

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: ROCKBURN ESTATES		SECTION/AREA: N/A	PARCEL: 628		
PLAT NO. 24593-94	BLOCK(S) 22	ZONING R-20	TAX MAP NO. 31	ELECTION DISTRICT FIRST	CENSUS TRACT 0000

SITE DEVELOPMENT PLAN

ROCKBURN ESTATES

LOTS 1 THRU 11 AND OPEN SPACE LOTS 12-15

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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:
LOCATION: TAX MAP : 31 PARCEL: 628 GRID: 22
ELECTION DISTRICT : FIRST
RECORD PLAT#: 24593-94
TOTAL AREA: 1.54 AC.±
AREA OF PLAN SUBMISSION: 1.54 AC.±
LIMIT OF DISTURBED AREA: 1.92 AC.±
ZONING: R-20
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 10
TYPE OF PROPOSED UNIT : SFD
DPZ FILE NO: ECP-16-022, SP-16-012, BA# 15-045V, PB CASE# 425, F-17-097, CONTRACT# 14-498-D
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31GD AND NO. 31R1
STA. No. 31GD N 566,299.852 E 1,372,014.021 ELEV. 419.34
STA. No. 31R1 N 565,303,479 E 1,372,517.790 ELEV. 400.94
- EXISTING CONTOURS BASED ON CONDITION OF FINAL PLAN F-17-097.
- 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. (SUNROOM AND ROOM EXTENSIONS FOR R-20 LOTS MAY EXTEND 10' INTO A REAR SETBACK).
- 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:
 - 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 (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.
- 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) 725-9978
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS AND FINAL PLAN F-17-097.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS FOR LOTS 1-11, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- NO CEMETERIES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE CODE AND FOREST CONSERVATION MANUAL WAS FULFILLED BY THE ON-SITE PLANTING OF 0.77 ACRES UNDER F-17-097.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, APPROVED UNDER F-17-097. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF 9,000.00.
- STORMWATER MANAGEMENT IS PROVIDED BY MICRO BIO-RETENTION AND SURFACE SAND FILTER, IT WAS APPROVED UNDER F-17-097. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP, APPROVED UNDER SP-16-012 IN FEBRUARY 2016.
- NO WETLANDS, STREAM AND THEIR BUGGERS EXIST ON THE SITE AS CERTIFIED UNDER F-17-097. THERE ARE NO STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 S.F. OF CONTIGUOUS AREA.
- COMMUNITY MEETING WAS CONDUCTED ON OCTOBER 8, 2015 BY BENCHMARK ENGINEERING.
- THIS SUBDIVISION RECEIVED PLANNING BOARD APPROVAL AS FILED UNDER PB CASE 425 ON FEBRUARY 2, 2017. THE PLANNING BOARD SIGNED THE PB CASE DECISION AND ORDER ON APRIL 20, 2017.
- BACASE 15-045V TO REDUCE THE 75' STRUCTURE SETBACK FROM A PERCENT BOUNDARY TO 40.9' FOR THE EXISTING HISTORIC STRUCTURE ON LOT 6 WAS GRANTED ON 2/8/16.

ADDRESS CHART

LOT #	ADDRESS
1	5321 BRIAR OAK COURT
2	5317 BRIAR OAK COURT
3	5313 BRIAR OAK COURT
4	5309 BRIAR OAK COURT
5	5305 BRIAR OAK COURT
6	5301 BRIAR OAK COURT
7	5304 BRIAR OAK COURT
8	5308 BRIAR OAK COURT
9	5312 BRIAR OAK COURT
10	5318 BRIAR OAK COURT
11	5322 BRIAR OAK COURT

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL AND SOILS PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

STORMWATER MANAGEMENT PRACTICES CHART

LOT NO.	FACILITY NO.	DRYWELL M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)
1	-	3	-
2	-	3	-
3	-	3	-
4	MB #1	-	1
5	MB #2	-	1
6	N/A	N/A	N/A
7	MB #3	-	-
8	MB #3	-	-
9	-	-	-
10	MB #4	-	-
11	MB #4	-	-

THE MODERATE INCOME UNIT REQUIREMENT (CB 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF THE BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT ISSUANCE.

OWNER / DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

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: *Robert L. Dorsey, Jr.* DATE: 5/23/18
PRINTED NAME OF DEVELOPER: ROBERT L. DORSEY, JR.

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.

