

ROADS & SEDIMENT CONTROL PLAN

CARRIAGE MILL FARMS

PHASE II

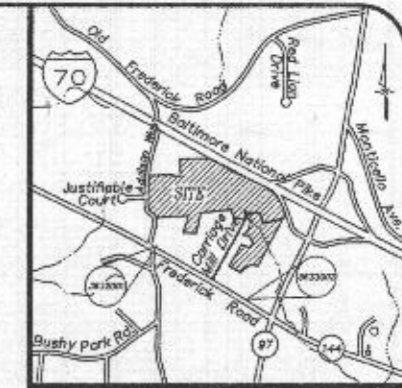
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND

HOWARD COUNTY
BENCHMARK 3632001
ELEV = 646.321

LOCATED ALONG MARYLAND ROUTE 144
0.1 MILES WEST OF ROUTE 27
MONUMENT IS 0.7' BELOW SURFACE

HOWARD COUNTY
BENCHMARK 3633003
ELEV = 617.440

LOCATED ALONG MARYLAND ROUTE 144
0.1 MILES WEST OF ROUTE 27
MONUMENT IS 0.7' OFF EDGE OF PAVING
0.9' BELOW SURFACE



Vicinity Map
Scale: 1" = 2000'

GENERAL NOTES

1. DENSITY TABULATION (PHASES I AND II)

TOTAL TRACT AREA =	112.98 Ac.
FLOODPLAIN =	3.02 Ac.
NET AREA =	109.93 Ac.

No. OF UNITS ALLOWED BY RC ZONING WITH CLUSTER OPTION
112.98 Ac. x 1 du./4.25 Ac. (gross) = 26 du.

No. OF UNITS ALLOWED ON RECEIVING PARCEL BY THE CLUSTER OPTION
112.98 Ac. x 1 du./2.0 Ac. (gross) = 56 du.

TOTAL No. OF EXISTING UNITS = 28 (PHASE I)
TOTAL No. OF UNITS PROPOSED = 25 (PHASE II)
PRESERVATION PARCEL PROVIDED = 2.36 Ac.
2. AREA TABULATION (PHASE II)

NET AREA OF PHASE II	64.01 Ac.
GROSS AREA OF PHASE II	64.01 Ac.
AREA OF PROPOSED LOTS/PARCELS (total)	62.29 Ac.
AREA OF BULIDABLE LOTS =	54.75 Ac.
AREA OF R/W CARRIAGE MILL DRIVE =	1.63 Ac.
AREA OF OPEN SPACE =	20.29 Ac.
3. LOT TABULATION

No. OF PROPOSED LOTS/PARCELS =	25
No. OF BULIDABLE LOTS =	23
No. OF OPEN SPACE =	2
4. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
5. PROJECT BACKGROUND:
TAX MAP 8 PART OF PARCEL 188, 0910 16
ZONED: RC
ELECTION DISTRICT No. 4
TOTAL TRACT AREA = 112.98 Ac.
No. OF PROPOSED LOTS/PARCELS = 25 (23 BULIDABLE, 2 OPEN SPACE)
6. TOPOGRAPHIC INFORMATION BASED ON A SURVEY DATED OCTOBER 1, 1978 PERFORMED BY LEON A. PODOLAK & ASSOCIATES.
7. COORDINATES BASED ON MD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS:

3632001	N54307.258	E791801.935
3633003	N541835.702	E792711.921
8. PUBLIC WATER AND SEWER SYSTEMS ARE NOT AVAILABLE. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PRIVATE.
9. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.
10. FOR FLAG OR PIPETEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPETEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPETEM DRIVEWAY.
11. FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY LAND PLANNING AND DESIGN GROUP DATED JUNE, 1995.
12. TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JUNE, 1995.
13. PREVIOUS COUNTY FILE NUMBERS: SP-95-12, P-96-70, F-97-79.
14. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
15. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER P-96-70.
16. THE PERIMETER LANDSCAPING REQUIREMENTS/BOWDING, THE FOREST CONSERVATION PROGRAM OBLIGATIONS AND THE CONSTRUCTION OF THE NOISE BARRIERS ADJACENT TO ROUTE 20 WERE ADDRESSED IN CONNECTION WITH THE SUBDIVISION OF PHASE I OF THIS PROJECT, EXCEPT FOR LOTS 44-46. (P-96-70)



