

GENERAL NOTES

- THIS PROPERTY IS ZONED R-20 PER THE 02/20/04 COMPREHENSIVE ZONING PLAN AND THE "COMPLIANCE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
- PROPERTY ADDRESS: 10488 STANSFIELD ROAD LAUREL, MD 20723
- REFERENCE: LIBER 14115, FOLIO 359, PLATBOOKS: 22153-22154 AND 22169-22170
- GRASS AREA OF PROPERTY = 2.96 AC ±
- THIS PROPERTY IS IN THE MORGAN HIGHLAND DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
 - STATE HIGHWAY ADMINISTRATION 410.531.5533
 - BSEE (UNDERGROUND DAMAGE CONTROL) 410.850.4600
 - MISS UTILITY 410.787.9068
 - CG/CALVAL PIPELINE COMPANY 800.257.7777
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
 - HOWARD COUNTY HEALTH DEPARTMENT 410.313.2960
 - AT&T 800.252.1133
 - VERIZON 800.743.0030/410.224.9210
- PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-07-010, WP-09-042, WP-09-010, WP-11-056, WP-12-070, F-05-179, F-09-035
- THE BOUNDARY SHOWN HEREON WAS PREPARED BY LDE, INC. IN JUNE, 2006, AND TAKEN FROM F-08-179.
- THE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM ROAD CONSTRUCTION PLANS F-08-179.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 410.257.7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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 LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS.
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
- SOIL COMPRESSION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-I PAVING SECTION (SEE DETAIL, SHEET 3). GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION. BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING NECESSARY FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 4594 AND 4708 WERE USED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 138 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 SETBACK.
- DRIVEWAYS SHALL BE OCCUPIED 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 REQUIREMENTS:
 - a) WIDTH - 12 FEET (18 FEET SERVING MORE THAN ONE RESIDENCE)
 - b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (0.25-LOADING);
 - e) DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
 - g) DRIVEWAY ENTRANCES TO HOWARD COUNTY STANDARD DETAIL R4.03.
- SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS.
- A WETLAND INVESTIGATION FOR THIS PROPERTY WAS COMPLETED BY LDE, INC. DATED NOVEMBER 2006 UNDER SP-07-010. THERE ARE NO WETLANDS ON THIS SITE.
- THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
- A FOREST STAND DELINEATION FOR THIS PROPERTY WAS COMPLETED BY LDE, INC. DATED AUGUST 2007 UNDER SP-07-010. THERE ARE NO SPECIMEN TREES ON-SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. OBLIGATIONS HAVE BEEN SATISFIED UNDER F-08-179.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE UNDER F-08-179.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO SECTION 2.2 AND 2.4 OF VOLUME III, ROADS AND BRIDGES, ON AUGUST 15, 2008. THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO ALLOW USE OF 1/2" SLAB SECTION PAVING IN PLACE OF THE REQUIRED 20" ALONG THE PROPERTY FRONTAGE ON STANSFIELD ROAD, AND TO ALLOW USE OF A MODIFIED COMBINATION CURB & GUTTER IN PLACE OF A STANDARD CURB & GUTTER. THE REQUEST WAS APPROVED BASED PRIMARILY ON THE FACT THAT THE PROPOSED DESIGN WILL BE CONSISTENT WITH THE EXISTING ROAD CONDITIONS TO THE EAST AND WEST OF THE SUBJECT PROPERTY AND WILL NOT NEGATIVELY IMPACT THE COUNTY'S ROAD AND STORM DRAIN SYSTEMS.
- THIS PROJECT IS SUBJECT TO WAIVER WP 09-042 FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OCTOBER 29, 2009. THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.120C(2) WHICH REQUIRES A MINIMUM OF 20 FEET OF FRONTAGE FOR SINGLE PIPESTEM AND NON PIPESTEM LOTS AND PRESERVATION PARCELS WHICH CANNOT BE FURTHER DIVIDED UNDER CURRENT ZONING AND WHICH REQUIRE LOTS OR PRESERVATION PARCELS WHICH SHARE ACCESS TO HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. WP 09-042 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPLICANT SHALL BOND FOR AND CONSTRUCT INFRASTRUCTURE AND ACCESS FOR THE ULTIMATE BUILD-OUT OF THE SUBDIVISION (BUILDABLE LOTS 1, 2, 4, 5, 6, 7 AND OPEN SPACE LOT 3) WITH F-08-179.
 - THE USE-IN-COMMON DRIVEWAY PROPOSED FOR PHASES I & II SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES.
 - THIS PROJECT IS SUBJECT TO WP-12-070 FROM THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, ON NOVEMBER 29, 2011. THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTIONS 16.14(6) AND SECTION 16.14(6) WHICH ESTABLISHES DEADLINE DATES TO SUBMIT DEVELOPER AGREEMENTS, SUBMIT PAYMENT FEES, POST FINANCIAL OBLIGATIONS AND SUBMIT THE FINAL SUBDIVISION PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEVELOPER MUST SUBMIT DEVELOPER AGREEMENTS AND ANY REMAINING DPW FEES AND SURETIES IN ASSOCIATION WITH F-08-179 AND F-09-035 WITHIN 1 YEAR OF OCTOBER 28, 2011 (ON OR BEFORE OCTOBER 28, 2012) AND SHALL SUBMIT FINAL PLAT ORIGINALS IN ASSOCIATION WITH F-08-179 AND F-09-035 FOR SIGNATURE AND RECORDATION WITHIN 1 YEAR OF DECEMBER 27, 2011 (ON OR BEFORE DECEMBER 27, 2012).
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JOINTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PRIVATE LOT DRIVEWAY.
 - THE MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1, 2 AND LOTS 4, 5, 6 & 7 HAS BEEN RECORDED CONCURRENTLY WITH THE PLATS 22153-22154.
 - THE MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR ONLY LOTS 1, 2 HAS BEEN RECORDED CONCURRENTLY WITH THE PLATS 22153-22154.
 - THE MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR ONLY LOTS 4, 5, 6 & 7 HAS BEEN RECORDED CONCURRENTLY WITH THE PLATS 22169-22170.
 - ALL PROPOSED BUILDINGS WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
 - OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED FOR UNDER F-08-179.
 - STORMWATER MANAGEMENT FOR EXISTING AND PROPOSED DRIVEWAYS HAS BEEN PROVIDED IN THE EXISTING BIORETENTION AND EXTENDED DETENTION FACILITIES DESIGNED UNDER F-08-179.
 - STORMWATER MANAGEMENT TREATMENT FOR THE ROOFTOP IMPERVIOUS IS PARTIALLY BEING PROVIDED BY THE EXISTING BIORETENTION AND EXTENDED DETENTION FACILITIES AND PROPOSED ON-LOT BIORETENTION FACILITIES. ON-LOT BIORETENTION FACILITIES ARE DESIGNED BASED ON THE MAXIMUM HOUSE FOOTPRINT SQUARE FOOTAGE AND ARE SUBJECT TO DECLARATION OF CONSENTS.
 - A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNERS EXPENSE. SIGN SHALL BE PLACED AT THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY AND STANSFIELD ROAD. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-393-2430 FOR DETAILS AND COST ESTIMATE.
 - THIS PROPERTY IS CURRENTLY VACANT.

