

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
CNB2	Chester silt loam, 3% to 8% slopes, moderately eroded -- Type B
GIC2	Genesee loam, 8% to 15% slopes, moderately eroded -- Type B
MB2	Manor loam, 3% to 8% slopes, moderately eroded -- Type B

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	21,876 SQ.FT.	1,876 SQ.FT.	20,000 SQ.FT.
5	22,446 SQ.FT.	2,446 SQ.FT.	20,000 SQ.FT.
6	23,009 SQ.FT.	3,009 SQ.FT.	20,000 SQ.FT.

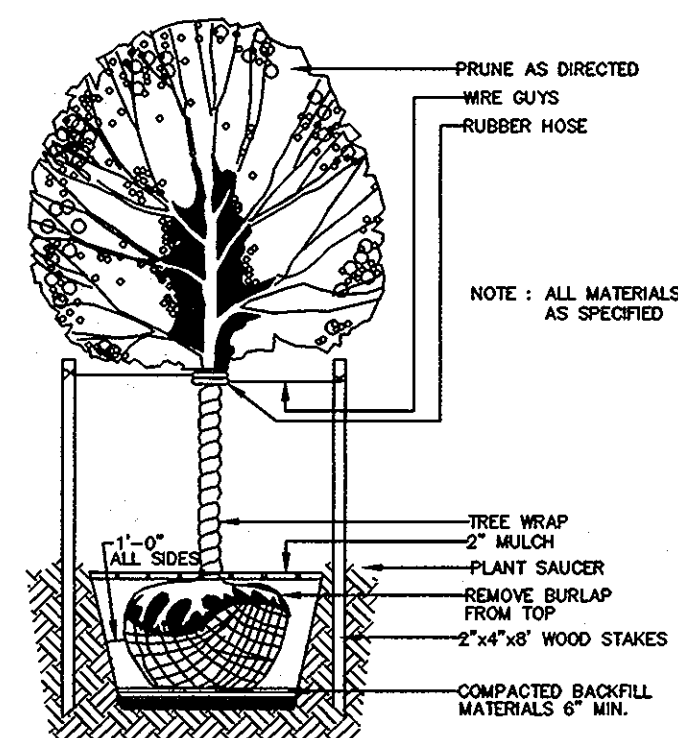
COORDINATE TABLE

NO.	NORTHING	EASTING
112	593,632.2697	1,356,352.0513
111	593,734.5712	1,356,524.8419
105	593,797.9267	1,356,475.7686
110	593,824.5363	1,356,564.7755
101	593,834.3085	1,356,654.0492
103	593,846.7729	1,356,881.4928
108	593,593.6121	1,356,825.3916
106	593,571.0656	1,356,396.0713
109	593,843.2160	1,356,733.1050

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

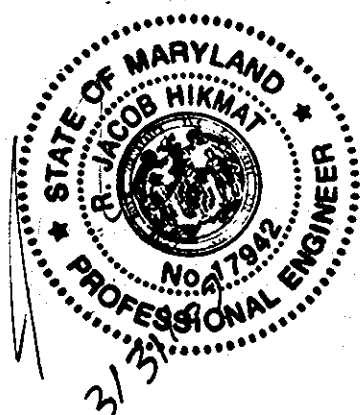
LEGEND

- LANDSCAPE PERIMETER EDGE
- SHADE TREE
- EVERGREEN TREE
- EXISTING TREELINE
- DENOTES 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
- DENOTES 10' PRIVATE WALL MAINTENANCE EASEMENT
- DENOTES 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4, 5 & 6
- DENOTES ROAD WIDENING PAVEMENT
- STONE CONSTRUCTION ENTRANCE
- SILT FENCE
- TREE PROTECTION FENCE



TYPICAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

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 EXPIRATION DATE: 09/03/2010



OWNER/DEVELOPER
R. JACOB HIKMAT
5072 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042
410-997-0296

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 4/10/09

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:
A. Total tract area: 2.33
B. Area within 100 year floodplain: 0.00
C. Area to remain in agricultural production or utility ROW: 0.00
D. Net tract area: 2.33

LAND USE CATEGORY:
(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate land use category, and "0" for only one entry.
ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0