SHEET INDEX

TITLE	SHEET #
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CARRIAGE MILL DRIVE PLAN & PROFILE	2
GRADING & SEDIMENT CONTROL AND LANDSCAPING PLAN	3
SEDIMENT CONTROL NOTES & DETAILS	4

COMPOSITE

SCALE 1" = 200'

PROVED:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 9-25-91
CHIEF, BUREAU OF HIGHWAYS

PROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DEVELOPER / OWNER

OAK HILL PROPERTIES, L.L.C.
107 LINDSEY STREET, 202
DND P.227
LEEDSMA, VIRGINIA 20115-9100
ATTN: Mr. Ralph Blon III

CARRIAGE MILL FARMS

project	95005.13
date	7/17/98
illustration	engineering
code	TYV/BLP
approval	PPB/AMT
scale	1" = 200'

description	REVISED PER HOWARD COUNTY COMMENTS
revision	7/17/98
date	7/17/98
by	TYV/BLP
checked	PPB/AMT

PHASE II
CARRIAGE MILL FARMS
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
 COVER SHEET

R.M. MOCHI GROUP, INC.
100 W. Shaw Blvd., Suite 215
Brentwood, TN 37027-2240
Tel: (615) 834-4340



Curve Data
 STA. 26+70.95 to STA. 27+17.25
 Radius = 450.00'
 Length = 46.30'
 Tan = 21.15'
 Delta = 0°53'22"
 Chord = 458'45"38" N, 46.28'

Curve Data
 STA. 14+50 to STA. 16+64.72
 Radius = 316.00'
 Length = 41.47'
 Tan = 24.33'
 Delta = 7°51'45"
 Chord = 426'30"25" N, 365.50'

