

SHEET INDEX	
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6	SOIL BORINGS, NOTES AND DETAILS

SITE DEVELOPMENT PLAN BETHANY RIDGE

LOTS 1 THRU 5
R-20 (RESIDENTIAL: SINGLE)
TAX MAP No. 17 GRID No. 20
PARCEL NO. 756
HOWARD COUNTY, MARYLAND

GENERAL NOTES CONTINUED

- THE LOTS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR AN ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- TRAFFIC REQUIREMENTS WERE ADDRESSED UNDER F-18-010 AND F-18-067.
- THIS PLAN IS SUBJECT TO WP-17-129 WHICH ON JULY 19, 2017 THE PLANNING DIRECTOR APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.119(F)(1) REQUIRING A RESIDENTIAL SUBDIVISION WHICH FRONTS A MAJOR COLLECTOR TO ACCESS THE SUBDIVISION BY A LOWER CLASSIFICATION PUBLIC ROAD; SECTION 16.1205(A)(7) AND (10) WHICH PROHIBITS REMOVAL OF 5 SPECIMEN TREES, THE PLANNING DIRECTOR DENIED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.132(A) REQUIRING THE CONSTRUCTION OF SIDEWALKS AND SECTION 16.132(A)(3)(VIII)(C)(1) REQUIRING ROAD IMPROVEMENTS ON UP TO ONE-HALF OF THE MINIMUM USABLE PAVEMENT WIDTH FOR THE SUBDIVISION ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 - THE SUBDIVISION PLAN MUST COMPLY WITH SECTION 16.127 (RESIDENTIAL INFILL DEVELOPMENT) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE ALTERNATIVE COMPLIANCE APPLICATION NUMBER (WP-17-129) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
 - THE DEVELOPER SHALL PLANT TEN (10) 3" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE SPECIMEN TREES. THESE TREES WILL BE BONDED WITH THE DEVELOPERS AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
 - THE ALTERNATIVE COMPLIANCE APPLICATION APPROVAL APPLIES ONLY TO THE 5 SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE ALTERNATIVE COMPLIANCE APPLICATION PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
- THE 24' PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 THRU 5 AND MAINTENANCE AGREEMENT WAS RECORDED WITH F-18-010.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5792 FOR DETAILS AND COST ESTIMATES.
- THE WATER HOUSE CONNECTION SHALL BE FOR OUTSIDE METER SETTING UNLESS OTHERWISE NOTED.
- FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 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 SERVICES)	410.890.4620
BGE(UNDERGROUND DAMAGE CONTROL)	410.787.9068
MISS UTILITY	1.800.237.7777
COLONIAL PIPELINE COMPANY	410.795.1300
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
A&T	1.800.252.1133
VERIZON	1.800.743.0033/410.224.9210
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING 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.
- 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 AGE: BASED ON HOWARD COUNTY SURVEY, ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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.
- 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.

BENCH MARKS

T.P. 24AC ELEV. 429.37
N. 587,389,550
E. 1,351,173,252

T.P. 0066 ELEV. 386.51
N. 587,380,489
E. 1,352,603,505



GENERAL NOTES

- 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 1-800-237-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED MARCH 2017.
- TOPOGRAPHY SHOWN HEREON IS BASED ON GRADING EFFORT PERFORMED UNDER F-18-067 AND SUPPLEMENTED BY A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN MARCH 2017 AND WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 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. 0066 AND 24AC WERE USED FOR THIS PROJECT.
- PREVIOUS OPZ FILE NUMBERS: F-96-112, 5-96-007, P-98-017, F-83-037, F-88-289, F-99-044, VP-83-082, WP-98-077, F-02-036, ECP-18-003, WP-17-129 F-18-010 AND F-18-067.
- STORM WATER 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 PROJECT WILL RECEIVE TREATMENT FROM AN EXISTING BIO-RETENTION (M-6) FACILITY DESIGNED UNDER F-18-067. A PROPOSED STONE TRENCH (ORIGINALLY DESIGNED UNDER F-18-010), AND 20 PROPOSED DRYWELLS (M-5).
- THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER, CONTRACT #24-5039-D.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE SUBJECT PROPERTY IS ZONED R-20 (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).
- NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
- NO FOREST STANDS EXIST ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 2017.
- FOREST CONSERVATION OBLIGATION FOR BETHANY RIDGE LOTS 1 THRU 5 HAS BEEN PROVIDED WITH F18-010 AND F-18-067 UTILIZING TREE BANK ON FOREVER-A-FARM, 50P-14-005.
- A GEOTECHNICAL STUDY WAS PROVIDED WITH F-18-067. DATA FROM THIS STUDY HAS BEEN PROVIDED WITHIN THIS PLAN SET TO SUPPORT THE SWM FACILITIES PROPOSED UNDER THIS SITE DEVELOPMENT PLAN.
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED WITH F-99-044.
- SOILS SHOWN HEREON ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL MAP #13.
- THESE ARE NO CEMETERIES ON SITE.
- THE PROPERTY CONTAINS ONE HISTORIC HOUSE, A HISTORIC TENANT HOUSE, THREE HISTORIC OUTBUILDINGS AND TWO HISTORIC BARN. THE HISTORIC DWELLING KNOWN AS 3062 BETHANY LANE HAS BEEN REMOVED, ALONG WITH TWO OF THE ACCESSORY STRUCTURES IN NOVEMBER 2018. THIS PROJECT CAME BEFORE THE HISTORIC PRESERVATION COMMISSION ON APRIL 6, 2017 FOR ADVISORY COMMENTS IN CASE HPC-17-24. THE COMMISSION RECOMMENDED PRESERVING THE HISTORIC BARN, HISTORIC HOUSE, AND HISTORIC OUTBUILDINGS.
- ALL AREAS ARE MORE OR LESS (M/L).
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- 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 - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - STRUCTURE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B 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.
- 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, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT.
- ARTICLES OF INCORPORATION FOR THE BETHANY RIDGE HOMEOWNERS ASSOCIATION, INC. IS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 1, 2018 AS ACCOUNT NO. 1000362011430993.
- LANDSCAPING REQUIREMENTS FOR LOT 1 WERE ADDRESSED UNDER F-18-010 AND LANDSCAPING REQUIREMENTS FOR LOTS 2-5 WERE ADDRESSED UNDER F-18-067.
- 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, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
- THERE ARE NO WETLANDS ON THIS SITE, AS STATED IN A LETTER OF FINDINGS DATED SEPTEMBER, 2017 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- A COMMUNITY MEETING WAS CONDUCTED ON MARCH 13, 2017 AT THE HOWARD COUNTY OFFICE BUILDING (COLUMBIA/ELLICOTT ROOM), 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.120(D) OF THE SUBDIVISION REGULATIONS.
- MODERATE INCOME HOUSING UNITS (MIHU) REQUIREMENTS FOR BETHANY RIDGE HAVE BEEN SATISFIED UNDER F-18-067. THE REQUIRED 0.4 MIHU (4 LOTS X 10%) HAVE BEEN SATISFIED BY THE DEVELOPER THROUGH AN ALTERNATIVE COMPLIANCE AND PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT, AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED IN LIBER 18523 AT FOLIO 209.
- NOISE REQUIREMENTS WERE ADDRESSED UNDER F-18-010 AND F-18-067.
- 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.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	3062 BETHANY LANE
2	3064 BETHANY LANE
3	3066 BETHANY LANE
4	3068 BETHANY LANE
5	3070 BETHANY LANE

LEGEND

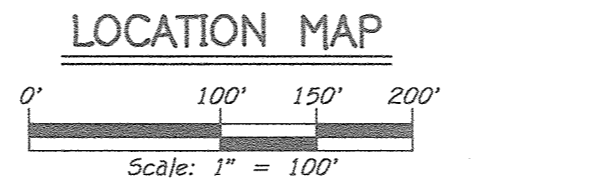
SYMBOL	DESCRIPTION
[Line]	EXISTING CONTOUR 2' INTERVAL
[Line]	EXISTING CONTOUR 10' INTERVAL
[Line]	PROPOSED CONTOUR 10' INTERVAL
[Line]	PROPOSED CONTOUR 2' INTERVAL
[Line]	EXISTING WATER LINE
[Line]	EXISTING SEWER LINE
[Symbol]	SPOT ELEVATION
[Symbol]	DRYWELL (M-5) TYPICAL
[Line]	LIMIT OF DISTURBANCE
[Symbol]	SUPER SILT FENCE
[Line]	BUILDING RESTRICTION LINE
[Symbol]	EXISTING BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
[Line]	PROPOSED PAVING
[Line]	FLOW ARROWS
[Symbol]	WALK OUT BASEMENT
[Line]	SOILS LINE

