

- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2004 COMPREHENSIVE ZONING PLAN AND I-18 THE "COMP" LITE ZONING AMENDMENTS EFFECTIVE 7/20/05.
 - IN ACCORDANCE WITH SECTION 158 OF THE HOWARD COUNTY ZONING REGULATIONS, THE SUBJECT PROPERTY IS REQUIRED TO MAINTAIN A MINIMUM OF 50 POUNDS PER SQUARE FOOT OF RIP-RAP TO THE ACTION OF AIR AND WATER AND SUITABLE FOR BANK PROTECTION. ALL ROCKS SHALL WEIGH A MINIMUM OF 50 POUNDS.
 - TRASH AND DEBRIS SHALL BE AT WITHIN OF THE COUNTY ROADWAY.
 - ... (omitted for brevity) ...

- ### LEGEND
- 2 FT. 564.60 FT.
 - FF. = 568.67
 - CE. = 557.67
 - ... (omitted for brevity) ...

SITE ANALYSIS DATA

Total Project Area = 2,634 AC (11,191,713 S.F.)
 Total Area of Impervious Area = 6,480 S.F. (0.238 AC.)
 Total Area of Forestory to be Cleared = 6,480 S.F. (0.238 AC.)

BENCHMARKS:

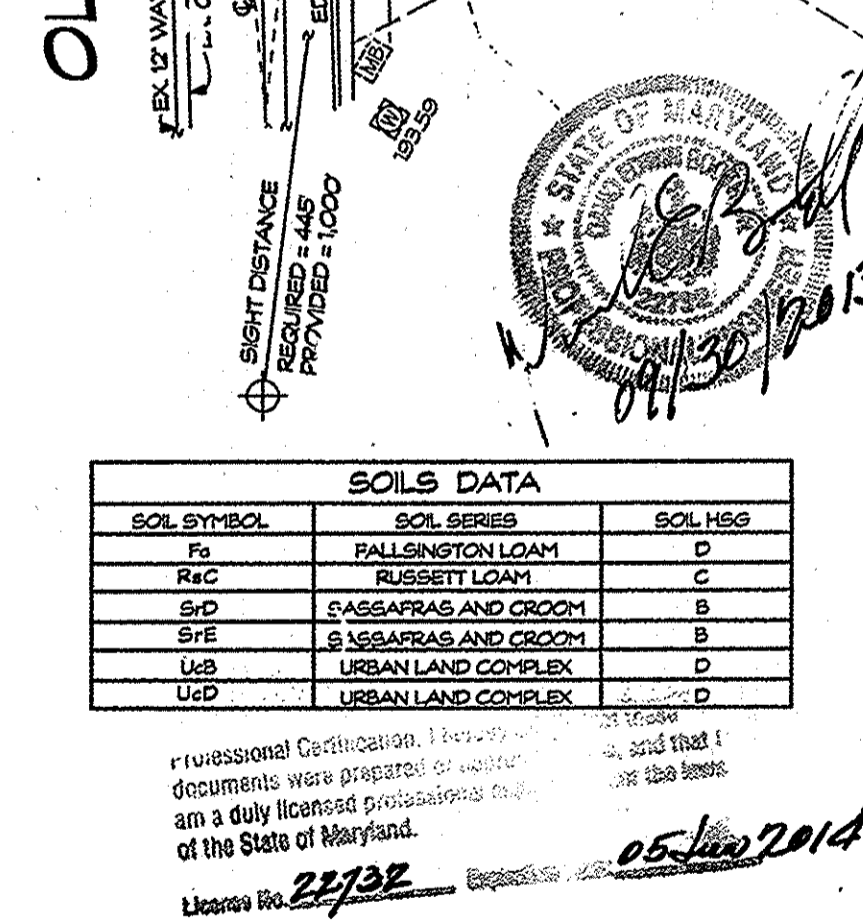
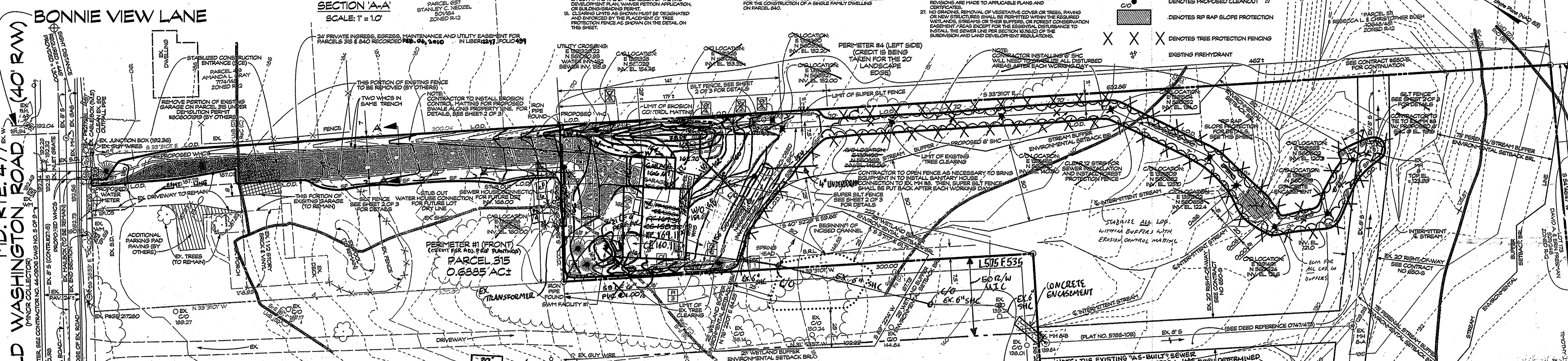
HO. CO. MON. 188A, ELEV. 528.72
 Concrete Monument 0.2 FT. below surface
 NS82953.9; E130967.86

HO. CO. MON. 188A, ELEV. 468.98
 Concrete Monument 0.3 FT. below surface
 NS8792.59; E1332392.02

NOTES:
 L.O.D. DENOTES LIMIT OF DISTURBANCE TOTAL AREA = 26,890 S.F. (0.6159 AC.)

