

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	CONSTRUCTION NOTES AND DETAILS
5	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SITE DEVELOPMENT PLAN

CATTERTON PROPERTY

LOTS 3, 6, AND 7

FIRST ELECTION DISTRICT

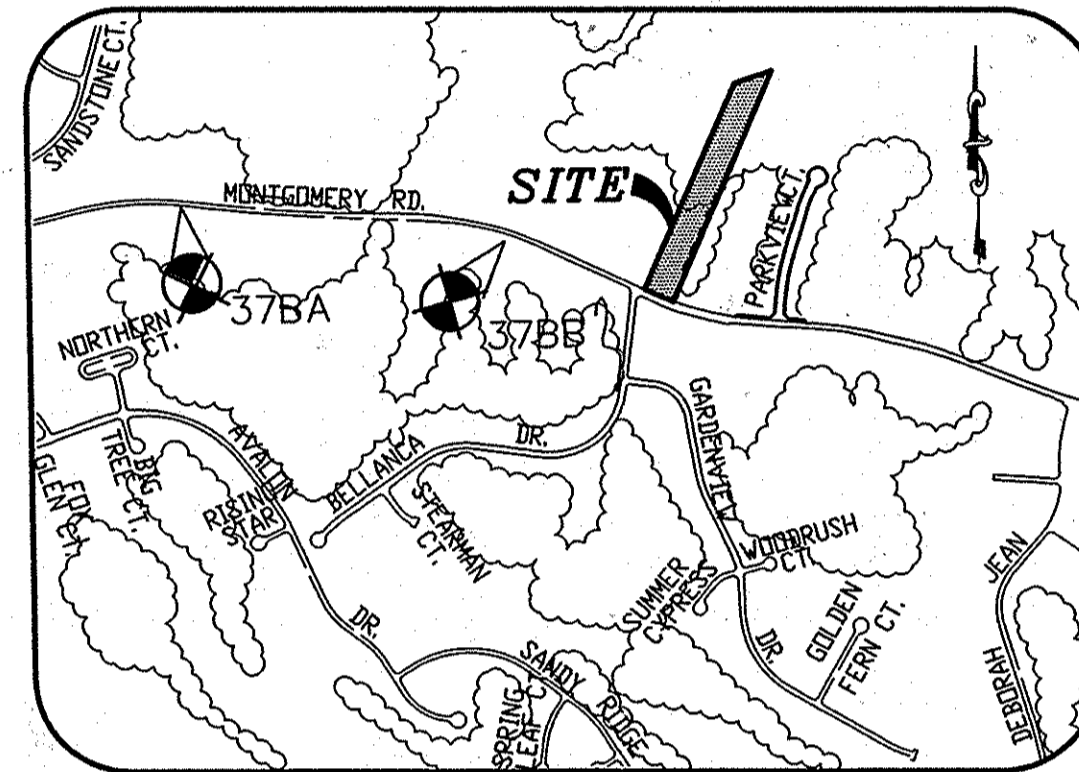
HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS 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.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT FEBRUARY, 2005.
- COORDINATES BASED ON NAD 83 (HORIZONTAL) AND NAVD 88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37BA & 37BB
STA. No. 37BA N 563785.618 E 1376343.172 ELEV. 373.014
STA. No. 37BB N 563663.415 E 1378040.471 ELEV. 393.935
- STORMWATER MANAGEMENT REQUIREMENTS WERE DETERMINED VIA THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTIONS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL AS APPROVED UNDER F-08-129. DUE TO THE LENGTH OF TIME ELAPSED BETWEEN FINAL PLAN APPROVAL AND SUBMISSION OF THE SITE DEVELOPMENT PLAN (SDP), ADDITIONAL STORMWATER MANAGEMENT MEASURES SUCH AS MICRO-BIORETENTION (M-6) AND GRASSED SWALES (M-8) HAVE BEEN PROVIDED SO STORMWATER MANAGEMENT FOR THE SITE CORRELATES TO CURRENT SWM CRITERIA. A SUPPLEMENTAL STORMWATER MANAGEMENT REPORT HAS BEEN SUBMITTED WITH SDP-12-078.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE. STANDARD DETAIL R-6.06.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV.
- SITE ANALYSIS DATA CHART:
LOCATION: TAX MAP 37 PARCEL 48, PLAT 21992
ZONING: R-20 (ZONING MAP DATED JULY 28, 2006)
ELECTION DISTRICT: 1ST
TOTAL PROJECT AREA: 1.96 AC ±
LIMIT OF DISTURBED AREA: 2.02 AC ± (INCLUDES OFFSITE)
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 3
TYPE OF PROPOSED UNIT: SFD
DPZ FILES: F-08-171, F-08-129, SDP-06-008
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
- 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS.
- 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:
- WIDTH - 12 FEET MIN. (16 FEET MIN. SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 3, 6, AND 7 WILL BE SERVICED UNDER CONTRACT # 14-4678-D.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY RIGHT-OF-WAY LINE.
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AMENDED 5th ED. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE HAVE BEEN SATISFIED UNDER F-08-129 BY THE RETENTION OF 0.55 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 0.37 ACRES (16,177 SF) IN THE AMOUNT OF \$12,087.75. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.55 ACRES OR 23,958 SF) WAS POSTED UNDER F-08-171. LANDSCAPING IN THE AMOUNT OF \$2,700.00 WAS APPROVED UNDER F-08-129, AND WILL BE POSTED AT THE TIME OF THE BUILDER'S GRADING PERMIT FOR LOTS 3, 6, AND 7.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-08-129) 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.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II.
- THE "ORIGINALS ONLY" PLAT (F-13-085, MARBUCK ESTATES REVISION PLAT, GRANT OF EASEMENT) WAS RECORDED ON MAY 3, 2013 AS PLAT 22375 TO ALLOW FOR THE CONNECTIONS OF THE WATER AND SEWER HOUSE CONNECTIONS FOR LOTS 3, 6, AND 7 TO THE EXISTING WATER AND SEWER MAINS (CONTRACT 14-4678-D).

SWM PRACTICES SCHEDULE

AREA	ESD METHOD	TREATED AREA TYPE	ESDv (REQ)	(PROVIDED)	Pe (REQ)	Pe (PROVIDED)
LOT 3	ROOFTOP DISCONNECTION (N-1), MICRO-BIORETENTION FACILITY MB-3 (M-6)	HOUSE, DRIVEWAY		315 CF		
LOT 6	ROOFTOP DISCONNECTION (N-1), MICRO-BIORETENTION FACILITY MB-4 (M-6)	HOUSE, DRIVEWAY		315 CF		
LOT 7	ROOFTOP DISCONNECTION (N-1), NON-ROOFTOP DISCONNECTION (N-2)	HOUSE, DRIVEWAY		256 CF		
USE-IN-COMMON DW	NON-ROOFTOP DISC. (N-2)	ROADWAY		749 CF		
N/A	GRASSED SWALES SW-3 AND SW-4 (M-8)			1,956 CF		
N/A	NATURAL AREA CONSERVATION (F-08-129)				1.52"	2.00"
TOTAL				2,721 CF	3,591 CF	



VICINITY MAP
SCALE: 1"=100'
ADC MAP: 35 GRID A-1

STORMWATER MANAGEMENT PRACTICES

LOT #	ADDRESS	GREEN ROOF		PERMEABLE PAVEMENTS		REINFORCED TURF		DISCONNECTION OF ROOFTOP RUNOFF		DISCONNECTION OF NON-ROOFTOP RUNOFF		SHEETFLOW TO CONSERVATION AREAS		RAINWATER HARVESTING		SUBMERGED GRAVEL WETLANDS		LANDSCAPE INFILTRATION		INFILTRATION BERMS		DRY WELLS		MICRO-BIORETENTION		RAIN GARDENS		SWALES		ENHANCED FILTERS	
		A-1 (Y/N)	A-2 (Y/N)	A-3 (Y/N)	N-1 (NUMBER)	N-2 (Y/N)	N-3 (Y/N)	M-1 (NUMBER)	M-2 (NUMBER)	M-3 (NUMBER)	M-4 (NUMBER)	M-5 (NUMBER)	M-6 (NUMBER)	M-7 (NUMBER)	M-8 (NUMBER)	M-9 (NUMBER)	M-10 (NUMBER)	M-11 (NUMBER)	M-12 (NUMBER)	M-13 (NUMBER)	M-14 (NUMBER)	M-15 (NUMBER)	M-16 (NUMBER)	M-17 (NUMBER)	M-18 (NUMBER)	M-19 (NUMBER)	M-20 (NUMBER)	M-21 (NUMBER)	M-22 (NUMBER)		
3	6241 MONTGOMERY ROAD	N	N	N	6	N	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	6243 MONTGOMERY ROAD	N	N	N	6	N	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	6245 MONTGOMERY ROAD	N	N	N	6	Y	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D/W		N	N	N	0	Y	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

OWNER / DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
(410)465-7200

DEVELOPERS CERTIFICATE

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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERFORM ON-SITE INSPECTION.

Rob Dorsey, Jr. 9-12-13
SIGNATURE OF DEVELOPER DATE
ROB DORSEY, JR.
PRINTED NAME OF DEVELOPER

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.