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 2.15 AC±.
- LIMIT OF DISTURBED AREA = 38768 SQ.FT. OR 0.89 AC±.
- PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN).
- PROPOSED USE: RESIDENTIAL.
- PREVIOUS HOWARD COUNTY FILES: F-96-112, 5-96-007, P-98-017, F-83-037, F-88-289, F-99-044, VP-83-082, WP-98-077, F-02-036, ECP-18-003, WP-17-129 F-18-010 AND F-18-067.
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
- TOTAL AREA OF MODERATE STEEP SLOPES (15% TO 24.5%) = 0.00 AC.
- TOTAL AREA OF STEEP SLOPES (25% OR GREATER) = 0 AC.
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
- TOTAL AREA OF EXISTING FOREST = 0.00 AC.
- TOTAL GREEN OPEN AREA = 1.81 AC±.
- TOTAL IMPERVIOUS AREA = 0.77 AC±.
- TOTAL AREA OF PROBIABLE SOILS = 0.00 AC.
- TOTAL AREA OF ROAD DEDICATION = 0.00 AC.

STORMWATER MANAGEMENT PRACTICES

LOT NO.	STONE TRENCH (PREVIOUSLY DESIGNED) (UNDER F-18-010) (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION EX. M-6 (PREVIOUSLY DESIGNED) (UNDER F-18-067) (Y/N)	BIO-RETENTION (Y/N)
1		Y(4)		
2		Y(4)		
3		Y(4)		
4		Y(4)		
5		Y(4)		
U-I-C	Y		Y	



K:\Drawings\305254 German Property\Bethany Ridge Lot 1\ugp\305254_SDP_COVER_SHEET_LOTS 1 THRU 5 (SHEET 1) of 6_SDP_COVER_SHEET 1.11

NO.	REVISION	DATE



PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/19.

Mark John Brandon Jr. 6/5/19
NAME DATE

OWNERS				DEVELOPER			
BETHANY LANE, LLC 19950 NORTH AVENUE WOODBINE, MARYLAND 21797 PH# 410-469-7900				NY HOMES, LLC 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-379-5956			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark John Brandon Jr. 8/5/19
Chief, Division of Land Development Date

Mark John Brandon Jr. 7-31-19
Director, Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
BETHANY RIDGE	N/A	756

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24894 - 24897	20	R-20	17	2	605102

PREVIOUS HOWARD COUNTY FILES:
VP-83-02, F-83-037, F-88-289, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

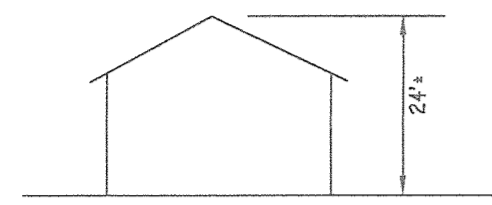
TITLE SHEET

SINGLE FAMILY HOUSES
BETHANY RIDGE
LOTS 1 THRU 5

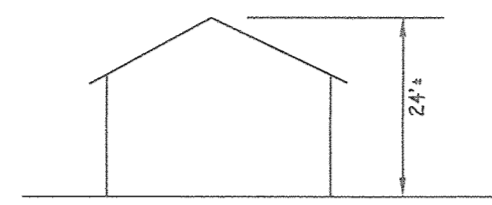
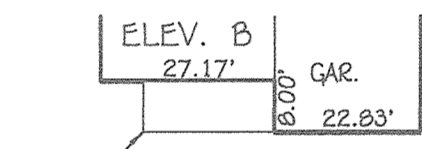
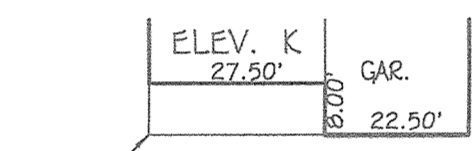
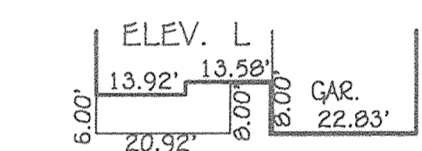
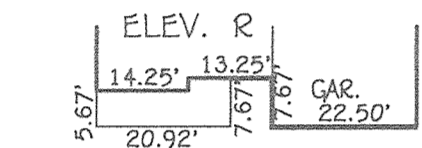
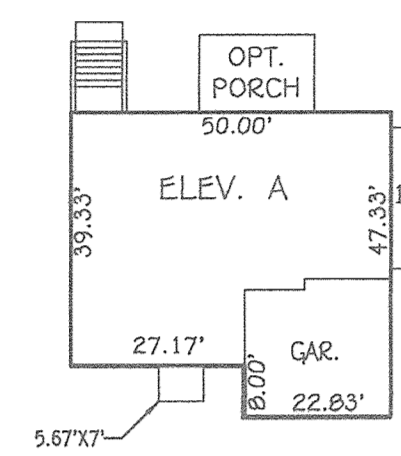
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ZONED: R-20

TAX MAP NO.: 17 PARCEL NO.: 756 GRID NO.: 20
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 3, 2019
SHEET 1 OF 6

