

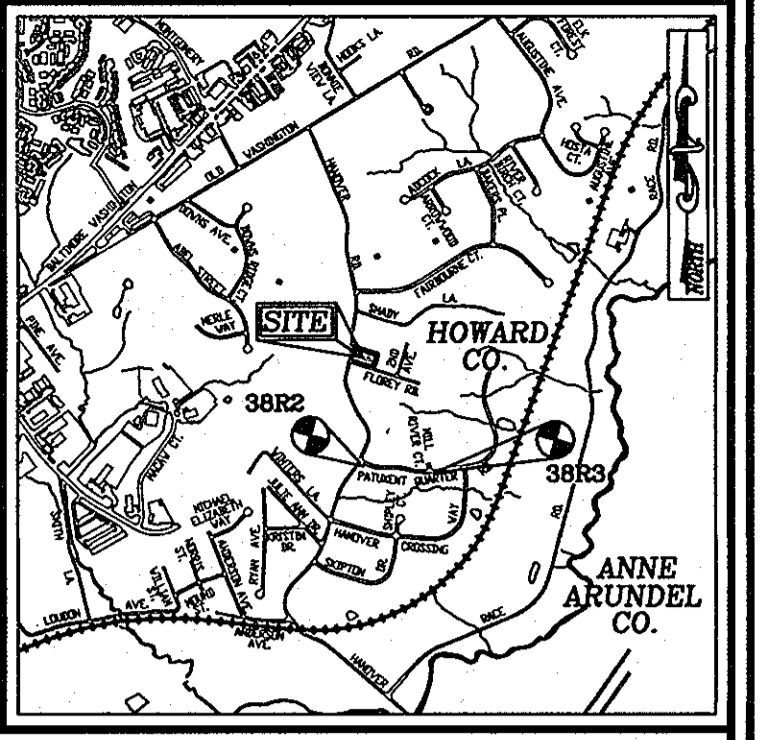
SITE DEVELOPMENT PLAN

PROPERTY OF "HENRY W. FLOREY"

LOTS 1, 2, & 11 PLAT BOOK 1, FOLIO 92 (SFD RESIDENTIAL) HOWARD COUNTY, MARYLAND

GENERAL NOTES

- 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 START OF WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY 1-800-257-7777
BELL ATLANTIC TELEPHONE CO. 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
VERIZON CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 18, 2010. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 18, 2010.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 38R2 AND 38R3 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS ON 7/28/06.
- 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 GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' IF SERVING MORE THAN ONE RESIDENCE);
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45' TURNING RADIUS;
D) STRUCTURES (CULVERTS/ BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PAVING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO WETLANDS OR STREAMS ARE LOCATED ONSITE. NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE THREE LOTS HAVE A COMBINED AREA OF 39,522 SQUARE FEET WHICH IS BELOW THE 40,000 REQUIREMENT THRESHOLD.
- WATER AND SEWER HOUSE CONNECTION LOCATIONS DETERMINED BY BUREAU OF UTILITIES AUGUST 31, 2010.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 FOR THE REQUIRED 13 SHADE TREES AND 10 EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED BY ON LOT MICRO-BIO RETENTION FACILITIES AND ROOF TOP DISCONNECTS. SEE SHEET 3 FOR SWM CHART.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003 DEVELOPMENT OR CONSTRUCTION OF 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 APPLICATIONS.
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING DPZ FILES: ECP-11-019, WP-11-146.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED SINCE THERE ARE NO SIDEWALKS IN THE VICINITY OF THE SITE, AND ADJACENT DEVELOPMENT (RECORD FLAT) HAS BEEN SUBSTANTIALLY COMPLETED WITHOUT SIDEWALKS, PURSUANT TO PRIOR APPROVALS, AND THERE IS NO NEED FOR SIDEWALKS TO SERVE COMMERCIAL OR INSTITUTIONAL USES, SCHOOLS, PARKS, OR OTHER PUBLIC FACILITIES, OR MAKE CONNECTIONS TO NEARBY STREETS OR TRANSIT SERVICE THAT SIDEWALKS WOULD NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.134(b)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-11-146 APPROVED APRIL 5, 2011 TO REQUEST RELIEF OF SECTION 16.147 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO MAKE LOT LINE ADJUSTMENTS BY RECORDING AN "ADJOINER DEED" WITHIN THE LAND RECORDS OF HOWARD COUNTY.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE "ADJOINER DEED" SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AND SHALL BE SUBMITTED TO THIS DEPARTMENT BEFORE OR CONCURRENT WITH THE SITE DEVELOPMENT PLAN ORIGINAL MYLAR SUBMISSION.
2. THE "ADJOINER DEED" SHALL REFERENCE THIS WAIVER.
3. APPROVAL OF THIS WAIVER IS FOR THE RESUBDIVISION OF LOTS 1 & 11 FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO LOT 11. NO OTHER LOTS ARE BEING LEGALLY ENDORSED, NO ADDITIONAL LOTS WILL BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
- THE SMALLER OF THE TWO EXISTING STRUCTURES HAS BEEN REMOVED FROM THIS PROPERTY. THE REMAINING HOUSE AND ALL OTHER EXISTING FEATURES NOTED TO BE REMOVED WILL BE REMOVED PRIOR TO SIGNATURE APPROVAL.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: PG. 4937 EB & E9

