

DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HOWARD COUNTY CONSERVATION DISTRICT.

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD COUNTY CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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 9/03/10.

ROCKBURNE 34
SCALE 1"=30'

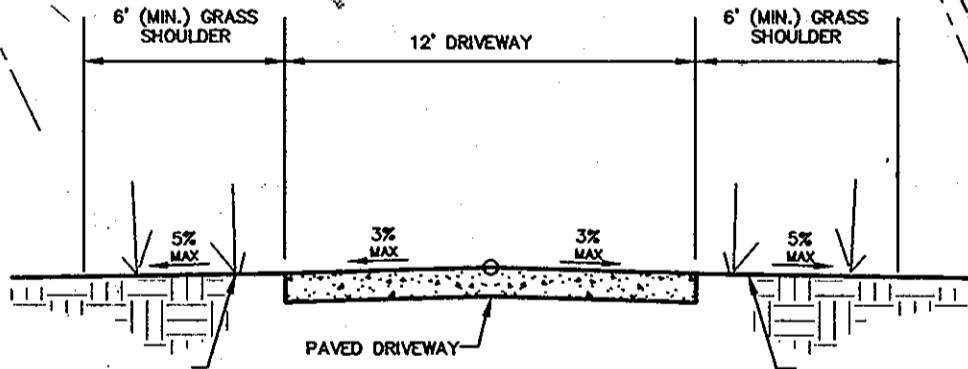
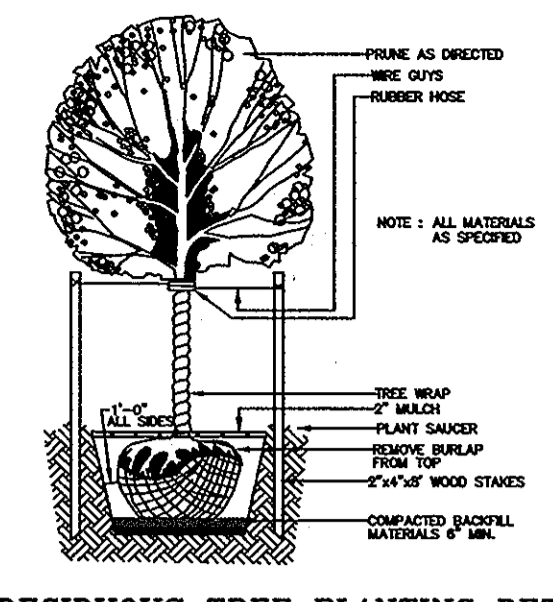
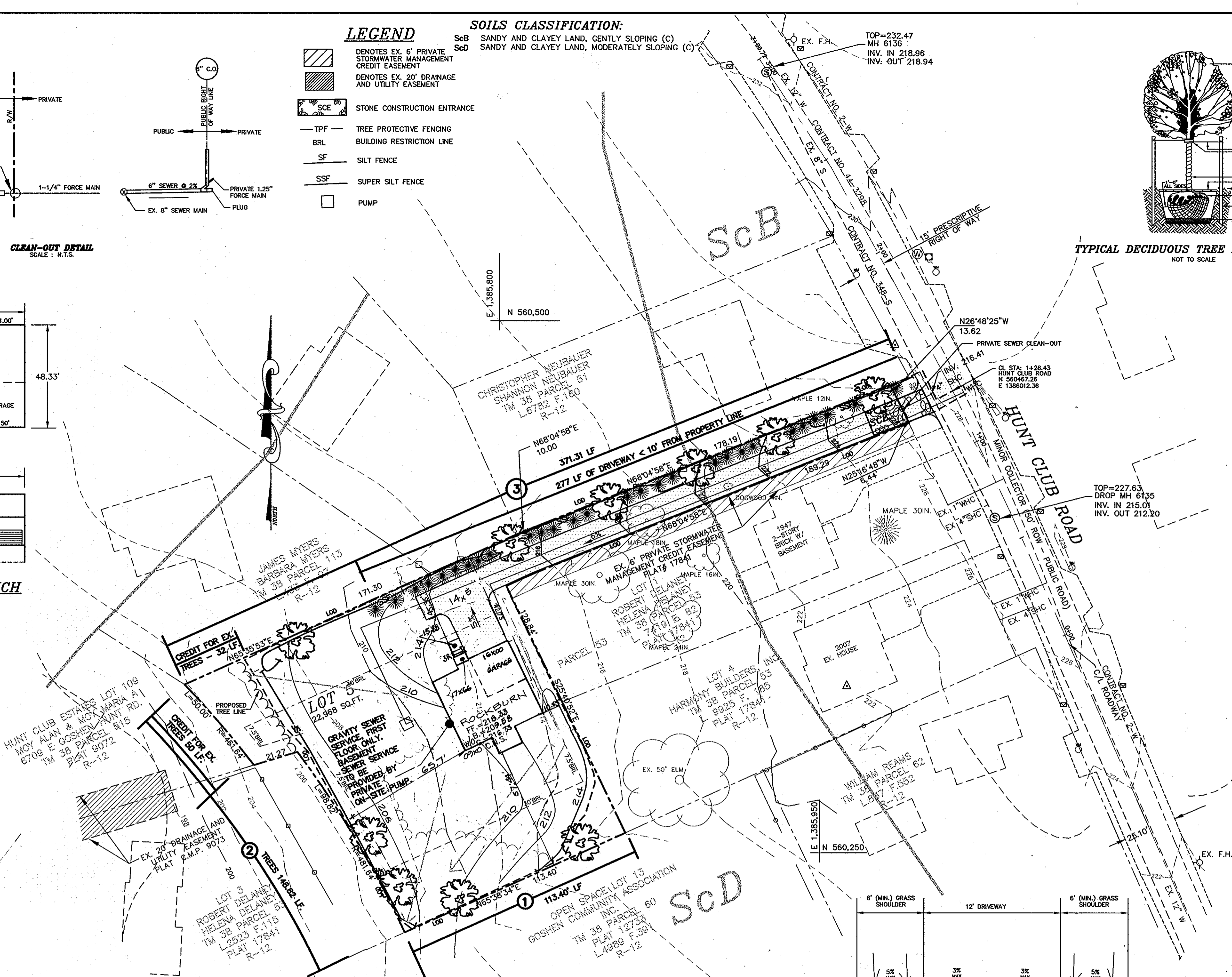
ROCKBURNE 40
SCALE 1"=30'

