

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT & EROSION CONTROL NOTES & DETAILS

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
118	23,681 Sq. Ft.*	3,612 Sq. Ft.*	20,069 Sq. Ft.*

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GrB	Cladstone - Urban land complex, 0 to 8 percent slopes	A	0.28

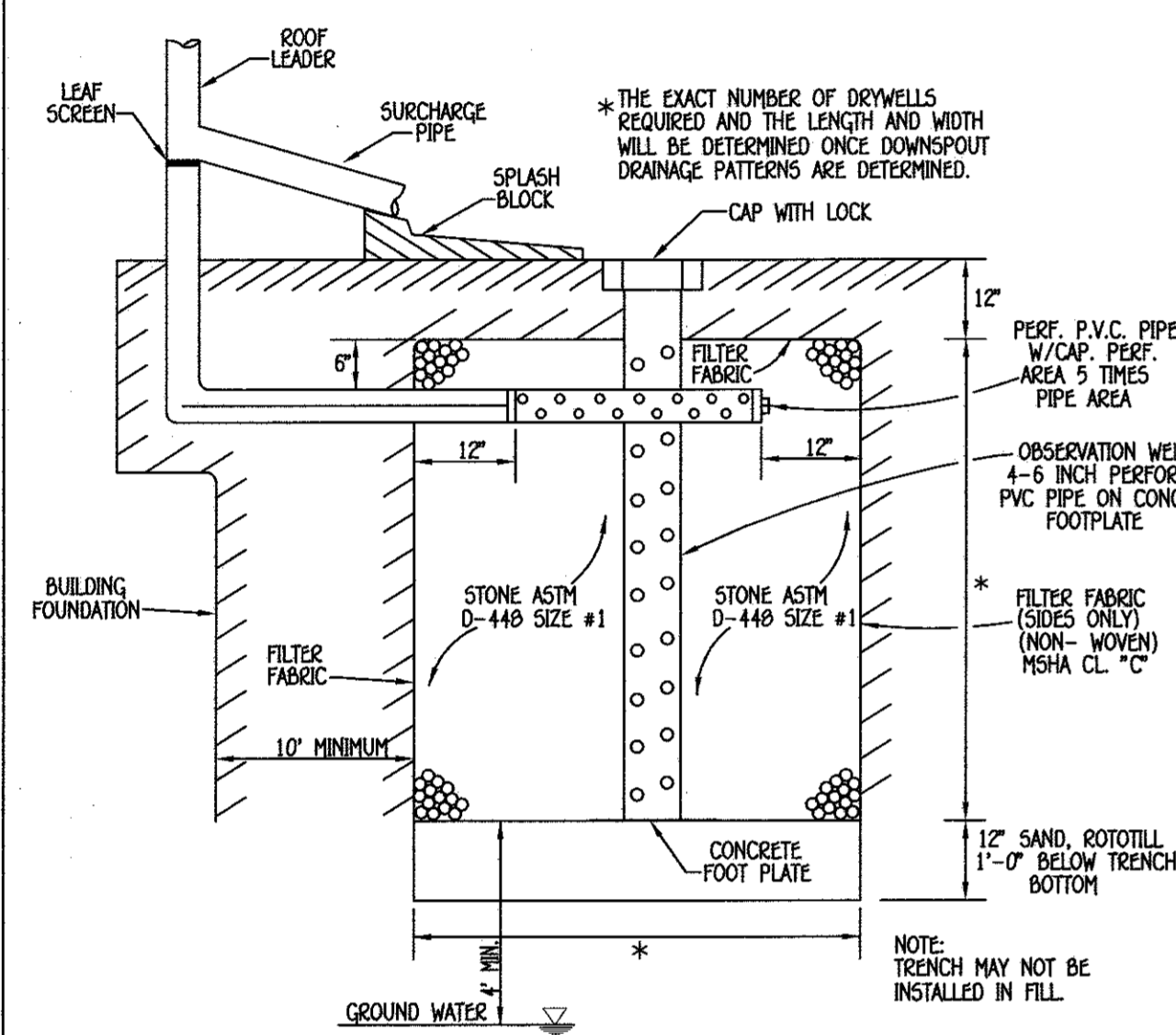
ADDRESS CHART	
LOT #	STREET ADDRESS
118	10616 HUNTING LANE

SITE DEVELOPMENT PLAN HOLIDAY HILLS LOT 118

TAX MAP No. 41 GRID No. 6 PARCEL NO. 174
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT SUMMARY		
AREA ID.	ESDV REQUIRED CU.FT.	REMARKS
SITE	687	DRY WELLS (M-5) & GRASS SWALE (M-8)
TOTAL	687	

GROSS AREA = 0.54 ACRES
LOD = 0.48 ACRES
ECI = 38
TARGET Pe = 1.4"