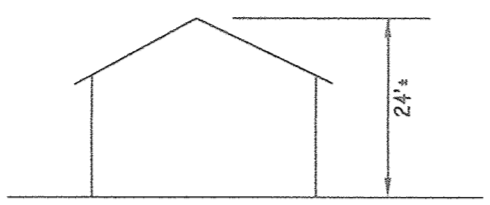
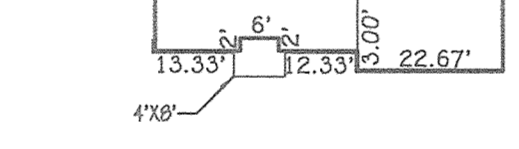
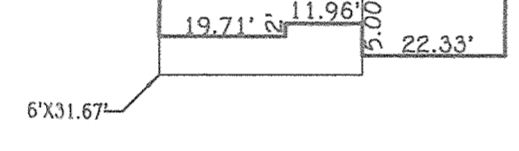
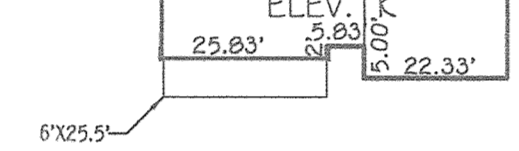
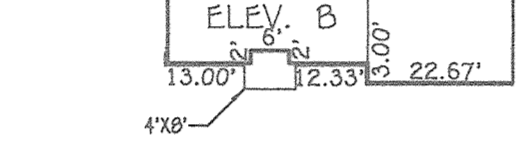
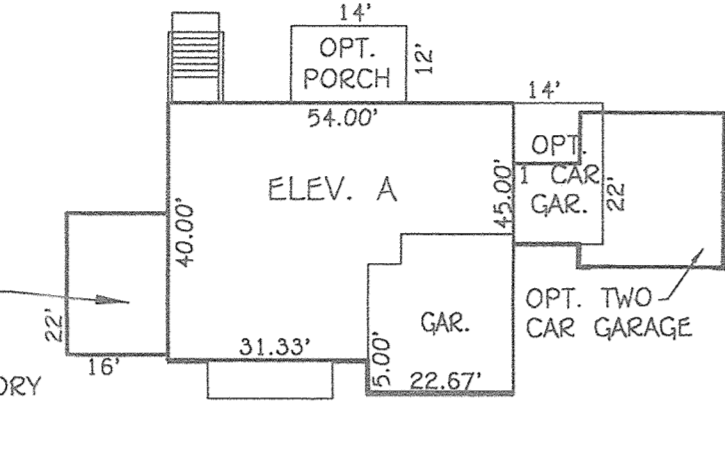
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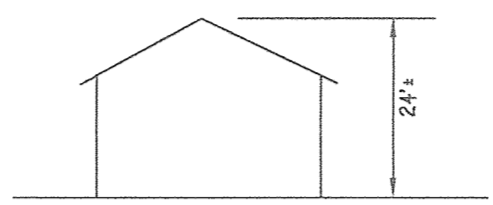
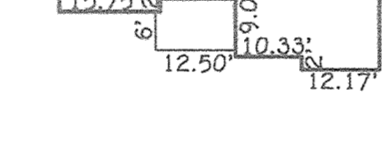
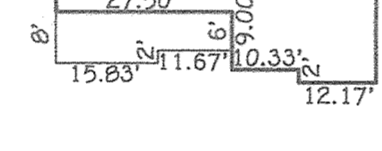
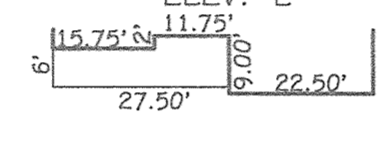
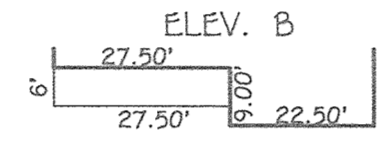
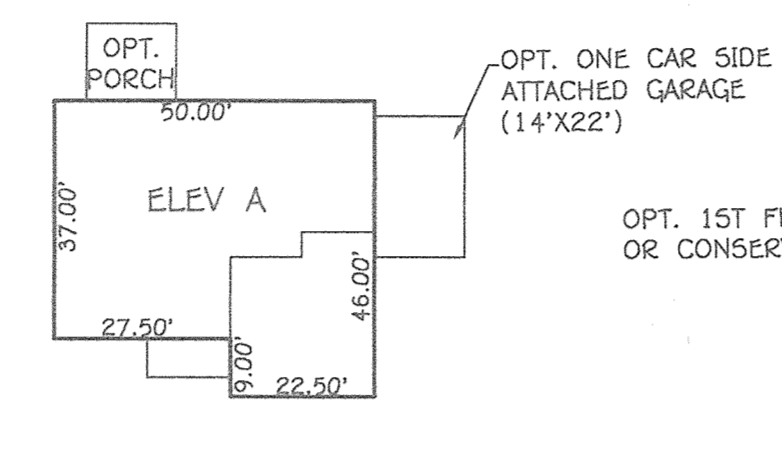
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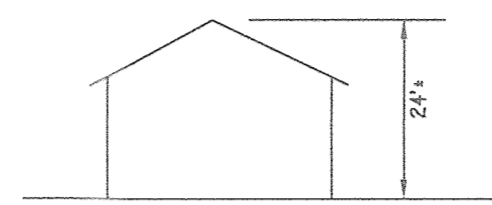
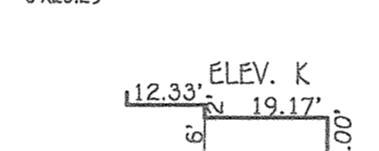
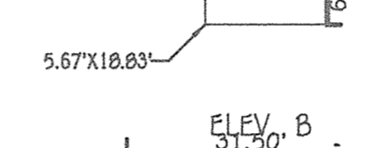
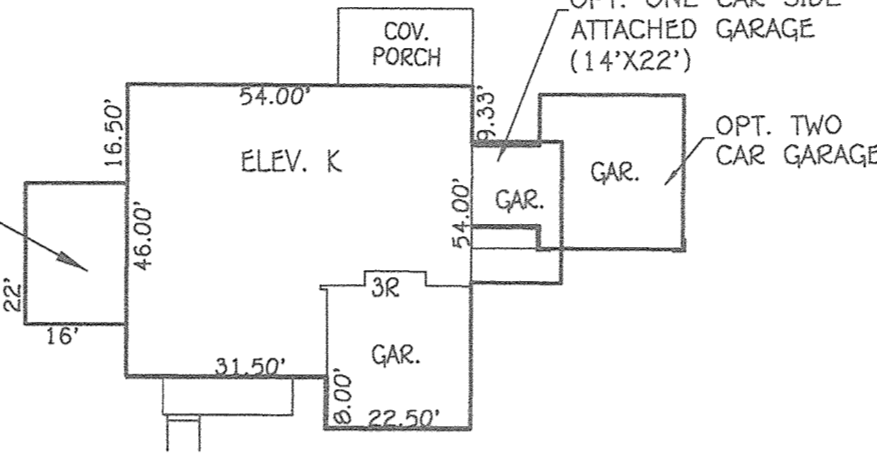
MARYMOUNT



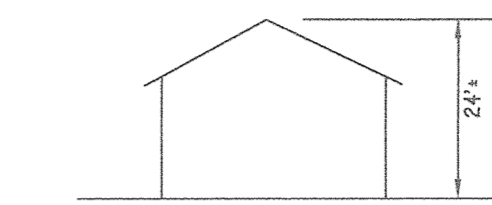
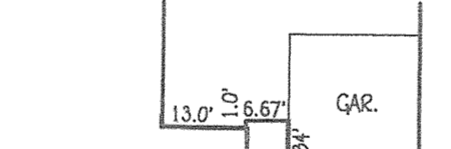
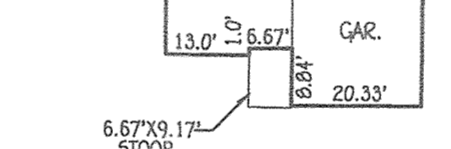
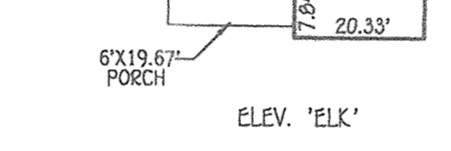
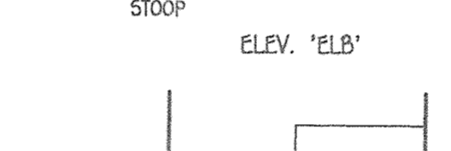
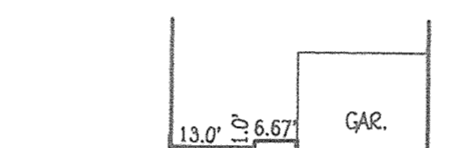
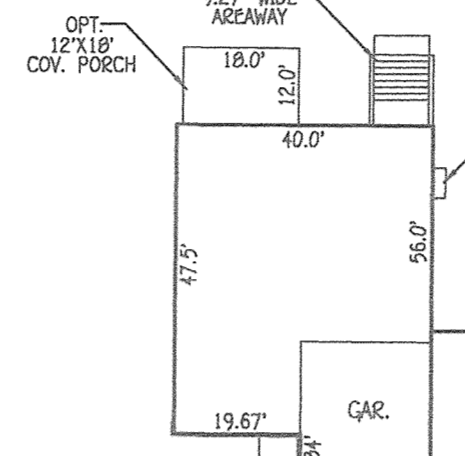
BRIDGEWATER