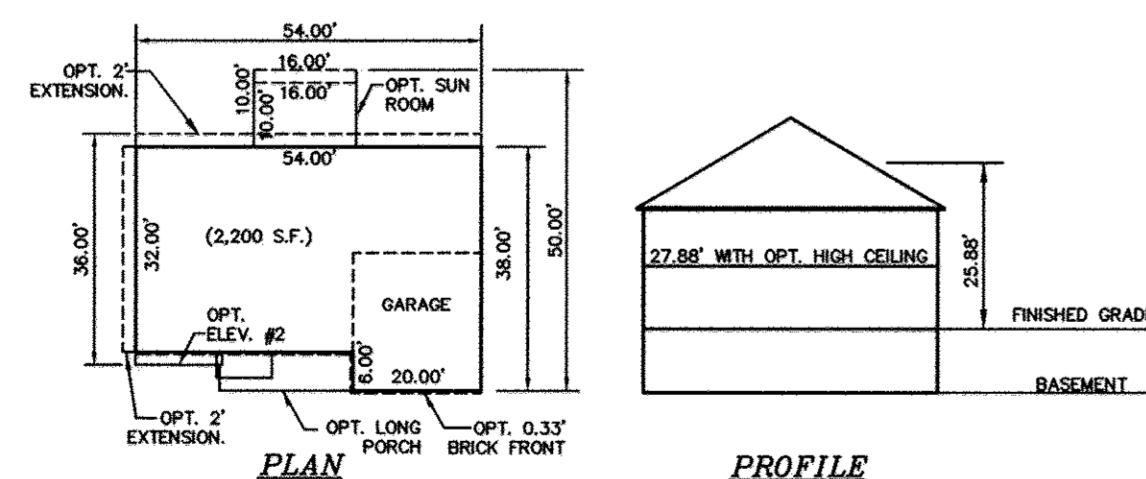
Signature of Engineer: *R. Jacob Hikmat P.E.* DATE: 5/22/18
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT P.E.

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

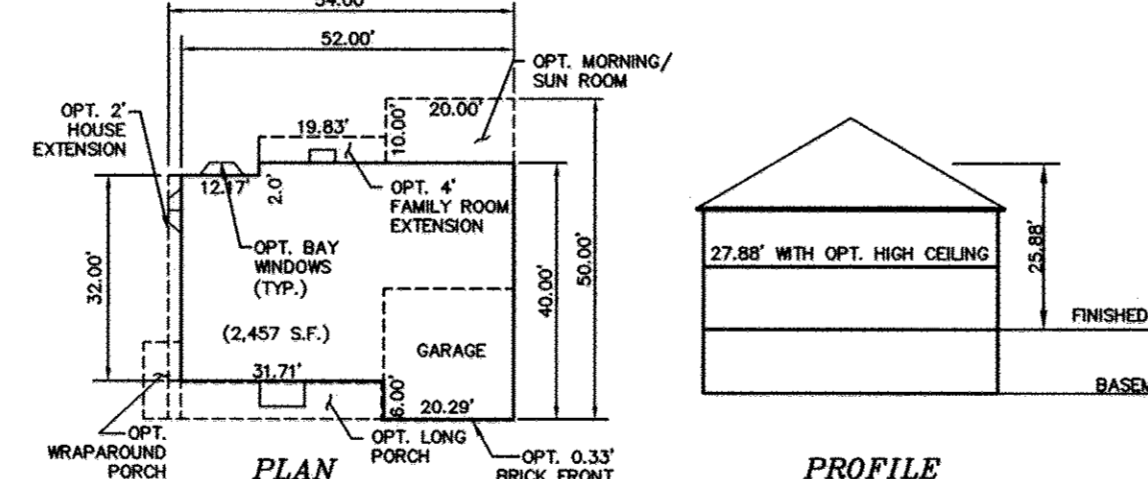
Signature of District Director: *John P. Roberts* DATE: 5/24/18
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

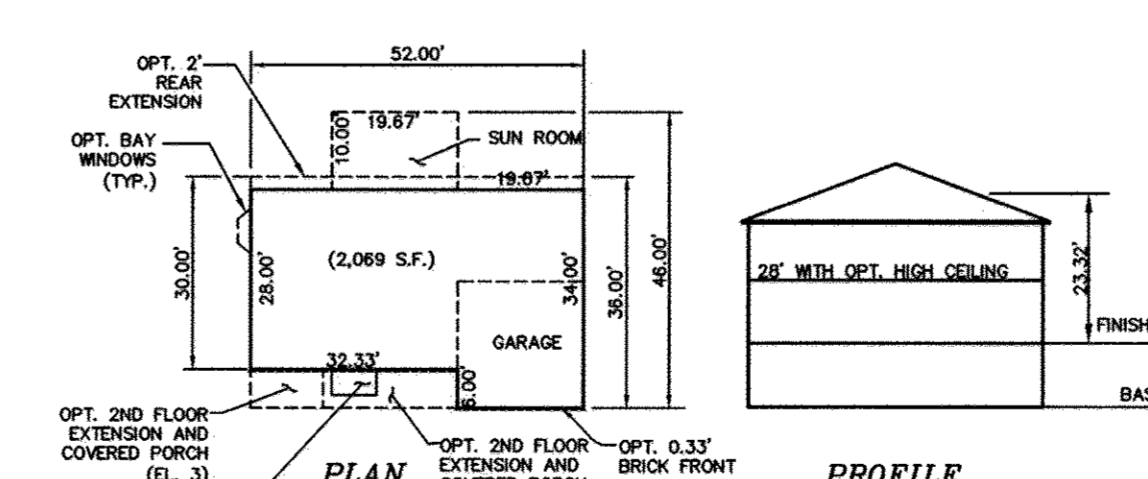
Signature of Chief, Development Engineering Division: *Paul Blumhagen* DATE: 5-24-18
Signature of Chief, Division of Land Development: *Walter Stelzner* DATE: 5-24-18
Signature of Director: *Walter Stelzner* DATE: 5-24-18



