

GENERAL NOTES

- 1. Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Life Zoning Regulations Effective 7/28/06.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31A3 And No. 31D4.
3. This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2012, By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set With Cap "F.C.C. 100".
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
8. Denotes Concrete Monument Set With Cap "F.C.C. 100".
9. Denotes Concrete Monument Or Stone Found.
10. For Flag Or 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 Into The Pipestem Lot Driveway.
11. 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:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Maintenance - Sufficient To Ensure All Weather Use.
12. All Lot Areas Are More Or Less (±).
13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
14. Stormwater management requirements for Lots 1 thru 5 will be met using environmental site design to the maximum extent possible in accordance with the Maryland stormwater design Manual, Volume 1 & 2, effective in May of 2010. The proposed practices will be located on the individual lots as follows:
Lot 1: Micro-bioretenation (M-6) and drywells (M-5) for the proposed house and a bio-swale (M-8) for the proposed driveway.
Lot 2: Non-rooftop disconnection (N-2) for the proposed driveway. The existing house will remain for which sewer is not required.
Lot 3: Drywells (M-5) for the proposed house and non-rooftop disconnection (N-2) for the proposed driveway.
Lot 4: Rooftop disconnection (N-1) and drywells (M-5) for the proposed house and non-rooftop disconnection (N-2) for the proposed driveway.
Lot 5: Rooftop disconnection (N-1) and drywells (M-5) for the proposed house and non-rooftopdisconnection (N-2) for the proposed driveway.
These practices shall be privately owned and maintained in accordance with individual declarations of covenants.
15. The Traffic Study for this project was Prepared By Mars Group, Dated September, 2012 and approved October 31th, 2012.
16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
17. The Forest Conservation Requirements of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee-In-Lieu Payment Of \$19,822.00 (Based On 43,260 Sq. Ft./Acre x \$0.79/54 Sq. Ft.).
18. Landscaping For Lots 1, 3, 4 And 5 On File With This Plan Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 of The Howard County Code and The Landscape Manual A Landscape Surety in the amount of \$14,250.00 is Bonded With The Water & Sewer Developer's Agreement.
Lot 1: Surety (4 Shade Tree @ \$300/shade Tree) & (17 Ever Greens @ \$150/ever Green Tree) = \$43,750.00
Lot 2: Surety (5 shade Tree @ \$300/shade Tree) = \$1,500.00
Lot 3: Surety (7 shade Tree @ \$300/shade Tree) = \$2,100.00
Lot 4: Surety (2 shade Tree @ \$300/shade Tree) & (6 Ever Greens @ \$150/ever Green Tree) = \$1,500.00
Lot 5: Surety (15 Shade Tree @ \$300/shade Tree) & (6 Ever Greens @ \$150/ever Green Tree) = \$5,400.00
19. Water And Sewer Service To These Lots Will Be Granted Under The Provisions of Section 18.122B Of The Howard County Code.
20. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity is Available At That Time.
21. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.193 Of The Subdivision And Land Development Regulations.
22. Property Subject To Planning File Nos. ECP-12-052 And WP-12-156.
23. This Property is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer under contract 14-4749-D.
24. There is An Existing Dwelling/Structure(s) Located On Lot 2 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.
25. Letter of Findings Dated March 20, 2012 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals.
26. This Plan is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 49-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction Of 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 And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
