

SOIL DESCRIPTION			
SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION	K FACTOR
DhB	B	DOWNER-HAMMONTON SANDY LOAMS, 2 TO 5 PERCENT SLOPES	0.17
DhC	B	DOWNER-HAMMONTON SANDY LOAMS, 5 TO 10 PERCENT SLOPES	0.17
Fa	D	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES	0.02

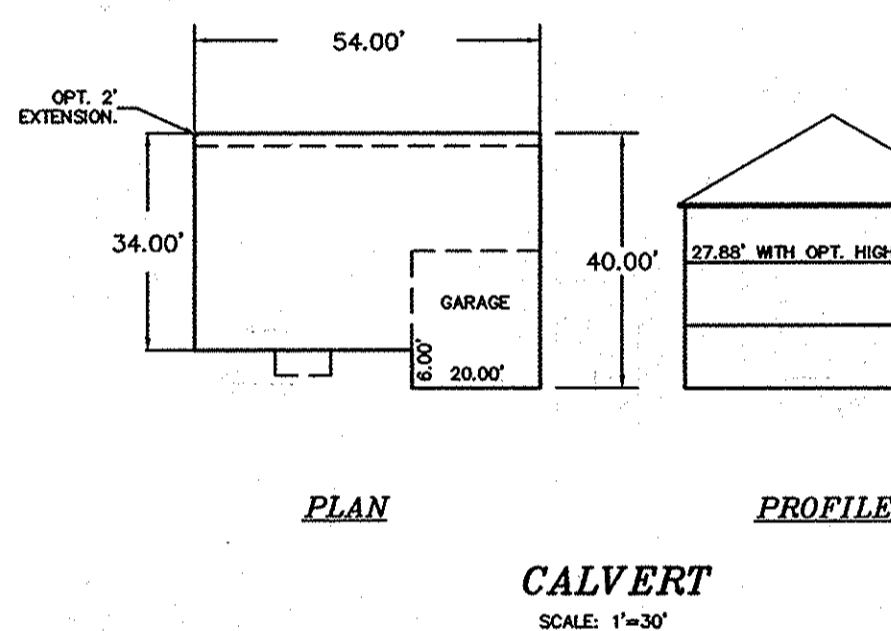
PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: BARTLETT PROPERTY		SECTION/AREA: N/A	PARCEL: 397 LOT: 2		
PLAT NO. 23539	BLOCK(S) 5	ZONING R-20	TAX MAP NO. 37	ELECTION DISTRICT FIRST	CENSUS TRACT 601103

ADDRESS CHART

LOT	ADDRESS
2	7103 JOHN CALVERT COURT

LEGEND

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



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTALS
	A (PERIMETER 1)*	N/A (PERIMETER 2)	A (PERIMETER 3)**	
LANDSCAPE TYPE	219 LF	92 LF	252 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES	N/A	YES	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	**2 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	**2 SHADE TREES 0 EVERGREEN TREES	4 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

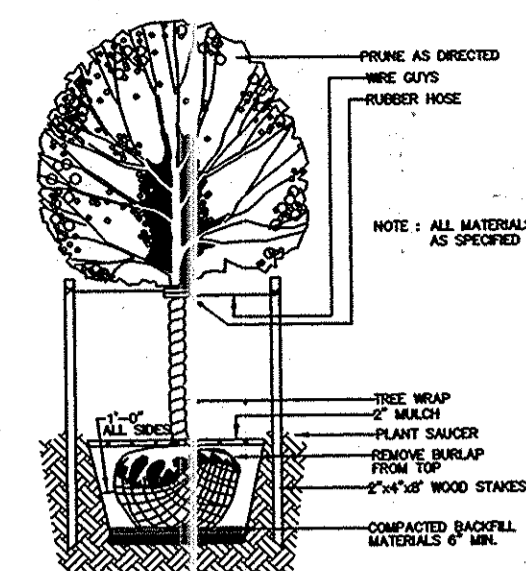
* CREDIT TAKEN FOR EXISTING 8" AND 20" TWIN MAPLES.
** CREDIT TAKEN FOR EXISTING 40" OAK AND 6" OAK.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

