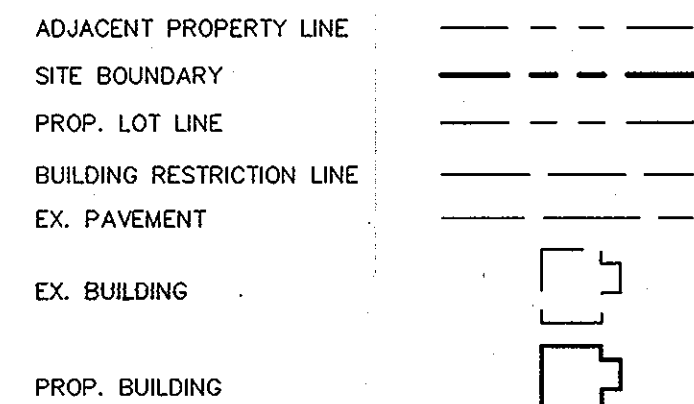


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	OVERALL SITE DEVELOPMENT PLAN
3	EXISTING CONDITIONS & SOILS PLAN
4	SITE DEVELOPMENT PLAN
5	GRADING & SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL NOTES & DETAILS
7	STORM WATER MANAGEMENT DETAILS & SOIL BORING LOGS

**LEGEND**

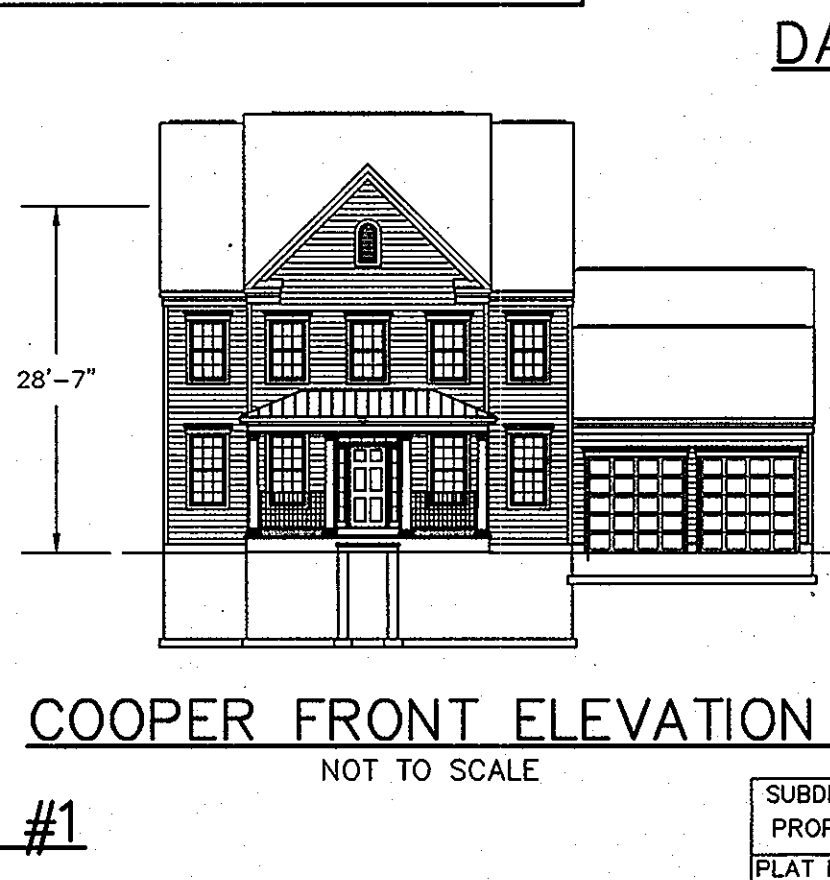
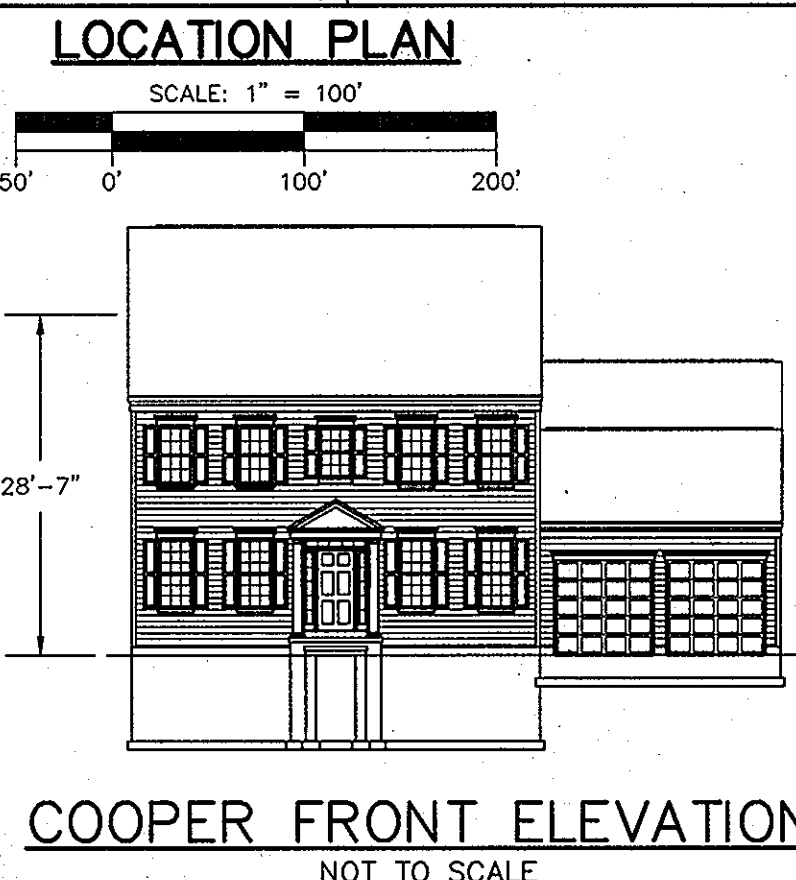
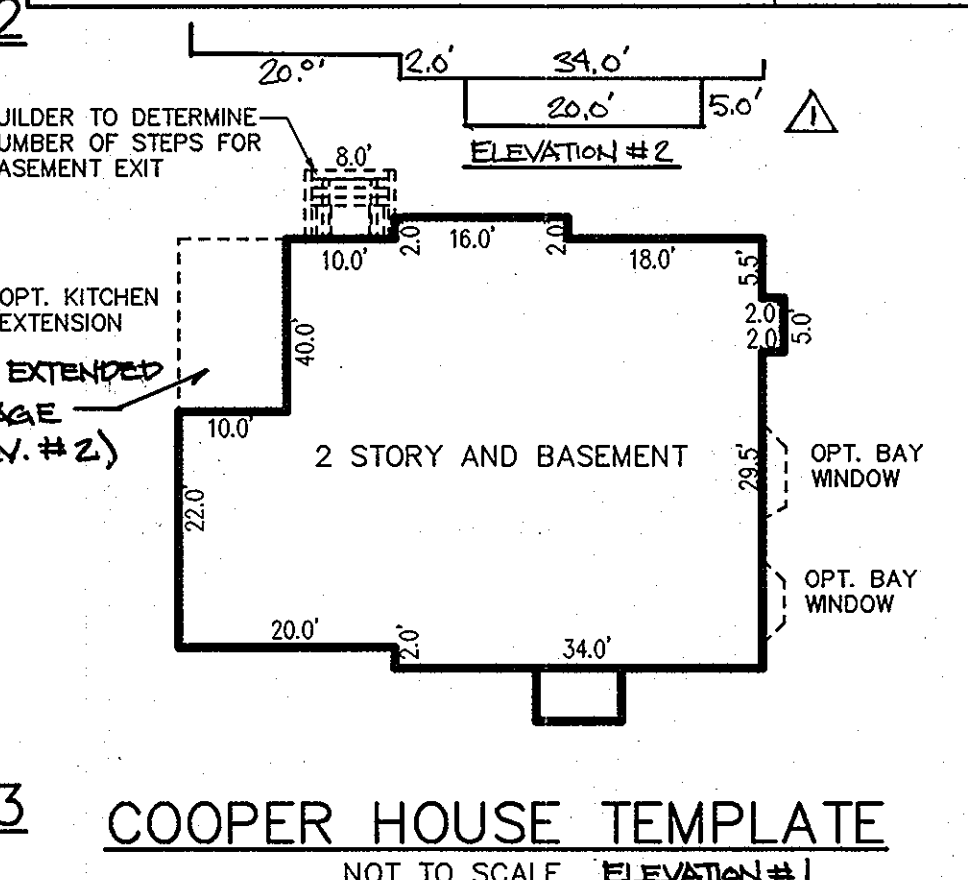
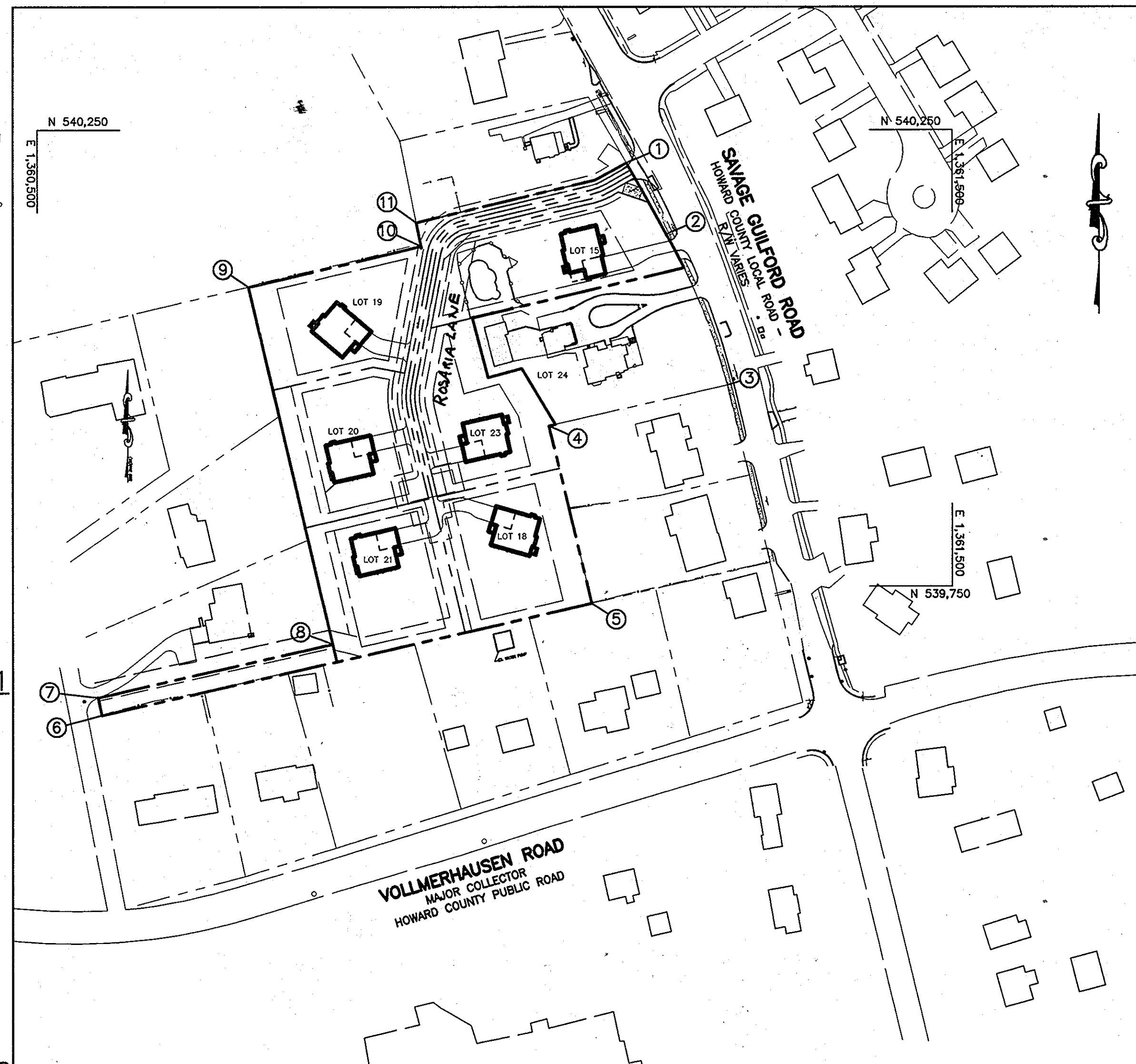
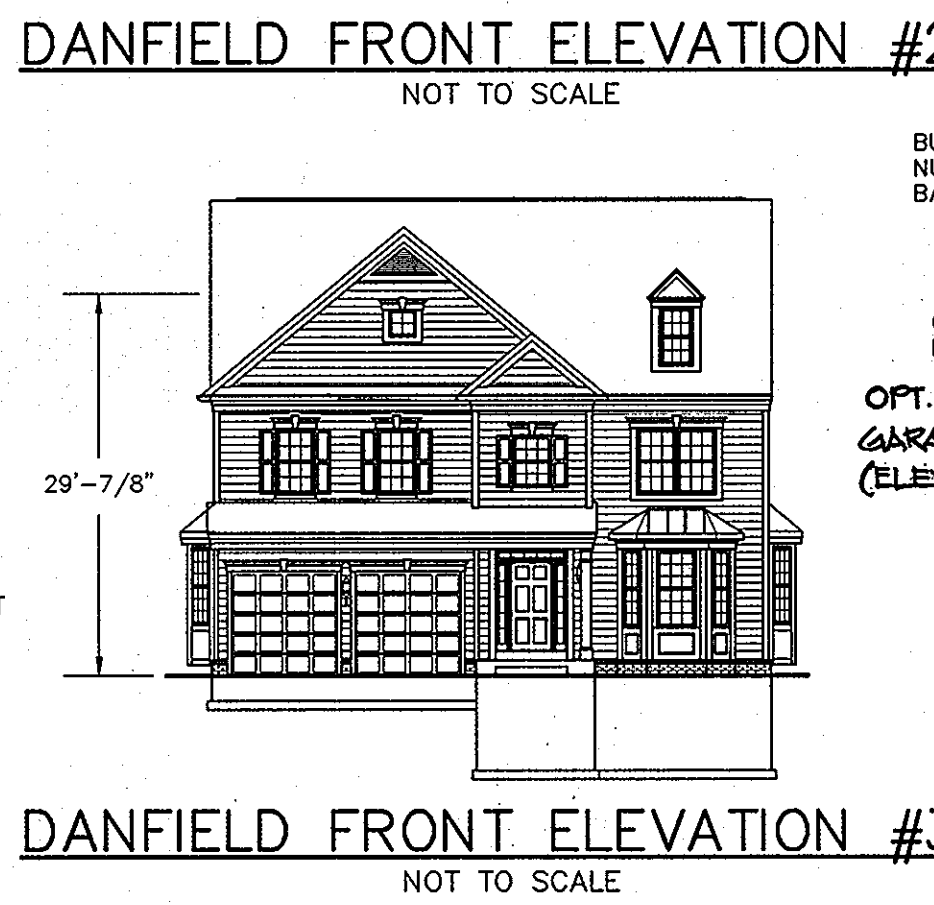
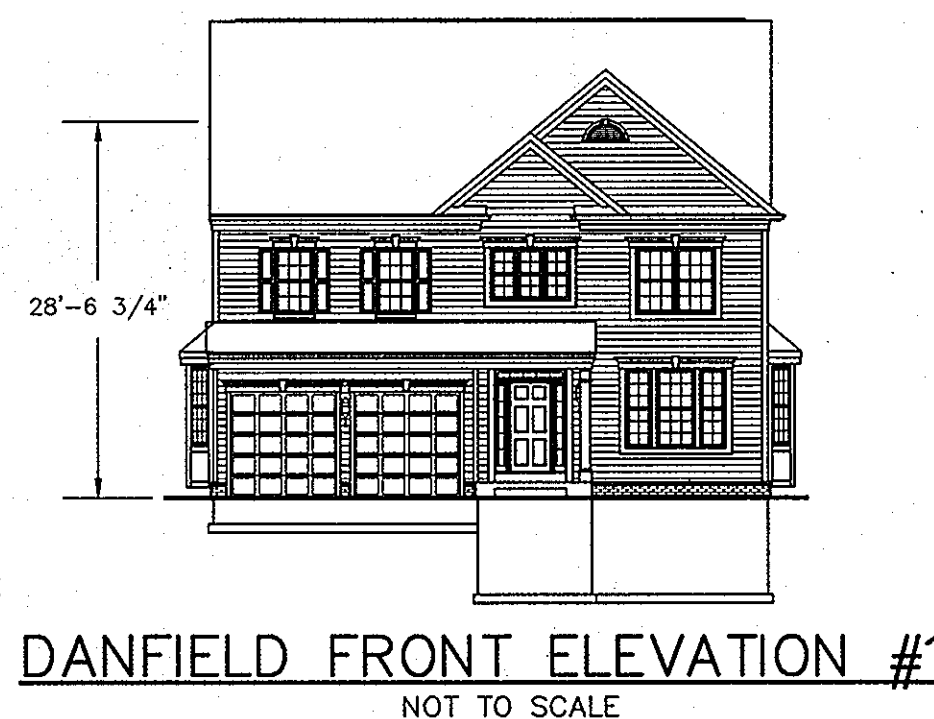