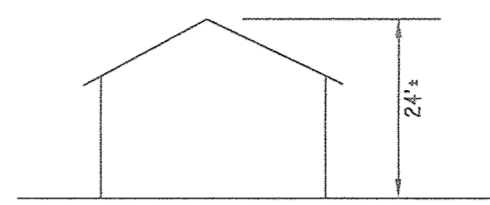
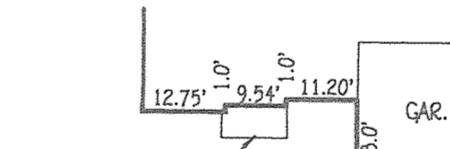
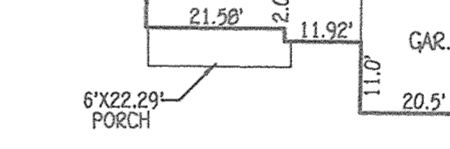
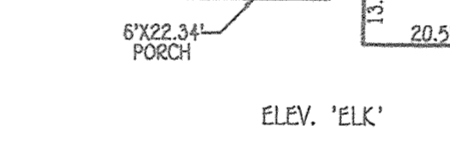
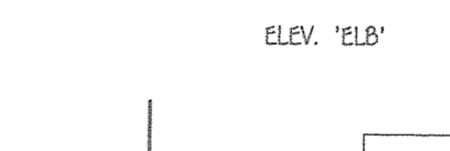
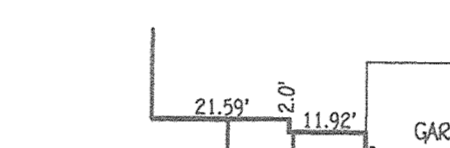
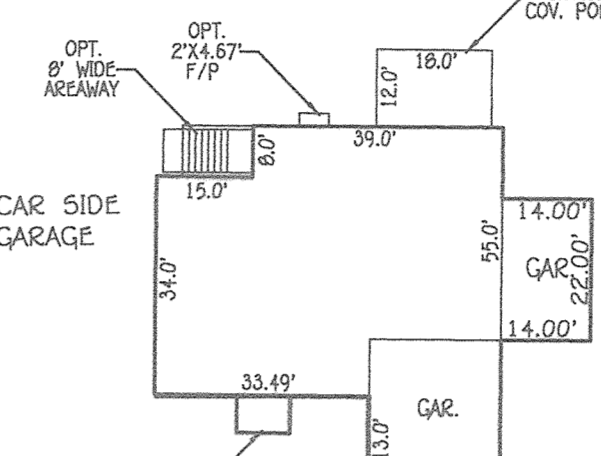
STRATFORD HALL



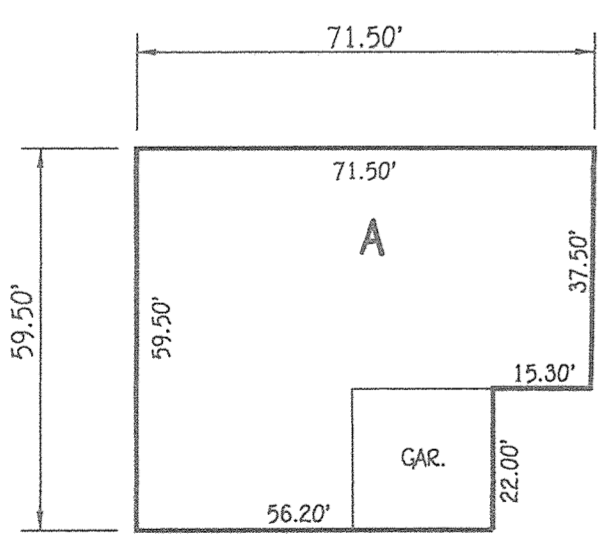
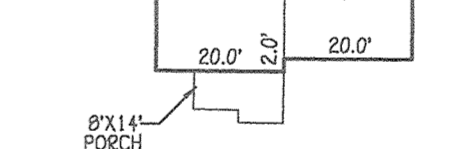
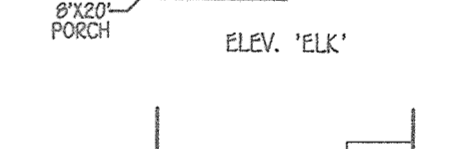
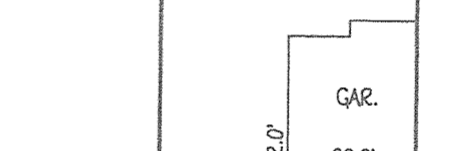
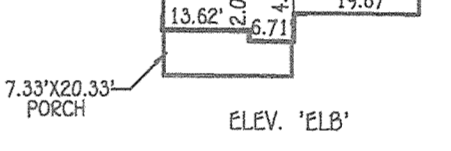
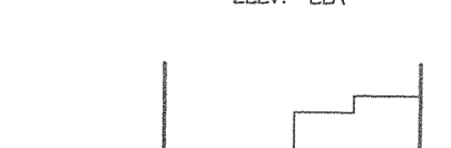
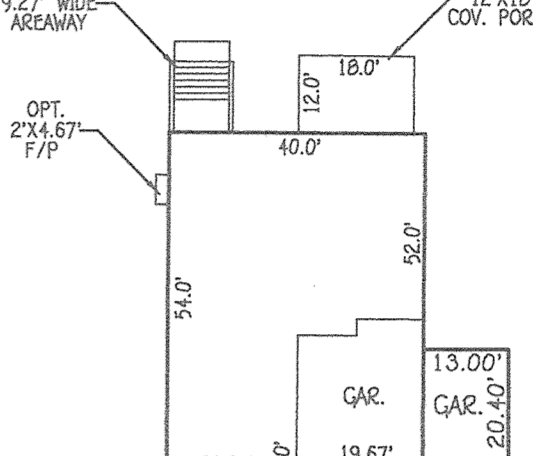
DANVILLE



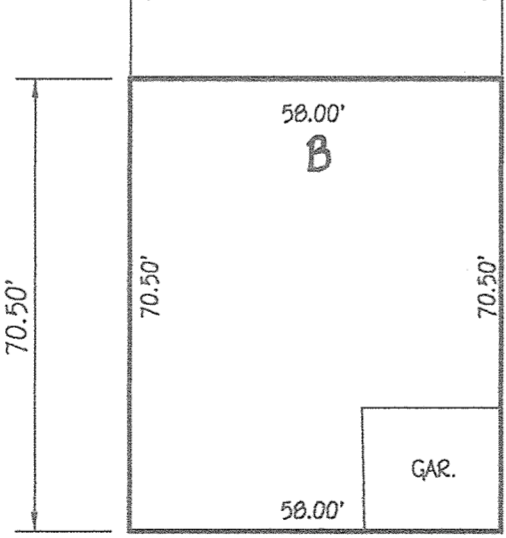
RADFORD



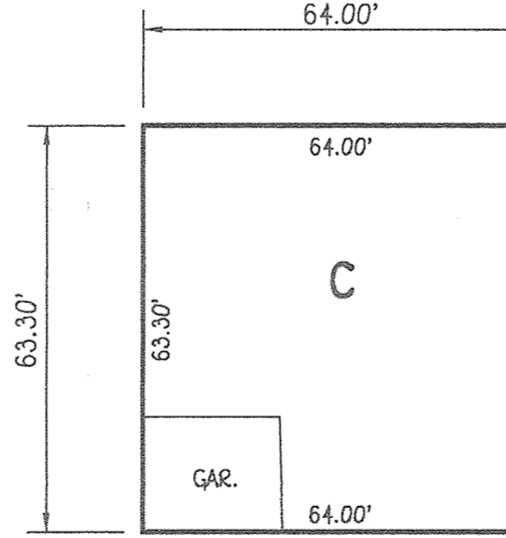
TYLER



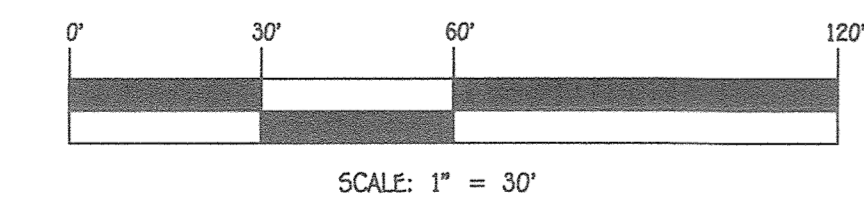
LONGWOOD W/ALL OPTIONS MARYMOUNT NO 2 CAR OPT GAR OR FIRST FL SUITE BRIDGEWATER W/ALL OPTIONS STRATFORD HALL NO 2 CAR OPT GAR OR FIRST FL SUITE DANVILLE W/ALL OPTIONS RADFORD W/ALL OPTIONS TYLER W/ALL OPTIONS



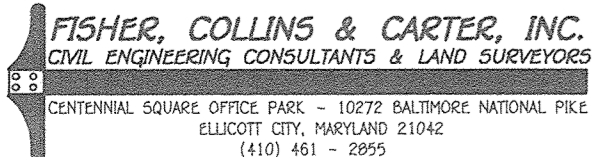
LONGWOOD W/ALL OPTIONS MARYMOUNT NO OPT. GARAGE'S OR 1ST FL SUITE BRIDGEWATER W/ALL OPTIONS STRATFORD HALL NO OPT. GARAGE'S OR 1ST FL SUITE DANVILLE W/ALL OPTIONS RADFORD NO OPT. GAR. TYLER W/ALL OPTIONS



LONGWOOD W/ALL OPTIONS MARYMOUNT NO OPT. GARAGE'S OR 1ST FL SUITE BRIDGEWATER NO SIDE GAR. STRATFORD HALL NO OPT. GARAGE'S OR 1ST FL SUITE DANVILLE W/ALL OPTIONS RADFORD NO OPT. GAR. TYLER W/ALL OPTIONS



SCALE: 1" = 30'



CENTENAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 (410) 451-3095



PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/19.