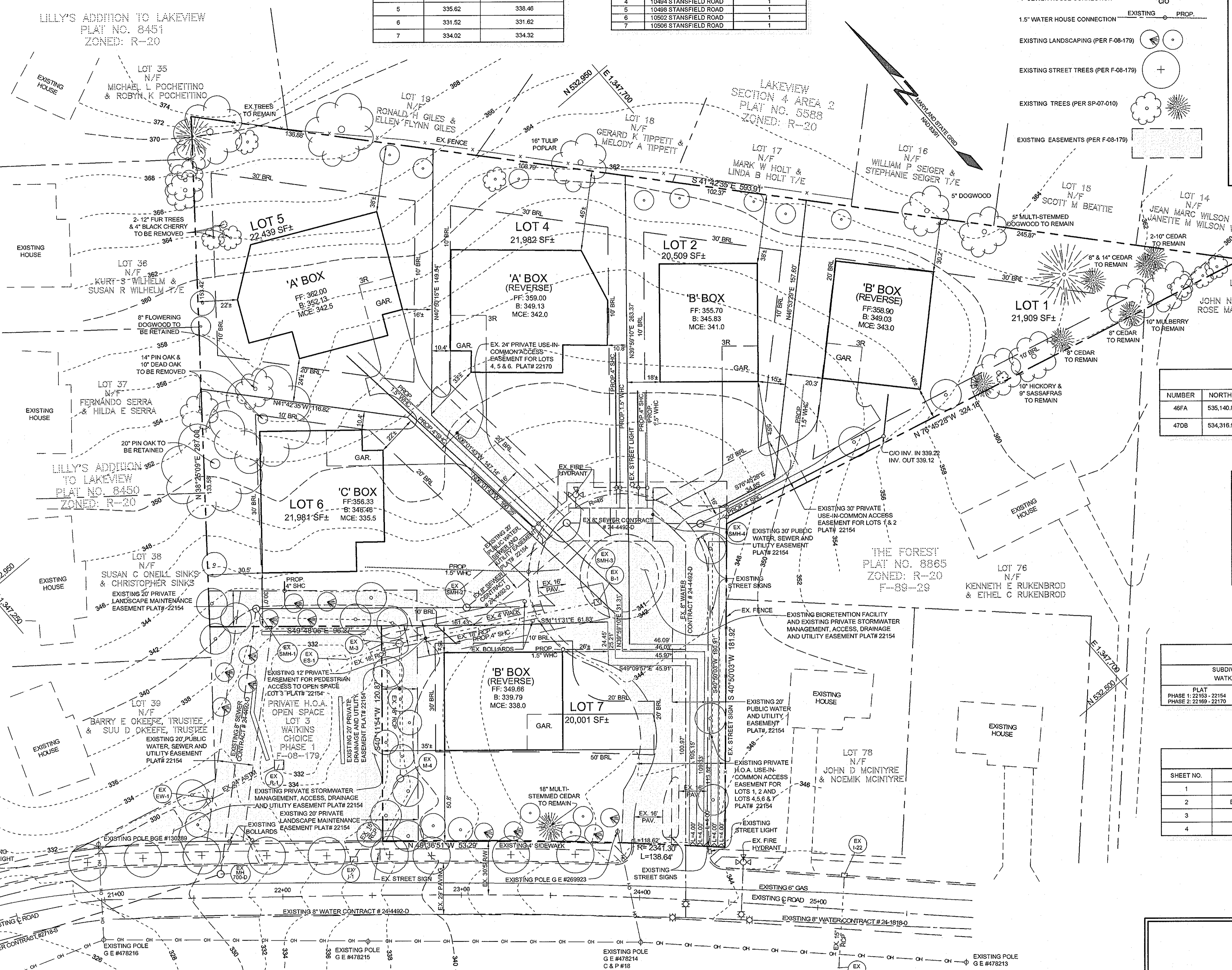
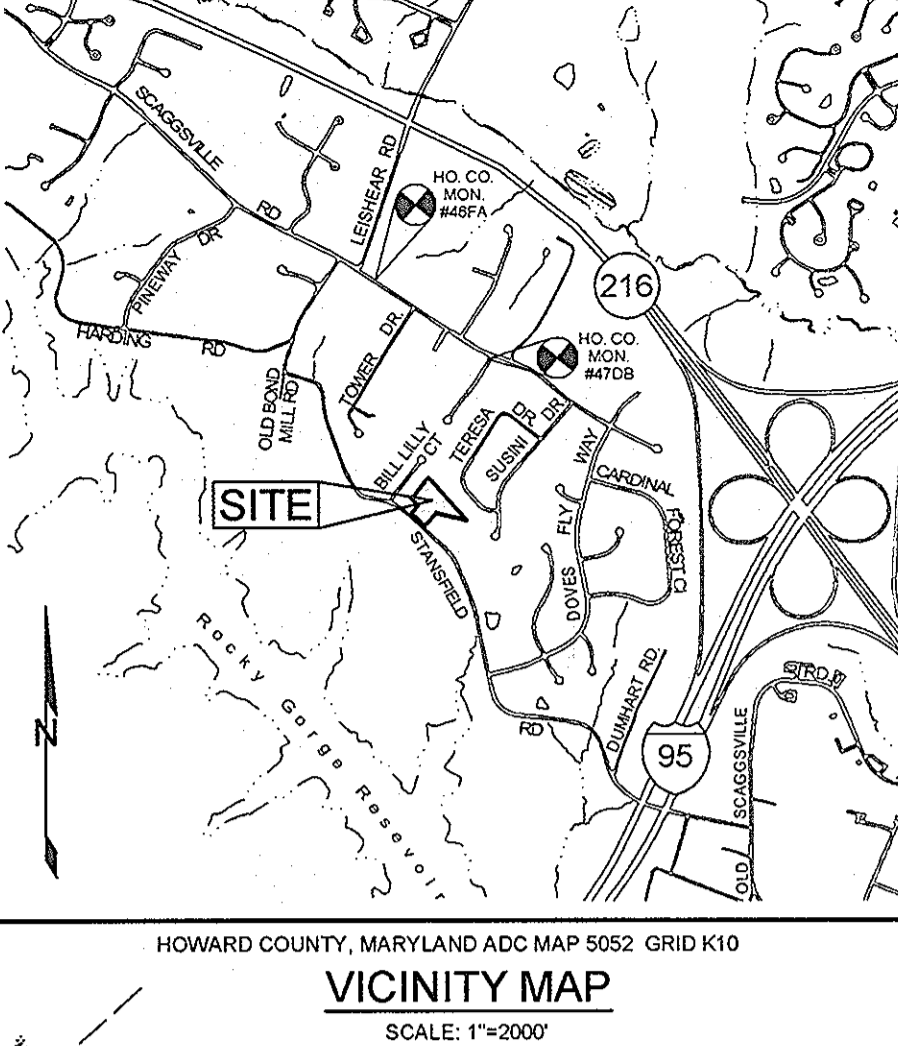
