

SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SOFIA COURT PLAN AND PROFILE
3	STREET TREE, GRADING AND SEDIMENT CONTROL PLAN
4	STORM DRAIN PROFILES
5	DRAINAGE AREA MAP & LANDSCAPE PLAN
6	SEDIMENT CONTROL NOTES AND DETAILS
7	LOT 38 PLAN
8	LOT 38 DETAILS

APPROVED: DEPARTMENT OF PUBLIC WORKS
Charles M. Dwyer 4-24-00
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Harvath 5/6/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

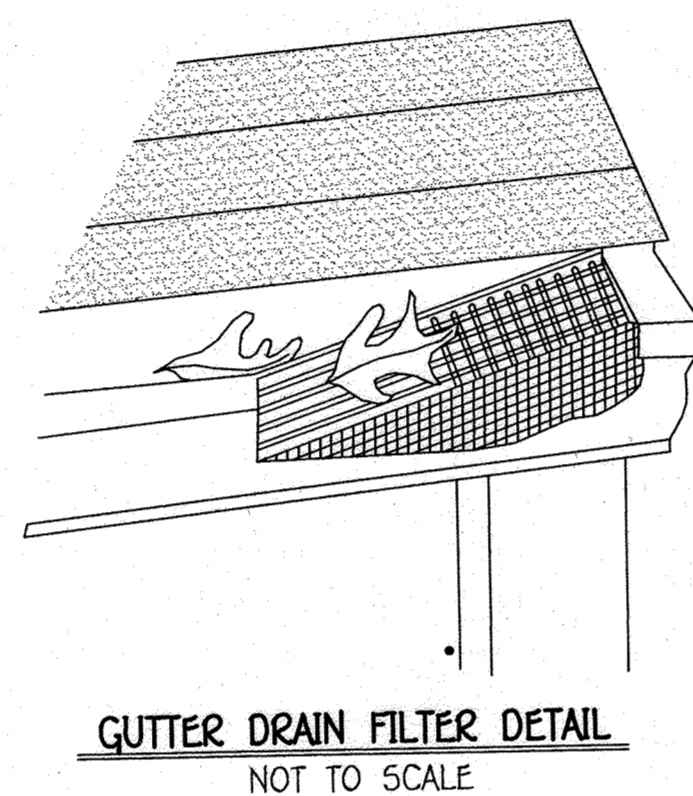
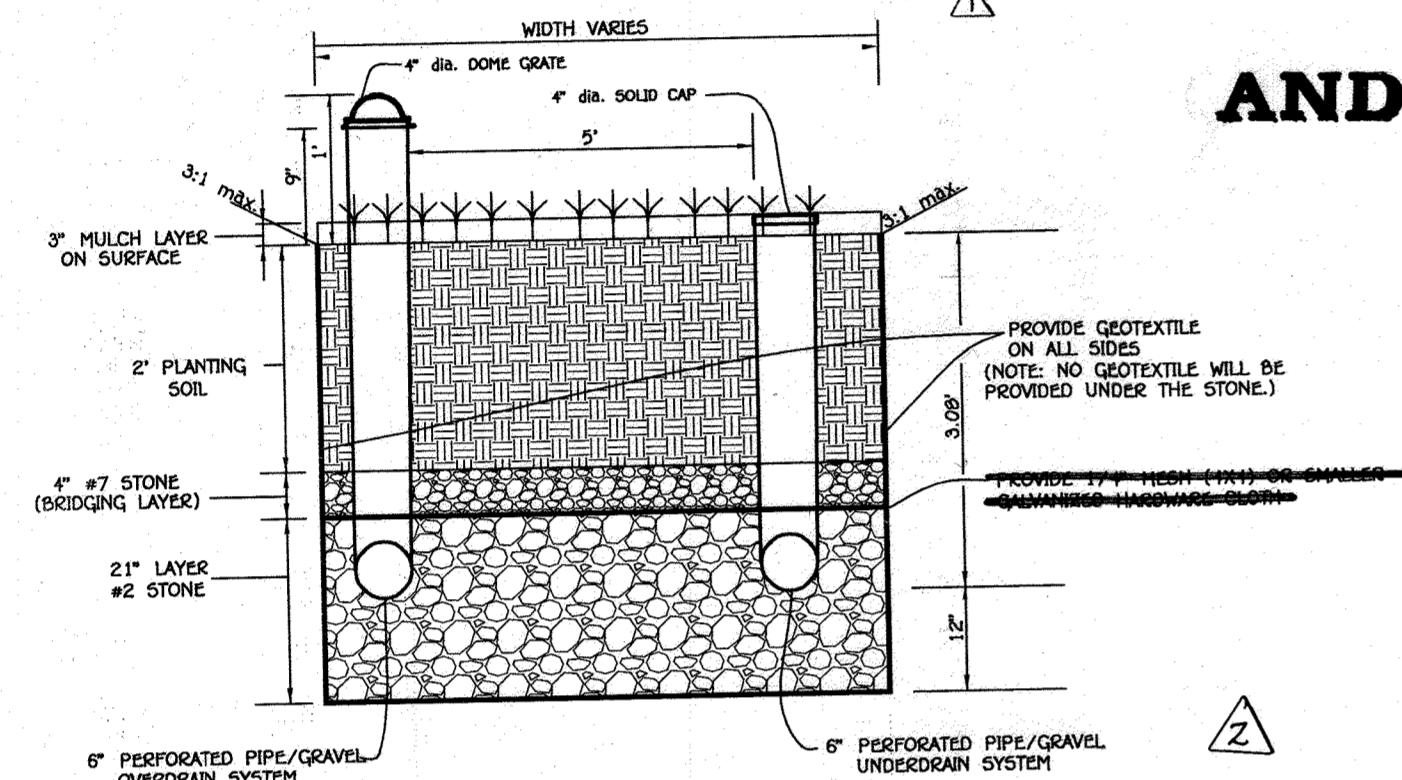
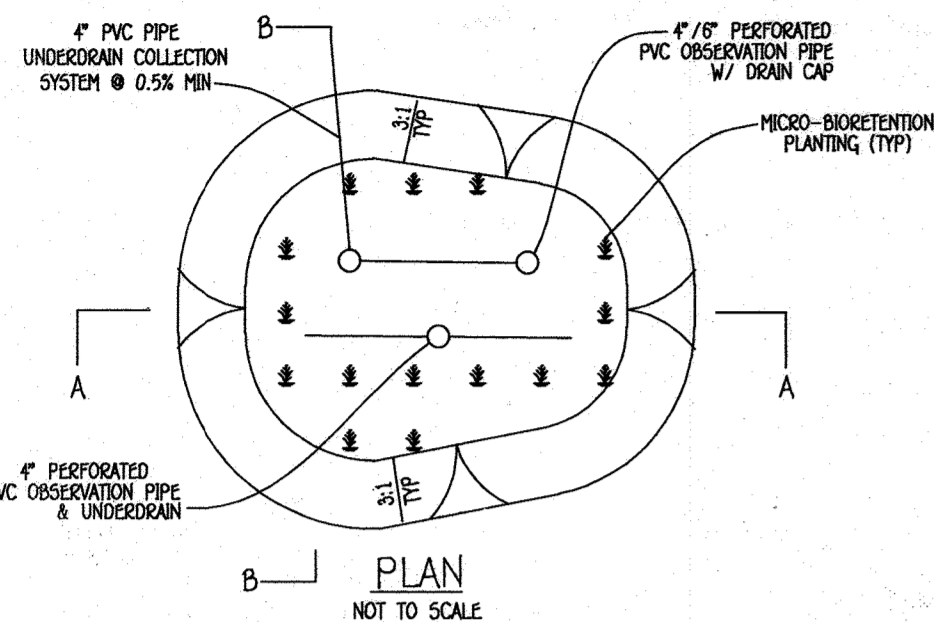
Michael J. ... 5/11/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS

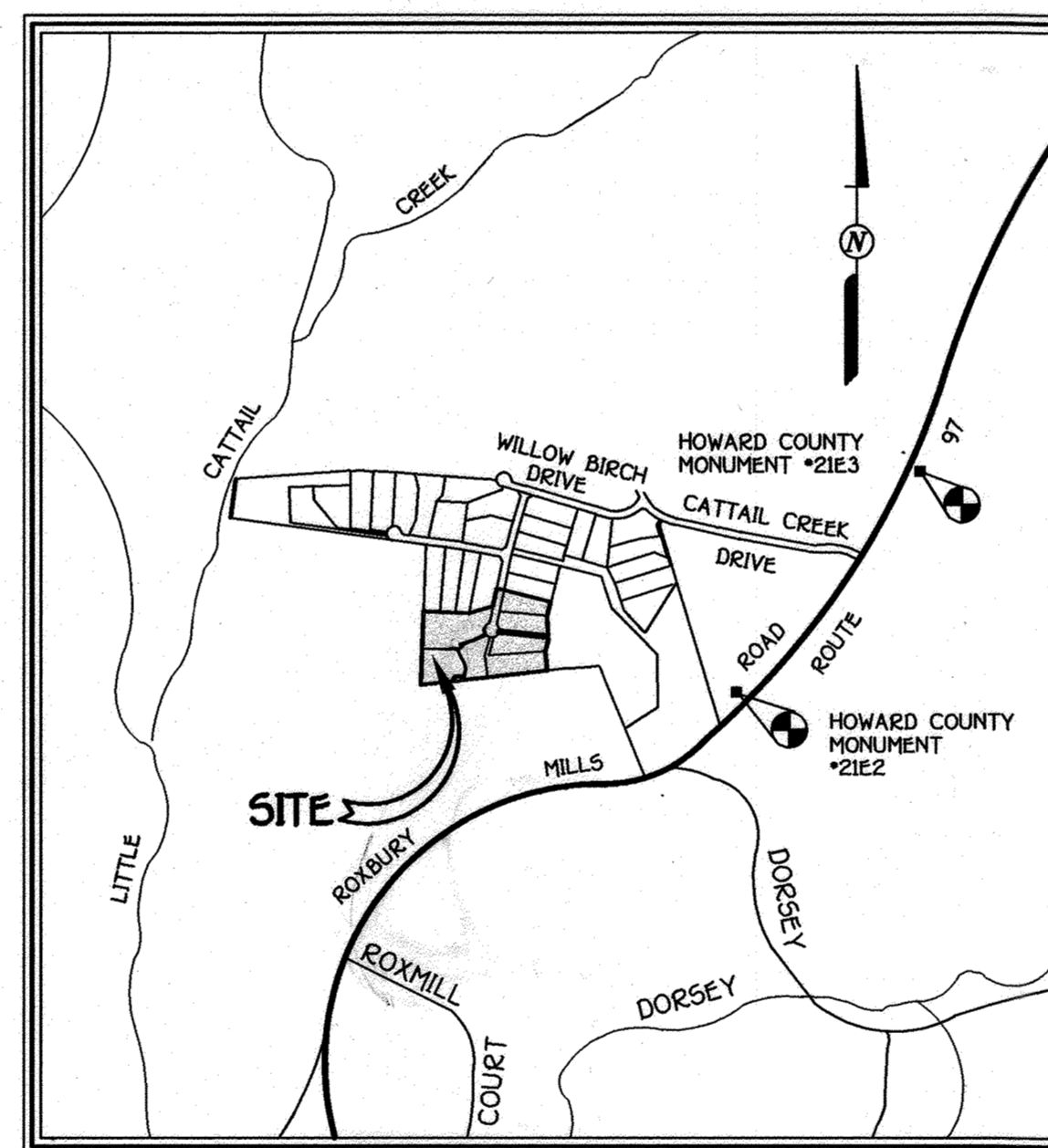
VINEYARDS AT CATTAIL CREEK

LOTS 31 THRU 35, 38 & 39

(A RESUBDIVISION OF BULK PARCEL 'D', "VINEYARDS AT CATTAIL CREEK", PLAT NO. F-00-68
AND A RESUBDIVISION OF LOTS 29 & 30, "VINEYARDS AT CATTAIL CREEK", PLAT NO. 14851)