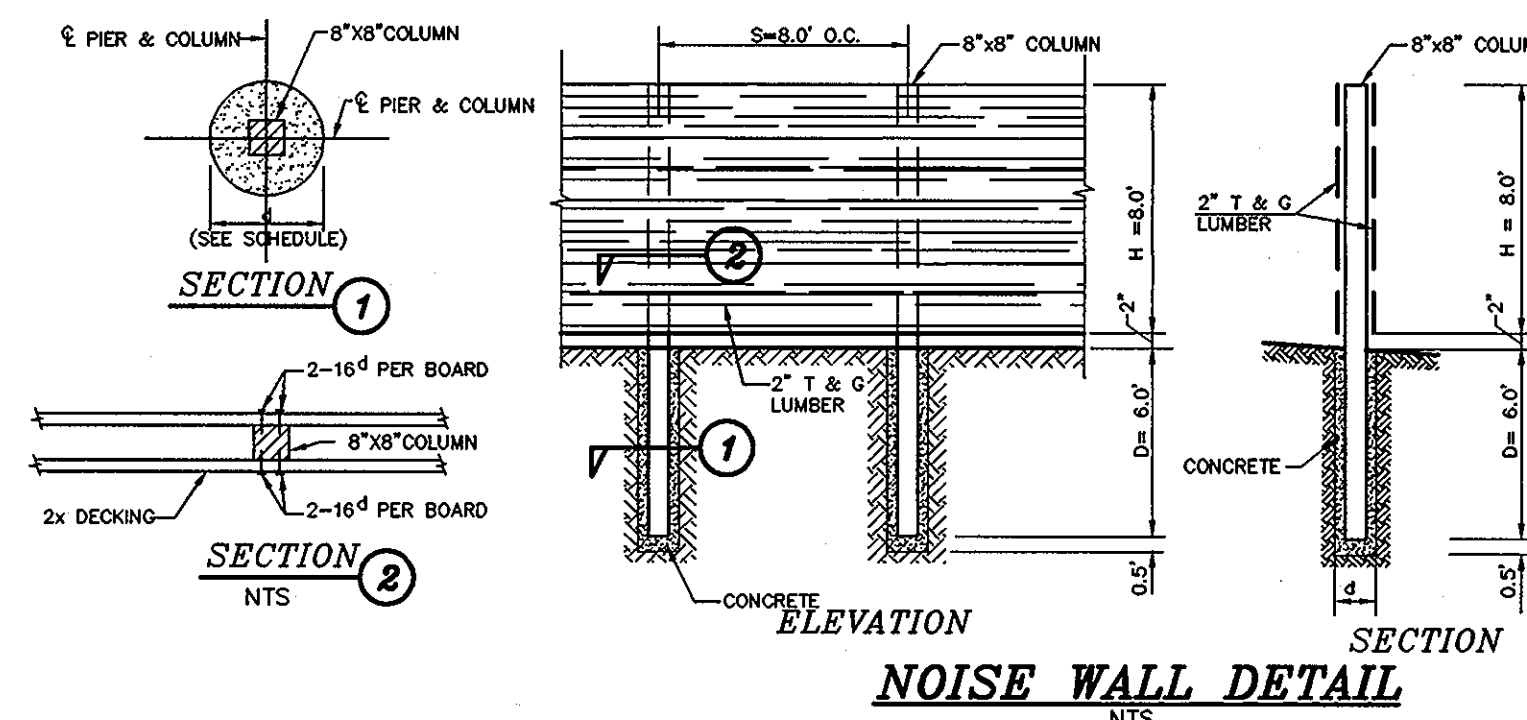
E. Afforestation Threshold: 15% x D = 0.35
F. Conservation Threshold: 20% x D = 0.47

EXISTING FOREST COVER:
G. Existing forest cover (excluding floodplain): 0.00
H. Area of forest above afforestation threshold: 0.00
I. Area of forest above conservation threshold: 0.00

BREAK EVEN POINT:
J. Forest retention above threshold with no mitigation: 0.00
K. Clearing permitted without mitigation: 0.00

PROPOSED FOREST CLEARING:
L. Total area of forest to be cleared: 0.00
M. Total area of forest to be retained: 0.00