LEGEND

- W/O DENOTES WALKOUT
- WHITE FIR EVERGREEN TREE
- WHITE PINE EVERGREEN TREE
- DENOTES SHRUB
- DENOTES SIGHT DISTANCE POINTS

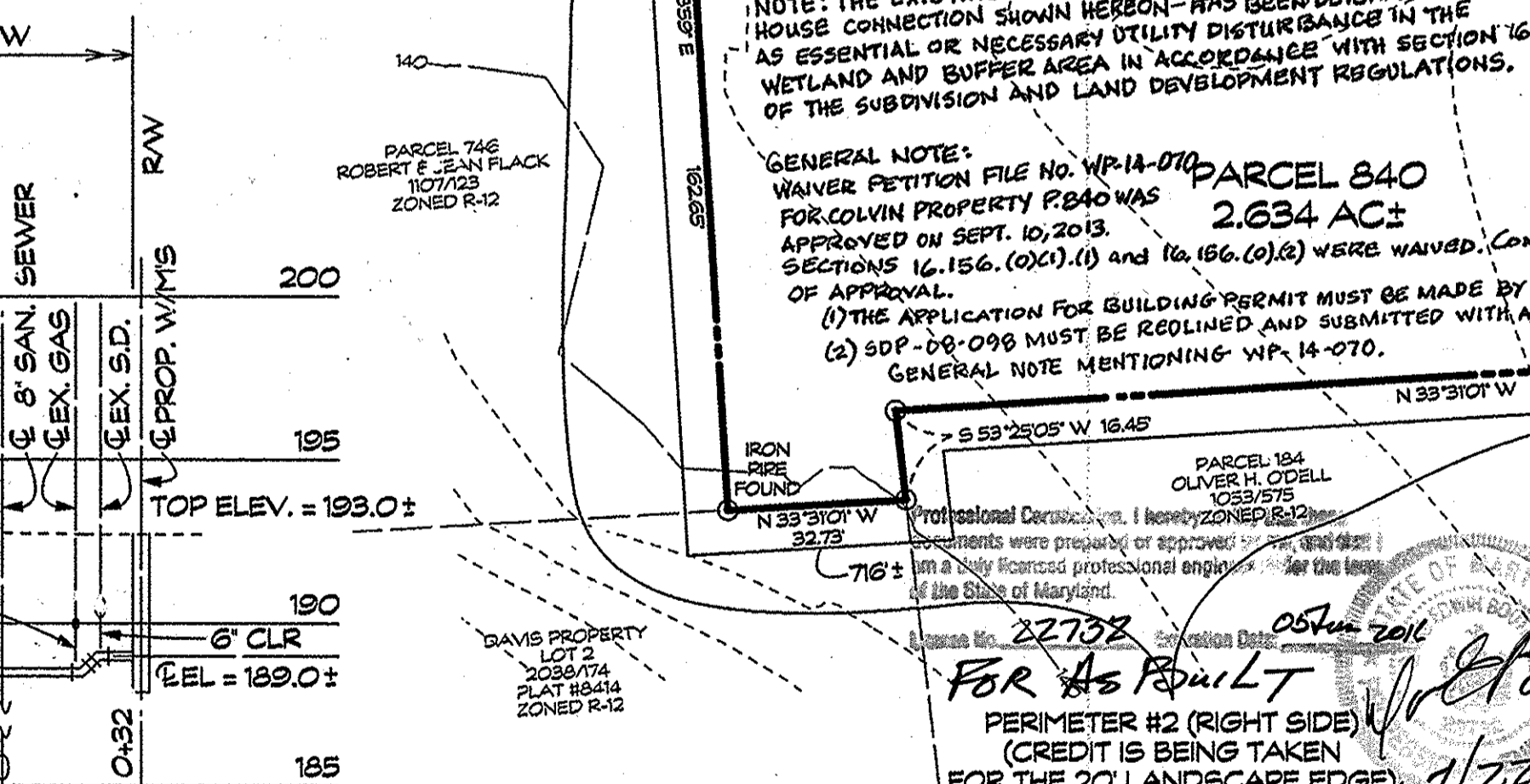
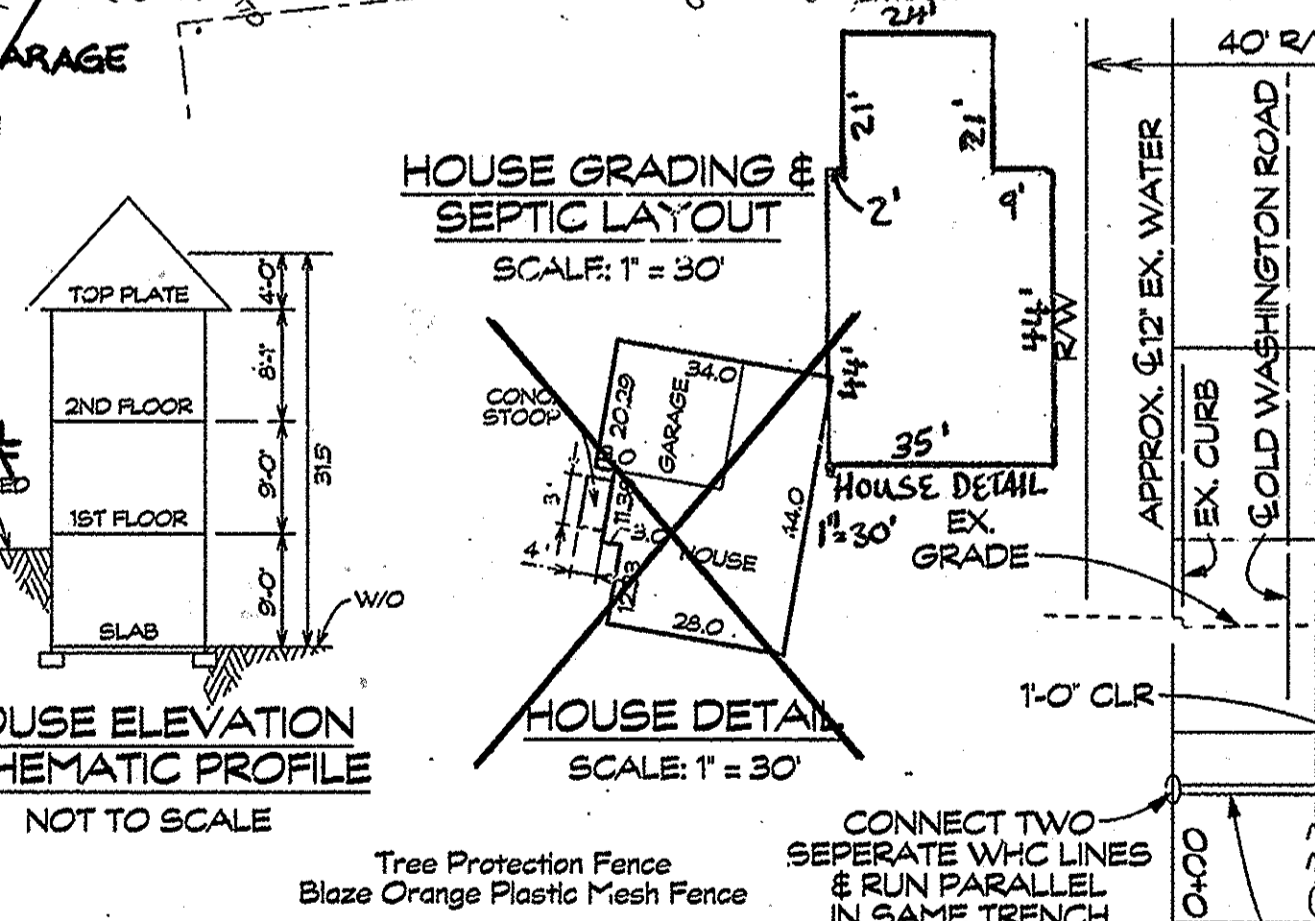


