

# SITE DEVELOPMENT PLAN

## HORSESHOE HEIGHTS

### LOTS 1 THRU 4

### SIXTH ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: HORSESHOE HEIGHTS		SECTION/AREA: N/A		PARCEL: 299 LOTS 1 THRU 4	
PLAT NO. 7	BLOCK(S) R-20	TAX MAP NO. 31	ELECTION DISTRICT SECOND	CENSUS TRACT 6023.03	

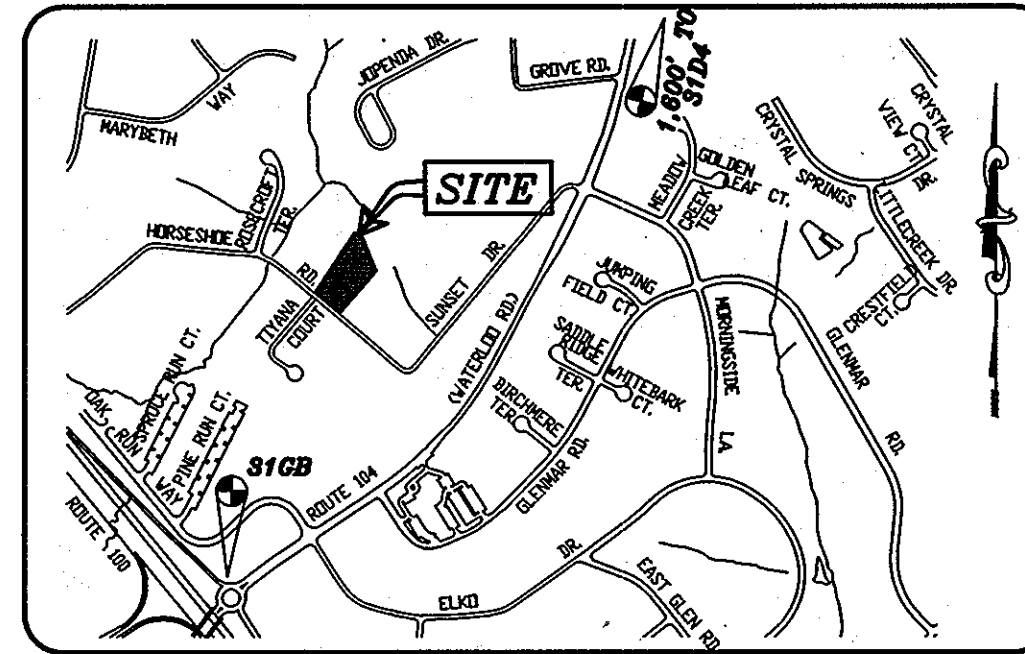
#### INDEX OF DRAWINGS

#### ADDRESS CHART

NO.	DESCRIPTION	LOT #	ADDRESS
1	COVER SHEET	1	8424 HORSESHOE ROAD
2	SITE DEVELOPMENT PLAN	2	8422 HORSESHOE ROAD
3	SEDIMENT CONTROL NOTES AND DETAILS	3	8420 HORSESHOE ROAD
		4	8418 HORSESHOE ROAD

#### LEGEND

	PROPOSED DRIVEWAY		STABILIZED CONSTRUCTION ENTRANCE
	EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT		PROPOSED SILT FENCE
	PERIMETER LANDSCAPING		PROPOSED SUPER SILT FENCE
	EX. SHC INVERT AT PROPERTY LINE		RAINGARDEN
			LIMITS OF DISTURBANCE



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 4936 B-4

LOT #	STORMWATER MANAGEMENT PRACTICES														
	GREEN ROOF A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTERS M-9 (NUMBER)
1				3	Y								1		
2				3	Y								1		
3				3	Y								1		
4				3	Y								1		

#### GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP. LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**  
LOCATION: TAX MAP : 31 PARCEL: 299; BLOCK: 7  
ELECTION DISTRICT : SECOND  
ZONING: R-20  
TOTAL AREA: 2.12 AC.±  
LIMIT OF DISTURBED AREA: 1.90 AC.±  
PROPOSED USE FOR SITE : RESIDENTIAL  
TOTAL NUMBER OF UNITS : 4  
TYPE OF PROPOSED UNIT : SFD  
DPZ FILE NO: SCP-11-043, F-12-003
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE BASED ON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NO. 3104 AND NO. 3106 WERE USED FOR THIS PROJECT.  
STA. No. 3104 N 571,700.7034 E 1,369,606.3509 EL. 494.41  
STA. No. 3106 N 567,567.5053 E 1,367,353.3751 EL. 511.27
- EXISTING ON-SITE TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVAL PREPARED BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT JANUARY, 2000  
OFF SITE TOPOGRAPHY IS BASED ON AN AERIAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY HOWARD COUNTY DATED 2004.
- 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 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 RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 24 TREES IN THE AMOUNT OF \$7,200.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 1 THRU 4.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF 0.32 ACRES (13,939 SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$10,454.40 TO THE FOREST CONSERVATION FUND UNDER F-12-003.
- 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 THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR EXCAVATION WORK BEING DONE.  
MISS UTILITY 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) 685-0123  
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTIONS AND RAIN GARDENS IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL USING ESD METHODS, APPROVED UNDER F-12-003.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- NO STREAMS OR FLOODPLAINS EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 302-S AND 64-W.
- A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-2430.  
SIGNS AND THE STREET NAME SIGN (SNS) ASSEMBLIES MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
- THE OPEN SPACE REQUIREMENT OF SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS WAS SATISFIED UNDER F-12-003 BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.
- THE NEW SIGN DESIGN SHALL BE REQUIRED IF THE HOUSE FOOTAGE EXCEEDS 2,200 SF WITH BUILDING PERMIT.

#### OWNER/DEVELOPER

DORSEY FAMILY HOMES  
10717 BIRMINGHAM WAY SUITE B  
WOODSTOCK, MARYLAND 21163  
410-465-7200

#### DEVELOPER'S CERTIFICATE

I 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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERFORM ON-SITE INSPECTION.

*[Signature]*  
SIGNATURE OF DEVELOPER  
R. JACOB HIKMAT, PE  
PRINTED NAME OF DEVELOPER  
DATE: 10-18-12

#### 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.

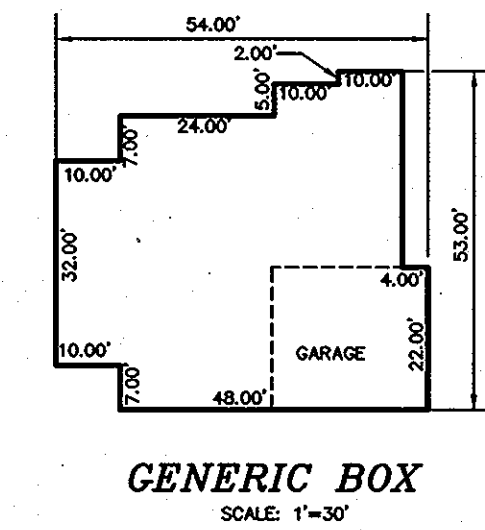
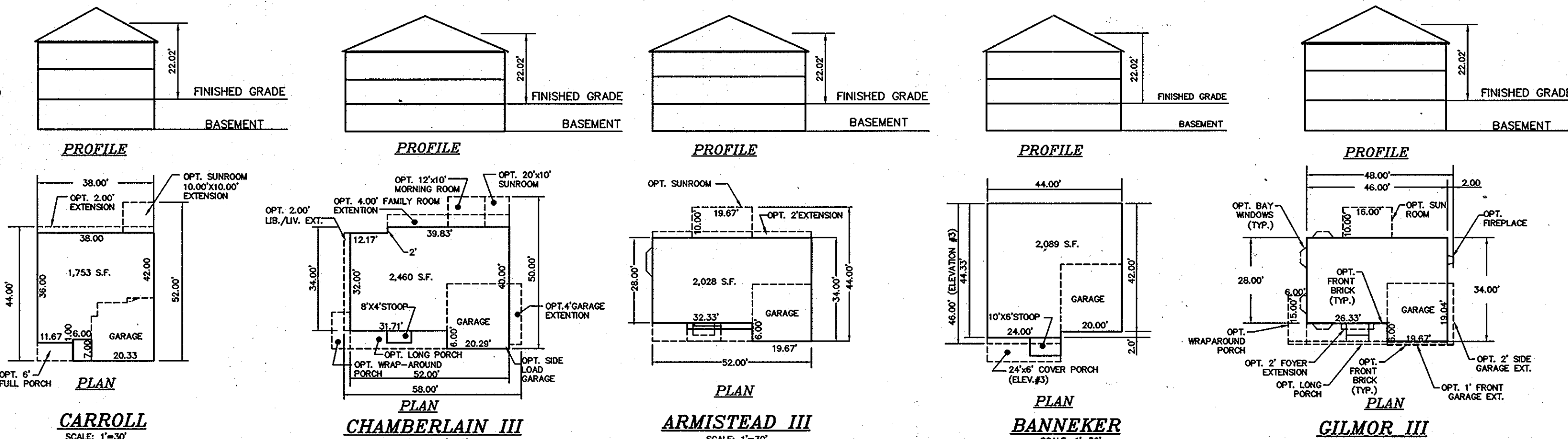
*[Signature]*  
SIGNATURE OF ENGINEER  
R. JACOB HIKMAT, PE  
PRINTED NAME OF ENGINEER  
DATE: 10/18/12