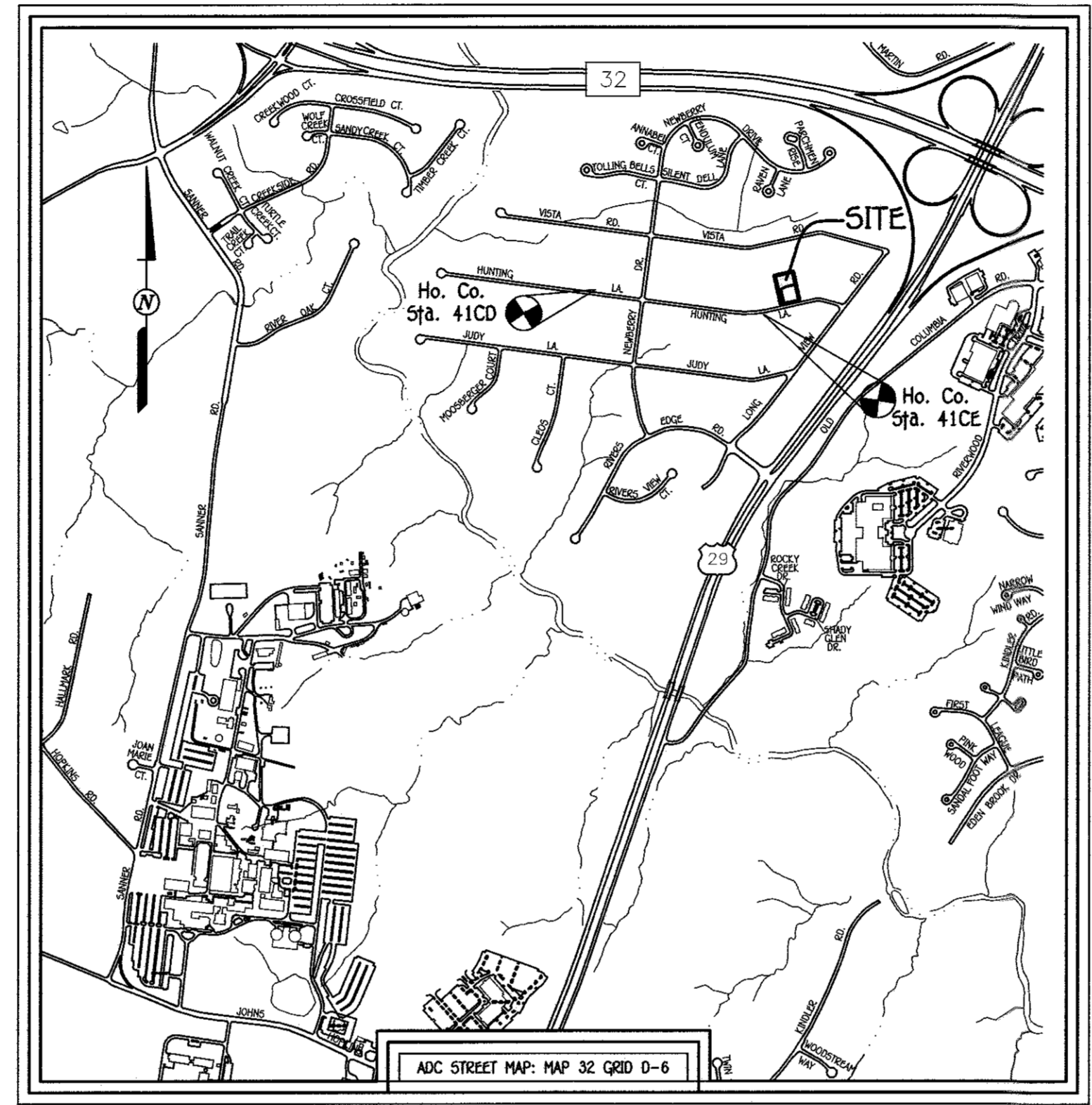


STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DRYWELL SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

DRY WELL CHART					
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L W D
FRONT	638 SQ. FT.	71 C.F.	162 C.F.	100%*	9' x 9' x 5'
SIDE	572 SQ. FT.	64 C.F.	162 C.F.	100%*	9' x 9' x 5'
REAR	804 SQ. FT.	90 C.F.	228 C.F.	100%*	12' x 12' x 5'

* AREA OF TREATMENT EXCEEDS THAT REQUIRED.



BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION #41CD - HORIZONTAL - (NAD '83)
(LOCATED ON THE NORTH SIDE OF HUNTING LANE WEST OF NEWBERRY DRIVE)
N 550,548.6850
E 1,344,388.3850
ELEVATION = 347.74 - VERTICAL - (NAVD '88)

B.M.#2 - HOWARD COUNTY CONTROL STATION #41CE - HORIZONTAL - (NAD '83)
(LOCATED ON THE SOUTH SIDE OF HUNTING LANE)
N 550,134.0790
E 1,345,892.2830
ELEVATION = 371.34 - VERTICAL - (NAVD '88)

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 23,681 SQ.FT. OR 0.54 AC.*
- LIMIT OF DISTURBED AREA = 20,706 SQ.FT. OR 0.48 AC.*
- PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL
- PREVIOUS HOWARD COUNTY FILES: ECP-15-073, F-15-099, WP-16-004
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.*
- TOTAL AREA OF SLOPES IN EXCESS OF 15% TO 24.9% = 0.00 AC.*
- TOTAL AREA OF SLOPES IN EXCESS OF 25% OR GREATER = 0.00 AC.*
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.*
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.*
- TOTAL IMPERVIOUS AREA = 0.12 AC.*
- TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.*
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.54 AC.*
- TOTAL GREEN OPEN AREA = 0.42 AC.*
- TOTAL IMPERVIOUS AREA = 0.12 AC.*
- TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.*
- TOTAL AREA OF ROAD DEDICATION = 0.00 AC.*

Table B.4. Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A Table A.4 Planting soil (2' to 4" deep)	n/a	plantings are site-specific USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	min. 10% by dry weight (ASTM D 2974)	n/a	
Mulch	shredded hardwood	aged 6 months, minimum	
Peat gravel diaphragm	peat gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobble	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	ASTM M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	#4 to #6 rigid schedule 40 PVC or 50835	4" to #6 rigid schedule 40 PVC or 50835	Sloped or perforated pipe: 3/8" vert. @ 8" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth.
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved data or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the state of Maryland - design to include meeting ACI Code 309.5(R); vertical loading 48-12 or H-20; allowable horizontal loading (based on soil pressure); and analysis of potential cracking.
Sand	ASTM-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Dibblee and Grystone (MSHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

OWNERS / DEVELOPER
MG RENOVATIONS, LLC
ATTN: JIM GREENFIELD
6139 WHITE MARBLE COURT
CLARKSVILLE, MARYLAND 21029
443-324-4732

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21041
(410) 461-2955

NO.	REVISION	DATE	X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

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. 36386, EXPIRATION DATE: 01/12/2018.

Anthony J. Jute 7/10/16
Signature of Professional Engineer DATE

BUILDER/DEVELOPER'S CERTIFICATE
"I AM CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL 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 PERSONS ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

John L. Robinson 8/3/16
Signature of Developer DATE

ENGINEER'S CERTIFICATE
"I AM 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."

Anthony J. Jute 7/10/16
Signature of Engineer DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Nancy J. J. J. J. 9-7-16
Director - Department of Planning and Zoning DATE

Kurt Selchow 9-06-16
Chief, Division of Land Development DATE

Chris J. J. J. 9-31-16
Chief, Development Engineering Division DATE

PROJECT	HOLIDAY HILLS, LOT 118	SECTION	174
PLAT	23570	BLOCK NO.	1
ZONE	R-20	TAX/ZONE	41
ELEC. DIST.	FIFTH	CENSUS TR.	605102

TITLE SHEET

HOLIDAY HILLS
LOT 118
ZONED R-20
TAX MAP No. 41 GRID No. 6 PARCEL No. 174
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2016
SHEET 1 OF 3

