

FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLAN WALNUT CREEK PHASE THREE

**Lots 69-83, 87-89, 91-114 & 160-163,
Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V'
Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
And Buildable Bulk Parcel 'U'**

(A Resubdivision of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two)

**&
(A Revision to Non-Buildable Preservation Parcels 'K', 'L' and 'M' Walnut Creek, Phase Two, Plat Nos. 22227 Thru 22243)**

ZONING: RC-DEO & RR-DEO

TAX MAP NO. 28 GRID Nos. 4, 5, 10-12, 17 AND 18 PARCEL No. 49

APPROVED: DEPARTMENT OF PUBLIC WORKS	4/16/12
CHIEF, BUREAU OF HIGHWAYS	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	4/15/13
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
APPROVED: ENGINEERING DIVISION	4/12/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

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) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "M55 UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. TRAFFIC CONTROL DEVICES:
 - a. THE R-1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - b. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD ADJUSTED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2400) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - c. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - d. ALL SIGN POSTS USED FOR TRAFFIC CONTROL DEVICES INSTALLED BY THE COUNTY RIGHT-OF-WAY MAY BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED (QUICK PUNCH) SQUARE TUBE POST (4" GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED (QUICK PUNCH) SQUARE TUBE POST (4" GAUGE). THE ANCHOR SHALL NOT EXCEED MORE THAN TWO (2) "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
5. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 28 FA AND NO. 28 FB

N 572,456,992	E 1,329,524,648
N 570,710,833	E 1,329,524,648
ELEV. + 368.296	ELEV. + 365.804
6. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED SEPTEMBER, 2005 AND WAS APPROVED UNDER SP-06-07 ON MAY 31, 2006.
7. BACKGROUND INFORMATION:
 - a. SUBDIVISION NAME: WALNUT CREEK
 - b. TAX MAP NO.: 28
 - c. PARCEL NO.: 49
 - d. ZONING: RC-DEO & RR-DEO
 - e. ELECTION DISTRICT: FIFTH
 - f. TOTAL TRACT AREA: 222,002 AC. (PHASE THREE)
 - g. NO. OF BUILDABLE LOTS: 46
 - h. NO. OF NON-BUILDABLE PRESERVATION PARCELS: 5
 - i. NO. OF BUILDABLE PRESERVATION PARCELS: 1
 - j. NO. OF BUILDABLE BULK PARCELS: 1
 - k. NO. OF NON-BUILDABLE PARCELS: 1
 - l. AREA OF BUILDABLE LOTS: 40,390 AC.
 - m. AREA OF BUILDABLE PRESERVATION PARCELS: 7,319 AC.
 - n. AREA OF BUILDABLE BULK PARCELS: 29,449 AC.
 - o. AREA OF NON-BUILDABLE PARCELS: 14,514 AC.
 - p. TOTAL AREA OF ROADWAY TO BE DEDICATED: 3,515 AC.
 - q. PREVIOUS FILE NOS.: SP-06-07 APPROVAL DATE: 5/31/06; BA-05-92E, BA-09-33E, BA-03-41E & WP-09-007 (SEE NOTE 10 BELOW, F-07-076 (PHASE ONE), F-08-081 (PHASE TWO))
8. ONE CEMETERY EXISTS WITHIN THIS SUBDIVISION (PROPOSED NON-BUILDABLE PRESERVATION PARCEL 'V'). "CLARK FAMILY CEMETERY" - HQ CO 10 429-2. THE PLANNING BOARD APPROVED THE CEMETERY ACCOMMODATION AND BOUNDARY DOCUMENTATION PLAN ON MARCH 30, 2006 (SP-06-007) SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE DEVELOPER AND/OR THE WALNUT CREEK HOA. SHALL UPGRADE THE EXISTING SPLIT RAIL FENCE TO FURTHER PROTECT THE EXISTING CEMETERY SITE.
 2. THE DEVELOPER AND/OR THE WALNUT CREEK HOA. SHALL REGULARLY MAINTAIN THE CEMETERY AREA.
 3. THE DEVELOPER AND/OR THE WALNUT CREEK HOA. MUST PLACE A CEMETERY MARKER AT THE ENTRANCE OF THE CEMETERY SITE.
9. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
10. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THE ENTIRE SUBDIVISION WILL BE FULFILLED BY PROVIDING: 59,577 ACRES OF ON-SITE FOREST RETENTION AND 31,655 ACRES OF FOREST AFFORESTATION FOR A TOTAL OF 91,232 ACRES. THERE IS NO SURETY REQUIRED FOR ON-SITE FOREST RETENTION. SURETY FOR ON-SITE AFFORESTATION @ \$0.50/SF FOR 1,379,010 SF. = \$689,555.00 IS REQUIRED. THE FOREST CONSERVATION PROVIDED WITH PHASE THREE ARE AS FOLLOWS:

28.94 AC. OF FOREST CONSERVATION EASEMENT (WITHIN IDENTIFIED AND NON-CREATED) CREDITED
ON-SITE RETENTION OF 17,930 ACRES OF FOREST AND 9,30 ACRES OF ON-SITE AFFORESTATION.
CALCULATION USED FOR PHASE THREE FOREST REQUIREMENT:
9.97 TOTAL RETENTION ACRES/60 TOTAL UNITS = 0.1662 (47 UNITS X 0.1662 = 7.75 AC.)
3.66 TOTAL PLANTING ACRES/60 TOTAL UNITS = 0.1979 (47 UNITS X 0.1979 = 9.30 AC.)
* SURETY FOR ON-SITE AFFORESTATION @ \$0.50/SF FOR 405,900 SF = \$202,950.00 IS REQUIRED. THE FOREST CONSERVATION SURETY IN THE AMOUNT OF \$202,950.00 IS TO BE PAID AS PART OF THE DEVELOPER'S AGREEMENT.

 THIS FOREST CONSERVATION PROPOSAL IS SUBJECT TO WP-08-007, APPROVED ON AUGUST 21, 2007 TO THE FOLLOWING CONDITIONS:
 1. THE WAIVER PETITION APPROVAL APPLIES ONLY TO THE TEMPORARY DEFERRAL FOR ESTABLISHING THE FOREST CONSERVATION EASEMENTS FOR THIS SUBDIVISION BASED ON THE AFFO FOREST FOR THIS PROJECT. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH A PROPORTIONATE AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THIS PROJECT TO SATISFY ITS OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF DEVELOPMENT FOR THIS PROJECT.
 2. THE APPLICANT/DEVELOPER MUST CONTINUE PROCESSING THE SUBDIVISION PLANS FOR WALNUT CREEK AND MEET ALL APPLICABLE PROCESSING DEADLINE DATES IN ACCORDANCE WITH THE APPROVED AFFO PHASING SCHEDULE.
11. STORMWATER MANAGEMENT FACILITIES: BMP NO. 5 (LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'R') PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND. EXTENDED DETENTION FACILITY (EDF) FOR NEW 3" C&G STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF GRASS CHANNELS ALONG THE PROPOSED ROADWAYS. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A MESH-POND, EXTENDED DETENTION POND, ONE BIO-RETENTION FACILITY AND LEVEL SPREADERS. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE.
12. THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PRIVATE. SEE CONTRACT NO. 50-4765-D FOR LOW PRESSURE SYSTEM.
13. THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
14. TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED FEBRUARY, 2004.
15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST BENSON & ASSOCIATES, INC., DATED SEPTEMBER, 2005 AND APPROVED ON MAY 31, 2006.
17. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER, 2005 AND APPROVED ON MAY 31, 2006.
18. THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY, 2005 AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM HQ, CO. CAPITAL PROJECT D-1028A. THE FLOODPLAIN STUDY WAS APPROVED UNDER SP-06-007 DATED 5/31/06.
19. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 18, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY 1968 ISSUE.
20. THERE ARE STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY "SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET". PER SECTION 16.1400(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TOTAL AREA OF 25% OR GREATER SLOPES = 8.9 AC.
21. AS PER SECTION 10A.4.5 OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNED SOLELY FOR SWM FACILITIES.

A. NON-BUILDABLE PRESERVATION PARCEL 'R'	C. NON-BUILDABLE PRESERVATION PARCEL 'V'
OWNED: PRIVATE	OWNED: PRIVATE
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND	EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION & HOWARD COUNTY, MARYLAND
USE: SWM	USE: CEMETERY
B. NON-BUILDABLE PRESERVATION PARCEL 'Q'	D. NON-BUILDABLE PRESERVATION PARCEL 'P'
OWNED: PRIVATE	OWNED: PRIVATE
EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION & HOWARD COUNTY, MARYLAND	EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION & HOWARD COUNTY, MARYLAND
USE: EASEMENT	USE: EASEMENT
22. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
23. THE LANDSCAPE SURETY FOR THE 112 SHADE AND 14 EVERGREEN TREES IN THE AMOUNT OF \$35,700.00 FOR PERMETER LANDSCAPE REQUIREMENTS SET FORTH BY THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. IN ADDITION, FINANCIAL SURETY FOR THE REQUIRED 150 STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$45,000.00.
24. BUILDABLE BULK PARCEL 'U' RETAINS THE RIGHT TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE GEO CLUSTER REGULATIONS IN SECTION 10 OF THE HOWARD COUNTY ZONING REGULATIONS. THE RESUBDIVISION OF THIS BULK PARCEL INTO RESIDENTIAL LOTS WILL REQUIRE DENSITY FROM AN OFF-SITE LOCATION WITHIN THE RC-DEO DISTRICT.
25. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNTY CODE AND THE 2004 ZONING REGULATIONS PER COUNTY CODE. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
26. WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDBOOK OF THE FINAL RECORD PLAT.
27. LOTS 69 THRU 81, 87 THRU 89 & 96 THRU 114 ARE TO BE SERVED BY A PUBLIC SHARED SEPTIC FACILITY LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'Y' (F-07-076), WALNUT CREEK, PHASE ONE.
28. THIS PROJECT IS SUBJECT TO WASTEWATER DISCHARGE PERMIT NUMBER 06-09-3538 AND IS EFFECTIVE FROM AUGUST 1, 2006 UNTIL AUGUST 1, 2011 WHEN IT EXPIRES. THE SHARED SEPTIC SYSTEM CONTRACT NO. IS 50-4440-D AND THE COLLECTION SYSTEM CONTRACT NO. IS 50-4440-D.
29. PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR LOTS 82, 89, 100-102 & 104 THRU 107 & 160. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-7776 FOR DETAILS AND COST ESTIMATES.

SHEET INDEX

SHEET No.	SHEET
1	TITLE SHEET
2	DEMO PLAN
3	HAYLAND FARM WAY PLAN AND PROFILE
4	HAYLAND FARM WAY PLAN AND PROFILE
5	WILD OLIVE COURT PLAN AND PROFILE
6	CATALPA COURT PLAN AND PROFILE
7-9	STREET TREE, GRADING, AND SEDIMENT CONTROL PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES & DETAILS
12-13	STORMWATER MANAGEMENT NOTES AND DETAILS
14-15	STORM DRAIN PROFILES
16	STORM DRAIN DRAINAGE AREA MAP
17-18	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
19-23	FOREST CONSERVATION PLANS
24	SOIL BORINGS & FILLET PROFILES
25	EXISTING STRUCTURE LOCATION PLAN

TRAFFIC CONTROL SIGNS

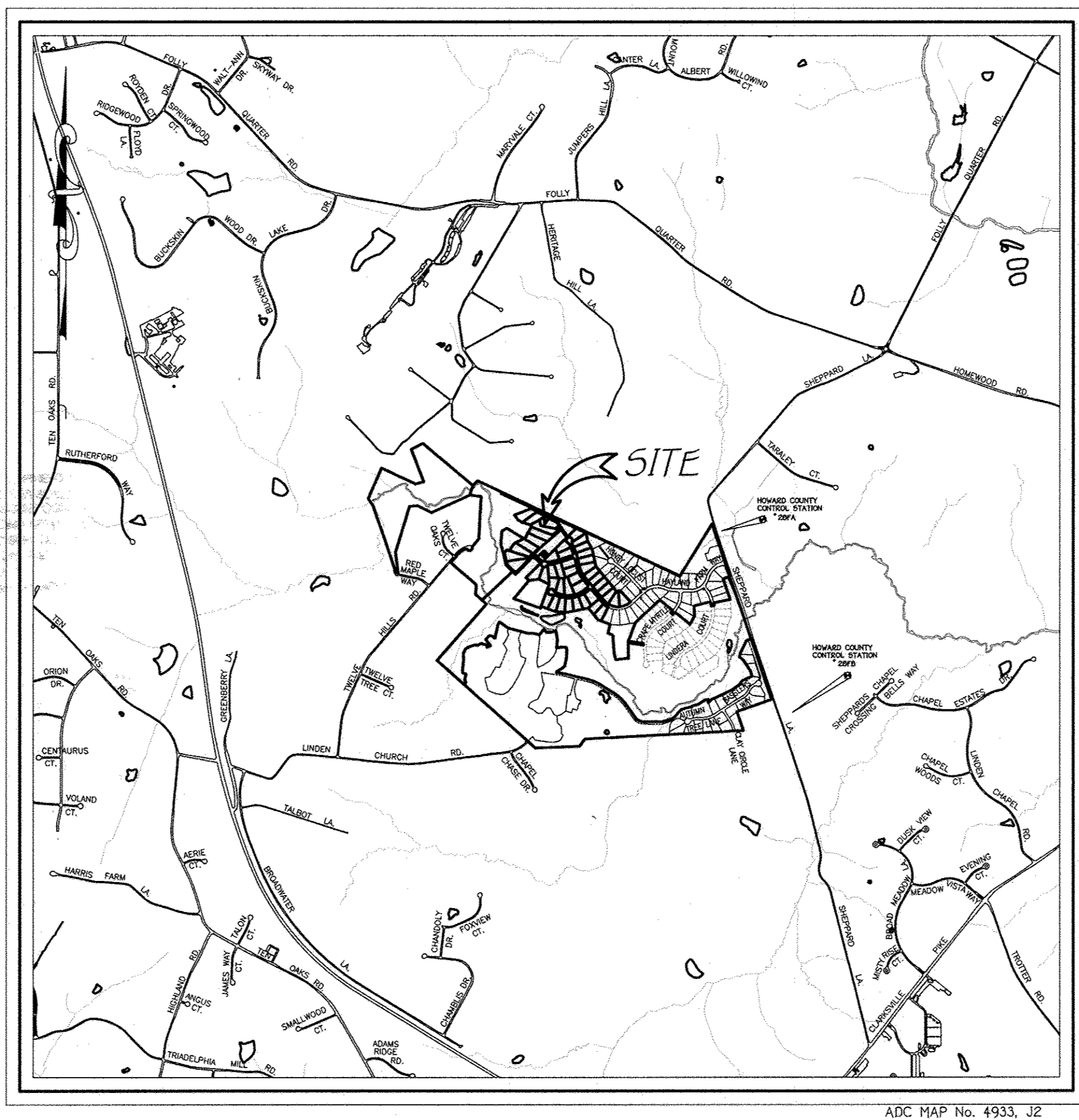
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
WILD OLIVE COURT	D+50	15L	STOP	RH-1
CATALPA COURT	D+50	15L	STOP	RH-1

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
HAYLAND FARM WAY	PUBLIC ACCESS STREET	30 MPH	50'
WILD OLIVE COURT	PUBLIC ACCESS PLACE	25 MPH	50'
CATALPA COURT	PUBLIC ACCESS PLACE	25 MPH	50'

GENERAL NOTES CONTINUED:

30. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2004, BY FISHER, COLLINS & CARTER, INC.
31. THIS PROJECT IS SUBJECT TO WASTEWATER DISCHARGE PERMIT NUMBER 11-09-3538 AND IS EFFECTIVE FROM MAY 1, 2012 UNTIL APRIL 30, 2027 WHEN IT EXPIRES.
32. THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. THE PUBLIC SHARED SEWERAGE SYSTEMS IS LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'Y', WALNUT CREEK, PHASE ONE - PLAT NOS. 20631 THRU 20647 WILL BE MAINTAINED BY HOWARD COUNTY, MARYLAND. LOTS 69 - 81, 87 - 89 AND 96 - 114 WILL USE THE PUBLIC SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCEL 'Y'.
33. THE SHARED SEPTIC SYSTEM DEVELOPERS AGREEMENT NO. 50-4440-D WAS EXECUTED ON APRIL 8, 2009. PRIVATE DRAINAGE EASEMENTS AND PRIVATE SURFACE DRAINAGE EASEMENT ARE THE RESPONSIBILITY OF THE WALNUT CREEK HOMEOWNERS ASSOCIATION.
34. THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY, 2005 AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM HOWARD COUNTY CAPITAL PROJECT D-1028A.
35. WITHIN THE 50/60 FOOT WIDE AGRICULTURAL BUFFER EASEMENT LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY, NO PRIMARY OR ACCESSORY STRUCTURES SHALL BE PERMITTED, AND WITHIN THE EASEMENT AREA THE EXISTING REDWOOD VEGETATION SHALL BE PRESERVED AND SUPPLEMENTED ENHANCED LANDSCAPING WHERE INSUFFICIENT VEGETATION EXISTS.
36. NON-BUILDABLE PRESERVATION PARCEL 'O' TO BE CONVEYED TO TAX MAP 28 PARCEL 92 SIMULTANEOUSLY WITH THE RECORDBOOK OF THIS PLAT.
37. A PUBLIC TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT OF WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF THE INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF THE PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
38. ARTICLES OF INCORPORATION FOR THE WALNUT CREEK HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 1/3/2008. RECEIPT #02292795.
39. EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 105 AND 106 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED. ALL OTHER STRUCTURES TO BE REMOVED.
40. NON-BUILDABLE PRESERVATION PARCELS 'O', 'P', 'Q', 'R', 'T' ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND HOMEOWNERS ASSOCIATION. ALL THESE AGREEMENTS PROHIBIT FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENERGIATES THE USES PERMITTED ON THE PROPERTY.
41. THE GROUND WATER APPROPRIATIONS PERMIT NO. H0200020000 RECEIVED MSA APPROVAL ON JUNE 1, 2008.
42. THIS PLAN IS SUBJECT TO WASTEWATER DISCHARGE PERMIT NUMBER 06-09-3538 AND IS EFFECTIVE FROM AUGUST 1, 2006 UNTIL AUGUST 1, 2011 WHEN IT EXPIRES. THE SHARED SEPTIC SYSTEM CONTRACT NO. IS 50-4440-D AND THE COLLECTION SYSTEM CONTRACT NO. IS 50-4440-D.



FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this plan and meet the approved plans and specifications.

Charles J. O'Neil, Jr. 2/14/18
DATE

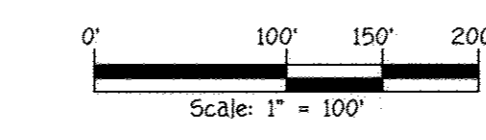
LEGEND

SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---102---	EXISTING CONTOUR 10' INTERVAL
---100---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---SFT---	SILT FENCE
---OSF---	SUPER-SILT FENCE
---	LIMIT OF DISTURBANCE
---	EARTH DIKE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	STORM DRAIN
---	PROPOSED BORING LOCATION
---	EROSION CONTROL MATTING
---	LOW PRESSURE SEWER
---	PROPOSED STREET TREE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED DRIVEWAY CULVERT

PLAN VIEW
NO SCALE

Owner
BV Business Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Developer
Basler Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900



NO.	REVISION	DATE
2	REMOVE LOT 107 FROM HOME BUILDERS OF PLAN, REMOVE LOT LINE FROM LOTS 84-86 & 90 (NEW LOT LINE 91-100-102, PER RECORD PLAT)	2/14/17
1	REMOVE LOTS 84-86 & 90 AND ADD SIDING VEIN BETWEEN LOTS 100-101	2/14/12

"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. 20748, Expiration Date: February 22, 2015."



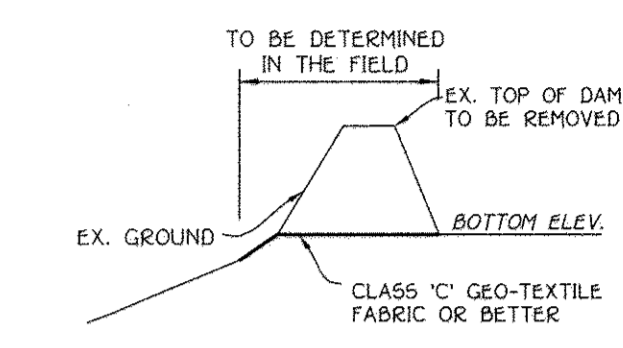
**WALNUT CREEK
PHASE THREE**
Lots 69-83, 87-89, 91-114 & 160-163,
Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V',
Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
And Buildable Bulk Parcel 'U'
(A Resubdivision of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two)
&
(A Revision to Non-Buildable Preservation Parcels 'K', 'L' and 'M' Walnut Creek, Phase Two, Plat Nos. 22227 Thru 22243)
ZONED: RC-DEO & RR-DEO
TAX MAP NO. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 26, 2013
SHEET 1 OF 25

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS *[Signature]* 4/14/13
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 4/15/13
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 4/21/13
 DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LOTS 64-66 & 90 AND ADDED STORAGE DRAIN BETWEEN LOTS 100 & 101	3/14/13
2	REVISED LOT 101 TO PROVIDE HEAD BUILDUP OF POND, REVISED LOT LINES FOR LOTS 64-66 & 92 (LINES FOR LOTS 102-103 ARE REMOVED)	3/27/13



POND BREACHING SEQUENCE OF CONSTRUCTION

1. DRAIN THE POND BY AN ACCEPTABLE MEANS, IF UTILIZING A VALVE DRAIN, OPEN TO A SLOW DRAIN AS TO NOT CREATE ANY EROSION DOWNSTREAM.
2. REMOVE THE CONTROL STRUCTURE (RISER) AND OUTFALL PIPE. OPEN CUT THE EXISTING DAM TO PROVIDE A TEMPORARY EROSION CONTROL MATTING LINED SPILLWAY - SEE PLAN AND DETAIL ABOVE.
3. REMOVE THE REMAINDER OF THE EMBANKMENT FOR LIMITS SHOWN AND GRADE BOTTOM AREA FOR POSITIVE DRAINAGE AT 3%.
4. ONCE THE POND IS DRY, PLANT BOTTOM AND REMAINDER OF POND DISTURBANCE WITH PERMANENT SEEDING MIX.
5. TOPSOIL AND MATERIAL UNSUITABLE FOR USE AS STRUCTURAL FILL MAY BE PLACED IN THIS FACILITY.

GUIDELINES FOR SEDIMENT BASIN/TRAP REMOVAL & STABILIZATION

1. BEFORE ATTEMPTING TO REMOVE ANY POND, ALL WATER IN THE POND SHALL BE DRAINED BY PHYSICALLY ALTERING THE RISER INVERT ELEVATION TO GRADUALLY LOWER THE WATER LEVEL. THIS MAY BE ACCOMPLISHED BY PUNCHING HOLES IN THE RISER BELOW THE WATER LINE. IN CASES WHERE PHYSICAL DAMAGE TO THE RISER IS UNDESIRABLE OR WHERE PHYSICAL ALTERATION OF THE RISER IS NOT FEASIBLE THE POND SHALL BE PUMPED THRU A FILTER BAG.
2. PRIOR TO COMMENCING WORK ON DAM REMOVAL, A METHOD OF MINIMIZING DOWN STREAM SEDIMENTATION SHALL BE APPROVED ON SITE BY THE HOWARD SOIL CONSERVATION DISTRICT.
3. REMOVE DAM AND SPREAD TO CONFORM WITH SURROUNDING CONTOURS.
4. AS A FINAL MEASURE, ACCUMULATED SEDIMENT SHALL BE REMOVED FROM DOWN STREAM SEDIMENT CONTROL STRUCTURES REQUIRED BY ITEM #2 AND SAID STRUCTURES REMOVED AND AREA SEEDDED.

AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "AS BUILT" information provided on this sheet.

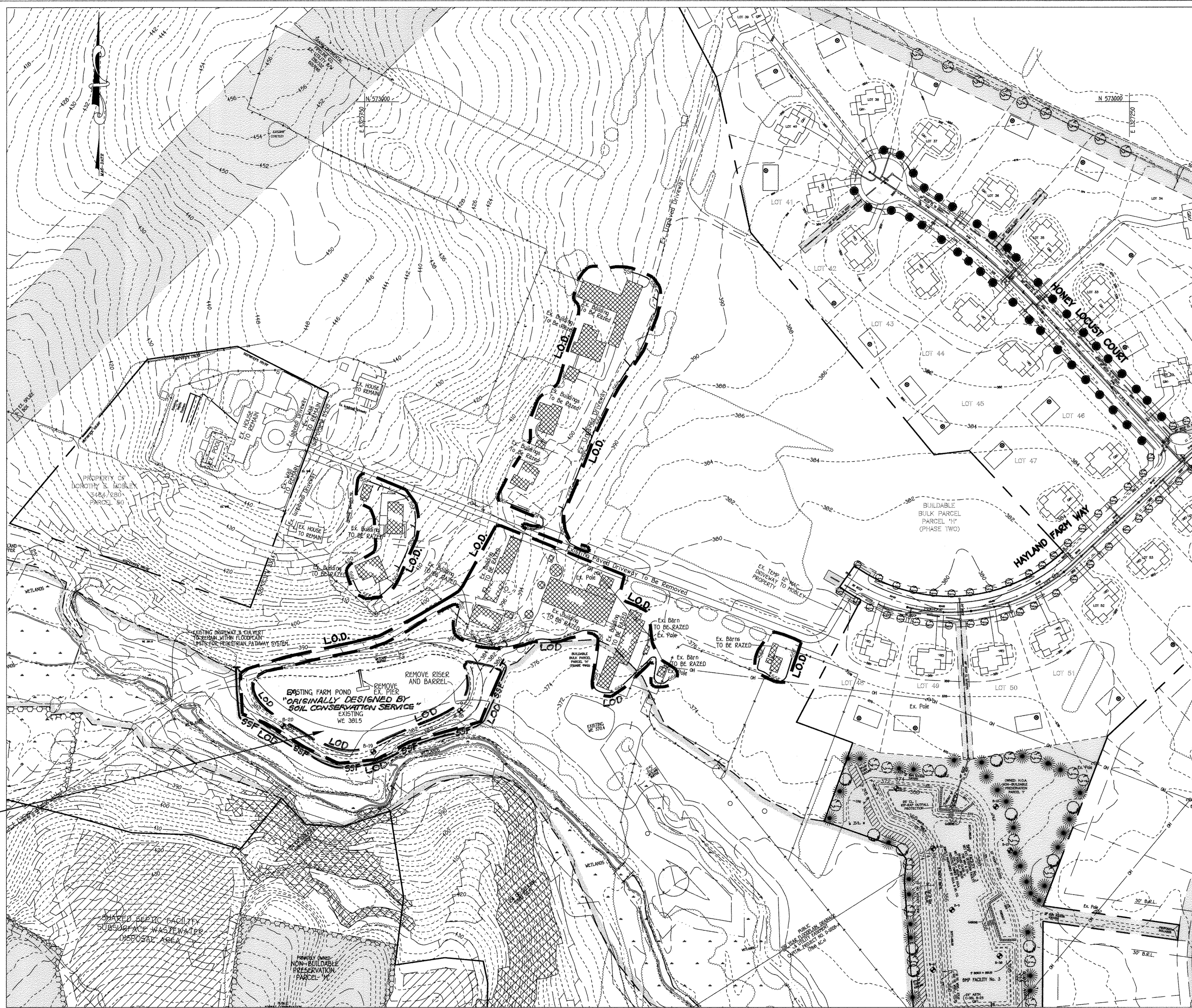
[Signature] 2/14/18
 CHARLES J. DAVIS, P.E. NO. 193024 Date

DEMOLITION AND SEDIMENT CONTROL PLAN WALNUT CREEK PHASE THREE

Lots 67-69, 87-89, 91-114 & 160-163, Non-Buildable Preservation Parcels 'O' Thru 'R' & 'Y', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' and Buildable Bulk Parcel 'U'

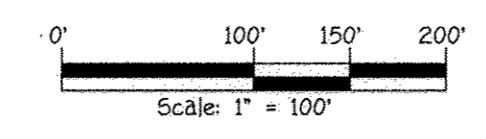
(A Resubdivision of Buildable Sub-Parcel 'Y' - Walnut Creek, Phase Two) (P1 No. 02217) (2/2/13)

ZONED: RC-DEO & RR-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 19 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 2 OF 25



EXISTING FARM POND
 THE BARREL/RISER ASSEMBLY FOR THIS FACILITY IS TO BE REMOVED AND THE DAM EMBANKMENT REMOVED ALONG THE LIMITS SHOWN. ANY STANDING WATER WILL BE PUMPED THROUGH A SEDIMENT FILTER BAG AND RELEASE ON EXISTING GRADE AT NON-EROSIVE VELOCITIES.

EXISTING FARM POND EMBANKMENT
 TO BE REMOVED ENTIRELY DOWN TO ELEV. 351.0 WITH NO FILL MATERIAL TO ENTER POND AREA.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 410-461-2895

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-469-7900

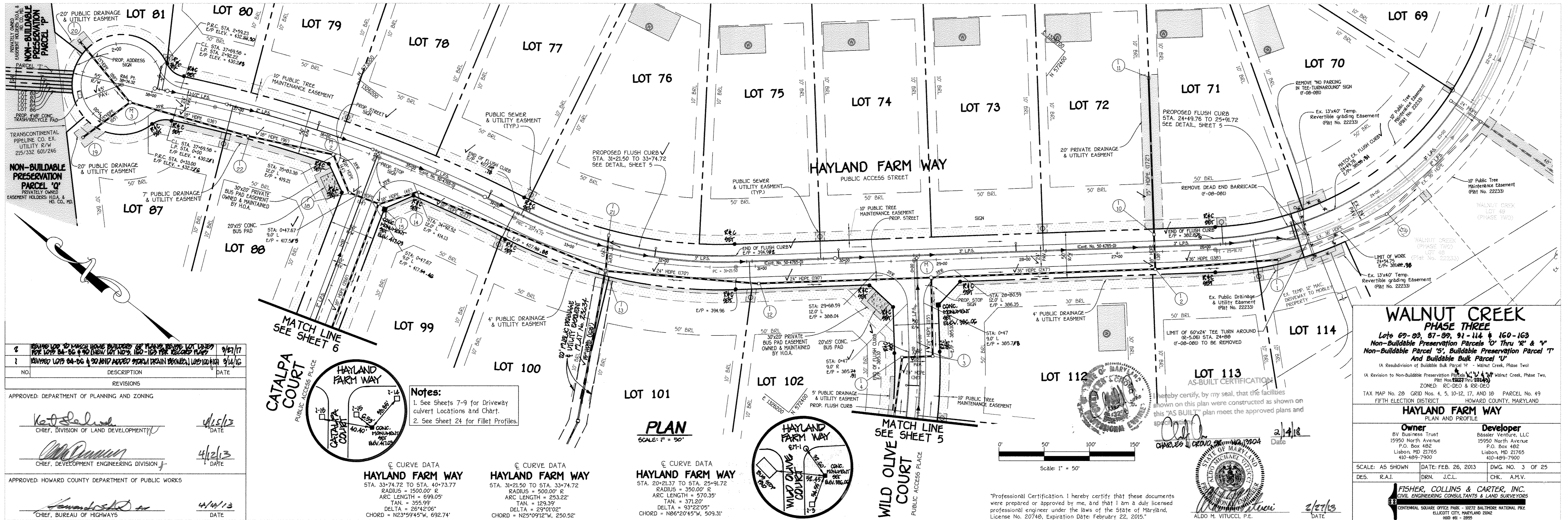
Developer
 Basler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-469-7900

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. 20749, Expiration Date: February 22, 2015.



[Signature] 2/13
 ALDO H. VITUCCI, P.E. DATE

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-13-026



NO.	DESCRIPTION	DATE
2	REVISED TO MATCH HOWE BUILDING OF PLANS BEING LOT LINES FOR LOTS 84-86 & 90 (NEW LOT NO'S 100-103 FOR THE OLD PLANS)	3/21/11
1	REVISED LOTS 84-86 & 90 AND ADDED PUBLIC DRAIN DRAINAGE LOCATION	3/14/11

NO.	DESCRIPTION	DATE
	APPROVED: DEPARTMENT OF PLANNING AND ZONING	
	<i>Kath Saland</i> CHIEF, DIVISION OF LAND DEVELOPMENT	4/15/13
	<i>John Danner</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/12/13
	APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
	<i>Samuel...</i> CHIEF, BUREAU OF HIGHWAYS	4/14/13

WALNUT CREEK PHASE THREE
 Lots 69-83, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V'
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'U'
 And Buildable Bulk Parcel 'W'

1A Re-division of Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two
 1A Revision to Non-Buildable Preservation Parcel 'O' - Walnut Creek, Phase Two
 (P&I No. 20221) (P&I No. 20224)

ZONED: RC-DEO & RR-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

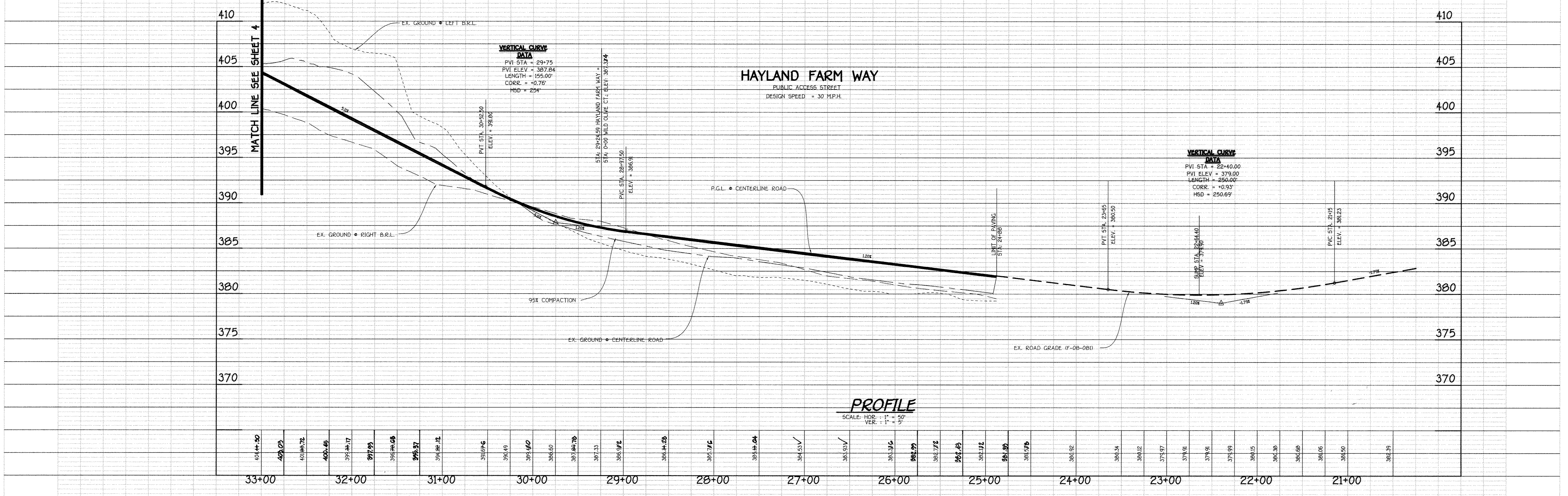
HAYLAND FARM WAY
 PLAN AND PROFILE

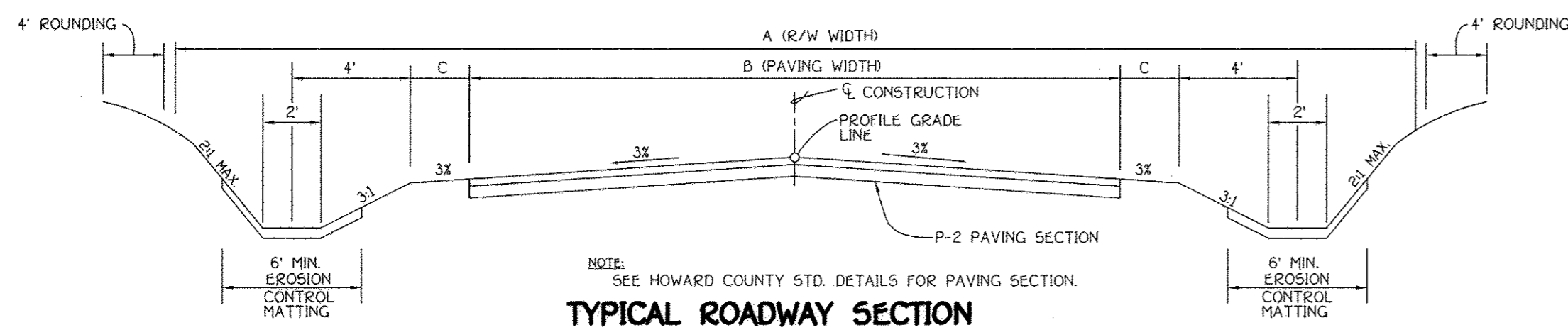
Owner: BY Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer: Basler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

SCALE: AS SHOWN DATE: FEB. 26, 2013 DWG. NO. 3 OF 25
 DES. R.A.J. DRN. J.C.L. CHK. A.M.V.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21024
 MD REG. NO. 2005



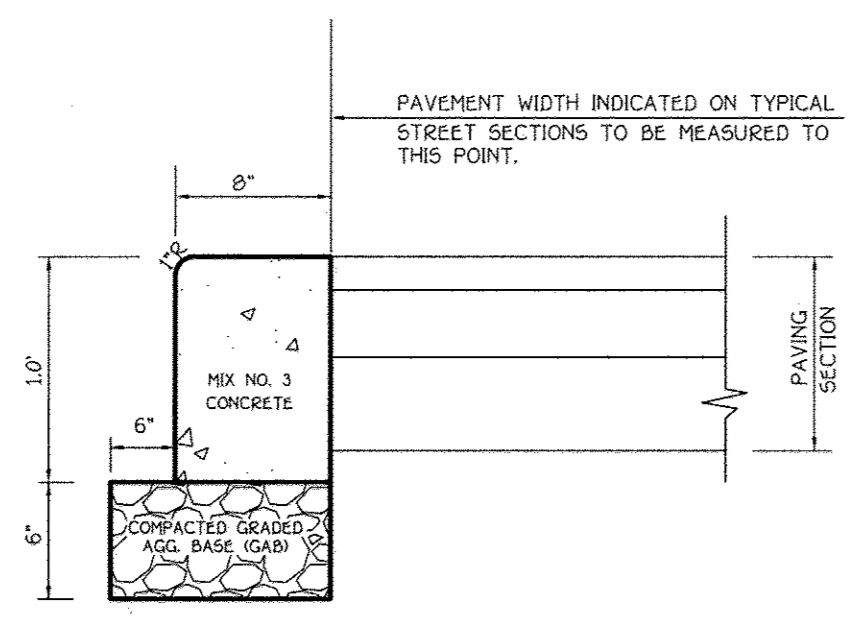


NOTE: SEE HOWARD COUNTY STD. DETAILS FOR PAVING SECTION.

TYPICAL ROADWAY SECTION
NO SCALE

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	A	B	C	STATION LIMITS	PAVING SECTION
HAYLAND FARM WAY	PUBLIC ACCESS STREET	30 MPH	RC-DEO	20'	24'W	3'	24+88 TO 41+39.37V	P-2
WILLOW CREEK COURT	PUBLIC ACCESS PLACE	25 MPH	RC-DEO	20'	18'W	4'	0+00 TO 7+65.43V	P-2
CATALPA COURT	PUBLIC ACCESS PLACE	25 MPH	RC-DEO	20'	18'W	4'	0+00 TO 5+72.95V	P-2



NO.	DESCRIPTION	DATE
2	REVISED LOT 100 TO MATCH HOME BUILDERS OF PLAN. REVISE LOT 100 TO LOT 84-86 & 90 (NEW LOT NO'S 160-163 PER RECORD PLAN)	3/27/17
3	REVISED LOTS 84-86 & 90 AND ADDED DRIVE BETWEEN LOTS 100 & 101	3/14/18

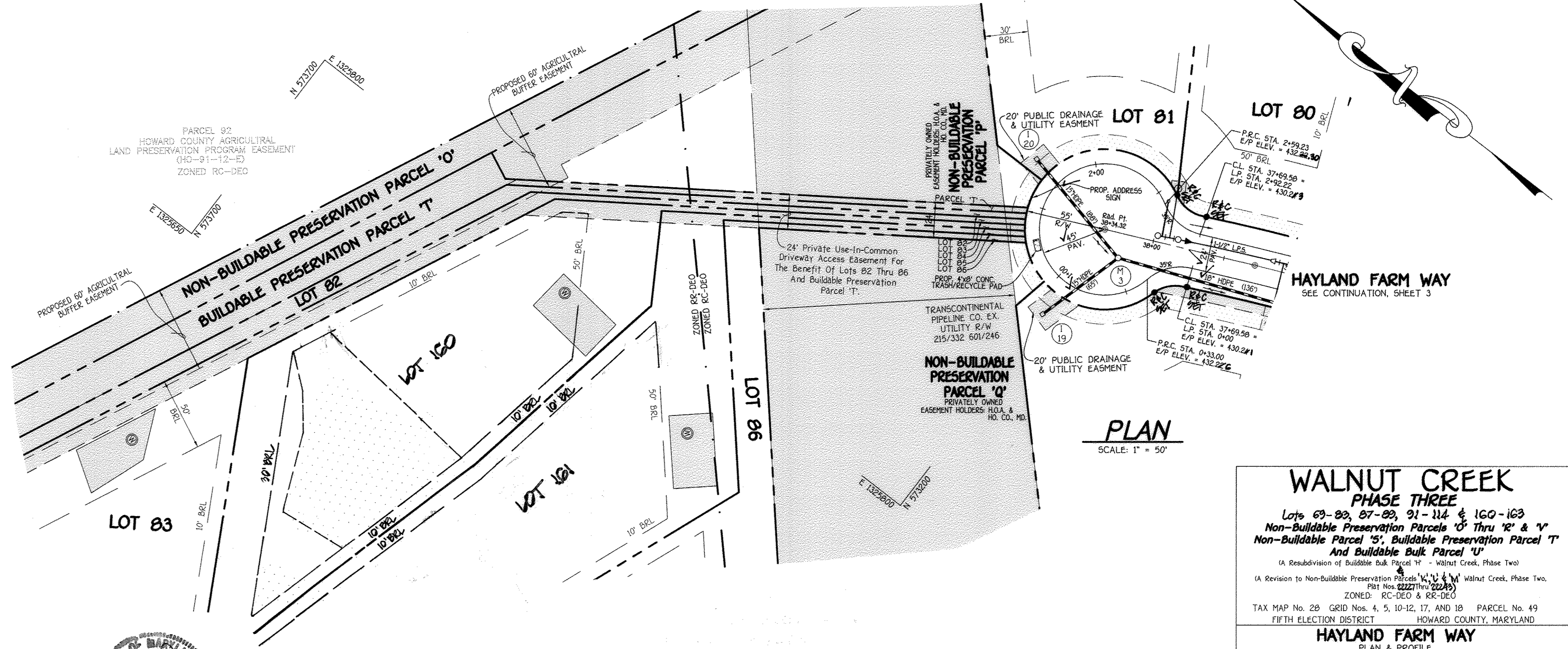
APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/15/13 DATE

[Signature] 4/12/13 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 4/14/13 DATE



AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.

[Signature]
CHARLES J. ORSATO, P.E. NO. 19204
Date: 2/14/18

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. 20740, Expiration Date: February 22, 2015.



