

INDEX OF DRAWINGS

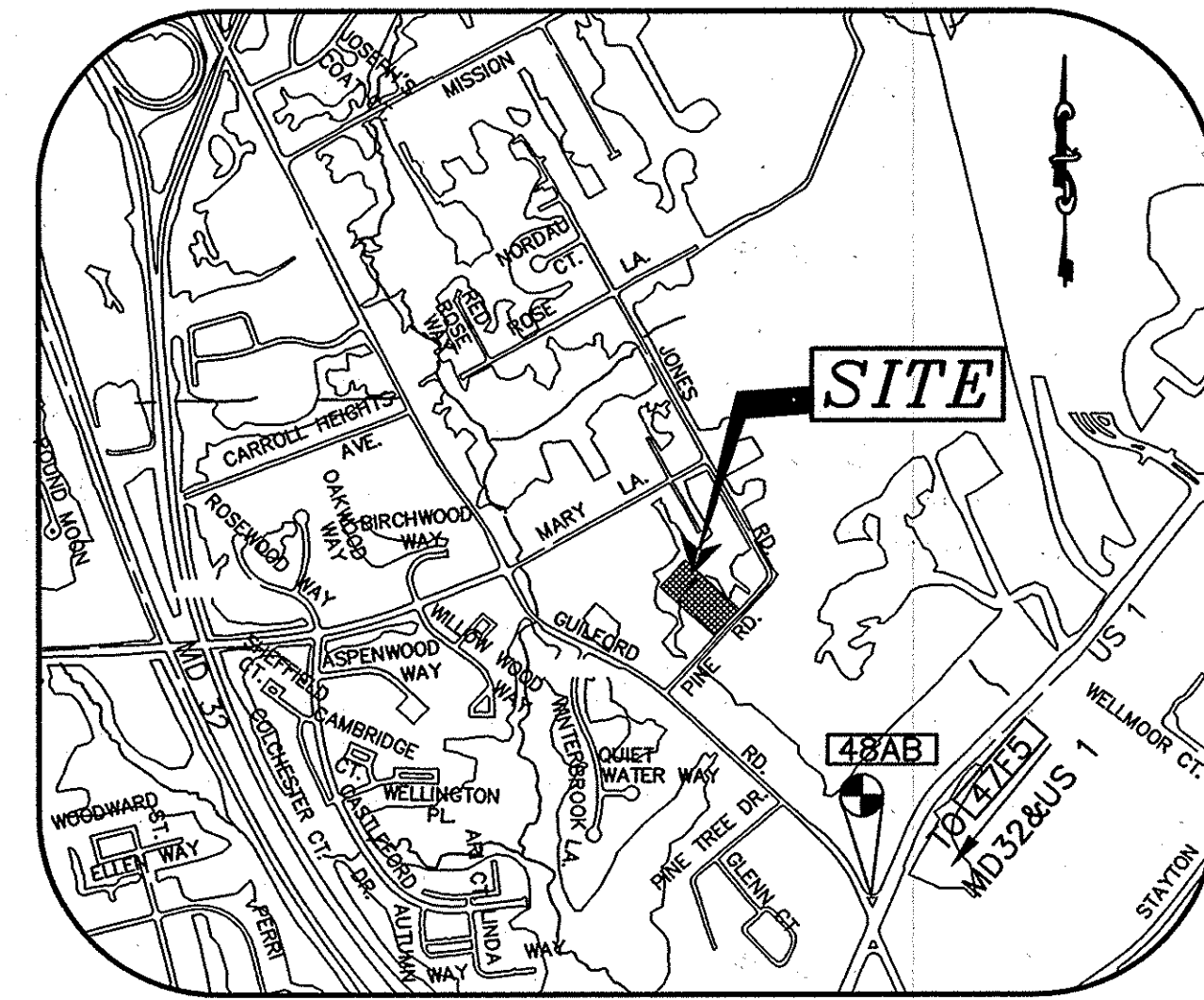
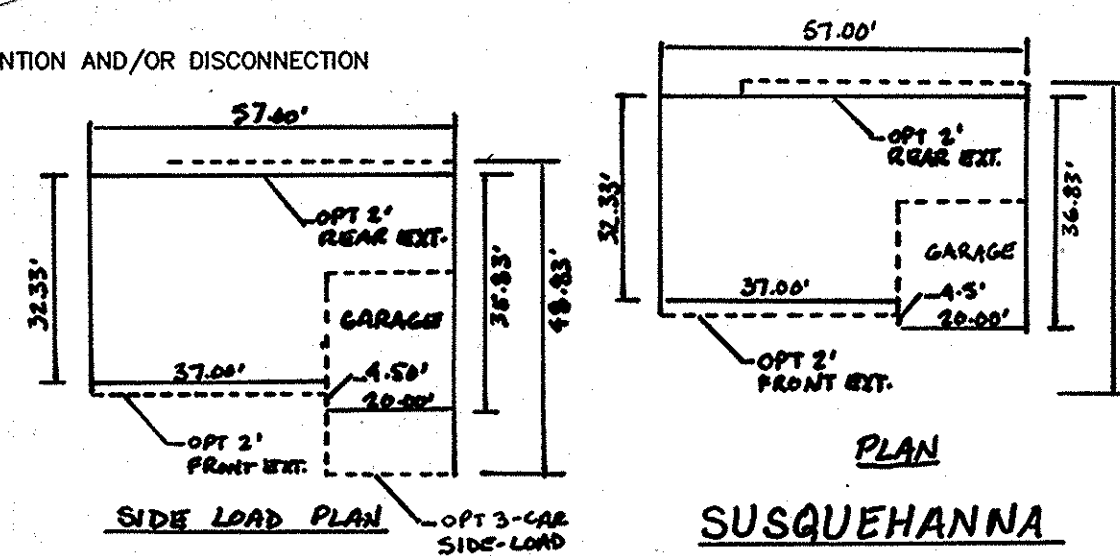
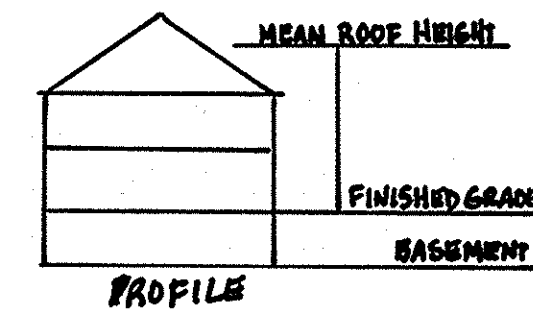
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, SEDIMENT CONTROL PLANS AND SOIL MAP
3	SEDIMENT CONTROL NOTES AND DETAILS