SDP-16-070

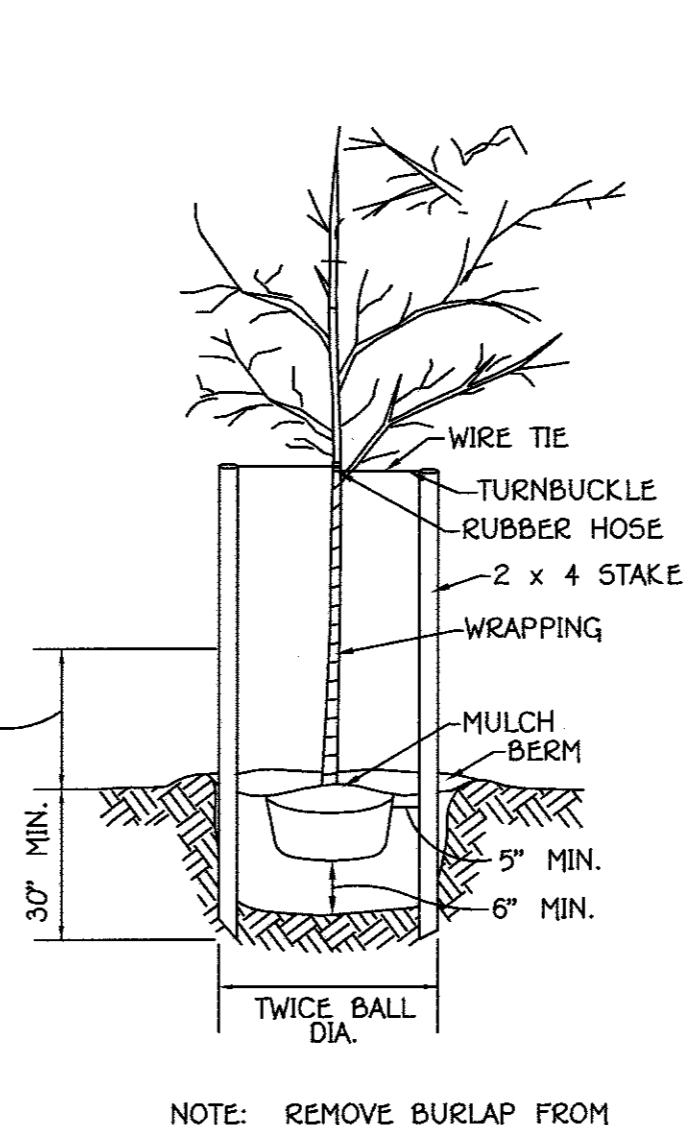
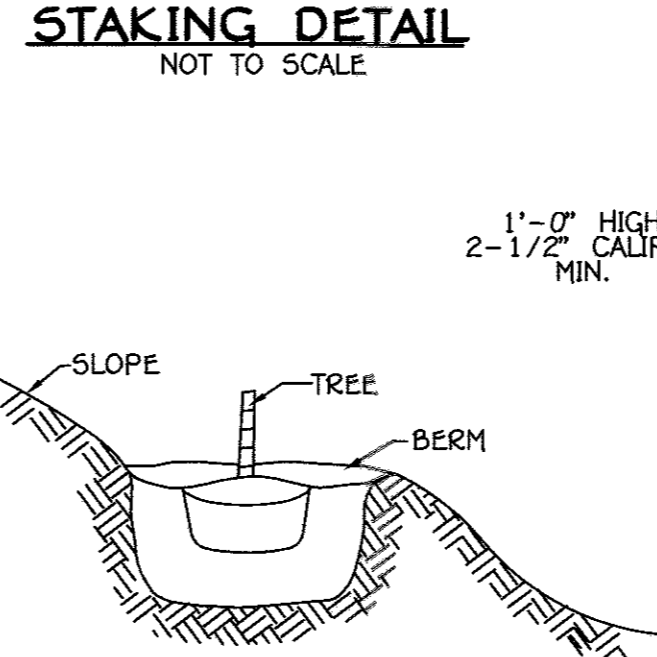