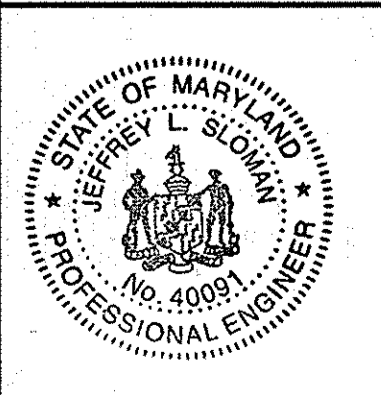
Jeffrey S. Sloman 9/10/13
SIGNATURE OF ENGINEER DATE
JEFFREY SLOMAN, PE
PRINTED NAME OF ENGINEER

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

John R. Rhoton 9/26/13
HOWARD SOIL CONSERVATION DISTRICT DATE

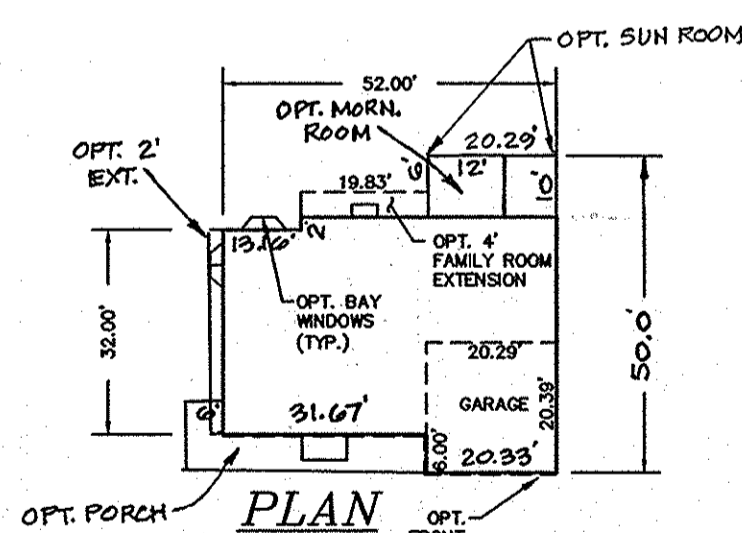
APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Rhoton 10/1/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John R. Rhoton 10/15/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John R. Rhoton 10/17/13
DIRECTOR DATE



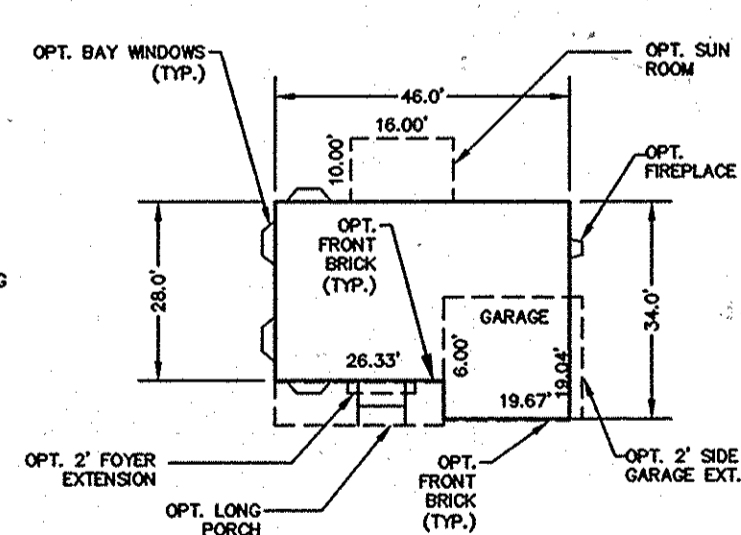
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP. DATE 2/13/15.

Jeffrey S. Sloman 9/10/13
JEFFREY SLOMAN, P.E.



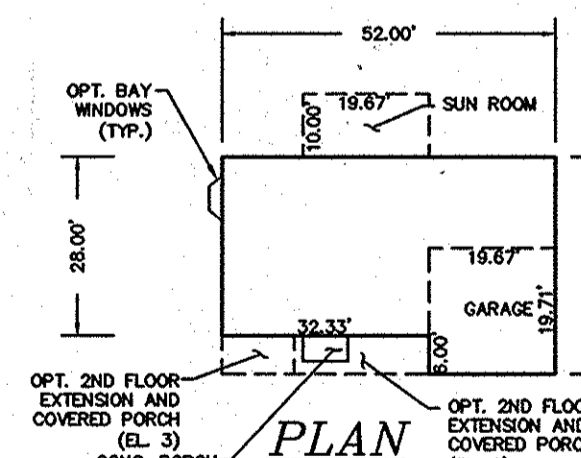
CHAMBERLAIN III

SCALE: 1"=30'
FOOTPRINT AREA=2,721 SF MAX. W/ OPTIONS
(2,721 SF IF BAY WINDOWS AND FIREPLACE ARE ALSO INCLUDED)



GILMOR III

SCALE: 1"=30'
FOOTPRINT AREA=1,794 SF MAX. W/ OPTIONS
(1,835 SF IF BAY WINDOWS AND FIREPLACE ARE ALSO INCLUDED)

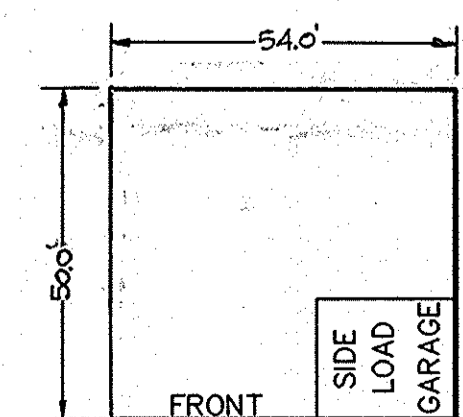


ARMISTEAD III

SCALE: 1"=30'
FOOTPRINT AREA=1,965 SF MAX. W/ OPTIONS
(1,975 SF IF BAY WINDOWS ARE ALSO INCLUDED)

MODEL ALLOWABLE OPTIONS

MODEL	ALLOWABLE OPTIONS
CHAMBERLAIN	4' FAMILY ROOM EXT. BAY WINDOWS FIREPLACE FRONT BRICK
GILMOR III	SUN ROOM LONG PORCH 2' FOYER EXTENSION BAY WINDOWS FIREPLACE FRONT BRICK
ARMISTEAD III	SUN ROOM BAY WINDOWS 2ND FLOOR EXTENSION COVERED PORCH



GENERIC BOX A

SCALE: 1"=30'

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: CATTERTON PROPERTY		SECTION/AREA: N/A	PARCEL: LOTS 3, 6, AND 7	
PLAT NO. 21992	BLOCK(S) 5	ZONING R-20	TAX MAP NO. 37	ELECTION DISTRICT 1ST
CENSUS TRACT 6011.01				

ADDRESS CHART

LOT #	ADDRESS
3	6241 MONTGOMERY ROAD
4	6243 MONTGOMERY ROAD
5	6245 MONTGOMERY ROAD

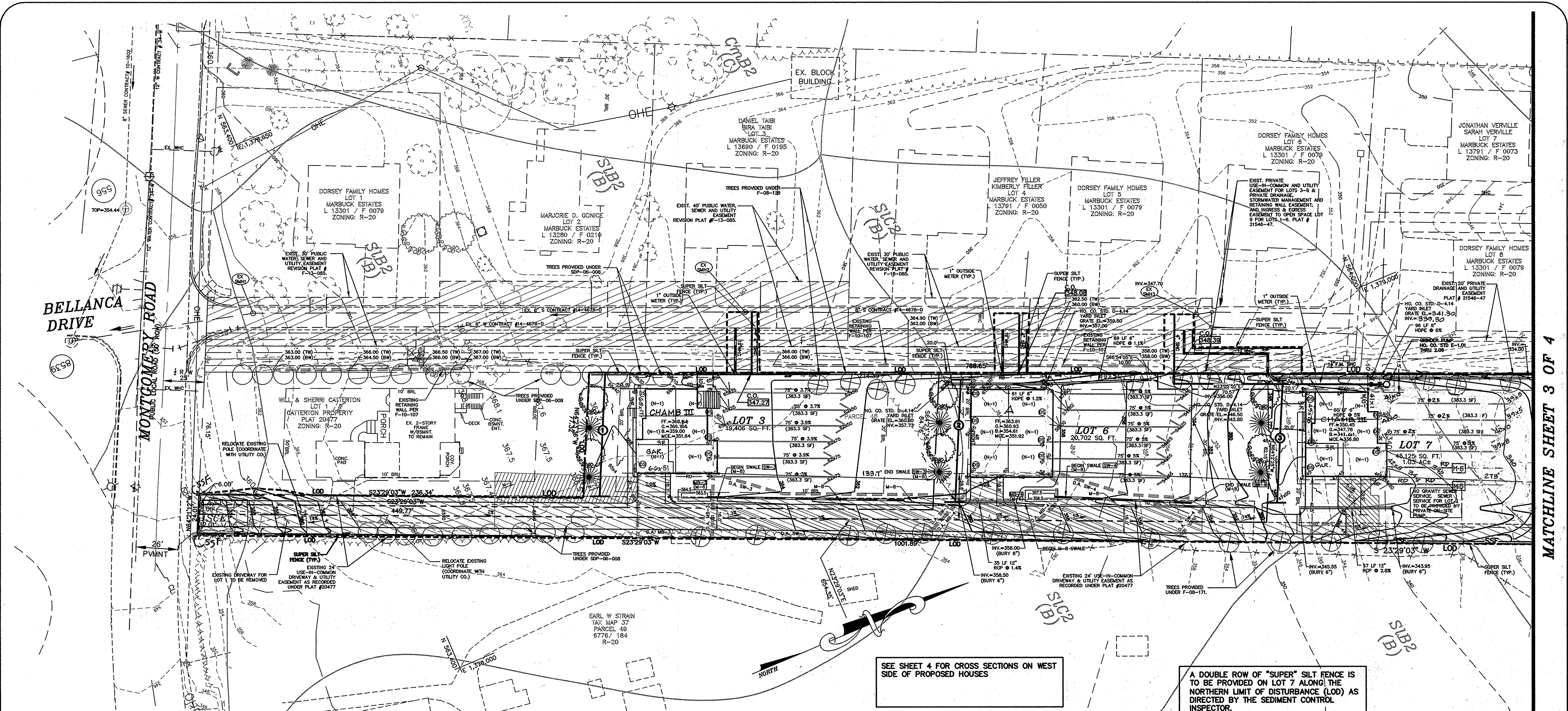
H:\04-080\DWG\04-080-SDP.DWG

date	JUL 2013	approval	RJH
project	12-013	illustration	JLS
scale	JLS	scale	SHOW N