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
14	12,842 SF	825 SF	12,017 SF
15	12,079 SF	825 SF	11,254 SF
16	12,411 SF	825 SF	11,586 SF
17	12,867 SF	825 SF	12,042 SF

LEGEND

- REPLACEMENT, STREET AND PERIMETER TREES PROVIDED UNDER F-12-047
- EXISTING TREELINE
- DENOTES EXISTING POWER POLE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE, SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- MICRO-BIORETENTION FACILITY I.D.
- ROOFTOP AREA TO BE TREATED BY MICRO-BIORETENTION
- ROOFTOP AREA TO BE TREATED BY DISCONNECTION
- ROOFTOP DISCONNECTION FLOW PATH
- DRIVEWAY AREA TO BE TREATED BY MICRO-BIORETENTION AND/OR DISCONNECTION
- DRIVEWAY (NON-ROOFTOP) DISCONNECTION AREA
- ROOF LEADER
- FLOW DIRECTION ALONG ROOF GUTTER



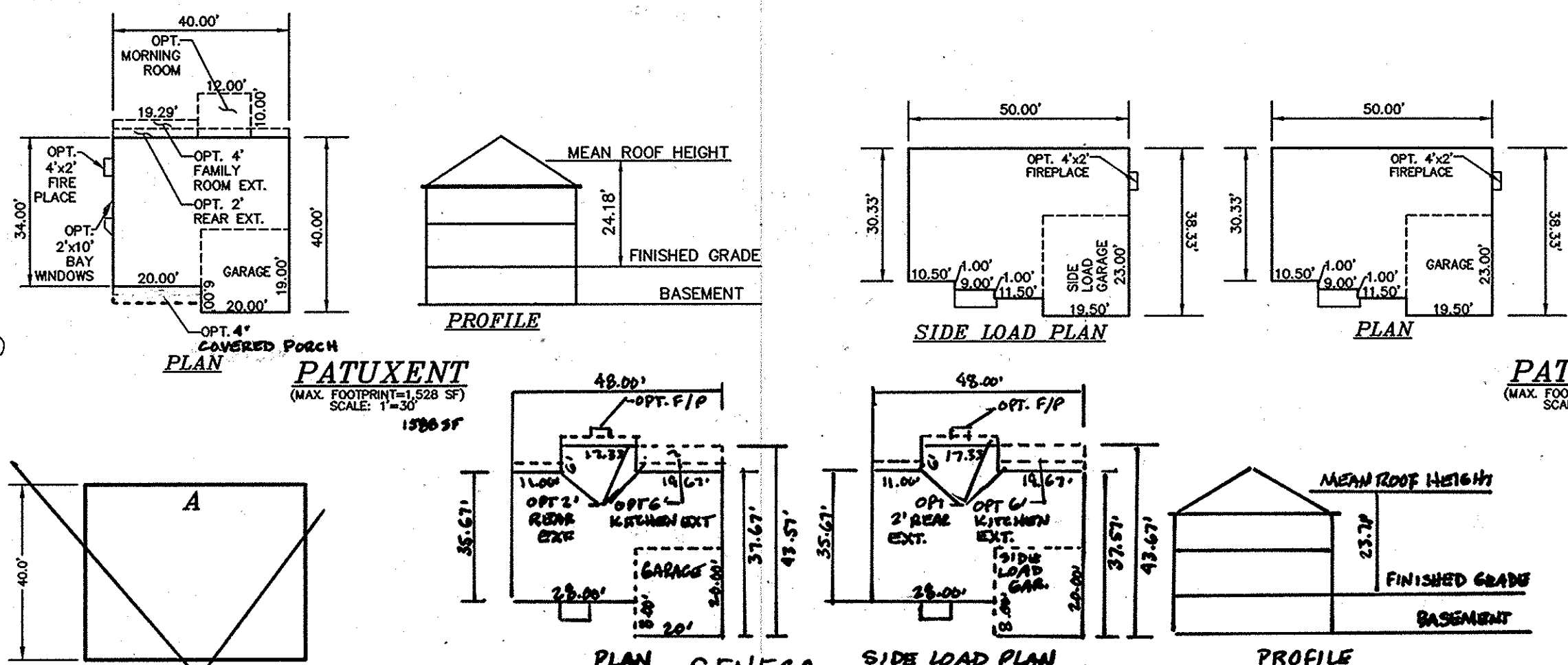
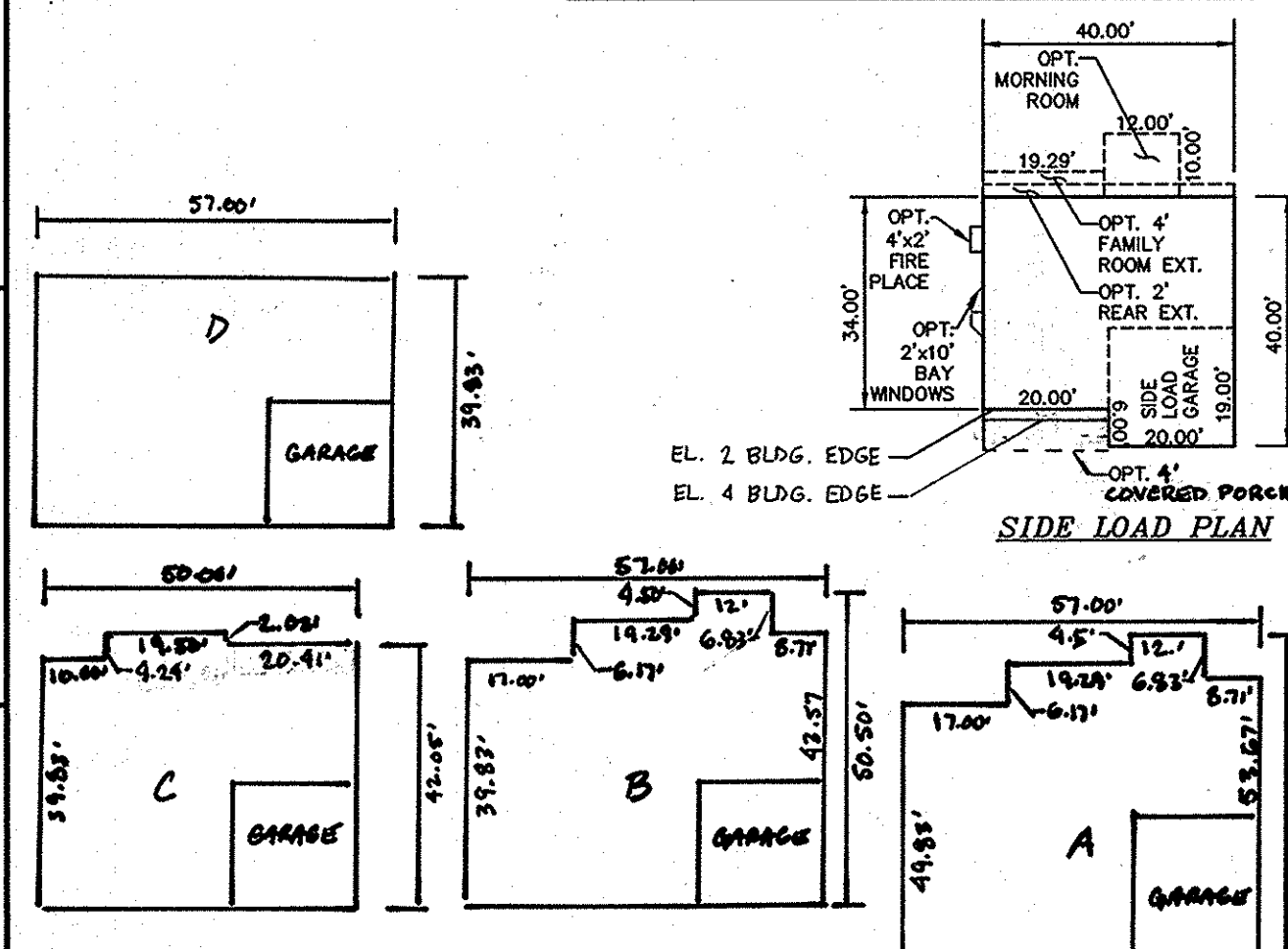
VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 5053 - GRID K7

