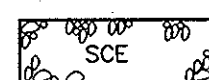

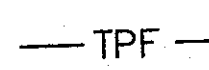
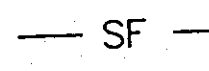


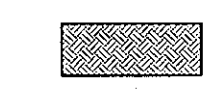



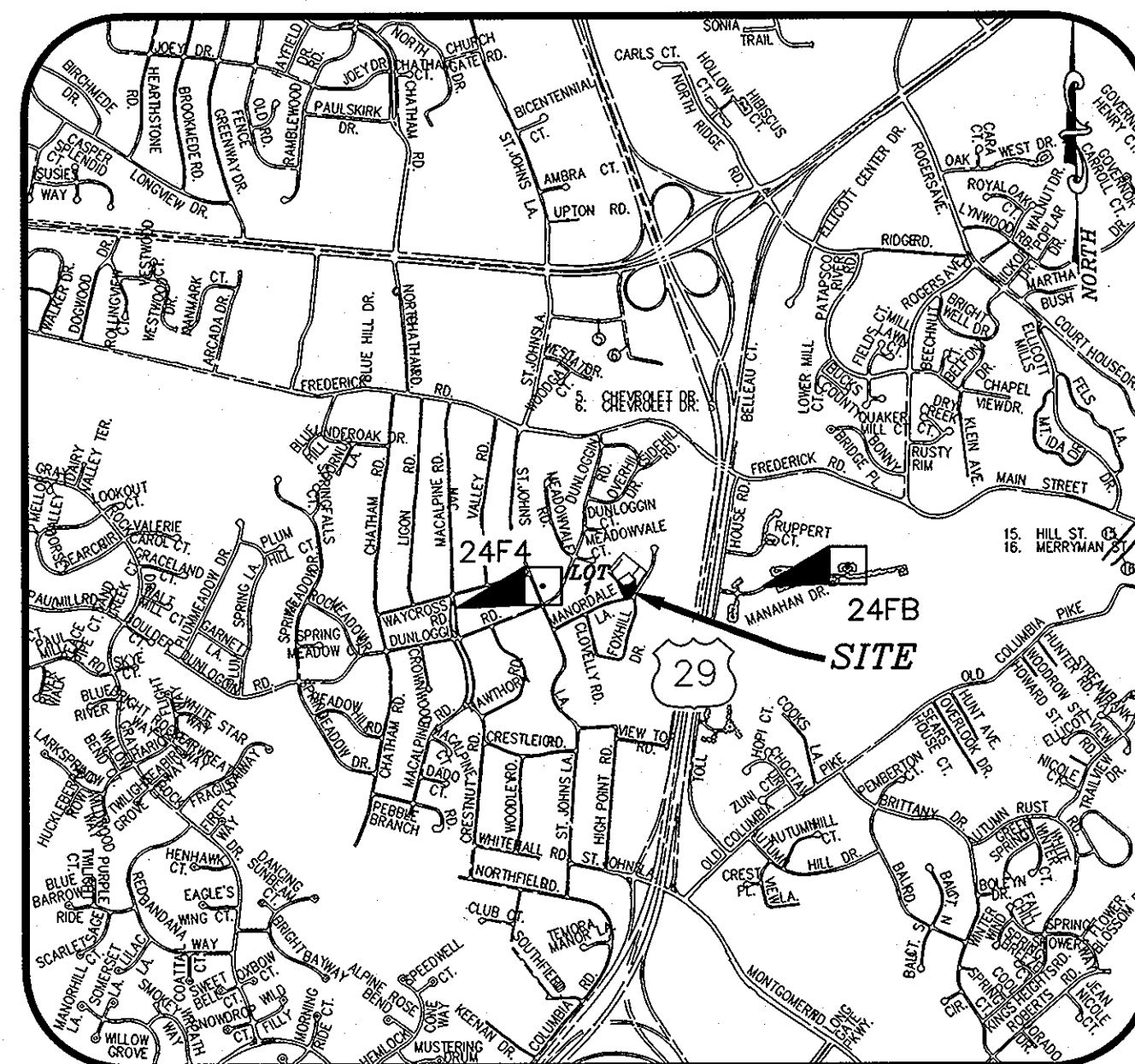
# SITE DEVELOPMENT PLAN MANORDALE PROPERTY LOT 1 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SITE ANALYSIS DATA:  
TOTAL AREA : 0.46 AC.± ZONING : R-20  
LIMIT OF DISTURBED AREA: 0.38 AC.±  
PROPOSED USE: SINGLE FAMILY DETACHED.  
UNITS PROPOSED: 1 ELECTION DISTRICT: SECOND  
TAX MAP : 24 GRID : 11 PARCEL : 343  
DPZ FILES: F-03-073, BA-516-D, F-08-111, F-08-112, SDP-08-077, SDP-08-079, SDP-08-081
- BOUNDARY SHOWN HEREON IS BASED ON FILED RUN SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OCTOBER 2002, PROVIDED UNDER F-03-073.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24FB  
STATION NO. 24F4 N 582298.617 ELEVATION 386.187  
E 1360570.97  
STATION NO. 24FB N 582652.098 ELEVATION 422.571  
E 1364255.93
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:  
MISS UTILITY 1-800-257-7777  
VERIZON TELEPHONE COMPANY (410) 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900  
AT&T CABLE LOCATION DIVISION (410) 393-3533  
BALTIMORE GAS & ELECTRIC (410) 683-3533  
STATE HIGHWAY ADMINISTRATION (410) 531-5533  
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTIONS DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO FLOODPLAINS EXIST ON-SITE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXISTING ONSITE PER FIELD INSPECTION AND CERTIFICATION PROVIDED UNDER F-03-073.
- STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF NON-ROOFTOP DISCONNECTION CREDITS, GRASS CHANNEL CREDITS AND RAINGARDENS FOR THIS SITE PLAN SDP-08-077. SURETY FOR SWM SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN.
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED UNDER F-03-073.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).  
C) GEOMETRY - MAXIMUM 4% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY APRON SHALL MEET HOWARD COUNTY STANDARD DETAIL R-6.06.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-03-073 BY THE PLACEMENT OF 3.24 ACRES OF EXISTING FOREST INTO AN OFF-SITE FOREST CONSERVATION EASEMENT LOCATED ON THE HIMMELL FOREST RETENTION BANK PROPERTY (SDP-05-132) AT A 2:1 RATIO.
- LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$900.00 FOR 3 SHADE TREES SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN, SDP-08-077.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS AS REQUIRED UNDER F-03-073. ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- EXISTING UTILITIES ARE BASED ON CONTRACT #14-4298-D
- ANY DAMAGE TO HOWARD COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE OWNER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE WATER, SEWER AND UTILITY EASEMENT LINE.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 10946 AT FOLIO 127 ON MAY 22, 2007
- HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS RECORDING REFERENCE NUMBER D12045381 ON JUNE 20, 2007

