

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	LANDSCAPE & SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL NOTES & DETAILS
5	BAT SITE PLAN

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.37

STORMWATER MANAGEMENT PRACTICES		
ADDRESS	MICRO-BIORETENTION (NUMBER)	NON-ROOFTOP DISCONNECTION (NUMBER)
14290 TRIADELPHIA ROAD	1	1

**STORMWATER MANAGEMENT SUMMARY CHART**  
 AREA = 1.49 ACRES  
 RCN = 95  
 TARGET PE = 1.6"

**DESIGN NARRATIVE**

**Introduction:**  
 This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of 'Woods in Good Condition' will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

**General Site Conditions:**  
 14290 Triadelphia Road is being renovated for use as an interior design business. The property is zoned RC-DEO and has an approved conditional use under BA-14-004C&V to utilize the existing structure as an interior design business. The property is located on Tax Map 21, Grid 18, Parcel Nos. 104 & 135 of the Howard County, Maryland Tax Map Database System. The property is made up of two existing parcels of ground located at the northwest corner of Sharp Road and Triadelphia Road. The existing structure will utilize a private well and septic system. The property is located in the Glenelg area of Howard County draining to an off-site unnamed tributary of the Brighton Dam Patuxent River watershed (02131109). This property is relatively transitional in shape and majority of runoff on-site is mainly from north to south, along Triadelphia Road. The site is not forested and contains no wetlands, wetland buffers, stream, stream buffers, steep slopes, or 100 year floodplain, per a field inspection conducted by Eco-Science Professionals (ESP) dated August, 2014. The Web Soil Survey shows soils on the site consist of Glenelg loam (GgB), Type "B" soils which exist throughout the site. The site is improved by an old church building and a gravel parking / driveway area. Gravel area is proposed to be somewhat reconfigured and improved with top paving. The runoff from the majority of the driveway and parking area is to be directed overland to a micro-bioretention facility near the intersection of Sharp Road and Triadelphia Road. A portion of the remaining existing / proposed driveway not flowing to the micro-bioretention will utilize non-rooftop disconnection (N-2) since driveway management for a small portion of this driveway access onto Triadelphia Road cannot be provided due to the slope of the access drive and closed proximity to the existing well, we feel ESD to the MEP has been provided. Also, due to the fact that the property is already improved, treatment is not required for the existing structure.

- Natural Resource Protection:**  
 Environmentally sensitive areas do not exist on-site (steep slopes, wetlands, wetland buffer, floodplain, stream, or stream buffer), therefore no special effort to protect natural resources is required on-site.
- Maintenance of Natural Flow Patterns:**  
 It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**  
 The design of this project utilizes access driveways on both Sharp Road and Triadelphia Road with an on-site parking area. Non-structural practices as permitted in Chapter 5, Section 11 (Micro-Bioretention Area (M-6) and Non-Rooftop Disconnection (N-2)) will be used to address ESD to the MEP requirements.
- Integration of Erosion and Sediment Controls into Stormwater Strategy:**  
 The majority of the site runoff abates flows from north to south to Triadelphia Road. Silt fence, super silt fence, and erosion control matting will be utilized for erosion & sediment control. There is no direct discharge of runoff directly to a stream. All site runoff will discharge to the existing ground prior to entering a distant off-site stream channel and eventually to Brighton Dam - Patuxent River. No drainage & utility easements will be required. It is anticipated that all cut will be utilized on-site for construction at time of Site Development Plan.
- Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**  
 ESD to the MEP has been provided. Stormwater management for a small portion of this driveway access onto Triadelphia Road cannot be provided due to the slope of the access drive and closed proximity to the existing well. Also, due to the fact that the property is already improved, treatment is not required for the existing structure, therefore the full required ESD volume has not been provided.
- Request for a Design Manual Waiver:**  
 No Waivers related to stormwater management are being requested in this project.

SITE ANALYSIS DATA CHART	
A. TOTAL AREA OF THIS SUBMISSION = 1.49 AC.±	
B. LIMIT OF DISTURBED AREA = 0.62 AC.±	
C. PRESENT ZONING DESIGNATION = RC-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)	
D. PROPOSED USE: COMMERCIAL - INTERIOR DESIGN BUSINESS (APPROVED WITH BA-14-004C&V RELATED DPZ FILE #S: HISTORIC SITE HO-209, CEMETERY SITE 21-1; BA-82-22E (PREVIOUS CRAFT SHOP USE); BA-14-004C&V; ECP-15-010; WF-15-002)	
F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC.±	
G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC.±	
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±	
I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.±	
J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.±	
K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.±	
L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.49 AC.±	
M. TOTAL GREEN OPEN AREA = 1.13 AC.±	
N. TOTAL IMPERVIOUS AREA = 0.36 AC.± (INCLUDING EXISTING STRUCTURE)	
O. TOTAL AREA OF FRODIBLE SOILS = 0.00 AC.±	
P. PARKING SPACES REQUIRED = 3,203 SQ.FT. X 3.3 SPACES PER 1,000 SQ.FT. = 11 SPACES	
Q. PARKING SPACES PROVIDED = 11 SPACES (INCLUDES 1 HANDICAP ACCESSIBLE SPACE)	

NO.	REVISION	DATE

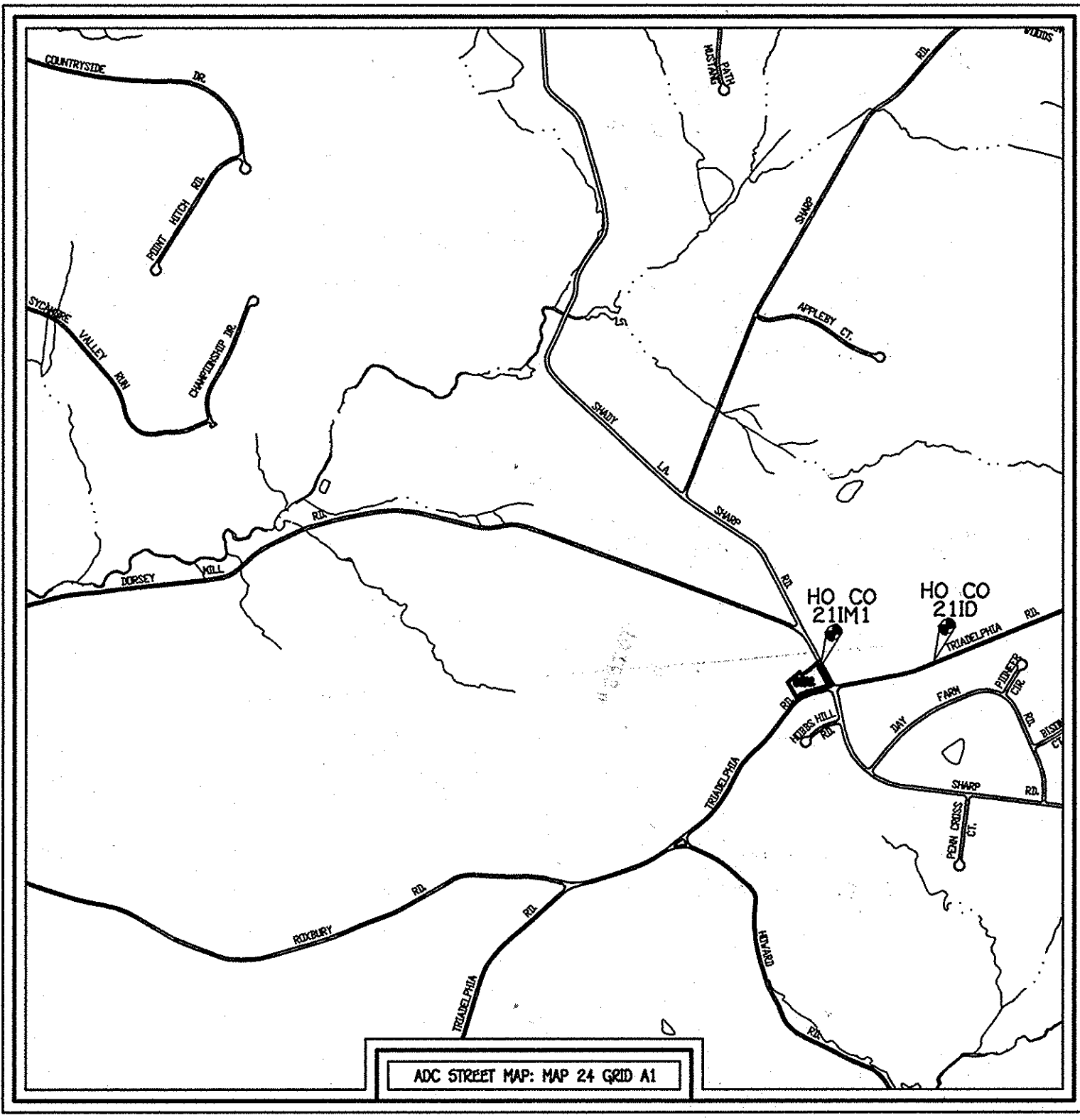
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FRIE  
 ELKTON CITY, MARYLAND 21828  
 (410) 461-2992

**PROFESSIONAL CERTIFICATION**  
 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. 38036, EXPIRATION DATE: 01/12/2016.

*Abraham L. L...* 3/13/15

# SITE DEVELOPMENT PLAN HOMEWOOD PROPERTIES PARCEL A

TAX MAP No. 21 GRID No. 18 PARCEL NO. 135  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
 SCALE: 1" = 1200'

BENCHMARK INFORMATION	
B.M.#1 - HOWARD COUNTY CONTROL STATION #21M1 - HORIZONTAL - NAD 83 (LOCATED ALONG SHARP ROAD, 200 FEET NORTH OF THE INTERSECTION WITH TRIADELPHIA ROAD) N 590,499.534 E 1,309,698.018 ELEVATION = 580.72 - VERTICAL - (NAVD '86)	
B.M.#2 - HOWARD COUNTY CONTROL STATION #21D - HORIZONTAL - NAD 83 (LOCATED ALONG TRIADELPHIA ROAD APPROXIMATELY 900 FEET EAST OF THE INTERSECTION WITH SHARP ROAD) N 580,541.470 E 1,310,693.027 ELEVATION = 583.44 - VERTICAL - (NAVD '86)	

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
104 & 135	14290 TRIADELPHIA ROAD

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	---	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
---	SPECIMEN TREE	---	PROPOSED PAVING
---	BORING (PERC) TEST HOLE	---	TREE PROTECTION
---	NON-ROOFTOP DISCONNECTION (N-2)	---	SILT FENCE
---	EXISTING LANDSCAPING	---	EROSION CONTROL MATTING
---	LOW VOLTAGE OUTDOOR LED LANDSCAPE LIGHTING FIXTURES	---	SUPER SILT FENCE
---	LOW VOLTAGE LED MOON LIGHTING FIXTURES	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING GRAVE STONES	---	EXISTING GRAVEL DRIVE MARCELS
---	EXISTING GRAVEL DRIVE TO BE REMOVED	---	EXISTING GRAVEL DRIVE TO REMAIN
---	EXISTING WHITE VINYL FENCE	---	TO BE ABANDONED

