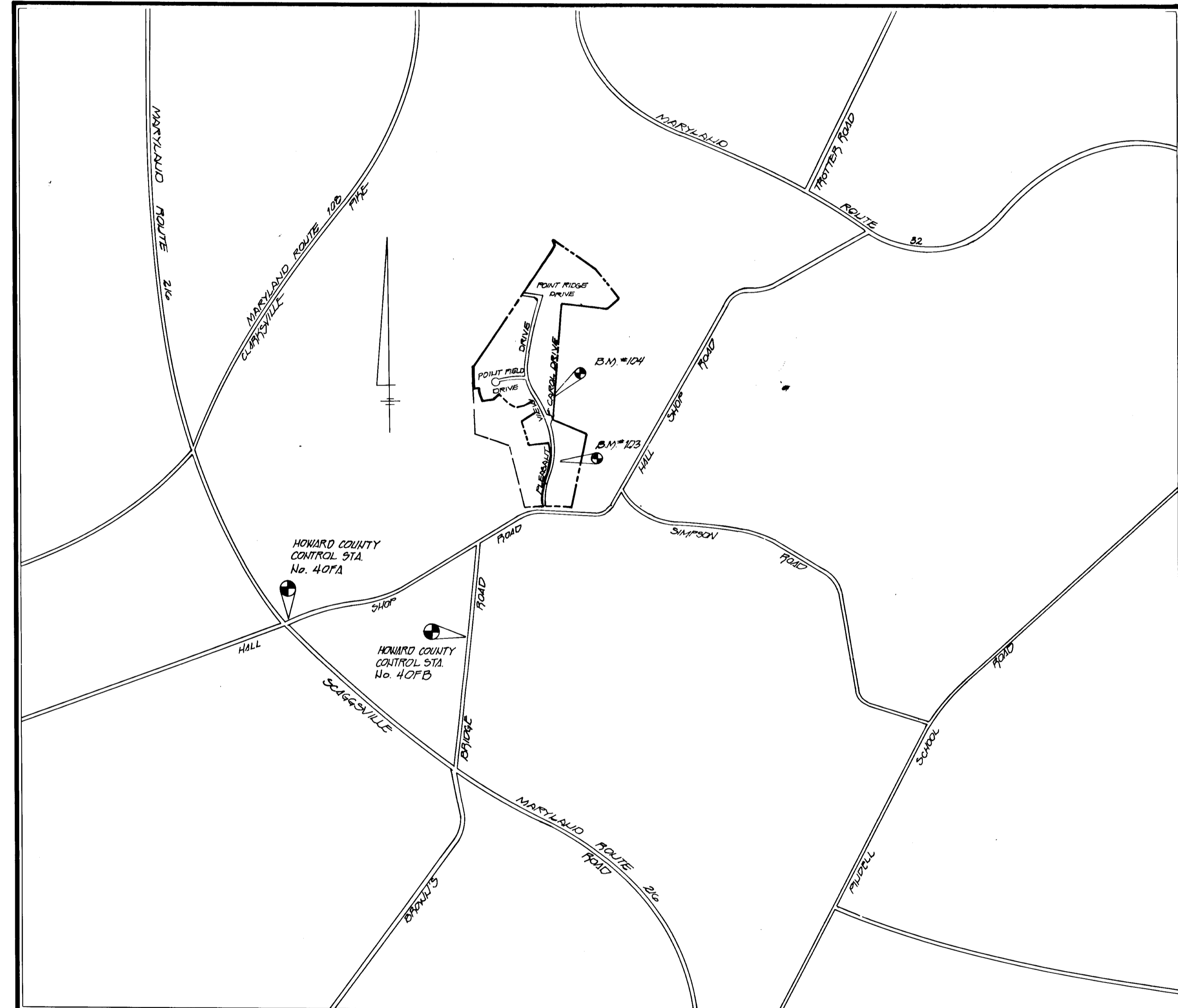


FULTON MANOR FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John Dammus 9/19/94
 CHIEF, LAND DEVELOPMENT DIVISION DATE
Richard M. Double 9-15-94
 CHIEF, BUREAU OF HIGHWAYS DATE
Donald E. Sporn 9/19/94
 CHIEF, BUREAU OF ENGINEERING DATE

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1870 AT LEAST FIFTEEN (15) DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - PROJECT BACKGROUND:
 LOCATION: TAX MAP 40 PART OF PARCEL 164 AND 205
 ZONING: "RR-DEO"
 ELECTION DISTRICT: FIFTH
 TOTAL TRACT AREA: 72.129 AC.
 NUMBER OF PROPOSED BUILDABLE LOTS: 36
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - FIELD RUN SURVEY PERFORMED ON OR ABOUT JUNE 2, 1993 BY FISHER, COLLINS AND CARTER, INC.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION No. 40FB AND No. 40FA.
- | | |
|------|-----------------|
| 40FB | N 548,470.3198 |
| | E 1,326,000.807 |
| 40FA | N 548,106.8658 |
| | E 1,328,421.402 |
- LIGHT POLES AND FIXTURES FOR STREET LIGHTS SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III, ROADS AND BRIDGES.
 - PRIVATE WATER AND PRIVATE SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
 - ANY DAMAGE TO ANY PUBLIC RIGHTS-OF-WAY, PAVING OR UTILITIES WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - A FEE-IN-LIEU OF PROVIDING STORM WATER MANAGEMENT FOR THE ROADWAYS WAS APPROVED ON MAY 10, 1994. SKETCH PLAN FILE REFERENCE 594-09 WAS APPROVED ON DECEMBER 2, 1993.
 - PRELIMINARY PLAN FILE REFERENCE P99-08 WAS APPROVED ON MAY 23, 1994.
 - THE WETLANDS DELINEATION STUDY WAS PREPARED BY H.A. DIRKS AND COMPANY, INC. ON AUGUST 31, 1993 AND APPROVED BY HOWARD COUNTY ON DECEMBER 2, 1993.
 - THE TRAFFIC STUDY WAS PREPARED BY STREET TRAFFIC STUDIES, LTD ON AUGUST 18, 1993 AND APPROVED BY HOWARD COUNTY ON DECEMBER 2, 1993.
 - THIS PROJECT IS IN CONFORMANCE WITH A.D.A. CRITERIA.



VICINITY MAP
SCALE: 1" = 1200'

BENCH MARKS

- | | |
|--|---------------------|
| B.M. 103 | ELEV. 497.80 |
| REBAR AND CAPSET FLUSH WITH GROUND @ STATION 6+14 | |
| PLEASANT VIEW DRIVE 108' RIGHT OF C. | |
| B.M. 104 | ELEV. 488.38 |
| REBAR AND CAPSET FLUSH WITH GROUND @ STATION 15+38 | |
| PLEASANT VIEW DRIVE 125' RIGHT OF C. | |

HOMEOWNERS ASSOCIATION MAINTENANCE RESPONSIBILITIES FOR WATER QUALITY POND Nos. 1 THRU 5

- TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOVED A MINIMUM OF TWICE (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES, THE BOTTOM OF THE POND, AND MAINTENANCE ACCESS SHALL BE MOVED AS NEEDED.
- DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MAINTENANCE OPERATIONS AND AS NEEDED.
- WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, SEDIMENT SHOULD BE REMOVED FROM THE POND. APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED.

STREET LIGHTS

- STREET LIGHTS WILL BE PLACED AT THE FOLLOWING LOCATIONS:
- NORTHWEST CORNER AT THE INTERSECTION OF HALL SHOP ROAD AND PLEASANT VIEW DRIVE. INSTALL A 100 WATT HPS VAPOR FLUORESCENT FIXTURE ON A 25 GALVANIZED STEEL POLE.
 - EASTERN CORNER AT THE INTERSECTION OF PLEASANT VIEW DRIVE AND POINT RIDGE DRIVE. INSTALL A 100 WATT HPS VAPOR FLUORESCENT POST-TOP.

SHEET INDEX

SHEET No.	DESCRIPTION
1)	TITLE SHEET
2)	HALL SHOP ROAD PLAN AND PROFILE
3)	PLEASANT VIEW DRIVE PLAN
4)	PLEASANT VIEW DRIVE PLAN AND PROFILE
5)	CAROL DRIVE PLAN
6)	PLEASANT VIEW DRIVE PLAN AND PROFILE
7)	POINT FIELD DRIVE PLAN
8)	PLEASANT VIEW DRIVE AND POINT RIDGE DRIVE PLAN AND PROFILE
9)	POINT FIELD DRIVE PLAN AND PROFILE
10)	CAROL DRIVE PROFILE
11)	GRADING AND SEDIMENT CONTROL PLAN
12)	GRADING AND SEDIMENT CONTROL PLAN
13)	GRADING AND SEDIMENT CONTROL PLAN
14)	STORM DRAIN PROFILES, ROAD AND SEDIMENT CONTROL DETAILS
15)	DRAINAGE AREA MAP
16)	DRAINAGE AREA MAP
17)	DRAINAGE AREA MAP
18)	STORM DRAIN PROFILES AND DETAILS
19)	LANDSCAPE PLAN

LOTS 1-42 AND PARCEL 'A'

1710

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9771 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2855



