

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
GhB	B	GLENELO-URBAN LAND COMPLEX 0-8% SLOPES	0.37	13

LEGEND

- PROPOSED DRIVEWAY
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SOILS
- SUPER SILT FENCE
- SILT FENCE
- PROPOSED IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO BE REMOVED
- 10' PUBLIC MAINTENANCE AND UTILITY EASEMENT
- 24' INGRESS/EGRESS EASEMENT
- PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- AREA OF EXISTING DRIVEWAY TO REMAIN

INDEX OF DRAWINGS

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

ADDRESS CHART

LOT	ADDRESS
2	9920 OLD FREDERICK ROAD

OWNER/DEVELOPER

RAFAT LLC.
7350-B GRACE DRIVE, COLUMBIA,
MARYLAND 21044
410-997-0296

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *R. JACOB HIKMAT* DATE: 7/12/17
PRINTED NAME OF DEVELOPER: R. JACOB HIKMAT, P.E., RAFAT LLC.

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.

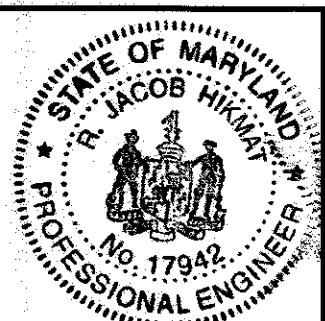
SIGNATURE OF ENGINEER: *R. JACOB HIKMAT* DATE: 7/12/17
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT P.E.

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

SIGNATURE: *John R. Harts* DATE: 7/19/17
HOWARD SOIL CONSERVATION DISTRICT

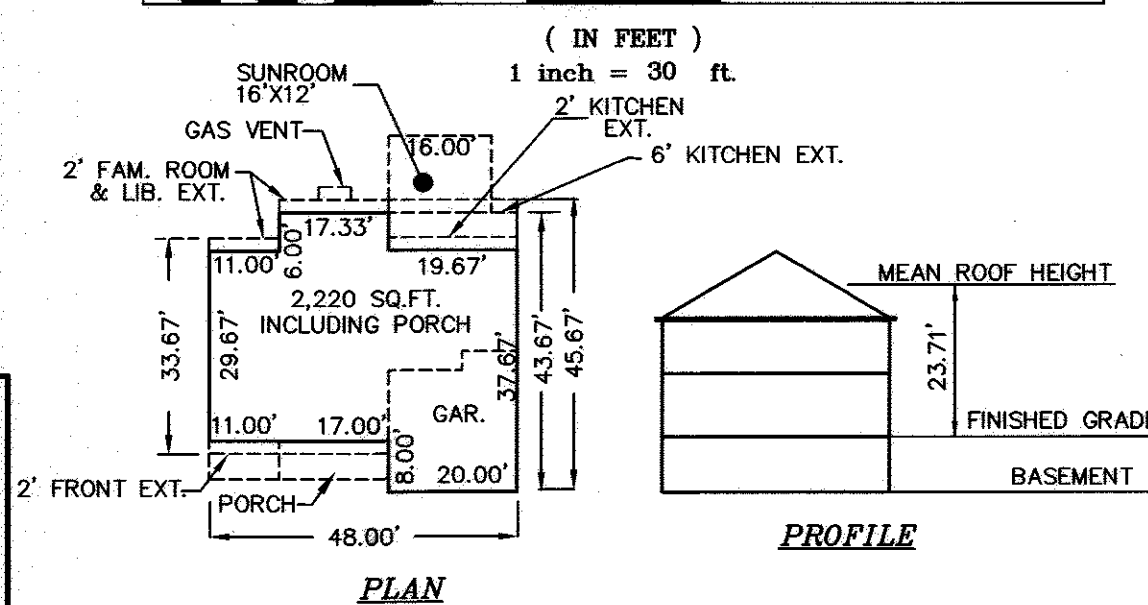
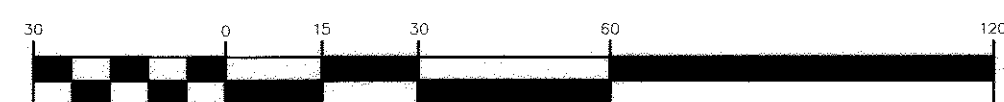
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *J. Madsen* DATE: 7/6/17
CHIEF, DIVISION OF LAND DEVELOPMENT: *W. J. [Signature]* DATE: 8-2-17
DIRECTOR: *W. J. [Signature]* DATE: 8-2-17