ADDISON WAY

HOWARD COUNTY
 PUBLIC WORKS

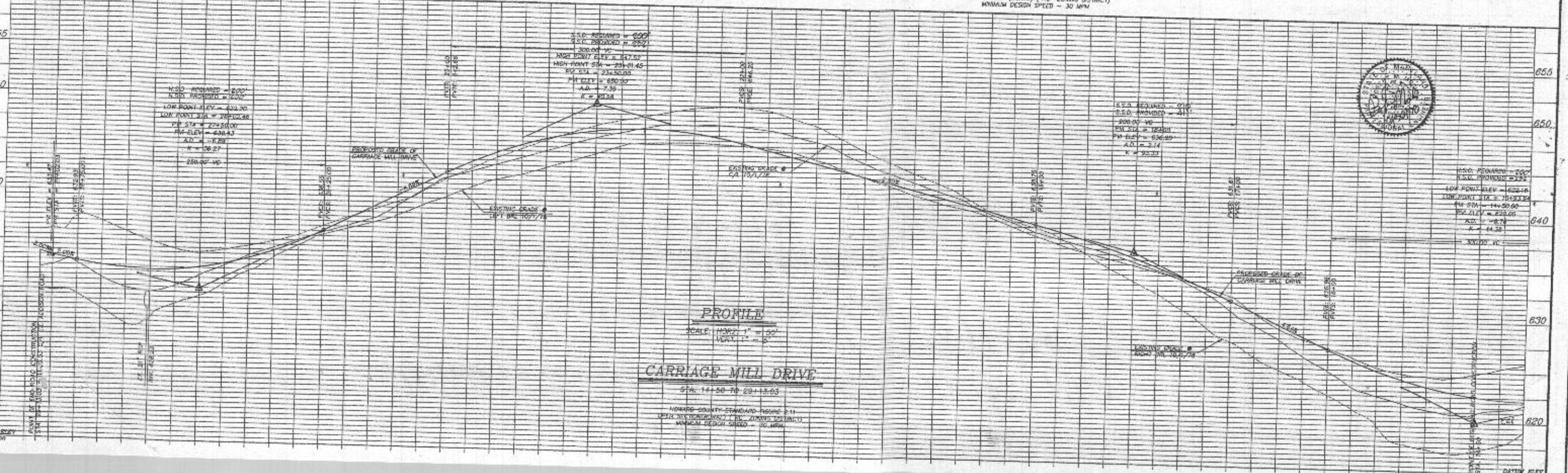
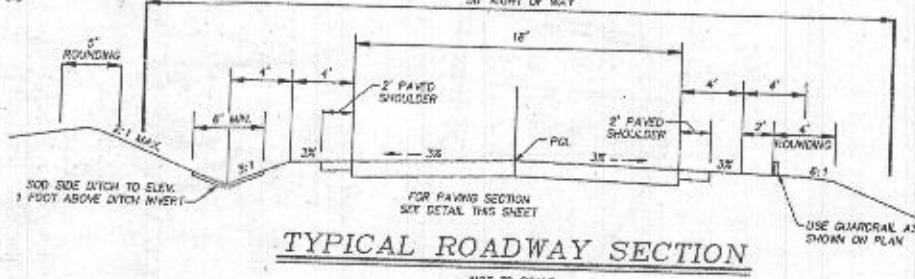
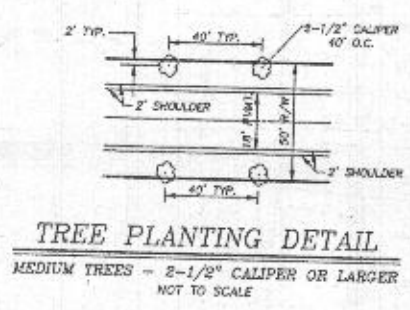
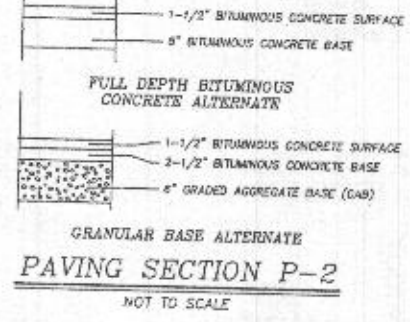
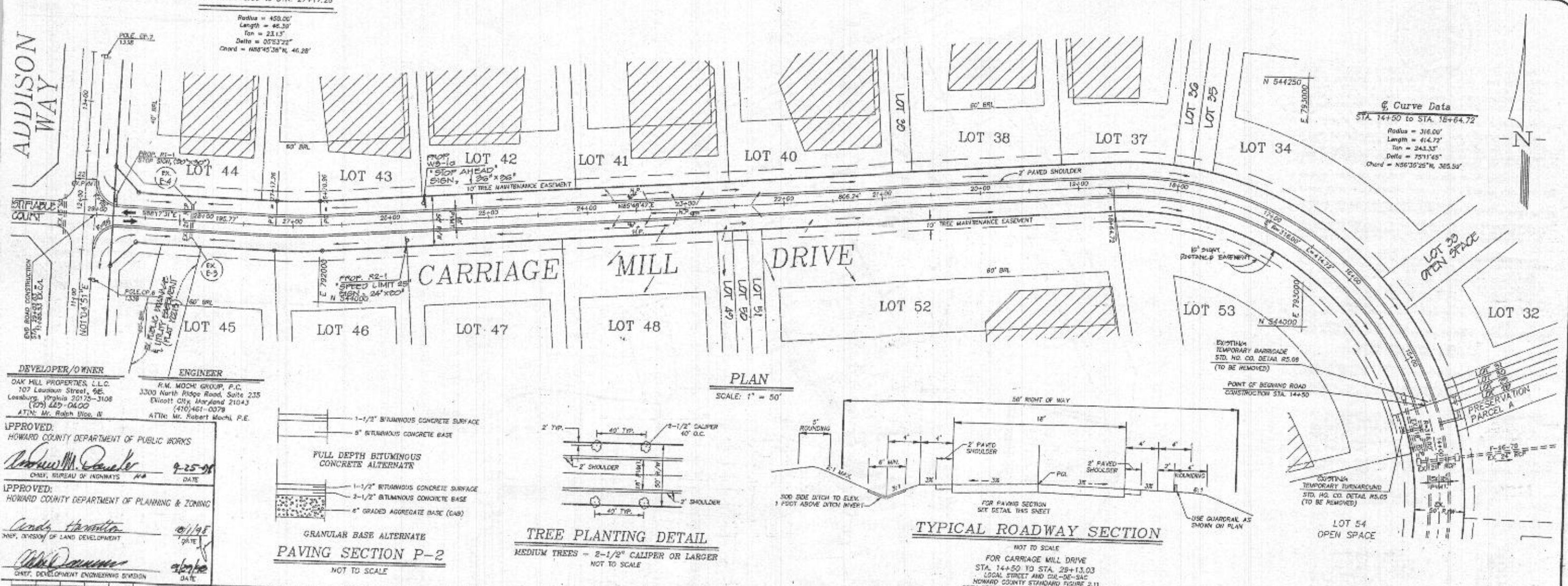
DEVELOPER/OWNER
 OAK HILL PROPERTIES, L.L.C.
 107 Loudoun Street, 6E
 Leesburg, Virginia 20176-3108
 (703) 443-0400
 ATTN: Mr. Ralph Wice, IV

ENGINEER
 R.M. MOCH GROUP, P.C.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0079
 ATTN: Mr. Robert Moch, P.E.