ZONED: RC-DEO

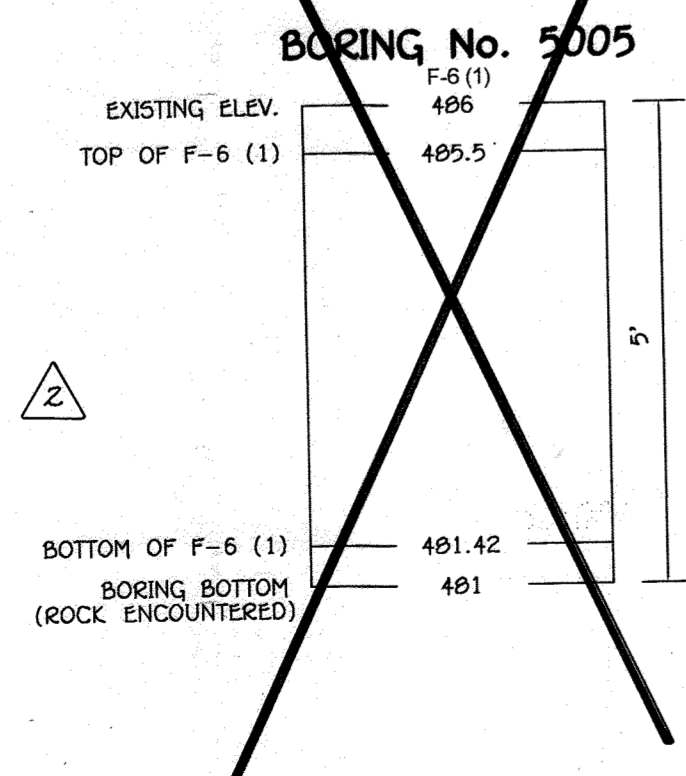
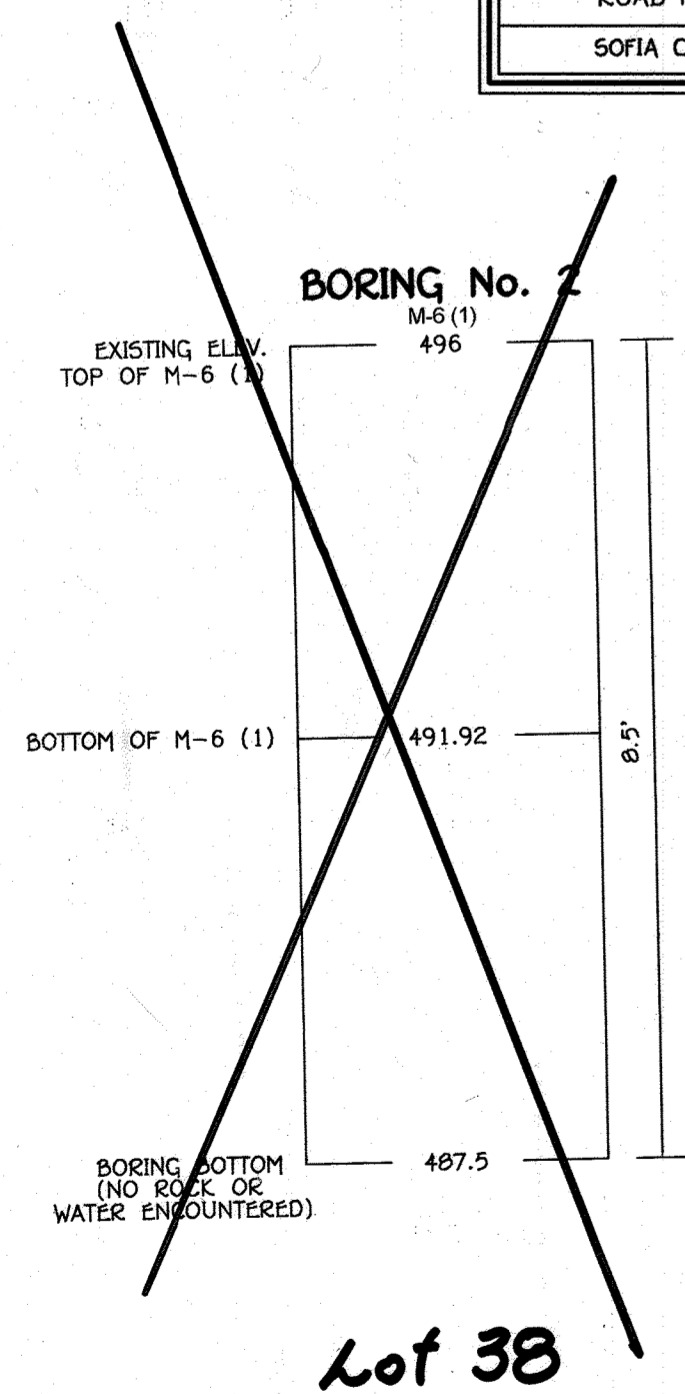


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (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 OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 2 FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY AERIAL MAPPING CO., INC., FLOWN IN 1996.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT Nos. 21E2 AND 21E3 WERE USED FOR THIS PROJECT.

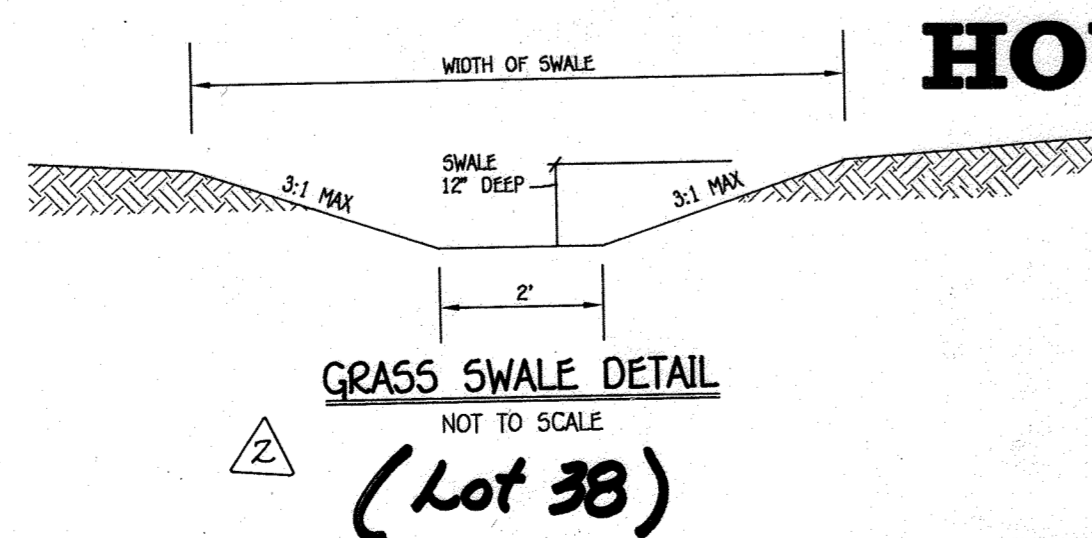
21E2	N 503,065.3000	21E3	N 504,559.4765
	E 1,300,868.4336		E 1,302,074.5340
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. (APPROVED UNDER SP 96-11).
- BACKGROUND INFORMATION:
 - SUBDIVISION NAME: VINEYARDS AT CATTAIL CREEK
 - TAX MAP NO.: 21
 - PARCEL NO.: 220 & PART OF 2
 - ZONING: RC-DEO
 - ELECTION DISTRICT: FOURTH
 - TOTAL TRACT AREA: 8.757 AC. ±
 - NO. OF BUILDABLE LOTS: 7
 - NO. OF PRESERVATION PARCELS: 0
 - NO. OF OPEN SPACE LOTS: 0
 - PRELIMINARY EQUIVALENT SKETCH PLAN APPROVAL DATE: 4/10/99
 - PREVIOUS FILE NOS.: SP 96-11, S 94-43, F 95-139, F 91-171, WP 95-96 & F 00-68
 - TOTAL AREA OF OPEN SPACE REQUIRED: (OPEN SPACE PROVIDED UNDER F 00-68)
 - TOTAL AREA OF OPEN SPACE PROVIDED: (OPEN SPACE PROVIDED UNDER F 00-68)
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE / FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE / FLAG STEM DRIVEWAY.
- NO CEMETERIES EXIST ON THE PROPERTY.
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF ASTM T-100.
- THE WETLAND AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. AND APPROVED UNDER SP 96-11 DATED 4/10/96.
- THE FOREST CONSERVATION REQUIREMENTS PROVIDED UNDER F 00-68.
- STORMWATER MANAGEMENT FACILITY: (STORMWATER MANAGEMENT PROVIDED UNDER F 00-68)
- THE ROAD IS DESIGNED IN ACCORDANCE WITH DESIGN MANUAL STANDARDS WHICH WERE IN EFFECT AT THE TIME THE PRELIMINARY EQUIVALENT SKETCH PLAN WAS SIGNED ON 4/10/96.
- LANDSCAPE SURETY IS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,700.00.
- THE FOREST CONSERVATION OBLIGATION FOR "VINEYARDS AT CATTAIL CREEK", LOTS 29 THRU 35 (F 00-67) IS MET BY AFFORESTATION ON F 00-68. "VINEYARDS AT CATTAIL CREEK", LOTS 11 THRU 30, NON-BUILDABLE PRESERVATION PARCEL 'C' AND BUILDABLE PRESERVATION PARCEL 'E' (F 00-68). SURETY FOR \$148,975.00 IS INCLUDED WITH DEVELOPER'S AGREEMENT FOR THAT SITE.

ROAD CLASSIFICATION		
ROAD NAME	CLASSIFICATION	R/W
SOFIA COURT	LOCAL ROAD	50'



TAX MAP NO. 21 PARCEL NO. 220 & PART OF PARCEL NO. 2 GRID NO. 8

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 19275 BALTIC NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2255

OWNER & DEVELOPER
 MARIO F. MANNARELLI SR.
 MARIO F. MANNARELLI, JR.
 2929 SUMMIT CIRCLE
 ELLICOTT CITY, MARYLAND 21043

REV.	NO.	DESCRIPTION	DATE
3		Revise House & Grading On Lot 38	5/20/00
1		REVISED TITLE & LOT LINES AND ADD DETAILS, REV. SHEET INDEX	5/15/20
BY	NO.	REVISION	DATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 22418
 6-12-24
 FOR REVISION 3 ONLY

STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 7-20-22

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 22418

Zacharia J. Fisher
 2/4/2000

VINEYARDS AT CATTAIL CREEK
 LOTS 31 THRU 35, 38 & 39
 (A RESUBDIVISION OF BULK PARCEL 'D', "VINEYARDS AT CATTAIL CREEK", PLAT NO. F-00-68
AND A RESUBDIVISION OF LOTS 29 & 30, "VINEYARDS AT CATTAIL CREEK", PLAT NO. 14851)
 ZONED RC-DEO

TAX MAP NO. 21 PARCEL NO. 220 & PART OF PARCEL NO. 2 GRID NO. 8
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 2, 2000
 SHEET 1 OF 8