DEVELOPER
PATAPSCO BUILDERS, LLC
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21043
(410)992-2221

PROPERTY OWNER
PINE ROAD, LLC
6800 DEERPATH ROAD, SUITE 150
ELK RIDGE, MARYLAND 21075
(410)997-0296

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)															
13	8680 PINE ROAD	N	N	N	0	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	
14	8678 PINE ROAD	N	N	N	0	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	8676 PINE ROAD	N	N	N	0	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	8674 PINE ROAD	N	N	N	0	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	8672 PINE ROAD	N	N	N	1	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18	8670 PINE ROAD	N	N	N	2	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		



GENERIC BOXES
SCALE: 1" = 30'

GENERIC BOX A
SCALE: 1" = 30'

HOUSE TYPE SELECTION CHART

GENERIC TYPE	PATAPSCO	PATUXENT	SENECA	SUSQUEHANNA
A (LOT 13)	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
B (LOT 15, 16)	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	NO 3-CAR GARAGE
C (LOT 14, 17)	ALL OPTIONS	NO MORNING ROOM	NO BREAKFAST EXT. NO 3' REAR EXT.	DOES NOT FIT
D (LOT 16)	ALL OPTIONS	NO MORNING ROOM NO 2' REAR EXT. NO 4' FAMILY ROOM EXT.	DOES NOT FIT	NO 3-CAR GARAGE