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 9-25-18
 CHIEF, BUREAU OF HIGHWAYS

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/19/18
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED:
 [Signature] 9/26/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



Project	05005.18	Date	7/9/18
Illustration	TVP/BLP	Engineering	RFB/AMV
Scale	as shown	Approval	RAM

REMOVED PER COUNTY ORDINANCE
 IS APPLICABLE TO HOWARD COUNTY ONLY

PHASE II
CARRIAGE MILL DRIVE
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND
 CARRIAGE MILL DRIVE PLAN & PROFILE (14+50 TO 29+13.03)

R.M. MOCH GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Ellicott City, MD 21043-3300
 (410) 461-0079
 Fax: (410) 750-1600

Oswald, Hank

From: Oswald, Hank
Sent: Monday, April 16, 2018 12:37 PM
To: 'GARY LANE'; joseph gregory
Subject: RE: carriage mill
Attachments: carriage04161820180416_10222220.pdf

Hi Gary:

We just spoke on the phone about corrections to be made to the revised plan on this email chain. Submit one more e-copy with the changes that we talked about and I will call you if I find something or comment back. As I mentioned, I will be in the field all day tomorrow and then out of the office for the rest of the week, returning Monday.

Before we can proceed with the tank replacement, we will need a signed perc cert plan. Please understand that a perc cert plan goes through multiple hands during the review process before it is signed/approved.

Should you have any questions, please don't hesitate to ask.

Thank you for your time,

Hank

From: GARY LANE [<mailto:surlane@comcast.net>]
Sent: Monday, April 16, 2018 10:27 AM
To: Oswald, Hank; joseph gregory
Subject: carriage mill

Hank

please see revised drawing for 14788 Carriage Mill Road site.

Gary Lane
Maryland Land Surveying
Consulting Surveyors & Land Planners
9890 Lyon Ave
Laurel, Maryland 20723
(301) 206-2258

SEPTIC TRENCH SIZING

SYSTEM	APPLICATION RATE (GPD / SF)	MAXIMUM FLOW RATE (GPD)	AREA OF REQUIRED TRENCH (SF)	TRENCH WIDTH (FT)	LENGTH OF REQUIRED TRENCH (LF)	EFFECTIVE DEPTH BEGINS (FT)	TRENCH BOTTOM DEPTH (FT)	TRENCH REDUCTION FACTOR	ADJUSTED LENGTH OF REQUIRED TRENCH (LF)	MINIMUM TRENCH SPACING (FT)	NUMBER OF TRENCHES	PROVIDED TRENCH LENGTH (FT)
EXISTING	0.8	750	937.5	3	312.5	4.5	6.0	0.71	221.9	10.0'	3	280
FIRST REP.	0.8	750	937.5	3	312.5	4.5	8.0	0.45	140.6	10.0'	2	140.6
SECOND REP.	0.8	750	937.5	3	312.5	4.5	8.0	0.45	140.6	10.0'	2	140.6

Area of trench required = $5 \times 150 = 750 \text{gpd} / 0.8 = 937.5$
 Length of trench required = $937.5 / 3 \text{ft.} = 312.5$
 Trench Reduction Initial = .71
 First Replacement = .45
 Second replacement = .45
 Required length of Trench (LF) initial = 221.9 (the existing system will be considered the initial system)
 First Replacement = 140.6 (2-70.3ft.trenches)
 Second replacement = 140.6 (2-70.3ft. trenches)

