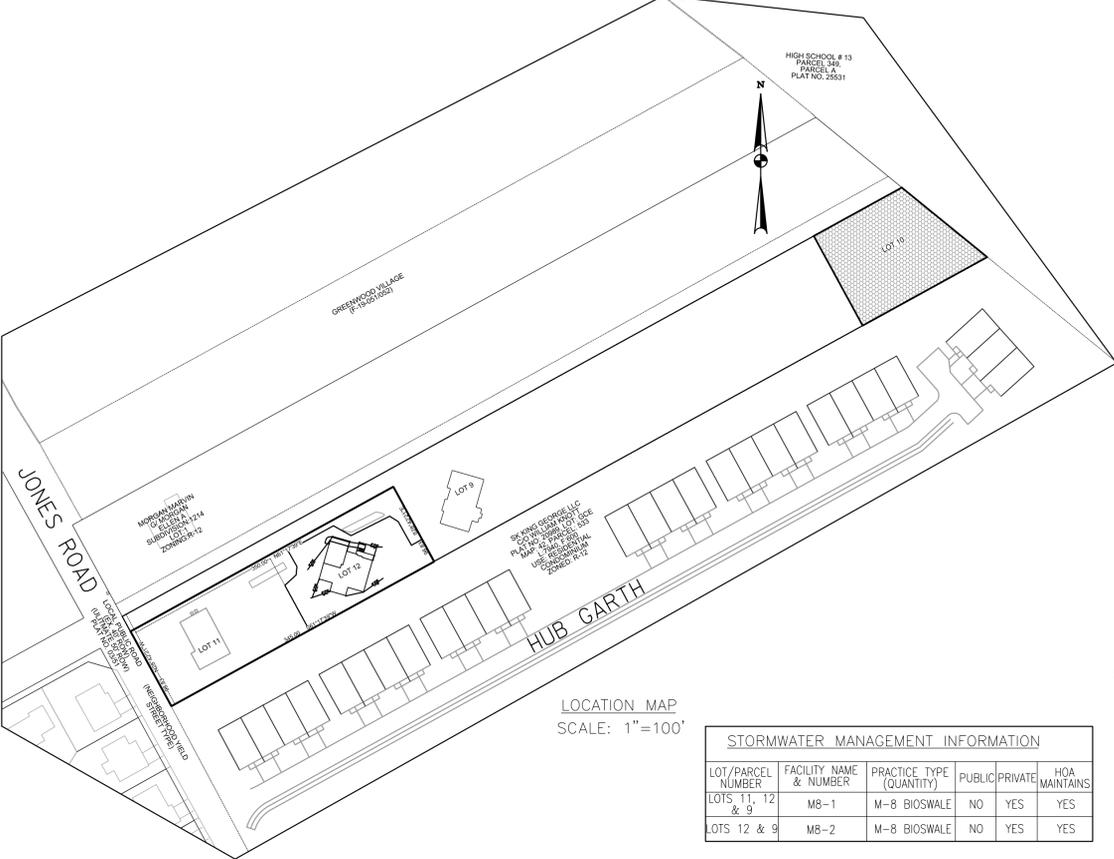


# SITE DEVELOPMENT PLAN NORDAU, SECTION E-2, LOT 12 A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 HOWARD COUNTY, MARYLAND

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATION OF HOWARD COUNTY PLUS MSHA 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING TOPOGRAPHIC CONTOURS BASED ON BOUNDARY & TOPOGRAPHY SURVEY PERFORMED BY DCI ENGINEERS ON 05/18/2021.
- 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 OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENT OF ZONING SECTION 134.
- 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. 4218 AND 421B WERE USED FOR THIS PROJECT.  
421B- N-542107.856 E-1362386.084  
421B- N-542366.884 E-1363076.043
- WATER FOR THIS PROJECT TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-5209-D PATUXENT RIVER (MIDDLE).
- SEWER FOR THIS PROJECT TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-5209-D.
- EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY INFORMATION AND HOWARD COUNTY APPROVED CONSTRUCTION DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE TO CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO CEMETERIES OR GRAVE SITES ARE LOCATED ON THE PROPERTY. THE SUBJECT PROPERTY DOES NOT CONTAIN A CEMETERY PER THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THIS PLAN IS SUBJECT TO THE AMENDED, FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03. 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, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, 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 SETBACK (APPLIES FOR RESIDENTIAL SDP'S).
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE OCTOBER 6,2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
WIDTH-12' (16" SERVING MORE THAN ONE RESIDENCE)  
SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN.) GEOMETRY- MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS STRUCTURE (CULVERT/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
DRAINAGE ELEMENTS -SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE MAINTENANCE -SUFFICIENT TO INSURE ALL WEATHER USE
- 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THERE ARE TWO EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT(S) 9 AND 11 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE LANDSCAPE DESIGN WAS SATISFIED WITH THE SUBMISSION OF THE SUBDIVISION PLANS, F-22-064.
- A FOREST CONSERVATION EASEMENT HAS ALREADY BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST EASEMENT ARE ALLOWED. THE REQUIRED FOREST CONSERVATION SHALL MEET THE INTENT OF SECTION 16.117 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ESTABLISHING A 0.386 ACRE FOREST RETENTION EASEMENT ON OPEN SPACE LOT 10. FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED AS PART OF F-05-159.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON SITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON SITE.
- THERE ARE NO ON-SITE NON-TIDAL WETLANDS OR STREAMS.
- A NOISE STUDY IS NOT REQUIRED.
- JONES ROAD IS CLASSIFIED AS A LOCAL ROAD AND ALSO CAN BE DEFINED AS NEIGHBORHOOD YIELD STREET UNDER STREET TYPE CATEGORY. THERE IS ONE PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY WHICH CAN BE DEFINED AS ALLEY.
- THE SUBJECT PROPERTY IS NOT A HISTORIC SITE PER THE HOWARD COUNTY HISTORIC SITE MAP.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTIVE SPRINKLER SYSTEM.
- AN ON-LINE PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON 06/29/2021.
- THIS PROJECT IS A SUBJECT TO DESIGN MANUAL WAIVER TO DMV 02-22-2012 APPROVED ON 02-17-2023. IN LIEU OF THE REQUIRED 10' WIDE PERMANENT STRUCTURE SETBACK, THE APPLICANT WOULD LIKE TO PROVIDE A 8'-4" FROM BUILDING ON LOT 11, 0.9' FROM STORMWATER FACILITY M8-1, 0.6' FROM STORMWATER FACILITY M8-2, AND 6.15' FROM BUILDING ON LOT 9.
- DEVELOPER IS RESPONSIBLE TO PAY THE COUNTY TO INSTALL PRIVATE STREET NAME SIGN AT THE ENTRANCE OFF JONES ROAD. REFER TO PLAN SHEET FOR DETAILS. CONTACT HOWARD COUNTY TRAFFIC AT 410-313-5752 TO ARRANGE FOR PAYMENT AND INSTALLATION.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)-3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- NO TRAFFIC STUDY IS REQUIRED. BY SECTION 16.1107(B)(1)(VI) MINOR SUBDIVISIONS THAT CREATE ONLY ONE DWELLING UNIT CONVEYED TO AN IMMEDIATE FAMILY MEMBER ARE EXEMPT FROM APFO. BY SECTION 16.1107(B)(2) MINOR SUBDIVISION ARE EXEMPT FROM APFO.
- PER SECTION 109.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNIT (MIHU). 1x10%=0.1 UNITS. A FEE IN LIEU WILL BE PAID.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT. THE DECLARATION OF COVENANT WAS EXECUTED WITH F-22-064.
- ON-LOT PRIVATELY OWNED AND MAINTAINED FACILITIES INCLUDE MICRO-SCALE DRYWELLS (M-5).