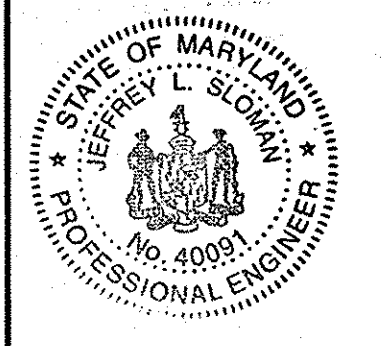
PERMIT INFORMATION BLOCK

SUBDIVISION NAME: NORDAU SUBDIVISION	SECTION/AREA: E-1	PARCEL: 688 LOTS 13 THRU 18
PLAT NO. 22631-38	BLOCK(S) 6	ZONING R-12
TAX MAP NO. 47	ELECTION DISTRICT 6TH	CENSUS TRACT 6059.01

ADDRESS CHART

LOT #	ADDRESS
13	8680 PINE ROAD
14	8678 PINE ROAD
15	8676 PINE ROAD
16	8674 PINE ROAD
17	8672 PINE ROAD
18	8670 PINE ROAD

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 SLOMAN, P.E.
11/20/13



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.
11/20/13

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.
11/20/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
12.12.13
1/2/14
1/2/14

- 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 ASSOCIATES, INC. ON OR ABOUT NOVEMBER, 2011.
 - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.47F5 & 48AB
STA. NO. 47F5 N 535,985.0412 E 1,365,653.4555 ELEV. 234.996
STA. NO. 48AB N 538,384.4474 E 1,366,415.7904 ELEV. 225.653
 - STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA THE USE OF MICRO-BIORETENTION FACILITIES (M-B), ROOFTOP (R-1) AND NON-ROOFTOP (N-2) DISCONNECTION IN ACCORDANCE WITH THE 2006 MD STORMWATER MANAGEMENT FACILITIES AS APPLICABLE UNDER F-12-047. MODIFIED DRY WELLS (M-D) HAVE REPLACED MICRO-BIORETENTION FACILITIES ON LOTS 13, 14, 15, 16, 17, AND 18. SEE SUPPLEMENTAL DRAWINGS FOR DETAILS.
 - 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.
 - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
 - SITE ANALYSIS DATA CHART:
LOCATION: TAX MAP 47 PARCEL 688, PLAT 22631-38
ZONING: R-12 (ZONING MAP DATED JULY 28, 2006)
ELECTION DISTRICT: 6TH
TOTAL PROJECT AREA: 1.83 AC ±
LIMIT OF DISTURBED AREA: 1.41 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 5
TYPE OF PROPOSED UNIT: SFD
DPZ FILES: F-12-047, ECP-12-020, WP-12-064, WP-13-115
 - SUBJECT PROPERTY ZONED R-12 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.
 - 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 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.
 - PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 13 THRU 18 WILL BE SERVICED UNDER CONTRACT # 24-4732-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 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 (FOR A VERTICAL HEIGHT OF 10 FEET OR MORE) OR FLOODPLAINS EXIST ON SITE.
 - FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY PLACEMENT OF 0.77 ACRES OF REQUIRED AFFORESTATION INTO AN OFF-SITE EASEMENT ON PROPERTY IDENTIFIED AS THE ROSEBAR PROPERTY, PRESERVATION PARCEL A, LOCATED ON TAX MAP NO. 14 AND IDENTIFIED AS PARCEL 221, SITUATED ON THE WEST SIDE HOBBS ROAD. THE ROSEBAR FOREST CONSERVATION EASEMENT HAS BEEN SHOWN ON SHEET 18 OF SDP-97-115/NEW COLONY VILLAGE. DPZ HAS DETERMINED THAT A REDLINE REVISION SHALL BE MADE TO SDP-97-115 TO SHOW 0.77 ACRES OF AFFORESTATION DEPOSITED FROM THE TOTAL EASEMENT LOCATED ON ROSEBAR SURETY IN THE AMOUNT OF \$16,770.00 FOR 0.77 ACRES OF REQUIRED AFFORESTATION SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THE FINAL PLAN, F-12-047/NORDAU SUBDIVISION LOTS 13 THRU 18.
 - PERIMETER LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE SUPPLEMENTAL/ROAD CONSTRUCTION DRAWINGS FOR F-12-047, AND STREET TREES ALONG PINE ROAD ARE IN ACCORDANCE WITH F-12-047.
 - 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-12-047) 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 DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
 - WP-12-064 WAS APPROVED ON NOVEMBER 2, 2011, ALLOWING SECTION 16.1205(a)(7) TO ALLOW THE REMOVAL OF 2 SPECIMEN TREES WHICH WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF 2 LARGER CALIPER TREES (3.5" DBH MIN.) FOR EACH SPECIMEN TREE REMOVED.
 - A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT BETWEEN LOTS 13 TO 17 AND TRASH PAD MAINTENANCE HAVE BEEN RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
 - STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-12-047.
 - WAIVER PETITION WP-13-115 TO SECTION 16.144(a) TO THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS GRANTED ON FEBRUARY 6, 2013. THIS APPROVAL IS SUBJECT TO ALL REQUIRED MONIES AND FEES BEING PAID TO HOWARD COUNTY BY NOVEMBER 24, 2013 AND THE FINAL PLAT BEING SUBMITTED FOR SIGNATURE BY JANUARY 24, 2014.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, Maryland, 21075
(410) 997-0296 Fax