BENCHMARKS
HOWARD COUNTY BENCHMARK - 38R2 (3/4" IRON ROD)
N 557,500.66 E 1,391,227.05 ELEV. 168.79
LOCATION: SOUTHEAST CORNER OF PATUXENT QUARTER ROAD AND HANOVER ROAD.
HOWARD COUNTY BENCHMARK - 38R3 (3/4" IRON ROD)
N 557,417.82 E 1,391,983.18 ELEV. 124.65
LOCATION: SOUTH SIDE OF PATUXENT QUARTER ROAD, 65' EAST OF THE CL FOR MILL RIVER COURT.

LEGEND

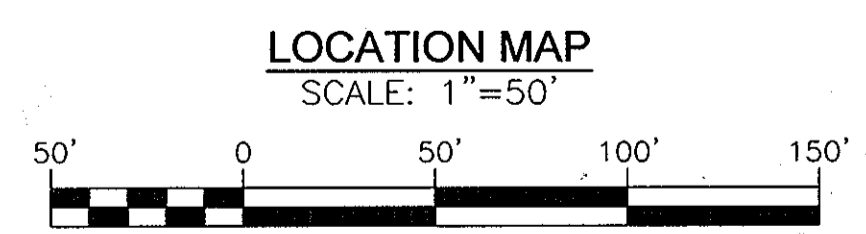
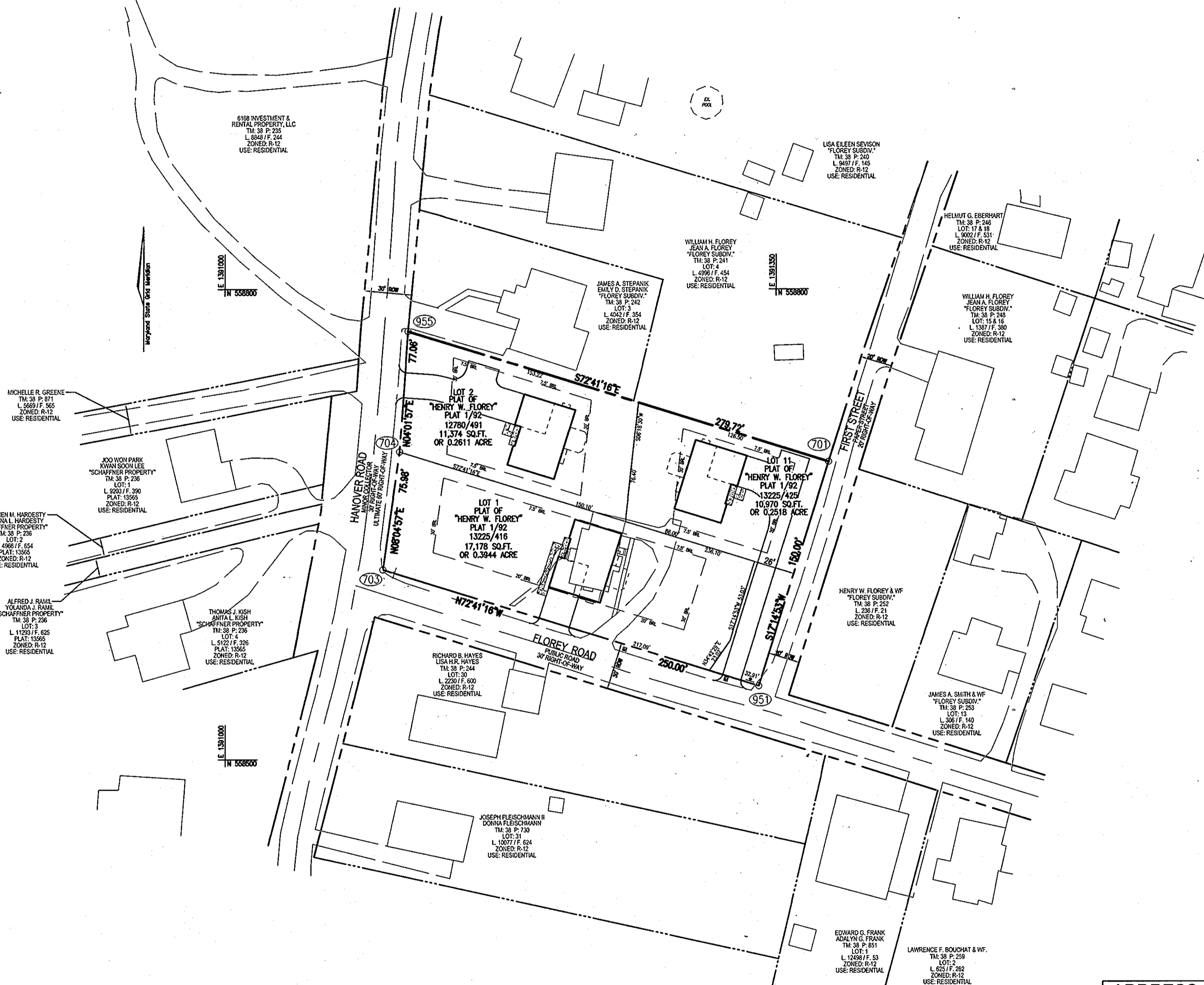
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/ AREA	LOT/ PARCEL			
PROPERTY OF "HENRY W. FLOREY"	-	LOTS 1, 2, & 11 / PARCEL 243			
PLAT REF.	BLOCK NO	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
PLAT 1/92	15 AND 9	R-12	38	1ST	6012.01