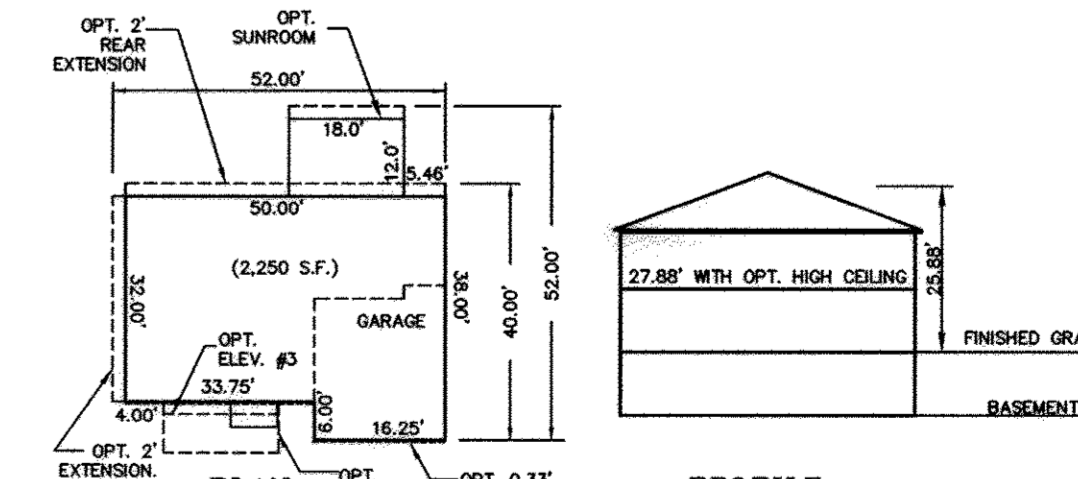
CALVERT
SCALE: 1"=30'



CHAMBERLAIN III
SCALE: 1"=30'

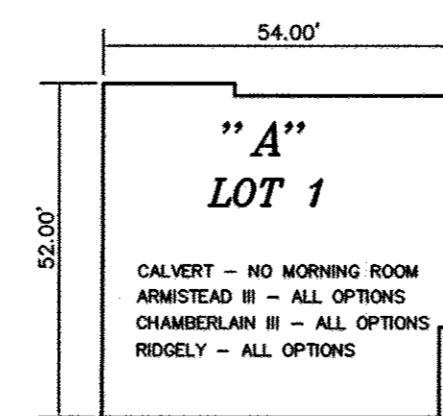


ARMISTEAD III
SCALE: 1"=30'

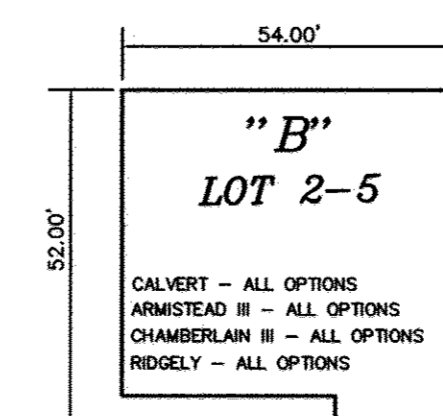


RIDGELY
SCALE: 1"=30'

- NOTES:**
- HOUSE AREA SHOWN INCLUDES ALL OPTIONS.
 - IF THE FOOTPRINT AREA OF ANY OF THE SELECTED HOUSES MODELS WITH THEIR CHOSEN OPTIONS EXCEED 2,500 SQUARE FEET, THE STORMWATER MANAGEMENT FOR THAT PARTICULAR LOT WILL BE REDESIGNED.