NORDAU SUBDIVISION
LOTS 13 THRU 18, SECTION E-1, SINGLE-FAMILY DETACHED, PLAT 22631-38
TAX MAP 47 PARCEL 688 HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT COVER SHEET

1 OF 3
SDP-13-067

LIMIT OF DISTURBANCE TO BE FIELD ADJUSTED AS NECESSARY TO AVOID DISTURBING TREES PLANTED UNDER F-12-047

SILT FENCE TO BE USED ADJACENT TO USE-IN-COMMON DRIVEWAY, SUPER SILT FENCE TO BE USED ADJACENT TO PERIMETER PROPERTIES AND RIGHT-OF-WAY

ALL SOIL STOCKPILING SHALL BE DONE WITHIN THE PROPOSED LIMIT OF DISTURBANCE

DETAILS FOR MICRO-BIORETENTION FACILITIES AND GEOTECHNICAL INFORMATION CAN BE FOUND IN THE SUPPLEMENTAL PLANS FOR F-12-047.

STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN APPROVED UNDER F-12-047.

A DOUBLE ROW OF SUPER SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

A DOUBLE ROW OF SUPER SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

EITHER TEMPORARY OR PERMANENT SEEDING AND / OR STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.

DEVELOPER
PATAPSCO BUILDERS, LLC
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21043
 (410)992-2221

PROPERTY OWNER
 PINE ROAD, LLC
 6800 DEERPATH ROAD, SUITE 150
 ELKRIE, MARYLAND 21075
 (410)997-0296

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.

Tim Burkard 11/20/12
 SIGNATURE OF DEVELOPER DATE
 TIM BURKARD, PATAPSCO BUILDERS, LLC
 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 11/20/13
 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. Robertson 12/14/13
 SIGNATURE OF DISTRICT DATE
 HOWARD SOIL CONSERVATION DISTRICT