GENERAL NOTES

- 1) THERE IS NO GRADING ON THIS SITE.
- 2) DISTURBED AREA FOR THIS SITE IS 500 SQ.FT.
- 3) SITE ZONING IS RC-DEO.
- 4) THE PURPOSE OF THIS SURVEY TO SHOW EXISTING SITE CONDITIONS AND LOCATIONS FOR THE HOUSE ADDITIONS.
- 5) FUTURE REPLACEMENT SYSTEMS MAY INVOLVE REROUTING THE EXISTING PHONE AND CABLE LINES.
- 6) THE AREA DESIGNATES A PRIVATE SEWAGE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- 7) ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 8) THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 9) TOPOGRAPHY SHOWN IS AT TWO FOOT CONTOUR INTERVALS (ONE FOOT INTERVALS ARE REQUIRED FOR MOUND SYSTEMS AND SYSTEMS WITH PIPE DEPTH LESS THAN TWO FEET) AND HAS BEEN FIELD VERIFIED, by Maryland Surveying on Feb. 2018
- 10) THE SUBJECT PROPERTY HAS A LIMITATION OF FIVE (5) BEDROOMS UNLESS AN EXHIBIT PRESENTED BY CERTIFIED PROFESSIONAL DEMONSTRATES THAT THE APPROVED SEWAGE DISPOSAL AREA WILL ACCOMMODATE THE WASTEWATER DISCHARGE FOR A RESIDENCE HAVING MORE THAN 5 BEDROOMS.
- 11) THE EXISTING WELL WITH TAG # HO-94-2287 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- 12) THE GAS LINES WERE FIELD LOCATED PER MS UTILITY MARKING AND HAS BEEN FIELD LOCATED.
- 13) THE EXISTING SEPTIC TANK WILL BE ABANDONED.
- 14) A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL.
- 15) THE EXISTING WELL BOX HAS BEEN VERIFY TO BE 10 FEET FROM THE BUILDING RESTRICTION LINE.

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20	20
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.20	20

REVISED PERCOLATION CERTIFICATION PLAN

I Hereby Certify That These Documents Were Prepared By Me and That I Am a Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland, License No. 574, exp Date 03/21/19.

Gary E. Lane P.L.S. 05/18/18 Date

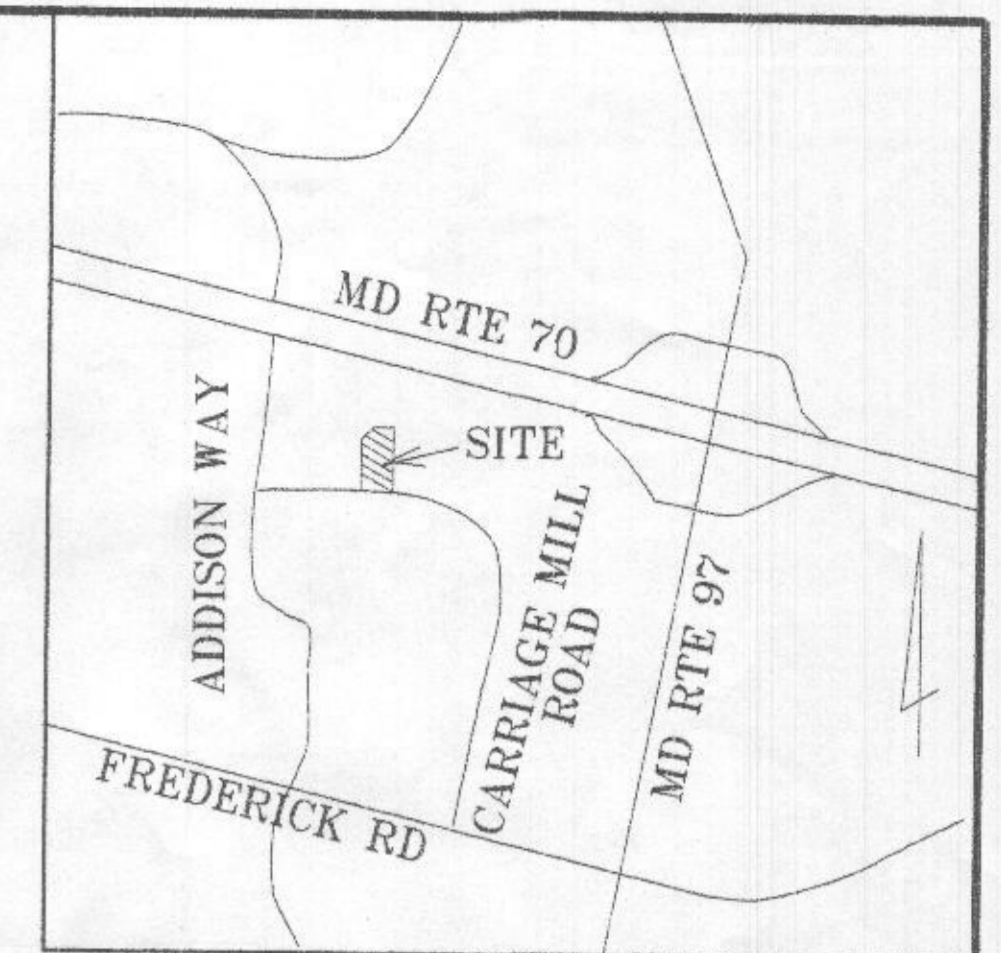
Approved For Private Water and Sewerage Systems