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
SITE LAYOUT	2 OF 5
SOILS, GRADING, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN	3 OF 5
LANDSCAPE, SEDIMENT AND EROSION CONTROL, NOTES AND DETAILS	4 OF 5
HCSCD/MMA NOTES & DETAILS	5 OF 5

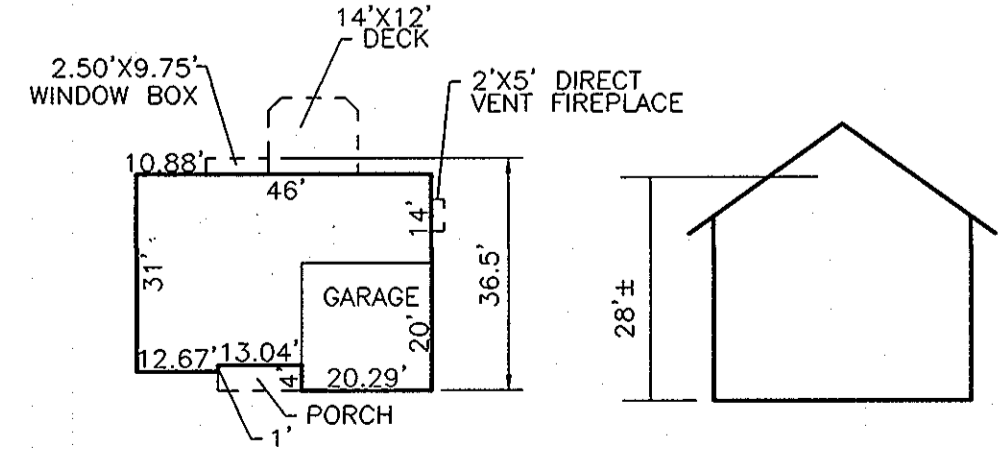


ADDRESS CHART

LOT #	STREET ADDRESS
1	6080 FLOREY ROAD
2	6195 HANOVER ROAD
11	6070 FLOREY ROAD

COORDINATE TABLE

POINT	NORTHING	EASTING
701	558689.98	1391383.28
703	558621.12	1391100.15
704	558696.35	1391110.83
951	558546.73	1391338.82
955	558775.22	1391116.25



SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	39,522 S.F. OR 0.9073 AC.
B. AREA OF PLAN SUBMISSION:	SAME AS ABOVE
C. LIMIT OF DISTURBED AREA:	36,166 S.F. OR 0.8302 AC.
D. PRESENT ZONING DESIGNATION:	R-12
E. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SINGLE FAMILY DETACHED HOMES
F. TOTAL NUMBER OF UNITS ALLOWED:	3
F. TOTAL NUMBER OF UNITS PROPOSED:	3
G. DPZ FILE REFERENCES:	ECP-11-019, WP-11-146
H. DEED REFERENCE:	L12780 / F.491, L13225 / F.416, L13225 / F.425

OWNER/DEVELOPER
MICHAEL L. PFAU
3675 PARK AVENUE
ELICOTT CITY, MD 21043
PHONE: (410) 480-0023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/16/11
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/20/11
DIRECTOR
DATE: 6/20/11

SITE DEVELOPMENT PLAN
COVER SHEET
PROPERTY OF "HENRY W. FLOREY"
LOTS 1, 2, & 11
PLAT BOOK 1, FOLIO 92
(SFD RESIDENTIAL)

1ST ELECTION DISTRICT
TAX MAP: 38, GRID: 15 & 5
DPZ REF: ECP-11-019, WP-11-146

PARCEL: 243
ZONED: R-12
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
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. 16193
EXPIRATION DATE: 09-27-2012

DESIGN BY: RHV
DRAWN BY: JMR/VIS
CHECKED BY: RHV
DATE: MAY 2011
SCALE: AS SHOWN
W.O. NO.: 10-23

1 SHEET OF 5

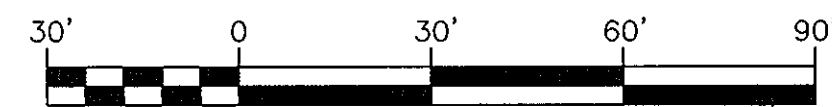
LEGEND:

- PROPERTY LINE
- — — RIGHT-OF-WAY LINE
- — — ADJACENT PROPERTY LINE
- — — EXISTING CURB AND GUTTER
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- SS — EXISTING SANITARY LINE
- ⊙ EXISTING CLEANOUT
- ⊙ EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- ⊙ EXISTING TREELINE (FIELD LOCATED)
- ⊙ EXISTING TREES (FIELD LOCATED)
- — — EXISTING FENCE
- — — PROPOSED STORMDRAIN
- — — PROPOSED STORMDRAIN INLET
- — — PROPOSED SIDEWALK
- — — PROPOSED TREELINE
- — — PROPOSED CURB
- ⊙ PROPOSED STREET LIGHT
- MB-1 PROP. MICRO-BIORETENTION FACILITY



LAYOUT PLAN

SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE 6/16/11

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/20/11

[Signature]
 DIRECTOR DATE 6/20/11

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

SITE LAYOUT

PROPERTY OF "HENRY W. FLOREY"