date	9/11/14
no.	1
description	ADD CHAMBERLAIN, INCREASE BAY SIZE
revisions	

CATTERTON PROPERTY, LOTS 3, 6, AND 7
TAX MAP 37 PARCEL 48 GRID 5
HOWARD COUNTY
FIRST ELECTION DISTRICT
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Planners Surveyors
6800 Peerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 991-0296 Fax: (410) 991-0298



MATCHLINE SHEET 3 OF 4

DEVELOPERS CERTIFICATE
 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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERIODIC ON-SITE INSPECTION.
 Signature: *Rob Dorsey, Jr.* DATE: 9-12-13
 ROB DORSEY, JR.
 PRINTED NAME OF DEVELOPER

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: *Jeffrey SLOMAN* DATE: 9/10/13
 JEFFREY SLOMAN, PE
 PRINTED NAME OF ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John M. Robertson* DATE: 9/26/13
 JOHN M. ROBERTSON
 FORDWARD SOIL CONSERVATION DISTRICT

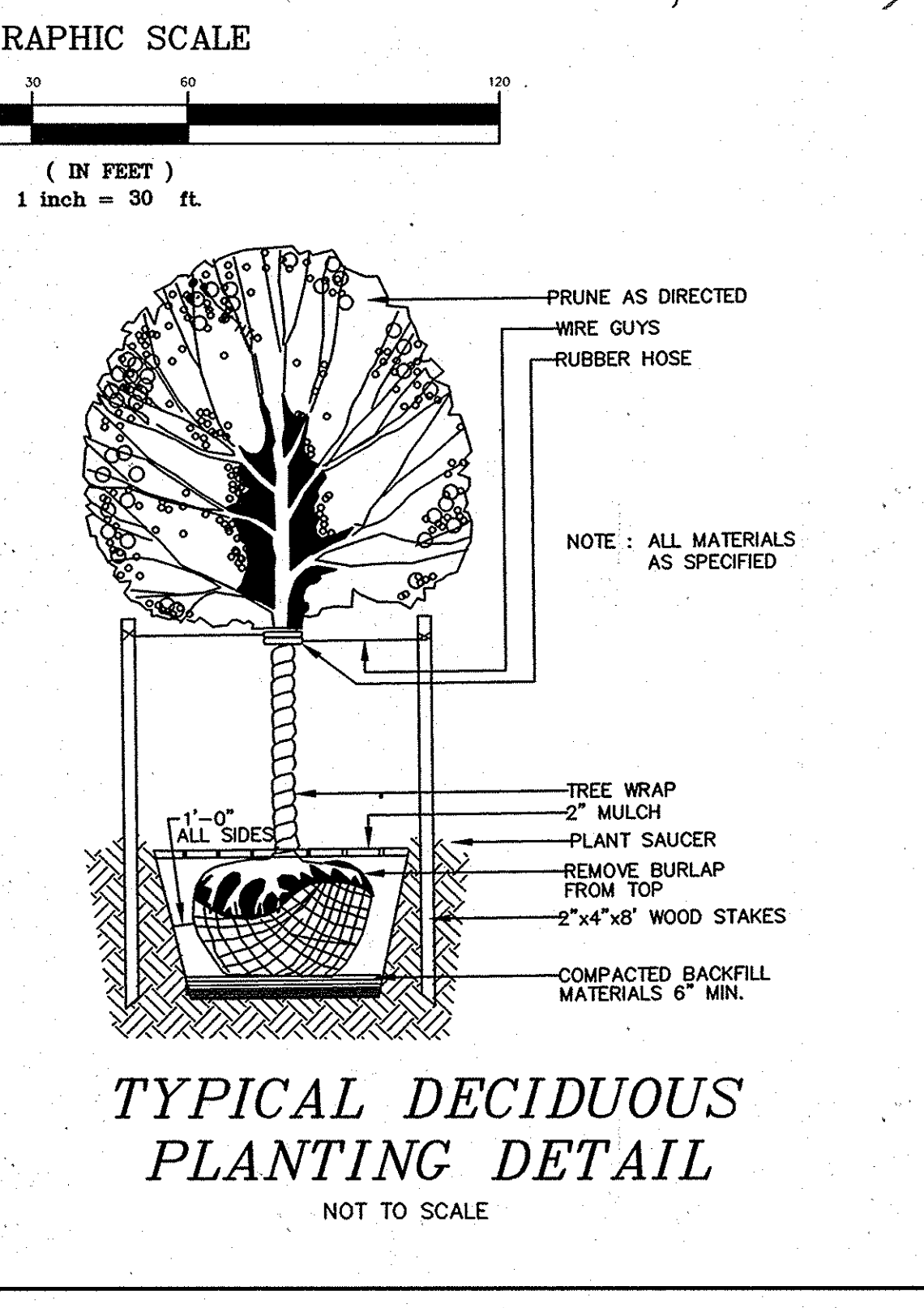
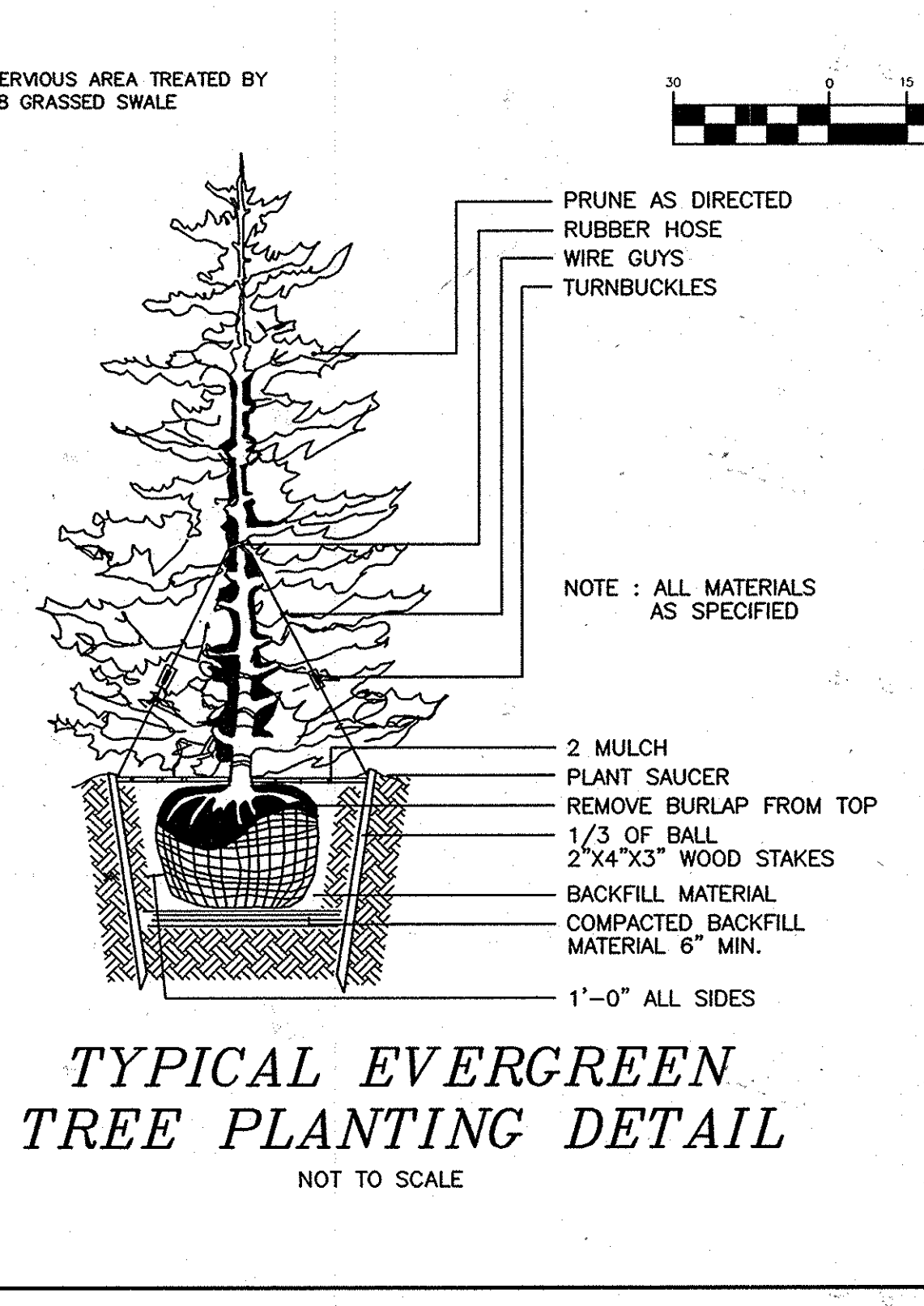
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Jeffrey SLOMAN* DATE: 09/13
 JEFFREY SLOMAN, PE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, P.E.
 Signature: *Mark A. Gyle* DATE: 10/15/13
 MARK A. GYLE
 CHIEF, DIVISION OF LAND DEVELOPMENT