[Signature]
ALDO M. VITUCCI, P.E.
Date: 2/14/18

WALNUT CREEK PHASE THREE
Lots 69-83, 87-93, 91-114 & 160-163
Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V'
Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
And Buildable Bulk Parcel 'U'

IA Resubdivision of Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two
(A Revision to Non-Buildable Preservation Parcels 'W' & 'X' - Walnut Creek, Phase Two, PBT Nos. 22227 thru 22235)
ZONED: RC-DEO & RR-DEO

TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

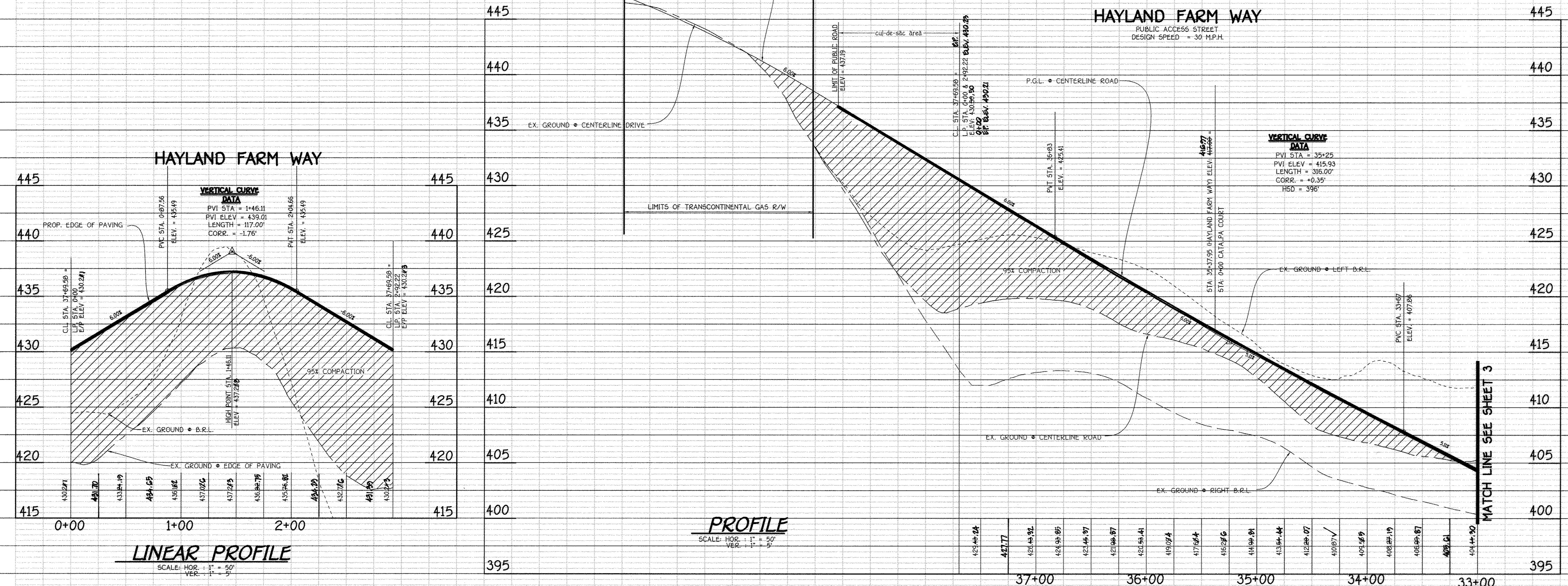
HAYLAND FARM WAY
PLAN & PROFILE

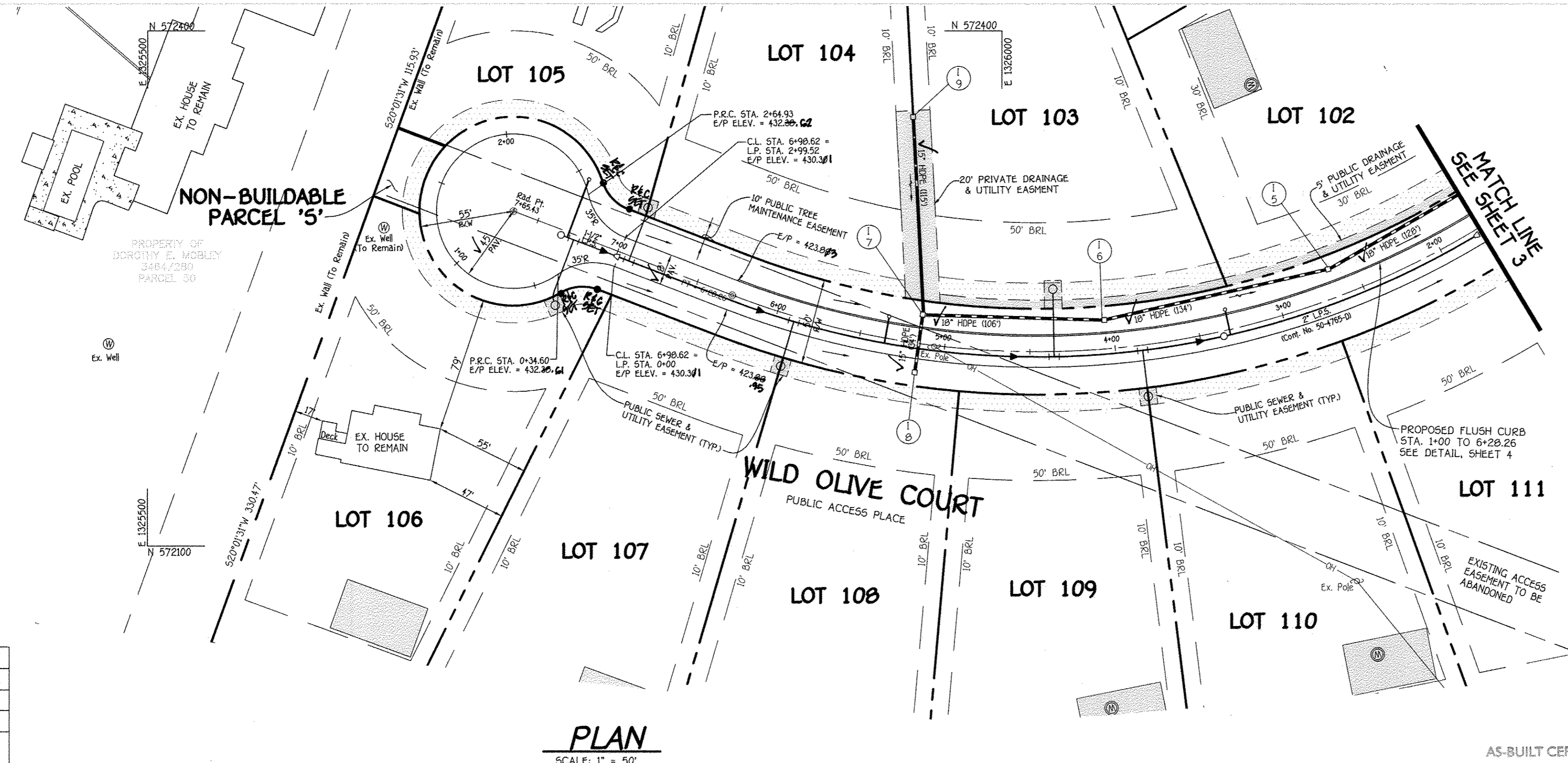
Owner: Blister Venture Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Developer: Blister Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

SCALE: AS SHOWN DATE: FEB. 26, 2013 DWG. NO. 4 OF 25
DES. R.A.I. DRN. J.C.L. CHK. A.M.V.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
410.483.2929



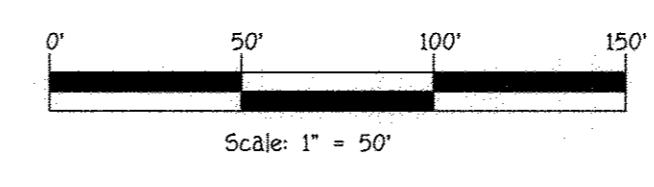


Note:
See Sheets 7-9 for Driveway
culvert Locations and Chart

2	DESIGN LOT TO MATCH HOME BUILDERS OF PLAN, DRYING LOT LINES	3/27/17
1	REWORK LOTS 04-06 & 20 AND ADJACENT DRIVEWAY LOTS 102, 101	3/14/16
NO.	DESCRIPTION	DATE
REVISIONS		
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
<i>Kurt Stender</i> CHIEF, DIVISION OF LAND DEVELOPMENT		4/15/13 DATE
<i>Michael M...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION		4/12/13 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		
<i>Samuel...</i> CHIEF, BUREAU OF HIGHWAYS		4/11/13 DATE

PLAN
SCALE: 1" = 50'

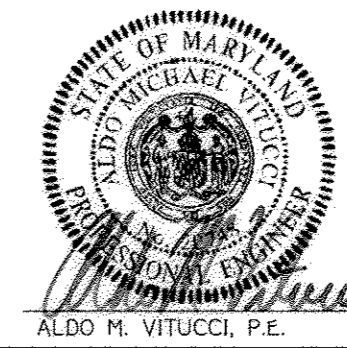
CURVE DATA
WILD OLIVE COURT
STA. 1+00.00 TO STA. 6+20.26
RADIUS = 500.00' R
ARC LENGTH = 520.26'
TAN = 291.79'
DELTA = 60°32'01"
CHORD = 580°36'17" W, 504.03'



AS-BUILT CERTIFICATION
I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
Charles J. O...
CHARLES J. O'NEAL, P.E., NO. 19924
Date: 3/14/13



"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. 20740, Expiration Date: February 22, 2015."



WALNUT CREEK
PHASE THREE
Lots 69-83, 87-89, 91-114 & 160-163
Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V'
Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
And Buildable Bulk Parcel 'U'
(A Revision to Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two, Part No. 022170-022190)
(A Revision to Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V' - Walnut Creek, Phase Two, Part No. 022170-022190)
ZONED: RC-DEO & RR-DEO
TAX MAP No. 2B GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

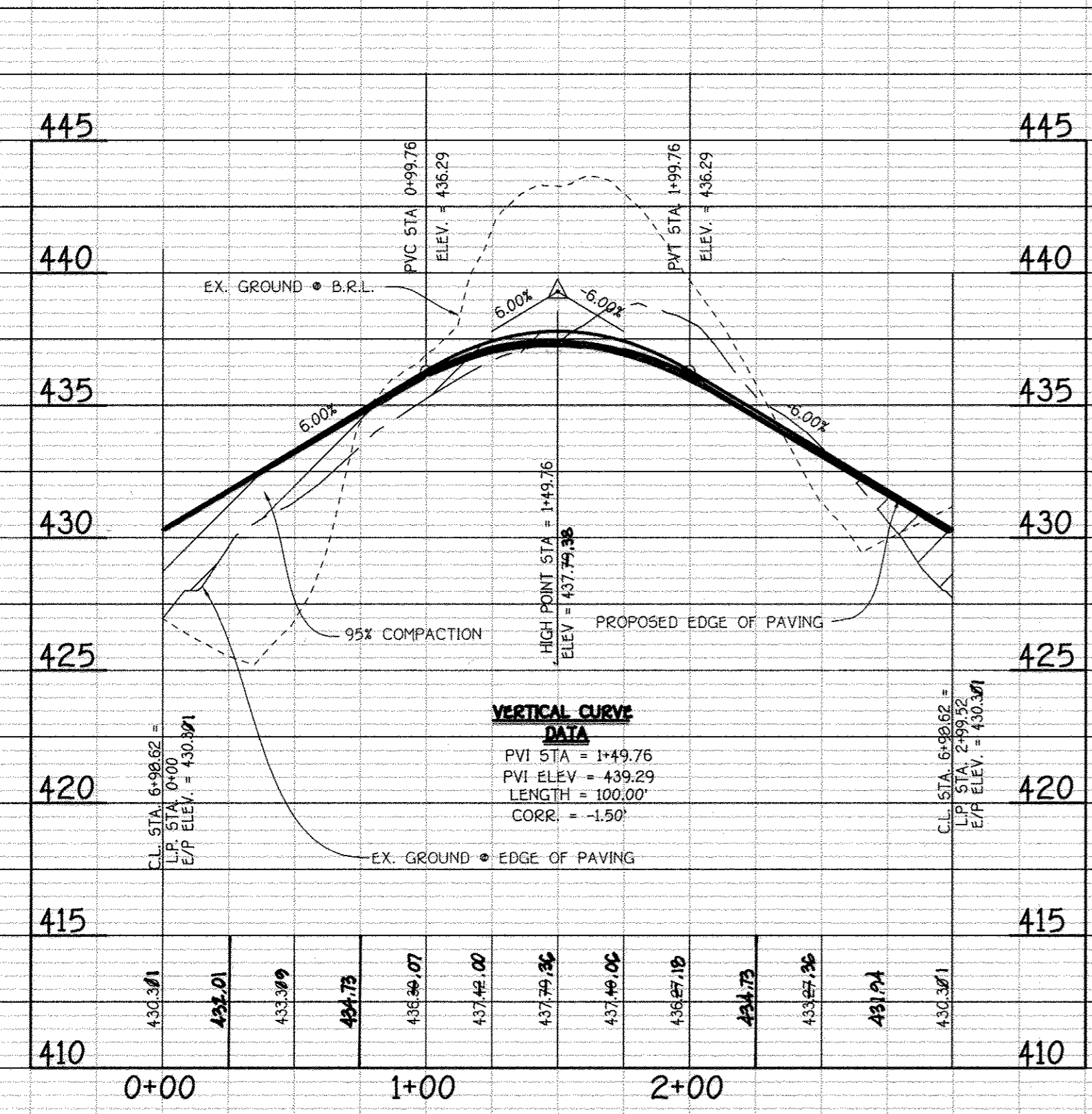
WILD OLIVE COURT
PLAN AND PROFILE

Owner: BV Business Trust, 15950 North Avenue, P.O. Box 482, Lisbon, MD 21765, 410-489-7500
Developer: Bossier Venture, LLC, 15950 North Avenue, P.O. Box 482, Lisbon, MD 21765, 410-489-7500

SCALE: AS SHOWN DATE: FEB. 26, 2013 DWG. NO. 5 OF 25
DES. R.A.I. DRN. J.C.L. CHK. A.M.V.

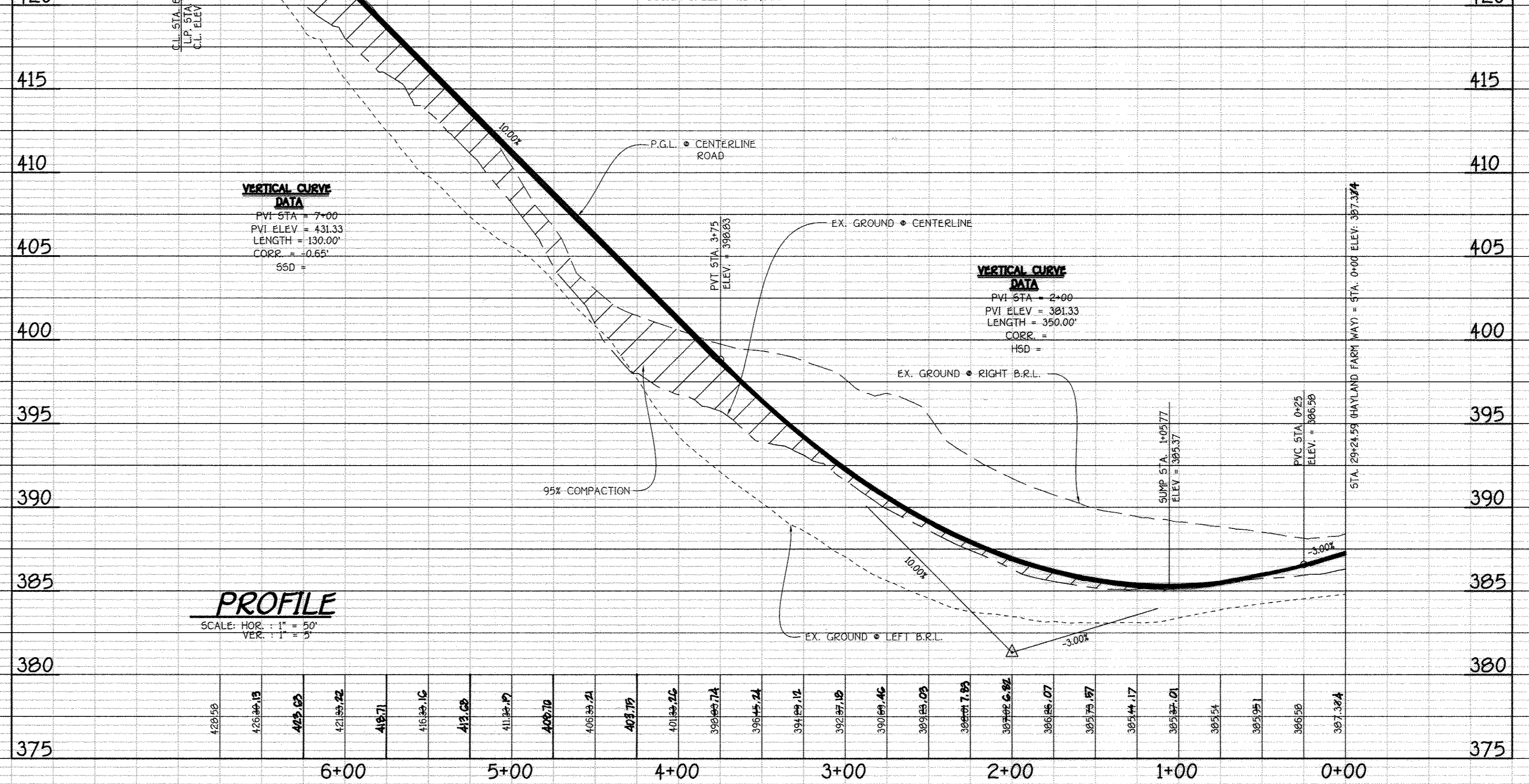
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21842
410.481.2255

WILD OLIVE COURT



LINEAR PROFILE
SCALE: HOR. 1" = 50'
VER. 1" = 5'

WILD OLIVE COURT



PROFILE
SCALE: HOR. 1" = 50'
VER. 1" = 5'

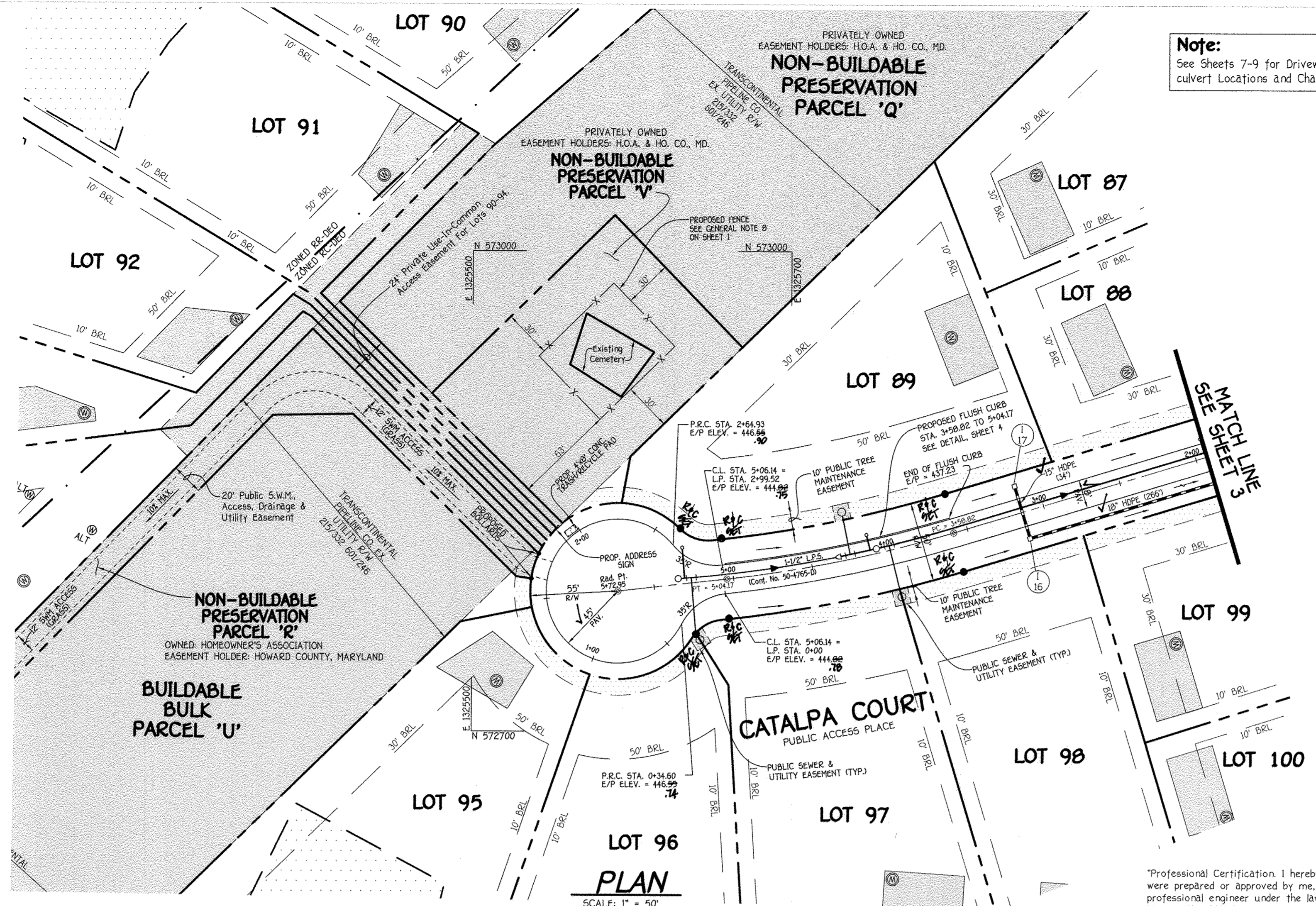
☉ CURVE DATA
CATALPA COURT
 STA. 3+58.82 TO STA. 5+04.17
 RADIUS = 800.00' R
 ARC LENGTH = 145.35'
 TAN = 72.87'
 DELTA = 10°24'35"
 CHORD = 578'19"31"W, 145.15'



NO.	DESCRIPTION	DATE
2	REVISED LOT 94 TO MATCH HOME BUILDERS OF PLANNING BOARD LOT LINES FOR LOT 94-95 & 90 (NEW LOT NO'S 100-103 PER REZONING)	3/27/17
1	REVISED LOT 94-95 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100-103	2/14/16

APPROVED:	DEPARTMENT OF PLANNING AND ZONING	DATE
<i>[Signature]</i>	CHEF, DIVISION OF LAND DEVELOPMENT	4/15/13
<i>[Signature]</i>	CHEF, DEVELOPMENT ENGINEERING DIVISION	4/12/13

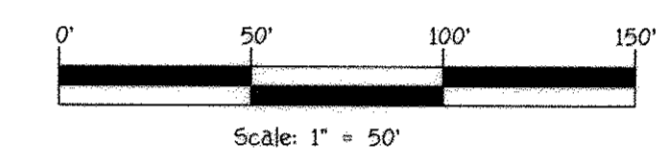
APPROVED:	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	DATE
<i>[Signature]</i>	CHEF, BUREAU OF HIGHWAYS	4/11/13



Note:
 See Sheets 7-9 for Driveway
 Culvert Locations and Chart



AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
 CHARLES J. CARTER, No. 13204 Date 2/13/13



"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. 20748, Expiration Date: February 22, 2015."

WALNUT CREEK
PHASE THREE
 Lots 89-93, 97-99, 91-114 & 160-163
 Non-Buildable Preservation Parcels 15' Thru 18' & 19'
 Non-Buildable Parcel 15', Buildable Preservation Parcel 17' And Buildable Bulk Parcel 19'

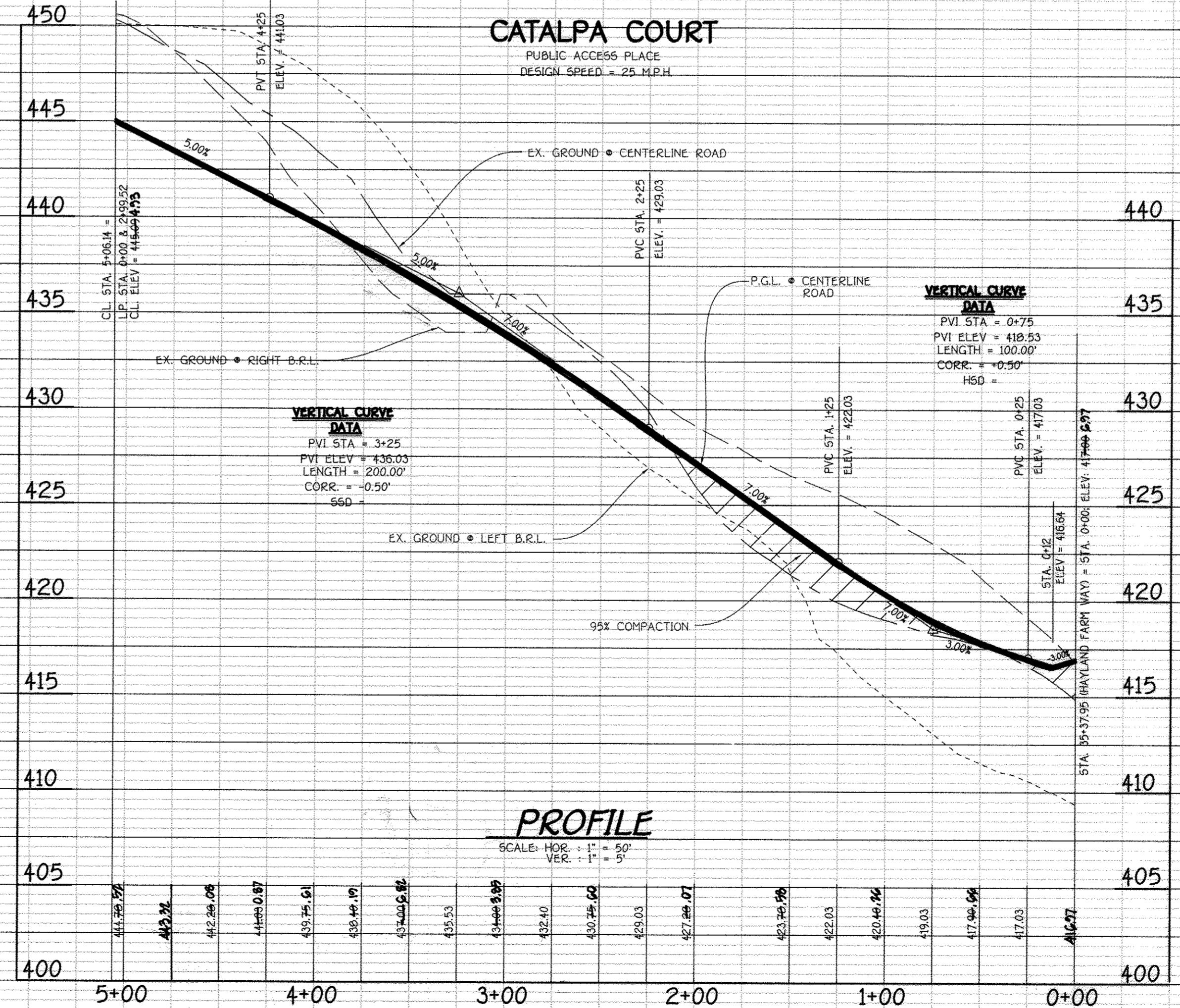
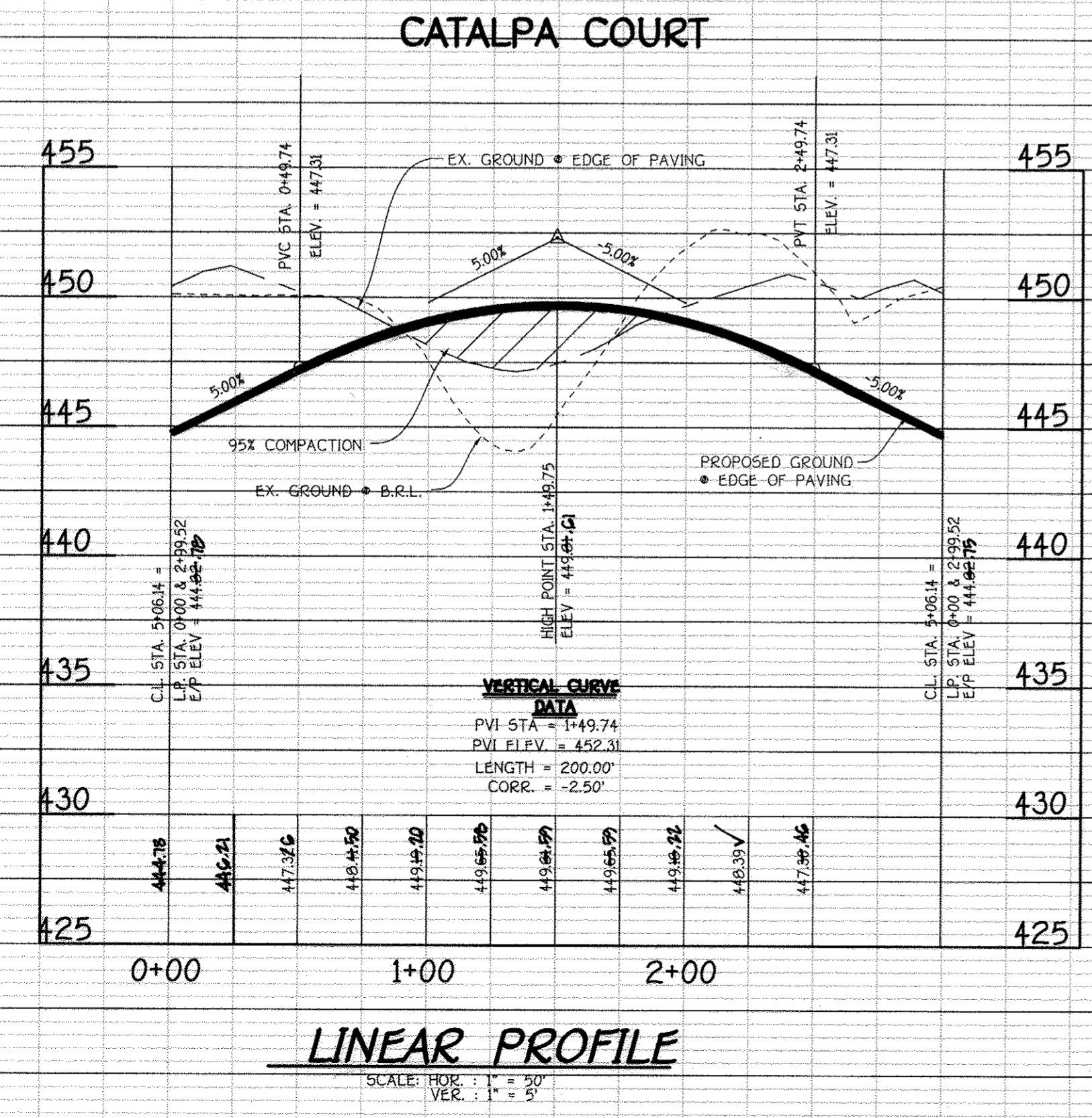
(A Re subdivision of Buildable Bulk Parcel 19' - Walnut Creek, Phase Two
 (A Revision to Non-Buildable Preservation Parcels 15' & 17' Walnut Creek, Phase Two.
 Plat No. 2027 Thru 2029)
 ZONED: RC-DCO & RC-DCO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CATALPA COURT
 PLAN AND PROFILE

Owner	Developer
BY Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900	Baskley Ventures, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

SCALE: AS SHOWN DATE: FEB. 26, 2013 DWG. NO. 6 OF 25
 DES. R.A.L. DRN. J.C.L. CHK. A.M.V.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21844
 (410) 461 - 2895



STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	1346' x 2 = 2692' 2692' / 40 = 67.3 67 TREES	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (HAYLAND FARM WAY)
	765' x 2 = 1530' 1530' / 40 = 38.25 38 TREES	PRUNUS SARGENTII SARGENT CHERRY	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (WILD OLIVE COURT)
	573' x 2 = 1146' 1146' / 40 = 28.65 29 TREES	CLADRASTIS LUTEA YELLOWWOOD	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (CATALPA COURT)

NOTE: FINANCIAL SURETY FOR THE 134 REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$40,200.00.

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 AND 101	9/14/15
2	REVISED LOT TO MATCH HOME BUILDER'S "CP" PLANS; REVISE LOT LINES AND LOT NUMBERS PER LATEST RECORD PLATS.	3/01/17
3	Remove D/W Culvert for Lot 105	5/10/17
4	REMOVE HERE & ADD LOT 104 FROM NEW BOX TO OAKMONT	9/25/18

NOTE:
THE CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH, DEBRIS AND OTHER UNNATURAL ITEMS FROM THE FORESTS, FLOODPLAINS, STREAMS, WETLANDS AND BUFFER AREAS.

LEGEND	
	SUPER-SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	LIMITS OF DISTURBANCE
	EROSION CONTROL MATTING
	25% OR GREATER SLOPES
	15% - 24.99% SLOPES
	LOW PRESSURE SEWER BY OTHERS W/ GRINDER PUMPS
	RIP-RAP INFLOW PROTECTION

By The Developer:
Signature of Developer
TIMOTHY FEAGA
Printed Name of Developer
Date: **3/29/17**

By The Engineer:
Signature of Engineer
ALDO M. VITUCCI
Printed Name of Engineer
Date: **3/29/17**

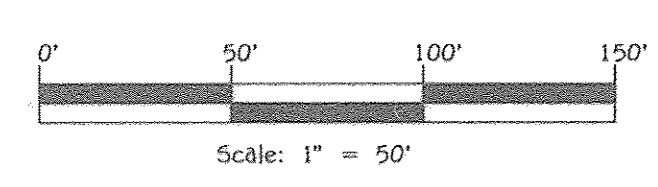
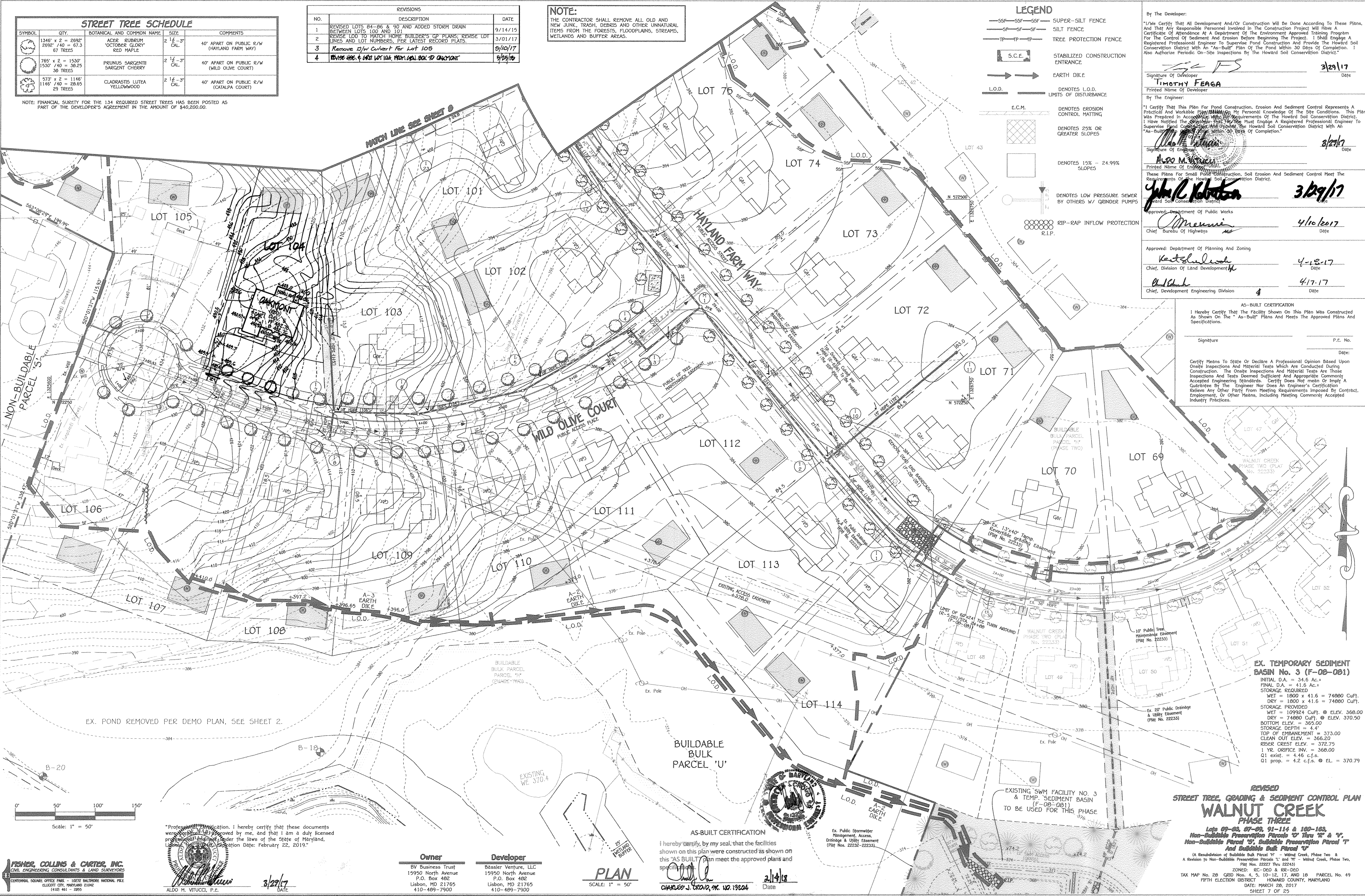
Signature of Engineer
John C. Robertson
Printed Name of Engineer
Date: **3/29/17**

Approved: Department of Public Works
Signature
M. M...
Date: **4/10/2017**

Approved: Department of Planning and Zoning
Signature
K...
Date: **4-18-17**

Signature
Ch...
Date: **4-17-17**

AS-BUILT CERTIFICATION
I hereby certify that the Facility Shown On This Plan was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.
Signature: _____ P.E. No. _____
Date: _____



"Professional Communication. I hereby certify that these documents were prepared, designed, drawn, or checked by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11202, Registration Date: February 22, 2019."
ALDO M. VITUCCI, P.E.
Date: **3/27/17**

Owner
BV Business Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Developer
Bassler Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

PLAN
SCALE: 1" = 50'

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
CHARLES J. BEAVER, P.E. NO. 13224
Date: **2/14/18**

EX. TEMPORARY SEDIMENT BASIN No. 3 (F-08-081)
INITIAL D.A. = 34.6 Ac.
FINAL D.A. = 41.6 Ac.
STORAGE REQUIRED
WET = 1800 x 41.6 = 74880 Cuft.
DRY = 1200 x 41.6 = 49920 Cuft.
STORAGE PROVIDED
WET = 109924 Cuft. @ ELEV. 368.00
DRY = 74880 Cuft. @ ELEV. 370.50
BOTTOM ELEV. = 365.00
STORAGE DEPTH = 4.4'
TOP OF EMBANKMENT = 373.00
CLEAN OUT ELEV. = 366.20
RISER CREST ELEV. = 372.75
1 YR. CRIPPLE INV. = 368.00
Q1 crest. = 4.48 c.f.s.
Q1 prop. = 4.2 c.f.s. @ EL. = 370.79

REVISED STREET TREE, GRADING & SEDIMENT CONTROL PLAN WALNUT CREEK PHASE THREE
Lots 69-83, 87-89, 91-114 & 100-103, Non-Buildable Preservation Parcels 'U' thru 'V' & 'W', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'
(A Re-subdivision of Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two & A Revision to Non-Buildable Preservation Parcels 'L' and 'M' - Walnut Creek, Phase Two, Plat No. 22233)
ZONED: RC-DEO & RC-D2O
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH 28, 2017
SHEET 7 OF 25

NOTE:
 WITHIN THE 50'/60' WIDE AGRICULTURAL BUFFER EASEMENT LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY, NO PRIMARY OR ACCESSORY STRUCTURES SHALL BE PERMITTED, AND WITHIN THE EASEMENT AREA, THE EXISTING HEDGEROW VEGETATION SHALL BE PRESERVED AND SUPPLEMENTED WITH A TYPE 'A' LANDSCAPE BUFFER WHERE INSUFFICIENT VEGETATION EXISTS.

NOTE:
 THE CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH, DEBRIS AND OTHER UNNATURAL ITEMS FROM THE FORESTS, FLOODPLAINS, STREAMS, WETLANDS AND BUFFER AREAS.

By The Developer:
 I/We Certify That All Development And/Or Construction Will Be Done According To These Plans. 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. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District.

Signature of Developer
TIMOTHY FERGA
 Printed Name Of Developer
 By The Engineer:
 Signature of Engineer
John L. Koster
 Printed Name Of Engineer
 Date: 3/29/17

"I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The District And Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion."

Signature of Engineer
John L. Koster
 Printed Name Of Engineer
 Date: 3/29/17

Approved: Department of Public Works
 Signature
John L. Koster
 Chief, Bureau Of Highways
 Date: 4/10/2017

Approved: Department of Planning And Zoning
 Signature
Karl Delaney
 Chief, Division Of Land Development
 Date: 4/12/17

Approved: Department of Planning And Zoning
 Signature
John L. Koster
 Chief, Development Engineering Division
 Date: 4/12/17

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.

Signature _____ P.E. No. _____
 Date: _____

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

NO.	DESCRIPTION	DATE
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOT 101 AND LOT 102	9/14/15
2	REVISED LOT 100 TO MATCH HOME BUILDER'S GP PLANS; REVISE LOT LINES AND LOT NUMBERS, PER LATEST RECORDED PLATS.	3/31/17
3	REVISED STORM DRAIN (12-24), REMOVED R/W CURB (81.874%)	5/10/17
4	REVISED PHASE 3 LOT 96, FROM BEN. BOX TO OAKMONT DRIVEWAY CULVERTS	4/19/18
5	REV. HSE. & GRADING LOT 160 TO	11/1/18
6	REV. LOTS 78 & 79 TO SHOW FINAL HSE & GRADING	2/19/19

Lot	Slope (%)	Q10 (cfs)	DW Pipe Size	6
69	1.80	5.3	18" CMP	
70	1.16	5.3	18" CMP	
71	1.20	1.6	STANDARD	
72	1.20	5.1	18" CMP	
73	1.20	3.1	STANDARD	
74	4.42	1.5	STANDARD	
75	5.11	0.4	STANDARD	
76	5.11	3.2	18" CMP	
77	5.11	2.6	STANDARD	
78	5.75	1.6	STANDARD	
79	6.00	1.2	STANDARD	
80	6.00	0.6	STANDARD	
81	TOVC	0.3	NO PIPE	
82	TOVC U.I.C. DR.	NO PIPE		
83	TOVC U.I.C. DR.	NO PIPE		
84	TOVC U.I.C. DR.	NO PIPE		
85	TOVC U.I.C. DR.	NO PIPE		
86	TOVC U.I.C. DR.	NO PIPE		
87	6.00	0.2	NO PIPE	
88	6.00	0.7	STANDARD	
89	5.00	1.6	STANDARD	
90	TOVC U.I.C. DR.	NO PIPE		
91	TOVC U.I.C. DR.	NO PIPE		
92	TOVC U.I.C. DR.	NO PIPE		
93	TOVC U.I.C. DR.	NO PIPE		
94	TOVC U.I.C. DR.	NO PIPE		
95	TOVC	NO PIPE		
96	3.50	0.8	NO PIPE	
97	3.00	1.6	STANDARD	
98	5.00	2.5	18" CMP	
99	5.44	0.6	STANDARD	
100	5.32	1.2	STANDARD	
101	5.11	1.5	NO PIPE	
102	5.11	1.2	STANDARD	
103	10.00	0.7	STANDARD	
104	10.00	2.5	18" CMP	
105	6.00	1.8	NO PIPE	
106	TOVC	NO PIPE		
107	10.00	0.9	STANDARD	
108	10.00	1.6	18" CMP	
109	10.00	0.3	STANDARD	
110	7.60	0.6	STANDARD	
111	2.50	1.0	STANDARD	
112	1.44	1.5	18" CMP	
113	1.20	0.5	STANDARD	
114	1.18	4.1	18" CMP	

E BEING EXTRAPOLATED FROM THE 10 YEAR STORM DRAIN COMPUTATIONS
 HOWARD COUNTY STANDARD 12" CIRCULAR OR 14" x 9" ARCH PIPE
 ATED NEAR THE TOP OF A VERTICAL CURVE

REVISED
STREET TREE, GRADING & SEDIMENT CONTROL PLAN
WALNUT CREEK
PHASE THREE
 Lots 69-83, 87-89, 91-114 & 160-163,
 Non-Buildable Preservation Parcels 'O' Thru 'Z' & 'V',
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
 And Buildable Bulk Parcel 'U'
 (A Re subdivision of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two,
 A Revision to Non-Buildable Preservation Parcels 'L' and 'M' - Walnut Creek, Phase Two,
 PH# Nos. 22227 Thru 22243)
 ZONED: RC-DEO & RB-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 28, 2017
 SHEET 8 OF 25

- LEGEND**
- SSF—SSF—SSF— SUPER-SILT FENCE
 - SF—SF—SF— SILT FENCE
 - TP—TP—TP— TREE PROTECTION FENCE
 - S.C.E. STABILIZED CONSTRUCTION ENTRANCE
 - EARTH DIKE
 - L.O.D. DENOTES L.O.D. LIMITS OF DISTURBANCE
 - E.C.M. DENOTES EROSION CONTROL MATTING
 - Denotes 25% OR GREATER SLOPES
 - Denotes 15% - 24.99% SLOPES
 - Denotes LOW PRESSURE SEWER BY OTHERS W/ GRINDER PUMPS
 - R.I.P. RIP-RAP INFLOW PROTECTION



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan and meet the approved plans and specifications.
 Signature: **John L. Koster**
 Date: 3/29/17



Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bässler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

"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. 20748, Expiration Date: February 22, 2019."