Keith John Manselmann, Jr. 6/5/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith J. Manselmann, Jr. 6/5/19 Chief, Division of Land Development Date 7/31/19 William J. Taylor 8-6-19 Director - Department of Planning and Zoning Date

Table with columns: PROJECT, PHASE, PARCEL NO., PLAT, BLOCK NO., ZONE, TAX/ZONE, ELEC. DIST., CENSUS TR. Values: BETHANY RIDGE, N/A, 756, 24894-24897, 20, R-20, 17, 2, 605102.

GENERIC BOXES & HOUSE TYPES

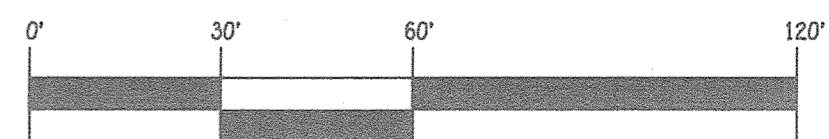
SINGLE FAMILY HOUSES BETHANY RIDGE LOTS 1 THRU 5

PREVIOUS HOWARD COUNTY FILES: VP-83-02, F-83-037, F-88-269, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067 ZONED: R-20 TAX MAP NO.: 17 PARCEL NO.: 756 GRID NO.: 20 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JUNE 3, 2019 SHEET 2 OF 6

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	EXISTING WATER LINE
	EXISTING SEWER LINE
	SPOT ELEVATION
	DRYWELL (4'-5') TYPICAL
	LIMIT OF DISTURBANCE
	SUPERIOR SILT FENCE
	BUILDING RESTRICTION LINE
	EXISTING BIO-RETENTION FACILITY (7'-6) OR (11'-6) AS NOTED
	PROPOSED PAVING
	FLOW ARROWS
	WALK OUT BASEMENT
	SOILS LINE
	ROOF LEADER
	DRAINAGE & UTILITY EASEMENT
	SEWER, WATER & UTILITY EASEMENT



*DESIGN COMPUTATIONS FOR PROPOSED TRENCH DRAIN AND ASSOCIATED STONE TRENCH HAVE BEEN PROVIDED UNDER F-18-010



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2095

NO.	REVISION	DATE
2	REVISE HOME & GAR LOT 2 FROM COAL BOX 'A' TO STRATFORD HALL	9/24/19
1	REV. LOT 3 TO LONGWOOD & LOT 4 TO BRIDGEWATER HOUSES/PBS	9/3/19



PROFESSIONAL CERTIFICATION
 "PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/19."
Michael John Mendenhall, Jr.
 NAME: Michael John Mendenhall, Jr. DATE: 6/5/19

OWNERS		DEVELOPER	
BETHANY LANE, LLC 19950 NORTH AVENUE WOODBINE, MARYLAND 21047 PH# 410-489-7900		NY HOMES, LLC 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-379-5956	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert J. Decker 3/5/19
 Chief, Planning and Development Date

William J. Glick 7/31/19
 Chief, Engineering Division Date

William J. Glick 8-5-19
 Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
BETHANY RIDGE	N/A	756

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24894 - 24897	20	R-20	17	2	605102

PREVIOUS HOWARD COUNTY FILES:
 VP-83-02, F-83-037, F-88-269, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

SITE DEVELOPMENT PLAN

SINGLE FAMILY HOUSES
BETHANY RIDGE
 LOTS 1 THRU 5

PREVIOUS HOWARD COUNTY FILES:
 VP-83-02, F-83-037, F-88-269, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

TAX MAP NO.: 17 PARCEL NO.: 756 GRID NO.: 20
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 19, 2019
 SHEET 3 OF 6

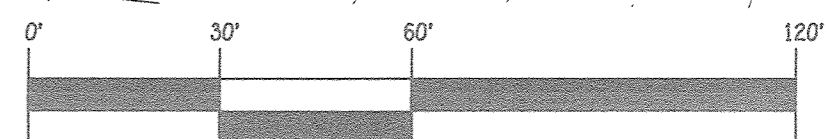
950P-19-059

K:\Drawings\302524 Bethany Ridge Lot 1.sdp, SDP LOTS 1 THRU 5 SHEET 3, 1:1

SYMBOL	DESCRIPTION
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	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	EXISTING WATER LINE
	EXISTING SEWER LINE
	SPOT ELEVATION
	DRYWELL (4'-5') TYPICAL
	LIMIT OF DISTURBANCE
	SUPER SALT FENCE
	BUILDING RESTRICTION LINE
	EXISTING BIO-RETENTION FACILITY (F-8) OR (F-8) AS NOTED
	PROPOSED PAVING
	FLOW ARROWS
	WALK OUT BASEMENT
	SOILS LINE
	ROOF LEADER
	DRAINAGE & UTILITY EASEMENT
	SEWER, WATER & UTILITY EASEMENT
	EROSION CONTROL MATTING



*DESIGN COMPUTATIONS FOR PROPOSED TRENCH DRAIN AND ASSOCIATED STONE TRENCH HAVE BEEN PROVIDED UNDER F-18-010



SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
MaC	Manor loam, 8 to 15 percent slopes	B	0.24
MaD	Manor loam, 15 to 25 percent slopes	B	0.24

NO.	REVISION	DATE



PROFESSIONAL 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."
 Frank John Manalansan II, L.S. 6/5/19 DATE
 SIGNATURE OF LICENSED PROFESSIONAL ENGINEER

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 AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
 [Signature] 6/4/19 DATE
 SIGNATURE OF DEVELOPER

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 6/5/19 DATE
 HOWARD SOIL CONSERVATION DISTRICT

OWNERS
 BETHANY RIDGE, LLC
 19950 NORTH AVENUE
 WOODBINE, MARYLAND 21797
 PH# 410-489-7900

DEVELOPER
 NV HOMES, LLC
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/5/19 DATE
 Chief, Department of Planning and Zoning

[Signature] 7-21-19 DATE
 Chief, Department of Planning and Zoning

[Signature] 8-5-19 DATE
 Director - Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.
BETHANY RIDGE	N/A	756

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24894 - 24897	20	R-20	17	2	605102

PREVIOUS HOWARD COUNTY FILES:
 VP-83-02, F-83-037, F-88-269, 5-95-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