LEGEND

	IMPERVIOUS AREA TREATED BY M-6 MICRO-BIOTRETMENT		IMPERVIOUS AREA TREATED BY M-8 GRASSED SWALE
	IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION		
	AREA OF N-2, NON-ROOFTOP DISCONNECTION		
	N-1, ROOFTOP DISCONNECTION FLOW PATH WITH LENGTH, SLOPE, AND TREATED AREA		
	DOWNSPOUT LOCATION		
	ROOF DRAIN LEADER		
	LANDSCAPING PROVIDED UNDER SDP-06-008		
	LANDSCAPING PROVIDED UNDER F-08-129		
	EXISTING 24' USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT 12' PRIVATE INGRESS & EGRESS EASEMENT TO OPEN SPACE LOT 2 AS RECORDED UNDER PLAT #20477		
	SUPER SILT FENCE		
	LIMIT OF DISTURBANCE		
	TREE PROTECTION FENCE		
	STABILIZED CONSTRUCTION ENTRANCE		

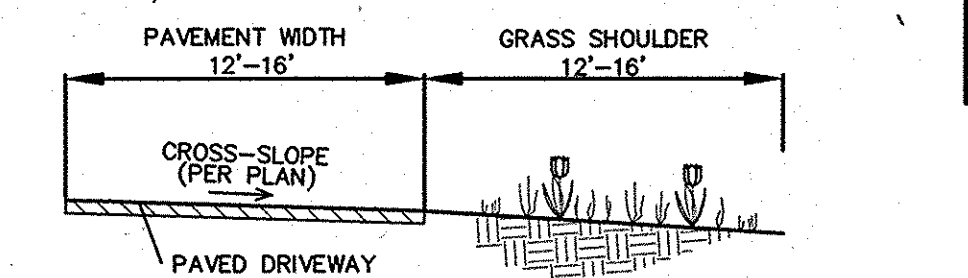
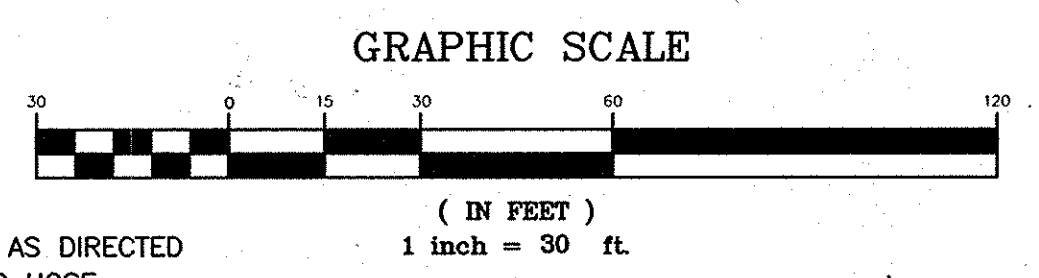
OWNER / DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717 BIRMINGHAM WAY SUITE B
 WOODSTOCK, MARYLAND 21163
 (410) 465-7200

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15.
 Signature: *Jeffrey SLOMAN* DATE: 9/10/13
 JEFFREY SLOMAN, P.E.



SEE SHEET 4 FOR CROSS SECTIONS ON WEST SIDE OF PROPOSED HOUSES

A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE PROVIDED ON LOT 7 ALONG THE NORTHERN LIMIT OF DISTURBANCE (LOD) AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

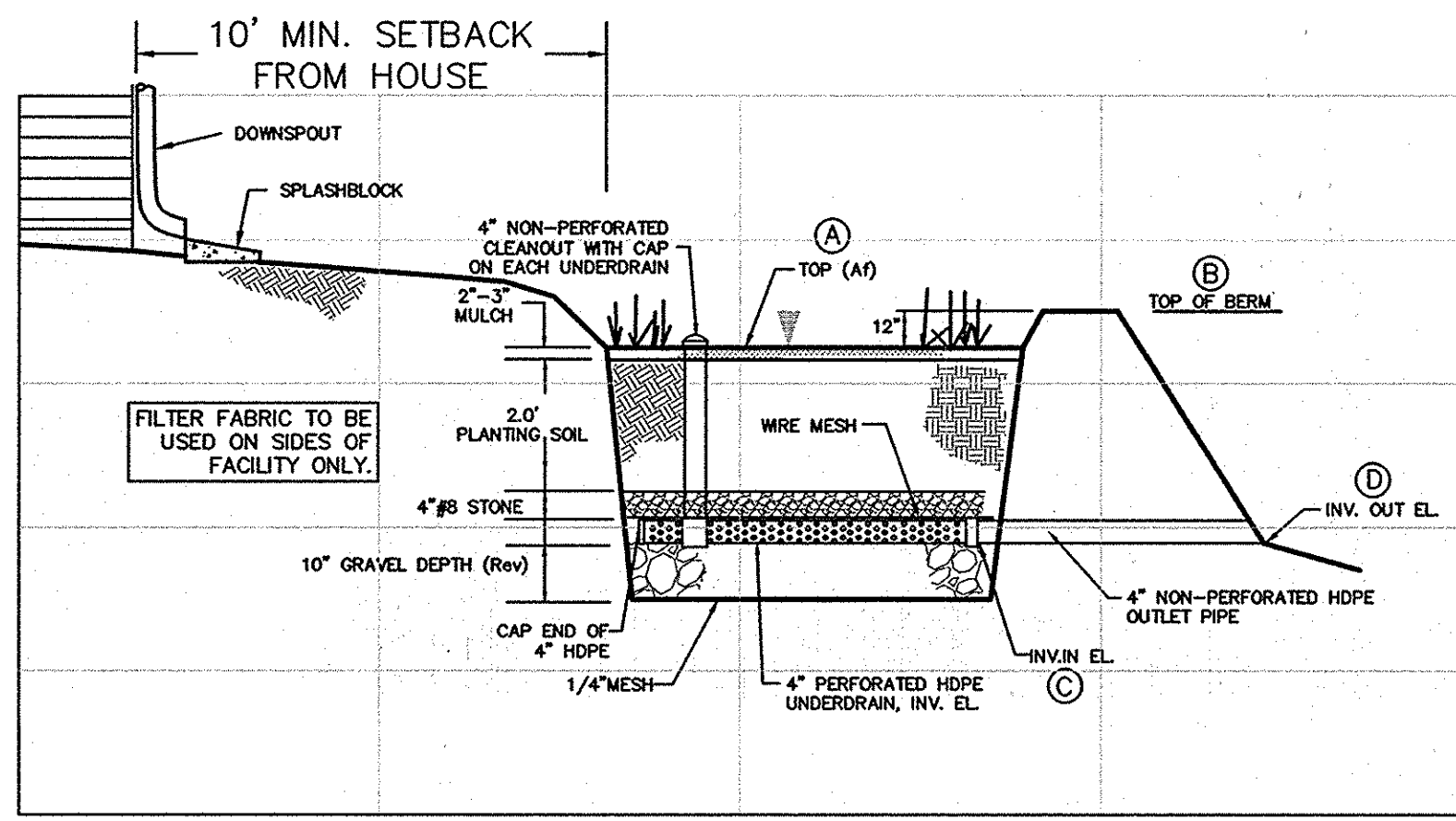
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
6		PINUS STROBUS OR EQUIVALENT	WHITE PINE OR EQUIVALENT	6" - 8" HT.
TOTAL		12 TREES (6 SHADE TREES, 6 EVERGREENS)		

SCHEDULE A - PERIMETER LANDSCAPED EDGE

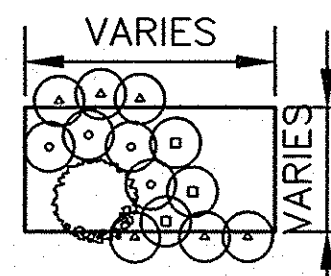
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTALS
	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	
LANDSCAPE TYPE				
LINEAR FEET OF PERIMETER	77 LF	78 LF	78 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Fs	FALLSINGTON LOAM	D
Evc	EVESBORO LOAMY SAND, 5% TO 15% SLOPES	B
SIB2	SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.	B
SIC2	SASSAFRAS LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.	B
SIB2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED.	B
SIC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.	B
CmB2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.	B



MICRO-BIORETENTION (M-6) DETAIL
NOT TO SCALE



MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (A)	TOP OF BERM (B)	INV. IN (C)	INV. OUT (D)	AREA AT TOP EL. (A-D)
LOT 3	563.50	564.50	560.59	560.00	48 SF
LOT 6	556.50	557.50	553.59	553.00	48 SF

