

OLD COLUMBIA ROAD

STATE PLAT NO. 46101
(MAJOR COLLECTOR)
PUBLIC ROAD
(R/W VARIES)

TO U.S. ROUTE 29

TO GUILFORD ROAD

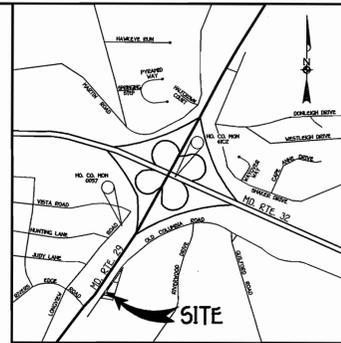
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
REvol (RECHARGE VOL. FOR ENTIRE SITE)	0.156 ACRES OR 0.014 ACRE-FEET	GRASS CHANNEL CREDIT OVERCOMPENSATES FOR THE ENTIRE SITE
WQvol		
STUDY POINT #1 (0.93 ACRES)	0.021 ACRE-FEET	GRASS CHANNEL CREDIT
STUDY POINT #2 (2.41 ACRES)	0.055 ACRE-FEET	GRASS CHANNEL CREDIT
CPvol		
STUDY POINT #1 (0.93 ACRES)	0.031 ACRE-FEET	N/A(2.0 CFS)
STUDY POINT #2 (2.41 ACRES)	0.064 ACRE-FEET	N/A(2.0 CFS)

NOTE: BOTH 0% OVERBANK FLOOD PROTECTION OR 10-YEAR STORM AND OF EXTREME FLOOD VOLUME OR 100-YEAR STORM ARE NOT REQUIRED FOR THIS SITE SINCE THE PATENT RIVER WATERSHED IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.

BENCH MARKS

NO. CO. MON. 4122 ELEV. 395.856
E. 134804.227
LOC. NEAR INTERSECTION OF MD. RTE. 32
AND MD. RTE. 29 ALONG RTE. 32

NO. CO. MON. 0057 ELEV. 399.610
E. 134707.693
LOC. NEAR INTERSECTION OF VISTA ROAD
AND LONGVIEW ROAD, ALONG LONGVIEW RD.