### LEGEND

-  STONE CONSTRUCTION ENTRANCE
-  DENOTES 25% OR GREATER SLOPES
-  TPF TREE PROTECTIVE FENCING
-  SF SILT FENCE
-  EX. 30' PRIVATE USE-IN-COMMON ACCESS, MAINTENANCE, SWM AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-4, OS LOT 5 AND THE FUTURE RESUBDIVISION OF LOT 3
-  EX. 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
-  EX. EROSION CONTROL MATTING
-  LANDSCAPING PROVIDED UNDER THIS SITE PLAN.





**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 12 GRIDS C 9-10

### OWNER/DEVELOPER

CHRISTOPHER BROWN  
4228 COLUMBIA RD.  
ELLCOTT CITY, MD 21042  
410-461-0833

### DEVELOPERS CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

   
SIGNATURE OF DEVELOPER DATE

CHRISTOPHER BROWN, HARMONY BUILDERS  
PRINTED NAME OF DEVELOPER

### ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

   
SIGNATURE OF ENGINEER DATE


R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

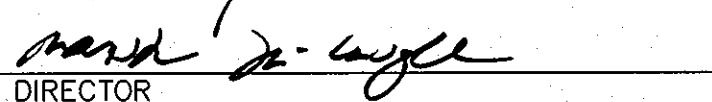

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

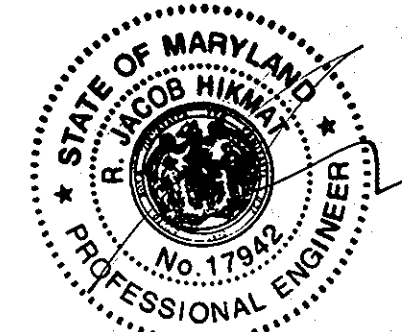
   
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

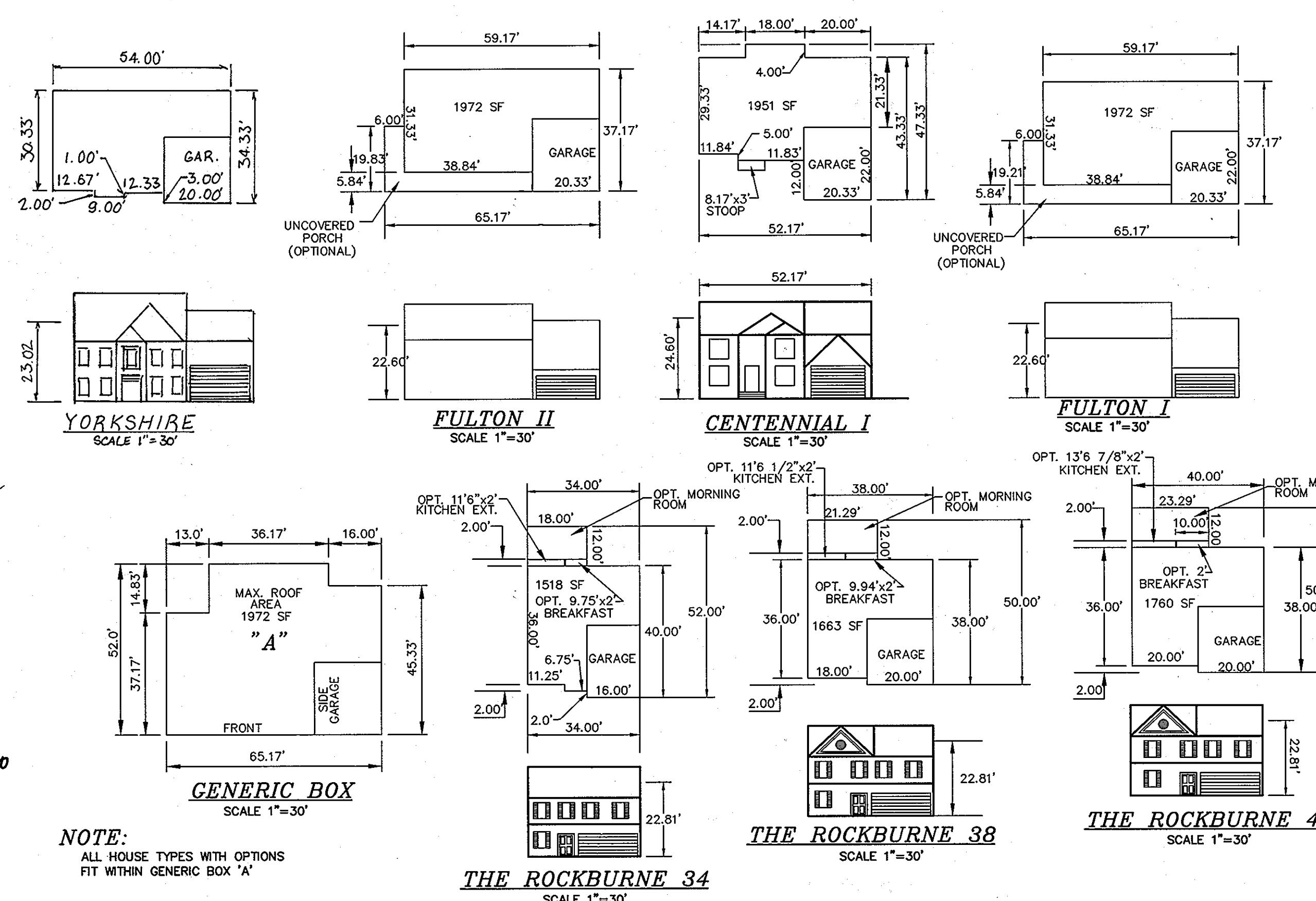
   
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

   
CHIEF, DIVISION OF LAND DEVELOPMENT 10/23/08 DATE

   
DIRECTOR 1/28/09 DATE



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17942, Exp Date 9/3/08 to



**NOTE:**  
ALL HOUSE TYPES WITH OPTIONS FIT WITHIN GENERIC BOX 'A'

### PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
MANORDALE PROPERTY, LOT 1	N/A	PARCEL 343
PLAT # OR L/F	BLOCK #	ZONE
L8206 F.520	11	R-20
#19486		TAX MAP
#19669		24
		ELEC. DIST.
		SECOND
		CENSUS TRACT
		602306
WATER CODE	SEWER CODE	
G05	1402600	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING & SEDIMENT CONTROL.		

### INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

### ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 1	3701 JACKS WAY

Project	date	approval
07-016	AUG 2008	JJO
illustration	engineering	RJH
scale	1"=30'	

ADDRESS: YAKESHLE MODEL NO. 207	date
	3/14/09
description	
revisions	

**MANORDALE PROPERTY**  
 LOT 1  
 PARCEL 343  
 TAX MAP 24  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5012 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0286 Boff. (410) 997-0288 Fax.



HOWARD SOIL CONSERVATION DISTRICT PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED... SEEDING PREPARATION... SOIL AMENDMENTS... PLANTING

SEEDING - FOR THE PERIODS MARCH 1 THROUGH APRIL 30... MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE... TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

TEMPORARY SEEDING NOTES: APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED... SEEDING PREPARATION... SOIL AMENDMENTS... PLANTING

STANDARD SEDIMENT CONTROL NOTES: 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS... 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED...

Table with 2 columns: QUANTITY, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE. Lists plants like PLATANUS OCCIDENTALIS, ILEX GLABRA, LOBELIA SIBIRICA, ONOCLEA SENSIBILIS, ASTER NOVAE-ANGIAE.

OWNER/DEVELOPER: CHRISTOPHER BROWN, 4228 COLUMBIA RD., ELLICOTT CITY, MD 21042. I/C CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE...

DEVELOPER'S OWNER'S CERTIFICATE: I/C CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE... ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN...

TEMPORARY DUST CONTROL MEASURES: 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION... 2. TILLAGES - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE... 3. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS...

APPROVED: DEPARTMENT OF PLANNING AND ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature], 10/28/08. CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature], 10/28/08. DIRECTOR: [Signature], 10/21/08.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE... 10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUIRED...

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH... CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES...

CONSTRUCTION AND MATERIAL SPECIFICATIONS: TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS... TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

LANDSCAPING REQUIREMENTS PROVIDED UNDER THIS SITE PLAN SDP-08-077. 1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

EROSION AND SEDIMENT CONTROL NOTES: 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL... 2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.