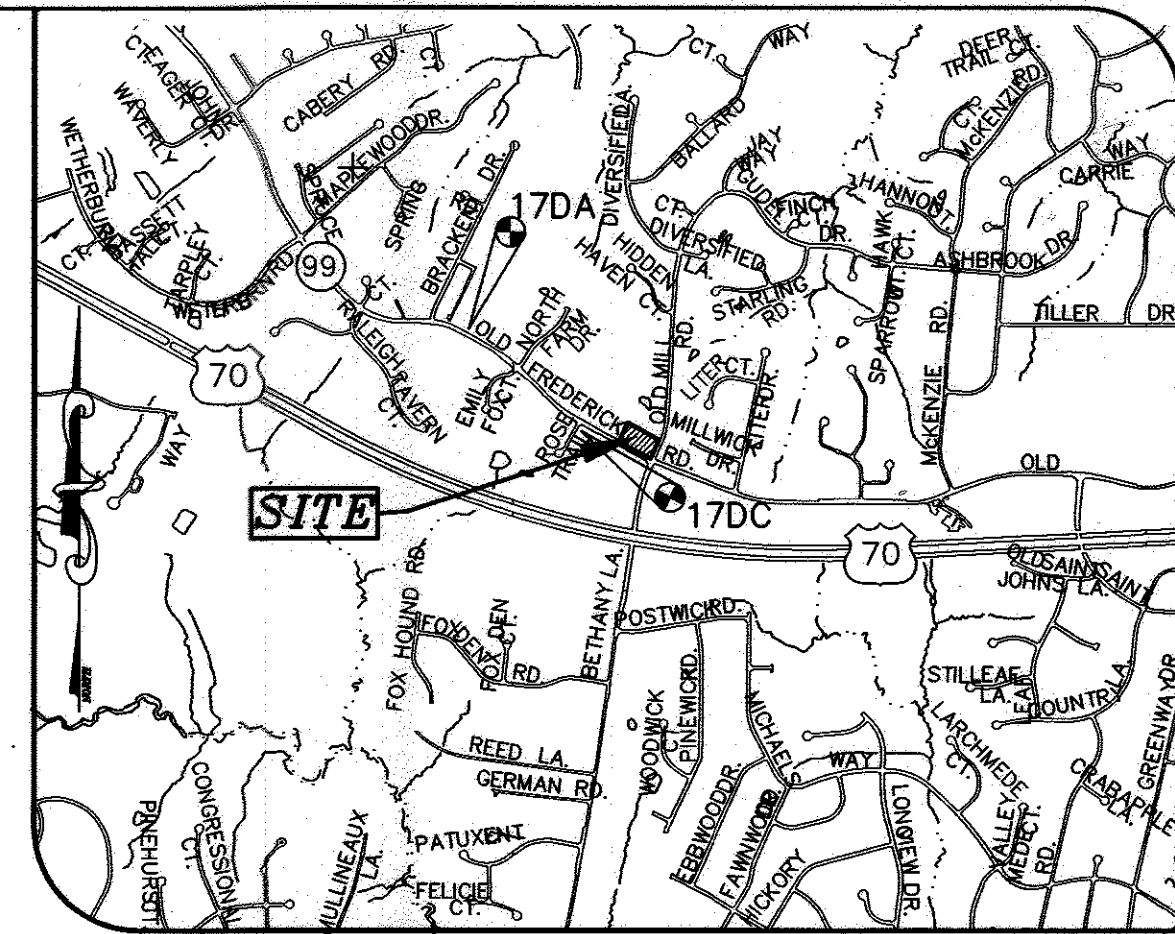


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/18
R. JACOB HIKMAT P.E. DATE: 7/12/17

GRAPHIC SCALE



PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: HARBIN PROPERTY		SECTION/AREA: N/A	PARCE/LOT: LOT 2		
PLAT NO. 18317-19	BLOCK(S) B	ZONING R-20	TAX MAP NO. 31	ELECTION DISTRICT SECOND	CENSUS TRACT 602100



VICINITY MAP

ADC MAP: 15 H-4

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
TAX MAP: 17 PARCEL: 27 GRID: 8
ELECTION DISTRICT: SECOND
TOTAL AREA: 1.28 AC
LIMIT OF DISTURBANCE: 1.00 AC
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 1
TYPE OF PROPOSED UNIT: SFD
DPZ FILE NUMBERS: F-06-002, ECP-17-035, F-17-084
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT SEPTEMBER 2016.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA & 17DC
STA. No. 17DA N 595,410.810 ELEV. 481.246
E 1,351,641.161
STA. No. 17DC N 594,565.921 ELEV. 473.288
E 1,352,653.296
- NO WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFERS AND FORESTED AREAS EXIST ON SITE.
- NO AREAS OF STEEP SLOPES 25% OR GREATER EXIST ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WAS PROVIDED UNDER F-06-002.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
- LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED UNDER F-17-084.
- THIS SDP IS EXEMPT FROM MIHU REQUIREMENTS AS PER THE HOUSING DEPARTMENT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA REDEVELOPMENT CRITERIA UNDER F-17-084.
- IN ACCORDANCE WITH SECTION 128.0 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 SETBACK. 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 UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
MISS UTILITY 800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS AND ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MARYLAND STATE HIGHWAY ADMINISTRATION 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.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE 65 dba CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED MARCH 2017 UNDER F-17-084.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

Project	16-011	date	JULY 2017
Illustration	MMT	engineering	MM
scale	1"=30'	approval	RJH

description	revisions
no.	date

HARBIN PROPERTY, LOT 2
SINGLE FAMILY DETACHED DWELLING
TAX MAP: 17 GRID: 8 PARCEL: 27
SECOND ELECTION DISTRICT
HOWARD COUNTY
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