PROPERTY OF
JOSEPH M. DELLA RAITA
LIBER No. 1348, FOLIO 560
LIBER No. 580, FOLIO 688

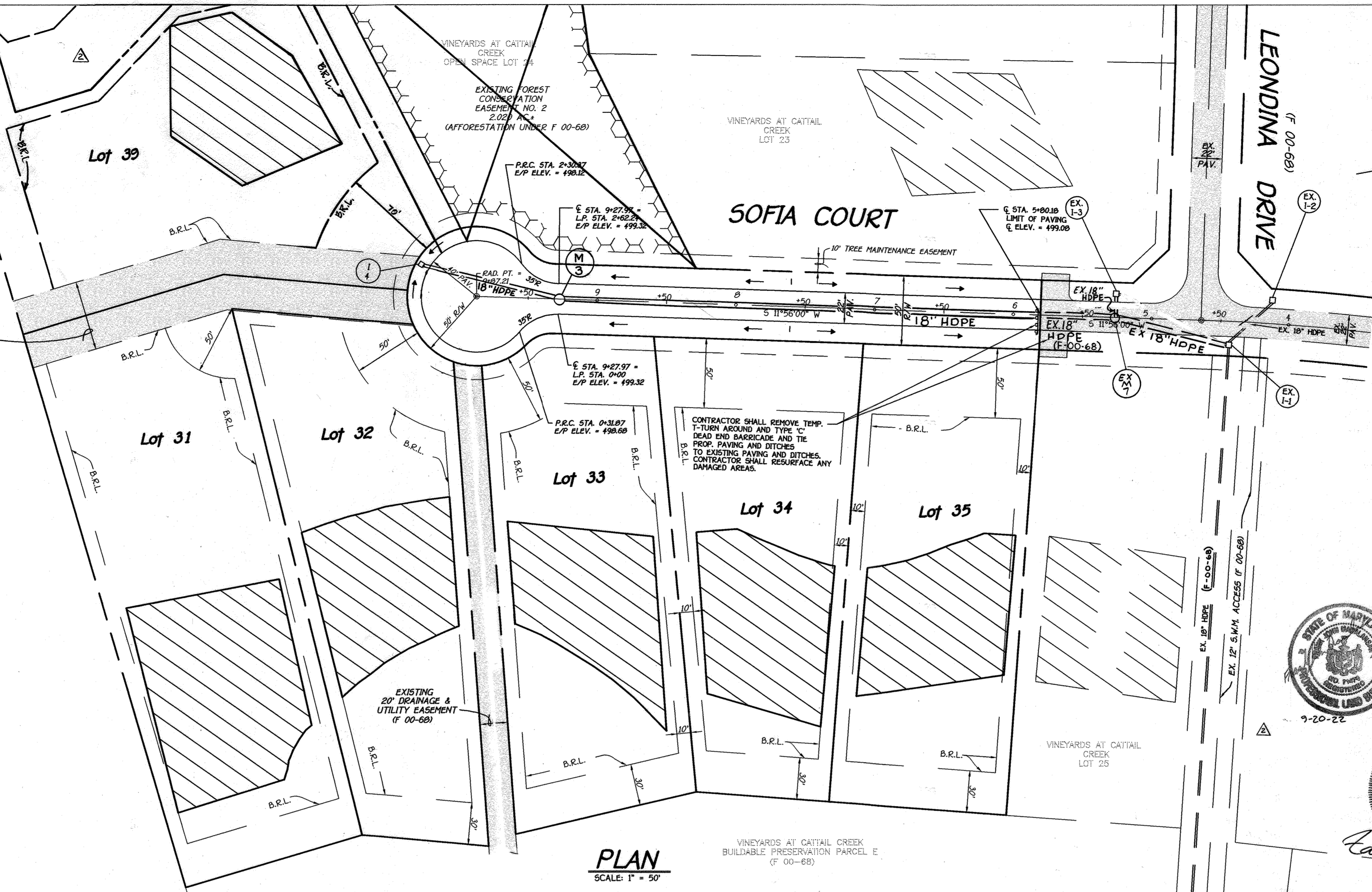
50' Private Use-in-Common Access
Easement For The Use And Benefit
Of Lots 30, 31, 32 And The Property
Of Joseph M. Della Raita Liber No.
1348, Folio 560 And Liber No. 580,
Folio 688.

NO.	DATE	DESCRIPTION
1	6/15/02	REWARD TITLE, LOT LINES, SETBACK AREA & LOT NUMBERS
1	11/26/02	REVISE STORM DRAIN ALIGNMENT I-4 TO EX.MT
REVISIONS		

APPROVED
DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 5/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED
DEPARTMENT OF PLANNING AND ZONING
Michael J. ... 5/11/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. ... 4-24-00
CHIEF, BUREAU OF HIGHWAYS



PLAN
SCALE: 1" = 50'

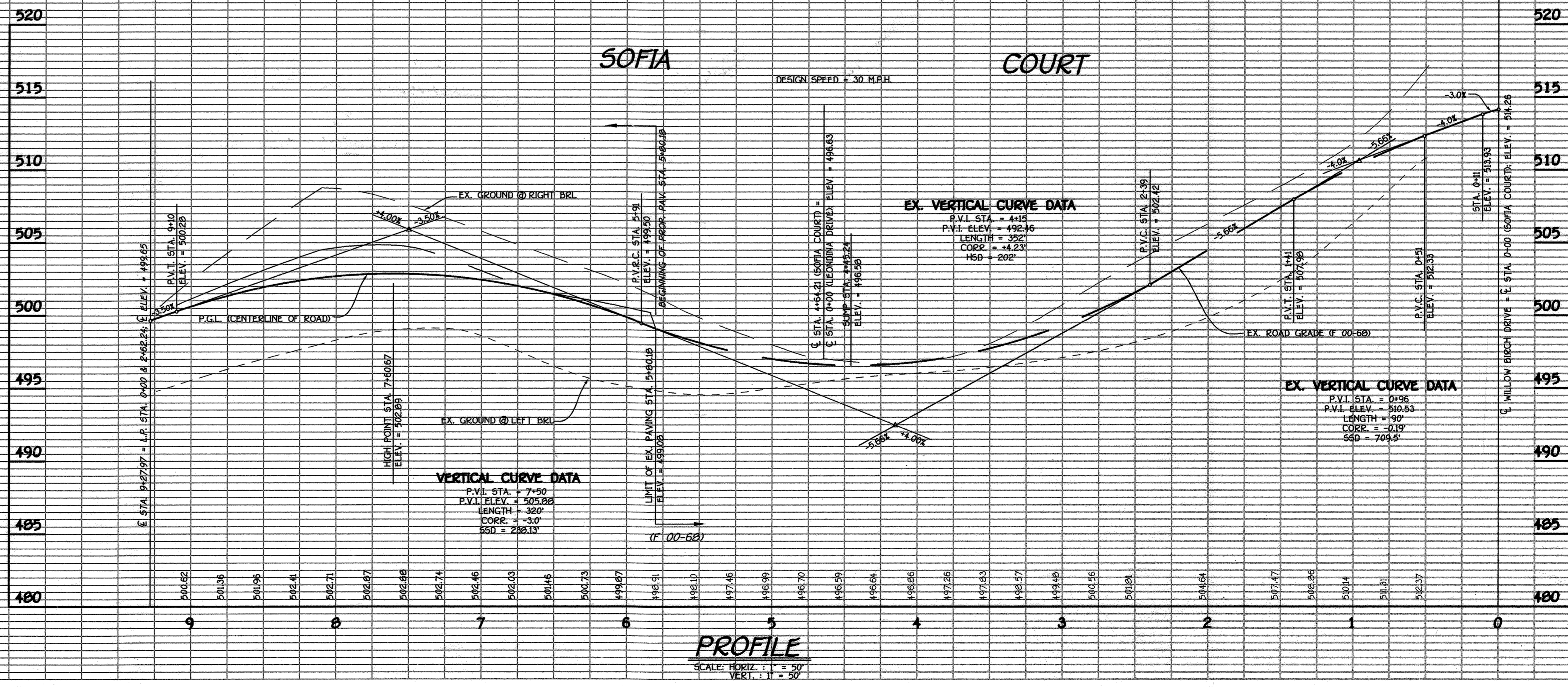
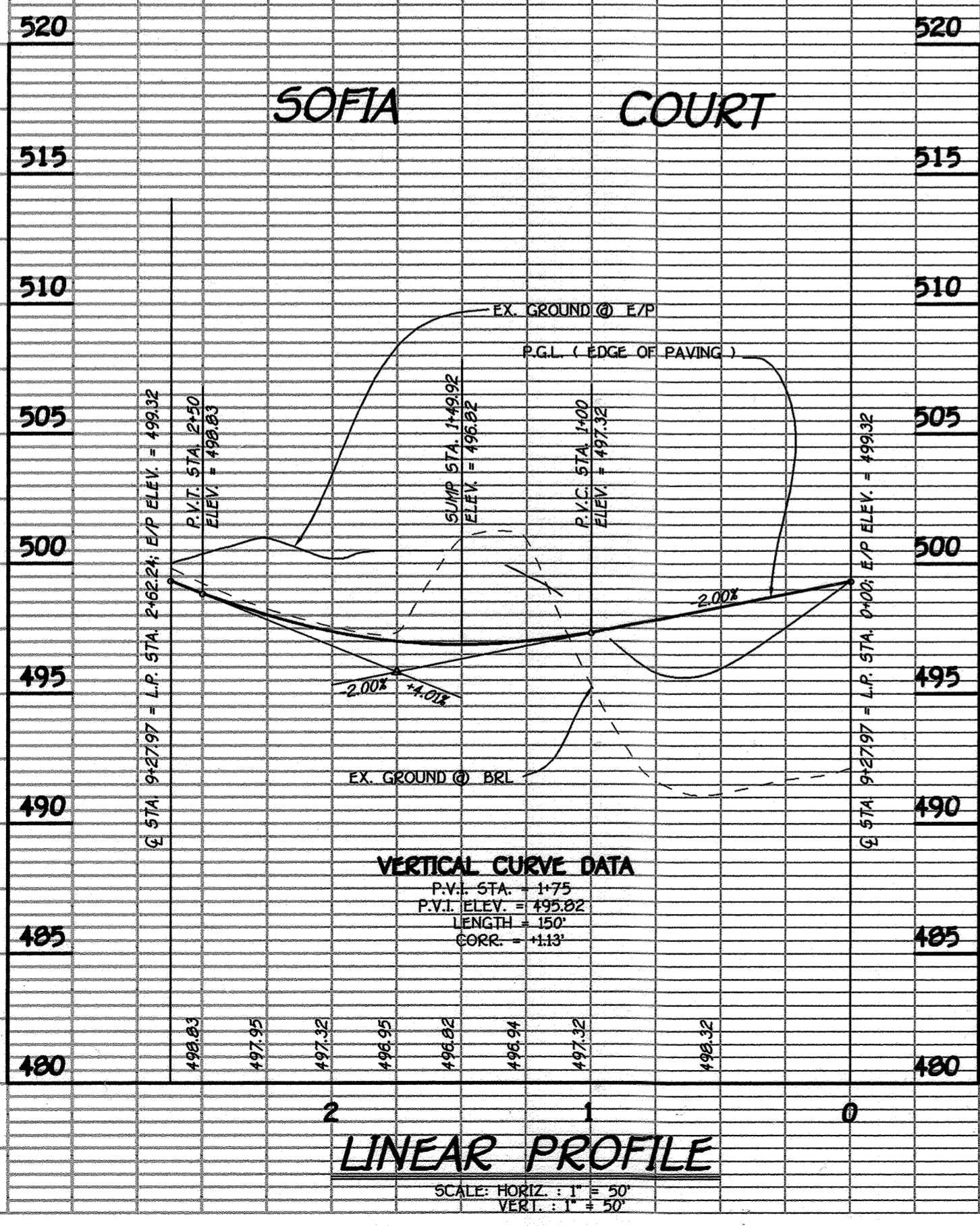
VINEYARDS AT CATTAIL CREEK
LOTS 31 THRU 35, 38 & 39
(A REPARCELING OF BULK PARCEL "VINEYARDS AT CATTAIL CREEK" PLAT NO. 24154 AND A REPARCELING OF LOTS 29 & 30, "VINEYARDS AT CATTAIL CREEK", PLAT NO. 14951)
ZONED RC-DEO
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SOFA COURT
PLAN AND PROFILE

OWNER & DEVELOPER
MARIO F. HANNARELLI, SR.
MARIO F. HANNARELLI, JR.
3299 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

SCALE: AS SHOWN DATE: FEB. 2, 2000 DWG. NO. 2 OF 5
DES. Z.Y.F. DRN. J.C.L. CHK. Z.Y.F.

FISHER, COLLINS & CARTER, INC.
22418
PROFESSIONAL ENGINEER
E 1299250
2/1/2000



STREET TREE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
○	24	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	40' APART ON PUBLIC R/W

NOTE: FINANCIAL SURETY FOR THE 24 REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF (24 x \$300) = \$7,200.00.

ENGINEER'S CERTIFICATE

I Herewith Certify That This Plan For Erosion And Sediment Control Represents A Feasible And Workable Plan Based On My Personal Knowledge Of THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Joseph M. Fischer 2/4/2000
Signature of Engineer Date

DEVELOPER'S CERTIFICATE

I Herewith Certify That All Development And Construction Will Be Done According To This Plan Of Development And Plan For Erosion And Sediment Control And That All Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of Natural Resources Approved Training Program For The Control Of Sediment And Erosion Before Beginning The Project. I Also Authorize Periodic On-Site Inspection By The Howard Soil Conservation District Or Their Authorized Agents, As Are Deemed Necessary.