OWNER & DEVELOPER
 UPCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

AS-BUILT 11-10-97

SHEET 1 of 15

F95-06

DATE: _____ BY: _____
 CHECKED: _____
 NOTE NO. 1: _____

APPROVED DEPARTMENT OF PUBLIC WORKS

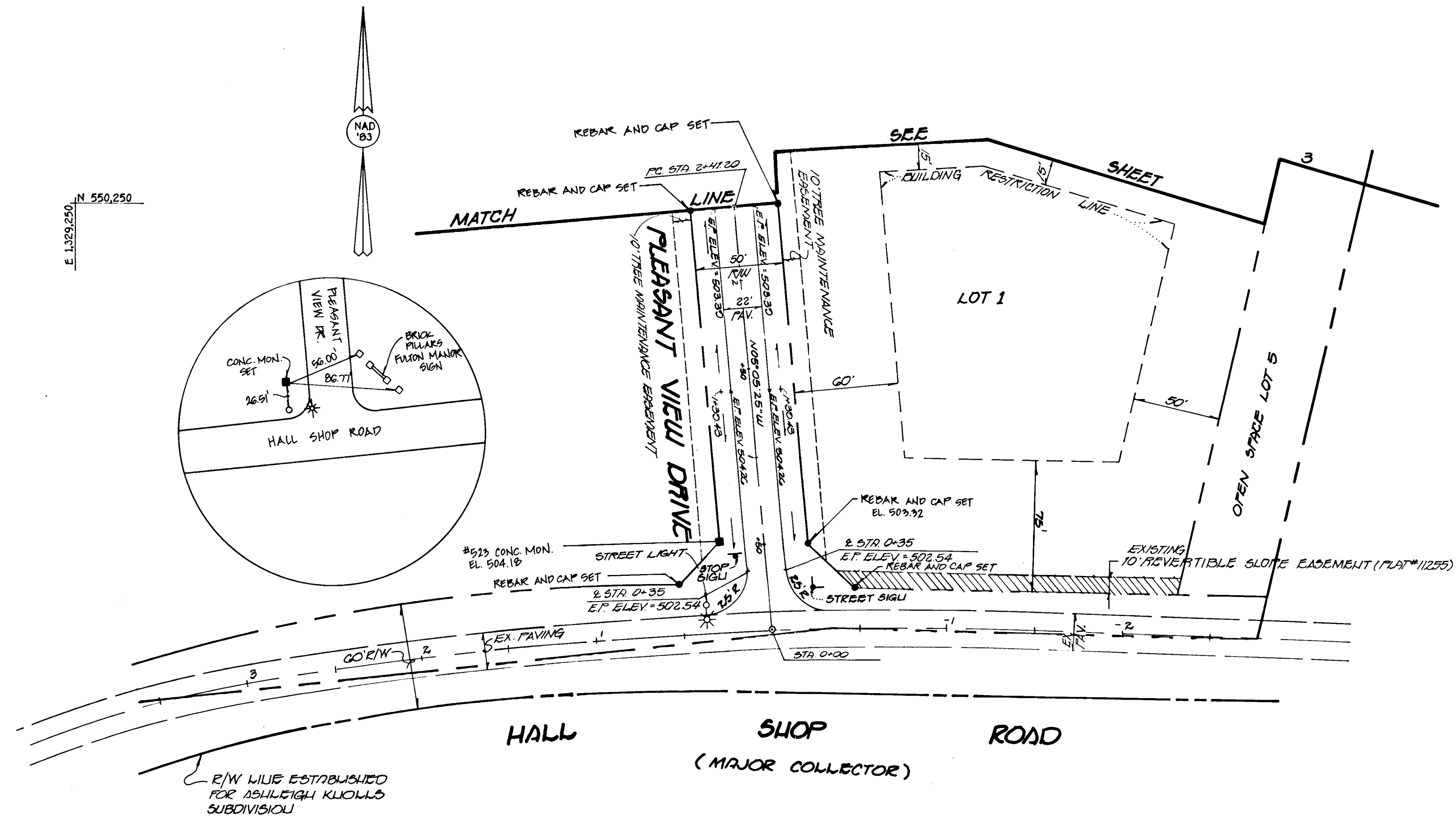
Abel Damman 9/19/94
Andrew M. Daneker 9-15-92

APPROVED DEPARTMENT OF PUBLIC WORKS

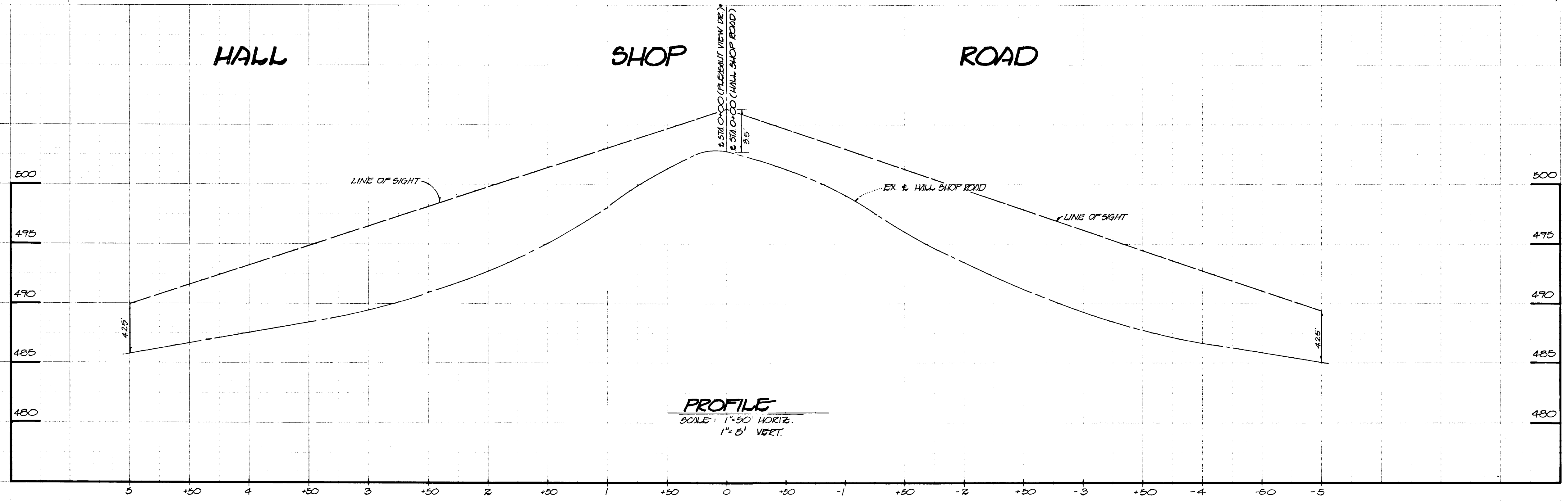
Donald Sepsom 2/10/94
 APPROVED DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 LAND DEVELOPMENT AND RESEARCH

PROFILE SURVEYED BY: _____ DATE: _____
 PLOTTED BY: _____
 CHECKED BY: _____
 STRUCTURE NOTATIONS: C.M.D.

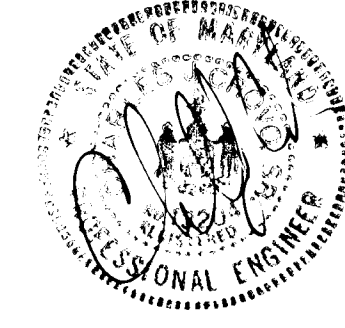
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PLAN SCALE: 1" = 50'

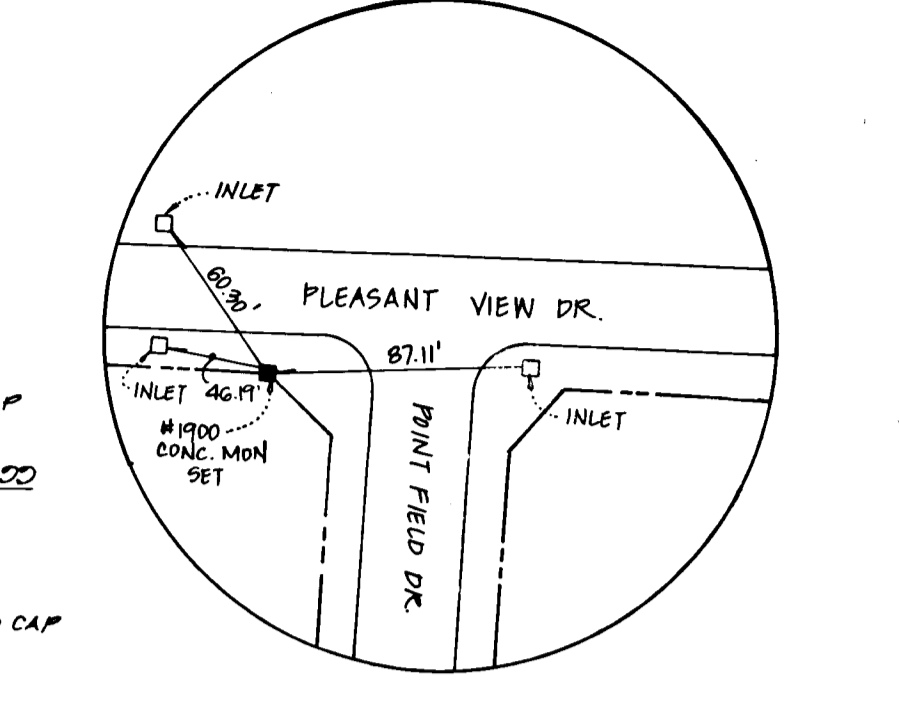
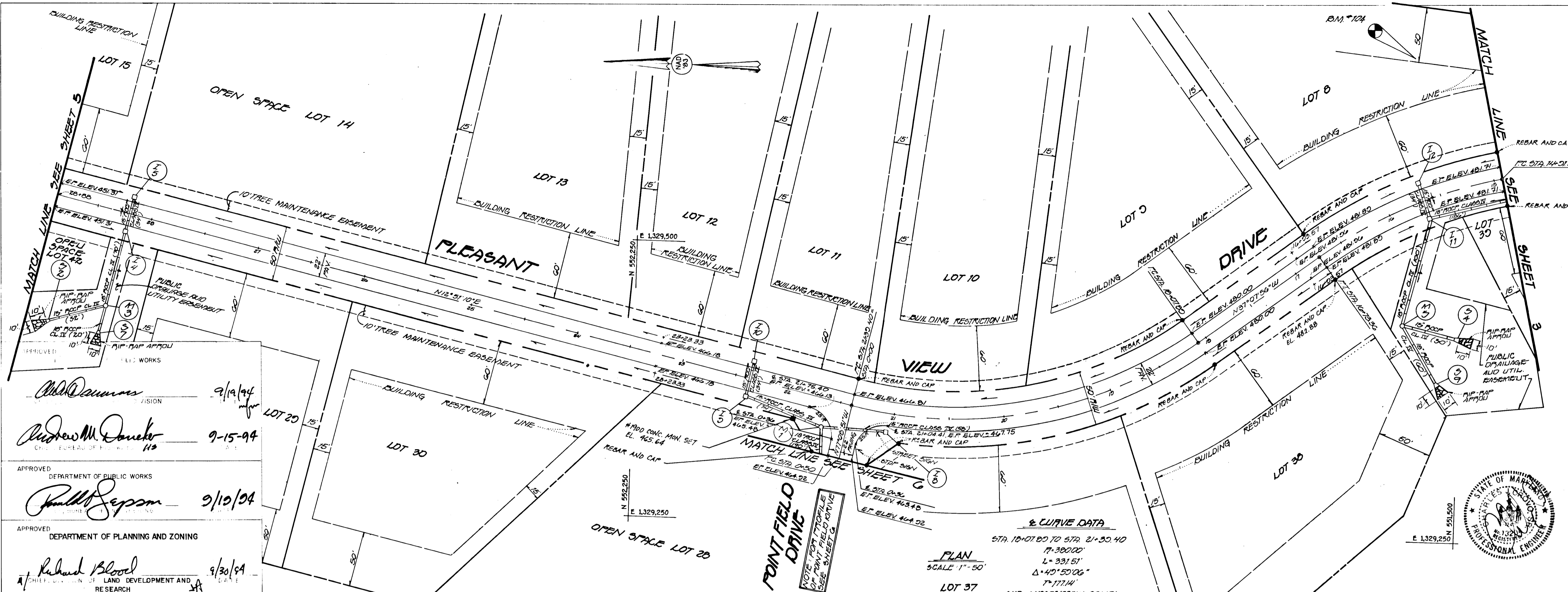


