

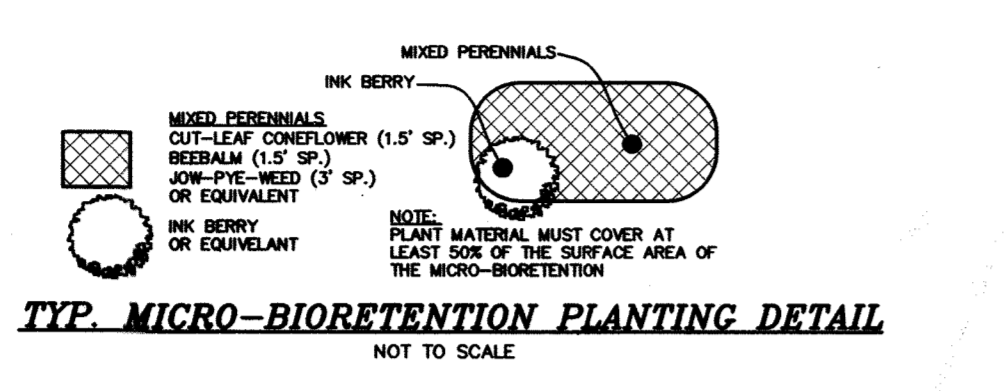
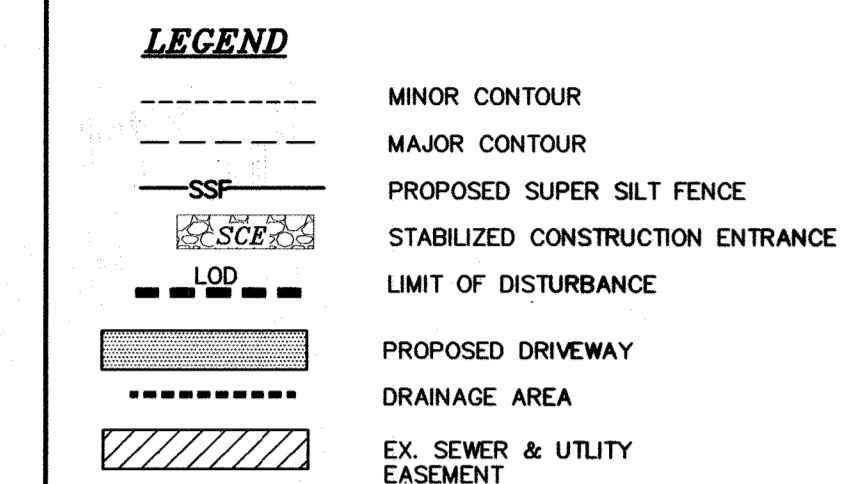
SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
Rsd	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	0.37	14	