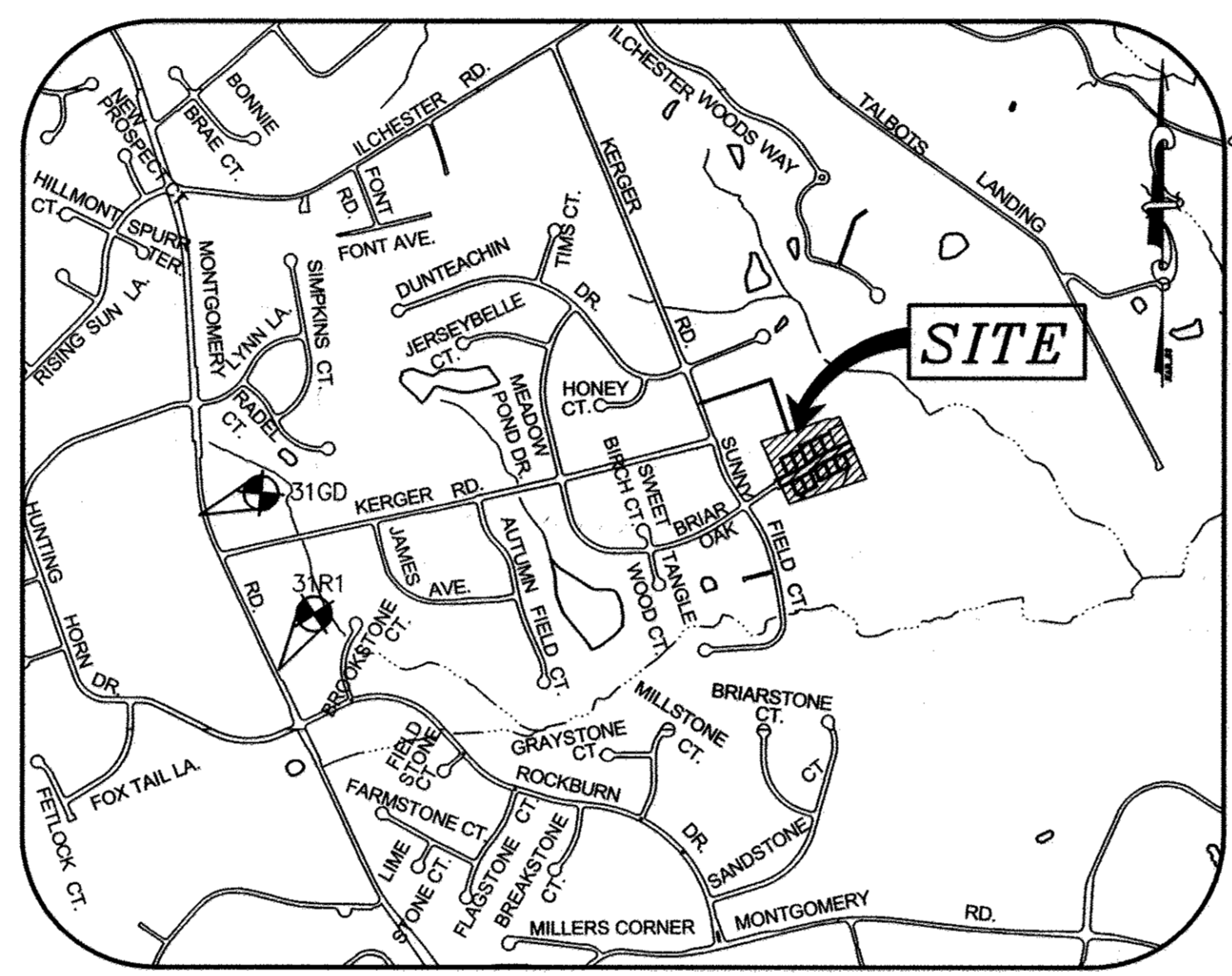
MODEL "A"
SCALE: 1"=30'



MODEL "B"
SCALE: 1"=30'

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

Signature: *R. Jacob Hikmat P.E.* DATE: 5/22/18



VICINITY MAP

SCALE: 1"=1,000'
ADC MAP: 28, GRID D-6


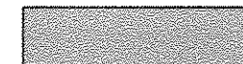


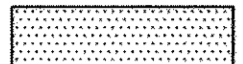


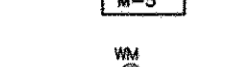



Project	date	scale	description
17-009	MAY 2018	MM	1"=30'
illustration	MM	MM	MM
scale	MM	MM	MM
description	MM	MM	MM
revisions	MM	MM	MM

Project	date	scale	description
17-009	MAY 2018	MM	1"=30'
illustration	MM	MM	MM
scale	MM	MM	MM
description	MM	MM	MM
revisions	MM	MM	MM

ROCKBURN ESTATES
 LOTS 1-11 AND OPEN SPACE LOTS 12-15
 SINGLE FAMILY DETACHED UNITS
 1ST ELECTION DISTRICT, TAX MAP 31, PARCEL 628, HOWARD COUNTY, MD
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0288 Fax

LEGEND

-  EXISTING FOREST CONSERVATION AREA
-  AREA OF PROPOSED PAVEMENT
-  AREA OF EXISTING PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
-  AREA OF EXISTING PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
-  AREA OF EXISTING PUBLIC TREE MAINTENANCE EASEMENT
-  AREA OF EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
-  EXISTING TREELINE
-  DRY WELL (M-5)
-  EXISTING WATER METER
-  EXISTING STREET LIGHT
-  STREET AND PERIMETER TREES PROVIDED UNDER F-17-097

SHC CHART

LOT NO.	ELEVATION AT R/W
1	373.20
2	373.89
3	374.93
4	375.68
5	376.36
6	N/A
7	376.58
8	375.98
9	374.78
10	374.01
11	373.55

OWNER / DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

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[Signature] 5-23-18
SIGNATURE OF DEVELOPER DATE
ROBERT L. DORSEY JR.
PRINTED NAME OF DEVELOPER

