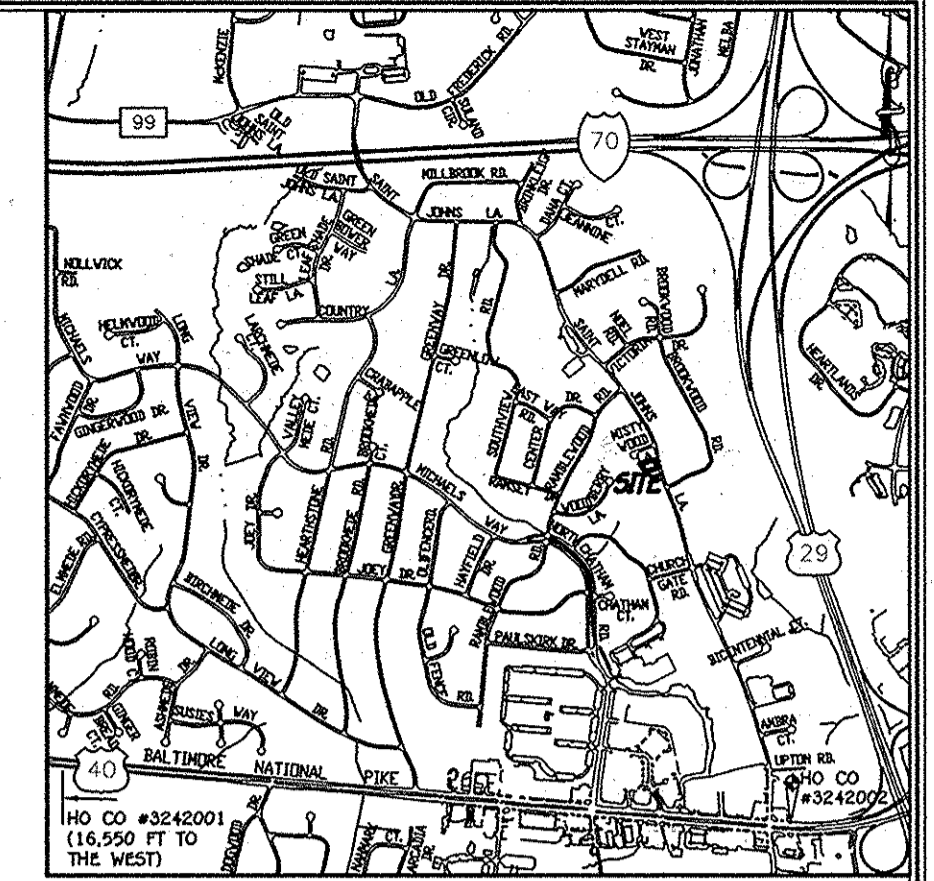


HOUSE DETAIL
1"=20'

SOILS LEGEND			
SOIL	NAME	CLASS	K.FACTOR
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	-

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
-SF-SF-	SILT FENCE
-SSF-SSF-	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BS	BASEMENT ELEVATION
MCE	MINIMUM CELLAR ELEVATION
-X-X-	EXISTING FENCE
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP PAGE 20, GRID E6

