

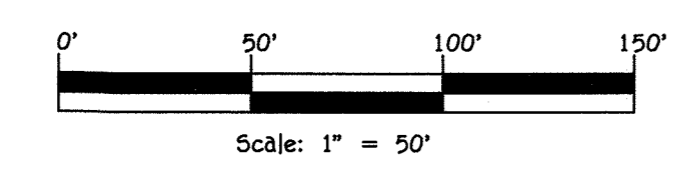
LIBER 4389, FOLIO 156
 TAX MAP 43, GRID 4, PARCEL 5
 NON-BUILDABLE PARCEL "D"
 23.30 AC.
 *SEE PLAT NO. 14422

PLAN
 SCALE: 1" = 50'

APPROVED: DEPARTMENT OF PUBLIC WORKS
McMinn
 Chief, Bureau of Highways
 DATE: 12/15/2011

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chen
 Chief, Division of Land Development
 DATE: 1-7-15

Katzev
 Chief, Development Engineering Division
 DATE: 1-14-15



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

OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8965 Guilford Road
 Suite 205
 Columbia, Maryland 21046
 (410)-720-5071

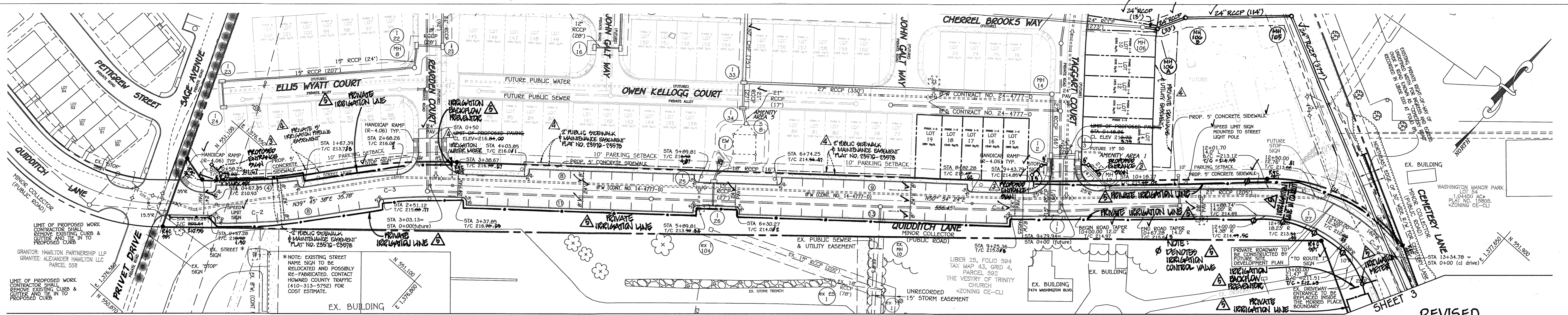
DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 205
 Columbia, Maryland 21046
 (410)-720-5071

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 19881, EXPIRATION DATE: 02/22/2015.
Aldo Michael Vitucci
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 DATE: 12/16/14

AS-BUILT CERTIFICATION
 Note: There is no "AS BUILT" information provided on this sheet.
Charles J. Cronk
 CHARLES J. CRONK, P.E., NO. 19024
 DATE: 3/16/20

DEMOLITION PLAN
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
 NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014
 SHEET 2 OF 24 F-14-028

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

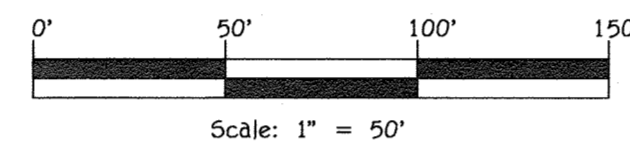


MATCHLINE: SEE SHEET 4

PLAN

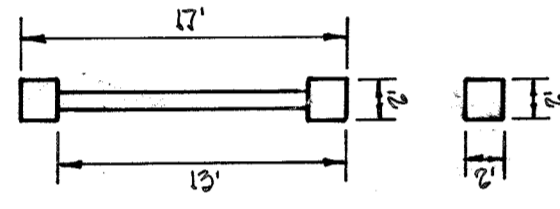
SCALE: 1" = 50'

NOTE: SEE SHEETS 20-21 FOR PAVEMENT MARKING AND SIGNAGE PLAN.



CENTERLINE ROAD CURVE DATA CHART

CURVE	ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD
C-1	QUIDDITCH LANE	0+00.00 TO 0+12.24	200.00	12.24'	3.5071°	N51°30'45.89"E	12.24'
C-2	QUIDDITCH LANE	0+72.81 TO 1+74.51	574.95	101.70'	10.1349°	N44°49'40.50"E	101.57'
C-3	QUIDDITCH LANE	2+10.29 TO 3+27.02	600.00	116.72'	11.1461°	N45°20'00.73"E	116.54'
C-4	QUIDDITCH LANE	8+83.47 TO 9+98.93	2500.00	115.47'	2.6463°	N49°35'00.52"E	115.46'
C-5	QUIDDITCH LANE	12+01.30 TO 13+83.59	150.00	182.29'	69.6305°	N83°04'32.18"E	171.28'



ENTRANCE SIGN DETAIL

SCALE: 1" = 10'

NOTE: SIGN NOT TO EXCEED 8' HIGH

ADD PRIVATE IRRIGATION LINE IN QUIDDITCH LANE 4/30/21



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: 02/22/2017.

Aldo M. Vitucci
ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
DATE: 9/29/15

MATCHLINE SEE

NO.	DESCRIPTION	DATE
1	REVISE STORM DRAIN, SIDEWALK AND UNDERGROUND S.W.M.	6/22/15

APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. J. ... 10-27-15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

HSP 10-22-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

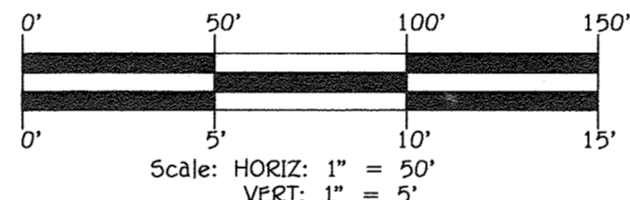
M. ... 10/19/2015
CHIEF, BUREAU OF HIGHWAYS DATE

REVISED MORRIS PLACE
LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
ZONING: CE-CU 4 PARCEL NO. 599
TAX MAP No. 43 GRID No. 4
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND

OWNERS	DEVELOPER
CDGC 3 B2H LP c/o CDGC Asset Management LLC 8905 E. Harford Drive Suite 200 Scottsdale, AZ 85255 480-696-3733	Beazer Homes Corp. 2969 Guilford Road Suite 209 Columbia, Maryland 21046 (410)-722-9071

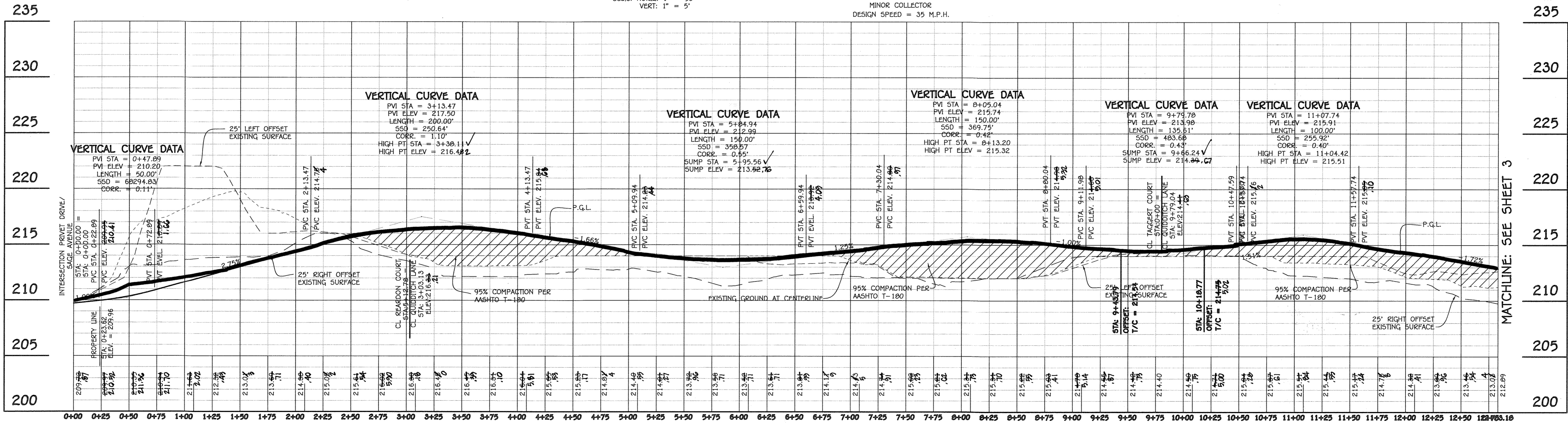
SCALE: 1:50 DATE: 08/06/15 DWG. NO. 3 OF 24
DES. D.R.N. CHK.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-3295



QUIDDITCH LANE

MINOR COLLECTOR
DESIGN SPEED = 35 M.P.H.



PROFILE

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

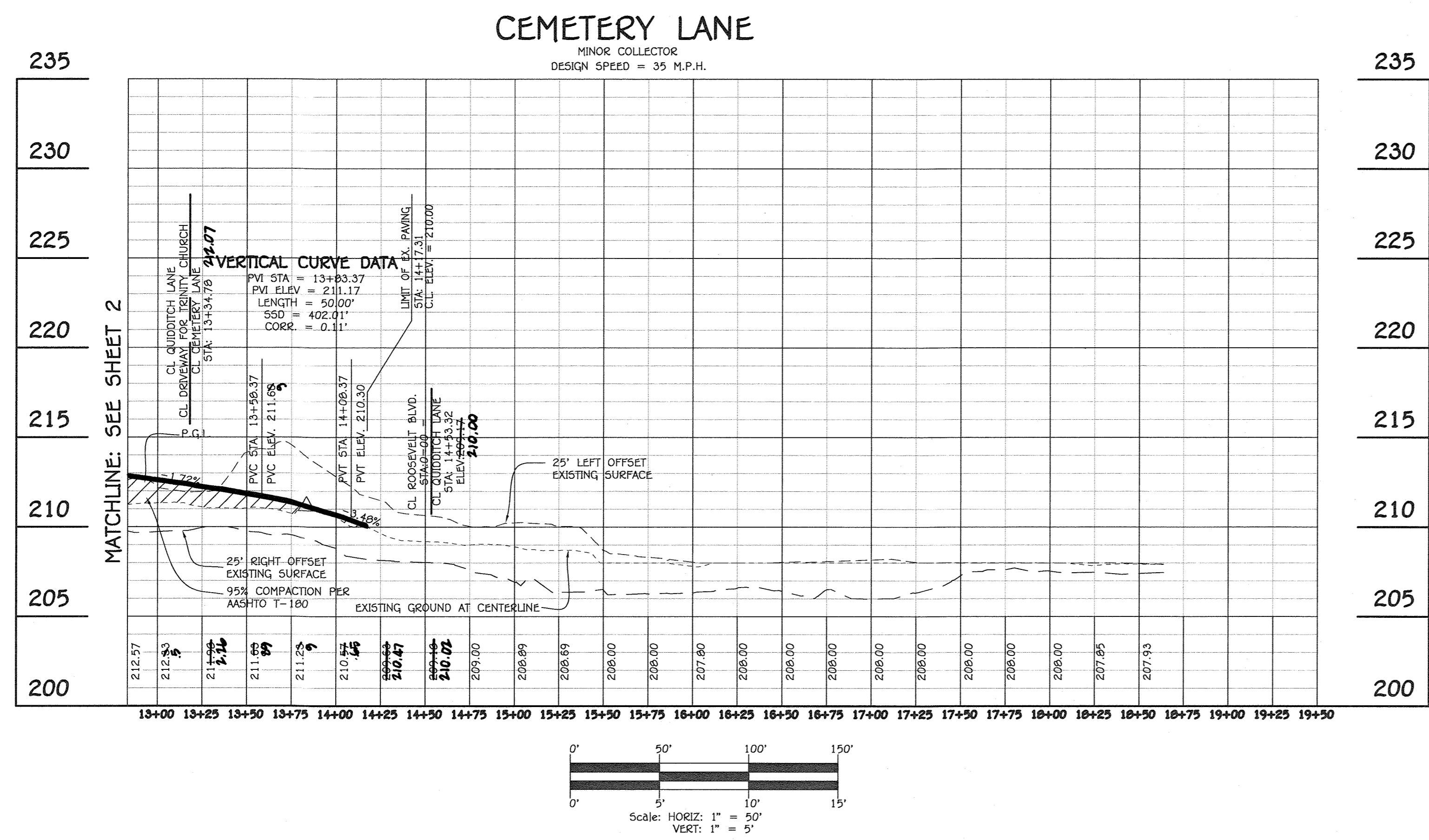
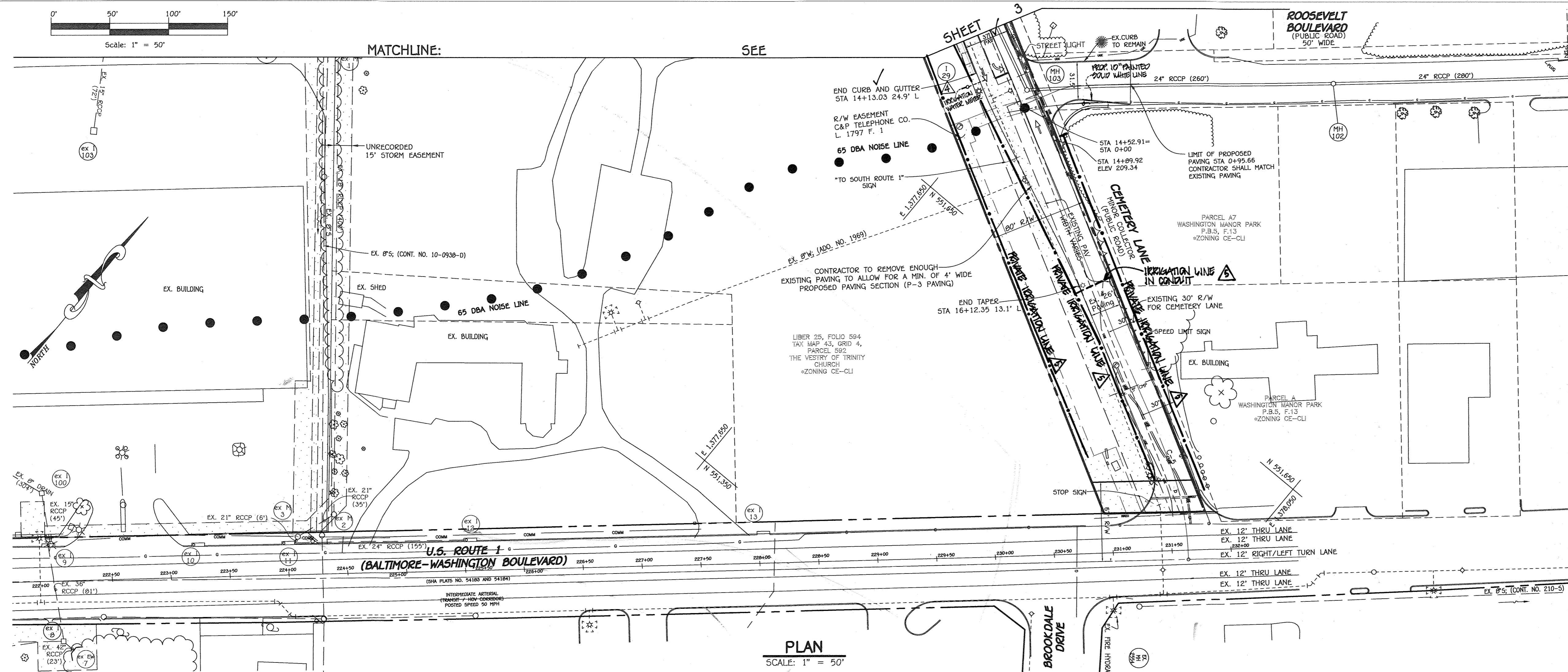
AS-BUILT CERTIFICATION

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.

Charles J. ... 3/16/20
CHARLES J. ... NO. 19224 DATE



MATCHLINE: SEE SHEET 3



NO.	DESCRIPTION	DATE
1	ADD PRIVATE IRRIGATION LINE IN QUADRANT LANE	4/30/21
2	REVISE CEMETERY LANE	6/24/16
3	REVISE STORM DRAIN, SIDEWALK AND UNDERGROUND 5.W.M.	6/22/15

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Rick Walsh 10-27-15
CHIEF, DIVISION OF LAND DEVELOPMENT, DC DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chad Clark 10-22-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION HEP DATE

APPROVED: CHIEF, BUREAU OF HIGHWAYS
McKinnis 10/19/2015
DATE

REVISED
MORRIS PLACE
LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS A' THRU 'C'
PHASE I-IV
ZONED: CE-CU & CE-CU
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CEMETERY LANE
PLAN AND PROFILE

OWNERS	DEVELOPER
CDCG 3 B2H LP c/o CDCG Asset Management LLC 8965 Guilford Road Suite 209 Scottsdale, AZ 85255 480-698-3733	Beazer Homes Corp. 8965 Guilford Road Suite 209 Columbia, Maryland 21046 (410)-720-5071

SCALE: 1:50 DATE: 08/06/15 DWG. NO. 4 OF 24
DES. DRN. CHK.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
BLUETT CITY, MARYLAND 21042
(410) 461-2995

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: 02/22/2017.

Aldo Michael Vitucci 9/29/15
ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER 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.

Charles J. Broad, Jr. 3/16/20
CHARLES J. BROAD, JR., NO. 13204 DATE

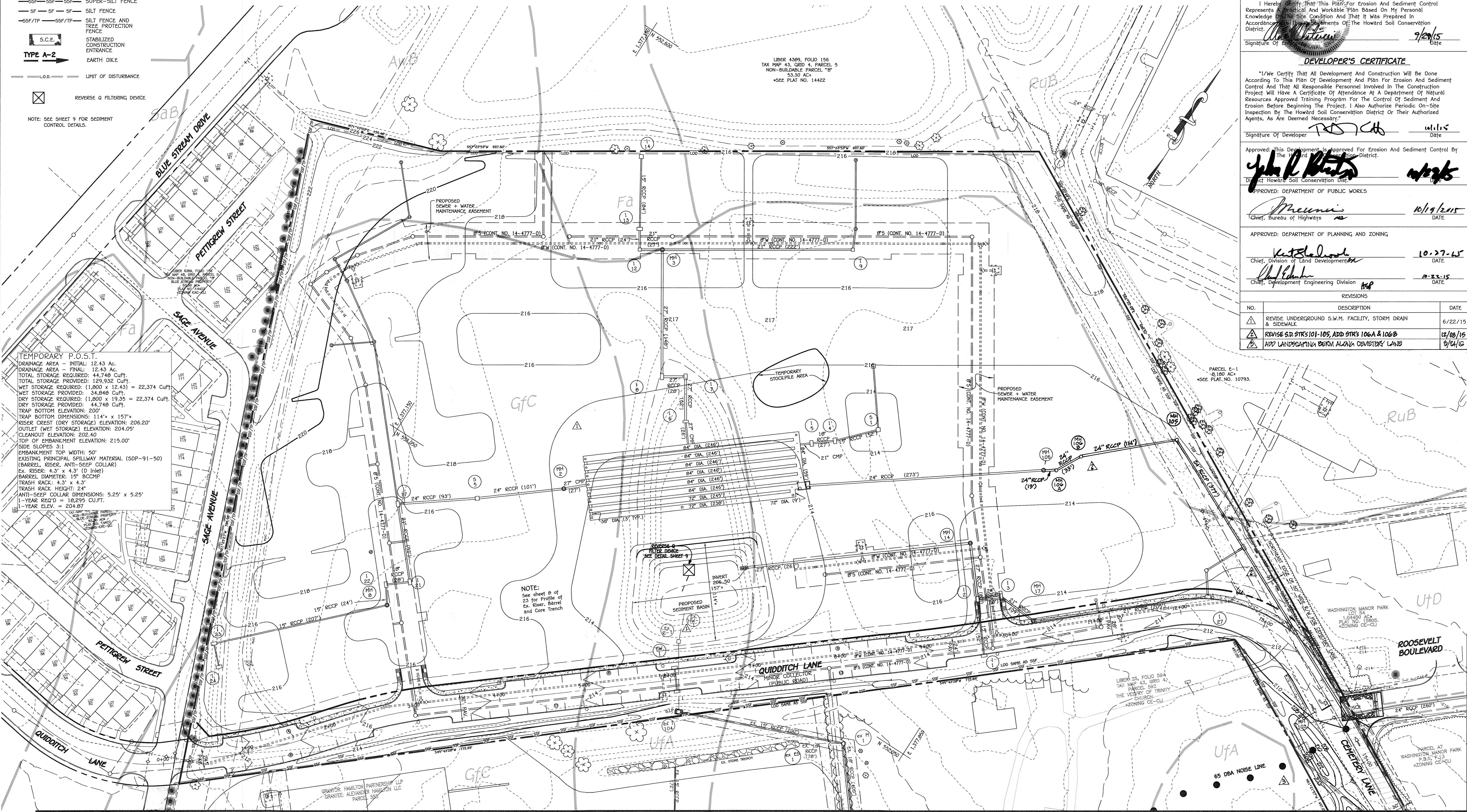
I:\2007\070531.dwg - 14-028 - Phase 1-3\plan redline underground.svm\view mylar sheet 3.dwg 9/4/2015 10:31:46 AM, 11

SEDIMENT CONTROL LEGEND

- SSF—SSF—SSF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- SSF/TP—SSF/TP— SILT FENCE AND TREE PROTECTION FENCE
- S.C.P. STABILIZED CONSTRUCTION ENTRANCE
- TYPE A-2 EARTH DIKE
- L.O.D. --- LIMIT OF DISTURBANCE
- REVERSE Q FILTERING DEVICE

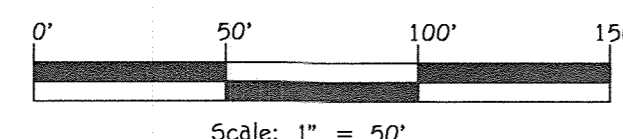
NOTE: SEE SHEET 9 FOR SEDIMENT CONTROL DETAILS.

TEMPORARY P.O.S.T.
 DRAINAGE AREA - INITIAL: 12.43 AC.
 DRAINAGE AREA - FINAL: 12.43 AC.
 TOTAL STORAGE REQUIRED: 44,749 CU.FT.
 TOTAL STORAGE PROVIDED: 129,932 CU.FT.
 WET STORAGE REQUIRED: (1,800 x 12.43) = 22,374 CU.FT.
 WET STORAGE PROVIDED: 24,848 CU.FT.
 DRY STORAGE REQUIRED: (1,800 x 19.35) = 22,374 CU.FT.
 DRY STORAGE PROVIDED: 44,748 CU.FT.
 TRAP BOTTOM ELEVATION: 200'
 TRAP BOTTOM DIMENSIONS: 114" x 157"
 RISER CREST (DRY STORAGE) ELEVATION: 206.20'
 OUTLET (WET STORAGE) ELEVATION: 204.05'
 CLEANOUT ELEVATION: 202.40'
 TOP OF EMBANKMENT ELEVATION: 215.00'
 SIDE SLOPES 3:1
 EMBANKMENT TOP WIDTH: 50'
 EXISTING PRINCIPAL SPILLWAY MATERIAL (SOP-91-50)
 (BARREL RISER ANTI-SLEEP COLLAR)
 EX. RISER: 4.3' x 4.3' (D Inlet)
 BARREL DIAMETER: 15" BCMP
 TRASH RACK: 4.3' x 4.3'
 TRASH RACK HEIGHT: 24"
 ANTI-SLEEP COLLAR DIMENSIONS: 5.25' x 5.25'
 1-YEAR REQ'D = 18,295 CU.FT.
 1-YEAR ELEV. = 204.87'



MATCH LINE SEE SHEET 7

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



OWNER
 CDCQ 3 BZH LP
 c/o CDCQ Asset Management LLC
 8985 E. Hartford Drive
 Suite 209
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Seazer Homes Corp.
 8965 Quidditch Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

PLAN
 SCALE: 1" = 50'
 AS-BUILT CERTIFICATION
 Note: There is no "AS BUILT" information provided on this sheet.

 CHARLES J. GRODZKI, P.E., NO. 18204
 Date: 3/20/20

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: 02/22/2017.

 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 Date: 9/29/15



ENGINEER'S CERTIFICATE
 I Herby Certify That This Plan For Erosion And Sediment Control Represents A Rational And Workable Plan Based On My Personal Knowledge Of The Site Condition And That It Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District.

 Signature of Engineer: [Signature]
 Date: 9/29/15

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

 Signature of Developer: [Signature]
 Date: 10/15/15

Approved: This Development Is Approved For Erosion And Sediment Control By The Howard Soil Conservation District.

 District Director: [Signature]
 Date: 10/29/15

APPROVED: DEPARTMENT OF PUBLIC WORKS

 Chief, Bureau of Highways: [Signature]
 Date: 10/19/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Division of Land Development: [Signature]
 Date: 10-27-15

 Chief, Development Engineering Division: [Signature]
 Date: 10-22-15

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY, STORM DRAIN & SIDEWALK	6/22/15
2	REVISE S.D. STR'S 101-105, ADD STR'S 106A & 106B	12/08/15
3	ADD LANDSCAPING BERM ALONG COMBINED LANE	8/24/16

REVISED
 EROSION AND SEDIMENT CONTROL PLAN
 MASS GRADING - PHASE II
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP NO. 43 GRID NO. 4 PARCEL NO. 999
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 6 OF 24

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

ENGINEER'S CERTIFICATE

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

Signature of Engineer: *[Signature]* Date: 9/29/15

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

Signature of Developer: *[Signature]* Date: 10/1/15

Approved: This Development Is Approved For Erosion And Sediment Control By The Howard Soil Conservation District

Signature: *[Signature]* Date: 10/27/15

District: Howard Soil Conservation Dist.

APPROVED: DEPARTMENT OF PUBLIC WORKS

Signature: *[Signature]* Date: 10/19/2015

Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 10-27-15

Chief, Division of Land Development

Signature: *[Signature]* Date: 10-22-15

Chief, Development Engineering Division

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY & STORM DRAIN	6/22/15
2	REMOVE MANHOLE AND REPLACE WITH JUNCTION BOX	7/1/16
3	ADD LANDSCAPING BERM ALONG CEMETERY LAINE	9/24/16

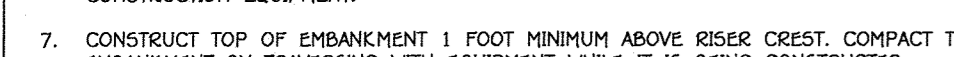
CONSTRUCTION SPECIFICATIONS

- CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
- CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
- PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATIONS AT THE WET STORAGE ELEVATION OR PROVIDE A HORIZONTAL OR VERTICAL DRAW-DOWN DEVICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL.
- SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATER-TIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRAP RACK. ANCHOR THE RISER WITH EITHER A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES.
- USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
- HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HAND COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
- CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE RISER CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING COMPACTED.
- MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
- WRAP THE RISER WITH 1/4 INCH GALVANIZED HARDWARE CLOTH THEN WRAP WITH NONWOVEN GEOTEXTILE. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE. EXTEND HARDWARE CLOTH AND GEOTEXTILE AT LEAST 6 INCHES ABOVE THE HIGHEST PERFORATIONS AND AT LEAST 6 INCHES BELOW THE LOWEST PERFORATIONS. OVERLAP, FOLD AND FASTEN WHERE ENDS OF GEOTEXTILE COME TOGETHER TO PREVENT BYPASS. REPLACE GEOTEXTILE AS NECESSARY TO PREVENT CLOGGING.
- USE STRAPS OR CONNECTING BANDS AT THE TOP AND BOTTOM OF THE GEOTEXTILE TO HOLD THE GEOTEXTILE AND HARDWARE CLOTH IN PLACE.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
- CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO THE APPROVED PLAN AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
- REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (80% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BUSHES, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. MAINTAIN WATER-TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS.
- WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
- UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

SOILS LEGEND

SOIL	NAME	CLASS	Kw
AwB	Alloway silt loam, 2 to 5 percent slopes	B	0.43
Fa	Fallington sandy loam, 0 to 2 percent slopes	B	0.02
GFC	Gladstone-Urban land complex, 0 to 15 percent slopes	A	N/A
RuB	Russett and Belleville soils, 2 to 5 percent slopes	C	0.37
SAB	Sassafras loam, 2 to 5 percent slopes	B	N/A
UFA	Urban land-Fallington complex, 0 to 2 percent slopes	B	N/A
UFD	Urban land-Udortheims complex, 0 to 15 percent slopes	A	N/A

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK E - 10272 BALTIMORE NATIONAL Pkce
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

OWNER: CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8965 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER: Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

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

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: 02/22/2017.