PLANT LIST

ID	QUANTITY	BOTANIC NAME	COMMON NAME	MIN/MAX SIZE
1	4	AMBI CAROLINA	WHITE PINE	6'
2	8	PINUS STROBUS	WHITE PINE	6'
3	15	PRUNUS LAURO-CRASPA	SCHREIBER'S LAUREL	24 INCH
4	13	PRUNUS LAURO-CRASPA	SCHREIBER'S LAUREL	24 INCH
TOTAL = 36				

SCHEDULE A

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	P1	P2	P3	P4
PERIMETER	78 LF	246 LF	246 LF	633 LF
LANDSCAPE TYPE	A	A	A	A
NUMBER OF PLANTS REQUIRED	20	0	0	0
SHRUBS	0	0	0	0
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0



NOTE: THE EXISTING "AS-BUILT" SEWER HOUSE CONNECTION SHOWN HEREON HAS BEEN DETERMINED AS IMPROPER OR NECESSARY UTILITY DISTURBANCE IN THE WETLAND AND BUFFER AREA IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

GENERAL NOTE: WAIVER PETITION FILE NO. WP-14-074 PARCEL 840 FOR COLVIN PROPERTY P&G WAS APPROVED BY SEPT. 10, 2013. SECTIONS 16.156, (C)(1), (I) and 16.156, (C)(2) WERE WAIVED. CONDITIONS OF APPROVAL:
 (1) THE APPLICATION FOR BUILDING PERMIT MUST BE MADE BY SEPT. 10, 2014.
 (2) SDP-08-098 MUST BE REFILED AND SUBMITTED WITH A GENERAL NOTE MENTIONING WP-14-070.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT

ENGINEER 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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

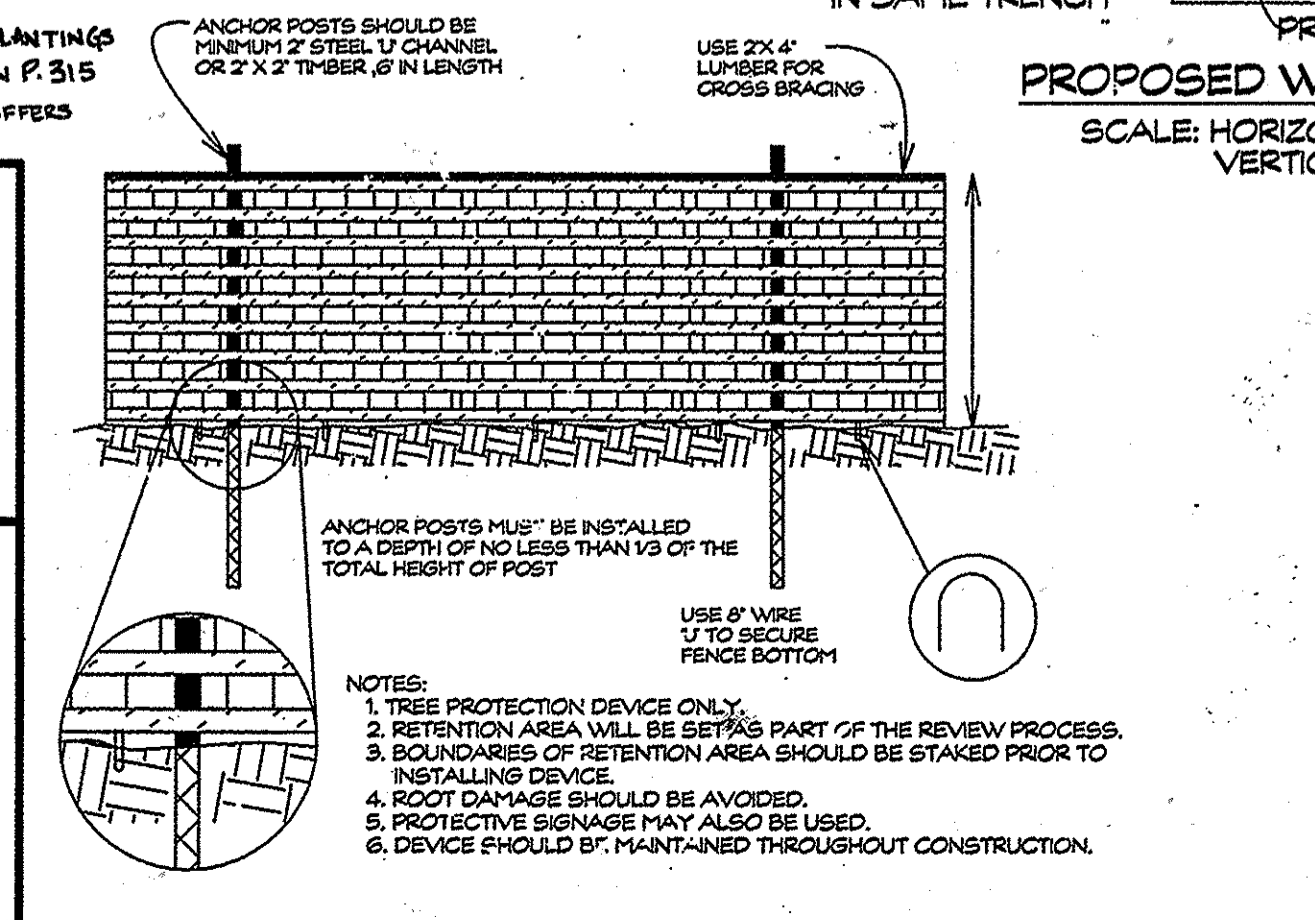
SIGNED: *Alfred L. Hansard* DATE: 12/14/09

ALFRED L. HANSARD
 PROFESSIONAL ENGINEER REG. NO. 23446

DEVELOPERS CERTIFICATION FOR SEDIMENT AND EROSION CONTROL

I 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE FURTHER CONSTRUCTION BY THE HOWARD COUNTY CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS IS DEEMED NECESSARY.

SIGNED: *Colvin Properties, LLC* DATE: 12/14/09



SHEET INDEX

- SITE AND LANDSCAPE PLAN & GENERAL NOTES
- SEDIMENT CONTROL NOTES & DETAILS
- STORM-WATER MANAGEMENT PLAN & DETAILS

DATE: APRIL 10, 2008

SURVEYED BY: CLSI

COMPUTED BY: DEM

DRAWN BY: BEP

CHECKED BY: JEP

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
840	#6197 SOUTH OLD WASHINGTON ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION AREA	PARCEL NO.
N/A	ELKRIDGE	840 & 315