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

*[Signature]*  
HOWARD SOIL CONSERVATION DISTRICT  
DATE: 11/09/12

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11/22/12  
*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11/23/12



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 9/03/14.  
R. JACOB HIKMAT  
DATE: 10/18/12

date	OCT. 2012	engineering	MM	approval	RIH
project	12-005	illustration	MM	scale	NTS

date	
description	
revisions	
no.	

**HORSESHOE HEIGHTS**  
 LOTS 1 THRU 4  
 TAX MAP 31 PARCEL 299  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deepwater Road, Suite 150, Ellicott City, Maryland 21075  
 (410) 997-0296 Fax: (410) 997-0298 Fax

**SOILS DESCRIPTION**

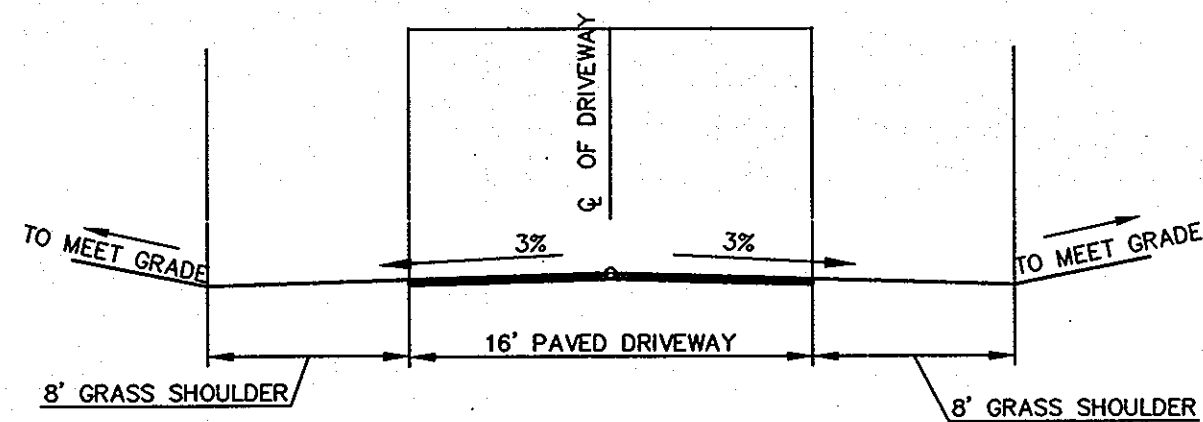
SYMBOL	DESCRIPTION
CeB (B)	- CHILLUM LOAM, 2-5 PERCENT SLOPES.
CeC (B)	- CHILLUM LOAM, 5-10 PERCENT SLOPES.
UcB (B/C/D)	- URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5 PERCENT SLOPE.