Signature: *[Signature]* Date: 3/16/20

Signature: *[Signature]* Date: 9/29/15

ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER

STATE OF MARYLAND PROFESSIONAL ENGINEERING BOARD

REVISED EROSION AND SEDIMENT CONTROL PLAN
 MASS GRADING - PHASE II
 MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 8, 2015
 SHEET 7 OF 24

REVISIONS

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.

2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.

3. PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATIONS AT THE WET STORAGE ELEVATION OR PROVIDE A HORIZONTAL OR VERTICAL DRAW-DOWN DEVICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL.

4. SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATER-TIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRAP RACK. ANCHOR THE RISER WITH EITHER A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES.

5. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.

6. HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HAND COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.

7. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE RISER CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING COMPACTED.

8. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.

9. WRAP THE RISER WITH 1/4 INCH GALVANIZED HARDWARE CLOTH THEN WRAP WITH NONWOVEN GEOTEXTILE. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE. EXTEND HARDWARE CLOTH AND GEOTEXTILE AT LEAST 6 INCHES ABOVE THE HIGHEST PERFORATIONS AND AT LEAST 6 INCHES BELOW THE LOWEST PERFORATIONS. OVERLAP, FOLD AND FASTEN WHERE ENDS OF GEOTEXTILE COME TOGETHER TO PREVENT BYPASS. REPLACE GEOTEXTILE AS NECESSARY TO PREVENT CLOGGING.

10. USE STRAPS OR CONNECTING BANDS AT THE TOP AND BOTTOM OF THE GEOTEXTILE TO HOLD THE GEOTEXTILE AND HARDWARE CLOTH IN PLACE.

11. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.

12. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.

13. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO THE APPROVED PLAN AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.

14. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (80% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BUSHES, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. MAINTAIN WATER-TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS.

15. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.

16. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.

2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.

3. PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATIONS AT THE WET STORAGE ELEVATION OR PROVIDE A HORIZONTAL OR VERTICAL DRAW-DOWN DEVICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL.

4. SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATER-TIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRAP RACK. ANCHOR THE RISER WITH EITHER A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES.

5. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.

6. HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HAND COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.

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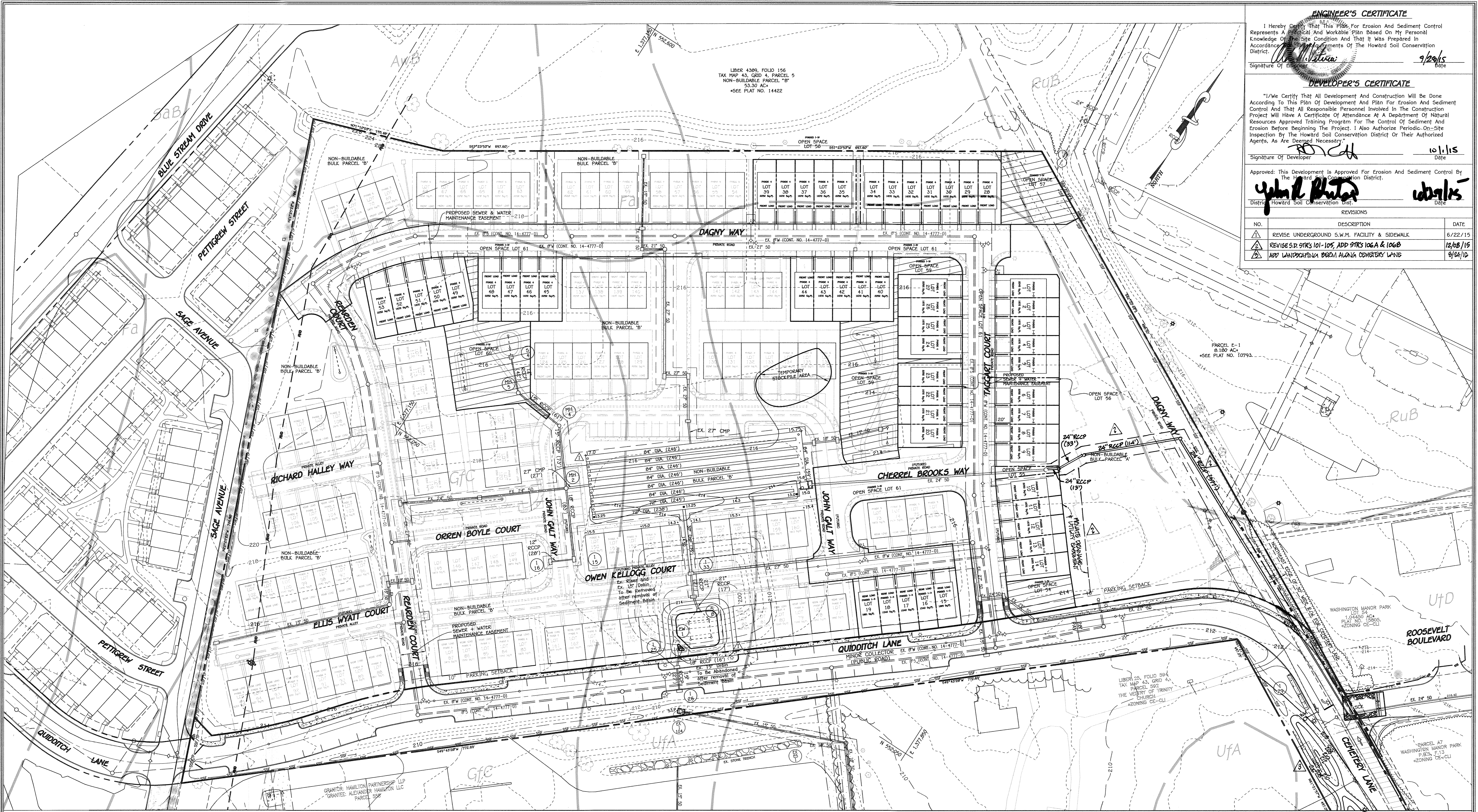
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5. USE FILL MATERIAL FREE OF



LIBER 4399, FOLIO 156
 TAX MAP 43, GRID 4, PARCEL 5
 NON-BUILDABLE PARCEL 'B'
 53.30 AC*
 *SEE PLAT NO. 14422

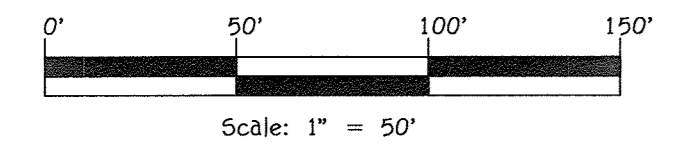
ENGINEER'S CERTIFICATE
 I hereby certify that this plan for erosion and sediment control represents a physical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Alto Michael Vitucci* Date: 9/29/15

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 and that all responsible personnel involved in the construction project will have a certificate of attendance at a department of natural resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."
 Signature of Developer: *John R. Bluta* Date: 10/1/15

Approved: This Development is Approved For Erosion And Sediment Control By The Howard Soil Conservation District.
 Signature: *John R. Bluta* Date: 10/1/15

District: Howard Soil Conservation Dist.

NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY & SIDEWALK	6/22/15
2	REVISE S.D. STRS 101-105, ADD STRS 106A & 106B	12/08/15
3	ADD LANDSCAPING BERM ALONG CEMETERY LANE	9/24/16



PLAN
 SCALE: 1" = 50'

APPROVED: DEPARTMENT OF PUBLIC WORKS
Meunier 10/19/2015
 Chief, Bureau of Highways DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Ved Stelwood 10-27-15
 Chief, Division of Land Development DATE

Chick 10-22-15
 Chief, Development Engineering Division DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-2255

AS-BUILT CERTIFICATION
 Note: There is no "AS BUILT" information provided on this sheet.
Charles J. Cronin, Jr. 3/16/20
 CHARLES J. CRONIN, JR., No. 132024 Date

OWNER
 CDCG 3 B2H LP
 c/o CDCG Asset Management LLC
 8585 E. Hartford Drive Suite 200
 Columbia, Maryland 21046
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

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: 02/22/2017.
Alto Michael Vitucci 9/29/15
 ALTO MICHAEL VITUCCI, PROFESSIONAL ENGINEER DATE



REVISED EROSION AND SEDIMENT CONTROL PLAN
 MASS GRADING - PHASE III
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP NO. 43, GRID NO. 4, PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 8 OF 24

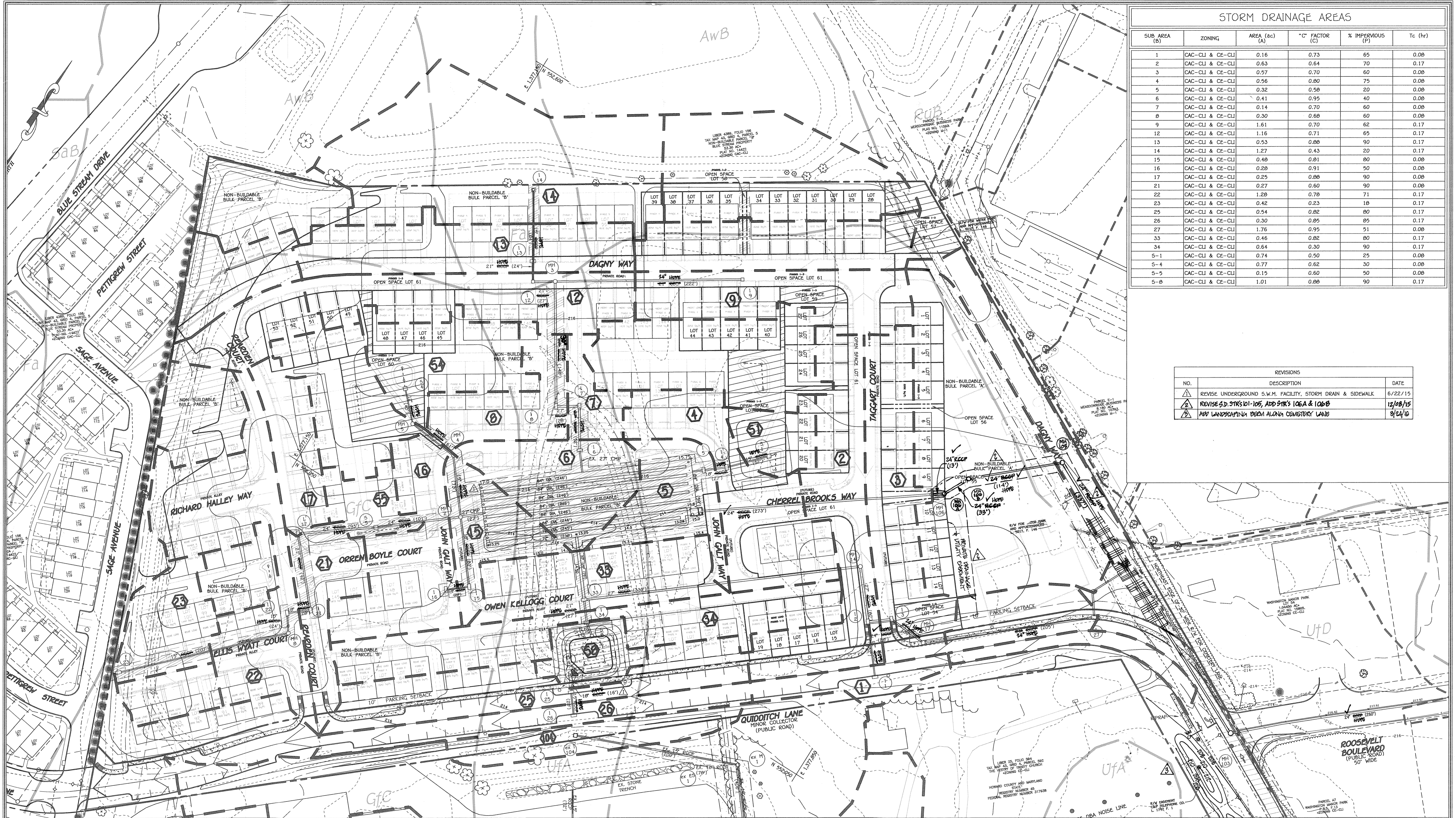
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-14-02B

13/2007/107033/04wg/F-14-02B - Phases 1-3V plan redline underground swm new mylar sheet 8.dwg, 9/4/2015 11:29:35 AM, 11

STORM DRAINAGE AREAS

SUB AREA (B)	ZONING	AREA (ac)	"C" FACTOR (C)	% IMPERVIOUS (F)	Tc (hr)
1	CAC-CLU & CE-CLU	0.16	0.73	65	0.08
2	CAC-CLU & CE-CLU	0.63	0.64	70	0.17
3	CAC-CLU & CE-CLU	0.57	0.70	60	0.08
4	CAC-CLU & CE-CLU	0.56	0.80	75	0.08
5	CAC-CLU & CE-CLU	0.32	0.58	20	0.08
6	CAC-CLU & CE-CLU	0.41	0.95	40	0.08
7	CAC-CLU & CE-CLU	0.14	0.70	60	0.08
8	CAC-CLU & CE-CLU	0.30	0.68	60	0.08
9	CAC-CLU & CE-CLU	1.61	0.70	62	0.17
12	CAC-CLU & CE-CLU	1.16	0.71	65	0.17
13	CAC-CLU & CE-CLU	0.53	0.88	90	0.17
14	CAC-CLU & CE-CLU	1.27	0.43	20	0.17
15	CAC-CLU & CE-CLU	0.48	0.81	80	0.08
16	CAC-CLU & CE-CLU	0.28	0.91	50	0.08
17	CAC-CLU & CE-CLU	0.25	0.88	90	0.08
21	CAC-CLU & CE-CLU	0.27	0.60	90	0.08
22	CAC-CLU & CE-CLU	1.28	0.78	71	0.17
23	CAC-CLU & CE-CLU	0.42	0.23	18	0.17
25	CAC-CLU & CE-CLU	0.54	0.82	80	0.17
26	CAC-CLU & CE-CLU	0.30	0.85	85	0.17
27	CAC-CLU & CE-CLU	1.76	0.95	51	0.08
33	CAC-CLU & CE-CLU	0.46	0.82	80	0.17
34	CAC-CLU & CE-CLU	0.64	0.30	90	0.17
5-1	CAC-CLU & CE-CLU	0.74	0.50	25	0.08
5-4	CAC-CLU & CE-CLU	0.77	0.62	30	0.08
5-5	CAC-CLU & CE-CLU	0.15	0.60	50	0.08
5-8	CAC-CLU & CE-CLU	1.01	0.88	90	0.17

REVISIONS		
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3	ADD LANDSCAPING DEEM ALONG CEMETERY LAND	9/24/16

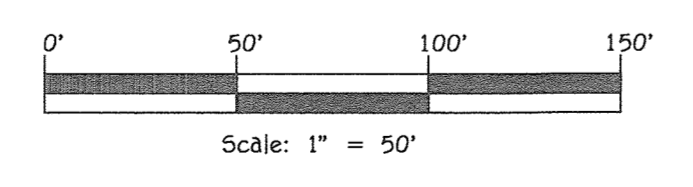


APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 10/15/2015
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 10-27-15
 DATE

Chief, Development Engineering Division
 10-22-15
 DATE

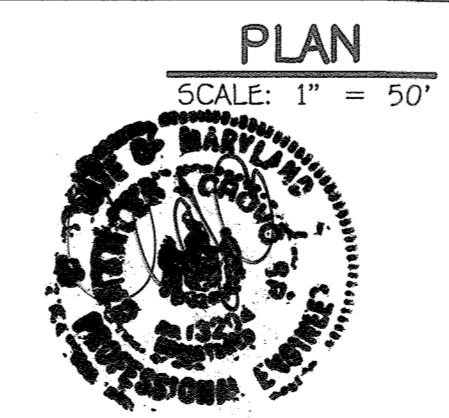
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899



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 meet the approved plans and specifications.
 CHARLES J. CROWD, P.E., NO. 193204
 Date: 3/16/20

OWNER
 CDCG 3 B2H LP
 c/o CDCG Asset Management LLC
 8505 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Quidditch Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

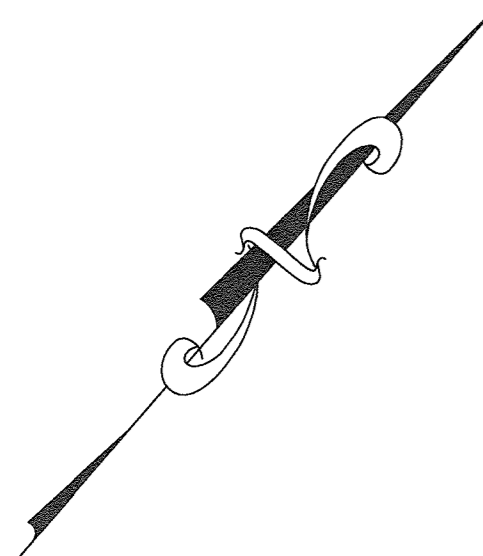


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20746, EXPIRATION DATE: 02/22/2017.
 Aldo Michael Vitucci, Professional Engineer
 Date: 9/20/15



REVISED STORM DRAIN DRAINAGE AREA MAP
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CLU & CE-CLU
 TAX MAP No. 43 GRID No. 4 PARCEL No. 999
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 8, 2015
 SHEET 11 OF 24

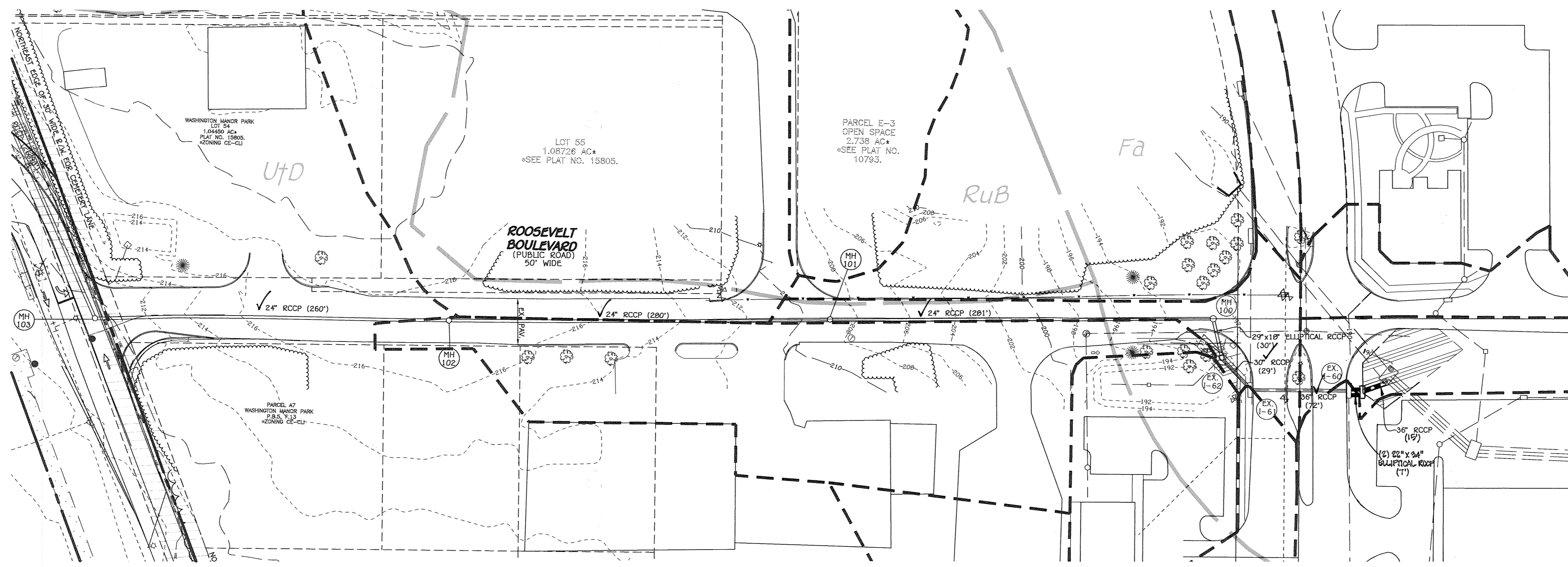
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APPROVED: DEPARTMENT OF PUBLIC WORKS
Michael Vitucci Chief, Bureau of Highways 10/19/2015 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael Vitucci Chief, Division of Land Development 10-27-15 DATE
Ch. E. H. H. Chief, Development Engineering Division 10-22-15 DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY, STORM DRAIN & SIDEWALK	6/22/15
2	REMOVE MANHOLE AND REPLACE WITH JUNCTION BOX	9/1/16



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. Crovo, Jr. 3/16/20
 CHARLES J. CROVO, 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: 02/22/2017.
Aldo Michael Vitucci 9/29/15
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER DATE

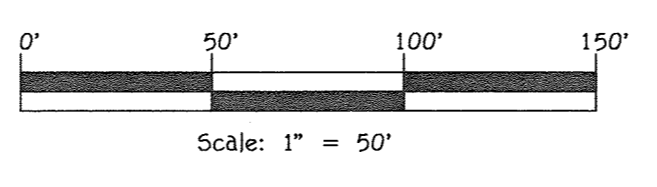


REVISED
 STORM DRAIN
 DRAINAGE AREA MAP
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
 NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CU1 & CE-CU1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 8, 2015
 SHEET 12 OF 24

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

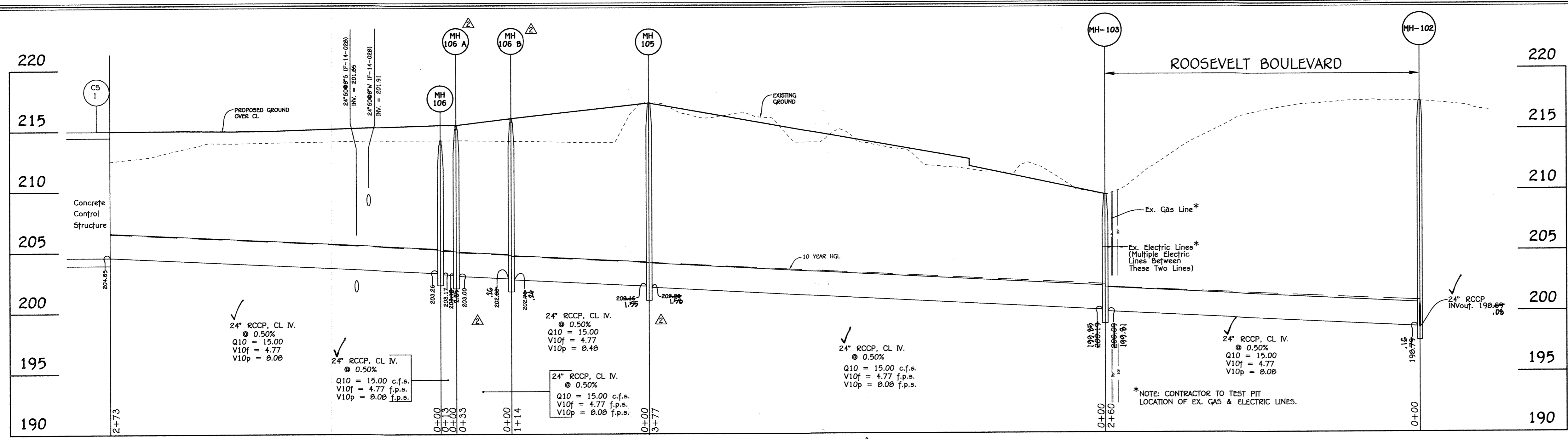
OWNER
 CDGQ 3 BZH LP
 c/o CDGQ Asset Management LLC
 8585 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Better Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071



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 "AS-BUILT"