LOCATION MAP  
SCALE: 1"=100'

STORMWATER MANAGEMENT INFORMATION					
LOT/PARCEL NUMBER	FACILITY NAME & NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC/PRIVATE	HOA MAINTAINS	
LOTS 11, 12 & 9	M8-1	M-8 BIOSWALE	NO	YES	YES
LOTS 12 & 9	M8-2	M-8 BIOSWALE	NO	YES	YES

**MIHU NOTE:**  
THE MODERATE INCOME HOUSING UNIT REQUIREMENT SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. MIHU IS NOT REQUIRED FOR LOTS 9 & 11 SINCE THERE ARE EXISTING HOUSES TO REMAIN. IF THE EXISTING HOUSE IS REMOVED, THEN A MIHU FEE MAY BE REQUIRED.

COORDINATE CHART		
POINT	NORTHING	EASTING
1	540815.5574	1365842.6838
2	540647.4473	1365535.7001
3	540734.1293	1365488.2314
4	540902.2393	1365795.2152

ADDRESS CHART	
LOT/PARCEL NUMBER	ADDRESS
12	7911 HAZEL WAY, JESSUP MD-20794

STORMWATER MANAGEMENT PRACTICE CHART BY LOT		
LOT/PARCEL NUMBER	ADDRESS	ESD PRACTICE
12	7911 HAZEL WAY, JESSUP MD-20794	(4) DRY WELL (M-5)

SITE ANALYSIS DATA CHART	
TOTAL PROJECT AREA (GROSS)	0.39 A.C.
AREA OF PLAN SUBMISSION: LOT 12	0.39 A.C.
PRESENT ZONING DESIGNATION	R-12
TOTAL NO. OF UNITS ALLOWED	1
TOTAL NO. OF UNITS PROPOSED	1 BUILDABLE LOT
MIN. LOT SIZE BASED ON 10% OPEN SPACE	10800 SF
AREA OF WETLAND AND BUFFER	0.00 AC.
AREA OF 100-YR FLOODPLAIN	0.00 AC.
AREA OF FOREST	0.00 AC.
AREA OF STEEP SLOPES (15% TO 25%)	0.00 SF
AREA OF STEEP (> 25% OR GREATER)	0.00 SF
HIGHLY ERODIBLE SOILS (K>0.25)	0.00 AC.
NET TRACT AREA	0.39 A.C.
LIMIT OF DISTURBANCE AREA	0.24 AC.
PROPOSED USE	SINGLE FAMILY
IMPERVIOUS COVER	0.05 A.C.
PROPOSED WATER SYSTEM	PUBLIC
PROPOSED SEWER SYSTEM	PUBLIC

**NOTE:**  
ALL WATER CONNECTIONS SHALL BE 1.5" OR 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO COUNTY DETAIL W-3.28 OUTSIDE METER SETTINGS.

**NOTE:**  
- THERE ARE EXISTING HOUSES ON LOTS 11 & 9.  
- LOT 12 IS EXEMPT FROM APFO PER SECTION 16.1107 (b)(1)(vi).

HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loom, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loamy Sand, 2%-10% slopes	A	0.02
RuB	Russett and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

- SHEET INDEX**
- COVER SHEET
  - SITE PLAN I
  - BMP DRAINAGE AREA MAP
  - STORMWATER PRACTICE TABLES
  - E&S GENERAL NOTES AND DETAILS
  - PROPOSED SEDIMENT AND EROSION CONTROL PLAN-I

**SITE DEVELOPMENT PLAN  
COVER SHEET**  
NORDAU, SECTION E-2, LOT 12

<b>OWNER/DEVELOPER</b> LYN MYRICK CABASSA, 8001 JONES ROAD JESSUP MD, 20794 HOWARD COUNTY ATTN:lyncaba@gmail.com PHONE:(301)725-3960	JAMES ROBERT HUNT III, SHANNON M. HUNT 7915 HAZEL WAY JESSUP MD, 20794 HOWARD COUNTY	<b>DCI</b> DANIEL CONSULTANTS INC. CONSULTING ENGINEERS AND PLANNERS 8950 ROUTE 108 E, SUITE 229 COLUMBIA, MD 21043 TEL : 410-995-0090 FAX: 410-992-7038	DESIGN BY: <u>BW</u> DRAWN BY: <u>BW</u> CHECKED BY: <u>RLS</u> SCALE: <u>AS SHOWN</u> DATE: <u>05/26/2023</u> W. O. No.: SHEET No. <u>1</u> OF <u>6</u>
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:  
*(Signature)* 8/22/2023

CHIEF, DEVELOPMENT DIVISION DATE  
*(Signature)* 8/22/2023

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DocuSigned by:  
*(Signature)* 8/23/2023

PLANNING DIRECTOR DATE

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY MISS UTILITY (1-800-282-8555) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
BGE ELECTRIC-USIC	(800) 778-9140
BGE GAS-USIC	(800) 778-9140
COLONIAL PIPELINE	(678) 762-2403
HWD CO GOVT	(410) 785-4900
HOWARD COUNTY WATER/SEWER	(410) 313-4982
COMCAST/UTILIQUEST	(410) 536-0070
COMCAST-FIBER/UTILIQUEST	(410) 536-0070
VERIZON	(410) 536-0070
AT&T	(410) 393-3553

DocuSigned by:  
*(Signature)* 32F87BFA96564EE...