Joseph M. Fischer 3/31/00
Signature of Developer Date

Reviewed For Howard County Soil Conservation District And Meets Technical Requirements.
Gregory Summers 4/14/00
U.S.D.A. - Natural Resources Conservation Service Date

Approved This Development For Erosion And Sediment Control By The Howard Soil Conservation District.
John R. Johnson 4/17/00
District Howard Soil Conservation Dist. Date

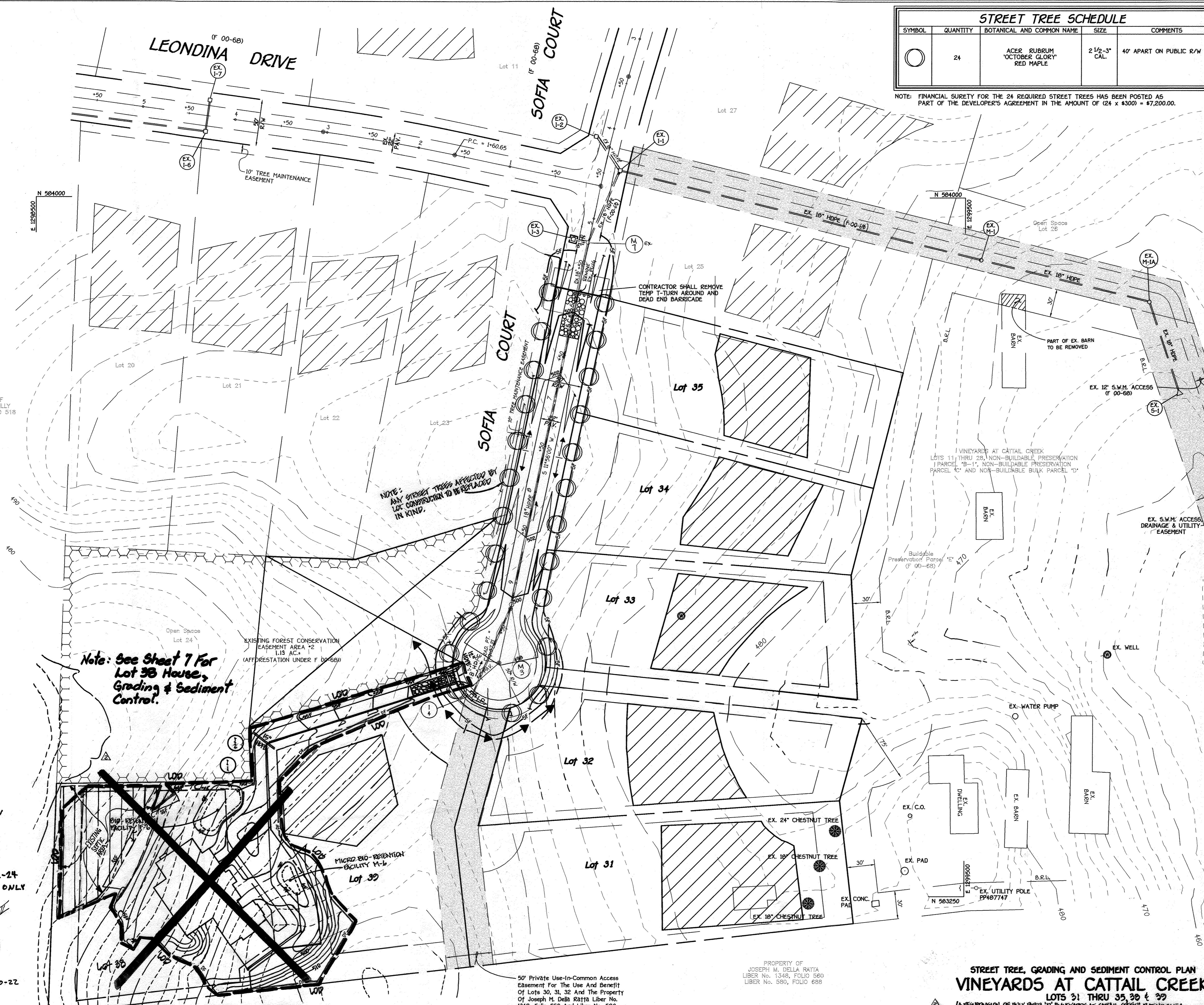
Approved Department Of Planning And Zoning
David Hamilton 5/16/00
Chief, Division Of Land Development Date

Approved: Howard County Department Of Public Works
Andrew M. Daniels 4-24-00
Chief, Bureau Of Highways Date

LEGEND

- SF — SF — SF — SILT FENCE
- ▣ S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- A-2 A-2 EARTH DIKE
- — — — — LIMIT OF DISTURBANCE
- I.P. INLET PROTECTION
- SF — SF — SUPER SILT FENCE

NOTE: EROSION CONTROL MATTING TO BE INSTALLED IN ALL ROADSIDE DITCHES AND CHANNEL FROM S-2 TO S.W.M. POND, SEE DETAIL, SHEET 6.



Note: See Sheet 7 For Lot 38 House, Grading & Sediment Control.

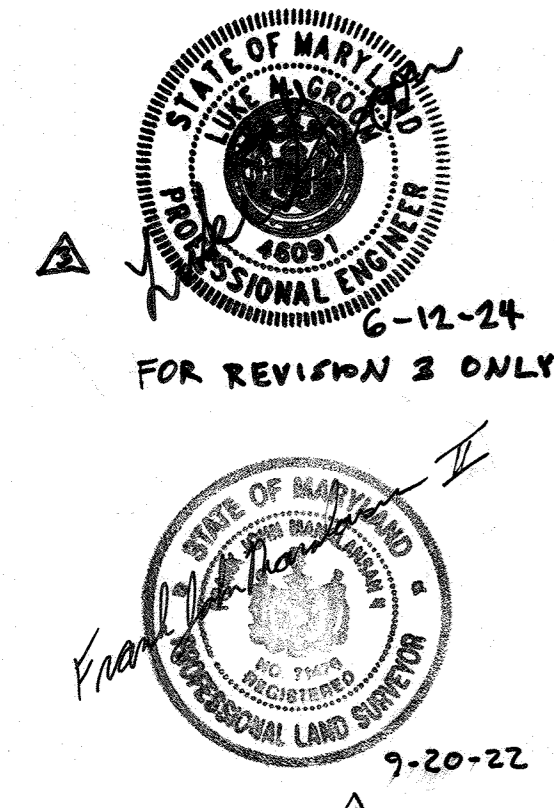
NOTE: ANY STREET TREES AFFECTED BY LOT CONSTRUCTION TO BE REPLACED IN KIND.

NO.	DATE	DESCRIPTION
2	8/16/02	REVISE STORM DRAIN ALIGNMENT 1-4 TO EX. M-7
1	11/24/02	REVISE STORM DRAIN ALIGNMENT 1-4 TO EX. M-7

No.	Description	Date
3	Revise House & Grading On Lot 38	5-20-04
	Revised by	

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2909 SUMMIT CIRCLE
ELICOTT CITY, MARYLAND 21043

STREET TREE, GRADING AND SEDIMENT CONTROL PLAN
VINEYARDS AT CATTAIL CREEK
LOTS 31 THRU 35 30' & 33'
(A REVISION OF BULK PARCEL TO "VINEYARDS AT CATTAIL CREEK" PLAT NO. 14851
A REVISION OF LOT 29 (30' "VINEYARDS AT CATTAIL CREEK" PLAT NO. 14851)
ZONED RC-DEO
TAX MAP NO. 21 PARCEL NO. 220 & PART OF PARCEL NO. 2 GRID NO. 8
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 2, 2000
SHEET 3 OF 6



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-461-3995
F.C.C. 030207/PLS/SECTION/GRADING, PLANNING

STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-4	495.15		491.50	SOFA DRIVE	L.P. STA. 1+49.92	5' FROM E/P	OPEN END GRATE	S.D. 4.36 W/ S.D. 4.13
M-3	499.65	490.66	490.61	SOFA COURT	9+27.97	@ C	STD. MANHOLE	G - 5.01

PIPE SCHEDULE		
SIZE	MATERIAL	LENGTH
18"	HD.P.E.	452'

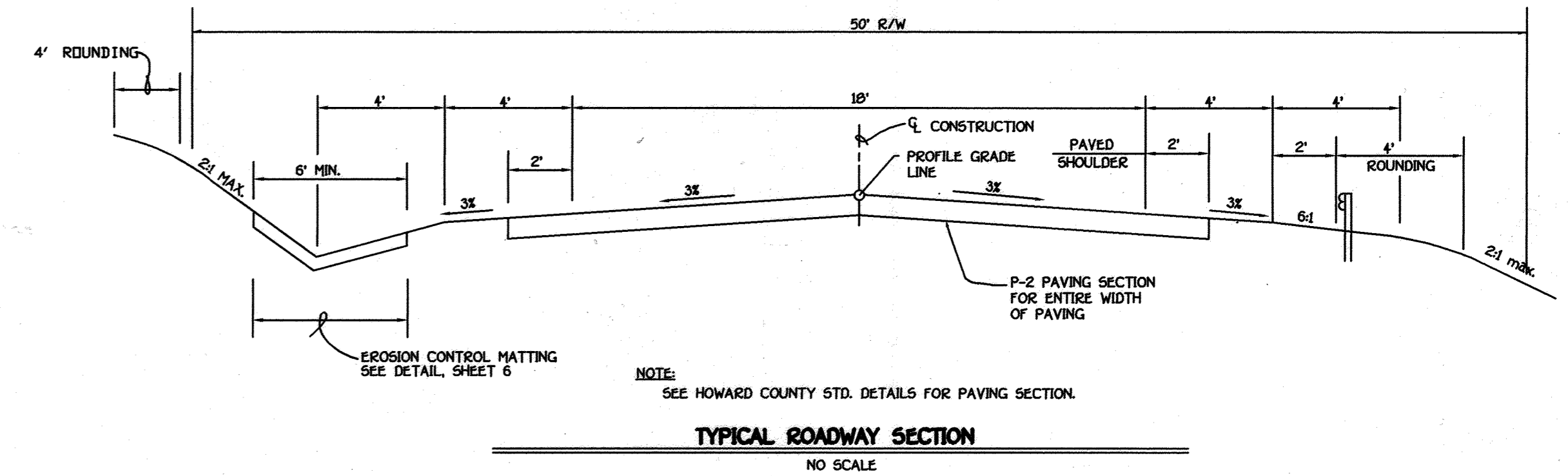
* A.D.S. - ADVANCED DRAINAGE SYSTEMS, INC.
CORPORATE OFFICE
3300 REVERSIDRIVE
COLUMBUS, OHIO 43221
PHONE: 1-800-733-7473

ADVANCED DRAINAGE SYSTEMS, INC.
LOCAL SALES REPRESENTATIVE:
MR. EDWARD C. MAULDIN
8023 HARRIS AVENUE
BALTIMORE, MD. 21234
PHONE: (410) 685-3658
1-800-733-9554

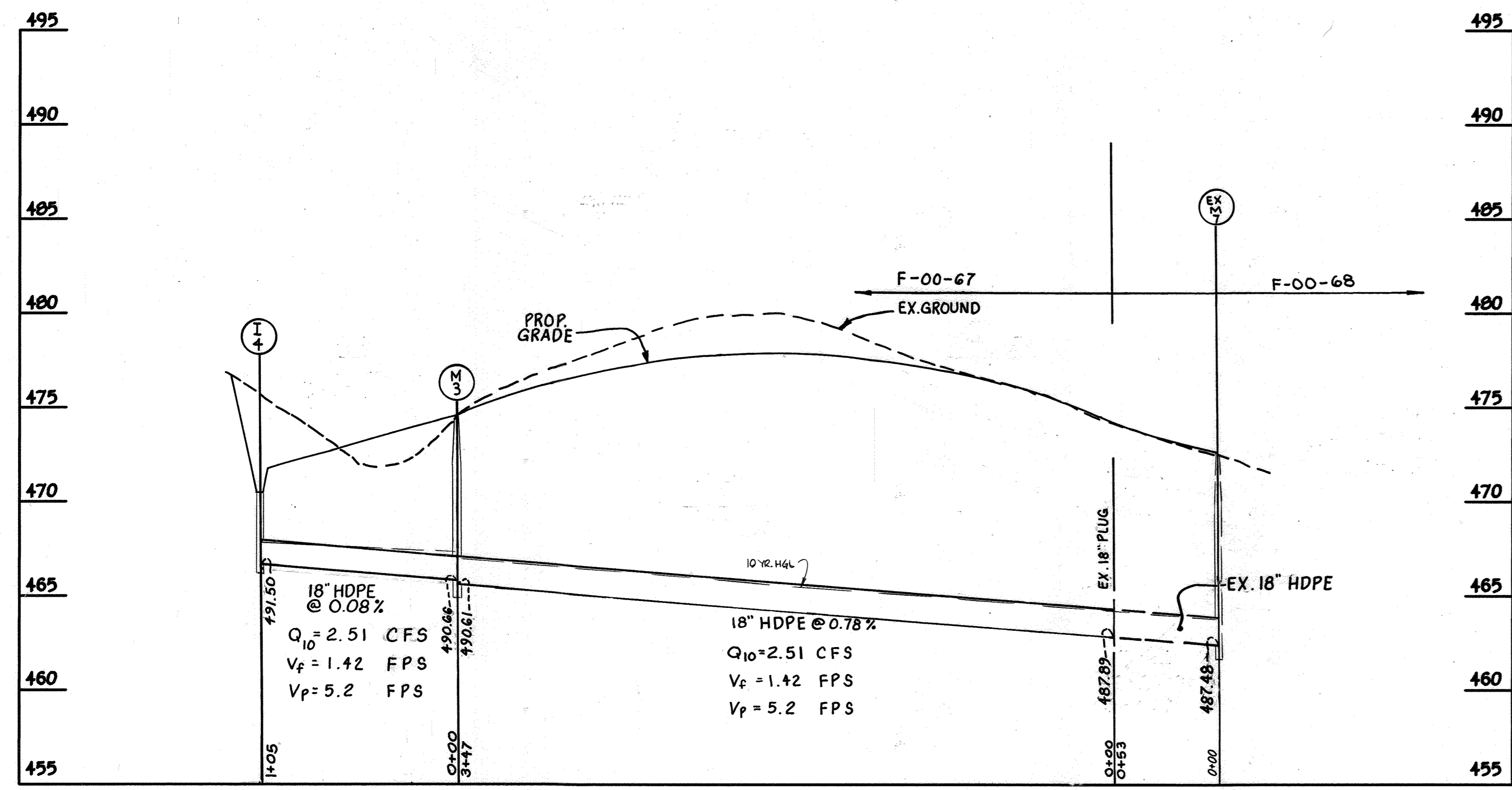
Approved: Department Of Planning And Zoning
Cindy Hamstra 5/16/00
Chief, Division Of Land Development Date