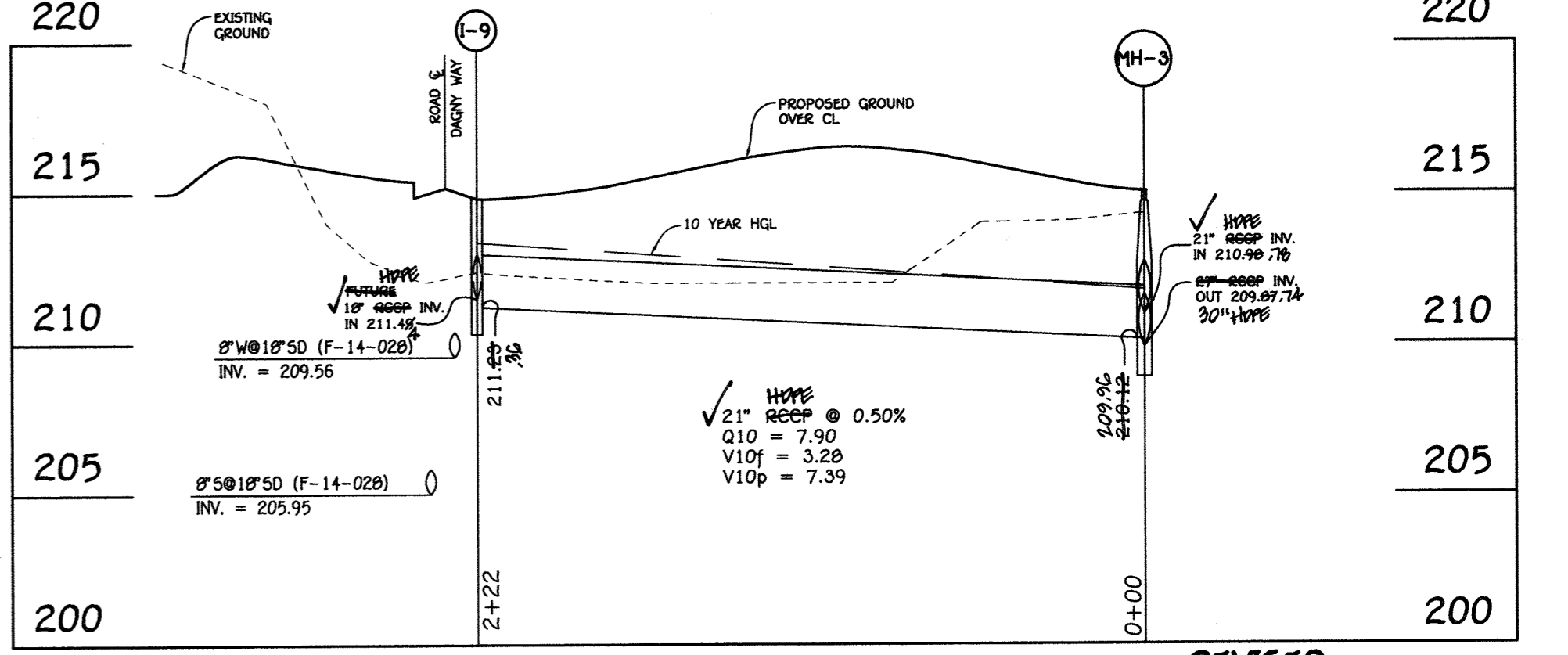
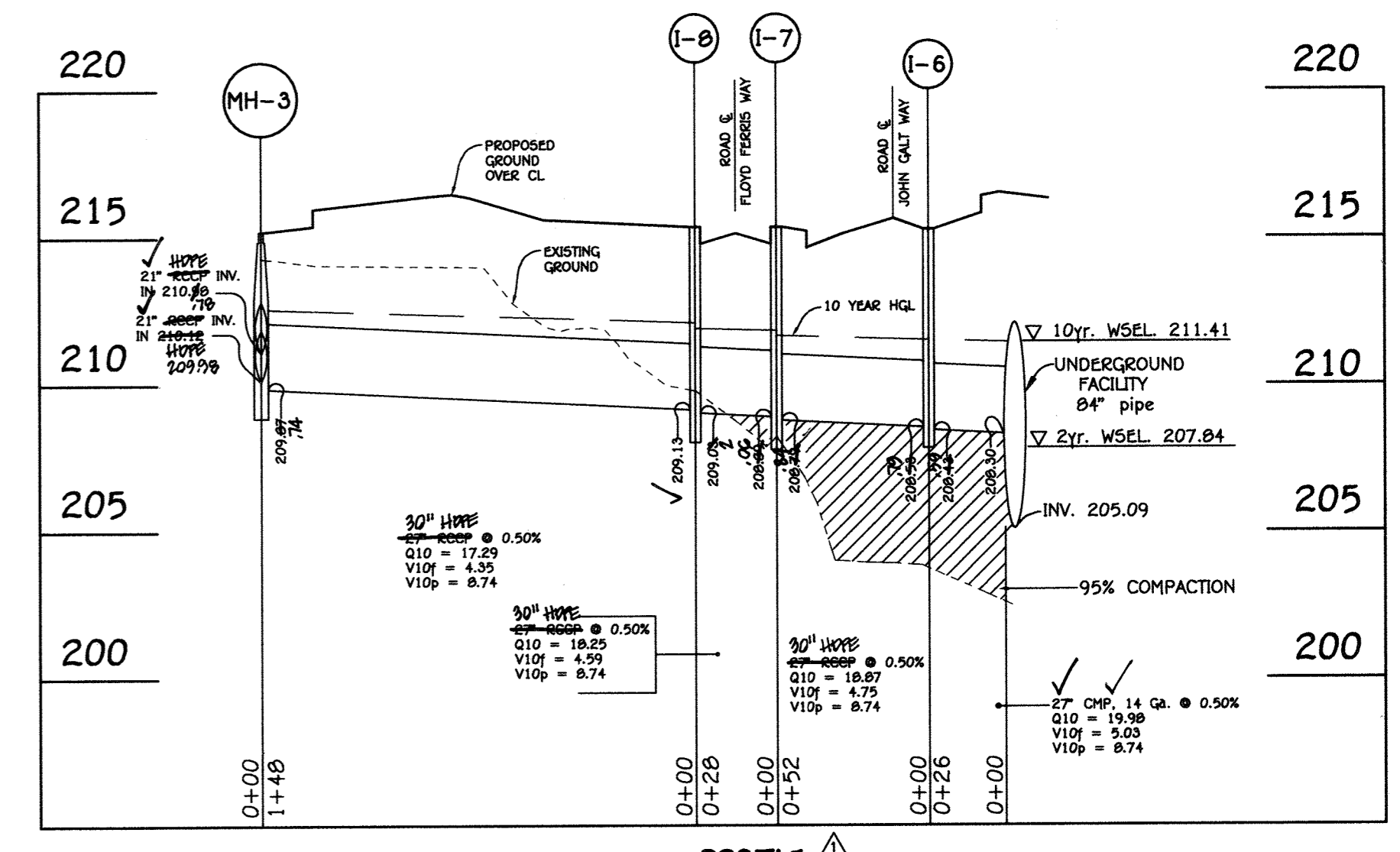
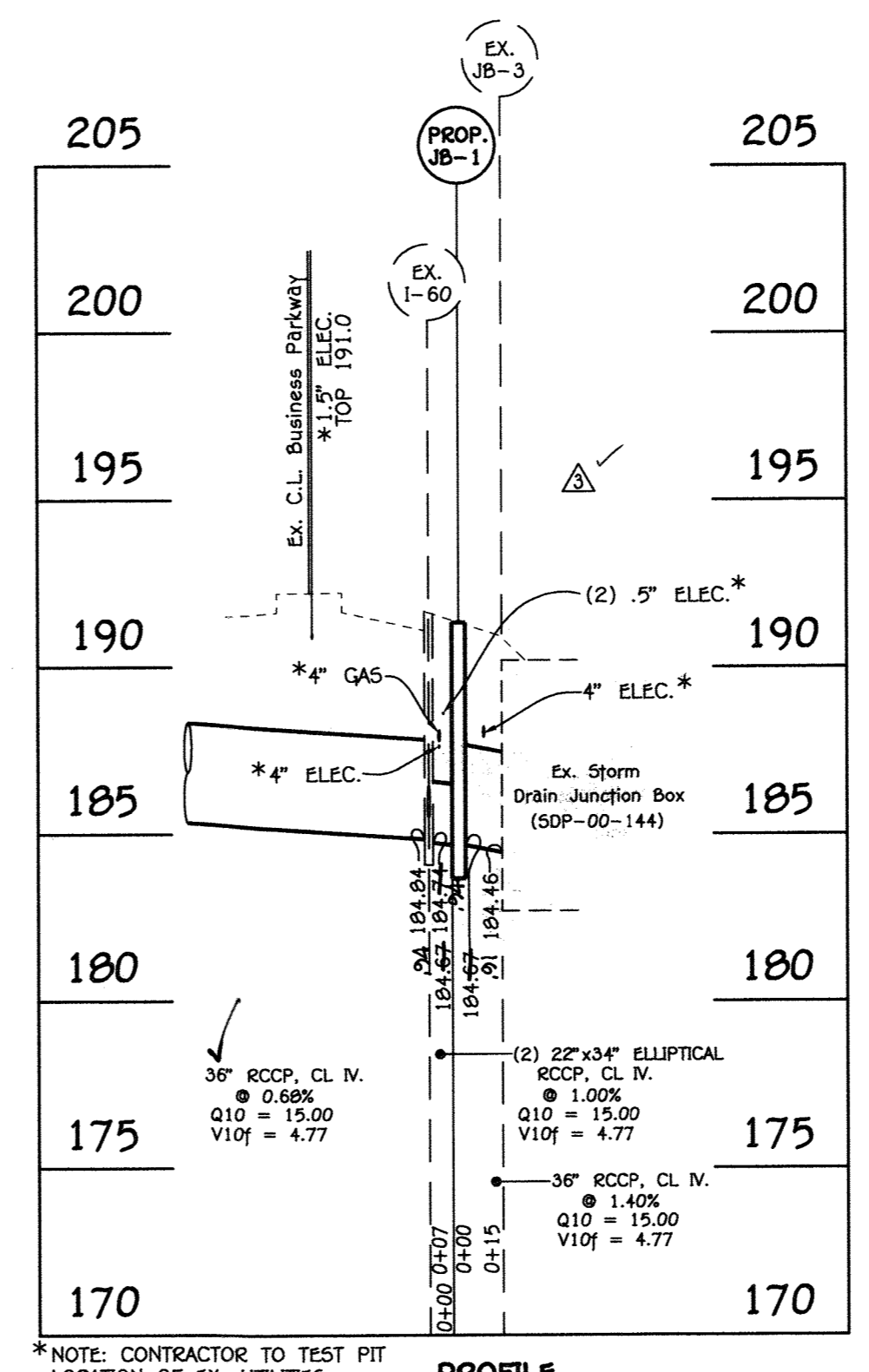
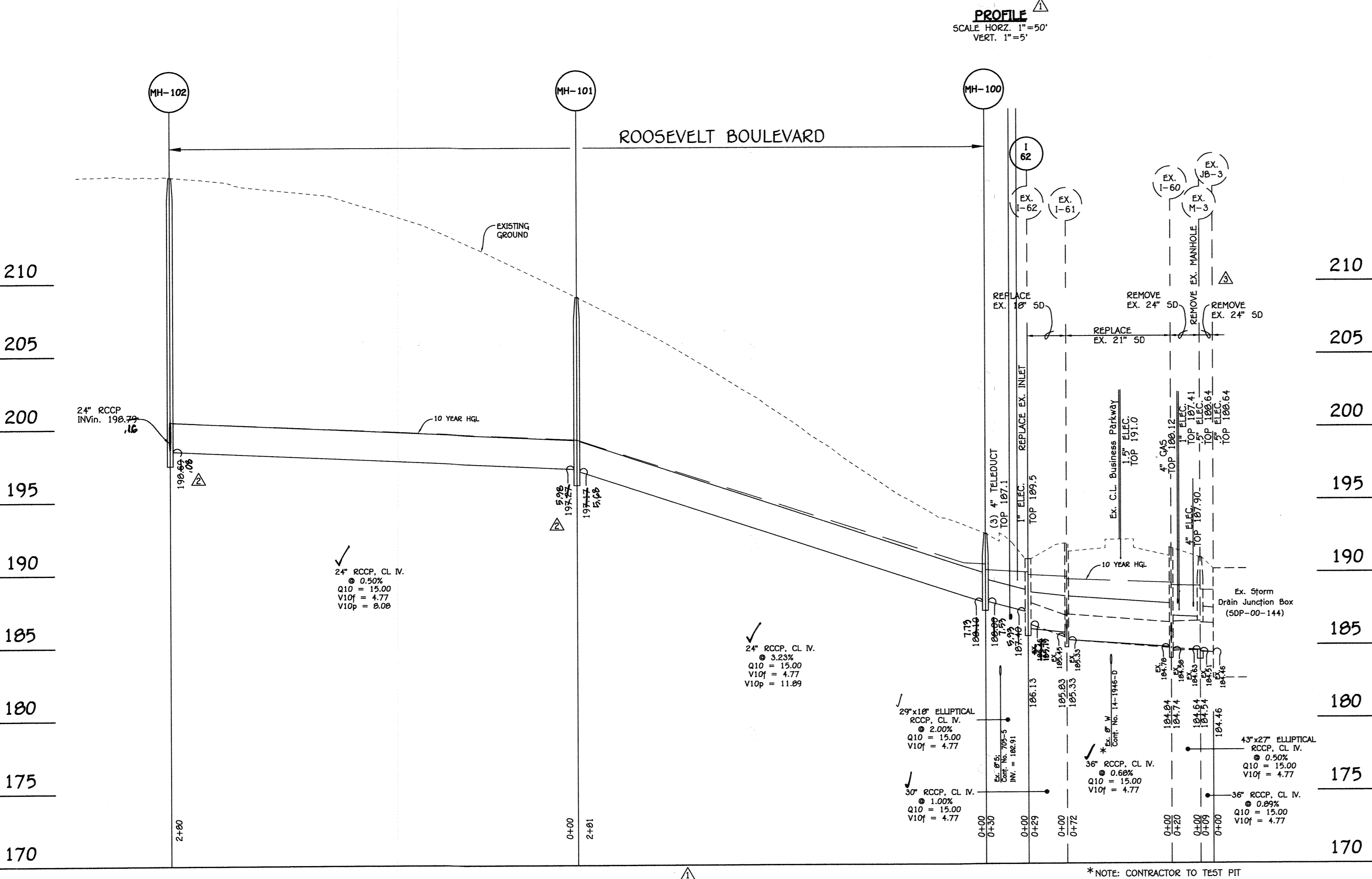
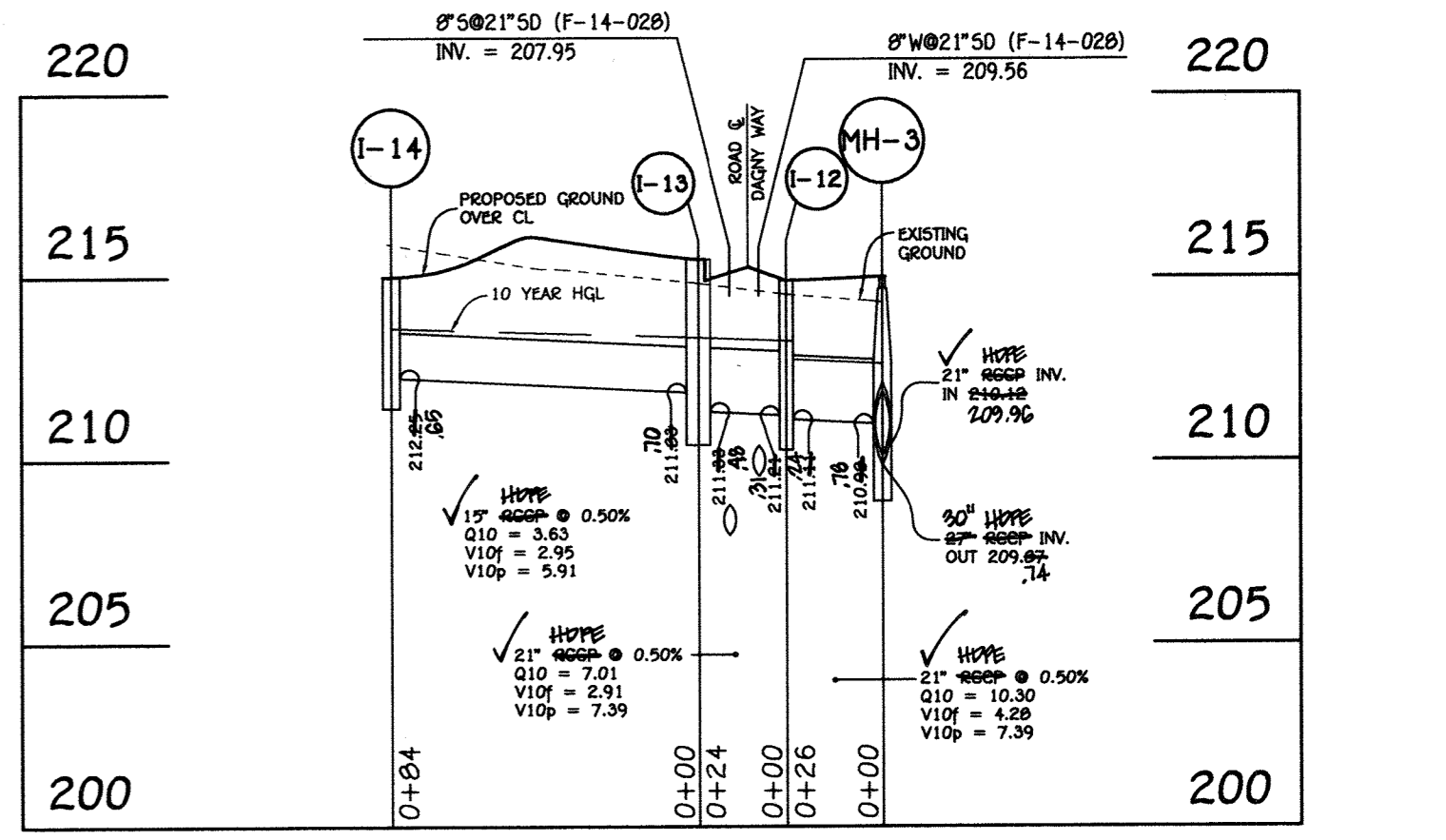


APPROVED: DEPARTMENT OF PUBLIC WORKS
M. M. M... 2/22/2011
 Chief, Bureau of Highways DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Keith B. D... 2-29-16
 Chief, Division of Land Development DATE

Paul E. C... 2-26-16
 Chief, Development Engineering Division DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. & STORM DRAIN PROFILES	6/22/15
2	REVISE S.D. STRUCTURES MH-101 THRU MH-105 AND ADD MH-106A & MH-106B	12/8/15
3	REMOVE MANHOLE AND REPLACE WITH JUNCTION BOX	2/1/16



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... 3/16/20
 CHASE J. O'CONNOR, No. 196204 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. 20746, EXPIRATION DATE 02/22/2017.

Aldo Michael Vitucci 2/4/16
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER DATE

REVISIONS

REVISED STORM DRAIN PROFILES MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV

ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 13 OF 24

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

OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8905 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3735

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

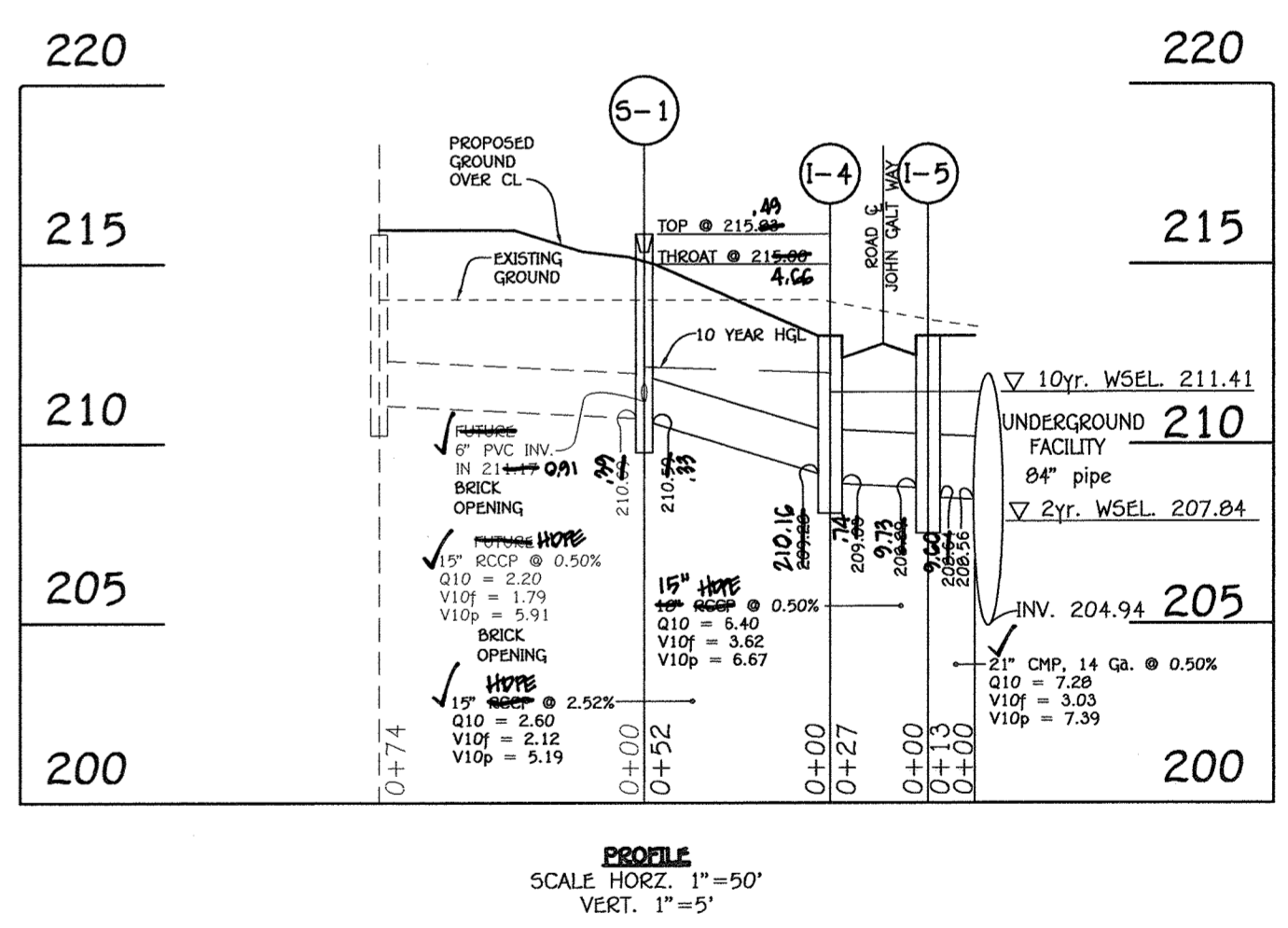
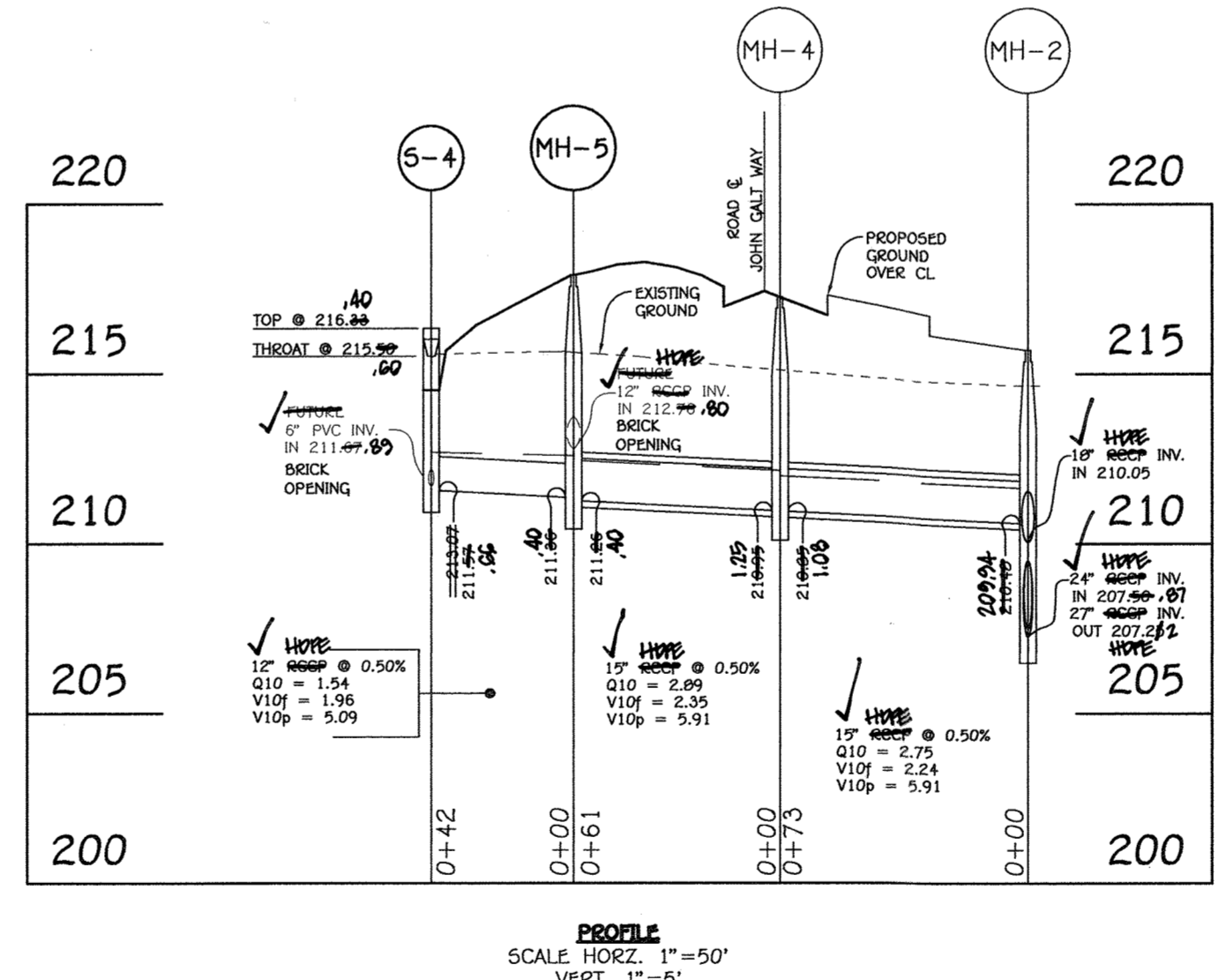
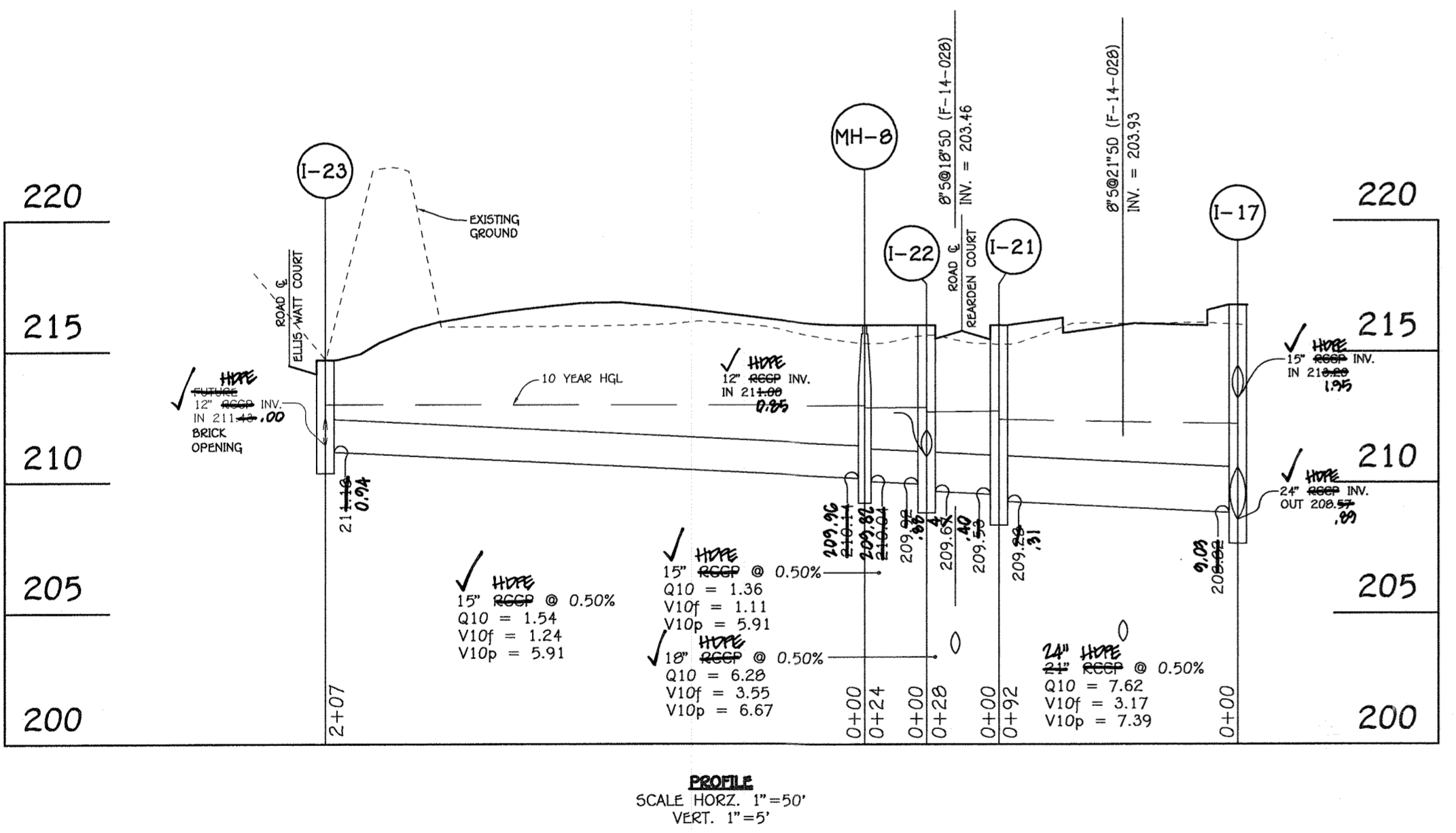
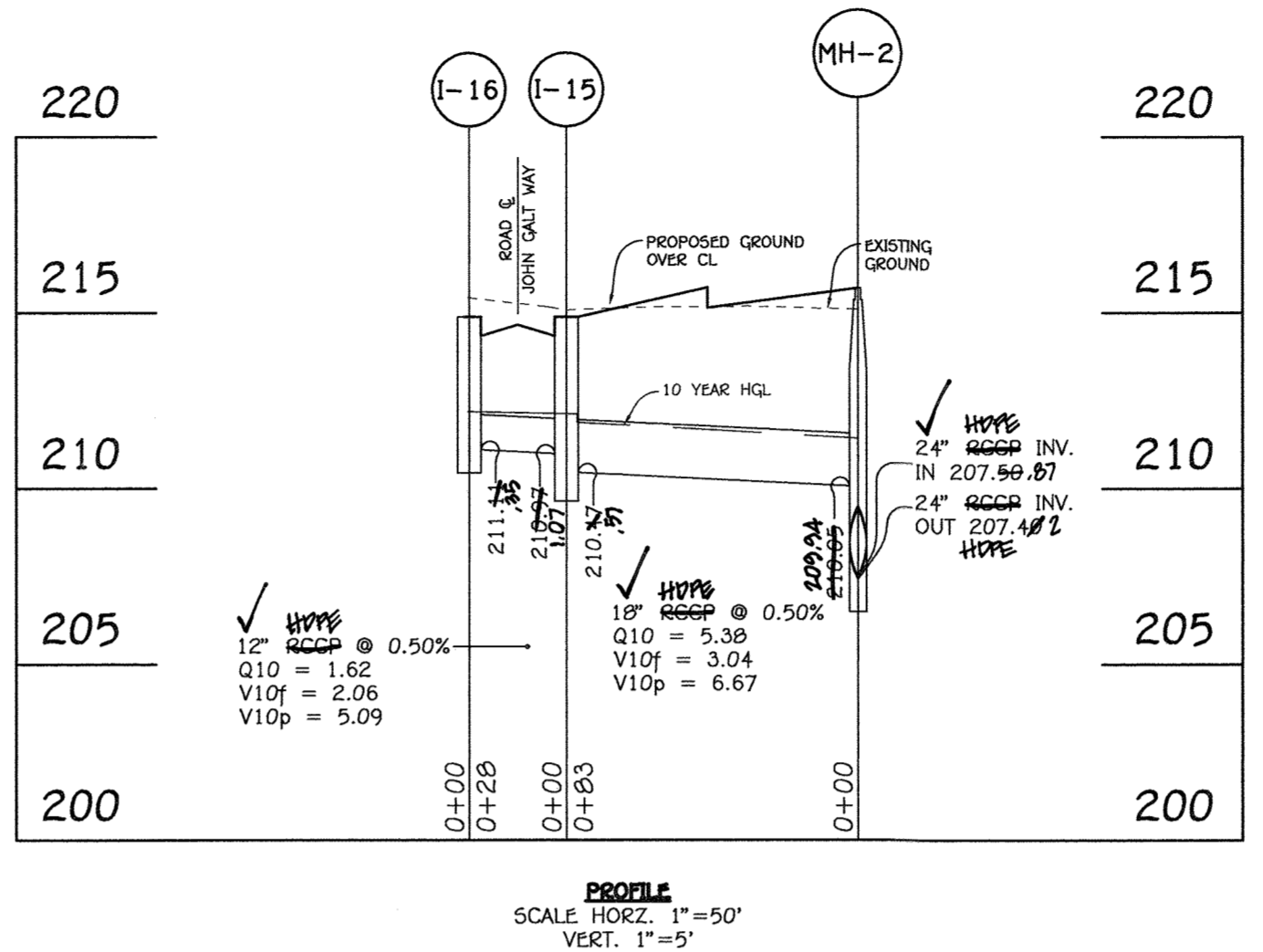
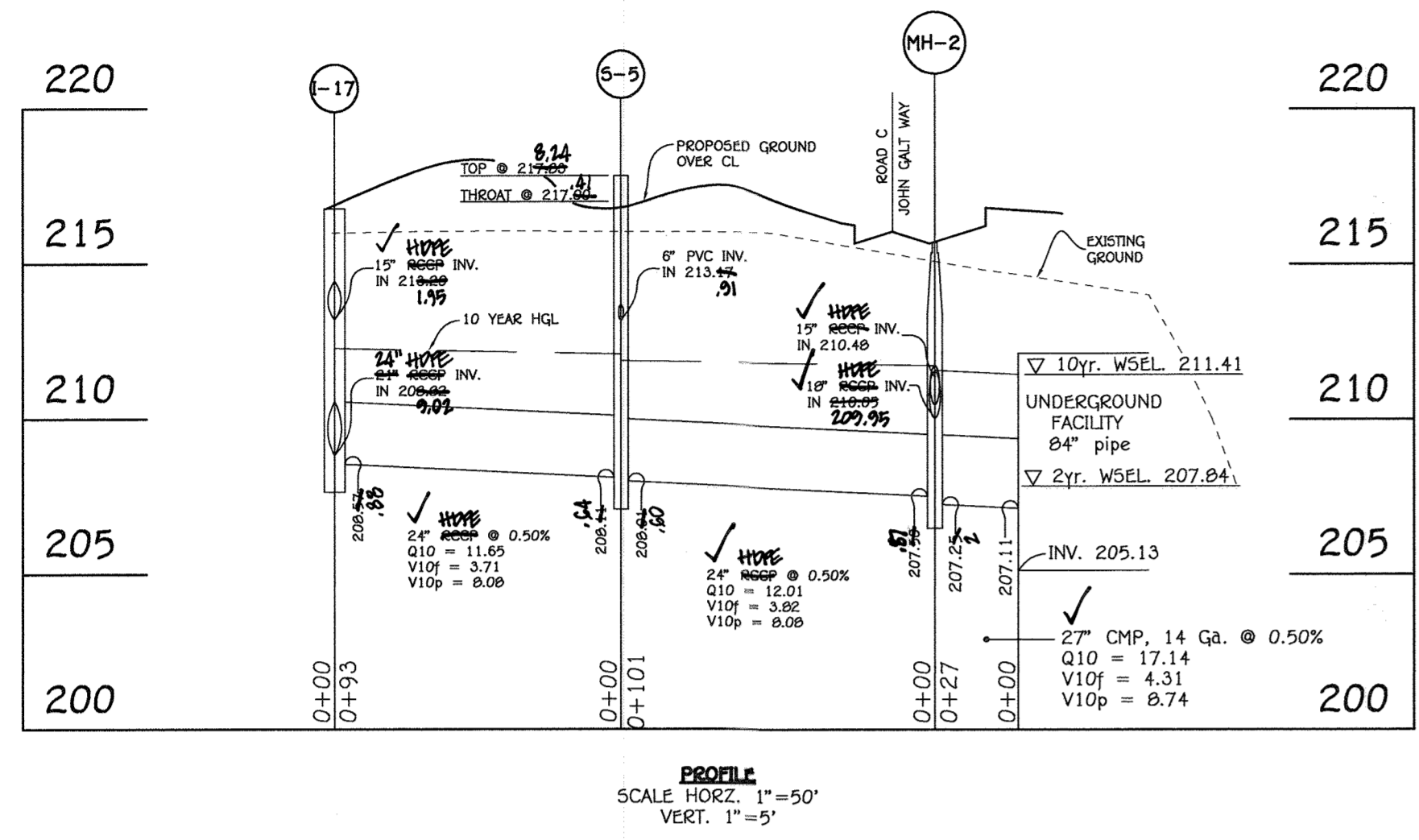
F-14-02B
 "AS-BUILT"