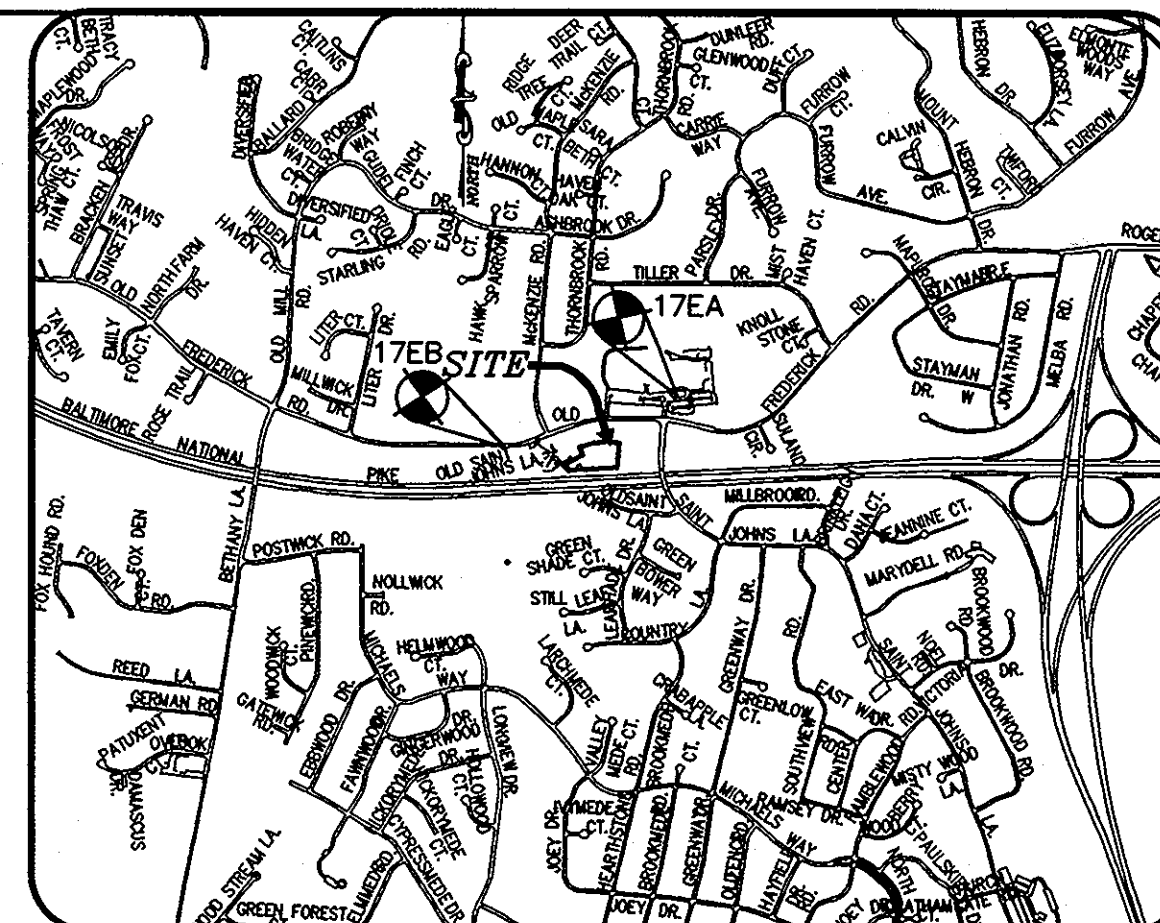
PLANTING REQUIREMENTS:
N. Reforestation for clearing above conservation threshold: 0.00
P. Reforestation for clearing below conservation threshold: 0.00
Q. Credit for retention above conservation threshold: 0.00
R. Total reforestation required: 0.00
S. Total afforestation required: 0.35
T. Total reforestation and afforestation required: 0.35



- NOTES:**
- CONCRETE SHALL BE MSHA MIX. NO. 2 (FC=3,500 PSI)
 - ALL WOODEN MEMBERS SHALL BE PRESSURE TREATED NO. 2 SELECT STRUCTURAL SOUTHERN PINE
 - PRESSURE TREATMENT SHALL CONSIST OF CCA IN ACCORDANCE WITH AWPB LP-22.
 - PROVIDE 5'-0" OPENING AT BOTTOM OF NOISE WALL IN CENTER OF SWALE.
 - WHERE NOISE WALL IS LOCATED OVER SWALE PLACE POST SUCH THAT SWALE IS CENTERED BETWEEN POSTS.