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TOTAL PROJECT AREA = 1.49 AC.±
- AREA OF PLAN SUBMISSION = 1.49 AC.±
- EXISTING USE = EXISTING (VACANT) CHURCH
- PROPOSED USE = INTERIOR DESIGN BUSINESS (BA-14-004C&V)
- NUMBER OF PARKING SPACES REQUIRED = 3,203 SQ.FT. X 3.3 SPACES PER 1,000 SQ.FT. = 11 SPACES
- NUMBER OF PARKING SPACES PROVIDED = 11 SPACES (INCLUDES 1 HANDICAP ACCESSIBLE SPACE).
- DEED REFERENCE: LIBER 14715, FOLIO 33 & LIBER 15791, FOLIO 469.
- LOCATION: 14290 TRIADELPHIA ROAD, GLENELG, MARYLAND 21737.
- RELATED DPZ FILE NUMBERS: BA-14-004C&V; HISTORIC SITE HO-209; CEMETERY SITE 21-1; BA-82-22E (PREVIOUS CRAFT SHOP USE); ECP-15-010; 15-002.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/05 PER COUNCIL BILL 72-5903.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICERS SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- SOIL BOUNDARIES ARE BASED ON WEGSS WEGSSOL SURVEY.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY NJE & ASSOCIATES, LLC IN JANUARY 2013.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST 2014. NJE & ASSOCIATES, LLC IN JANUARY 2013, AND SUPPLEMENTED WITH HOWARD COUNTY GPS TOPOGRAPHY AT 2' CONTOUR INTERVAL, INTERPOLATED FOR 2' CONTOUR INTERVAL, AND FIELD LOCATIONS BY FISHER, COLLINS & CARTER, INC. IN DECEMBER 2013.
- THERE ARE NO FLOODPLAINS, WETLANDS, STREAMS, OR THEIR BUFFERS, STEEP SLOPES, OR CEMETERIES ON THIS SITE. A CEMETERY IS LOCATED ADJACENT TO THE PROPERTY (TO THE NORTH).
- NO WETLANDS OR FOREST STANDS EXIST PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS DATED AUGUST 2014.
- THE EXISTING STRUCTURE, FORMERLY THE M.C.C.C. CHURCH, IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-209. THE EXISTING STRUCTURE DATES TO 1889 AND WENT BEFORE THE HISTORIC DISTRICT COMMISSION ON FEBRUARY 6, 2014. THE COMMISSION DETERMINED THE CHANGES TO THE STRUCTURE WERE ARCHITECTURALLY COMPATIBLE WITH THE HISTORIC NATURE OF THE BUILDING. THE CEMETERY ISSUES WERE NOT PART OF THE APPLICATION TO THE HDC.
- EXISTING STRUCTURE TO REMAIN AND EXISTING GRAVEL ACCESS DRIVE & PARKING TO BE RECONFIGURED AND PAVED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  
 STATE HIGHWAY ADMINISTRATION 410.531.9553  
 EGE(CONTRACTOR SERVICES) 410.890.4620  
 ECE(LANDSCAPE DAMAGE CONTROL) 410.787.9086  
 MISS UTILITY 1.800.257.7777  
 COLONIAL PIPELINE COMPANY 410.795.1590  
 HOWARD COUNTY DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.1000  
 HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640  
 AT&T 1.800.743.0033 / 410.224.1110
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PARKING OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- EXISTING STRUCTURE SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS, AND MISS UTILITY MARKINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY THE USE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON THE PROPERTY.
- ESTIMATES OF SANDSTONE QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- STORMWATER MANAGEMENT (SWM) IS PROVIDED FOR THIS PROJECT. THE ON-SITE PE OF 1.6" IS BEING TREATED THROUGH USE OF MICRO-BIORETENTION AND NON-ROOFTOP DISCONNECTION.
- EXISTING ENTRANCE ALONG TRIADELPHIA ROAD IS BEING UTILIZED. ENTRANCE DRIVE ALONG SHARP ROAD IS BEING RELOCATED TO PROVIDE A SAFER ACCESS ONTO THE ROAD.
- SINCE THIS IS AN ALREADY BUILT SITE, THE LIMIT OF DISTURBANCE IS BEING UTILIZED AS THE NET TRACT AREA TO DETERMINE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$3,723.38 (3,920.4 SQ.FT. X \$0.95/SQ.FT.) FOR 0.09 ACRES (3,920.4 SQ.FT.) OF AFFORESTATION.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN CALCULATED IN ACCORDANCE WITH DPZ POLICY MEMO DATED 9/15/06. THE PROPOSED LIMIT OF DISTURBANCE IS LESS THAN 40,000 AND THE APPLICANT HAS ELECTED TO BASE THE FOREST CONSERVATION CALCULATIONS ON THE LOD IN ACCORDANCE WITH THE POLICY. FUTURE DEVELOPMENT OF THIS SITE EITHER THROUGH A SERIES OF SITE DEVELOPMENT PLANS OR RESUBMITS TO THOSE PLANS, THE LOD RELATIVE TO 40,000 SQUARE FEET THRESHOLD WILL BE TRACKED CUMULATIVELY. ONCE THE CUMULATIVE LOD EQUALS OR EXCEEDS 40,000 SQUARE FEET IN AREA, THE ENTIRETY OF THE SITE (LESS ANY APPLICABLE DEDUCTIONS SUCH AS 100-YEAR FLOODPLAIN) MUST BE USED AS THE NET TRACT AREA (NTA).
- EXISTING WELL WITHIN EXISTING SEPTIC SYSTEM MUST BE ABANDONED AND REPLACED WITH NEW SEPTIC SYSTEM UTILIZING A BAT UNIT AND A LOW PRESSURE DOSED DISTRIBUTION SYSTEM. ALL INITIAL AND REPLACEMENT SEPTIC LATERALS AND TRENCHES LOCATED UNDER PAYMENT MUST BE INSTALLED DURING INITIAL INSTALLATION. SEPTIC SYSTEM MUST BE REPLACED PRIOR TO HEALTH SIGNATURE OF A BUILDING PERMIT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE EXISTING STRUCTURE IS TO REMAIN AND ONLY A PARKING AREA / ACCESS DRIVE IS BEING CREATED, ONLY LANDSCAPING TO BUFFER THE PARKING AREA HAS BEEN PROVIDED. FINANCIAL SURETY IN THE AMOUNT OF \$2,790 FOR 3 SHADE TREES, 3 EVERGREENS, AND 48 SHRUBS WILL BE POSTED AS PART OF THE DPW DEVELOPER AGREEMENT.
- 95% COMPACTION IN FILL AREAS SHALL BE IN ACCORDANCE WITH ASTM D 1557-02.
- UNDER BA-14-004C&V, A CONDITIONAL USE PERMIT HAS BEEN APPROVED FOR THE INTERIOR DESIGN BUSINESS USE ALONG WITH A VARIANCE TO REDUCE THE REAR SETBACK FROM 30 FEET TO 9.9 FEET FOR A DECK AND TO REDUCE THE REAR SETBACK FROM 30 FEET TO 21.9 FEET FOR THE EXISTING BUILDING HAS BEEN APPROVED (SEE DIMENSIONS WITH ASTERISKS (\*) ON THE PLAN). DECISION & ORDER DATED MAY 20, 2014 AND RECONSIDERATION REMOVING PREVIOUS CONDITION OF APPROVAL #8 DATED JUNE 8, 2014, JUNE 4, 2014 APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:  
 (1) THE CONDITIONAL USE SHALL APPLY ONLY TO THE CONDITIONAL USE FOR AN HISTORIC BUILDING TO BE USED AS AN INTERIOR DESIGN BUSINESS WITH LIMITED PRIVATE SHOWROOM SALES AS AN ACCESSORY USE, AS DESCRIBED IN THE PETITION AND PLAN SUBMITTED ON FEBRUARY 20, 2014 AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.  
 (2) NO PUBLICLY ADVERTISED RETAIL SALES ARE PERMITTED.  
 (3) PETITIONER SHALL OBTAIN A WAIVER FROM THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS SECTION 16.110(c), WHICH PROHIBITS GRADING AND CONSTRUCTION WITHIN 10 FEET OF A CEMETERY AND 10 FEET OF INDIVIDUAL GRAVES.  
 (4) PETITIONER SHALL DEMONSTRATE TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING THAT IT HAS OBTAINED TITLE TO THE TRIANGULAR PORTION OF LAND IDENTIFIED BY THE DEPARTMENT AS PARCEL 104 PERMITS TO HAVING ANY CHANGES TO THE LAND AREA AT ISSUE OR COMMENCING USE OF THIS SITE. PETITIONER SHALL SECURE A WAIVER AND RECORD AN ADVISORY AGREEMENT TO CORRECT THE TWO PARCELS.  
 (5) PETITIONER SHALL COMPLY WITH ALL AGENCY COMMENTS.  
 (6) NO EXPANSION OF THE EXISTING STRUCTURE IS PROPOSED. THEREFORE A COMMUNITY MEETING WAS NOT REQUIRED.  
 (7) THESE ARE TO BE USED AS BUREAU OF PUBLIC WORKS (BPW) RECORDS LOCATED ON-SITE WITHIN THE LIMITS OF THIS PARCEL. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS SHALL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.  
 (8) NINE (9) SPECIMEN TREES EXIST ON-SITE, ALL OF WHICH ARE TO BE RETAINED.  
 (9) PORTIONS OF THE EXISTING STRUCTURE WHICH ARE LOCATED WITHIN THE BUILDING RESTRICTION LINES (BRLS) ARE NON-COMPLYING WITH RESPECT TO THE BRLS AS SET FORTH UNDER SECTION 10.0.0 OF THE ZONING REGULATIONS AND THAT THEY EXISTED PRIOR TO THIS SITE DEVELOPMENT PLAN; AND THAT, NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.  
 (10) UNDER BA-14-004C&V, A REAR SETBACK REDUCTION FOR THE DECK AT THE CLOSEST POINT FROM THE REAR PROPERTY LINE WAS APPROVED TO BE 9.9 FEET; HOWEVER, THE DECK HAS BEEN CONSTRUCTED TO BE 9.9 FEET FROM THE REAR PROPERTY LINE. DPZ AGREES THAT THE TRIANGULAR PORTION OF THE DECK EXTENDING 0.9 FEET (3.6 INCHES) INTO THE ALLOWED SETBACK ALLOWABLE SINCE THAT PORTION OF THE DECK IS CONSIDERED TO BE FOR ARCHITECTURAL AFFECT ONLY AND NON-ASSEMBLY AND, THE USABLE DECK AREA (INSIDE OF THE GAINING OF THE DECK) SATISFIES THE 9.9 FOOT DISTANCE FROM THE REAR PROPERTY LINE AND IS IN ACCORDANCE WITH THE BA-14-004C&V DECISION AND ORDER.  
 (11) WF-15-002 WAS APPROVED ON NOVEMBER 4, 2014 WAIVING SECTION 16.110(c) WHICH REQUIRES THAT NO GRADING OR CONSTRUCTION SHALL BE PERMITTED WITHIN 30 FEET OF A CEMETERY BOUNDARY OR WITHIN 10 FEET OF INDIVIDUAL GRAVES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 (1) REVIEW AND APPROVAL OF A GRAVE LOCATION SURVEY IS REQUIRED WITH THE SUBDIVISION PLAN, F-15-037. THIS SURVEY IS REQUIRED TO INSURE THAT THE CEMETERY LIMITS AND NO INDIVIDUAL GRAVES EXIST ON THIS SITE. IF THE FINDINGS OF THE GRAVE LOCATION SURVEY SHOW THAT ANY PORTION OF THE CEMETERY OR INDIVIDUAL GRAVES EXIST ON THIS SITE, THE SUBDIVISION PLAN SHALL BE DISMISSED TO BE IN ACCORDANCE WITH THE CEMETERY PRESERVATION REQUIREMENTS AS OUTLINED IN SECTION 16.1304 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PLANNING BOARD APPROVAL WILL BE REQUIRED.  
 (2) WAIVER APPROVAL FOR CONSTRUCTION WITHIN 30-FEET OF THE CEMETERY BOUNDARY IS TO COINCIDE WITH THE LIMIT OF DISTURBANCE (LOD) AS APPROVED UNDER SDP-15-010. THE LOD FOR THE PROPOSED IMPROVEMENTS SHALL COINCIDE WITH THE LIMITS OF THE PREVIOUS DISTURBED AREA FOR WHICH THE EXISTING WETLAND RESTRICTION AREA WAS SHOWN ON THE WAIVER PETITION WHICH SHALL BE LOCATED APPROXIMATELY 22-FEET FROM THE FENCE AND BOUNDARY OF THE OFF-SITE CEMETERY AT THE CLOSEST POINT.  
 (3) GRADING OR CONSTRUCTION WITHIN 10-FEET OF AN INDIVIDUAL GRAVE(S) HAS NOT BEEN APPROVED UNDER THIS WAIVER PETITION REQUEST.  
 (4) BASED ON THE PROPOSED LOB SHOWN ON THE PLAN, NO GRADING OR CONSTRUCTION TO THE AREA BETWEEN THE REAR OF THE EXISTING CHURCH STRUCTURE AND THE CEMETERY IS APPROVED UNDER THIS WAIVER PETITION REQUEST.  
 (5) UNDER DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS SHALL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*William J. ...*  
 Director - Department of Planning and Zoning  
 Date: 8-10-15  
*Maureen ...*  
 Chief, Development Engineering Division  
 Date: 8-5-15  
 Date: 8/2/15