Mark Pannarelli 5/14/00
Chief, Development Engineering Division MJK Date

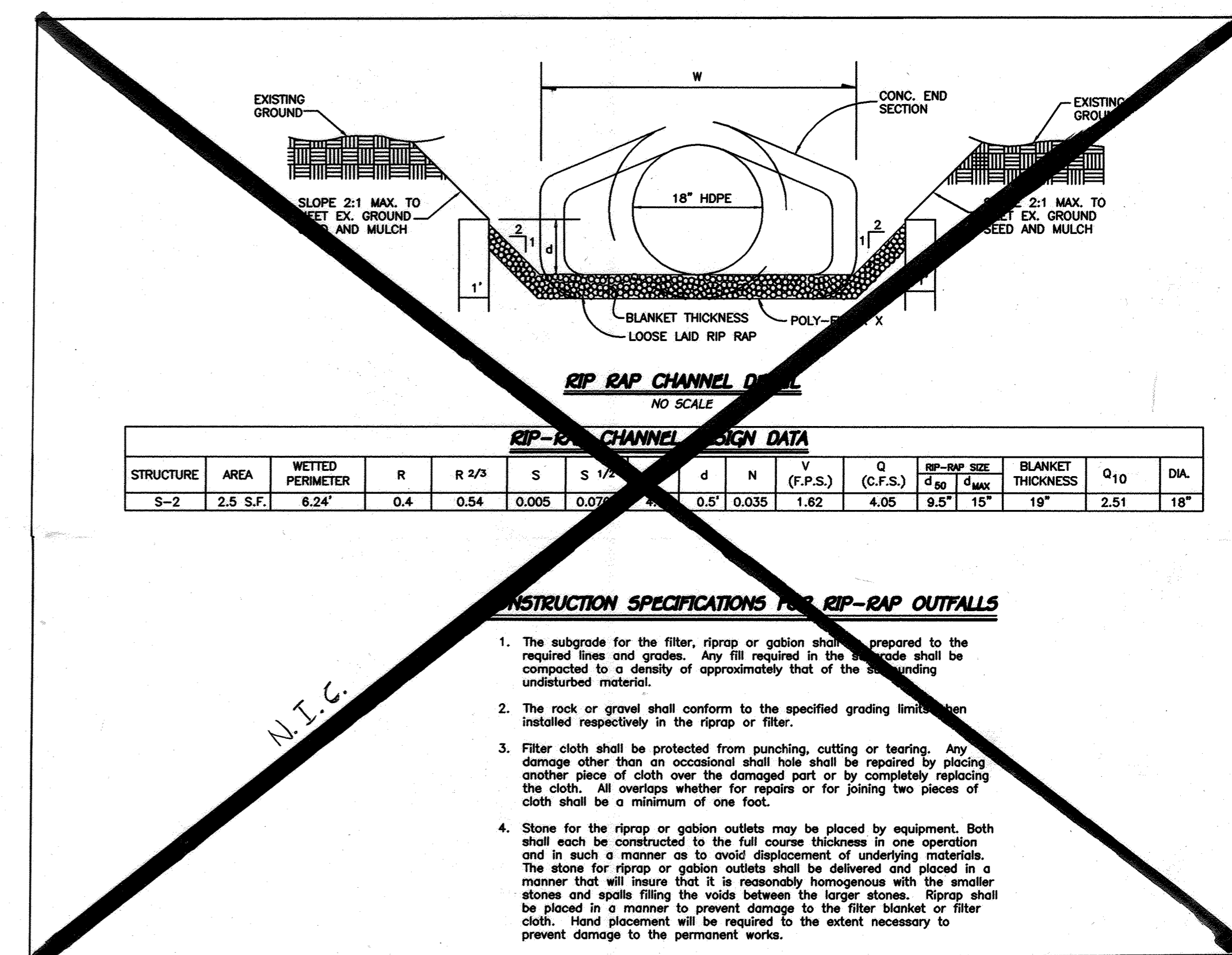
Approved: Howard County Department Of Public Works
Richard M. Danelo 4-24-00
Chief, Bureau Of Highways Date



ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
SOFA COURT	LOCAL ROAD	30 M.P.H.	RC-DEO	5+80.18 TO 9+87.21	P-2



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2095

NO.	DATE	DESCRIPTION
1	8/15/02	REVISED TITLE
1	11/26/02	REVISE STORM DRAIN ALIGNMENT I-4 TO EX. M-7
REVISIONS		

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2925 SUMMIT CIRCLE
ELLCOTT CITY, MARYLAND 21043

Zacharia J. Fisher
2/4/2000

STORM DRAIN PROFILES
VINEYARDS AT CATTAIL CREEK
LOTS 31 thru 35, 38 & 39
(A RESUBDIVISION OF BULK PARCEL "D" VINEYARDS AT CATTAIL CREEK PLAT NO. 26154
A RESUBDIVISION OF LOTS 23 & 30, "VINEYARDS AT CATTAIL CREEK" PLAT NO. 14851)
ZONED RC-DEO
TAX MAP NO. 21 PARCEL NO. 220 & PART OF PARCEL NO. 2 GRID NO. B
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 2, 2000
SHEET 4 OF 8

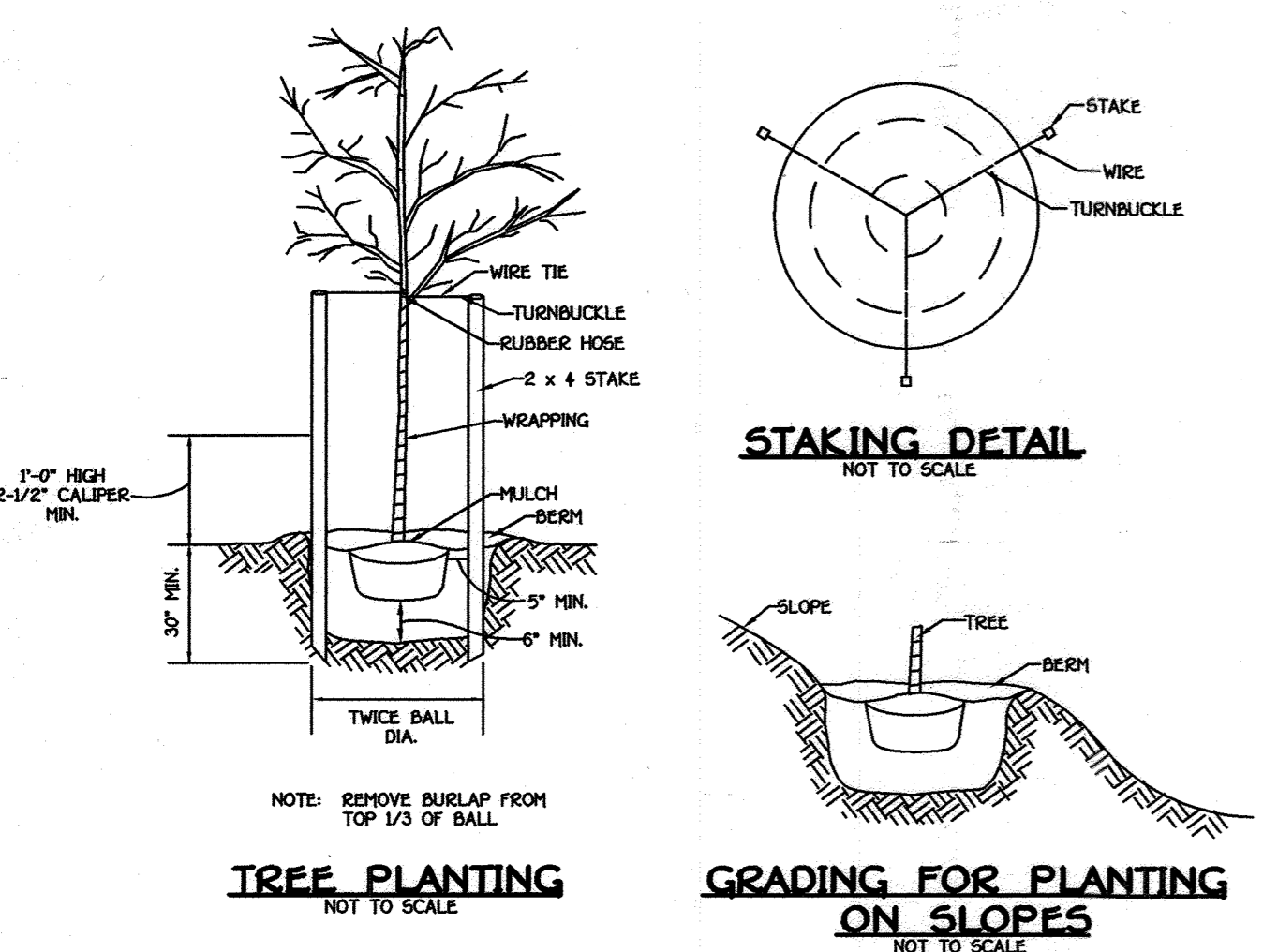
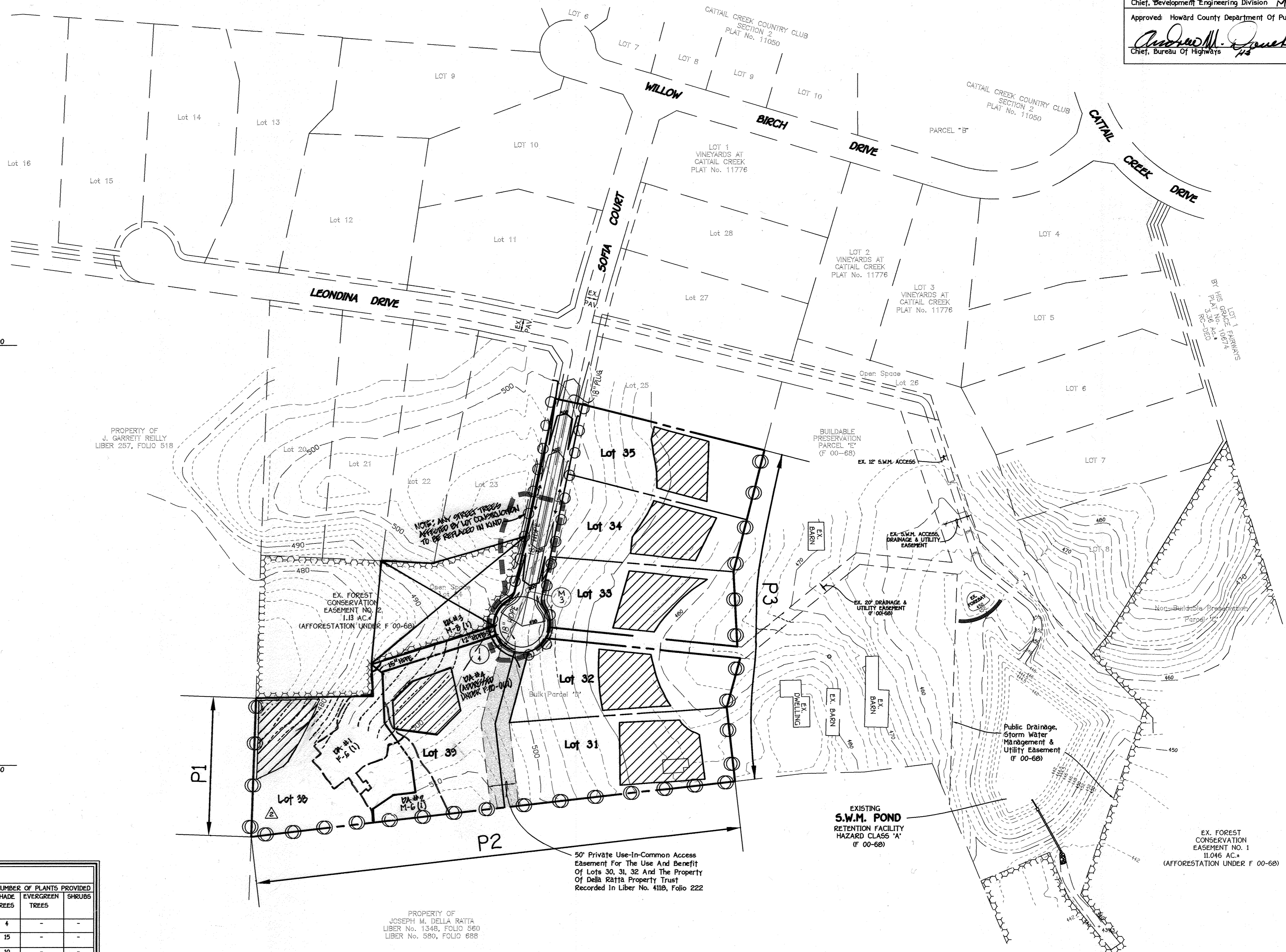
Approved: Department Of Planning And Zoning
 Chief, Division Of Land Development
 Chief, Development Engineering Division
 Approved: Howard County Department Of Public Works
 Chief, Bureau Of Highways