SEDIMENT/EROSION CONTROL PLAN AND SOILS MAP

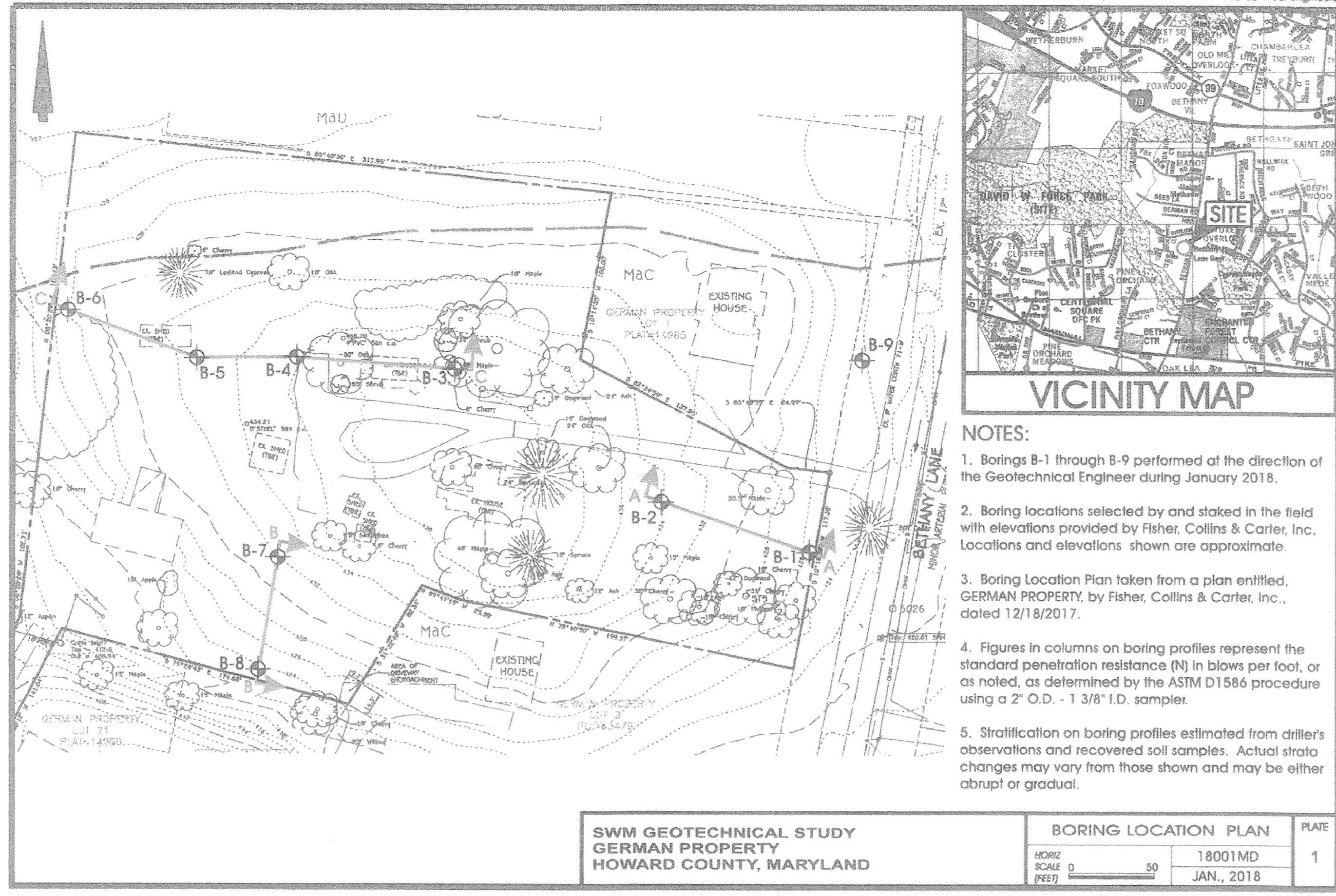
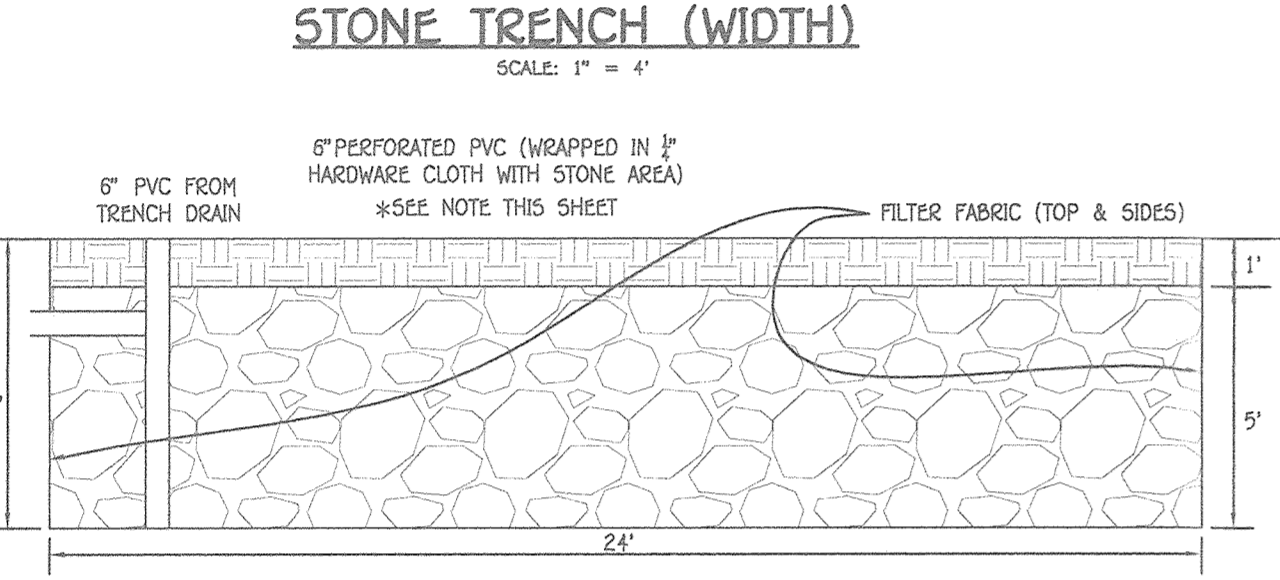
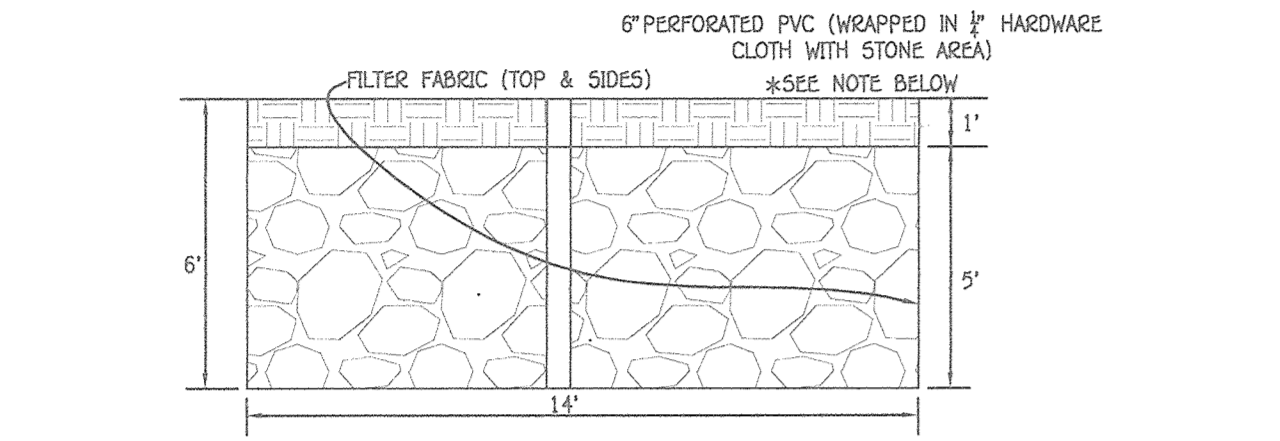
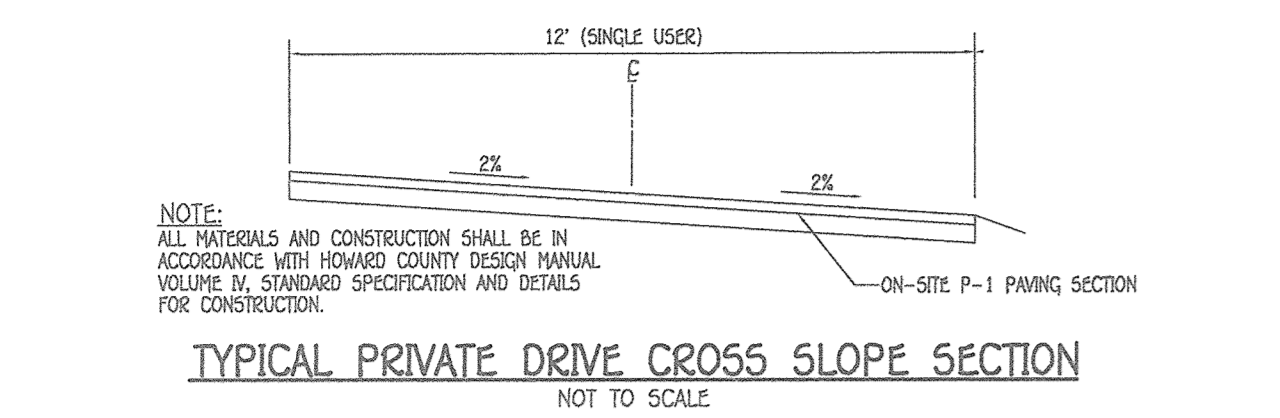
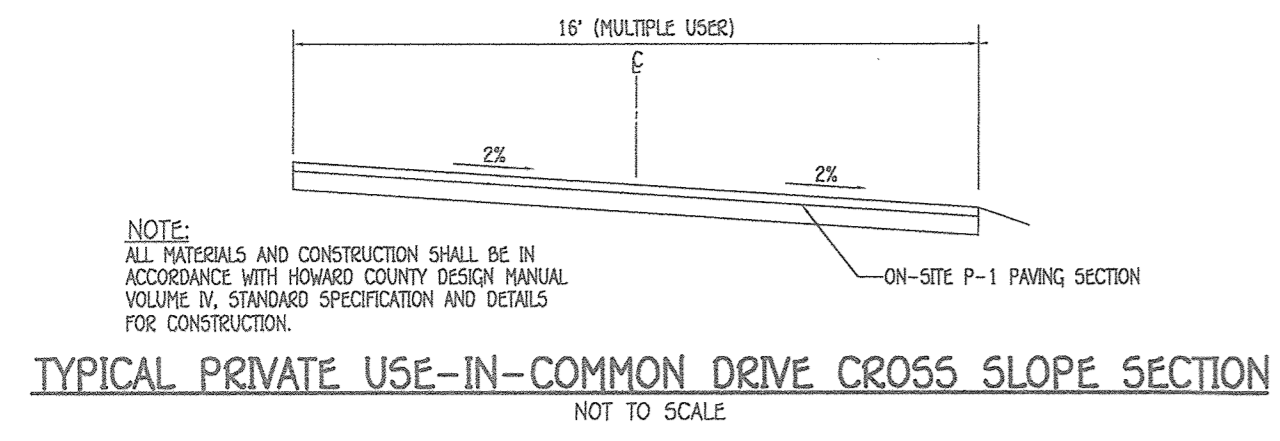
SINGLE FAMILY HOUSES
BETHANY RIDGE
 LOTS 1 THRU 5