27. Plan Subject To WF-12-156 Which The Planning Director On June 27, 2012 Approved A Waiver From Section 16.1205(a)(7) To Allow Removal Of The Three (3) Trees 30" In Diameter Or Larger. The Planning Director Also Approved A Request To Waive Section 16.120(b)(6)(v)(c) To Allow Pipestem Lots To Be Created On Both Sides Of A Frontage Lot In The Same Subdivision. Finally, The Planning Director Approved A Request To Waive Section 16.145 To Allow Submission Of A Final Subdivision Plan Without First Submitting A Sketch Plan Or Preliminary Equivalent Sketch Plan, Subject To The Following Conditions:
1) Removal Of The Three (3) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliber Trees (At Least Four (4) Inches dbh) For Each Specimen Tree Removed. The Mitigation Planting Can Be Provided As Part Of The Required Perimeter Landscaping For This Project. You Must Submit A Supplemental Plan With Your Final Subdivision Plan For This Property That Shows How You Plan To Address This Alternative Landscape Mitigation.
2) Submission Of A Final Plan Application, Including A Final Subdivision Plat And A Supplemental Plan.
3) The Proposed Driveway To Serve New Lot 1 Shall Comply With Section 16.120(b)(v)(i) Of The Howard County Subdivision Regulations And Can Be Located At Least 10 Feet From The Project Boundary At All Points To Provide Adequate Room For Perimeter Landscaping. The Applicant Must Provide A Landscaping Buffer Along The Entire Project Boundary Line Between The Driveway And The Adjoining Siting Property, Parcel 351, Lot 35, With A Single Row Of Leyland Cypress Trees, Or An Equivalent Species, At A Spacing Of 15 Feet On Center (Total Of 19 Trees).
28. The 36' Private Use-In-Common Driveway Maintenance Agreements For Lot 1 thru 5, The 36' Private Use-In-Common Driveway Maintenance Agreements For Lots 2 Thru 5 & The 20' Private Use-In-Common Driveway Maintenance Agreement For Lot 1 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
29. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00.
30. This Development is Designed To Be In Accordance With Section 16.127-Residential Infill Development -Of 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 Houses.
31. Noise Study is Not Required For This Project Per Howard County Design Manual, Volume III, Section 5.2.(F).
32. A Community Meeting Was Conducted On January 4, 2012 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.
33. All construction shall be in accordance with the latest standards and specifications of Howard County.
34. 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.
35. The contractor shall notify "miss utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
36. Traffic control devices, markings and signing shall be in accordance with the latest edition of the manual of traffic control devices (muted). All street and regulatory signs shall be in place prior to the placement of any asphalt.
37. The existing topography is taken from field run survey with contour intervals prepared by Fisher, Collins and Carter, Inc. Dated Feb. 15, 2012 and supplemented with Howard County GIS information.
38. Existing utilities shown are based on available construction drawings.
39. A private range of address sign shall be fabricated and installed by Howard County Bureau of Highways at the developer/owners expense. Contact Howard County Traffic Division at 410-313-2430-for details and cost estimate.
40. 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.
41. There are no Wetlands on this site.
42. There are no Wetlands on this site.
43. There are no Wetlands on this site.
44. There are no disturbances to environmental features as there are no environmental features located on this property.
45. Street light placement and type of fixtures and poles shall be in accordance with the Howard County Design Manual, Volume III, Section 5.3.A. A minimum of 20 feet shall be maintained between any street light and any tree.