SCHEDULE

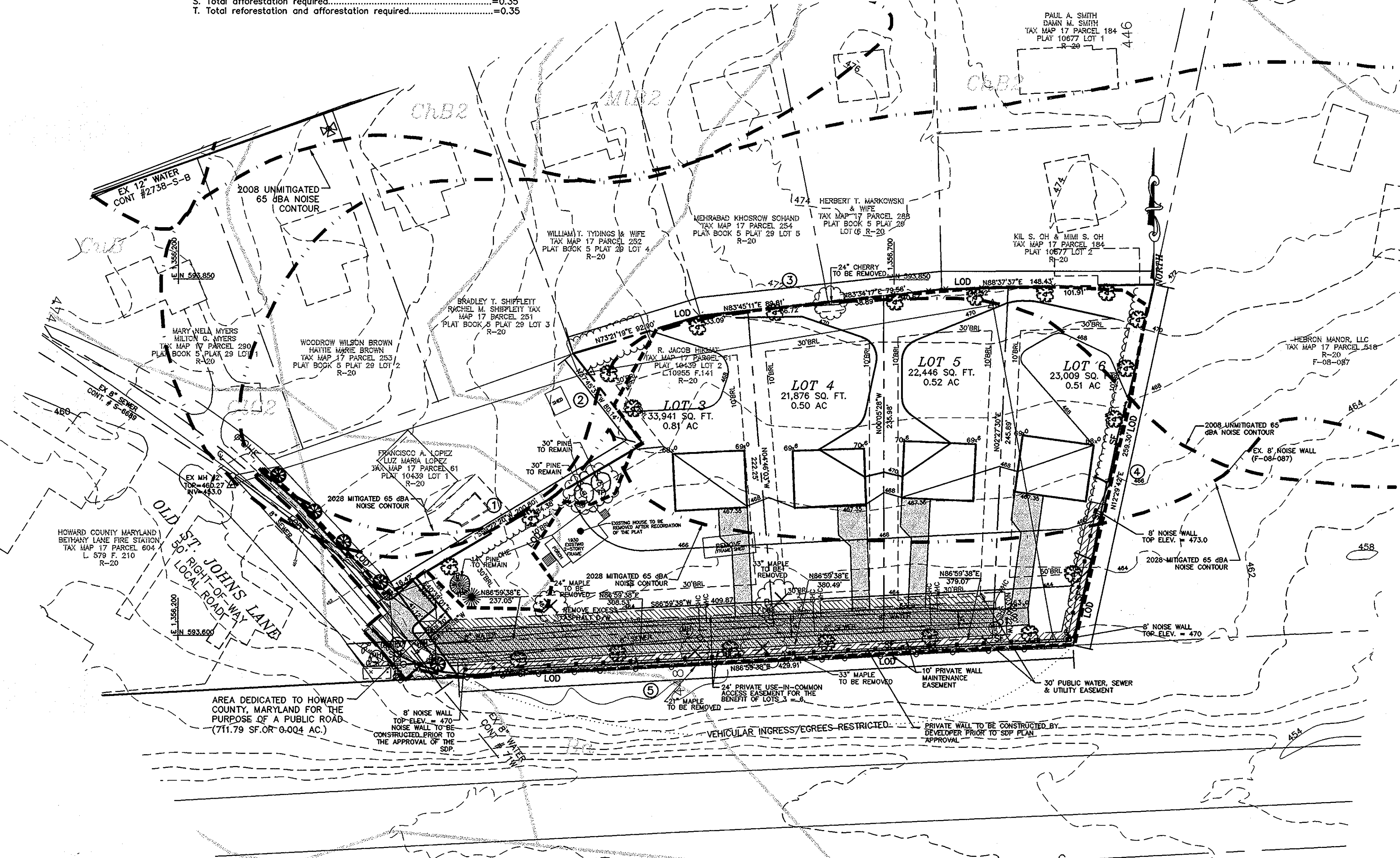
H	S	D	d	POST SIZE
8'	8'	6'	16"	8"x8"



VICINITY MAP ADC MAP : 15-F1
SCALE: 1"=2000'

GENERAL NOTES:

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON BASED ON DEED INFORMATION AND FIELD RUN TOPOGRAPHIC SURVEY WITH TWO FOOT CONTOURS PREPARED BY MILDBERG, BOENDER AND ASSOCIATES, INC. DATED JUNE 2007.
- SITE ANALYSIS:**
TAX MAP 17, BLOCK 15, PARCEL 61
DEED REFERENCE: 10955 / 141
GROSS AREA: 2.331 ACRES ±
NET AREA: 2.315 ACRES ±
PROPOSED LOTS: FOUR
DPZ NO.: F-08-119
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 17EA & 17EB WERE USED FOR THIS PROJECT.
17EA - N=594,357.62 E=1,357,519.37 ELEV=478.780
17EB - N=593,813.873 E=1,355,731.85 ELEV=453.488
- SEWER IS PUBLIC UTILIZING CONTRACT # 71-W.
- WATER IS PUBLIC UTILIZING CONTRACT # 5-6689.
- STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOFTOP AND NON ROOFTOP DISCONNECTION CREDITS.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00 FOR LOTS 4, 5 & 6.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY "AS-BUILT" PLANS FOR THE ABOVE REFERENCED CONTRACT NUMBERS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- ADEQUATE FACILITIES ROAD TEST EVALUATION PREPARED BY MILDBERG, BOENDER AND ASSOCIATES, INC. DATED JULY 2008.
- NOISE STUDY PREPARED BY MILDBERG, BOENDER AND ASSOCIATES, INC. DATED JULY 2008.
- NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.
- THERE ARE NO CEMETARIES ON THIS SITE.
- THERE ARE NO FORESTS ON THIS SITE.
- LANDSCAPING FOR LOTS 3-6 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 21 SHADE TREES AND 2 PINE TREES IN THE AMOUNT OF \$6,600.00 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.35 ACRES (15,246 SQ.FT.) IN THE AMOUNT OF \$11,434.50 AT THE FINAL PLAT STAGE.
- THE NOISE WALL CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE DEVELOPER. SURETY WILL BE POSTED WITH THE FORTHCOMING FINAL PLAT.