FULTON MANOR
 LOTS 1-42 AND "PARCELS"
 TAX MAP 40 PARCELS 16A 1225
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
HALL SHOP ROAD
 PLAN AND PROFILE
PLEASANT VIEW DRIVE
 PLAN
 LITCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041
 AS SHOWN JUNE 13, 1994
 C. CROVO U. SMITH C. CROVO
 PROFESSIONAL ENGINEERS
 SUITE 100, 9171 BALTO. NAT. PIKE, ELLICOTT CITY, MARYLAND 21042



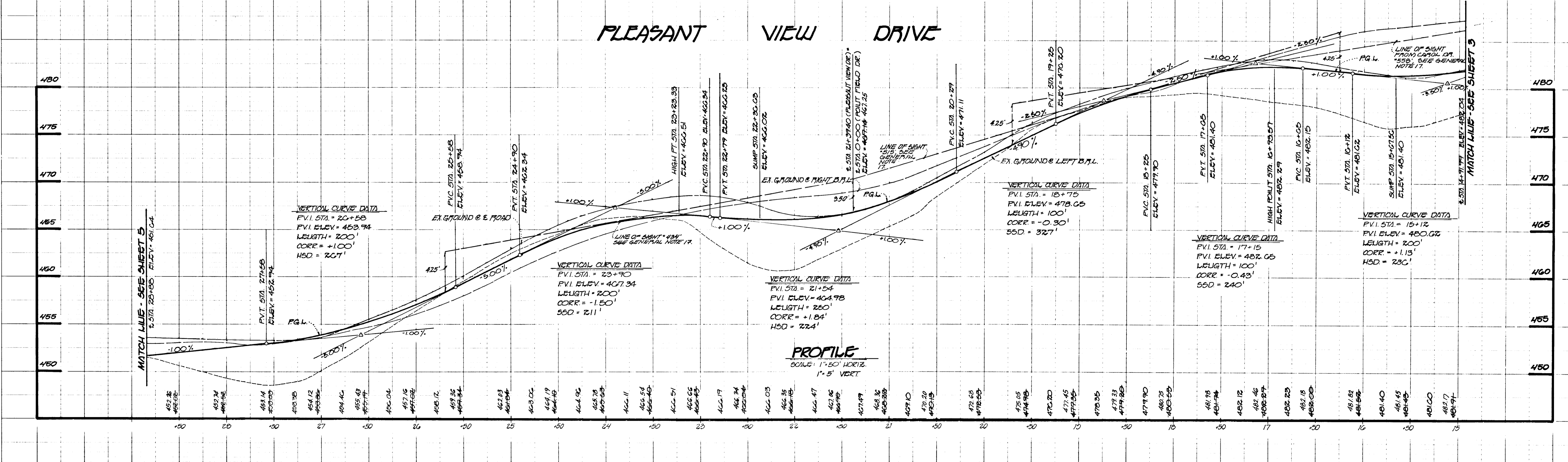
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 SURVEYED BY: [Signature]
 DATE: 9/15/94
 CHECKED BY: [Signature]
 DATE: 9/15/94
 REVISIONS:
 1. [Signature] 9/15/94
 2. [Signature] 9/15/94
 3. [Signature] 9/15/94

PROFILE
 SURVEYED BY: [Signature]
 DATE: 9/15/94
 CHECKED BY: [Signature]
 DATE: 9/15/94
 REVISIONS:
 1. [Signature] 9/15/94
 2. [Signature] 9/15/94
 3. [Signature] 9/15/94



& CURVE DATA
 STA. 14+01.00 TO STA. 16+73.36
 R = 425.00'
 L = 181.37'
 Δ = 24°27'06"
 T = 28.00'
 CHD - N24°51'24"W, 190.00'

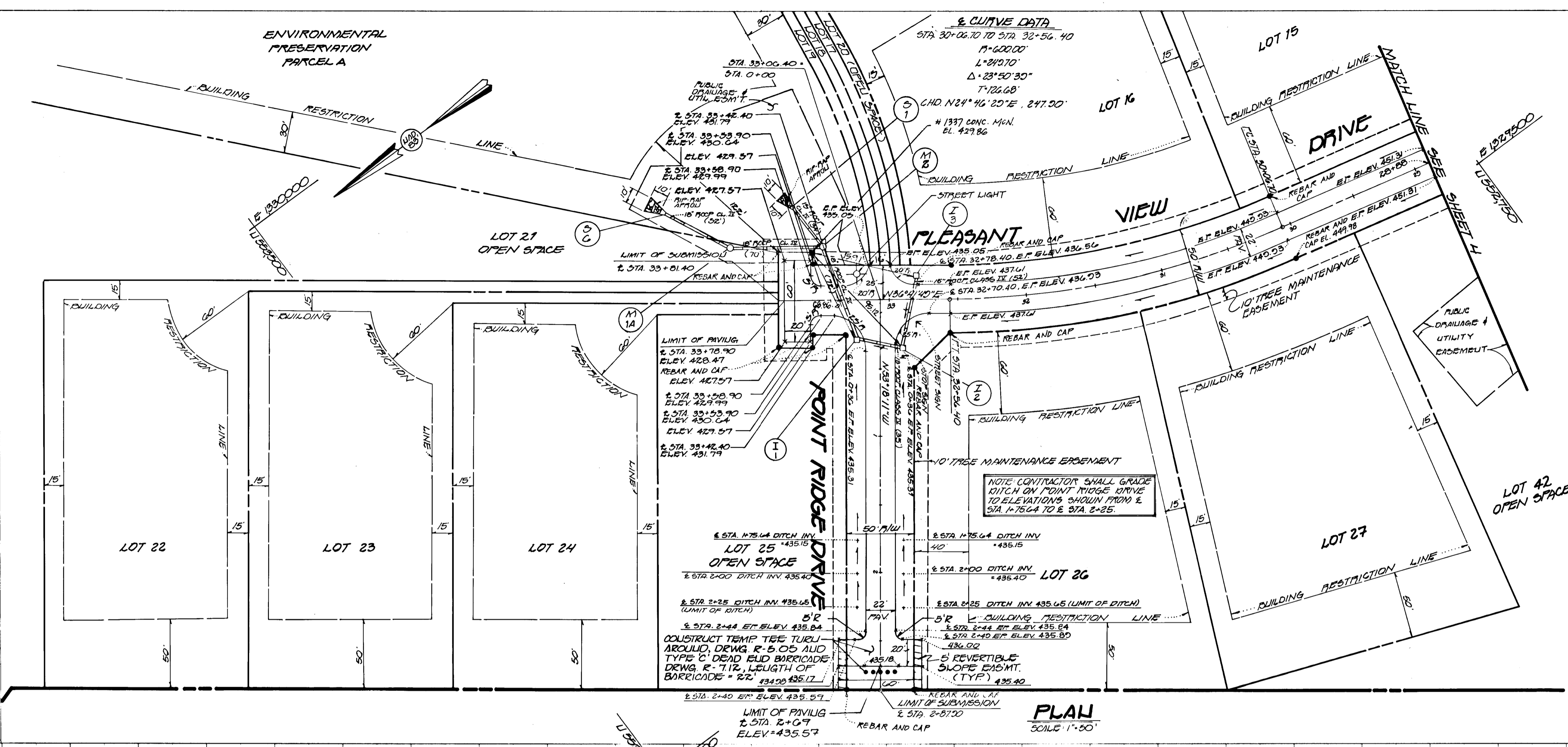
FULTON MANOR
 LOTS 142 AND PARCELS 2
 TAX MAP 40 PARCELS 104/205
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PLEASANT VIEW DRIVE
PLAN AND PROFILE
POINT FIELD DRIVE
PLAN
 OWNER AND DEVELOPER
 UPCHURCH PROPERTY PARTNERSHIP
 100 BOX 1371
 ELLICOTT CITY, MARYLAND 21041
 DATE: JUNE 13, 2004 PWC NO. 4 OF 15
 DES: G. CARVO DRN: J. SMITH CHK: G. CARVO
 FISHER, COLLINS AND CARTER, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 100, 97 BALTO. NAT. PIKE, ELLICOTT CITY, MARYLAND 21042



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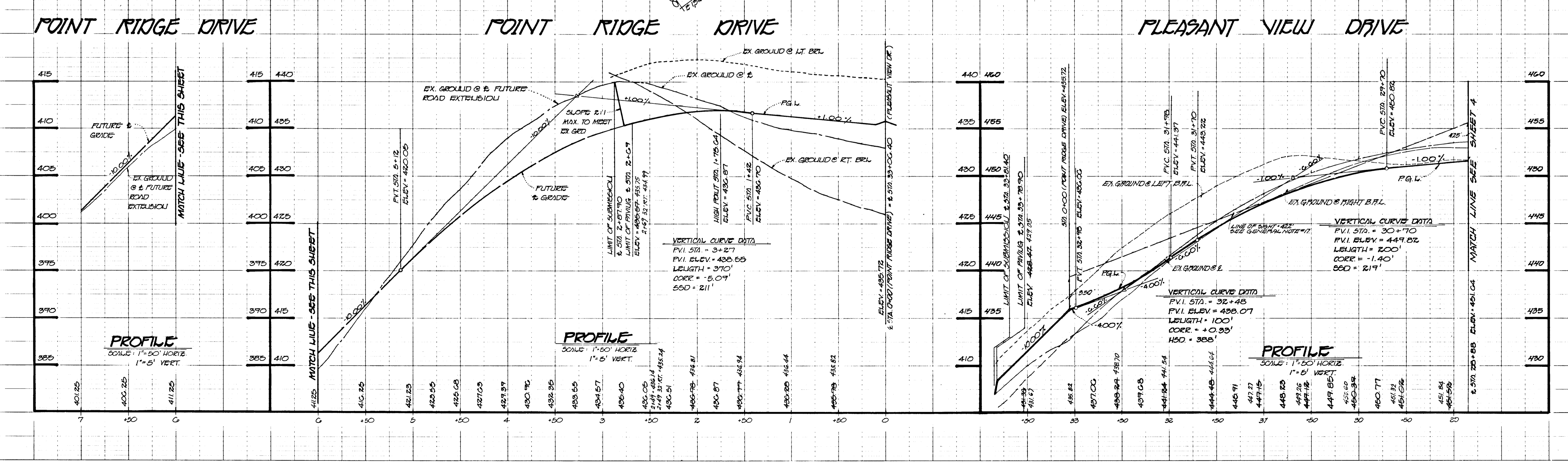
PLAN	DATE
BY	
REVISIONS	
1. SUBMITTED	
2. CHECKED	
3. APPROVED	
4. AS-BUILT	
NOTE BOOK NO.	