INDEX OF DRAWINGS

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

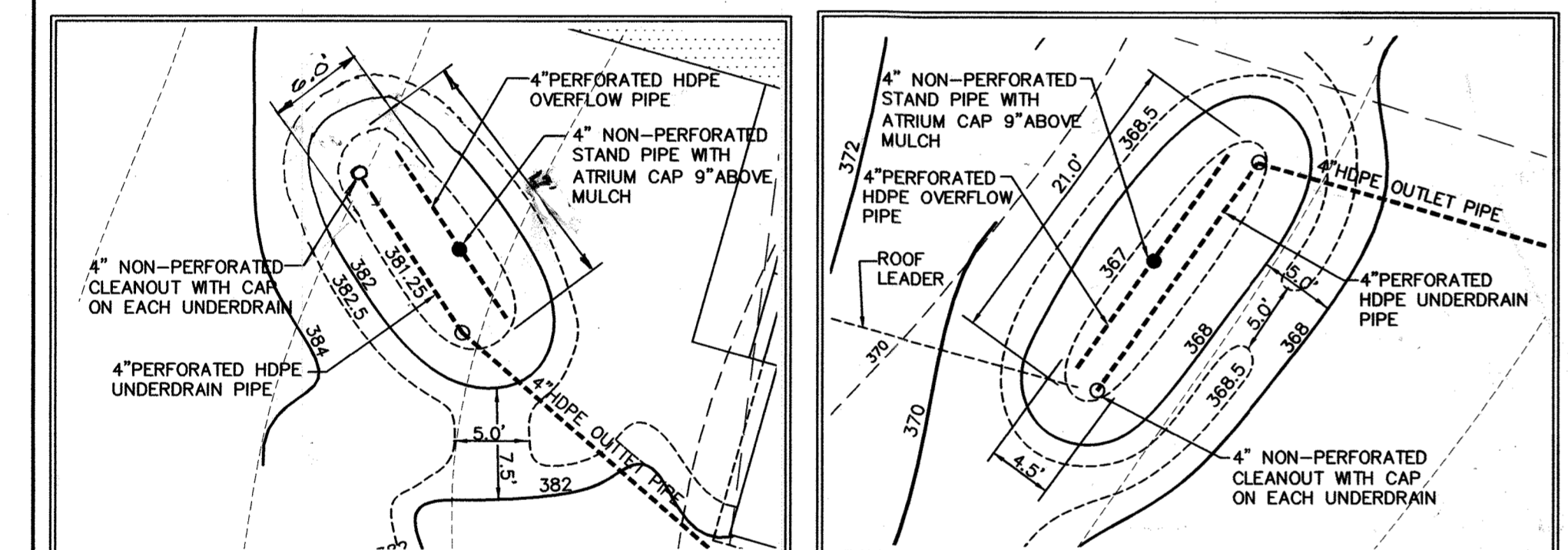
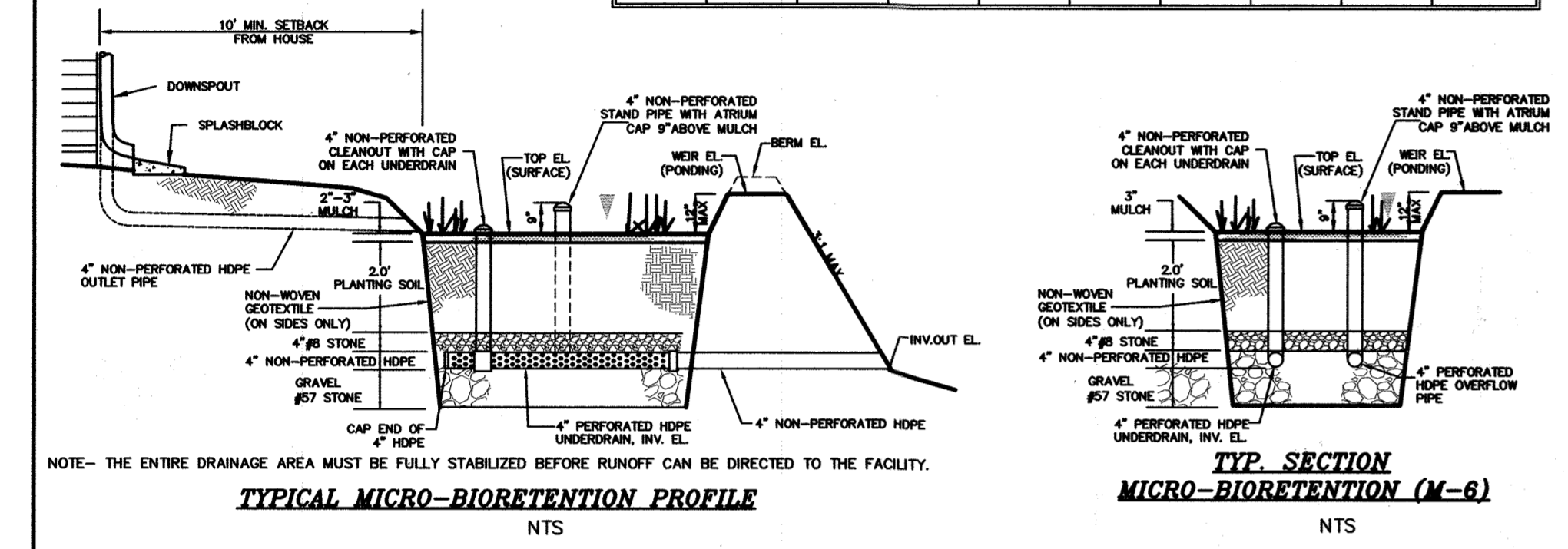
SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 2	M-6, (#1) MICRO-BIORETENTION M-6, (#2) MICRO-BIORETENTION	109 C.F. 227 C.F.	130 C.F. 233 C.F.



MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONING)	BERM EL.	INV. IN	INV. OUT	SURFACE AREA	PONING AREA	PONING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-1	381.25	382.00	382.50	378.33	377.50	80 S.F.	180 S.F.	9"	12"
MB-2	367.00	368.00	368.50	364.08	363.50	90 S.F.	250 S.F.	12"	21"



OWNER/DEVELOPER
VRE ENTERPRISES LLC
10620 VISTA ROAD
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 CERTIFICATED ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEGINSING THIS PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] DATE: 2/22/19

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR STORM 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] DATE: 2/19/19

DEVELOPER'S/OWNER'S CERTIFICATE

I/M I 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/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.