LIBER/FOLIO	BLOCK NO.	ZONE	TAX MAP NO.	ELECT. DISTR.	CENSUS TRACT
1033/651	9	R-12	32	1	601201

WATER CODE	PUBLIC	SEWER CODE	PUBLIC

SITE DEVELOPMENT PLAN

SINGLE FAMILY RESIDENTIAL

COLVIN PROPERTY

PARCELS 840 & 315

SITE AND LANDSCAPE PLAN & GENERAL NOTES

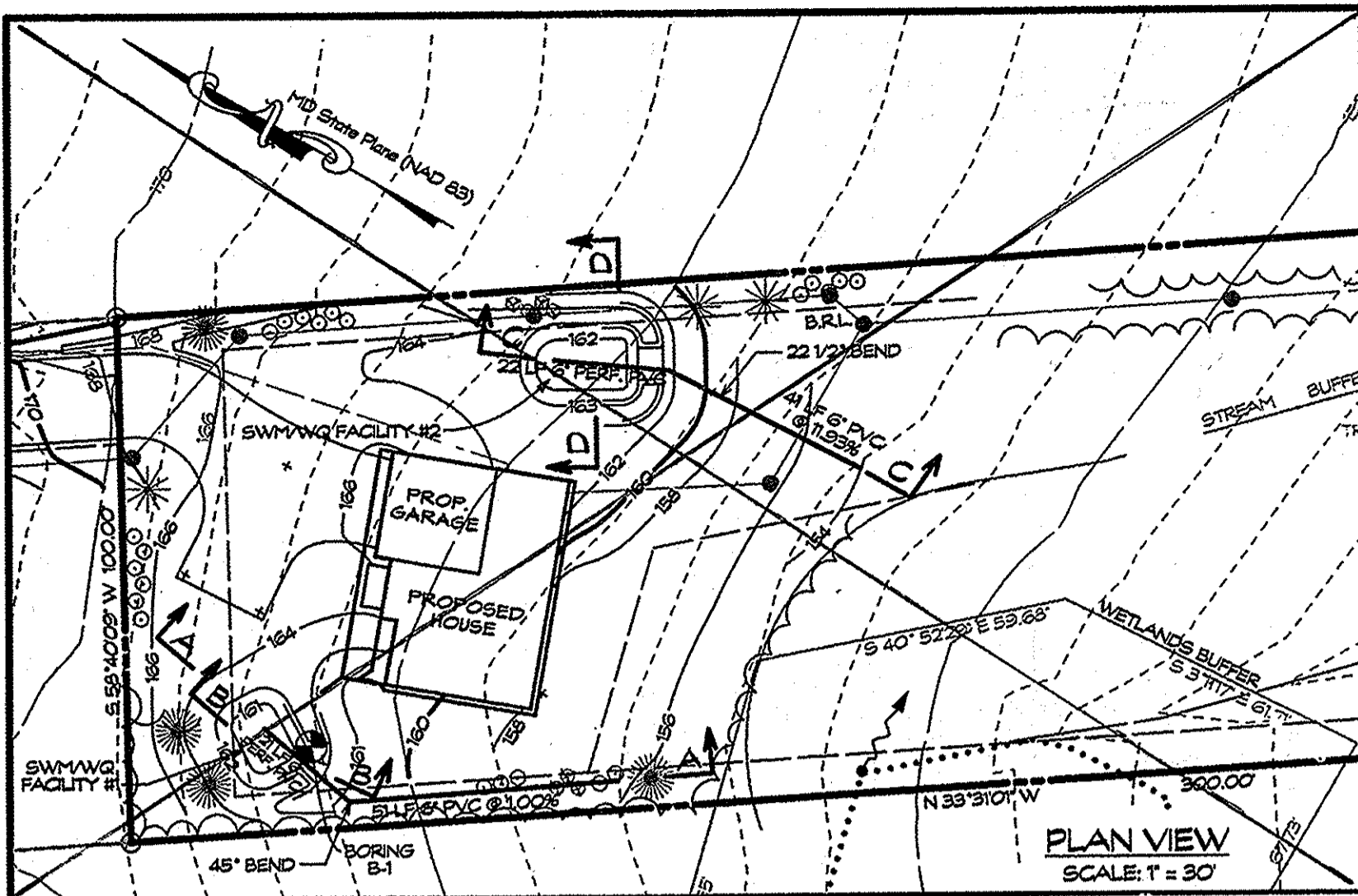
DEED REFERENCE: 1033/651

TAX MAP: 32 BLOCK: 9 PARCELS: 840 & 315

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: APRIL 2008 SHEET: 1 / 3

County File No: SDP-08-098 (WP-10-008)



NOTE:
ALL ROOFLEADERS ARE TO BE 4" PVC OR 6" PVC WITH A RUNNING SLOPE OF 1.0% MIN AND SHALL BE DIRECTED TO SWM/WQ FACILITY #1.

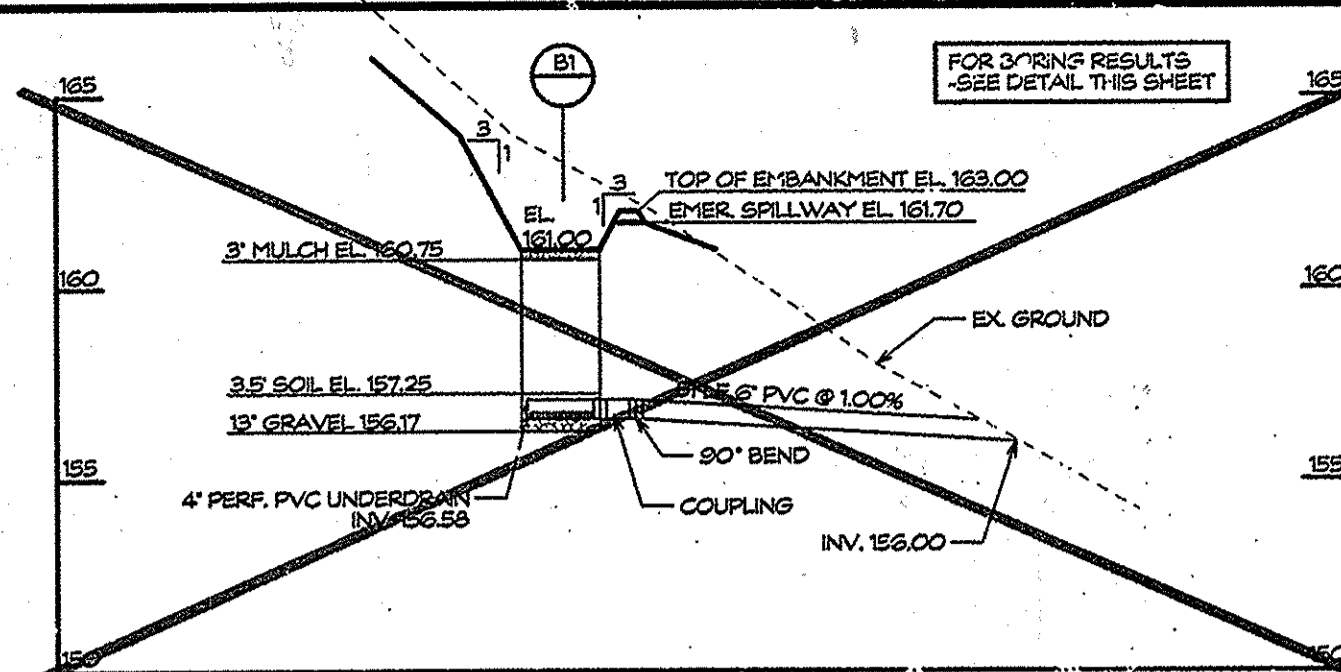
BIO RETENTION FACILITY

SWM/WQ FACILITY # 1 DATA:

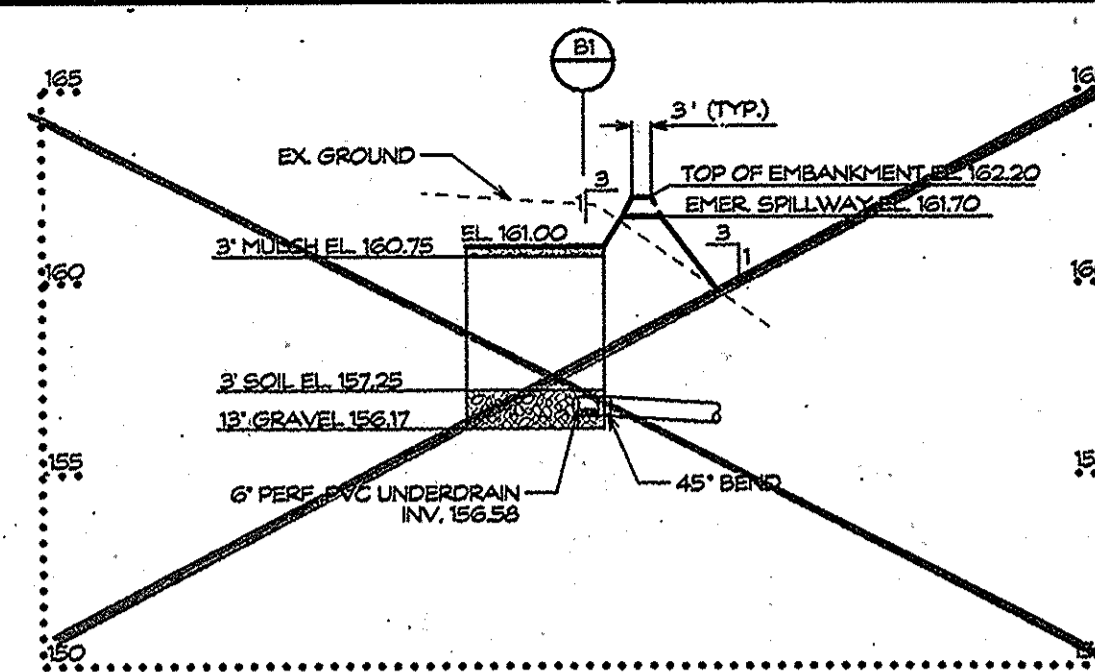
1. STORMWATER MANAGEMENT FACILITY SHOWN ON THESE PLANS IS PRIVATE THEREFORE SHALL BE CONSTRUCTED & MAINTAINED BY: STUART COLVIN 8484 HEATHERWOLD DRIVE LAUREL, MD 20723
2. POND TYPE: BIORETENTION FACILITY (A NON-MD-378 POND).
3. DRAINAGE AREA TO FACILITY = 0.34 ACRES
4. EMBANKMENT HEIGHT = 1.2' TOP WIDTH OF EMBANKMENT = 2'
5. THIS SITE IS PART OF SUB-BASIN 02-13-04 PATAPSCO RIVER AREA WATERSHED.

SWM/WQ FACILITY # 2 DATA:

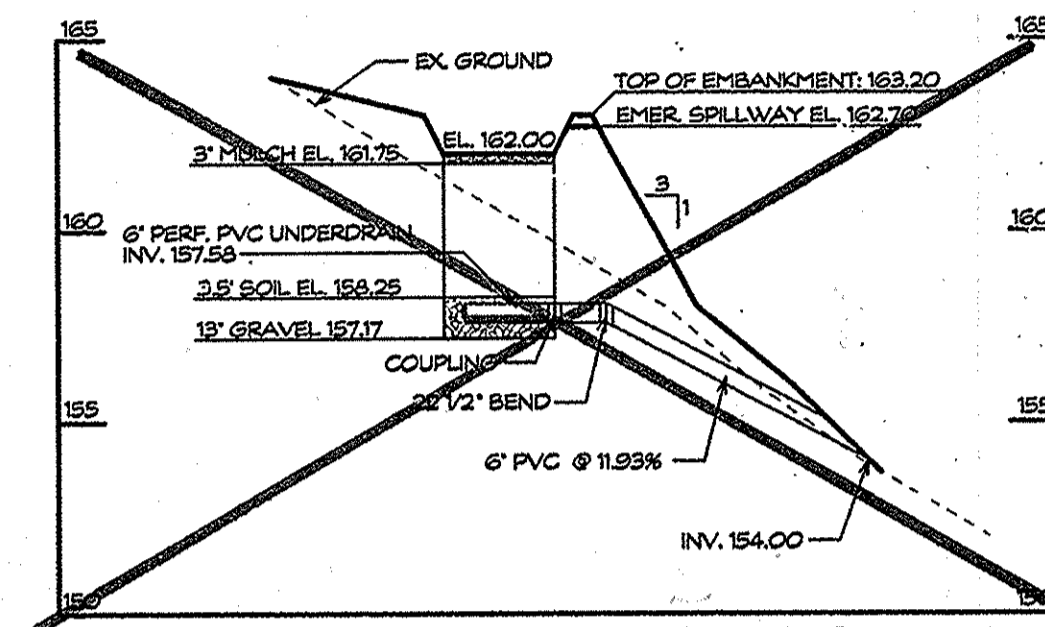
1. STORMWATER MANAGEMENT FACILITY SHOWN ON THESE PLANS IS PRIVATE THEREFORE SHALL BE CONSTRUCTED & MAINTAINED BY: STUART COLVIN 8484 HEATHERWOLD DRIVE LAUREL, MD 20723
2. POND TYPE: BIORETENTION FACILITY (A NON-MD-378 POND).
3. DRAINAGE AREA TO FACILITY = 0.78 ACRES
4. EMBANKMENT HEIGHT = 1.0' TOP WIDTH OF EMBANKMENT = 2'
5. THIS SITE IS PART OF SUB-BASIN 02-13-04 PATAPSCO RIVER AREA WATERSHED.