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SEQUENCE OF CONSTRUCTION

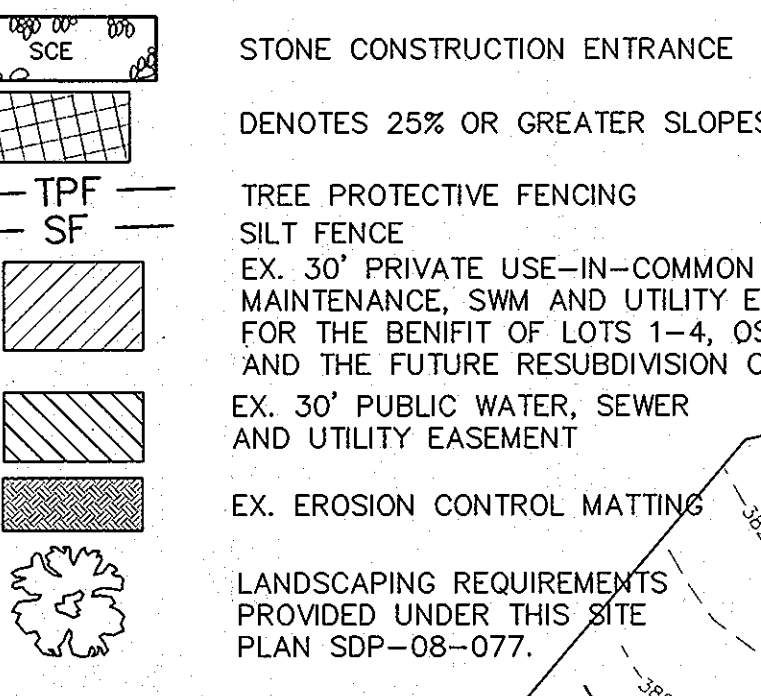
- 1. OBTAIN GRADING PERMIT (1 DAY)
2. INSTALL STONE CONSTRUCTION ENTRANCE (1-DAY)
3. CONSTRUCT SILT FENCES (1 DAY)
4. CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (3 DAYS)
5. CONSTRUCT HOUSE (90 - 120 DAYS)
6. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS)
7. SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY)
8. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND INSTALL REMAINING DISTURBED AREAS (ONE DAY).

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

- A. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED... B. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL... C. MULCH SHALL BE INSPECTED EACH SPRING... D. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS...

SOILS CLASSIFICATION: KcE3 KELLY SILT LOAM, 15 TO 30 PERCENT SLOPES, SEVERELY ERODED (D)
KeB2 KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (D)
Gc2 GLENELG LOAM, 8 TO 15 SLOPES, MODERATELY ERODED (B)

LEGEND



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SCHEDULE A: PERIMETER LANDSCAPED EDGE

Table with 3 columns: CATEGORY, PERIMETER PROPERTIES, TOTAL. Lists landscape types like LINEAR FEET OF PERIMETER, CREDIT FOR EXISTING VEGETATION, etc.