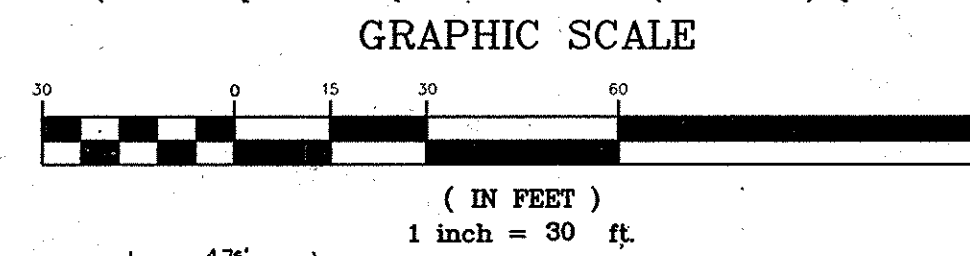
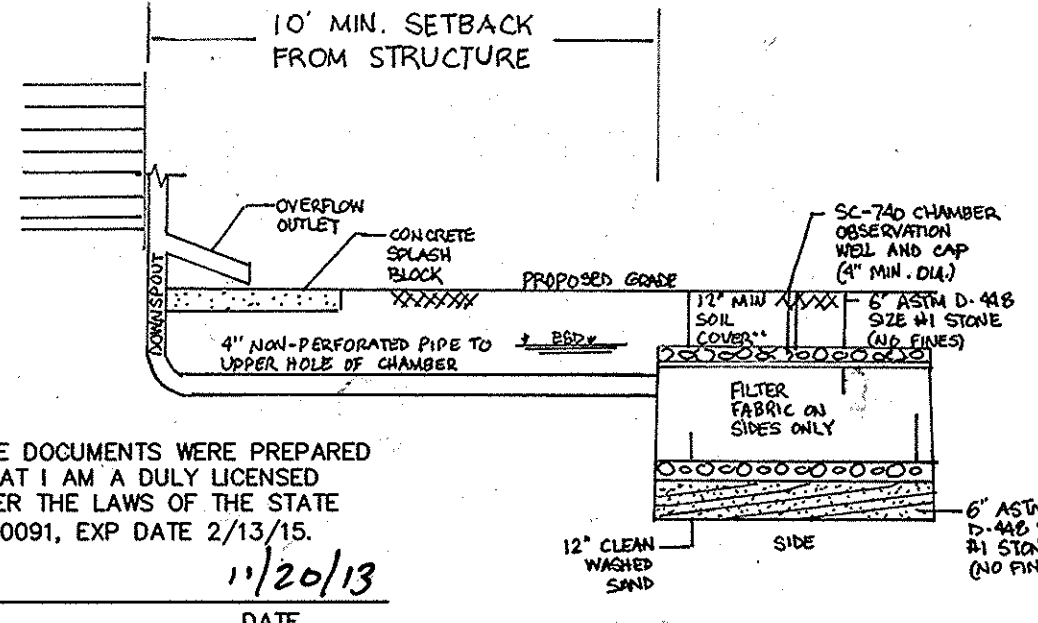
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 12-12-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark ... 1/22/14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark ... 4/2/14
 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 SLOMAN 11/20/13
 JEFFREY SLOMAN, P.E. DATE



NOTE: ON LOT 12, THE DRIVEWAY WIDTH MUST BE INCREASED TO THE LIMITS SHOWN IF THE THREE-CAR GARAGE, "SUPERDRIVWAY" IS CONSTRUCTED.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CcC	CHILLUM LOAM, 5 TO 10% SLOPES	B
CrD	CROOM AND EYEBORO, 10 TO 15% SLOPES	C



project	date	description	approval
11-017	NOV 2013	illustration	JLS
11-017	NOV 2013	engineering	JLS
11-017	NOV 2013	approval	RH

no.	description	revisions
3	REPLACE MICRO-BIORETENTION FACILITIES WITH MOD. DRY WELLS ON LOTS 15 AND 16 AND REPLACE GENERAL BOX WITH "PARTNERSHIP" MODEL ON LOT 16	12/5/14
2	REV. HSE. GROG 13 TO MATCH AS-BUILT COND.	11/11/14
1	ADD GENERAL HSE. 13 TO 14.75	9/16/14

NORDAU SUBDIVISION
 LOTS 13 THRU 18, SECTION E-1, SINGLE-FAMILY DETACHED, PLAT 26511-38
 TAX MAP 47 PARCEL 668
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT, SEDIMENT CONTROL PLAN AND SOILS MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
 (410) 997-0296 Fax