SUPPLEMENTAL PLAN
CLEARWATER CROSSING
LOTS 1 THRU 5 &
NON-BUILDABLE PARCELS 'A' & 'B'
4925 MONTGOMERY ROAD
TAX MAP No. 0031 GRID No. 0008 PARCEL NO. 0593
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Rows include TITLE SHEET, SUPPLEMENTAL PLAN, STORMWATER MANAGEMENT PROFILES, NOTES & DETAILS, SEDIMENT & EROSION CONTROL PLAN, etc.

ADDRESS CHART table with columns PARCEL NUMBER and STREET ADDRESS. Shows 0593 at 4925 MONTGOMERY ROAD.

STREET LIGHT CHART table with columns STREET NAME, NORTHING, EASTING, and FIXTURE/POLE TYPE. Shows CLEARWATER DRIVE with 100-WATT H.P.S. COLONIAL POST TOP.

Table with columns LOT NUMBER, ADDRESS, DISCONNECTION OF ROOFTOP RUN-OFF, etc. Lists lots 1-5 and their respective disconnection types.

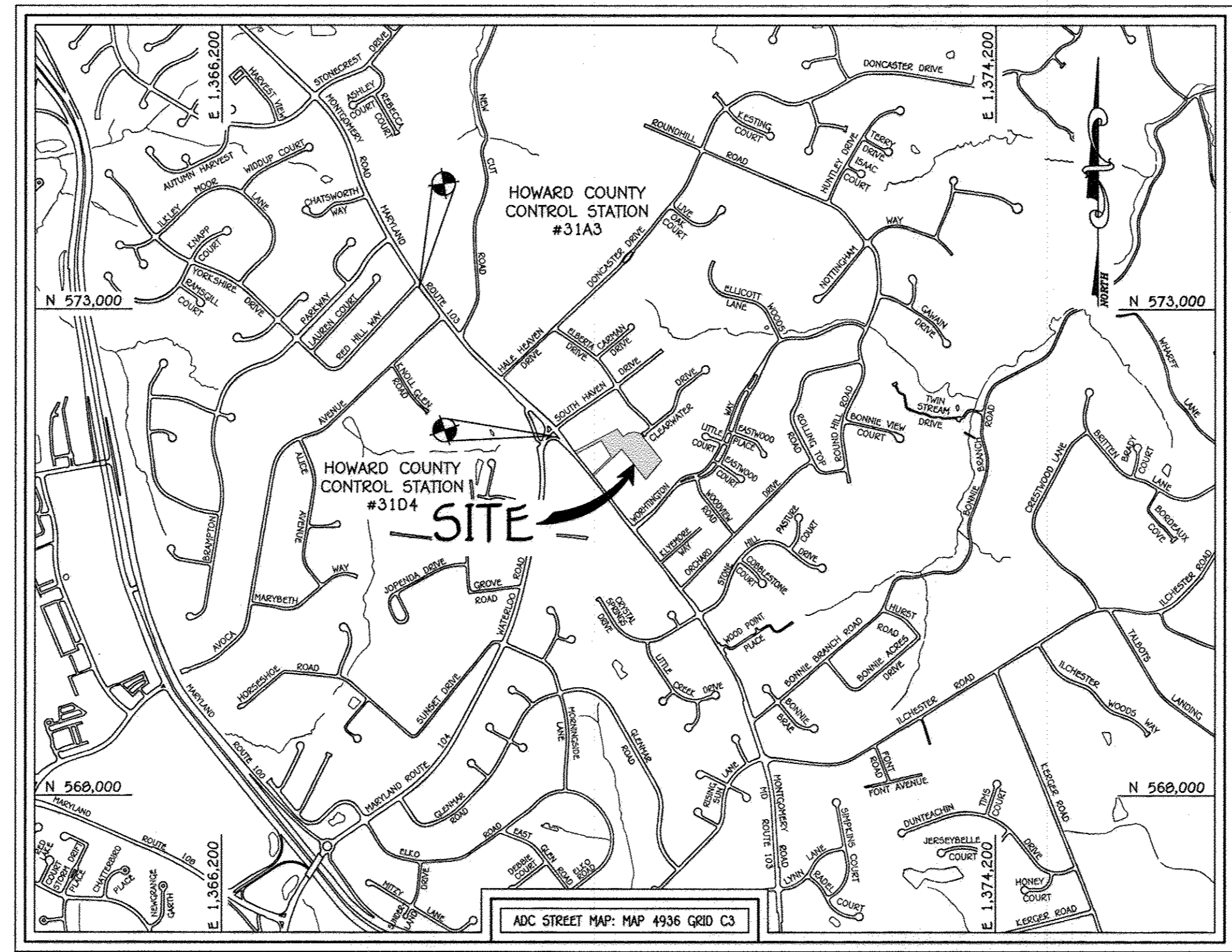
SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 3.765540 AC.*
B. LIMIT OF DISTURBED AREA = 107,362 SqFt. or 2.46 AC.*
C. PRESENT ZONING DESIGNATION = R-20
D. PROPOSED USE: RESIDENTIAL
E. BUILDING COVERAGE OF SITE: 14.15%
F. NET TRACT AREA = 3.765540 AC.*