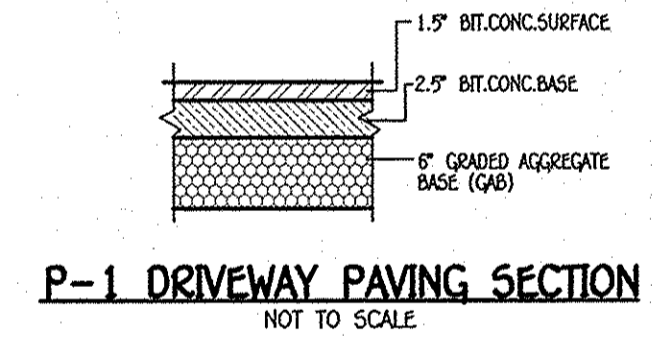
BENCH MARKS

- #3242001
N. 526,632.02
E. 825,349.65
- #3242002
N. 525,789.10
E. 849,475.77

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2014 COMPREHENSIVE ZONING PLAN.
- TOTAL PROJECT AREA = 14,051 SQ. FT.
AREA OF PLAT SUBMISSION = 14,051 SQ. FT.
LIMIT OF DISTURBED AREA = 4,980 SQ. FT.
EXISTING USE = VACANT
PROPOSED USE = RESIDENTIAL (SINGLE FAMILY DETACHED)
NUMBER OF PARKING SPACES REQUIRED = 2 PER UNIT = 2.5 SPACES
NUMBER OF PARKING SPACES PROPOSED = 3 SPACES.
DEED REFERENCE: LIBER 13761, FOLIO 424.
LOCATION: 3060 SAINT JOHNS LANE, ELICOTT CITY, MARYLAND 21042.
PREVIOUS OPZ FILE NUMBERS: 5-87-59; F-88-29; F-88-179.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER MAIN CONTRACT #11-W AND #32-S. CONNECTIONS PROVIDED UNDER CONTRACT #14-1694-D.
- SOIL BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY.
- BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY LANDTECH ASSOCIATES, INC. DATED OCTOBER 24, 2013.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY WITH MAXIMUM TWO FEET CONTOUR INTERVAL PREPARED BY FISHER, COLLINS & CARTER, INC. DATED DECEMBER 2013 AND SUPPLEMENTED BY HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
- THERE ARE NO FLOODPLAINS, WETLANDS, STREAMS, OR THEIR BUFFERS, STEEP SLOPES, HISTORIC STRUCTURES OR CEMETERIES ON THIS SITE.
- NO WETLANDS OR FOREST STANDS EXIST ON-SITE PER ON-SITE INVESTIGATION BY FISHER, COLLINS & CARTER, INC. IN JANUARY 2014.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

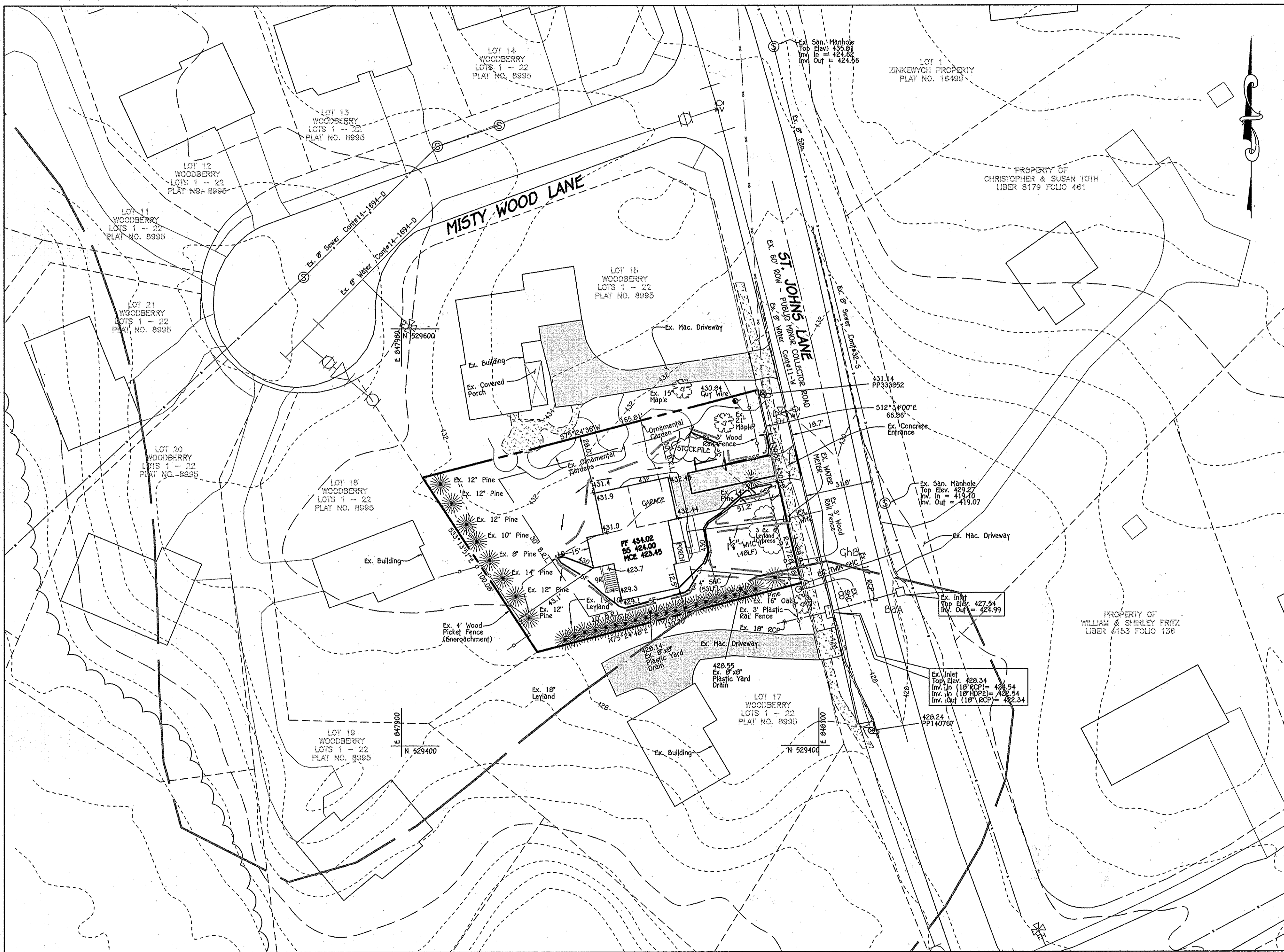
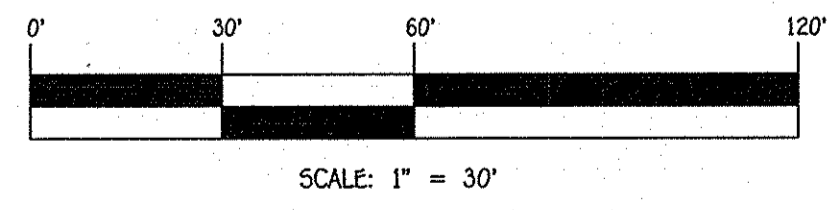
STATE HIGHWAY ADMINISTRATION	410.531.5533
BGE(CONTRACTOR SERVICES)	410.950.4520
BGE(UNDERGROUND DAMAGE CONTROL)	410.787.9068
MISS UTILITY	1.800.257.7777
COLONIAL PIPELINE COMPANY	410.795.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
AT&T	1.800.252.1133
VEZZON	1.800.743.0033/410.224.9210
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 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 IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE BASED ON 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 THE 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING 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 3242001 AND 3242002 WERE USED FOR THIS PROJECT.
- 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 REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET ISSUING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-TONS-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 DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- STORMWATER MANAGEMENT (SWM) IS NOT REQUIRED FOR THIS PROJECT SINCE DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
- IN ACCORDANCE WITH SECTION 12B 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.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY EXECUTION OF A DECLARATION OF INTENT FOR CLEARING UNDER 20,000 SQUARE FEET OF FOREST.
- SITE WILL UTILIZE AN EXISTING CONCRETE ENTRANCE.
- SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0X UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE THIS IS AN EXISTING LOT, NO LANDSCAPING IS REQUIRED.
- 95% COMPACTION IN FILL AREAS SHALL BE IN ACCORDANCE WITH ASTM D-1585 STANDARDS.