THE ROCKBURNE 38
SCALE 1"=30'

LEGEND

- Denotes Ex. 6" Private Stormwater Management Credit Easement
- Denotes Ex. 20" Drainage and Utility Easement
- STONE CONSTRUCTION ENTRANCE
- TPF TREE PROTECTIVE FENCING
- BRL BUILDING RESTRICTION LINE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- PUMP

SOILS CLASSIFICATION:
ScB SANDY AND CLAYEY LAND, GENTLY SLOPING (C)
ScD SANDY AND CLAYEY LAND, MODERATELY SLOPING (C)



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

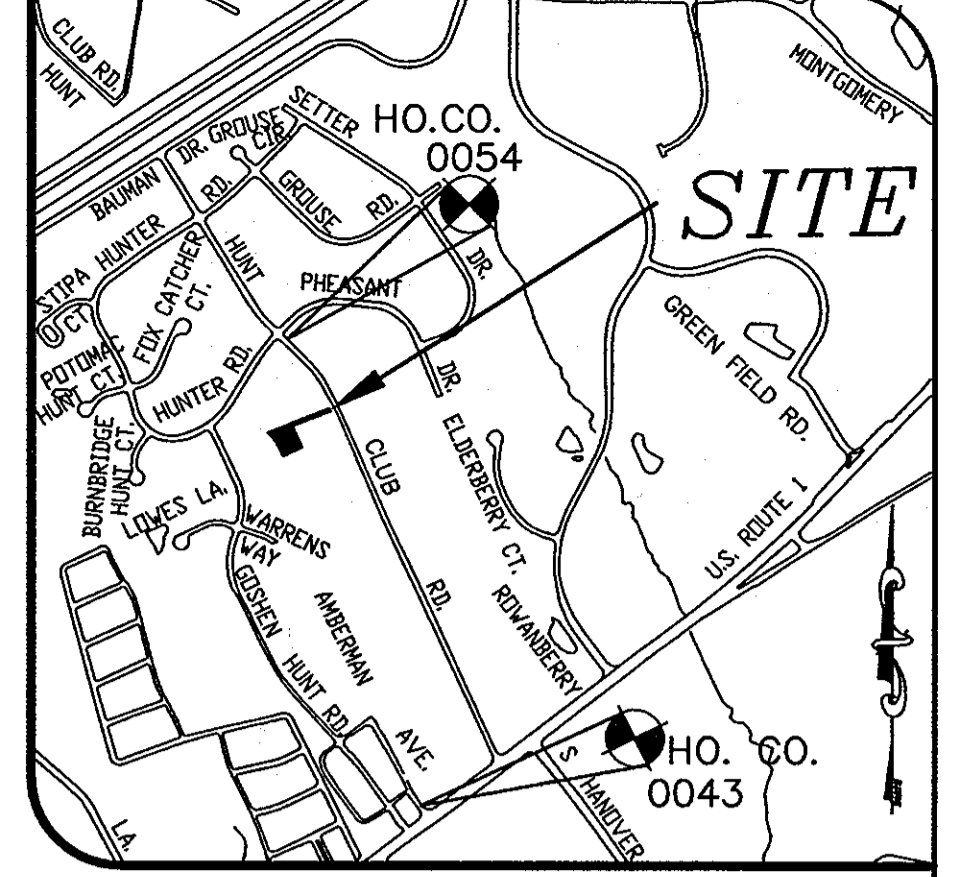
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
28		PICEA ABIES	NORWAY SPRUCE	6' - 8' HT.
TOTAL				
10 SHADE TREES, 28 EVERGREENS				

