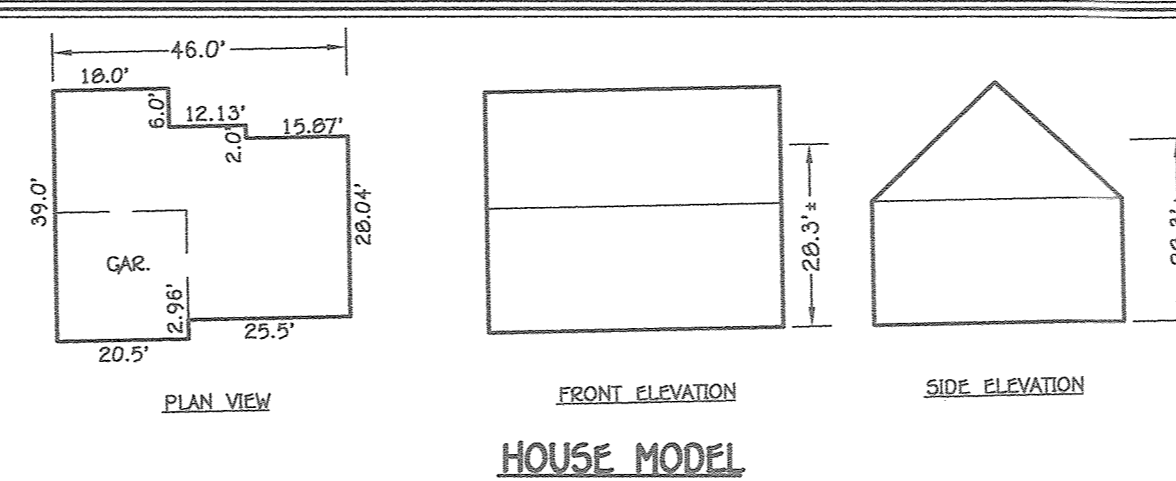


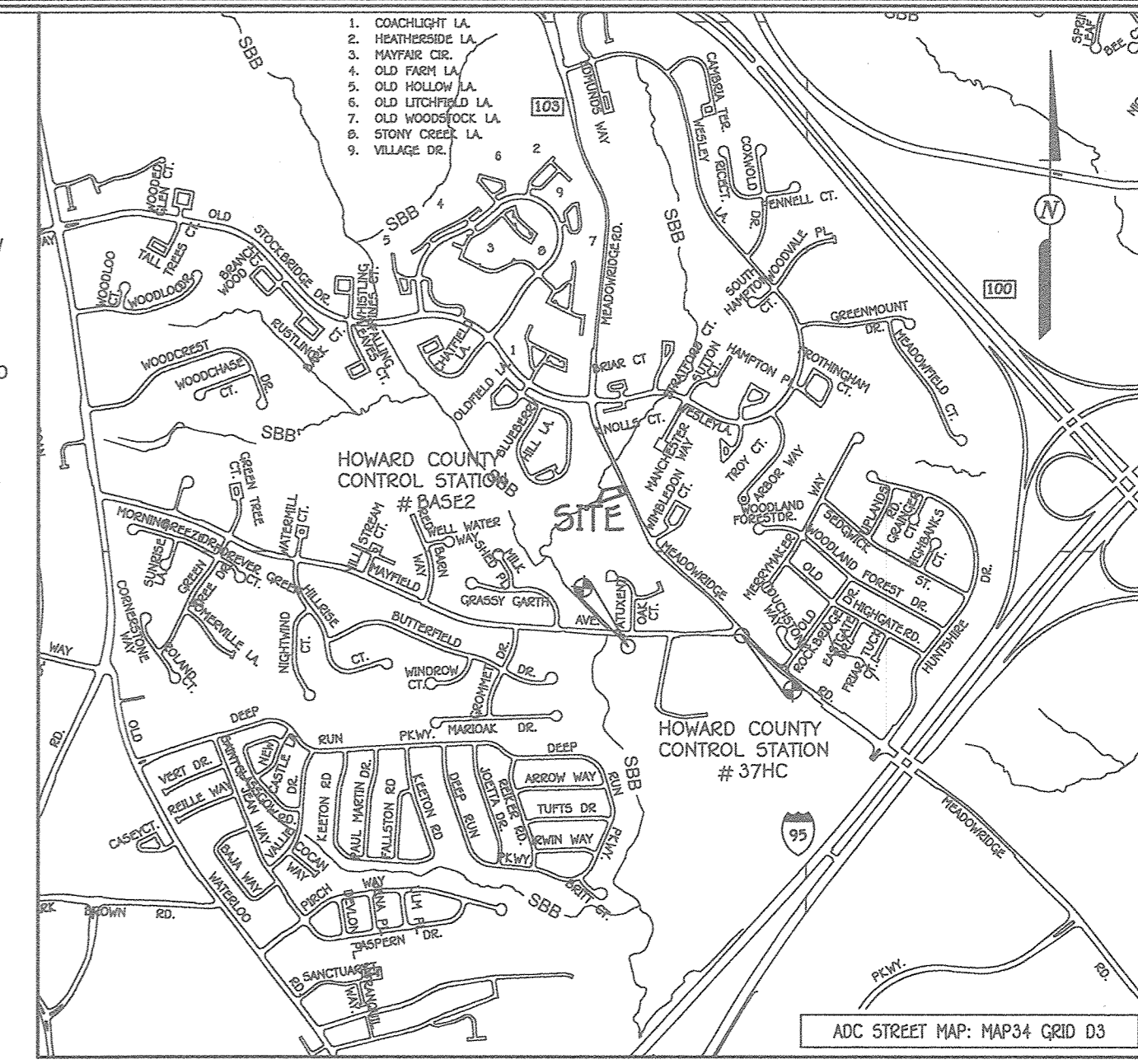
LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	---	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TIE LINE	---	DIVERSION FENCE
---	EXISTING FENCE LINE	---	SILT FENCE
---	PROPOSED PAVING	---	PERMANENT SOIL STABILIZATION MATING
---	DRAINAGE AREA DIVIDE	---	SUPER SILT FENCE
---	EXISTING TREES	---	STABILIZED CONSTRUCTION ENTRANCE
---	EXISTING SHRUBS	---	CENTERLINE
---	UNMITIGATED 65 DBA LINE	---	EDGE OF ROAD
---	15% TO 24.7% SLOPES	---	EX. 100YR FLOODPLAIN
TBR	TO BE REMOVED		

NOTE: \* PERMANENT OR TEMPORARY STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR AT THE INTERVALS REQUIRED BY THE 2011 MD STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL WHICHEVER IS MORE STRINGENT.  
 \* SINCE DISTURBANCE IS LESS THAN 5,000 SQ.FT. STORMWATER MANAGEMENT IS NOT REQUIRED.



SHEET INDEX	
SHEET	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT & EROSION CONTROL NOTES & DETAILS

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS.
- THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED OCTOBER 2017, AND WAS APPROVED ON JANUARY 11, 2018. BUILDING CONSTRUCTION MATERIALS SHALL BE USED TO REDUCE THE INTERIOR SOUND TO 45 DBA SINCE A PORTION OF THE PROPOSED HOUSE IS WITHIN THE 65 DBA NOISE ZONE.

