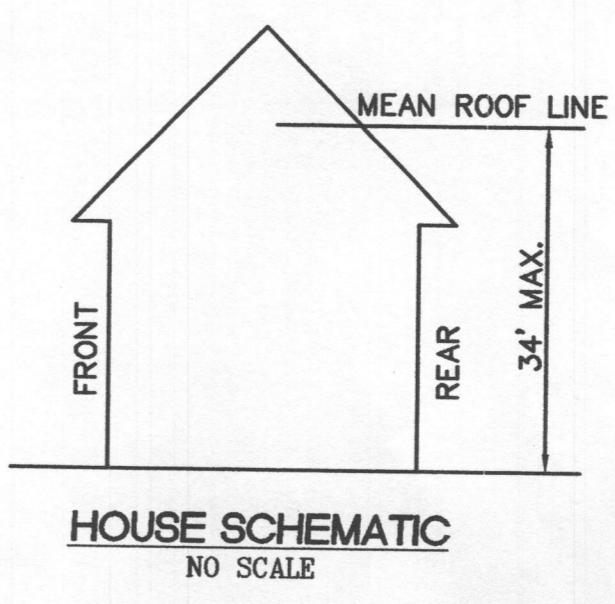


SHEET INDEX	
D.	DESCRIPTION
1	SITE DEVELOPMENT PLAN FOR A SFD
2	SEDIMENT CONTROL PLAN, NOTES, & DETAILS
3	SWM PLAN, NOTES & DETAILS
4	LANDSCAPE PLAN & DETAILS
5	SPECIFICATIONS AND DETAILS

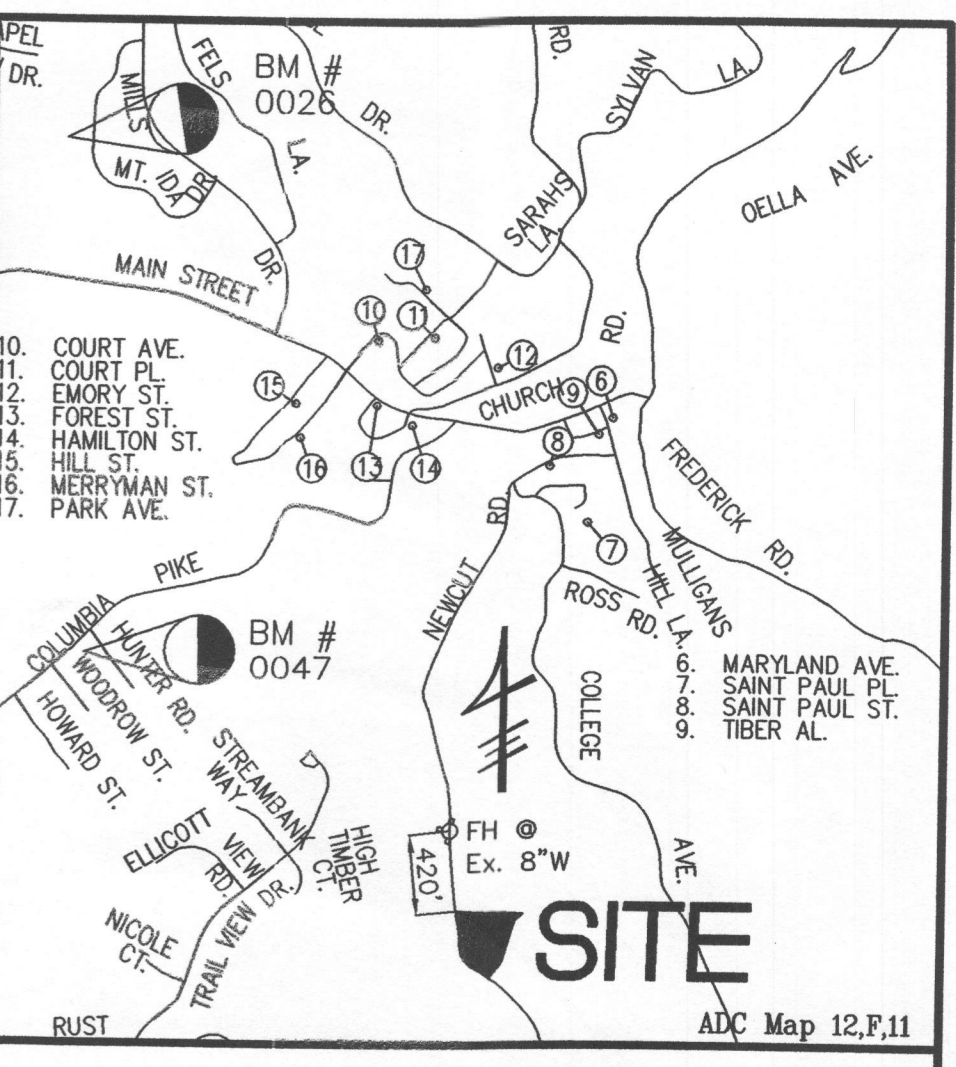


BM# 0026 NAD83 Elevation: 417.740'  
 NORTHING: 585511.191  
 EASTING: 1367418.459

Description: Standard brass disc located in a grass island in the parking lot behind the Howard County Carroll Building, 5.6' east of a macadam curb.

BM# 0047 NAD83 Elevation: 305.701'  
 NORTHING: 581905.671  
 EASTING: 1367596.057

Description: Brass disc located 76.7' southwest of the intersection of Old Columbia Pike and Hunter Road, 20.1' from the centerline of Old Columbia Pike.