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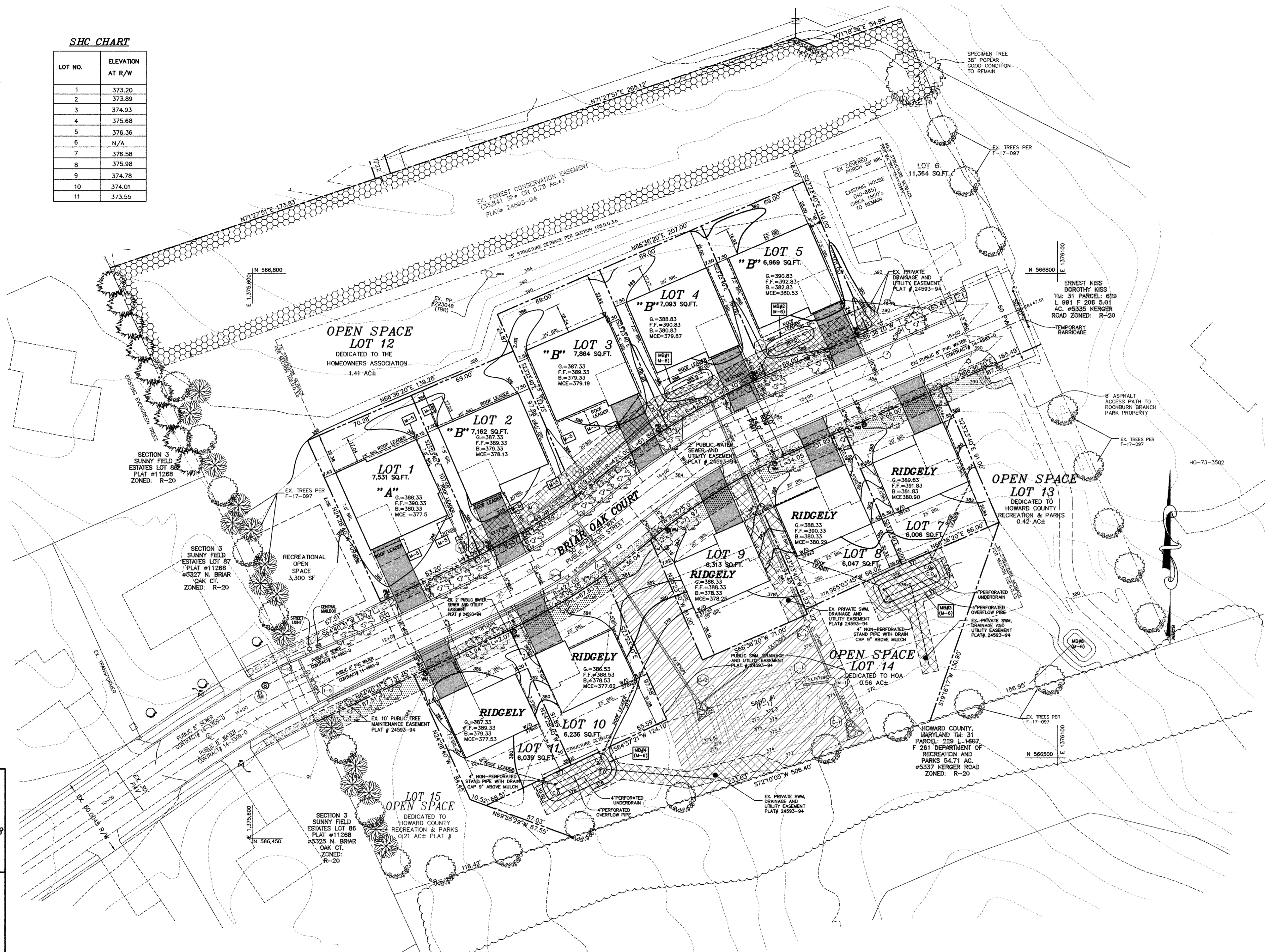
[Signature] 5/24/18
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT P.E.
PRINTED NAME OF ENGINEER

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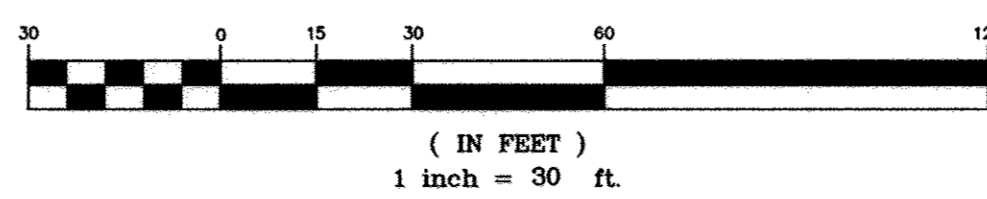
[Signature] 5/24/18
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 5-24-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 5-24-18
DIRECTOR DATE

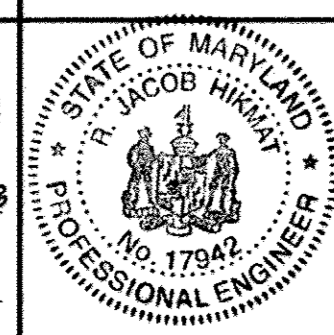


GRAPHIC SCALE



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[Signature] 5/22/18
R. JACOB HIKMAT P.E. DATE



date	MAY 2018
project	17-009
illustration	MMM
scale	1"=30'
approval	MMM
revision	RJH

description	
revisions	
no.	
date	

ROCKBURN ESTATES
LOTS 1-11 AND OPEN SPACE LOTS 12-15
SINGLE FAMILY DETACHED UNITS
1ST ELECTION DISTRICT, TAX MAP 31, PARCEL 628, HOWARD COUNTY, MD
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Bruce Drive, Columbia, Maryland 21044
(410) 987-0296, Fax (410) 987-0298