LOTS 1, 2, & 11
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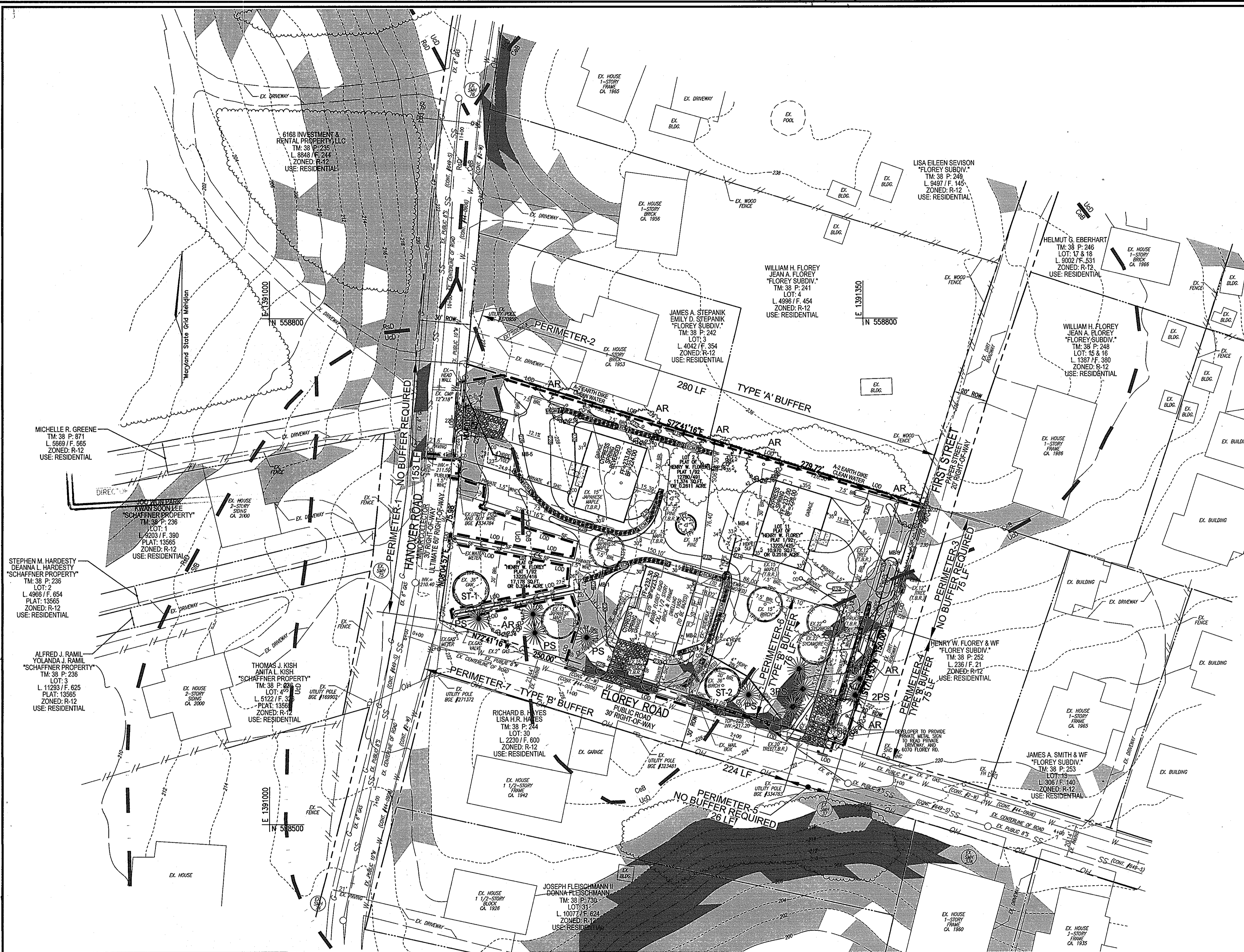
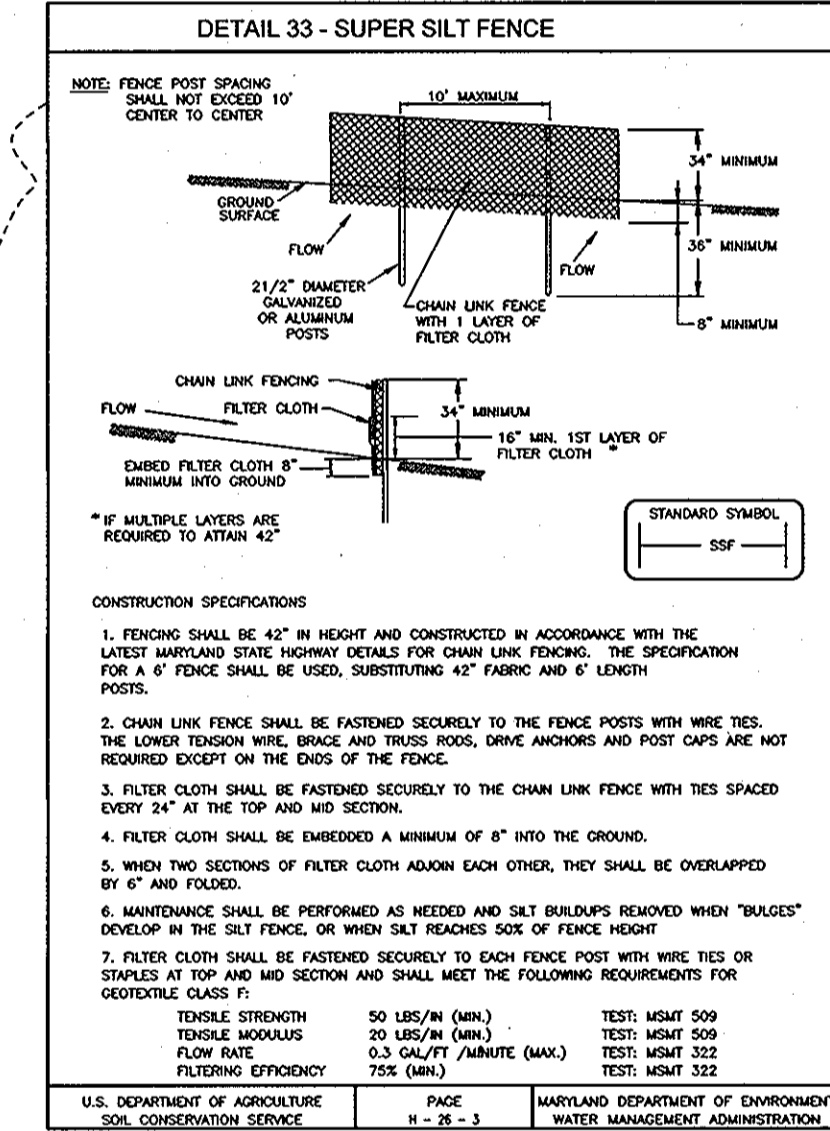
DESIGN BY: RHY
 DRAWN BY: JMR/HJS
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 DATE: MAY 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-23