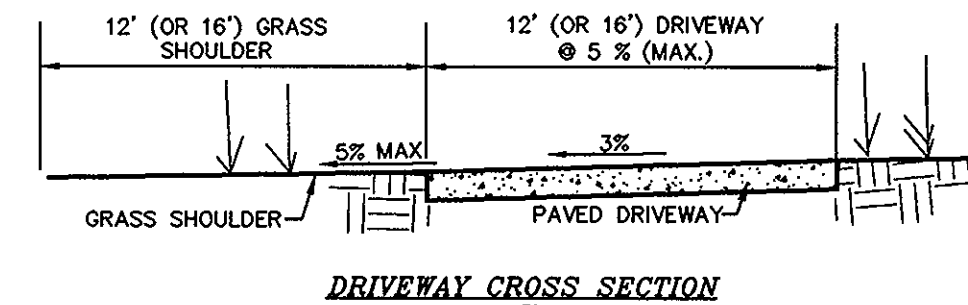
PLAN VIEW
SCALE: 1" = 50'

STREET TREE CALCULATIONS

OLD ST. JOHNS LANE - 200 LF/40' = 5 TREES
TOTAL TREES REQUIRED = 5 STREET TREES
TOTAL TREES PROVIDED = 5 STREET TREES

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5		CORNUS FLORIDA / WHITE	FLOWERING DOGWOOD	2 1/2" - 3" CAL.
22		CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" - 3" CAL.
1		PICEA ABIES	NORWAY SPRUCE	6' - 8' HT.
TOTAL 23 TREES (21 SHADE TREES & 2 PINE TREES)				



