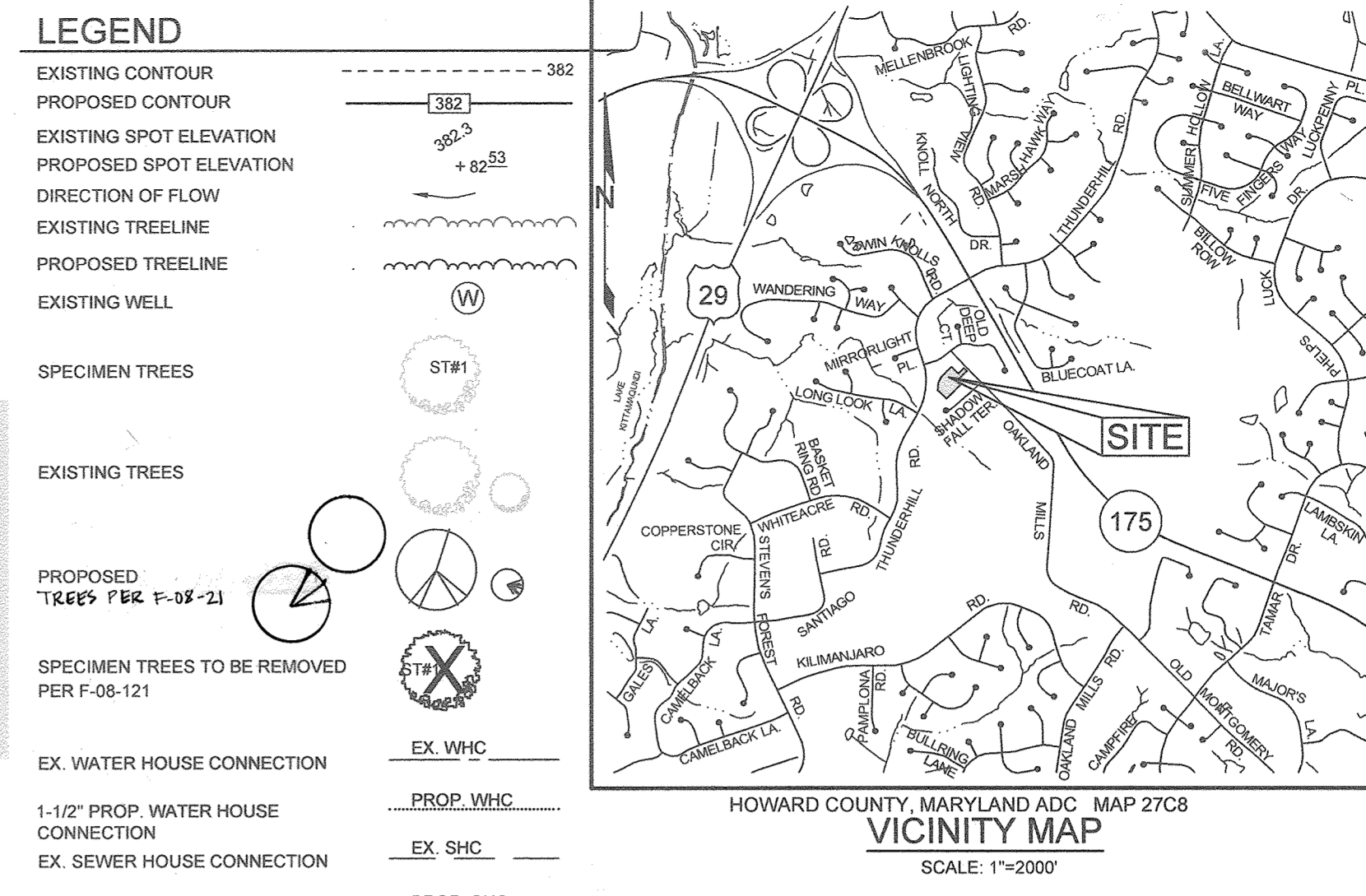


CLEAN-OUT CHART			
	INV. IN	INV. OUT	TOP ELEVATION
C/O 1	392.41	392.31	402.50
C/O 2	392.77	392.67	402.90
C/O 3	392.99	392.89	402.98
C/O 4	392.60	392.50	401.50

SITE ANALYSIS DATA CHART			
TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
1.3652 AC ±	1.3652 AC ±	1.1201 AC ±	R-12
PROPOSED USE RESIDENTIAL	FLOOR SPACE PER USE N/A	TOTAL UNITS ALLOWED N/A	TOTAL UNITS PROPOSED N/A
MAX. # EMPLOY/TENANTS N/A	PARKING SPACES REQ. 8	PARKING SPACES PROV. 12	HC SPACES PROVIDED N/A
OPEN SPACE REQUIRED N/A	OPEN SPACE PROVIDED N/A	REC. O.S. REQUIRED N/A	REC. O.S. PROVIDED N/A
BUILDING COVERAGE 5.073 SF ±	FLOOR AREA RATIO 8.5% ±	DPZ FILE REFERENCES F-08-121, F-86-25, F-90-133, SDP 94-74	



ADDRESS CHART	
LOT	STREET ADDRESS
5	5628 OAKLAND MILLS ROAD
7	5624 OAKLAND MILLS ROAD
8	5620 B OAKLAND MILLS ROAD
9	5626 A OAKLAND MILLS ROAD

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
30HA	596,030.633	1,357,989.542	387.040	ON THE MEDIAN AT THE INTERSECTION OF RT. 175 AND WEST OF THUNDER HILL RD.
389C	563,284.1031	1,359,585.7446	410.028	WEST BOUND OF RT. 175, APPROX. 1800' EAST OF THUNDER HILL RD.

SEWER HOUSE CONNECTION		
LOT NUMBER	EX. INVERT AT EXISTING BUILDING	INVERT AT PROP. BUILDING
5	392.31	392.93
6	392.89	393.95
7	392.50	392.90

PERMIT INFORMATION CHART						
SUBDIVISION NAME	SECTION	PARCEL #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
MILLS HAVEN	NA	2	R-12	36	6TH	6066.03

PAVING SECTIONS						
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <S> TO <T>	3 TO <S> TO <T>	3 TO <S> TO <T>	3 TO <S> TO <T>
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	N/A	N/A	N/A	N/A
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22 LEVEL 1 (ESAL)	2.0	2.0	2.0	2.5
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0

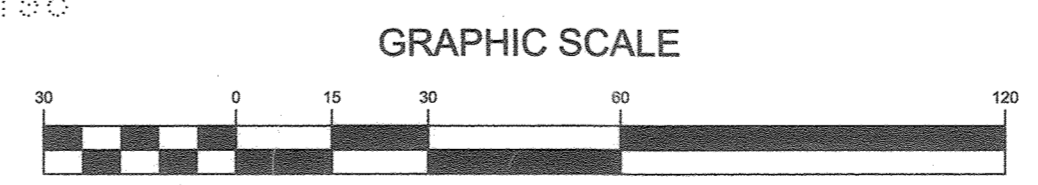
NOTES:
 1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
 2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 1.0 MM BASE (2" MIN TO 4" MAX), 1.2 MM SURFACE (1.5" MIN TO 3" MAX), AND 5.5 MM SURFACE (1.0" MIN TO 2.2" MAX).
 3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
 4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL CONSTRUCTION INSPECTION AND BOND REDUCTION.
 5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE SURFACE LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
 6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 12-10-15
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 12-14-15
 DIRECTOR
 DATE: 12-16-15

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE:

NO.	DESCRIPTION	DATE
4	ADD HOUSE TYPE AND BUILT CONDITIONS	08/17/2015
3	REMOVE LOT 6 AND ADD LOTS 8 & 9	02/27/2010
2	REVISE HOUSE GRADING, LOT 8 AND 9	
1	UPDATE TITLE OF SHEETS IN SET	11/30/10
2	REV. HOUSE & CONTOURS, LOT 8	11/30/10
1	UPDATE GENERIC DOK, GRADING, AND	4/16/10
1	UPDATE NUMBER OF SHEETS	

PLAN VIEW
 SCALE: 1"=30'