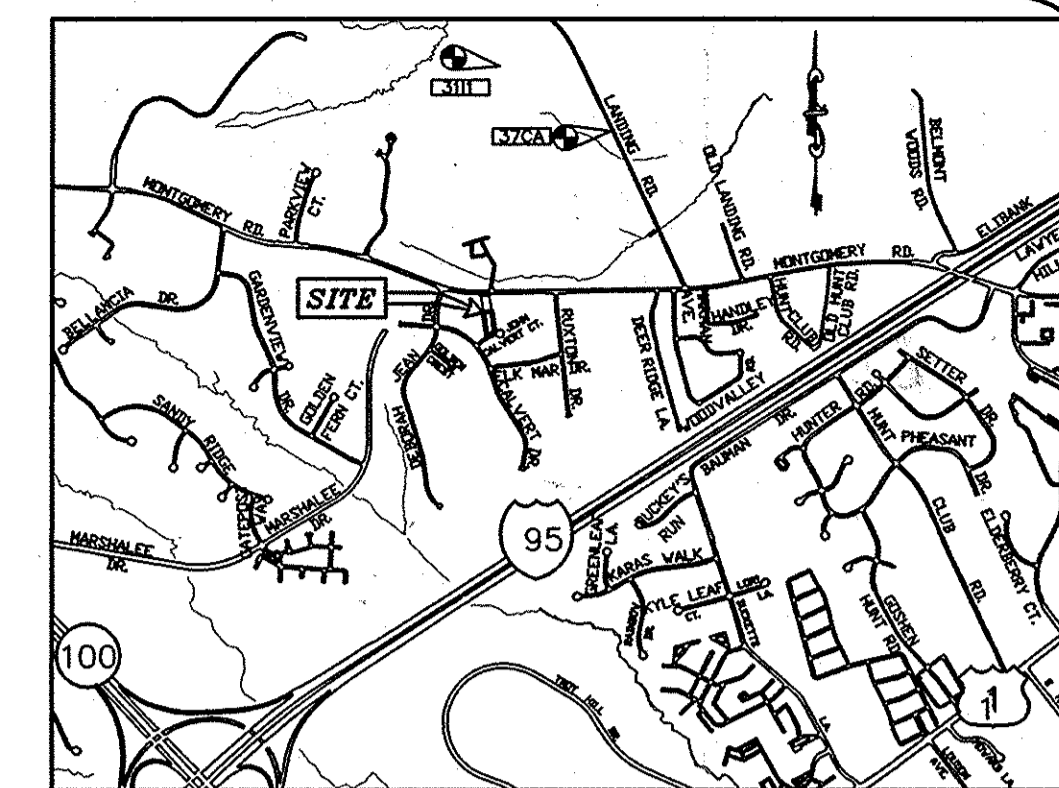
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4		QUERCUS RUBRA 'RED OAK' OR EQUIVALENT AS OUTLINED IN THE HO. CO. LANDSCAPE MANUAL	RED OAK OR EQUIVALENT AS OUTLINED IN THE HO. CO. LANDSCAPE MANUAL	2 1/2" - 3" CAL.
TOTAL				
4		SHADE TREES		

STORMWATER MANAGEMENT PRACTICES

LOT#	ADDRESS	GREEN PERMEABLE ROOF 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-BIORETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS	
		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)
2	7103 JOHN CALVERT COURT	N	N	N	0	N	N	0	0	0	0	1	0	0	0	0



TYPICAL DECIDUOUS TREE PLANTING DETAIL
1/8" = 1'