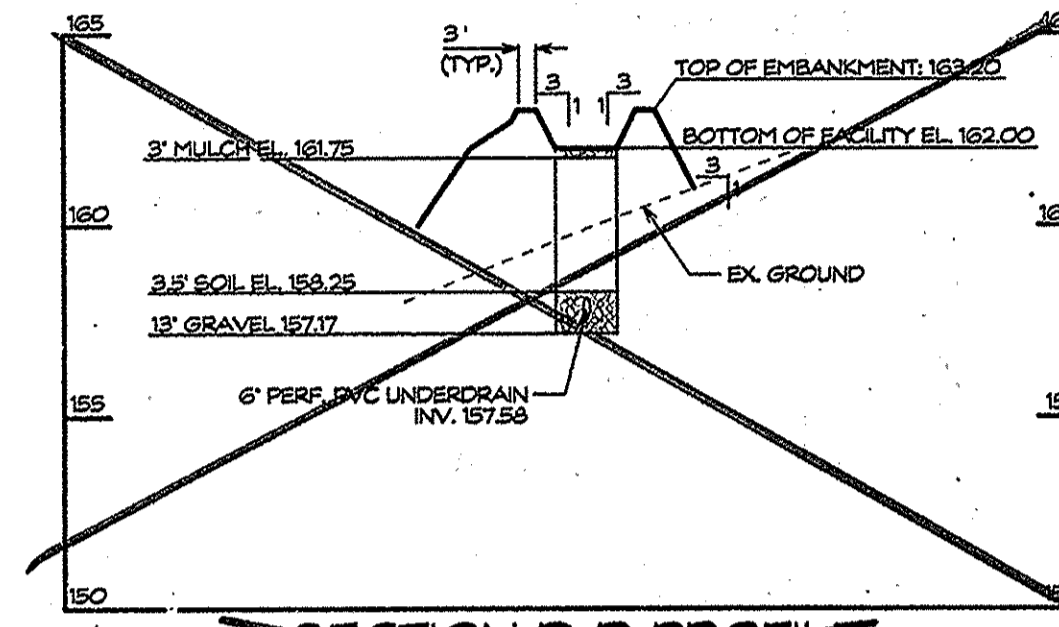
SECTION A-A PROFILE
SWM/WQ # 1



SECTION B-B PROFILE
SWM/WQ # 1



SECTION C-C PROFILE
SWM/WQ # 2



SECTION D-D PROFILE
SWM/WQ # 2

SWM BIORETENTION FACILITY #1 PLANT LIST			
KEY	QUANTITY	BOTANIC NAME	COMMON NAME
R	1	Betula nigra	RIVER BIRCH
SP	2	Lindera benzoin	SPICEBUSH
-	1/3 MIX	Veronica noveboracensis	NEW YORK IRONWEED
-	1/3 MIX	Scirpus pungens	THREE SQUARE BULRUSH
-	1/3 MIX	Panicum virgatum	SWITCHGRASS

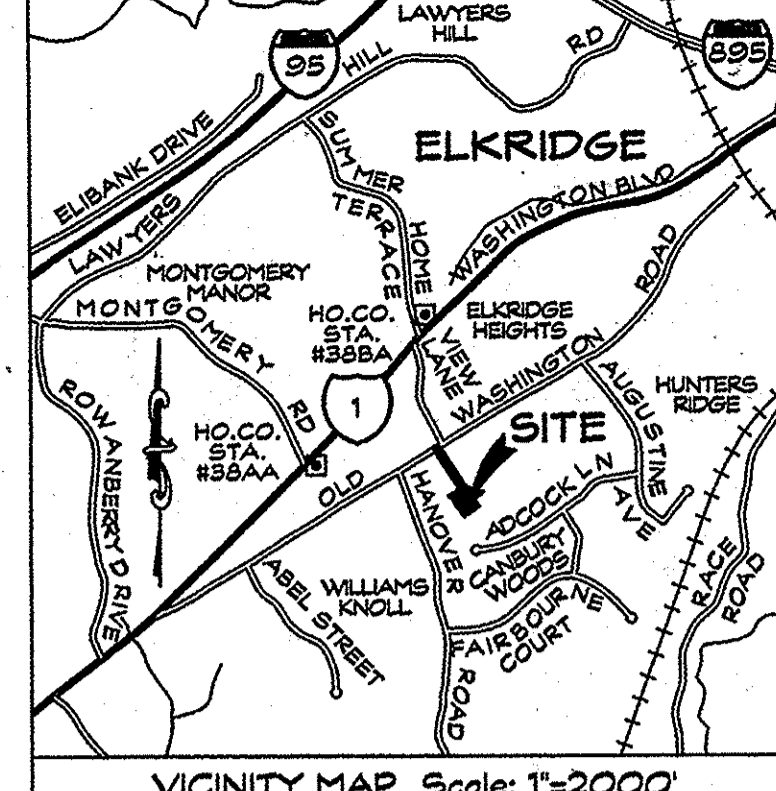
SWM BIORETENTION FACILITY #2 PLANT LIST			
KEY	QUANTITY	BOTANIC NAME	COMMON NAME
R	1	Betula nigra	RIVER BIRCH
SP	3	Lindera benzoin	SPICEBUSH
-	1/3 MIX	Veronica noveboracensis	NEW YORK IRONWEED
-	1/3 MIX	Scirpus pungens	THREE SQUARE BULRUSH
-	1/3 MIX	Panicum virgatum	SWITCHGRASS

NOTE: REMAINING FILTER SURFACE AREA SHALL BE PLANTED WITH HERBACEOUS SPECIES SEED MIXTURE CONSISTING OF: 1/3 NEW YORK IRONWEED, 1/3 THREE SQUARE BULRUSH AND 1/3 SWITCHGRASS.

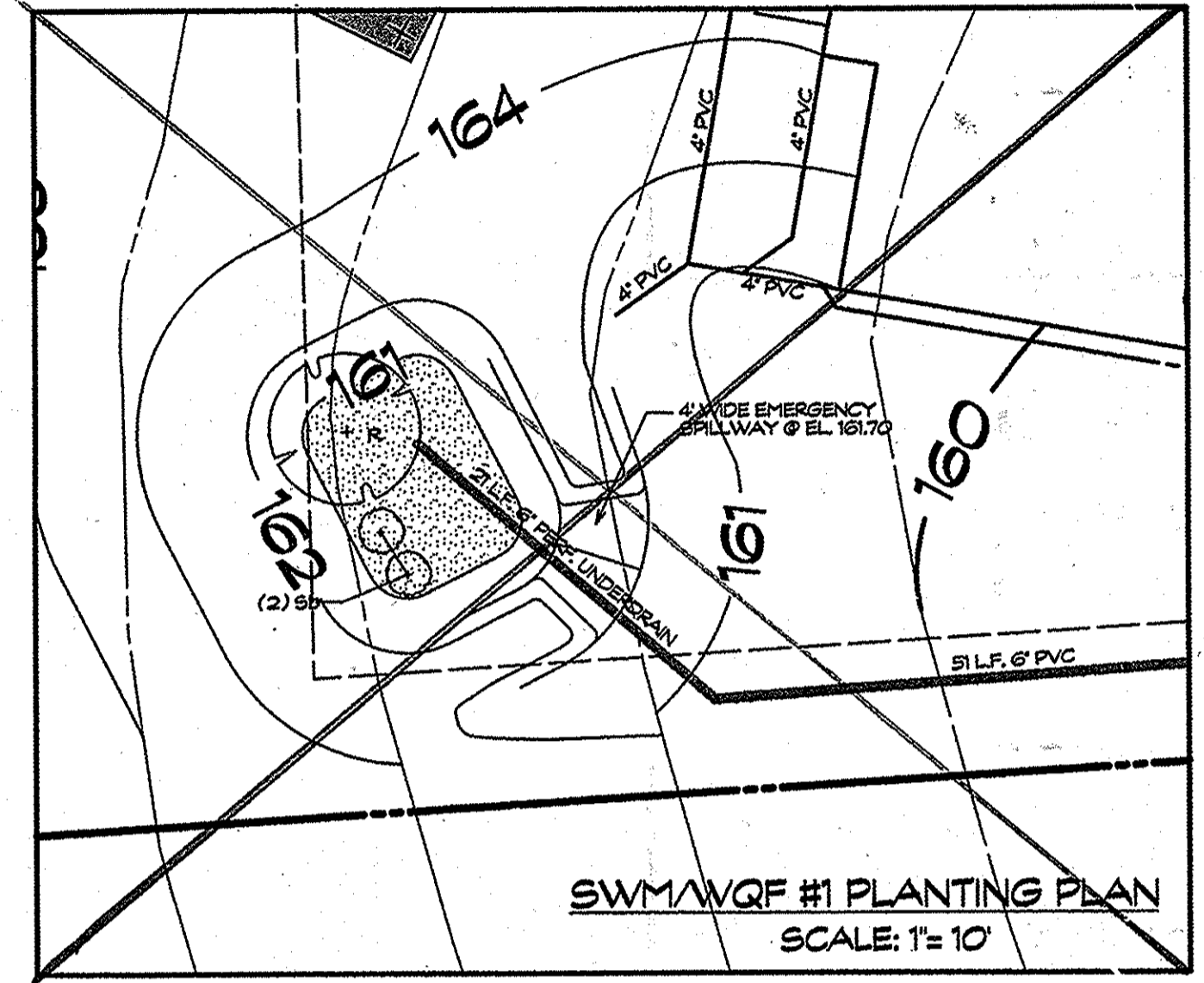
SUMMARY: PER VOLUME I (CHAPTER 5 (STORMWATER MANAGEMENT)) OF THE HOWARD COUNTY DESIGN MANUAL, 2 TREES AND 9 SHRUBS ARE REQUIRED AND PROPOSED TO BE PLANTED WITHIN THE STORMWATER MANAGEMENT BIORETENTION FACILITY.