APPROVED: DEPARTMENT OF PUBLIC WORKS
Melvin 10/19/2015
 Chief, Bureau of Highways DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Ketelrood 10-27-15
 Chief, Division of Land Development DATE

Chad 10-22-15
 Chief, Development Engineering Division DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. & STORM DRAIN PROFILES	6/22/15



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 V. Crand 3/16/20 Date
 CHARLES V. CRAND, PE, 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. 20740, EXPIRATION DATE: 02/22/2017.

Aldo M. Vitucci 9/20/15 Date
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER



REVISED
 STORM DRAIN PROFILES
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
 NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV

ZONED: CAC-CU & CE-CU
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 14 OF 24

13-007-07031.dwg/F-14-028 - Phases 1-3/1 plan redline underground swm/view mylar sheet 13-15.dwg, 9/28/2015 9:40:03 AM, 150

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

OWNER
 CDCG 3 B2H LP
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 8905 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Redzer Homes Corp.
 8905 E. Hartford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

F-14-028
 "AS-BUILT"

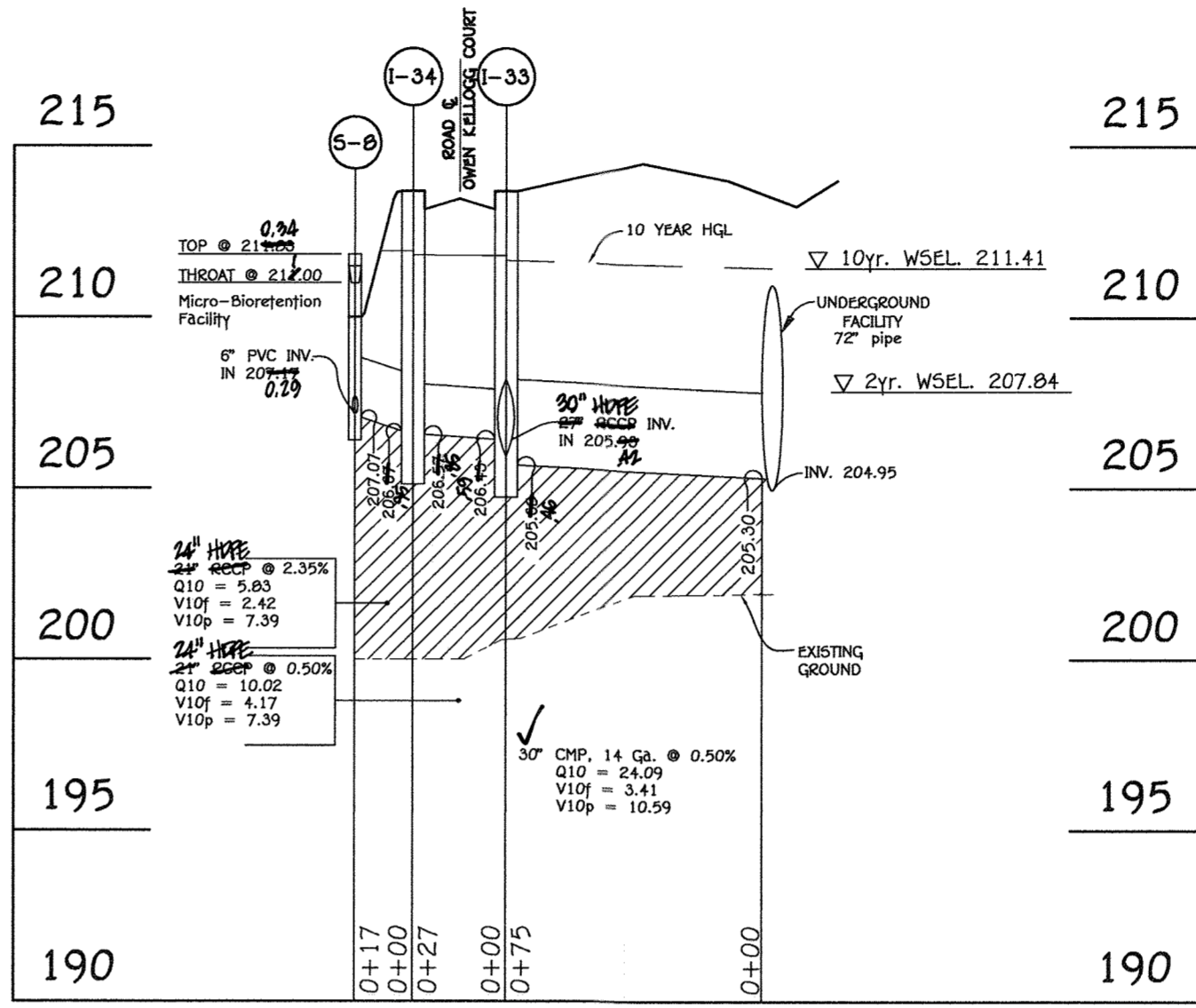
STRUCTURE SCHEDULE							
STRUCTURE NO.	OWNERSHIP AND MAINTENANCE	TOP ELEVATION	INV IN	INV OUT	COORDINATES	TYPE	REMARKS
I-1	PUBLIC	214.71	210.75	210.75	N 551596.82 E 1377286.54	✓ A-5 INLET	2.5' D-4.01
I-2	PUBLIC	213.981	210.75	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-3	PUBLIC	213.98	210.75	208.04	N 551649.89 E 1377224.88	✓ A-10 INLET	3.0' D-4.01
I-4	PUBLIC	213.98	210.75	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-5	PUBLIC	213.98	210.75	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-6	PUBLIC	* 215.84	208.04	208.04	N 551649.89 E 1377224.88	✓ DOUBLE S INLET	D-4.23
I-7	PUBLIC	215.84	208.04	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	3.5' D-4.01
I-8	PUBLIC	215.84	208.04	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	3.5' D-4.01
I-9	PUBLIC	* 214.870	211.44	211.44	N 551776.89 E 1376604.22	✓ DOUBLE S INLET	D-4.23
I-12	PUBLIC	* 214.87	211.44	211.44	N 551776.89 E 1376604.22	✓ DOUBLE S INLET	D-4.23
I-13	PUBLIC	215.48	211.44	211.44	N 551776.89 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-14	PUBLIC	215.48	211.44	211.44	N 551776.89 E 1376604.22	✓ D INLET	D-4.10
I-15	PUBLIC	214.75	210.75	210.75	N 551404.94 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-16	PUBLIC	214.75	210.75	210.75	N 551404.94 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-17	PUBLIC	215.84	208.04	208.04	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-21	PUBLIC	214.62	209.24	209.24	N 551307.89 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-22	PUBLIC	214.62	209.24	209.24	N 551307.89 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-23	PUBLIC	215.84	211.44	211.44	N 551776.89 E 1376604.22	✓ A-5 INLET	2.5' D-4.01
I-25	PUBLIC	213.98	210.75	210.75	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-26	PUBLIC	213.98	210.75	210.75	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-27	PUBLIC	213.98	210.75	210.75	N 551649.89 E 1377224.88	✓ A-5 INLET	2.5' D-4.01
I-33	PUBLIC	213.64	205.93	205.93	N 551404.94 E 1376927.89	✓ A-5 INLET	2.5' D-4.01
I-34	PUBLIC	213.64	205.93	205.93	N 551404.94 E 1376927.89	✓ A-5 INLET	2.5' D-4.01
EX. I-60	PUBLIC	EX. 191.60	184.84	184.84	N 55231.74 E 1378386.55	✓ A-10 INLET	2.5' D-4.03
EX. I-61	PUBLIC	EX. 191.63	185.83	185.83	N 552287.09 E 1378334.83	✓ A-10 INLET	2.5' D-4.03
I-62	PUBLIC	190.91	184.84	184.84	N 552286.57 E 1378334.83	✓ D INLET	D-4.10
MH-2	PUBLIC	215.84	207.56	207.56	N 551496.24 E 1376750.69	✓ 5' STANDARD MANHOLE	G-5.13
MH-3	PUBLIC	215.84	207.56	207.56	N 551496.24 E 1376750.69	✓ 5' STANDARD MANHOLE	G-5.13
MH-4	PUBLIC	215.84	207.56	207.56	N 551496.24 E 1376750.69	✓ 5' STANDARD MANHOLE	G-5.13
MH-5	PUBLIC	217.96	212.84	212.84	N 551599.94 E 1376643.98	✓ STANDARD MANHOLE	G-5.12
MH-8	PUBLIC	214.62	210.75	210.75	N 551649.89 E 1376604.22	✓ STANDARD MANHOLE	G-5.12
MH-14	PUBLIC	214.62	210.75	210.75	N 551649.89 E 1376604.22	✓ 5' STANDARD MANHOLE	G-5.13
MH-17	PUBLIC	215.28	209.24	209.24	N 551649.89 E 1377224.88	✓ 5' STANDARD MANHOLE	G-5.13
MH-100	PUBLIC	192.36	184.84	184.84	N 55231.74 E 1378386.55	✓ 5' STANDARD MANHOLE	G-5.13
MH-101	PUBLIC	208.04	197.56	197.56	N 55231.74 E 1378386.55	✓ STANDARD MANHOLE	G-5.12
MH-102	PUBLIC	217.96	198.24	198.24	N 55231.74 E 1378386.55	✓ STANDARD MANHOLE	G-5.12
MH-103	PUBLIC	209.24	209.24	209.24	N 551649.89 E 1377224.88	✓ STANDARD MANHOLE	G-5.12
MH-105	PUBLIC	215.84	209.24	209.24	N 551649.89 E 1377224.88	✓ STANDARD MANHOLE	G-5.12
MH-106	PUBLIC	214.62	209.24	209.24	N 551649.89 E 1377224.88	✓ STANDARD MANHOLE	G-5.12
JB-1	PUBLIC	191.60	184.84	184.84	N 55231.74 E 1378386.55	✓ STANDARD JUNCTION BOX	G-5.12
EW-1	PUBLIC	211.44	211.44	211.44	N 551404.94 E 1376604.22	✓ CONCRETE END SECTION	D-5.51

* GRADE ELEVATION
 *D INLET - TOP ELEVATION = TOP OF STRUCTURE

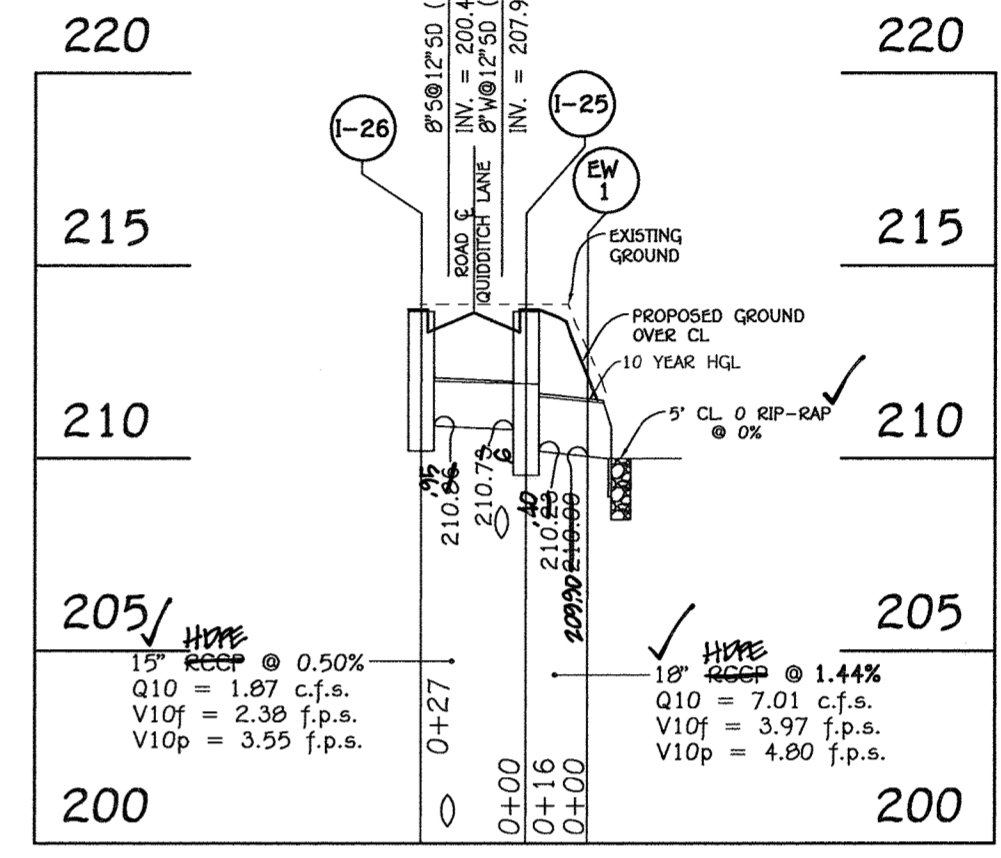
PIPE SCHEDULE		
SIZE	CLASS	LENGTH
12"	RCCP, CL. IV	70'
15"	RCCP, CL. IV	585'
18"	RCCP, CL. IV	170'
21"	RCCP, CL. IV	647'
24"	RCCP, CL. IV	1804'
27"	RCCP, CL. IV	669'
30"	RCCP, CL. IV	29'
36"	RCCP, CL. IV	81'
21"	CMP, 14 Ga.	13'
27"	CMP, 14 Ga.	53'
30"	CMP, 14 Ga.	75'
29"x18"	ELLIPTICAL RCCP, CL. IV	30'
43"x27"	ELLIPTICAL RCCP, CL. IV	20'
6"	Perforated Schedule 40 PVC	130'

NOTE: CONTRACTOR MAY SUBSTITUTE HDPE PIPE FOR CONCRETE WHERE DEPTH OF COVER PERMITS.

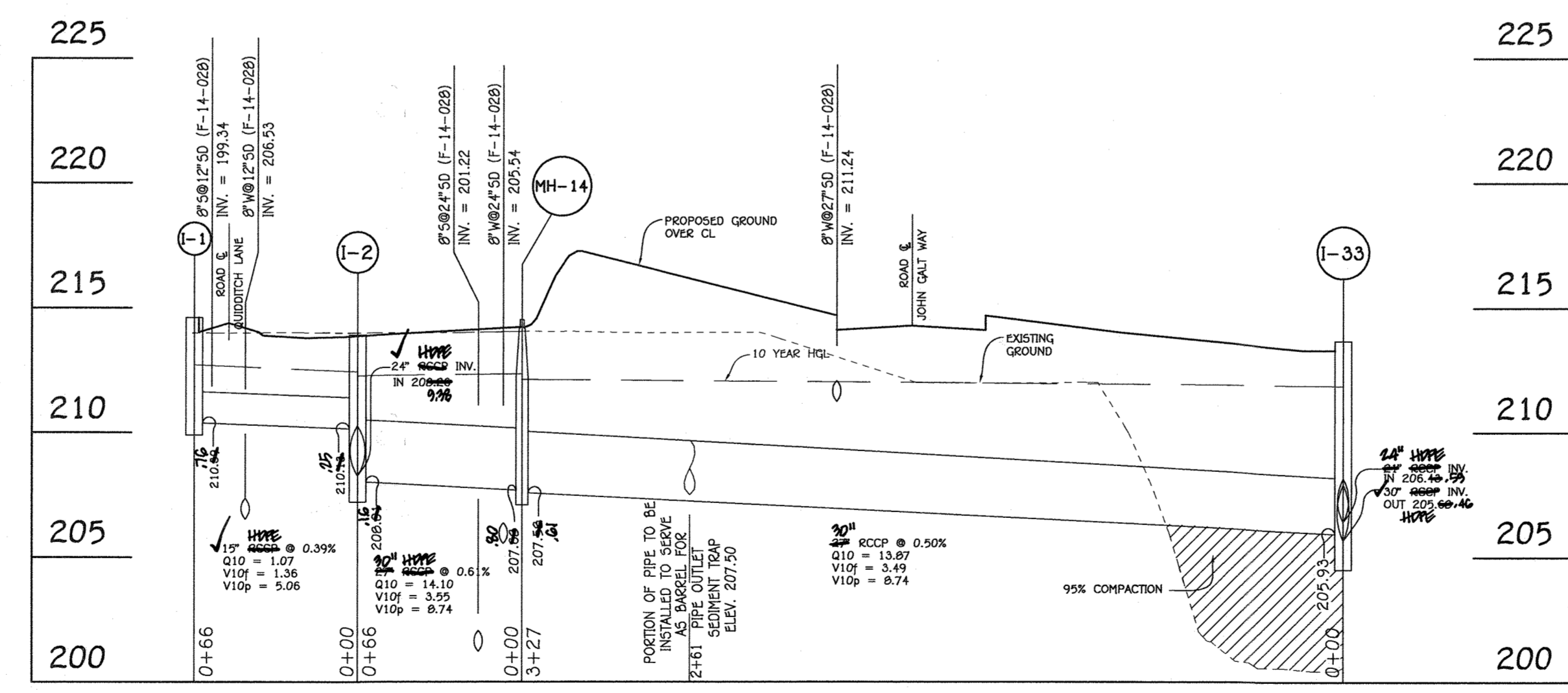
STRUCTURE NO.	OWNERSHIP AND MAINTENANCE	TOP ELEVATION	INV IN	INV OUT	COORDINATES	TYPE	REMARKS
MH-106A	PUBLIC	214.62	202.88	202.88	N 551824.50 E 1377224.88	STANDARD MANHOLE	G-5.12
MH-106B	PUBLIC	215.48	202.88	202.88	N 551824.50 E 1377224.88	STANDARD MANHOLE	G-5.12



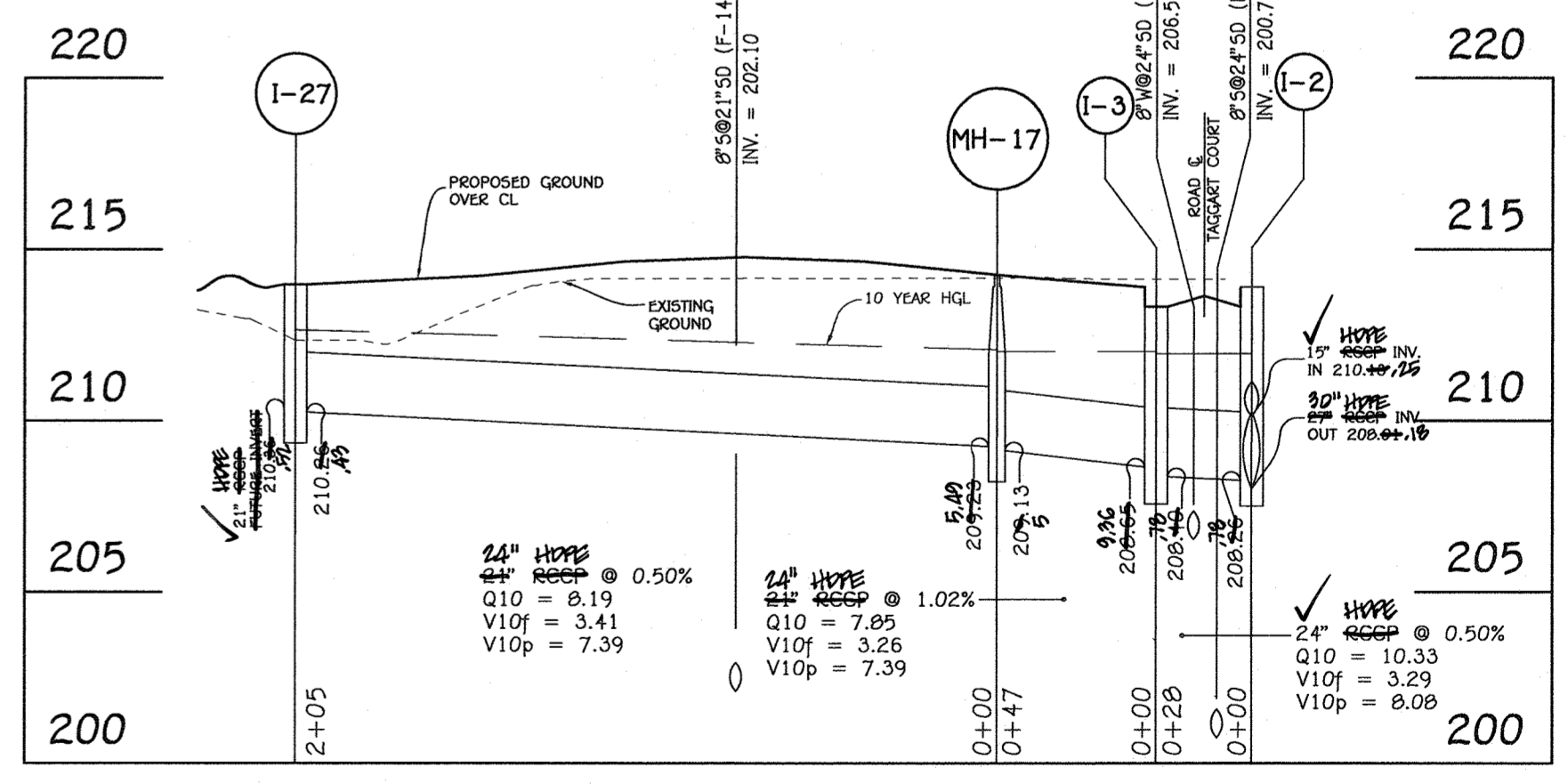
PROFILE SCALE HORZ. 1"=50' VERT. 1"=5'



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



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



PROFILE SCALE HORZ. 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.
 CHARLES J. KRAUS, No. 19204
 3/10/20

OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8985 E. Hartford Drive
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 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

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: 02/22/2017.
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 9/29/15



REVISED STORM DRAIN PROFILES
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 SHEET 15 OF 24

F-14-02B
 "AS-BUILT"

1:0007/0053/0461/F-14-02B - Phases I-3V plan profile underground swmview.mxd 9/28/2015 9:27:34 AM 150

Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WC, and Re v. In some instances where permeability is great, these facilities may be used for Qp as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorus and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

- > Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
- > Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected (hydrology will be similar to bioretention facilities, see figure A.5 and Table A.4 for planting material guidance).
- > Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
- > Test soil conditions to determine if soil amendments are necessary.
- > Plants shall be located so that access is possible for structure maintenance.
- > Stabilize heavy flow areas with erosion control mats or sod.
- > Temporarily divert flows from seeded areas until vegetation is established.
- > See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil profile. Therefore, soils must balance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume [Environmental Quality Resources (EQE), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ETAB), 1993]. Soils should fall within the SM, ML, SC classifications or the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutssedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.08.01.05.) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60%

Mulch Layer

The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure.

The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge

is the highest elevation and generally supports plants adapted to dryer conditions. A sample of appropriate plant materials for bioretention facilities are included in Table A.4. The layout of plant material should be flexible, but should follow the general principals described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Clayton and Schueler, 1997.

APPROVED: DEPARTMENT OF PUBLIC WORKS

Michael
Chief, Bureau of Highways
10/19/2015
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kit Sedwala
Chief, Division of Land Development
10-27-15
DATE

Chad
Chief, Development Engineering Division
10-22-15
DATE



OPERATION AND MAINTENANCE SCHEDULE FOR MICRO BIO-RETENTION AREAS (M-6)

- The owner shall maintain the plant material, mulch layer and soil layer annually, maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

NOTES:

UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 750, TYPE P5 2B OR AASHTO-M- 278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED 4" RIGID PIPE (e.g., PVC OR HDPE).