[Signature] DATE: 2/22/19

APPROVED: DEPARTMENT OF PLANNING AND ZONING

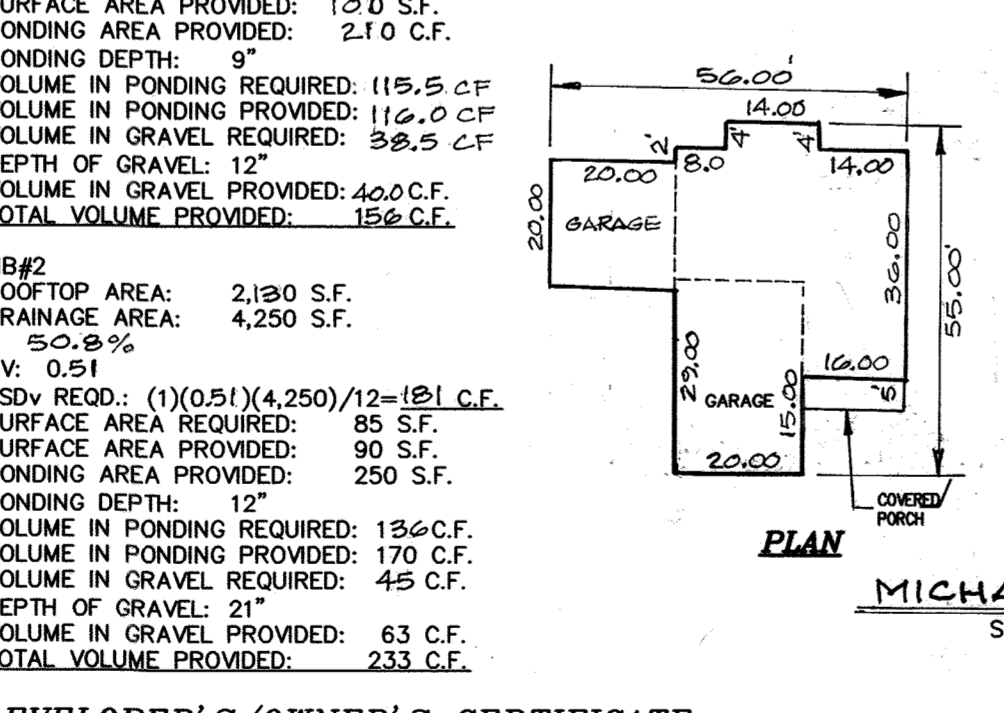
3/13/19 DATE

3/14/19 DATE

3-14-19 DATE

ESDv CALCULATIONS:
Pe (F-15-044): 1.0

MB#1
DRIVEWAY AREA: 1,370 S.F.
DRAINAGE AREA: 3,550 S.F.
I: 5.2%
RV: 0.52
ESDv REQD.: (1)(0.52)(3,550)/12 = 154 C.F.
SURFACE AREA REQUIRED: 71 S.F.
PONDING AREA PROVIDED: 120 S.F.
PONDING AREA PROVIDED: 210 C.F.
PONDING DEPTH: 9"
VOLUME IN PONDING REQUIRED: (15.5 C.F. SURFACE AREA REQUIRED) (9") = 139.5 C.F.
VOLUME IN PONDING PROVIDED: (120 S.F. PONDING AREA PROVIDED) (9") = 1080 C.F.
VOLUME IN GRAVEL REQUIRED: 38.5 C.F.
DEPTH OF GRAVEL: 12"
VOLUME IN GRAVEL PROVIDED: 400 C.F.
TOTAL VOLUME PROVIDED: 152 C.F.



MIHU TRACKING CHART

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	(Symbol)	PRUNUS SARGENTI OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SARGENT CHERRY OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5"-3" CAL.
TOTAL	1	TREES (1 SHADE TREES)		