LEGEND table with columns SYMBOL and DESCRIPTION. Lists various site features like EXISTING CONTOUR, PROPOSED CONTOUR, SILT FENCE, etc.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT DAY1
2. INSTALL SEDIMENT EROSION CONTROL DEVICES AS SHOWN ON PLAN, WHICH INCLUDE SUPER SILT FENCE AND TREE PROTECTION, AS WELL AS A STONE CONSTRUCTION ENTRANCE. 5 DAYS
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE 5 DAYS
4. CONSTRUCT BUILDING AND DRIVEWAY 60 DAYS
5. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. 5 DAYS



VICINITY MAP SCALE: 1" = 1200'

BENCHMARK INFORMATION table with columns B.M.#, LOCATION, and ELEVATION. Lists Howard County Control Station #31D4 and #31A3.

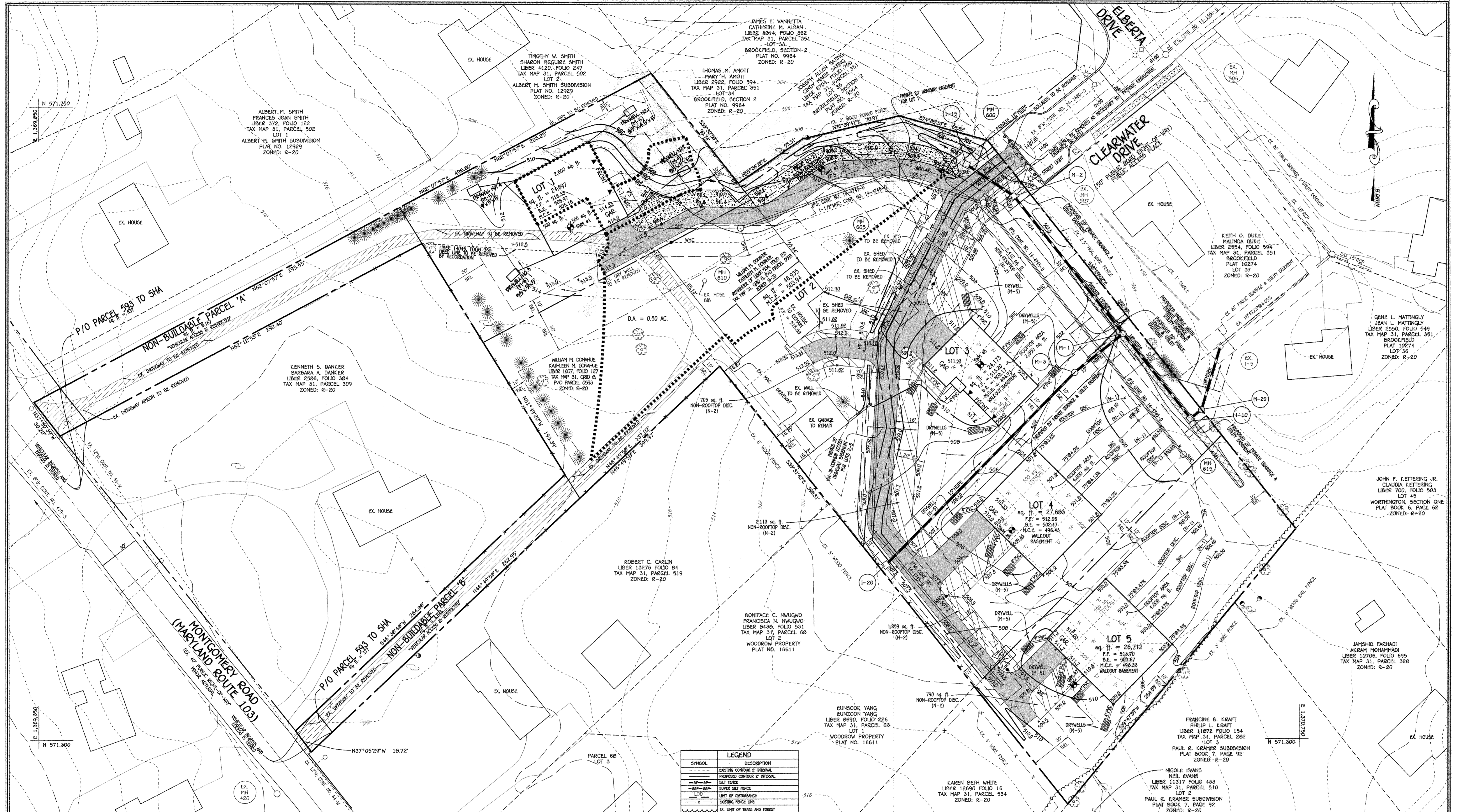


APPROVED: DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for Chief, Division of Land Development and Chief, Development Engineering Division.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. 12722 NATIONAL PIKE, ELLETTT CITY, MARYLAND 21104

OWNER/DEVELOPER: COLUMBIA BUILDERS GROUP, LLC. B. JAMES GREENFIELD, 6420 AUTUMN SKY WAY, COLUMBIA, MD 21044

SUPPLEMENTAL PLAN (TITLE SHEET) CLEARWATER CROSSING 4925 MONTGOMERY ROAD LOTS 1 THRU 5 & NON-BUILDABLE PARCELS 'A' & 'B' ZONED R-20 TAX MAP NO. 0031 GRID NO. 0008 PARCEL NO. 0593