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	D (PERIMETER 3)	
LINEAR FEET OF PERIMETER	113.40 LF	148.82 LF-50 LF= 98.82 LF	95.31 LF- 32LF= 63.31 LF	277 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 50.00 LF OF EX. TREES TO REMAIN	YES, 32 LF OF EX. TREES TO REMAIN	NO	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	2 SHADE TREES	2 SHADE TREES	1 SHADE TREES	5 SHADE TREES	10 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	28 EVERGREEN TREES	28 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED					
SHADE TREES	2 SHADE TREES	2 SHADE TREES	1 SHADE TREES	5 SHADE TREES	10 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	28 EVERGREEN TREES	28 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 5	6016 HUNT CLUB ROAD

OWNER/DEVELOPER
HARMONY BUILDERS, INC.
4228 COLUMBIA RD.
ELlicott CITY, MD 21042
410-461-0833



- GENERAL NOTES:**
- SITE DATA:
ZONING - R-12
TAX MAP: 38 PARCEL: 53 GRID: 7
DEED REFERENCE: L 9925 F. 185
GROSS AREA: 0.82 AC ±
LIMITS OF DISTURBANCE: 0.50 AC ±
NUMBER OF PROPOSED BUILDABLE LOTS: 1
APPLICABLE DPZ FILE NUMBERS: F-05-032; F-05-171 & WP-06-16
 - THIS BOUNDARY AND TOPOGRAPHY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED ON OR ABOUT AUGUST 2004 BY MILDENBERG, BOENDER & ASSOC., INC.
 - THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0043 AND 0054.
STATION NO. 0043 N 558479.008 ELEVATION 189.501
E 1386642.06
STATION NO. 0054 N 560818.409 ELEVATION 235.681
E 1385770.21
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
 - NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO SCIENCE PROFESSIONALS IN AUGUST 2004.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (225 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.
 - LANDSCAPING FOR LOT 5 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 10 SHADE TREES AND 28 EVERGREENS IN THE AMOUNT OF \$ 7,200.00 WILL BE POSTED WITH THE GRADING PERMIT.
 - 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 # 45-2003. 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 PERMIT.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R6.06.
 - SWM IS PROVIDED VIA THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS UNDER F-05-171.
 - NO FLOODPLAIN EXISTS ON SITE. NO STEEP SLOPES EXIST ON SITE.
 - IN ACCORDANCE WITH SECTION 12B 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.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - EXISTING UTILITIES ARE BASED ON HOWARD COUNTY WATER AND SEWER PLANS.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER APPROVED F-05-171.

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL DETAILS, NOTES AND HOUSE TYPES

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
DELANEY PROPERTY, LOT 5	N/A	LOT 5
PLAT #	BLOCK #	ZONE
20461	7	R-12
TAX MAP	ELEC. DIST.	CENSUS TRACT
38	FIRST	608701
WATER CODE	SEWER CODE	
550	2150533	

PROPOSED IMPROVEMENTS:
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.

Project date: MAR 2010
Project no: 05-041
Illustration: MMT
Scale: 1"=30'
Approval: RJH

Rev. 1: 10/21/11
Rev. 2: 10/21/11
Description: ADD HOUSE TYPE R-12, 40-R, AND SITE ON LOT 5
Date: 10/21/11
Revisions:

DELANEY PROPERTY LOT 5
TAX MAP 38 PARCEL 53 LOT 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Ellicott City, Maryland 21075
(410) 997-0288 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE...

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.)...

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION...

OWNER/DEVELOPER HARMONY BUILDERS, INC. 4228 COLUMBIA RD. ELLICOTT CITY, MD 21042 410-461-0833

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...