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 09/03/20

[Signature] DATE: 2/19/19

R. JACOB HIKMAT P.E. DATE:

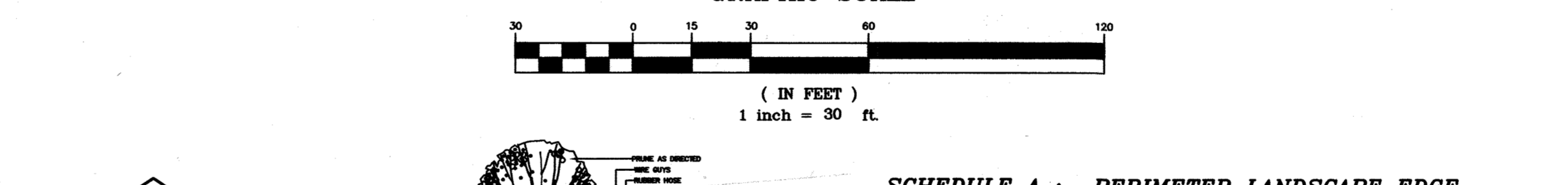
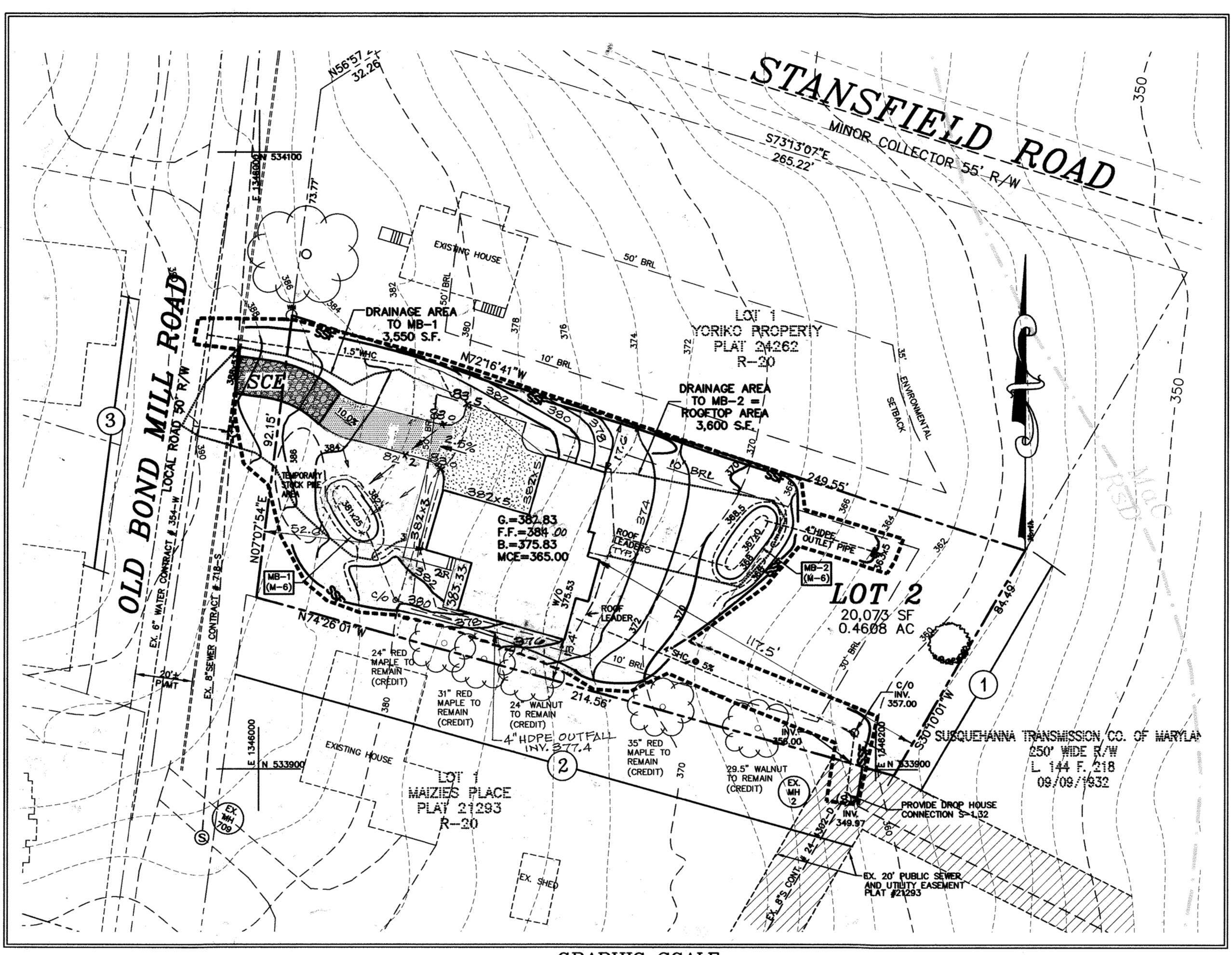
SITE DEVELOPMENT PLAN

YORIKO PROPERTY

LOT 2

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO THE ROAD	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1) 84 LF	A (PERIMETER 2)* 215 LF	N/A 92.15 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES 5 EX. SHADE TREES	N/A
NUMBER OF PLANTS REQUIRED	1 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	1 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2-1 SUBSTITUTION) 0 SHRUBS (0-1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* CREDIT TAKEN FOR 5 EXISTING SHADE TREES ALONG PERIMETER 2