APPROVED
DEPARTMENT OF PUBLIC WORKS
Chad Damann 9/19/94
APPROVED
DEPARTMENT OF PUBLIC WORKS
Andrew M. Decker 9-15-94
APPROVED
DEPARTMENT OF PUBLIC WORKS
Frank J. Sapon 9/19/94
APPROVED
DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94



FULTON MANOR
LOTS 1-42 AND PARCELS A, B
TAX MAP NO. PARCELS A, B 1205
5TH ELECTION DISTRICT HAWKINS COUNTY, MARYLAND
PLEASANT VIEW DRIVE
PLAN AND PROFILE
POINT RIDGE DRIVE
PLAN AND PROFILE
OWNER AND DEVELOPER
LITCHFIELD PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT CITY, MARYLAND 21041
SCALE AS SHOWN DATE: JUNE 13, 2004 DWG NO. 5 OF 15
DES: C. CARVO DRN: J. SMITH CHK: C. CARVO
FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MD 21042

PROFILE	DATE
BY	
REVISIONS	
1. SURVEYED	
2. GRADES CHECKED	
3. STRUCTURE NOTATIONS CHNGD	
NOTE BOOK NO.	



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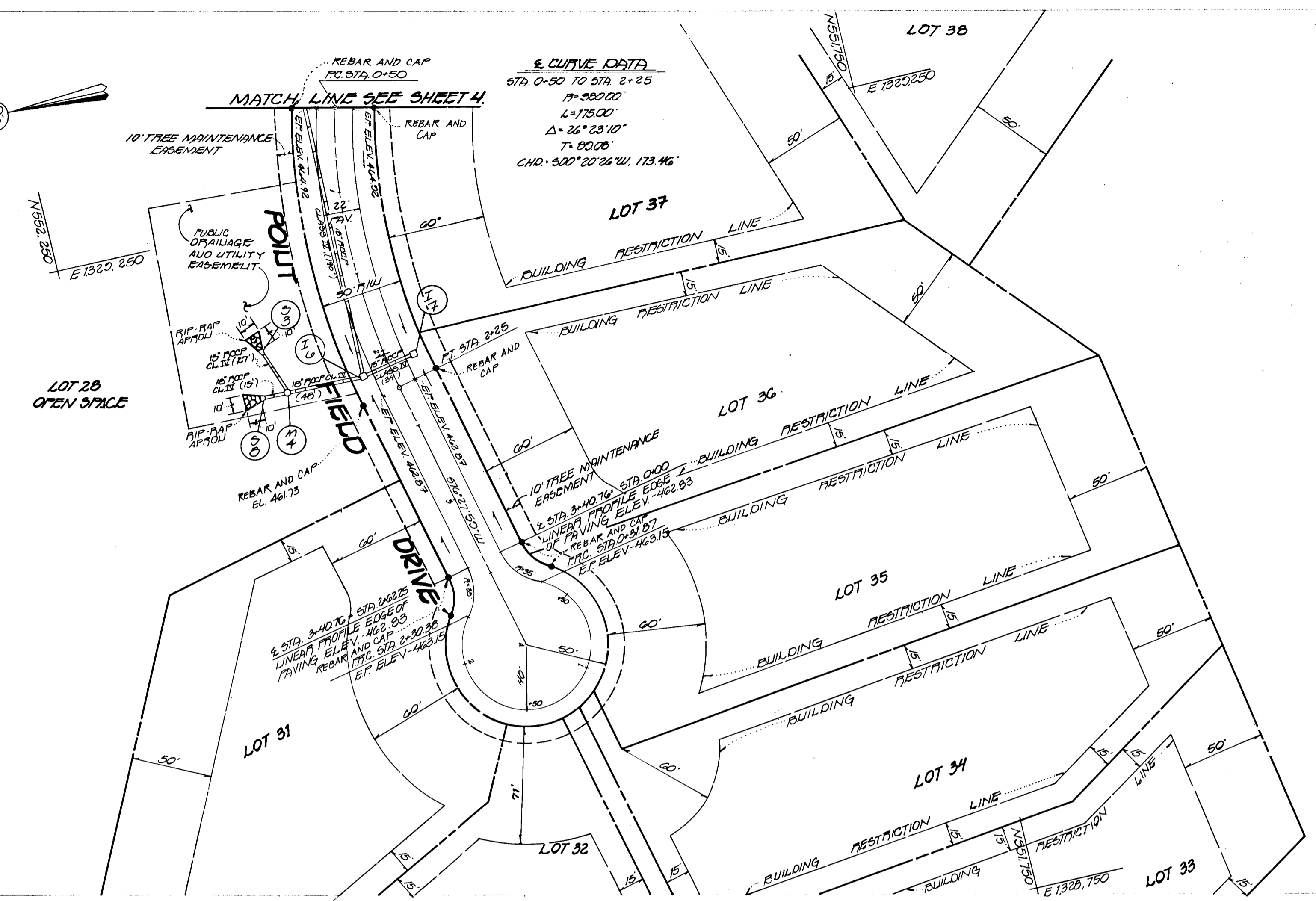
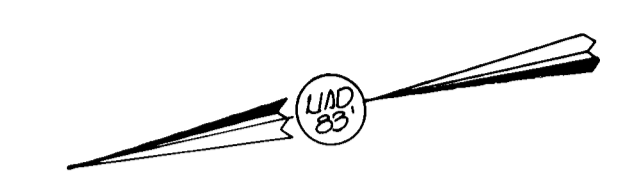
PLAN	DATE
NO.	
NO.	
NO.	

APPROVED
DEPARTMENT OF PUBLIC WORKS
Charles D. ... 2/19/94
Andrew M. ... 9-15-99

APPROVED
DEPARTMENT OF PUBLIC WORKS
Paul ... 2/10/94

APPROVED
DEPARTMENT OF PLANNING AND ZONING
Richard ... 2/23/94

PROFILE	DATE
NO.	
NO.	
NO.	