**TITLE SHEET**

**HOMEWOOD PROPERTIES, PARCEL A**  
 14290 TRIADELPHIA ROAD  
 ZONED RC-DEO  
 TAX MAP No. 21 GRID No. 18 PARCEL No. 135  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2015  
 SHEET 1 OF 5

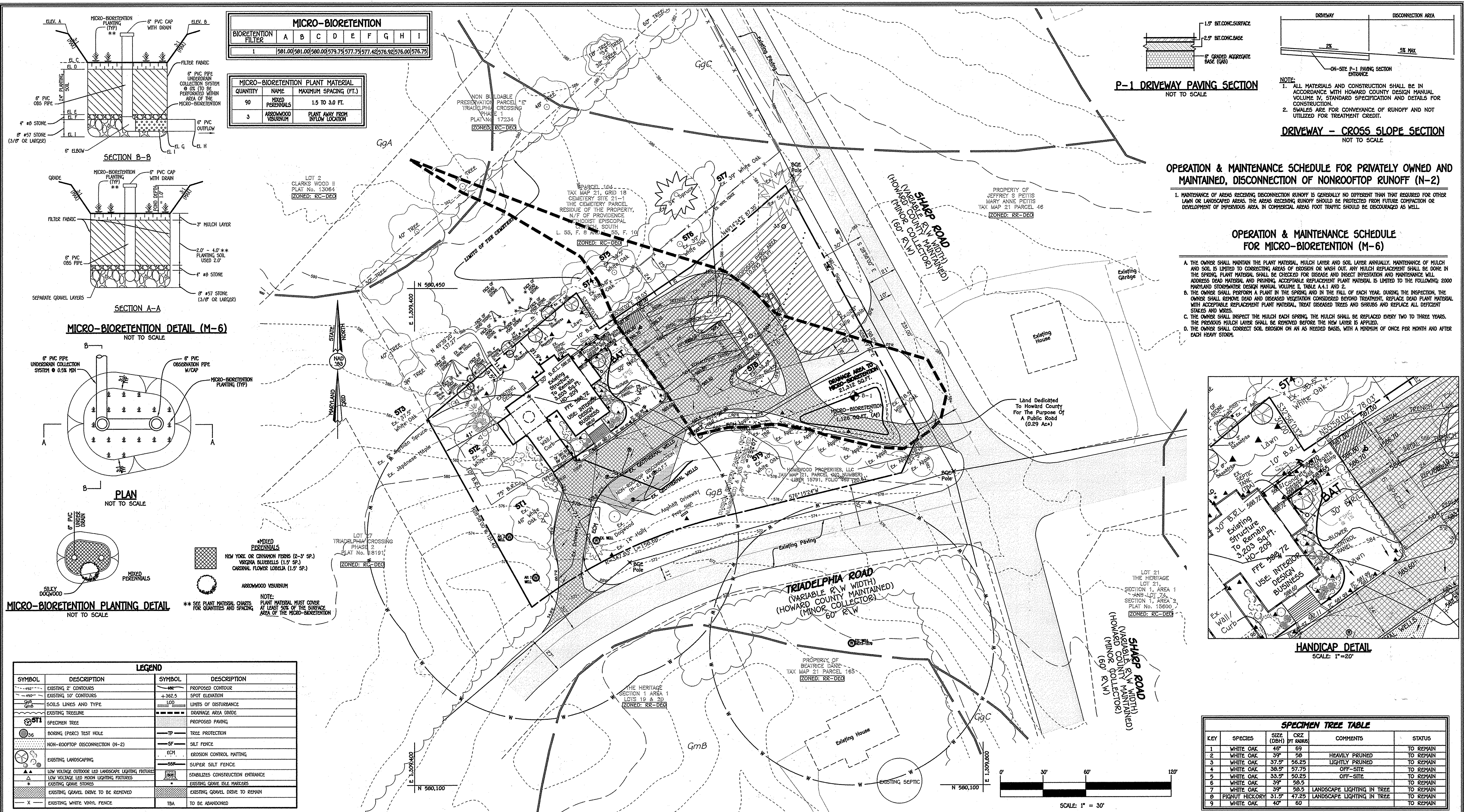
PROJECT	SECTION / AREA	PARCEL NO.
HOMEWOOD INTERIORS, PARCEL A	N/A	135

PLAT REF.	BLOCK NO.	ZONE	TAX / ZONE	ELEC. DIST.	CENSUS TR.
23287	18	RC-DEO	21	FOURTH	604002

**OWNERS**  
 HOMEWOOD PROPERTIES, LLC  
 14290 TRIADELPHIA ROAD  
 GLENELG, MD 21737  
 (410) 499-5600

*Maureen ...*  
 COUNTY HEALTH OFFICER  
 DATE: 7/27/2015

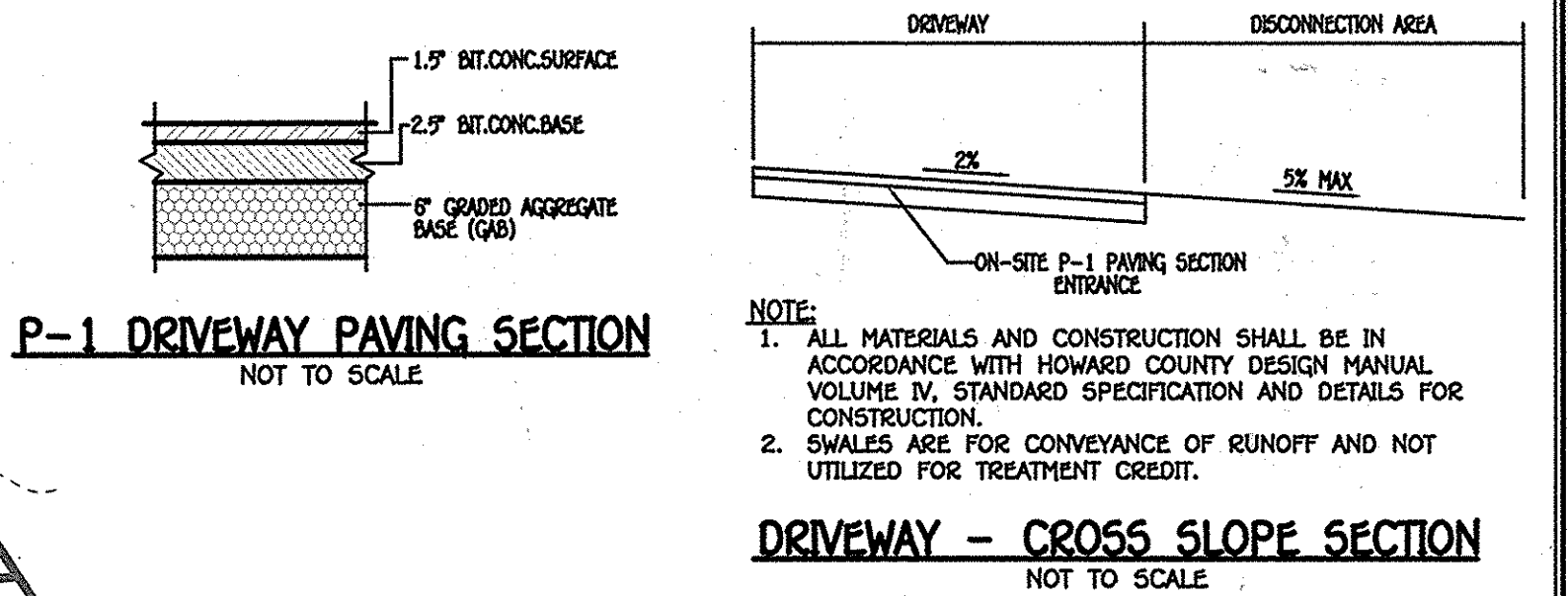




MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
1	1981.00	1981.00	1980.00	1979.75	1977.75	1977.42	1976.92	1976.00	1976.75

MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
90	MIXED PERENNIALS	1.5 TO 3.0 FT.
3	ARROWWOOD VIBURNUM	PLANT AWAY FROM INFLOW LOCATION

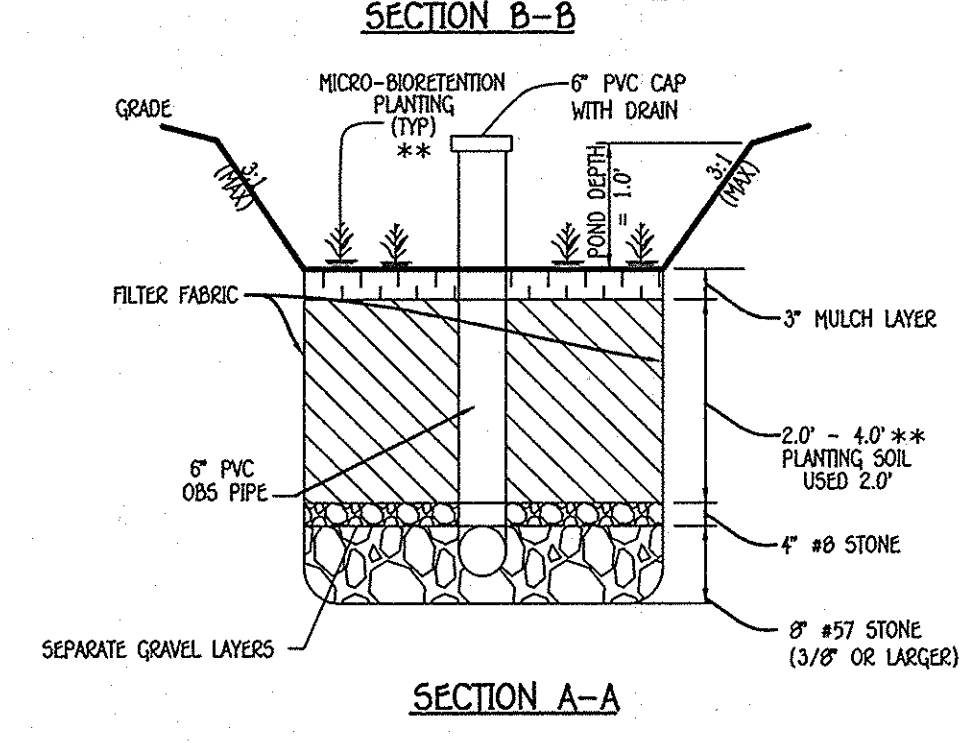
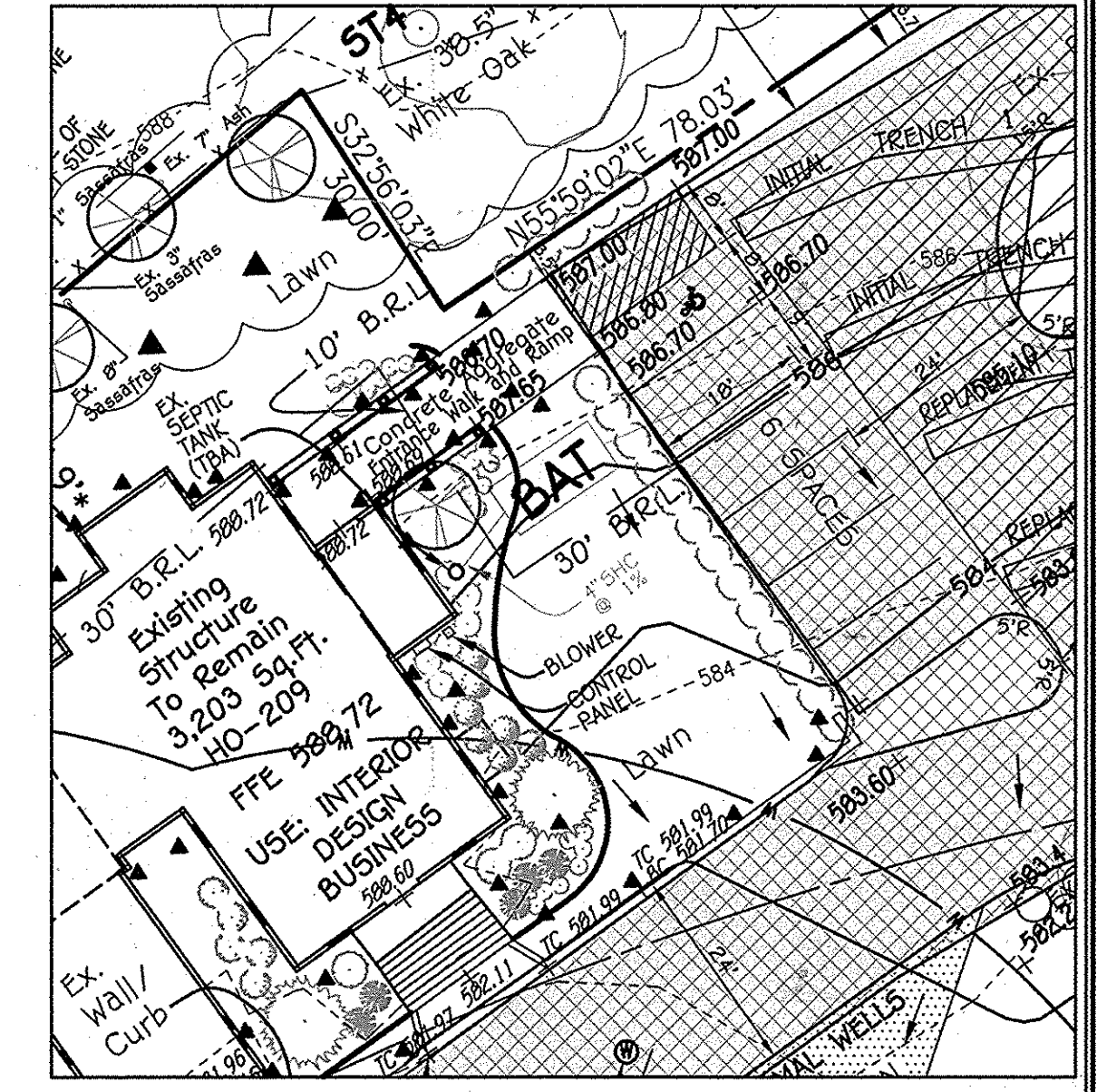