NOTES: SEE SHEET 3 FOR STORMWATER MANAGEMENT PROFILES, NOTES, CHARTS & DETAILS. SEE SHEETS 4 & 5 FOR SEDIMENT CONTROL PLAN, NOTES & DETAILS. SEE SHEETS 6 & 7 FOR LANDSCAPING PLAN, NOTES & DETAILS.

SYMBOL	DESCRIPTION
---	EXISTING CONTIGUOUS 2' INTERVAL
- - -	PROPOSED CONTIGUOUS 2' INTERVAL
---	SILT FENCE
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING FORCE LINE
---	EX. LIMIT OF TREES AND FOREST
○	PROPOSED LANDSCAPING
○	EXISTING TREES
○	EXISTING GRAVEL AREA TO BE REMOVED
○	PROPOSED PEA GRAVEL
○	EXISTING GRAVEL
○	EXISTING CONCRETE WALK
○	PROPOSED CONCRETE WALK
○	EXISTING DRIVEWAY TO BE REMOVED
○	DISCONNECTION IMPERVIOUS AREA
○	DISCONNECTION RECEIVING AREA
○	DRAINAGE AREA

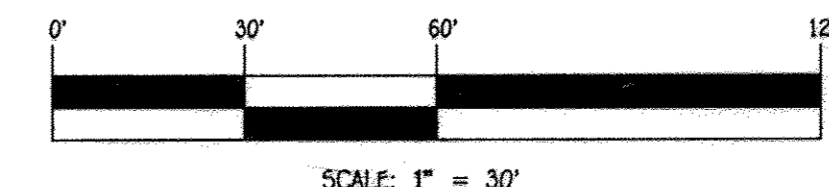
APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. DeLoach 5/13/13
Chief, Division of Land Development

M. DeLoach 5/10/13
Chief, Development Engineering Division

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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(410) 461-2895

OWNER/DEVELOPER
COLUMBIA BUILDERS GROUP, LLC
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443-324-4732



SUPPLEMENTAL PLAN
(PLAN)
CLEARWATER CROSSING
4925 MONTGOMERY ROAD
LOTS 1 THRU 5 &
NON-BUILDABLE PARCELS 'A' & 'B'
ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0008 PARCEL NO.: 0593
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2013
SHEET 2 OF 8