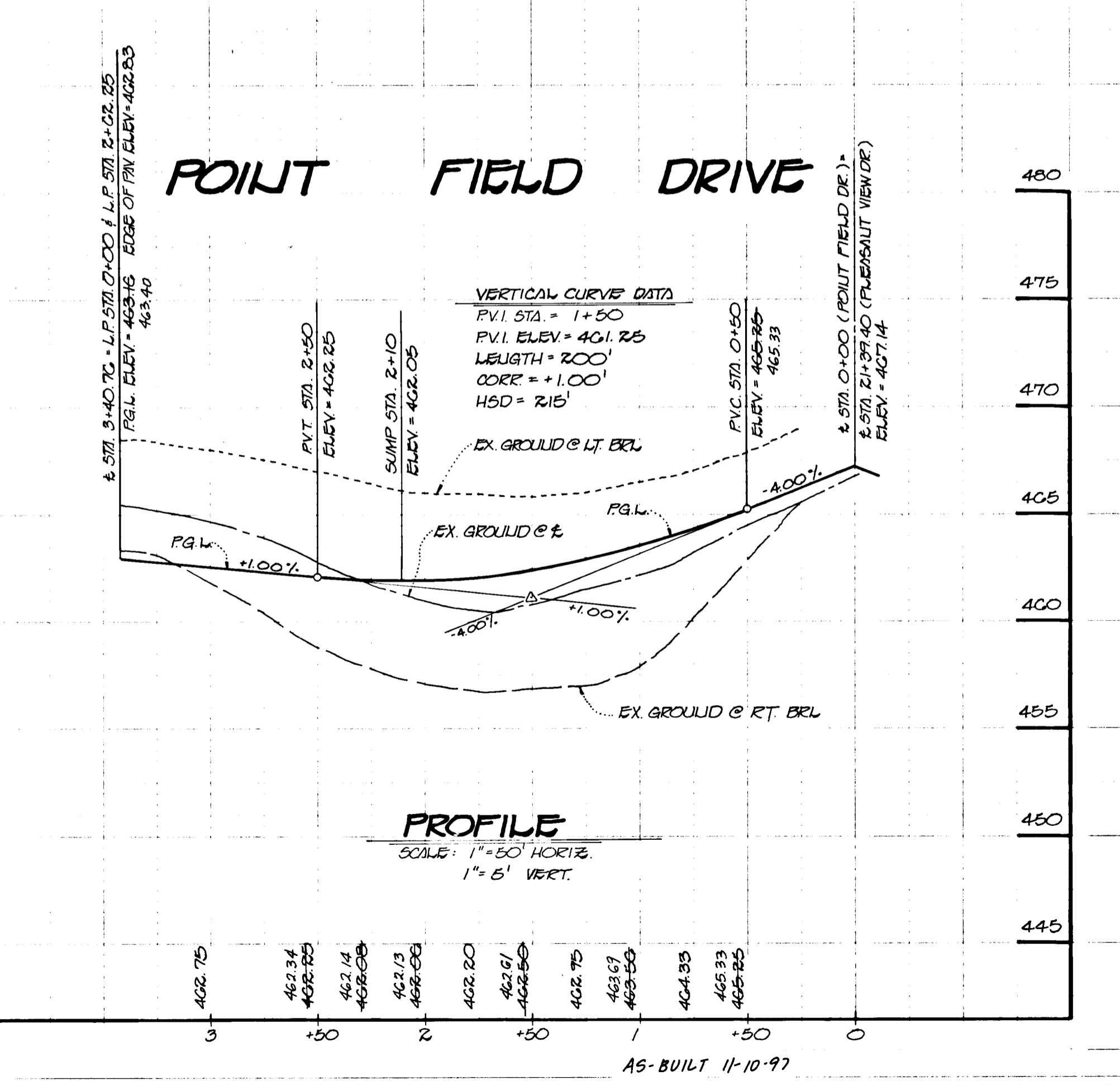
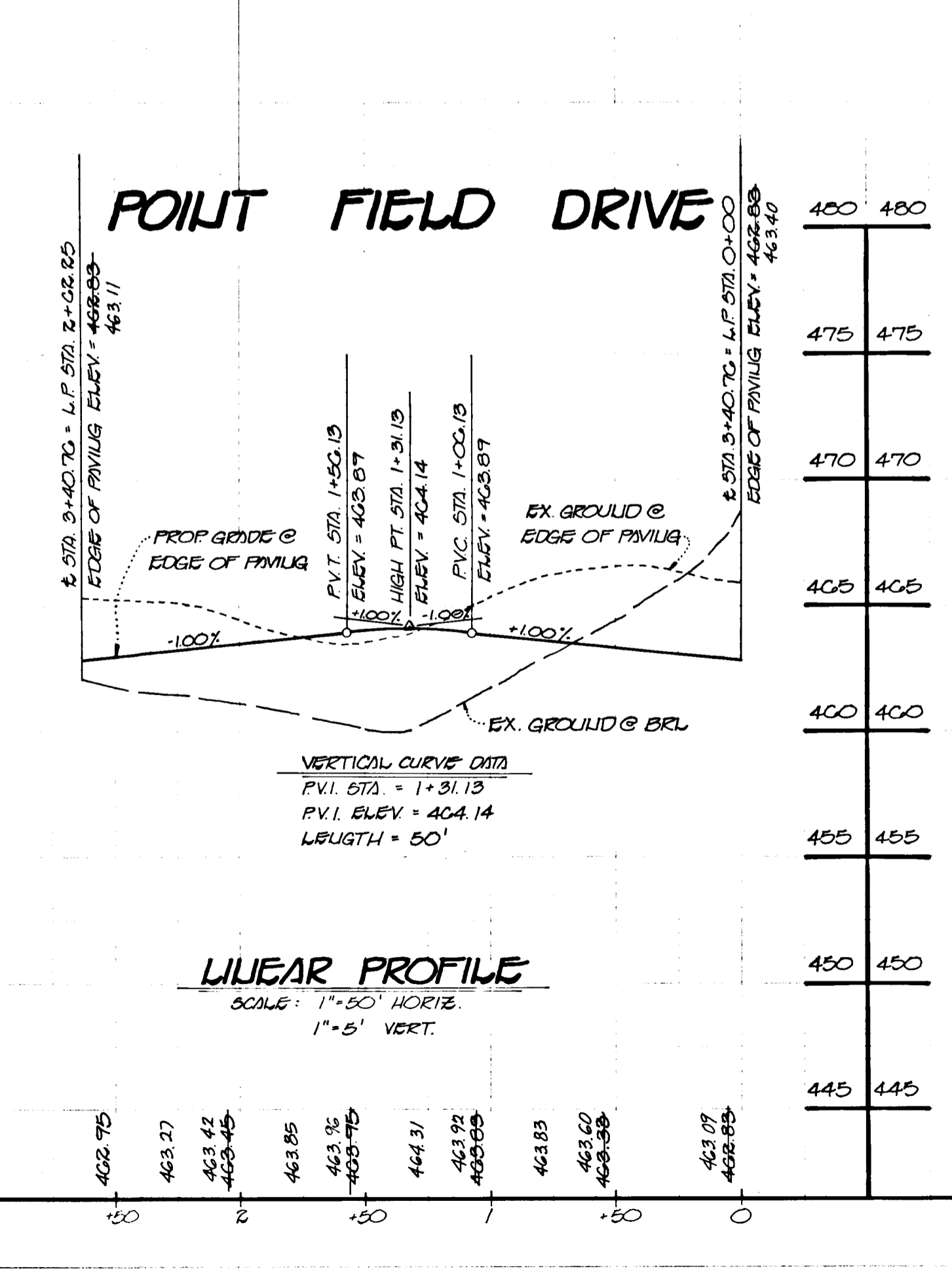
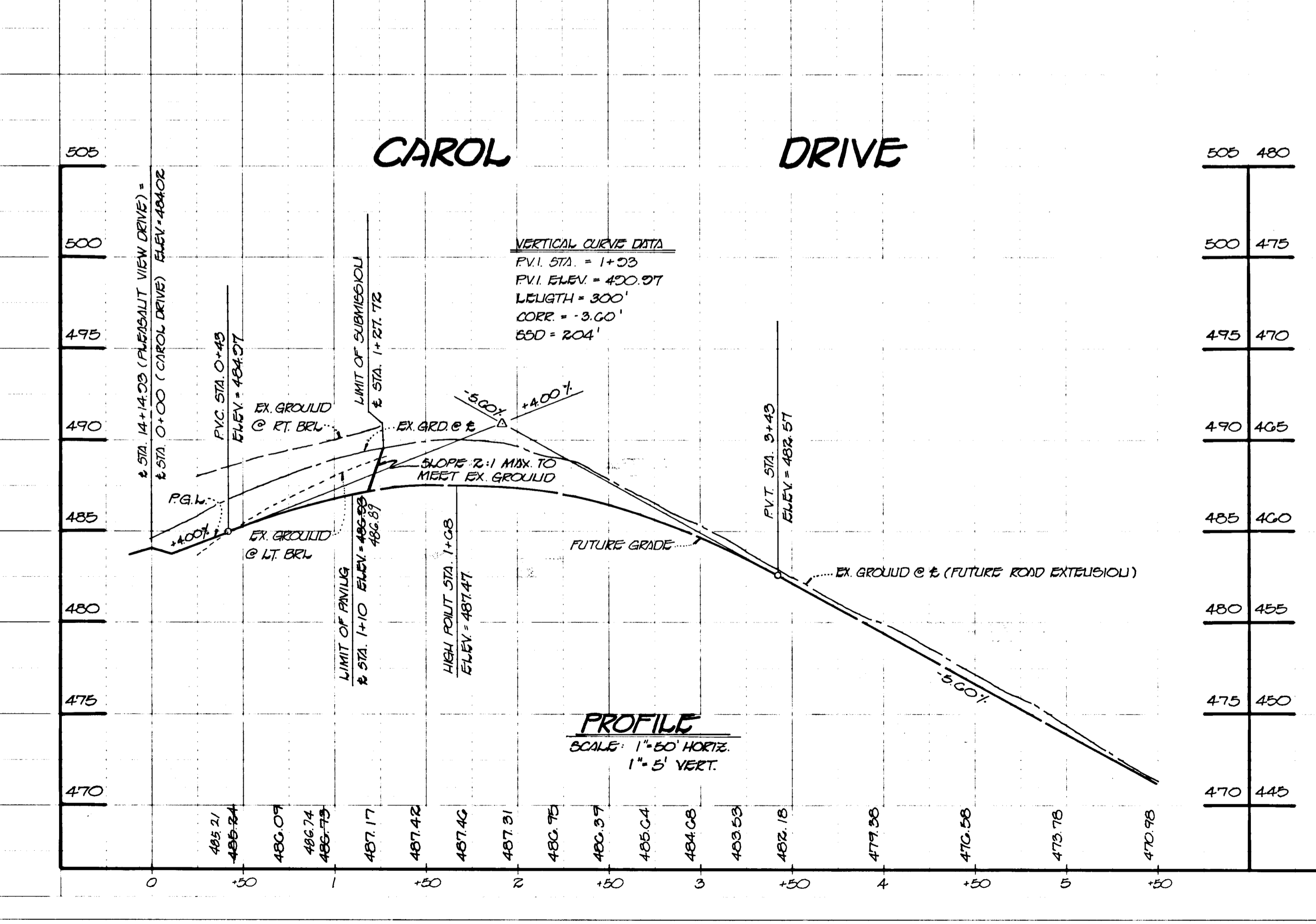
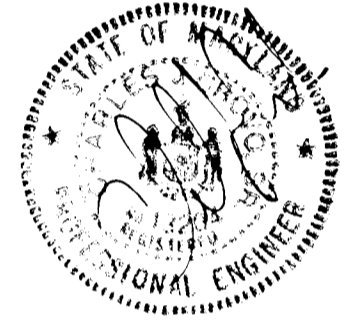