HOWARD COUNTY PRIVATE FACILITIES OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

1. Annual maintenance of plant material, mulch layer and soil layer is required. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning.
2. Schedule of plant inspection will be twice a year in spring and fall. This inspection will include removal of dead and diseased vegetation considered beyond treatment, treatment of all diseased trees and shrubs and replacement of all deficient stakes and wires.
3. Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer once every 2 to 3 years.
4. Soil erosion to be addressed on an as needed basis, with a minimum of once per month and after heavy storm events.



VICINITY MAP Scale: 1"=2000'



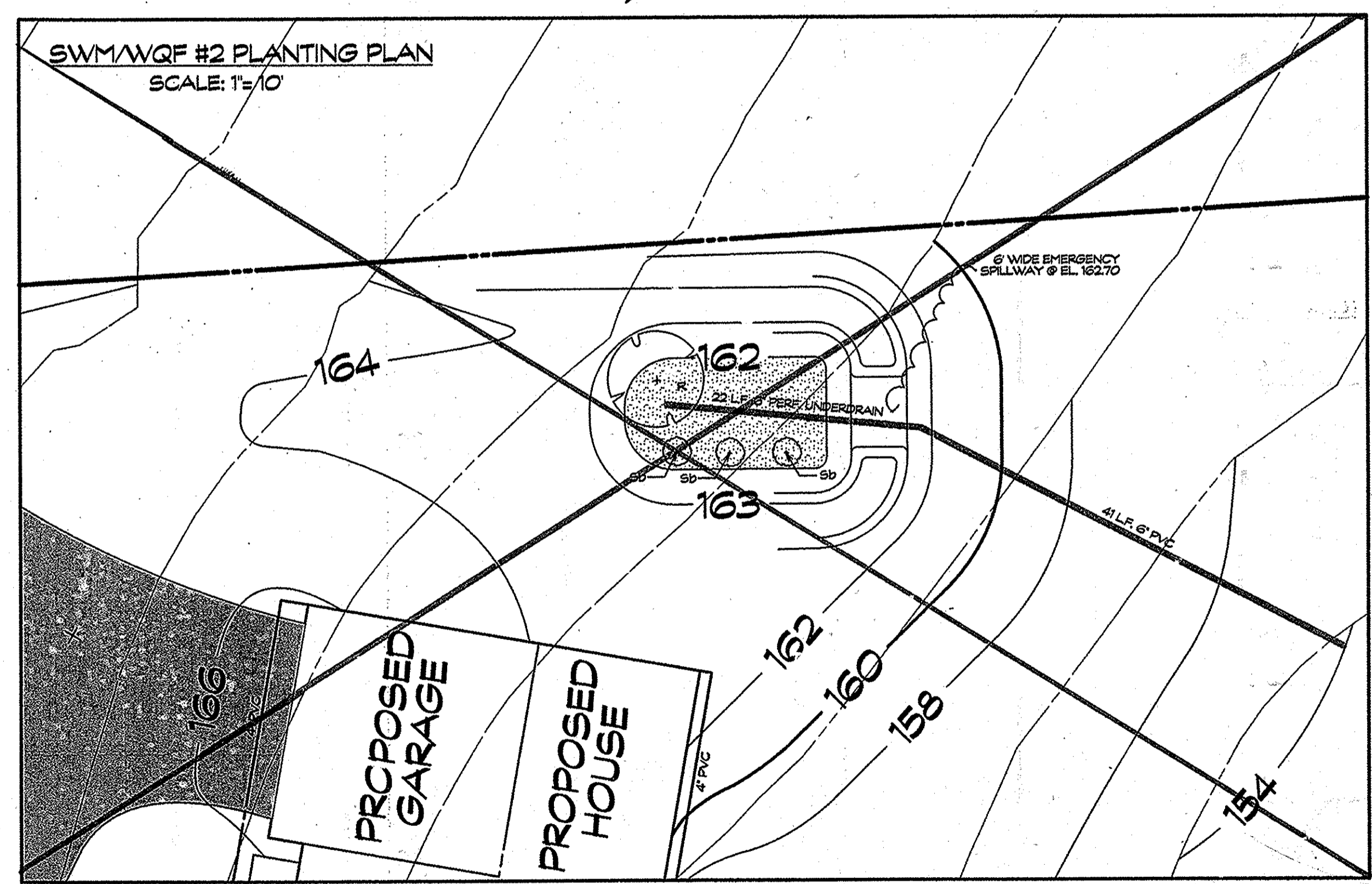
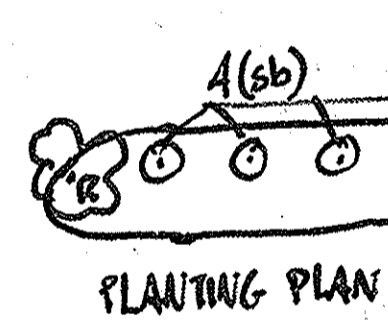
SWM/WQ #1 PLANTING PLAN SCALE: 1"=10'

SWM/WQ FACILITY # 1 SEQUENCE OF CONSTRUCTION

1. ONCE HOUSE IS BUILT AND MAJORITY OF SITE IS FINE GRADED AND STABILIZED WITH A 2" STAND OF GRASS, EXCAVATE RAIN GARDEN TO BOTTOM EL. 153.00.
2. INSTALL 6" PERFORATED PVC UNDERDRAIN, 13" NO. 2 STONE JACKET TO EL. 157.25 AND 8" NON-PERFORATED PVC TO OUTFALL.
3. INSTALL 3" OF PLANTING SOIL TO EL. 153.00.
4. INSTALL 3" OF HARDWOOD MULCH OVER SURFACE OF FACILITY TO EL. 151.00.
5. INSTALL LANDSCAPING PER LANDSCAPE PLAN.

