

SOILS DESCRIPTION

Md-(B) - MANOR LOAM, 15-25% SLOPES
 UcB-(B/C/D) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: KNISLEY PROPERTY, LOTS 1 & 2		SECTION/AREA: N/A	PARCEL: 388 LOT 2		
PLAT NO. 22665	BLOCK(S) 18	ZONING R-20	TAX MAP NO. 46	ELECTION DISTRICT SIXTH	CENSUS TRACT 606805

ADDRESS CHART

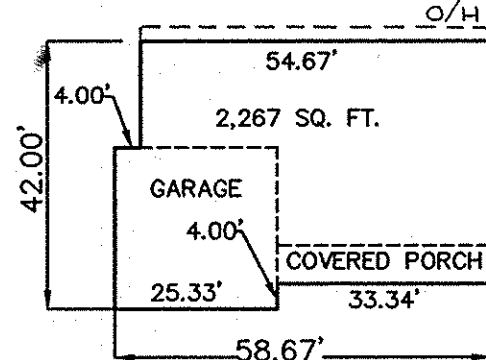
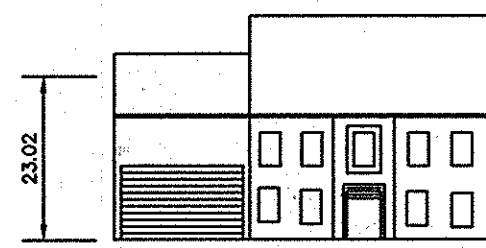
LOT #	ADDRESS
2	10693 HARDING ROAD

INDEX OF DRAWINGS

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

LEGEND

- PROPOSED DRIVEWAY
- POWER POLE
- OVERHEAD ELEC.
- SANITARY MH
- CLEAN OUT
- EX. TREE LINE
- WATER METER
- MINOR CONTOUR
- MAJOR CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- PERIMETER LANDSCAPING



LOT 2
SCALE: 1"=30'

OWNER/DEVELOPER

JAMES & KATHLEEN CHEAK
 10695 HARDING ROAD
 LAUREL, MARYLAND 20723
 410-997-0296

DEVELOPERS 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. I ALSO AUTHORIZE PERSON ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

James Cheak 2-11-14
 SIGNATURE OF DEVELOPER DATE

JAMES CHEAK
 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.

R. Jacob Hikmat P.E. 2/10/14
 SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT P.E.
 PRINTED NAME OF ENGINEER

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

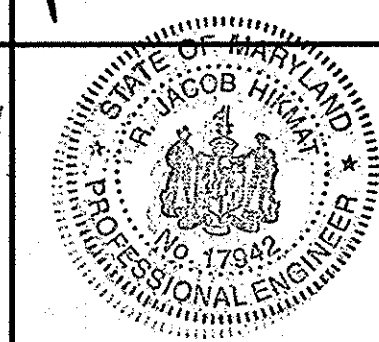
John P. Blunt 3/16/14
 HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Edmund 3-12-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl DeLoe 3-14-14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