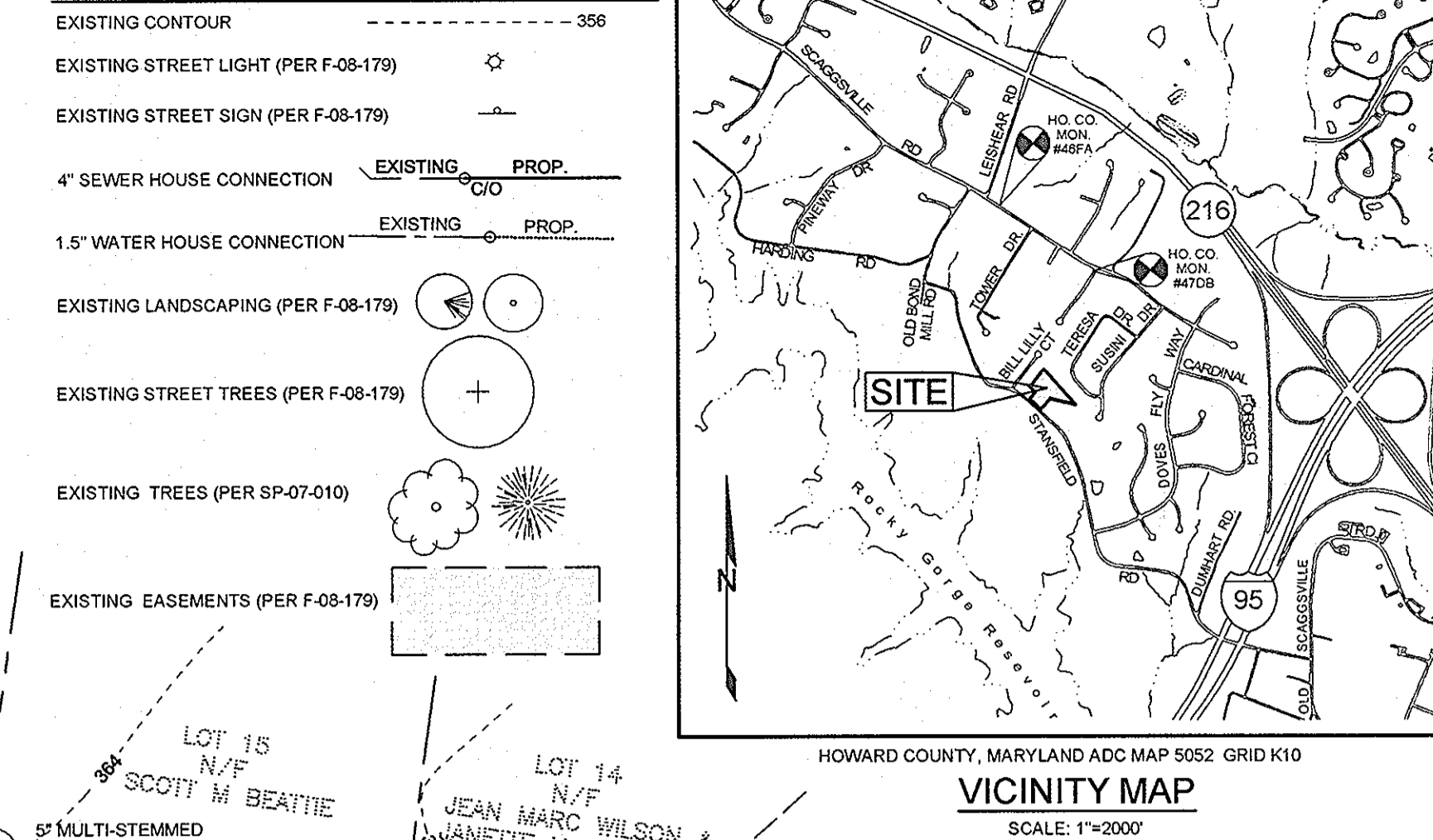
SEWER CONNECTION CHART