DEVELOPER'S SIGNATURE DATE 3/14/10

CHRIS BROWN, PRESIDENT HARMONY BUILDERS, INC. DEVELOPER'S NAME

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS...

ENGINEER'S SIGNATURE DATE 3/12/10 R. JACOB HIKMAT ENGINEER'S NAME

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/13/10 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DIVISION OF LAND DEVELOPMENT 4-16-10 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DIVISION OF LAND DEVELOPMENT 4/16/10 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...

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS...

FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING: a. PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5... b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

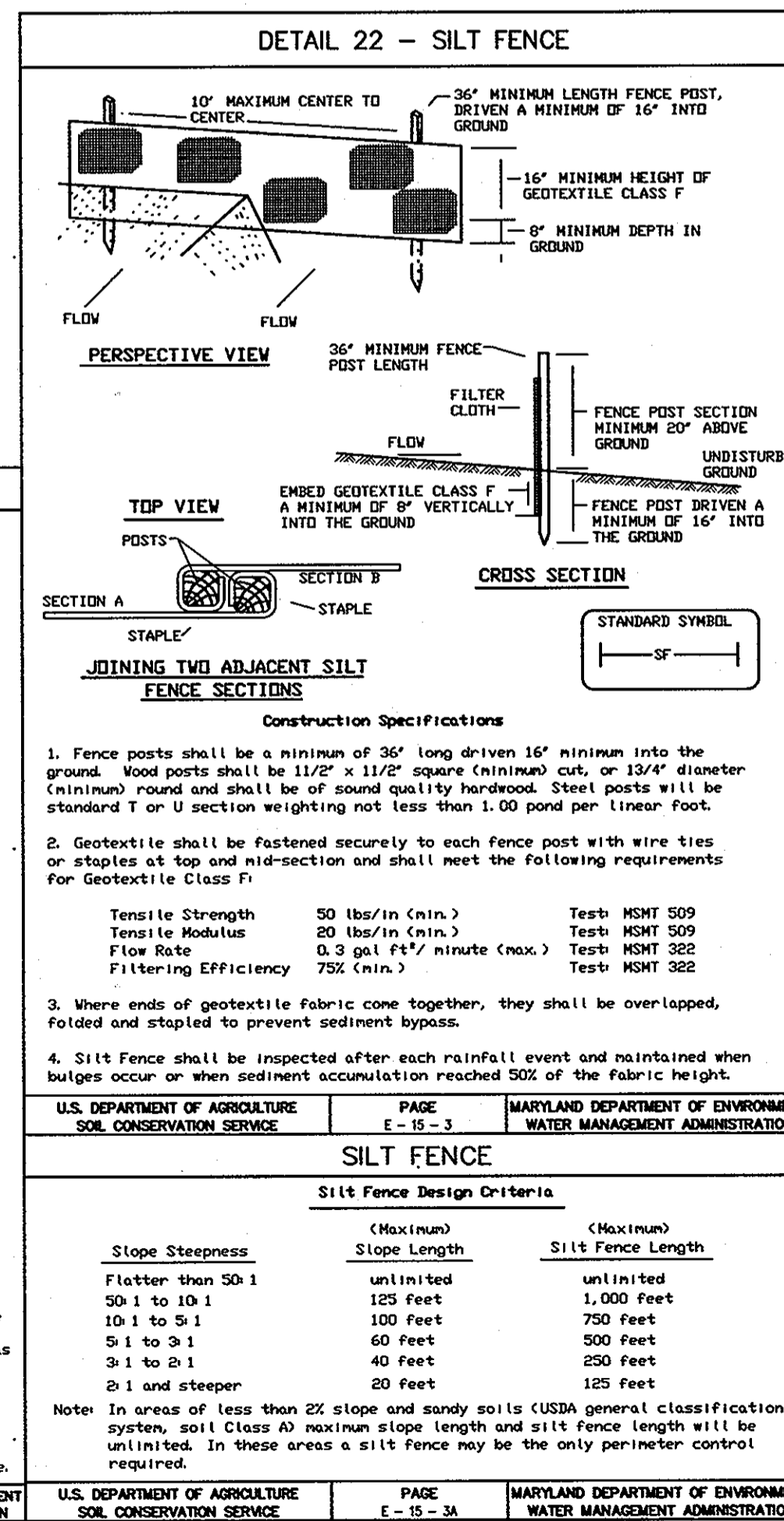
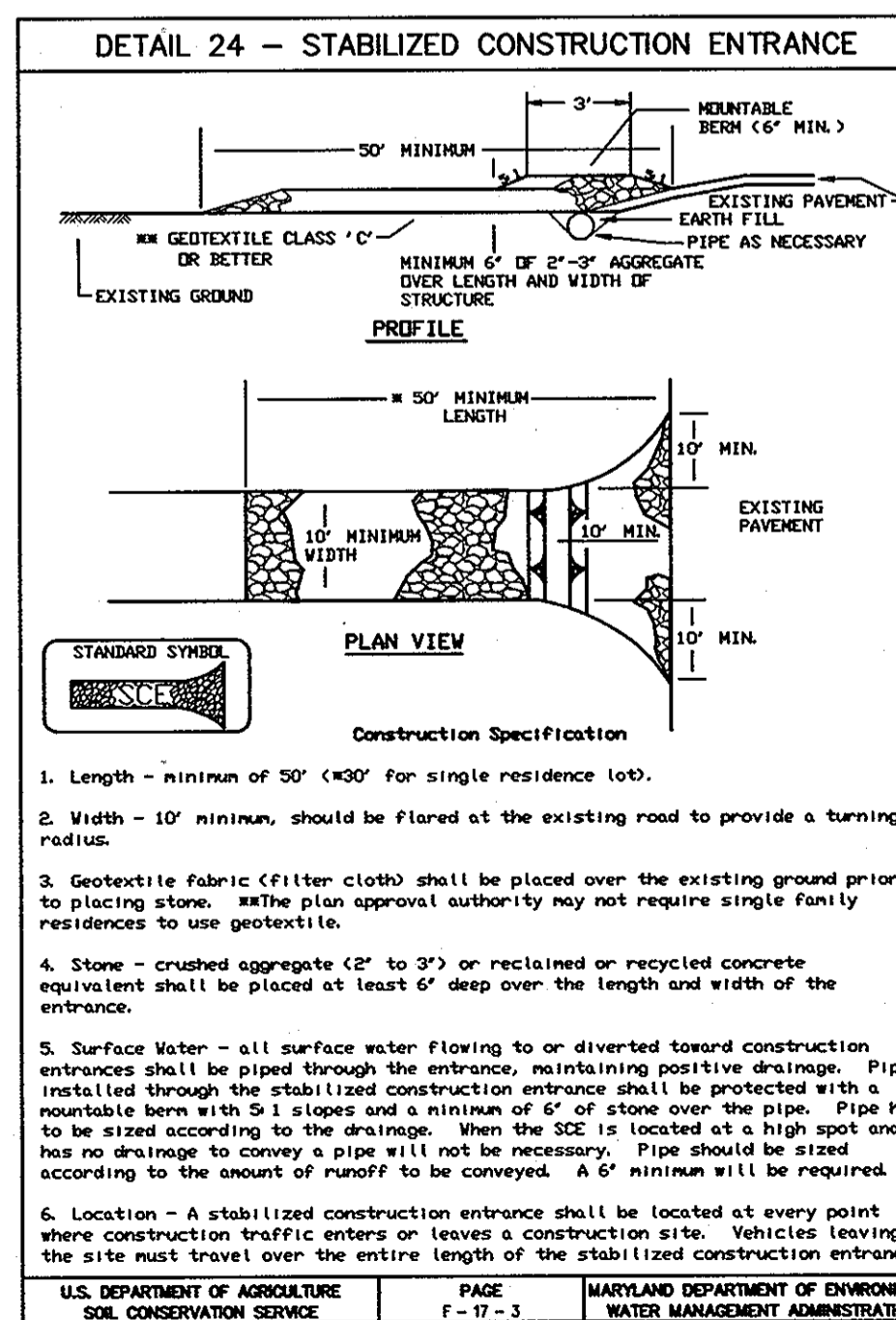
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VI, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

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 AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN THE REQUIRED GRADING PERMITS. 2. INSTALL STABILIZE CONSTRUCTION ENTRANCE SEE DETAIL 24 THIS SHEET. (1 DAY)



SUPER SILT FENCE Design Criteria table with columns for Slope, Slope Steepness, Slope Length (Maximum), and Silt Fence Length (Maximum).

Project Information Table with columns: Project #, Date, Illustration, Scale, Approval.

Revision Table with columns: No., Description, Date.

DELANEY PROPERTY LOT 5 TAX MAP 38 PARCEL 53 LOT 5 HOWARD COUNTY, MARYLAND FIRST ELECTION DISTRICT SEDIMENT CONTROL NOTES, DETAILS AND HOUSE TYPE

MILDENBERG, BOENDER & ASSOC., INC. Surveyors & Engineers 6800 Deerpath Road, State 150, Ellicott City, Maryland 21075 (410) 997-0288 Fax.