**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NONROOFTOP RUNOFF (N-2)**

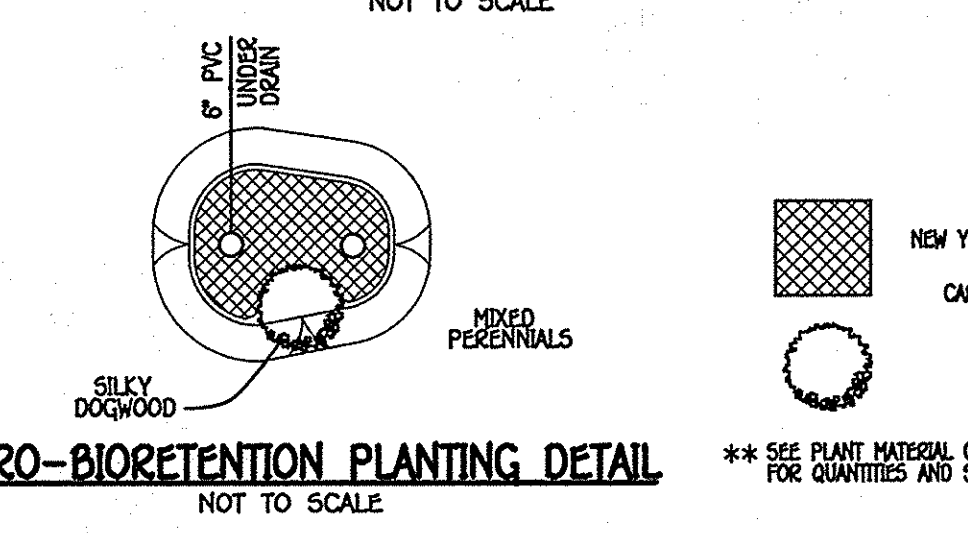
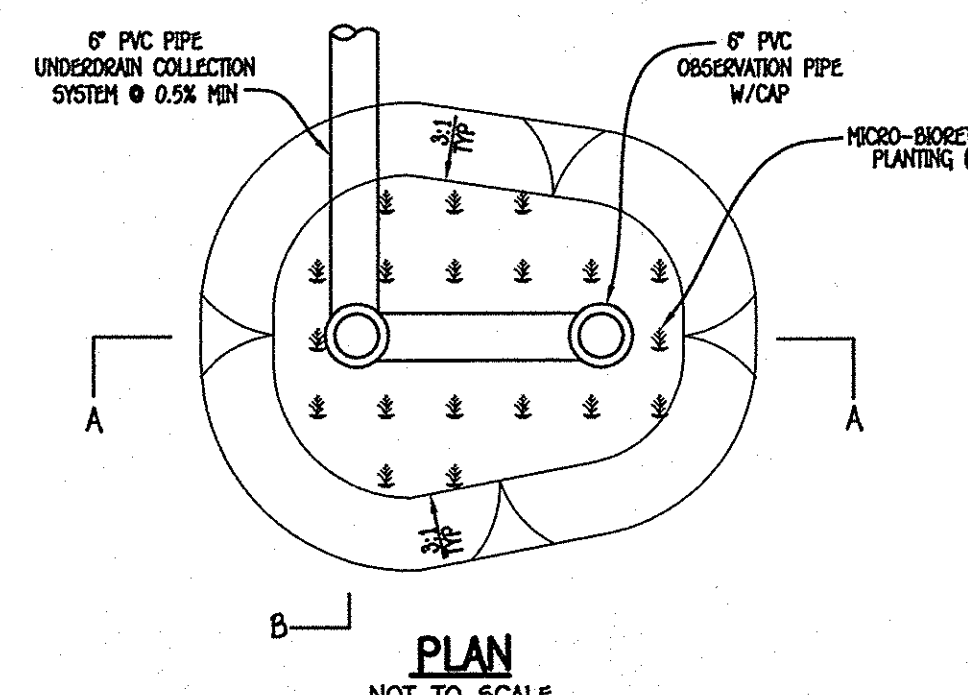
1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR UNDEVELOPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

**OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

- A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- B. THE OWNER SHALL PERFORM A PLANT IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRDS.
- C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



**MICRO-BIORETENTION DETAIL (M-6)**  
NOT TO SCALE



**MIXED PERENNIALS**  
NEW YORK OR CANNON FERNIS (2-3' SP.)  
VIRGINIA BLUEBELLS (1.5' SP.)  
CARDINAL FLOWER LOBELIA (1.5' SP.)

**ARROWWOOD VIBURNUM**

NOTE: PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
---	SPECIMEN TREE	---	PROPOSED PAVING
---	BORING (PERC) TEST HOLE	---	TREE PROTECTION
---	NON-ROOFTOP DISCONNECTION (N-2)	---	SILT FENCE
---	EXISTING LANDSCAPING	---	ECM
---	LOW VOLTAGE OUTDOOR LED LANDSCAPE LIGHTING FIXTURES	---	EROSION CONTROL MATTING
---	LOW VOLTAGE LED MOON LIGHTING FIXTURES	---	SUPER SILT FENCE
---	EXISTING GRAVE STONES	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING GRAVEL DRIVE TO BE REMOVED	---	EXISTING GRAVE ISLE MARKERS
---	EXISTING WHITE VINYL FENCE	---	TO BE ABANDONED

SPECIMEN TREE TABLE					
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS	STATUS
1	WHITE OAK	48"	69'		TO REMAIN
2	WHITE OAK	39"	56	HEAVILY PRUNED	TO REMAIN
3	WHITE OAK	37.5"	56.25	LIGHTLY PRUNED	TO REMAIN
4	WHITE OAK	38.5"	57.75	OFF-SITE	TO REMAIN
5	WHITE OAK	33.5"	50.25	OFF-SITE	TO REMAIN
6	WHITE OAK	39"	58.5		TO REMAIN
7	WHITE OAK	39"	58.5	LANDSCAPE LIGHTING IN TREE	TO REMAIN
8	PIGNUT HICKORY	31.5"	47.25	LANDSCAPE LIGHTING IN TREE	TO REMAIN
9	WHITE OAK	40"	60'		TO REMAIN

DESIGN BY: SJT  
DRAWN BY: AF/SJT  
CHECKED BY:

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
BELLICOTT CITY, MARYLAND 21142  
(410) 461-2999

NO.	REVISION	DATE

**PROFESSIONAL CERTIFICATION**  
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. 38836, EXPIRATION DATE: 01/12/2016.

*Andrew J. J. [Signature]*  
DATE: 7/27/2015

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.

*Beatrice Daine [Signature]*  
DATE: 7/27/2015  
COUNTY HEALTH OFFICER

**OWNERS**  
HOMEWOOD PROPERTIES, LLC  
14290 TRIADELPHIA ROAD  
GLENELG, MD 21737  
(410) 499-5600

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Valaris [Signature]*  
Director - Department of Planning and Zoning  
DATE: 8-5-15

*Jeff [Signature]*  
Chief, Division of Land Development  
DATE: 8/15/15

*Jeff [Signature]*  
Chief, Development Engineering Division  
DATE: 8/15/15

PROJECT	SECTION/AREA	PARCEL NO.
HOMEWOOD INTERIORS, PARCEL 'A'	N/A	135

PLAT REF.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23287	18	RC-DEO	21	FOURTH	604002

**SITE DEVELOPMENT PLAN**

**HOMEWOOD PROPERTIES, PARCEL A**  
14290 TRIADELPHIA ROAD  
ZONED RC-DEO  
TAX MAP No. 21 GRID No. 18 PARCEL No. 135  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2015  
SHEET 2 OF 5

SDP-15-010



**NOTES**

1. SINCE THIS IS AN ALREADY BUILT SITE, THE LIMIT OF DISTURBANCE IS BEING UTILIZED AS THE NET TRACT AREA TO DETERMINE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.100 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF AFForestation IN THE AMOUNT OF \$3,724.50 (AS 2.4 SQ. FT. x \$924.50/AC) FOR 0.09 ACRES (AS 2.4 SQ. FT. OF AFForestation).
2. FOREST CONSERVATION CALCULATION FOR THE PROPOSED IMPROVEMENTS HAS BEEN CALCULATED IN ACCORDANCE WITH DEP POLICY MEMO DATED 9/15/06. THE PROPOSED LIMIT OF DISTURBANCE IS LESS THAN 40,000 AND THE APPLICANT HAS ELECTED TO BASE THE FOREST CONSERVATION CALCULATIONS ON THE LOD IN ACCORDANCE WITH THE POLICY. FUTURE DEVELOPMENT OF THIS SITE EITHER THROUGH A SERIES OF SITE DEVELOPMENT PLANS OR RESUBDIVISIONS TO THESE PLANS, THE LOD RELATIVE TO THE 40,000 SQUARE FOOT THRESHOLD WILL BE TRACKED CUMULATIVELY. ONCE THE CUMULATIVE LOD EQUALS OR EXCEEDS 40,000 SQUARE FEET IN AREA, THE ENTIRETY OF THE SITE (LESS ANY APPLICABLE DEDUCTIONS SUCH AS 100-YEAR FLOODPLAIN) MUST BE USED AS THE NET TRACT AREA (NTA).
3. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE EXISTING STRUCTURE IS TO REMAIN AND ONLY A PARKING AREA / ACCESS DRIVE IS BEING CREATED, ONLY LANDSCAPING TO BUFFER THE PARKING AREA HAS BEEN PROVIDED. FINANCIAL SURETY IN THE AMOUNT OF \$2,790 FOR 3 SHADE TREES, 3 EVERGREENS, AND 48 SHRUBS WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
4. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTS 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 APPROVED 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 REMOVALS ARE MADE TO APPLICABLE PLANS AND SPECIFICATIONS.
5. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DESIGNATED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND SUPPORTS, 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.
6. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN. HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
7. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	10 SPACES
NUMBER OF TREES REQUIRED	1 SHADE TREE
NUMBER OF TREES PROVIDED	0
SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	2 EX. SHADE TREES

**Developer's/Builder's Certificate**  
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of notice of landscape installation accompanied by an enclosed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Shawn D. [Signature]*  
Developer/Builder  
3-13-15  
Date

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.