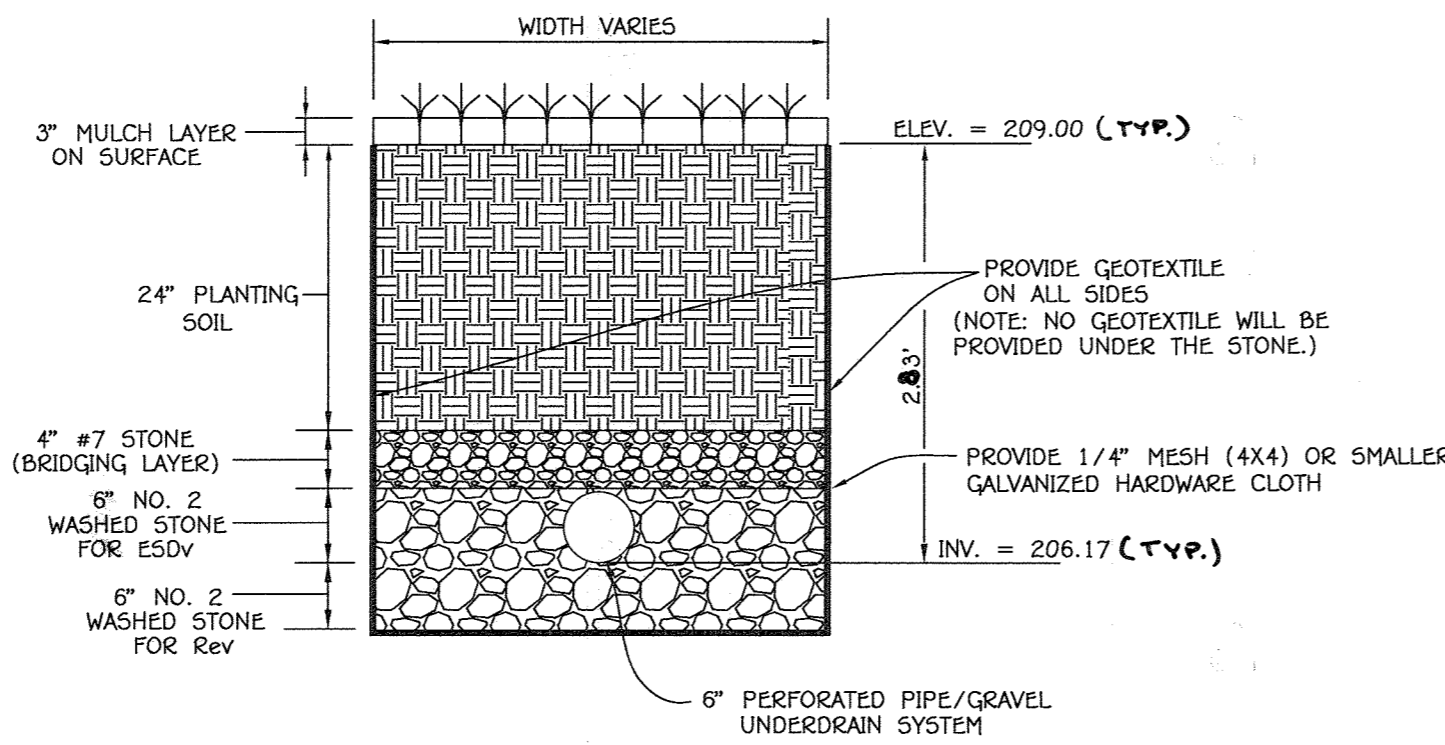
PERFORATIONS SHALL BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (No. 4 OR 4 x 4) GALVANIZED HARDWARE CLOTH.

GRAVEL LAYER SHALL BE (No. 57 STONE PREFERRED) AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.

THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.

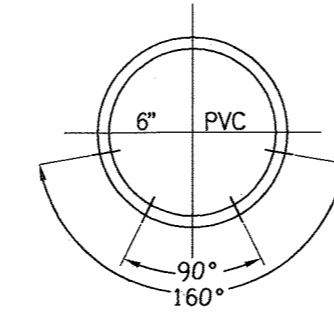
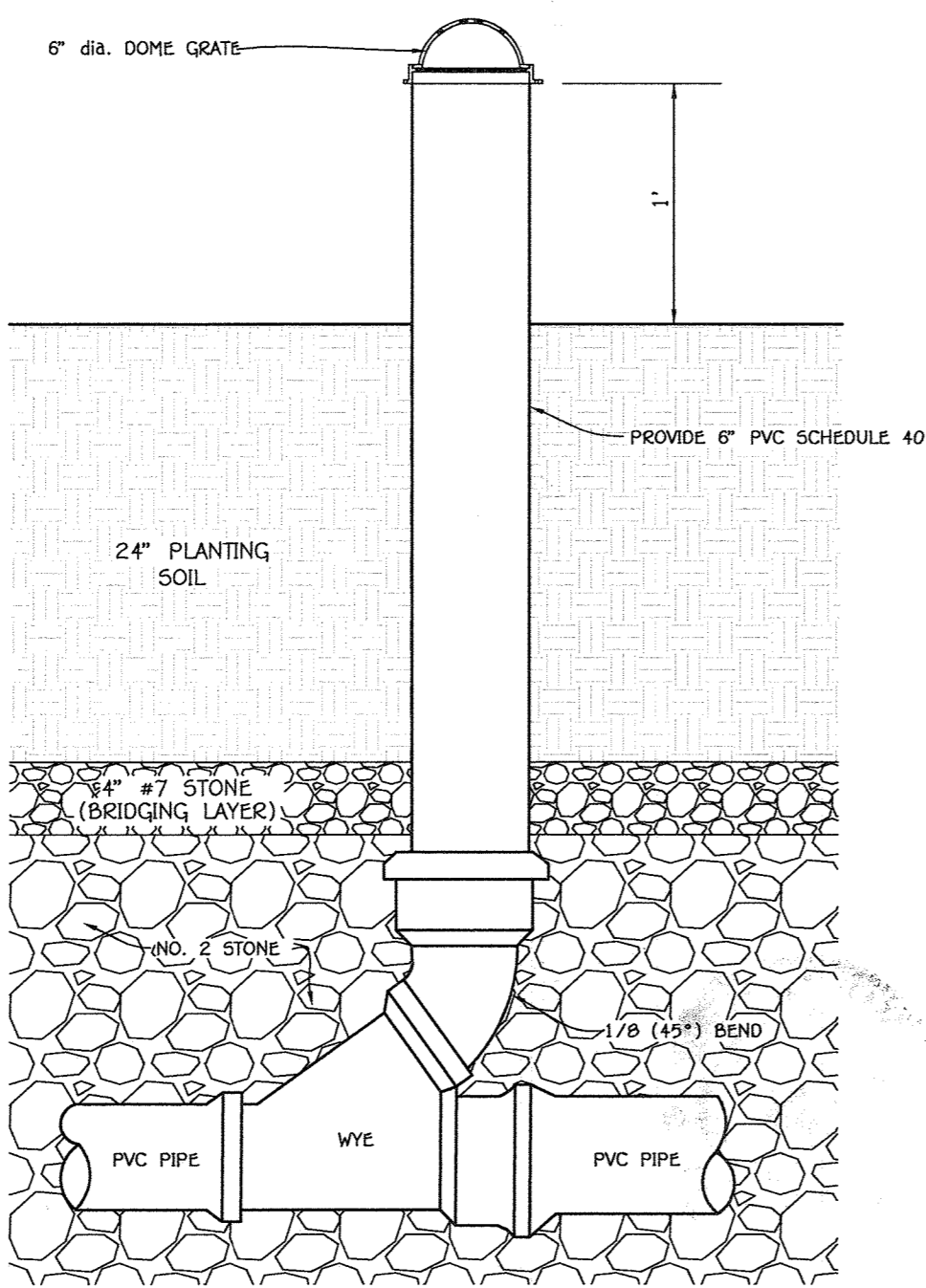
A RIGID, NON PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQ.FT.) TO PROVIDE A CLEANOUT PORT AND MONITOR PERFORMANCE OF THE FILTER.

A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".



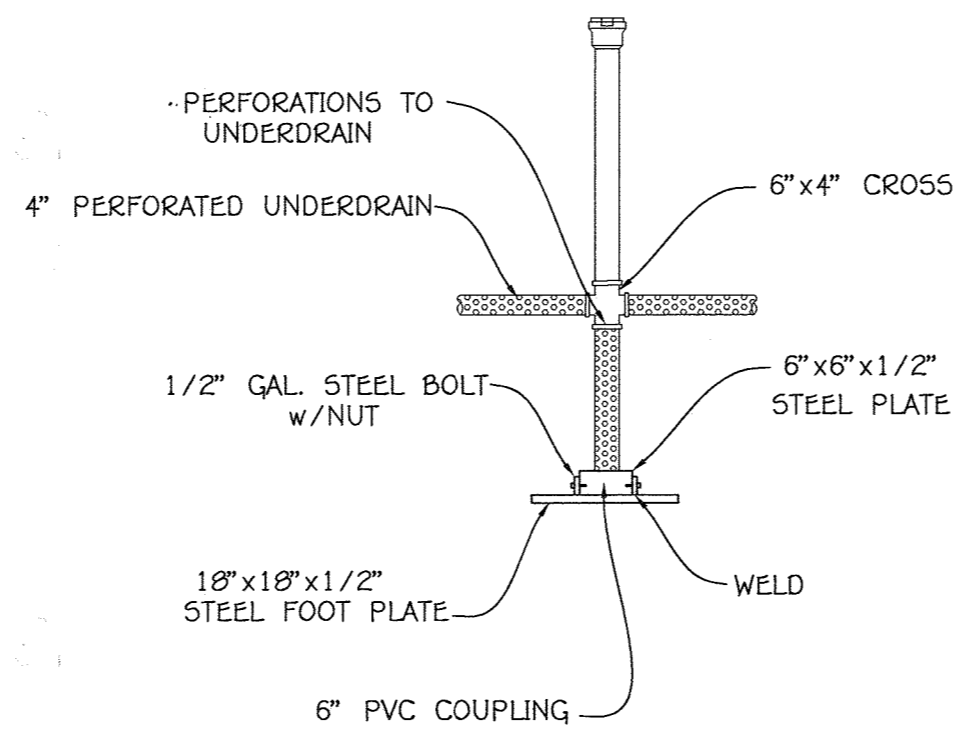
TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)

NO SCALE



SCH40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE

NO SCALE



OBSERVATION WELL ANCHOR DETAIL

NO SCALE
PIPE SIZE: 6"
HOLE SIZE: 3/8"
CENTER TO CENTER: 3"
ROWS OF HOLES: 2 @ 90°
2 @ 160° (+/- 3°)

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. Kozlowski
Charles J. Kozlowski, No. 19224
Date 3/14/20

OWNER

CDG 3 BZH LP
c/o CDG Asset Management LLC
8905 Guilford Road
Suite 209
Columbia, Maryland 21046
(410)-720-5071

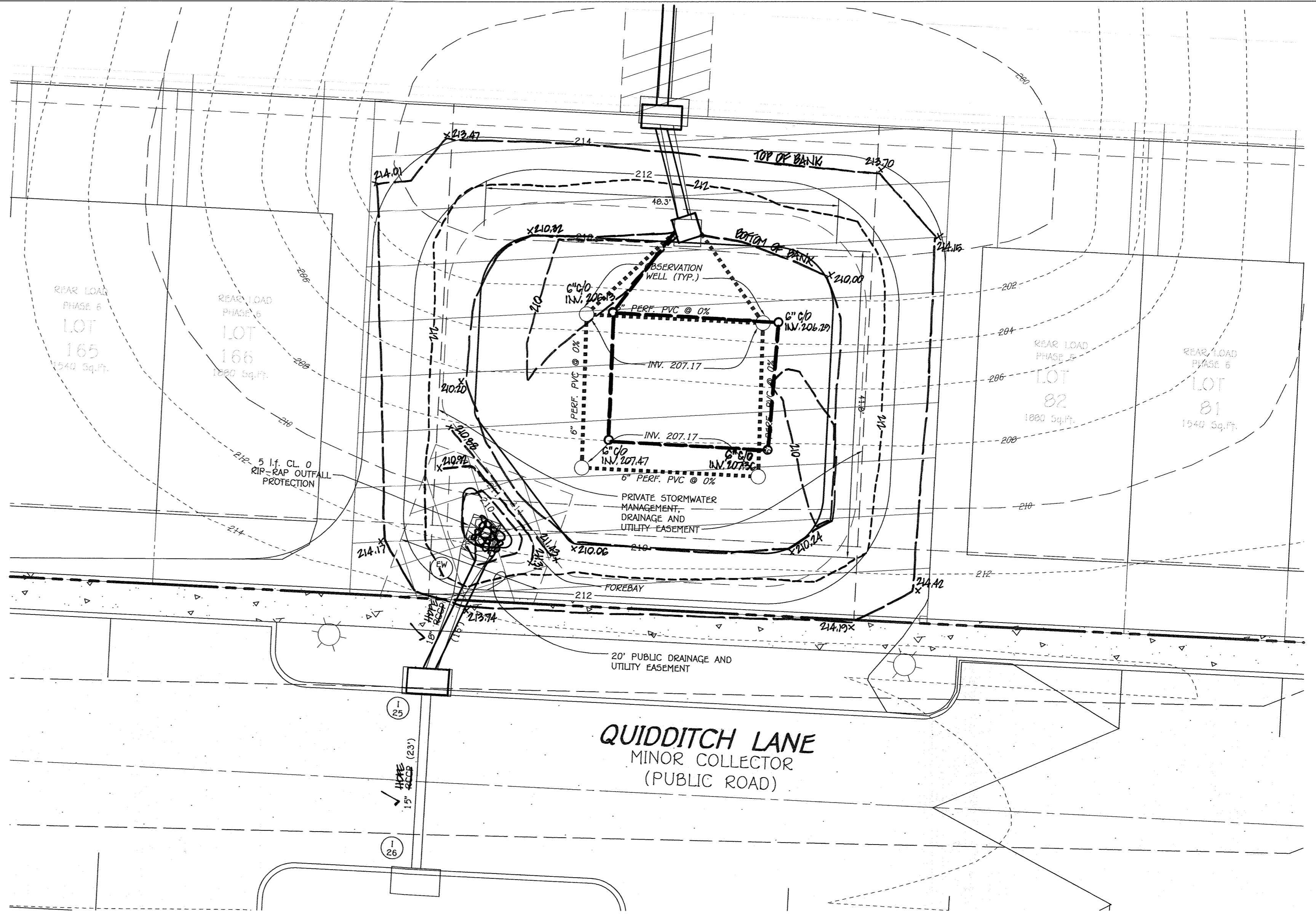
DEVELOPER

Beazer Homes Corp.
8905 Guilford Road
Suite 209
Columbia, Maryland 21046
(410)-720-5071

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: 02/22/2017.

Alto Michael Vitucci
Alto Michael Vitucci, Professional Engineer
Date 9/29/15



BIO-RETENTION FACILITY (F-6)

SCALE: 1" = 10'
DRAINAGE AREA: 44,733 Sq.Ft.
FILTER AREA: 1950 Sq.Ft.
ELEVATION: 210.00
PERIMETER: 161'
WEIR ELEVATION: 211.00

Scale: 1" = 20'

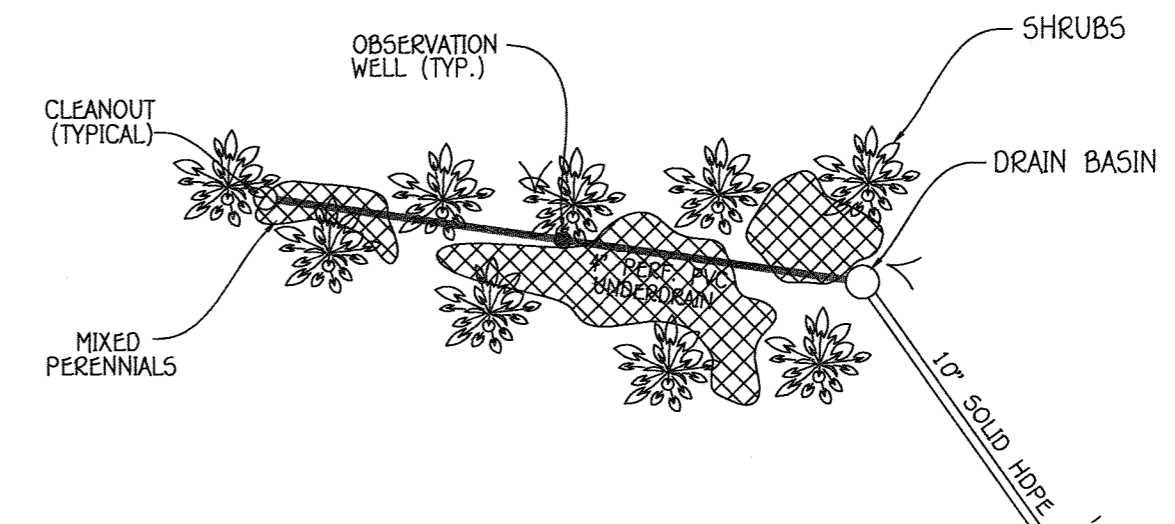
Bio-Retention plant and shrub species

MIXED PERENNIALS
CUT-LEAF CONEFLOWER
CARDINAL FLOWER
TRANSCUCANT ASTER

SHRUBS
BAYBERRY
SPICEBUSH
ARROWWOOD
WINTERBERRY
INCUBERRY
WITCH HAZEL
BUTTONBRUSH BUCKEYE
BOTTLEBRUSH BUCKEYE

ANY OF THE SHRUBS LISTED MAY BE USED

NOTES:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE BIO-RETENTION



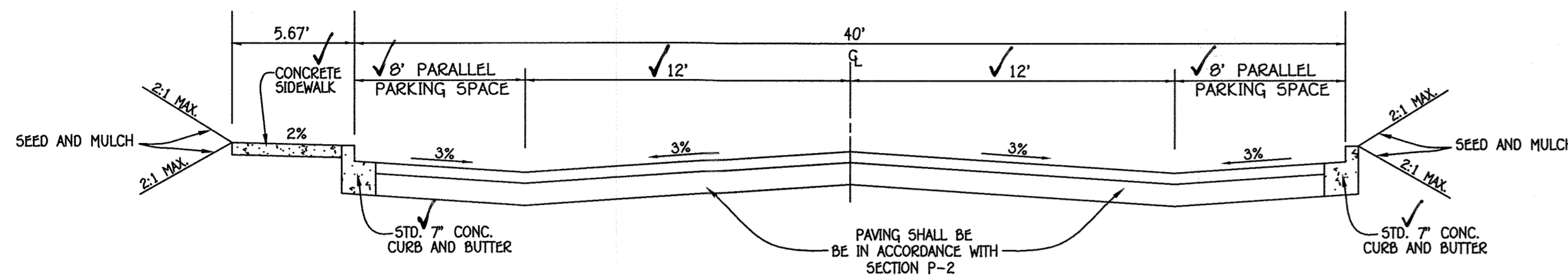
BIO-RETENTION FILTER PLANTING DETAIL

NO SCALE

PLANT MATERIAL - BIO-RETENTION No. 1		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
232	MIXED PERENNIALS	1 FT.
116	SHRUBS	2 FT.

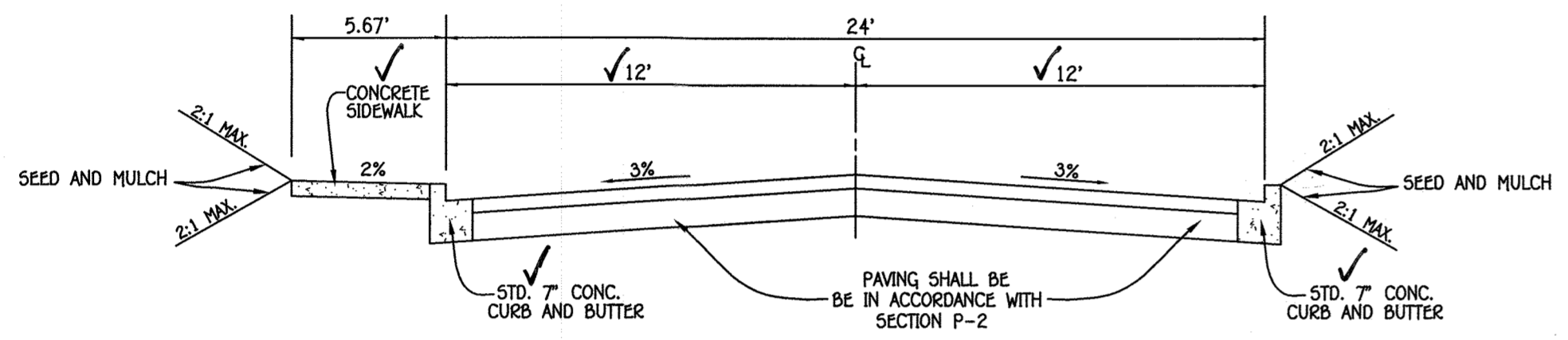
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY, STORM DRAIN & SIDEWALK	6/22/15

REVISED
STORMWATER MANAGEMENT
BIO RETENTION PLANTING
PLAN AND DETAILS
MORRIS PLACE
LOTS 1-53, OPEN SPACE LOTS 54-61 AND
NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
PHASES I-IV
ZONED: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 6, 2015
SHEET 16 OF 24



NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TYPICAL ROADWAY SECTION WITH PARALLEL PARKING
NO SCALE

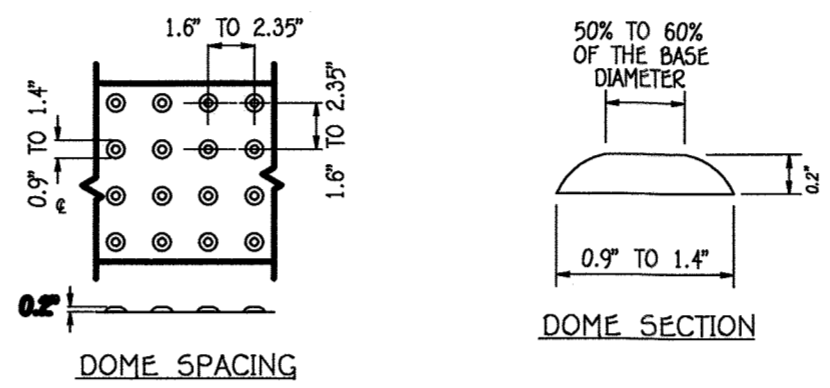
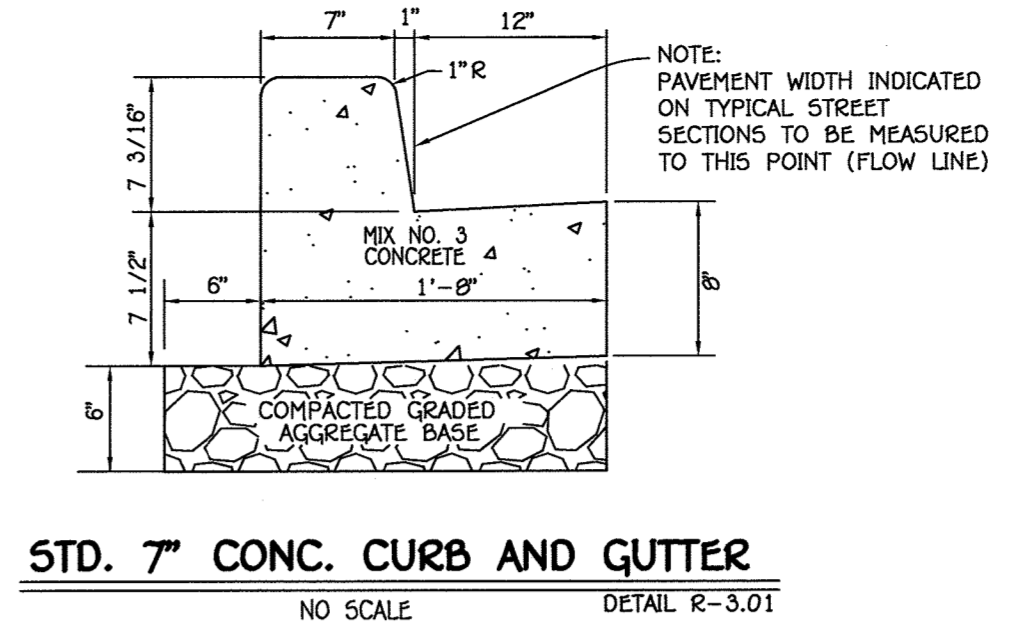
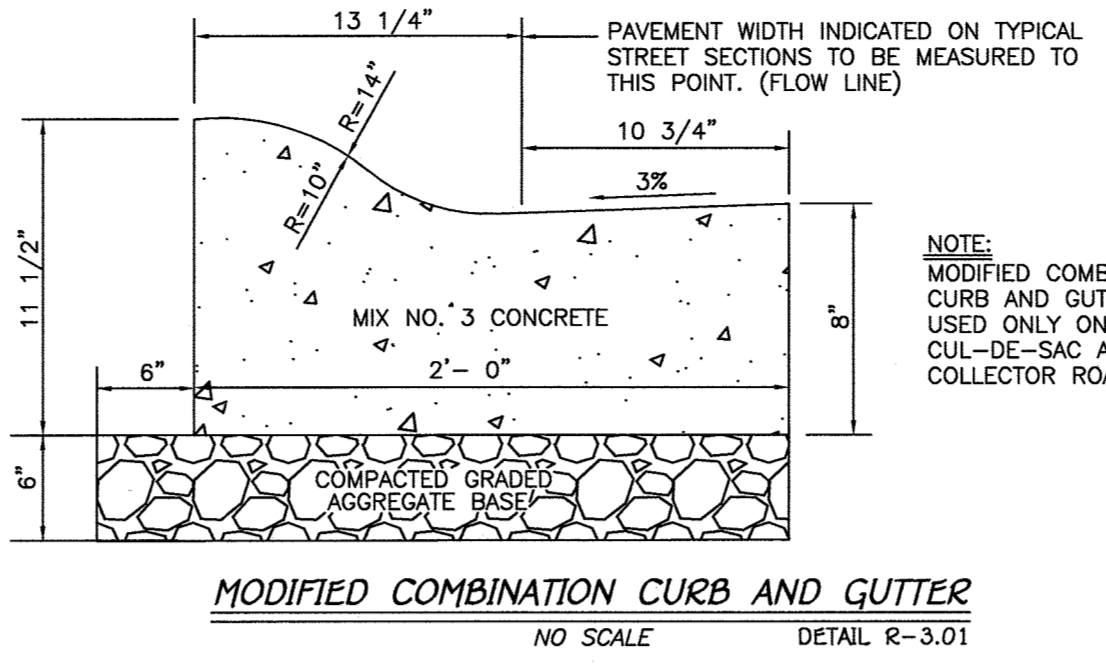


NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

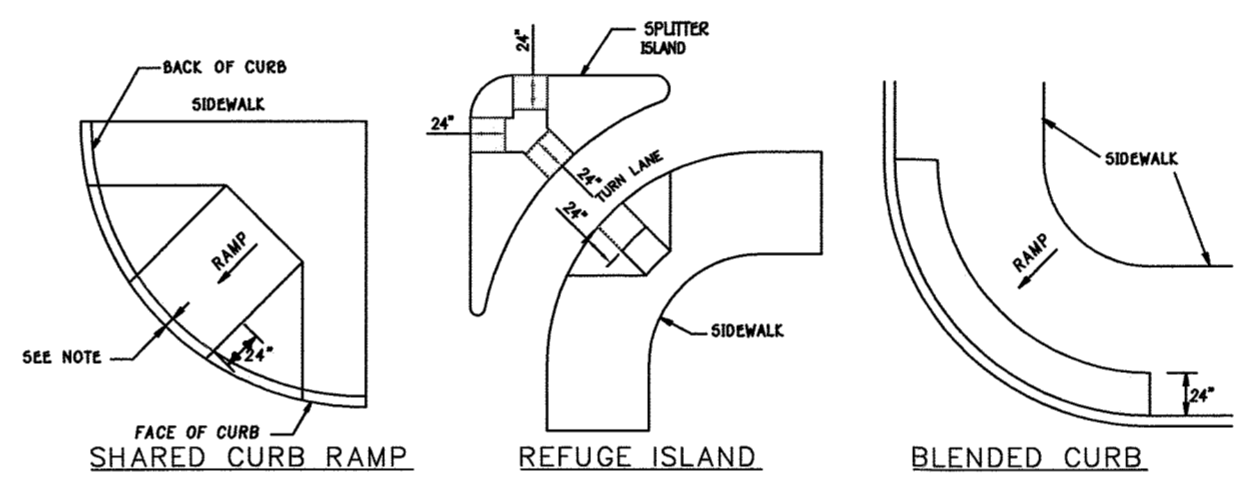
TYPICAL ROADWAY SECTION
NO SCALE

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
QUIDDITCH LANE	MINOR COLLECTOR	30 M.P.H.	R-20	0+27.98 TO 9+43.73	P-2