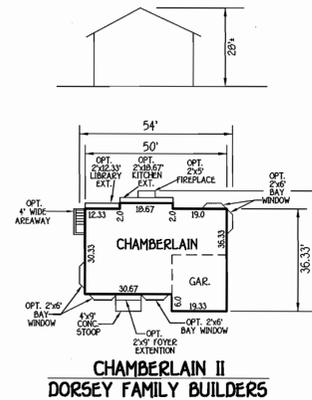


VICINITY MAP

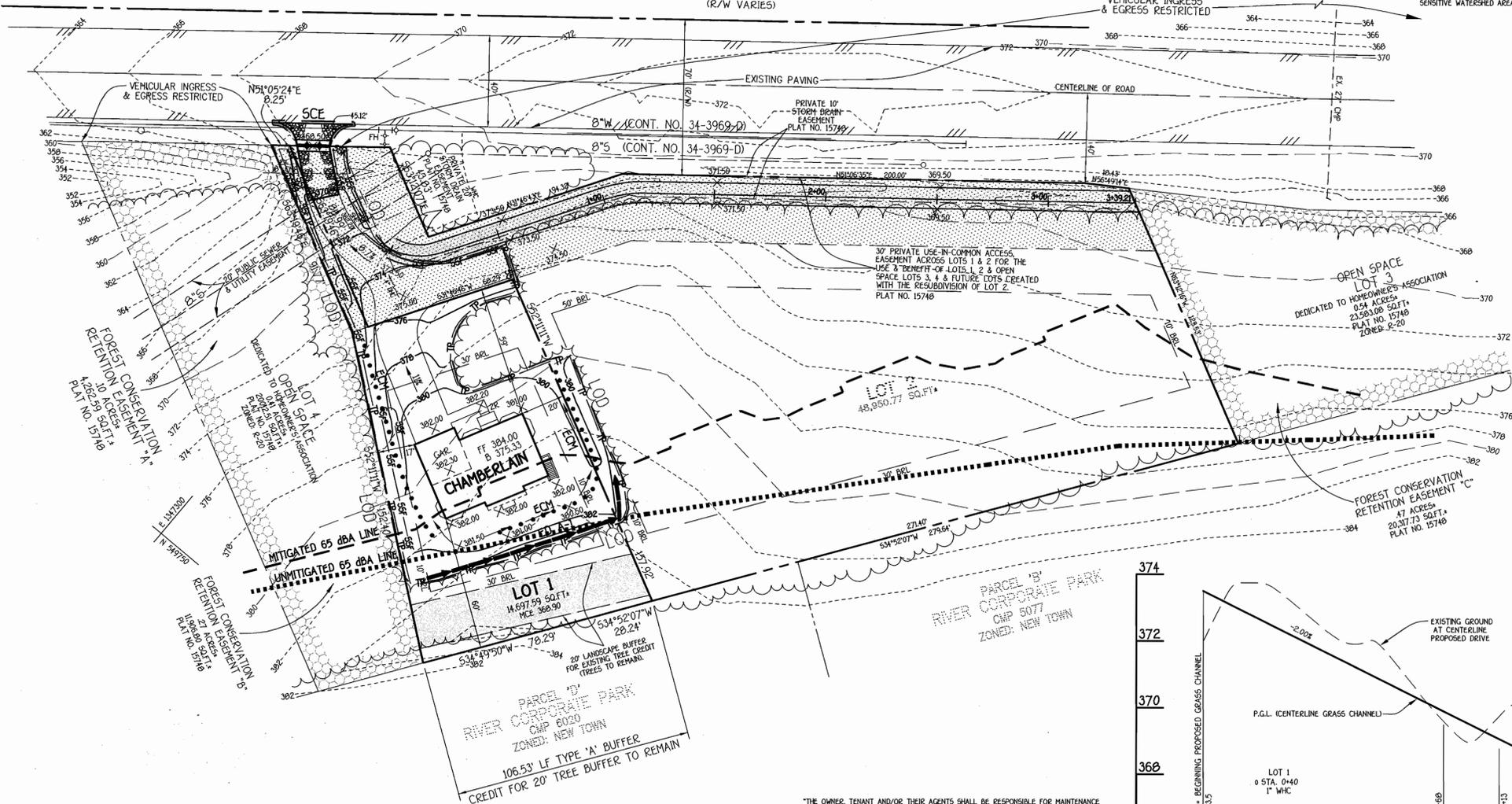
SCALE: 1" = 2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 0.3374 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1890 AT LEAST 24 HOURS 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: WAS CONT. "34-3969-D, F-02-049, F-03-002 & MP 03-030.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2001 BY JOHN C. HELLEMA, SR., INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, HARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 4122 N 551616.404 E 134804.227
- HOWARD COUNTY MONUMENT 0057 N 550835.217 E 134707.693
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3969-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON SITE PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES IN MARCH 2001.
- STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED IN A GRASS CHANNEL LOCATED WITHIN THE 30 FOOT USE-IN-COMMON DRIVEWAY ACCESS EASEMENT. THIS IS A PRIVATE FACILITY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE OBLIGATION RECORDED WITH THE MODIFIED AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 1612.02 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE (3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES (0.368 SQ.FT.) IN THE AMOUNT OF \$63.40 PER F. 03-002.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SITE PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY REFLECT THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEPT GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SITE PLAN IS FROM ROUTE 29 AND IS DERIVED FROM A NOISE STUDY COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES ON 8/18/02. THE LOCATION OF THE HOME'S PROPOSED ON THE SITE DEVELOPMENT PLAN MUST BE CONSISTENT WITH THE APPROVED NOISE STUDY OR AN AMENDED STUDY AS REQUIRED.
- HOWARD COUNTY STANDARD DRIVEWAY DETAIL R-6-06.
- THE SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1612.04 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL PERIMETER LANDSCAPE HAS BEEN PROVIDED FOR LOT 1 BY A 20' LANDSCAPING EDGE FOR WHICH CREDIT IS BEING TAKEN. NO LANDSCAPE SURETY IS REQUIRED FOR LOT 1.
- THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE OPEN SPACE SHOWN HAS BEEN DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. NO. 10006897870095 DATED 12/19/02.
- OPEN SPACE FOR THIS DEVELOPMENT HAS BEEN DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION AND RESTRICTIONS WERE RECORDED OCTOBER 8, 2001 REFERENCE #3365.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH: 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE: SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY: MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (GIES-LOADING)
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES: MINIMUM 12 FEET.
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- IN ACCORDANCE WITH SECTION 1620.04 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO THE FRONT OR REAR YARD SETBACK.
- A PRIVATE USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 12 AND OPEN SPACE LOTS 3 AND 4 AND FUTURE LOTS CREATED WITH THE RESUBDIVISION OF LOT 2 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6795, FOLIO 0128.