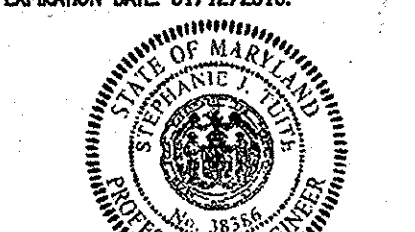
COUNTY HEALTH OFFICER

DESIGN BY: SJT  
DRAWN BY: AF/SJT  
CHECKED BY:

**FISHER, COLLINS & CARTER, INC.**  
Civil Engineering Consultants & Land Surveyors  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
ELKS GROVE, MARYLAND 21142  
(410) 461-2699

NO.	REVISION	DATE

**PROFESSIONAL CERTIFICATION**  
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. 38806, EXPIRATION DATE: 01/12/2016.



*Stephen Tute*  
Signature of Engineer  
3-13-15  
Date

**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 Soil Conservation District.

*Stephen Tute*  
Signature of Engineer  
3/13/15  
Date

**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 Soil Conservation District.

*Shawn D. [Signature]*  
Signature of Developer  
3-13-15  
Date

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.

*John P. Robertson*  
County Health Officer  
3/17/15  
Date

**OWNERS**  
HOMEWOOD PROPERTIES, LLC  
14290 TRIADDELPHIA ROAD  
GLENELG, MD 21737  
(410) 469-5600

*John P. Robertson*  
County Health Officer  
7/27/2015  
DATE

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
○	EXISTING TREE	---	PROPOSED PAVING
○	BORING (PERC) TEST HOLE	---	TREE PROTECTION
○	NON-ROOFTOP DISCONNECTION (N-2)	---	SILT FENCE
○	EXISTING LANDSCAPING	---	EROSION CONTROL MATING
△	LOW VOLTAGE OUTDOOR LED LANDSCAPE LIGHTING FIXTURE	---	SUPER SILT FENCE
△	LOW VOLTAGE LED MOON LIGHTING FIXTURE	---	STABILIZES CONSTRUCTION ENTRANCE
△	EXISTING GRAVEL STONES	---	EXISTING GRAVEL DRIVE MARKERS
△	EXISTING GRAVEL DRIVE TO BE REMOVED	---	EXISTING GRAVEL DRIVE TO REMAIN
X	EXISTING WHITE VINYL FENCE	TBA	TO BE ABANDONED

NOTE: STABILIZED CONSTRUCTION ENTRANCE TO BE PROVIDED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

SCHEDULE A - PERIMETER LANDSCAPE EDGE							
PERIMETER	1A	1B	2A	2B	3A	4	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A (EX. BLDG)	N/A (ADJ. CEMETERY)	E	B	E	N/A (EX. BLDG)	N/A (EX. BLDG)
LINEAR FEET OF PERIMETER	575 L.F.	197 L.F.	112 L.F.	98 L.F.	120 L.F.	112 L.F.	170 L.F.
CREDIT FOR EXISTING VEGETATION LINEAR FEET (LF) OF CREDIT REMAINING PERIMETER (LF)	N/A	0	0	0	0	0	N/A
NUMBER OF PLANTS REQUIRED	0	0	3/0/28 (112/40 = 2.8 OR 3)	2/3/0 (98/40 = 2.5 OR 3)	3/0/30 (120/40 = 3)	0	0
EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	0	0	11	15	9	0	35
CREDIT FOR EXISTING VEGETATION SHADE TREES EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	0	0	1	1	1	0	3
NUMBER OF PLANTS PROVIDED	0	0	2	3	0	0	5
SHADE TREES EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	0	0	2	3	0	0	5
	0	0	28	20	0	0	48

CREDIT FOR EXISTING TREES: PERIMETER 2A - CREDIT IS TAKEN FOR AN EXISTING 26' TULIP POPLAR; PERIMETER 2B - CREDIT IS BEING TAKEN FOR ONE EXISTING 18.5' WILLOW OAK; PERIMETER 3A - CREDIT IS BEING TAKEN FOR 2 EXISTING APPLE TREES IN PLACE OF 10 REQUIRED SHRUBS AND CREDIT FOR 4 EXISTING APPLE TREES TO BE SUBSTITUTED FOR 2 REQUIRED SHADE TREES.

LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
2	○	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5'-3' CAL. FULL CROWN, B&B	
1	○	TILIA CODATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5'-3' CAL. FULL CROWN, B&B	
3	○	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5'-7' HT. B&B	
16	○	ABELIA x GRANDIFLORA (GLOSSY ABELIA)	2.5'-3' HT. CONT.	
32	○	ILEX x CRENATA 'COMPACTA' (COMPACT JAPANESE HOLLY)	2.5'-3' HT. CONT.	

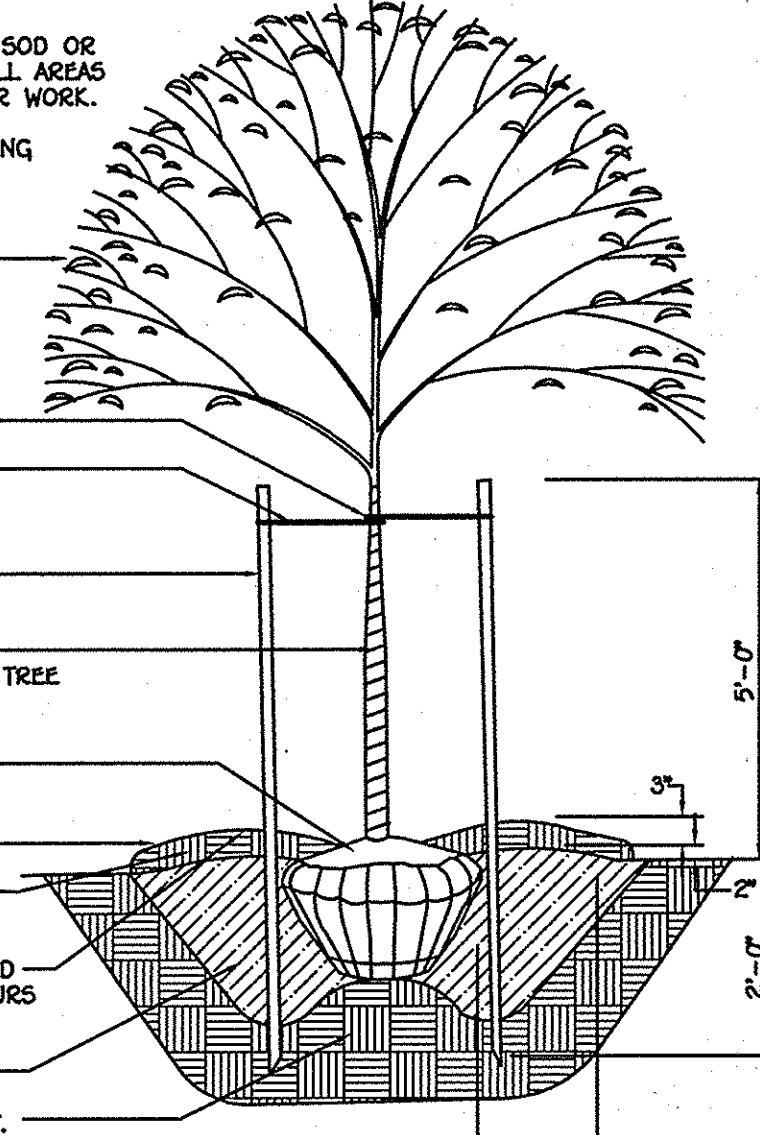
TOTAL: 3 SHADE TREES, 5 EVERGREENS, & 48 SHRUBS

**SEPTIC SYSTEM ELEVATIONS**  
FTE 598.60  
INV. OUT OF BLDG = 593.5

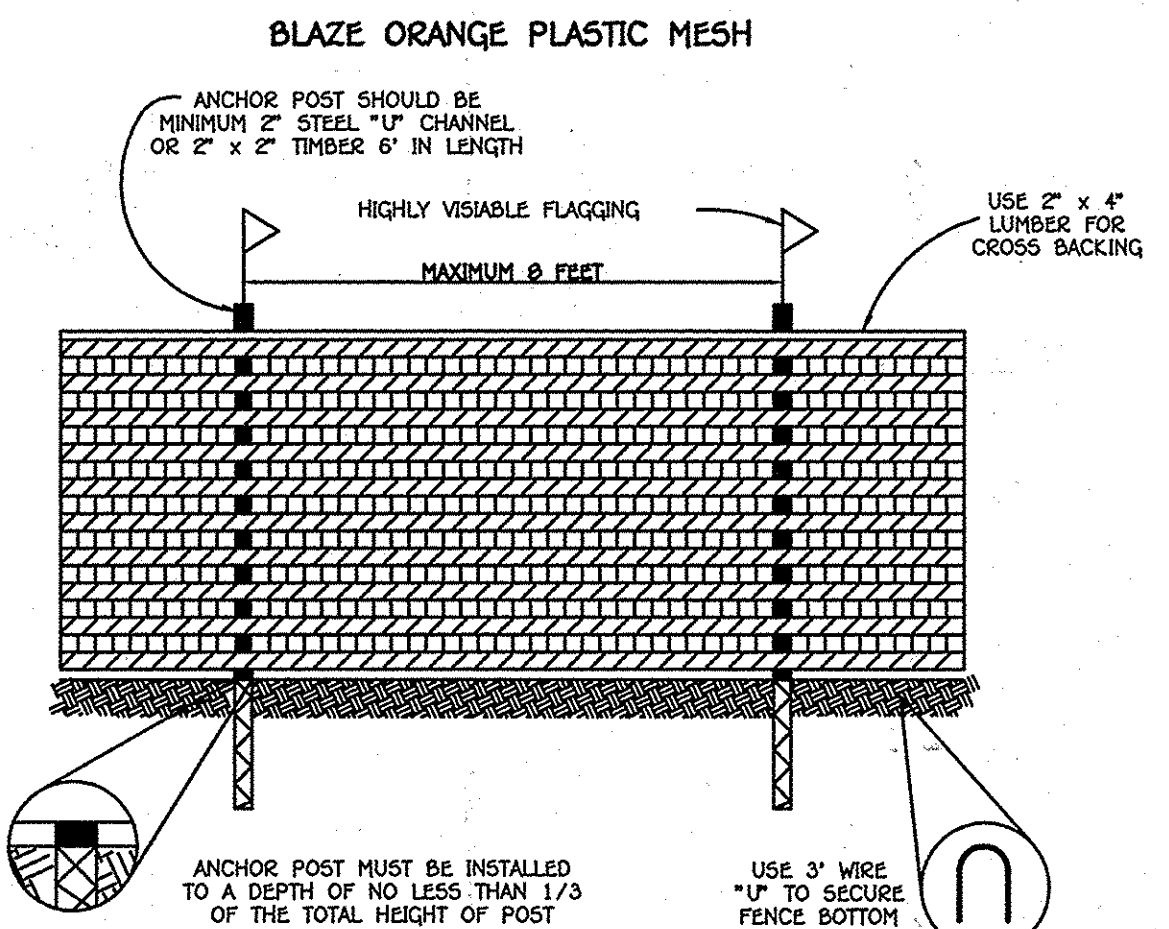
**SEPTIC SYSTEM DESIGN**  
LOADING RATE = 300 GPD (0.09 GPD PER SQ.FT. FOR 3,203 SQ.FT. = 289 GPD)  
APPLICATION RATE = 0.8  
EFFECTIVE SIDEWALL BEGINS AT 4 FEET  
TRENCH DEPTH = 8 FEET  
TRENCH WIDTH (W) = 3 FEET  
EFFECTIVE DEPTH (D) = 4 FEET  
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = 0.41  
(W+2) / (W+1+2D) = (3+2) / (3+1+2(4))  
MINIMUM TRENCH LENGTH = 51 FEET  
(300 / 0.8 = 375 SQ.FT.) X 0.41 / 3 FT  
TRENCH LENGTH PROPOSED = 82 FEET  
TRENCH SPACING = 11 FEET  
TRENCH INVERT = 4 FEET  
INITIAL TRENCH 1 INVERT = 593.0  
INITIAL TRENCH 2 INVERT = 591.5  
REPLACEMENT TRENCH 1 INVERT = 591.0  
REPLACEMENT TRENCH 2 INVERT = 590.2

NOTE: CONTRACTOR TO REGRADE, 500 OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.  
SPRAY WITH MILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE.  
2 PIECES OF REINFORCED RUBBER HOSE  
DOUBLE #12 GALVANIZED WIRE GUYTS TWISTED  
3'-2" X 2" OAK STAKES - NOTCH STAKES TO HOLD WIRE  
WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)  
REMOVE ANY COVERING FROM TOP OF ROOT CROWN  
3" MULCH  
MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN  
CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS  
TOP SOIL MIXTURE  
CONVEX BOTTOM 6" MIN. HT.