DocuSigned by:  
*(Signature)*

RICHARD SOBBOTT, PE NO. 15222

PERMIT INFORMATION CHART					
Subdivision Name: NORDAU		Section/Area E-6		Lot No. 12	Parcel No. 142
Plat #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
20317	0024	R-12	0042	SIXTH	606901
Water Code:			Sewer Code:		
B03			4360000		

### LEGEND:

- PROPERTY LINE
- EXISTING PERENNIAL STREAMS
- BUILDING RESTRICTION LINE
- FEMA 100 YEAR FLOODPLAIN
- EXISTING STORM DRAIN
- PROP. STORM DRAIN W/ OUTFALL
- PROPOSED CONCRETE PAVEMENT/ ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING DEDICATED RIGHT-OF-WAYS OR EASEMENT
- EXISTING STRUCTURE
- EASEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WATER MAIN W/FIRE HYDRANT
- PROPOSED WATER MAIN W/ FIRE HYDRANT
- EXISTING SAN. SEWER
- PROPOSED SAN. SEWER
- 15% - 25% SLOPES
- > 25% SLOPES
- SOILS
- ZONING MAP
- EXIST. METAL FENCE
- EXIST. WOOD FENCE
- PROPOSED BUSH/SHRUBS
- FIELD SURVEY
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- SPOT ELEVATION

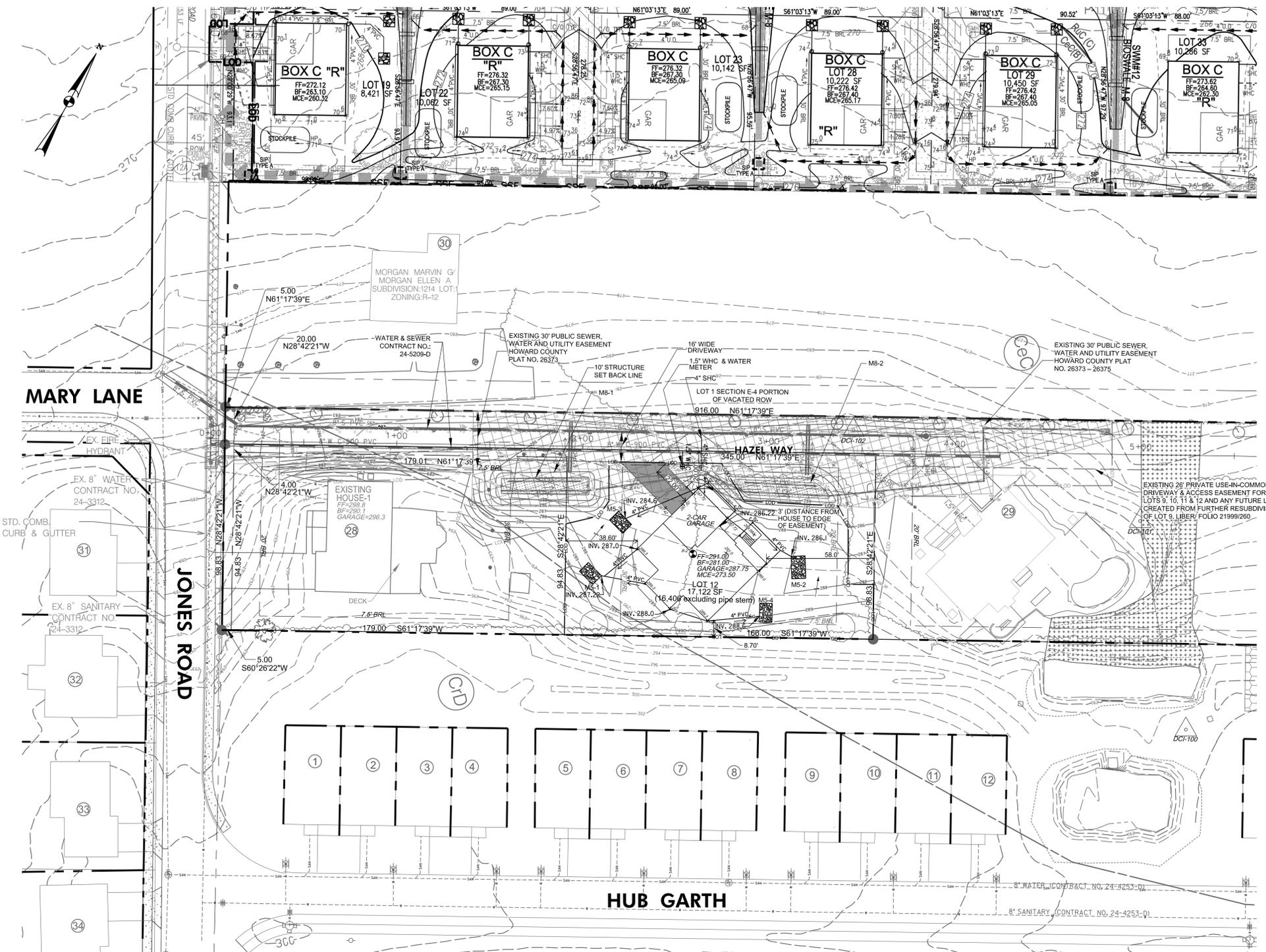
### CONTROL POINTS

	NORTHING	EASTING	ELEV.
DCI-200	540527.960	1365037.636	281.86
DCI-201	540852.089	1365684.347	283.36
DCI-203	540897.367	1366058.204	291.04
DCI-204	541049.248	1366079.998	282.99
DCI-205	541149.608	1366218.132	284.27
DCI-206	541260.743	1366292.270	282.83

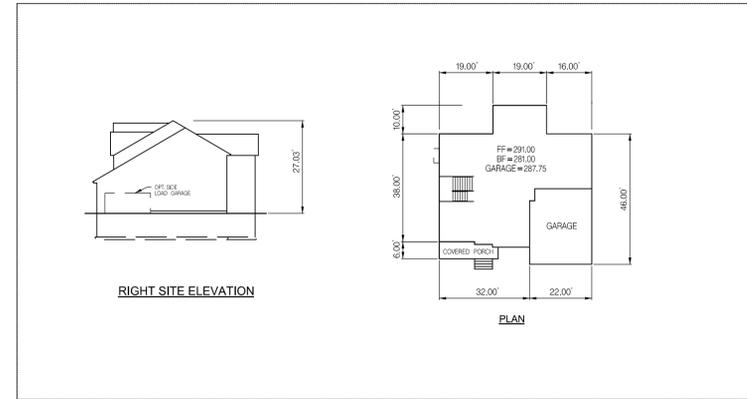
### LEGEND:

- TRAVERSE CONTROL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING BUSH/SHRUBS
- EXISTING ELECTRICAL MANHOLE
- EXISTING STORMDRAIN MANHOLE
- EXISTING TELEPHONE/COMM. MANHOLE
- EXISTING GAS MANHOLE
- EXISTING MANHOLE (UNKNOWN)
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING LIGHT/STREET POLE
- EXISTING ELECTRIC/UTILITY POLE
- EXISTING GUY POLE/WIRE
- EXISTING JUNCTION/HAND BOX
- EXISTING INLET
- EXISTING CLEANOUT
- EXISTING BOLLARD
- FOREST PRESERVATION AREA
- DRYWELL
- MICRO BIO-RETENTION
- EXISTING GIS CONTOUR
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER AND WATER UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 9,10,11 & 12
- DIRECTION OF THE FLOW
- LIMIT OF DISTURBANCE
- DRAINAGE AREA





NOTE:  
1. FOR LIST OF ADJOINING PROPERTY OWNERS SEE SHEET 4



DocuSigned by:

DocuSigned by:



**SITE DEVELOPMENT PLAN  
SITE PLAN - I  
NORDAU, SECTION E-2, LOT 12**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING  
DocuSigned by:  
  
8/22/2023  
CHIEF, DEVELOPMENT DIVISION  
DATE  
8/22/2023  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

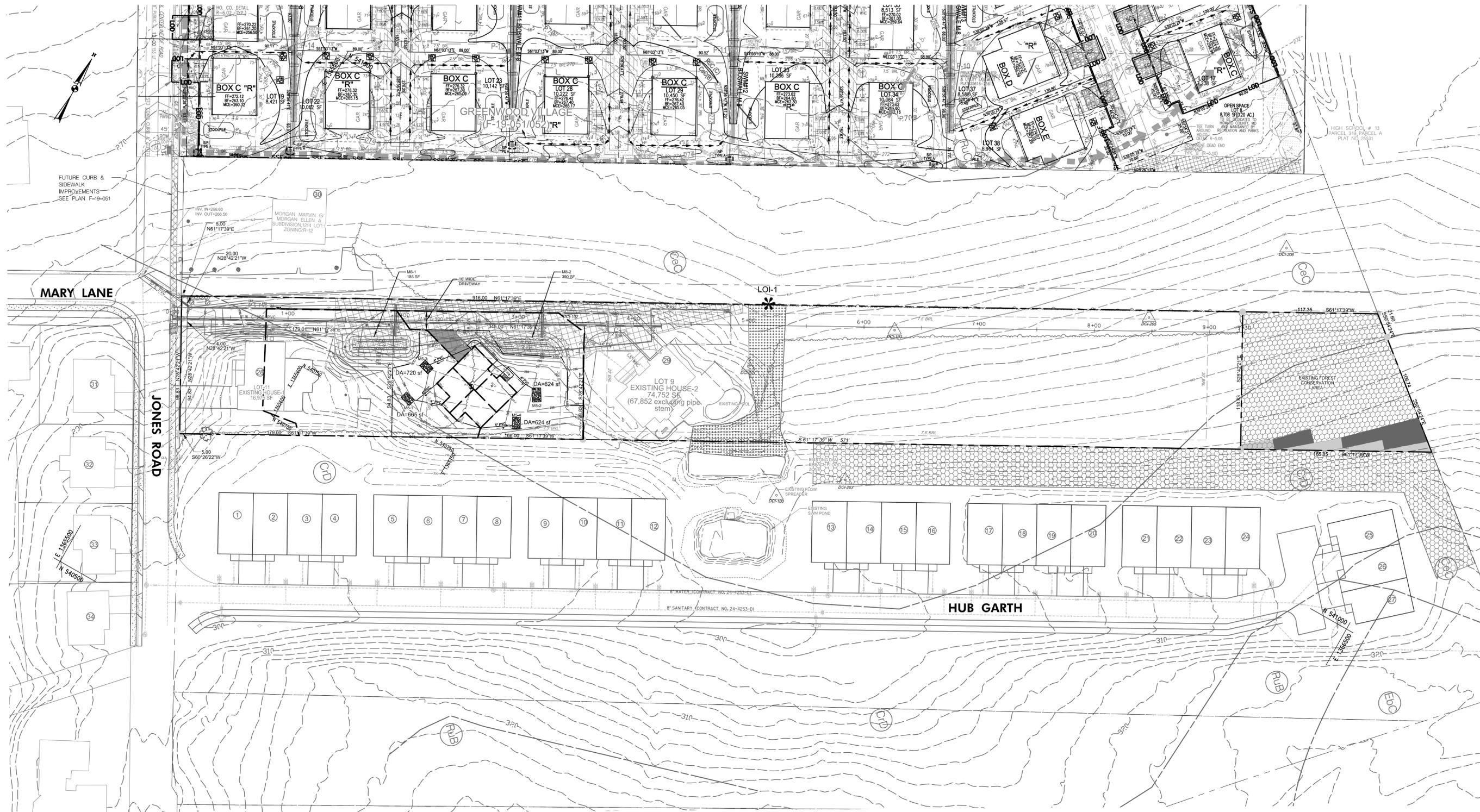
RICHARD SOBBOTT, PE NO. 15222

PERMIT INFORMATION CHART			
Subdivision Name: NORDAU		Section/Area E-6	Lot No. 12
Parcel No. 142		Tax Map No. 0042	Elect. District SIXTH
Plot # 20317	Grid 0024	Zoning R-12	Census Tract 606901
Water Code: B03		Sewer Code: 4360000	

**OWNER/DEVELOPER**  
LYN MYRICK CABASSA, MIGUEL A. CABASSA JR., SHANNON M. HUNT  
8001 JONES ROAD, 7915 HAZEL WAY  
JESSUP MD, 20794 JESSUP MD, 20794  
HOWARD COUNTY, HOWARD COUNTY  
ATTN:lynecaba@gmail.com  
PHONE:(301)725-3960

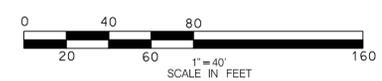
**Daniel Consultants Inc.**  
CONSULTING ENGINEERS AND PLANNERS  
8950 ROUTE 108 E., SUITE 229  
COLUMBIA, MD 21043  
TEL: 410-995-0090 FAX: 410-992-7038

DESIGN BY: BW  
DRAWN BY: BW  
CHECKED BY: RLS  
SCALE: AS SHOWN  
DATE: 05/26/2023  
W. O. No.:  
SHEET No. 2 OF 6



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING  
 DocuSigned by:  
*Chris Edmondson* 8/22/2023  
 CHIEF, DEVELOPMENT DIVISION  
 DocuSigned by:  
*Julia Sauer* 8/22/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DocuSigned by:  
*Lynnda Eisenberg* 8/23/2023  
 PLANNING DIRECTOR