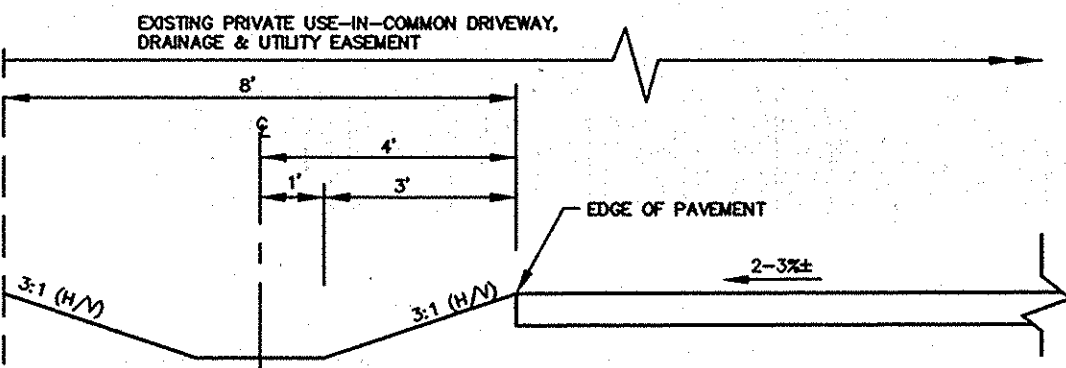
DIMENSIONS OF THE PROPOSED MICRO-BIORETENTION FACILITIES MAY BE REVISED IN THE FIELD SO LONG AS THE TOP OF FACILITY AREAS ARE MAINTAINED AND ALL REQUIRED SETBACKS ARE OBSERVED.

MICRO-BIORETENTION PLANTING DETAIL

PLANT LIST

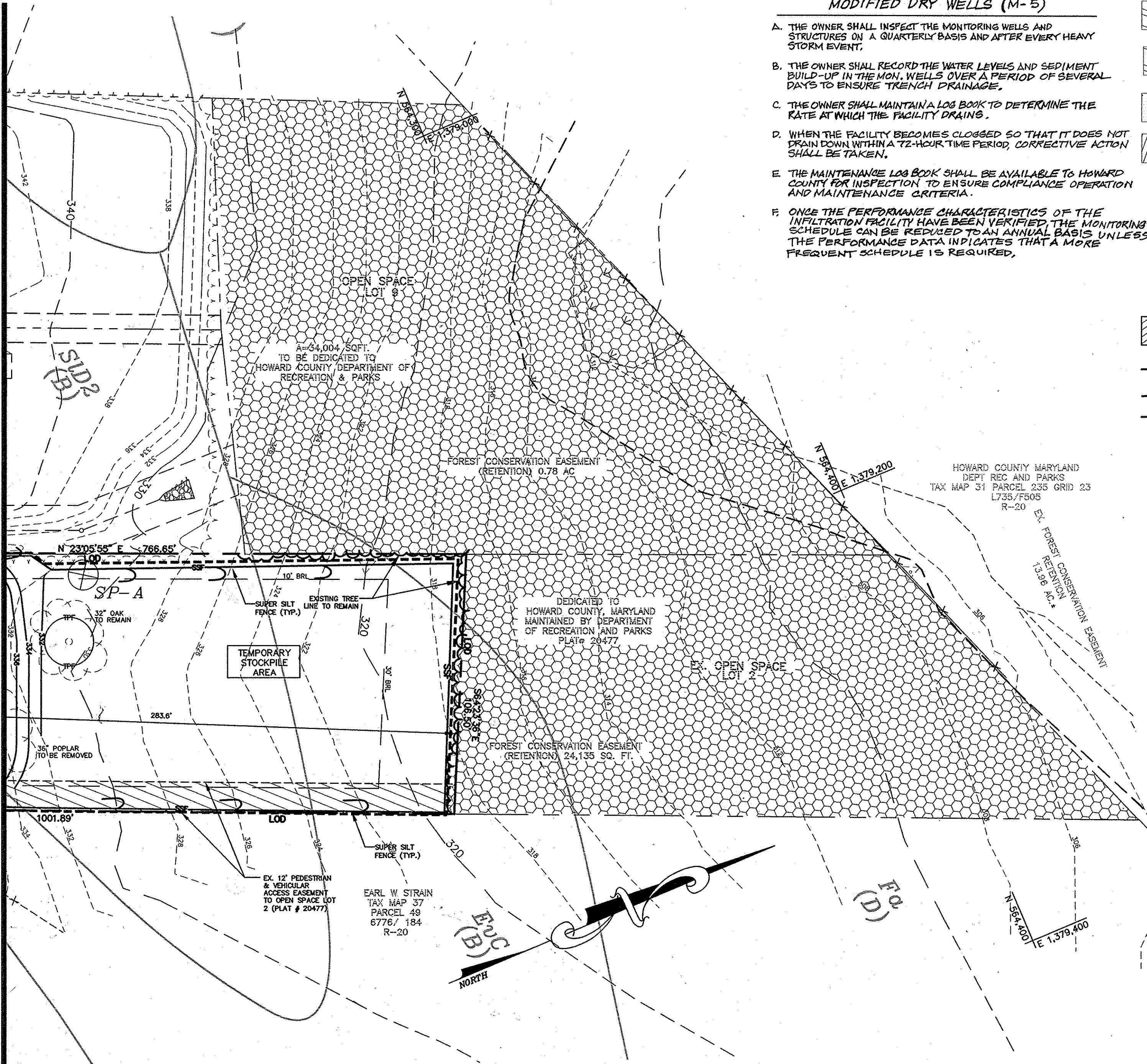
QUANTITY REQUIRED	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY REQUIRED / PROVIDED FOR EACH FACILITY
1 PER 60 SF	○	ILEX GLABRA	INK BERRY	2' - 3' HT.	100 ± 48 SF / 60 = 1
1 PER 20 SF	⊙	GREAT BLUE LOBELIA	GREAT BLUE LOBELIA	1 GAL. CONTAINER	100 ± 48 SF / 20 = 3
1 PER 30 SF	⊙	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER	100 ± 48 SF / 30 = 2
1 PER 40 SF	⊙	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER	100 ± 48 SF / 40 = 2

TOTAL: 14 PERENNIALS, 2 SHRUBS



GRASS SWALE (M-8) DETAIL
NOT TO SCALE

MATCHLINE SHEET 2 OF 4

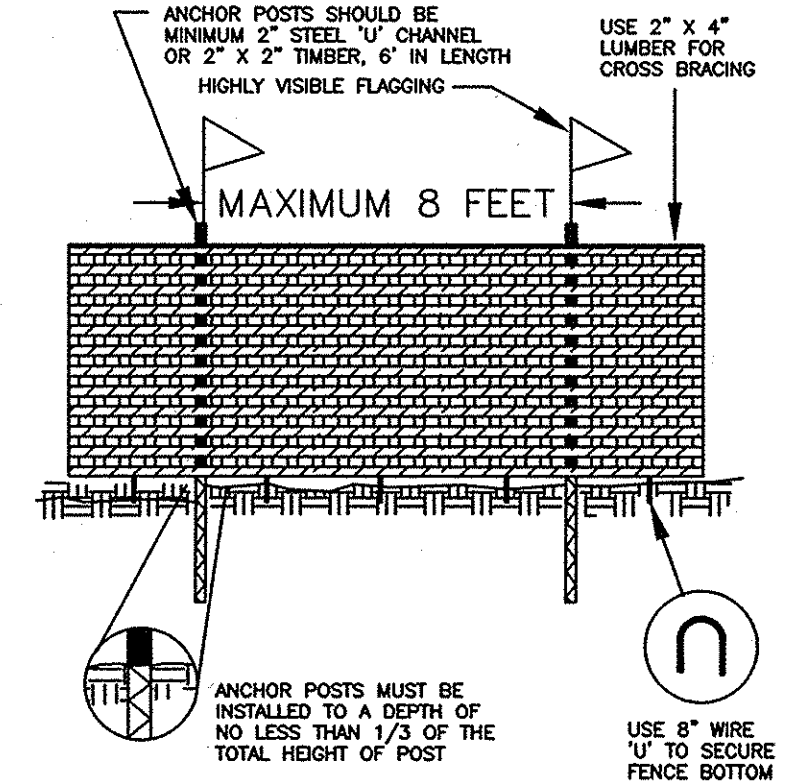


OPERATION AND MAINTENANCE SCHEDULE FOR MODIFIED DRY WELLS (M-5)