SEQUENCE OF CONSTRUCTION

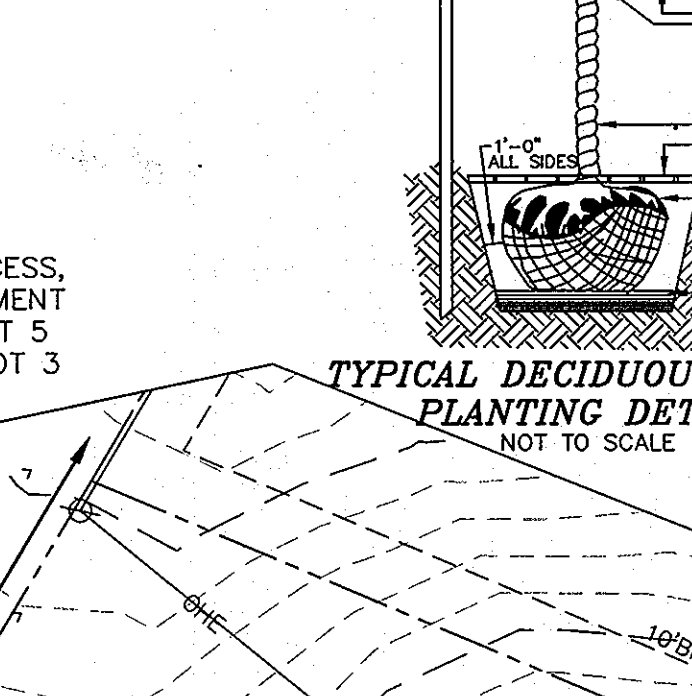