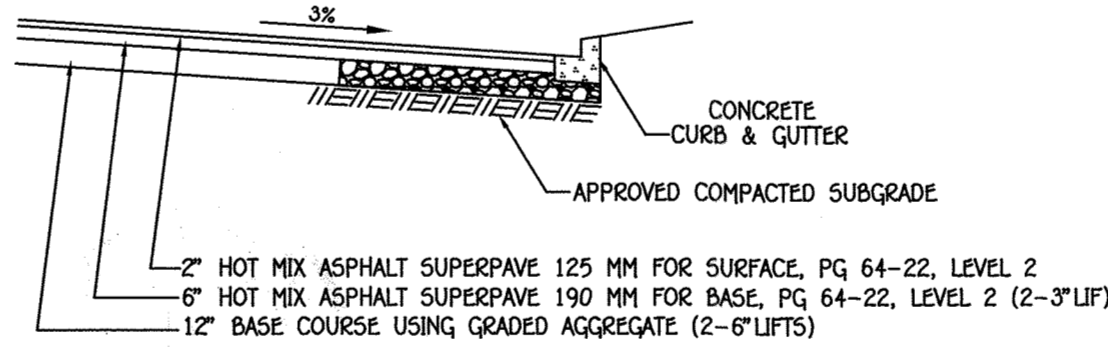
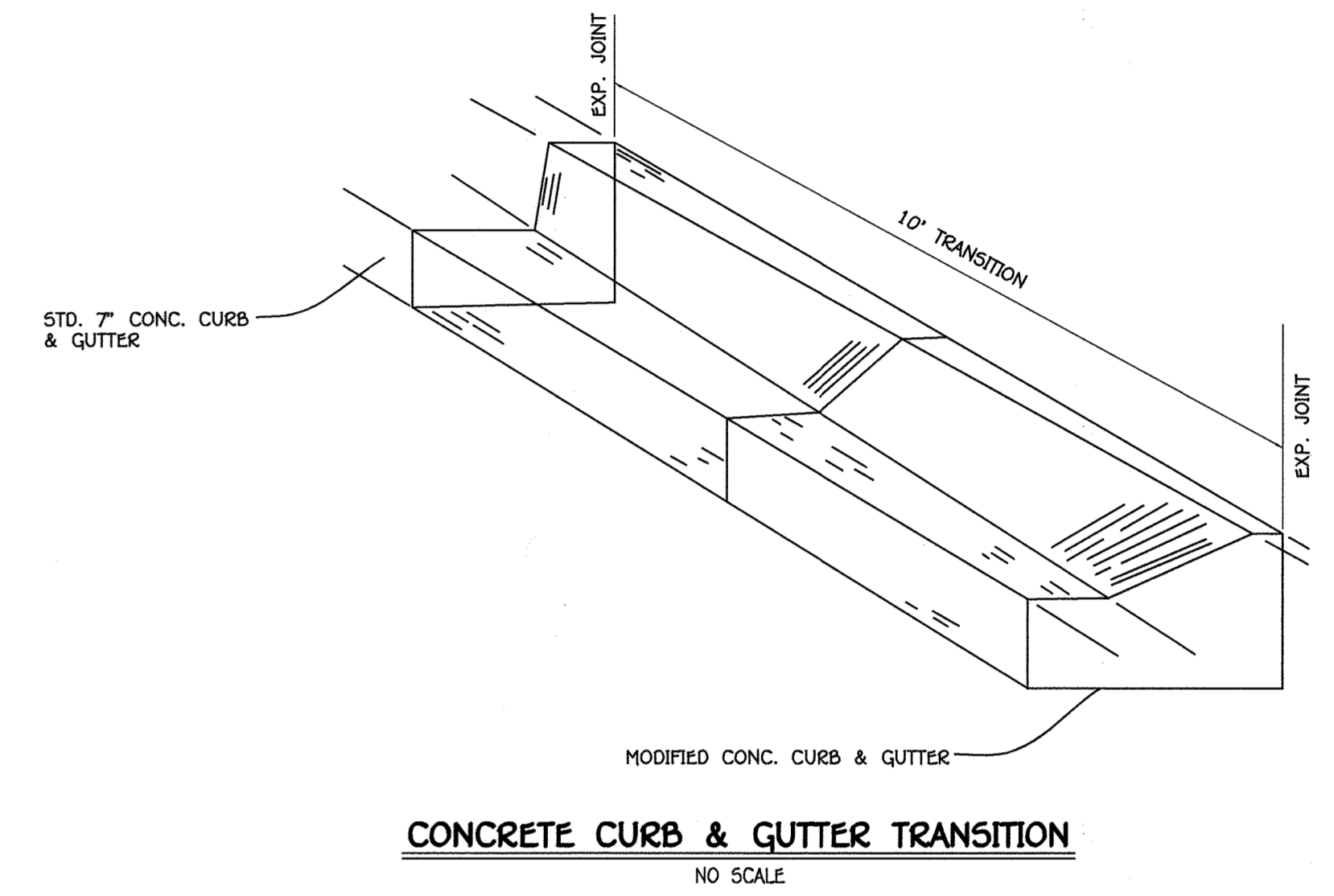


(MATT DETAILS OR OPTIONAL 12"x12" TILE TECH PAVERS(RED))
NO SCALE



- NOTES
1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
 2. FOR SLEAVED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
 3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
 4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

DETECTABLE WARNING SURFACE GUIDELINES
STD. DETAIL MD. 655-40



TYPICAL ROADWAY SECTION
NOT TO SCALE

DETAIL R-2.01

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7	
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0

APPROVED: DEPARTMENT OF PUBLIC WORKS
M. M. M. 12/15/2014
Chief, Bureau of Highways
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
V. A. L. 1-7-15
Chief, Division of Land Development
DATE

P. E. E. 1-7-15
Chief, Development Engineering Division
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1000 NATIONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FEE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2895



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 W. Crook 3/16/20
CHARLES W. CROOK, P.E., NO. 19204
DATE

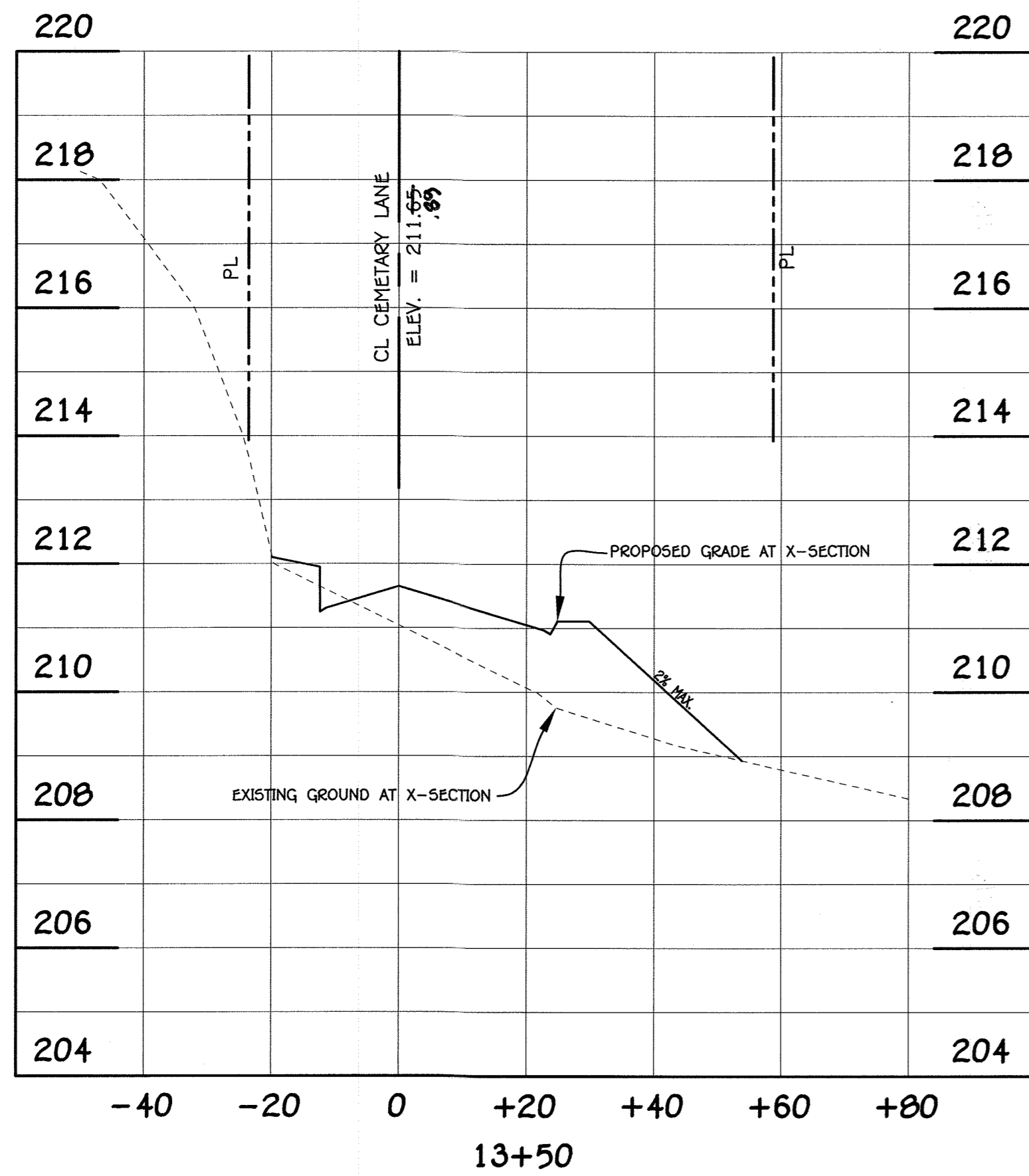
OWNER
CDCG 3 BZH LP
c/o CDCG Asset Management LLC
8905 E. Hartford Drive
Suite 200
Scottsdale, AZ 85255
480-896-3733

DEVELOPER
Beazer Homes Corp.
8905 Quilford Road
Suite 209
Columbia, Maryland 21046
(410)-720-5071

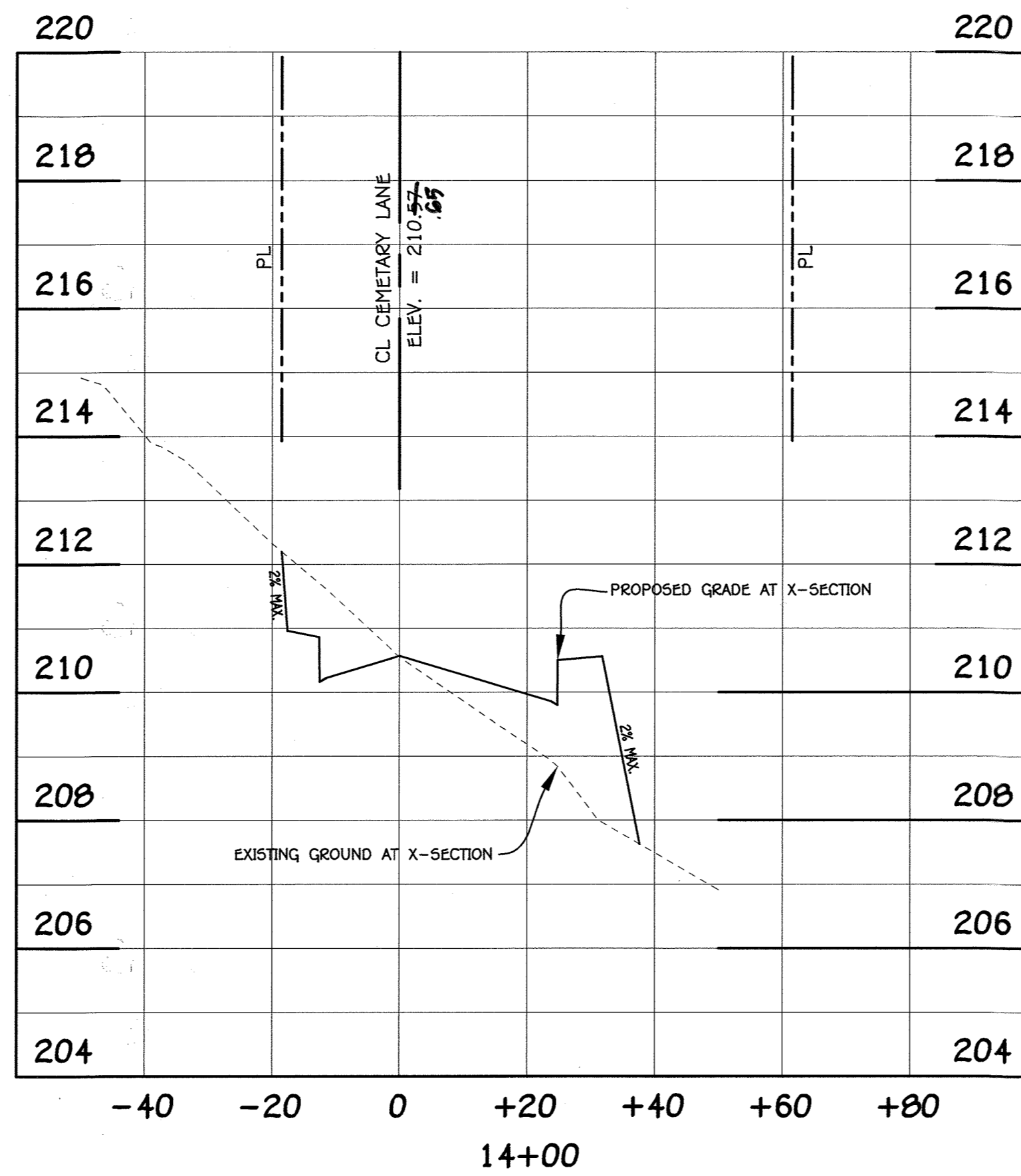
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 19204 EXPIRATION DATE: 02/22/2015.
Aldo Michael Vitucci 10/16/14
ALDO MICHAEL VITUCCI PROFESSIONAL ENGINEER
DATE

ROADWAY DETAILS
MORRIS PLACE
LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
ZONED: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014
SHEET 17 OF 22
F-14-020

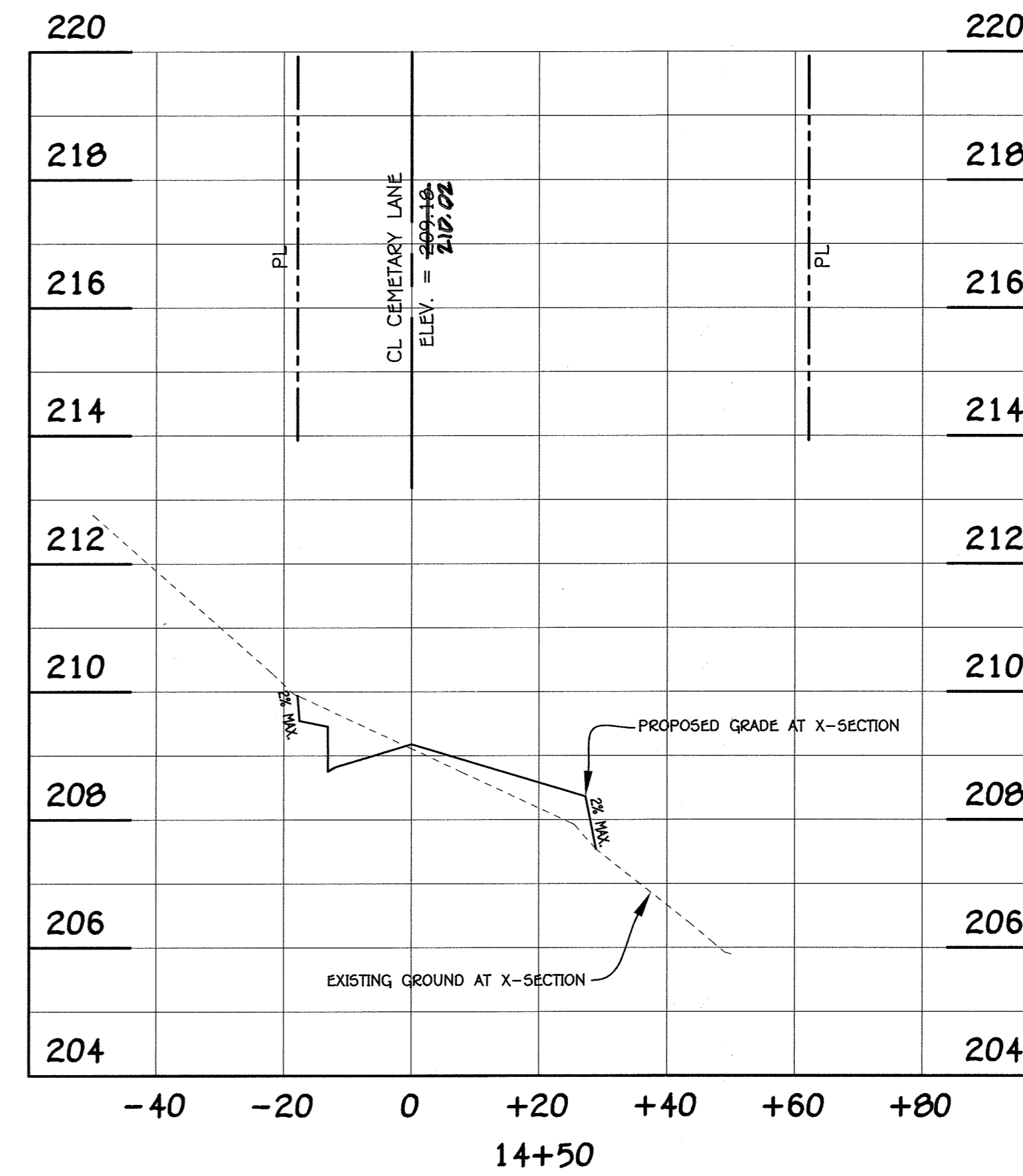
"AS-BUILT"



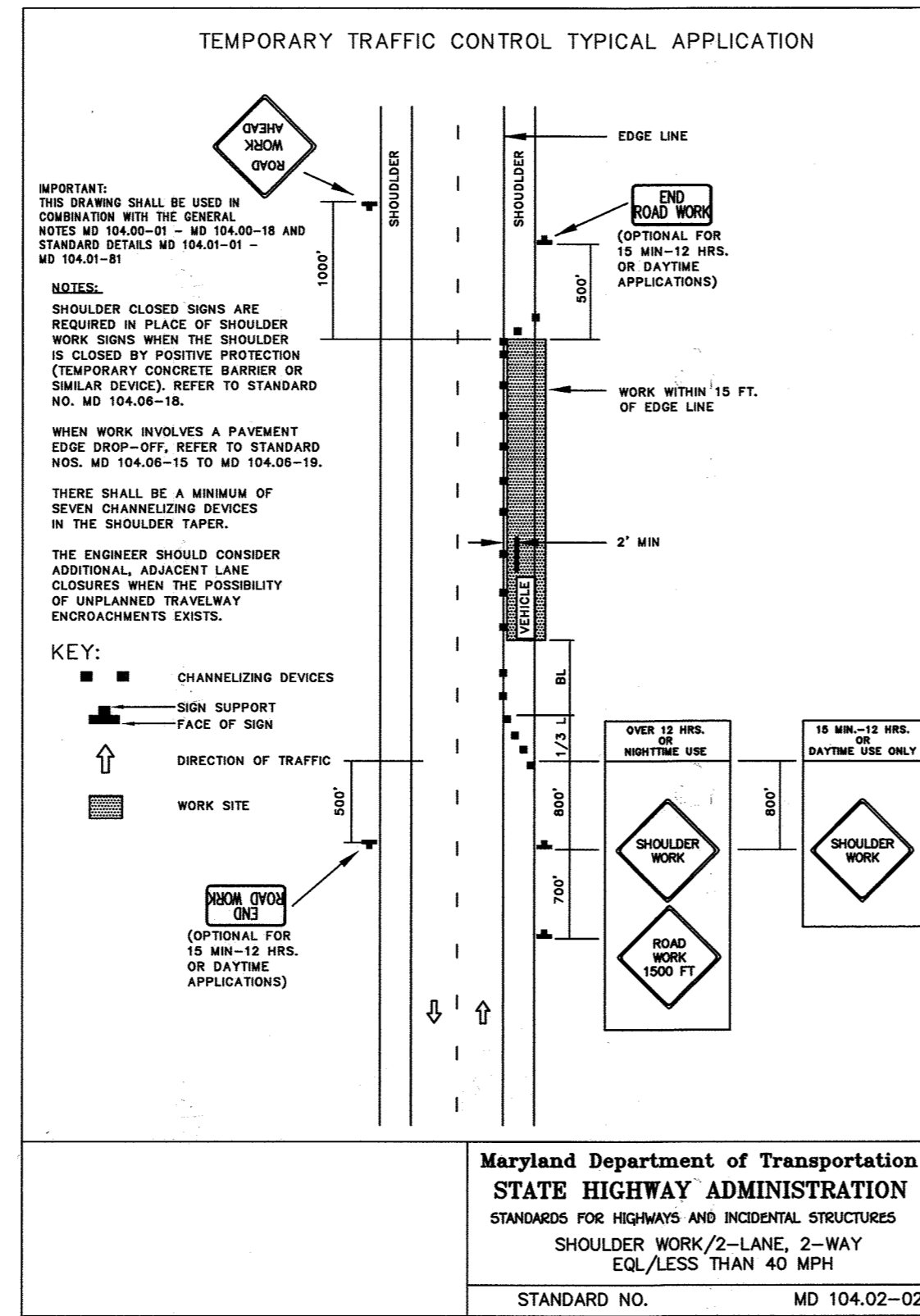
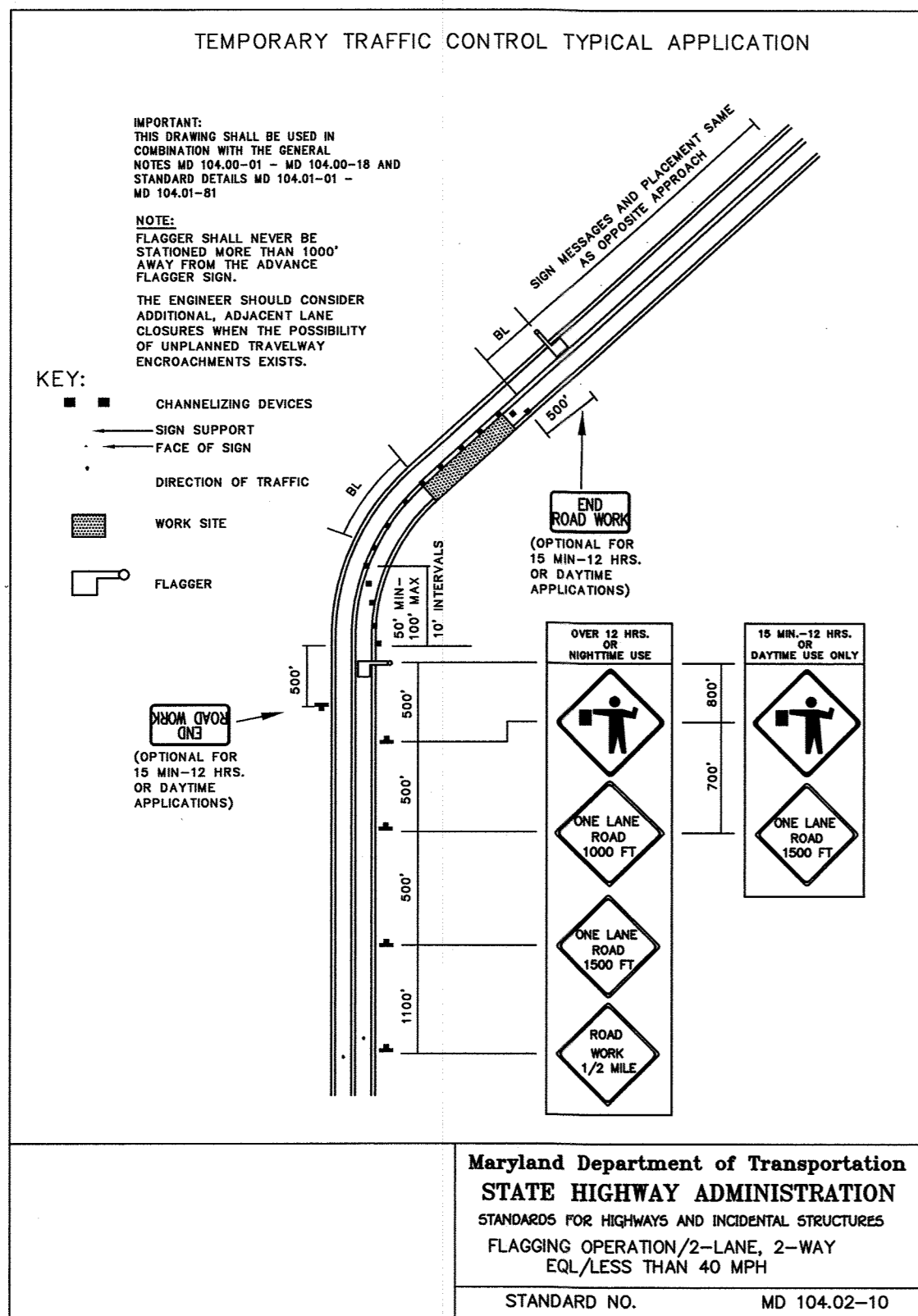
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VERT: 1" = 2'



Scale: HORIZ: 1" = 20'
VERT: 1" = 2'