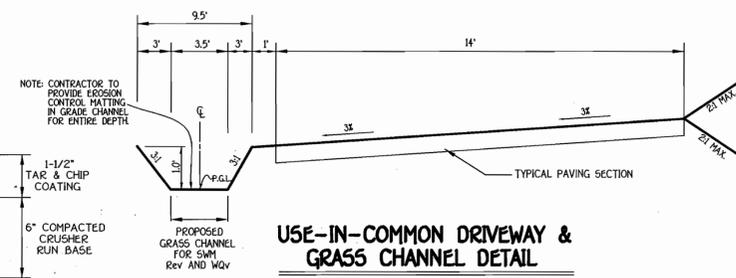


CHAMBERLAIN II
DORSEY FAMILY BUILDERS



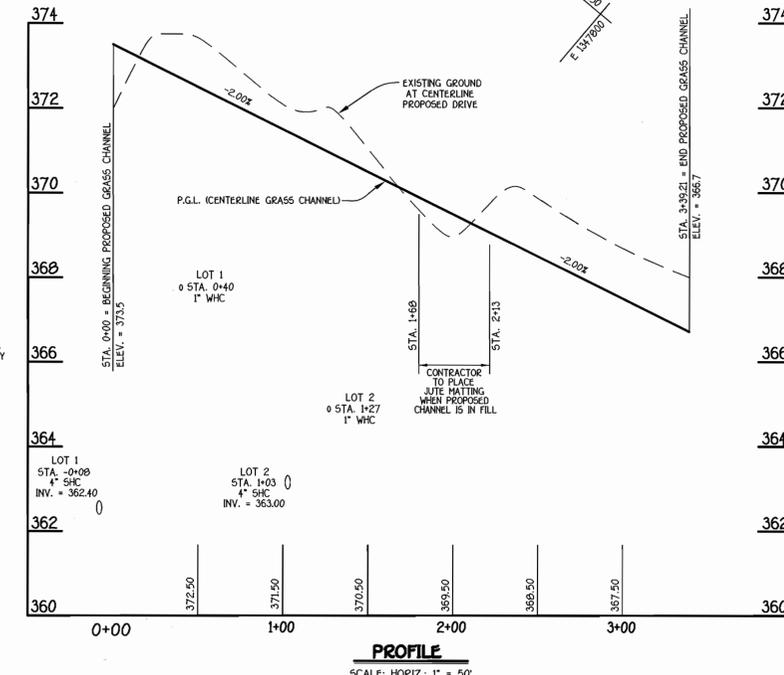
"THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED."

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT PROPERTIES LANDSCAPE EDGE TYPE "A"
PERIMETER	A
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	106.53'
NUMBER OF PLANTS REQUIRED	2
SHADE TREES	
CREDIT FOR EXISTING VEGETATION	20' LANDSCAPE BUFFER
20' LANDSCAPE BUFFER	(LENGTH 106.53')
SHADE TREES	
NUMBER OF PLANTS PROVIDED	0
SHADE TREES	



USE-IN-COMMON DRIVEWAY &
GRASS CHANNEL DETAIL
NO SCALE
AS APPROVED ON THE SUPPLEMENTAL & LANDSCAPE PLAN
PART OF F-03-002

COMMON DRIVEWAY DETAIL
NOT TO SCALE



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	7051 OLD COLUMBIA RD.

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN & SEDIMENT/EROSION CONTROL PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS

MINIMUM LOT AREA TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
1	14,697.59 SQ.FT.	630.37 SQ.FT.	14,067.22 SQ.FT.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+	SPOT ELEVATION
-SF - SF	SILT FENCE
-SSF - SSF	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
FCM	FOREST CONSERVATION RETENTION EASEMENT

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-2995

NO.	REVISION	DATE

ENGINEER'S CERTIFICATE
I 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 Soil Conservation District.

Signature of Engineer: *Charles J. Crovo, Sr.* Date: 4/11/03

OWNER/DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a 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.

Signature of Developer: *Robert Dorsey* Date: 4-15-03

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Yann Nguyen* Date: 4/25/03
Lic.#: NA-Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John M. Roberts* Date: 4/25/03
Lic.#: 410-480-9105

OWNER/DEVELOPER
ELLICOTT CITY LAND HOLDING, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-480-9105

BUILDER
DORSEY FAMILY HOMES
9926 CYPRESSME DRIVE
ELLICOTT CITY, MARYLAND 21042
410-465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Harrah* Date: 5/15/03
Chief, Division of Land Development

Signature: *Franklin C. Leary* Date: 5/15/03
Director - Department of Planning and Zoning

PROJECT: DON'S LANDING SECTION: 1 LOTS NO.: 1

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15748	6	R-20	41	SIXTH	6068.03

WATER CODE: E-29 SEWER CODE: 5322500

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
DON'S LANDING
LOT 1

TAX MAP No: 41 PARCEL: 247 GRID:6
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL, 2002

SHEET 1 OF 2

SDP 03-103