DRIVEWAY CROSS SECTION

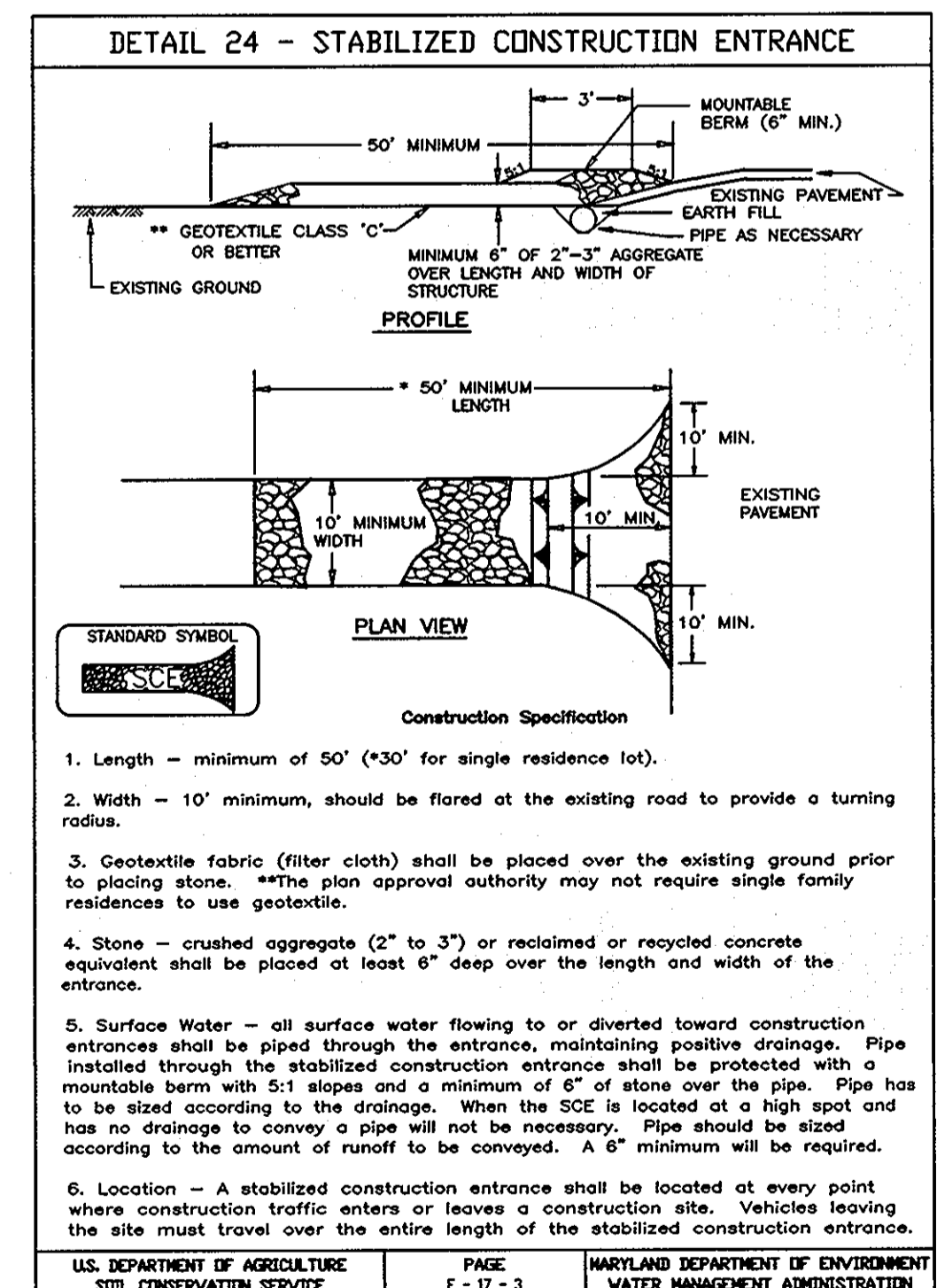
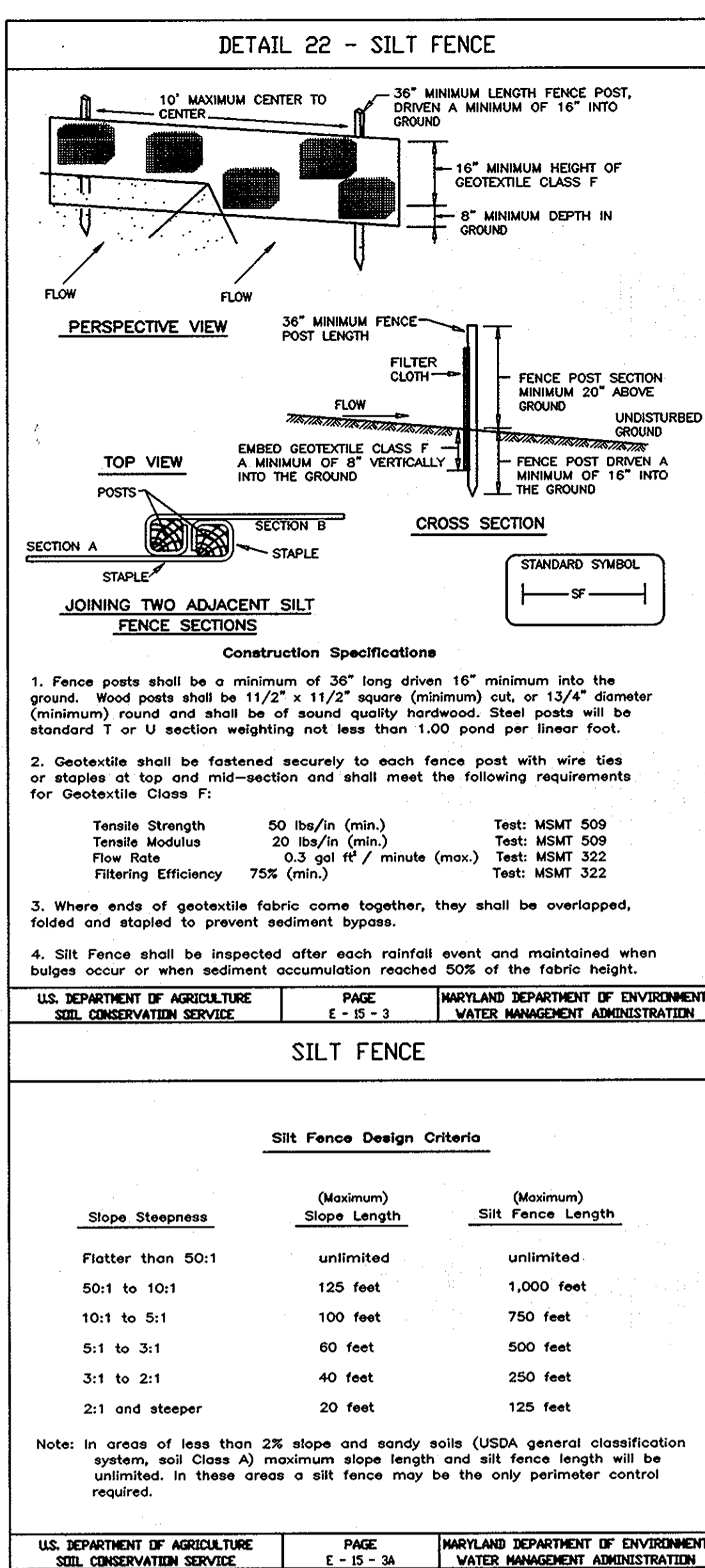
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	PRELIMINARY EQUIVALENT SKETCH AND SEDIMENT CONTROL PLAN
2	ROAD WIDENING PLAN, CROSS SECTIONS AND MISC DETAILS