FULTON MANOR
LOTS 1-42 AND PARCELS 2'S
TAX MAP 40 PARCELS 164-205
5TH ELECTION DISTRICT HARFORD COUNTY, MARYLAND

POINT FIELD DRIVE
PLAN AND PROFILE
CAROL DRIVE
PROFILE

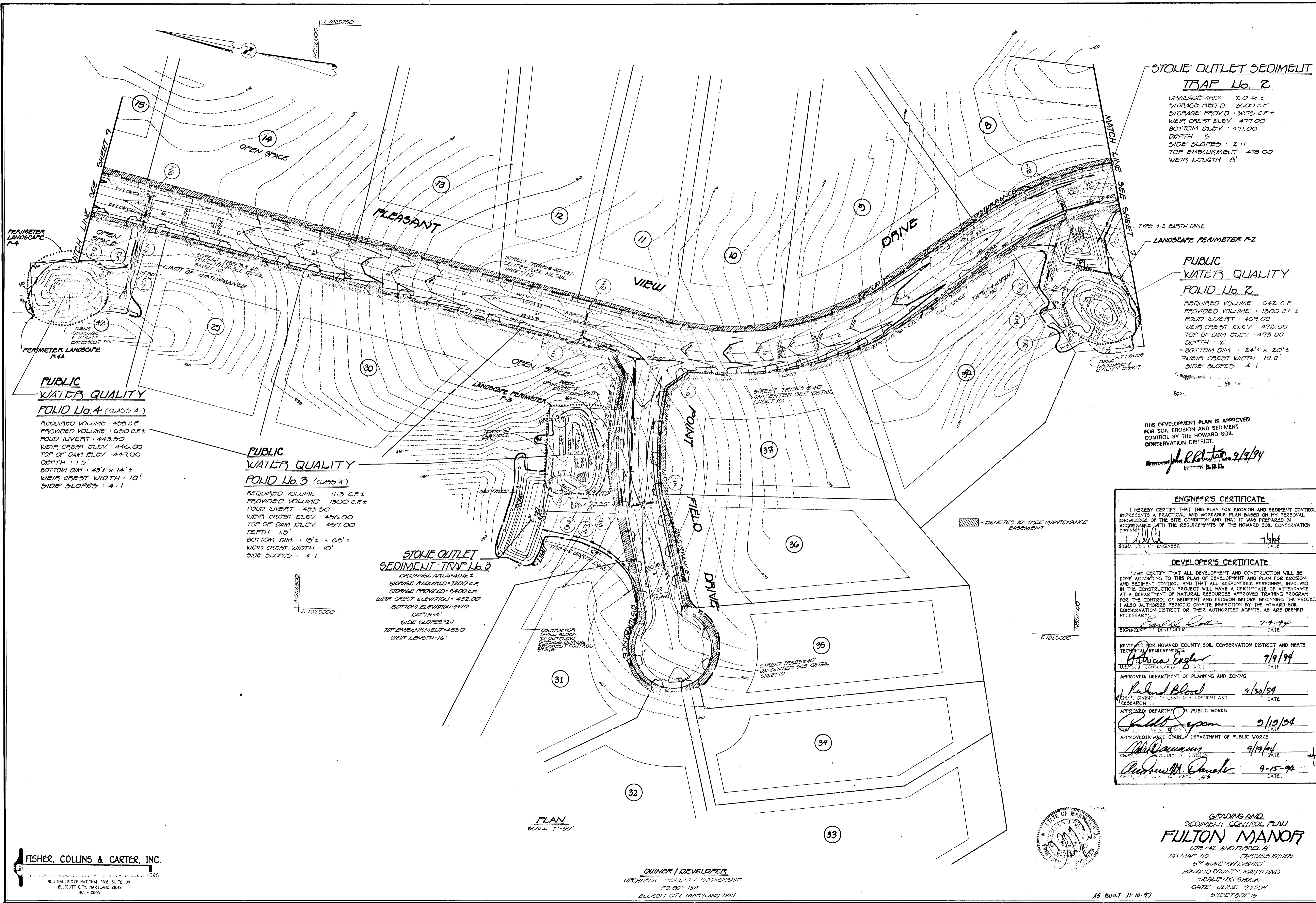
SWINE ...
UPCHURCH PROPERTY PARTNERSHIP
10, BOX 1371
ELLCOTT CITY, MARYLAND 21041

SCALE: AS SHOWN DATE: JUNE 13, 1994 PAGE NO. 6 OF 15
DES: C. CROVO PER: J. SMITH SHEET: C. CROVO
FISHER, COLLINS AND PARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8368 COURT AVE. GREENBELT, MARYLAND 21043



1710

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STONE OUTLET SEDIMENT TRAP No. 2

DRAINAGE AREA: 2.0 AC ±
 STORAGE PROVIDED: 3000 C.F.
 STORAGE PROVIDED: 3875 C.F. ±
 WEIR CREST ELEV.: 477.00
 BOTTOM ELEV.: 471.00
 DEPTH: 5'
 SIDE SLOPES: 2:1
 TOP EMBANKMENT: 478.00
 WEIR LENGTH: 8'

PUBLIC WATER QUALITY POND No. 2

REQUIRED VOLUME: 642 C.F.
 PROVIDED VOLUME: 1300 C.F. ±
 POND INVERT: 409.00
 WEIR CREST ELEV.: 472.00
 TOP OF DAM ELEV.: 473.00
 DEPTH: 2'
 BOTTOM DIM.: 24' x 20'
 WEIR CREST WIDTH: 10.0'
 SIDE SLOPES: 4:1

PUBLIC WATER QUALITY POND No. 4 (CLASS A)

REQUIRED VOLUME: 458 C.F.
 PROVIDED VOLUME: 650 C.F. ±
 POND INVERT: 443.50
 WEIR CREST ELEV.: 446.00
 TOP OF DAM ELEV.: 447.00
 DEPTH: 1.5'
 BOTTOM DIM.: 45' x 14'
 WEIR CREST WIDTH: 10'
 SIDE SLOPES: 4:1

PUBLIC WATER QUALITY POND No. 3 (CLASS A)

REQUIRED VOLUME: 1113 C.F. ±
 PROVIDED VOLUME: 1300 C.F. ±
 POND INVERT: 455.50
 WEIR CREST ELEV.: 456.00
 TOP OF DAM ELEV.: 457.00
 DEPTH: 1.5'
 BOTTOM DIM.: 16' x 60'
 WEIR CREST WIDTH: 10'
 SIDE SLOPES: 4:1

STONE OUTLET SEDIMENT TRAP No. 3

DRAINAGE AREA: 40 AC ±
 STORAGE REQUIRED: 1200 C.F.
 STORAGE PROVIDED: 8400 C.F.
 WEIR CREST ELEVATION: 452.00
 BOTTOM ELEVATION: 441.0
 DEPTH: 4'
 SIDE SLOPES: 2:1
 TOP EMBANKMENT: 453.0
 WEIR LENGTH: 16'

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *John R. P. [Signature]* 9/9/94
 District Engineer

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL 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: 7/9/94

DEVELOPER'S CERTIFICATE

I HEREBY 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: 7-9-94

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS.

SIGNATURE: *[Signature]* DATE: 7/9/94

APPROVED: DEPARTMENT OF PLANNING AND ZONING

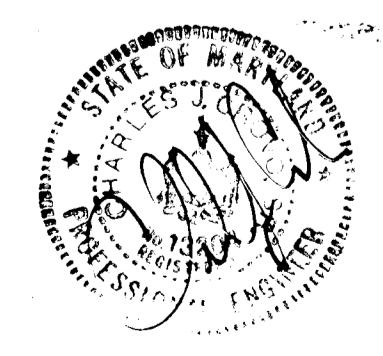
SIGNATURE: *[Signature]* DATE: 9/30/94

APPROVED: DEPARTMENT OF PUBLIC WORKS

SIGNATURE: *[Signature]* DATE: 9/19/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

SIGNATURE: *[Signature]* DATE: 9-15-94



GRADING AND SEDIMENT CONTROL PLAN
FULTON MANOR
 LOTS 142 AND 173, TRACEL 19
 TAX MAP 40 PARCELS 164-205
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: JULINE 13, 2004
 SHEET 8 OF 15

FISHER, COLLINS & CARTER, INC.
 917 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 410-2855

OWNER / DEVELOPER
 WILMURCH PROPERTIES PARTNERSHIP
 PO BOX 1371
 ELLICOTT CITY, MARYLAND 21041

AS-BUILT 11-10-97

F 95-06

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL 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: 7/1/94

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: 7-9-94

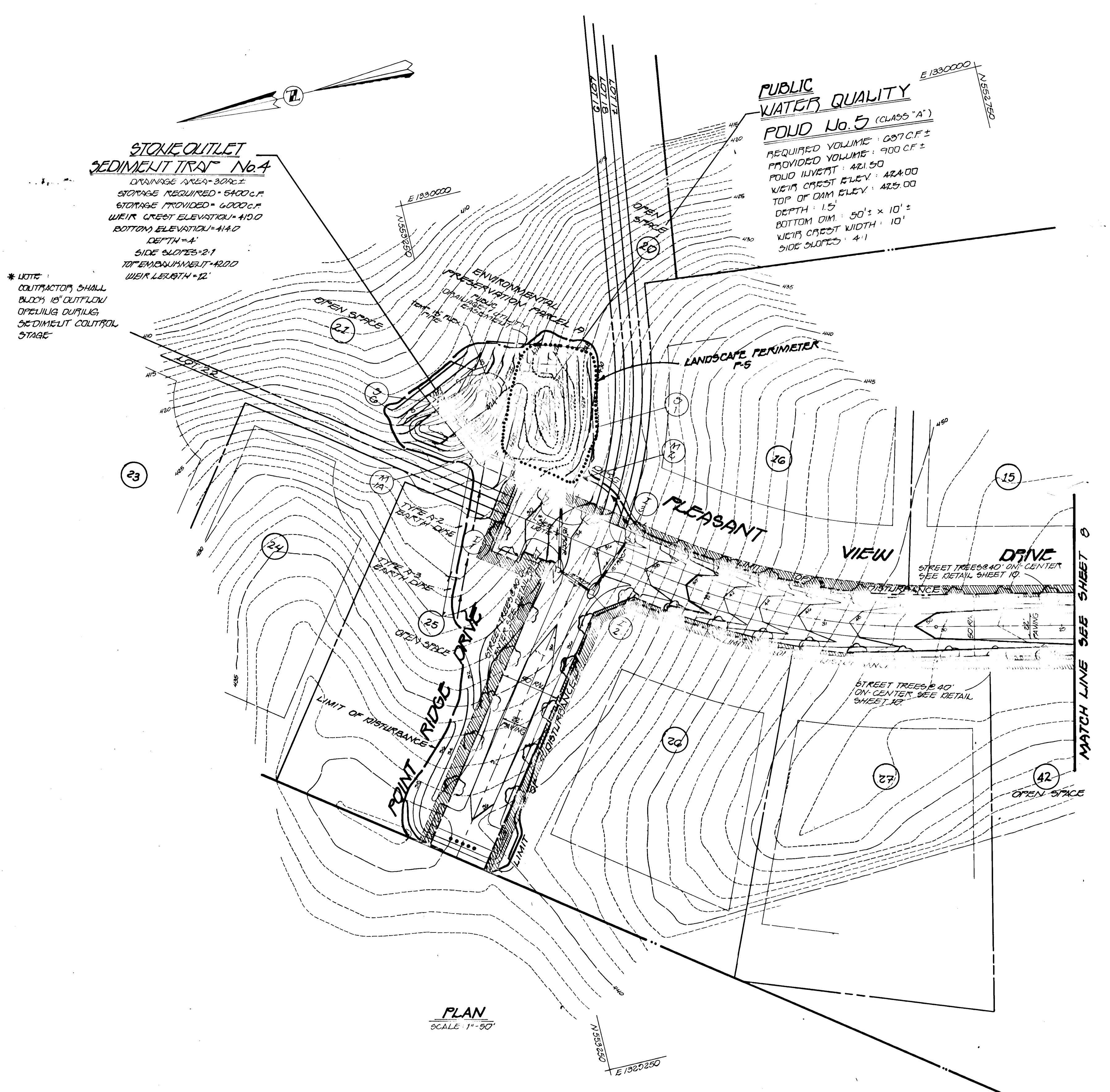
REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 SIGNATURE: *[Signature]* DATE: 9-9-94

APPROVED DEPARTMENT OF PLANNING AND ZONING
 SIGNATURE: *[Signature]* DATE: 9/30/94

APPROVED DEPARTMENT OF PUBLIC WORKS
 SIGNATURE: *[Signature]* DATE: 9/12/94

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 SIGNATURE: *[Signature]* DATE: 9/15/94

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE: *[Signature]* DATE: 7/9/94



██ DENOTES 10' TREE MAINTENANCE EROSEMENT



GRADING AND SEDIMENT CONTROL PLAN
FULTON MANOR
 LOTS 1-42 AND PARCEL 13
 TAX MAP 40 1710 CELS 164 205
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: JUNE 13, 1994
 SHEET 9 OF 15

OWNER / DEVELOPER
 UPGRADE PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

FISHER, COLLINS & CARTER, INC.
 9171 BALTIMORE NATIONAL PKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 410-2295

AS-BUILT 11-10-97

F95-06

1710

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Paul Reppan 9/10/94
 CHIEF, BUREAU OF ENGINEERING
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Chad Williams 9/16/94
 CHIEF, LAND DEVELOPMENT DIVISION
 DATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL 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.