 Health Officer, Howard County Health, Dept. 5/16/2018 Date

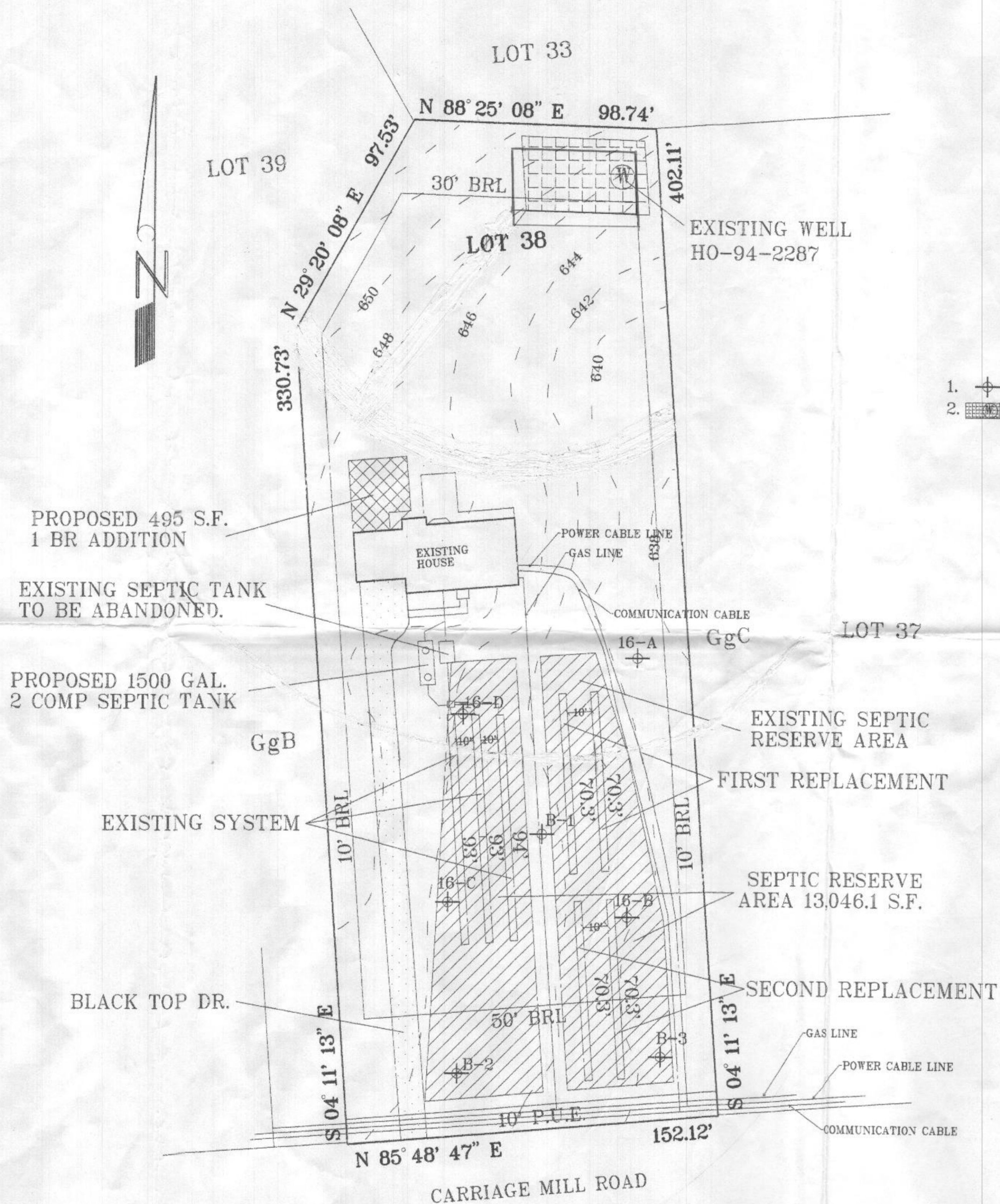
SCALE 1" = 30'	DWG BY G.E.L.	CASE No.
LIBER 16995 FOLIO 174	ELECTION DISTRICT 04	COUNTY HOWARD
PLAT BOOK PLAT NO. 13558	DATE 02/22/18	