LOT	INV. AT EASEMENT	INV. AT HOUSE/CO
1	337.14	339.80
2	336.64	337.72
4	336.56	338.08
5	335.62	338.46
6	331.52	331.62
7	334.02	334.32

STORMWATER MANAGEMENT PRACTICES

LOT #	ADDRESS	MICRO-BIORETENTION # (NUMBER)
1	10488 STANSFIELD ROAD	1
2	10490 STANSFIELD ROAD	1
4	10494 STANSFIELD ROAD	1
5	10498 STANSFIELD ROAD	1
6	10502 STANSFIELD ROAD	1
7	10506 STANSFIELD ROAD	1

LEGEND



BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
46FA	535,140.8621	1,346,962.7187	403.660	3 SOUTH WEST FRONT CORNER OF CORNER AT THE INTERSECTION OF SCAGSVILLE ROAD AND FLEMING RD. AND 22' NORTH OF A 6 METER
47DB	534,316.9330	1,348,131.2767	398.588	30' EAST OF POST BEARING 230°30'30" WEST OF GATE CORNER OF HOUSE AT NORTHEAST INTERSECTION OF SCAGSVILLE ROAD AND HENDERSON ROAD

ADDRESS CHART

LOT	STREET ADDRESS
1	10488 STANSFIELD ROAD
2	10490 STANSFIELD ROAD
4	10494 STANSFIELD ROAD
5	10498 STANSFIELD ROAD
6	10502 STANSFIELD ROAD
7	10506 STANSFIELD ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	PARCEL #
WATKINS' CHOICE	PHASE I & II	215

PLAT	GRID #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
PHASE 1: 22153-22154	18	R-20	46	6TH	6068.02
PHASE 2: 22169-22170					

SHEET INDEX

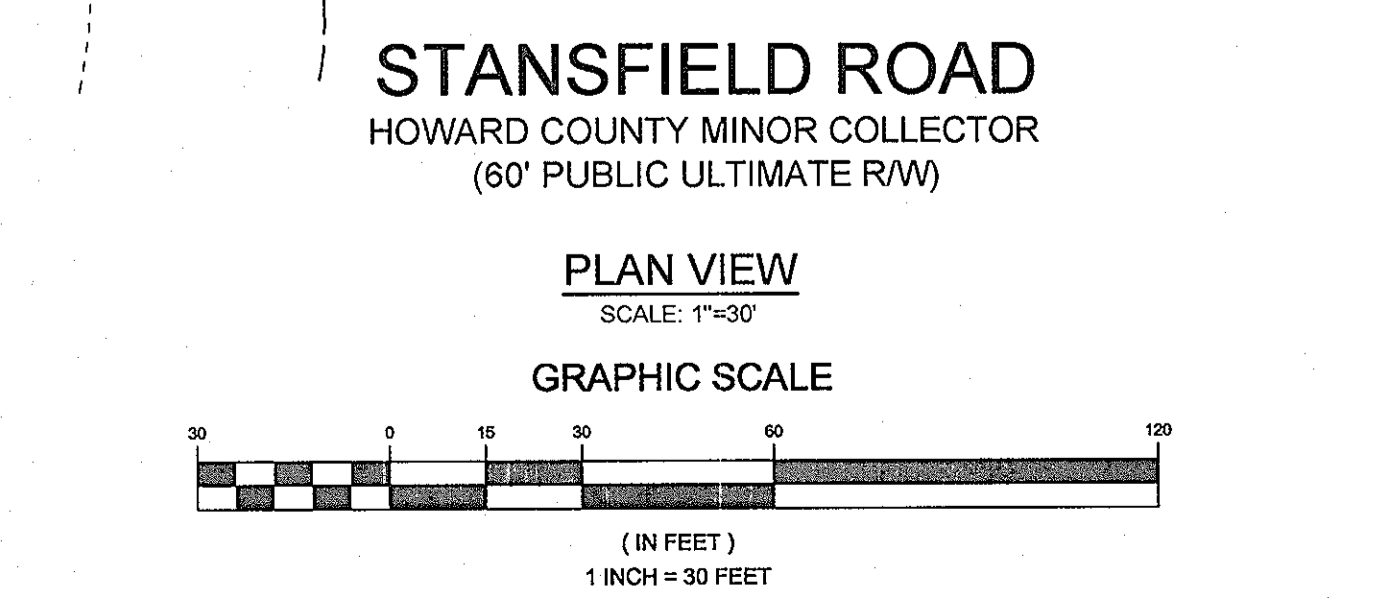
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	BIORETENTION, GRADING, SEDIMENT AND EROSION CONTROL PLAN & DETAILS
3	GRADING, SEDIMENT AND EROSION CONTROL NOTES & DETAILS
4	HOUSE MODEL TEMPLATES

OWNER / DEVELOPER
 WILLIAMSBURG GROUP, LLC
 C/O ROBERT CORSETT
 5495 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410.997.8800

SITE DEVELOPMENT PLAN
WATKINS' CHOICE
 PHASES I & II
 LOTS 1, 2 & 4 THRU 7
 PLATBOOKS: 22153-22154 & 22169-22170
 TAX MAP 46 GRID 18
 6TH ELECTION DISTRICT

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: BK
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 12, 2012
PROJECT #: 12-058
SHEET #: 1 of 4



SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
2.96 AC ±	2.98 AC ±	2.30 AC	R-20
PROPOSED USE RESIDENTIAL	FLOOR SPACE PER USE N/A	TOTAL UNITS ALLOWED 6	TOTAL UNITS PROPOSED 6
MAX. # EMPLOYEES/STAFF	PARKING SPACES PER USE N/A	PARKING SPACES PROVIDED 12	HC SPACES PROVIDED N/A
OPEN SPACE REQUIRED SEE F-08-179	PARKING SPACES REQ. 12	REC. O.S. REQUIRED N/A	REC. O.S. PROVIDED N/A
BUILDING COVERAGE N/A	FLOOR AREA RATIO N/A	DPZ FILE REFERENCES SEE GENERAL NOTE #8	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DIRECTOR

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
1	21,909 ±	1,098 ±	20,811 ±
2	20,509 ±	454 ±	20,055 ±
4	21,982 ±	1,946 ±	20,036 ±
5	22,438 ±	2,407 ±	20,032 ±
6	21,981 ±	1,918 ±	20,063 ±