OWNER/DEVELOPER
 MICHAEL L. PEAL
 3675 PARK AVENUE
 ELLICOTT CITY, MD 21043
 PHONE: (410) 480-0023

2 SHEET OF 5

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING TREES (FIELD LOCATED)
	EXISTING FENCE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED TREE LINE
	PROPOSED CURB
	PROPOSED STREET LIGHT
	MB-1
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED ENTRANCE
	PROPOSED CONSTRUCTION FACILITY
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED EROSION CONTROL MATTING
	PROPOSED EARTH DIKE
	MODERATE SLOPES (15% - 24.99%)
	STEEP SLOPE (>25%)

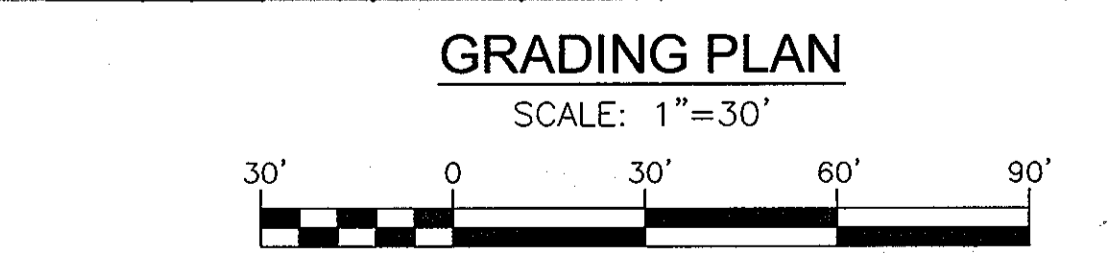


SOILS LEGEND

SYMBOL	DESCRIPTION	TYPE
CeB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	B
CrD	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	C
Rsd	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C
SfB	SASSAFRAS GRAVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B
Ucd	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	D

SWM CHART

LOT #	ESDV REQUIRED	ROOF TOP DISCONNECT PROVIDED	MICRO-BIO RETENTION	TOTAL PROVIDED
1	240 CF	61 CF	182 CF (2 FACILITIES)	243 CF
2	400 CF	0 CF	400 CF (1 FACILITY)	398 CF
11	346 CF	36 CF	314 CF (2 FACILITIES)	350 CF



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] J.P. DATE 6/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE 6/20/11
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE 6/20/11
 DIRECTOR

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

[Signature] 6/16/11
 HOWARD S.C.D. DATE

BY THE DEVELOPER:

"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 SOIL CONSERVATION DISTRICT."

[Signature] 6/16/11
 SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

"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 HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 6/16/11
 SIGNATURE OF ENGINEER DATE

NO. REVISION DATE

SITE DEVELOPMENT PLAN

SOILS MAP, GRADING, EROSION, AND SEDIMENT CONTROL PLAN

PROPERTY OF "HENRY W. FLOREY"

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3 SHEET OF 5

SDP-11-023