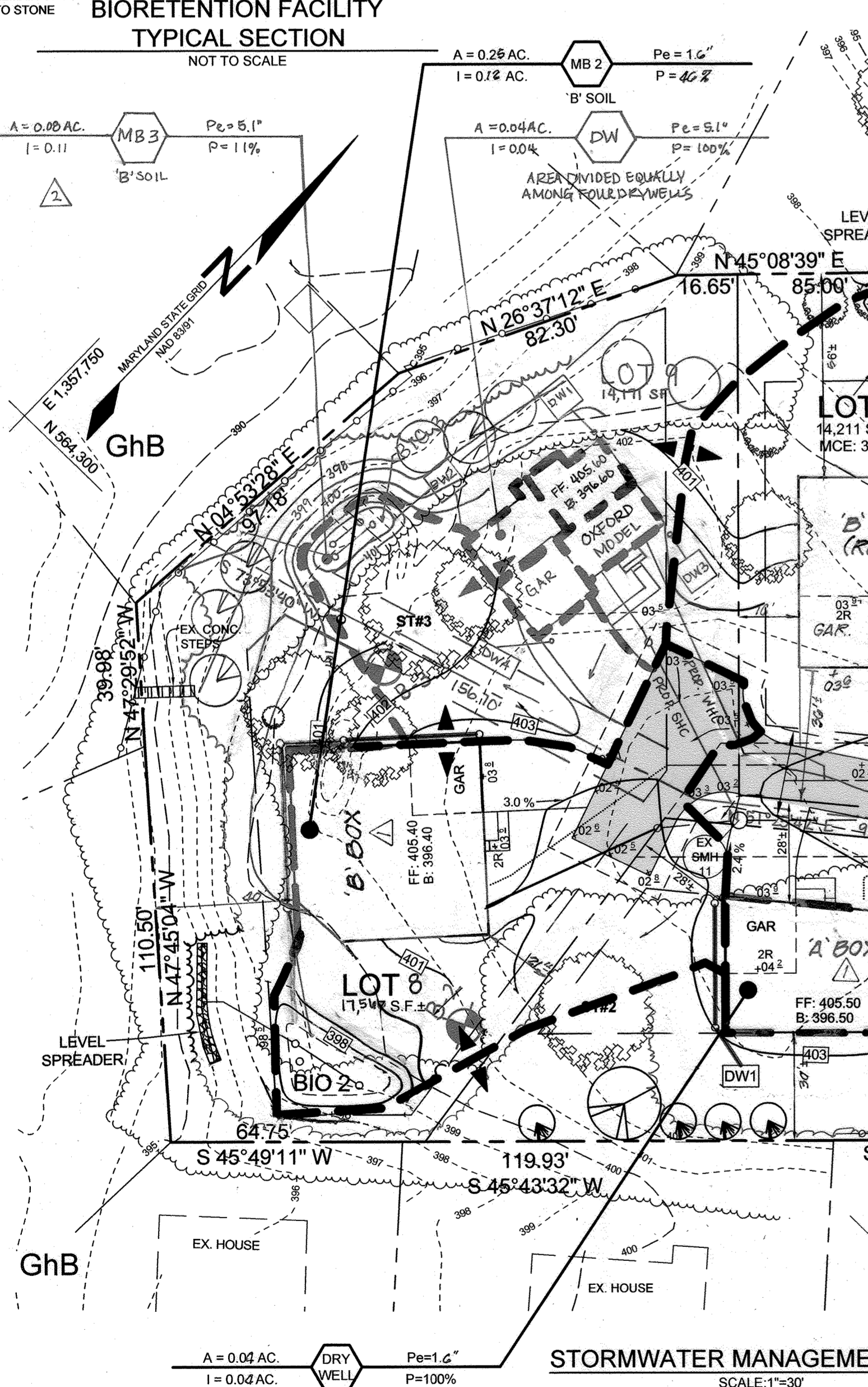
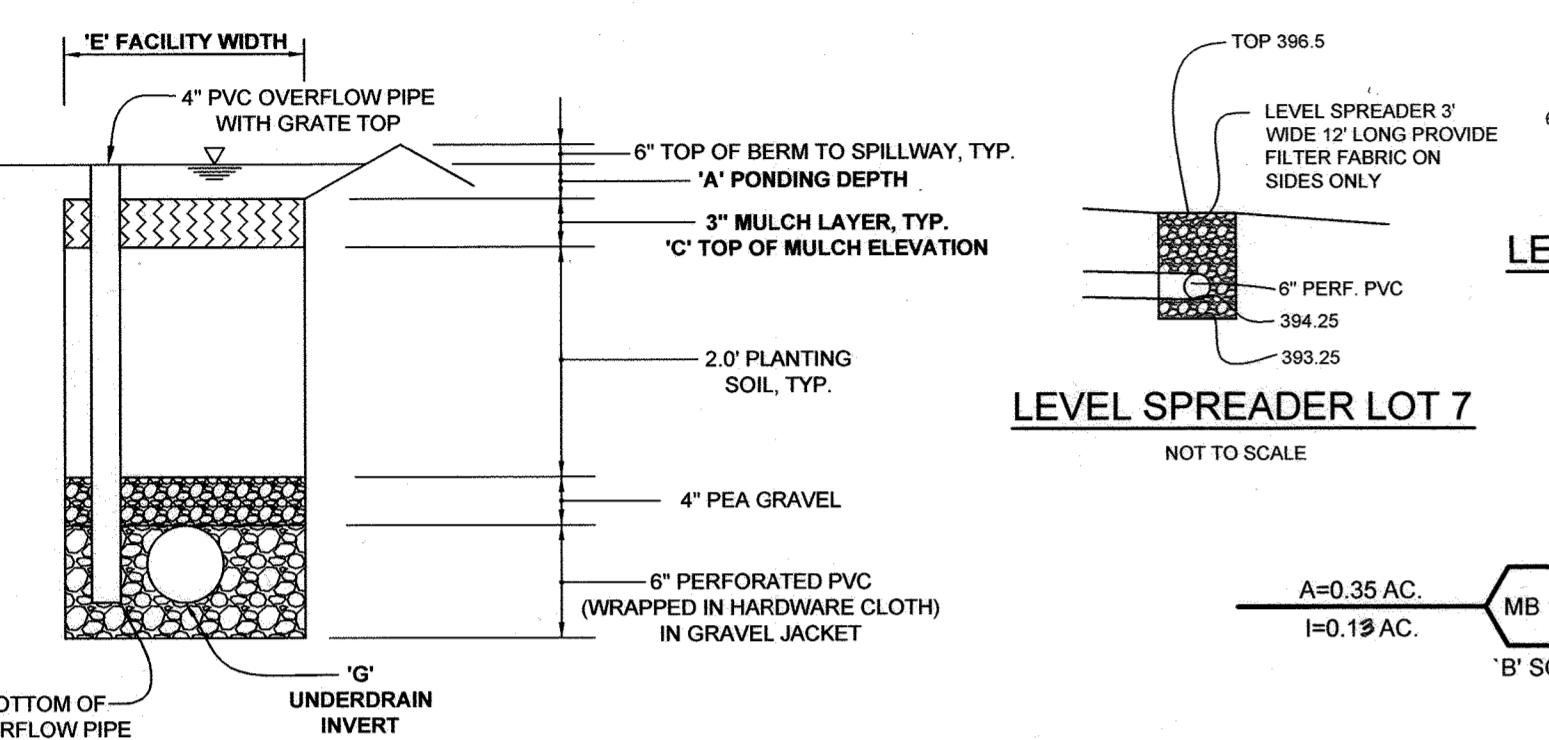
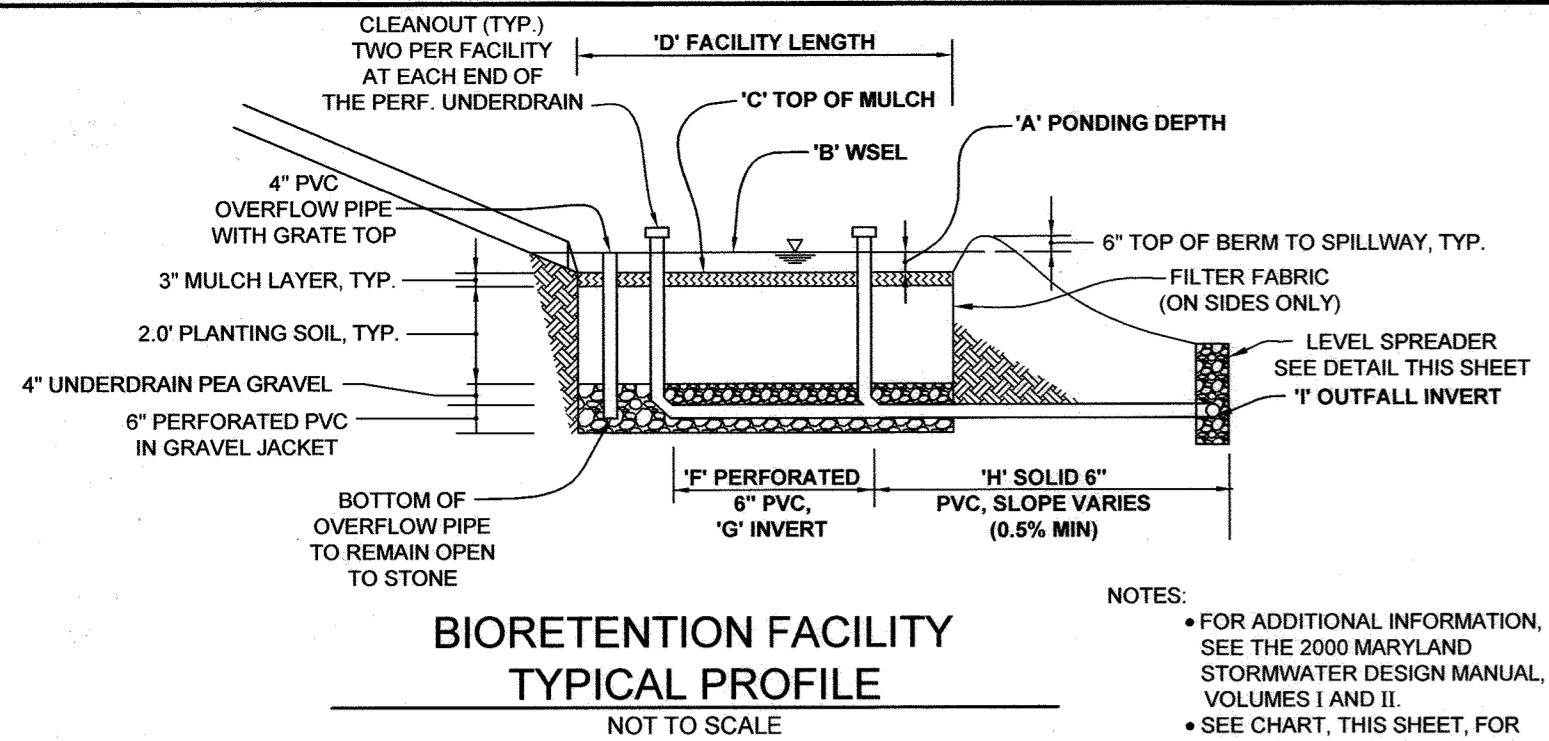
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT AND DEMOLITION PLAN
2	STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN
3	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
4	HOUSE MODEL TEMPLATES & DEMOLITION DETAILS