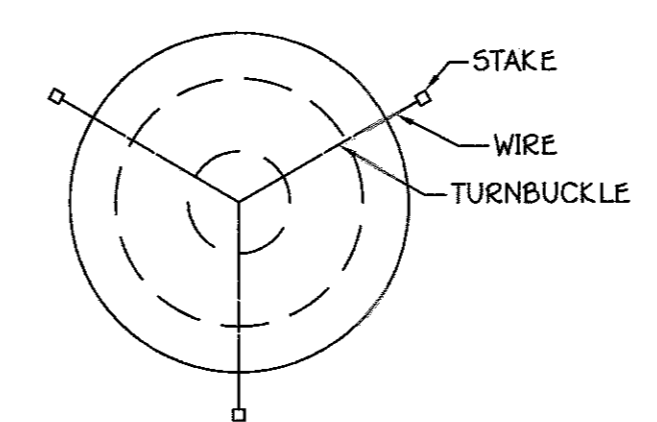
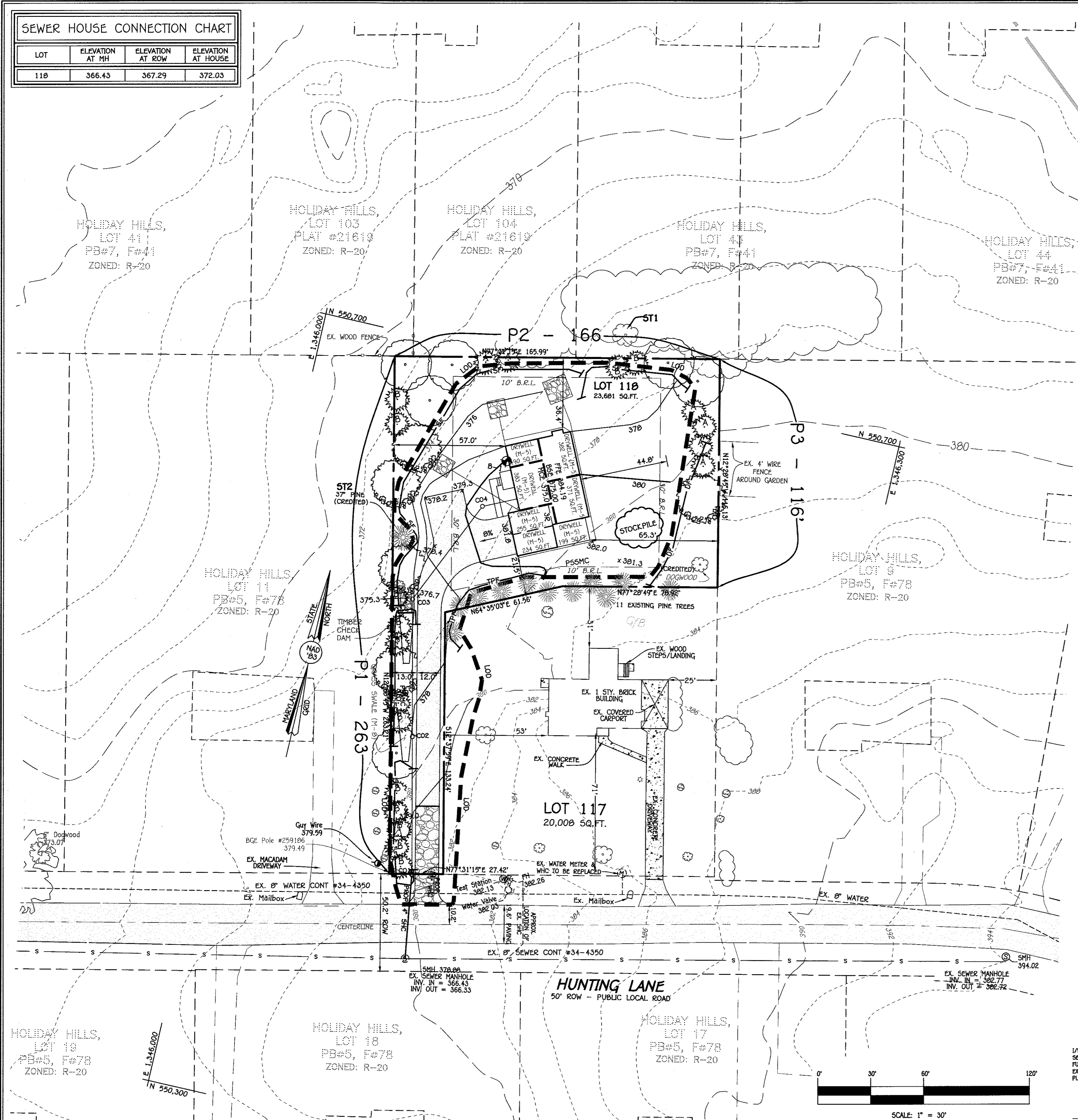
General Notes:

- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CD AND NO. 41CE.
- STA. 41CD N 550,548.6850 E 1,344,388.3850 ELEV. = 347.74
STA. 41CE N 550,134.0790 E 1,345,892.2830 ELEV. = 371.34
- THIS PLAN IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2015 BY FISHER, COLLINS AND CARTER, INC. ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 - 50 (60) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 - 1/2" MINIMUM);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 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 SURFACE;
F. STRUCTURE CLEARANCE - MINIMUM 12 FEET;
G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-15-073, WP-16-004, F-15-099.
- NO HISTORIC STRUCTURES OR FEATURES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THERE ARE NO FOREST STANDS EXISTING ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL 1, 2015.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. TO FULFILL THE 0.15 ACRES (6,534 SQ.FT.) OF AFFORESTATION REQUIREMENT FOR LOT 118, THE DEVELOPER HAS PAID A FEE-IN-LIEU IN THE AMOUNT OF \$4,300.50 UNDER F-15-099.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PATTERN APPLICATION OR BUILDING GRADING PERMIT.
- LANDSCAPING FOR LOT 118 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$6,300 BASED ON (11) SHADE TREES @ \$300/SHADE TREE AND (20) EVERGREEN TREES @ \$150/EVERGREEN TREE WILL BE COMPLETED AS PART OF THIS S.O.P. AND BONDED WITH THE BUILDING/GRADING PERMIT.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BENCHES, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE. THE ENHANCED LANDSCAPE BUFFER HAS BEEN PROVIDED ON LOT 118 TO MITIGATE VIEWS AND TO ADDRESS PRIVACY AND COMPATIBILITY CONCERNS EXPRESSED BY THE ADJACENT LOT OWNERS AT THE PRE-SUBMISSION COMMUNITY MEETING.
- THERE ARE NO WETLANDS ON THIS SITE, AS STATED IN A LETTER OF FINDINGS DATED APRIL 1, 2015 PREPARED BY ECO-SCIENCE PROFESSIONALS.
- THERE ARE NO DISTURBANCES TO ENVIRONMENTAL FEATURES AS THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON THIS PROPERTY.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$1,500.00 UNDER F-15-099.
- A COMMUNITY MEETING WAS CONDUCTED MAY 4, 2015 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS. PER SECTION 16.128(D) OF THE SUBDIVISION REGULATIONS.
- THE TRAFFIC STUDY FOR THIS PROJECT DATED APRIL, 2015 WAS PREPARED BY MARS GROUP.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.
- SUBDIVISION IS SUBJECT TO SECTION 10A.07 OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.
MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:
a. M.I.H.U. REQUIRED = (1 LOT X 10%) = 0.1 M.I.H.U.
b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.
c. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 "MISS UTILITY" AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY WITH (MAXIMUM TWO FOOT) CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2015 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT FREDERICK ROAD WITHIN 5' OF THE COUNTY ROADWAY. TRASH / REFUSE COLLECTION PAD WILL BE MAINTAINED BY THE PROPERTY OWNERS (IF AN HOA) IS NOT PROPOSED. THE MAINTENANCE OF THIS COLLECTION AREA SHOULD BE REFERENCED IN THE PRIVATE USE-IN-COMMON AGREEMENT.
- DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
- SOILS INFORMATION BASED ON HODGS WEEB SOIL SURVEY FOR HOWARD COUNTY, MARYLAND.
- IN ACCORDANCE WITH SECTION 128 (01A)(1)(C) 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.
- 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 410.531.5533
BCE(CONTRACTOR SERVICES) 410.890.4620
BCE(UNDERGROUND DAMAGE CONTROL) 410.787.9068
MISS UTILITY 1.800.257.7777
COLONIAL PIPELINE COMPANY 410.795.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640
AT&T 1.800.252.1133
VERIZON 1.800.743.0033/410.224.9210
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- WP-16-004 WAS APPROVED ON SEPTEMBER 3, 2015 MARKING SECTION 16.132A(2)(I), SECTION 16.134(A), SECTION 16.136 FOR THE REQUIRED CONSTRUCTION OF ROAD IMPROVEMENTS AND SIDEWALKS, AND INSTALLATION OF STREET LIGHTING AND STREET TREES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
1. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION (DED), DATED AUGUST 26, 2015. IN ACCORDANCE WITH THOSE COMMENTS, THE DEVELOPER WILL BE REQUIRED TO PAY A FEE-IN-LIEU OF FRONTAGE IMPROVEMENTS AND SIDEWALK CONSTRUCTION IN THE AMOUNT OF \$13,155.90. PAYMENT OF THIS FEE IS REQUIRED PRIOR TO SUBMISSION OF THE ORIGINAL MYLAR RECORD PLAT TO THIS OFFICE FOR SIGNATURE APPROVAL AND RECORDECTION. THE REQUEST TO WAIVE THE REQUIREMENT FOR INSTALLATION OF STREET LIGHTING AND STREET TREES ALONG THE FRONTAGE OF THIS PROPERTY HAS BEEN APPROVED.
- UNDER F-15-099, DEVELOPER PAID A FEE-IN-LIEU OF FRONTAGE IMPROVEMENTS IN THE AMOUNT OF \$13,155.90 AS PER WP-16-004.