**GENERAL NOTES**  
RESIDENTIAL  
SITE DEVELOPMENT PLAN

- 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.
- The existing topography is taken from a field run survey with 2 foot contour intervals prepared by Marks and Associates dated July, 2006.
- 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 No. BM# 0047 and BM# 0026 were used for this project.
- Any damage to the County's right-of-way shall be corrected at the developer's expense.
- Onsite contours are based on a field run survey by Marks and Associates dated July, 2006 supplemented with aerial topography.
- a. The subject property is zoned R-ED per the 4/13/2004 comprehensive zoning plan.
- b. In accordance with Section 128 of the Howard County Zoning Regulations, bay windows, chimneys or exterior stairways not more than 16 feet wide 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 (applies for residential SDP's).
- c. Driveways shall be provided prior to issuance of a use and occupancy permit for all 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 (1-1/2" min.)
- Geometry- Max. 15% grade, max. 10% grade change and min. 45' 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

- This project is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because it was created prior to the 12/31/92 adoption of the Forest Conservation Manual as described under Section 16.1202(b)(2)(i)(a) of the county code. Area of forest to be cleared is 3,170 SF.
- All proposed retaining walls are to be constructed of reinforced concrete and to be less than 3' tall.
- This SFD property was created prior to 10-18-93 and is therefore eligible to be developed under R-20 zoning criteria.
- A financial surety for the required landscaping has been posted as a part of the DPW Developers Agreement in the amount of \$4,750.00. The surety is based on 7 evergreen trees at \$250 per tree, and 40 shrubs at \$75 per shrub.

**SITE ANALYSIS**

TOTAL AREA OF PARCEL 295: 1.70 AC. OF 74,052 SQ. FT.  
 TOTAL AREA OF THIS SUBMISSION: 1.70 AC. OF 74,052 SQ. FT.

ZONING: R-ED

EXISTING USE: RESIDENTIAL SFD (Age: 1981)  
 PROPOSED USE: RESIDENTIAL SFD

TOTAL AREA TO BE DISTURBED: 25,881 SQ. FT. OR 0.59 AC.  
 TOTAL AREA TO BE REVEGETATED: 15,681 SQ. FT. OR 0.36 AC.

BUILDING COVERAGE OF SITE: 5±% OF SITE

TOTAL UNITS ALLOWED @ 2 D.U. PER NET ACRE: 3 D.U.  
 TOTAL UNITS PROPOSED: 1 D.U.  
 FIRST FLOOR: 3,427 SQ. FT.  
 SECOND FLOOR: 2,727 SQ. FT.  
 TOTAL: 6,154 SQ. FT.

PARKING REQUIRED @ 2 SPACES PER D.U.: 2 SPACES  
 PROPOSED PARKING: 3 SPACES (EXISTING)

THE SOIL TYPES SHOWN ON THESE PLANS ARE AS SHOWN IN THE "HOWARD COUNTY SOILS SURVEY".

THERE ARE NO WETLANDS OR FLOODPLAINS ON THIS SITE.

ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN WITH MIXED MATURE TREE STANDS.

ADDRESS CHART		
STREET ADDRESS		
4013 New Cut Road Ellicott City, MD 21043-5511		
PERMIT INFORMATION CHART		
SUBDIVISION NAME Hermanstorfer Property	SECT./AREA N/A	PARCEL 295
DEEDS Liber: 8888 Folio: 81	BLOCK 14	ZONE R-ED
TAX/ZONE MAP 25	ELEC. DIST. 2nd	CENSUS TR. 6027
WATER CODE N/A	SEWER CODE N/A	

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5-22-07  
Date

JOHN R. HEINRICHS  
Professional Engr. No. 14920

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER'S CERTIFICATE

I/WE 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 COUNTY SOIL CONSERVATION DISTRICT.

*John R. Heinrichs* 5-22-07  
DATE

ENGINEER: JOHN R. HEINRICHS, VICE PRESIDENT  
PHOENIX ENGINEERING, INC.

DEVELOPER'S CERTIFICATE

I/WE 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 MARYLAND 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.

*Geoffrey Hermanstorfer* 5-22-07  
DATE

DEVELOPER: GEOFFREY HERMANSTORFER

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

USDA NATURAL RESOURCES CONSERVATION SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

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

HOWARD COUNTY S.C.D. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

Date	No	Revision Description

OWNER/DEVELOPER

**MR. GEOFFREY HERMANSTORFER**  
 4013 New Cut Road  
 Ellicott City, MD 21043-5511  
 202-744-9791

**PHOENIX ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1420-A Job Avenue  
 BALTIMORE, MARYLAND 21227  
 (410) 247-8833 FAX 247-9397

PROJECT LOCATION  
 4013 New Cut Road  
 Ellicott City, MD 21043-5511  
 2nd Election District  
 Zone R-ED Map 25 Grid 14 Parcel 295 Deed 8888/81

TITLE  
**HERMANSTORFER PROPERTY**  
**SITE DEVELOPMENT PLAN FOR A**  
**SINGLE FAMILY UNIT**

Des By	R.J.W.	Scale	1" = 20'	Proj No	06-040/p02
Drn By	S.E.W.	Date	SEPTEMBER, 2006	DRAWING NO	
Chk By	J.R.H.	SDP 07-052		1 OF 5	

**LEGEND**

ROCK OUTCROP	
PROP. PERC. LOCATION	
PROPERTY LINE	
EDGE OF TREELINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
3% SLOPES (47,809 SF)	
4% SLOPES (13,191 SF)	
PROP. DRYWELL	
SOILS DIVISION LINE	
SEPTIC RESERVE AREA	
PROPOSED PAVING	
OVERLAY PAVING	