Signature: **Aldo H. Vitucci**
 Date: 3/29/17



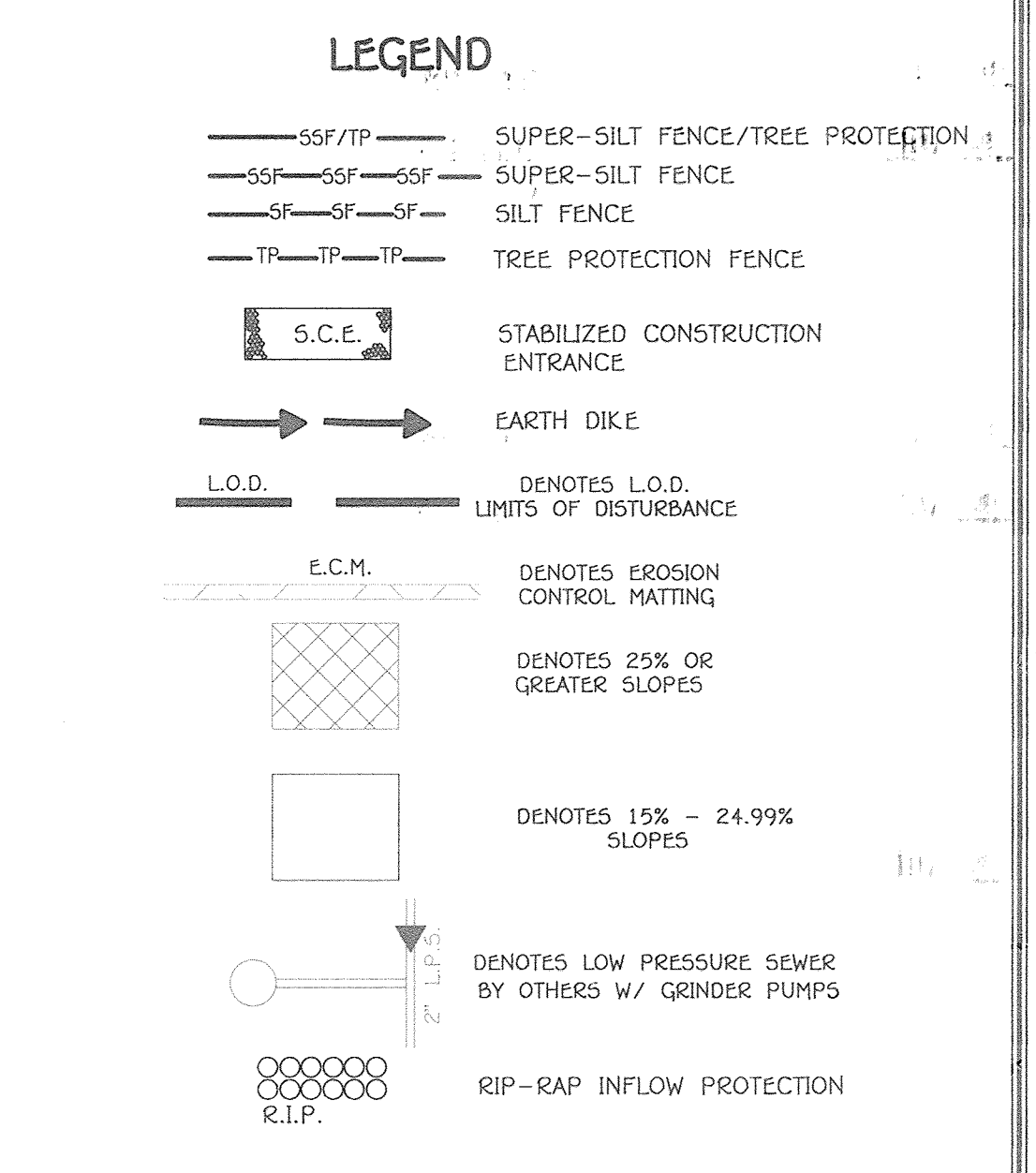
By The Developer:
 Signature of Developer: **TIMOTHY FEAGA** 3/29/17
 Printed Name of Developer: **TIMOTHY FEAGA**
 By The Engineer:
 Signature of Engineer: **ALDO M. VIUCCI** 3/29/17
 Printed Name of Engineer: **ALDO M. VIUCCI**
 These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements of The Howard Soil Conservation District.
 Signature of District: **John M. Blanton** 3/29/17
 Approved: Department of Public Works
 Signature: **M. Mearns** 4/10/2017
 Chief, Bureau of Highways
 Approved: Department of Planning And Zoning
 Signature: **Veronica Dwyer** 4-18-17
 Chief, Division of Land Development
 Signature: **W. P. ...** 4-17-17
 Chief, Development Engineering Division

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.
 Signature: _____ P.E. No. _____
 Date: _____
 Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

REVISIONS (CONT.)

NO.	DESCRIPTION	DATE
1	REVISED LOTS 94-96 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 AND 101	9/14/15
2	REVISE LOTS TO MATCH HOME BUILDER'S GP PLANS; REVISE LOT LINES AND LOT NUMBERS, PER LATEST RECORDED PLANS.	3/01/17
3	REV. HOUSE & GRADING ON LOT 92	5/18/18
4	REV. HOUSE, GRADING, & SWM FOR BLD. PRES. PAR. 'T'	8/22/18
5	REV. GRADING AT LOT 100 (ADJ. TO LOT 85, AT MATCHLINE)	11/11/18

NOTE:
 WITHIN THE 50'/60' WIDE AGRICULTURAL BUFFER EASEMENT LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY, NO PRIMARY OR ACCESSORY STRUCTURES SHALL BE PERMITTED, AND WITHIN THE EASEMENT AREA, THE EXISTING HERDFEADOW VEGETATION SHALL BE PRESERVED AND SUPPLEMENTED WITH A TYPE 'A' LANDSCAPE BUFFER WHERE INSUFFICIENT VEGETATION EXISTS.



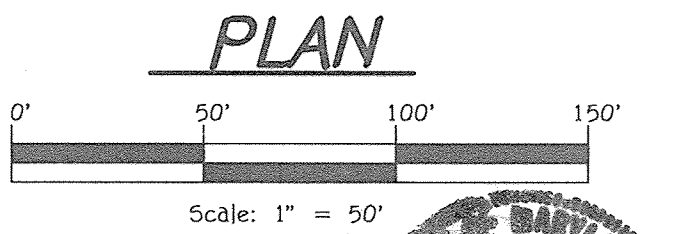
SWM SUMMARY TABLE

TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED AND NOTES
Revol Recharge Vol. for Entire Site	10.04 acres or 1.11 acre-feet	12.38 acres w/ % Area Method
W ₀ vol		
Study Point #1	0.35 acre-feet	0.35 ac. Ft. @ BMP Facility #2
CPvol		
Study Point #1	0.4092 acre-feet	0.4092 ac. Ft. @ BMP Facility #2

NOTE: Both Qp (Overbank Flood Protection or 10-year storm) and Qf (Extreme Flood Volume of 100-year storm) are not required for this subdivision since this watershed area is not classified as one of the sensitive watershed areas for Howard County.
 NOTE: All of the ponds for this subdivision will allow safe passage of the proposed 10-year and 100-year Q's. The ponds are adequately sized to do so and no emergency spillways are proposed.
 We have provided a micro-pool extended detention (P-1) pond that will provide the required W₀, CPV and Rev will be provided by storage within the side ditches of the proposed roadways for this subdivision.

TEMPORARY SEDIMENT BASIN No. 1
 INITIAL D.A. = 10.36 Ac.
 FINAL D.A. = 11.11 Ac.
 STORAGE REQUIRED
 WET = 1800 x 11.11 = 19,998 Cuft.
 DRY = 1800 x 11.11 = 19,998 Cuft.
 STORAGE PROVIDED
 WET = 19,998 Cuft. @ ELEV. 402.80
 DRY = 39,996 Cuft. @ ELEV. 404.20
 BOTTOM ELEV. = 401.00
 STORAGE DEPTH = 3.00'
 TOP OF EMBANKMENT = 410.00
 CLEAN OUT ELEV. = 402.07
 WEIR CREST ELEV. = 406.95
 1 YR. ORIFICE INV. = 404.00
 Q1 exist. = 0.97 c.f.s.
 Q1 prop. = 0.60 c.f.s. @ EL. = 403.95

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
 Signature: **Charles J. Croft, Sr.** 2/14/18
 Date: 2/14/18
 CHARLES J. CROFT, SR., NO. 13204



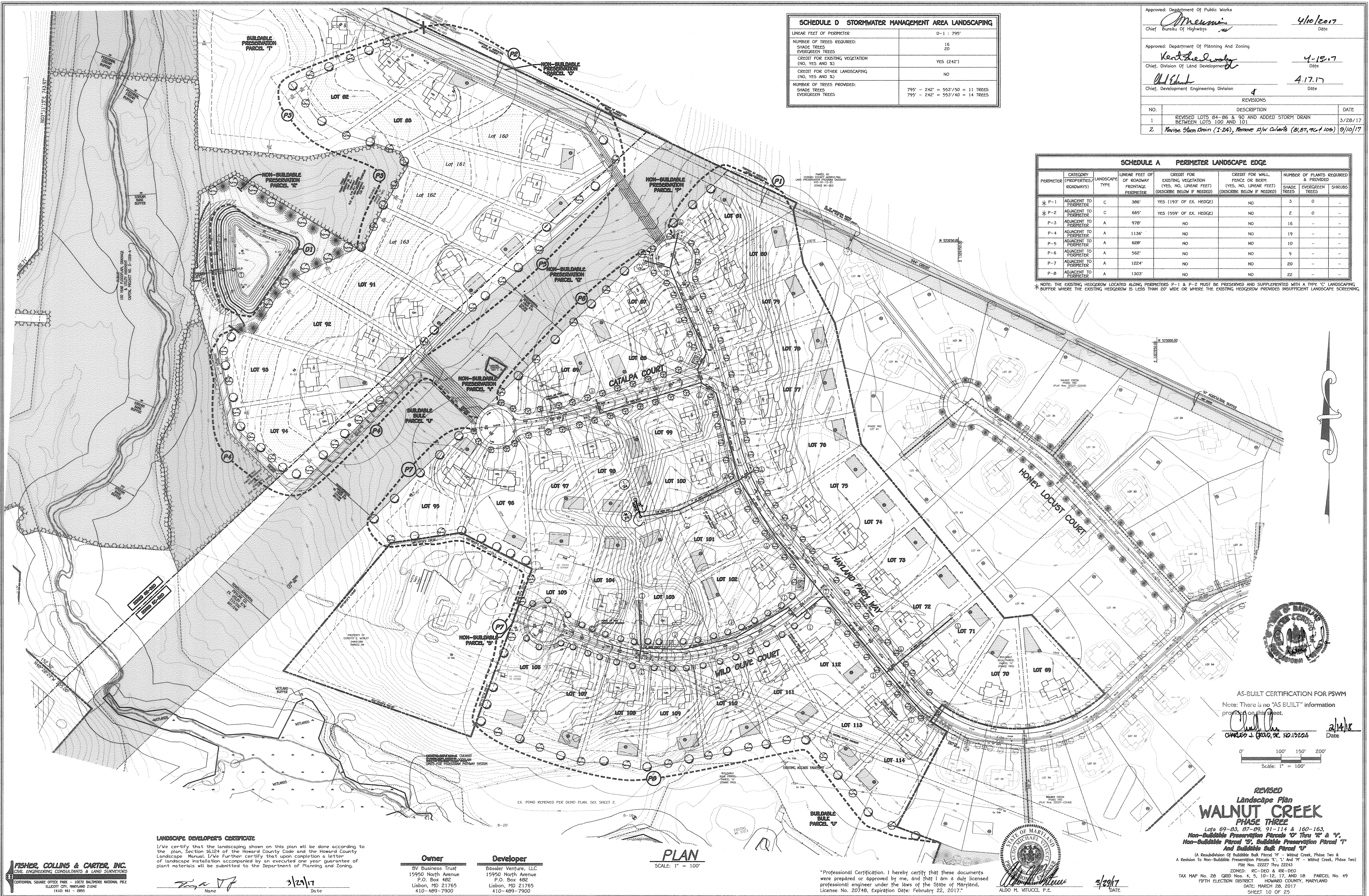
NOTE:
 THE CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH, DEBRIS AND OTHER UNNATURAL ITEMS FROM THE FORESTS, FLOODPLAINS, STREAMS, WETLANDS AND BUFFER AREAS.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21142
 (410) 461-2895

Owner: BV Business Trust, 15950 North Avenue, P.O. Box 482, Landon, MD 21765, 410-489-7900
 Developer: Bassler Venture, LLC, 15950 North Avenue, P.O. Box 482, Landon, MD 21765, 410-489-7900

REVISED
 STREET TREE, GRADING & SEDIMENT CONTROL PLAN
 WALNUT CREEK
 PHASE THREE
 Lots 69-83, 87-99, 91-114 & 100-163,
 Non-Buildable Preservation Parcels 'O' Thru 'X' & 'Y',
 Non-Buildable Parcel 'Z', Buildable Preservation Parcel 'T'
 And Buildable Bulk Parcel 'W'
 (A Re-subdivision of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two & A Revision to Non-Buildable Preservation Parcels 'L' and 'M' - Walnut Creek, Phase Two.
 File No. 2227 Thru 2234)
 ZONED: GC-000 & GC-000
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 28, 2017
 SHEET 9 OF 25



SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D-1 = 799'
NUMBER OF TREES REQUIRED:	
SHADE TREES	16
EVERGREEN TREES	20
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES (24%)
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED:	
SHADE TREES	799' - 24% = 553/50 = 11 TREES
EVERGREEN TREES	799' - 24% = 553/40 = 14 TREES

Approved: Department of Public Works
M. Meunier 4/10/2017
 Chief, Bureau of Highways Date

Approved: Department of Planning and Zoning
Karl Sheehy 4-15-17
 Chief, Division of Land Development Date

Phil Edlund 4.17.17
 Chief, Development Engineering Division Date

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 AND 101	3/28/17
2	Revise Storm Drain (I-24), Remove 1/4" Curbs (81,87,90 & 105)	5/10/17

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 & PROVIDED		
						SHADE TREES	EVERGREEN TREES	SHRUBS
* P-1	ADJACENT TO PERIMETER	C	386'	YES (193' OF EX. HEDGE)	NO	3	0	-
* P-2	ADJACENT TO PERIMETER	C	665'	YES (559' OF EX. HEDGE)	NO	2	0	-
P-3	ADJACENT TO PERIMETER	A	978'	NO	NO	16	-	-
P-4	ADJACENT TO PERIMETER	A	1136'	NO	NO	19	-	-
P-5	ADJACENT TO PERIMETER	A	628'	NO	NO	10	-	-
P-6	ADJACENT TO PERIMETER	A	562'	NO	NO	9	-	-
P-7	ADJACENT TO PERIMETER	A	1224'	NO	NO	20	-	-
P-8	ADJACENT TO PERIMETER	A	1303'	NO	NO	22	-	-

NOTE: THE EXISTING HEDGEROW LOCATED ALONG PERIMETERS P-1 & P-2 MUST BE PRESERVED AND SUPPLEMENTED WITH A TYPE 'C' LANDSCAPING BUFFER WHERE THE EXISTING HEDGEROW IS LESS THAN 20' WIDE OR WHERE THE EXISTING HEDGEROW PROVIDES INSUFFICIENT LANDSCAPE SCREENING.

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL FEE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bessler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

PLAN
 SCALE: 1" = 100'

"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. 20748, Expiration Date: February 22, 2017."

ALDO H. VITUCCI, P.E.
 3/20/17
 DATE

AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
Charles J. Grodzki 2/14/18
 CHARLES J. GRODZKI, PE, NO. 192204 Date

0' 100' 150' 200'
 Scale: 1" = 100'

REVISED Landscape Plan WALNUT CREEK PHASE THREE
 Lots 69-83, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcels 'O' Thru 'R' & 'Y',
 Non-Buildable Parcel 'S', Buildable Parcel 'U'
 And Buildable Bulk Parcel 'U'
 (A Resubdivision Of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two & A Revision To Non-Buildable Preservation Parcels 'C', 'I' And 'M' - Walnut Creek, Phase Two)
 FBT No. 22227 Thru 22243
 ZONED: RC-DEO & R8-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: MARCH 28, 2017
 SHEET 10 OF 25

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-13-026

I:\2004\04\001\dwg\PHASE THREE FINALS\storm drain\refline 9-14-15.mxd, Sheet 10.dwg, 3/28/2017 10:53:33 AM, 1:1

Approved: Department of Public Works
 Chief Bureau Of Highways
 Date: 4/14/13

Approved: Department of Planning And Zoning
 Chief, Division Of Land Development
 Date: 4/12/13

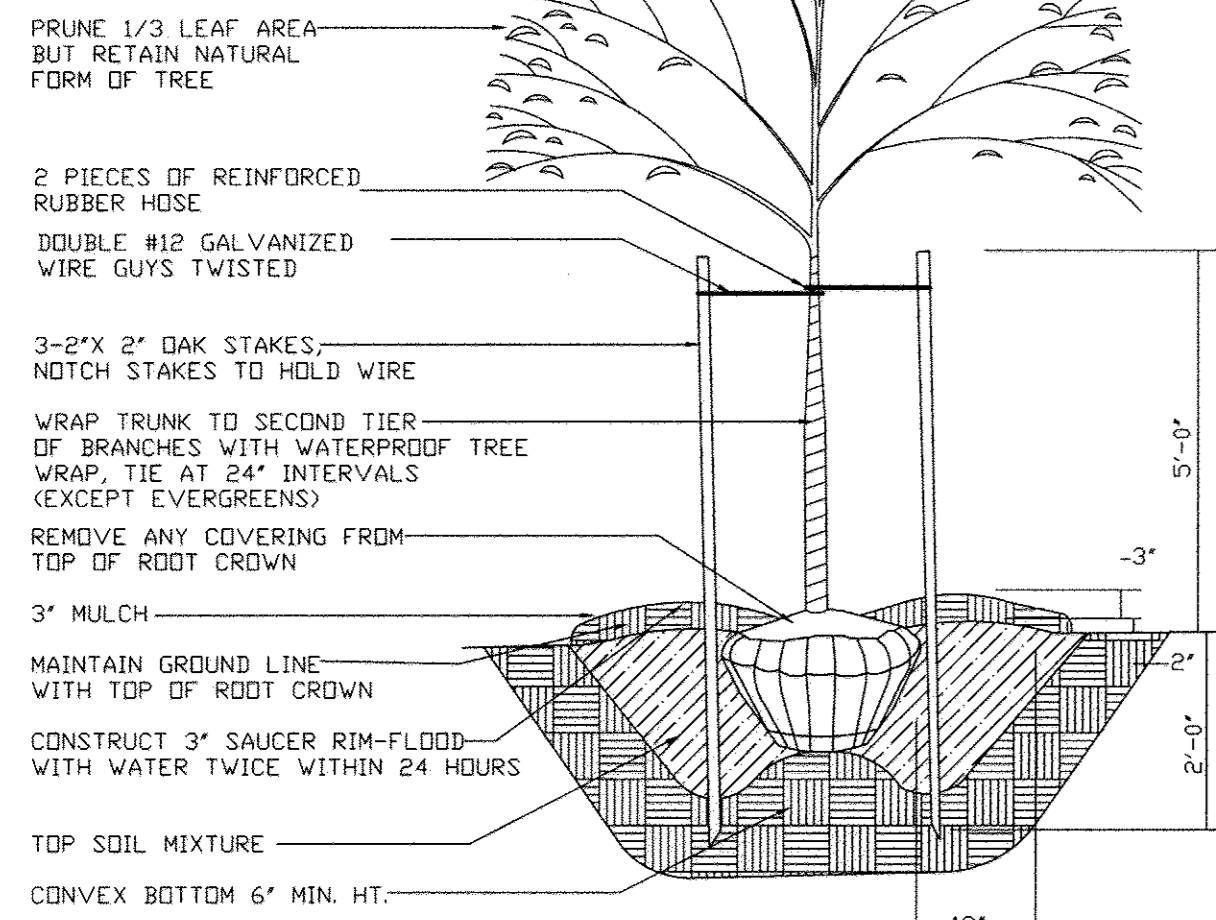
Chief, Development Engineering Division
 Date: 4/12/13

NOTES:

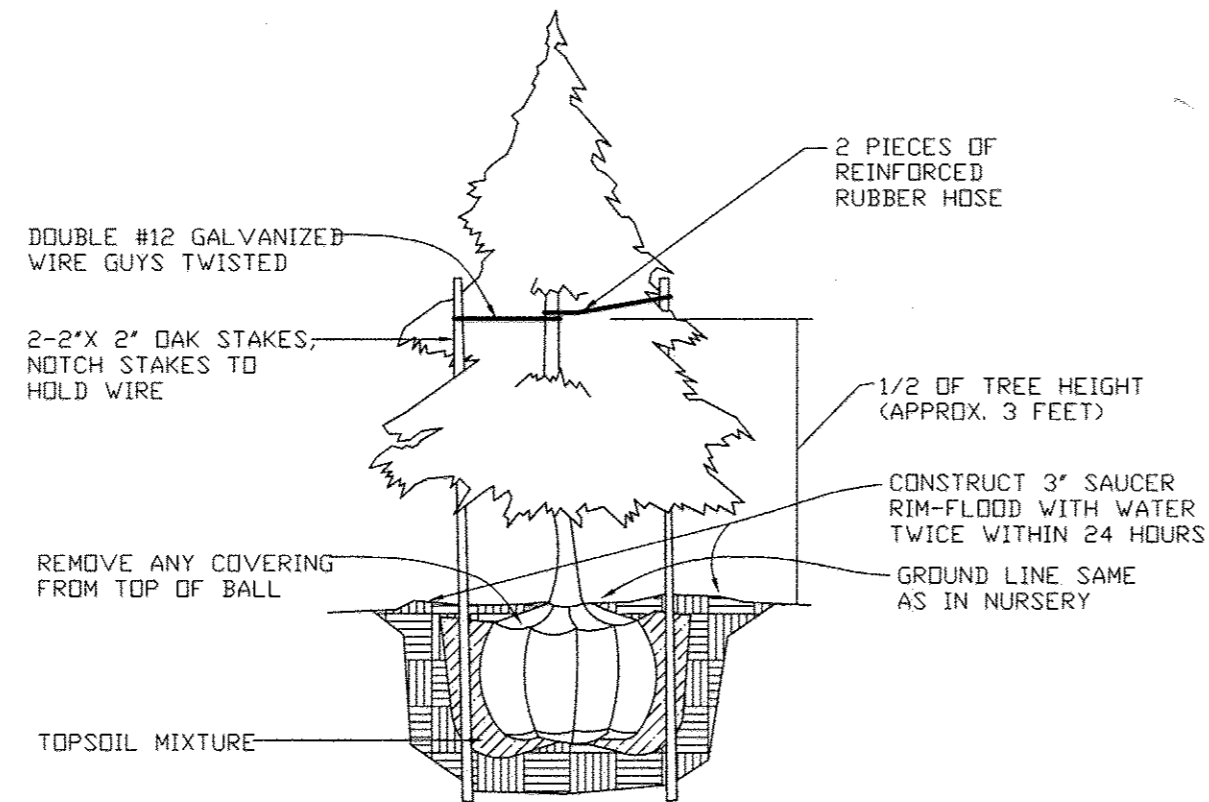
*At the time of plant installation, all trees listed and approved on the Landscape Plan shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or reductions of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations from the approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the road drawing plans.

*The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. 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 the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

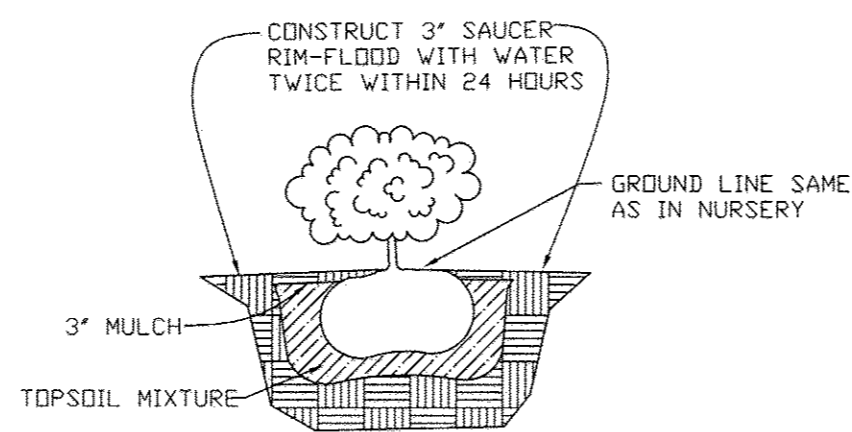
NOTE: CONTRACTOR TO REGRADE, SDD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS



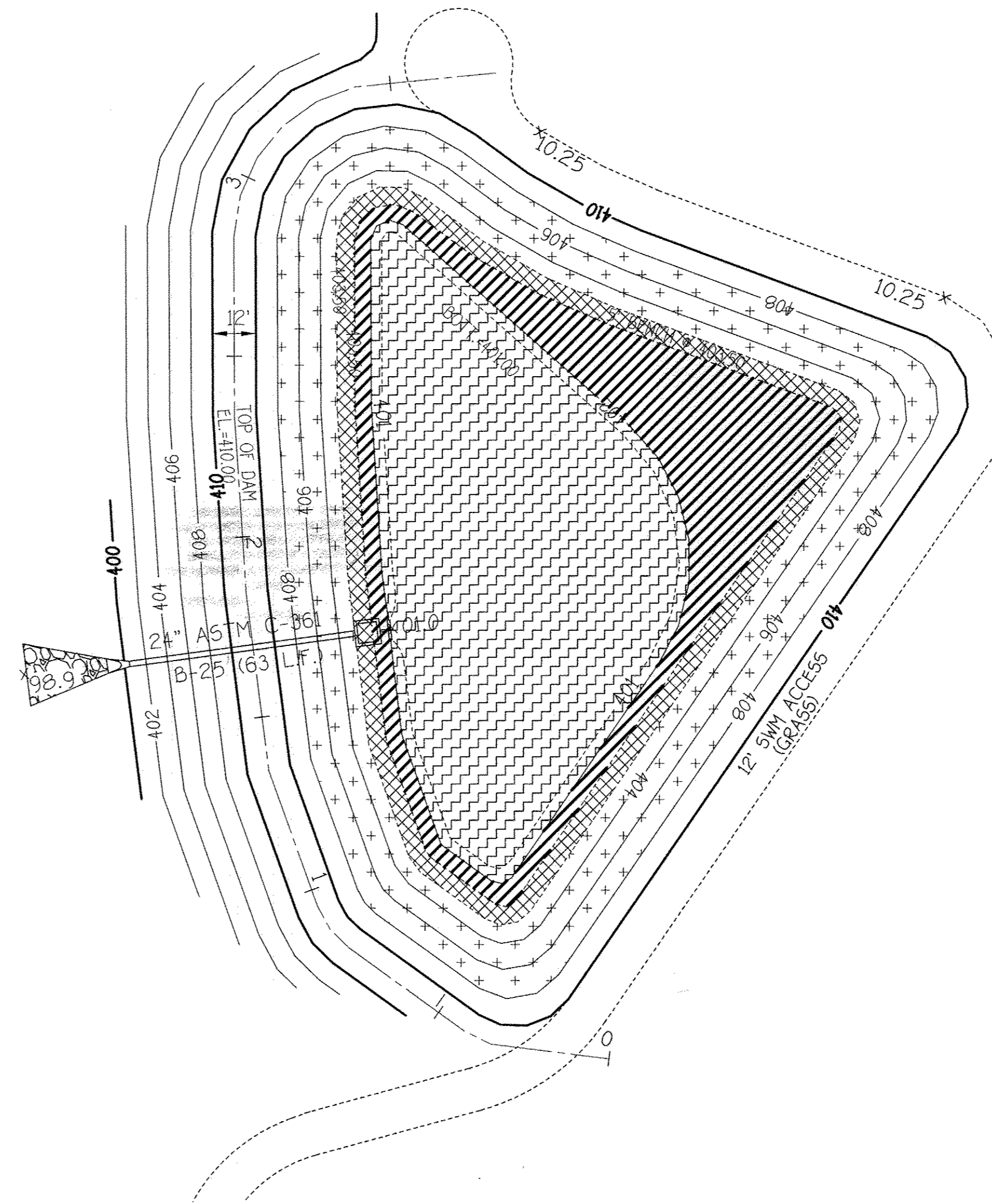
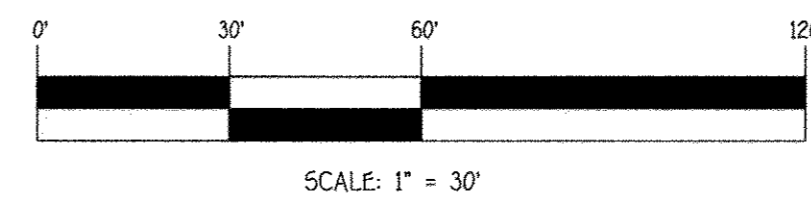
TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL



SHRUB PLANTING DETAIL



INTERNAL POND PLANTING DETAIL

SCALE: 1" = 30'

PLANT LIST			
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE
	55	ACER RUBRUM "Armstrong" ARMSTRONG COLUMNAR RED MAPLE	2 1/2" CAL.
	57	QUERCUS COCCINEA SCARLET OAK	2 1/2" CAL.
	14	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HT.

*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 112 SHADE & 14 EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$35,700.00.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines For Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

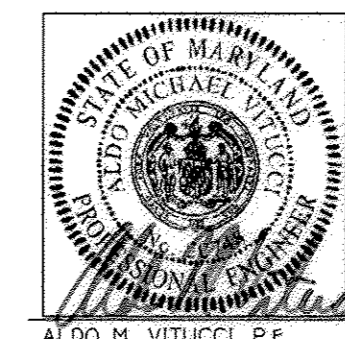
T. J. Kelly Name 2/28/13 Date

AS-BUILT CERTIFICATION FOR PSWM

Notes: There is no "AS BUILT" information provided on this sheet.

Charles J. Ordo, P.E. 2/14/13
 CHARLES J. ORDO, P.E. NO. 19204 Date

Landscape Plan Notes
WALNUT CREEK
PHASE THREE
 Lots 69-80, 87-88, 91-114 & 160-163
 Non-Buildable Preservation Parcels 'O' Thru 'R' & 'Y',
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'U'
 And Buildable Bulk Parcel 'V'
 (A Resubdivision of Buildable Bulk Parcel 'V' - Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcels 'O' Thru 'R', 'S', 'U' Walnut Creek, Phase Two.
 ZONED: RC-DEO & R2-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 19
 FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 11 OF 25



"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. 20748, Expiration Date: February 22, 2015."

NO.	REVISION	DATE
2	REMOVE LOT TO MATCH HOSE BUILDING TO PLAN. REMOVE LOT LINES FOR LOTS 84-86 & 90 (NEW LOT LINES 100-102 SEE REVISION PLAN)	3/27/13
1	REMOVED LOTS 84-86 & 90 AND ADDED SIDEWALK BETWEEN LOTS 100 & 101	3/14/13

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK 10772 BALTIMORE NATIONAL FREE
 ELKLOTT CITY, MARYLAND 22042
 410-481-2895

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bassett Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

STORM WATER MANAGEMENT POND CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-370. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EARTH FILL

Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification GC, SC, CH, or CL, and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer. Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8-inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the down-sloping portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four compaction passes of a sheepsfoot roller. The fill material shall contain sufficient moisture so that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that, if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a minimum of 92% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Embankment Core - The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 10 year water elevation or as shown on the plans. The side slopes shall be 1 to 1 or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed horizontally or layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 313 as modified. The mixture shall have a 100-200 psi 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to the specified for the core of the embankment or other embankment materials.

Pipe Conduits

All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

1. Materials - (Polymer Coated steel pipe) - Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. This pipe and its appurtenances shall conform to the requirements of AASHTO Specifications M-245 & M-246 with watertight coupling bands or flanges.

Materials - (Aluminum Coated Steel Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Aluminum Coated Steel Pipe, when used with flowable fill or when soil and/or water conditions warrant the need for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-196 or M-211 with watertight coupling bands or flanges. Aluminum Pipe, when used with flowable fill or when soil and/or water conditions warrant for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. The pH of the surrounding soils shall be between 4 and 9.

2. Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material and coatings as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.

3. Connections - All connections with pipes must be completely watertight. The drain pipe or lateral connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24-inches in diameter: flanges on both ends of the pipe with a circular 3/8 inch closed cell neoprene gasket, pre-punched to the flange bolt circle, sandwiched between adjacent flanges; a 12-inch wide standard lap type band with 12-inch wide by 3/8-inch thick closed cell circular neoprene gasket and a 12-inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2-inch greater than the corrugation depth. Pipes 24-inches in diameter and larger shall be connected by a 24-inch long annular corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprene gasket will be installed with 12-inches on the end of each pipe. Flanged joints with 3/8-inch closed cell gaskets the full width of the flange is also acceptable.

Hotly corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

5. Backfilling shall conform to "Structure Backfill".

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.

2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding/cradle for their entire length. This bedding/cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

3. Laying pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Plastic Pipe

The following criteria shall apply for plastic pipe:

1. Materials - PVC pipe shall be PVC 1220 or PVC 1220 conforming to ASTM D-1795 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4" - 10" inch pipe shall meet the requirement of AASHTO M252 Type 5, and 12" through 24" inch shall meet the requirement of AASHTO M294 Type 5.

2. Joints and connections to anti-seep collars shall be completely watertight.

3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Concrete

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09, Class C.

Care of Water during Construction

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being riprapped shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

Stabilization

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with the Natural Resources Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

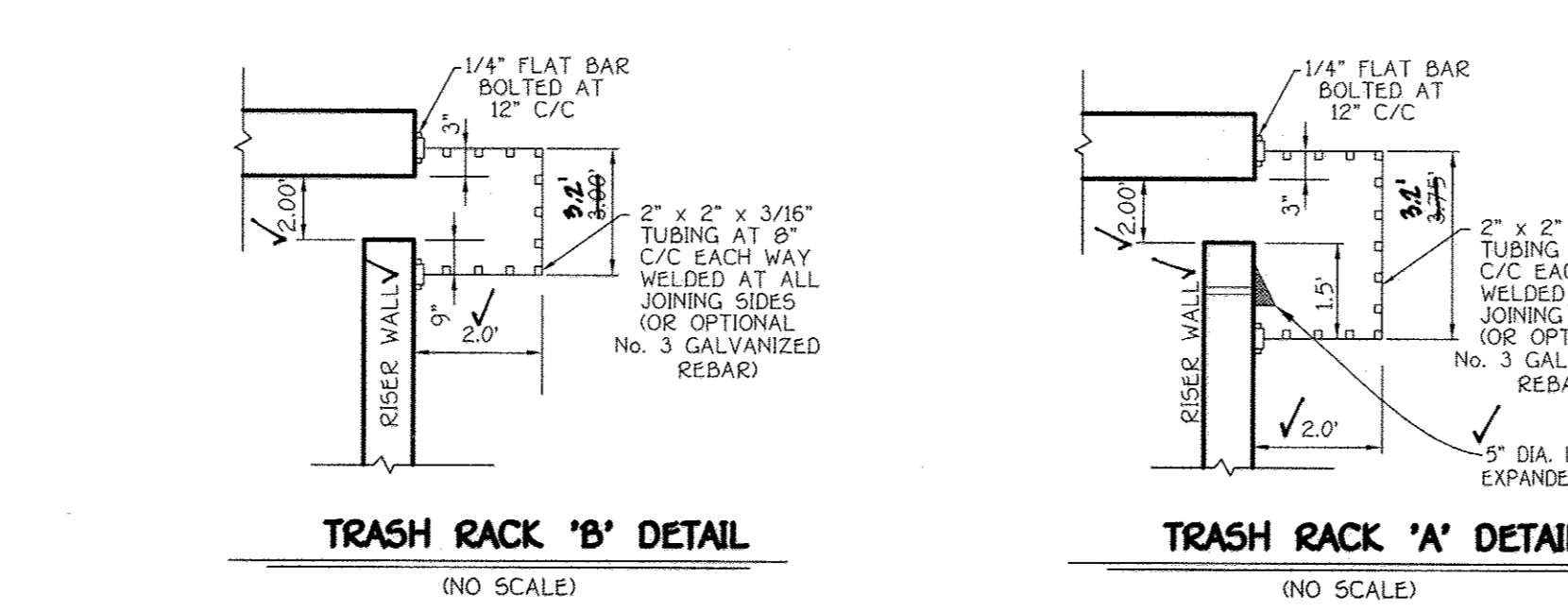
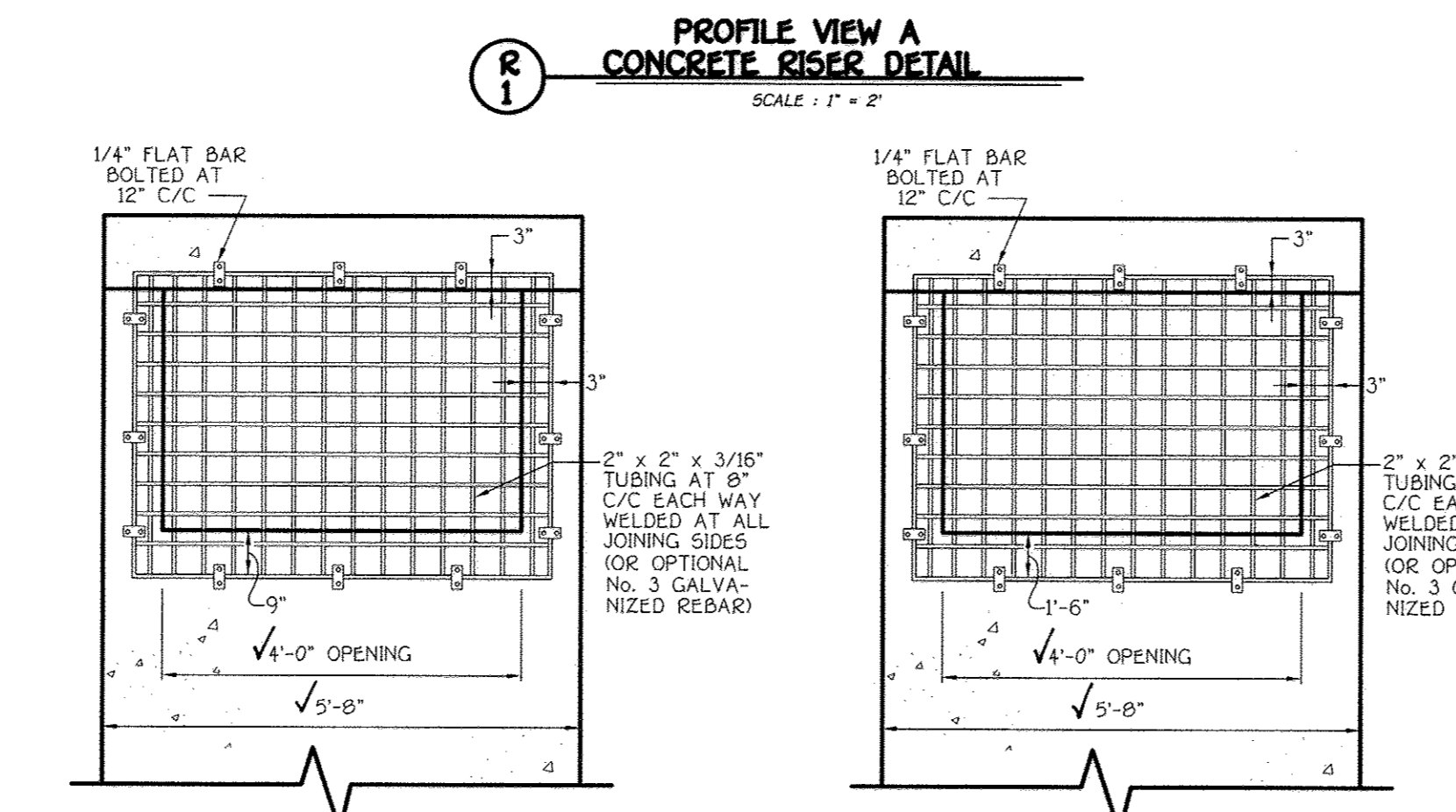
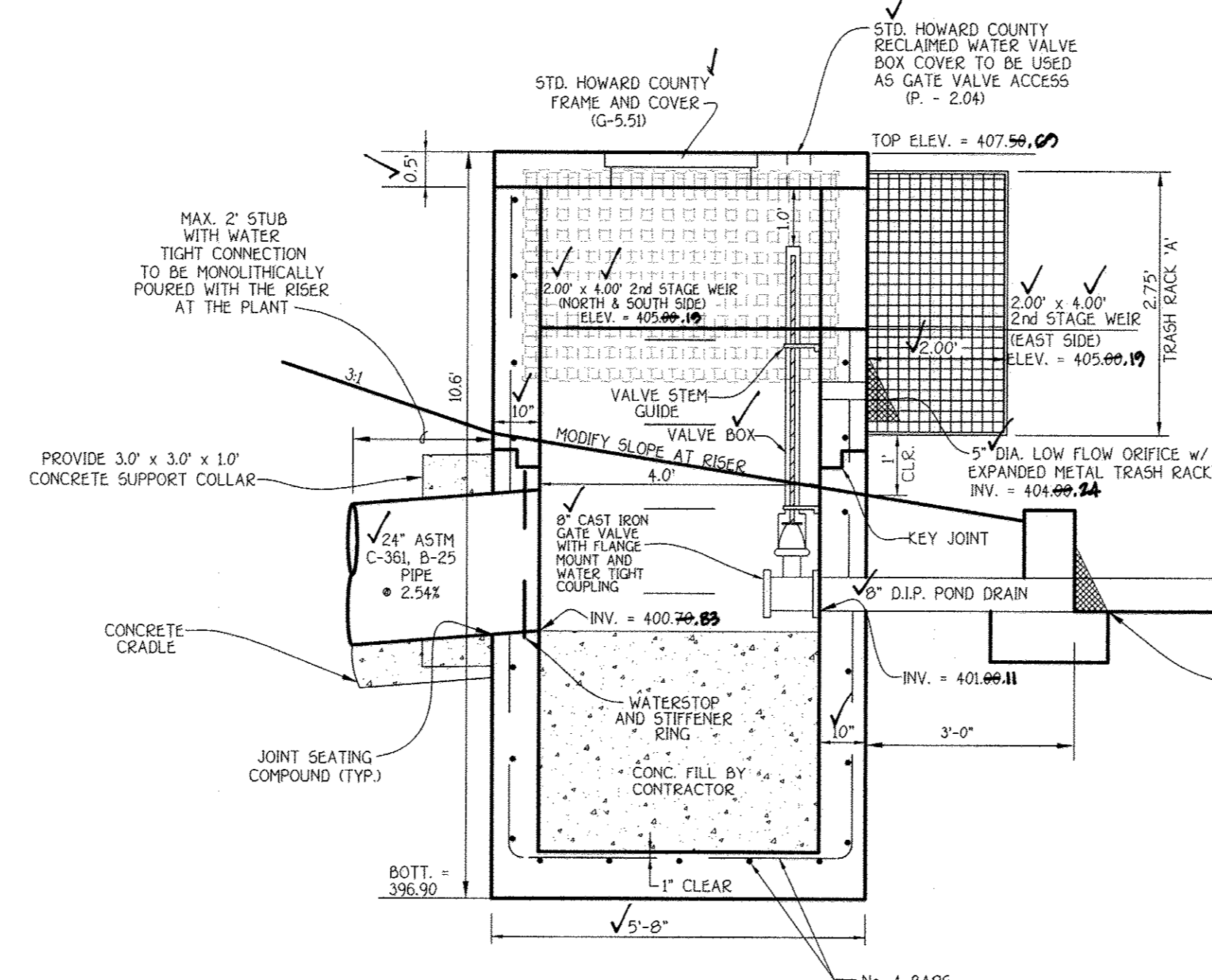
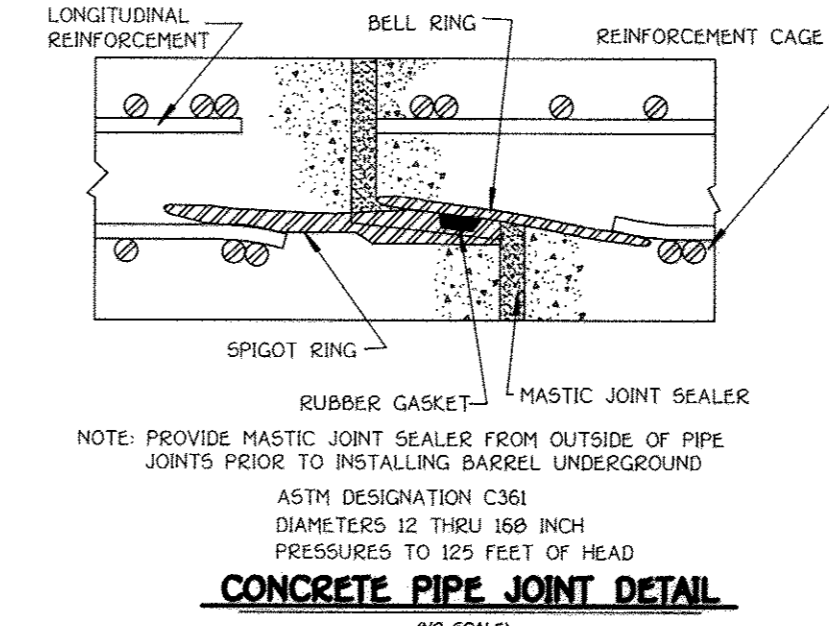
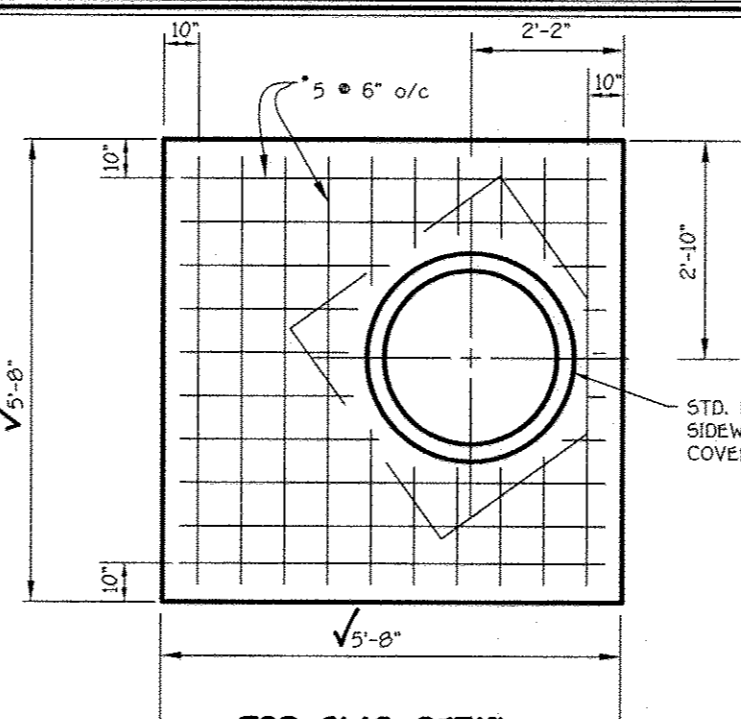
Erosion and Sediment Control

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures.