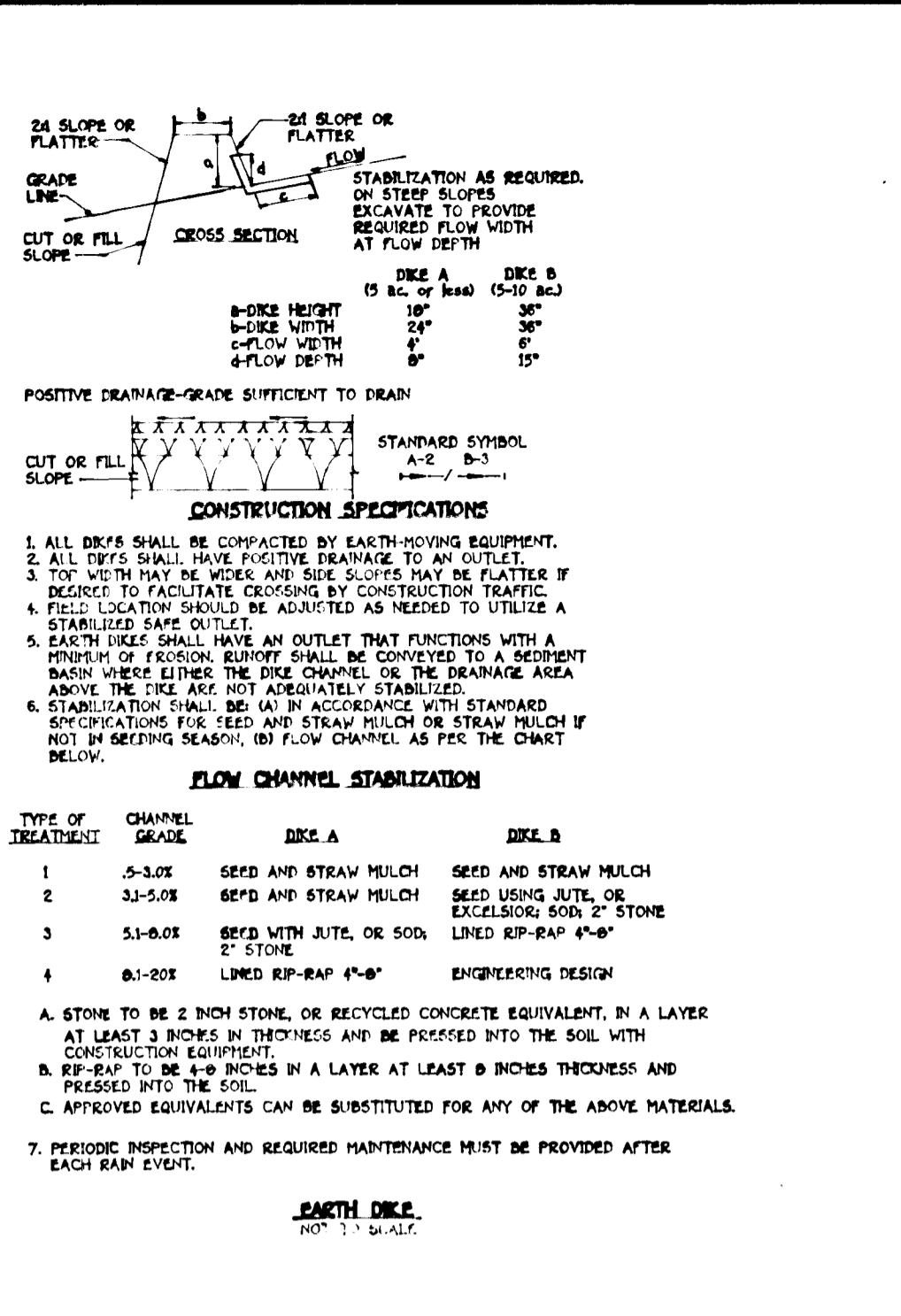
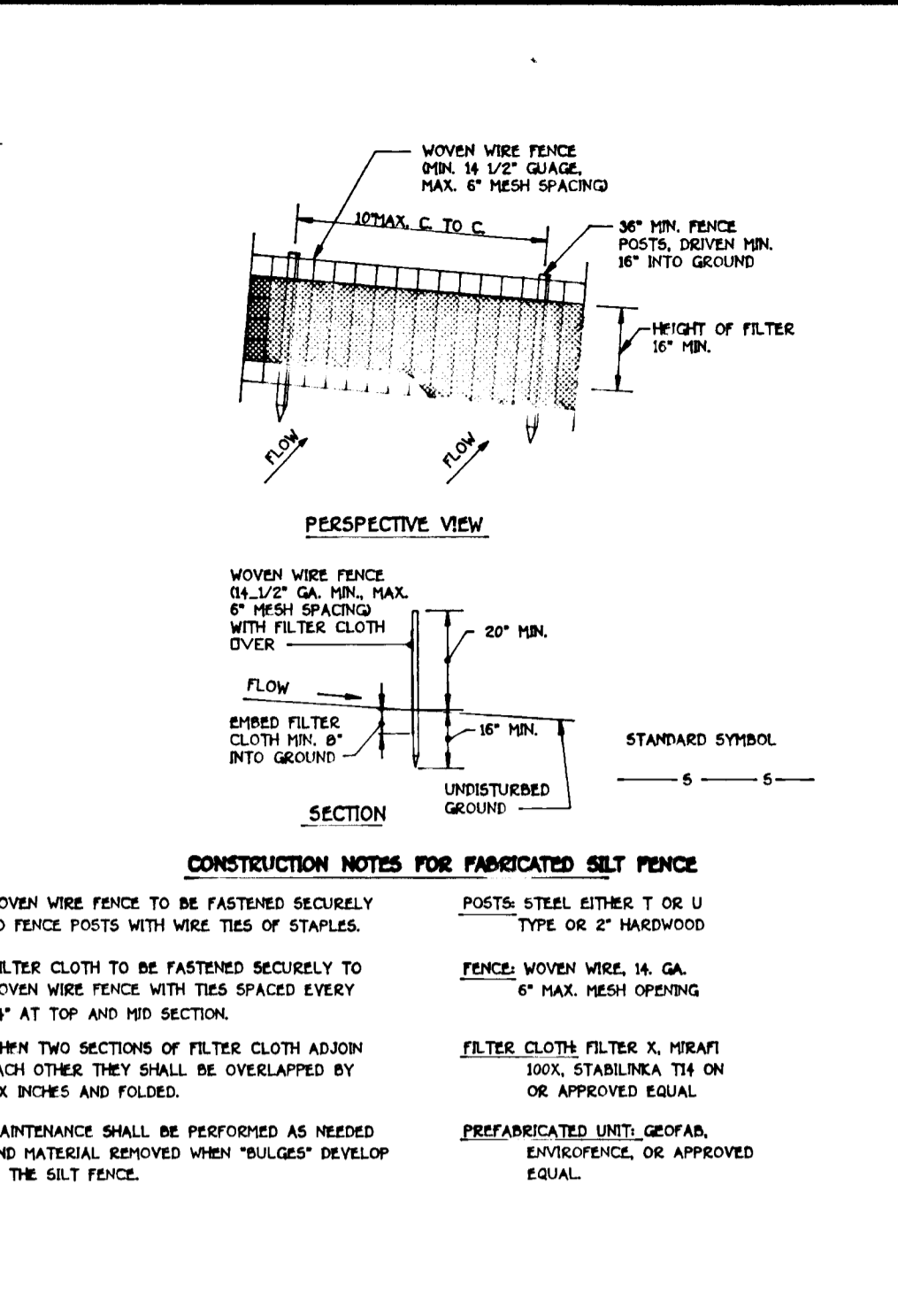
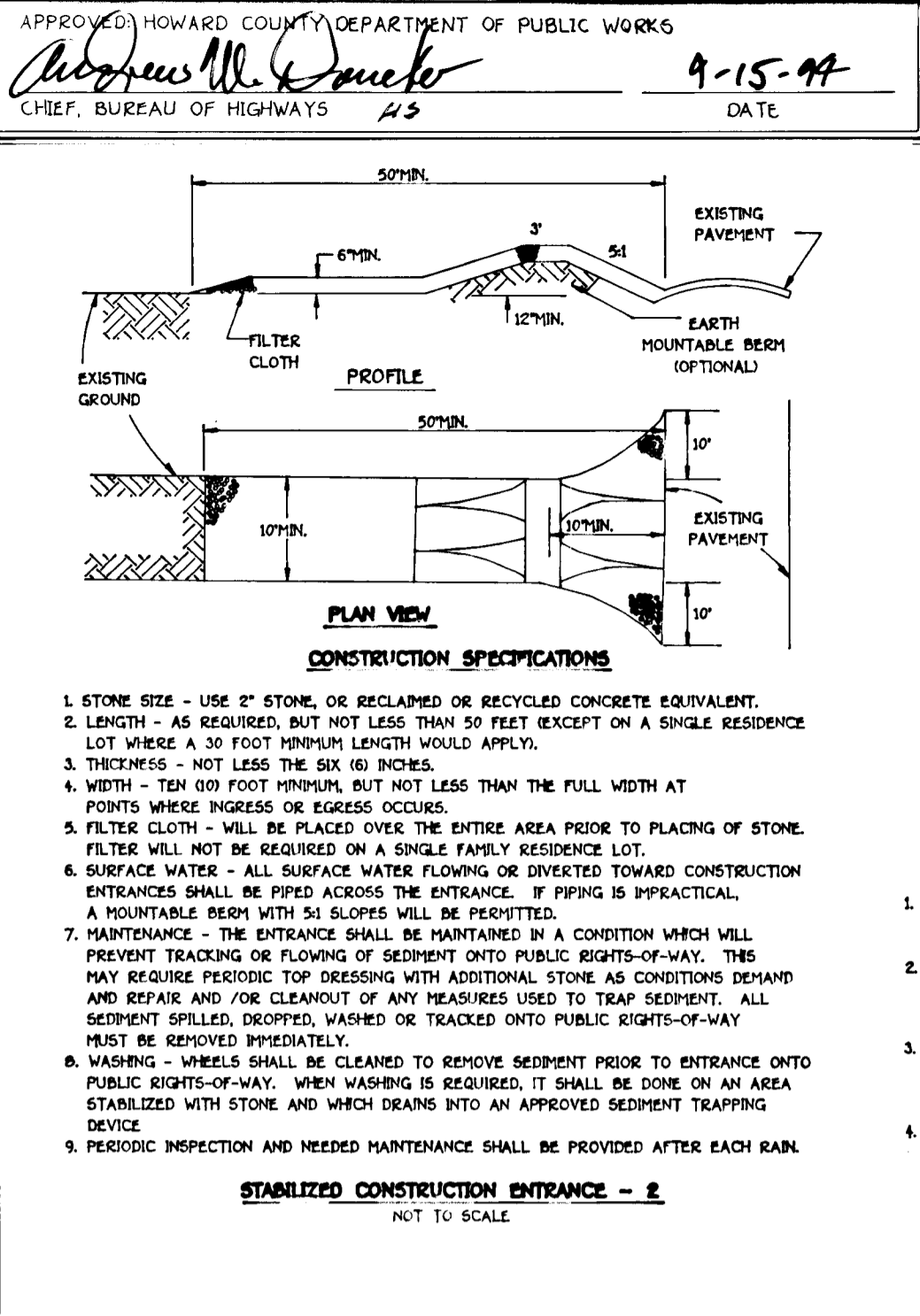
Earl Cox 7/9/94
 SIGNATURE OF ENGINEER
 DATE