BIORETENTION PLANT LIST

SHRUBS									
CAM	CORNUS AMOMUM	SILKY DOGWOOD	AS SHOWN	18"-24" HT.	CONT.	1	1	1	1
HERBACEOUS SPECIES									
EFM	EUTROCHUM PURPUREUM	JOE-PYE WEED	AS SHOWN	1 QT./12" HT.	CONT. (3" O.C.)	6	3	3	3
MDI	MONARDA DIDYMA	BEEBALM	AS SHOWN	1 QT.	CONT.	3	3	3	3
BIO 1 - BIORETENTION AREA = 273 S.F. OR 0.006 AC. PROVIDED: 1 SHRUB AND 9 HERBACEOUS SPECIES			BIO 2 - BIORETENTION AREA = 64 S.F. OR 0.001 AC. PROVIDED: 1 SHRUB AND 6 HERBACEOUS SPECIES			BIO 3 - BIORETENTION AREA = 82 S.F. OR 0.002 AC. PROVIDED: 1 SHRUB AND 6 HERBACEOUS SPECIES			
BIO 4 - BIORETENTION AREA = 40 S.F. OR 0.0009 AC. PROVIDED: 1 SHRUB AND 6 HERBACEOUS SPECIES			BIO 5 - BIORETENTION AREA = 100 S.F. OR 0.002 AC. PROVIDED: 1 SHRUB AND 6 HERBACEOUS SPECIES			BIO 6 - BIORETENTION AREA = 80 S.F. OR 0.002 AC. PROVIDED: 1 SHRUB AND 6 HERBACEOUS SPECIES			

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	C
UcB	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D
UcD	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	D

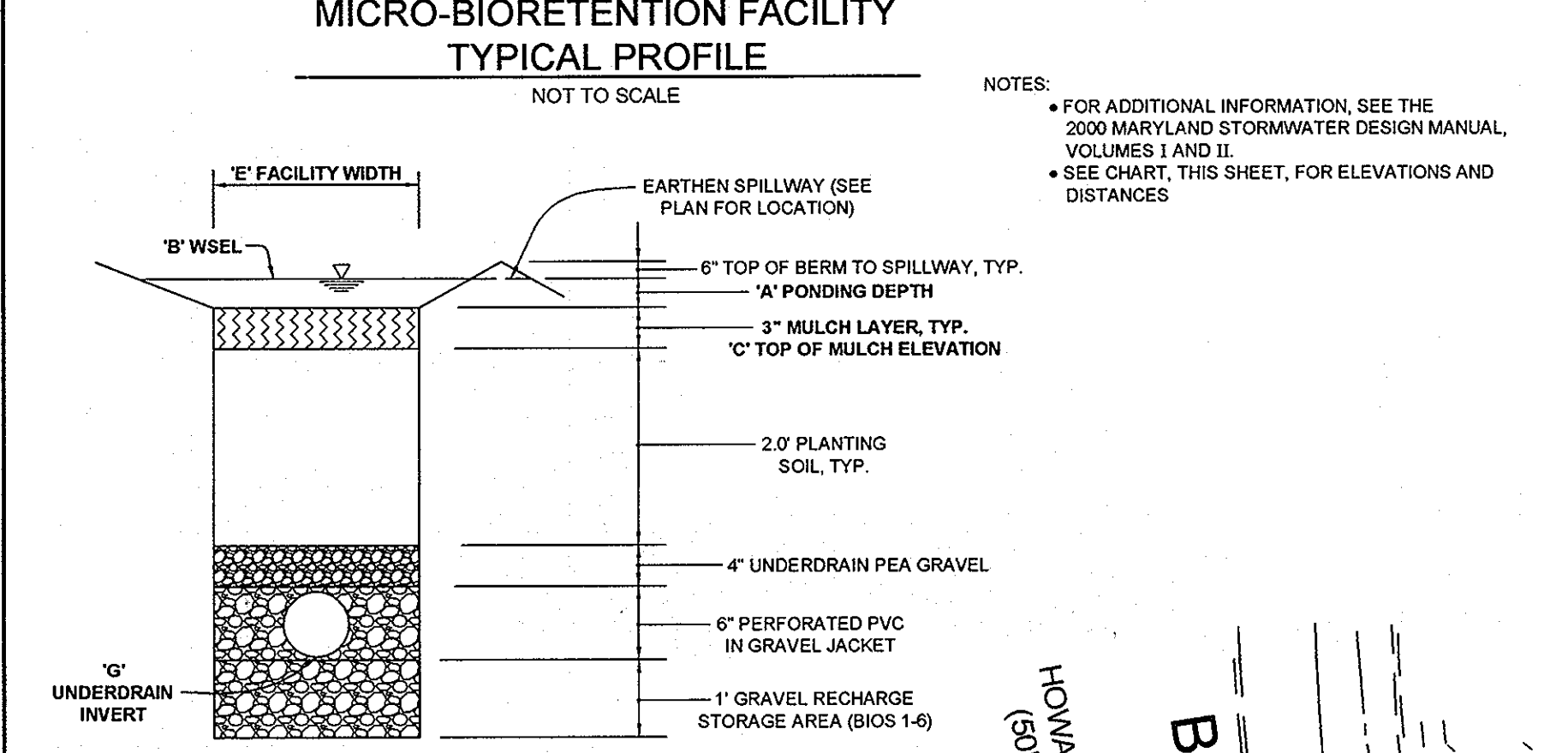
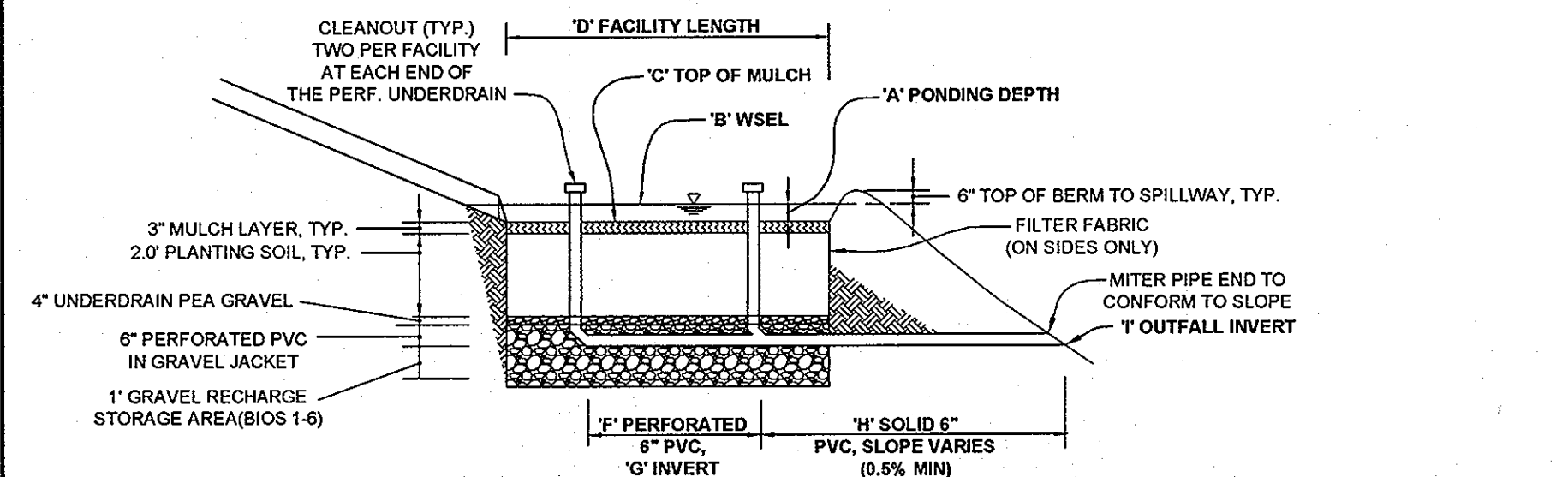
OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. 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.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR DISEASED VEGETATION PLANTED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAGES AND WIPES. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