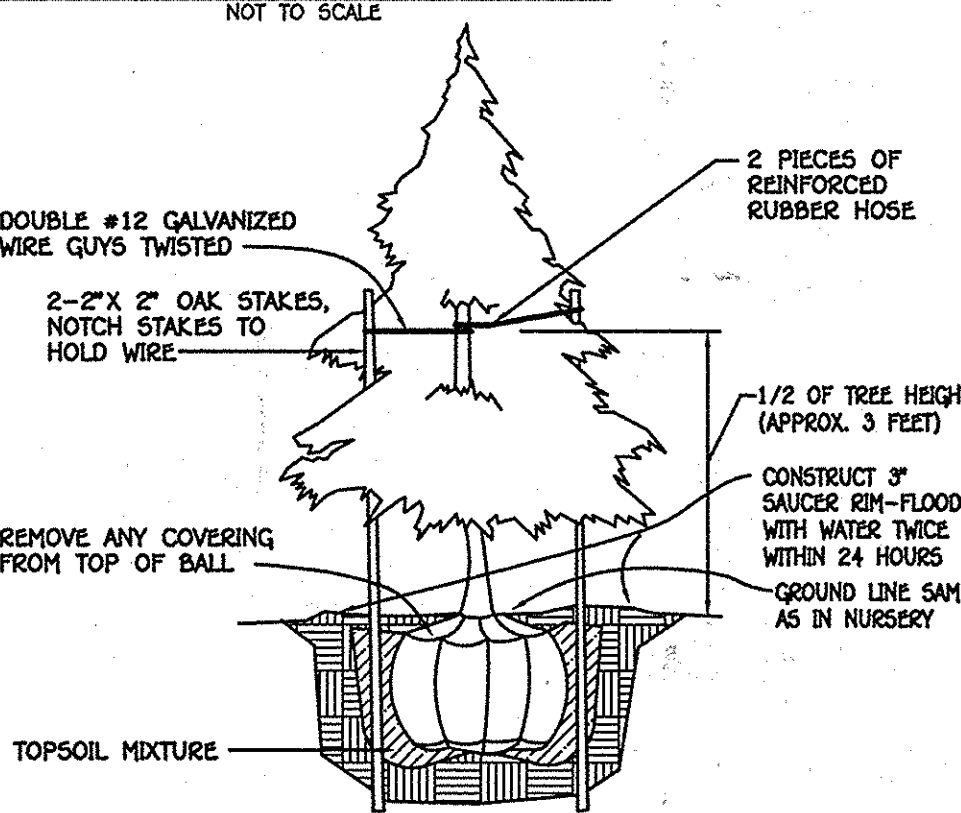


**TREE PLANTING DETAIL**

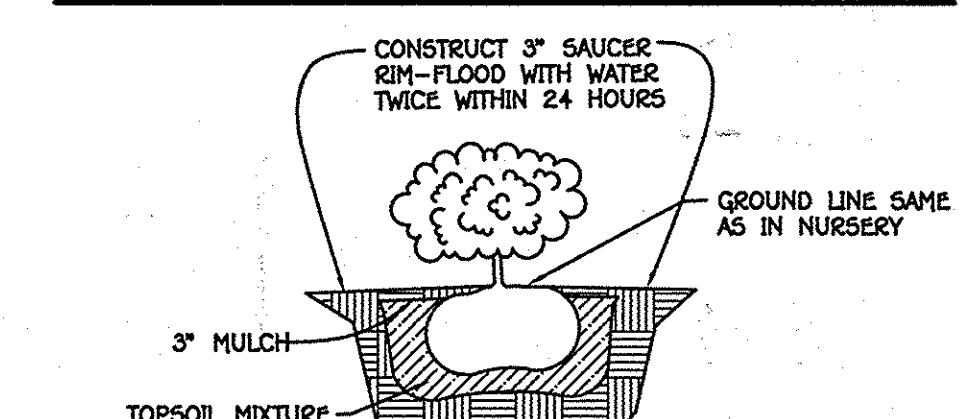


- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. ROOT DAMAGE SHOULD BE AVOIDED.
  5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
  6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

**TREE PROTECTION DETAIL**



**EVERGREEN PLANTING DETAIL**



**SHRUB PLANTING DETAIL**

NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*M. [Signature]*  
Director - Department of Planning and Zoning  
3-10-15  
Date

*[Signature]*  
Chief, Division of Land Development  
3-5-15  
Date

PROJECT	SECTION/AREA	PARCEL NO.
HOMEWOOD INTERIORS, PARCELS A'	N/A	135
PLAT REF. 23287	BLOCK NO. 18	ZONE RC-DEO
TAX/ZONE 21	ELEC. DIST. FOURTH	CENSUS TR. 604002

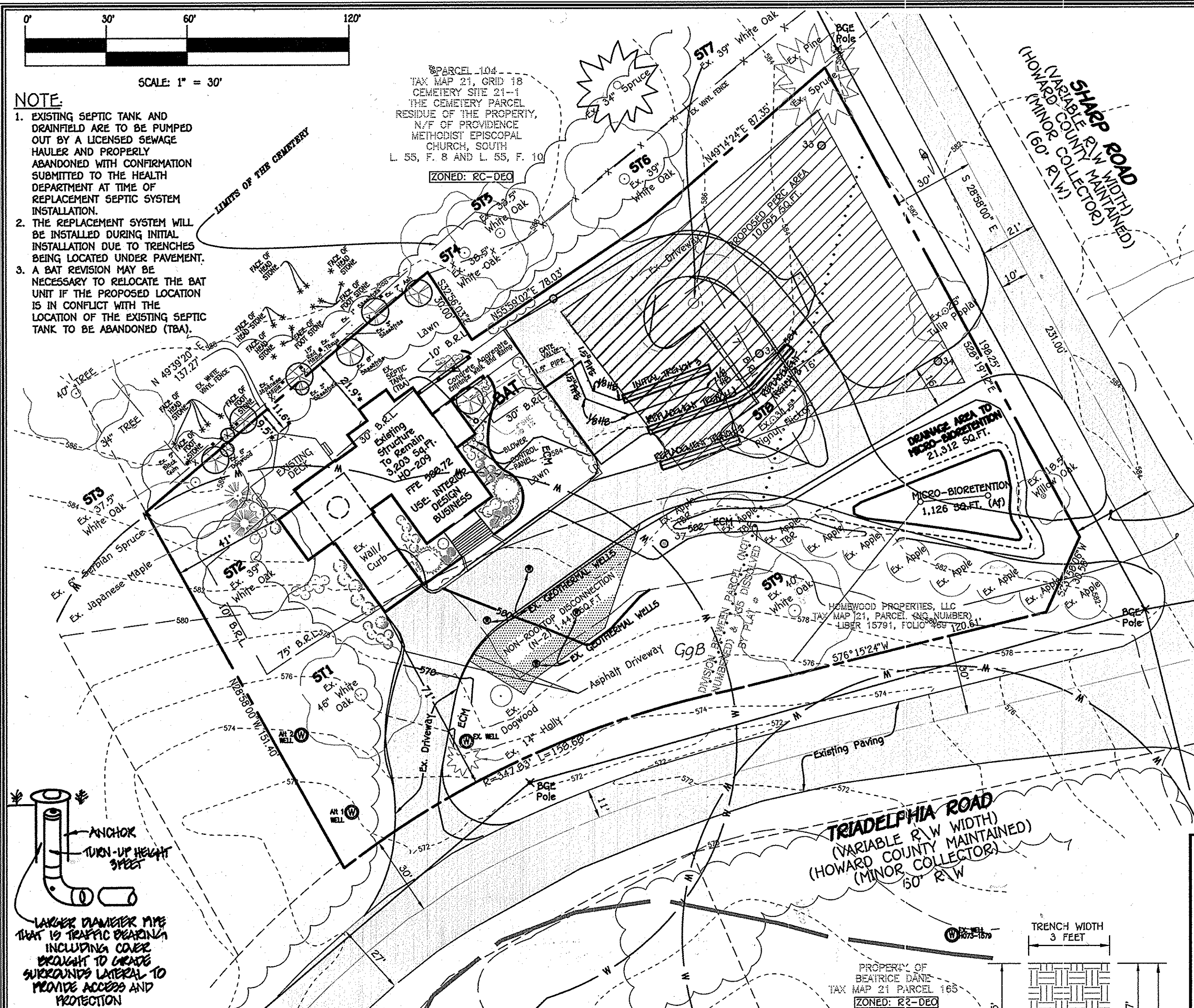
**LANDSCAPE & SEDIMENT AND EROSION CONTROL PLAN**

**HOMEWOOD PROPERTIES, PARCEL A**  
14290 TRIADDELPHIA ROAD  
ZONED RC-DEO  
TAX MAP No. 21 GRID No. 18 PARCEL No. 135  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2015  
SHEET 3 OF 5