OWNER/DEVELOPER
 MICHAEL BALAKIRSKY
 11755 BRADDOCK WOOD
 CLARKSVILLE, MD 21029
 410.340.7823

SITE DEVELOPMENT AND DEMOLITION PLAN
 MILL HAVEN
 LOTS 5, 7, 8, 19
 A RE-SUBDIVISION OF LOT 2, MILL HAVEN
 TAX MAP 36 GRID 4
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PARCEL 2

DESIGN BY: PS
 DRAWN BY: KSZ
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: NOVEMBER 18, 2015
 PROJECT #: 15-014
 SHEET #: 1 of 4

SILL ENGINEERING GROUP, LLC
 11008 FREDERICK ROAD, 2ND FLOOR
 WOODBINE, MD 21797
 Phone: 410.325.5076
 Fax: 410.696.2022
 Email: info@silleng.com
 Civil Engineering for Land Development



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K' FACTOR
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEBB SOIL SURVEY SOILS MAP- GRID 14, SUBGRIDS 75 AND 96.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

BIORETENTION ELEVATIONS AND DIMENSIONS

DESCRIPTION	BIO 1	BIO 2	BIO 3
'A' PONDING DEPTH	1.0'	1.0'	1.00'
'B' WSEL	398	398	401.00'
'C' TOP OF MULCH	397	397	400.00'
'D' FACILITY LENGTH	53.2	30.8	21.0'
'E' FACILITY WIDTH	8.9'	15.8'	9.1'
'F' PERF. UNDERDRAIN DIMENSION	36.0'	21.0'	20.0'
'G' UNDERDRAIN INVERT	393.9	395.9	396.99'
'H' SOLID UNDERDRAIN DIMENSION	23.8'	28.0'	21.16'
'I' OUTFALL INVERT	394.25	394.5	394.44'