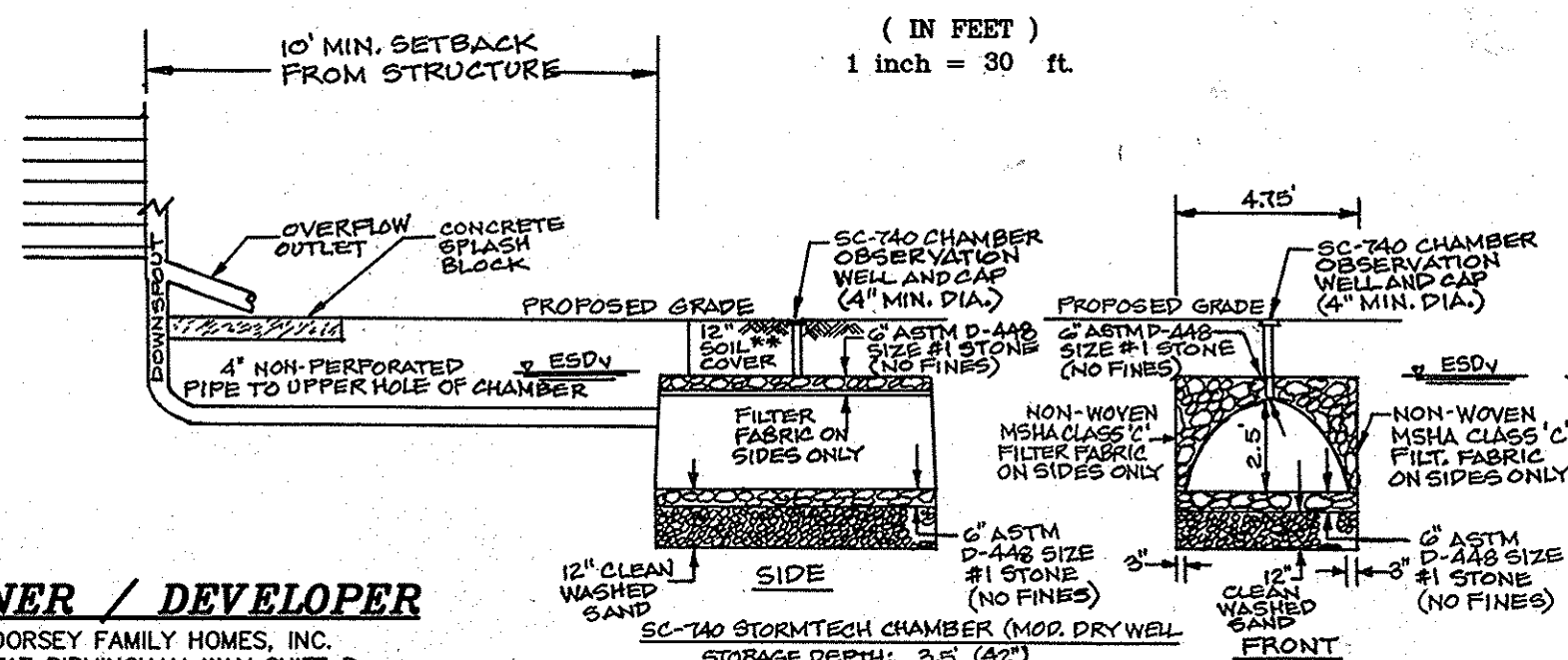
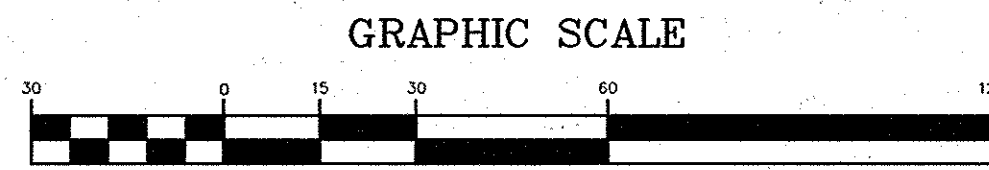
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD-UP IN THE MON. WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72-HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

LEGEND

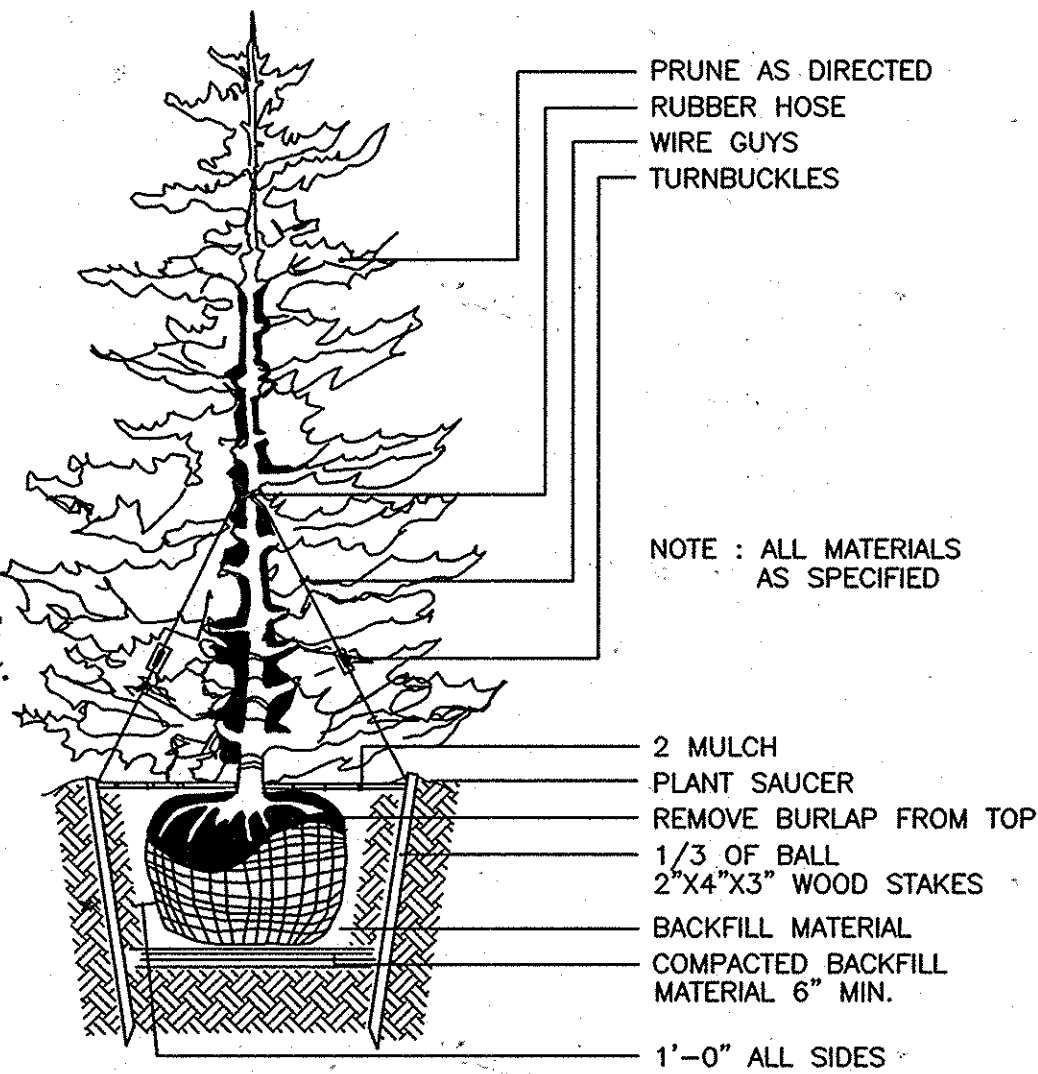
- IMPERVIOUS AREA TREATED BY M-6 MICRO-BIORETENTION
- IMPERVIOUS AREA TREATED BY M-8 GRASSED SWALE
- IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- N-1, ROOFTOP DISCONNECTION FLOW PATH WITH LENGTH, SLOPE, AND TREATED AREA DOWNSPOUT LOCATION
- ROOF DRAIN LEADER
- LANDSCAPING PROVIDED UNDER SDP-06-008
- LANDSCAPING PROVIDED UNDER F-08-129
- EXISTING 24' USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT 12' PRIVATE INGRESS & EGRESS EASEMENT TO OPEN SPACE LOT 2 AS RECORDED UNDER PLAT #20477
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE



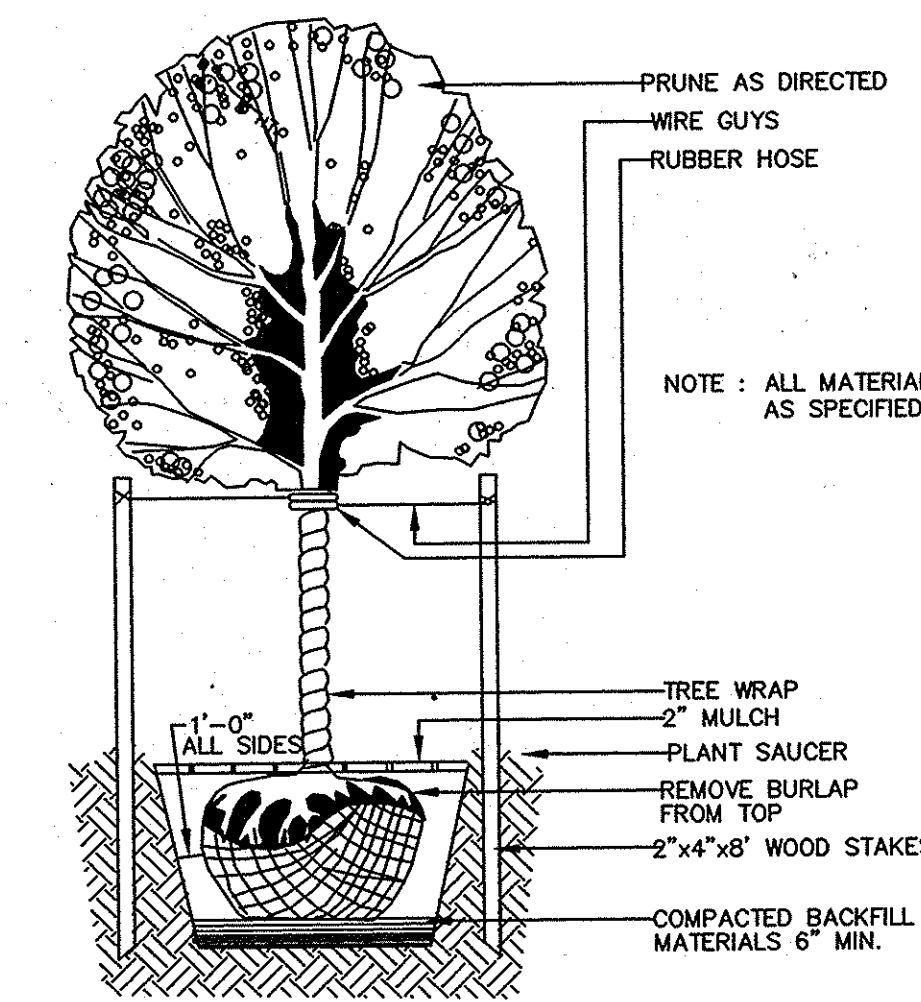
PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH
NTS