LEGEND	
EXISTING CONTOUR	--- 356
PROPOSED CONTOUR	--- 356
PROPOSED SPOT ELEVATION	+56.4
DIRECTION OF FLOW	→
EXISTING STREET LIGHT (PER F-08-179)	⊙
EXISTING STREET SIGN (PER F-08-179)	⊕
EXISTING LANDSCAPING (PER F-08-179)	⊙ ⊕ ⊕ ⊕ ⊕
EXISTING TREES (PER SP-07-010)	⊙ ⊕ ⊕ ⊕ ⊕
STABILIZED CONSTRUCTION ENTRANCE	ISCE
SILT FENCE	— SF — SF —
SUPER SILT FENCE	— SSF — SSF —
LIMIT OF DISTURBANCE	LOD
EROSION CONTROL MATTING	ECM
SOIL BOUNDARY	— — — — —
4" SEWER HOUSE CONNECTION	EXISTING PROP.
1.5" WATER HOUSE CONNECTION	EXISTING PROP.
EXISTING SOIL BORING	B-1
15-24% MODERATE SLOPES	▨
PROPOSED ROOF LEADER (4" PVC TYP. WITH DOWNSPOUT)	— — — — —

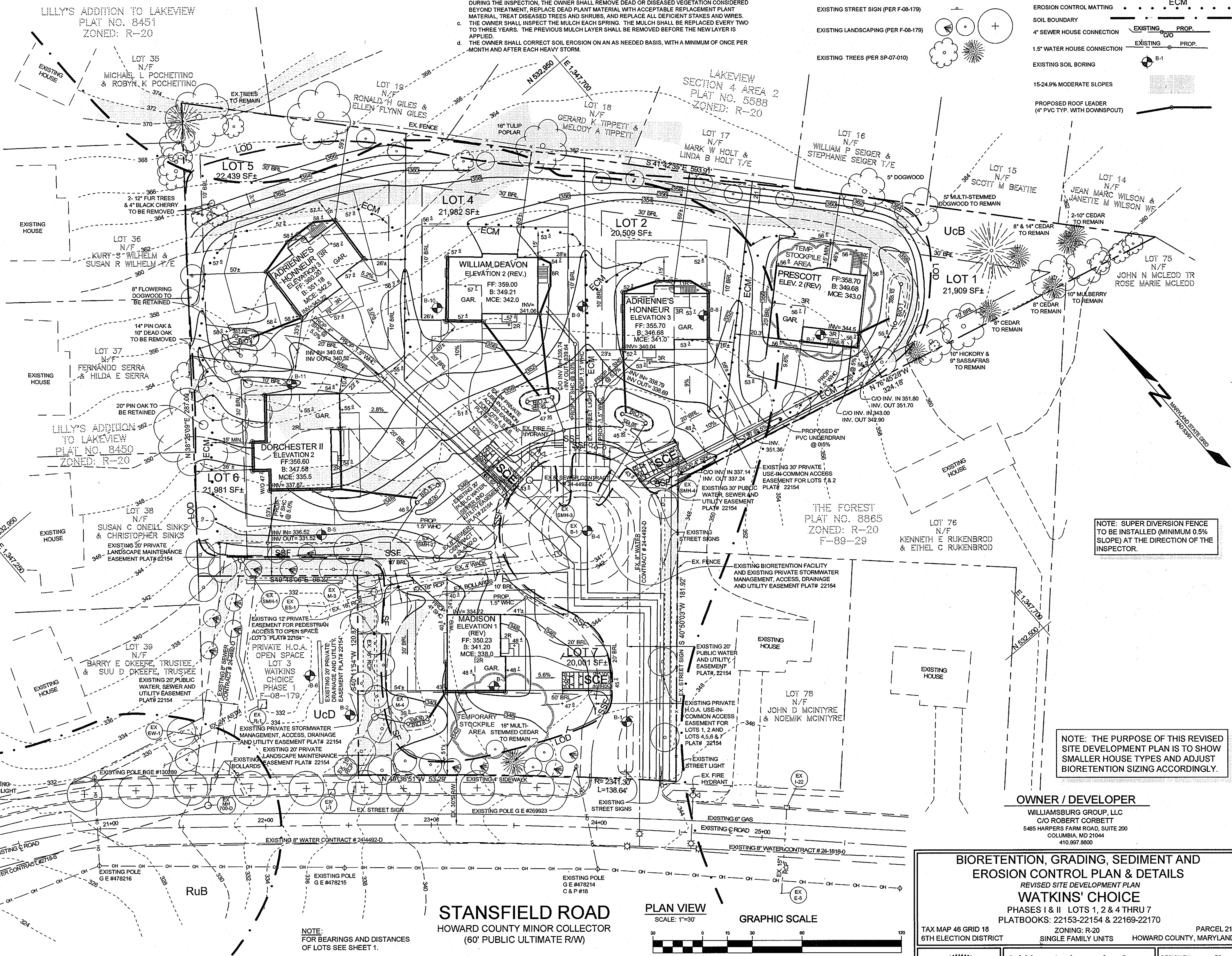
MATERIALS SPECIFICATIONS FOR BIURETENTION FACILITIES

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC, SEE PLANT LIST THIS SHEET
PLANTING SOIL (2'-4" DEEP)	LOAMY SAND (60% - 65%) & COMPOST (35%-40%) OR SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM-D-2974)		AGED 6 MONTHS, MINIMUM. NO PINE OR WOOD CHIPS
MULCH	SHREDDED HARDWOOD		
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448	PEA GRAVEL: NO. 8 OR NO. 9 (1/8" TO 3/8")	
GEOTEXTILE	ORNAMENTAL STONE: WASHED COBBLES	STONE: 2" TO 5"	PE TYPE 1 NONWOVEN
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	SLOTTED OR PERFORATED PIPE, 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW, MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES.



MICRO-BIURETENTION ELEVATIONS AND DIMENSIONS						
DESCRIPTION	BIO 1	BIO 2	BIO 3	BIO 4	BIO 5	BIO 6
'A' PONDING DEPTH	0.5'	1.0'	1.0'	1.0'	1.0'	1.0'
'B' WSEL	355.60	345.95	347.65	358.00	346.00	339.50
'C' TOP OF MULCH	355.10	344.95	346.95	357.00	345.00	338.50
'D' FACILITY LENGTH	31.0'	18.0'	18.0'	13.0'	19.0'	17.0'