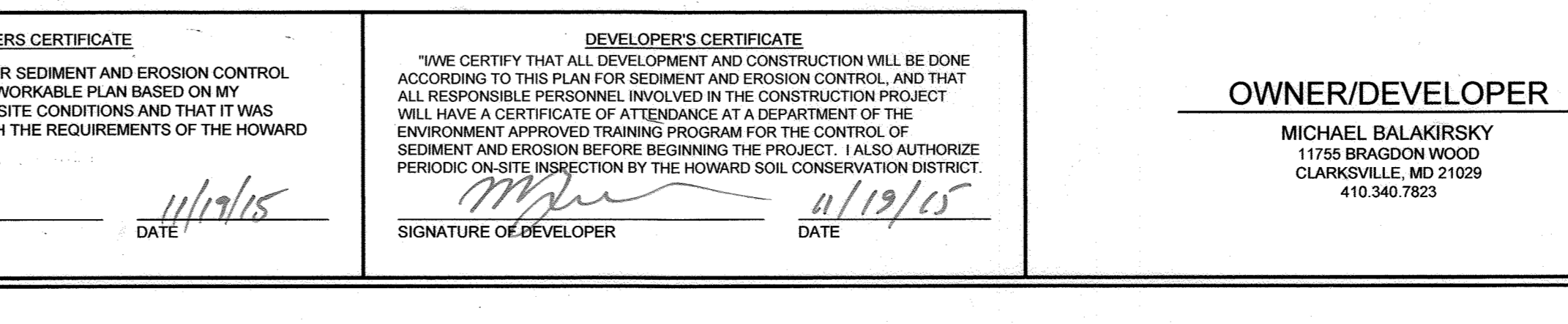
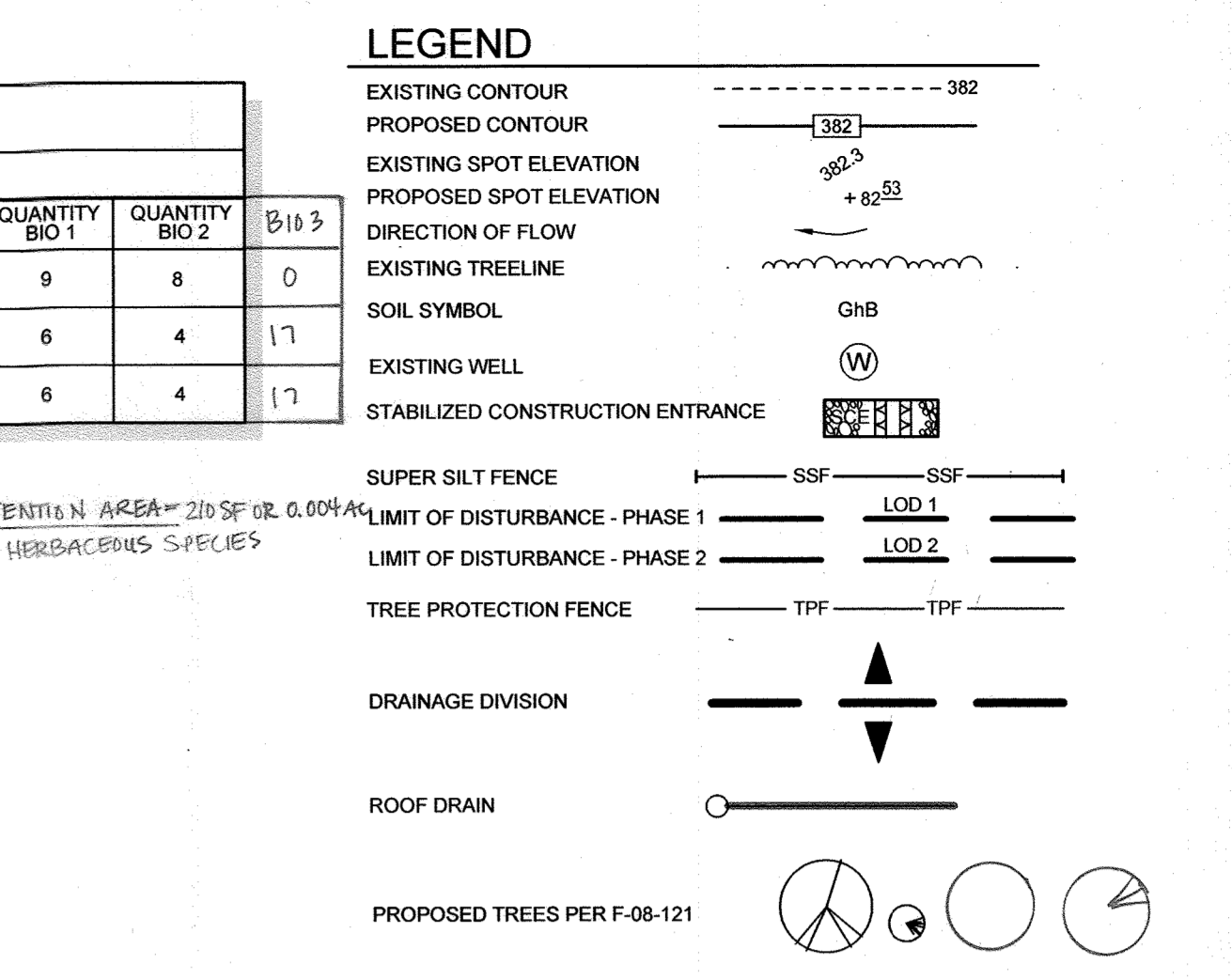
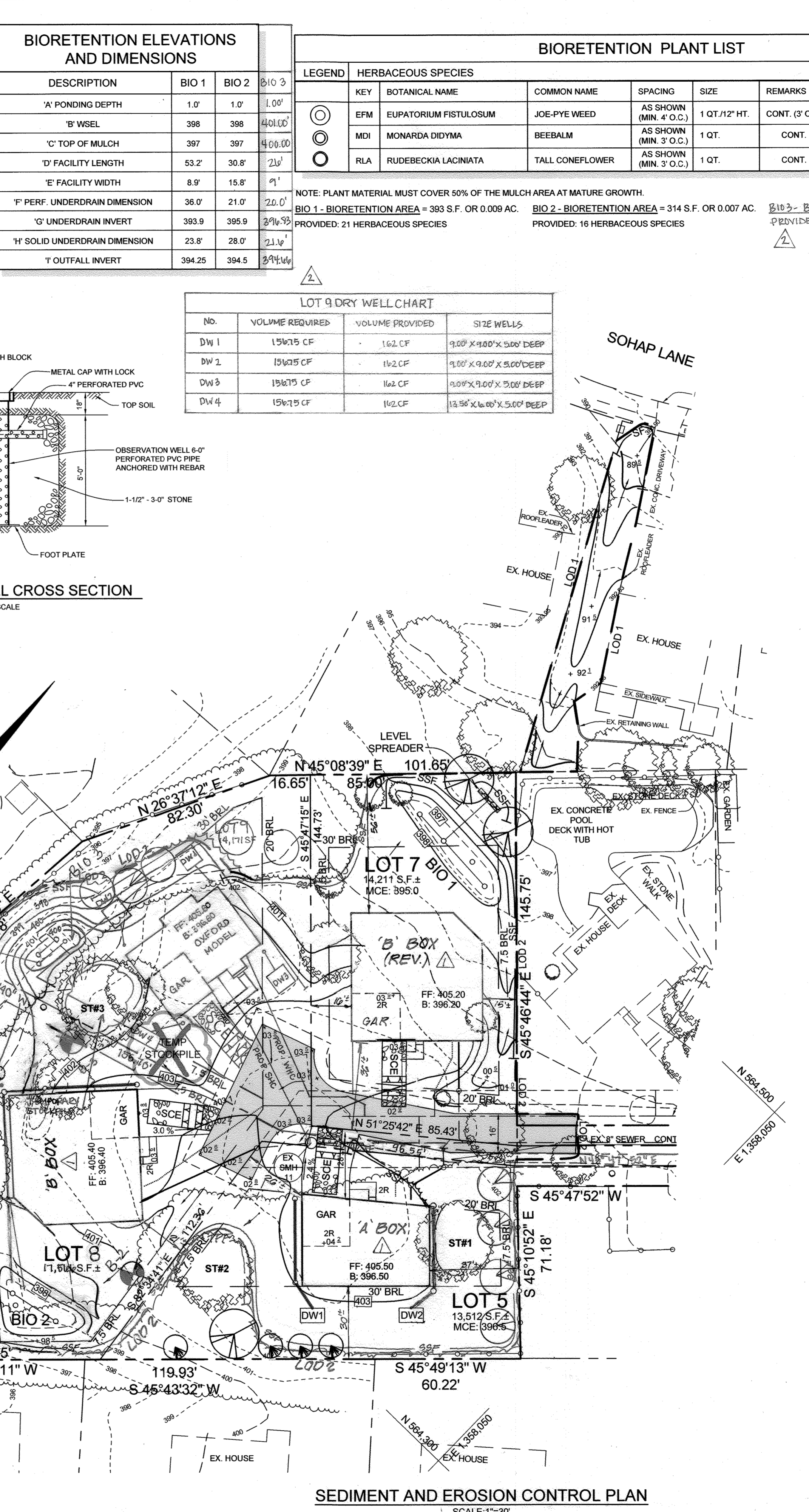
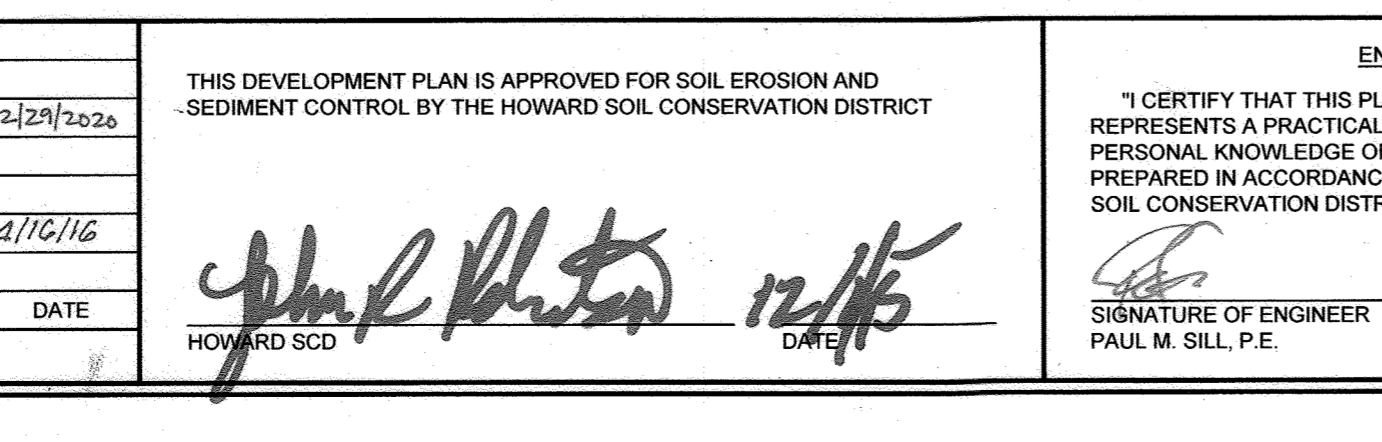
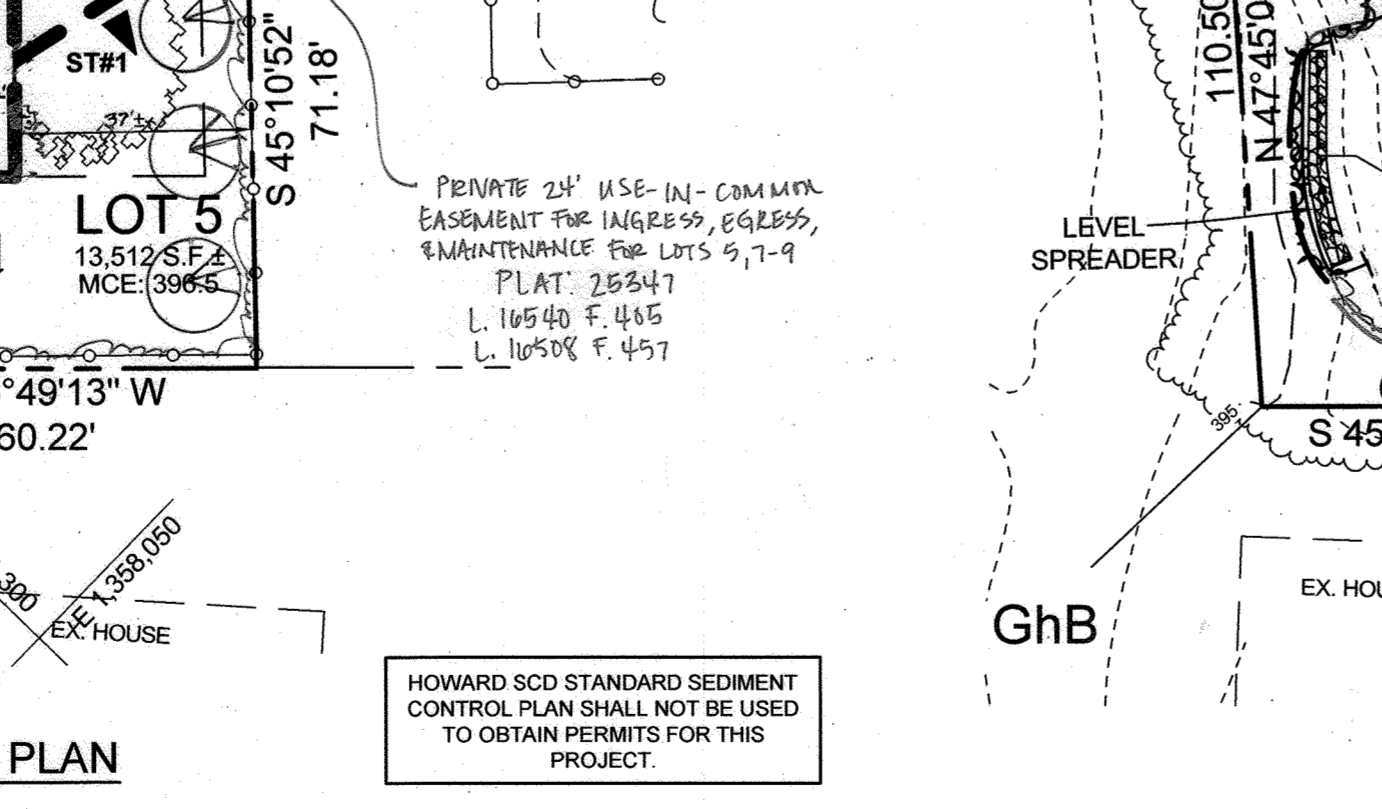
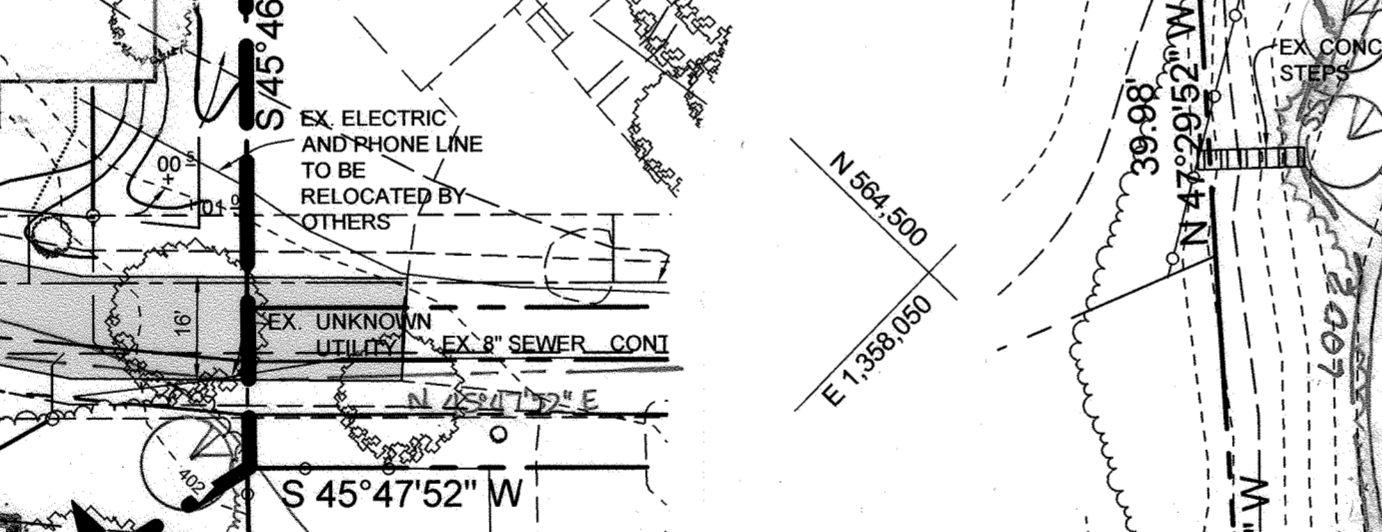
BIORETENTION PLANT LIST