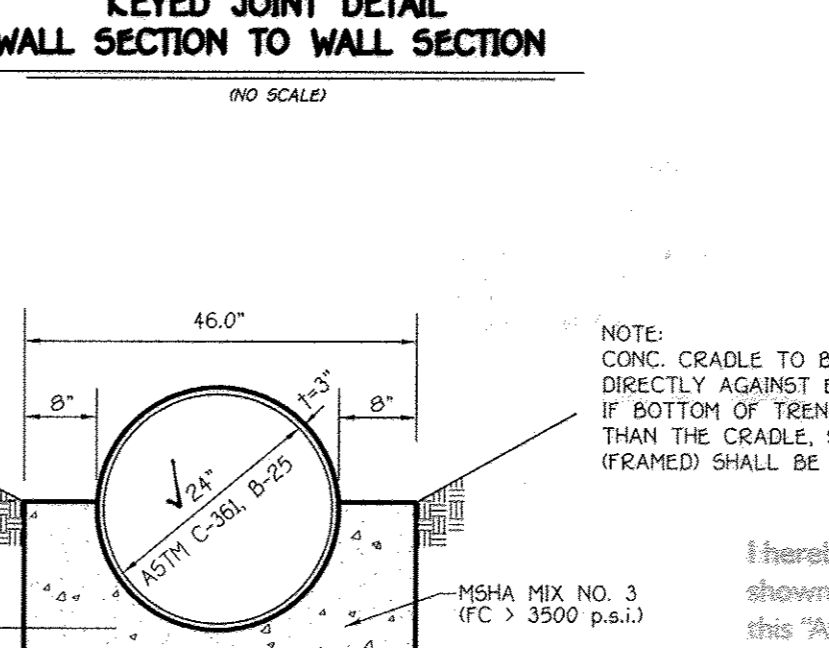
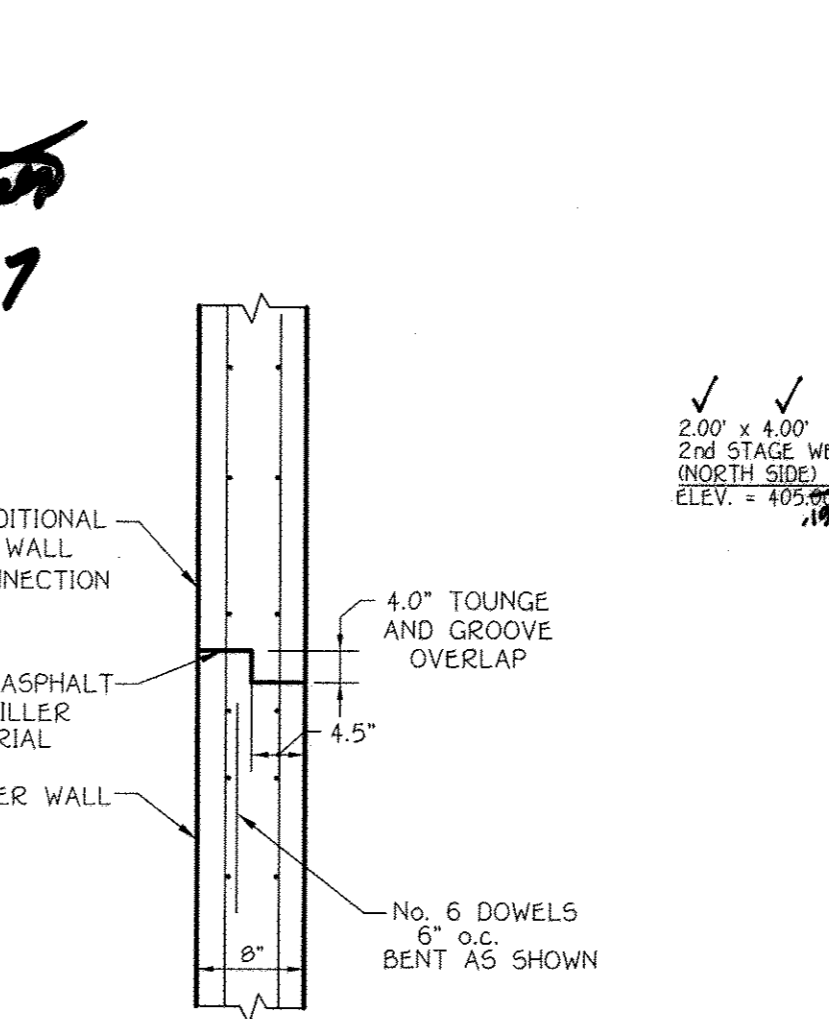
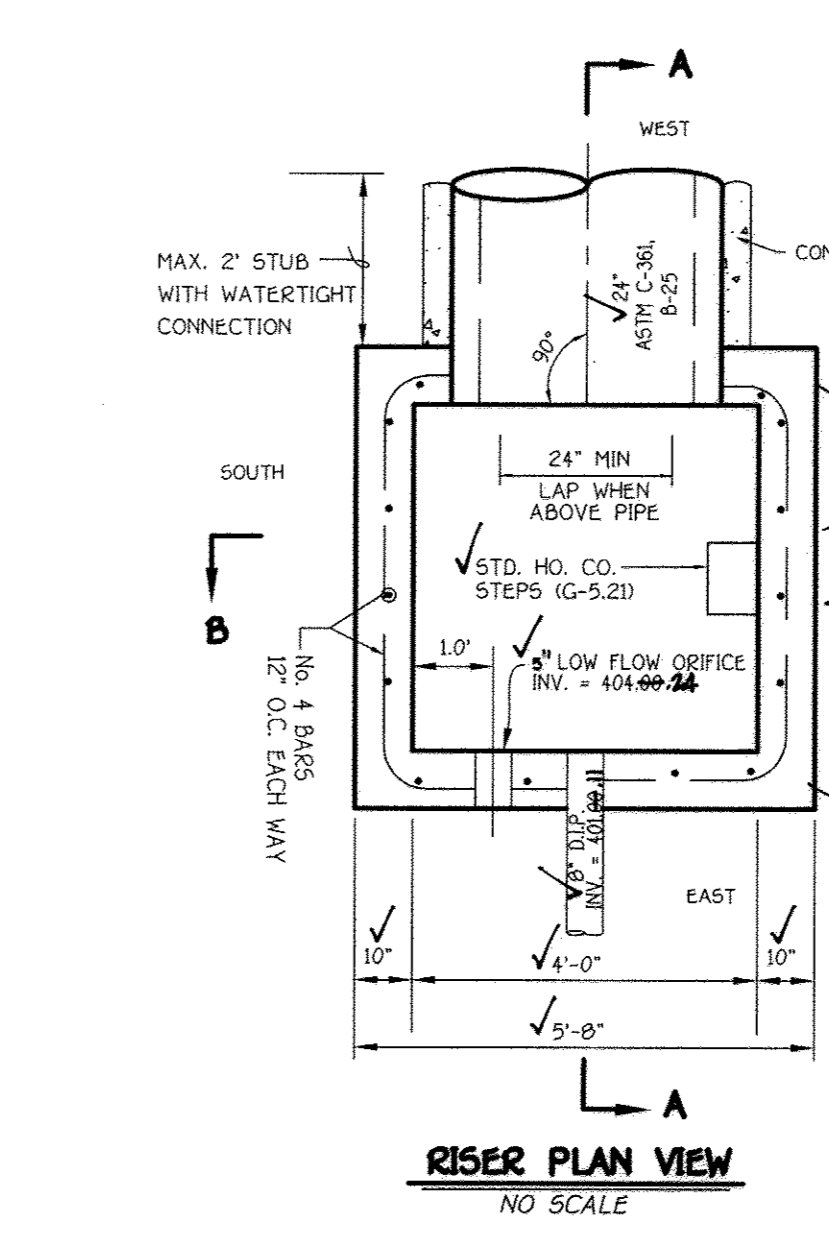
OPERATION AND MAINTENANCE

An operation and maintenance plan in accordance with Local or State Regulations will be prepared for all ponds. As a minimum, the dam inspection checklist located in Appendix A shall be included as part of the operation and maintenance plan and performed at least annually. Written records of maintenance and major repairs needs to be retained in a file. The issuance of a Maintenance and Repair Permit for any repairs or maintenance that involves the modification of the dam or spillway from its original design and specifications is required. A permit is also required for any repairs or reconstruction that involve a substantial portion of the structure. All indicated repairs are to be made as soon as practical.

- NOTES:
1. CONCRETE SHALL BE MSHA MIX NO. 3 (FC 3500 P.S.I.)
 2. REINFORCING STEEL GRADE 60
 3. FOR WALLS OF STRUCTURE SHALL UTILIZE L.M. SCOFIELD CO. T-9955 FORM LINES (RANDOM SPLIT-FACE ROCK) OPTIONAL.
 4. PROVIDE ROUGH BROOM FINISH W/ WIDER HUGGER TYPE BAND WITH O-RING GASKETS HAVING A MINIMUM DIAMETER OF 1/2-INCH GREATER THAN THE CORRUGATION DEPTH. PIPES 24-INCHES IN DIAMETER AND LARGER SHALL BE CONNECTED BY A 24-INCH LONG ANNULAR CORRUGATED BAND USING A MINIMUM OF 4 (FOUR) RODS AND LUGS, 2 ON EACH CONNECTING PIPE END. A 24-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET WILL BE INSTALLED WITH 12-INCHES ON THE END OF EACH PIPE. FLANGED JOINTS WITH 3/8-INCH CLOSED CELL GASKETS THE FULL WIDTH OF THE FLANGE IS ALSO ACCEPTABLE.
 5. ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 6.07.03.59 OF THE MSHA STANDARDS AND SPECS.
 6. ALL REINFORCING SPLICES SHALL BE LAP SPLICES OF 30 BAR DIA. UNLESS OTHERWISE SHOWN.



- NOTES:
1. FIELD MEASURE THE STRUCTURE DIMENSIONS TO INSURE EXACT FIT OF TRASH RACK.
 2. GALVANIZE ENTIRE TRASH RACK AFTER FABRICATION.
 3. PAINT BATTLESHIP GRAY.



- NOTES:
1. FIELD MEASURE THE STRUCTURE DIMENSIONS TO INSURE EXACT FIT OF TRASH RACK.
 2. GALVANIZE ENTIRE TRASH RACK AFTER FABRICATION.
 3. PAINT BATTLESHIP GRAY.

By The Developer:

I/We Certify That All Development And/Or Construction Will Be Done According To These Plans, 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. I Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "AS-BUILT" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-site Inspections By The Howard Soil Conservation District.

Signature Of Developer: *Timothy W. Fraga* Date: 2/28/13

Printed Name Of Developer: Timothy W. Fraga

By The Engineer:

I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical Engineering Design Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Signed The Drawings That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "AS-BUILT" Plan Of The Pond Within 30 Days Of Completion.

Signature Of Engineer: *John R. Roberts* Date: 2/28/13

Printed Name Of Engineer: John R. Roberts

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.

Signature Of Engineer: *John R. Roberts* Date: 4/14/13

Approved: Department Of Public Works

Signature: *David...* Date: 4/14/13

Chief, Bureau Of Highways

Approved: Department Of Planning And Zoning

Signature: *Keith...* Date: 4/15/13

Chief, Division Of Land Development

Signature: *...* Date: 4/12/13

Chief, Development Engineering Division

AS-BUILT CERTIFICATION

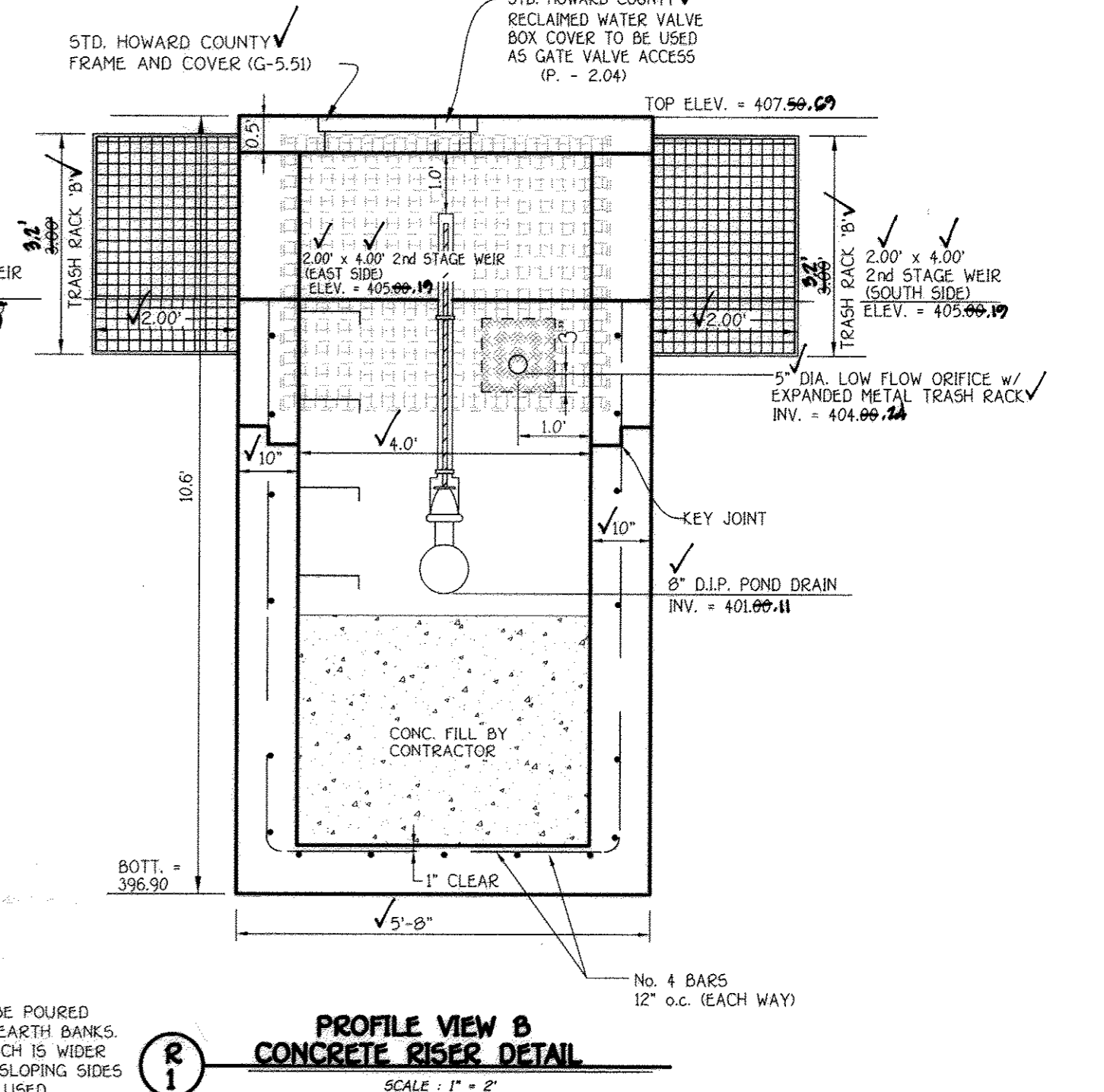
I hereby certify that the Facility Shown On This Plan Was Constructed As Shown On The "AS-BUILT" Plans And Meets The Approved Plans And Specifications.

Signature: *...* Date: 1/30/13

P.E. No. 21213

DATE: 2/12/13

Certify Means To State Or Declare A Professional Opinion Based Upon On-site Inspections And Material Tests Which Are Conducted During Construction. The On-site Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.



AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

Signature: *...* Date: 2/28/13

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. 20748, Expiration Date: February 22, 2015.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BATHURST NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2055

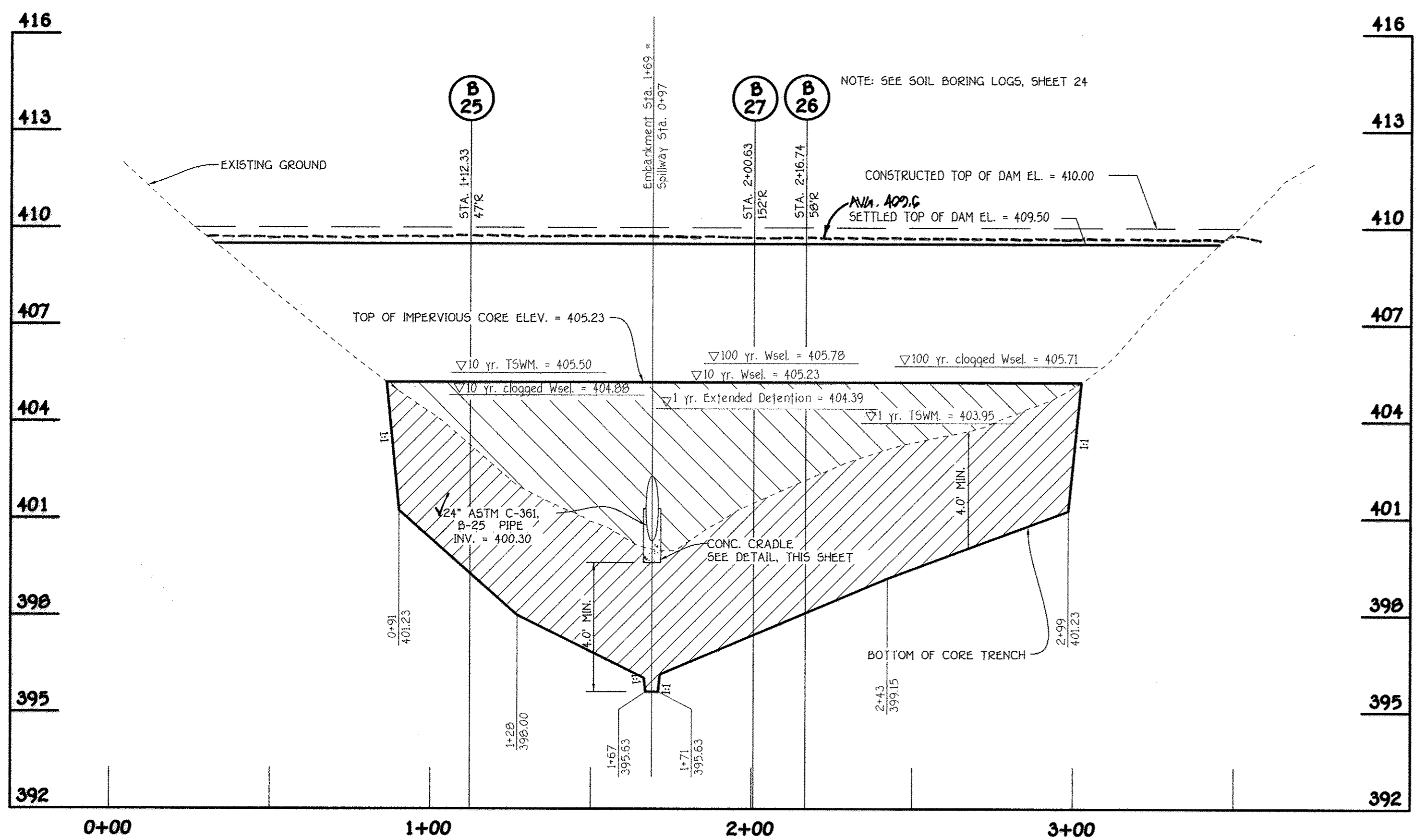
Owner
 BY Business Trust
 19550 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bassler Venture, LLC
 19550 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

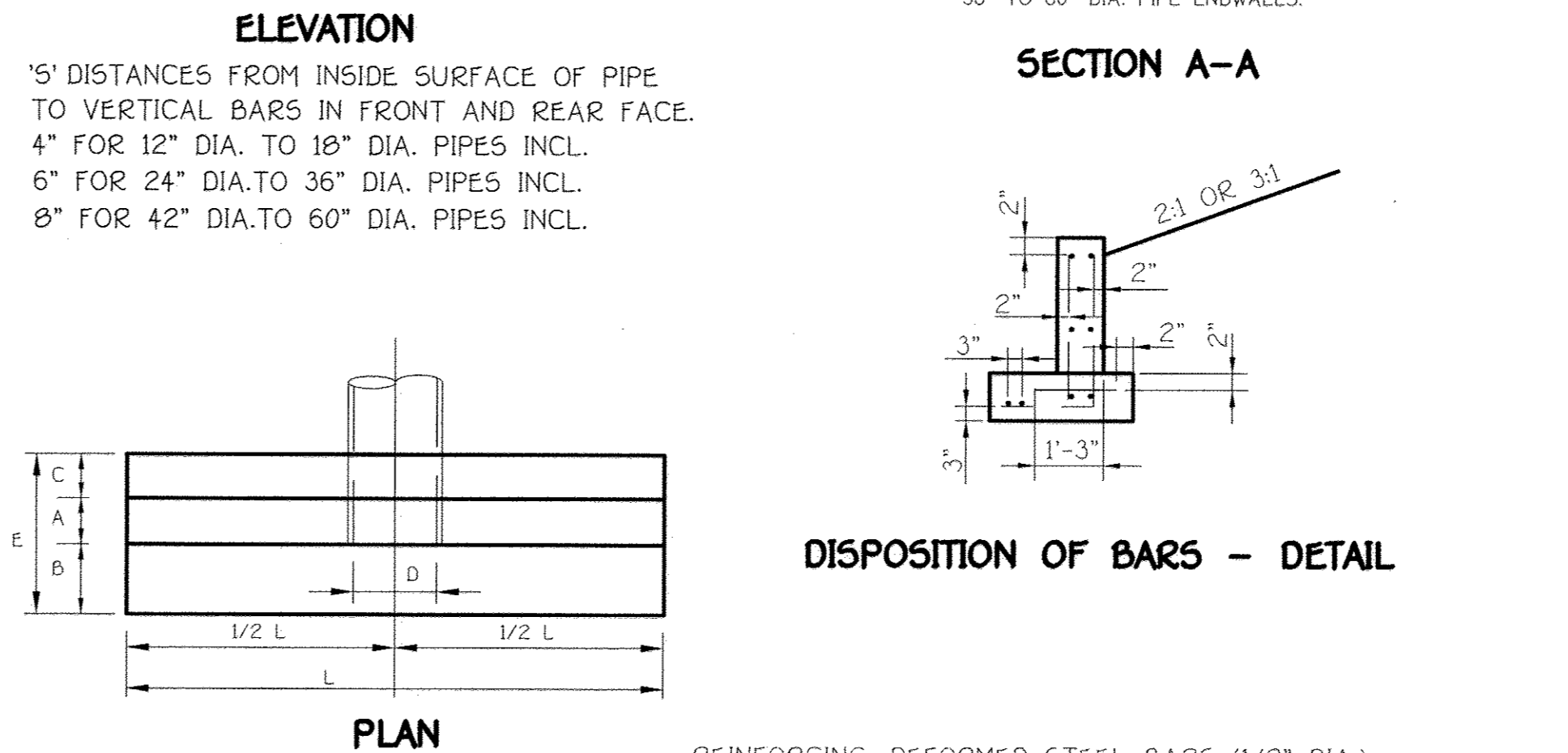
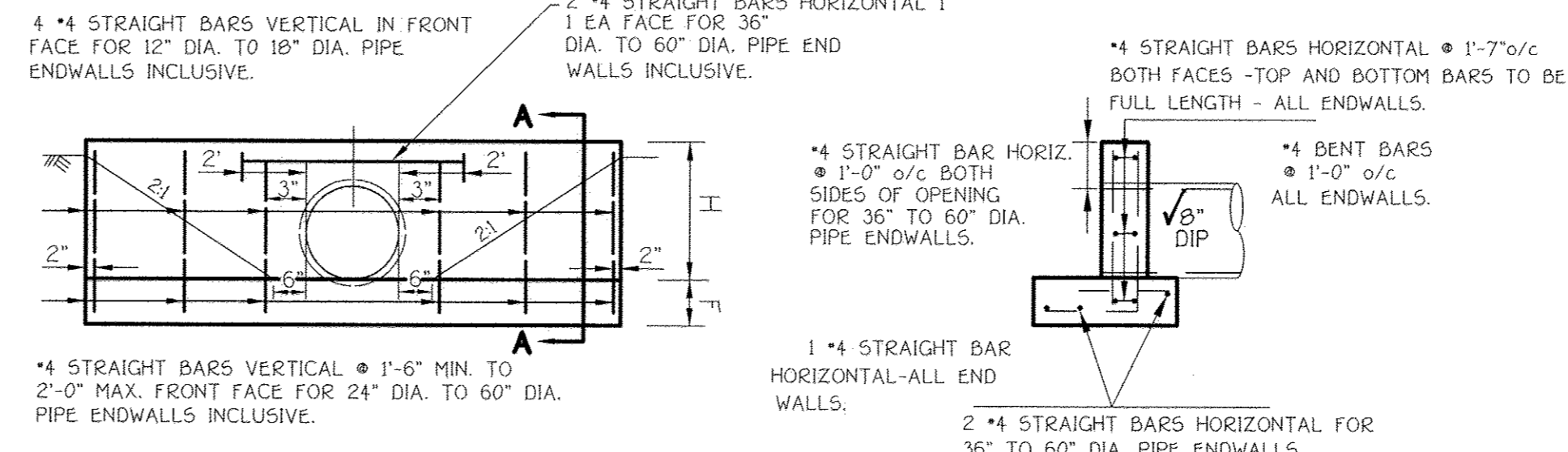
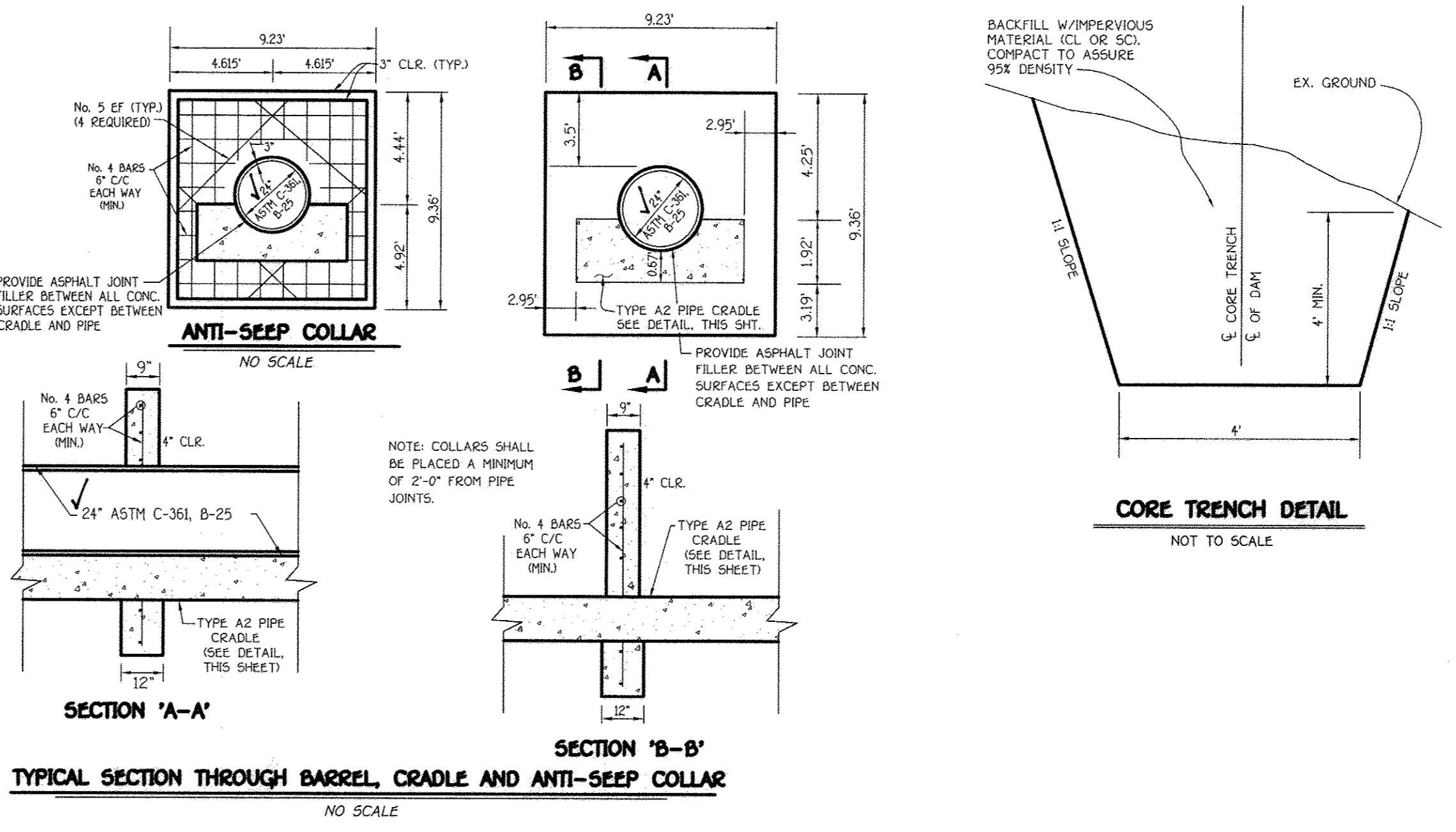
Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20748, Expiration Date: February 22, 2015.

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

Stormwater Management Notes And Details
Pond No. 5
WALNUT CREEK
 PHASE THREE
 Lots 63-83, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcel 10 thru 15 & 17
 Non-Buildable Parcel 16 Building Preservation Parcel 17
 And Buildable Bulk Parcel 18
 (A Resubdivision of Buildable Bulk Parcel 18 - Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcel 10 thru 15 & 17 - Walnut Creek, Phase Two)
 ZONED: RC-20 & RC-30E
 TAX MAP NO. 2B GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL NO. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 12 OF 25



S.W.M. FACILITY B.M.P. NO. 5 (P-1)
PROFILE ALONG EMBANKMENT
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



OPENINGS	D AREA IN. SQ.FT.	DIMENSIONS							VOLUME STEEL	
		A	B	C	E	F	H	L	CONC. C.Y.	LBS.
Ø"	0.2	9"	6"	6"	1'-9"	9"	1'-6"	5'-5"	0.61	38

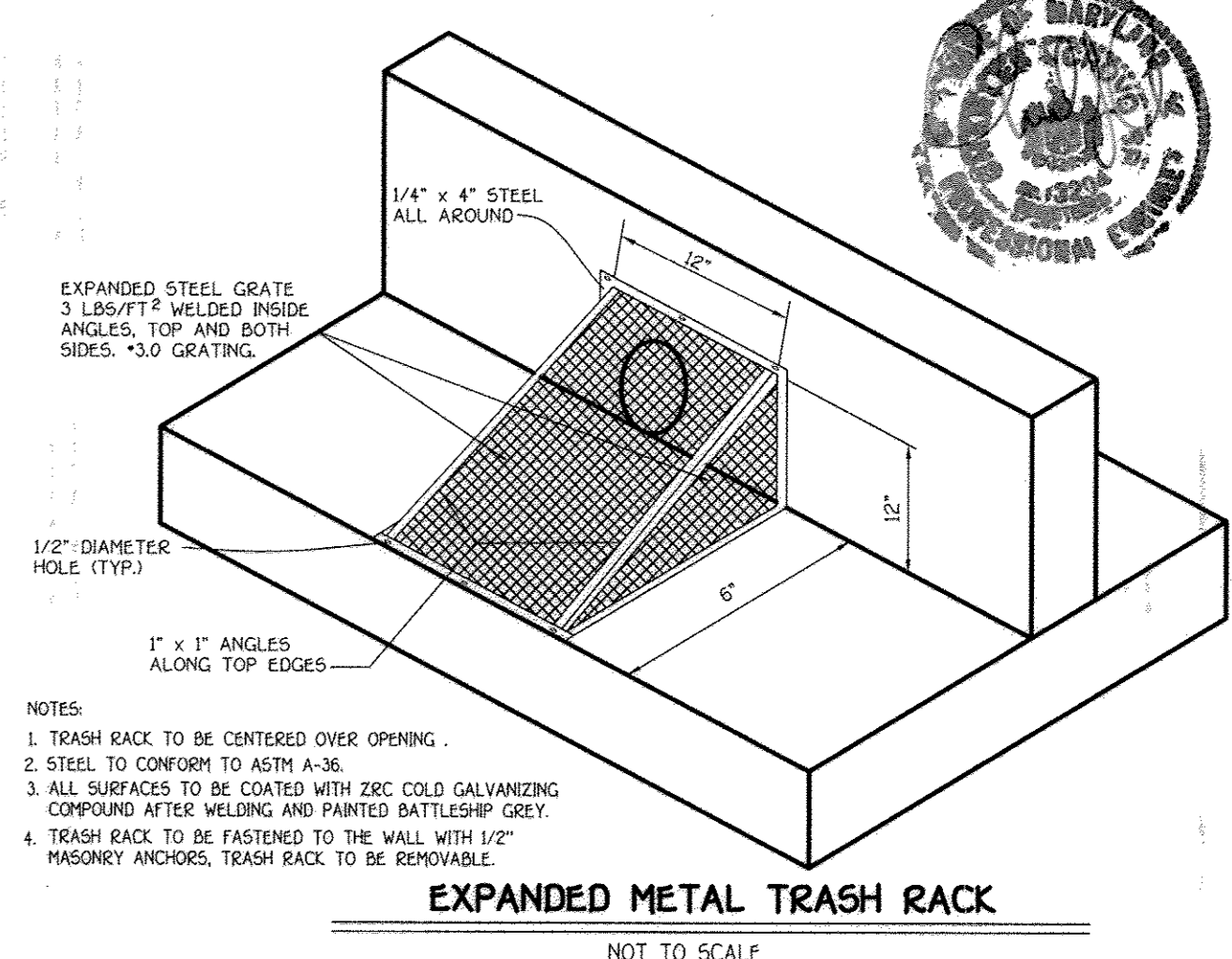
MODIFIED TYPE 'C' ENDWALL
NO SCALE

NO.	REVISION	DATE
2	REVISED TO MATCH HOME BUILDERS OF PLANS, REVISED LEGAL DESCRIPTION	3/27/17
1	REVISED LEGAL DESCRIPTION AND ADDED STORM DRAIN BETWEEN LOTS 101 & 102	3/14/10

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. 20748, Expiration Date: February 22, 2015.

THIS DEVELOPMENT PLAN IS APPROVED FOR THE DESIGN AND CONSTRUCTION OF SMALL POND APPROVAL BY THE HOWARD COUNTY CONSERVATION DISTRICT

APPROVED: *John R. Kubota* 3/29/17



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND JOINTLY MAINTAINED STORMWATER MANAGEMENT FACILITIES

- ROUTINE MAINTENANCE**
- Facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly.
 - Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year: once in June and once in September. Other side slopes and maintenance access should be mowed as needed.
 - Debris and litter shall be removed during regular mowing operations and as needed.
 - Visible signs of erosion in the pond as well as the rip-rap or gabion outlet area shall be repaired as soon as it is noticed.
- NON-ROUTINE MAINTENANCE**
- Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
 - Sediment shall be removed from the pond, and forebay, no later than when the capacity of the pond or forebay is half full of sediment, or when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

Stormwater Management Notes And Details
Pond No. 5
WALNUT CREEK
PHASE THREE
Lots 69-83, 87-89, 91-114 & 100-103
Non-Buildable Preservation Parcels 5th Thru 12th & 7th
Non-Buildable Parcel 5th, Buildable Preservation Parcel 7th
And Buildable Bulk Parcel 10th
(A Resubdivision of Buildable Bulk Parcel 7th - Walnut Creek, Phase Two)
(A Revision to Non-Buildable Preservation Parcels 11th & 12th Walnut Creek, Phase Two, Plat No. 822711-0000)
ZONED: RC-DEO & RS-DEO
TAX MAP NO. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 26, 2013
SHEET 13 OF 25



DATE: 4/2/13

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461.3999

Owner
BV Business Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Developer
Basler Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION	ROAD STA./COORDINATE	OFFSET	TYPE AND WIDTH	REMARKS
I-1	* 386.81.27	373.84 (18")	373.77 (36")	HAYLAND FARM WAY	25+28.4.90	18.5'	✓ PROPOSED 18" HOPE @ 1.00%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-2	* 386.60.195	378.44 (18")	375.28 (36")	HAYLAND FARM WAY	26+60.90.00	19.0'	✓ PROPOSED 18" HOPE @ 1.00%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-3	* 386.60.412	378.22 (24")	378.22 (24")	WILD OLIVE COURT	1+05.77.6.10	✓ 17' LT	✓ PROPOSED 18" HOPE @ 3.0%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-4	* 383.90.50	378.22 (18")	378.22 (24")	WILD OLIVE COURT	1+05.77.6.40	14.7' RT	✓ PROPOSED 18" HOPE @ 3.0%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-5	* 388.75.00	383.22 (18")	383.22 (18")	WILD OLIVE COURT	2+6.87	16.5' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-6	* 400.44.95	396.44 (18")	396.44 (18")	WILD OLIVE COURT	4+08.9.90	✓ 17' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-7	* 411.54.95	406.66 (15")	406.66 (18")	WILD OLIVE COURT	5+18.5	16.7' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-8	* 411.54.95	406.66 (15")	406.66 (15")	WILD OLIVE COURT	5+18.5	17.2' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
(PRIVATE) I-9	* 411.54.95	406.66 (15")	406.66 (15")	WILD OLIVE COURT	5+18.5	12.5' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-10	* 382.60.00	378.44 (15")	378.44 (15")	HAYLAND FARM WAY	26+60.9.10	18.0' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
(PRIVATE) I-11	* 383.0.84	378.44 (15")	378.44 (15")	HAYLAND FARM WAY	26+60.9.10	19.2' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-12	* 392.66.80	386.44 (24")	386.44 (24")	HAYLAND FARM WAY	30+97.6.40	18.7' LT	✓ PROPOSED 18" HOPE @ 3.0%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-13	* 401.60.79	397.66 (18")	397.66 (18")	HAYLAND FARM WAY	32+62.1.50	19.1' LT	✓ PROPOSED 18" HOPE @ 3.0%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-14	* 412.50.01	407.99 (18")	407.99 (18")	HAYLAND FARM WAY	34+83.80	✓ 19' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-15	* 416.44.54	412.99 (18")	412.99 (18")	CATALPA COURT	40+47.6.00	✓ 17' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-16	* 433.44.56	428.44 (15")	428.44 (18")	CATALPA COURT	3+14.80	17.4' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-17	* 433.44.56	428.44 (15")	428.44 (15")	CATALPA COURT	3+14.80	17.4' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-18	* 416.44.54	411.44 (18")	411.44 (18")	CATALPA COURT	40+47.6.40	17.1' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-19	* 429.66.87.8	424.44 (15")	424.44 (15")	HAYLAND FARM WAY	38+51.90	✓ 45' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-20	* 438.66.1.54	429.44 (15")	429.44 (15")	HAYLAND FARM WAY	38+98.70	✓ 29' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-21	* 401.80.44	398.44 (15")	398.44 (15")	HAYLAND FARM WAY	32+66.91.50	19.1' RT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
I-22	* 429.66.4.07	417.44 (18")	417.44 (18")	HAYLAND FARM WAY	36+83.610	18.5' LT	✓ PROPOSED 18" HOPE @ 2.5%	SEE CONTRACTORS PRECAST CORR. DETAIL
(PRIVATE) I-23	402.98.5	398.99 (15")	398.99 (15")	HAYLAND FARM WAY	33+06.90	21.8' RT	YARD INLET	D = 4.14
(PRIVATE) I-24	417.48.5	413.88 (15")	413.88 (15")	HAYLAND FARM WAY	36+97.48	28.6' RT	YARD INLET	D = 4.14
M-1	386.42.6	379.84 (24")	379.84 (24")	HAYLAND FARM WAY	29+06.40	17.6' RT	5" DIA. MANHOLE	G = 5.13
M-2	419.66.87.7	414.99 (18")	414.99 (18")	HAYLAND FARM WAY	35+87.70	19.3' LT	4" DIA. MANHOLE	G = 5.12
M-3	433.66.91	422.99 (15")	422.99 (18")	HAYLAND FARM WAY	38+271.50	18.3' LT	4" DIA. MANHOLE	G = 5.12
M-24	418.00.07	409.44 (15")	409.44 (15")	HAYLAND FARM WAY	32+78.49.80	28.5' RT	4" DIA. MANHOLE	G = 5.12
S-1	404+100.00	398.00	398.00	FACILITY NO. 5	N 572.5000 E 1.324.0499		24" CONC. END SECTION	D = 5.51
R-1	407.50.00	401.50 (8")	400.99 (24")	FACILITY NO. 5	N 573.1800 E 1.324.0499		CONC. RISER	pre-cast

* - DENOTES THROAT ELEVATION
(PRIVATE) - DENOTES OWNED AND MAINTAINED BY H.O.A.