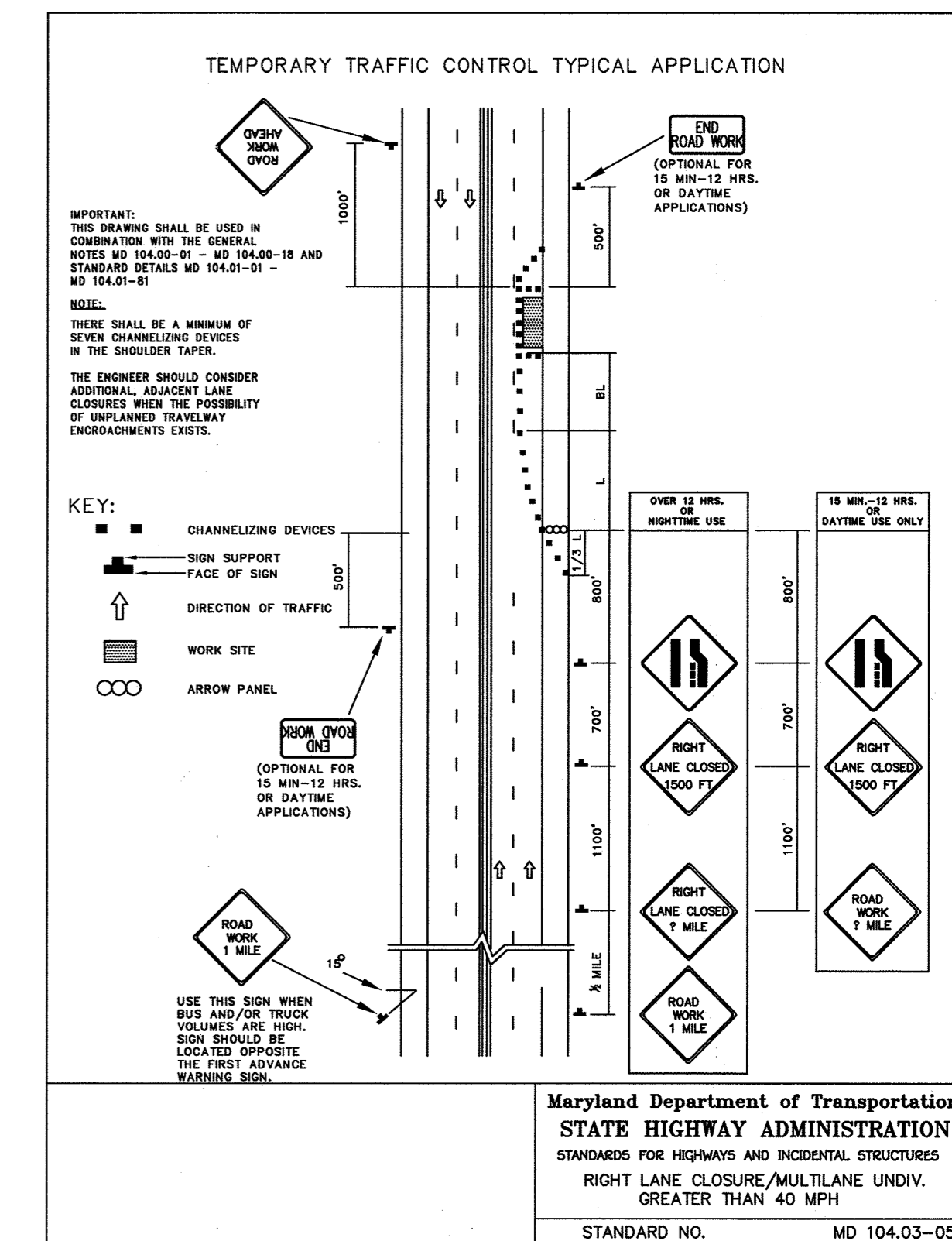
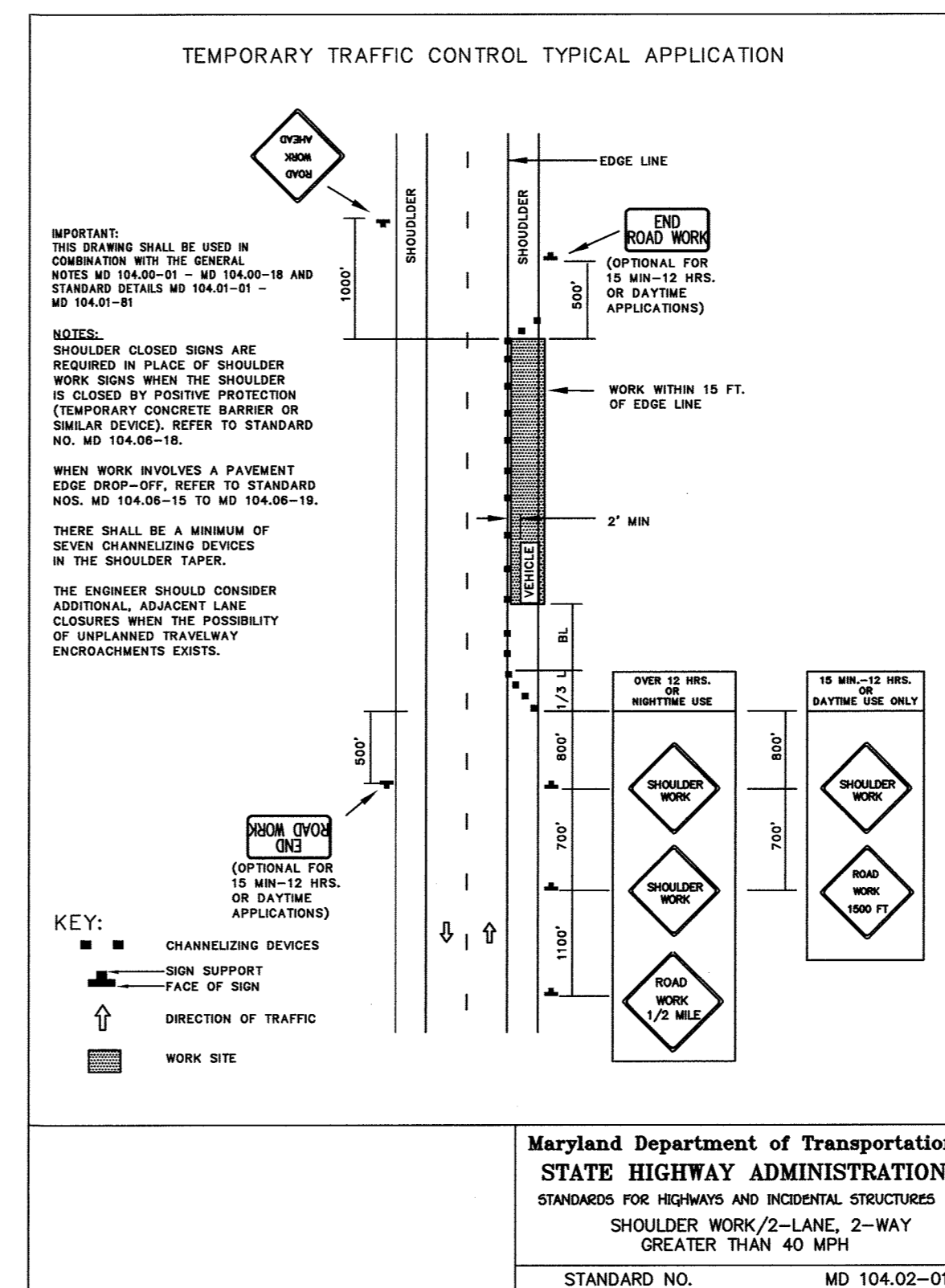
Scale: HORIZ: 1" = 20'
VERT: 1" = 2'



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. CREW, JR., NO. 19204
Date: 3/16/20



MOT PLANS FOR CEMETERY LANE

MOT PLANS FOR U.S. 1

APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature]
Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
Chief, Division of Land Development

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
Chief, Development Engineering Division

DATE: 1-14-15

DATE: 1-7-15

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

OWNER
CDG 3 BZH LP
c/o CDC Asset Management LLC
8905 Guilford Road
Suite 209
Suite 200
Scottsdale, AZ 85255
480-896-3733

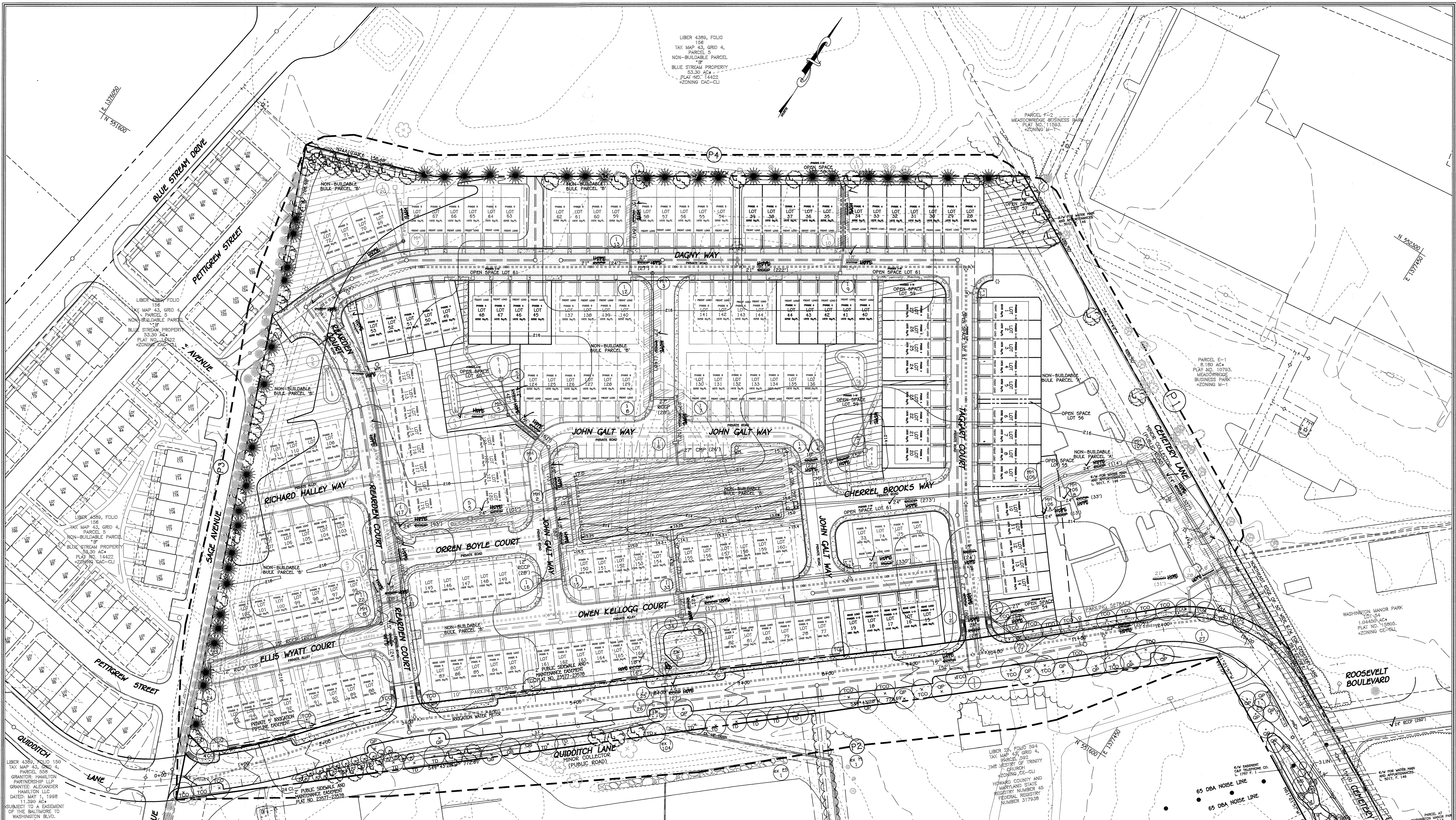
DEVELOPER
Beazer Homes Corp.
8905 Guilford Road
Suite 209
Columbia, Maryland 21046
(410)-720-5071

Scale: HORIZ: 1" = 20'
VERT: 1" = 2'

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.
[Signature]
ALDO MICHAEL VIUCCI, PROFESSIONAL ENGINEER
DATE: 10/16/14

ROADWAY X-SECTIONS & TEMPORARY TRAFFIC PLANS
MORRIS PLACE
LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
ZONED: CAC-CU & CE-CU
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014
SHEET 18 OF 24 F-14-028

"AS-BUILT"



LIBER 4389, FOLIO 156
 TAX MAP 43, GRID 4,
 PARCEL 5
 NON-BUILDABLE PARCEL
 17
 BLUE STREAM PROPERTY
 33.30 AC
 PLAT NO. 14422
 ZONING CAC-CL

PARCEL F-2
 MEADOWSIDE BUSINESS PARK
 PLAT NO. 1592

PARCEL E-1
 8.180 AC
 PLAT NO. 10703
 MEADOWSIDE BUSINESS PARK
 ZONING M-1

WASHINGTON MANOR PARK
 LOT 54
 1.04480 AC
 PLAT NO. 15805
 ZONING CE-BLL

LIBER 28, FOLIO 594
 TAX MAP 43, GRID 4,
 PARCEL 509
 THE TRINITY SEARCH
 ZONING CE-CLJ
 HOWARD COUNTY AND
 MARYLAND STATE
 REGISTRY NUMBER 45
 FEDERAL REGISTRY
 NUMBER 317938

APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature]
 Chief, Bureau of Highways
 9/26/2016
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
 Chief, Planning and Zoning
 9/29/16
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature]
 Chief, Development Engineering Division
 9-29-16
 DATE

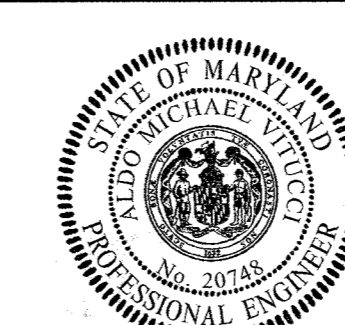
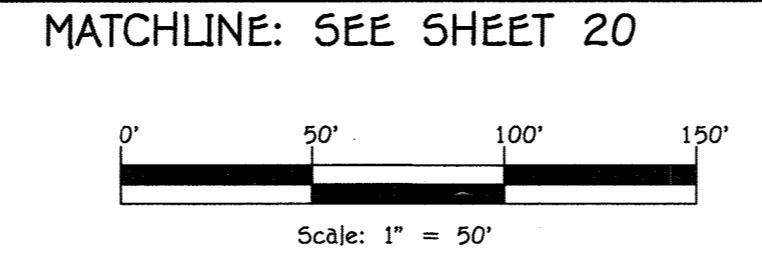
AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
[Signature]
 CHARLES J. OKO, P.E., NO. 19204
 3/16/20
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLIOTT CITY, MARYLAND 21046
 (410) 461-2295

NOTE:
 STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

OWNER
 CDCG 3 B2H LP
 CDCG Asset Management LLC
 8950 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

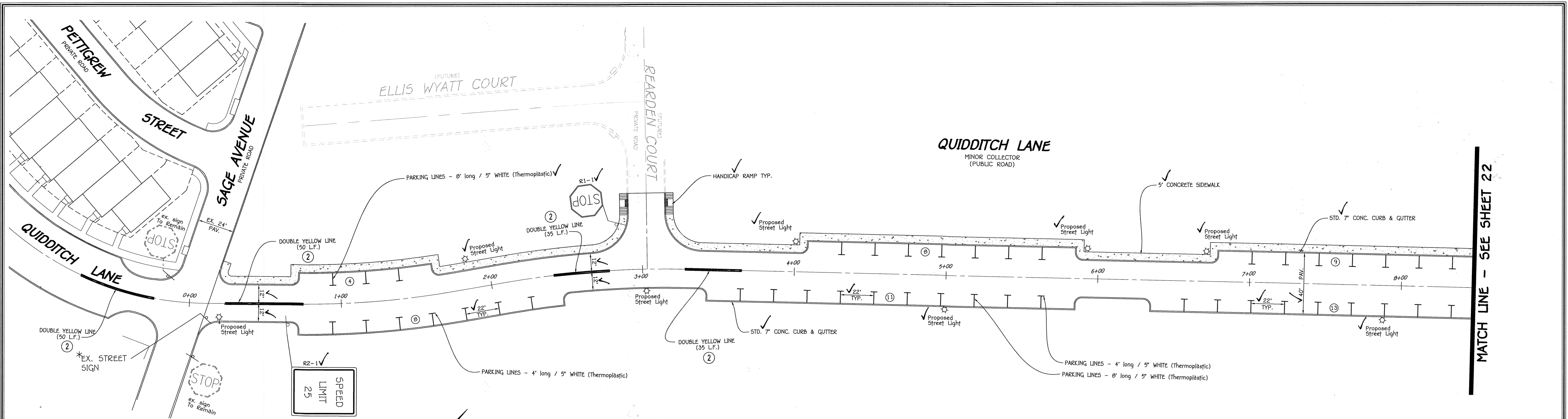
DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 200
 Columbia, Maryland 21046
 (410)-720-5071



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. 20746, EXPIRATION DATE: 02/22/2017.
[Signature]
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 9/9/16
 DATE

REVISED
 LANDSCAPE PLAN
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
 NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CLJ & CE-CLJ
 TAX MAP NO. 43, GRID NO. 4, PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 19 OF 24

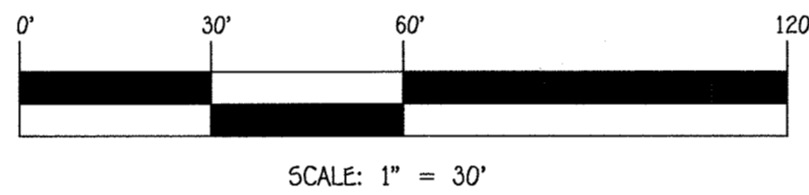
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISE UNDERGROUND S.W.M. FACILITY & SIDEWALK	6/22/15
2	REVISE S.D. STR'S 101-105, ADD STR'S 106A & 106B	12/8/15
3	REVISED LANDSCAPING ALONG QUIDDITCH AND CEMETERY LANE	7/21/16



MATCH LINE - SEE SHEET 22

*NOTE: EXISTING STREET NAME SIGN TO BE RELOCATED AND POSSIBLY RE-FABRICATED. CONTACT HOWARD COUNTY TRAFFIC (410-313-5752) FOR COST ESTIMATE.

- NOTES:
- 1) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, (QUICK PUNCH) SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - 2) ALL SIGN LOCATIONS AND ALL PAVEMENT MARKINGS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC PRIOR TO ANY SIGNING OR PAVEMENT MARKING INSTALLATIONS.
 - 3) HOWARD COUNTY TRAFFIC WILL FIELD DETERMINE ALL PAVEMENT MARKINGS, CONTACT TRAFFIC AT 410-313-5752. STARTING AND ENDING POINTS SHOWN ON THESE PLANS ARE APPROXIMATE.



MARKING LEGEND	
Item	Description
1	Install 5 in. solid white line.
2	Install 5 in. wide solid double yellow pavement marking for center line.
3	Install 5 in. wide solid white dotted pavement marking for lane line. (2 ft. segment - 6 ft. gap)
4	24 in. wide solid white pavement marking for stop line. (THERMOPLASTIC)
5	Install pavement marking symbol as shown. (THERMOPLASTIC)

SIGNING LEGEND		
Description	Size	Color
	R2-1	24" x 30" Black/White
	R1-1	36" x 36" Red/White

48 Hours Before You Dig Call "MISS UTILITY" Service Practices Center

Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to the start of work the excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36a of the Montgomery County Code.

CALL TOLL FREE 1-800-257-7777 "MISS UTILITY"

APPROVED: DEPARTMENT OF PUBLIC WORKS

 Chief, Bureau of Highways
 DATE: 12/15/2014

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Division of Land Development
 DATE: 1-14-15

Chief, Development Engineering Division
 DATE: 1-7-15

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELIJAH CITY, MARYLAND 21042
 (410) 441-2995

NO.	DESCRIPTION	DATE
1	REVISE SIGNING LEGEND	3/16/15
2	REVISED	

OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8505 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071



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. CROW, P.E. NO. 19104
 Date: 3/16/15

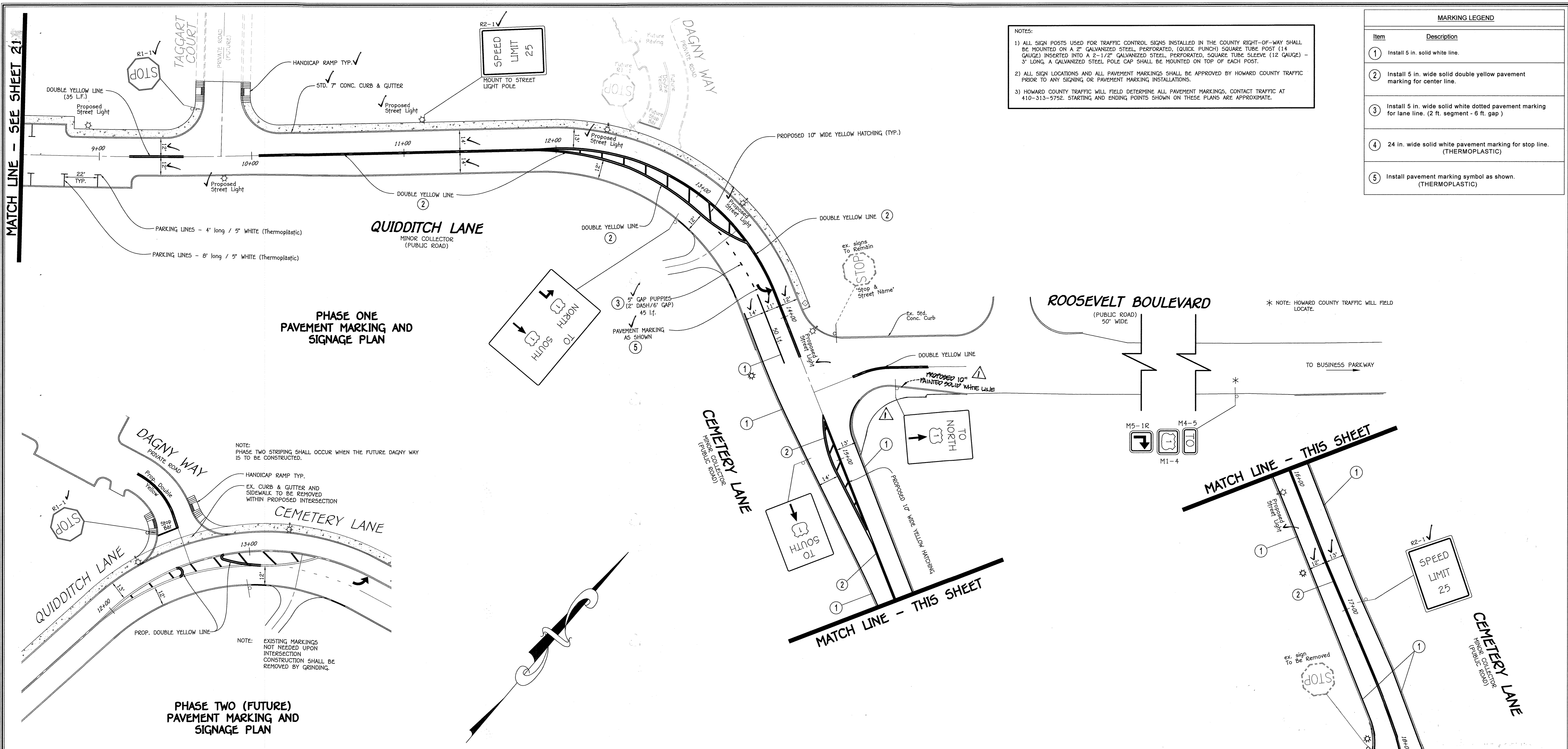
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 19104 EXPIRES ON 02/22/2015.

 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 Date: 1/15/14

PAVEMENT MARKING AND SIGNAGE PLAN
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014
 SHEET 21 OF 24
F-14-028

"AS-BUILT"

MATCH LINE - SEE SHEET 21



NOTES:

- 1) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, (QUICK PUNCH) SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- 2) ALL SIGN LOCATIONS AND ALL PAVEMENT MARKINGS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC PRIOR TO ANY SIGNING OR PAVEMENT MARKING INSTALLATIONS.
- 3) HOWARD COUNTY TRAFFIC WILL FIELD DETERMINE ALL PAVEMENT MARKINGS. CONTACT TRAFFIC AT 410-313-5752. STARTING AND ENDING POINTS SHOWN ON THESE PLANS ARE APPROXIMATE.

MARKING LEGEND	
Item	Description
1	Install 5 in. solid white line.
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5	Install pavement marking symbol as shown. (THERMOPLASTIC)

PHASE ONE PAVEMENT MARKING AND SIGNAGE PLAN

PHASE TWO (FUTURE) PAVEMENT MARKING AND SIGNAGE PLAN

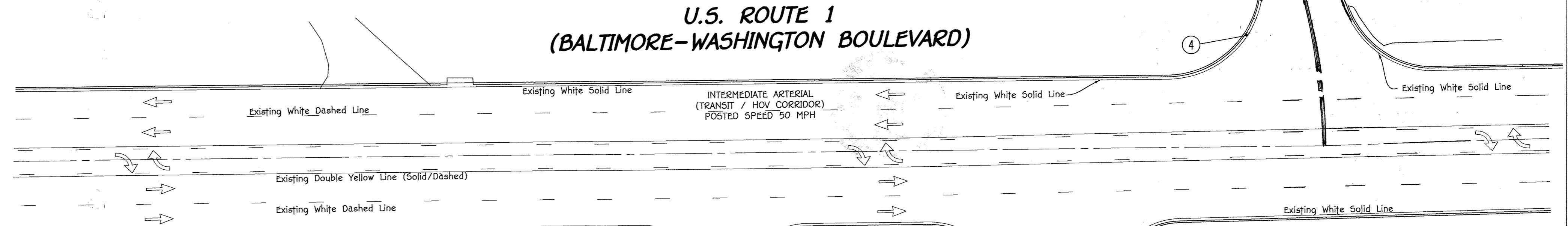
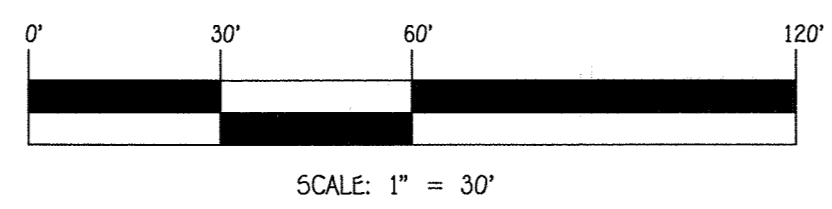
NOTE: PHASE TWO STRIPING SHALL OCCUR WHEN THE FUTURE DAGNY WAY IS TO BE CONSTRUCTED.

NOTE: EXISTING MARKINGS NOT NEEDED UPON INTERSECTION CONSTRUCTION SHALL BE REMOVED BY GRINDING.

* NOTE: HOWARD COUNTY TRAFFIC WILL FIELD LOCATE.

MISS UTILITY
 Before You Dig
 Call 1-800-257-7777
 48 hours prior to the start of work the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36a of the Montgomery County Code.

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. CRONO, P.E. 12/15/2014 Date



APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 DATE: 12/15/2014

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 DATE: 1-7-15

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10270 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

NO.	REVISION	DESCRIPTION	DATE
1	REVISE	CHANGE ON CEMETERY LANE	12/15/14

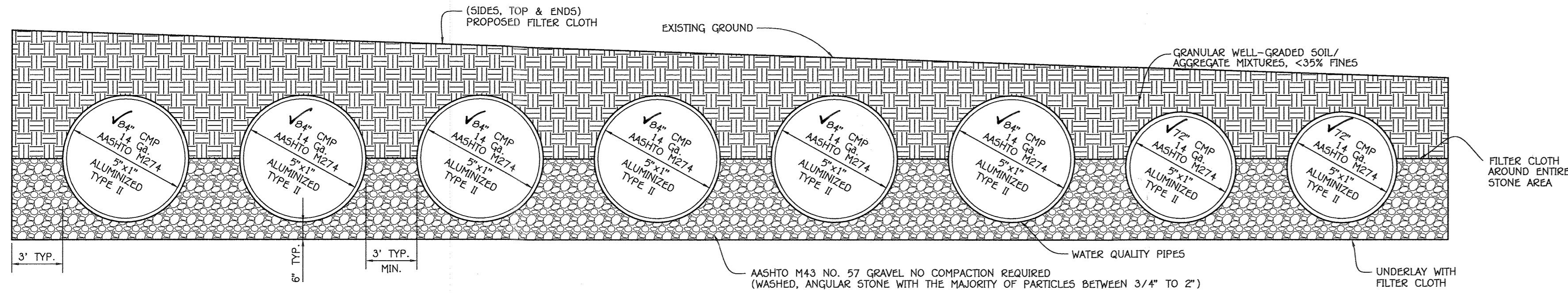
OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 2969 E. Harford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071

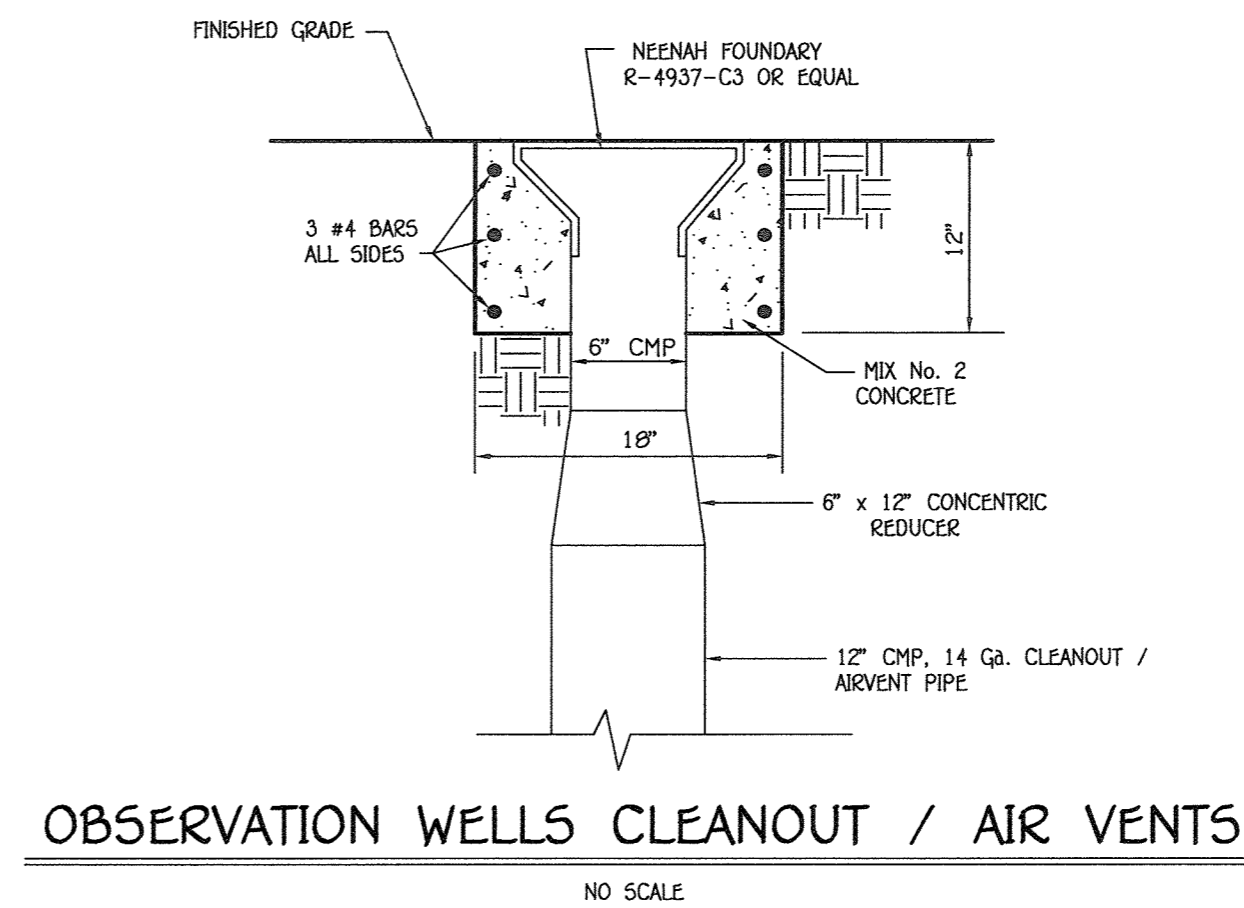
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 DATE: 12/15/14

PAVEMENT MARKING AND SIGNAGE PLAN MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014
 SHEET 22 OF 24 **F-14-02B**

"AS-BUILT"



SECTION 'A-A'
SCALE: 1" = 5'



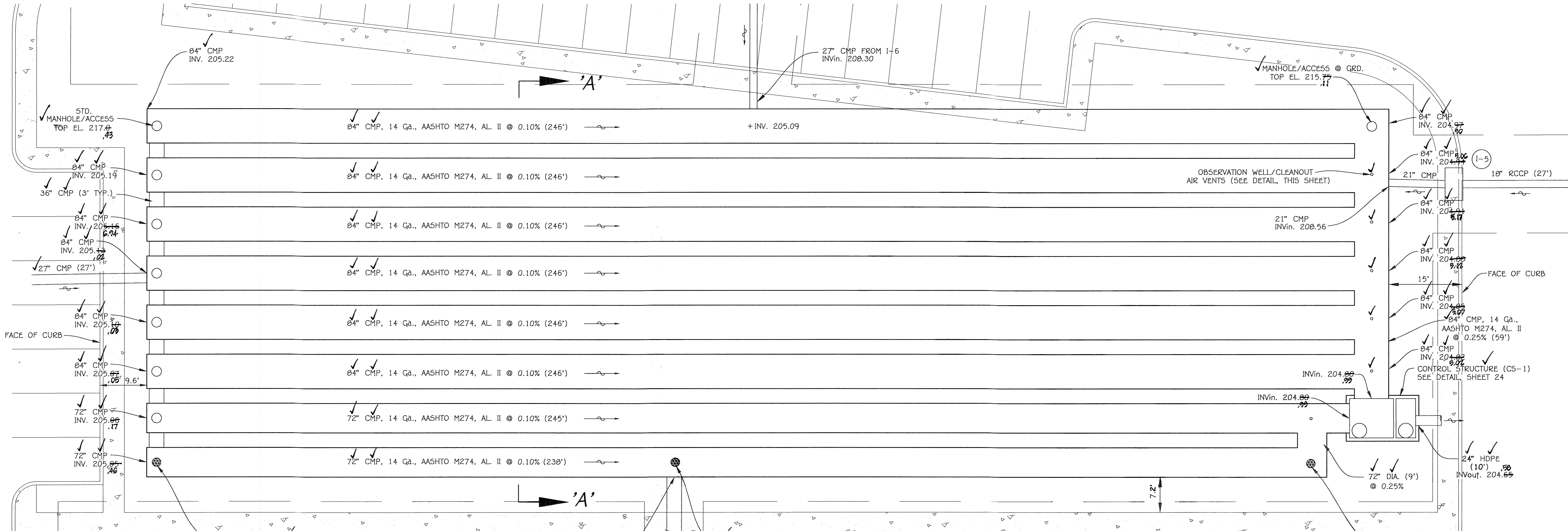
OBSERVATION WELLS CLEANOUT / AIR VENTS
NO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS
M. Vitucci
 Chief, Bureau of Highways
 10/19/2015
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Neil Sheehy
 Chief, Division of Land Development
 10/27/15
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Chris...
 Chief, Development Engineering Division
 10-23-15
 DATE

NO.	DESCRIPTION	DATE
1	REVISED UNDERGROUND S.W.M. FACILITY	6/22/15



PLAN VIEW
UNDERGROUND S.W.M. FACILITY
SCALE: 1" = 10'

AS-BUILT CERTIFICATION
 I hereby certify that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and specifications.
Charles J. Cicco
 CHARLES J. CICCO, P.E., NO. 19204
 3/16/20
 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: 02/22/2017.