LEGEND	HERBACEOUS SPECIES	COMMON NAME	SPACING	SIZE	REMARKS	QUANTITY BIO 1	QUANTITY BIO 2	BIO 3
○	EUPATORIUM FISTULOSUM	JOE-PYE WEED	AS SHOWN (MIN. 4" O.C.)	1 QT./12" HT.	CONT. (3" O.C.)	9	8	0
○	MONARDA DIDYMA	BEEBALM	AS SHOWN (MIN. 3" O.C.)	1 QT.	CONT.	6	4	17
○	RUDEBECKIA LACINIATA	TALL CONEFLOWER	AS SHOWN (MIN. 3" O.C.)	1 QT.	CONT.	6	4	17

NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.
 BIO 1 - BIORETENTION AREA = 393 S.F. OR 0.009 AC. PROVIDED: 21 HERBACEOUS SPECIES
 BIO 2 - BIORETENTION AREA = 314 S.F. OR 0.007 AC. PROVIDED: 16 HERBACEOUS SPECIES
 BIO 3 - BIORETENTION AREA = 219 S.F. OR 0.004 AC. PROVIDED: 54 HERBACEOUS SPECIES

LOT 9 DRY WELL CHART

NO.	VOLUME REQUIRED	VOLUME PROVIDED	SIZE WELLS
DW 1	15W75 CF	162 CF	9.00' X 9.00' X 5.00' DEEP
DW 2	15W75 CF	162 CF	9.00' X 9.00' X 5.00' DEEP
DW 3	15W75 CF	162 CF	9.00' X 9.00' X 5.00' DEEP
DW 4	15W75 CF	162 CF	13.50' X 16.00' X 5.00' DEEP



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

12-10-15
 12-14-15
 12-16-15

NO.	DESCRIPTION	DATE
2	REMOVE LOT 8 & ADD LOTS 5, 7, 8, 9	12/29/2020
1	REV. HOUSE & GRADING, LOT 5, 7, 8, 9	
	UPDATE TITLE OF SHEETS IN SET	
	UPDATE GENERIC BOX, GRADING, SEC. AND UPDATE SHEET NUMBERS	1/10/16

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

12/15

ENGINEER'S CERTIFICATE

11/19/15

DEVELOPER'S CERTIFICATE

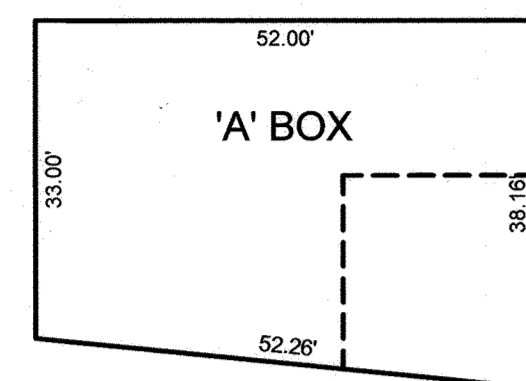
11/19/15

OWNER/DEVELOPER

MICHAEL BALAKIRSKY
 11755 BRADGON WOOD
 CLARKSVILLE, MD 21029
 410.340.7823

DESIGN BY: PS
 DRAWN BY: KSZ
 CHECKED BY: PS
 SCALE: 1" = 30'
 DATE: NOVEMBER 18, 2015
 PROJECT #: 15-014
 SHEET #: 2 of 4

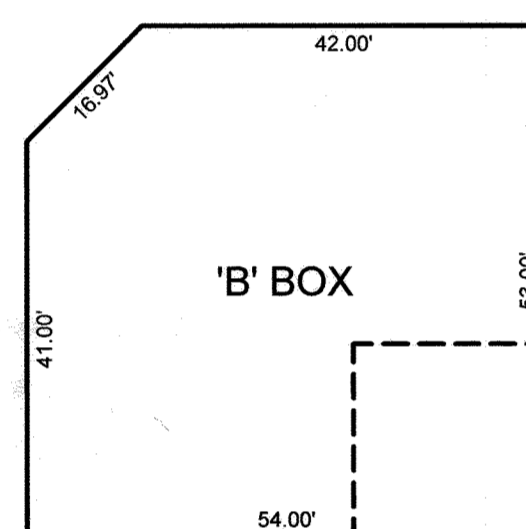
SILL ENGINEERING GROUP, LLC
 118005 FREDERICK ROAD, 2ND FLOOR
 WOODS GLEN, MD 21797
 Phone: 410.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development