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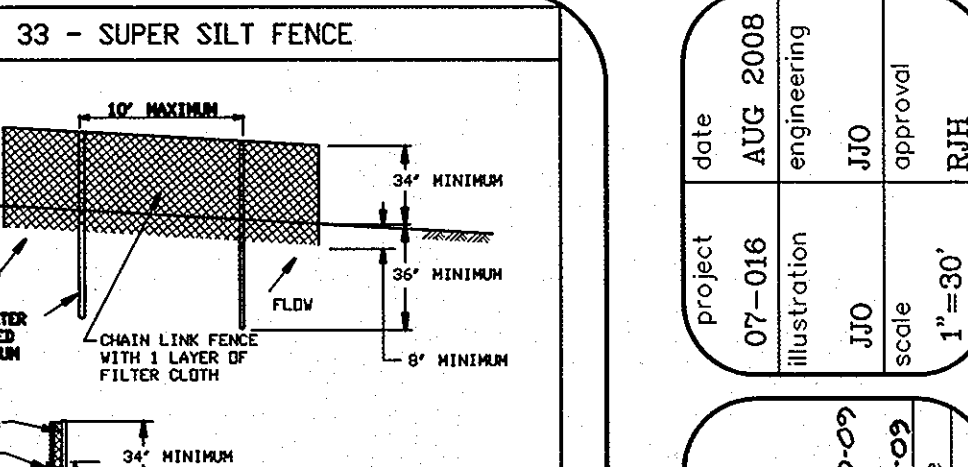
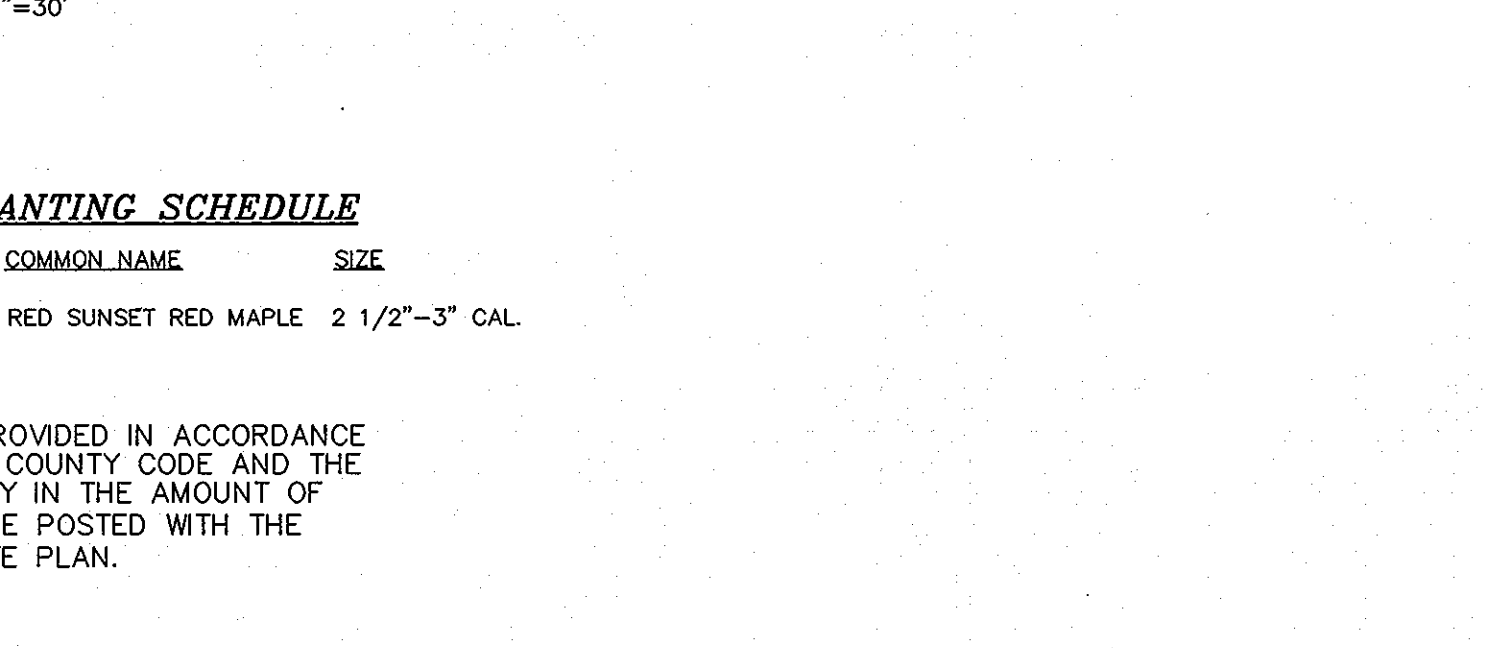