Project	DATE	APRIL 09	Illustration	DATE	07-021	Engineering	DATE	MM	Approval	DATE	RRH
Scale	1"=50'										

DAMPAN ESTATES LOTS 3 - 6
RESUBDIVISION OF DAMPAN ESTATES LOT 2
TAX MAP 17, BLOCK 15, PARCEL 61 : F-96-032, F-08-119
SECOND ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH AND SEDIMENT CONTROL PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax



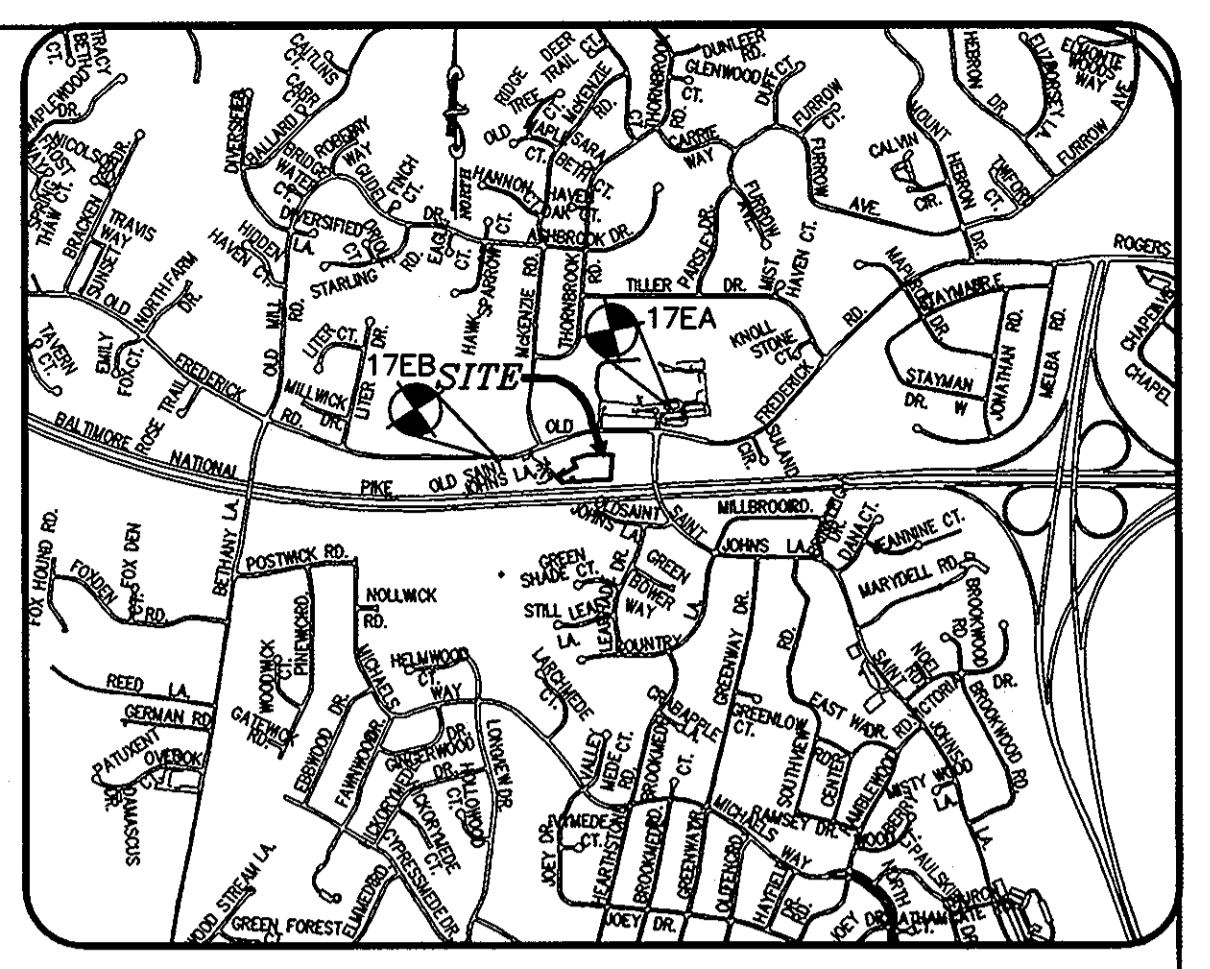
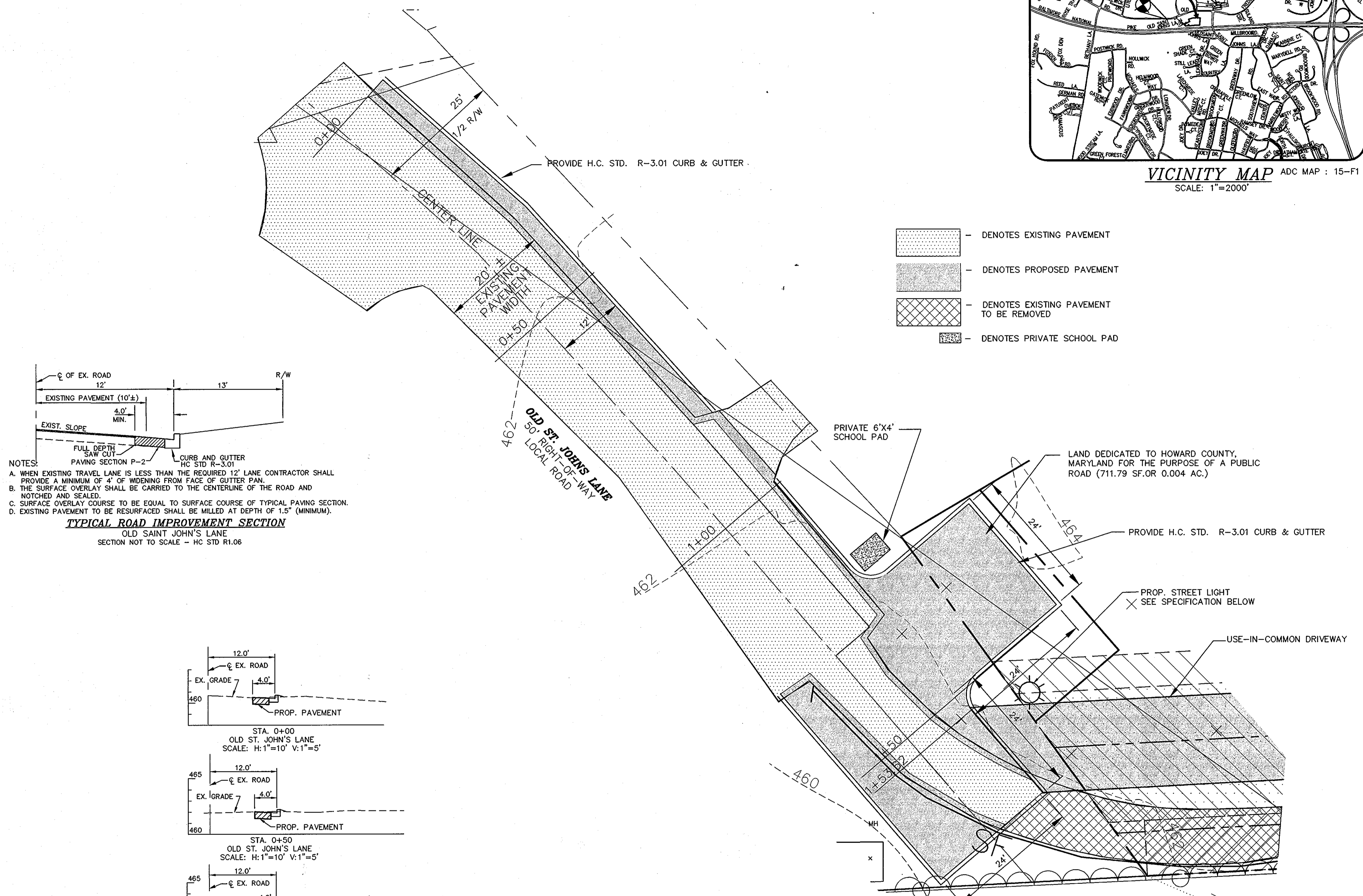
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David M. Lezell 4/14/09
 PLANNING DIRECTOR DATE



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project	07-021	date	APRIL 09
illustration	JJO/MMM	engineering	JJO/MMM
scale	1"=50'	approval	RJH
description		revisions	
no.		date	

DAMPAN ESTATES LOTS 3 - 6
 RESUBDIVISION OF DAMPAN ESTATES LOT 2
 TAX MAP 17, BLOCK 15, PARCEL 61 : P-92-082, F-08-119
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT

ROAD WIDENING PLAN, CROSS SECTIONS AND MISC. DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (410) 997-0296