GERMANTOWN
FRONT BAY WINDOW ONLY

NEWCASTLE
FRONT BAY WINDOWS ONLY
OVERHANG FIREPLACE ONLY

ST. JOHNS
OVERHANG FIREPLACE ONLY



GERMANTOWN
ALL OPTIONS AND ELEVATIONS

GEORGETOWN
ALL OPTIONS AND ELEVATIONS

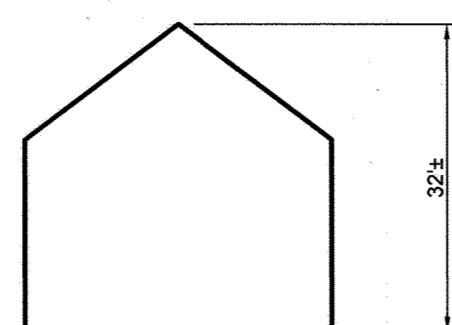
NEWCASTLE
ALL OPTIONS AND ELEVATIONS

OXFORD
ALL OPTIONS AND ELEVATIONS

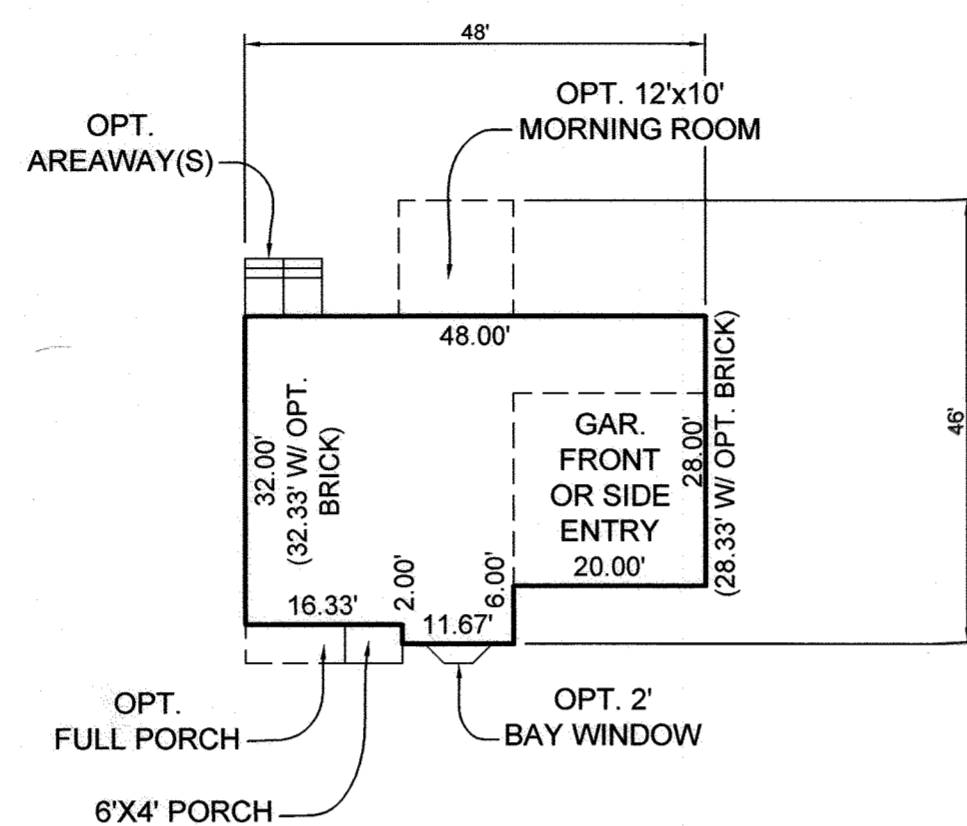
ST. JOHNS
ALL OPTIONS AND ELEVATIONS

TREEMONT
ALL OPTIONS AND ELEVATIONS

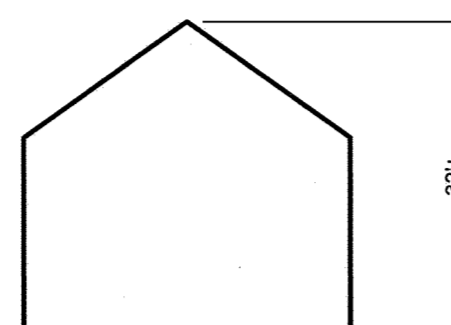
PRINCETON
MORNING ROOM ONLY
ANGLED FAMILY ROOM EXT. ONLY



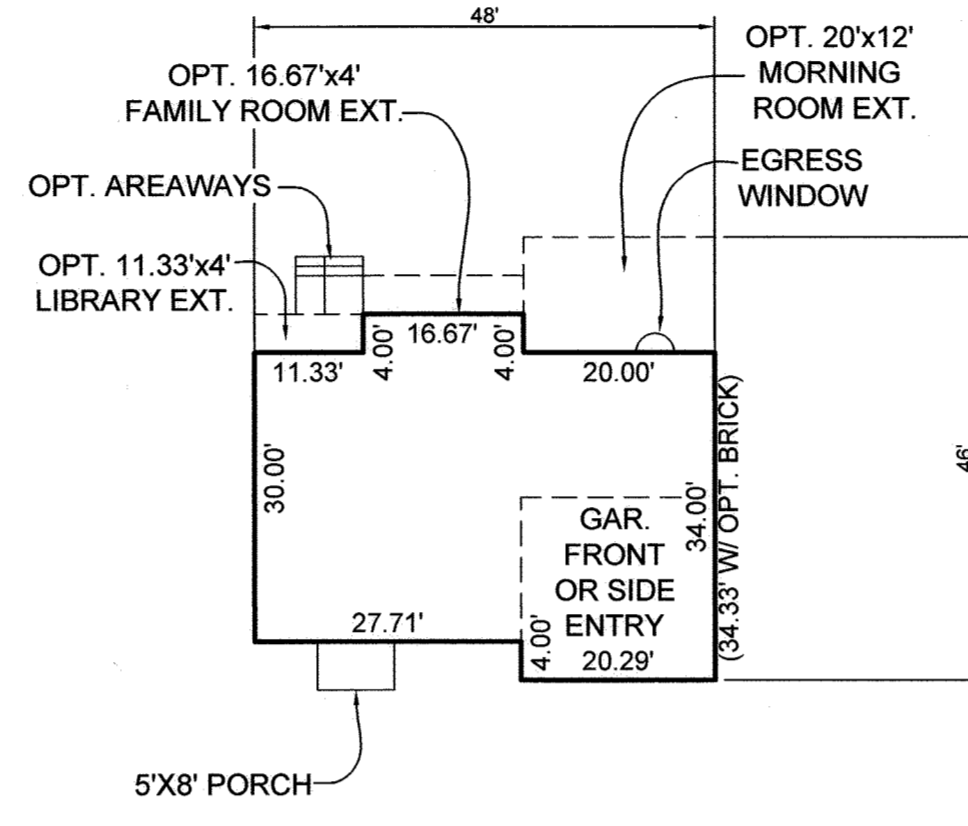
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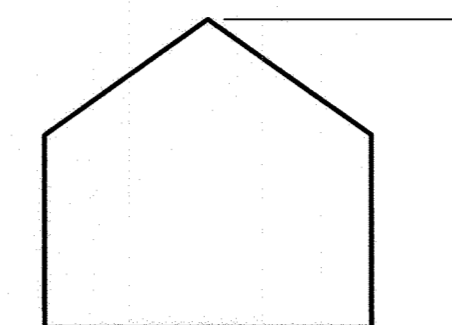
GERMANTOWN
SCALE: 1"=20'