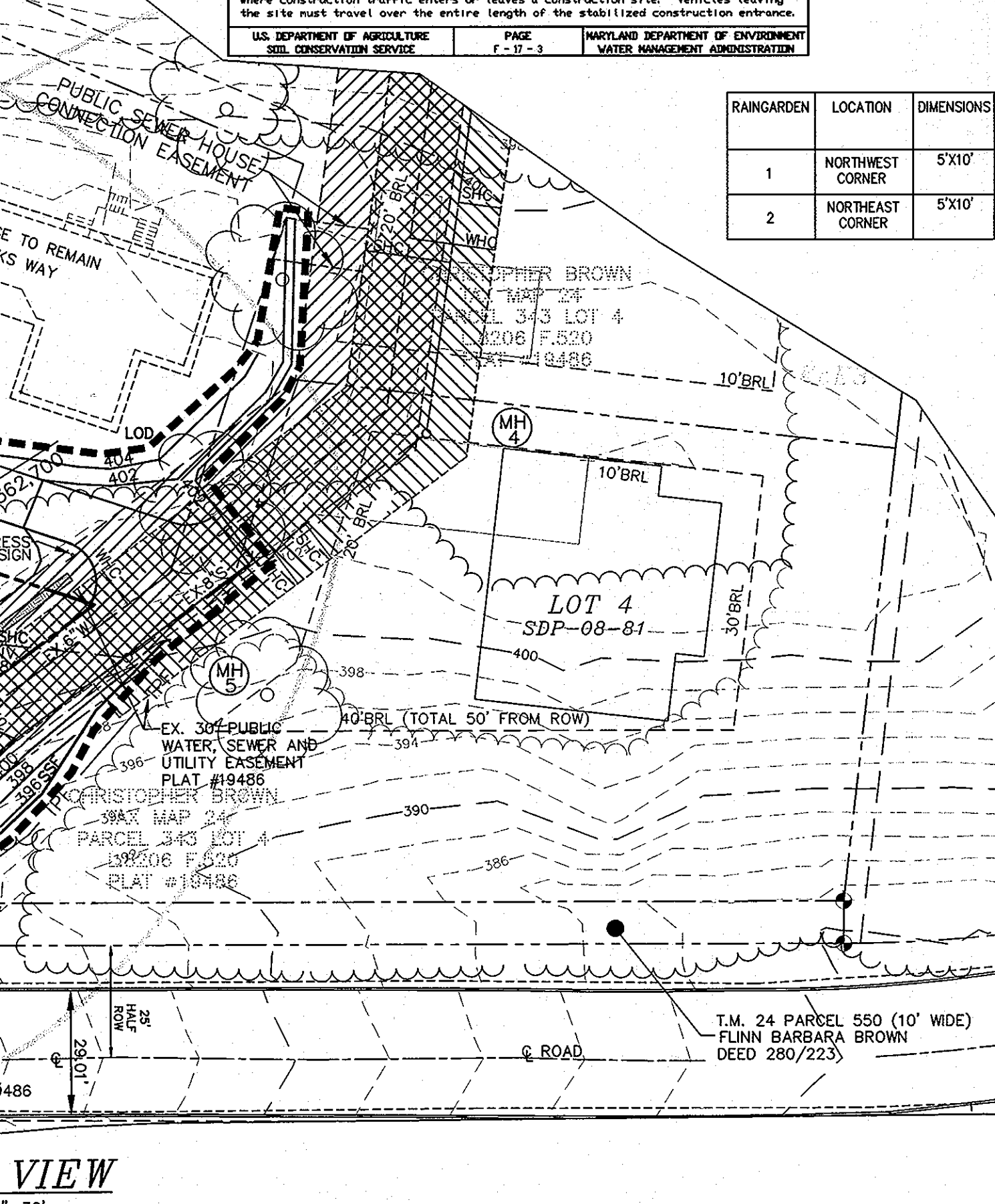
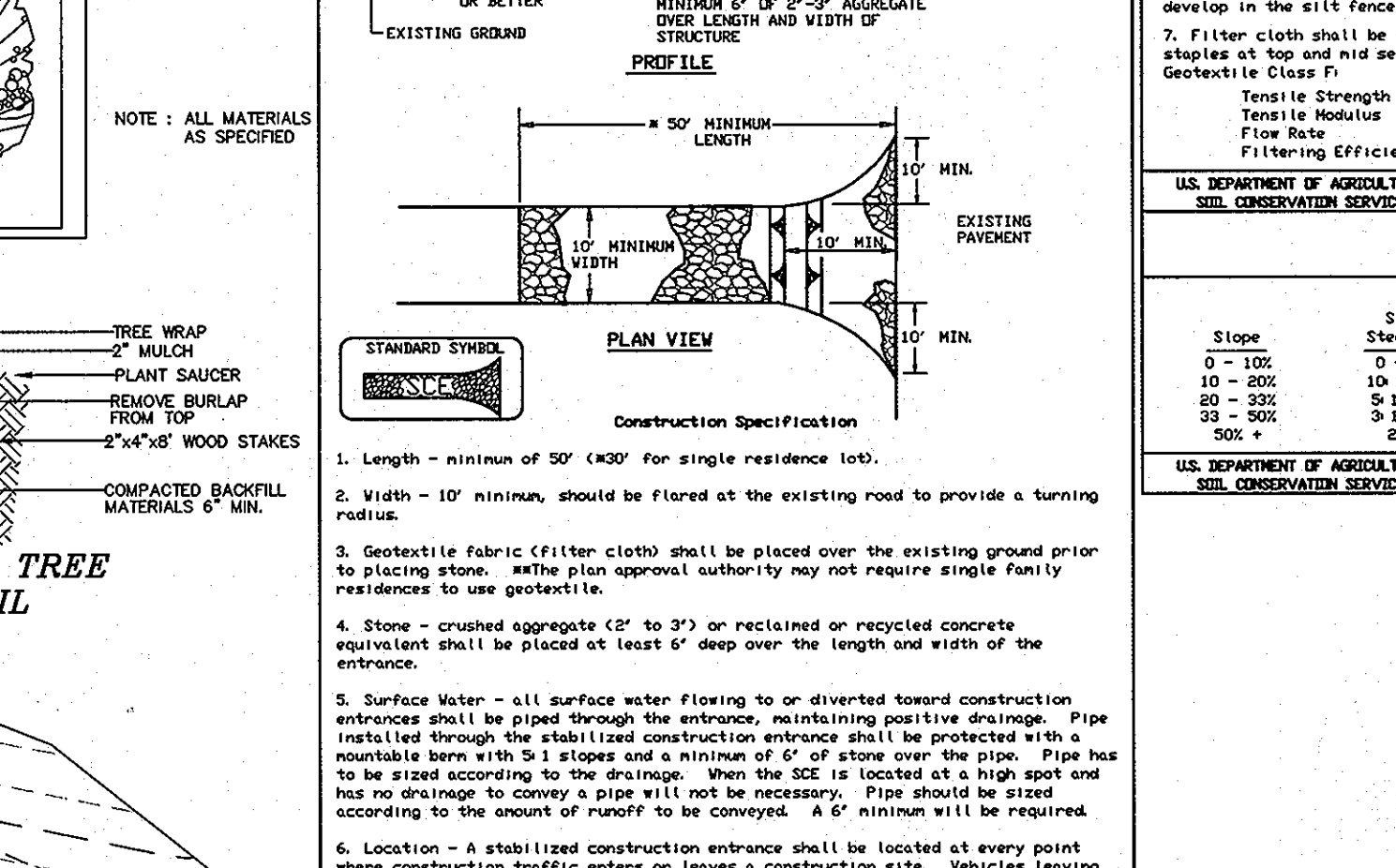