# SITE DEVELOPMENT PLAN PROPERTY OF ALFIO NICOTRA LOTS 15, 18-21, & 23 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSMA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 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.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY PHR+A IN JUNE 2006. THE BOUNDARY SURVEY WAS PREPARED BY PHR+A IN 2003. THE EXISTING CONTOURS SHOWN ON THIS PLAN REFLECT THE GRADING PROPOSED UNDER F-07-211.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM NAD 83 (MCS), HOWARD COUNTY GEODETIC CONTROL STATION NOS. 47C4 & 47C0.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER (CONTRACT #24-4429-D).
- THIS PROPERTY WILL BE SERVED BY PUBLIC SEWER (CONTRACT #24-4429-D).
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY DRY WELLS, GRASS CHANNELS, ROOFTOP DISCONNECT.
- 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.
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS LOCATED ON-SITE.
- A TRAFFIC STUDY WAS CONDUCTED FOR THIS PROJECT UNDER S-03-10.
- A NOISE STUDY WAS NOT REQUIRED FOR THIS PROJECT.
- SUBJECT PROPERTY ZONED R-20 PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN WAS PROVIDED UNDER F-07-211 AND MET BY THE PAYMENT OF A FEE-IN-LIEU OF \$22,215.60 (29,620.8 SF X \$0.75/SF = 22,215.60) TO THE HOWARD COUNTY FOREST CONSERVATION FUND WITH THE FINAL RESUBDIVISION PLAN/PLAT.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED UNDER F-07-211.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT APPLICATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-03-10, F-03-219, NCU-02-06, F-93-139, F-92-101, F-92-07, F-90-142, S-91-10, WP-93-54, & WP-91-35, P-07-003, F-07-211, F-10-056.
- THE PRIVATE SIGHT DISTANCE ACCESS EASEMENT SHOWN ON LOT 15 PROVIDES ADEQUATE SIGHT DISTANCE FOR THE DRIVEWAY SERVING LOTS 18-21 & 23. THIS EASEMENT AREA SHALL REMAIN CLEAR OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, FENCES, AND STRUCTURES.

- IN ACCORDANCE WITH SECTION 128 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 ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY 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 RUNBASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
GEOMETRY - MAX. 14% 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.
- 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.
- A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.



COORDINATE LIST		
1	N 540,213.96	E 1,361,143.93
2	N 540,136.40	E 1,361,187.96
3	N 539,970.53	E 1,361,254.23
4	N 539,924.94	E 1,361,059.75
5	N 539,731.39	E 1,361,106.09
6	N 539,608.57	E 1,360,570.36
7	N 539,628.13	E 1,360,566.43
8	N 539,686.88	E 1,360,822.67
9	N 540,078.29	E 1,360,730.89
10	N 540,122.95	E 1,360,919.43
11	N 540,148.78	E 1,360,914.30

**SITE TABULATION**

EXISTING USE	RESIDENTIAL LOTS
PROPOSED USE	RESIDENTIAL LOTS
EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	3.34 AC (145,695 SF)
AREA IN 100 YR. FLOODPLAIN AND STEEP SLOPES	0 AC (0 SF)
NET TRACT AREA	3.34 AC (145,695 SF)
DISTURBED AREA	2.52 AC (109,700 SF)
MINIMUM LOT SIZE	20,000 SF
AREA OF ROAD DEDICATION	0.0306 AC
AREA OF REQUIRED OPEN SPACE (6% OF GROSS)	0.20 AC (8,712 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0 AC
TOTAL PROVIDED	0 AC
NUMBER OF BUILDABLE LOTS	6
NUMBER OF OPEN SPACE LOTS	0
MAXIMUM BUILDING HEIGHT	34'
PROPOSED BUILDING HEIGHT	29'-1 1/4"
PROPOSED WATER AND SEWER	PUBLIC

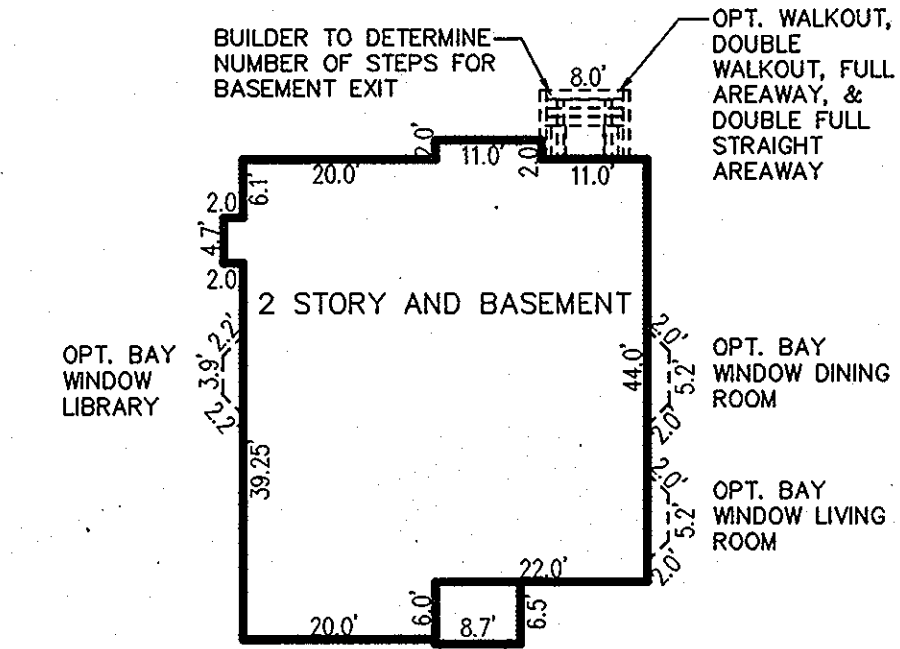
\* A FEE-IN-LIEU OF THE OPEN SPACE REQUIREMENT WAS PAID.

**MINIMUM LOT SIZE TABULATION**

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN. LOT SIZE
15	22,971	0	22,971
18	23,979	2,452	21,527
19	22,227	1,649	20,578
20	23,308	1,831	21,477
21	29,391	7,731**	21,660
23	23,819	1,813	22,006

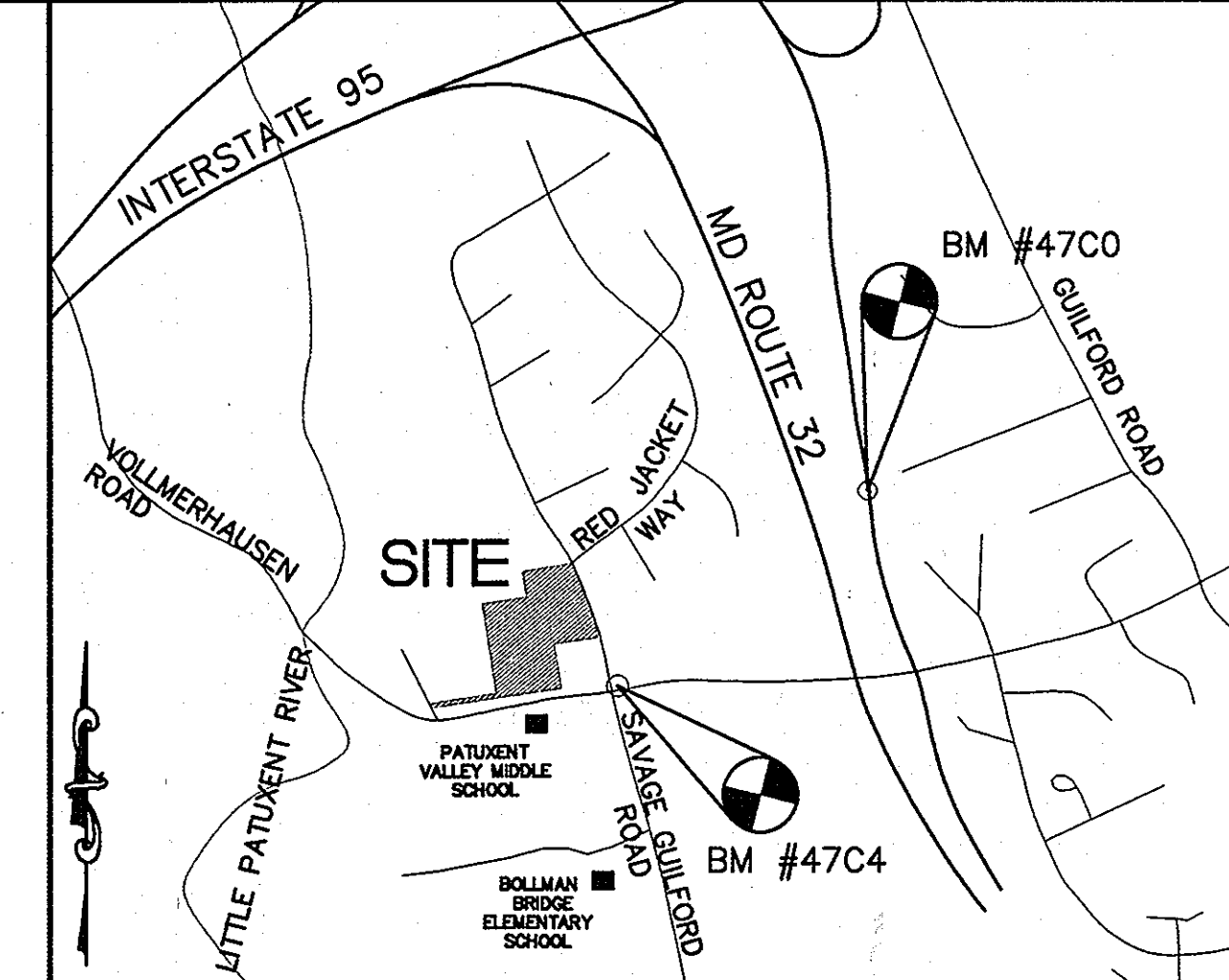
\* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET.