PREVIOUS HOWARD COUNTY FILES:
 VP-83-02, F-83-037, F-88-269, 5-95-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

TAX MAP NO.: 17
 SECOND ELECTION DISTRICT
 SCALE: AS SHOWN

PARCEL NO.: 756
 GRID NO.: 20
 HOWARD COUNTY, MARYLAND
 DATE: APRIL 19, 2019

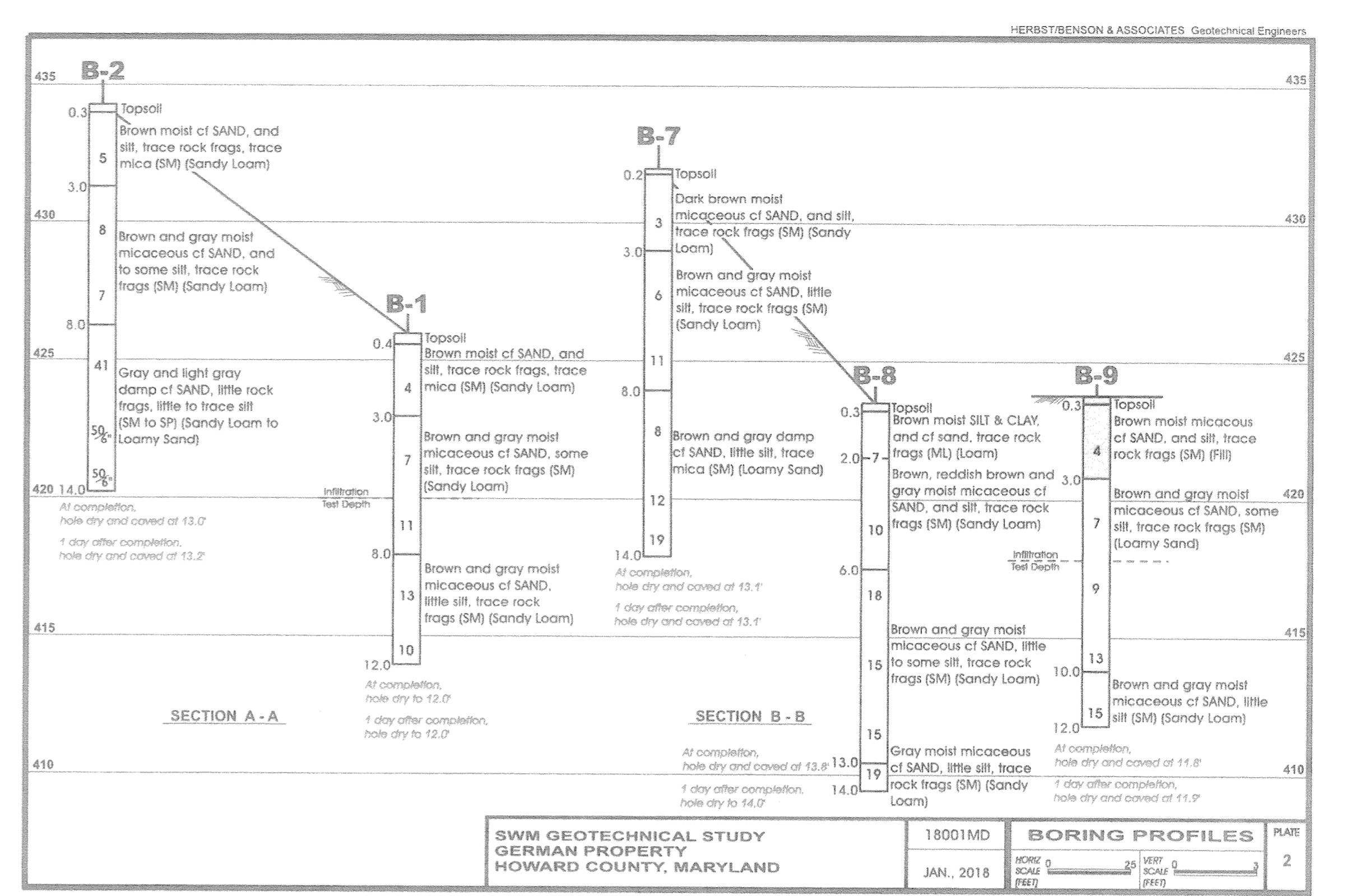
SHEET 4 OF 6



NOTES:

- Borings B-1 through B-9 performed at the direction of the Geotechnical Engineer during January 2018.
- Boring locations selected by and staked in the field with elevations provided by Fisher, Collins & Carter, Inc. Locations and elevations shown are approximate.
- Boring Location Plan taken from a plan entitled, GERMAN PROPERTY, by Fisher, Collins & Carter, Inc., dated 12/18/2017.
- Figures in columns on boring profiles represent the standard penetration resistance (N) in blows per foot, or as noted, as determined by the ASTM D1586 procedure using a 2" O.D. - 1 3/8" I.D. sampler.
- Stratification on boring profiles estimated from driller's observations and recovered soil samples. Actual strata changes may vary from those shown and may be either abrupt or gradual.