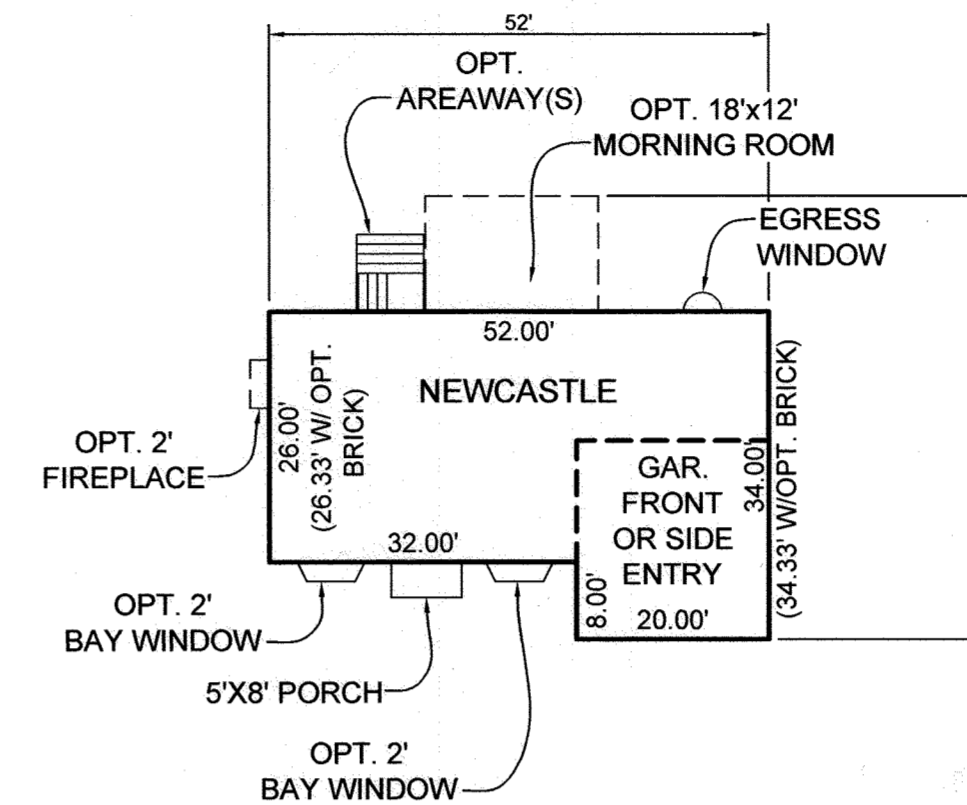
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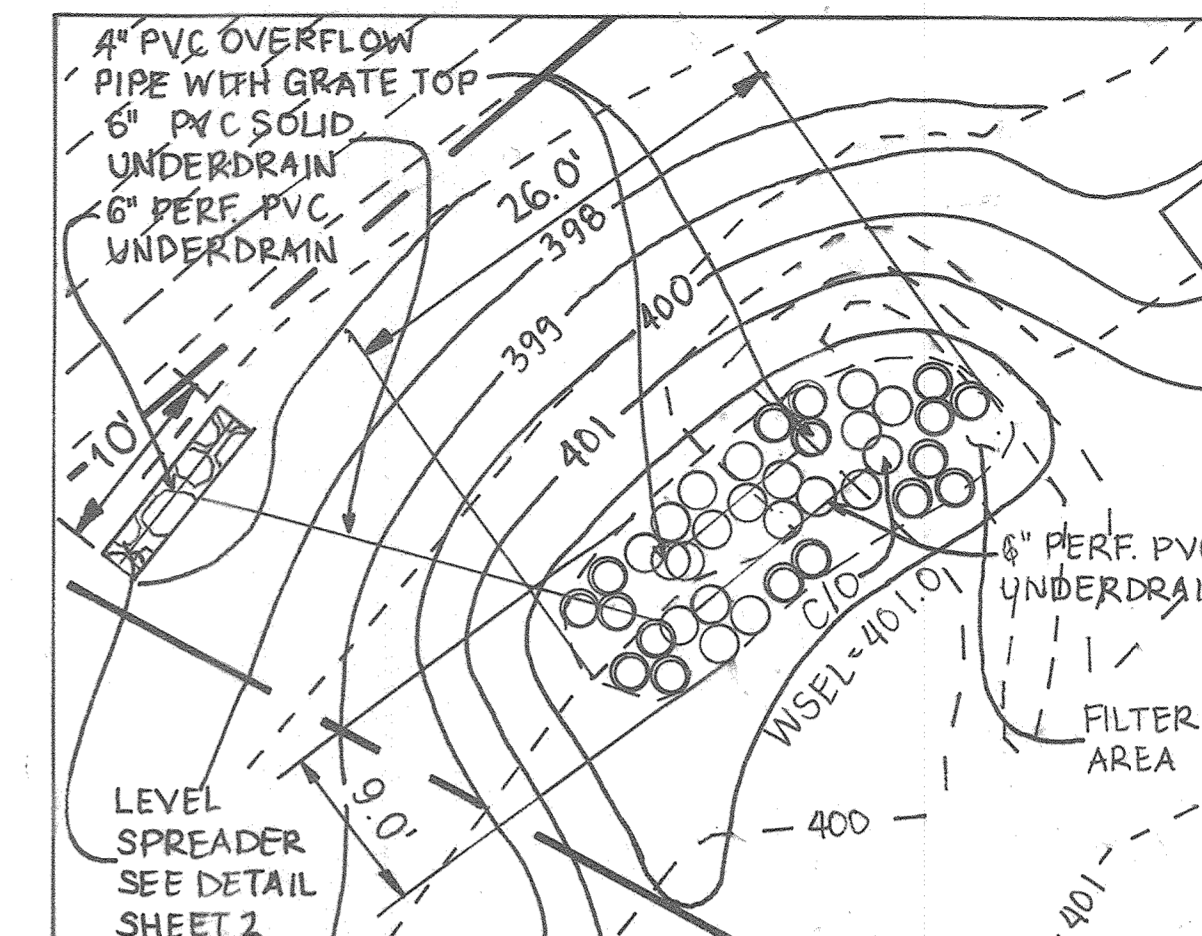
OXFORD
SCALE: 1"=20'



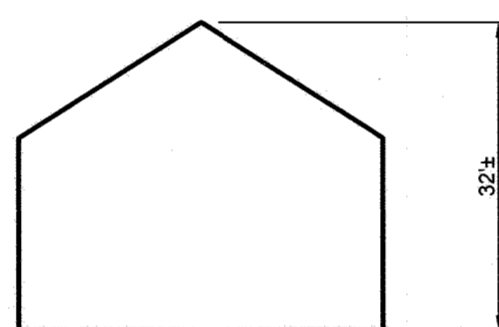
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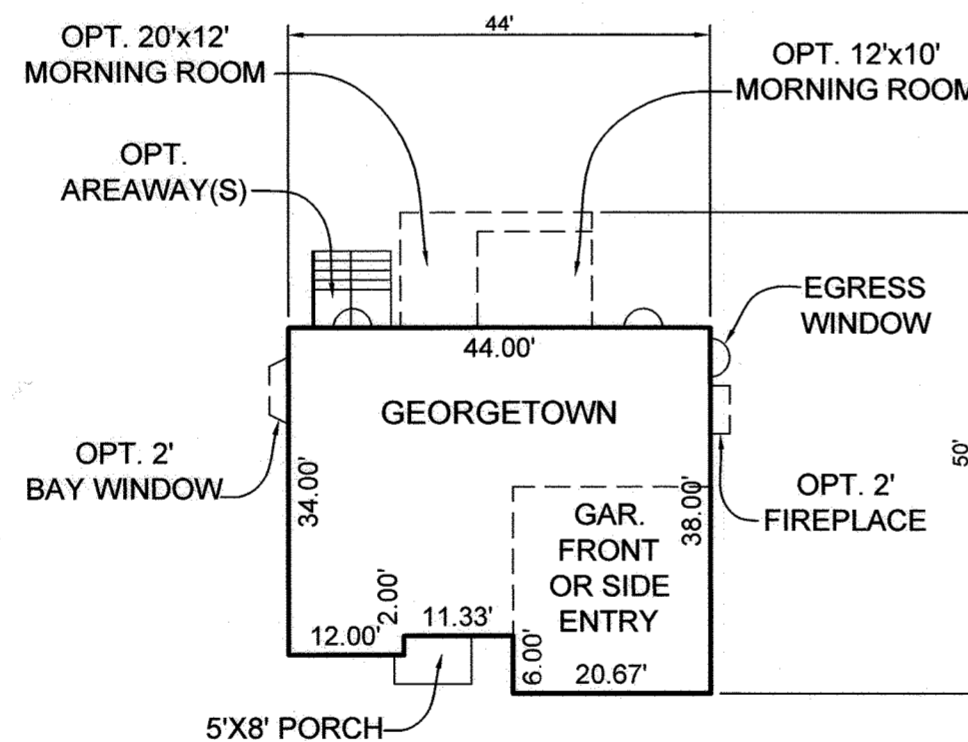
NEWCASTLE
SCALE: 1"=20'



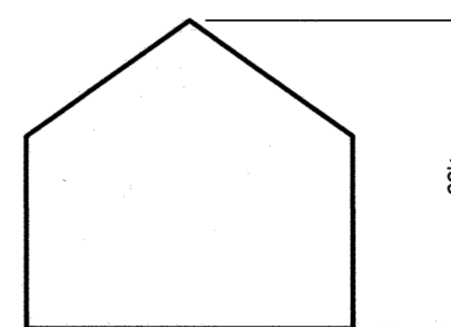
BIORETENTION-3 PLAN
SCALE: 1"=10'