5/16/00
 5/11/00
 4-24-00

LANDSCAPE SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
29	○	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	2 1/2"-3"

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 29 LANDSCAPING TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,700.00.

NOTE: PLANT MATERIAL MAY BE SUBSTITUTED WITH SPECIES LISTED IN THE HOWARD COUNTY LANDSCAPING MANUAL.



SCHEDULE A PERIMETER LANDSCAPE EDGE										
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS PROVIDED	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO PERIMETER	A	240'	NO	NO	4	4	-	-	-
P-2	ADJACENT TO PERIMETER	A	872'	NO	NO	15	15	-	-	-
P-3	ADJACENT TO PERIMETER	A	603'	NO	NO	10	10	-	-	-

Note: Any Ex. Perimeter Landscaping That Is Impacted During Lot 38 Construction Shall Be Replaced In Accordance With This Approved Landscape Plan.

NO.	DATE	DESCRIPTION
3	5-20-24	Added Lot 38 Construction Note
2	8/19/12	REVISED TREE LOCATIONS, SPECIES AREA FOR HAZARDOUS ROAD CROSSING
1	11/26/02	REVISE STORM DRAIN ALIGNMENT I-4 TO EX.M-7

OWNER & DEVELOPER
 MARIO F. MANNARELLI, SR.
 MARIO F. MANNARELLI, JR.
 2929 SUMMIT CIRCLE
 ELLICOTT CITY, MARYLAND 21043

PLAN
 SCALE: 1" = 100'

NOTE:
 SEE SHEET 3 FOR STREET TREE QUANTITY AND SURETY NOTE.

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	C'	ZONED	% IMP.
I-4	A	0.64 AC.	0.51	RC-DEO	33%

DRAINAGE AREA MAP & LANDSCAPE PLAN
 VINEYARDS AT CATTAL CREEK
 LOTS 31 THRU 35, 38 & 39
 (A REVISION OF BULK PARCEL "D" VINEYARDS AT CATTAL CREEK PLAT NO. 24154 A REVISION OF LOTS 29 & 30, VINEYARDS AT CATTAL CREEK PLAT NO. 17851)
 ZONED RC-DEO
 TAX MAP NO. 21 PARCEL NO. 220 & PART OF PARCEL NO. 2 GRID NO. 8
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 2, 2000
 SHEET 5 OF 8

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 30725 BALTIMORE NATIONAL FRIE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955

STATE OF MARYLAND PROFESSIONAL ENGINEER
 STATE OF MARYLAND PROFESSIONAL LAND SURVEYOR
 STATE OF MARYLAND PROFESSIONAL ENGINEER
 6-12-24 FOR REVISION 3 ONLY
 7-25-22
 Zacharia J. Fisch
 2/4/2000

Chief, Division of Land Development *g/cd/22*
Date
Chief, Development Engineering Division *g/cd/22*
Date

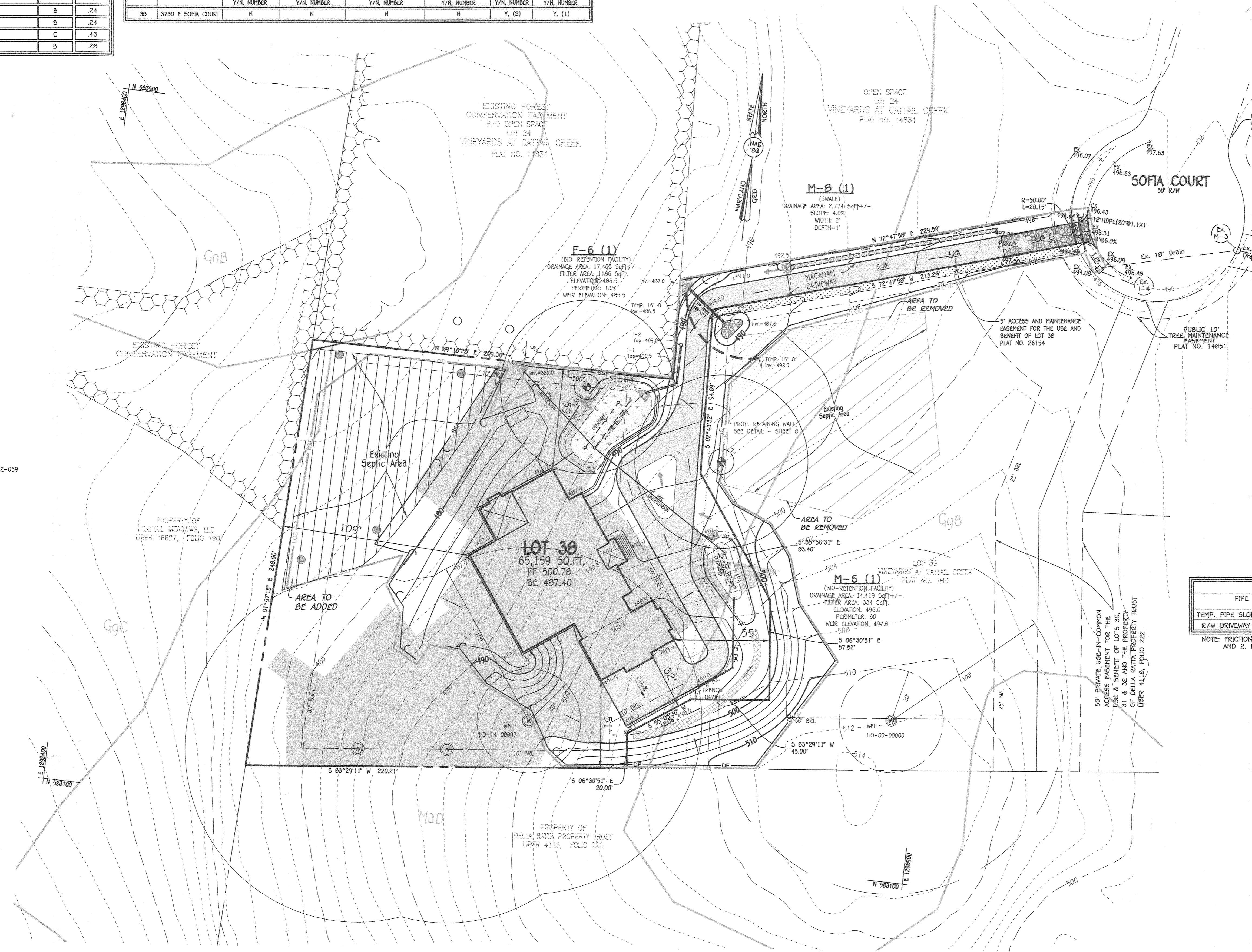
SOILS LEGEND			
SOIL	NAME	CLASS	"K" VALUE
GgB	Glenn loam, 3% to 8% slopes	B	.24
GgC	Glenn loam, 8% to 15% slopes	B	.24
GnB	Glennville-Balle silt loams, 0% to 8% slopes	C	.43
MaD	Manor loam, 15% to 25% slopes	B	.28

LOT 38 STORMWATER MANAGEMENT PRACTICES							
LOT	ADDRESS	DRYWELLS (M-5) Y/N, NUMBER	ROOFTOP DISCONNECTION (N-1) Y/N, NUMBER	NON-ROOFTOP DISCONNECTION (N-2) Y/N, NUMBER	RAINWATER HARVESTING (M-1) Y/N, NUMBER	MICRO BIO (M-6/F-6) Y/N, NUMBER	GRASS CHANNEL (M-8) Y/N, NUMBER
38	3730 E. SOFIA COURT	N	N	N	N	Y, (2)	Y, (1)

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
X 362.2	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	LIMIT OF DISTURBANCE
---	CLEAN WATER DIVERSION FENCE
---	SILT FENCE
---	SUPER SILT FENCE
---	EXISTING TREE LINE
---	SOIL LINES AND TYPES
---	PROPOSED ROOF LEADER
---	DRAINAGE AREAS LIMITS
---	DENOTES 15% - 24.9% SLOPES
---	DENOTES 25% AND GREATER SLOPE
---	OVERFLOW PATH
---	FLOW ARROW
---	SOIL BORING LOCATION
---	FAILED PERCOLATION TEST
---	PASSED PERCOLATION TEST
---	WELL
---	STONE / RIPRAP
---	EROSION CONTROL MATTING
---	EXISTING FOREST CONSERVATION EASEMENT

SITE ANALYSIS DATA CHART (LOT 38)

- A. TOTAL AREA OF PROPERTY = 65,159.66 SQ.FT. OR 1.496 AC.±
- B. LIMIT OF DISTURBED AREA (SITE) = 59,870 SQ.FT. OR 1.37 AC.±
- C. PRESENT ZONING DESIGNATION = RC-DEO
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: SP-96-11, F-00-068, F-00-067, F-22-059
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.74 AC
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
- J. TOTAL AREA OF EXISTING FOREST = 0.00 AC
- K. TOTAL GREEN OPEN AREA = 0 AC.
- L. TOTAL IMPERVIOUS PAVING AREA = 0.206 AC.±
- M. TOTAL PROPOSED IMPERVIOUS PAVING AREA = 0.169 AC.±
- N. TOTAL AREA TO BE STABILIZED = 0 AC.
- P. TOTAL AREA OF ERODIBLE SOILS = 0.74 AC.
- N. TOTAL AREA OF ROAD DEDICATION = 0.00 AC.



LOT 38 GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
5. TOPOGRAPHY SHOWN IN THE AREA OF THE LOT BEING DISTURBED IS BASED ON A TOPOGRAPHIC SURVEY BY FISHER, COLLINS & CARTER, INC. IN APRIL, 2019.
6. ORIGINAL BOUNDARY OF LOT BASED ON FIELD RUN BY FISHER, COLLINS & CARTER, INC. IN JULY, 1989 IN CONJUNCTION WITH RECORD PLAT ENTITLED "VINEYARDS OF CATTAIL CREEK LOTS 29 THRU 35 (RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'D', RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT M.D.R. NO. 14851). THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
7. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL VOLUMES 1 & II, REVISED 2008. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF ONE (1) (M-8) GRASS SWALE, ONE (1) (F-6) BIORETENTION FACILITY, AND ONE (1) (M-6) MICRO-BIORETENTION FACILITY TO BE MAINTAINED BY THE HOMEOWNER OF THE LOT ON WHICH THIS DEVICE IS LOCATED.
8. THERE ARE NO FLOODPLAIN, WETLANDS, STREAMS AND/OR ITS BUFFERS ON THIS SITE.
9. SUBJECT PROPERTY ZONED: RC-DEO
10. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-00-068.
11. LANDSCAPING REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-00-068.
12. SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY.
13. SOIL BORING INFORMATION TO BE PROVIDED AT NEXT PLAN STAGE.
14. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE BUILDING AND GRADING STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
15. THIS PROJECT IS SUBJECT TO RESUBDIVISION PLAN NUMBER 26154 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PIPE COMPUTATIONS						
PIPE	DRAINAGE AREA	"C"	ZONED	I (IN/HR)	Q (CFS)	V (FPS)
TEMP. PIPE SLOPE DRAIN	0.53 AC.	0.33	RC-DEO	8.5	1.49	1.21
R/W DRIVEWAY CULVERT	0.38 AC.	0.33	RC-DEO	8.5	1.07	1.36

NOTE: FRICTION SLOPE FOR 12" DRIVEWAY CULVERT = 0.06% AND 2, I, Q, AND V SHOWN ARE FOR 10-YEAR STORM.