'E' FACILITY WIDTH	9.0'	4.0'	6.0'	4.0'	7.0'	6.0'
'F' PERF. UNDERDRAIN DIMENSION	24.0'	15.0'	15.0'	8.0'	16.0'	12.0'
'G' UNDERDRAIN INVERT	352.00	341.87	343.87	353.90	341.90	335.45
'H' SOLID UNDERDRAIN DIMENSION	113.0'	56.0'	65.0'	24.0'	27.0'	20.0'
'I' OUTFALL INVERT	351.36	341.20	341.20	353.78	341.77	335.36

NOTE: * SOLID UNDERDRAIN FROM BIO 6 TO CONNECT INTO M-4.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 7/17/13

Chief, Division of Land Development: *[Signature]* 7/19/13

Director: *[Signature]* 7/22/13

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

Engineers Certificate: *[Signature]* 7/14/13

Paul M. Sill, P.E.

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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: *[Signature]* 7/13/13

Paul M. Sill, P.E.

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 CONTROL BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *[Signature]* 7/13/13

REVISIONS		
No.	Description	Date
1	REVISE GRADING & ONLOT BIURETENTION FACILITIES FOR SMALLER HOUSE SIZES	7/13

BIURETENTION, GRADING, SEDIMENT AND EROSION CONTROL PLAN & DETAILS

REVISED SITE DEVELOPMENT PLAN
WATKINS' CHOICE

PHASES I & II LOTS 1, 2 & 4 THRU 7
PLATBOOKS: 22153-22154 & 22169-22170

TAX MAP 46 GRID 18
6TH ELECTION DISTRICT

ZONING: R-20
SINGLE FAMILY UNITS

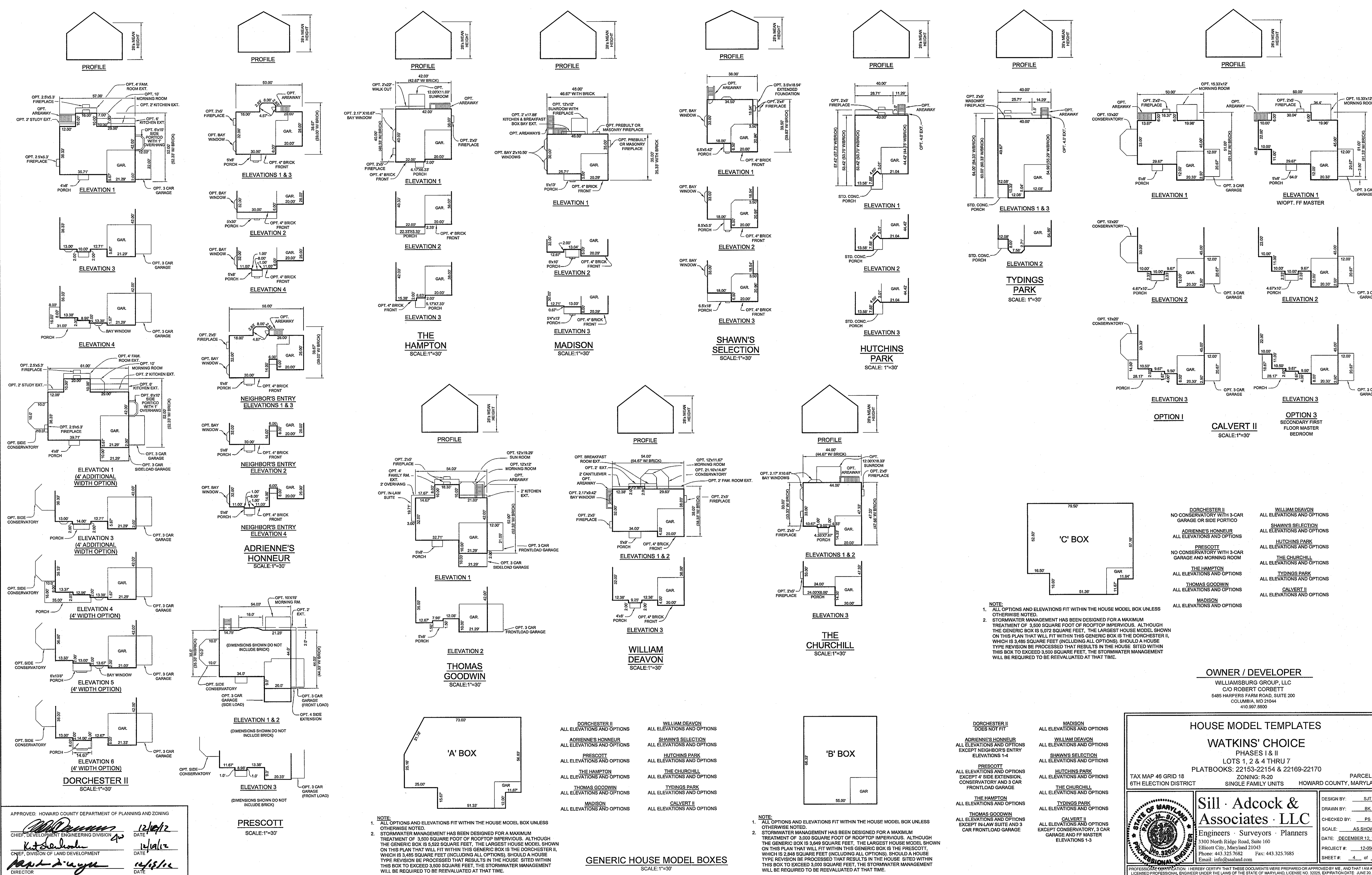
PARCEL 215
HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
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Phone: 443.325.7682 Fax: 443.325.7685
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DESIGN BY: PS
DRAWN BY: BK
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JULY 9, 2013
PROJECT #: 12-056
SHEET #: 2 OF 4