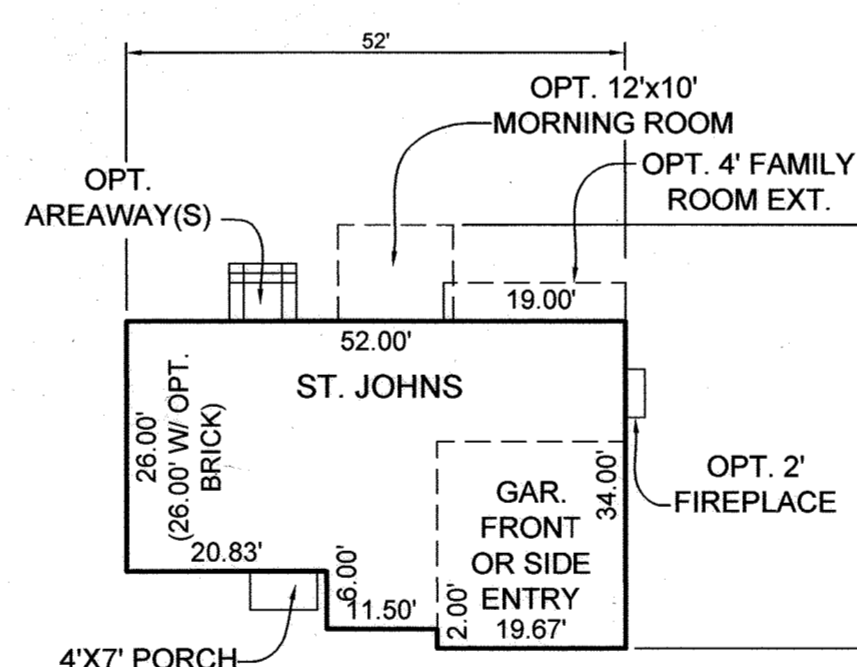
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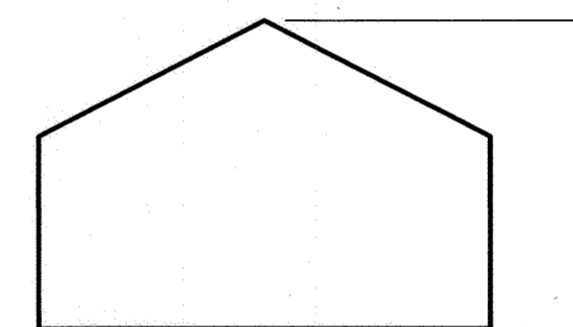
GEORGETOWN
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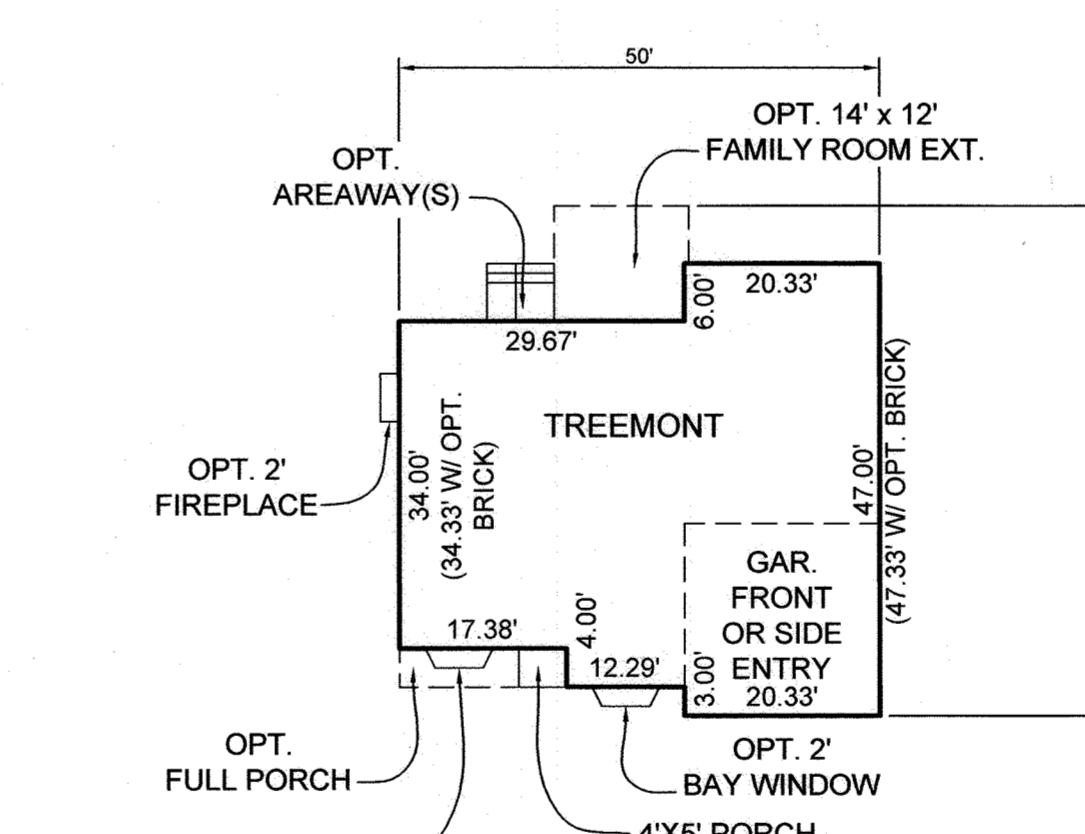
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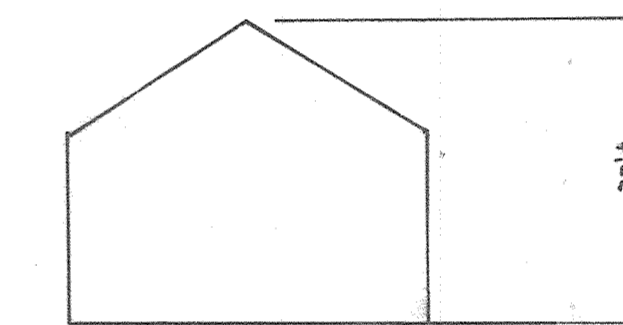
ST. JOHNS
SCALE: 1"=20'



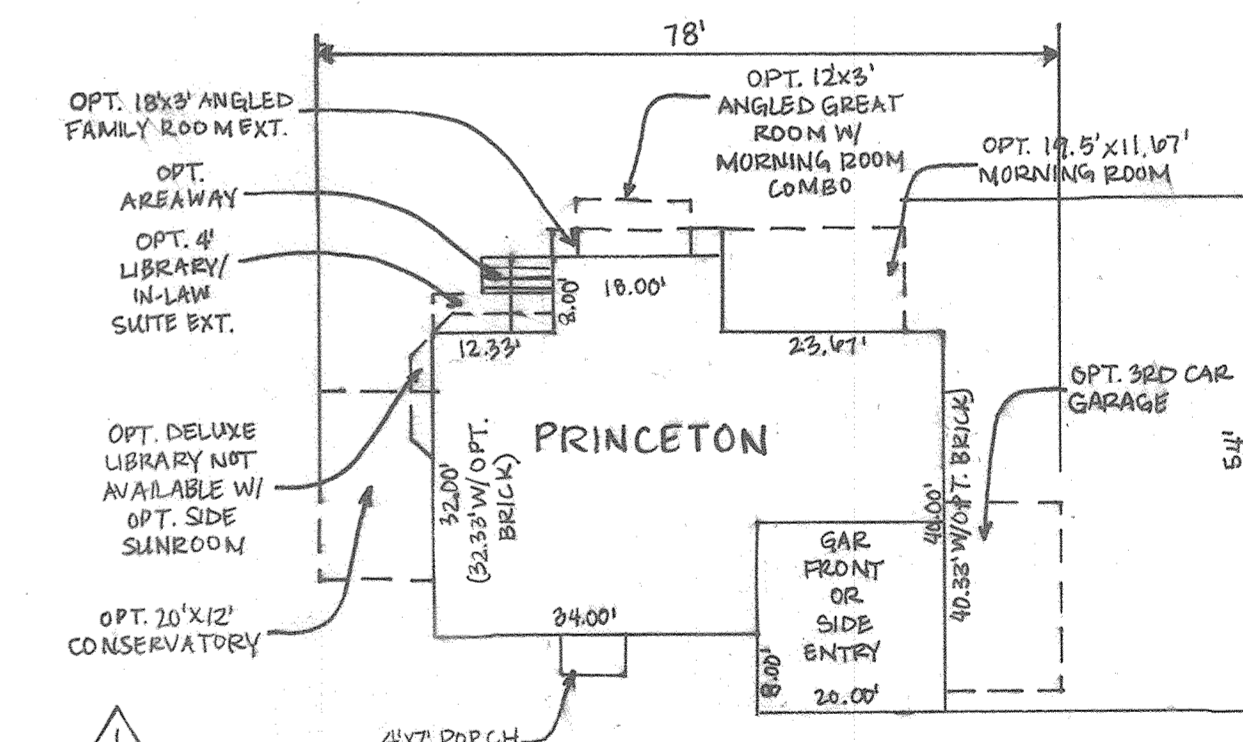
PROFILE



TREEMONT
SCALE: 1"=20'



PROFILE



PRINCETON
SCALE: 1"=20'

THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO SHOW REVISED HOUSE TYPES.

OWNER/DEVELOPER

MICHAEL BALAKIRSKY
11755 BRADSON WOOD
CLARKSVILLE, MD 21029
410.340.7823

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Schuler
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4-22-16

Keith Schuler
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4-26-16

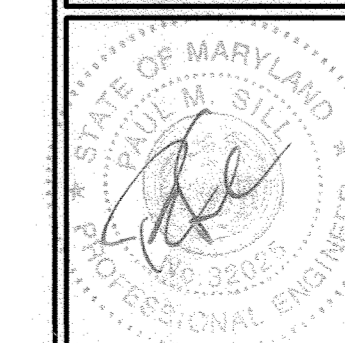
William J. Miller
DIRECTOR
DATE: 4-26-16

NUMBER	DESCRIPTION	DATE
1	ADD PRINCETON HOUSE TYPE ADD PLAN VIEW FOR BID 3	12/29/20
	UPDATE TITLE OF SHEETS IN SET	
	REVISIONS	

HOUSE MODEL TEMPLATES
AND BIORETENTION DETAILS
MILL HAVEN

LOTS 5, 7, 8, & 9
A RE-SUBDIVISION OF LOT 2, MILL HAVEN

TAX MAP 36 GRID 4 PARCEL 2
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SILL ENGINEERING GROUP, LLC
112005 FREDERICK ROAD, 2ND FLOOR
WIDEBRINE, MD 21797
Phone: 410.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: AEA
CHECKED BY: PS
SCALE: AS SHOWN
DATE: APRIL 16, 2016
PROJECT #: 15-014
SHEET #: 4 of 4

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. 112005, EXPIRATION DATE: JUNE 30, 2017