\*\* LOT 21 HAS 2 PIPESTEM AREAS: THE PIPESTEM LEADING TO SAVAGE GUILFORD ROAD CONTAINS 2,481 SF AND THE PIPESTEM FOR THE ACCESS EASEMENT CONTAINS 5,251 SF (2,481 SF + 5,250 SF = 7,731 SF).



ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
P. 18 LOT 15	8066 SAVAGE GUILFORD ROAD
P. 18 LOT 18	8114 ROSARIA LANE
P. 18 LOT 19	8107 ROSARIA LANE
P. 18 LOT 20	8111 ROSARIA LANE
P. 18 LOT 21	8115 ROSARIA LANE
P. 18 LOT 22	8060 SAVAGE GUILFORD ROAD
P. 18 LOT 23	8110 ROSARIA LANE

SUBDIVISION NAME	PROPERTY OF ALFIO NICOTRA	SECT./AREA	LOTS	15, 18-21 & 23
PLAT NO. OR L/F	GRID #	ZONING	TAX MAP NO.	ELECT. DIST./CENSUS TRACT
PLAT #20460 & 20968	5	R20	47	6 606902



**VICINITY MAP**

SCALE 1"=1000'

ADC MAP 5053 GRID # H7

**BENCH MARKS**

HOWARD COUNTY MONUMENT 47C0  
N 540,529.712 E 1,362,463.513 ELEV.286.462  
STANDARD STAMPED BRASS OR ALUMINUM DISC ON CONCRETE MONUMENT: 0.3' BELOW SURFACE LOCATED ON NORTH-EAST CORNER OF VOLLMERHAUSEN RD. AND SAVAGE-GUILFORD RD. INTERSECTION, 70.63' SOUTH OF BGC POLE 309354.

HOWARD COUNTY MONUMENT 47C4  
N 539,645.655 E 1,361,370.426 ELEV.288.607  
STANDARD STAMPED BRASS OR ALUMINUM DISC ON CONCRETE MONUMENT: 0.3' BELOW SURFACE LOCATED ON WESTERN SIDE OF RT 32 WB. ACROSS FROM CARROLL HEIGHTS AVE. DEAD END 16' WEST OF 3 REBARS SET 4' OFF RT. 32

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Thomas E. Suttle</i>	7/29/10
DIRECTOR	DATE
<i>John D. ...</i>	7/21/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Jeff ...</i>	7/29/10
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION
8-10-11	1	REMOVE COOPER HOUSE TEMPLATE

OWNER	ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794 (301) 498-0159
DEVELOPER	ENVISION BUILDERS INC. ATTN: ROBERT GENTRY 412 HOLLEN ROAD BALTIMORE, MD 21212 (410) 652-5785

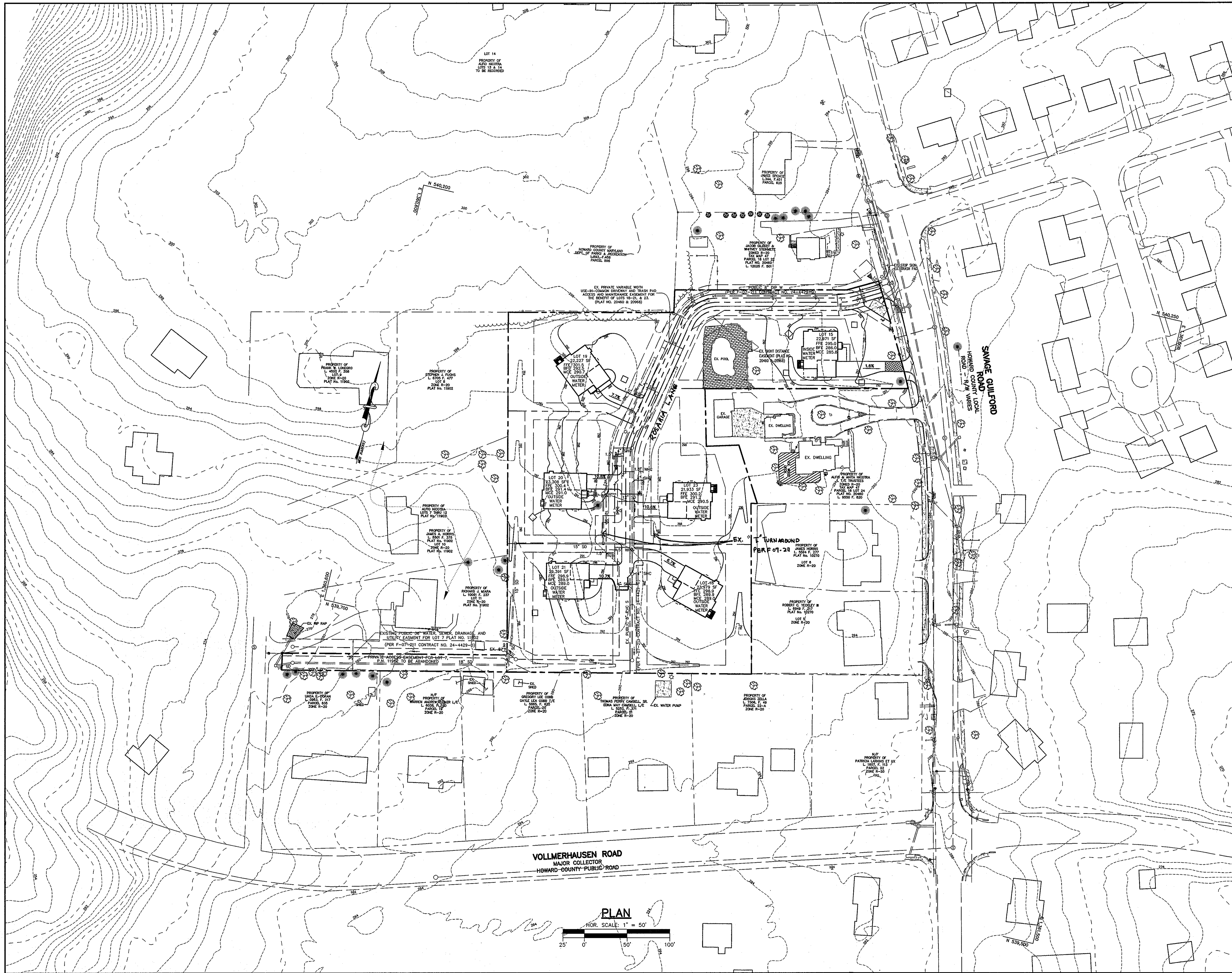
PROJECT	PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, & 23 P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18
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AREA	LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRID 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND
------	--

TITLE	TITLE SHEET
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Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects.	8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282
--	--

DESIGNED BY : PJS/JSN
DRAWN BY: JSN
PROJECT NO : C400SDP01.DWG
DATE : JUNE 4, 2010
SCALE : AS SHOWN
DRAWING NO. 1 OF 7



**LEGEND**

- EX. SIGN
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SANITARY CLEAN OUT
- EX. POWER POLE
- EX. MAIL BOX
- EX. TREE
- EX. WATER METER
- EX. LIGHT POLE
- EX. PINE TREE
- EX. WATER METER
- EX. BOLLARDS
- EX. A/C UNIT
- EX. UNKNOWN MANHOLE
- IRON PIPE FOUND
- EX. PLANTS
- EXISTING CONCRETE
- PROPERTY LINE
- EXISTING TREE LINE
- SETBACK LINE
- EXISTING SIDEWALK
- NEW CONCRETE CURB
- PROPOSED LOT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas E. Buttle* 7/29/10 DATE  
 DIRECTOR  
*John P. ...* 7/26/10 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*...* 7/29/10 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE	NO.	REVISION

OWNER ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794 (301) 498-0159

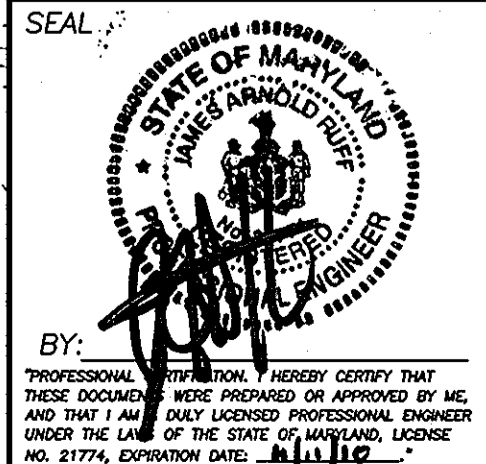
DEVELOPER ENVISION BUILDERS INC. ATTN: ROBERT GENTRY 412 HOLLEN ROAD BALTIMORE, MD 21212 (410) 652-5785