Aldo M. Vitucci
 ALDO MICHAEL VITUCCI, PROFESSIONAL ENGINEER
 9/20/15
 DATE

REVISED
STORMWATER MANAGEMENT
NOTES AND DETAILS
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 23 OF 24

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 451-2895

OWNER
 CDCG 3 BZH LP
 c/o CDCG Asset Management LLC
 8965 E. Hartford Drive
 Suite 209
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guildford Road
 Suite 209
 Columbia, Maryland 21046
 (410)-720-5071



F-14-02B
"AS-BUILT"

**MAINTENANCE NOTES
WATER QUALITY STRUCTURE WASTE**

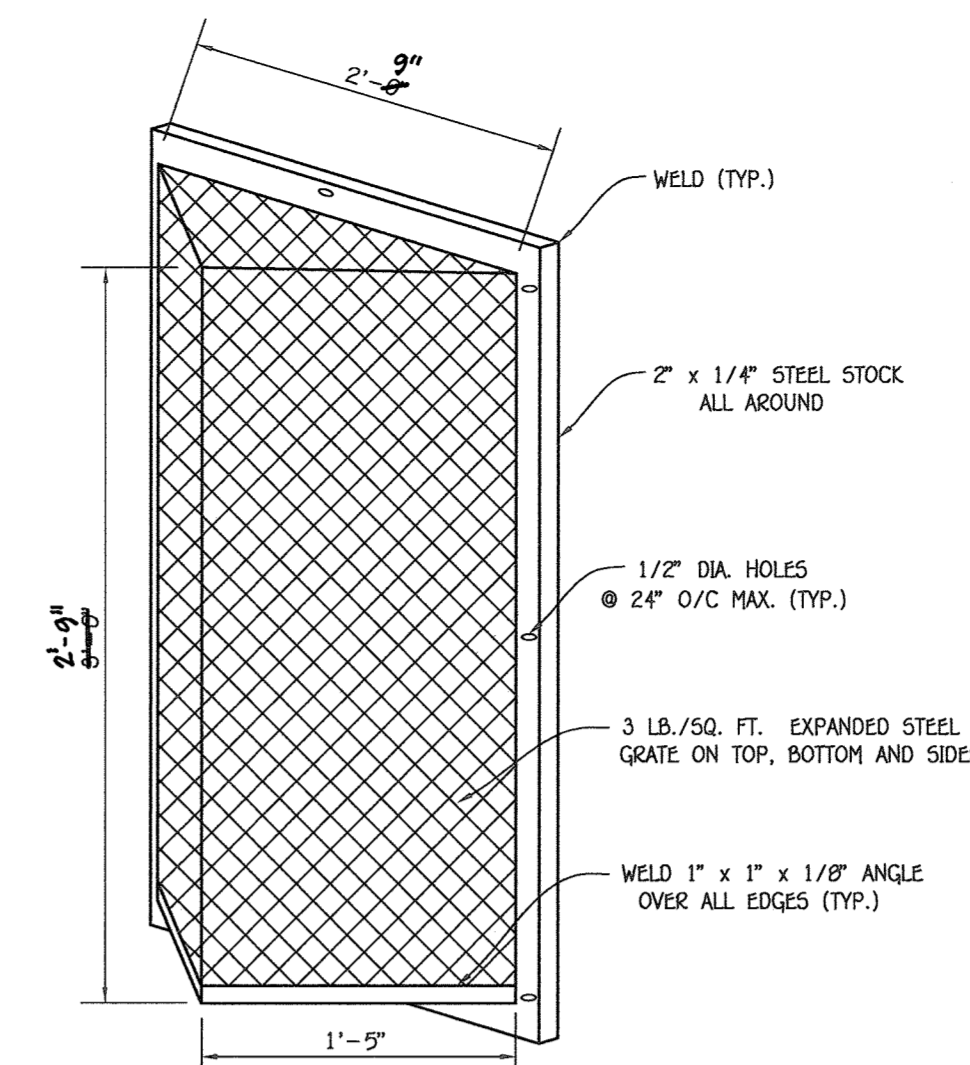
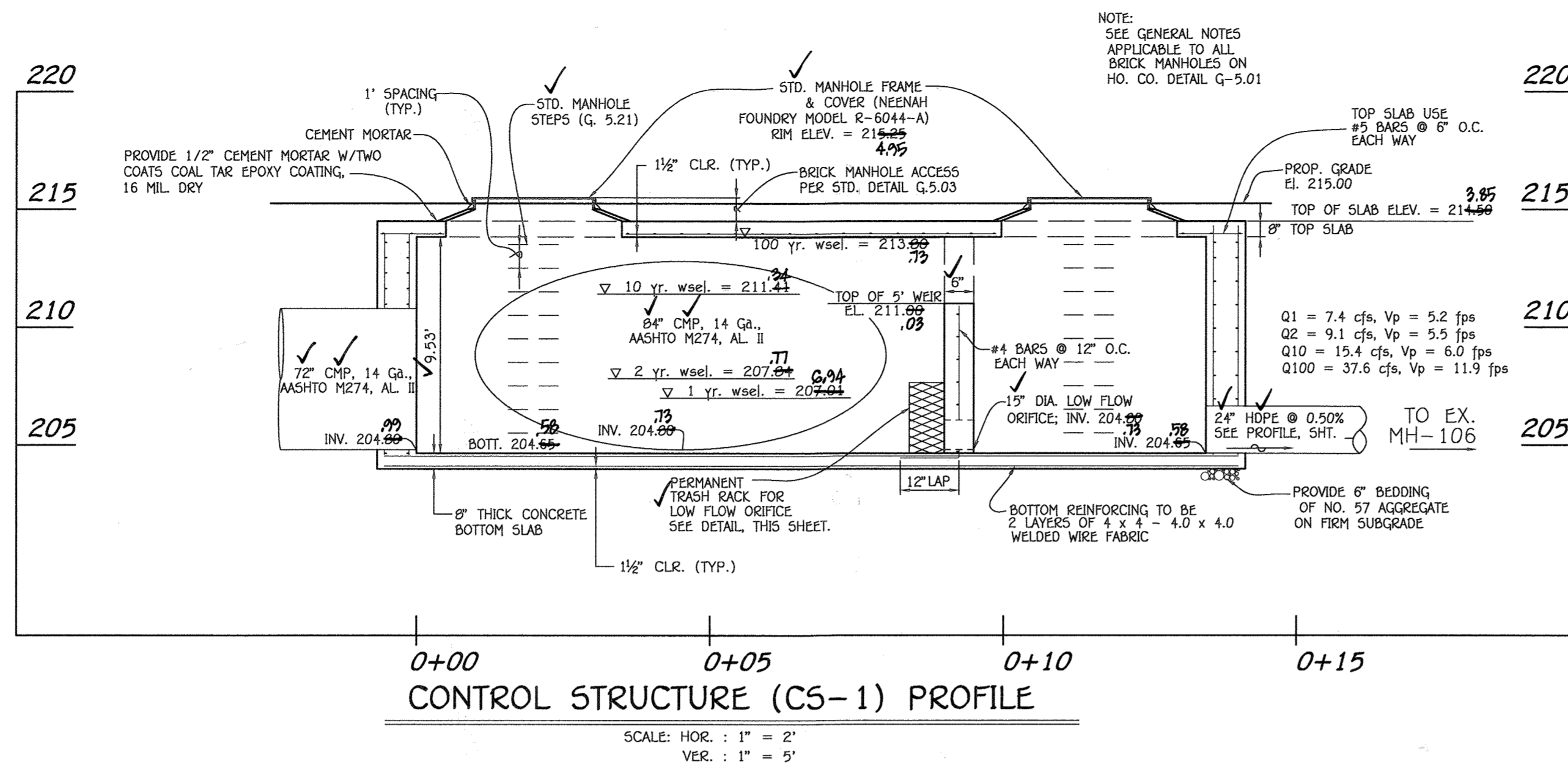
- Water quality structures will require periodic cleaning. Owners of these facilities will have to clean them as needed.
- Maintenance of these facilities will consist of cleaning out the stormceptor and disposal of the waste and repair of the facility as needed. Periodic inspections of these facilities will be made by the owner.
- The disposal of the liquid and solid matter shall be as follows:
 - All liquid material in the stormceptor shall be pumped into a suitable tank truck and disposed of at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
 - The solid material shall be landfilled in an approved sanitary landfill.
- The inlet pipes and structural parts shall be repaired as needed.
- Stormceptor inlet and outlet assembly shall be periodically inspected. Blockages shall be removed and disposed of as required in 3B above.

**OPERATION AND MAINTENANCE
SCHEDULE FOR
STORMCEPTOR WATER QUALITY DEVICE**

- Stormceptor water quality structures will require periodic inspection and cleaning to maintain operation and function. Owners will have the Stormceptor unit inspected yearly or as required by Howard County, utilizing the Stormceptor Inspection/Monitoring Form. Inspections can be done by using a clear Plexiglas tube ("sludge judge") to extract a water column sample. When sediment depths exceed the specified level (Table 9 of Technical Manual) then cleaning of the unit is required.
- Stormceptor water quality structures must be checked and cleaned immediately after petroleum spills, contact appropriate regulatory agencies.
- Maintenance of Stormceptor units should be done by a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in unit. The proper cleaning and disposal of the removed materials and liquid must be followed.
- Inlet and outlet pipes must be checked for any obstructions and if any obstructions are found they must be removed. Structural parts of the Stormceptor will be repaired as needed.
- Owner shall retain and make Stormceptor Inspection/Monitoring Forms available to Howard County officials upon their request.

**OPERATION AND MAINTENANCE SCHEDULE FOR H.O.A. OWNED
AND MAINTAINED UNDERGROUND S.W.M. FACILITY**

- H.O.A. ROUTINE MAINTENANCE RESPONSIBILITIES:**
 - THE UNDERGROUND S.W.M. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
 - MAINTENANCE OF THE 66-INCH PIPES SHALL BE PERFORMED BY FLUSHING THE SYSTEM THROUGH THE CLEAN-OUTS PROVIDED AND BY VACUUMING AT MANHOLE M-10. THE DISCHARGE ORIFICE OF THE UNDERGROUND S.W.M. FACILITY SHALL BE TEMPORARILY BLOCKED DURING SAID MAINTENANCE OPERATION.
 - DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH SIMILAR B.M.P. THAT RANGE FROM DISPOSAL IN A SANITARY LANDFILL TO INCINERATION IN A LICENSED FACILITY. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
- H.O.A. NON-ROUTINE MAINTENANCE:**
 - STRUCTURAL COMPONENTS OF THE UNDERGROUND FACILITY SUCH AS THE STORMCEPTOR, MANHOLES, PIPES AND ORIFICE SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS. INSPECTION REPORTS SHALL BE KEPT UNTIL THE NEXT SUBSEQUENT INSPECTION.
 - PROBLEMS IDENTIFIED DURING INSPECTION WILL BE PROMPTLY CORRECTED. MAJOR PROBLEMS SHALL ALSO BE BROUGHT TO THE ATTENTION OF THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TO INSURE THAT PUBLIC SAFETY IS MAINTAINED. BLOCKED DURING SAID MAINTENANCE OPERATION.



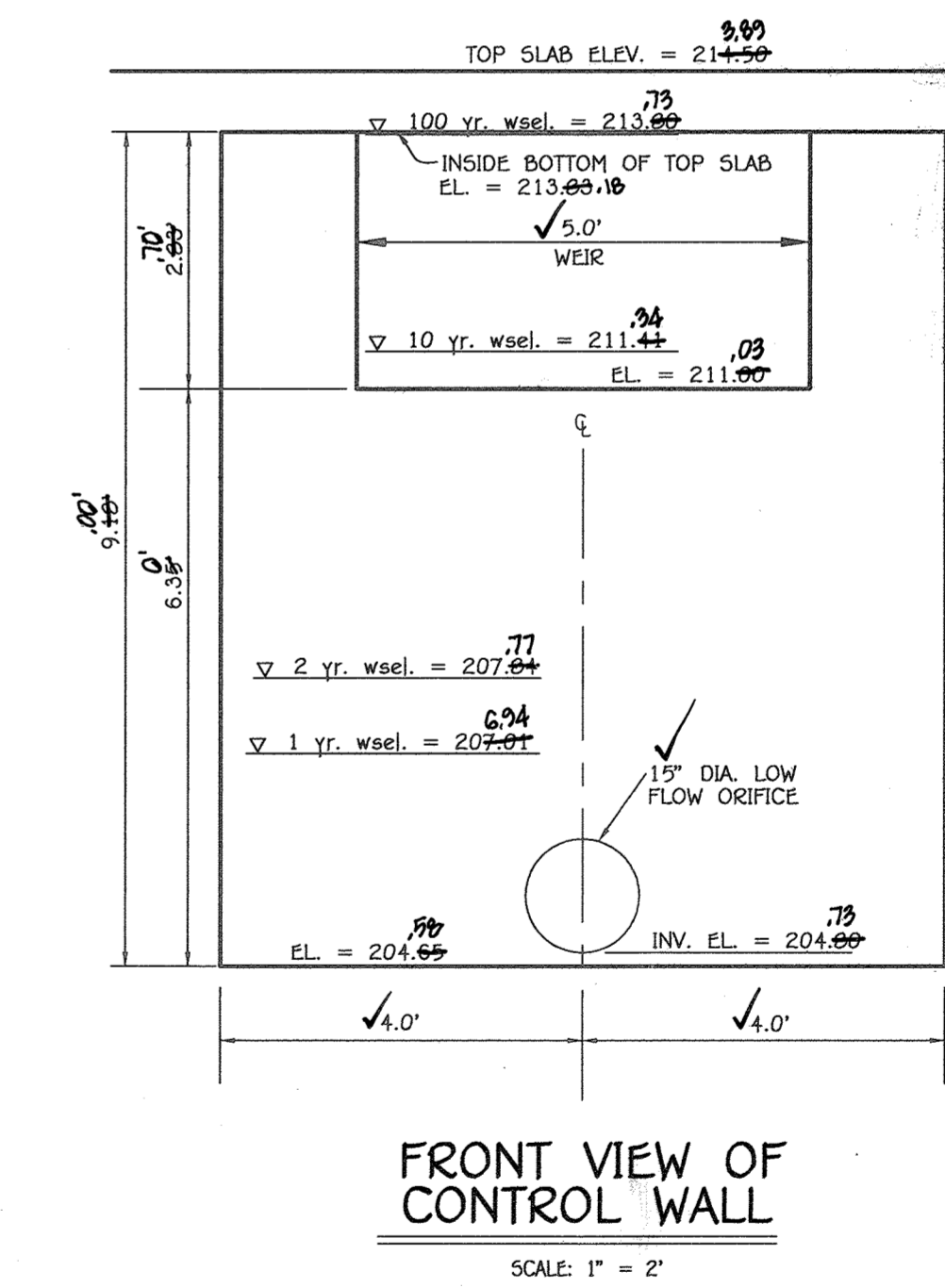
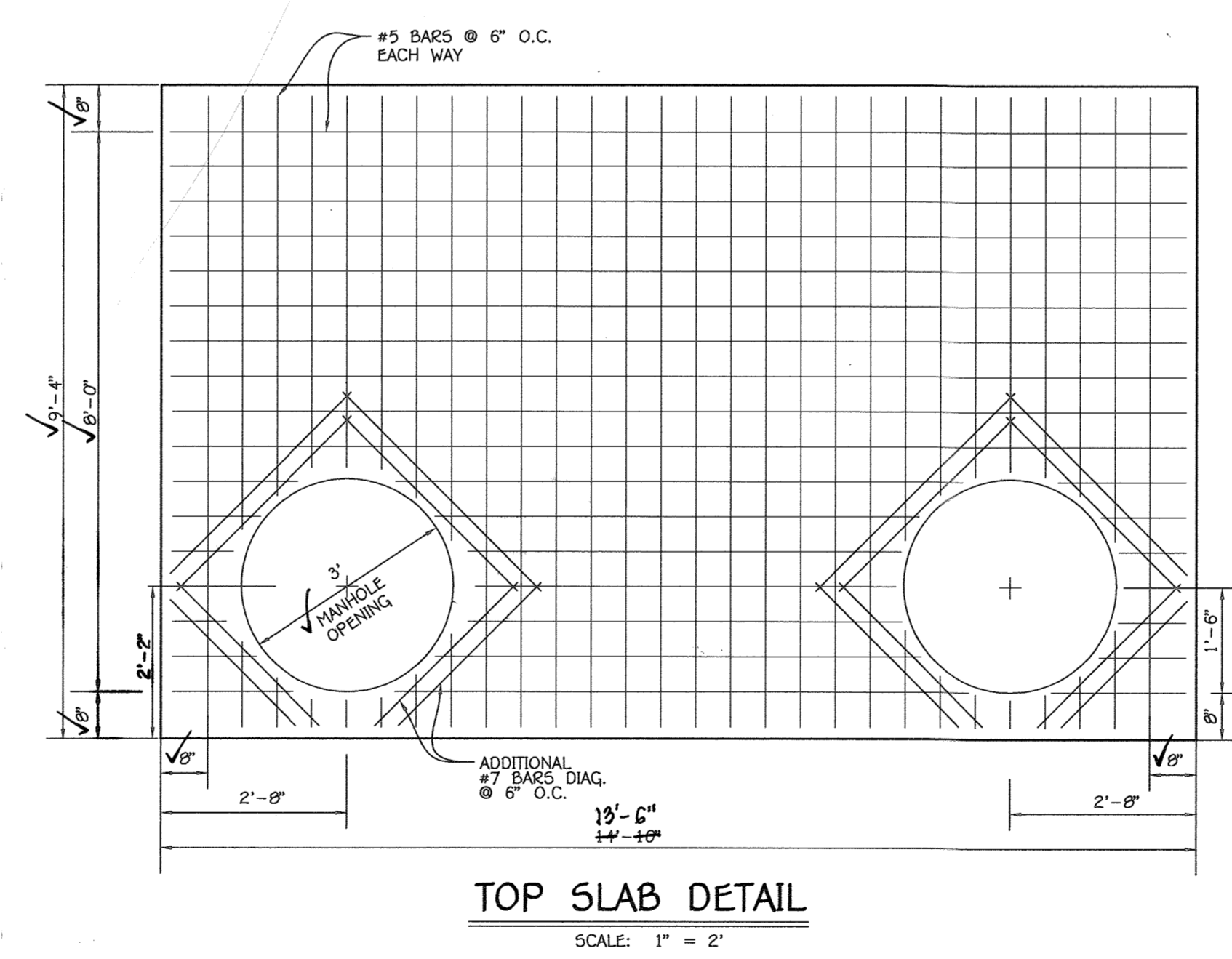
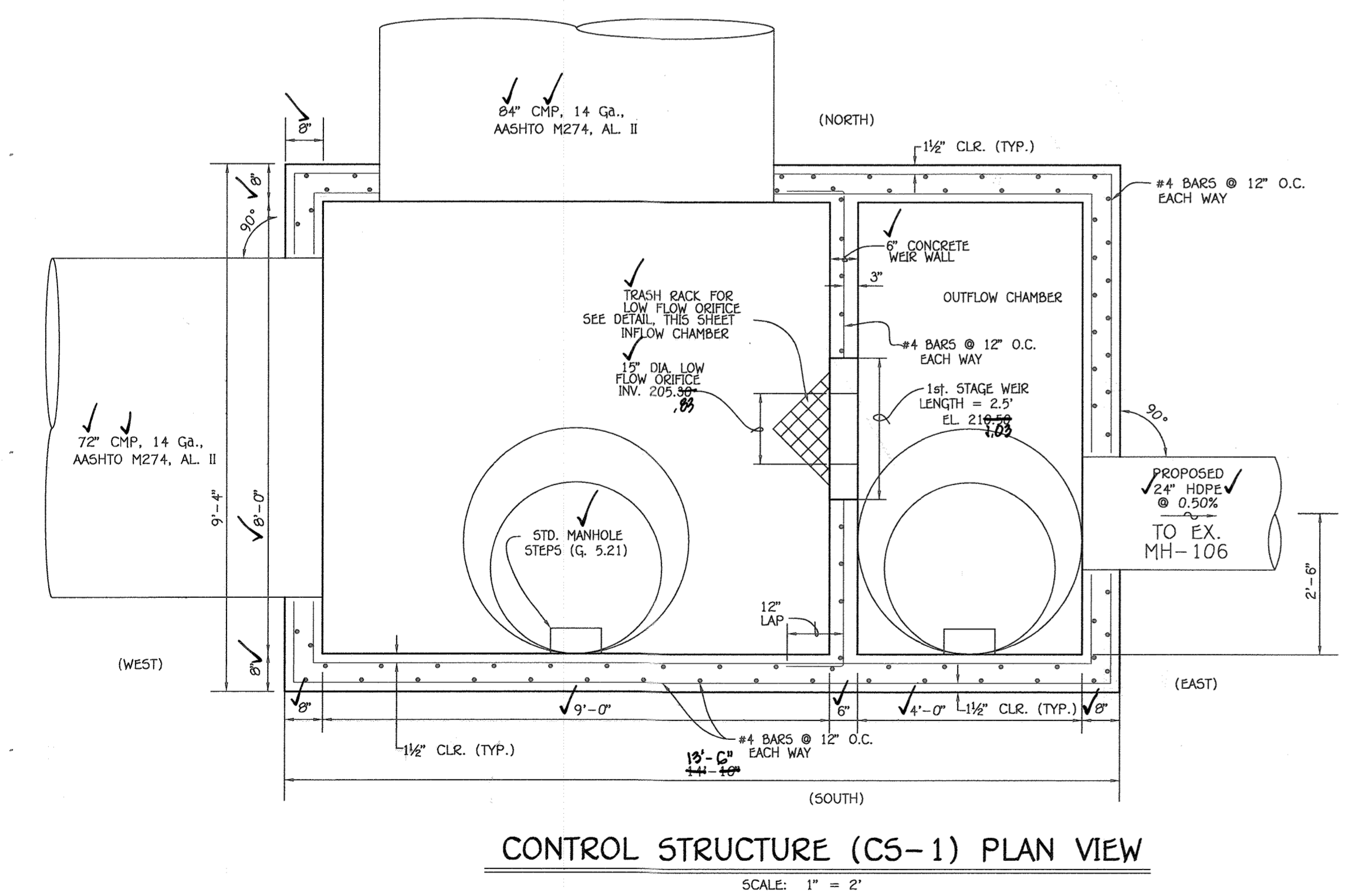
- NOTES:**
- TRASH RACK TO BE CENTERED OVER OPENING.
 - STEEL TO CONFORM TO ASTM A-36.
 - ALL SURFACES TO BE COATED WITH ZINC COLD GALVANIZING COMPOUND AFTER WELDING.
 - TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *M. M. ...* 10/19/2015
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development *West ...* 10/27/15
 DATE

Chief, Development Engineering Division *Chad ...* 10-27-15
 DATE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED UNDERGROUND S.W.M. FACILITY	6/22/15



- NOTES:**
- CONCRETE SHALL BE MSHA MIX NO. 6 (FC > 4,500 P.S.I.).
 - REINFORCING STEEL: GRADE 60
 - FACE FORMS FOR WALLS OF OUTLET STRUCTURE SHALL UTILIZE L.M. SCOFFIELD CO. T-9095 FORM LINERS (RANDOM SPLIT-FACE ROCK) OPTIONAL.
 - PROVIDE ROUGH BROOM FINISH ON TOP OF SLAB.
 - ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 6.07.03.59 OF THE MSHA STANDARDS AND SPECS.
 - ALL EXPOSED METAL SURFACES SHALL BE PAINTED IN ACCORDANCE WITH SECTION 6.07.03.60 OF THE MSHA STANDARDS AND SPECS.
 - ALL REINFORCING SPICES SHALL BE LAP SPLICES OF 30 BAR DIA. UNLESS OTHERWISE SHOWN.
 - ALL FILTER FABRIC SHALL BE POLY FILTER-X OR EQUAL.
 - ALL EXPOSED EDGES OF CONCRETE TO BE CHAMFERED 1/2" x 1/2".



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. Crovo, P.E., No. 19204
 Date: 11/6/15

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: 02/22/2017.
 Aldo Michel Vitucci, Professional Engineer
 Date: 9/29/15



**REVISED
STORMWATER MANAGEMENT
NOTES AND DETAILS**
MORRIS PLACE
 LOTS 1-53, OPEN SPACE LOTS 54-61 AND
 NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CU1 & CE-CU1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 6, 2015
 SHEET 24 OF 24

1:2007/07/05/03/04/09/14-028 - Phases 1-3/1 plan redline underground.swm\mylar sheet 23 & 24.dwg, 9/10/2015 9:11:18 AM, 11

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2995

OWNER
 CDCG 3 87H LP
 c/o CDCG Asset Management LLC
 8505 E. Hartford Drive
 Suite 200
 Scottsdale, AZ 85255
 480-696-3733

DEVELOPER
 Beazer Homes Corp.
 8965 Guilford Road
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F-14-02B
 "AS-BUILT"