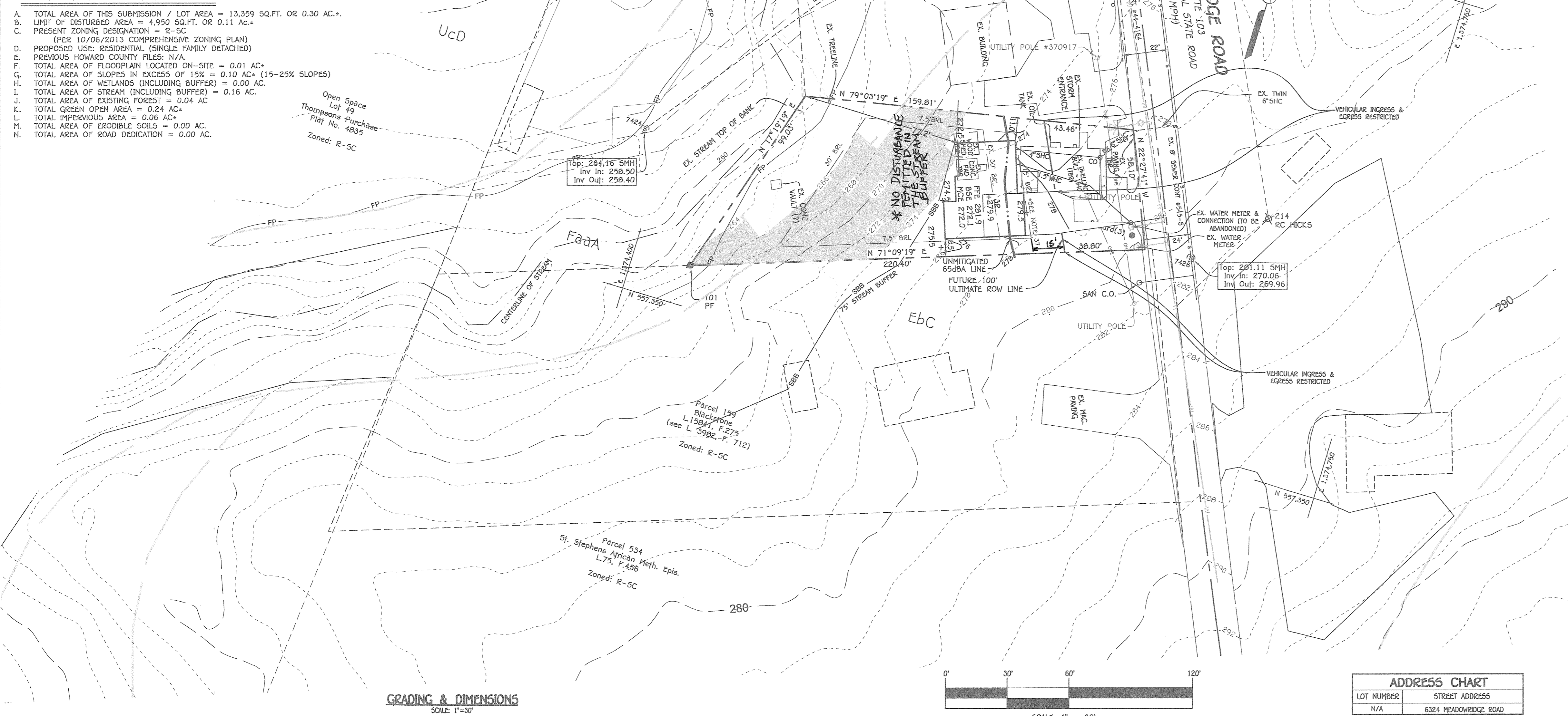


SEWER HOUSE CONNECTION CHART						
LOT	ELEVATION AT MAIN	EX. ELEVATION AT ROW	ELEV. AT CO	ELEV. AT HOUSE	MCE	BSE
N/A	~267.57	~268.07	268.49	269.33	272.0	272.1
			268.34			281.9

NOTE: EXISTING CONNECTION WAS NOT ABLE TO BE FIELD VERIFIED. ELEVATION BASED ON AVAILABLE COUNTY DATA AND FIELD LOCATION. ELEVATION OF EXISTING CONNECTION TO BE VERIFIED AT TIME OF CONSTRUCTION