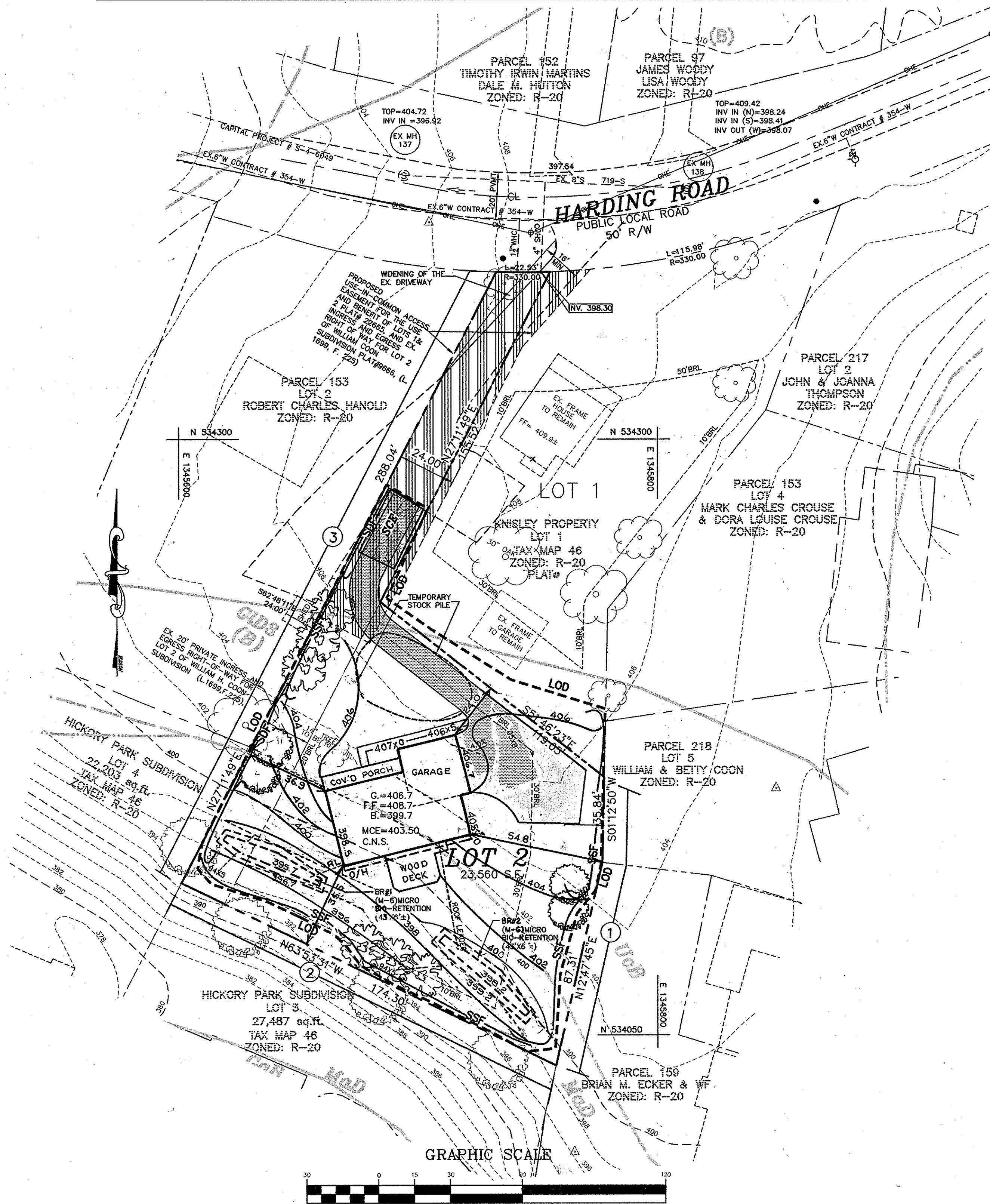
Paul M. Gage 3/16/14
 DIRECTOR DATE



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 9/03/14.

R. Jacob Hikmat P.E. 2/10/14
 DATE

STORMWATER MANAGEMENT PRACTICES																
LOT #	ADDRESS	GREEN ROOF	PERMEABLE PAVEMENTS	REINFORCED TURF	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS	RAINWATER HARVESTING	SUBMERGED GRAVEL WETLANDS	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BORRETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS
2	10693 HARDING ROAD	A-1 (Y/N)	A-2 (Y/N)	A-3 (Y/N)	N-1 (NUMBER)	N-2 (Y/N)	N-3 (Y/N)	M-1 (NUMBER)	M-2 (NUMBER)	M-3 (NUMBER)	M-4 (NUMBER)	M-5 (NUMBER)	M-6 (NUMBER)	M-7 (NUMBER)	M-8 (NUMBER)	M-9 (NUMBER)