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	(Symbol)	PRUNUS SARGENTI OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SARGENT CHERRY OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5"-3" CAL.
TOTAL	1	TREES (1 SHADE TREES)		

ADDRESS CHART

LOT	ADDRESS
2	10685 OLD BOND MILL ROAD

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:**
ADDRESS: 10685 OLD BOND MILL ROAD, LAUREL MD 20723
TAX MAP: 46, PARCEL: 088, GRID: 18, LOT: 2
ELECTION DISTRICT: SIXTH
ZONING: R-20
TOTAL AREA: 20,073 S.F.
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 1
TYPE OF PROPOSED UNIT: SFD
NUMBER OF PARKING SPACES REQUIRED: 2.5 SPACES
NUMBER OF PARKING SPACES PROVIDED: 4 SPACES (2 IN GARAGE+ 2 DRIVEWAY)
COUNTY FILE NUMBERS: ECP-15-009, F-15-044, WP-17-093
LIMIT OF DISTURBANCE: 0.32 AC.
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT SEPTEMBER 2018.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46FC & 47DB
STA. NO. 46FC: N 535,145.935 E 1,346,954.793 ELEV. 403.75'
STA. NO. 47DB: N 534,316.891 E 1,348,131.226 ELEV. 398.56'
- 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.
- 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 MULTIPLE THAN ONE RESIDENCE).
B) SURFACE - 12 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 (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER 4" ASPHALT SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- IN ACCORDANCE WITH SECTION 16.120(b)(1)(viii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATION REQUIREMENTS AS INDICATED UNDER F-15-044.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC FEATURES/STRUCTURES LOCATED ON THIS SITE.
- NO WETLANDS, FLOODPLAIN, STREAMS AND ITS BUFFERS EXIST ON SITE AS CERTIFIED IN THE ENVIRONMENTAL REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 2014.
- NO AREA OF STEEP SLOPES 15% OR GREATER EXIST ON SITE.
- STORMWATER MANAGEMENT FOR THIS PROJECT HAS BEEN PROVIDED VIA 2 MICRO-BIORETENTION (M-6) FACILITIES, WHICH WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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
- THE FEE-IN-LIEU OF PROVIDING SIDEWALK WAS PAID IN THE AMOUNT OF \$2,400.00 UNDER F-15-044.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS.
- SFC ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAIL, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND APPROVED UNDER F-15-044. SURETY FOR THE REQUIRED 1 SHADE TREE IN THE AMOUNT OF \$300.00 WILL BE POSTED WITH THE GRADING PERMIT.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED MATERIALS INCLUDING BOTH PLANT MATERIALS AND BERM(S), 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF 1 NEW LOT, HAS BEEN SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00 UNDER F-15-044.
- PUBLIC WATER (CONTRACT # 354W) AND SEWER (CONTRACT # 24-4302-D) WILL BE UTILIZED.
- THIS PROJECT IS SUBJECT TO THE MIHU 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.
- THIS PLAN IS SUBJECT TO WP-17-093, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.144(q) AND 16.144(q) WHICH REQUIRES THAT WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN, THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, AND WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN ORIGINAL TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON APRIL 3, 2017, SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBMITTED PLAN OF SUBDIVISION, F-15-044.
2. THE DEVELOPERS AGREEMENT AND PAYMENT OF FEES MUST BE COMPLETED WITHIN 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE JUNE 2, 2017).
3. THE FINAL PLAN ORIGINALS MUST BE SUBMITTED WITHIN 90 DAYS FROM THE DATE ON THIS LETTER (ON OR BEFORE JULY 2, 2017).
4. INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED PLANS, PLATS AND FUTURE SITE PLANS.

PERMIT INFORMATION BLOCK

SUBDIVISION NAME:	SECTION/AREA:	PARCEL:			
YORIKO PROPERTIES, LOTS 1 AND 2	N/A	88			
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
24262	18	R-20	46	SIXTH	606805

Project date	FEB 2019	Engineering	MMM	Approval	RIH
18-015	MMM	5/16/20	5/16/19		
YORIKO PROPERTY LOT 2 PARCEL: 088 BLOCK: 18 SIXTH ELECTION DISTRICT TAX MAP: 46 LOT 2 HOARD COUNTY SITE DEVELOPMENT AND LANDSCAPE PLAN					
MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 7850-B Grand Drive, Columbia, Maryland 21044 (410) 997-0296 Tel. (410) 997-0296 Fax.					