P-1 DRIVEWAY PAVING SECTION
NOT TO SCALE

SITE ANALYSIS DATA

- TOTAL AREA OF SUBJECT PROPERTY = 14,051 Sq. Ft.
- TOTAL AREA OF SUBMISSION = 14,051 Sq. Ft.
- LIMIT OF DISTURBANCE = 4,980 Sq. Ft.
- PRESENT ZONING DESIGNATION: R-20.
- PROPOSED USES FOR SITE: SINGLE FAMILY DETACHED
- APPLICABLE OPZ FILE REFERENCES: WATER CONTR. NO. 11-W, SEWER CONTR. NO. 32-S, W&S CONTR. NO.14-1694-D, 5-87-59; F-88-29; F-88-179; P#1# #8995.
- TOTAL NUMBER OF UNITS ALLOWED: 1
- TOTAL NUMBER OF UNITS PROPOSED: 1
- TOTAL NUMBER OF PARKING SPACES REQUIRED: 2.5 SPACES PER UNIT = 2.5
- TOTAL NUMBER OF PARKING SPACES PROVIDED: 3 SPACES



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
16	3060 SAINT JOHNS LANE

DESIGN BY: SJT
DRAWN BY: AF / SJT
CHECKED BY:

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10722 BALDORNE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
410.461.8999
G:\LIBRARY\SDP\SINGLE LOT SDP BASE

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. 36396, EXPIRATION DATE: 1/12/16.
Stephanie Tuttle
STEPHANIE TUTTLE
DATE

ENGINEER'S CERTIFICATE
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.
Stephanie Tuttle
Signature of Engineer
4/3/14
Date

DEVELOPER'S CERTIFICATE
I/We 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 before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.
Vincent R. Colacanne
Signature of Developer
4/4/14
Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

OWNER
DANE SOOY
3050 SAINT JOHNS LANE
ELICOTT CITY, MARYLAND 21042
410-489-6728
ATTN: CARY CUMBERLAND

BUILDER
VIKING HOMES
1715 ARCHDESS GLEN
SYKEVILLE, MARYLAND 21784
410-489-6728

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Danah D. Lynch
Director - Department of Planning and Zoning
4/1/14
Date
V. Colacanne
Chief, Division of Land Development
4-14-14
Date
V. Colacanne
Chief, Development Engineering Division
4/1/14
Date

SUBDIVISION		SECTION/AREA		LOT NO.	
WOODBERRY		N/A		16	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
8995	22	R-20	17	SECOND	6022.00

SITE DEVELOPMENT PLAN
WOODBERRY, LOT 16
3060 SAINT JOHNS LANE
ZONED: R-20
SCALE: 1"=30'
DATE: MARCH, 2014
SHEET 1 OF 2
SDP-14-046