SOILS LEGEND				
SOIL	NAME	CLASS	K FACTOR	
EbC	Evesboro loamy sand, 2 to 10 percent slopes	A	0.15	
FaA	Fallingston sandy loam, 0 to 2 percent slopes	D	0.20	

- SITE ANALYSIS DATA CHART**
- TOTAL AREA OF THIS SUBMISSION / LOT AREA = 13,359 SQ.FT. OR 0.30 AC.±
  - LIMIT OF DISTURBED AREA = 4,950 SQ.FT. OR 0.11 AC.±
  - PRESENT ZONING DESIGNATION = R-5C
  - (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
  - PROPOSED USE: RESIDENTIAL (SINGLE FAMILY DETACHED)
  - PREVIOUS HOWARD COUNTY FILES: N/A
  - TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.01 AC.±
  - TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.10 AC.± (15-25% SLOPES)
  - TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.02 AC.±
  - TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.16 AC.±
  - TOTAL AREA OF EXISTING FOREST = 0.04 AC.±
  - TOTAL GREEN OPEN AREA = 0.24 AC.±
  - TOTAL IMPERVIOUS AREA = 0.06 AC.±
  - TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.±
  - TOTAL AREA OF ROAD DEDICATION = 0.00 AC.±



- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED R-5C PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
  - TOTAL PROJECT AREA = 13,359 SQ.FT.±
  - AREA OF PLAN SUBMISSION = 13,359 SQ.FT.±
  - LIMIT OF DISTURBANCE = 4,950 SQ.FT.
  - EXISTING USE = SINGLE FAMILY DETACHED
  - PROPOSED USE = RESIDENTIAL (SINGLE FAMILY DETACHED)
  - NUMBER OF PARKING SPACES REQUIRED = 2 PER UNIT AND 0.5 PER UNIT VISITOR PARKING = 2.5 SPACES
  - NUMBER OF PARKING SPACES PROPOSED = 4 SPACES (2 IN THE GARAGE AND 2 IN DRIVEWAY).
  - DEED REFERENCE: LIBER 17892, FOLIO 385
  - LOCATION: 6324 MEADOWRIDGE ROAD, ELK RIDGE, MARYLAND 21075.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
  - THIS PROPERTY IS SUBJECT TO THE ANNEALED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
  - PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER MAIN CONTRACT #545-5 AND #44-4184.
  - BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST, 2017. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY FISHER, COLLINS & CARTER, INC. IN AUGUST, 2017 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
  - 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. B452 AND 37HC WERE USED FOR THIS PROJECT.
  - PREVIOUS DPZ FILE NUMBERS: WP-18-066, BA-18-009V
  - NO FOREST, WETLANDS, WETLAND BUFFERS, NOE 25% OR GREATER STEEP SLOPES EXIST ON-SITE. HOWEVER 100 YEAR FLOODPLAIN, STREAM BANKS, AND STREAM BUFFERS DO EXIST.
  - NO FOREST FRINGS OR WETLANDS EXIST ON-SITE PER ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER, 2017.
  - NO CENTERLINES EXIST ON-SITE.
  - 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
  - BGE/CONTRACTOR (SEE PLAN) 410.950.4820
  - BGE(UNDERGROUND DAMAGE CONTROL) 410.787.9068
  - MHS UTILITY 1.800.257.7777
  - COLONIAL PIPELINE COMPANY 410.725.1390
  - HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
  - HOWARD COUNTY HEALTH DEPARTMENT 410.313.2540
  - VERIZON 1.800.743.0033/410.224.9210
  - THE CONTRACTOR SHALL NOTIFY MHS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - ANY DAMAGE TO EXISTING RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF WORK.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - ALL CONSTRUCTION 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 WAIVERS HAVE BEEN APPROVED.
  - EXISTING UTILITIES ARE BASED ON THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - ESTIMATES OF EARTHWORK 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).
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND RESCUE VEHICLES TO THE FOLLOWING REQUIREMENTS:
    - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
    - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
    - GEOMETRY - GRADIENT 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-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
  - THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(i), SINCE IT IS A LOT LESS THAN 40,000 SQ.FT. IN SIZE.
  - THERE IS AN EXISTING DWELLING BUILT AROUND THE 1940s THAT IS PROPOSED TO BE DEMOLISHED ALONG WITH THE EXISTING SHED.
  - ALL LOT AREAS ARE MORE OR LESS (+/-).
  - ALL DITCHES AND SWALES SHALL HAVE EROSION CONTROL MATING.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 12B 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.
  - SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE THIS IS AN EXISTING PARCEL, NO LANDSCAPING IS REQUIRED.
  - TRASH AND RECYCLABLES COLLECTION WILL BE AT MEADOWRIDGE ROAD WITHIN 5' OF THE COUNTY ROADWAY.
  - DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
  - 95% COMPACTION IN FILL AREAS SHALL BE IN ACCORDANCE WITH ASTM D 1585 STANDARDS.
  - WORK PERFORMED WITHIN MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MSHA PERMIT ISSUED FOR THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE MARYLAND STATE HIGHWAY ADMINISTRATION, 410.231-5533, AT LEAST FIVE (5) WORKING DAYS BEFORE EXCAVATING WITHIN THE MARYLAND STATE HIGHWAY RIGHT-OF-WAY FOR LAYING WATER OR SEWER MAINS OR SERVICE CONNECTIONS.
  - IF ANY WELL OR SEPTIC SYSTEMS ARE DISCOVERED BEFORE AND/OR DURING CONSTRUCTION THE HEALTH DEPT. MUST BE NOTIFIED. IF FOUND THEY WILL NEED TO BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.02.
  - ON AUGUST 14, 2018, THE HEARING EXAMINER UNDER SA CASE #18-009V GRANTED THE VARIANCE TO REDUCE THE 30 FOOT FRONT SETBACK FROM THE 100 FOOT FRONT ROW OF MEADOWRIDGE ROAD TO 15 FEET. APPROVAL IS SUBJECT TO:
    - THE VARIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND AS DEPICED ON THE REVISED VARIANCE PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.
    - THE PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.
    - THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  - ON AUGUST 23, 2018, DDA WAS INFORMED BY DEVELOPER'S ENGINEER THAT WP-18-066 WAS NO LONGER REQUIRED SINCE THE HEARING EXAMINER GRANTED THE PROPOSED VARIANCE.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
N/A	6324 MEADOWRIDGE ROAD