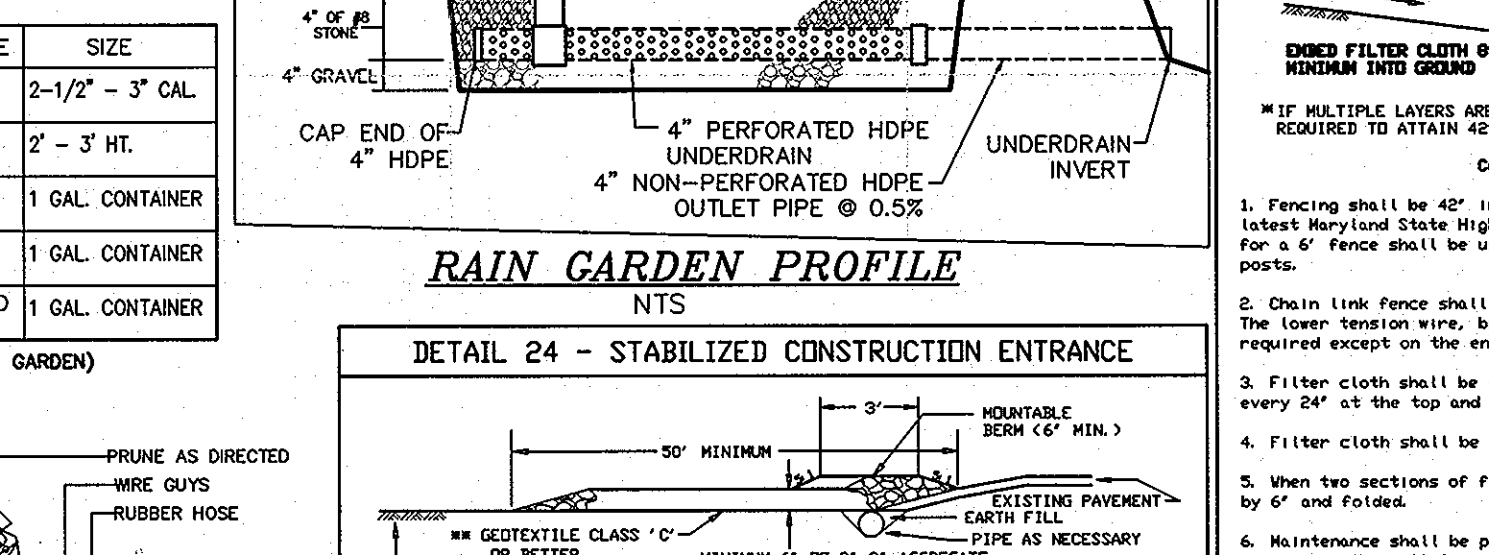
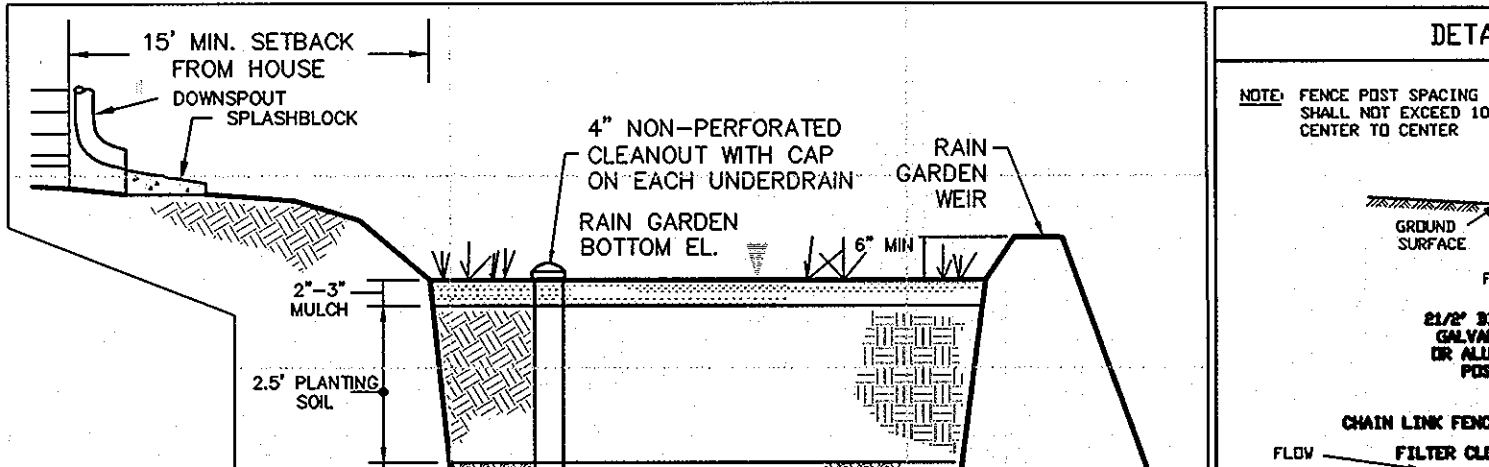