PROJECT PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, & 23 P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18

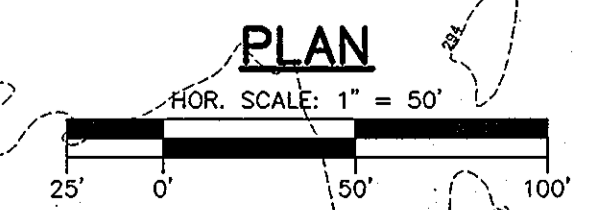
AREA LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND

TITLE OVERALL SITE DEVELOPMENT PLAN

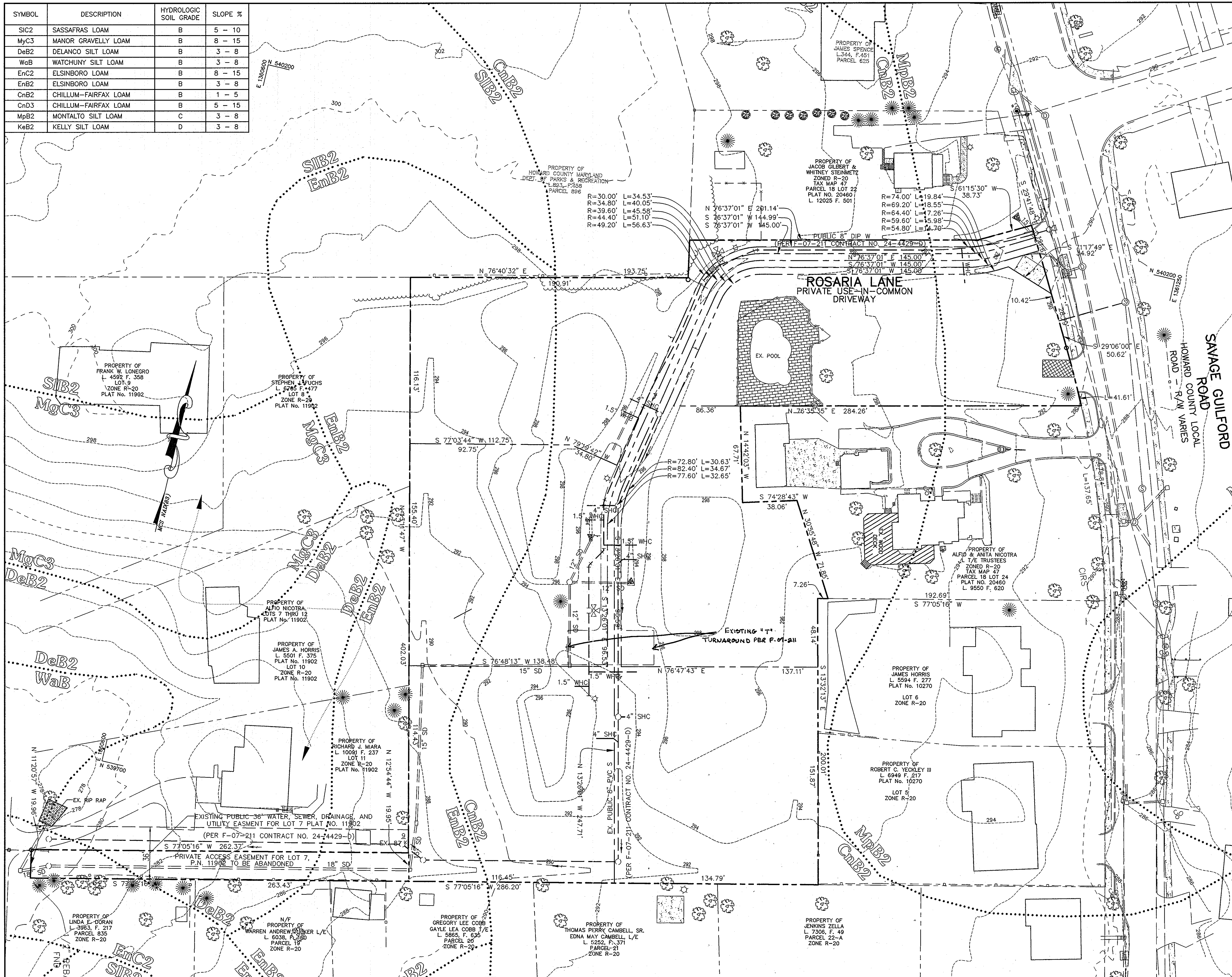
Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282



DESIGNED BY : PJS/JSN  
 DRAWN BY: JSN  
 PROJECT NO : 11511-2-0 C400SDP02.DWG  
 DATE : JUNE 4, 2010  
 SCALE : 1" = 50'  
 DRAWING NO. 2 OF 7



SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GRADE	SLOPE %
SIC2	SASSAFRAS LOAM	B	5 - 10
Myc3	MANOR GRAVELLY LOAM	B	8 - 15
DeB2	DELANCO SILT LOAM	B	3 - 8
WaB	WATCHUNY SILT LOAM	B	3 - 8
EnC2	ELSINBORO LOAM	B	8 - 15
EnB2	ELSINBORO LOAM	B	3 - 8
CnB2	CHILLUM-FAIRFAX LOAM	B	1 - 5
CnD3	CHILLUM-FAIRFAX LOAM	B	5 - 15
MpB2	MONTALTO SILT LOAM	C	3 - 8
KeB2	KELLY SILT LOAM	D	3 - 8



**LEGEND**

- EX. SIGN
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SANITARY CLEAN OUT
- EX. POWER POLE
- EX. MAIL BOX
- EX. TREE
- EX. WATER METER
- EX. LIGHT POLE
- EX. PINE TREE
- EX. WATER METER
- EX. BOLLARDS
- EX. A/C UNIT
- EX. UNKNOWN MANHOLE
- IRON PIPE FOUND
- EX. PLANTS
- EXISTING CONCRETE
- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING SIDEWALK
- EXISTING SOILS
- EXISTING BUILDING
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR

NOTE: EXISTING CONDITIONS ON THESE PLANS REFLECT PROPOSED CONDITIONS FROM F-07-211.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Mona E. Butler* 7/29/10  
DIRECTOR DATE

*John P. ...* 7/21/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 7/23/10  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER: ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005  
8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794 (301) 498-0159

DEVELOPER: ENVISION BUILDERS INC. ATTN: ROBERT GENTRY 412 HOLLEN ROAD BALTIMORE, MD 21212 (410) 652-5785

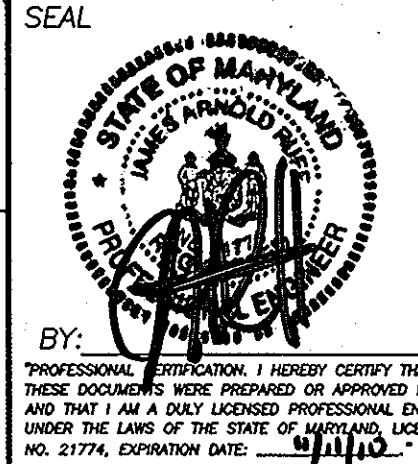
PROJECT: PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, & 23 P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18

AREA: LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRID 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND

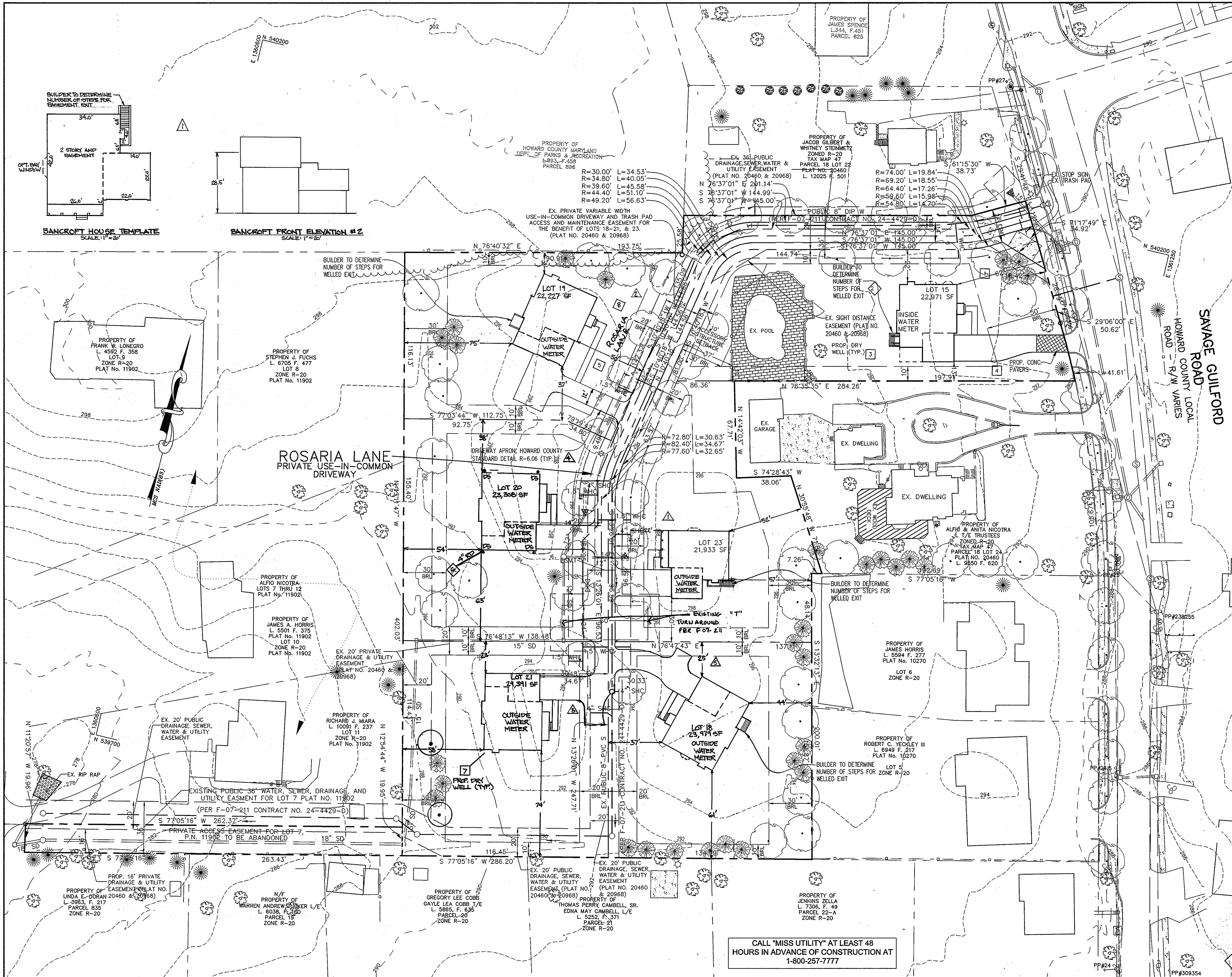
TITLE: EXISTING CONDITIONS & SOILS PLAN

Patton Harris Rust & Associates, p.c.  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282

DESIGNED BY: PJS/JSN  
DRAWN BY: JSN  
PROJECT NO: CA00SD03.DWG  
DATE: JUNE 4, 2010  
SCALE: 1" = 30'  
DRAWING NO. 3 OF 7



BY: [Signature]

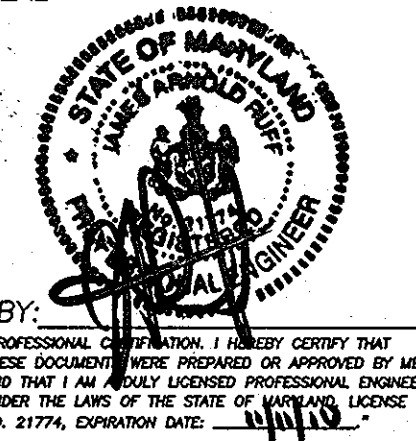


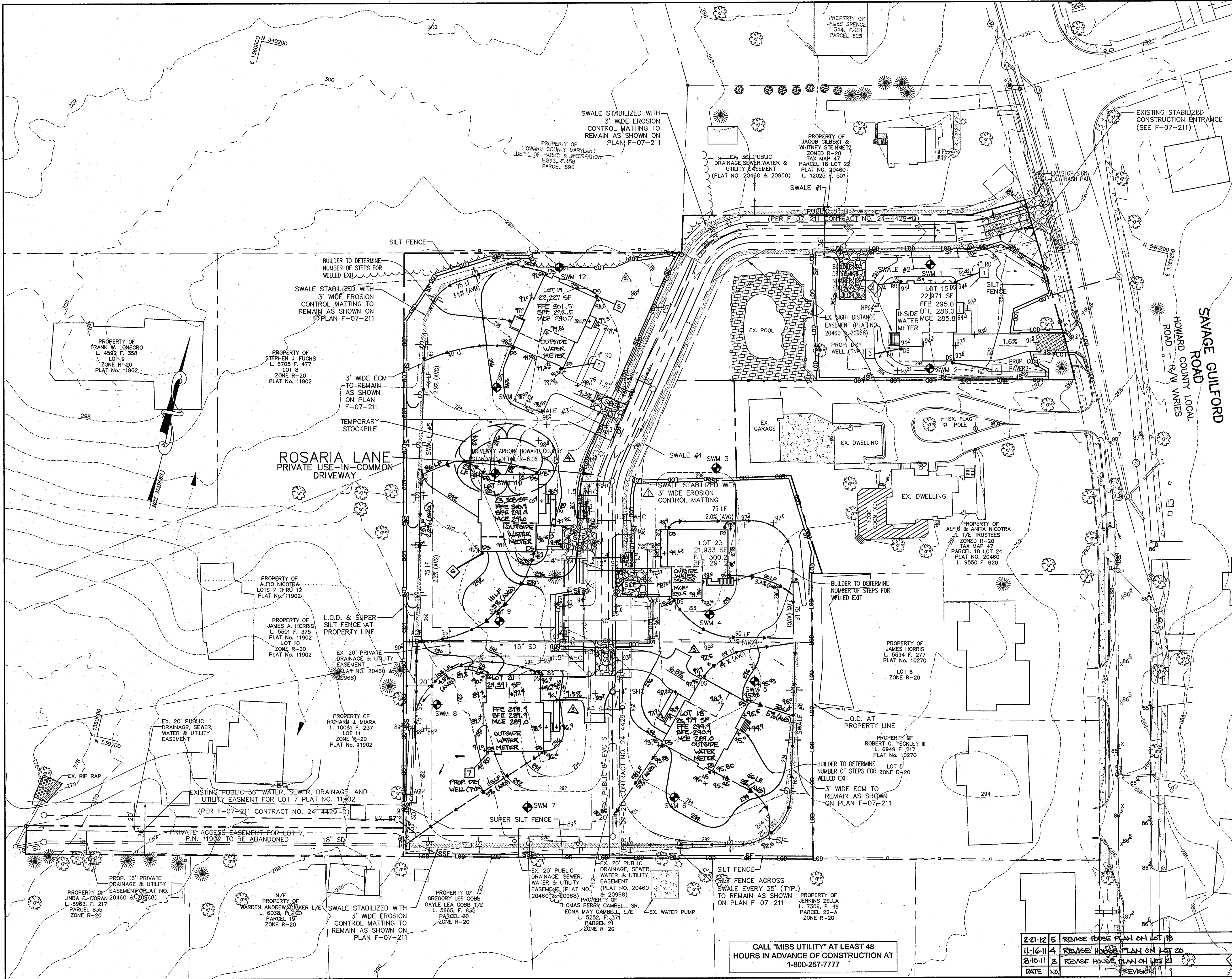
**LEGEND**

- EX. SIGN
- EX. POWER POLE
- EX. MAIL BOX
- EX. TREES TO REMAIN
- EX. LIGHT POLE
- EXISTING CONCRETE
- PROPERTY LINE
- EXISTING TREE LINE
- SETBACK LINE
- EXISTING SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED LOT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED EVERGREEN TREE (APPROVED UNDER F-07-211)
- PROPOSED SHADE TREE (APPROVED UNDER F-07-211)

2-21-12	REVISE HOUSE PLAN ON LOT 18
11-16-11	4 REVISE HOUSE PLAN ON LOT 20
8-10-11	3 REVISE HOUSE PLAN ON LOT 21
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>M. J. Sutter</i>	7/29/10 DATE
DIRECTOR	
<i>John J. ...</i>	7/21/10 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	
<i>Ve. J. ...</i>	7/29/10 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	
5-16-11	2 REVISE HOUSE PLAN ON LOT 19
3/28/11	1 REVISE HOUSE PLAN ON LOT 23 & ADDED HOUSE TEMPLATE
DATE NO.	REVISION
OWNER	ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005 8070 W. SAVAGE GULFORD ROAD JESSUP, MD 20794 (301) 498-0159
DEVELOPER	ENVISION BUILDERS INC. ATTN: ROBERT GENTRY 412 HOLLEN ROAD BALTIMORE, MD 21212 (410) 652-5785
PROJECT	<b>PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, &amp; 23</b> P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18
AREA	LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRID 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND
TITLE	<b>SITE DEVELOPMENT PLAN</b>
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
SEAL	DESIGNED BY : PJS/JSN
	DRAWN BY: JSN
	PROJECT NO C400SDP04.DWG
	DATE : JUNE 4, 2010
	SCALE : 1" = 30'
	DRAWING NO. 4 OF 7

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777





**LEGEND**

PROPERTY LINE	---
EXISTING TREE LINE	~~~~~
PROPOSED LOT LINE	---
EXISTING 2' CONTOUR	-----
EXISTING 10' CONTOUR	-----
PROPOSED 2' CONTOUR	-----
PROPOSED 10' CONTOUR	-----
LIMIT OF DISTURBANCE	---
EROSION CONTROL MATTING (ECM)	[Hatched Box]
SOIL BORINGS	[Symbol]
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
SILT FENCE	[Symbol]
SUPER SILT FENCE	[Symbol]
INLET PROTECTION	[Symbol]
PROPOSED DRYWELL	[Symbol]
GRASS SWALE / ROOF TOP DISCONNECT	[Symbol]
DOWN SPOUT	[Symbol]

BY THE DEVELOPER :

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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Ronald Gentry* 6/10/10 DATE  
DEVELOPER

BY THE ENGINEER :

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.