MODIFIED DRY WELL (M-5) DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6	○	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
6	⊙	PINUS STROBUS OR EQUIVALENT	WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL				12 TREES (6 SHADE TREES, 6 EVERGREENS)

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTALS
	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	
LANDSCAPE TYPE	77 LF	78 LF	79 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Fg	FALLSINGTON LOAM	D
Evc	EVESBORO LOAMY SAND, 5% TO 15% SLOPES	B
Sib2	SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.	B
Sic2	SASSAFRAS LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.	B
Sid2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED.	B
Sic2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.	B
Cmb2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.	B

DEVELOPER'S CERTIFICATE

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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERFORM ON-SITE INSPECTION.

Rob Dorsey, Jr. 9/12/13
SIGNATURE OF DEVELOPER DATE
ROB DORSEY, JR.
PRINTED NAME OF DEVELOPER

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.

Jeffrey S. Soman 9/10/13
SIGNATURE OF ENGINEER DATE
JEFFREY S. SOMAN, PE
PRINTED NAME OF ENGINEER

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

John M. Burt 9/16/13
SIGNATURE OF DISTRICT DIRECTOR DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Soman 10/9/13
SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark A. Soman 10/15/13
SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark A. Soman 10/13/13
SIGNATURE OF DIRECTOR DATE
DIRECTOR



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP. DATE 2/13/15.

Jeffrey L. Soman 9/10/13
SIGNATURE OF PROFESSIONAL ENGINEER DATE
JEFFREY L. SOMAN, P.E.

DATE: JUL 2013
PROJECT: 12-013
ILLUSTRATION: JLS
SCALE: 1" = 30'
DATE: 8/11/14
DESCRIPTION: ADD CHAMBER, REV. GEN. EX. ADD DRY WELLS TO LOT 7
REVISIONS: JLS

CATTERTON PROPERTY, LOTS 3, 6, AND 7
TAX MAP 37 PARCEL 48 GRID 5
FIRST ELECTION DISTRICT HOWARD COUNTY
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Ellicott City, Maryland 21075
(410) 987-0996 Fax

3 OF 5
SDP-12-078

Project	date	approval
12-013	JUL 2013	JLS
illustration	engineering	JLS
JLS	JLS	RJH
scale	scale	SHOWN

date	description	revisions

CATTERTON PROPERTY, LOTS 3, 6, AND 7
 TAX MAP 37 PARCEL 48 GRID 5 HOWARD COUNTY
 FIRST ELECTION DISTRICT CONSTRUCTION NOTES AND DETAILS

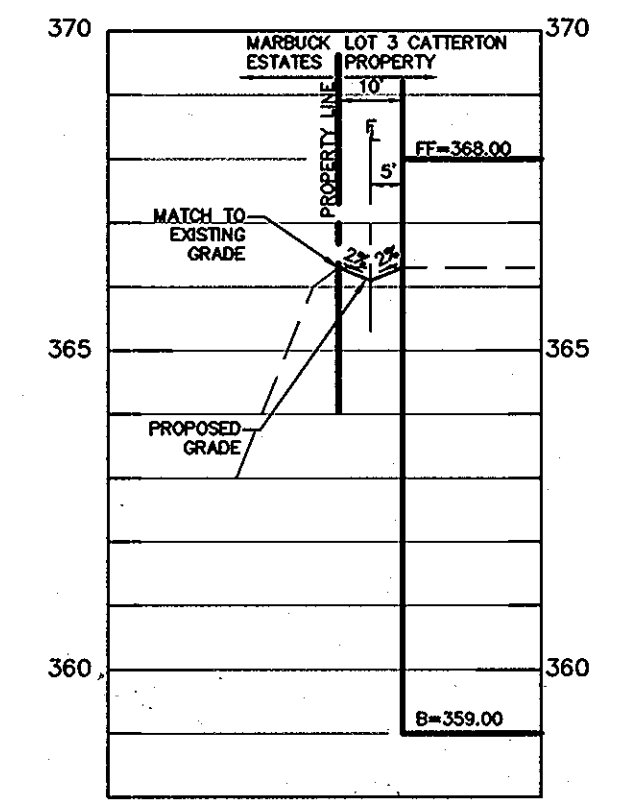
MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
 (410) 997-0286 Fax

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

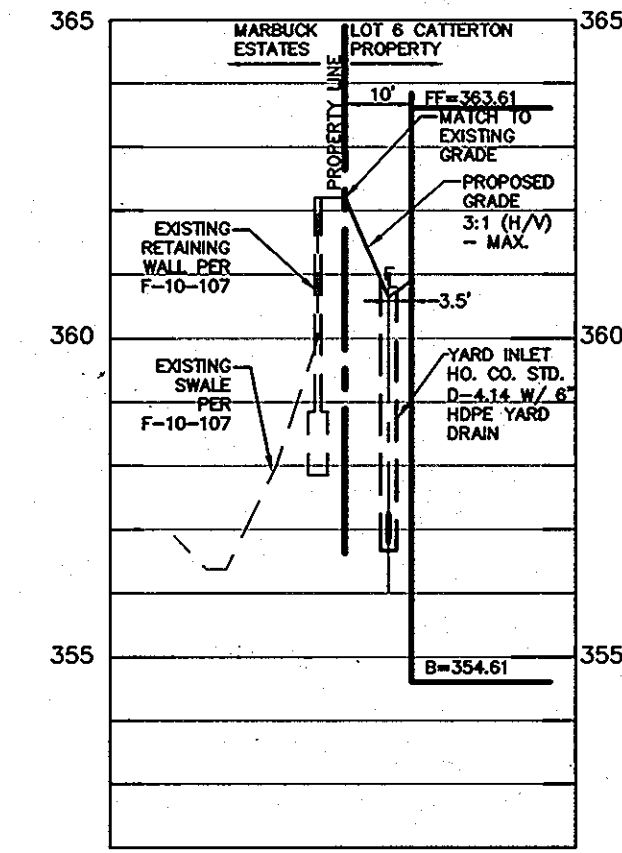
A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OF DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6) AND GRASSED SWALES (M-8)

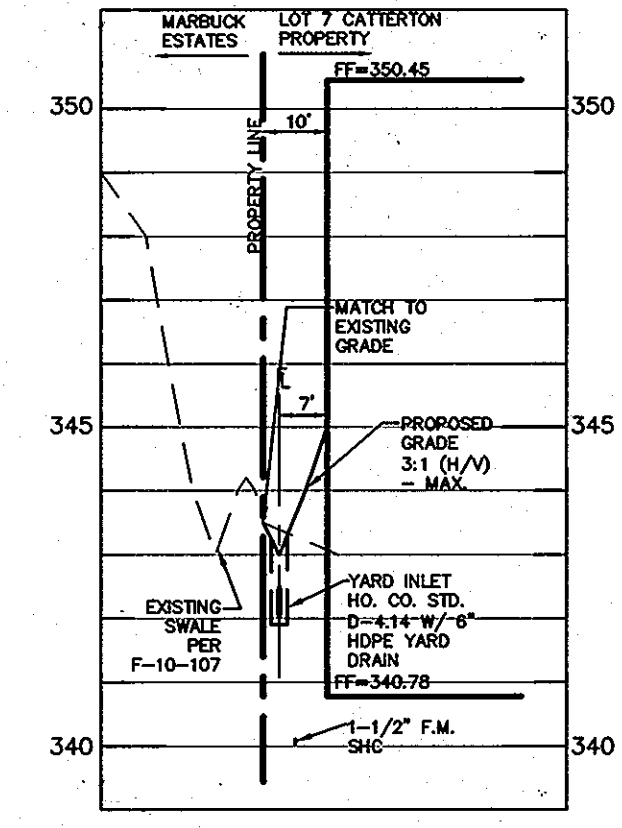
- A. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- B. 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.
- C. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- D. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