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
18	○	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
<b>TOTAL</b>				
18 SHADE TREES				

**LANDSCAPE FOR REPLACEMENT OF 3 SPECIMEN TREES REMOVED**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6	○	QUERCUS RUBA 'RED OAK' OR EQUIVALENT	RED OAK OR EQUIVALENT	MIN. 4" CAL.
<b>TOTAL</b>				
6 SHADE TREES				



**USE-IN-COMMON DRIVEWAY CROSS SECTION**

**DEVELOPER'S/OWNER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN 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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**DEVELOPER'S CERTIFICATE**

I 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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT ON-SITE INSPECTION.

Signature: *Rhtslyj* DATE: 10/16/12  
 Printed Name: *Robert L. Deery Jr*

**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: *R. Jacob Hikmat* DATE: 10/16/12  
 Printed Name: R. JACOB HIKMAT, PE

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

Signature: *John K. Roberts* DATE: 4/25/12  
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

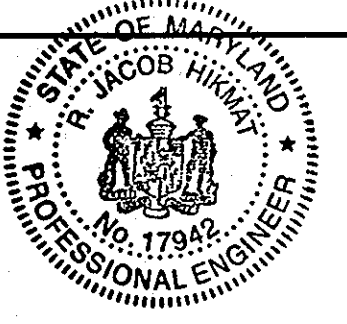
Signature: *R. Jacob Hikmat* DATE: 10/22/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *W. J. ...* DATE: 12/03/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *R. Jacob Hikmat* DATE: 10/18/11  
 DIRECTOR