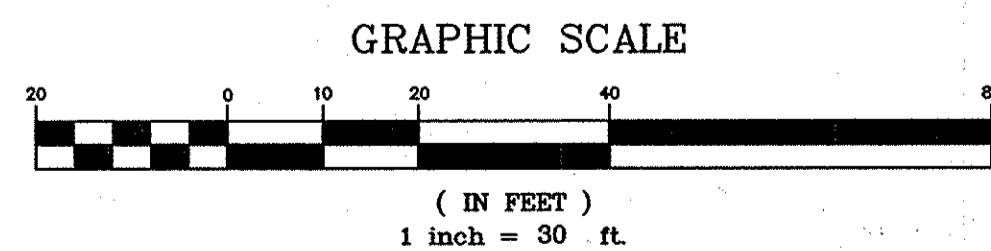


GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**
LOCATION: TAX MAP : 37, GRID 5, PARCEL: 397
ELECTION DISTRICT : FIRST
ZONING: R-20
TOTAL AREA: 0.458 AC±
LIMIT OF DISTURBED AREA: 17,500 SQ.FT. OR 0.40 AC±
PROPOSED USE FOR SITE : RESIDENTIAL.
TOTAL NUMBER OF UNITS : 1
TYPE OF PROPOSED UNIT : SFD
OFF FILE NOS. : WP-12-186, ECP-14-026, F-14-133, WP-15-104
DEED: L13997 F.68
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY SILL, ADCOCK & ASSOCIATES ON OR ABOUT DECEMBER 2013 AND VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES.
- 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. 3111 AND 37 CA WERE USED FOR THIS PROJECT.
STA. No. 3111 N 565,004.73252 E 1,381,586.8997 EL. 305.94
STA. No. 37CA N 564,321.6873 E 1,382,742.8184 EL. 256.87
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- a. SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
b. 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.
c. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DRIVEWAYS 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" INCH 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 LOADING;
- 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.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-3120-D.
- EXISTING UTILITIES ARE BASED ON EXISTING WATER AND SEWER CONTRACTS.
- 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 (410) 725-9876
VERIZON TELEPHONE COMPANY (410) 313-4900
HOWARD COUNTY BUREAU OF UTILITIES (410) 393-3533
AT&T CABLE LOCATION DIVISION (410) 685-0123
BALTIMORE GAS & ELECTRIC (410) 531-5533
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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$1,200.00 FOR 4 SHADE TREES WILL BE POSTED WITH THE GRADING PERMIT APPLICATION.
- 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, REPLACEMENT 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERETHIN LISTED AND APPROPRIATE 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.
- STORMWATER MANAGEMENT IS PROVIDED VIA MICRO-BIORETENTION FACILITIES (M-6), APPROVED UNDER F-14-133. ALL S.W.M. PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- FOREST STAND DELINEATION FOR THIS PROJECT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS UNDER F-14-133. A 40" OAK (SPECIMEN TREE) EXISTS ON-SITE WHICH WILL REMAIN.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENT UNDER SECTION 16.1202(b)(1) FOR THE HOWARD COUNTY CODE DUE TO THE LOT BEING UNDER 40,000 SQUARE FEET.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON-SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS UNDER F-14-133.
- THERE ARE NO EXISTING STRUCTURES ON LOT 2.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-104, WAIVING SECTION 16.198(1)(i) AND SECTION 16.134(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXEMPT THIS PROJECT FROM SIDEWALK REQUIREMENTS AND ALLOW CONTINUED ACCESS TO LOT 1 FROM MONTGOMERY ROAD. THE WAIVER PETITION WAS APPROVED ON FEBRUARY 25, 2015.
- OPEN SPACE REQUIREMENTS FOR THIS PROJECT WAS PROVIDED BY A PAYMENT OF FEE-IN-LIEU UNDER F-14-133.
- THIS PROJECT IS NOT SUBJECT TO MHU FEE-IN-LIEU FOR LOT 2 AS DETERMINED UNDER F-14-133. NO FEE-IN-LIEU IS REQUIRED DUE TO THE DETERMINATION THAT THE PROPERTY PRESENTLY EXISTS AS TWO PARCELS IN THE EXISTING RECORDED DEED AND THAT NO NEW LOTS ARE BEING ESTABLISHED. THIS SUBDIVISION IS ATTEMPTING TO IMPROVE THE LOT SIZE NON-COMPLIANCE, THE MHU FEE IS THEREFORE NOT APPLICABLE TO THIS SUBDIVISION.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-12-186 TO WAIVE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO SEPARATE LOT 1 AND 2 INTO THEIR OWN PARCELS, WAS DENIED ON AUGUST 21, 2012. A RECONSIDERATION OF WP-12-186 WAS DENIED ON SEPTEMBER 26, 2012.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- ANNUAL MAINTENANCE OF PLANT MATERIAL MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CHECKING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CORRECTED 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.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE 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.

Robert L. DeBorde 2-23-2016
OWNER

Robert L. DeBorde 2-23-2016
DEVELOPER



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 9/03/16.

R. Jacob Hikmat P.E. 2/23/16
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 PERFORM ON-SITE INSPECTION.

Robert L. DeBorde 2-23-2016
SIGNATURE OF DEVELOPER DATE

Robert L. DeBorde
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 HOWARD SOIL CONSERVATION DISTRICT.

R. Jacob Hikmat P.E. 2/23/16
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 SOIL CONSERVATION DISTRICT.

John R. Roberts 3/18/16
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Roberts 3-15-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John R. Roberts 3-17-16
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John R. Roberts 3-17-16
DIRECTOR DATE

date	15-013	project	15-013
illustration	MMB/AMT	engineering	MMB/AMT
scale	MMB	approval	MMB
revision		date	

description	revisions
no.	

BARTLETT PROPERTY, LOT 2
SINGLE FAMILY DETACHED
TAX MAP 37, GRID 05, PARCEL 397
FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7550-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Fax (410) 997-0296 Fax