OWNER / DEVELOPER
JAVIER & ANN ZAMUDIO
 14788 CARRIAGE MILL ROAD
 WOODBINE, MD 21797
 240-678-2739

MARYLAND LAND SURVEYING
 CONSULTING LAND SURVEYORS AND PLANNERS
 9890 LYON AVENUE
 LAUREL, MARYLAND 20723
 (301) 206-2258



VICINITY MAP



1. PASSED PERC TEST HOLES.
2. PROPOSED 1500 SQ.FT. WELL BOS

PURPOSE STATEMENT
 THE REVISED PERC CERT IS TO ACCOMMODATE A BEDROOM ADDITION.

SEPTIC TRENCH SIZING

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Gary E. Lane P.L.S. 05/08/18
Date

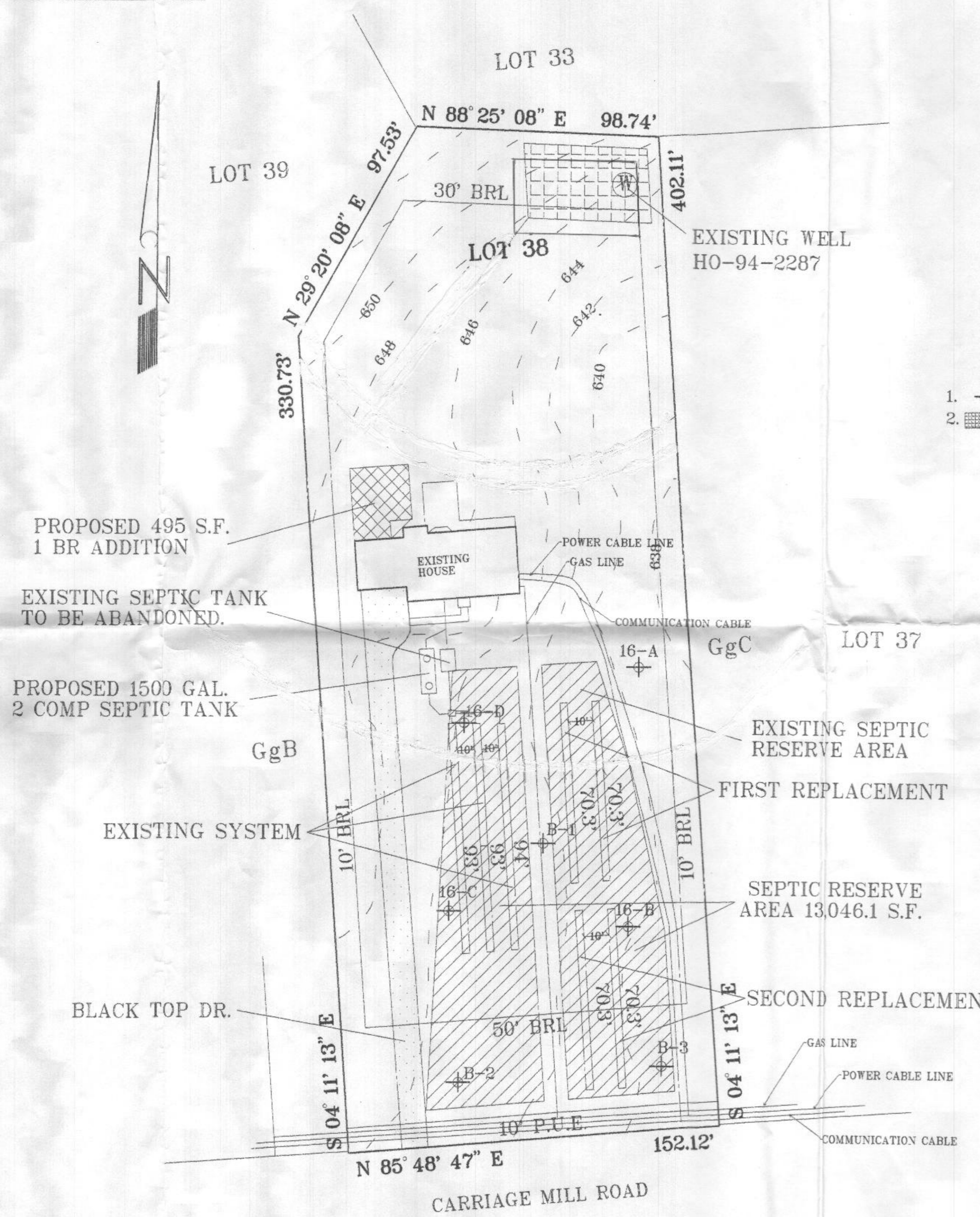
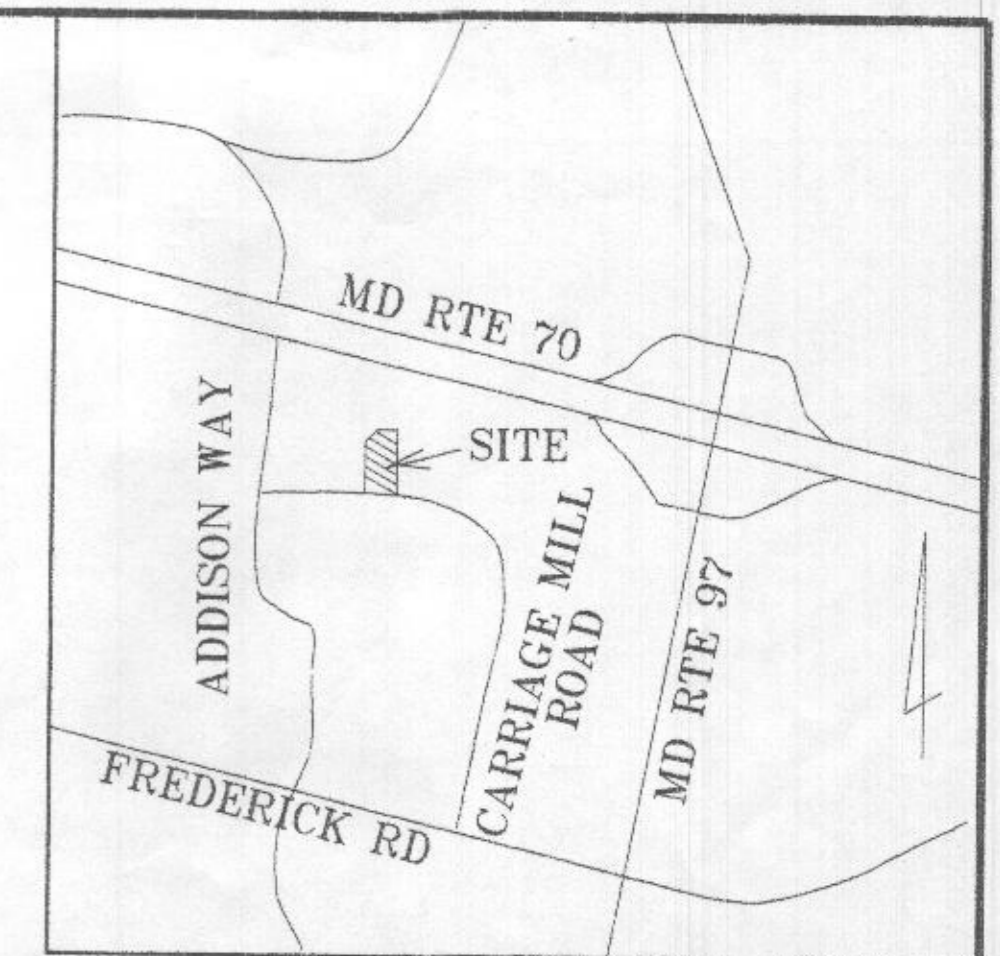
Approved For Private Water and Private Sewerage Systems

 Maurice Rossman 5/16/2018
Date
 Health Officer, Howard County Health, Dept.

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LIBER 16995 FOLIO 174	ELECTION DISTRICT 04	COUNTY HOWARD
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