DocuSigned by:  
*Richard Sobott*  
 3297876FA9554EE  
 DocuSigned by:  
  
 RICHARD SOBBOTT, PE NO. 15222



**SITE DEVELOPMENT PLAN  
 BMP DRAINAGE AREA PLAN  
 NORDAU, SECTION E-2, LOT 12**

PERMIT INFORMATION CHART			
Subdivision Name: NORDAU	Section/Area E-6	Lot No. 12	Parcel No. 142
Plot # 20317	Grid 0024	Zoning R-12	Tax Map No. 0042
Water Code: B03	Elect. District SIXTH	Census Tract 606901	Sewer Code: 4360000

**OWNER/DEVELOPER**  
 LYN MYRICK CABASSA, MIGUEL A. CABASSA JR., JESSUP MD, 20794 HOWARD COUNTY  
 JAMES ROBERT HUNT III, SHANNON M. HUNT, 7915 HAZEL WAY, JESSUP MD, 20794 HOWARD COUNTY  
 ATTN:lynca@gmail.com  
 PHONE:(301)725-3960

**DCI**  
 DANIEL CONSULTANTS INC.  
 CONSULTING ENGINEERS AND PLANNERS  
 8950 ROUTE 108 E., SUITE 229  
 COLUMBIA, MD 21043  
 TEL: 410-995-0090 FAX: 410-992-7038

DESIGN BY: BW  
 DRAWN BY: BW  
 CHECKED BY: RLS  
 SCALE: AS SHOWN  
 DATE: 05/26/2023  
 W. O. No.: \_\_\_\_\_  
 SHEET No. 3 OF 6

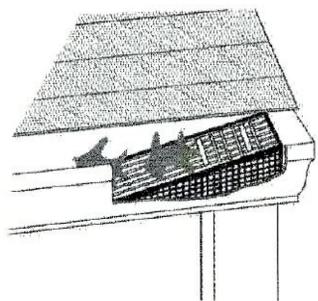
NO.	PROPERTY DESCRIPTION	NO.	PROPERTY DESCRIPTION	NO.	PROPERTY DESCRIPTION
1	BAKER CYNTHIA C/O WILLIAM KNOTT SUBDIVISION: 1209 LOT: UN1 PLAT NO: 20989 ZONING: R-12	12	BELGARD MARY C TR BEARD JENNIFER ETR ETAL SUBDIVISION: 1209 LOT: UN12 PLAT NO: 20989 ZONING: R-12	23	PALLARES MARIO ENRIQUE RAMIREZ RAMIREZ MARIA ELENA SUBDIVISION: 1209 LOT: UN23 PLAT NO: 21007 ZONING: R-12
2	AHLERS CLARKE F SUBDIVISION: 1209 LOT: UN2 PLAT NO: 20989 ZONING: R-12	13	HARVEY BRIAN K HARVEY DEBI SUBDIVISION: 1209 LOT: UN13 PLAT NO: 21007 ZONING: R-12	24	BROWNE CAMILLE L BROWNE CARMINE D SUBDIVISION: 1209 LOT: UN24 PLAT NO: 21007 ZONING: R-12
3	BULLINGER MARLENE A CARTER ROGER ETAL SUBDIVISION: 1209 LOT: UN3 PLAT NO: 20989 ZONING: R-12	14	WITHROW MITZ SUBDIVISION: 1209 LOT: UN14 PLAT NO: 21007 ZONING: R-12	25	SK KING GEORGE LLC C/O WILLIAM KNOTT ETAL SUBDIVISION: 1209 LOT: GCE PLAT NO: 21007 ZONING: R-12
4	ADAEOVH ERNEST K ADAEOVH PATRICIA M SUBDIVISION: 1209 LOT: UN4 PLAT NO: 20989 ZONING: R-12	15	WADE OLLIE SUBDIVISION: 1209 LOT: UN15 PLAT NO: 21007 ZONING: R-12	26	CAVANAGH KATHLEEN CAVANAGH BRIAN J SUBDIVISION: 1209 LOT: UN15 PLAT NO: 21007 ZONING: R-12
5	COBERT G WILLIAM COBERT KATHARINE J SUBDIVISION: 1209 LOT: UN5 PLAT NO: 20989 ZONING: R-12	16	PIPGRASS CAMDEN WEBSTER PAMELA SUE SUBDIVISION: 1209 LOT: UN16 PLAT NO: 21007 ZONING: R-12	27	LEWIS ROSA M SUBDIVISION: 1209 LOT: UN26 PLAT NO: 21007 ZONING: R-12
6	HRTH JAMES HRTH MARIA SUBDIVISION: 1209 LOT: UN6 PLAT NO: 20989 ZONING: R-12	17	DANTUONO LOUIS P SUBDIVISION: 1209 LOT: UN17 PLAT NO: 21007 ZONING: R-12	28	CABASSA MIGUEL A JR MYRICK CABASSA LYN T/E SUBDIVISION: 1214 LOT: 8 PLAT NO: 20931 ZONING: R-12
7	GUSDORF BETTY WHYMY TRUSTEE SUBDIVISION: 1209 LOT: UN7 PLAT NO: 20989 ZONING: R-12	18	LEE CHUN S LEE TAE B SUBDIVISION: 1209 LOT: UN18 PLAT NO: 21007 ZONING: R-12	29	HUNT JAMES ROBERT III HUNT SHANNON M ETAL SUBDIVISION: 1214 LOT: 9 PLAT NO: 20931 ZONING: R-12
8	BEARD JENNIFER E BEARD STEPHEN F SUBDIVISION: 1209 LOT: UN8 PLAT NO: 20989 ZONING: R-12	19	FITZGERALD RONALD FITZGERALD MARGARET SUBDIVISION: 1209 LOT: UN19 PLAT NO: 21007 ZONING: R-12	30	MORGAN MARVIN G MORGAN ELLEN A SUBDIVISION: 1214 LOT: 1 PLAT NO: 20931 ZONING: R-12
9	MCKINZEY JOANN SUBDIVISION: 1209 LOT: UN9 PLAT NO: 20989 ZONING: R-12	20	SURIN MARIE ST SUBDIVISION: 1209 LOT: UN20 PLAT NO: 20989 ZONING: R-12	31	LEATHERMAN IAN ANDREW LEATHERMAN LAURA EMILY SUBDIVISION: 1202 LOT: 2 PLAT NO: 20277 ZONING: R-12
10	RIDDICK BELLAH MAE SUBDIVISION: 1209 LOT: UN10 PLAT NO: 20989 ZONING: R-12	21	CURTIN JAMES JOHN CURTIN BARBARA ANN SUBDIVISION: 1209 LOT: UN21 PLAT NO: 21007 ZONING: R-12	32	DAGOSTINO KEVIN DAGOSTINO KATHIN SUBDIVISION: 1202 LOT: 3 PLAT NO: 20277 ZONING: R-12
11	BRUNNER CHRISTINE SANDRA SUBDIVISION: 1209 LOT: UN11 PLAT NO: 20989 ZONING: R-12	22	SCHAEFER ARLENE B SUBDIVISION: 1209 LOT: UN22 PLAT NO: 21007 ZONING: R-12	33	RAJPARA NUESH D RAJPARA DEEPAU N SUBDIVISION: 1202 LOT: 4 PLAT NO: 20277 ZONING: R-12
				34	MYERS JUSTIN MYERS MARY SUBDIVISION: 1202 LOT: 5 PLAT NO: 20277 ZONING: R-12

**OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5)**

1. DRYWELLS SHALL BE INSPECTED AND CLEANED ANNUALLY. THIS INCLUDE PIPES, GUTTERS, DOWNSPOUTS AND ALL FILTERS.
2. PONDING, STANDING WATER OR ALGAE GROWTH ON THE TOP OF A DRYWELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA.
3. IF WATER PONDS FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN 6" OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.
4. PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASMENT, DEED RESTRICTION, ORDINANCE OR OTHER LEGAL MEASURES PREVENTING ITS NEGLIGENCE, ADVERSE ALTERATION AND REMOVAL.

**DRYWELL DIMENSIONS**

BMP NO.	DESIGN		
	LENGTH	WIDTH	DEPTH
M5-1	10	6.6	5
M5-2	10	6.9	5
M5-3	10	7.1	5
M5-4	10	6.2	5



**Gutter Drain Filter (Typical)**

PROVIDE GUTTER DRAIN FILTER AT DOWNSPOUT LOCATIONS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING	DocuSigned by: <i>Kim Edmondson</i> 8/22/2023
CHIEF, DEVELOPMENT	DATE
CHIEF, DIVISION OF PLANNING	8/22/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DocuSigned by: <i>Linda Eisenberg</i> 8/23/2023	DATE
PLANNING DIRECTOR	DATE

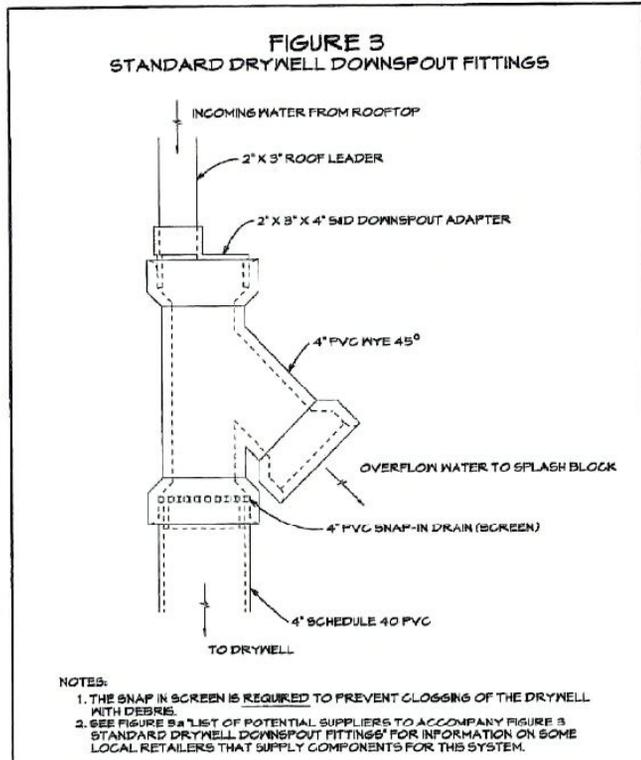
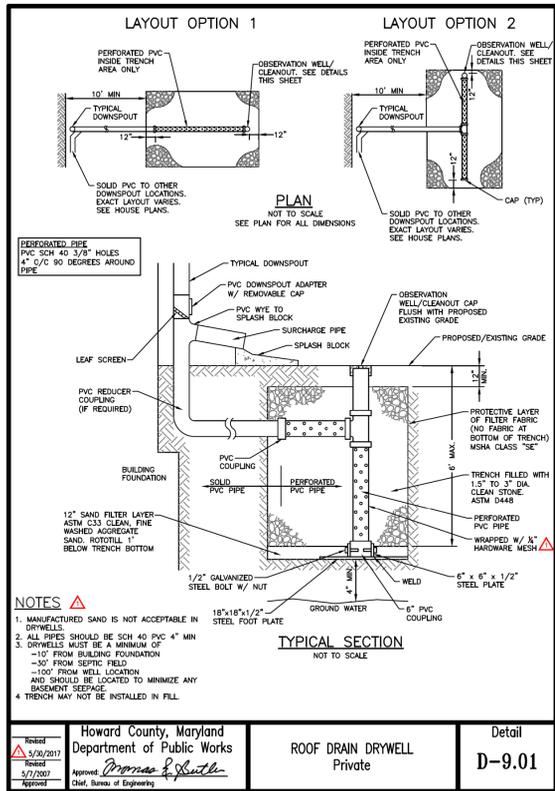
**DRY WELL SEQUENCE OF CONSTRUCTION**

1. AS PART OF THE F PLAN CONSTRUCT THE UTILITIES AND DRIVEWAY. THEN CONSTRUCT THE HOUSE AS PART OF THIS SDP. ONCE THE HOUSE GUTTERS AND ROOF LEADERS ARE INSTALLED AND THE SITE IS FINE GRADED THE DRY WELL MAY BE INSTALLED AS PER THE DETAILS ON THIS SHEET.
2. THE INSTALLATION SHALL TAKE PLACE DURING A 3 DAY PERIOD IN WHICH NO RAIN IS FORECAST (TIME ALLOWED 3 DAYS)
3. STABILIZE THE AREA WHERE THE DRY WELL EXCAVATION WAS MADE USING SEED AND MULCH. (TIME ALLOWED ONE DAY)

**DRYWELL CONSTRUCTION SPECIFICATIONS**

REGULAR INSPECTIONS SHALL BE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

1. DURING EXCAVATION TO SUBGRADE.
2. DURING PLACEMENT OF BACKFILL AND PERFORATED INLET PIPE AND OBSERVATION WELL.
3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA.
4. DURING CONSTRUCTION OF THE APPURTENANT CONVEYANCE.
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION



BORING LOG					
PROJECT:	Palmer Subdivision	COMMISSION NO.:	2		
LOCATION:	Howard County, Maryland	DATE:	3/22/2022		
BORING NO.	B-2	BORING METHOD	HSA	SAMPLER TYPE	DS- DRIVEN SPLIT SPOON
PAGE	01 OF 01		SSA- SOLID STEM AUGERS		PT- PRESSED SHELBY TUBE
BORING METHOD	HSA		DC- DRIVING CASING		D- DENISON
GROUND ELE	288.15		MD- MUD DRILLING		P- PITCHER
COORDINATES:	1365733.92, 548807.44				
STRATA DEPTH	SAMPLE DEPTH	NO.	BLOWS/6"	TYPE/SIZE	RECAT
	0-0.75 FT				0.4
					0.8
	0.75-1 FT				1.2
					1.6
					2.0
					2.4
					2.8
					3.2
2 FT					3.6
					4.0
					4.4
					4.8
					5.2
					5.6
					6.0
					6.4
					6.8
					7.2
					7.6
					8.0
					8.4
					8.8
					9.2
					9.6
					10.0

NORDAU SECTON E-2, LOTS 11-12 FINAL ESDV COMPUTATIONS													
SITE AREA:	0.06	AC	2681	SF									
IMPERVIOUS AREA	0.06		2681	SF									
TARGET Pe:	2.6	IN											
SITE IMPERVIOUS:	100%	PERCENT											
SITE Rv:	0.95												
SITE ESDv:	551.8	CF											
S	0.13												
SITE REV	71.7	CF											
Rv=0.05+0.009*(% IMP)													
V min=1.0" rainfall	(1.0*Rv*A)/12												
V max=1 yr rainfall=2.6"	(2.6*Rv*A)/12												
Rev=ESDV*S													
DRAINAGE AREA	BMP ID	% IMPERVIOUS	Rv	DA (sf)	DA (ac)	MIN. VOL. (cf)	MAX. VOL. (cf)	Pe PROVIDED	ESDv VOL. PROVIDED (cf)	REV VOL. PROVIDED (cf)	IMPREV. (sf)	IMPERV. (ac)	GREEN AREA (ac)
LOT 12	M5-1	100	0.95	768	0.018	60.8	158.1	2.6	158.1	158.1	768	0.018	0.000
LOT 12	M5-2	100	0.95	624	0.014	49.4	128.4	2.6	128.4	128.4	624	0.014	0.000
LOT 12	M5-3	100	0.95	665	0.015	52.6	136.9	2.6	136.9	136.9	665	0.015	0.000
LOT 12	M5-4	100	0.95	624	0.014	49.4	128.4	2.6	128.4	128.4	624	0.014	0.000
<b>TOTAL</b>				<b>2681</b>	<b>0.062</b>	<b>212.2</b>	<b>551.8</b>		<b>551.8</b>	<b>552</b>	<b>2681</b>	<b>0.062</b>	<b>0.000</b>



DocuSigned by:  
*Richard Sobott*  
32F7BF6A9664EE...



RICHARD SOBBOTT, PE NO. 15222

**PERMIT INFORMATION CHART**

Subdivision Name:	Section/Area	Lot No.	Parcel No.
NORDAU	E-6	12	142
Plat #	Grid	Zoning	Tax Map No.
20317	0024	R-12	0042
Water Code:	Sewer Code:	Elect. District	Census Tract
		SIXTH	606901
		Sewer Code: 4360000	

**OWNER/DEVELOPER**

LYN MYRICK CABASSA, SHANNON M. HUNT  
8001 JONES ROAD  
JESSUP MD, 20794  
HOWARD COUNTY  
ATTN:lyncaba@gmail.com  
PHONE:(301)725-3960



DANIEL CONSULTANTS INC.  
CONSULTING ENGINEERS AND PLANNERS  
8950 ROUTE 108 E, SUITE 229  
COLUMBIA, MD 21043  
TEL : 410-995-0090 FAX: 410-992-7038

DESIGN BY: BW  
DRAWN BY: BW  
CHECKED BY: RLS  
SCALE: AS SHOWN  
DATE: 05/26/2023  
W. O. No.:  
SHEET NO. 4 OF 6



SEQUENCE OF CONSTRUCTION

THE WATER, SEWER, DRIVEWAY, MB-1 AND MB-2 ARE BUILT UNDER F-22-064. THIS PLAN IS A CONTINUATION OF THE CONSTRUCTION STARTED AS PART OF F-22-064

- AS PART OF F-22-064 OBTAIN GRADING PERMIT.- 1 DAY
- AS PART OF F-22-064 DEVELOPER /CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION.- 1 DAY
- AS PART OF F-22-064 NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.- 1 DAY
- AS PART OF F-22-064 STAKEOUT LIMITS OF DISTURBANCE.- 1 DAY
- AS PART OF F-22-064 INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SSF, WHERE SHOWN HEREON.- 1 DAY
- AS PART OF F-22-064 COMPLETE ANY REQUIRED CLEARING AND GRUBBING ONSITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS.
- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ONA DAILY BASIS.- 1 DAY
- AS PART OF F-22-064 INSTALL WATER AND SEWER LINES, AND PROPOSED DRIVEWAY.
- AS PART OF F-22-064 CONSTRUCT ESD MICRO-BIORETENTION FACILITIES, STABILIZE SIDE SLOPES WITH SEED AND MULCH AND SURROUND FACILITIES WITH SILT FENCE.- 5 DAYS
- THIS COMPLETES THE WORK UNDER F-22-064, HOWEVER NONE OF THE PERIMETER CONTROLS ARE TO BE REMOVED AND THE WORK SHALL CONTINUE UNDER SDP-23-028. THE F-22-064 STABILIZED CONSTRUCTION ENTRANCE AND STOCKPILE AREA MAY BE RELOCATED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR. AS PART OF SDP-23-028 BEGIN CONSTRUCTION OF INDIVIDUAL HOME, PROTECT ANY INSTALLED ESD FACILITIES FROM RECEIVING DIRTY RUNOFF.
- AS PART OF SDP-23-028 UPON COMPLETION OF PROJECT HOME CONSTRUCTION AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING. INSTALL THE DRY WELLS IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION ON SHEET 4. ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.- 5 DAYS
- INSTALL LANDSCAPING.- 3 DAYS
- AS PART OF SDP-23-028 WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING PERIMETER EROSION AND SEDIMENT CONTROLS AND STABILIZE THESE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.- 7 DAYS