Please Note That Lot 118 In This Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

SEWER HOUSE CONNECTION CHART

LOT	ELEVATION AT MH	ELEVATION AT ROW	ELEVATION AT HOUSE
118	366.43	367.29	372.03



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	---	SPOT ELEVATION
G&B	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
G&C	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
---	EXISTING INDIVIDUAL TREES & SHRUBS	---	SILT FENCE
---	EXISTING FENCE LINE	---	EROSION CONTROL MATTING
---	EXISTING & PROPOSED PAVING	---	STABILIZES CONSTRUCTION ENTRANCE
ST1	EXISTING SPECIMEN TREE	TBR	TO BE REMOVED

NOTES:

- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING 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 HOWARD COUNTY LANDSCAPE MANUAL.
- 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.
- POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$6,300.00 FOR 11 SHADE TREES, 20 EVERGREENS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT.

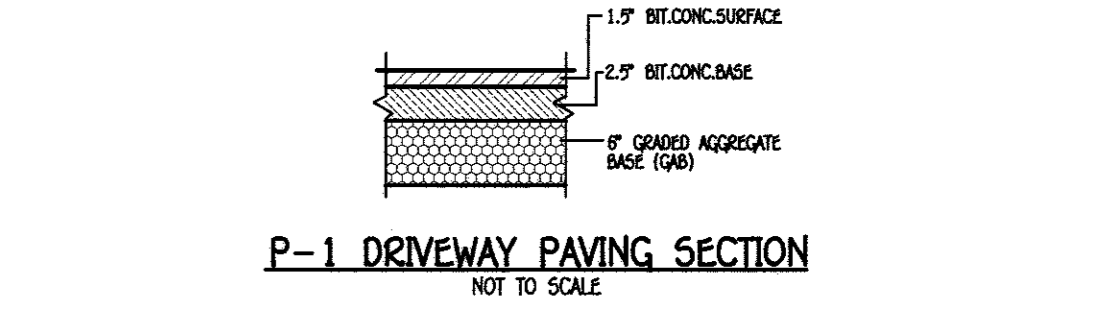
STORMWATER MANAGEMENT PRACTICES

LOT NO.	DISCONNECTION OF ROOTS (M-1) Y/N, NUMBER	DRY WELLS (M-5) Y/N, NUMBER	GRASS SWALE (M-8) Y/N, NUMBER
118	NO	YES, THREE (3)	YES, ONE (1)

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	TOTAL
LANDSCAPE TYPE	C	B	B	
LINEAR FEET OF PERIMETER	263 L.F.	166 L.F.	116 L.F.	
NUMBER OF PLANTS REQUIRED	7/13	3/4	2/3	
SHADE TREES	(263'/40' = 6.6 OR 7)	(166'/50' = 3.3 OR 3)	(116'/40' = 2.9 OR 3)	12
EVERGREEN TREES	(263'/20' = 13.2 OR 13)	(166'/40' = 4.2 OR 4)	(116'/40' = 2.9 OR 3)	20
CREDIT FOR EXISTING VEGETATION	0	0	0	0
SHADE TREES	0	0	0	0
SMALL MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	1*	0	1*	2
NUMBER OF PLANTS PROVIDED	7	3	4	14
SHADE TREES	7	3	4	14
EVERGREEN TREES	12	4	4	20

* NOTE: CREDIT TAKEN FOR 1 EXISTING EVERGREEN TREE, A 37" PINE ALONG P-1 AND 1 EXISTING SMALL TREE, A 4" DOGWOOD ALONG P-3. ENHANCED PERIMETER LANDSCAPING HAS BEEN PROVIDED ON LOT 118 TO MITIGATE VIEWS AND TO ADDRESS PRIVACY AND COMPATIBILITY CONCERNS EXPRESSED BY THE ADJACENT LOT OWNERS AT THE PRE-SUBMISSION COMMUNITY MEETING.

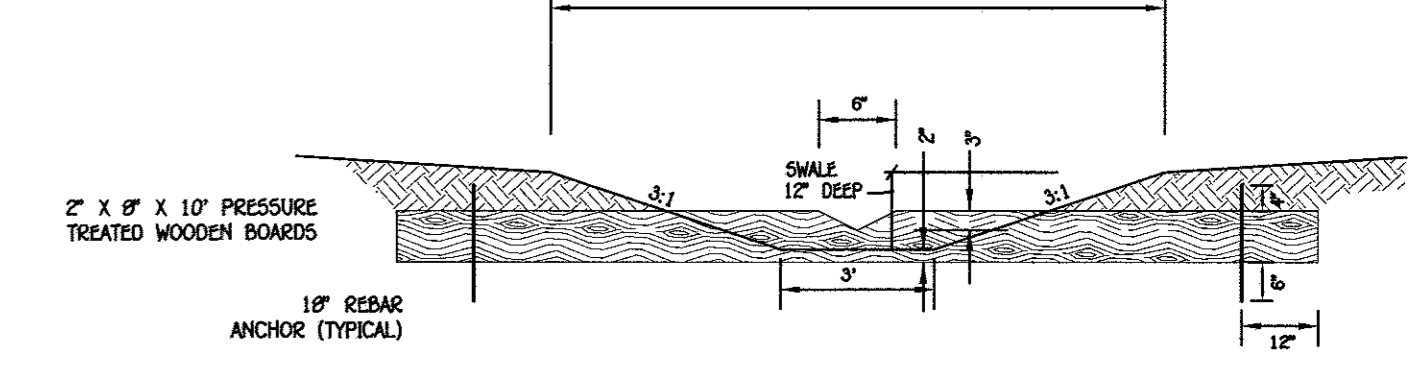
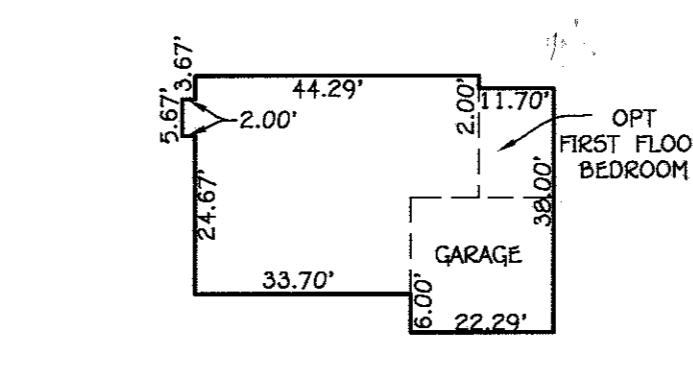