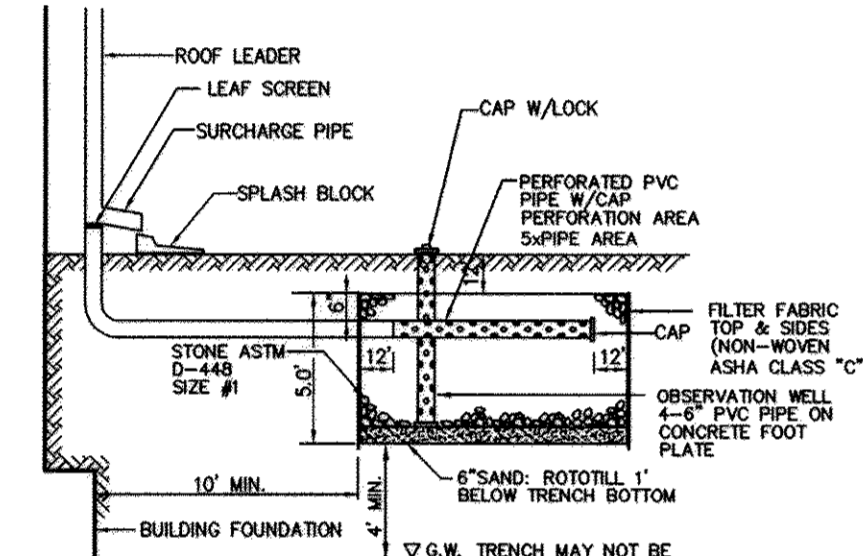
SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	HYDRIC
Fa	(D)	FALLSINGTON SANDY LOAM 0-2% SLOPES	0.20	19	YES
RaB	(C)	RUSSETT FINE SANDY LOAM, 2-5% SLOPES.	0.37	19	NO
RaC	(C)	RUSSETT FINE SANDY LOAM, 2-5% SLOPES.	0.37	19	NO
SoB	(B)	SASSAFRAS LOAM SAND, 2-5% SLOPES	0.37	19	NO
SfB	(B)	SASSAFRAS GRAVELLY SAND LOAM, 2-5% SLOPES	0.24	19	NO

LEGEND

- FOREST CONSERVATION AREA
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- M-6, MICRO-BIORETENTION FACILITY, M-6, I.D. NUMBER
- EXISTING TREELINE
- EXISTING WATER METER
- EXISTING STREET LIGHT
- DRYWELL (M-6)

NOTE: HOUSES ON LOTS 4 AND 5 MUST BE COMPLETED AND GRADING MUST BE STABILIZED PRIOR TO CONSTRUCTION OF MICRO-BIORETENTION FACILITIES M-6 ON EACH LOT.



DRYWELL (M-5) TYP. DETAIL

DRYWELL (M-5) SIZE:
DEPTH: 5.00'
LENGTH: 8.00'
WIDTH: 5.00'

OWNER / DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

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Signature of Developer: *[Signature]* DATE: 5-23-18
PRINTED NAME OF DEVELOPER: Robert L. Dorsey Jr.

ENGINEER'S CERTIFICATE

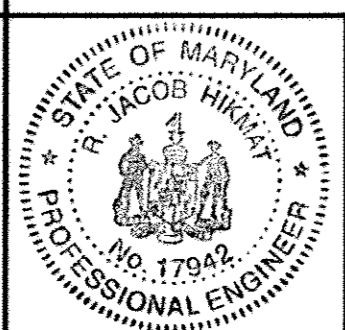
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Signature of Engineer: *[Signature]* DATE: 5/24/18
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT P.E.

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

Signature of District Director: *[Signature]* DATE: 5/24/18
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *[Signature]* DATE: 5-24-18
Signature: *[Signature]* DATE: 5-24-18
Signature: *[Signature]* DATE: 5-24-18



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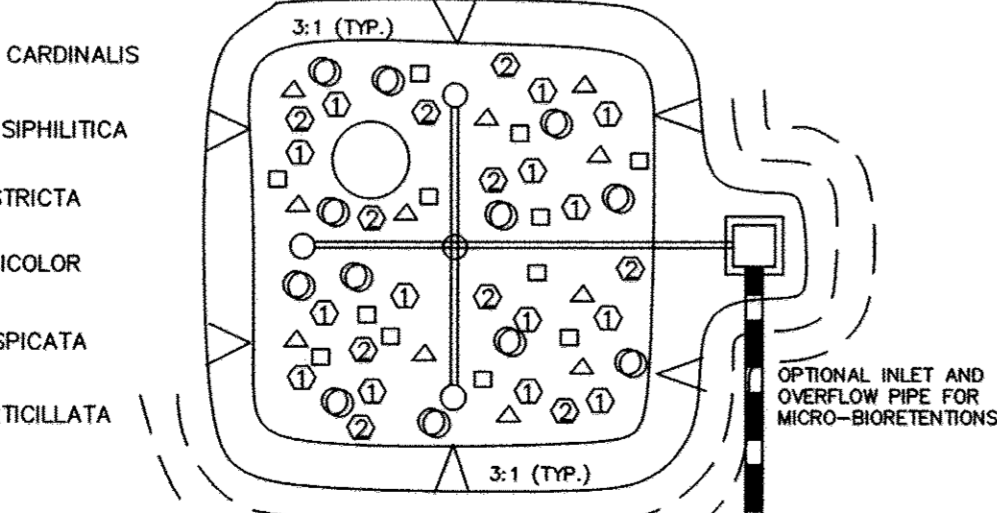
R. JACOB HIKMAT P.E. DATE: 5/24/18

MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL.	TOP OF BERM EL.	INV. IN DISCHARGE PIPE	AREA AT TOP EL.	AREA AT BERM EL.
#1	385.00	386.00	182.08	135 S.F.	286 S.F.
#2	387.00	388.00	384.08	135 S.F.	286 S.F.
#3	376.00	377.00	373.08	463 S.F.	795 S.F.
#4	377.00	378.00	374.08	399 S.F.	695 S.F.

PLANTING LEGEND

- ① LOBELIA CARDINALIS
- ② LOBELIA SIPHILITICA
- CAREX STRICTA
- △ IRS VERSICOLOR
- LIATRIS SPICATA
- ILEX VERTICILLATA



SCHEMATIC PLANTING DETAIL FOR (M-6) PRACTICES

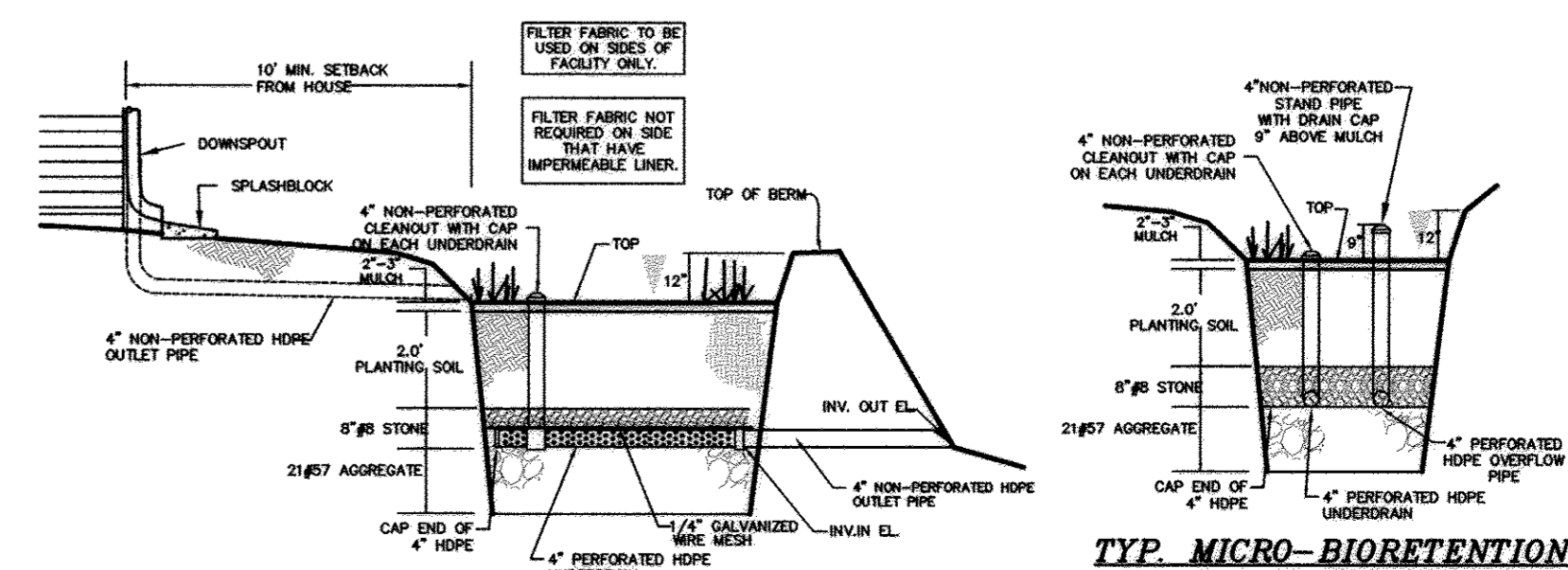
MICRO-BIORETENTION (M-6) LANDSCAPE CHART

FACILITY SQUARE FOOTAGE	PLANT NAME	COMMON NAME	TYPE	SIZE	MB #1	MB #2	MB #3	MB #4	MB #5	TOTAL
	ILEX VERTICILLATA	COMMON WINTERBERRY	SHRUB	2.5'-3' HT	1	1	5	4	1	12
	LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL HERBACEOUS	QUART BULB	9	9	31	27	8	84
	LOBELIA SIPHILITICA	GREAT BLUE LOBKIA	PERENNIAL HERBACEOUS PLANT	QUART BULB	9	9	31	27	8	84
	CAREX STRICTA	UPLIGHT SEDGE	GRASS	QUART BULB	9	9	31	27	8	84
	IRS VERSICOLOR	BLUE WATER IRIS	PERENNIAL HERBACEOUS PLANT	QUART BULB	9	9	31	27	8	84
	LIATRIS SPICATA	PRAIRIE GAY FEATHER	PERENNIAL HERBACEOUS PLANT	QUART BULB	9	9	31	27	8	84