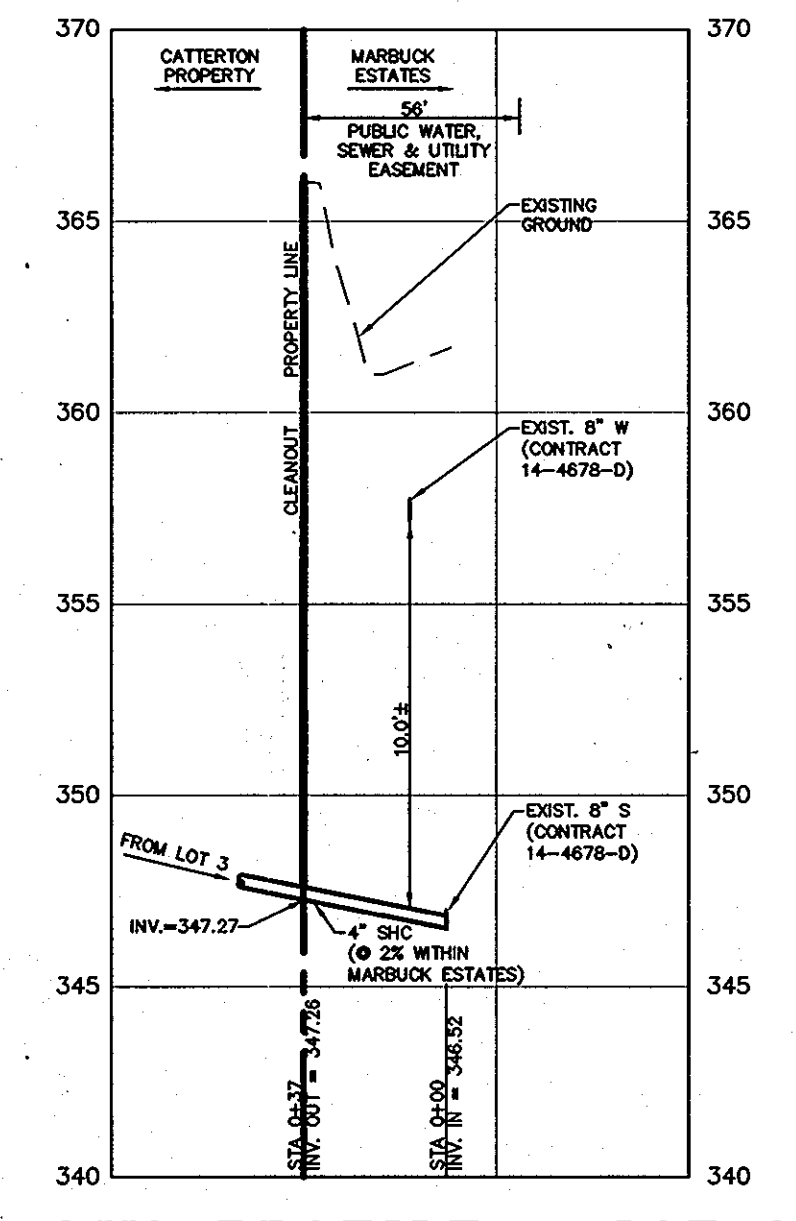
SECTION @ LOT 3 (WEST SIDE)
 SCALE: 1"=30' HOR
 1"=3' VER



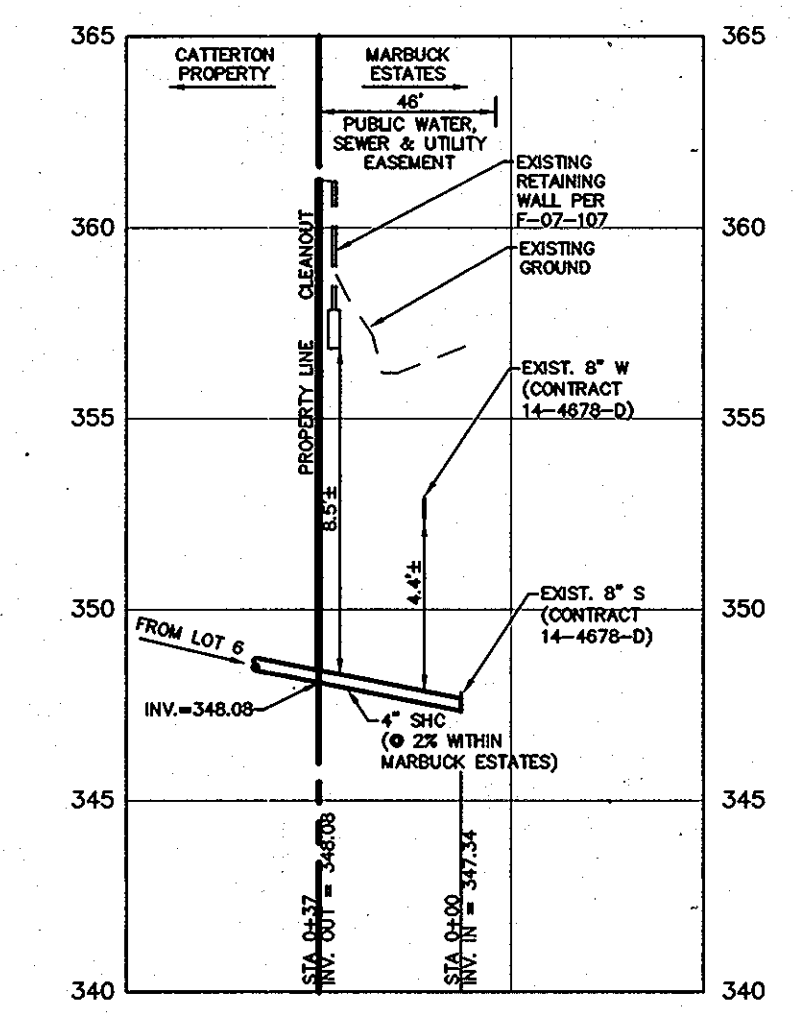
SECTION @ LOT 6 (WEST SIDE)
 SCALE: 1"=30' HOR
 1"=3' VER



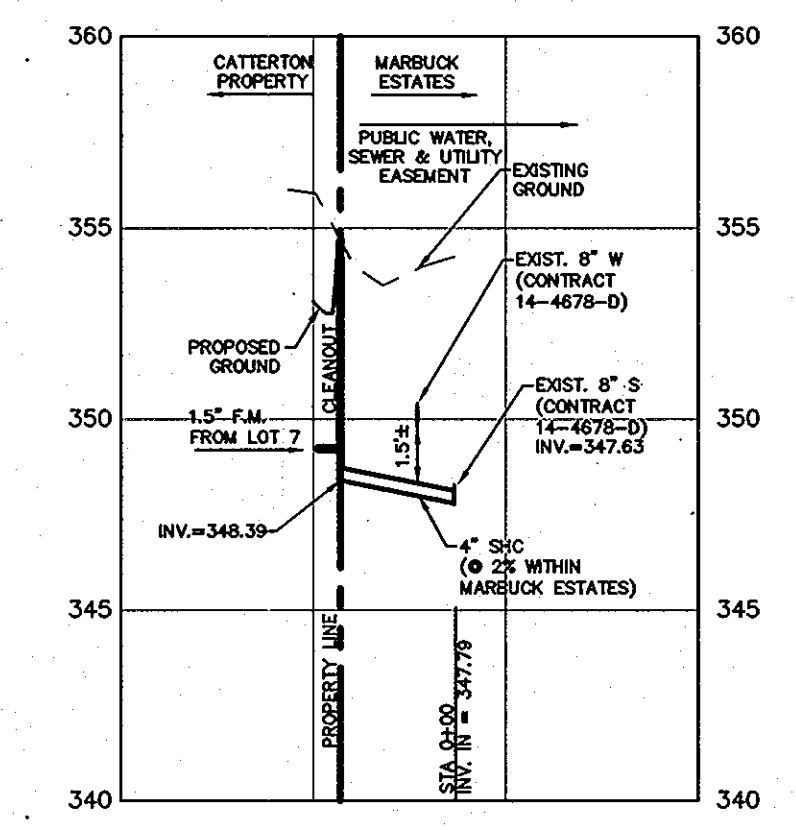
SECTION @ LOT 7 (WEST SIDE)
 SCALE: 1"=30' HOR
 1"=3' VER



SHC PROFILE - LOT 3
 SCALE: 1"=50' HOR
 1"=5' VER



SHC PROFILE - LOT 6
 SCALE: 1"=50' HOR
 1"=5' VER



SHC PROFILE - LOT 7
 SCALE: 1"=50' HOR
 1"=5' VER

OWNER / DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717 BIRMINGHAM WAY SUITE B
 WOODSTOCK, MARYLAND 21163
 (410) 465-7200

DEVELOPERS CERTIFICATE
 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. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERIODIC ON-SITE INSPECTION.
Rob Dorsey, Jr. 9-12-13
 SIGNATURE OF DEVELOPER DATE
 ROB DORSEY, JR.
 PRINTED NAME OF DEVELOPER

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.
Jeffrey Sloman 9/10/13
 SIGNATURE OF ENGINEER DATE
 JEFFREY SLOMAN, PE
 PRINTED NAME OF ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Howard Soil Conservation District 9/26/13
 SIGNATURE DATE
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Jeffrey L. Sloman 10/5/13
 SIGNATURE DATE
 JEFFREY L. SLOMAN
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Jeffrey L. Sloman 10/15/13
 SIGNATURE DATE
 JEFFREY L. SLOMAN
 CHIEF, DIVISION OF LAND DEVELOPMENT
Jeffrey L. Sloman 10/17/13
 SIGNATURE DATE
 JEFFREY L. SLOMAN
 DIRECTOR



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15.
Jeffrey L. Sloman 9/10/13
 SIGNATURE DATE
 JEFFREY L. SLOMAN, P.E.

H:\104-000\DWG\SDP\104-000-SDP.dwg