PIPE SCHEDULE (PUBLIC)

SIZE	CLASS	LENGTH
15"	HOPE	260 L.F.
18"	HOPE	1277 L.F.
24"	HOPE	481 L.F.
36"	HOPE	385 L.F.

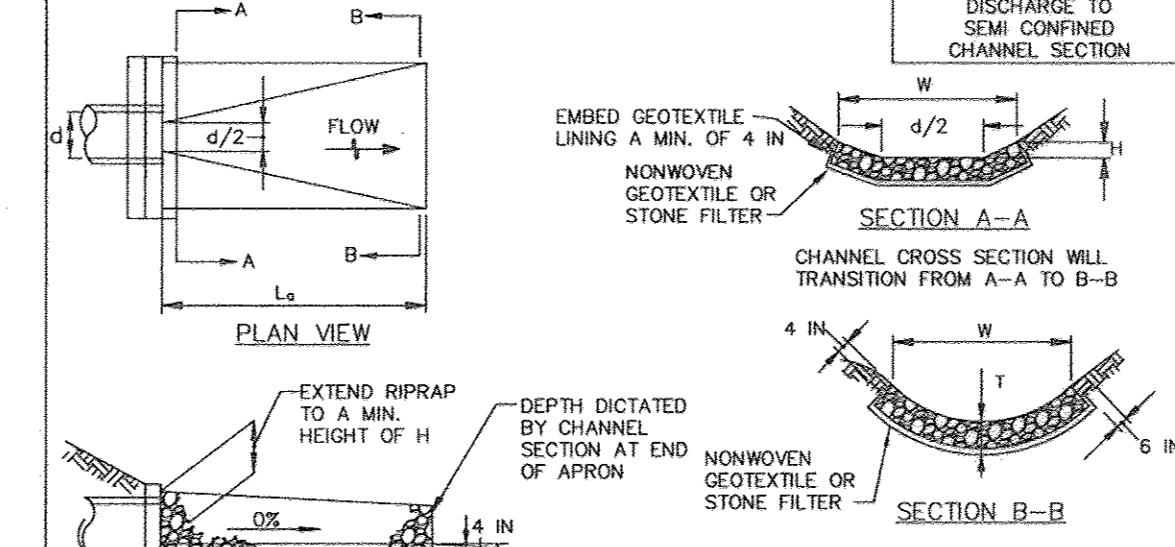
NOTE: HOPE MAY BE SUBSTITUTED WITH RCCP, CL. IV PIPE MATERIAL.

PIPE SCHEDULE (PRIVATE)

SIZE	CLASS	LENGTH
15"	HOPE	432 L.F.
18"	HOPE	168 L.F.

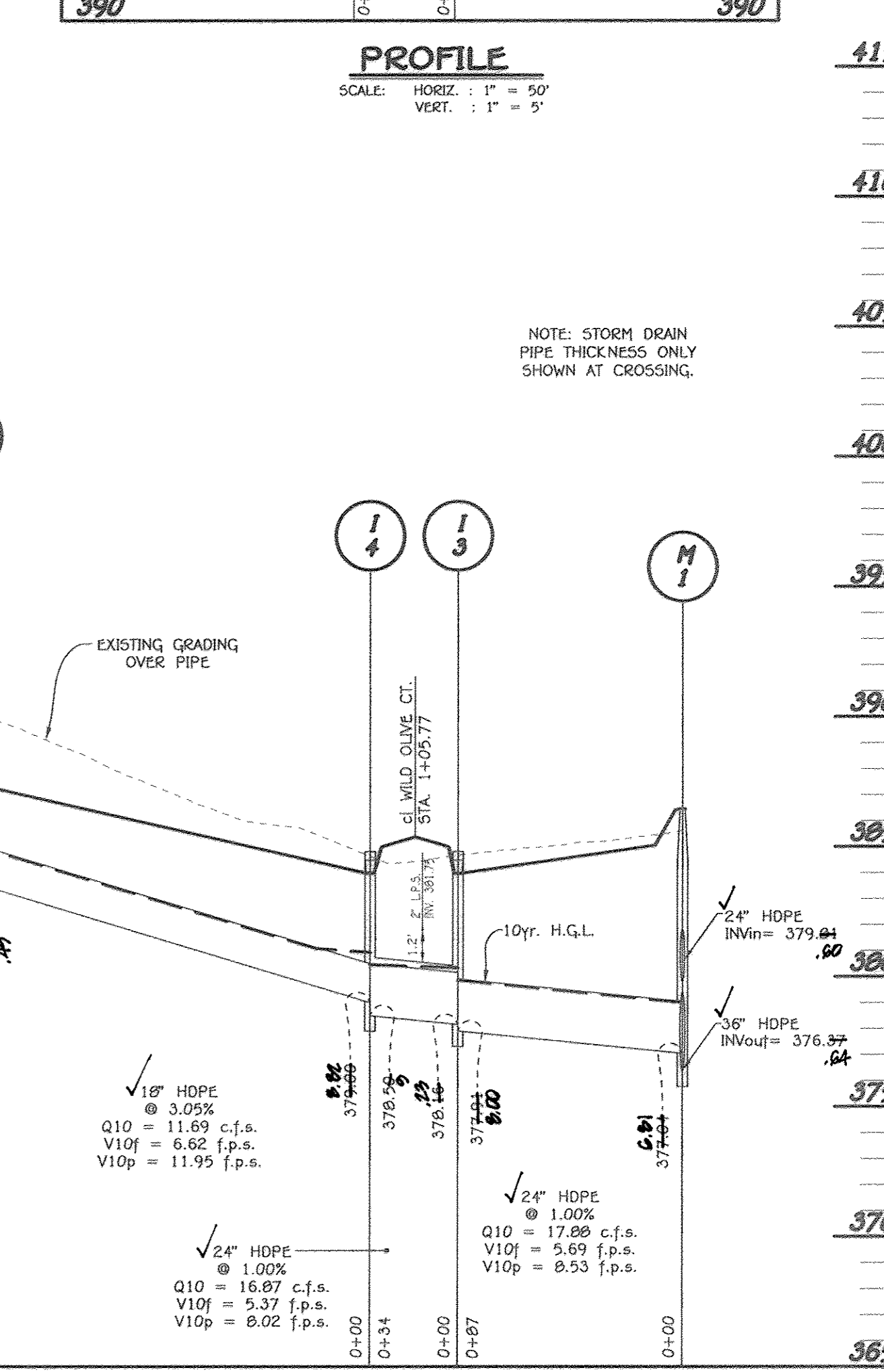
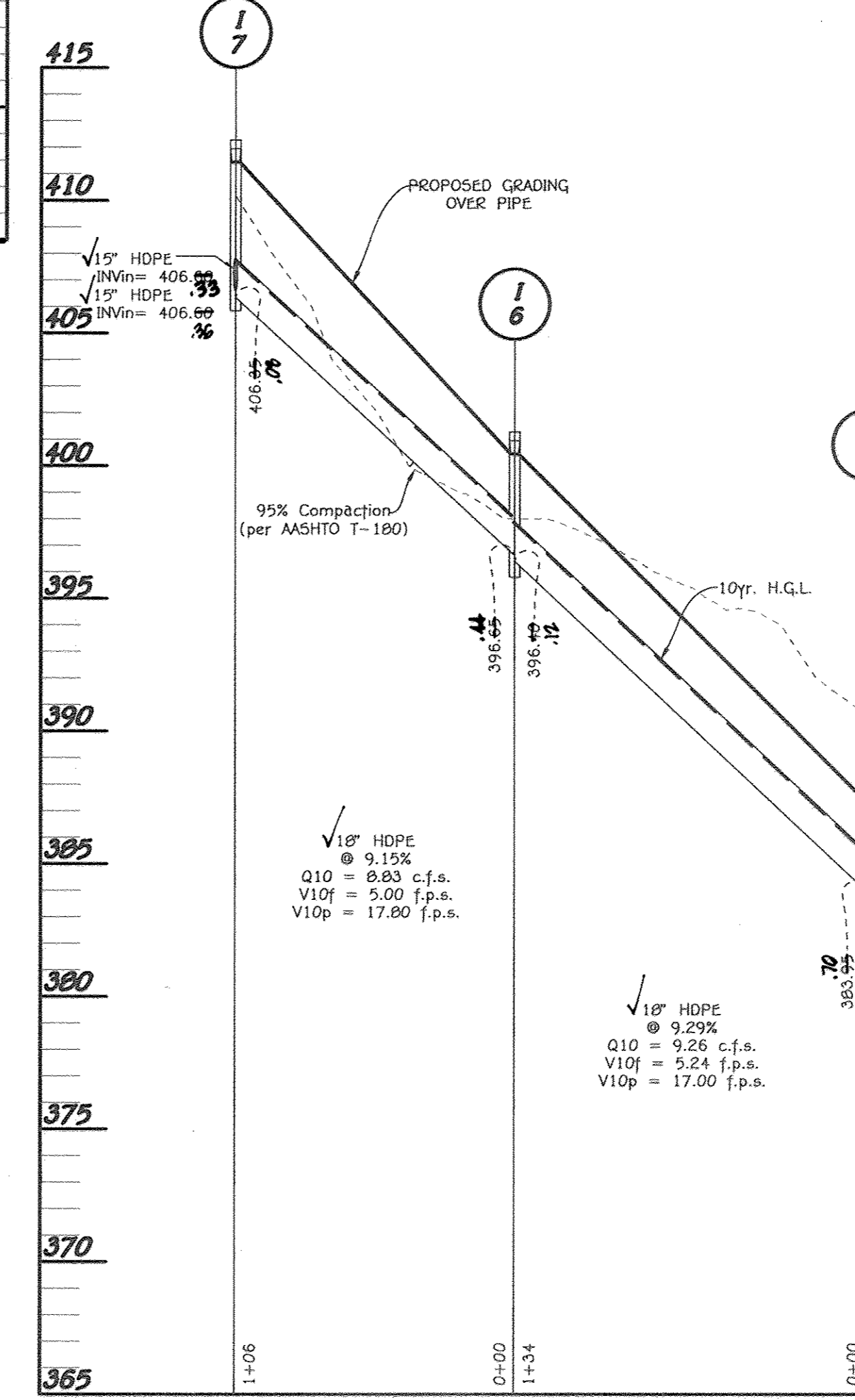
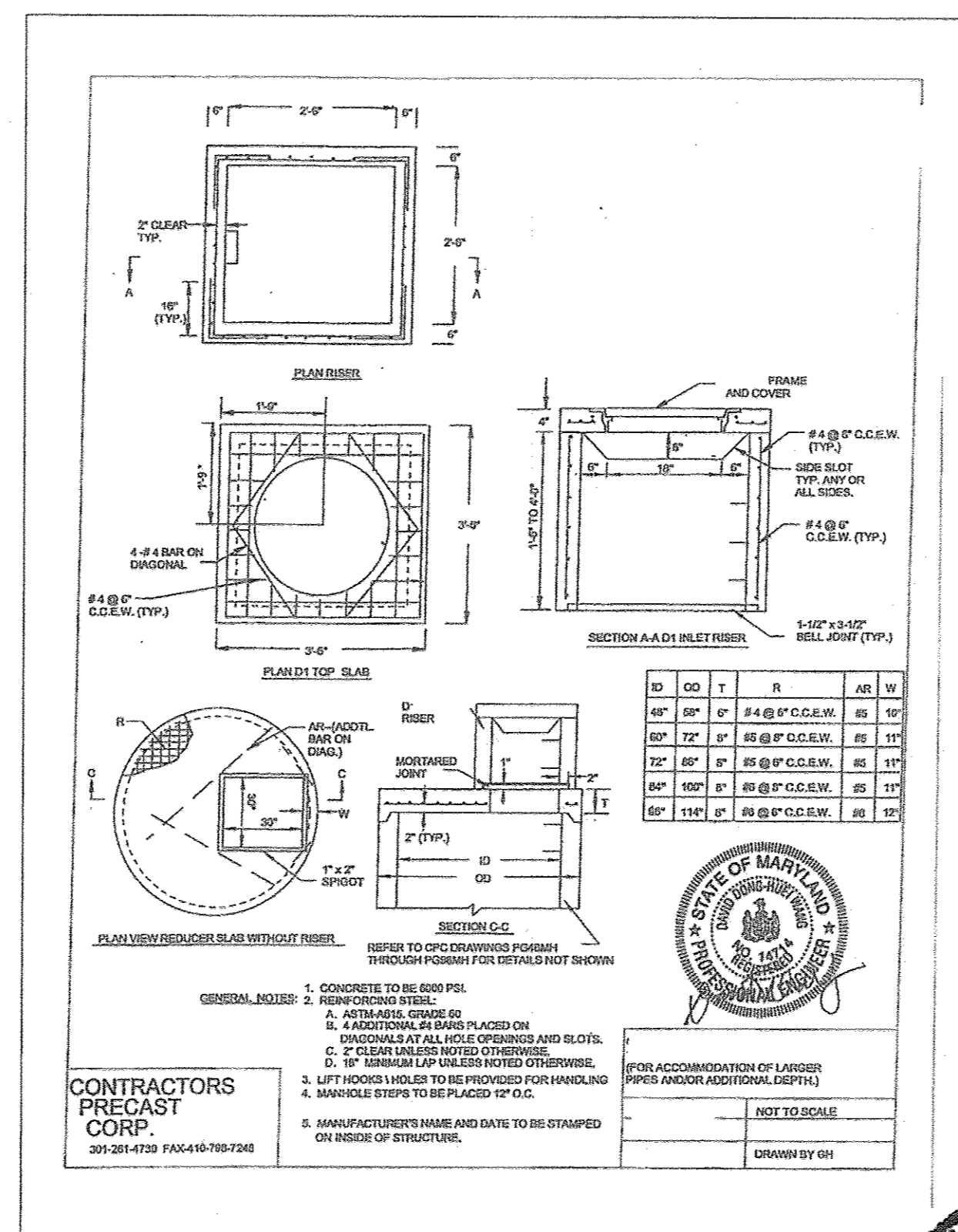
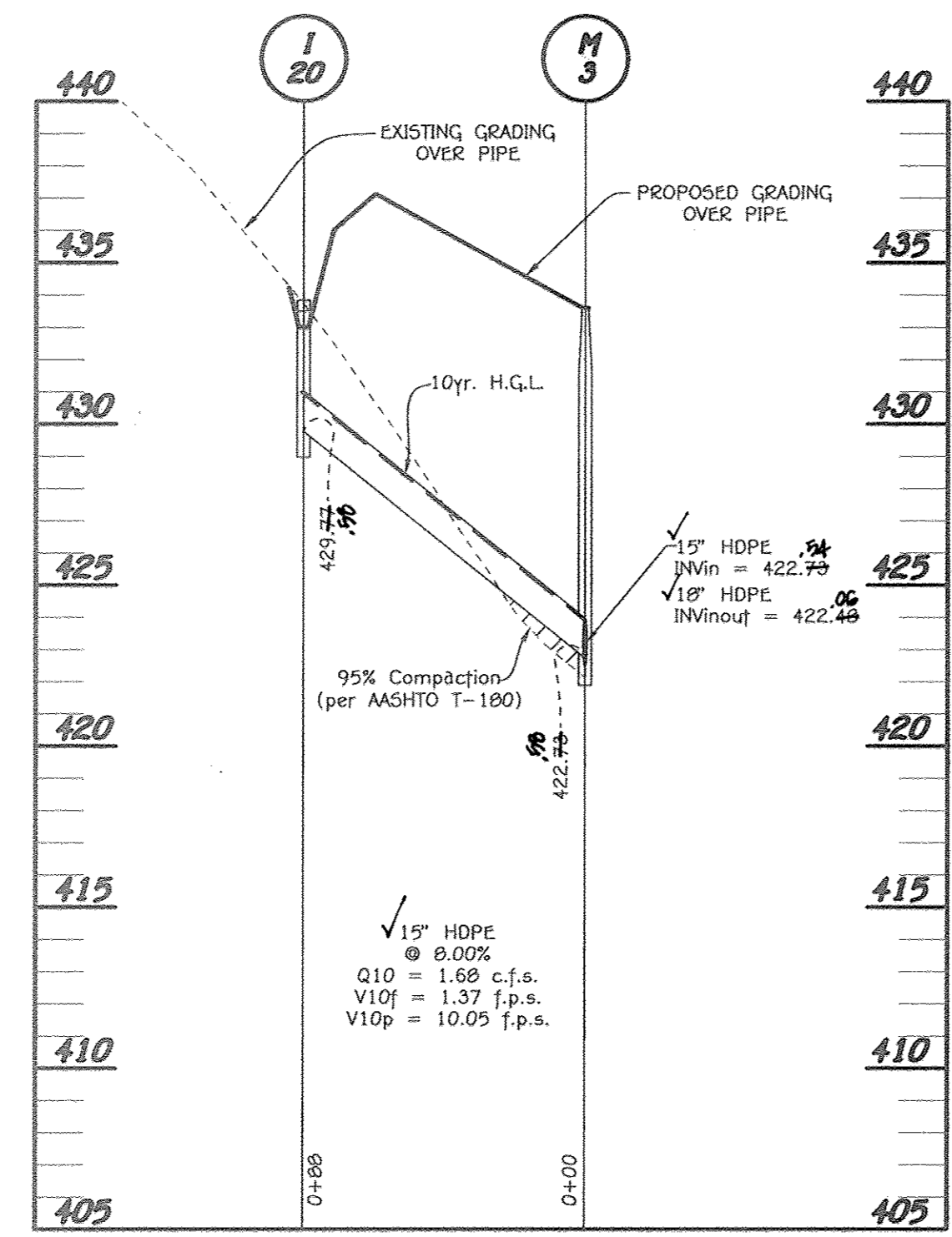
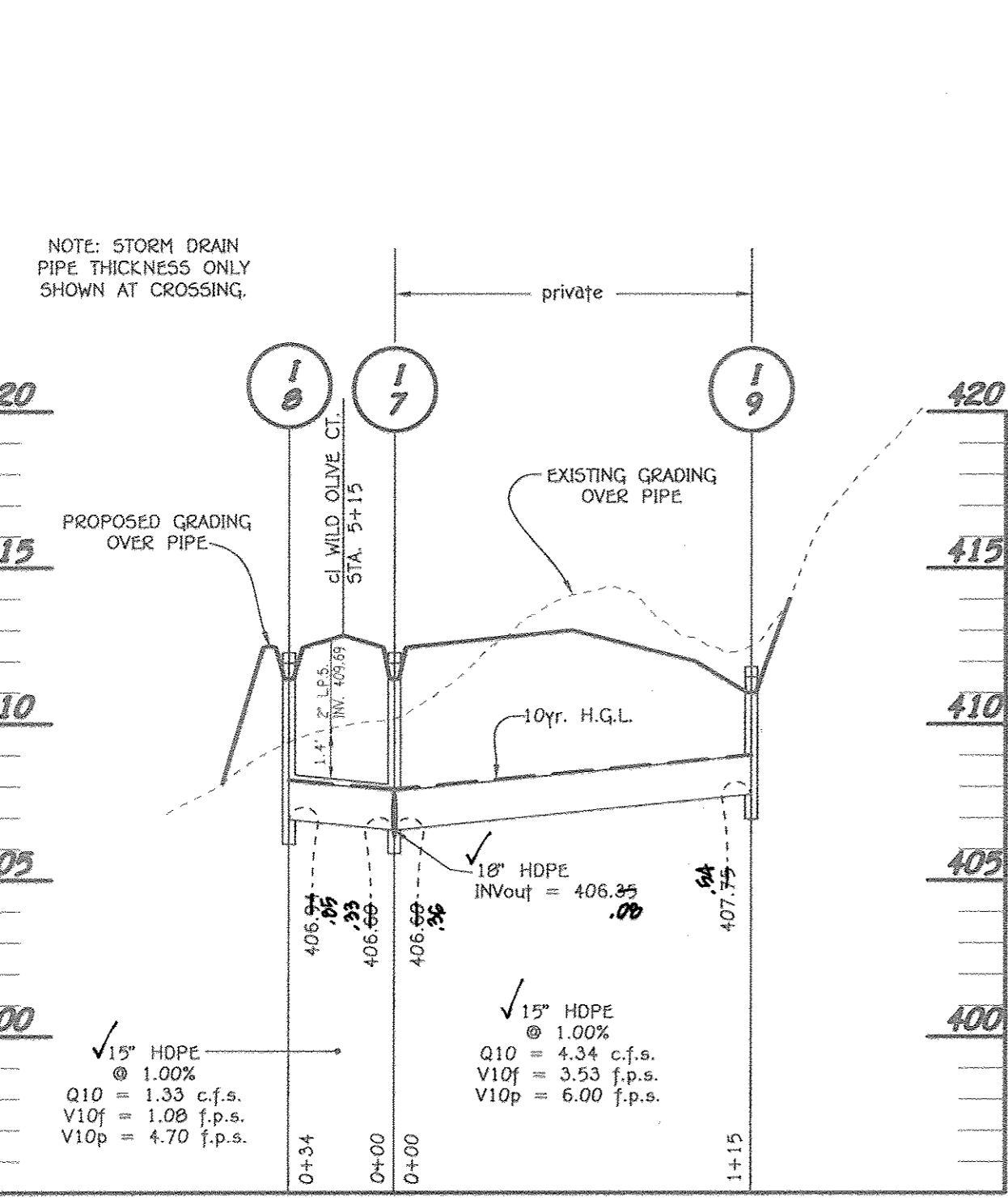
NOTE: HOPE MAY BE SUBSTITUTED WITH RCCP, CL. IV PIPE MATERIAL.

**DETAIL D-4-1-A
ROCK OUTLET PROTECTION I**



CONSTRUCTION SPECIFICATIONS:
1. RIPPAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/8 TO 1/2 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPPAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPPAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPPAP.
5. CONSTRUCT RIPPAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPPAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPPAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLOGGED RIPPAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

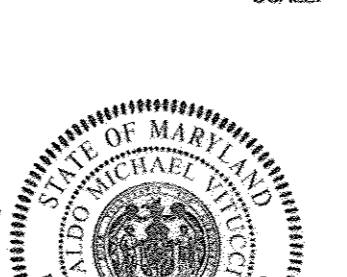
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



REVISED STORM DRAIN PROFILES WALNUT CREEK PHASE THREE
Lots 69-83, 87-89, 91-114 & 160-163, Non-Buildable Preservation Parcels 'O' Thru 'X' & 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'
ZONED: RC-DEO & DEO-DE
TAX MAP NO. 28 GEO Nos. 4, 5, 10-12, 17, AND 18 PARCEL NO. 49
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH 28, 2017
SHEET 14 OF 25

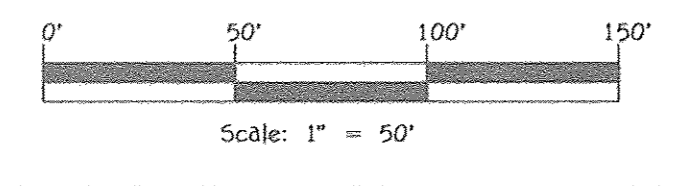


AS-BUILT CERTIFICATION
I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
Date: 2/14/18
CHARLES J. KROLO, No. 19204



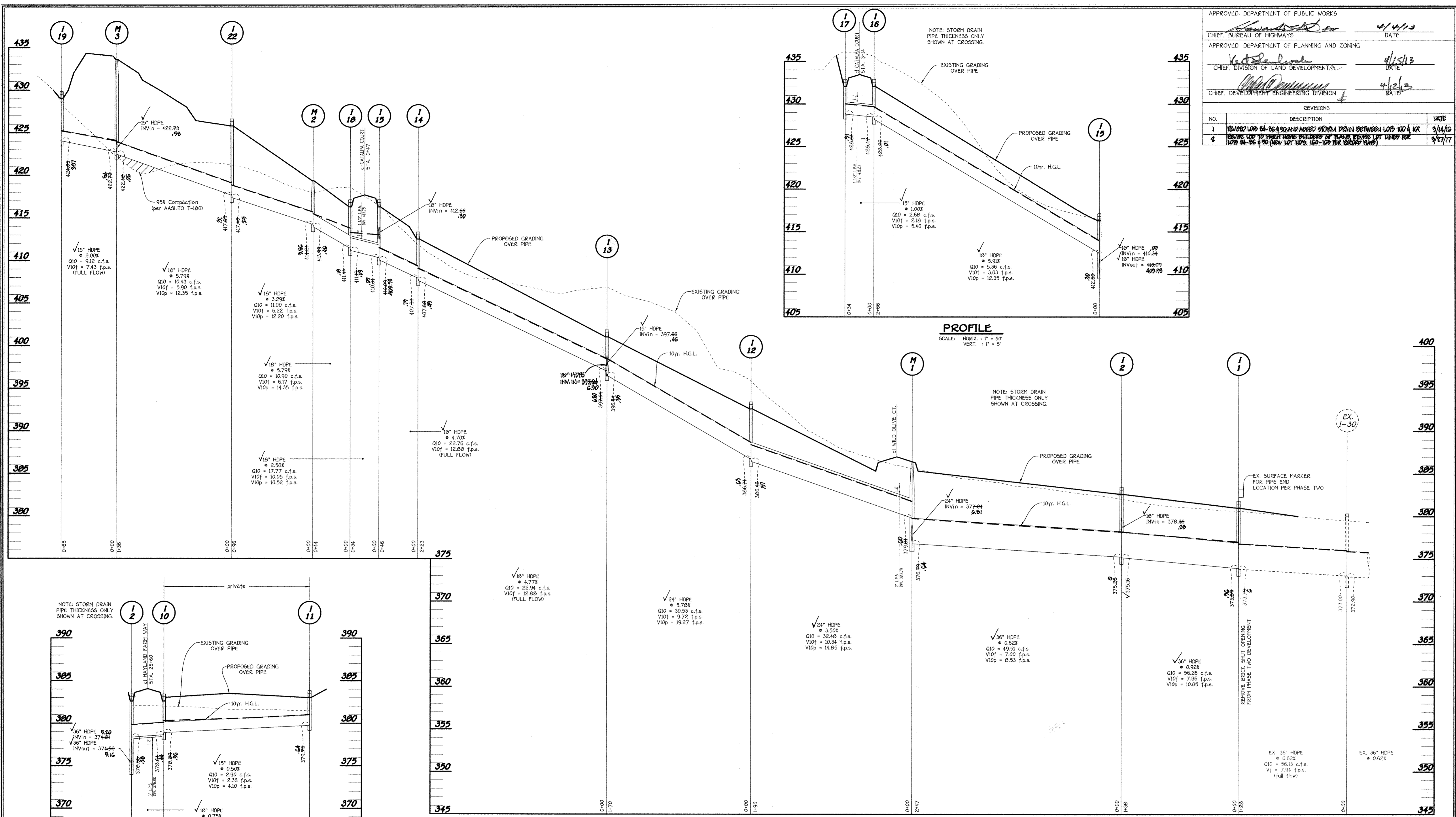
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20748, Expiration Date: February 22, 2017.
Date: 3/29/17

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



Owner
BV Business Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Developer
Bassler Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900



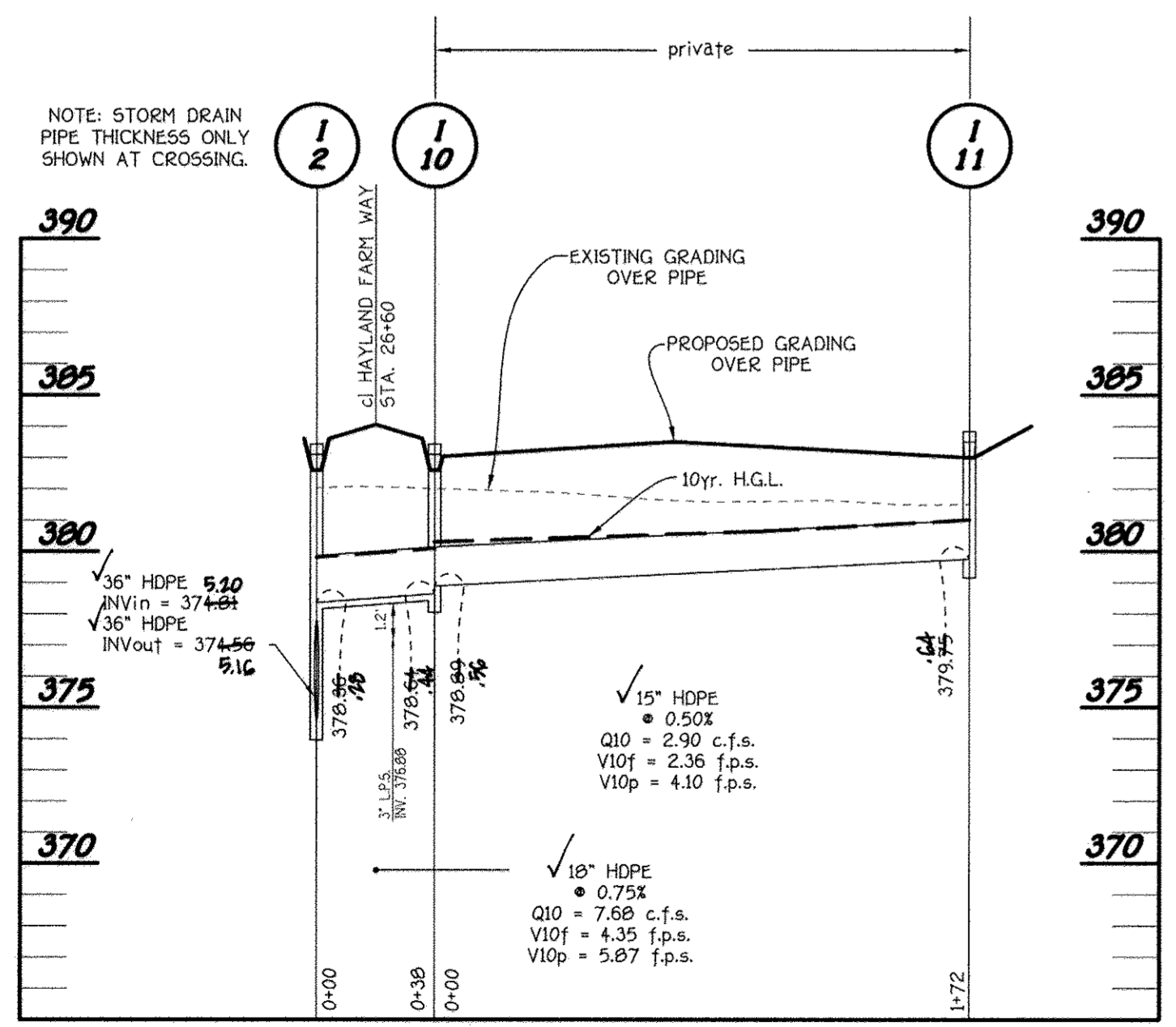
APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS: *[Signature]* DATE: 4/4/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/15/13

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 4/12/13

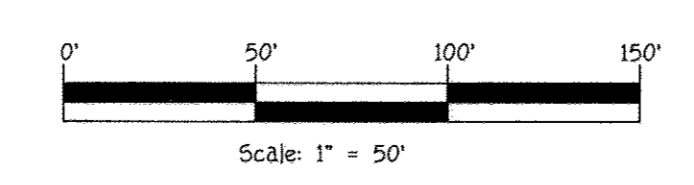
REVISIONS		
NO.	DESCRIPTION	DATE
1	REMOVED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 & 101	3/14/10
2	REMOVE LOT 10 TO MATCH HOME BOUNDARY OF PLANS BECAUSE LOT LINES FOR LOTS 84-86 & 90 (NEW LOT NOS. 160-162 PER REZONING PLAN)	2/27/17

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



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

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



AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
[Signature] 4/14/13
 CHARLES J. CRAIG, JR. NO. 13104 Date

"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. 20748, Expiration Date: February 22, 2015."

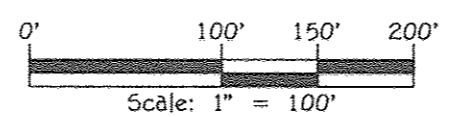
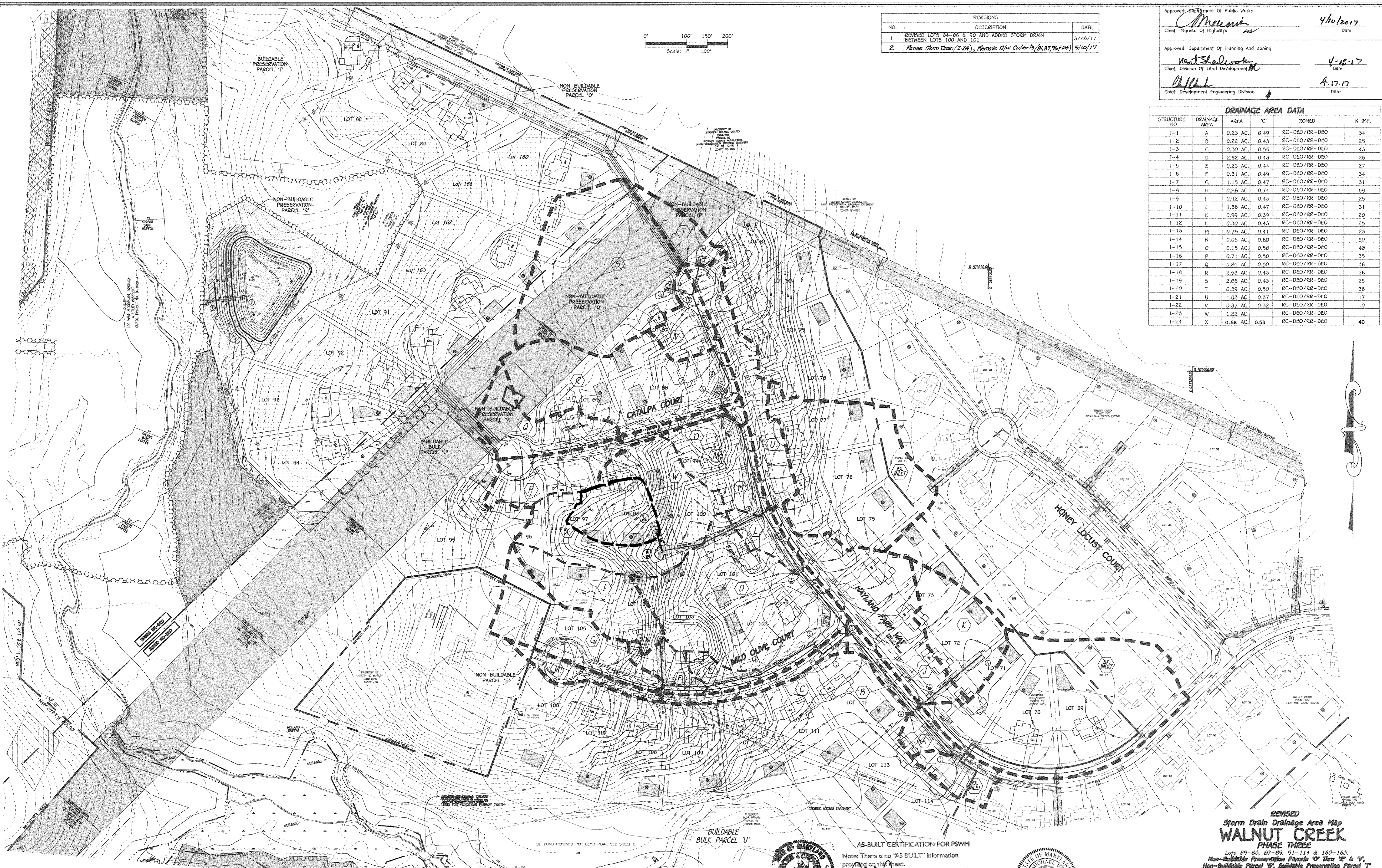


STORM DRAIN PROFILES
WALNUT CREEK
 PHASE THREE
 Lots 67-83, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcels 'O' Thru 'R' & 'Y',
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'U'
 And Buildable Bulk Parcel 'V'
 (A Revision to Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcels 'O' Thru 'Y' - Walnut Creek, Phase Two.
 PREVIOUS SHEETS 22249
 ZONED: RC-DEO & RE-DEO
 TAX MAP NO. 28 GRID NOS. 4, 5, 10-12, 17, AND 18 PARCEL NO. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 15 OF 25

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-481-2895

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Basler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900



REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 AND 101	3/28/17
2	Revise Storm Drain (I-24), Remove Old Culverts (81, 87, 96, 106)	5/10/17

Approved: Department of Public Works
Chieff 4/10/2017
 Chief, Bureau Of Highways Date

Approved: Department of Planning And Zoning
West Shalomon 4-18-17
 Chief, Division Of Land Development Date

W. J. ... 4-17-17
 Chief, Development Engineering Division Date

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.23 AC.	0.49	RC-DEO/RR-DEO	34
I-2	B	0.22 AC.	0.43	RC-DEO/RR-DEO	25
I-3	C	0.30 AC.	0.55	RC-DEO/RR-DEO	43
I-4	D	2.62 AC.	0.43	RC-DEO/RR-DEO	26
I-5	E	0.23 AC.	0.44	RC-DEO/RR-DEO	27
I-6	F	0.31 AC.	0.49	RC-DEO/RR-DEO	34
I-7	G	1.15 AC.	0.47	RC-DEO/RR-DEO	31
I-8	H	0.28 AC.	0.74	RC-DEO/RR-DEO	69
I-9	I	0.92 AC.	0.43	RC-DEO/RR-DEO	25
I-10	J	1.66 AC.	0.47	RC-DEO/RR-DEO	31
I-11	K	0.99 AC.	0.39	RC-DEO/RR-DEO	20
I-12	L	0.30 AC.	0.43	RC-DEO/RR-DEO	25
I-13	M	0.78 AC.	0.41	RC-DEO/RR-DEO	23
I-14	N	0.05 AC.	0.60	RC-DEO/RR-DEO	50
I-15	O	0.15 AC.	0.58	RC-DEO/RR-DEO	49
I-16	P	0.71 AC.	0.50	RC-DEO/RR-DEO	35
I-17	Q	0.81 AC.	0.50	RC-DEO/RR-DEO	36
I-18	R	2.53 AC.	0.43	RC-DEO/RR-DEO	26
I-19	S	2.86 AC.	0.43	RC-DEO/RR-DEO	25
I-20	T	0.39 AC.	0.50	RC-DEO/RR-DEO	36
I-21	U	1.03 AC.	0.37	RC-DEO/RR-DEO	17
I-22	V	0.37 AC.	0.32	RC-DEO/RR-DEO	10
I-23	W	1.22 AC.		RC-DEO/RR-DEO	
I-24	X	0.58 AC.	0.53	RC-DEO/RR-DEO	40

REVISED
Storm Drain Drainage Area Map
WALNUT CREEK
PHASE THREE
 Lots 89-93, 97-99, 91-114 & 160-163,
 Non-Buildable Preservation Parcels 'O' Thru 'R' & 'V',
 Non-Buildable Preservation Parcel 'S', Buildable Bulk Parcel 'U'
 And Buildable Bulk Parcel 'V'
 (A Resubdivision of Buildable Bulk Parcel 'U' - Walnut Creek, Phase Two & Parcel 'V'
 A Revision To Non-Buildable Preservation Parcels 'L', 'I' And 'M' - Walnut Creek, Phase Two)
 PHJ Nos. 22227 Thru 22243
 ZONED: RC-DEO & RR-DEO
 TAX MAP No. 2B GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 28, 2017
 SHEET 16 OF 25

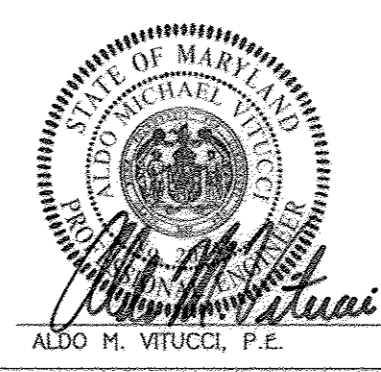
Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bassler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

PLAN
 SCALE: 1" = 100'

AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
Charles J. Gravo, Jr. 2/11/18
 CHARLES J. GRAVO, JR., NO. 19204 Date

"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. 20748, expiration Date: February 22, 2017."



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2000

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

A. Soil Preparation

- 1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...
b. Apply fertilizer and lime as prescribed on the plans.
c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable method.

B. Topsoiling

- 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation...
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications...
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

- 4. Areas having slopes steeper than 2:1 require special consideration and design.
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand.

C. Soil Amendments (Fertilizer and Lime Specifications)

- 1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more...
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment...
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 85 percent total oxidized calcium oxide plus magnesium oxide.

TEMPORARY SEEDING NOTES (B-4-4)

- Definition
To stabilize disturbed soils with vegetation for up to 6 months.
Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less.
Criteria
1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths.

Table with 5 columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate (10-20-20), and Lime Rate (2 tons/ac).

PERMANENT SEEDING NOTES (B-4-5)

A. Seed Mixtures

- 1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.
b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

- 2. Turfgrass Mixtures
a. Areas where turfgrasses may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
b. Select one or more of the species or mixtures listed below based on the site conditions or purpose.
i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management...

- Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland".
Choose certified material. Certified material is the best guarantee of cultivar purity.

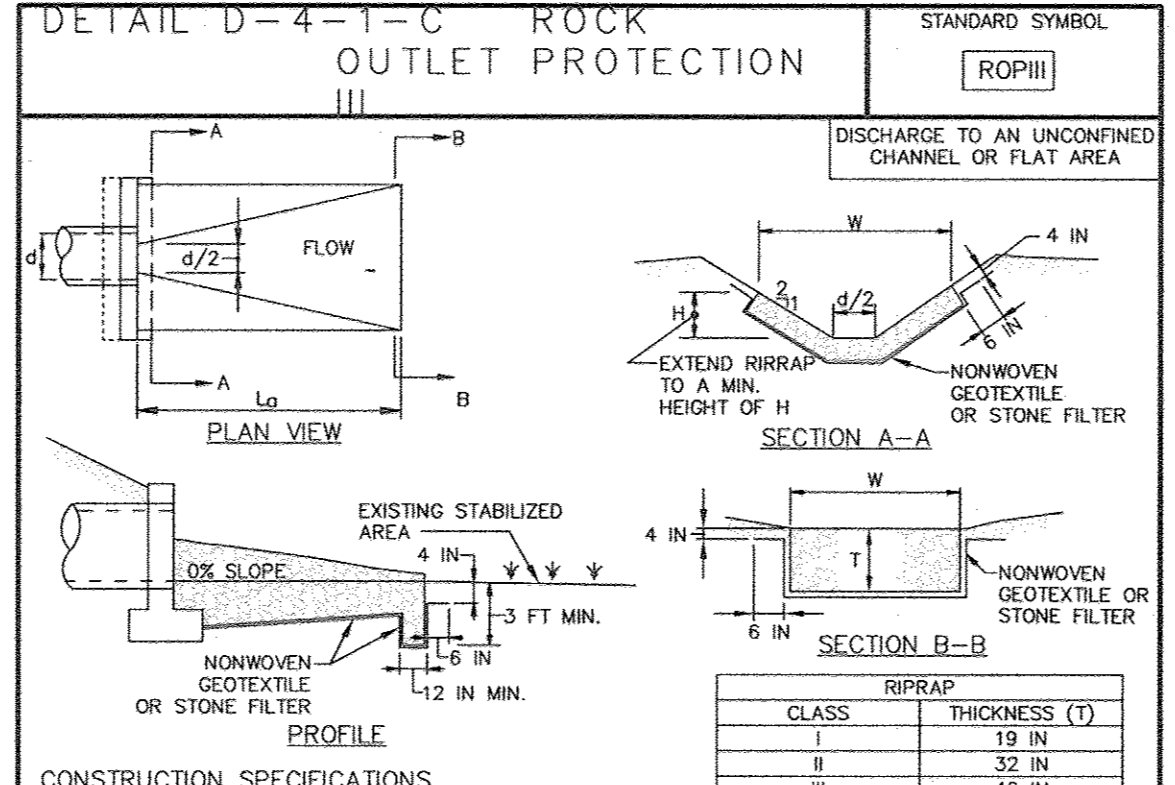
Permanent Seeding Summary table with columns: Hardness Zone, Seed Mixture, Application Rate (lb/ac), Seeding Dates, Seeding Depths, N, P2O5, K2O, and Lime Rate.