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
38	65,159 Sq. Ft.±	5,400 Sq. Ft.±	99,799 Sq. Ft.±
39	56,198 Sq. Ft.±	0 Sq. Ft.±	56,198 Sq. Ft.±

PLAN VIEW
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

OWNER/DEVELOPER
SCOTT RABOIN
8017 DORSEY RUN ROAD
JESSUP, MARYLAND 20794-9372
(410) 978-1122



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. 21476, EXPIRATION DATE: 07/14/23.
Frank J. Manalisan
FRANK J. MANALISAN
DATE: 7/20/22

PURPOSE NOTE:
THIS SHEET WAS ADDED TO REFLECT LOT CHANGES PER REVISION 2.

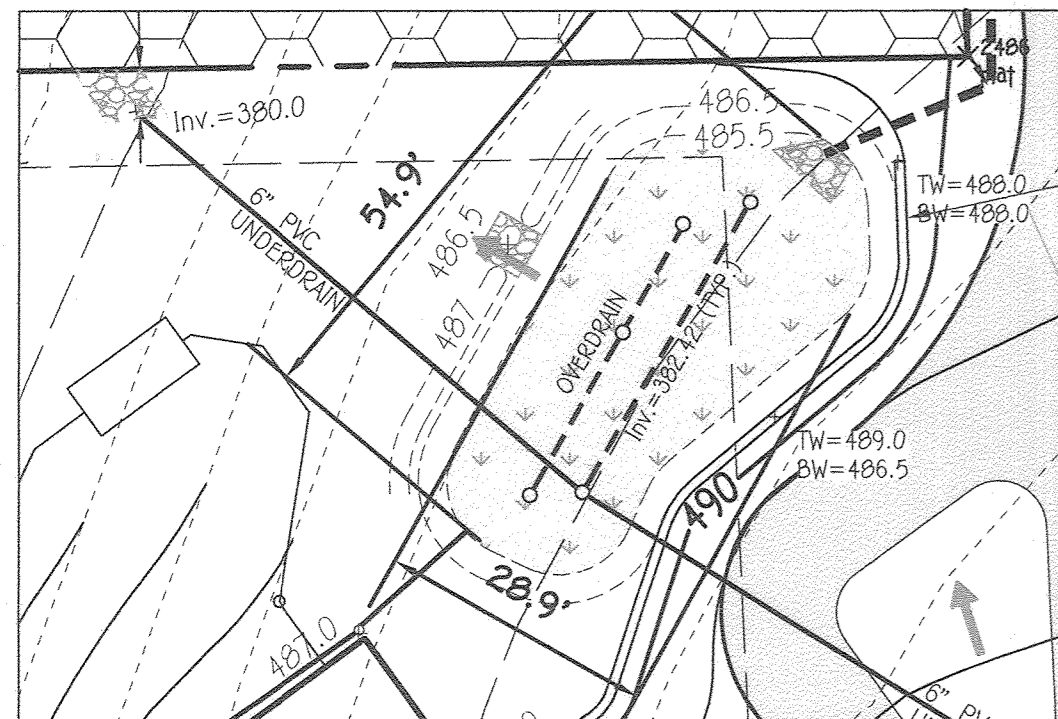
LOT 38 PLAN
REVISED FINAL ROAD CONSTRUCTION PLAN
VINEYARDS AT CATTAIL CREEK
A RESUBDIVISION OF BULK PARCEL 'D' "VINEYARDS AT CATTAIL CREEK", PLAT NO. 26154 AND A RESUBDIVISION OF LOTS 29 & 30, "VINEYARDS AT CATTAIL CREEK", PLAT NO. 14851)
ZONED RC-DEO
TAX MAP No. 21 GRID No. 08 PARCEL No. 225
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2022
SHEET 7 OF 8

Chief, Division of Land Development *[Signature]* 9/29/22
 Date
 Chief, Development Engineering Division *[Signature]* 9/28/22
 Date

LOT 38 STORMWATER MANAGEMENT SUMMARY TABLE (PRIVATELY OWNED AND MAINTAINED)								
FACILITY NAME AND NUMBER	DRAINAGE AREA	TYPE	% IMPERVIOUS	Pe=1.6" ESDV REQUIRED CUFT.	Pe=1.6" ESDV PROVIDED CUFT.	REV. REQUIRED CUFT.	REV. PROVIDED CUFT.	OWNERSHIP AND MAINTENANCE
F-6 (1)	17,403	BIO-RETENTION	59%	1179 (STORAGE)	1370 (STORAGE)		464	PRIVATE
M-6 (1)	14,420	MICRO BIO-RETENTION	22%	383 (STORAGE)	453 (STORAGE)	375	133	PRIVATE
M-8 (1)	2,774	GRASS SWALE	--%	-- (STORAGE)	-- (STORAGE)		--	PRIVATE

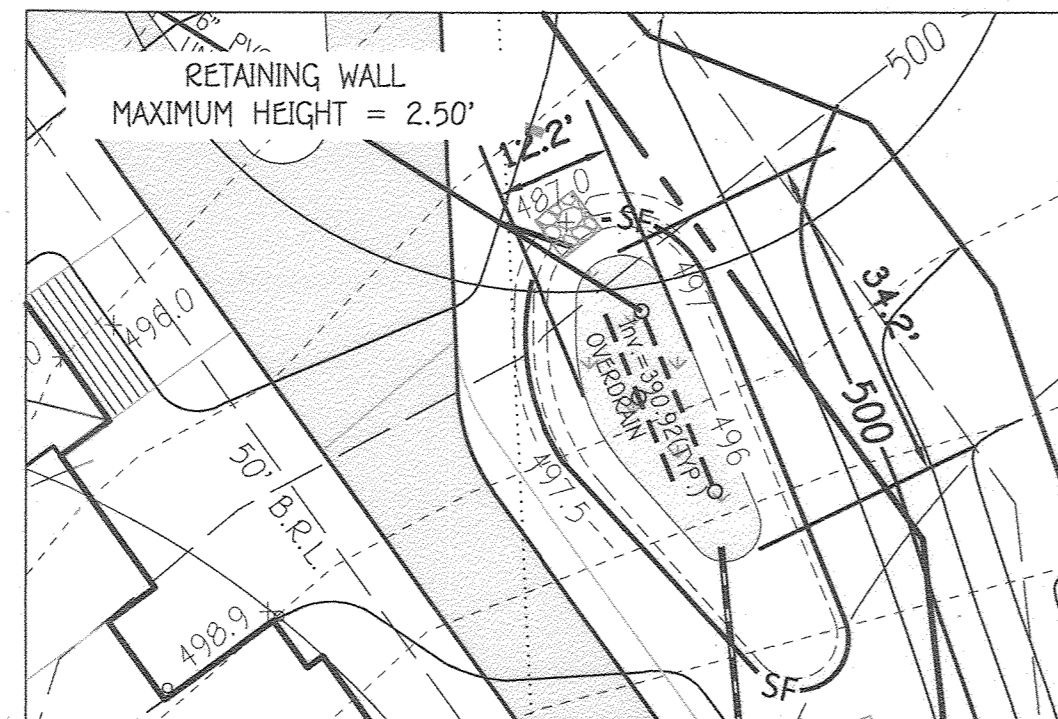
LOT 38 STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY THE USE OF TWO (2) MICRO-BIORETENTION (F-6/M-6) FACILITIES AND ONE (1) GRASS SWALE (M-8).



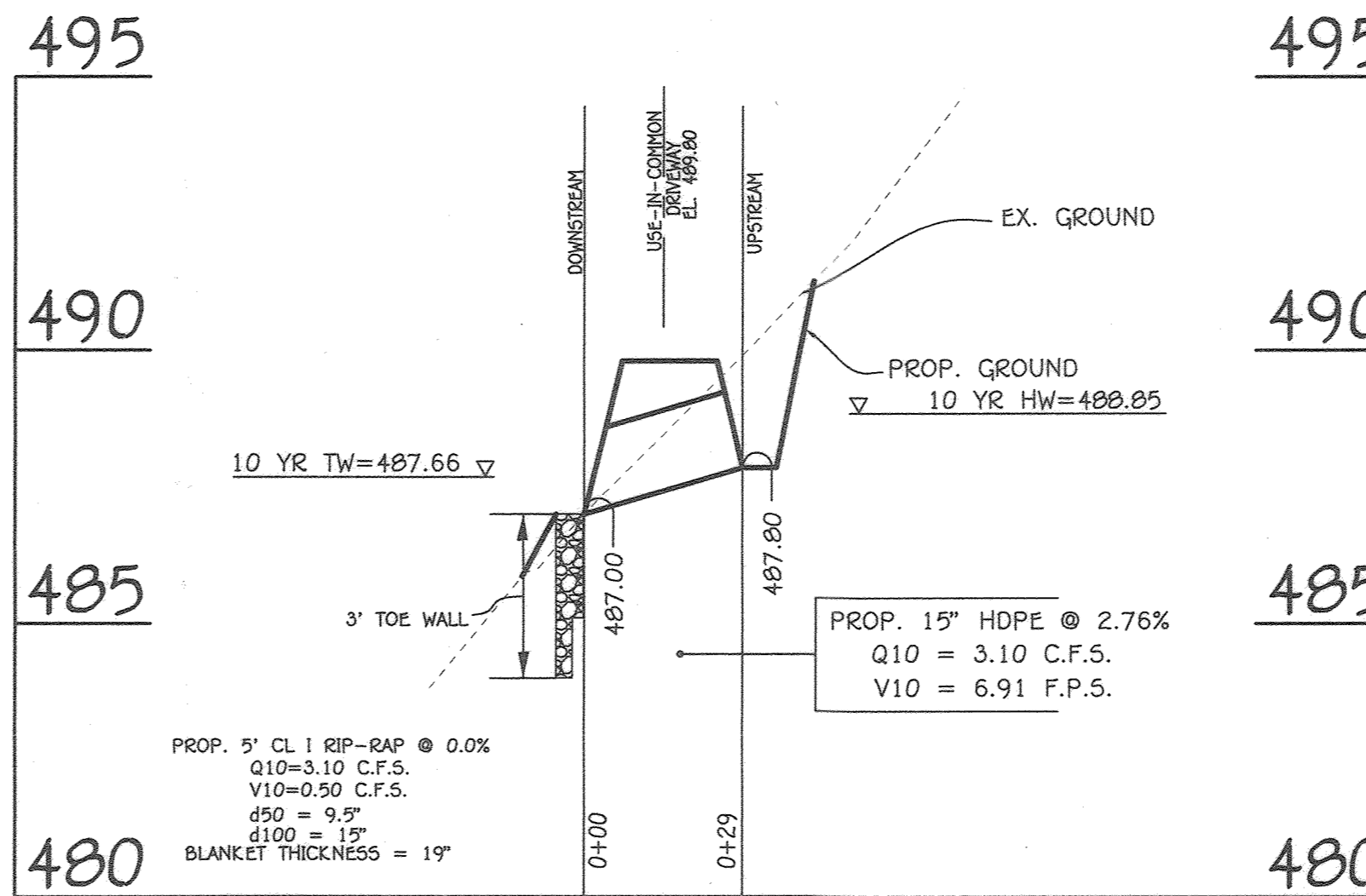
DETAIL BIO-RETENTION FACILITY F-6 (1)

SCALE: 1"=20'