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

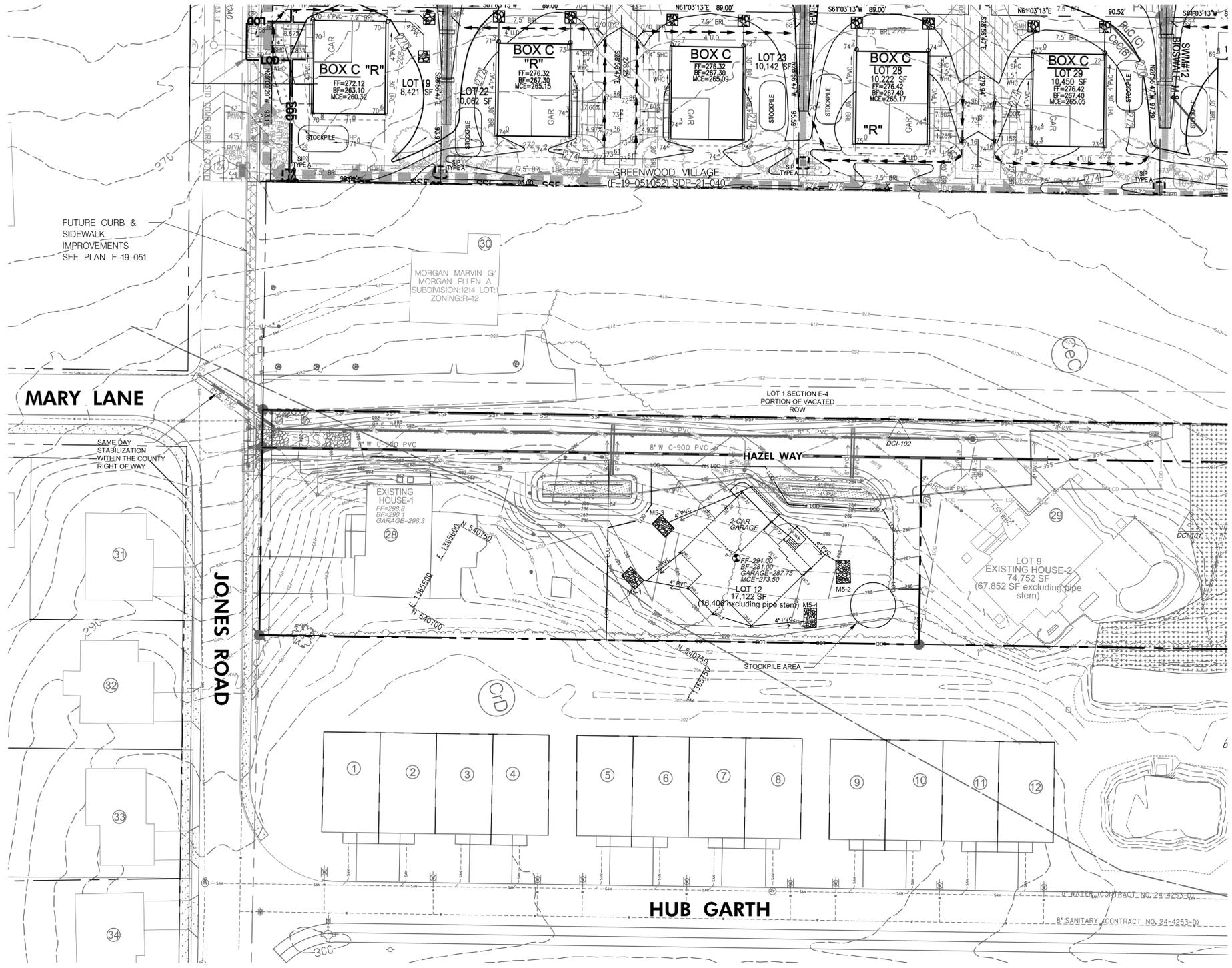
- EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
- AT NO TIME DURING CONSTRUCTION WILL FENCING BE ALLOWED TO INTERCEPT CONCENTRATION FLOWS.
- A DOUBLE ROW OF SSF MAY BE REQUIRED AT THE DOWNHILL BOUNDARY LINE.
- SOILS CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATIVE DISTRICT MAY REQUIRE MORE STRINGENT SEEDING AND STABILIZATION METHODS.

- NOTE:
- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED A THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.
  - LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
  - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
  - SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.
  - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE:  
THE HOWARD SCD STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN PERMITS FOR THIS PROJECT.

HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loam, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loamy Sand, 2%-10% slopes	A	0.02
RuB	Russett and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

LEGENDS	
PROPOSED CONTOUR	—286—
LIMIT OF DISTURBANCE	—LOD—
STABILIZED CONSTRUCTION ENTRANCE	—SSC—
SUPER SILT FENCE	—SSF—
SILT FENCE	—SF—



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING  
 DocuSigned by: **Richard Sobbott** 8/22/2023  
 CHIEF, DEVELOPMENT PERMITTING DIVISION  
 DocuSigned by: **Julia Sauer** 8/22/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DocuSigned by: **Lynda Eisenberg** 8/23/2023  
 PLANNING DIRECTOR

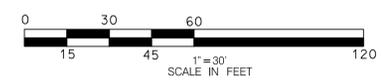
DESIGN CERTIFICATION:  
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
 Richard Sobbott 10/27/2022  
 DESIGN SIGNATURE DATE  
 RICHARD SOBBOTT MD REGISTRATION NO. 15222  
 PRINTED NAME (P.E.) R.L.S. OR R.L.A. (circle one)

OWNER/DEVELOPER CERTIFICATION:  
 "I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."  
 Bangorville Pedersen David P. Linden, President, Timberlake Building and Renovations, LLC 10/12/2022  
 OWNER/DEVELOPER SIGNATURE DATE  
 BANGORVILLE PEDERSEN PRINTED NAME & TITLE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 DocuSigned by: **Alexander Bratchie** 8/22/2023  
 HOWARD S.C.D. DATE

DocuSigned by: **Richard Sobbott** 8/22/2023  
 HOWARD S.C.D. DATE

DocuSigned by: **Richard Sobbott** 8/22/2023  
 HOWARD S.C.D. DATE



PERMIT INFORMATION CHART			
Subdivision Name: NORDAU	Section/Area: E-6	Lot No.: 12	Parcel No.: 142
Plot # Grid Zoning: 20317 0024 R-12	Tax Map No. Elect. District: 0042 SIXTH	Census Tract: 606901	
Water Code: B03	Sewer Code: 4360000		

OWNER/DEVELOPER  
 LYN MYRICK CABASSA, SHANNON M. HUNT  
 MICHEL A. CABASSA JR., JESSUP MD, 20794  
 8001 JONES ROAD JESSUP MD, 20794  
 HOWARD COUNTY  
 ATTN:lynca0a@gmail.com  
 PHONE:(301)725-3960



DESIGN BY: BW  
 DRAWN BY: BW  
 CHECKED BY: RLS  
 SCALE: AS SHOWN  
 DATE: 05/26/2023  
 W. O. No.:  
 SHEET NO. 6 OF 6