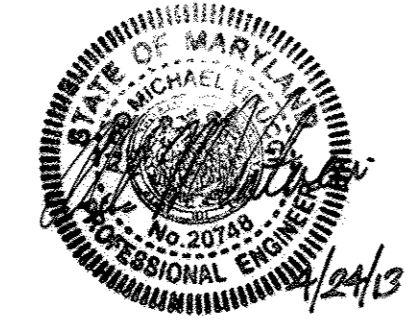
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SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SILT FENCE
(Symbol)	SUPER SILT FENCE
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	EXISTING FENCE LINE
(Symbol)	EX. LIMIT OF TREES AND FOREST
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	EXISTING TREES
(Symbol)	EXISTING GRAVEL AREA TO BE REMOVED
(Symbol)	PROPOSED PEA GRAVEL
(Symbol)	EXISTING GRAVEL
(Symbol)	EXISTING CONCRETE WALK
(Symbol)	PROPOSED CONCRETE WALK
(Symbol)	EXISTING DRIVEWAY TO BE REMOVED
(Symbol)	DISCONNECTION INFILTRATION AREA
(Symbol)	DISCONNECTION RECEIVING AREA
(Symbol)	DRAINAGE AREA

NOTES: 1. THIS PLAN IS INTENDED FOR SEDIMENT & EROSION CONTROL LIMITS OF DISTURBANCE & SOILS ONLY. SEE SHEET 5 FOR NOTES & DETAILS. SEE SHEETS 2 & 6 FOR SITE-LAYOUT, UTILITIES, GRADING AND LANDSCAPING PLAN.

SOIL	NAME	CLASS
AgC2	AurA gravelly loam, 8 to 15% slopes, moderately eroded	B
AgB2	AurA gravelly loam, 1 to 5% slopes, moderately eroded	B
AgE3	AurA gravelly loam, 10 to 30% slopes, severely eroded	B



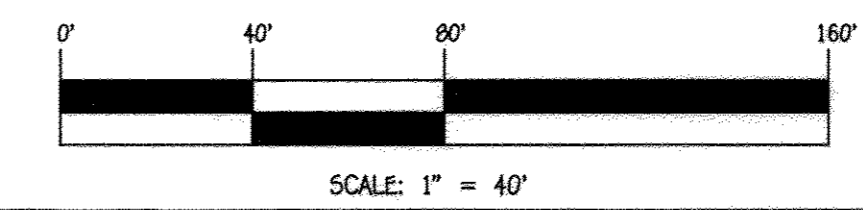
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development 5/13/13
Chief, Development Engineering Division 5/10/13