SWM GEOTECHNICAL STUDY GERMAN PROPERTY HOWARD COUNTY, MARYLAND		BORING LOCATION PLAN	PLATE
		18001MD	1
		JAN., 2018	



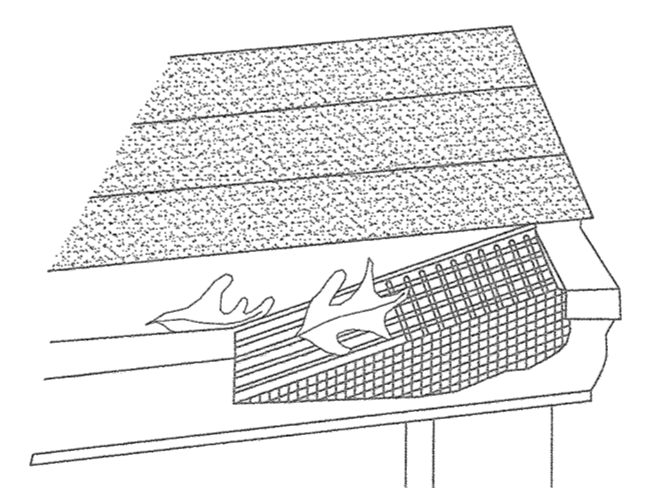
SWM GEOTECHNICAL STUDY GERMAN PROPERTY HOWARD COUNTY, MARYLAND		18001MD	BORING PROFILES	PLATE
		JAN., 2018	2	

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 DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH & FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

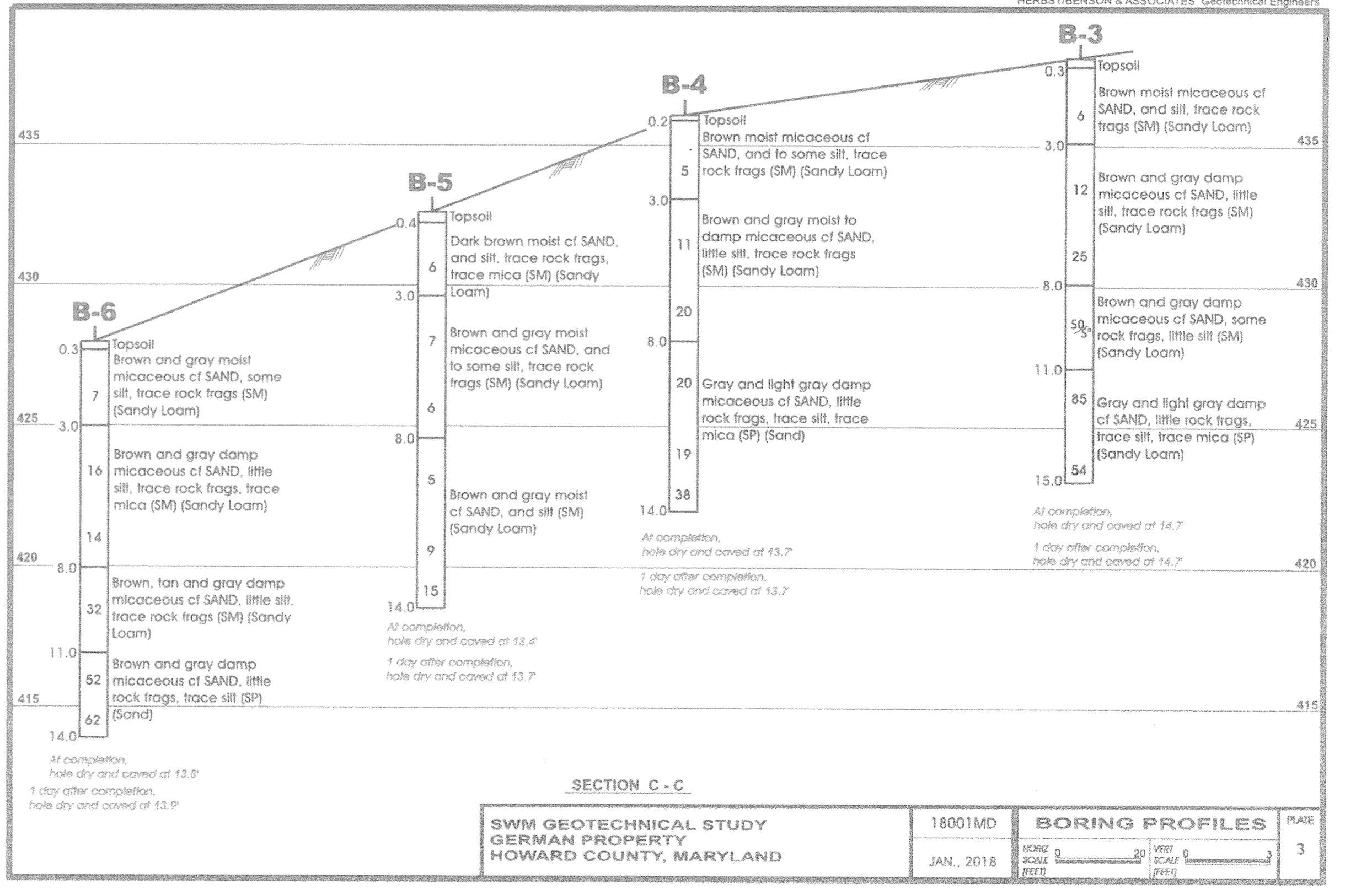
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- 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.

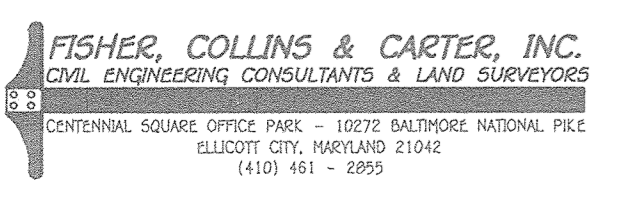


GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

LOT NO.	#DOWNSPOUTS PER DRYWELL	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
LOT 1	2	3,955 SqFt	504 CuFt	520 CuFt	100%	100%	4	11' X 6' X 5'
LOT 2	2	3,894 SqFt	496 CuFt	520 CuFt	100%	100%	4	11' X 6' X 5'
LOT 3	2	3,894 SqFt	496 CuFt	520 CuFt	100%	100%	4	11' X 6' X 5'
LOT 4	2	3,894 SqFt	496 CuFt	520 CuFt	100%	100%	4	11' X 6' X 5'
LOT 5	2	3,924 SqFt	500 CuFt	520 CuFt	100%	100%	4	11' X 6' X 5'



SWM GEOTECHNICAL STUDY GERMAN PROPERTY HOWARD COUNTY, MARYLAND		18001MD	BORING PROFILES	PLATE
		JAN., 2018	3	



PROFESSIONAL CERTIFICATION

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Neal John Macdonald
NAME: Neal John Macdonald DATE: 4/5/19

OWNERS
BETHANY LANE, LLC
15990 NORTH AVENUE
WOODBINE, MARYLAND 21797
PH# 410-489-7900

DEVELOPER
NY HOMES, LLC
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kristen D... 8/5/19
Chief, Division of Land Development Date

Wally... 7-31-19
Chief, Department of Engineering Division Date

Wally... 8-5-19
Director - Department of Planning and Zoning Date

PROJECT: BETHANY RIDGE PHASE: N/A PARCEL NO.: 756

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24894 - 24897	20	R-20	17	2	60510T

PREVIOUS HOWARD COUNTY FILES:
VP-83-82, F-83-037, F-88-269, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

SOIL BORINGS, NOTES AND DETAILS

SINGLE FAMILY HOUSES
BETHANY RIDGE
LOTS 1 THRU 5

PREVIOUS HOWARD COUNTY FILES:
VP-83-82, F-83-037, F-88-269, 5-96-07, P-98-017, F-96-112, WP-96-77, F-99-044, WP-17-129, ECP-18-003, F-18-010 AND F-18-067

ZONED: R-20
TAX MAP NO.: 17 PARCEL NO.: 756 GRID NO.: 20
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 3, 2019
SHEET 6 OF 6

K:\Drawings\303523\German Property\Bethany Ridge\Lot 1\18001MD SEC DETAILS & NOTES\LOTS 1 THRU 5 (SHEET 5 & 6) dwg SEC DETAILS_11