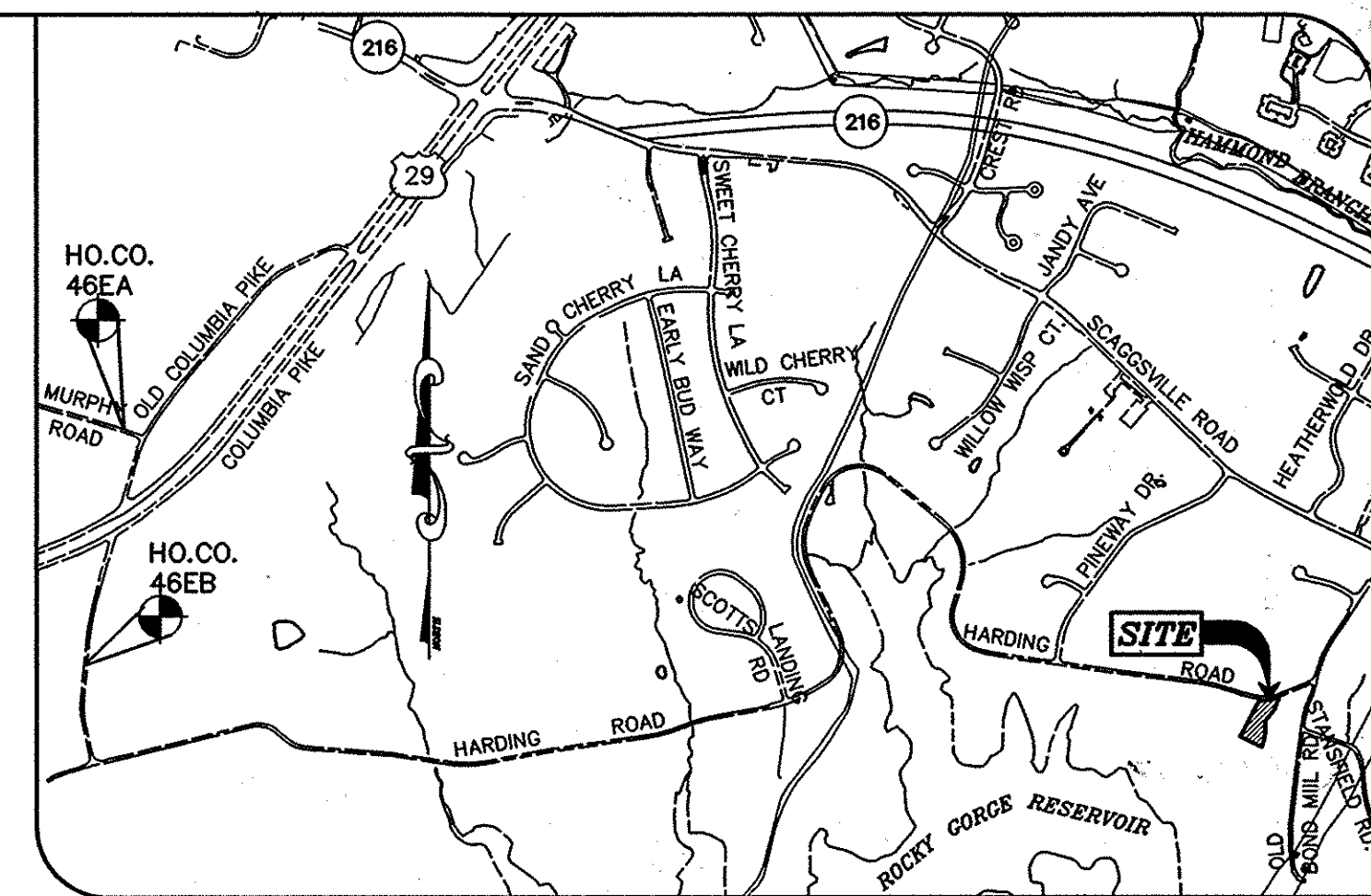
GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
5		QUERCUS RUBRA 'RED OAK'	RED OAK	2 1/2" - 3" CAL.
TOTAL				10 TREES (10 SHADE TREES)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	123.15 LF	174.30 LF	288.04 LF	
LINEAR FEET OF PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2	3	5	10
EVERGREEN TREES	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	3	5	10
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0



GENERAL NOTES:
 SCALE: 1"=1500'

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**
 LOCATION: TAX MAP: 46 PARCEL: 388 LOT 1
 ELECTION DISTRICT: SIXTH
 ZONING: R-20
 TOTAL AREA: 0.54 AC.±
 LIMIT OF DISTURBED AREA: 0.50 AC.±
 PROPOSED USE FOR SITE: RESIDENTIAL
 TOTAL NUMBER OF UNITS: 1
 TYPE OF PROPOSED UNIT: SFD
 DTZ FILE NOS. F-37-046, F-39-160, F-03-217, PLAT# 18682-3, ECP-13-052, F-13-098.
 DEED: L10457 F.289
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOCIATES ON OR ABOUT DECEMBER 2012.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 46EA AND 46EB.
 STA. No. 46EA: N 536,185.423 E 1,338,091.710 ELEV. 415.10
 STA. No. 46EB: N 534,750.221 E 1,337,742.800 ELEV. 413.24
- NO WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT, FLOODPLAIN, OR STEEP SLOPES EXIST ON SITE AS CERTIFIED UNDER F-13-098.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 10/06/13 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
 a. 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.
 b. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
 c. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DRIVELINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1/2" AND CHIP COATING (1-1/2" MINIMUM).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS 9H25 LOADINGS.
 - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO 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) 655-0123
 STATE HIGHWAY ADMINISTRATION (410) 531-5533
- 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.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 354-W AND 719-S.
- FINANCIAL SURETY IN THE AMOUNT OF \$3,000.00 FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT 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.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT IS PROVIDED VIA MICROBIORRETENTION FACILITIES AND APPROVED UNDER F-13-098.
- FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED UNDER F-03-217.
- THE OPEN SPACE REQUIREMENT FOR THIS RESUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 UNDER F-13-098.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- 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.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE EXISTING SINGLE FAMILY DWELLING ON LOT 1 IS TO REMAIN AND IS CONSIDERED NON-COMFORMING WITH THE REORDENATION OF F-13-098.
- COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT SAVAGE PUBLIC LIBRARY ON 02/06/13 AT 6:00 PM.
- A USE-IN-COMMON MAINTENANCE AGREEMENT WAS RECORDED (LIBER 15457, FOLIO 192-203) UNDER F-13-098.

Project	date	12-08-14	11/03/14
12-087	illustration	MM	MM
MM	scale	MM	MM
MM	approval	MM	MM

1.	REVISE GRD. AND MICRO SHO. ELEV. TO MATCH AS-BUILT CONDITIONS	11/03/14	6016
2.	DESCRIPTION		
3.	REVISIONS		

KNISLEY PROPERTY
 LOTS 1 AND 2
 TAX MAP: 46 PARCEL 388, LOT 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

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