GRAPHIC SCALE

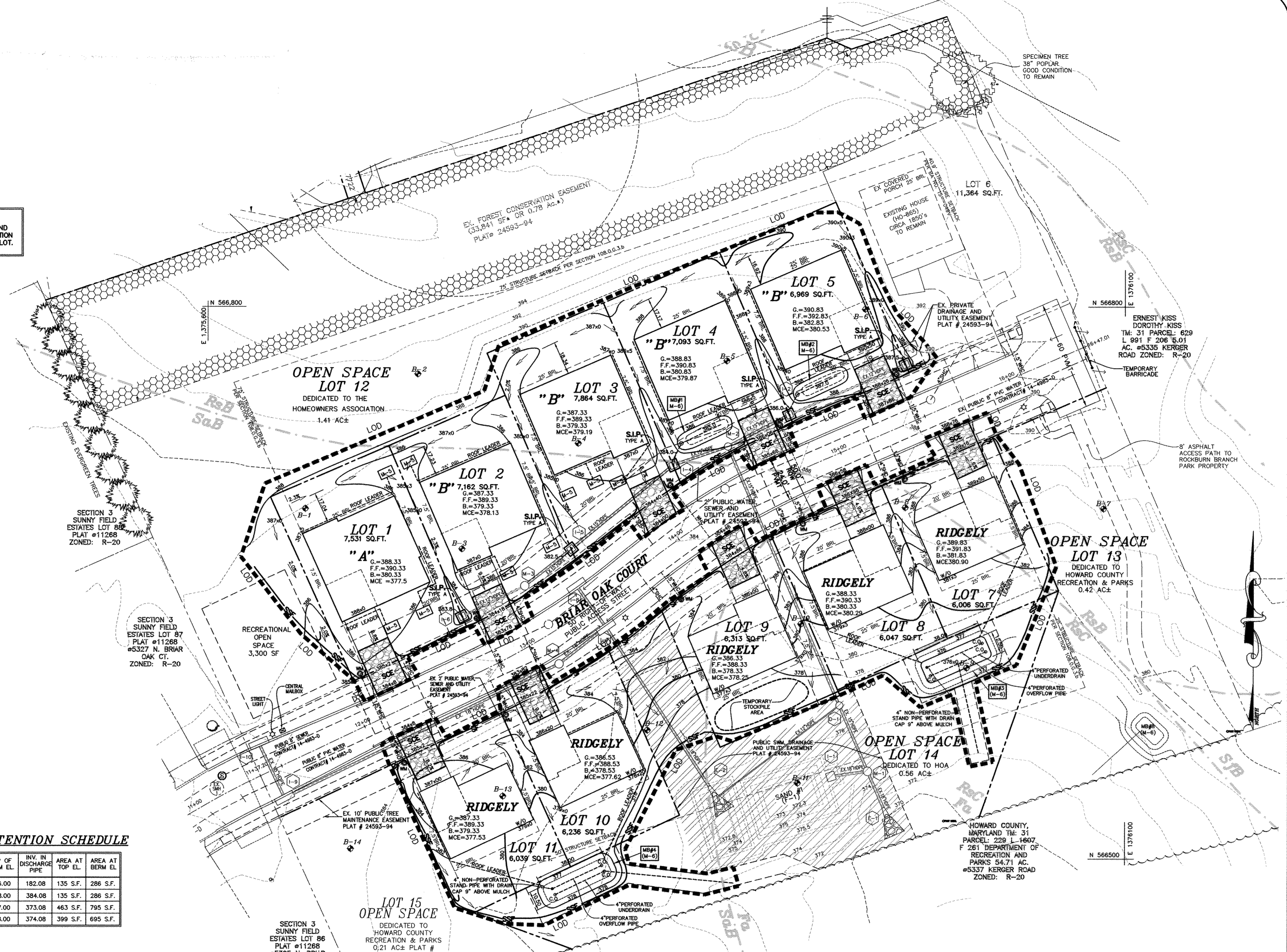


(IN FEET)
1 inch = 30 ft.



TYP. MICRO-BIORETENTION (M-6) DETAIL

TYP. MICRO-BIORETENTION (M-6) SECTION



date	MAY 2018
project	17-009
illustration	MMK
scale	1" = 30'
approval	RJH

description	revisions
no.	date

ROCKBURN ESTATES
LOTS 1-11 AND OPEN SPACE LOTS 12-15
SINGLE FAMILY DETACHED UNITS
1ST ELECTION DISTRICT, TAX MAP 31, PARCEL 628, HOWARD COUNTY, MD
GRADING, SEDIMENT CONTROL AND SOILS PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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