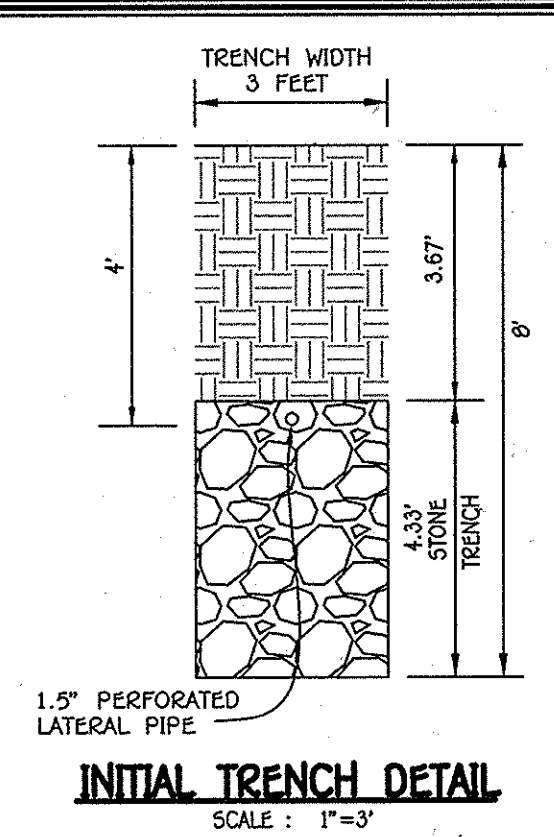






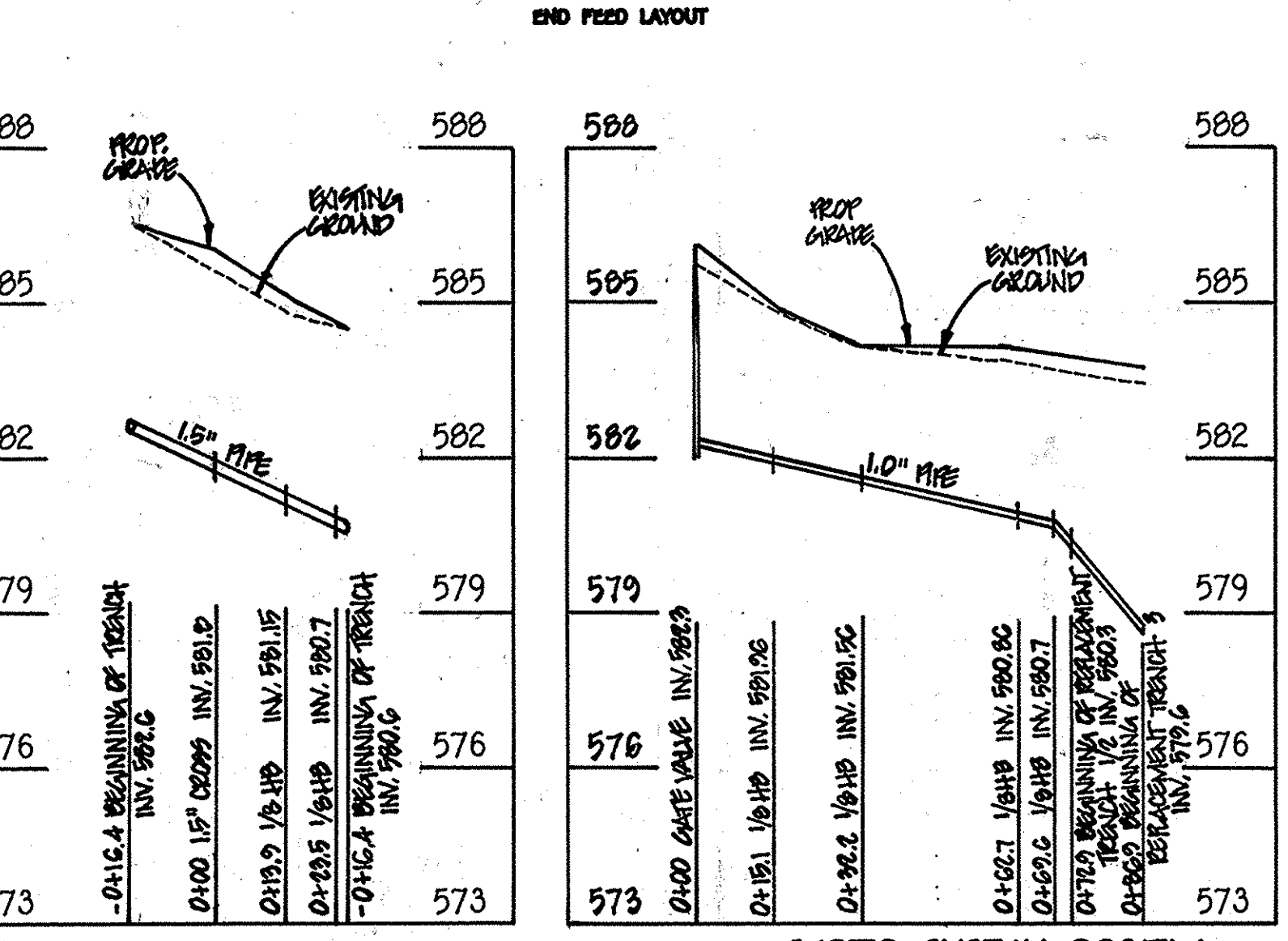
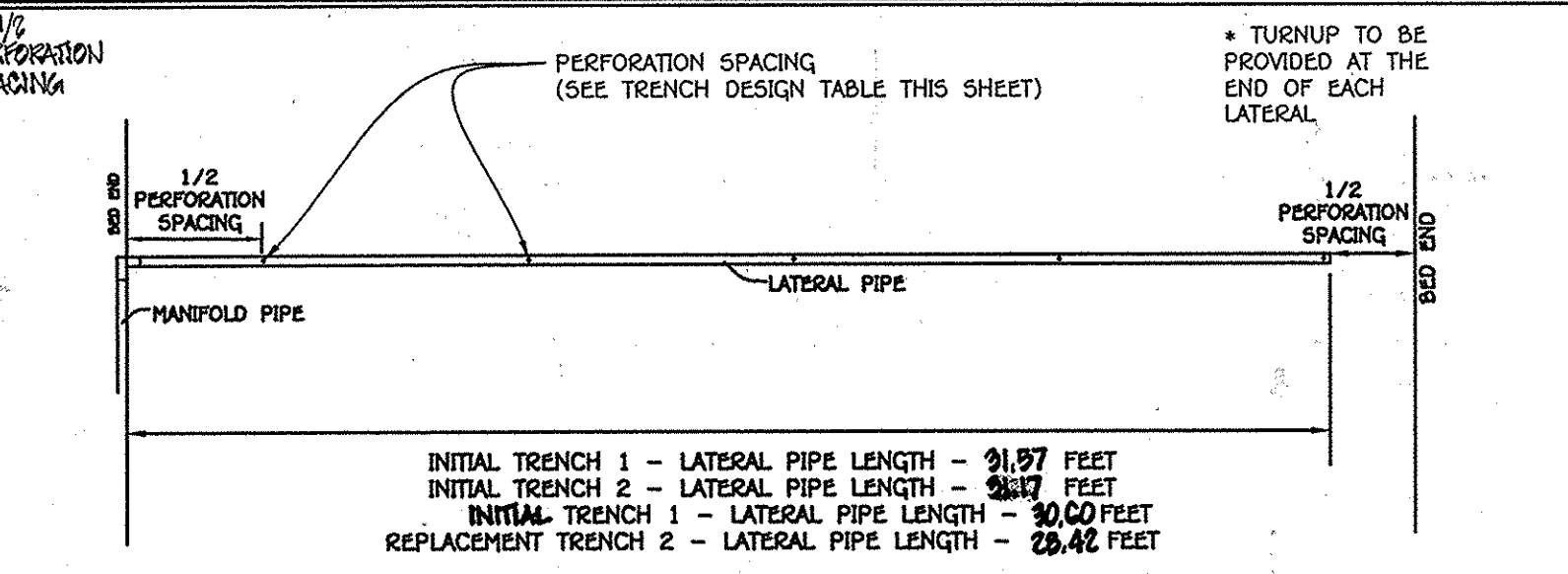
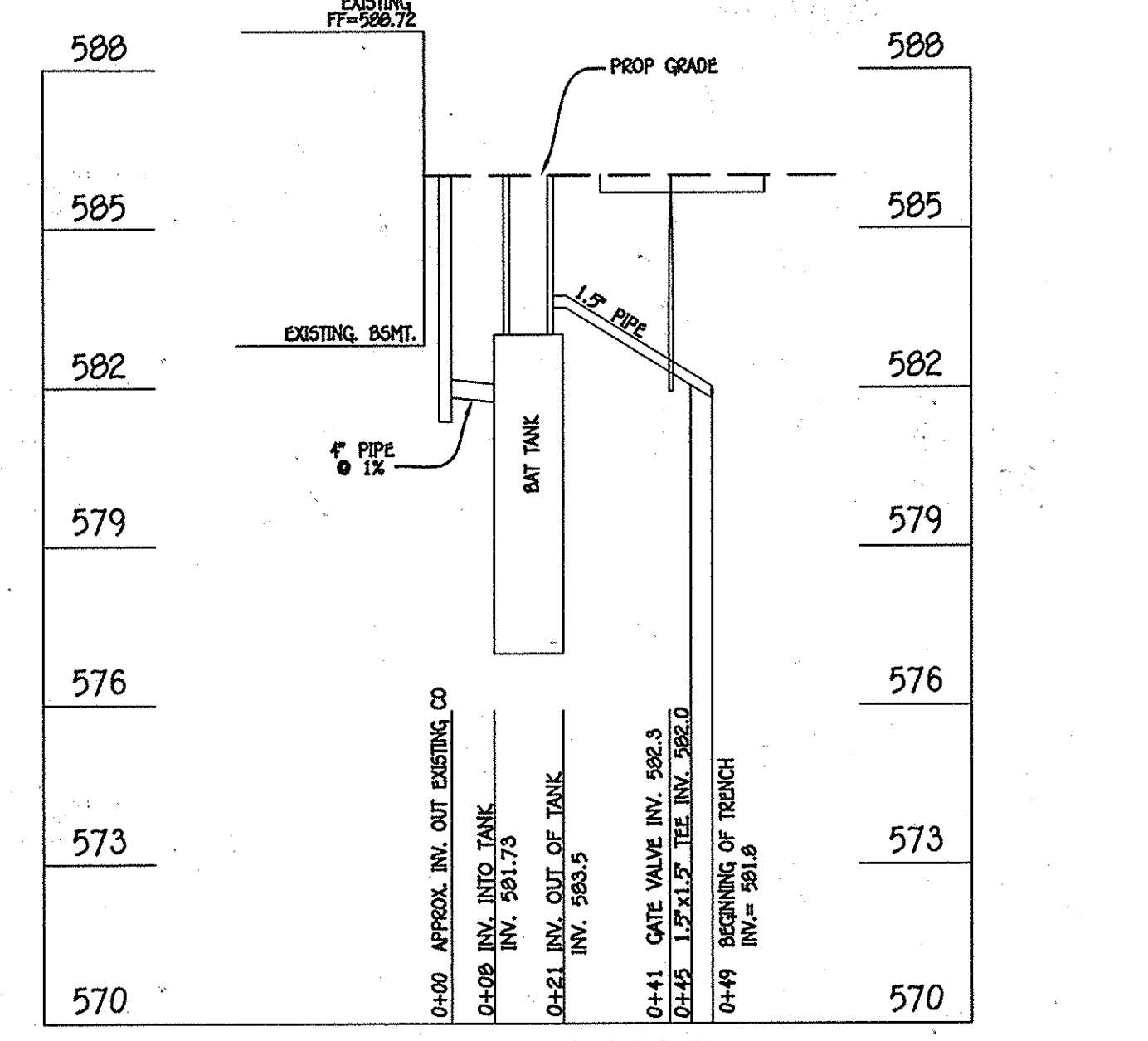
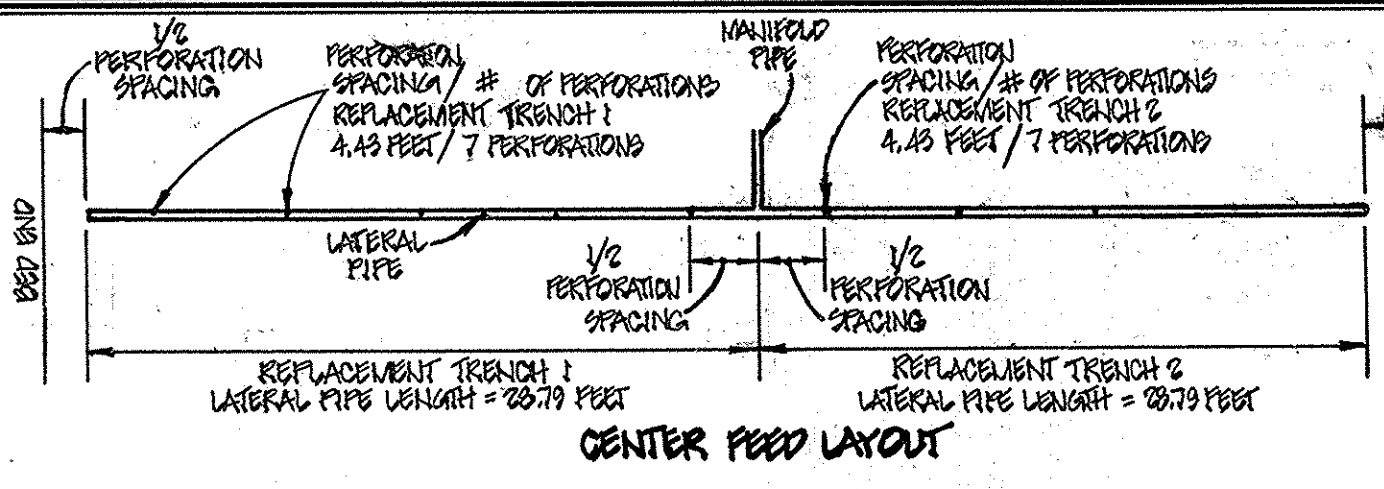
**NOTE**

- EXISTING SEPTIC TANK AND DRAINFIELD ARE TO BE PUMPED OUT BY A LICENSED SEWAGE HAULER AND PROPERLY ABANDONED WITH CONFIRMATION SUBMITTED TO THE HEALTH DEPARTMENT AT TIME OF REPLACEMENT SEPTIC SYSTEM INSTALLATION.
- THE REPLACEMENT SYSTEM WILL BE INSTALLED DURING INITIAL INSTALLATION DUE TO TRENCHES BEING LOCATED UNDER PAVEMENT.
- A BAT REVISION MAY BE NECESSARY TO RELOCATE THE BAT UNIT IF THE PROPOSED LOCATION IS IN CONFLICT WITH THE LOCATION OF THE EXISTING SEPTIC TANK TO BE ABANDONED (TBA).