SPECIMEN TREE TABLE

KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
1	NORWAY MAPLE	31"	46.5'	OFF-SITE
2	WHITE PINE	37"	55.5'	TO REMAIN

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
5	(A)	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
6	(B)	PRUNUS SARGENTI (SARGENT CHERRY)	2 1/2" - 3" CALIPER FULL CROWN, B&B
6	(A)	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5'-6' HT. B&B
14	(B)	TRILIA STANSHISHI X PULICATA (GREEN GANT ARBOVITAE)	5'-6' HT. B&B



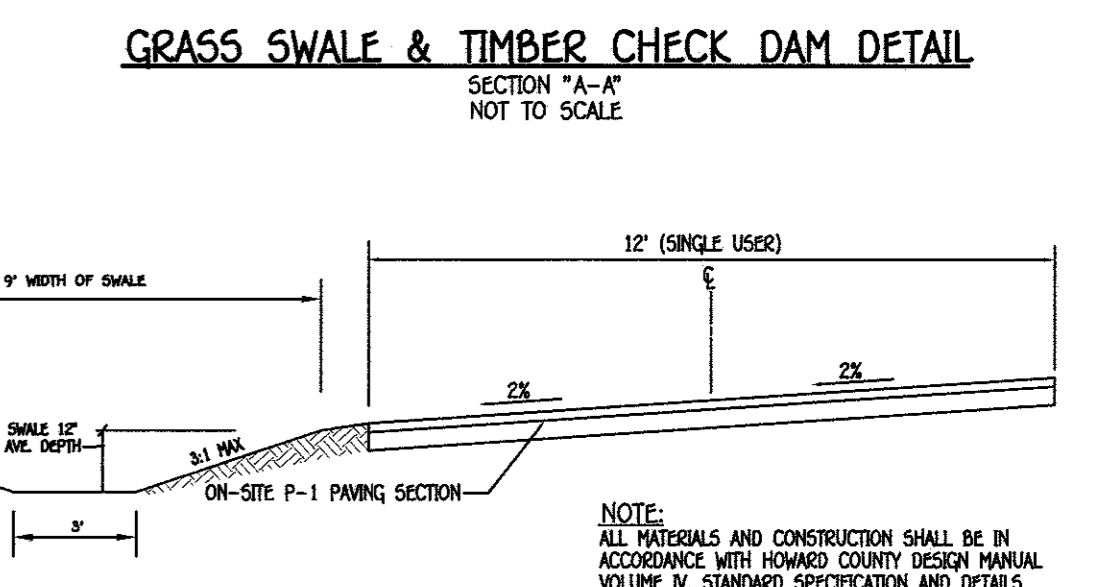
SEWER CLEANOUT CHART

CO1	CO2	CO3	CO4	HOUSE
INV. IN 367.39	INV. IN 368.09	INV. IN 370.39	INV. IN 371.67	INV. OUT 372.03
INV. OUT 367.29	INV. OUT 368.79	INV. OUT 370.29	INV. OUT 371.57	



OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS - GRASS SWALES, (M-8)

- THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE OPEN CHANNEL SHALL BE MAINTAINED TO A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
- DIRT AND LITTER SHALL BE REMOVED DURING REGULAR MAINTENANCE OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL MAX.
- INSPECT CHECK DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. REPAIR CHECK DAMS TO ORIGINAL CONDITION AS APPLICABLE.



DEVELOPER'S / BUILDER'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 LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *John A. Agner* DATE: 7/18/16

ENGINEER'S CERTIFICATE

I/WE 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 COUNTY DEPARTMENT OF PLANNING AND ZONING.

NAME: *Stephanie Lantz* DATE: 7/18/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: *Nancy Klein* DATE: 9-7-16

Chief, Division of Land Development: *Kathleen Lohr* DATE: 9-06-16

Chief, Department Engineering Division: *Bob Chubb* DATE: 8-31-16

PROJECT	SECTION	PARCEL NO.
HOLIDAY HILLS, LOT 118		174
PLAT	BLOCK NO.	ZONE
23570	1	R-20
TAX./ZONE	ELEC. DIST.	CENSUS TR.
41	FIFTH	605102

SITE DEVELOPMENT PLAN

HOLIDAY HILLS
 LOT 118
 ZONED R-20
 TAX MAP No. 41 GRID No. 6 PARCEL No. 174
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY, 2016
 SHEET 2 OF 3

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