Table with 3 columns: Slope, Slope Steepness, Slope Length. Lists various slope conditions and corresponding specifications.

Table with 3 columns: US DEPARTMENT OF AGRICULTURE, MARILAND DEPARTMENT OF ENVIRONMENT. Lists various specifications and standards.

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Table with 5 columns: RAINGARDEN, LOCATION, DIMENSIONS, BOTTOM OF RAINGARDEN ELEVATION, PONDING DEPTH OF SOIL. Lists details for two rain garden locations.

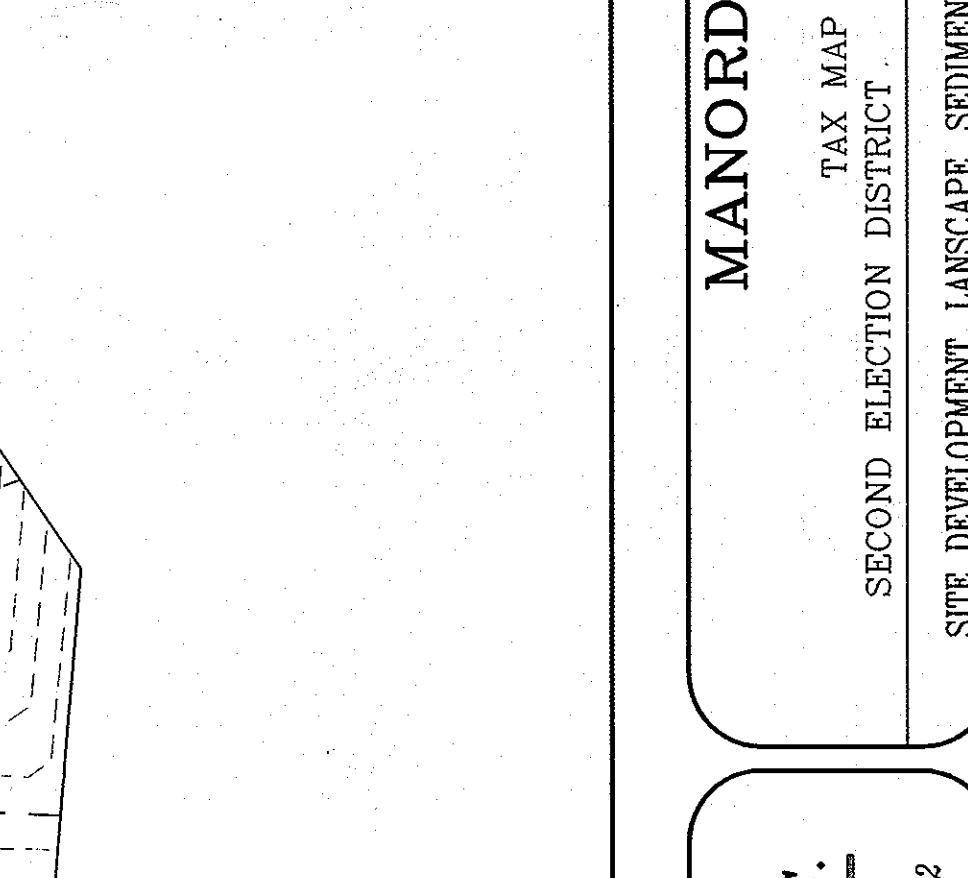


Table with 3 columns: QUANTITY, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE. Lists plants for the perimeter landscaped edge.

LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$900.00 FOR 3 SHADE TREES SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN.

AUG 2008 engineering JJO
07-016 illustration JJO
10-000 approval RHH
1"=30'

REVISED PLANS TO REFLECT AS-BUILT CONDITIONS. 2. REVISED ELEVATIONS LOT 1. description: MANDORALE PROPERTY LOT 1, PARCEL: 343.

MANORDALE PROPERTY LOT 1. TAX MAP: 24. PARCEL: 343. HOWARD COUNTY, MARYLAND. SECOND ELECTION DISTRICT. SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS.

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