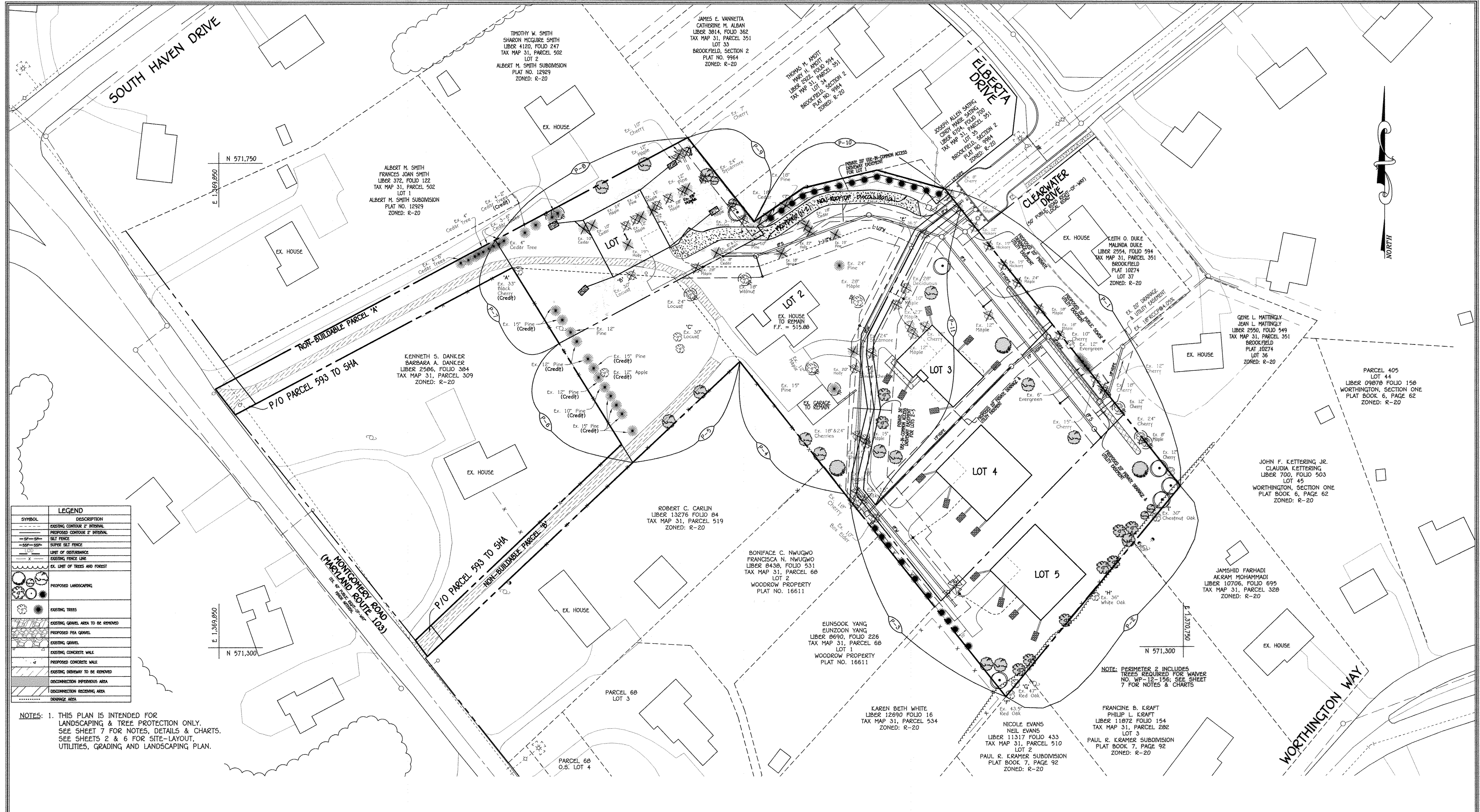
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 ELKLOTT CITY, MARYLAND 21042
 (410) 461 - 2955

OWNER/DEVELOPER
 COLUMBIA BUILDERS GROUP, LLC
 B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

NO.	REVISIONS	DATE
1	PREPARED SHM DESIGN FOR LOT 1, BEARING DRIVEWAY WITH NON-ROOFTOP DISCONNECTION PROVISIONS FOR WELLS & ELIMINATION OF SWALE & MICRO-BIODEGRADATION FACILITY	9/9/17



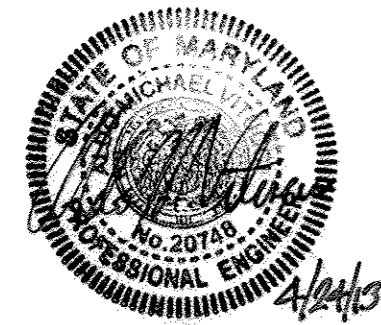
SUPPLEMENTAL PLAN
 (SEDIMENT & EROSION CONTROL LIMITS OF DISTURBANCE & SOILS)
CLEARWATER CROSSING
 4925 MONTGOMERY ROAD
 LOTS 1 THRU 5 & 'A' & 'B'
 ZONED R-20 TAX MAP NO. 0031 GRID NO. 0008 PARCEL NO.: 0593
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL, 2013
 SHEET 4 OF 8