*JRH* 6/10/10 DATE  
ENGINEER

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

*John R. Butler* 6/10/10 DATE  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas S. Butler* 7/29/10 DATE  
DIRECTOR

*John J. Gentry* 7/21/10 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Robert G. Yeckley III* 7/29/10 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

5-16-11	2	REVISE HOUSE PLAN ON LOT 19
3/29/11	1	REVISE HOUSE PLAN ON LOT 23
DATE	NO.	REVISION

OWNER ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005  
8070 W. SAVAGE GUILFORD ROAD  
JESSUP, MD 20794  
(301) 498-0159

DEVELOPER ENVISION BUILDERS INC.  
ATTN: ROBERT GENTRY  
412 HOLLEN ROAD  
BALTIMORE, MD 21212  
(410) 652-5785

PROJECT **PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, & 23**  
P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18

AREA LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRID 5 P 18)  
6th ELECTION DISTRICT ZONED R20  
HOWARD COUNTY, MARYLAND

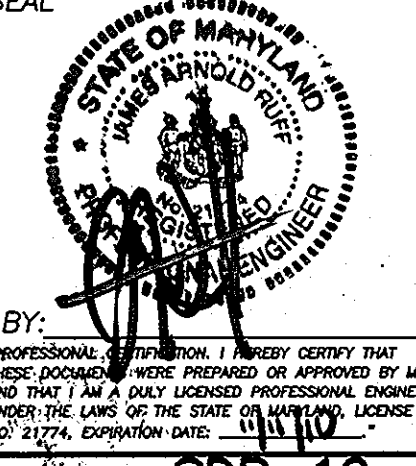
TITLE **GRADING & SEDIMENT CONTROL PLAN**

**Patton Harris Rust & Associates, p.c.**  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

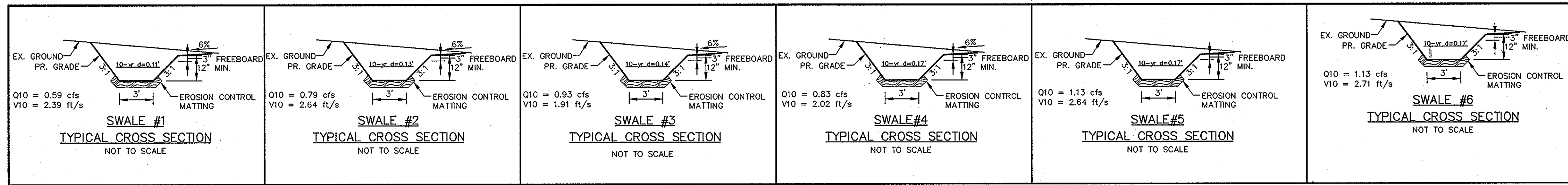
DESIGNED BY : PJS/JSN  
DRAWN BY: JSN  
PROJECT NO. 11511-2-0  
C400SDP05.DWG  
DATE : JUNE 4, 2010  
SCALE : 1" = 30'  
DRAWING NO. 5 OF 7

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

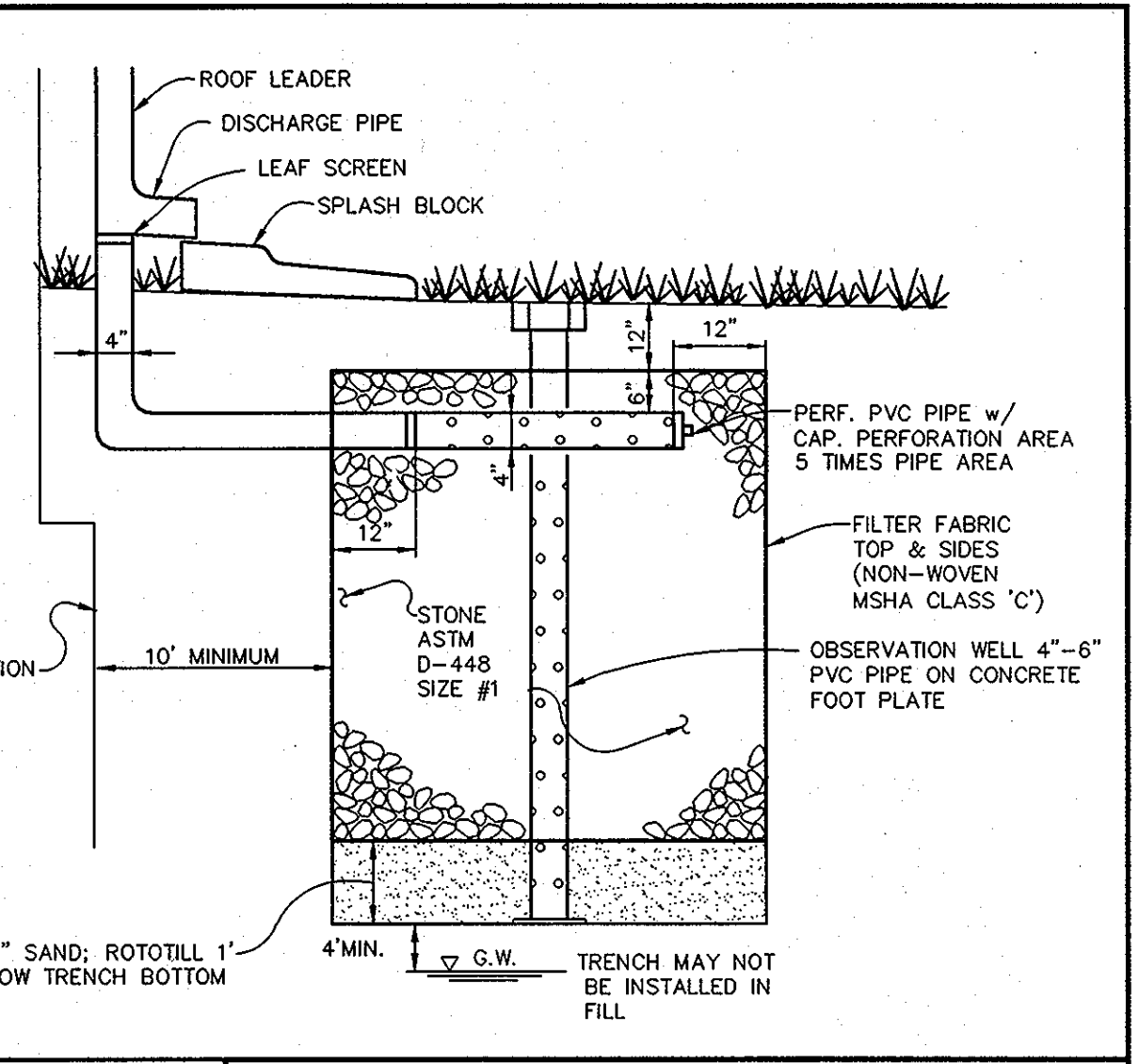
2-21-12	5	REVISE HOUSE PLAN ON LOT 18
11-16-11	4	REVISE HOUSE PLAN ON LOT 20
8-10-11	3	REVISE HOUSE PLAN ON LOT 21
DATE	NO.	REVISION







DRY WELL	DA (SF)	VOL. REQ. (CF)	DEPTH (FT)	LENGTH (FT)	WIDTH (FT)
1	530	40	7.0	4.0	4.0
2	547	40	7.0	4.0	4.0
3	565	40	7.0	4.0	4.0
4	510	44	7.0	4.0	4.0
5	275	13.1	4.0	4.0	4.0
6	462	40	6.0	4.0	4.0
7	462	40	6.0	4.0	4.0
8	462	40	6.0	4.0	4.0



**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-7 (1 of 1) Type: 10 Elev: 291.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
291.6	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
291.6	0.4	Light brown silty fine to medium SAND, damp, dense (SM) (SANDY LOAM)	9.13, 19		
289.7	3.0	Light brown with black and off-white fine to coarse SAND with some silt and some rock fragments, damp, loose (SM) (SANDY LOAM)	7.4, 4		Cave-in depth at 6.5 feet.
285.5	5.5	Brown and yellow with black fine to medium SAND with some silt, moist, medium dense (SM) (LOAMY SAND)	4.6, 8		Standpipe installed to a depth of 8.0 feet.
283.7	8.0	Light olive-yellow elastic SILT with some fine to medium sand, moist, stiff (MH) (LOAM)	4.5, 8		
281.0	10.0	End of Boring			

INfiltration RATE (INCHES PER HOUR): 5.25

**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-8 (1 of 1) Type: 10 Elev: 290.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
290.7	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
289.7	0.3	Light brown to brown with black slightly micaceous fine to coarse SAND with little silt and little rock fragments, damp to moist, medium dense (SM) (SANDY LOAM)	6.9, 11		
284.4	6.0	Dark orange/red-brown and yellowish-brown with black elastic SILT with some fine to medium sand, moist, stiff (MH) (LOAM)	15.13, 7		Cave-in depth at 5.3 feet.
281.0	10.0	End of Boring			Standpipe installed to a depth of 6.0 feet.