- 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 85 percent total oxidized calcium oxide plus magnesium oxide.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

TEMPORARY SEEDING NOTES (B-4-4)

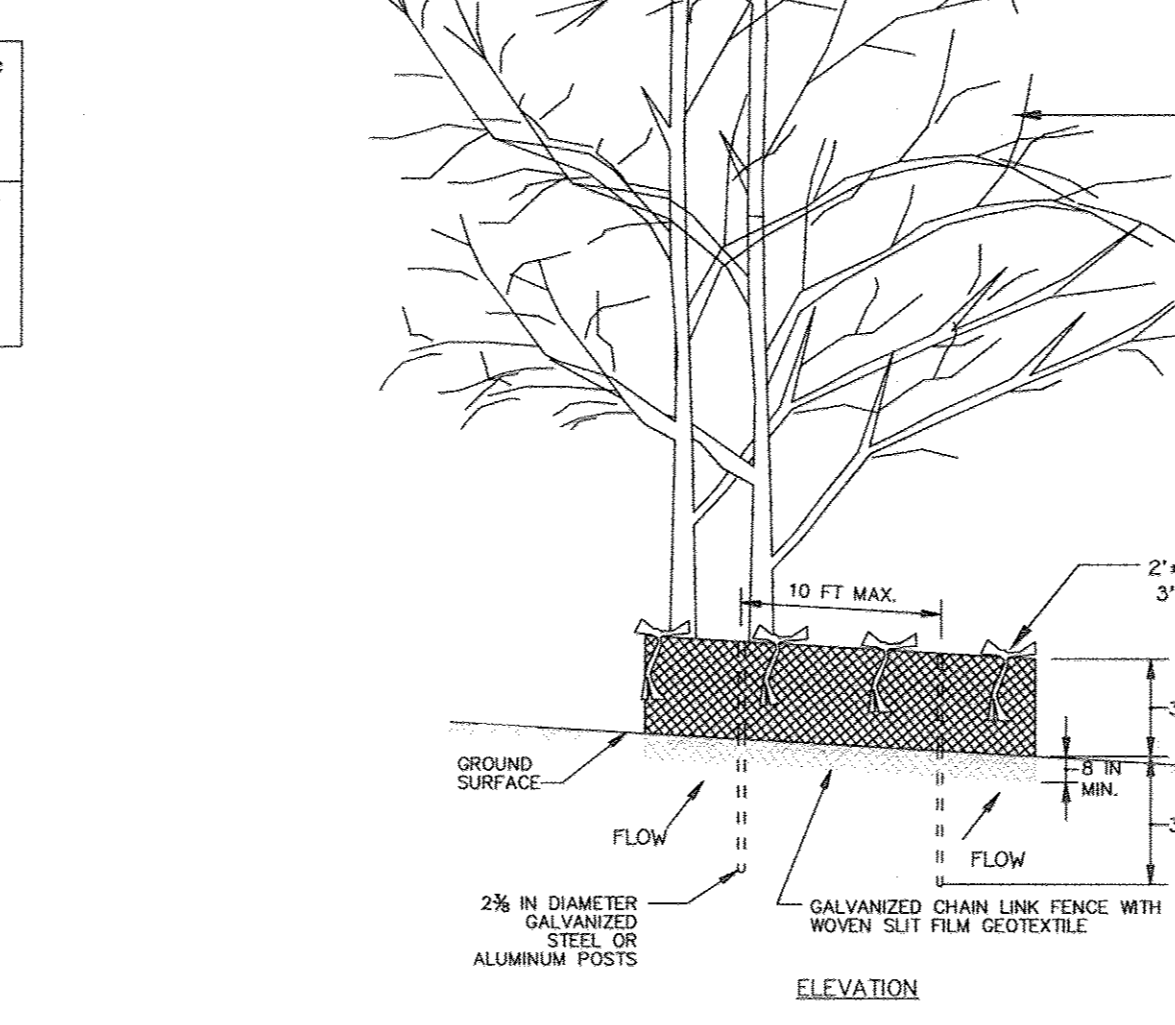
- Definition
To stabilize disturbed soils with vegetation for up to 6 months.
Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less.
Criteria
1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths.

Table with 5 columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate (10-20-20), and Lime Rate.

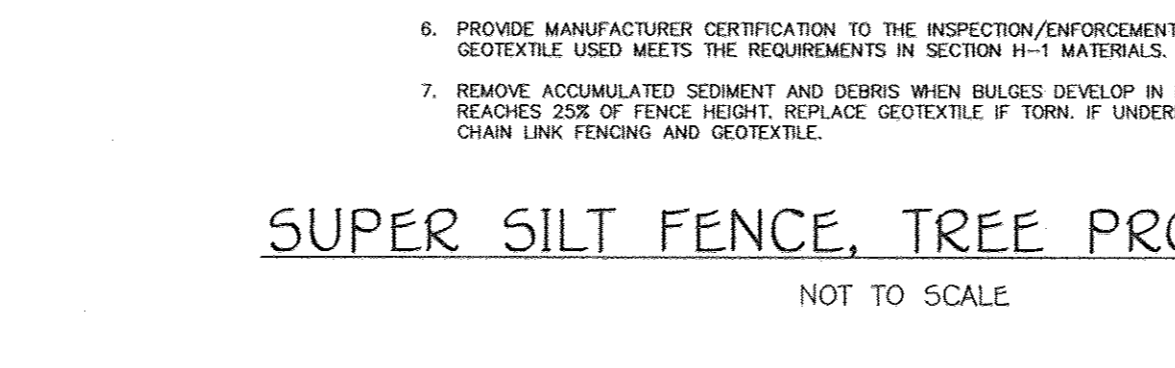


- CONSTRUCTION SPECIFICATIONS
1. RIPPAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/8 TO 1/2 INCH MAXIMUM STONE FOR 6 INCH MINIMUM DEPTH).

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Includes U.S. DEPARTMENT OF AGRICULTURE and MARYLAND DEPARTMENT OF ENVIRONMENT information.



- CONSTRUCTION SPECIFICATIONS
1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART.
2. FASTEN 3 GAUGE OR HEAVY GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR RING RINGS.



Owner and Developer information. Owner: BV Business Trust, 15950 North Avenue, P.O. Box 482, Lisdon, MD 21765. Developer: Bassler Venture, LLC, 15950 North Avenue, P.O. Box 482, Lisdon, MD 21765.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. INSTALL ALL TREE PROTECTION FENCE FOR TREES TO BE UNDISTURBED AS INDICATED ON THE PLANS. (1 WEEK)
4. INSTALL SET FENCE, EARTH DICES AND DEMATERING DEVICES IN CONJUNCTION WITH CONSTRUCTION OF THE PROPOSED SEDIMENT BASIN/SWMP POND AND DAM.

*THE 20 AC. CONDITION CAN BE MET BY PHASE I GRADING TO CONSIST OF ALL AREAS EAST OF THE WILLIAM GAS EASEMENT. PHASE I GRADING CONSISTS OF ALL LOTS WEST OF THE EASEMENT INCLUDING BHP NO. 5.

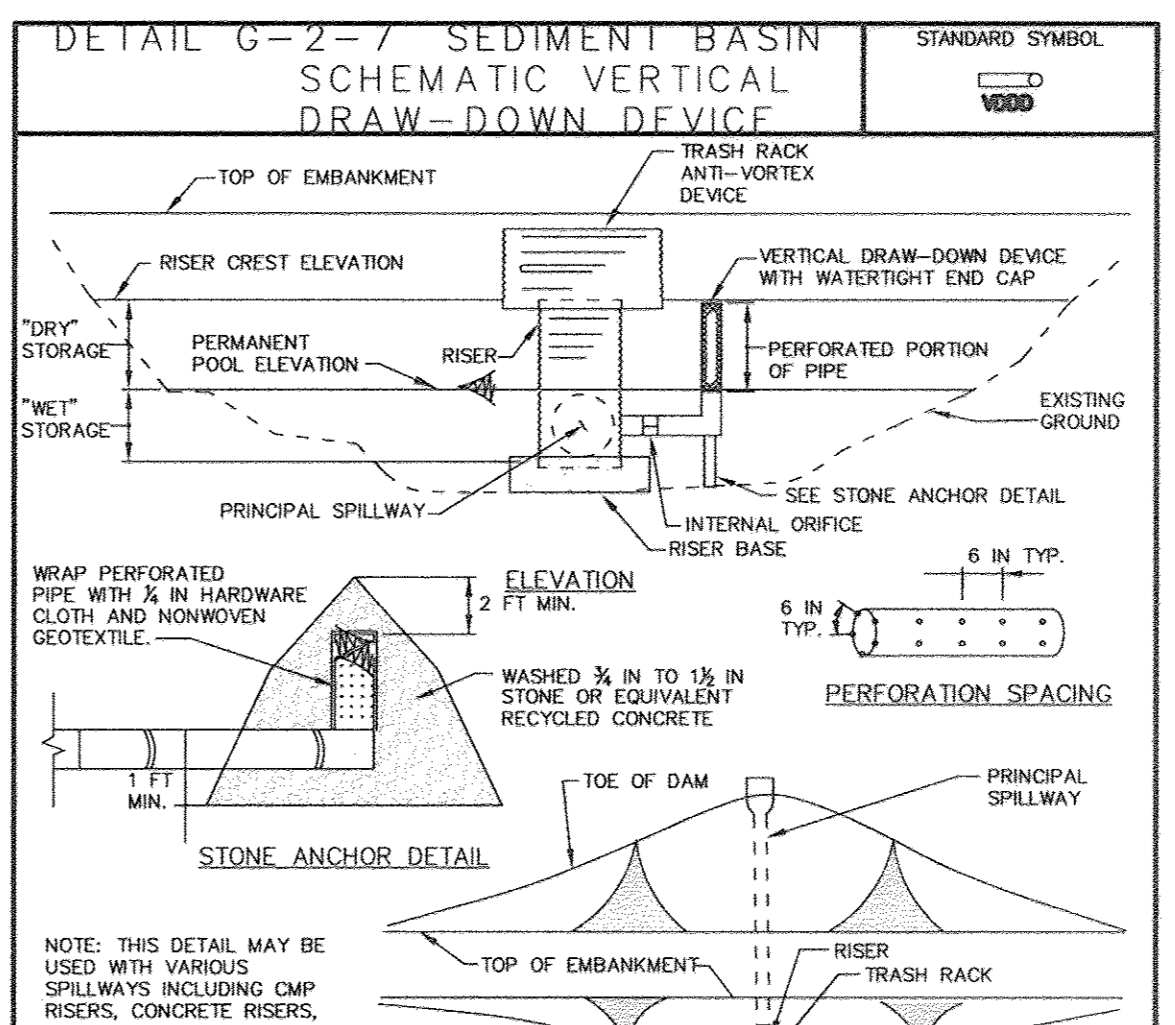
SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1895).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

Table with 3 columns: TOTAL AREA OF SITE (PHASE THREE), AREA DISTURBED, and AREA TO BE VEGETATIVELY STABILIZED. Values include 222.00 ACRES, 33.67 ACRES, 1.60 ACRES, 31.99 ACRES, 30,000 CU. YDS., 30,000 CU. YDS., N/A CU. YDS., 30,000 CU. YDS.

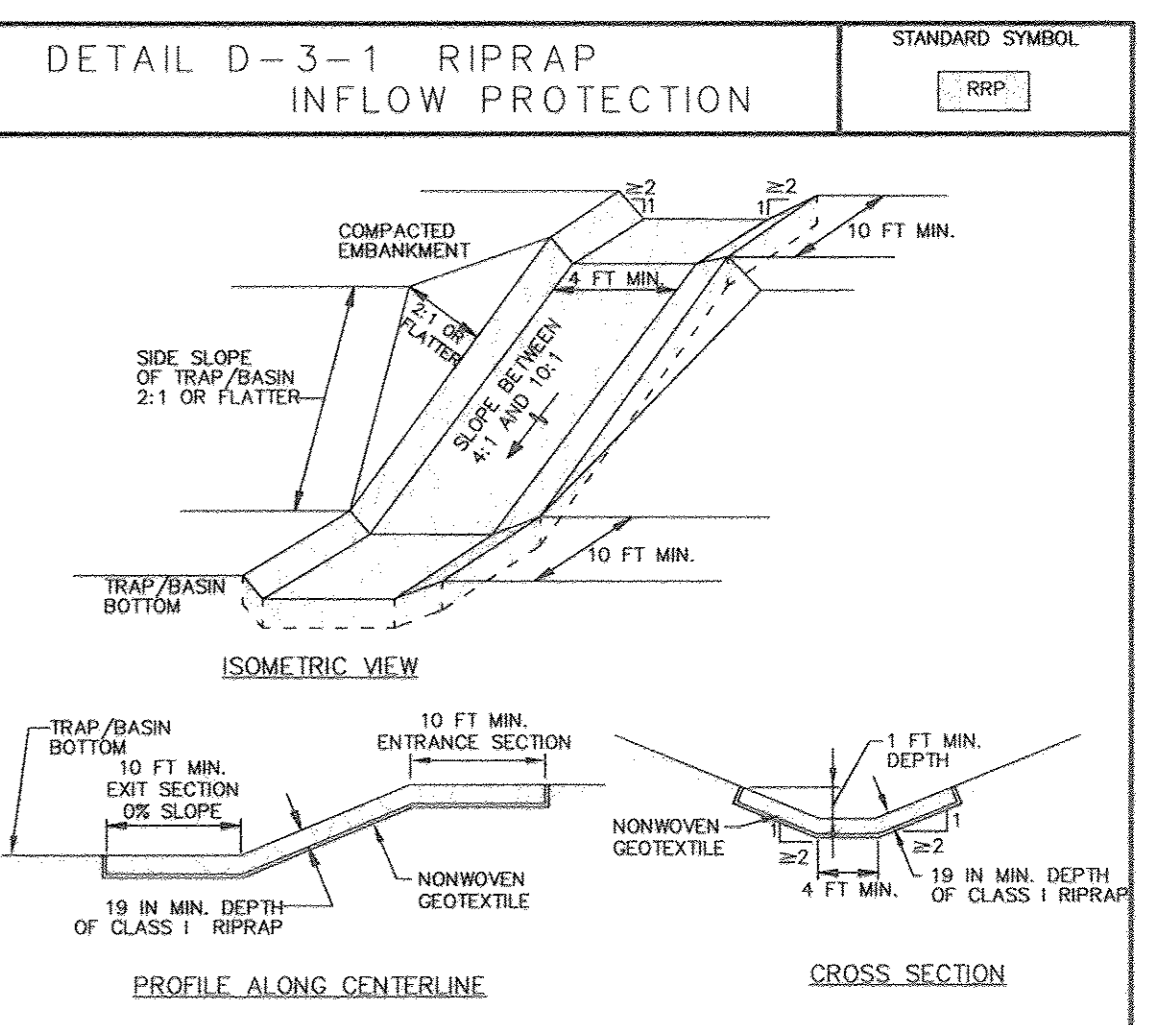
AS-BUILT CERTIFICATION
I hereby certify that the Facility Shown on this Plan was Constructed as Shown on the "As-Built" Plans and Meets the Approved Plans and Specifications.

Professional Engineer and Surveyor information for ALDO M. VITUCCI, P.E. Includes seal and signature. Date: 3/29/17.



- CONSTRUCTION SPECIFICATIONS
1. PERFORATE PIPE WITH 1 INCH DIAMETER PERFORATIONS SPACED 6 INCHES APART LONGITUDINALLY AND RADIALLY OR IN ACCORDANCE WITH APPROVED PLAN.
2. DO NOT EXTEND PERFORATIONS IN THE DRAW-DOWN DEVICE INTO WET STORAGE.
3. WRAP THE PERFORATED PORTION OF THE DRAW-DOWN DEVICE FIRST WITH 3/8\"/>

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Includes U.S. DEPARTMENT OF AGRICULTURE and MARYLAND DEPARTMENT OF ENVIRONMENT information.



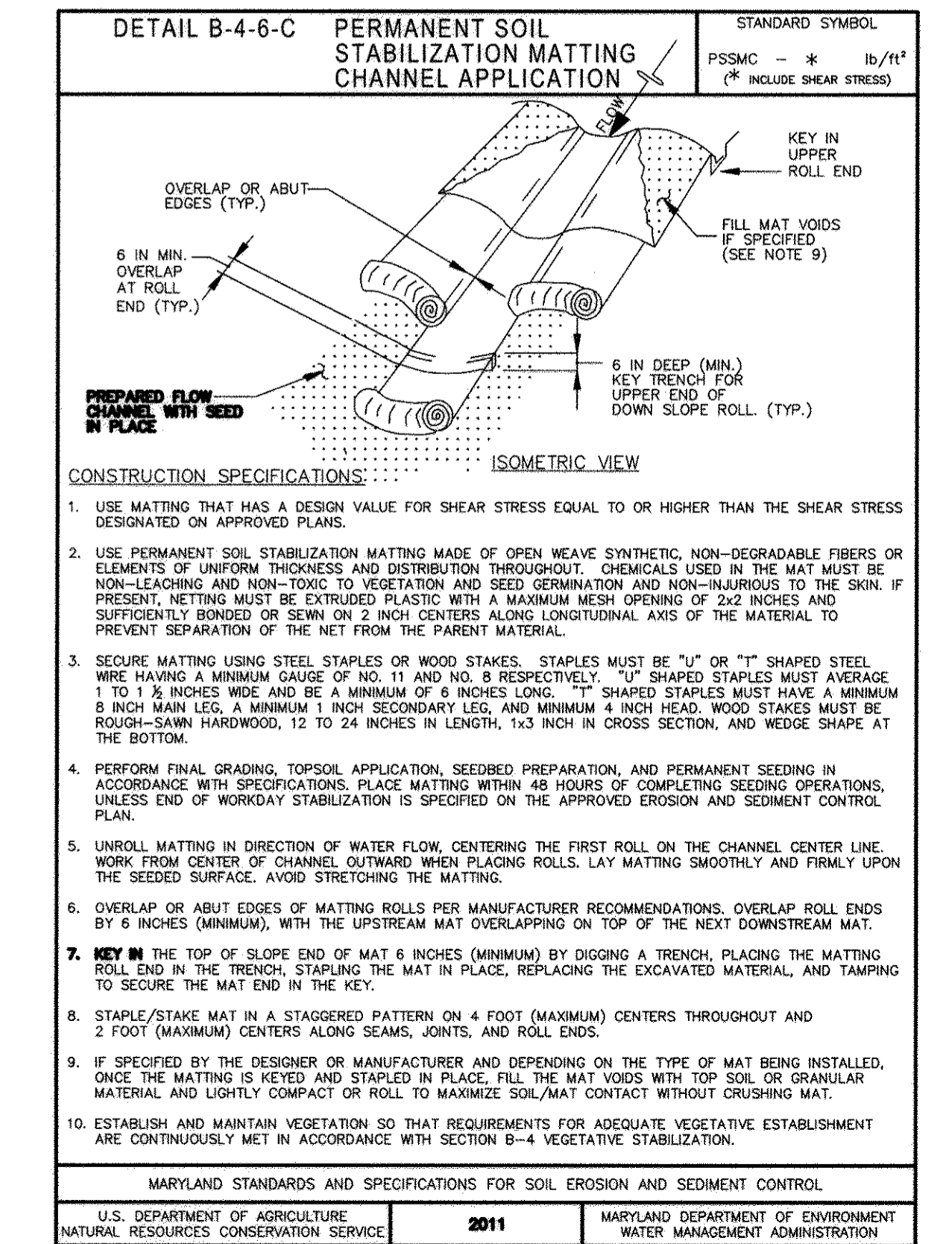
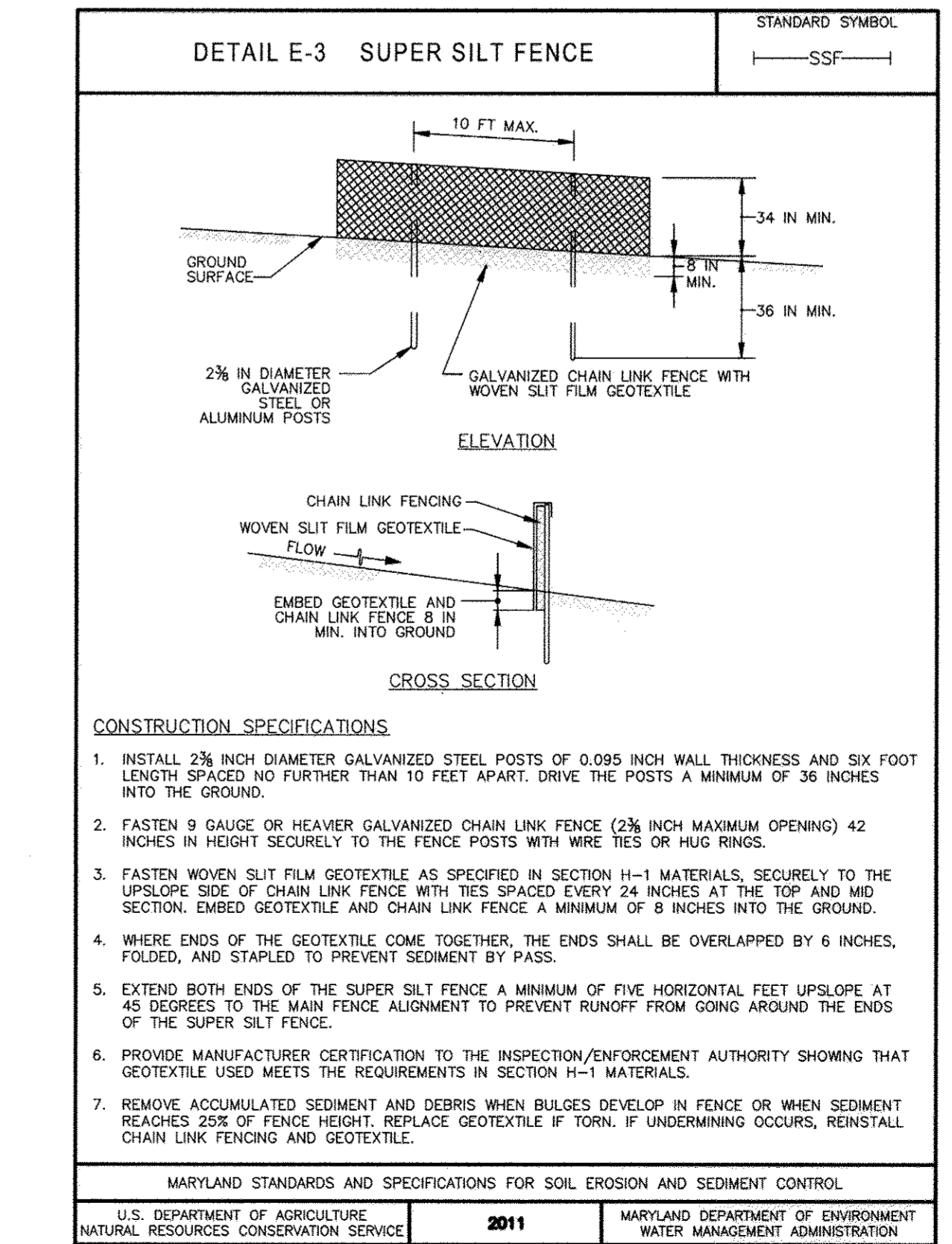
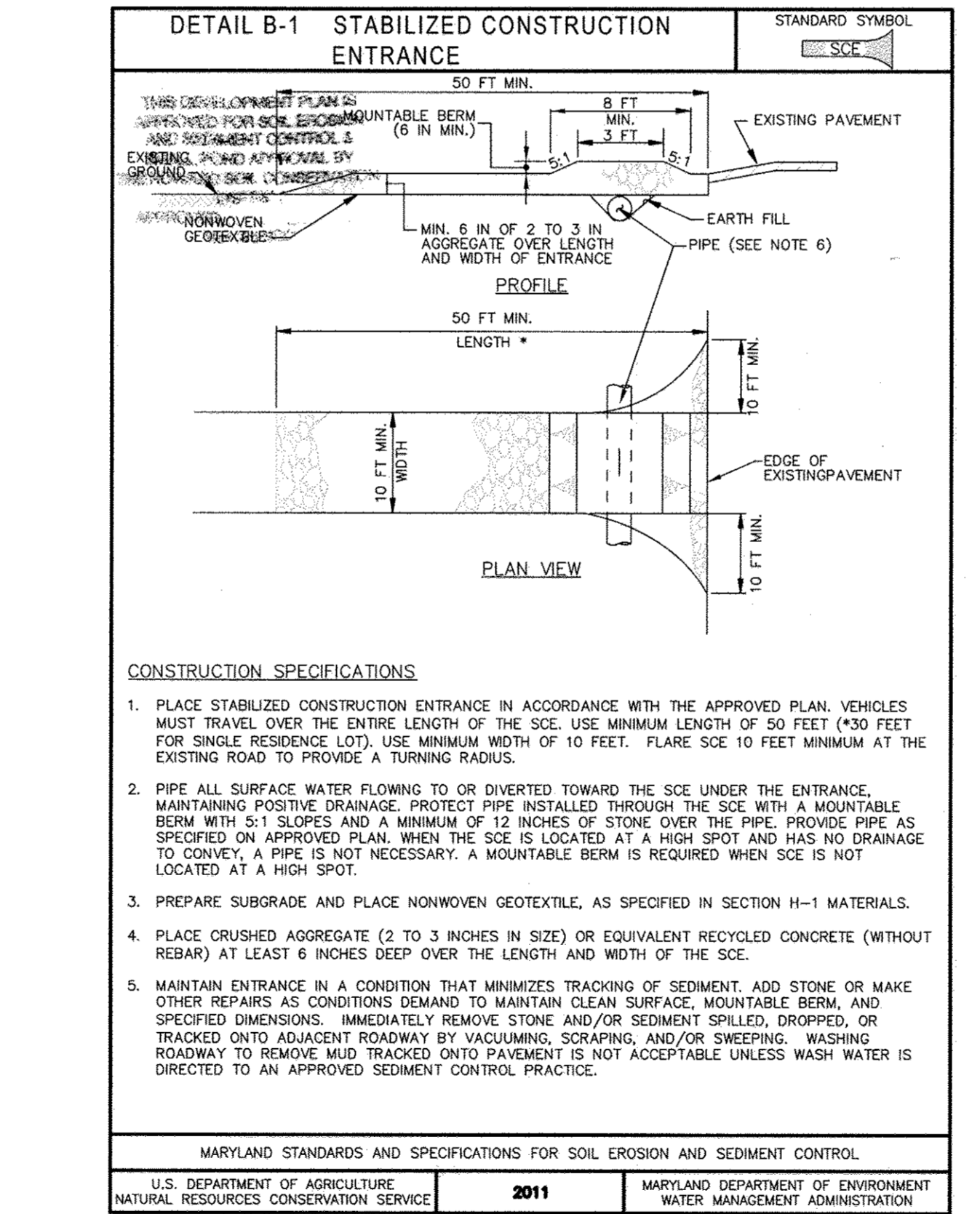
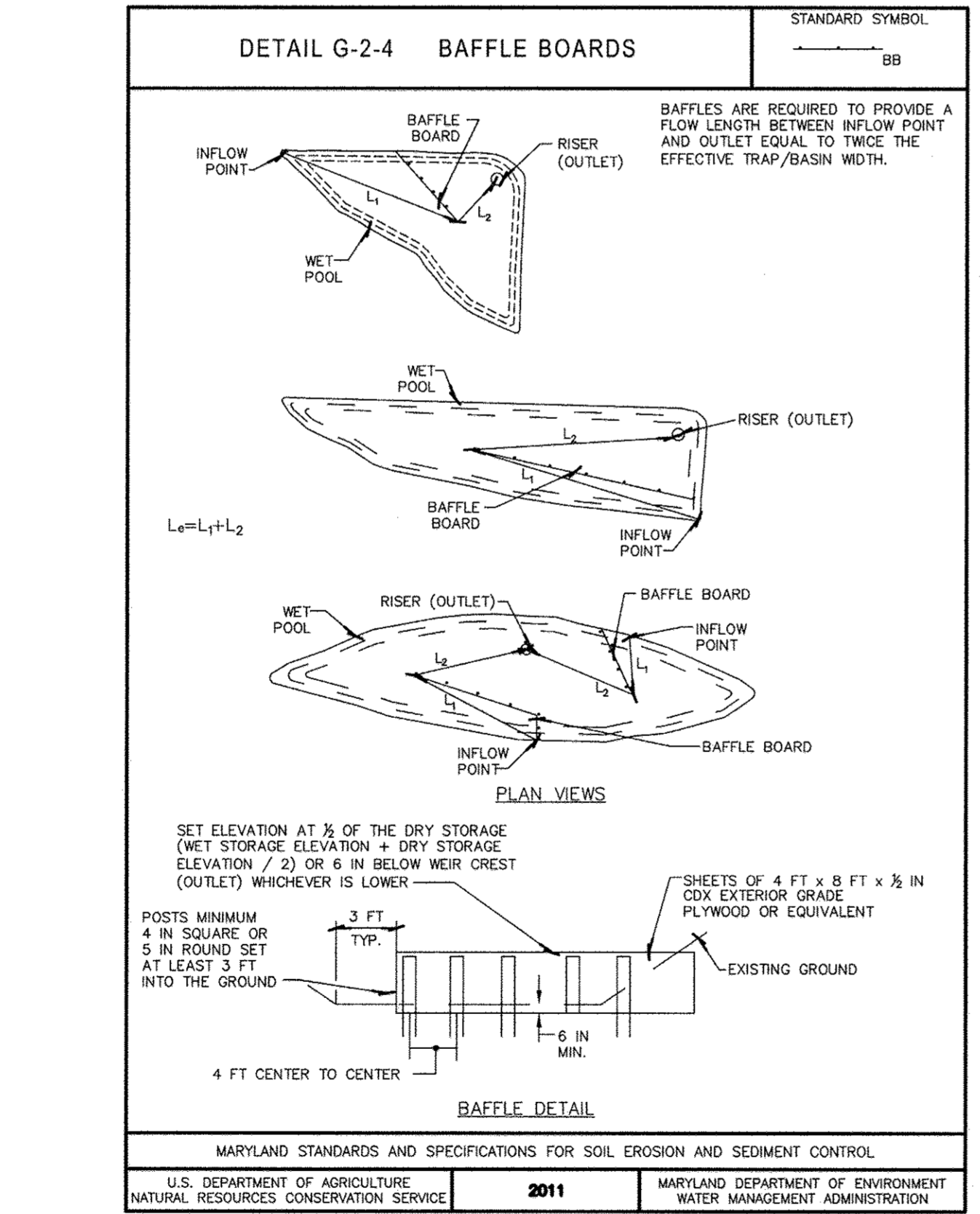
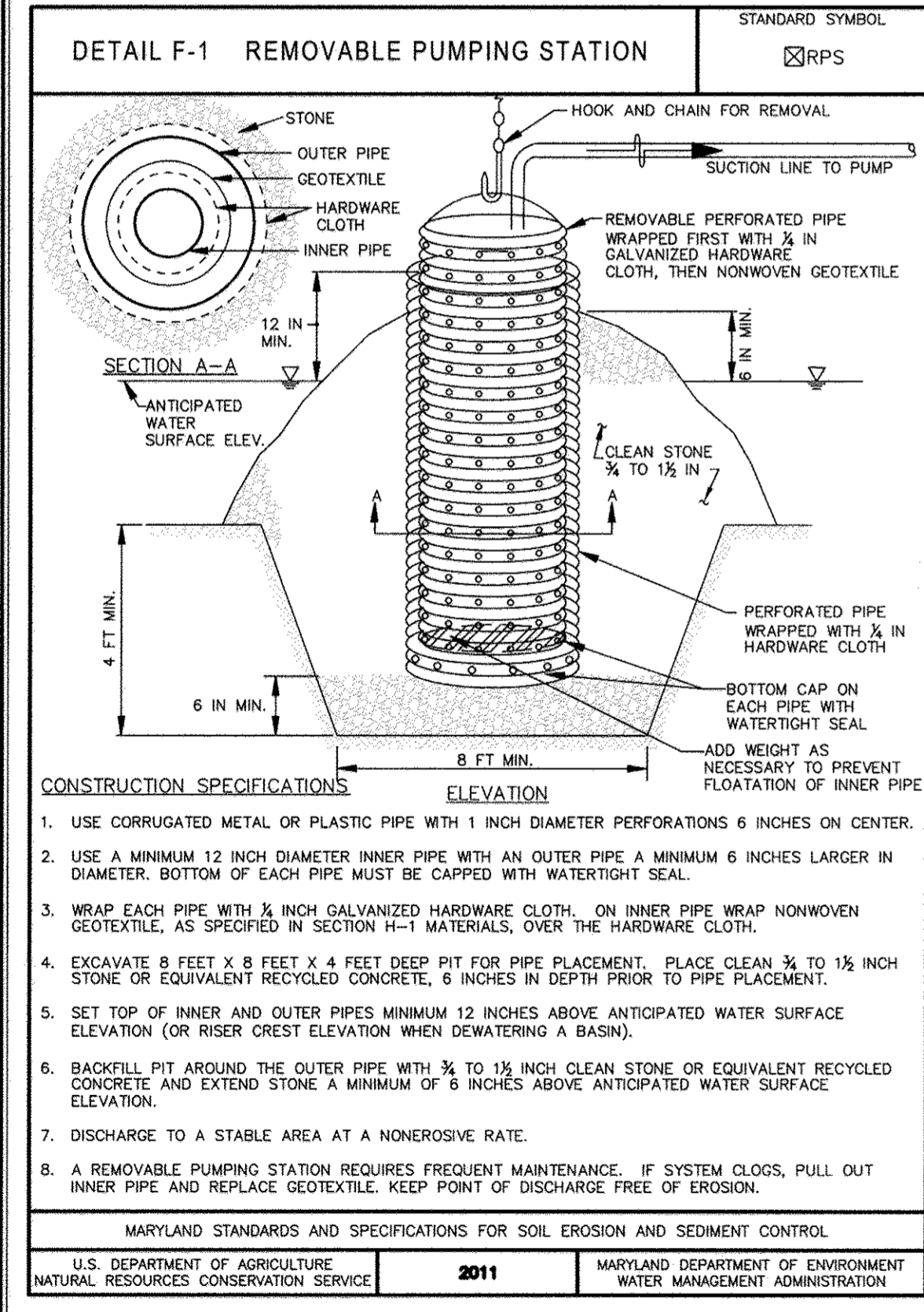
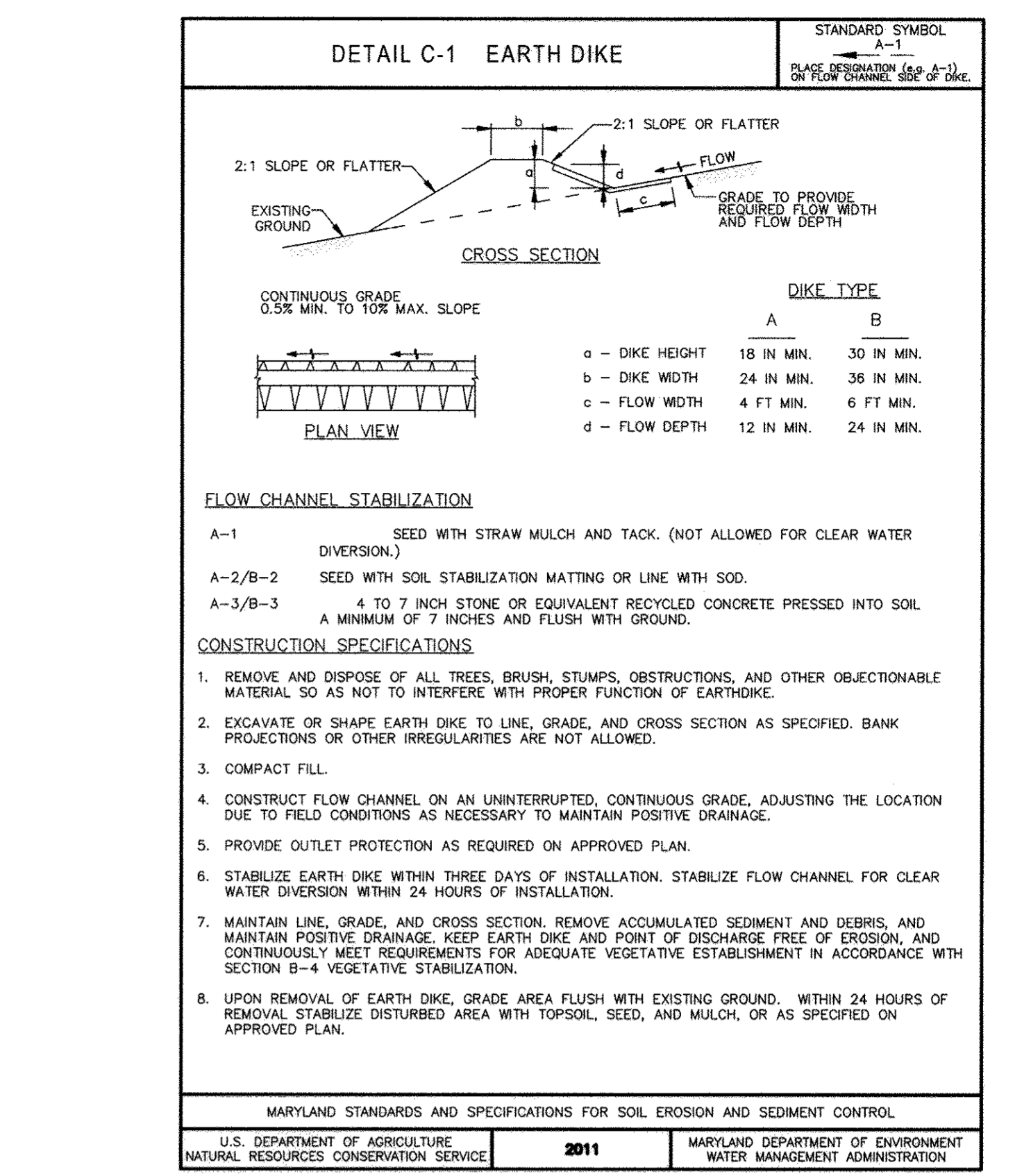
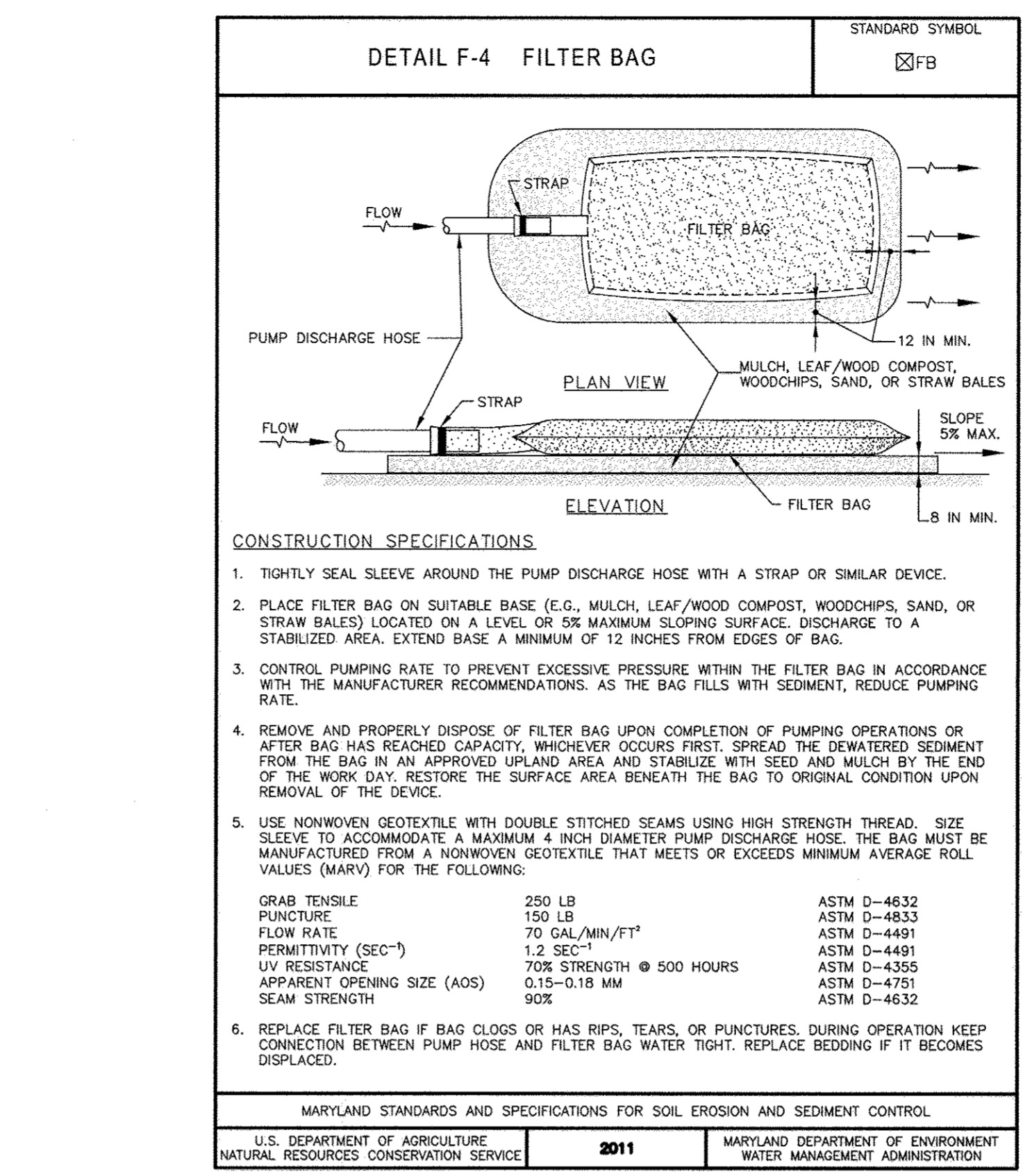
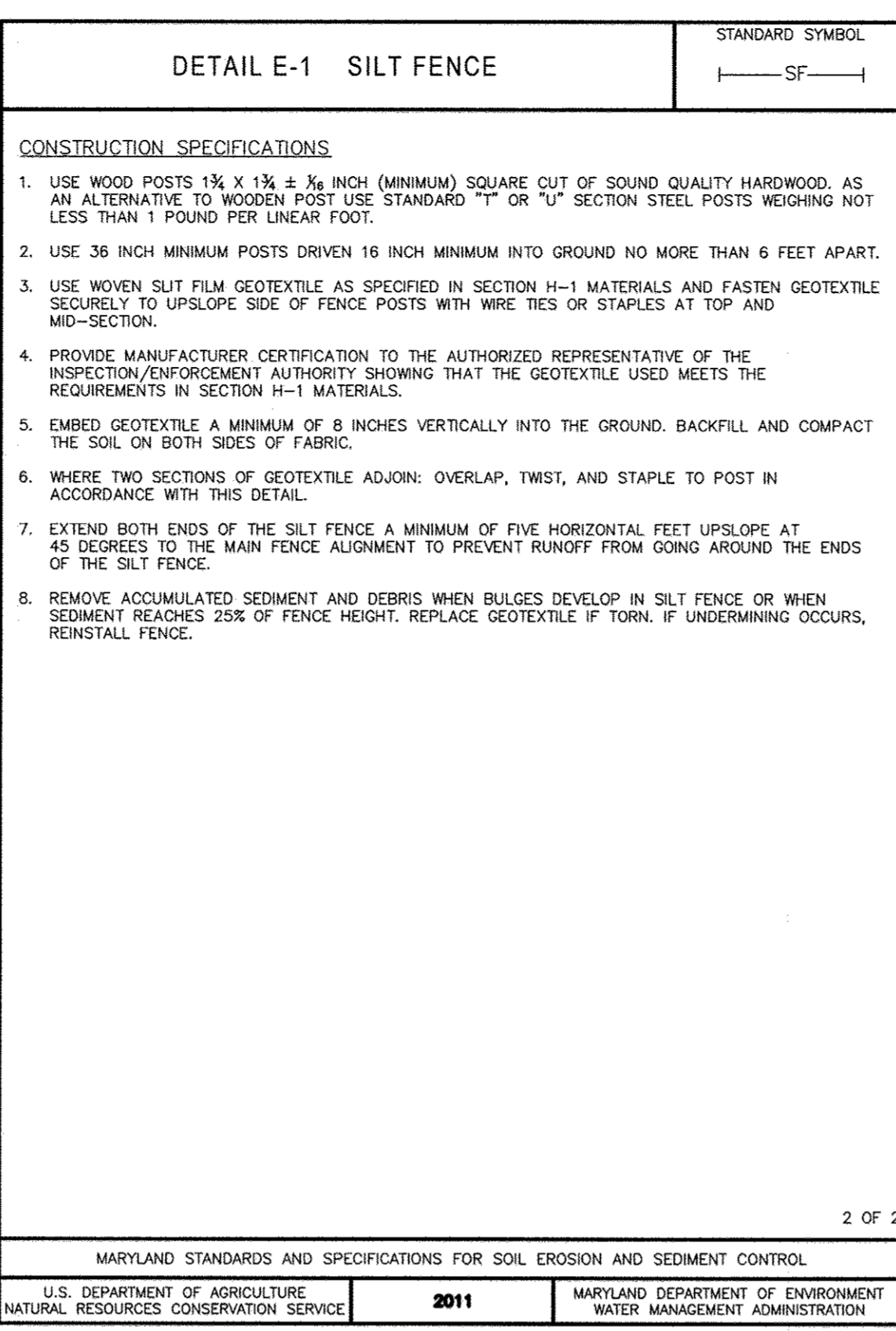
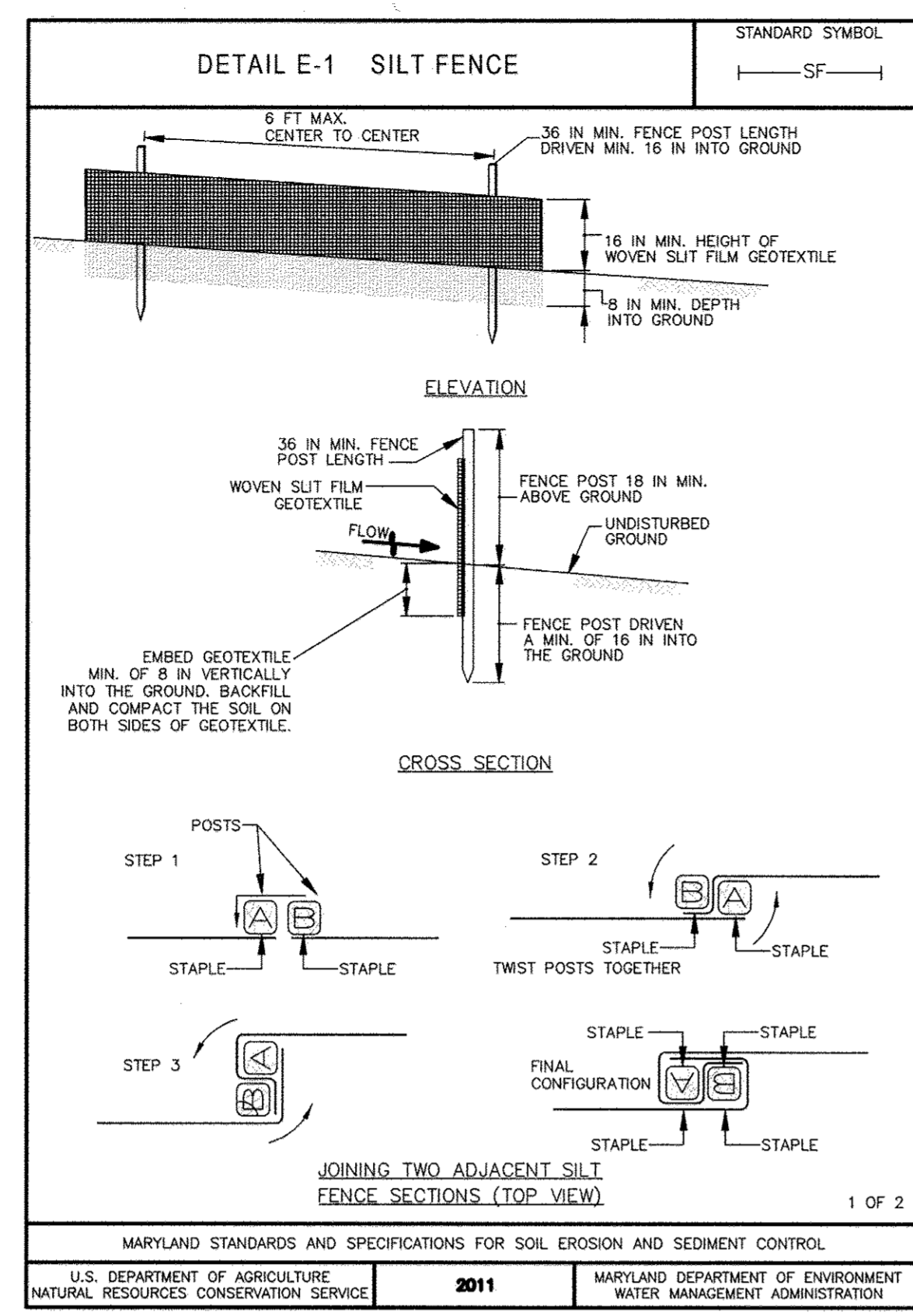
- CONSTRUCTION SPECIFICATIONS
1. PROVIDE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND ALONG SIDES OF ALL RIPPAP.
2. CONSTRUCT INFLOW CHANNEL, WITH CLASS 1 RIPPAP OR EQUIVALENT RECYCLED CONCRETE LINING TO A MINIMUM DEPTH OF 18 INCHES (2\"/>

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Includes U.S. DEPARTMENT OF AGRICULTURE and MARYLAND DEPARTMENT OF ENVIRONMENT information.