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 52025, EXPIRATION DATE: JUNE 20, 2015



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF DEVELOPMENT ENGINEERING DIVISION
 DATE: 12/16/12
 DATE: 12/16/12

PRESCOTT
 SCALE: 1"=30'

NOTE:
 1. ALL OPTIONS AND ELEVATIONS FIT WITHIN THE HOUSE MODEL BOX UNLESS OTHERWISE NOTED.
 2. STORMWATER MANAGEMENT HAS BEEN DESIGNED FOR A MAXIMUM TREATMENT OF 3,500 SQUARE FOOT OF ROOFTOP IMPERVIOUS. ALTHOUGH THE GENERIC BOX IS 5,072 SQUARE FEET, THE LARGEST HOUSE MODEL SHOWN ON THIS PLAN THAT WILL FIT WITHIN THIS GENERIC BOX IS THE DORCHESTER II, WHICH IS 3,485 SQUARE FEET (INCLUDING ALL OPTIONS). SHOULD A HOUSE TYPE REVISION BE PROCESSED THAT RESULTS IN THE HOUSE SITED WITHIN THIS BOX TO EXCEED 3,500 SQUARE FEET, THE STORMWATER MANAGEMENT WILL BE REQUIRED TO BE REEVALUATED AT THAT TIME.

GENERIC HOUSE MODEL BOXES
 SCALE: 1"=30'

NOTE:
 1. ALL OPTIONS AND ELEVATIONS FIT WITHIN THE HOUSE MODEL BOX UNLESS OTHERWISE NOTED.
 2. STORMWATER MANAGEMENT HAS BEEN DESIGNED FOR A MAXIMUM TREATMENT OF 3,000 SQUARE FOOT OF ROOFTOP IMPERVIOUS. ALTHOUGH THE GENERIC BOX IS 3,649 SQUARE FEET, THE LARGEST HOUSE MODEL SHOWN ON THIS PLAN THAT WILL FIT WITHIN THIS GENERIC BOX IS THE PRESCOTT, WHICH IS 2,848 SQUARE FEET (INCLUDING ALL OPTIONS). SHOULD A HOUSE TYPE REVISION BE PROCESSED THAT RESULTS IN THE HOUSE SITED WITHIN THIS BOX TO EXCEED 3,500 SQUARE FEET, THE STORMWATER MANAGEMENT WILL BE REQUIRED TO BE REEVALUATED AT THAT TIME.

DORCHESTER II
 ALL ELEVATIONS AND OPTIONS

ADRIENNE'S HONNEUR
 ALL ELEVATIONS AND OPTIONS EXCEPT NEIGHBOR'S ENTRY ELEVATIONS 1-4

PRESCOTT
 ALL ELEVATIONS AND OPTIONS EXCEPT 4' SIDE EXTENSION, CONSERVATORY AND 3 CAR FRONTLOAD GARAGE

THE HAMPTON
 ALL ELEVATIONS AND OPTIONS

THOMAS GOODWIN
 ALL ELEVATIONS AND OPTIONS

MADISON
 ALL ELEVATIONS AND OPTIONS

WILLIAM DEAVON
 ALL ELEVATIONS AND OPTIONS

SHAWN'S SELECTION
 ALL ELEVATIONS AND OPTIONS

HUTCHINS PARK
 ALL ELEVATIONS AND OPTIONS

THE CHURCHILL
 ALL ELEVATIONS AND OPTIONS

TYDINGS PARK
 ALL ELEVATIONS AND OPTIONS

CALVERT II
 ALL ELEVATIONS AND OPTIONS

OWNER / DEVELOPER
 WILLIAMSBURG GROUP, LLC
 C/O ROBERT CORBETT
 5485 HARRIS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410.997.8800

HOUSE MODEL TEMPLATES
WATKINS' CHOICE
 PHASES I & II
 LOTS 1, 2 & 4 THRU 7
 PLATBOOKS: 22153-22154 & 22169-22170

TAX MAP 46 GRID 18
 6TH ELECTION DISTRICT

ZONING: R-20
 SINGLE FAMILY UNITS

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 HOWARD COUNTY, MARYLAND

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DESIGN BY: SJT
 DRAWN BY: BK
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: DECEMBER 12, 2012
 PROJECT #: 12-056
 SHEET #: 4 of 4

PROFESSIONAL CERTIFICATION: 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. 30225, EXPIRATION DATE: JUNE 20, 2013