INfiltration RATE (INCHES PER HOUR): 24.0

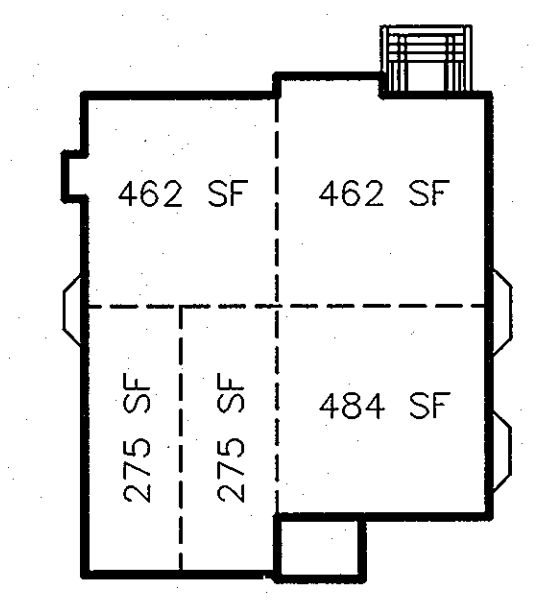
**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-9 (1 of 1) Type: 10 Elev: 292.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
292.1	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
291.6	0.4	Light brown/tan silty fine to medium SAND, damp, dense (SM) (SANDY LOAM)	13.14, 15		
289.7	3.0	Brown slightly micaceous fine to coarse SAND with some silty clay and trace rock fragments, moist, medium dense (SC) (SANDY LOAM)	7.1, 6		Cave-in depth at 6.8 feet.
286.0	6.0	Red/orange-brown and brown to light olive-green elastic SILT with some fine to medium sand, moist, stiff (MH) (SILT LOAM)	4.5, 8		Standpipe installed to a depth of 6.0 feet.
282.0	10.0	End of Boring			

INfiltration RATE (INCHES PER HOUR): 1.75

**DRYWELL DETAIL**  
 NO SCALE  
 NOTE: SEE HOWARD COUNTY DETAIL D-9.01.



**SMITH AVE. HOUSE TEMPLATE ROOF TOP DRAINAGE AREAS**  
 NOT TO SCALE

BY THE DEVELOPER:

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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Robert Wadley* 6/10/10 DATE

BY THE ENGINEER:

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.

ENGINEER: *[Signature]* 6/10/10 DATE

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

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: *Monica E. Butler* 7/29/10 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 7/21/10 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 7/29/10 DATE

**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-10 (1 of 1) Type: 10 Elev: 294.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
294.0	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
293.5	0.5	Light brown/tan silty fine to medium SAND, damp, medium dense (SM) (SANDY LOAM)	6.7, 7		
291.0	3.0	Light brown/brown slightly micaceous fine to coarse SAND with some silty clay and trace rock fragments, damp, medium dense (SC) (SANDY LOAM)	6.8, 7		Cave-in depth at 6.8 feet.
285.5	5.5	Dark orange-brown to dark red-brown with black and yellow elastic SILT with some fine to medium sand and trace rock fragments, moist, medium stiff to stiff (MH) (LOAM)	4.3, 6		Standpipe installed to a depth of 6.0 feet.
284.0	6.0	Orange/red-brown elastic SILT with some fine to medium sand, moist, medium stiff to stiff (MH) (LOAM)	4.6, 7		
281.0	10.0	End of Boring			

INfiltration RATE (INCHES PER HOUR): 3.25

**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-11 (1 of 1) Type: 10 Elev: 295.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
295.0	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
294.7	0.3	Light brown/tan silty fine to medium SAND, damp, medium dense (SM) (SANDY LOAM)	6.7, 6		
292.0	3.0	Light brown slightly micaceous fine to coarse SAND with little silt, damp to moist, medium dense (SM) (LOAMY SAND)	6.7, 12		Cave-in depth at 6.4 feet.
287.0	8.0	Orange/red-brown elastic SILT with some fine to medium sand, moist, medium stiff to stiff (MH) (LOAM)	7.8, 10		Standpipe installed to a depth of 6.0 feet.
285.0	10.0	End of Boring			

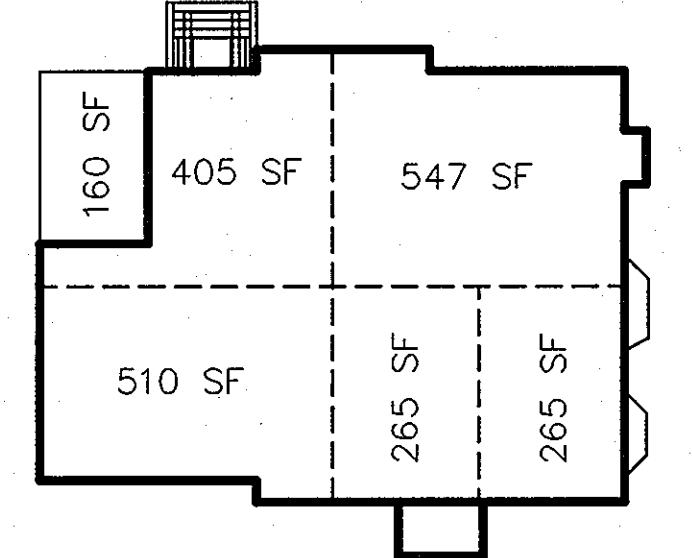
INfiltration RATE (INCHES PER HOUR): 13.75

**BORING LOG** **geolab**

Report No.: 5/22/2007  
 Client: Mr. Alfio Nicotra, 8070 West Savage Guilford Road, Jessup, Maryland  
 Project: Nicotra Property, Jessup, Howard County, Maryland  
 Boring No.: SWM-12 (1 of 1) Type: 10 Elev: 297.0+/- Location: See Boring Location Plan  
 Type of Boring: Hollow-stem Auger Started: 08/29/06 Completed: 08/30/06 Driller: Free State Drilling

Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content (%)	REMARKS
297.0	0.0	Sod with root (organic) matter and organic soil	1.0		Boring dry during drilling and at completion.
296.5	0.5	Light brown to orange-brown slightly micaceous silty fine to medium SAND, damp, medium dense (SM) (SANDY LOAM)	6.7, 6		
292.0	5.0	Brown with black and white slightly micaceous fine to coarse SAND with little silt and trace rock fragments, damp, medium dense (SM) (LOAMY SAND)	10.11, 13		Cave-in depth at 7.5 feet.
288.0	9.0	Light yellow-brown elastic SILT with some fine to medium sand, moist, stiff (MH) (LOAM)	5.4, 7		Standpipe installed to a depth of 7.0 feet.
287.0	10.0	End of Boring			

INfiltration RATE (INCHES PER HOUR): 22.9



**COOPER HOUSE TEMPLATE ROOF TOP DRAINAGE AREAS**  
 NOT TO SCALE

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS**

- THE MONITORING WELLS AND ROOF DRAIN SYSTEM SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- DEBRIS SHALL BE REMOVED FROM THE GUTTERS AND DOWN SPOUTS ON A QUARTERLY BASIS.
- QUARTERLY LEVELS AND SEDIMENT BUILT UP IN THE MONITORING WELLS SHALL BE OBSERVED TO ENSURE PROPER DRAINAGE.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN PREPARED ON AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

DATE NO.	REVISION
5-16-11	REVISE DRYWELL DETAIL CHART

OWNER: ALFIO NICOTRA & ANITA L. NICOTRA TRUSTEES UNDER THE NICOTRA FAMILY TRUST  
 DATED AUGUST 22, 2005  
 8070 W. SAVAGE GUILFORD ROAD  
 JESSUP, MD 20794  
 (301) 498-0159

DEVELOPER: ENVISION BUILDERS INC.  
 ATTN: ROBERT GENTRY  
 412 HOLLEN ROAD  
 BALTIMORE, MD 21212  
 (410) 652-5785

PROJECT: PROPERTY OF ALFIO NICOTRA, LOTS 15, 18-21, & 23  
 P.N. 20460 & 20968, P/O TM 47 GRID 5 PARCEL 18

AREA: LOTS 15, 18-21 & 23 PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18)  
 6th ELECTION DISTRICT ZONED R20  
 HOWARD COUNTY, MARYLAND

TITLE: **STORM WATER MANAGEMENT DETAILS & SOIL BORING LOGS**

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

DESIGNED BY: PJS/JSN  
 DRAWN BY: JSN  
 PROJECT NO: 115111-2-0  
 DATE: JUNE 4, 2010  
 SCALE: AS SHOWN  
 DRAWING NO. 7 OF 7