SEDIMENT AND EROSION CONTROL NOTES & DETAILS. WALNUT CREEK PHASE THREE Lots 69 - 114. Includes seal and signature for ALDO M. VITUCCI, P.E. Date: 3/29/17.

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

ENGINEER'S CERTIFICATE
 I, the undersigned, have prepared this Plan For Erosion And Sediment Control...
 Date: 2/21/13
DEVELOPER'S CERTIFICATE
 I/We Certify That All Development And Construction Will Be Done According To This Plan Of Development And Plan For Erosion And Sediment Control...
 Date: 2-28-13
 Approved: Howard County Department Of Planning And Zoning
 Date: 4/2/13
 Approved: Howard County Department Of Public Works
 Date: 4/14/13



AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
 Date: 3/14/13
 Signature: [Handwritten Signature]
 Title: [Handwritten Title]

SEDIMENT CONTROL NOTES AND DETAILS
WALNUT CREEK
 PHASE THREE
 Lots 69-83, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcels 'O' Thru 'U' & 'V',
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'P'
 And Buildable Bulk Parcel 'U'
 (A Redivision of Buildable Bulk Parcel 'V' - Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcels 'K', 'L', 'M' Walnut Creek, Phase Two)
 TAX MAP No. 28 GRID No. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 18 OF 25

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-3995

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-469-7900

Developer
 Basilar Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-469-7900

REVISIONS

NO.	REVISION	DATE
2	REMOVE LOT 60 TO WHICH HOME BUILDERS OF PLANS BEHAVE LOT LINES FOR LOTS 84-86 & 90 IN LOT 84 & 90 AND APPROXIMATE BOUNDARIES BETWEEN LOTS 84 & 86	3/27/17
1	REMOVE LOTS 84-86 & 90 AND APPROXIMATE BOUNDARIES BETWEEN LOTS 84 & 86	3/14/13

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. 20748, Expiration Date: February 22, 2015.

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 4/10/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/15/13

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/12/13

NO.	REVISION	DATE
1	REVISED LOTS 6A-06 & 20 AND ADDED STORM DRAIN BETWEEN LOTS 10 & 11	2/14/13
2	CHANGE LOT TO WALK-WAY BUILDINGS AT PLANS, REMOVE LOT 15 FOR LOT 24-25 & 22 (NEW LOT NOS. 142-143, 144, 145, 146, 147)	2/14/13

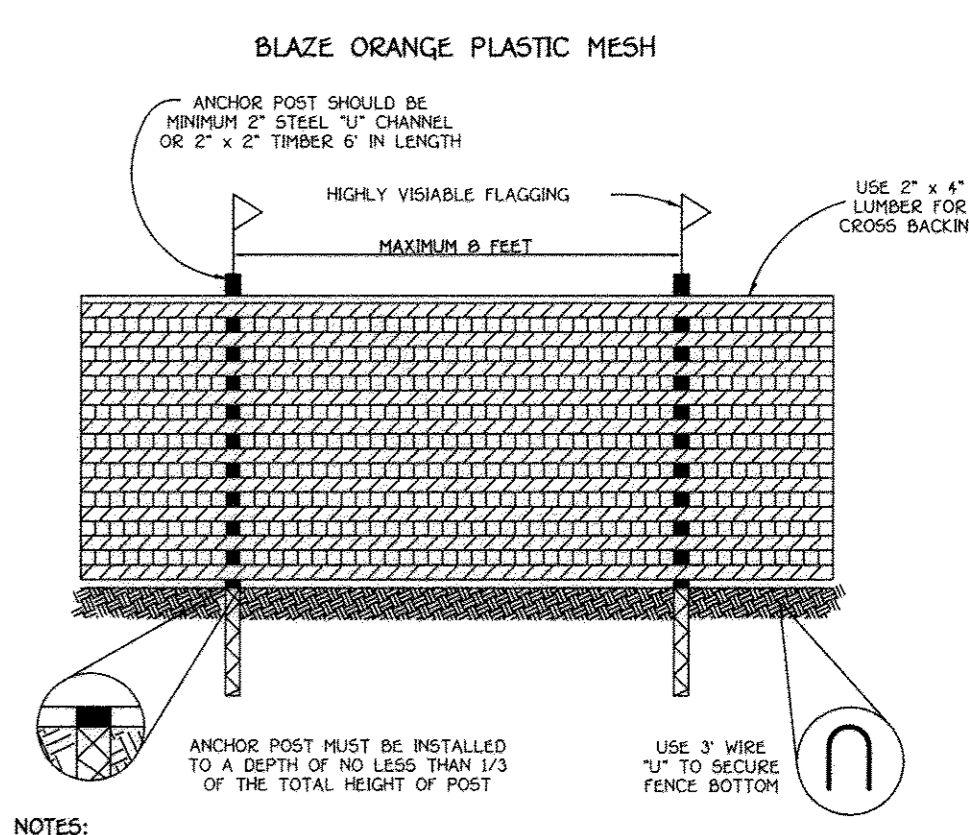
Note: THE FOREST CONSERVATION EASEMENT(S) WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

Reforestation Note:
 The reforestation obligation will be met within priority planting areas on the site. This includes floodplain, wetland and buffers.

MATCHLINE SEE SHEET 20

Specimen Tree Chart

Key	Species/size	Comments
A	White oak, 44 inch dbh	fair condition, some dieback, poor crown spread
B	Tulip poplar, 30 inch dbh	good condition
C	Tulip poplar, 48 inch dbh	good condition
D	Tulip poplar, 74 inch dbh	poor condition, substantial dieback and poor canopy spread



TREE PROTECTION DETAIL
 NOT TO SCALE

NOTES:

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

FCP NOTES

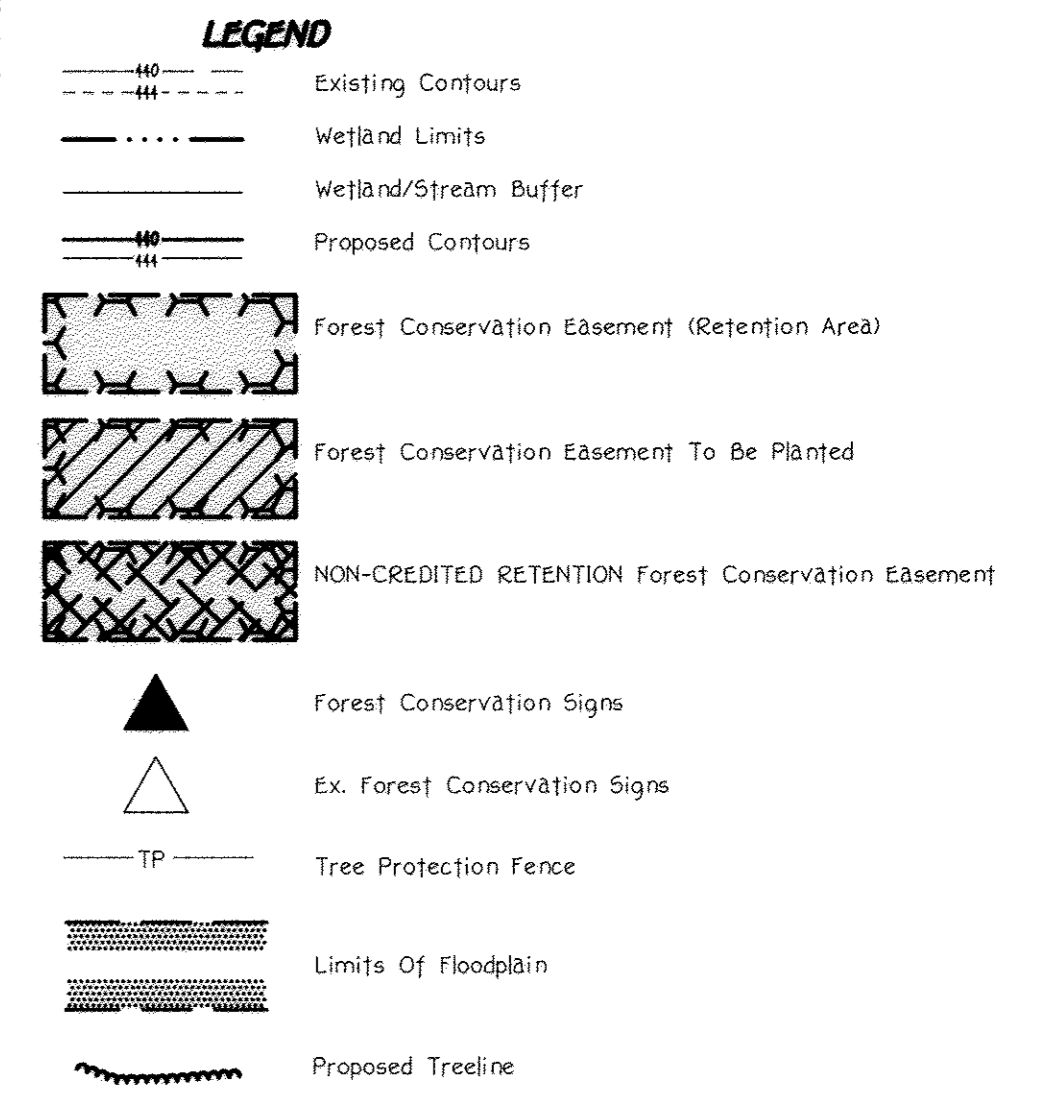
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
- The forest conservation requirements per section 16.1200 of the howard county code And the forest conservation manual for the entire subdivision will be fulfilled by providing 99.57 acres of on-site forest retention and 31.66 acres of on-site forest afforestation for a total of 91.23 acres.
- A total surety for On-site afforestation = \$40.50/sf for 1,379,110 sf = \$689,555.00 is required.

CREDITED ON-SITE RETENTION OF 17.50 ACRES OF FOREST AND 9.30 ACRES OF ON-SITE AFFORESTATION. CALCULATION USED FOR PHASE THREE FOREST REQUIREMENT:

99.57 TOTAL RETENTION ACRES/650 TOTAL UNITS = 0.1532 (47 UNITS X 0.1532 = 17.50 AC.)

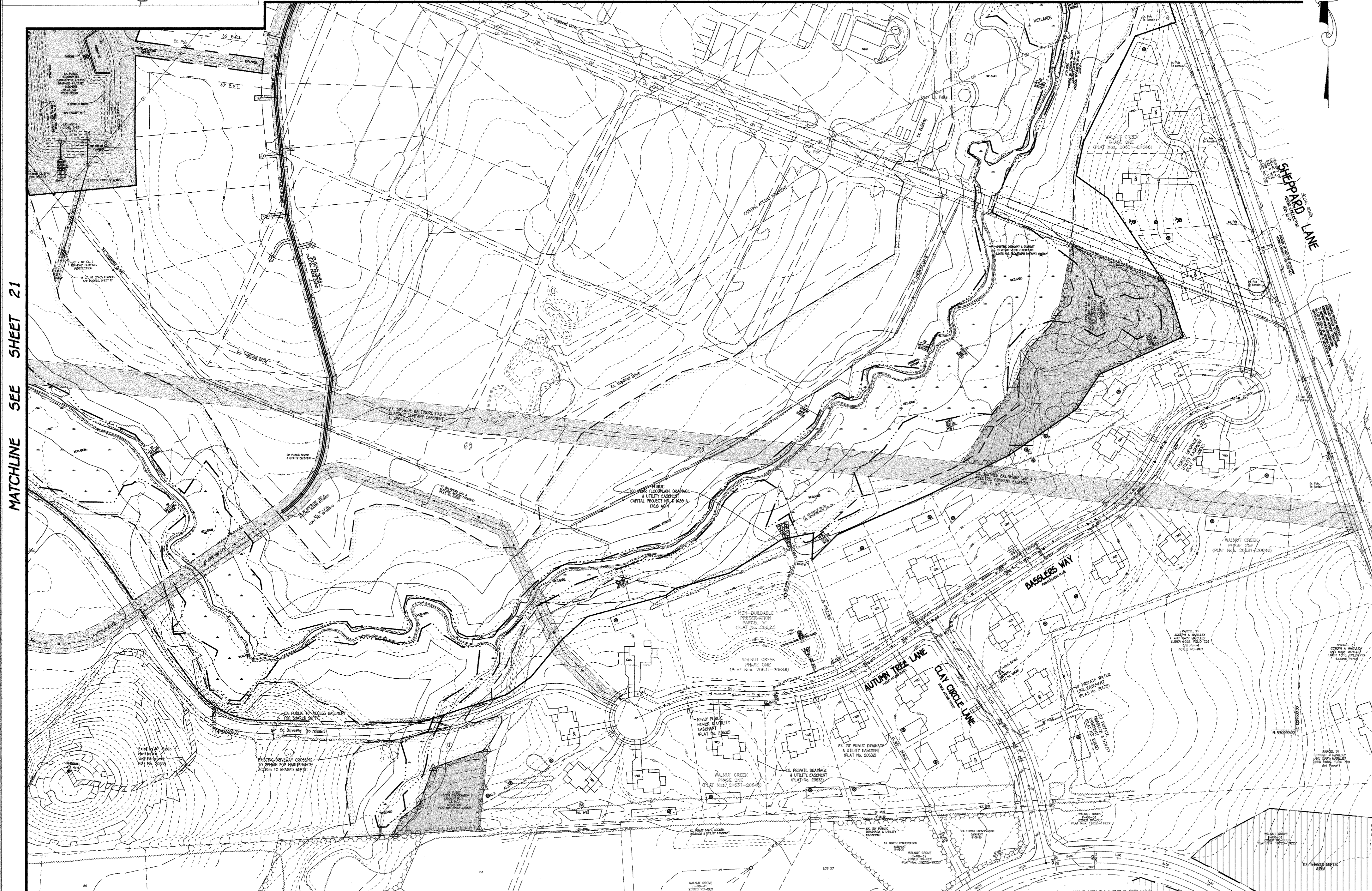
31.66 TOTAL PLANTING ACRES/650 TOTAL UNITS = 0.0487 (47 UNITS X 0.0487 = 9.30 AC.)

A SURETY FOR ON-SITE AFFORESTATION = \$40.50/SF FOR 90,000 SF = \$3,645,000 IS REQUIRED. THE FOREST CONSERVATION SURETY IN THE AMOUNT OF \$202,554.00 IS BE PAID AS PART OF THE DPW DEVELOPER'S AGREEMENT.

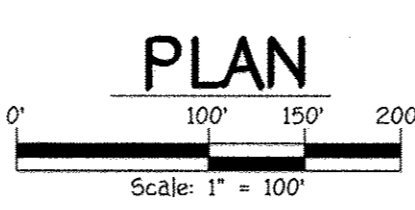


FOREST CONSERVATION PLAN
WALNUT CREEK
PHASE THREE
 Lots 6A-03, 07-09, 91-114 & 160-163
 Non-Buildable Preservation Parcels 4, Thru 12 & 14,
 And Buildable Parcel 15, Buildable Preservation Parcel 16
 (A Resubdivision of Buildable Parcel 15 - Walnut Creek, Phase Two)

TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 19 OF 25



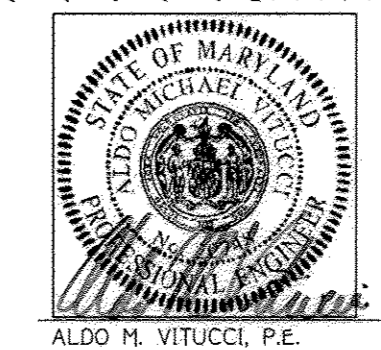
MATCHLINE SEE SHEET 21



AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "AS BUILT" information provided on this sheet.

CHARLES J. COOKE, P.E. NO. 19204
 Date: 2/14/13



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 20424
 410-481-2855

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Delimitator
 Certification: WDCP93MD06100448
 JOHN P. CANDLES 3/1/13

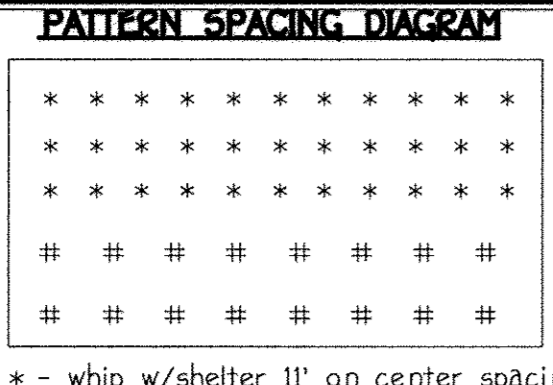
Owner
 811 Business Trust
 19550 North Avenue
 P.O. Box 482
 Lisbon, MD 21785
 410-489-7900

Developer
 Bladser Venture, LLC
 19550 North Avenue
 P.O. Box 482
 Lisbon, MD 21785
 410-489-7900

"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. 20748, Expiration Date: February 22, 2015."

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-13-026

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



Planting/Soil Specifications

- Installation of bareroot plant stock shall take place between March 15 - April 20, bbs/container stock March 15 - May 30 or September 15 - November 15. Fall planting of bbs stock is not recommended.
- Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
- Bareroot plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an anti-desiccant gel prior to planting. Bbs/bs in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
- Fertilizer shall consist of Agriform 22-0-2, or equivalent, applied as per manufacturer's specifications, for woody plants. Herbaceous plants shall be fertilized with Comco 10-0-10.
- Plant material shall be transported to the site in a tarped or covered truck. Plants shall be kept moist prior to planting.
- All non-organic debris associated with the planting operation shall be removed from the site by the contractor.

Planting Notes:

Planting units defined by the spacing requirements established in the FCA Manual. One plant unit is defined as 1 seedling or whip without shelter, The Manual states that 700 seedlings/whips without shelters are required per acre, or 350 whips w/shelters, or 200 1" caliper trees, or 100 2" caliper trees. By conversion it has been determined that a seedling or whip without shelter = 1 unit, whip with shelter = 2 units, 1" caliper tree = 3.5 units and 2" caliper tree = 7 units. The use of plant units simplifies the plant density calculations when mixing stock size.

** - These species should not be planted within the wetland limits.

1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing. Whip spacing to be placed on 10 foot centers. Whips will be required per Howard County policy.

Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance. Multifloral rose/heavy brush removal/control may be required prior to installation of planting.

All whips are required to be installed with tree shelters per Howard County FCA requirements.

Sequence of Construction

- Sediment control shall be installed in accordance with general construction plan for site.
- Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
- Upon completion of the planting, signage shall be installed as shown.
- Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

- Maintenance of plantings shall last for a period of 2 years.
- Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
- Invasive exotics and noxious weeds will be removed, as required, from planting areas mechanically and/or with limited herbicide application (see groundcover note where appropriate). Old field successional species will be retained.
- Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
- Dead branches will be pruned from plantings.

Guarantee Requirements

- A 75 percent survival rate of forestation plantings will be required at the end of 2 growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. Wild trees arising from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 12 inches tall.

Surety for Forestation

- The developer shall post a surety bond, letter of credit) to ensure that forestation plantings are completed. SEE GENERAL NOTE 10, SHEET 1.

Planting Notes

When possible, plants shall be installed within 24 hours of delivery. If installation cannot be performed within this time frame, plant stock shall be watered and protected from desiccation.

Application of herbicide, Round-up or equivalent, may be used to reduce plant competition from old field successional growth at the time of installation. Mowing, re-application of herbicide, or a combination thereof, may be used to control unwanted competing vegetation.

Planting shall be installed within one year or two growing seasons of subdivision approval. Plantings shall be installed in accordance with the time schedule included in Note 1 of the planting/Seeding Specifications.

FCE Planting Area # 12 - 1.63 acres

Planting units required 1334 (957 whips)
 Planting units provided: 1334 (480 whips and 50 trees)

Qty	Species	Size	Spacing	Total FCA Units
25	Acer rubrum - Red maple	1" cal.	15' o.c.	375
25	Quercus alba - White oak	1" cal.	15' o.c.	375
40 Total 1" caliper trees (3.5 planting units per tree) = 175 Total FCA unit credit				
100	Acer rubrum - Red maple	2-3" whip	11' o.c.	1100
100	Cercis canadensis - Red bud	2-3" whip	11' o.c.	1100
80	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	880
80	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	880
40	Prunus serotina - Black cherry	2-3" whip	11' o.c.	440
40	Rubus pseudo-acacia - Black locust	2-3" whip	11' o.c.	440
20	Quercus alba - White oak	2-3" whip	11' o.c.	220
20	Viburnum prunifolium - Blackhaw	2-3" whip	11' o.c.	220
480 Total whip plantings (2 planting units per tree) = 960 Total FCA unit credit				
Total Unit Credit				1334

1" CAL. TREES = 200/ACRE (50 TREES/200 = 0.25 AC.) 3.5 Planting units = 1 - 1" Cal. Tree
 WHPS w/shelters = 350/ACRE = 350 x 1.36 AC. = 480 WHPS 2 Planting units = 1 Whip

FCE Planting Area # 13 - 0.10 acres

Planting units required 70 (35 whips)
 Planting units provided: 70 (35 whips)

Qty	Species	Size	Spacing	Total FCA Units
20	Acer rubrum - Red maple	2-3" whip	11' o.c.	220
15	Cercis canadensis - Red bud	2-3" whip	11' o.c.	165
35 Total whip plantings (2 planting units per tree) = 70 Total FCA unit credit				

FCE Planting Area # 15 - 0.32 acres

Planting units required: 224 (112 whips)
 Planting units provided: 224 (112 whips)

Qty	Species	Size	Spacing	Total FCA Units
20	Acer rubrum - Red maple	2-3" whip	11' o.c.	220
20	Cercis canadensis - Red bud	2-3" whip	11' o.c.	220
20	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	220
20	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	220
112 Total whip plantings (2 planting units per tree) = 224 Total FCA unit credit				

NOTE:
 WITHIN THE 50 FOOT WIDE AGRICULTURAL BUFFER EASEMENT LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY, NO PRIMARY OR ACCESSORY STRUCTURES SHALL BE PERMITTED, AND WITHIN THE EASEMENT AREA, THE EXISTING HERDGRASS VEGETATION SHALL BE PRESERVED AND SUPPLEMENTED WITH A TYPE 'A' LANDSCAPE BUFFER WHERE INSUFFICIENT VEGETATION EXISTS.

AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "AS BUILT" information provided on this sheet.

Charles J. Coker, P.E. 2/14/13
 CHARLES J. COKER, P.E. NO. 19204

FCE Planting Area # 16 - 4.60 acres

Planting units required: 3220 (2610 whips)
 Planting units provided: 3220 (1260 whips and 200 trees)

Qty	Species	Size	Spacing	Total FCA Units
100	Acer rubrum - Red maple	1" cal.	15' o.c.	1500
100	Quercus alba - White oak	1" cal.	15' o.c.	1500
200 Total 1" caliper trees (3.5 planting units per tree) = 700 Total FCA unit credit				
200	Acer rubrum - Red maple	2-3" whip	11' o.c.	2200
200	Cercis canadensis - Red bud	2-3" whip	11' o.c.	2200
200	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	2200
200	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	2200
150	Prunus serotina - Black cherry	2-3" whip	11' o.c.	1650
150	Rubus pseudo-acacia - Black locust	2-3" whip	11' o.c.	1650
20	Quercus alba - White oak	2-3" whip	11' o.c.	220
60	Viburnum prunifolium - Blackhaw	2-3" whip	11' o.c.	660
1860 Total whip plantings (2 planting units per tree) = 3720 Total FCA unit credit				
Total Unit Credit				3220

1" CAL. TREES = 200/ACRE (200 TREES/200 = 1.00 AC.) 3.5 Planting units = 1 - 1" Cal. Tree
 WHPS w/shelters = 350/ACRE = 350 x 3.60 AC. = 1260 WHPS 2 Planting units = 1 Whip

FCE Planting Area # 17 - 2.65 acres

Planting units required: 1862 (931 whips)
 Planting units provided: 1862 (756 whips and 100 trees)

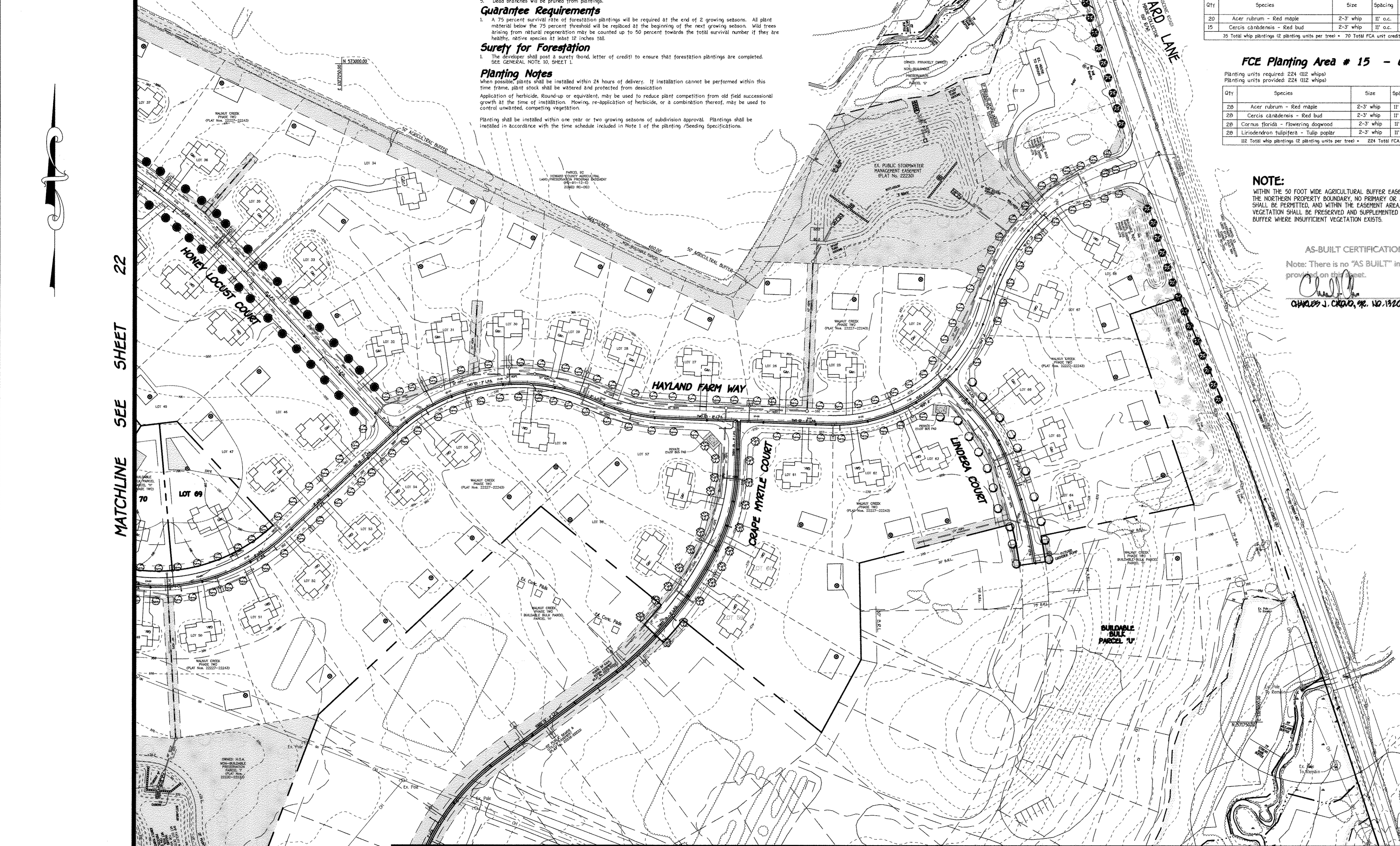
Qty	Species	Size	Spacing	Total FCA Units
50	Acer rubrum - Red maple	1" cal.	15' o.c.	750
50	Quercus alba - White oak	1" cal.	15' o.c.	750
100 Total 1" caliper trees (3.5 planting units per tree) = 350 Total FCA unit credit				
100	Acer rubrum - Red maple	2-3" whip	11' o.c.	1100
100	Cercis canadensis - Red bud	2-3" whip	11' o.c.	1100
100	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	1100
100	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	1100
100	Prunus serotina - Black cherry	2-3" whip	11' o.c.	1100
100	Rubus pseudo-acacia - Black locust	2-3" whip	11' o.c.	1100
75	Quercus alba - White oak	2-3" whip	11' o.c.	750
75	Viburnum prunifolium - Blackhaw	2-3" whip	11' o.c.	750
756 Total whip plantings (2 planting units per tree) = 1512 Total FCA unit credit				
Total Unit Credit				1862

1" CAL. TREES = 200/ACRE (100 TREES/200 = 0.50 AC.) 3.5 Planting units = 1 - 1" Cal. Tree
 WHPS w/shelters = 350/ACRE = 350 x 2.15 AC. = 756 WHPS 2 Planting units = 1 Whip

FOREST CONSERVATION WORKSHEET
 (For the entire Walnut Creek subdivision)

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	435.0
B. DEDUCTIONS (CRITICAL AREA AREA RESTRICTED BY LOCAL OR PROGRAM)	93.7
C. NET TRACT AREA = A - B	341.3
D. DEDUCTIONS (CRITICAL AREA AREA RESTRICTED BY LOCAL OR PROGRAM)	178.8 AC FLOODPLAIN & 151 AC UTILITY TRANSMISSION LINE EASEMENTS
E. NET TRACT AREA = C - D	162.5
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
F. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 20%)	68.4
G. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 25%)	85.3
EXISTING FOREST COVER	
H. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	75.4
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
IF THE EXISTING FOREST COVER (H) IS GREATER THAN THE CONSERVATION THRESHOLD (G), THEN G = F - E; OTHERWISE G = 0	
BREAK-EVEN POINT	
J. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED)	0
IF (H) IS THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H - (G) = THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) - THE CONSERVATION THRESHOLD (G)	
IF (H) IS THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (H)	
L. FOREST CLEARING PERMITTED WITHOUT MITIGATION	
M. EXISTING FOREST COVER (H) - BREAK-EVEN POINT (J)	0
PROPOSED FOREST CLEARING	
N. TOTAL AREA OF FOREST TO BE CLEARED	15.83
O. TOTAL AREA OF FOREST TO BE RETAINED	59.57
K = EXISTING FOREST COVER (H) - FOREST TO BE CLEARED (N)	
PLANTING REQUIREMENTS	
IF THE TOTAL AREA OF FOREST TO BE RETAINED (O) IS AT OR ABOVE THE BREAK-EVEN POINT (J), NO PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (L.G. H=0, N=0, P=0, Q=0, R=0).	
OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
IF THE TOTAL AREA OF FOREST TO BE RETAINED (O) IS GREATER THAN THE CONSERVATION THRESHOLD (G), THEN L = THE AREA OF FOREST TO BE CLEARED (N) x 0.25.	
IF THE FOREST TO BE RETAINED (O) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (G), THEN L = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (O) x 0.25	
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	31.66
IF EXISTING FOREST COVER (H) IS GREATER THAN THE CONSERVATION THRESHOLD (G) AND THE FOREST TO BE RETAINED (O) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (G), THEN M = 2.0 x (CONSERVATION THRESHOLD (G) - FOREST TO BE RETAINED (O))	
IF EXISTING FOREST COVER (H) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (G), THEN M = 2.0 x FOREST TO BE CLEARED (N)	
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	
IF THE AREA OF FOREST TO BE RETAINED (O) IS GREATER THAN THE CONSERVATION THRESHOLD (G), THEN N = K - E; OTHERWISE N = 0	
P. TOTAL REFORESTATION REQUIRED P = L + M - N	31.66
TOTAL AFFORESTATION REQUIRED	
IF EXISTING FOREST COVER (H) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = AFFORESTATION THRESHOLD (D) - EXISTING FOREST COVER (H)	
R. TOTAL PLANTING REQUIREMENT R = P + Q	31.66
NOTE: THIS PROJECT IS USING "RURAL CLUSTER OPTION" PER APPENDIX L OF THE FOREST CONSERVATION MANUAL. FOR ITS FOREST REQUIREMENT CALCULATIONS WHICH INCLUDES THE AREA FOR ALL THE PRESERVATION PARCELS.	

FOREST CONSERVATION PLAN
WALNUT CREEK
 PHASE THREE
 Lots 82-83, 87-89, 91-114 & 100-103
 Non-Buildable Preservation Parcel 3, Buildable Preservation Parcel 7
 and Buildable Bulk Parcel 11
 (A Resubdivision of Buildable Bulk Parcel 11, Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcel 3, Walnut Creek, Phase Two, Plat No. 22217 through 22219)
 TAX MAP No. 29 ZONED RC-DEO & RR-DEO
 22ND No. 4, S. 10+1/2, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 20 OF 25



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 410.481.2995

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

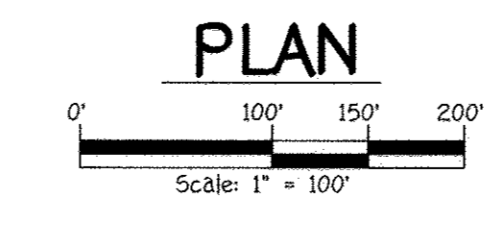
MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # WDCP3M06100448

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lorton, MD 21785
 410-489-7900

Developer
 Dasser Venture, LLC
 19550 North Avenue
 P.O. Box 482
 Lorton, MD 21785
 410-489-7900

John P. Canoles 3/1/13
 JOHN P. CANOLES

MATCHLINE SEE SHEET 19



NO.	REVISION	DATE
1	REVISED LOT 10 WHICH WERE BUILT BY PLANS, REVISE LOT LINES PER 10/19/04 BA-80 & 90 (NEW LOT NO. 100-103 PER RECORDED PLAT)	9/27/17
2	REVISED LOT 84-86 & 90 AND ADDED OTHER DRAIN BETWEEN LOT 100 & 101	2/14/18

"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. 20748, Expiration Date: February 22, 2015."



THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

APPROVED: DEPARTMENT OF PUBLIC WORKS
M. M. M. M. 4/10/2017
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
W. S. S. S. 4-12-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

D. H. H. H. 4-17-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NO.	DESCRIPTION	DATE
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 AND 101	3/28/17
2	Revise Storm Drain (1-24), Remove 12" W Culverts (81, 87, 96 & 106)	5/10/17



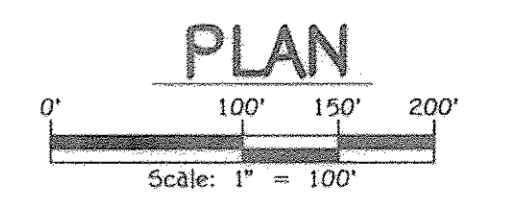
MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 20

AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
C. H. H. H. 2/14/18
 DATE

M. M. M. M. 3/29/17
 ADO M. VIUCCI, P.E. DATE

"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. 20740, Expiration Date: February 22, 2019."