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SILT FENCE
---	SURGE SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING FENCE LINE
---	EX. LIMIT OF TREES AND FOREST
PROPOSED LANDSCAPING	
●	EXISTING TREES
○	EXISTING GRVEL AREA TO BE REMOVED
▨	PROPOSED PFA GRVEL
▨	EXISTING GRVEL
▨	EXISTING CONCRETE WALK
▨	PROPOSED CONCRETE WALK
▨	EXISTING DRIVEWAY TO BE REMOVED
▨	DISCONNECTION IMPERVIOUS AREA
▨	DISCONNECTION RECEIVING AREA
▨	DRAINAGE AREA

NOTES: 1. THIS PLAN IS INTENDED FOR LANDSCAPING & TREE PROTECTION ONLY. SEE SHEET 7 FOR NOTES, DETAILS & CHARTS. SEE SHEETS 2 & 6 FOR SITE-LAYOUT, UTILITIES, GRADING AND LANDSCAPING PLAN.

NOTE: PERIMETER 2 INCLUDES TREES REQUIRED FOR WAIVER NO. WP-12-196. SEE SHEET 7 FOR NOTES & CHARTS



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division

5/13/13
 5/10/13

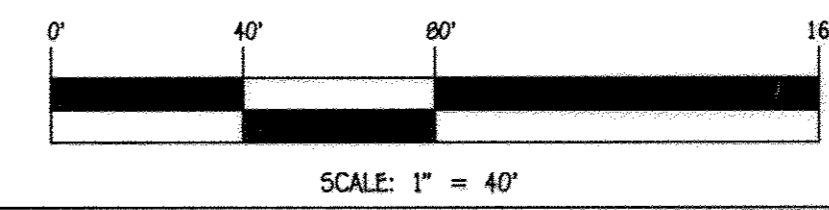
1	REVISED GMM DESIGN FOR LOT 1, REMOVING DRIVEWAY WITH NON-ROOFTOP DISCONNECTION PROVIDING ONE WALK & EXAMINATING BIO-SWALE & MICRO-BIORETENTION FACILITY	5/13/13
NO.	REVISION	DATE

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LANDSCAPE DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

4/24/13
 DATE



SUPPLEMENTAL PLAN
 (LANDSCAPING PLAN)
CLEARWATER CROSSING
 4925 MONTGOMERY ROAD
 LOTS 1 THRU 5 &
 NON-BUILDABLE PARCELS 'A' & 'B'
 ZONED R-20 TAX MAP NO. 0031 GRID NO. 0008 PARCEL NO. 0593
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL, 2013
 SHEET 6 OF 8



STORM DRAINAGE AREAS						
SUB AREA (B)	ZONING	AREA (A) (ac)	AREA (A) (sq mi)	"C" FACTOR (C)	% IMPERVIOUS (P)	Tc (hr)
1	R-20	2.92	0.0046	0.39	20	0.08
2	R-20	0.64	0.0010	0.39	20	0.08
3	R-20	1.20	0.0019	0.39	20	0.08
4	R-20	0.10	0.0002	0.39	20	0.08



APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. S. Paulson 5/13/13
 Chief, Division of Land Development Date

M. P. ... 5/10/13
 Chief, Development Engineering Division Date

FISHER, COLLINS & CARTER, INC.
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 8 JAMES GREENFIELD
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1 REBIDDED SWM DESIGN FOR LOT 1, INCLUDING PERMITS WITH NON-ROOFTOP DISCONNECTS AND PROVIDING DEEP WELLS & ELIMINATING BIO-SWALE & MICRO-BIORETENTION FACILITY 5/9/17
 2 REVISIONS DATE

SUPPLEMENTAL PLAN
 (DRAINAGE AREA MAP)
CLEARWATER CROSSING
 4925 MONTGOMERY ROAD
 LOTS 1 THRU 5 &
 NON-BUILDABLE PARCELS 'A' & 'B'
 ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0008 PARCEL NO.: 0593
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL, 2013
 SHEET 8 OF 8