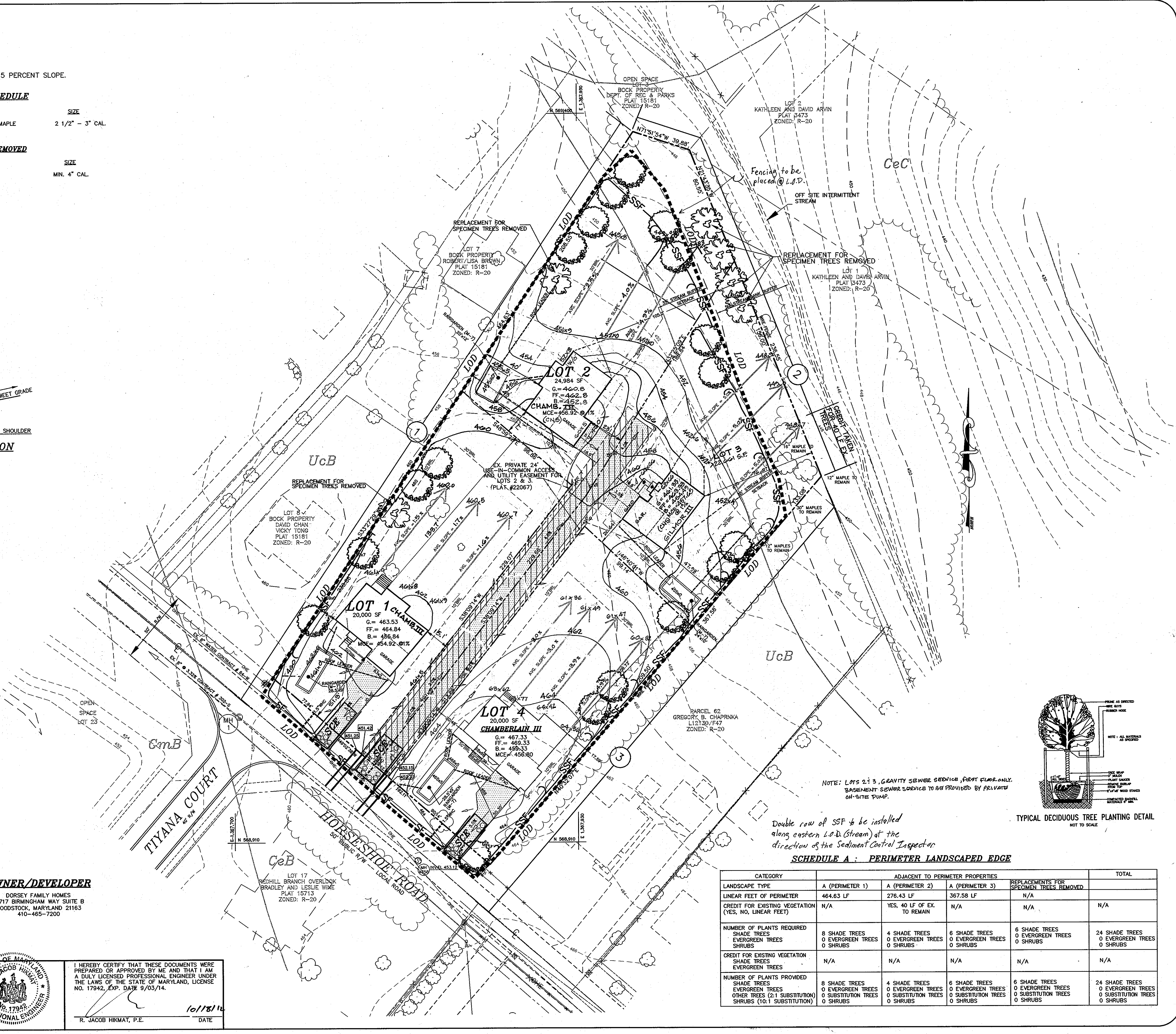
**OWNER/DEVELOPER**

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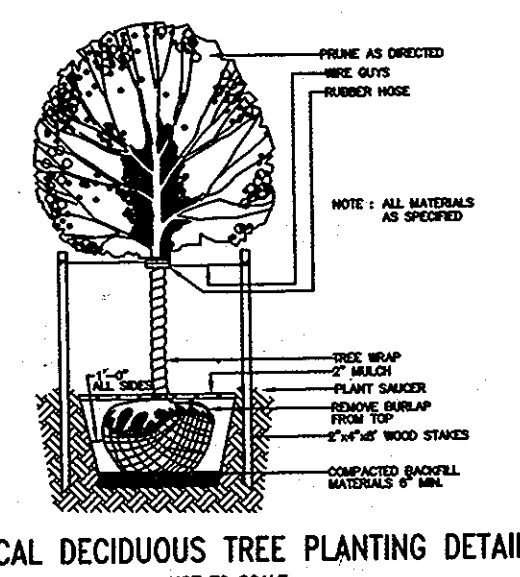
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Signature: *R. Jacob Hikmat* DATE: 10/18/11  
 R. JACOB HIKMAT, P.E.



**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			REPLACEMENTS FOR SPECIMEN TREES REMOVED	TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)		
LANDSCAPE TYPE	464.63 LF	276.43 LF	367.58 LF	N/A	N/A
LINEAR FEET OF PERIMETER	464.63 LF	276.43 LF	367.58 LF	N/A	N/A
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 40 LF OF EX. TO REMAIN	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	24 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	24 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS



NOTE: LOTS 2 & 3, GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.

Double row of SSF to be installed along eastern L.O.D. (Stream) in the direction of the Sediment Control Inspector

H:\12-005 HORSESHOE HEIGHTS\DWG\SDP.dwg

date	OCT. 2012
project	12-005
illustration	MM/AMT
scale	1"=30'
approval	MM
approval	RJH

no.	4	REV. 08/05 LOTS 1-3, REV. HSE. & FIN. DETAIL	date	7/17/13
	3	REV. HSE. LOT 4 TO REFLECT AS-BUILT		7-2-13
	2	REV. 08/02 LOTS 1-3 PER TO MATCH		6-10-13
	1	REV. 08/02 LOTS 1-3 PER TO MATCH		6-10-13

**HORSESHOE HEIGHTS**  
 LOTS 1 THRU 4  
 TAX MAP 31 PARCEL 299  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deepwater Road, Suite 150, Elkridge, Maryland 21075  
 (410) 987-0296 Fax: (410) 987-0298 Fax