NOTE: OBSERVATION PIPE MUST BE INSTALLED AT EACH END OF EACH TRENCH

Land Dedicated To Howard County For The Purpose Of A Public Road (0.29 Ac.)



**LOW PRESSURE DOSING SYSTEM (INITIAL SYSTEM)**

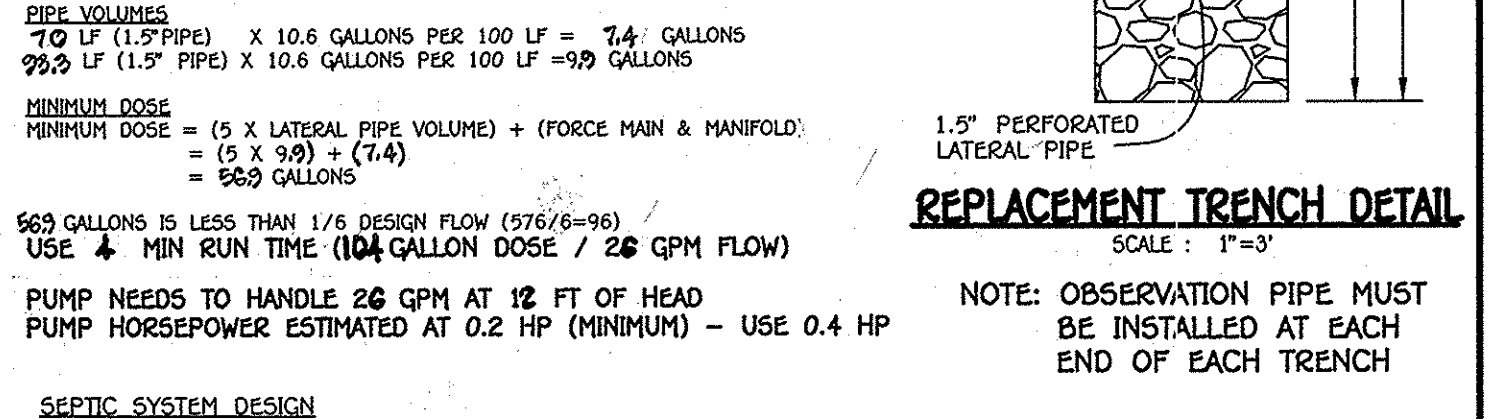
TRENCH	GROUND ELEV.	PIPE INVERT ELEV.	TRENCH LENGTH (FT)	LATERAL PIPE LENGTH (FT)	PERFORATION DIAMETER (IN)	HEAD LOSS (FT)	PERFORATION SPACING (FT)	NUMBER OF PERFORATIONS	TRENCH FLOW RATE (GPD)
INITIAL	586.8	581.8	34	21.57	1.4	3.8	4.82	7	2.9
REPLACEMENT	589.8	584.8	34	21.17	1.4	3.8	5.67	7	8.5
TOTAL	588.3	583.3	68	42.74	1.4	3.8	5.24	14	11.4

**LOW PRESSURE DOSING SYSTEM (REPLACEMENT TRENCHES)**

TRENCH	GROUND ELEV.	PIPE INVERT ELEV.	TRENCH LENGTH (FT)	LATERAL PIPE LENGTH (FT)	PERFORATION DIAMETER (IN)	HEAD LOSS (FT)	PERFORATION SPACING (FT)	NUMBER OF PERFORATIONS	TRENCH FLOW RATE (GPD)
REPLACEMENT	589.8	584.8	34	21.17	1.4	3.8	5.67	7	8.5
TOTAL	589.8	584.8	34	21.17	1.4	3.8	5.67	7	8.5

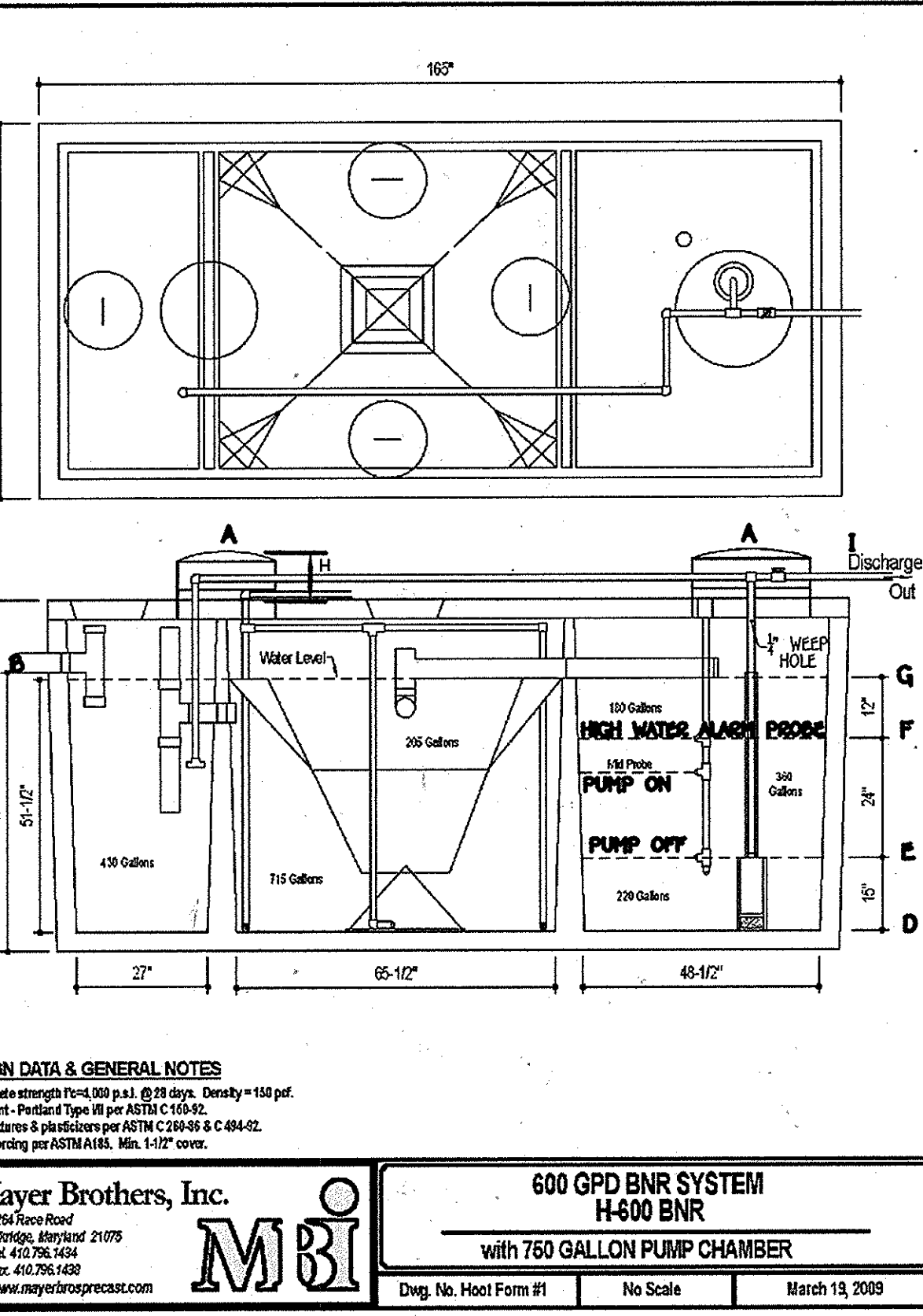
**TRENCH DESIGN**

TRENCH	GROUND ELEV.	TOP OF BLDG. SLAB	PIPE INVERT FROM GROUND	DEPTH OF STONE	DEPTH OF TRENCH	EFFECTIVE DEPTH AT BOTTOM	EFFECTIVE DEPTH (D)	WIDTH OF TRENCH (W)	TRENCH LENGTH (L)
INITIAL	586.8	582.5	580.5	3.67	4.33	578.8	4'	3.0'	11'
REPLACEMENT	589.8	585.5	583.2	3.67	4.33	579.8	4'	3.0'	11'
TOTAL	588.3	584.0	581.8	3.67	4.33	579.3	4'	3.0'	11'



**SEPTIC SYSTEM ELEVATIONS**

A = 586.00  
 B = 581.73 (INV. INTO TANK)  
 C = 576.90  
 D = 577.31  
 E = 578.56  
 F = 580.56  
 G = 581.56  
 H = 3.00' (7" MIN.)  
 I = 583.50 (INV. OUT OF TANK)



**ITT**

**GOULDS PUMPS Wastewater**

**APPLICATIONS**

- Specifically designed for the following uses:
  - Effluent systems
  - Homes
  - Farms
  - Heavy duty sump
  - Water transfer
  - De-watering

**PERFORMANCE RATINGS**

Total Head (ft. of water)	GPM	EP04	EP05
5	53	-	-
10	46	62	-
15	36	55	-
20	21	46	-
25	0	33	-
30	-	11	-

**COMPONENTS**

Item No.	Description
1	Impeller
2	Shaft
3	Pump Casing
4	Mechanical Seal
5	Ball Bearings
6	O-Rings
7	Power Cord
8	Oil Filled Motor
9	Motor Housing
10	Motor Assembly
11	Motor Cover

**DESIGN DATA & GENERAL NOTES**

- Concrete strength 3000 psi, 4" min. depth. Density = 150 pcf.
- Current: Federal Specification per ASTM C150-92.
- Reinforcement: 6 plastication per ASTM C 29.9-88 & C 484-82.
- Refractory per ASTM A118, No. 1-107 cover.

**MAYER BROTHERS, INC.**

**600 GPD BNR SYSTEM H-600 BNR**  
with 750 GALLON PUMP CHAMBER

Dwg. No. Hwt-Pump #1 No Scale March 13, 2009

DESIGN BY: SJT  
 DRAWN BY: AF/SJT  
 CHECKED BY:

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
 ELKTON, MD 21922  
 (410) 461-8999

**PROFESSIONAL CERTIFICATION**

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. 30006, EXPIRATION DATE: 01/12/2016.

*Andrzej J. Heflis*  
 PROFESSIONAL ENGINEER

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Robert M. Roseman*  
 COUNTY HEALTH OFFICER

DATE: 7/27/2015

**OWNERS**

HOMWOOD PROPERTIES, LLC  
 14290 TRIADDELPHIA ROAD  
 GLENELG, MD 21737  
 (410) 483-5600

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*William J. Pico*  
 Director - Department of Planning and Zoning

*John J. Pico*  
 Chief, Division of Land Development

*JP*  
 Chief, Development Engineering Division

**PROJECT**  
 HOMWOOD INTERIORS

**SECTION/AREA**  
 N/A

**PARCEL NO.**  
 135

**PLAT REF.**  
 -

**BLOCK NO.**  
 18

**ZONE**  
 RC-DEO

**TAX/ZONE**  
 21

**ELEC. DIST.**  
 FOURTH

**CENSUS TR.**  
 604002

**BAT SITE PLAN**

**HOMWOOD PROPERTIES, PARCEL A**

14290 TRIADDELPHIA ROAD  
 ZONED RC-DEO

TAX MAP No. 21 GRID No. 18 PARCEL No. 135  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2015  
 SHEET 5 OF 5

**SDP-15-010**