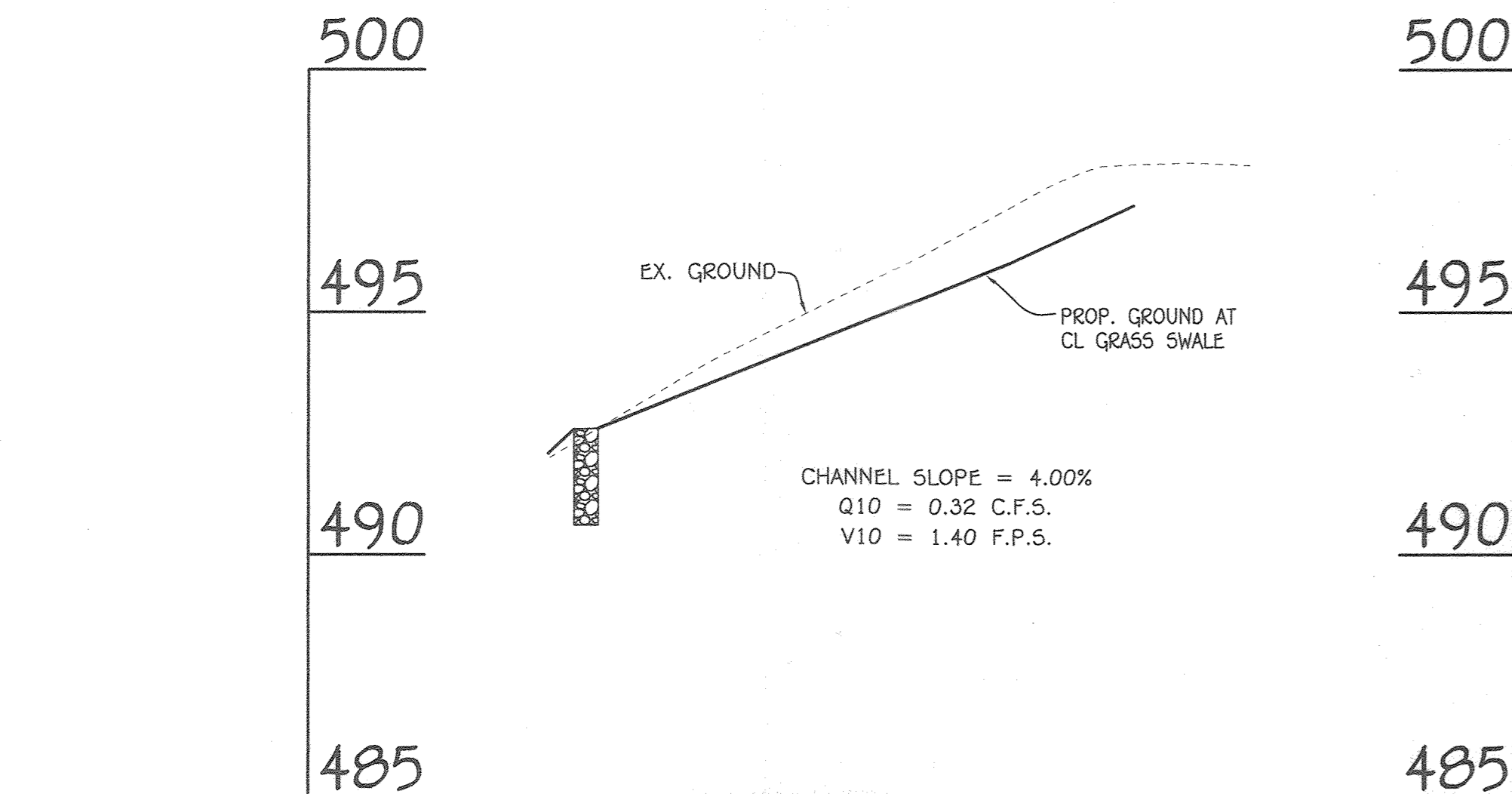
DETAIL BIO-RETENTION FACILITY M-6 (1)

SCALE: 1"=20'



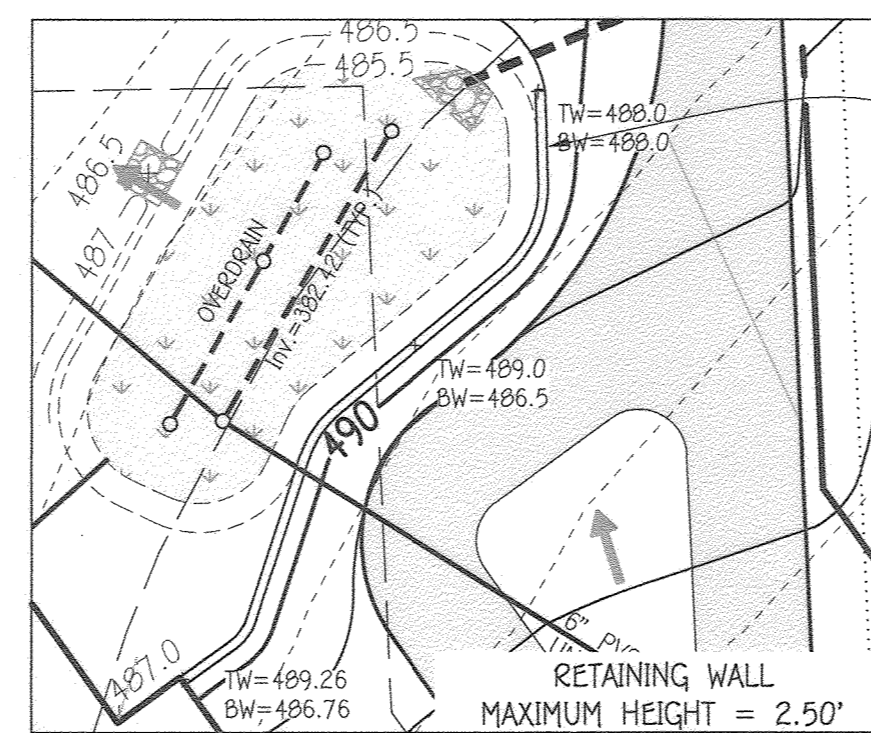
DRIVEWAY CULVERT PROFILE

SCALE HORZ. 1"=30'
 VERT. 1"=3'



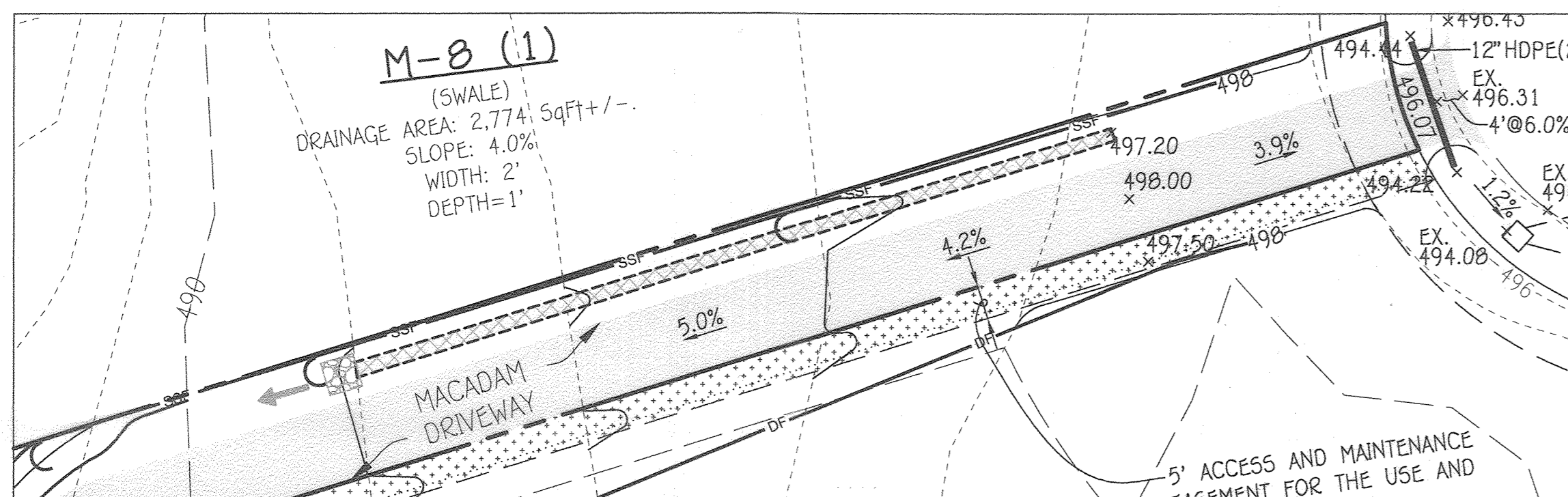
GRASS SWALE PROFILE

SCALE HORZ. 1"=30'
 VERT. 1"=3'



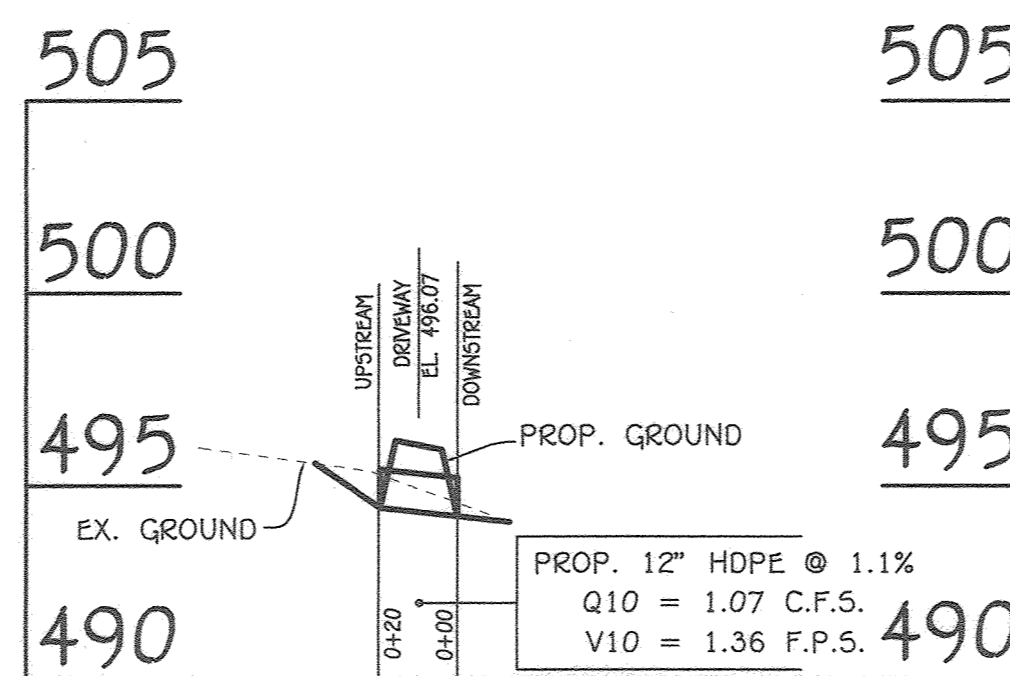
DETAIL RETAINING WALL AT BIO-RETENTION F-6 (1)

SCALE: 1"=20'



DETAIL GRASS SWALE FACILITY F-8 (1)

SCALE: 1"=20'



R/W DRIVEWAY CULVERT PROFILE

SCALE HORZ. 1"=50'
 VERT. 1"=5'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS GRASS SWALES AND WET SWALES, (M-8)

- THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE OPEN CHANNEL SHALL BE MOWED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- REMOVE SILT IN THE CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WOV.
- INSPECT CHECK DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. RESTORE CHECK DAMS TO ORIGINAL CONDITION AS APPLICABLE.

OWNER/DEVELOPER

SCOTT RARDIN
 8017 DORSEY RUN ROAD
 JESSUP, MARYLAND 20794-9372
 (410) 978-1122



PROFESSIONAL CERTIFICATION

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[Signature] 9/20/22
 FRANK J. MANALANSAN DATE

PURPOSE NOTE:
 THIS SHEET WAS ADDED TO REFLECT LOT CHANGES PER REVISION 2.

**LOT 38 DETAILS
 REVISED FINAL ROAD CONSTRUCTION PLAN
 VINEYARDS AT CATTAIL CREEK**

A RESUBDIVISION OF BULK PARCEL 'D' "VINEYARDS AT CATTAIL CREEK", PLAT NO. 26154 AND A RESUBDIVISION OF LOTS 29 & 30, "VINEYARDS AT CATTAIL CREEK", PLAT NO. 14851)

ZONED RC-DEO

TAX MAP No. 21 GRID No. 08 PARCEL No. 225
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2022
 SHEET 8 OF 8

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
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