REVISED
FOREST CONSERVATION PLAN
WALNUT CREEK
 PHASE THREE
 Lots 89-88, 87-29, 91-114 & 100-103,
 Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
 And Buildable Bulk Parcel 'U'

(A Resubdivision Of Buildable Bulk Parcel 'H' - Walnut Creek, Phase Two & A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two)
 Plat Nos. 22227 Thru 22243

ZONED: RC-DEO & RR-DEO
 TAX MAP No. 28 QPID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 28, 2017
 SHEET 22 OF 25

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10277 BAITORKE NATIONAL PIKE
 ELIZOFT CITY, MARYLAND 21042
 (410) 461-2995

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 JOHN P. CANOLES

MD DNR Qualified Professional
 USACE Wetland Delineator
 Certification # WDCP93MD06100448

Owner
 BV Business Trust
 19950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Basker Venture, LLC
 19950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

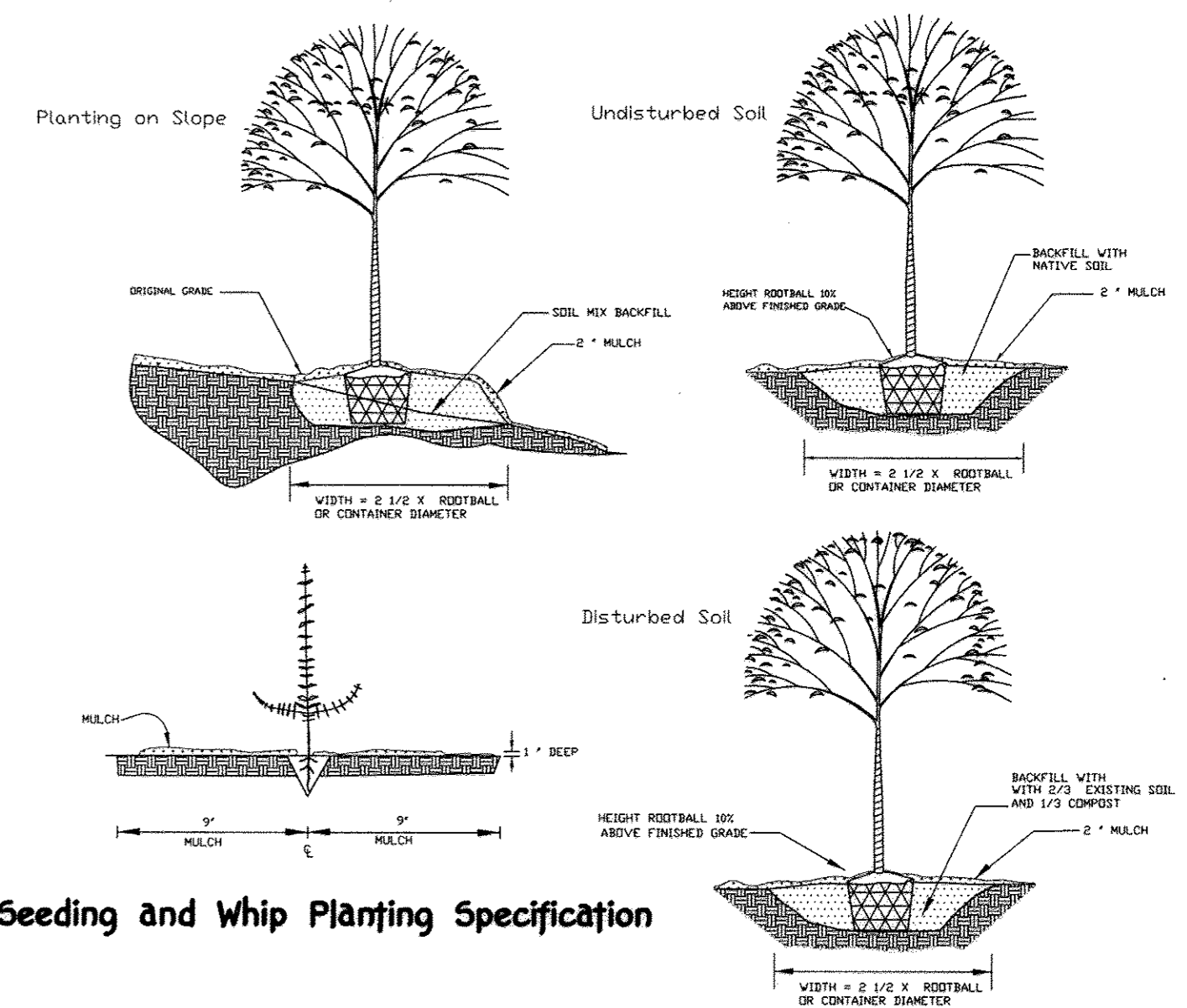
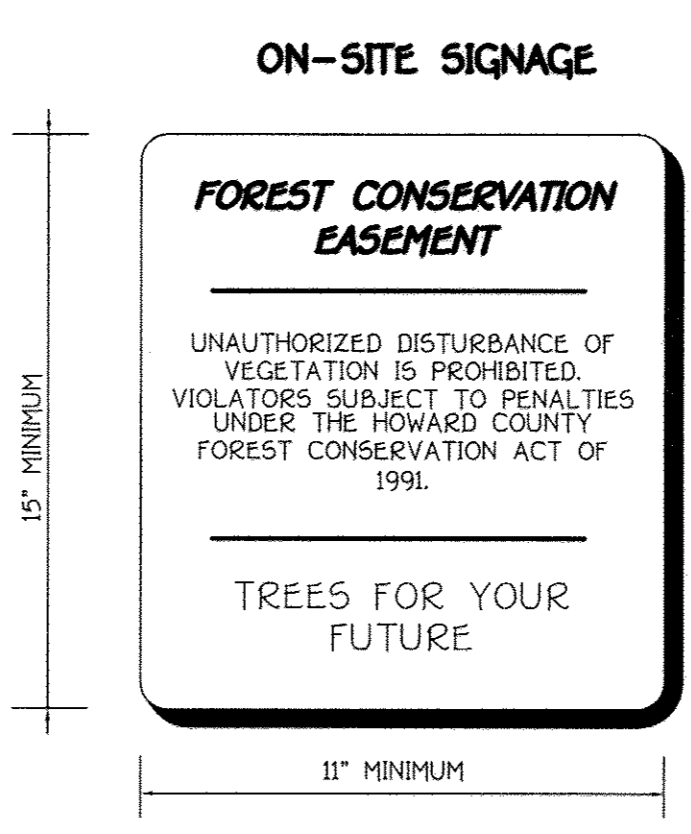
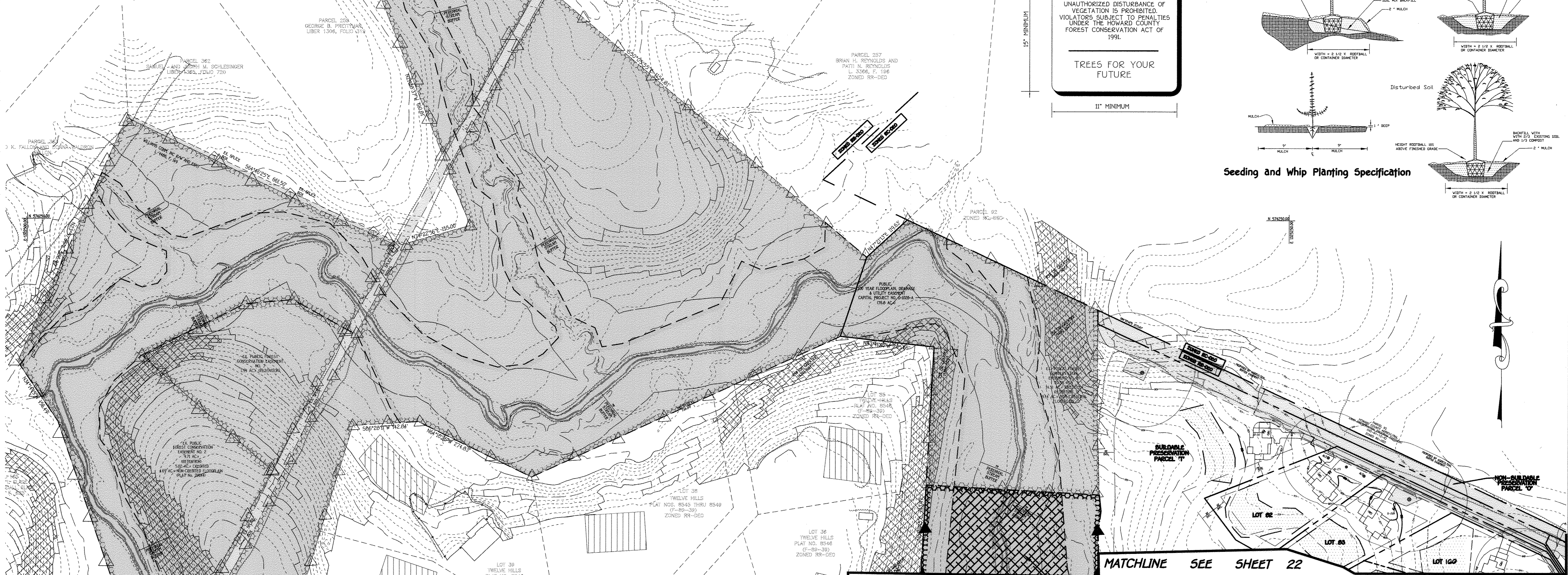
MATCHLINE SEE SHEET 21

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 4/14/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/15/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/12/13

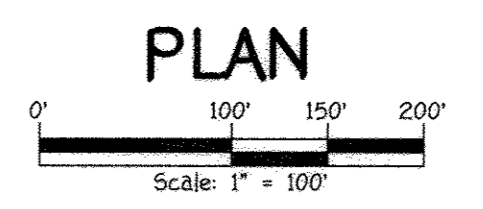


FOREST CONSERVATION DATA (Phase Three)

EASEMENT NO.	CREDITED RETENTION AREA	PLANTING AREA	NON-CREDITED RETENTION AREA	TOTAL EASEMENT AREA
12	5.49 AC.	1.63 AC.	8.72 AC.	15.84 AC.
13	2.79 AC.	0.10 AC.	1.92 AC.	4.81 AC.
14	1.37 AC.	0.00 AC.	0.29 AC.	1.66 AC.
15	2.16 AC.	0.32 AC.	0.00 AC.	2.48 AC.
16	0.00 AC.	4.60 AC.	0.00 AC.	4.60 AC.
17	5.69 AC.	2.65 AC.	0.00 AC.	8.34 AC.
TOTAL	17.50 AC.	9.30 AC.	11.04 AC.	37.84 AC.

FOREST CONSERVATION EASEMENT NO. 12
 15.77 AC.
 (1.62 AC. planting)
 (5.43 AC. credited retention)
 (8.72 AC. non-credited retention)

- LEGEND**
- Existing Contours
 - Wetland Limits
 - Wetland/Stream Buffer
 - Proposed Contours
 - Forest Conservation Easement (Retention Area)
 - Forest Conservation Easement To Be Planted
 - NON-CREDITED RETENTION Forest Conservation Easement
 - Forest Conservation Signs
 - Ex. Forest Conservation Signs
 - Tree Protection Fence
 - Limits Of floodplain
 - Proposed Tree Line



AS-BUILT CERTIFICATION FOR PSWM

Note: There is no "AS BUILT" information provided on this sheet.

CHARLES S. CROWD, P.E. NO. 19104
 Date: 4/14/13



FOREST CONSERVATION PLAN
WALNUT CREEK
 PHASE THREE
 Lots 36-44, 87-89, 91-114 & 160-163
 Non-Buildable Preservation Parcels 1st Thru 12th & 14th
 Non-Buildable Parcel 13, Buildable Preservation Parcel 1st
 And Buildable Bulk Parcel 14th
 (A Resubdivision of Buildable Bulk Parcel 14th - Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcels 1st, 2nd, 3rd, 4th, 5th, 10-12, 17, and 18 - Parcel No. 49 - FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND)
 DATE: FEBRUARY 26, 2013
 SHEET 23 OF 25

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10722 BALTIMORE NATIONAL PIKE
 ELLEICOTT CITY, MARYLAND 21117
 410-481-2899

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACE Wetland Designer
 Certification # WDCEP934006100448
 JOHN P. CANOLES 2/1/13

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

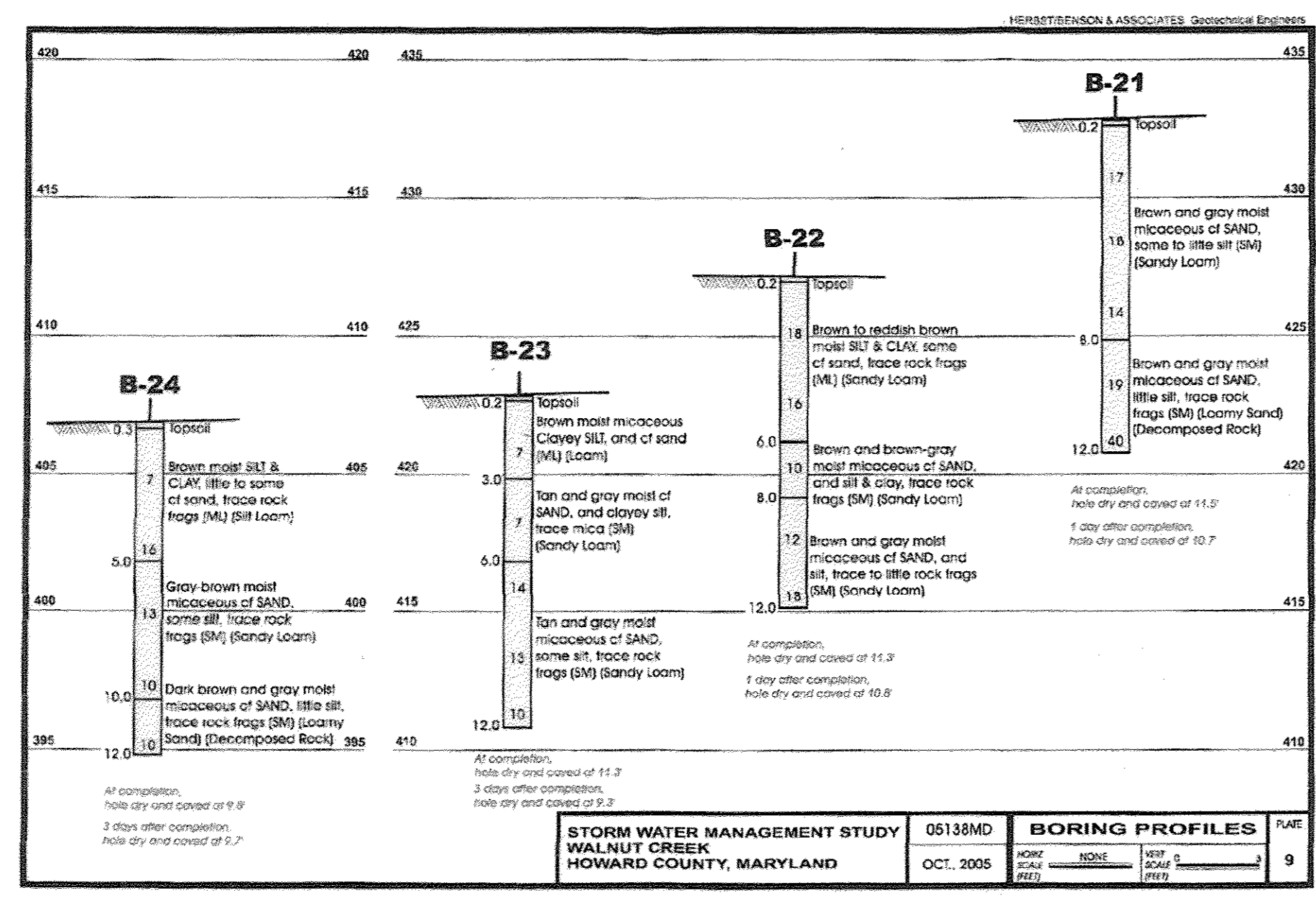
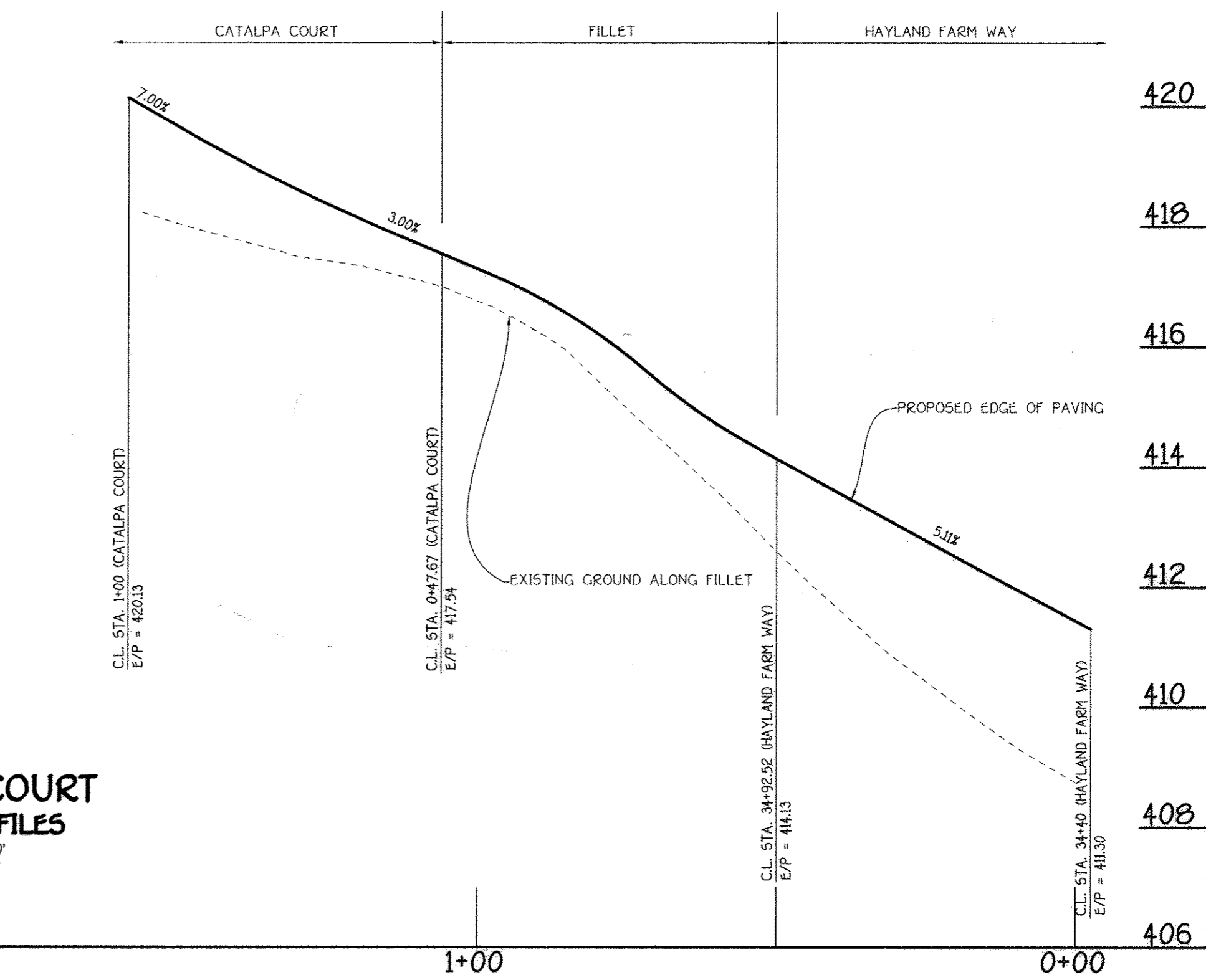
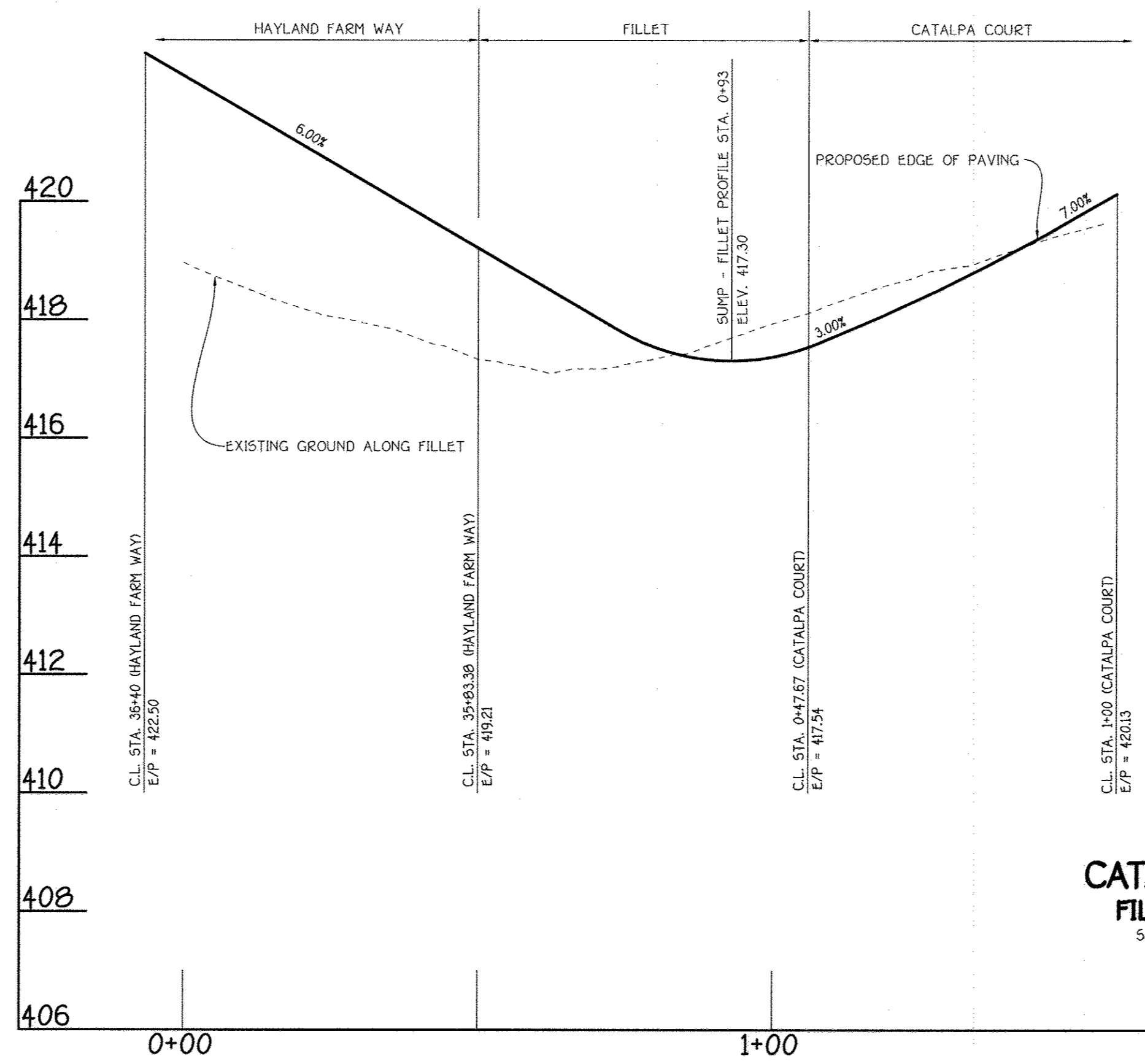
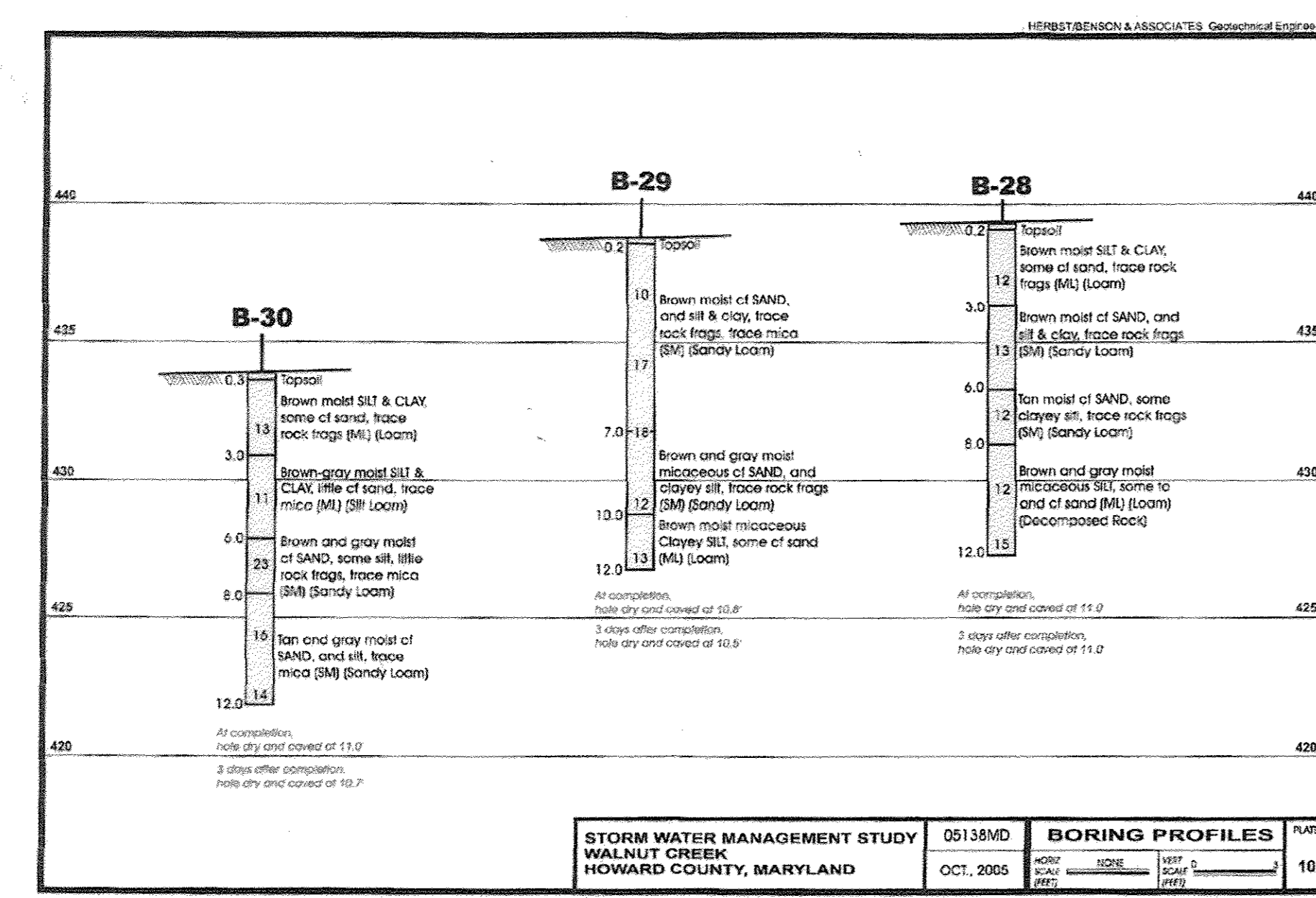
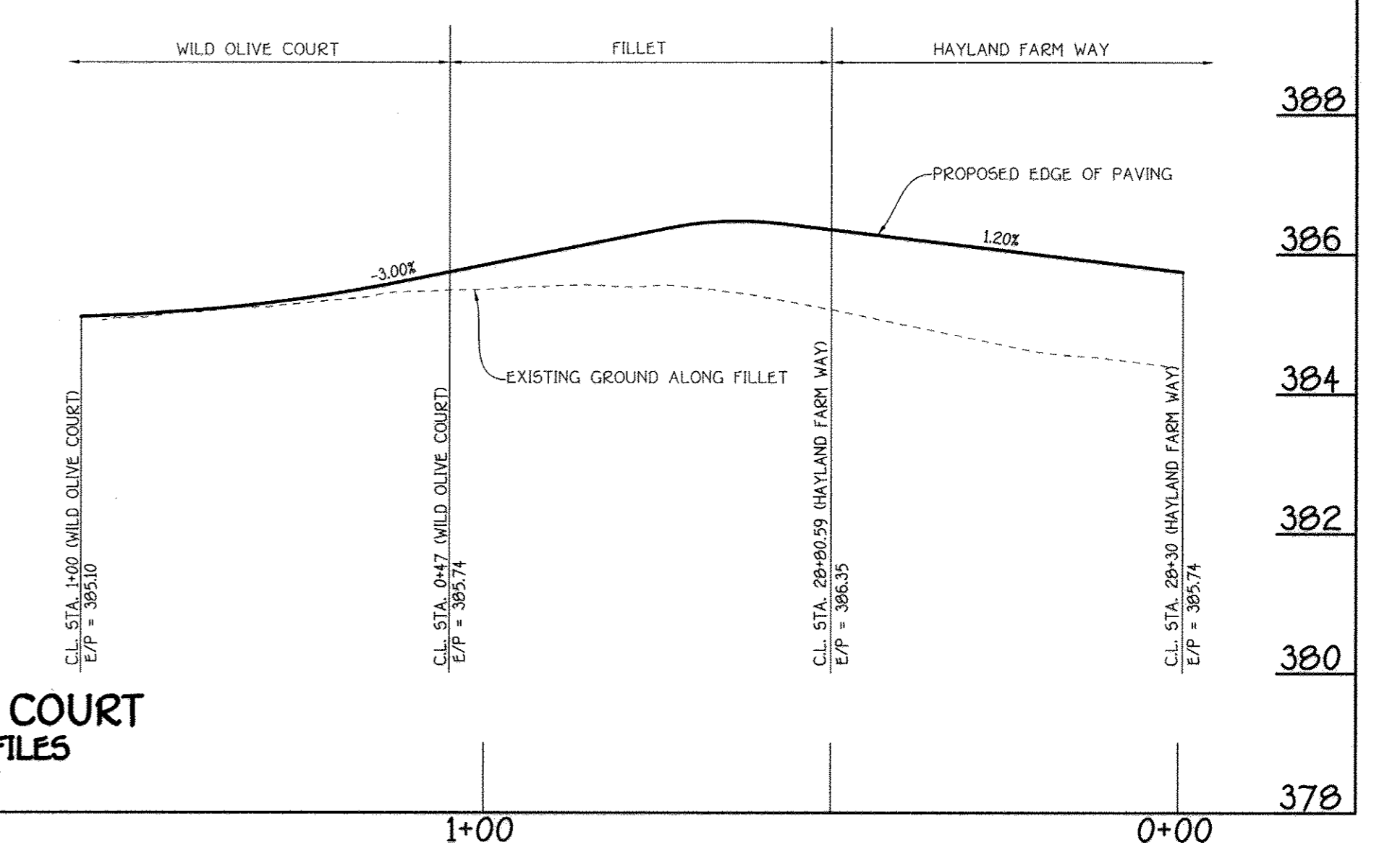
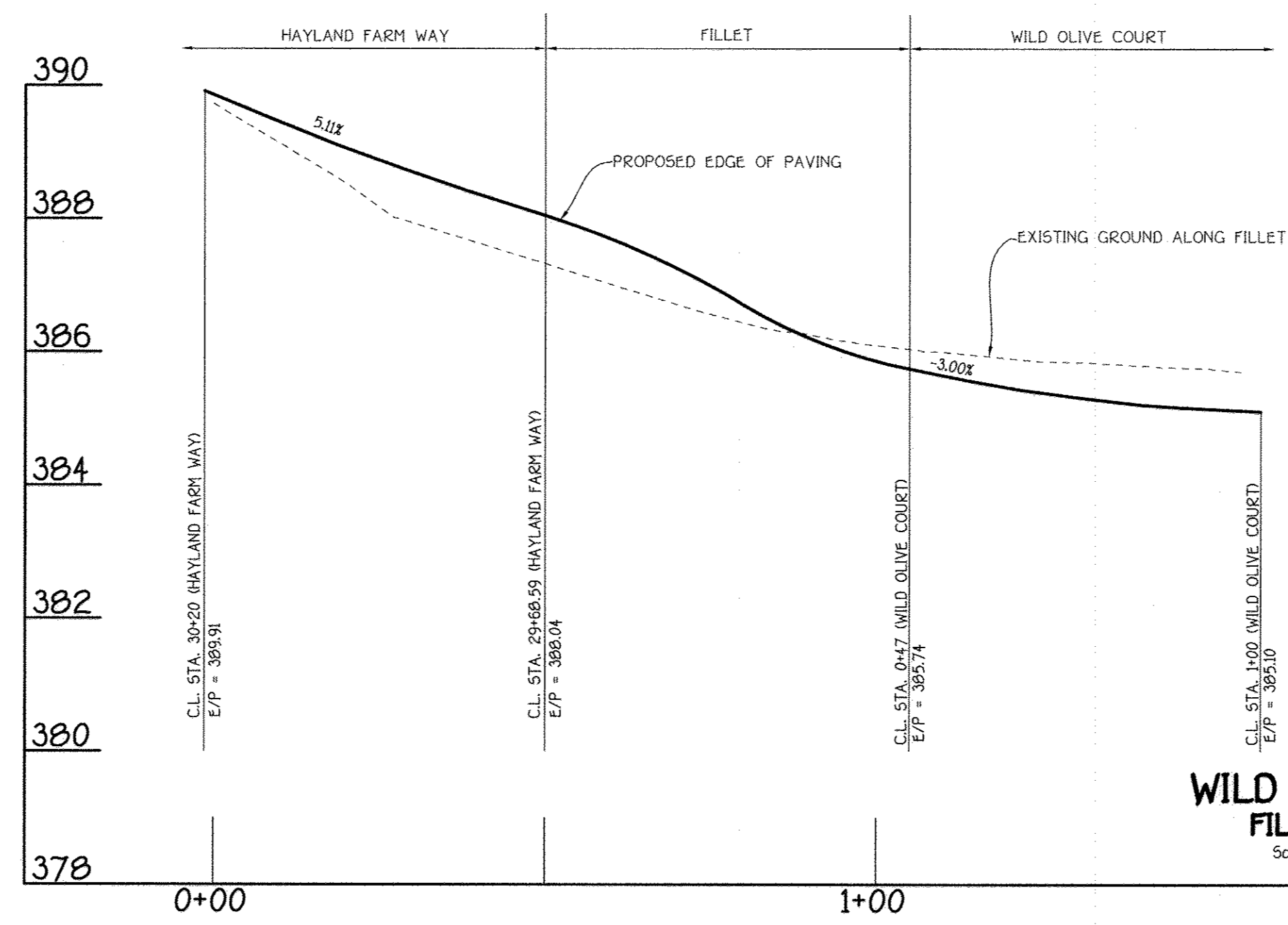
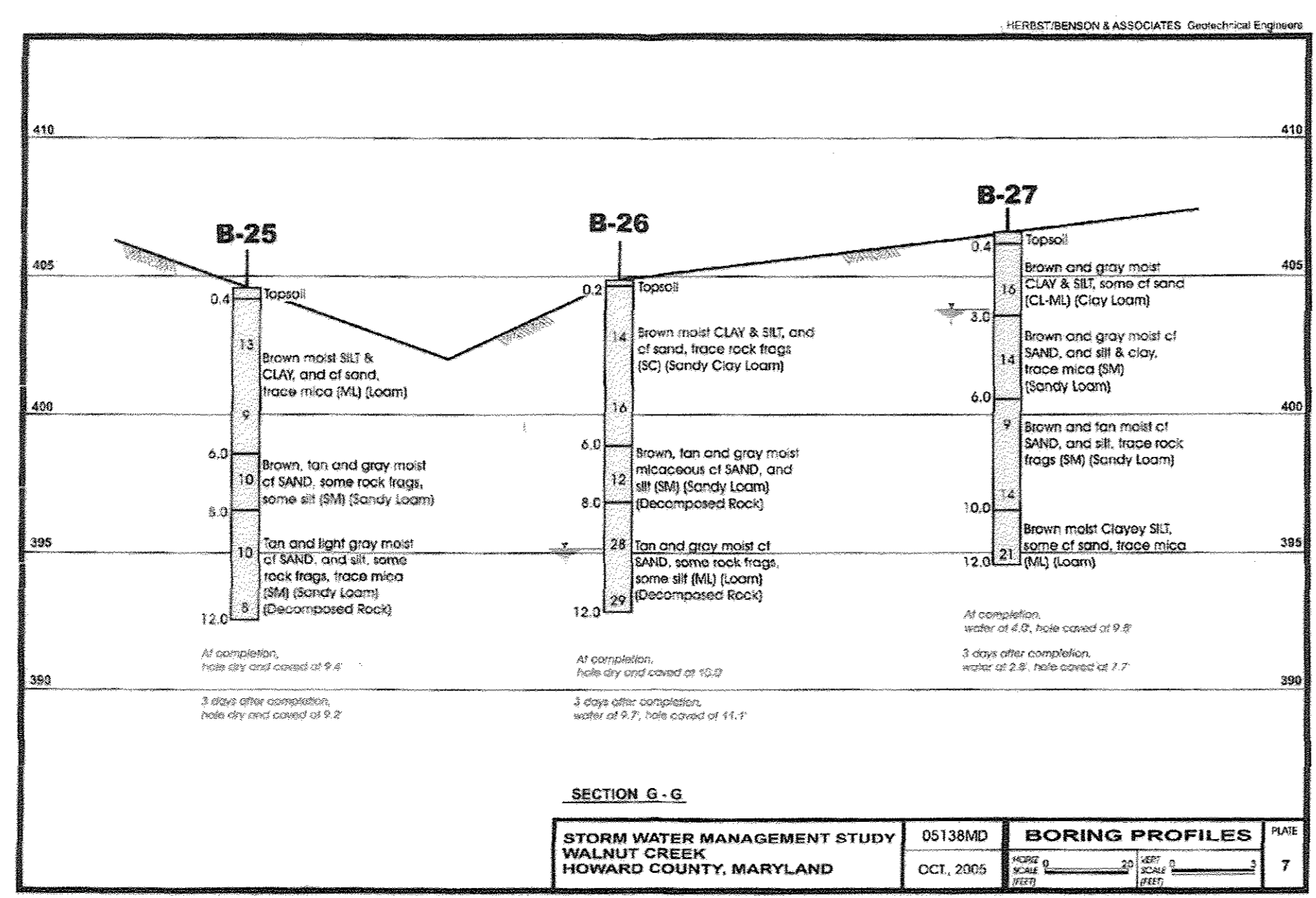
Developer
 Bossler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

2	REMOVE LOT 10 FROM THE BUILDERS OF WALNUT CREEK LOT UNDER ROR	3/21/17
1	REMOVED LOT 86 & 92 (NEW LOT NO'S 160-163 PER RECORD MAP)	3/14/16
NO.	REVISION	DATE

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. 20748, Expiration Date: February 22, 2015.

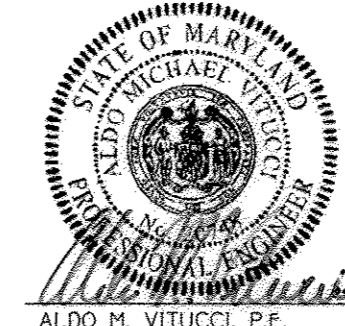
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS DATE 4/14/13
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 4/15/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/21/13



NO.	REVISION	DATE
2	REVISED TO MATCH HOWE BIDDING OF PLANS, REVISE LOT LINES PER 100-84-86 & 90 (REVISED LOT 100-103 PER 100-84-86)	9/27/17
1	REVISED LOTS 84-86 & 90 AND ADDED STORM DRAIN BETWEEN LOTS 100 & 101	3/14/16

AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
 Signature: [Signature]
 Date: 2/14/18



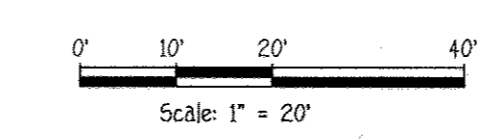
"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20748, Expiration Date: February 22, 2015."

SOIL BORINGS & FILLET PROFILES WALNUT CREEK
 PHASE THREE
 Lots C9-83, 87, 89, 91-114 & 160-163
 Non-Buildable Preservation Parcels O, Thru X & Y,
 Non-Buildable Parcel Z, Buildable Preservation Parcel T
 And Buildable Bulk Parcel U
 (A Resubdivision of Buildable Bulk Parcel T - Walnut Creek, Phase Two)
 (B) Walnut Creek, Phase Two
 ZONED: RC-DEO & RE-DEO
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 24 OF 25

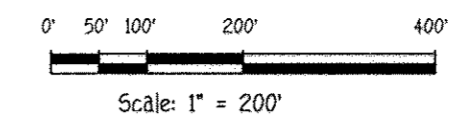
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1877 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21114
 410-489-7995

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Bassler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900



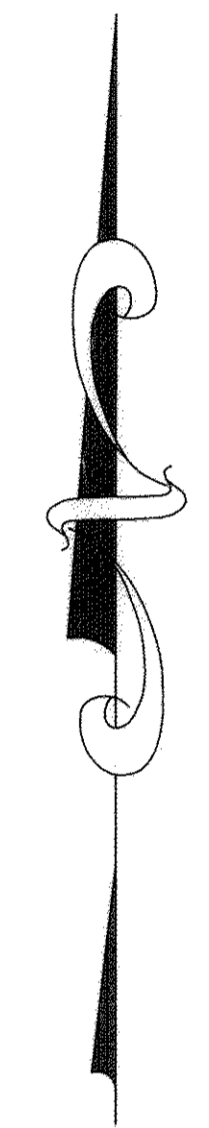
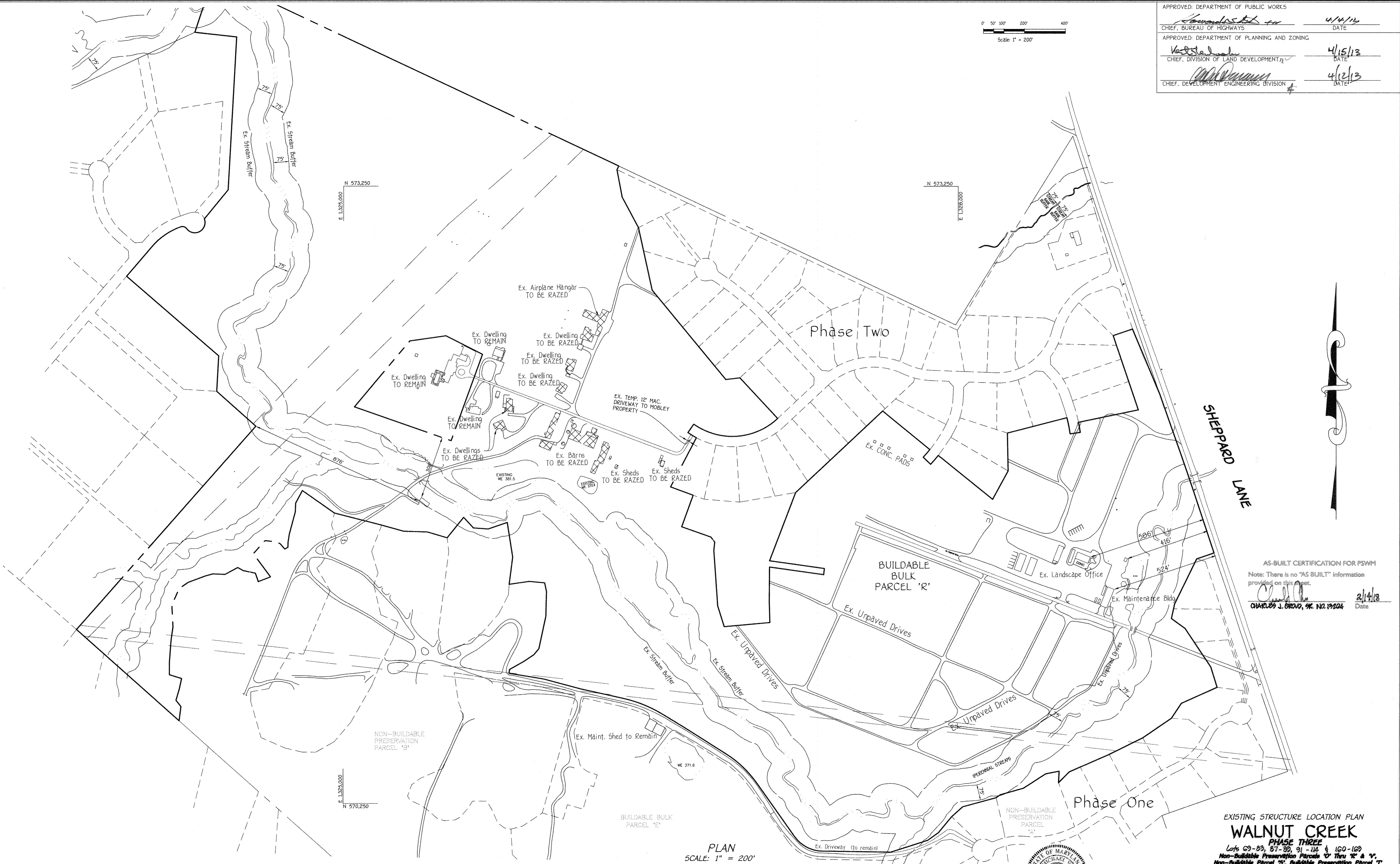
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET



APPROVED: DEPARTMENT OF PUBLIC WORKS
Samuel... 4/14/12
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
West... 4/15/13
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 4/12/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



AS-BUILT CERTIFICATION FOR PSWM
 Note: There is no "AS BUILT" information provided on this sheet.
Charles J. Bruno 2/14/13
 CHARLES J. BRUNO, P.E. NO. 19224 Date

PLAN
 SCALE: 1" = 200'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 5072 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 489-7900

Owner
 BV Business Trust
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

Developer
 Basler Venture, LLC
 15950 North Avenue
 P.O. Box 482
 Lisbon, MD 21765
 410-489-7900

2	REMOVE LOT TO MATCH HOME BUILDERS OF PHASE THREE. REMOVE LOT LINES FOR LOTS 84-86 & 92 (NEW LOT NOS. 100-102 PER RECORDED PLAN)	3/27/17
1	REMOVE LOTS 84-86 & 92 AND ADD OPEN DRAIN BETWEEN LOTS 100 & 101	3/14/16
NO.	REVISION	DATE

"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. 20749, Expiration Date: February 22, 2015."



aldrh
 DATE

EXISTING STRUCTURE LOCATION PLAN
WALNUT CREEK
 PHASE THREE
 Lots 09-03, 87-82, 91-114 & 100-102
 Non-Buildable Preservation Parcels 'D' Thru 'R' & 'V',
 Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T'
 And Buildable Bulk Parcel 'U'
 (A Resubdivision of Sublots 203, 204, 205 & 206 Walnut Creek, Phase Two)
 (A Revision to Non-Buildable Preservation Parcels 'U' & 'V' Walnut Creek, Phase Two, File No. 20227 Thru 20243)
 ZONED: RC-DEO & RR-DEO
 TAX MAP No. 29 GRID Nos. 4, 5, 10-12, 17, AND 19 PARCEL No. 49
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 26, 2013
 SHEET 23 OF 25

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-13-026

E:\2004\04001\img\PHASE THREE FINALS\04001-3002 sheet 25 existing features.dwg, 2/26/2013 4:33:01 PM, 36 Myer (temporary)\jcs, 11