SWM/WQ FACILITY # 2 SEQUENCE OF CONSTRUCTION

1. ONCE HOUSE IS BUILT AND MAJORITY OF SITE IS FINE GRADED AND STABILIZED WITH A 2" STAND OF GRASS, EXCAVATE RAIN GARDEN TO BOTTOM EL. 151.42.
2. INSTALL 6" PERFORATED PVC UNDERDRAIN, 13" NO. 2 STONE JACKET TO EL. 157.25 AND 8" NON-PERFORATED PVC TO OUTFALL.
3. INSTALL 3" OF PLANTING SOIL TO EL. 153.00.
4. INSTALL 3" OF HARDWOOD MULCH OVER SURFACE OF FACILITY TO EL. 151.00.
5. INSTALL LANDSCAPING PER LANDSCAPE PLAN.



SWM/WQ #2 PLANTING PLAN SCALE: 1"=10'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mr. [Signature] 1/8/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kate [Signature] 3/0/10
CHIEF, DIVISION OF LAND DEVELOPMENT

Thomas [Signature] 2/1/10
DIRECTOR, DEP.

BY THE ENGINEER

Alfred L. Howard 12/14/09
ALFRED L. HOWARD
PROFESSIONAL ENGINEER REG. NO. 23446

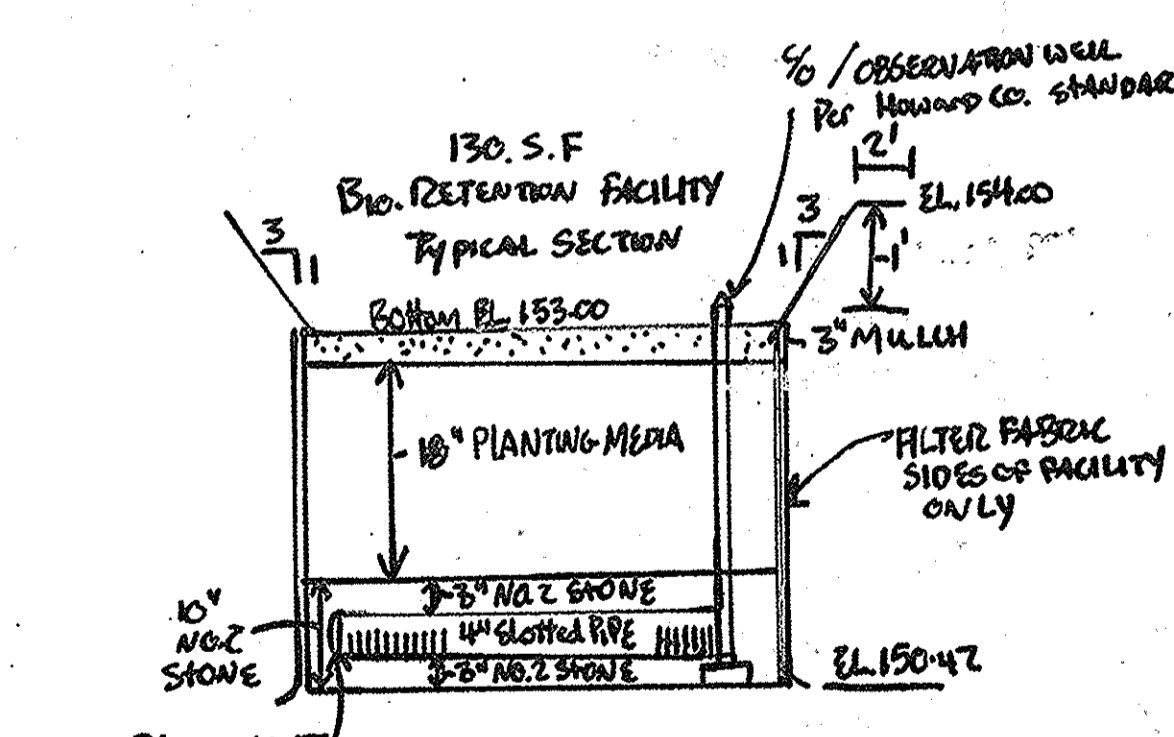
DEVELOPER'S CERTIFICATE

[Signature] 12/16/09
SIGNATURE OF THE DEVELOPER

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

[Signature] 1/5/10
HOWARD COUNTY COMMISSIONER

ELEV.	SCALE	DEPTH	DURATION & SAMPLING	NOTES
157.25	1:1	0.0		
153.00	1:1	4.0		
151.00	1:1	6.0		
150.42	1:1	6.6		
150.00	1:1	7.2		
148.00	1:1	9.2		
146.00	1:1	11.2		
144.00	1:1	13.2		
142.00	1:1	15.2		
140.00	1:1	17.2		
138.00	1:1	19.2		
136.00	1:1	21.2		
134.00	1:1	23.2		
132.00	1:1	25.2		



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

License No. 22732 Expiration Date: 05 Jun 2016

FOR AS-BUILT

[Signature] 07/22/2014

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

License No. 22732 Expiration Date: 05 Jun 2016

ALFRED L. HOWARD
Professional Engineer
Registration No. 23446

DATE: APRIL 10, 2008

Drawing No: 2008102

County File No:

CLSI
www.clsi-civileng.com

FREDERICK OFFICE: 8445 Progress Drive, Suite 88 Frederick, MD 21704-6979 (301) 662-1799 FAX (301) 662-2004

WESTMINSTER OFFICE: 439 East Main Street Westminister, MD 21157-5539 (410) 845-1790 FAX (410) 848-1791

Surveyed By: CLSI Drawn By: KG, BEP

Computed By: GMB Checked By: GMB

DATE	REVISION	BY
06/30/14	REVISED SWM - SHOW EX. SEWER & HOUSE ELEVATIONS	CLSI

HOWARD COUNTY FILES

WATER CONTRACT NO. 44-0906
SEWER CONTRACT NO. 650-5

OWNER/DEVELOPER

COLVIN PROPERTIES, LLC
ATTN: STUART COLVIN
8988 HEATHERWOLD DRIVE
LAUREL, MD 20723-1207
301.333.0171 F. 301.333.0355

SITE DEVELOPMENT PLAN
SINGLE FAMILY RESIDENTIAL
COLVIN PROPERTY
PARCELS 840 & 315
STORMWATER MANAGEMENT PLAN AND DETAILS

DEED REFERENCE: 10333/651
TAX MAP: 38 BLOCK: 9 PARCELS: 840 & 315
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: APRIL 2008 SHEET: 3/3

County File No: SDP-08-098 (WP-10-008)