**OWNER**  
 HOME WAYS PROPERTIES LLC  
 15823 THOMPSON RD  
 SILVER SPRING MD 20905  
 240-205-9983

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKCE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-3995

NO.	REVISION	DATE	X

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

*John C. Roberts* 12/4/18  
 Signature of Developer  
 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. 38936, EXPIRATION DATE: 01/12/2020.  
*Amrhanmi Jaber* 11/12/18  
 Signature of Professional Engineer  
 Date

**BUILDER/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 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 AUTHORIZED PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Hosam Amrhanmi* 11/16/2018  
 Signature of Developer  
 Date

**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 SOIL CONSERVATION DISTRICT.  
*Amrhanmi Jaber* 11/12/18  
 Signature of Engineer  
 Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Walter J. Garcia* 12-10-18  
 Director - Department of Planning and Zoning  
 Date  
*Kevin J. Anderson* 12-10-18  
 Chief, Division of Land Development  
 Date  
*Alan Clark* 12-6-18  
 Chief, Development Engineering Division  
 Date

**SITE DEVELOPMENT PLAN**

HOME WAYS PROPERTIES, LLC, PARCEL 158  
 6324 MEADOWRIDGE ROAD  
 RESIDENTIAL - SINGLE FAMILY DETACHED  
 ZONED R-5C  
 TAX MAP No. 37 GRID No. 15 PARCEL No. 158  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: NOVEMBER, 2018  
 SHEET 1 OF 2

SDP-18-023