I/VE 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.

Earl Cox 7/9/94
 SIGNATURE OF DEVELOPER
 DATE

REMARKS FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
Yolanda Taylor 9/19/94
 DISTRICT SOIL CONSERVATION DISTRICT
 DATE

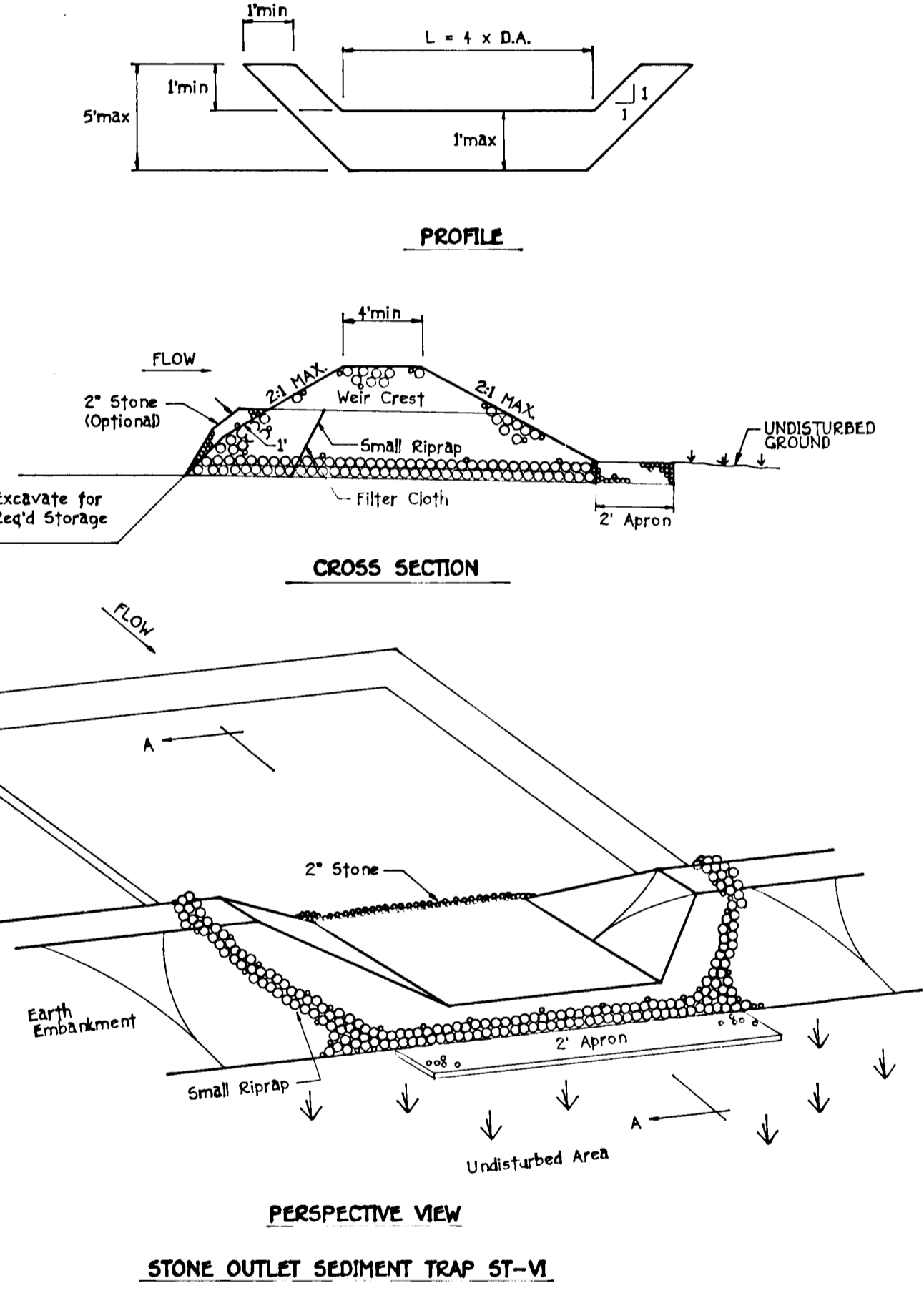
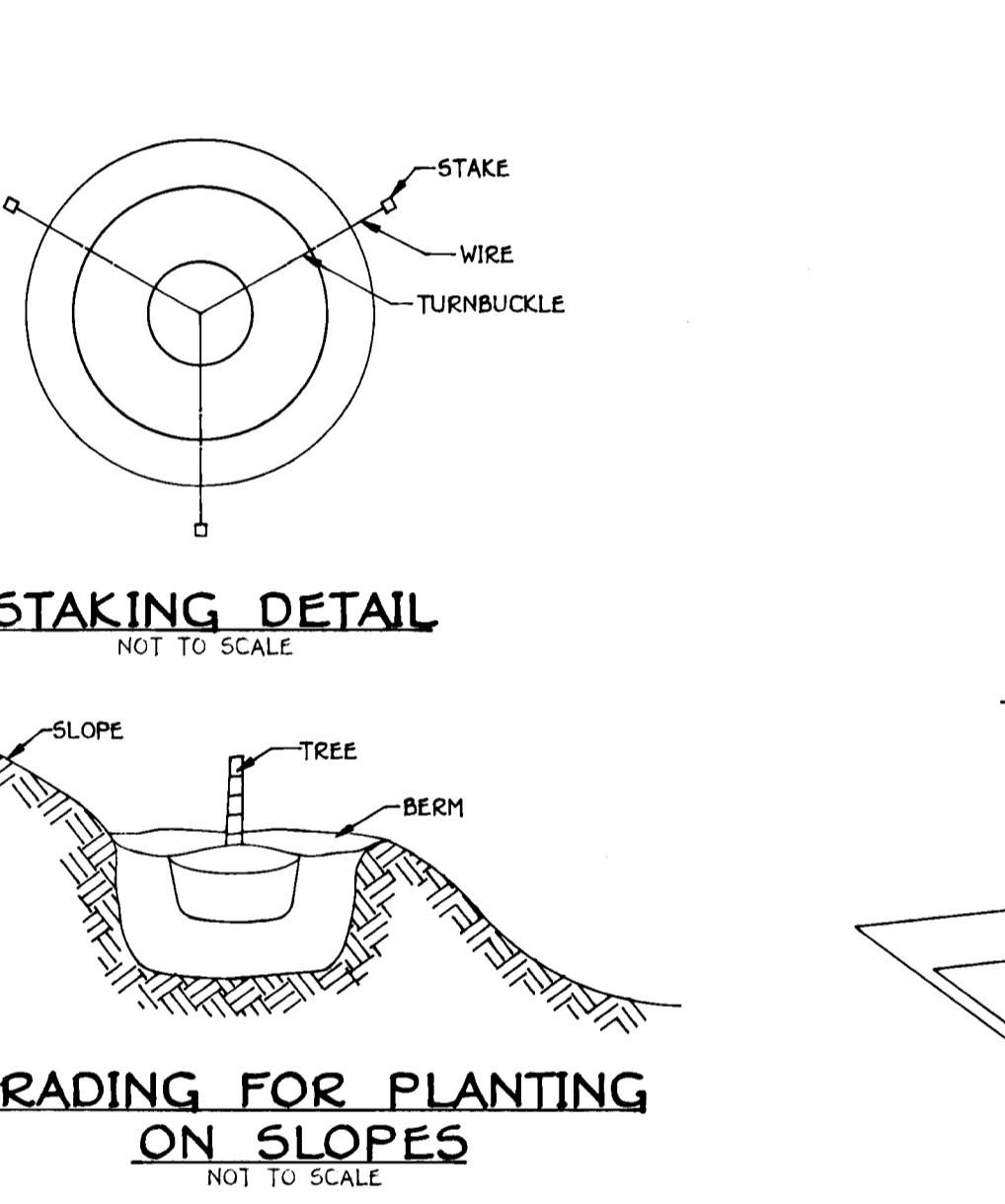
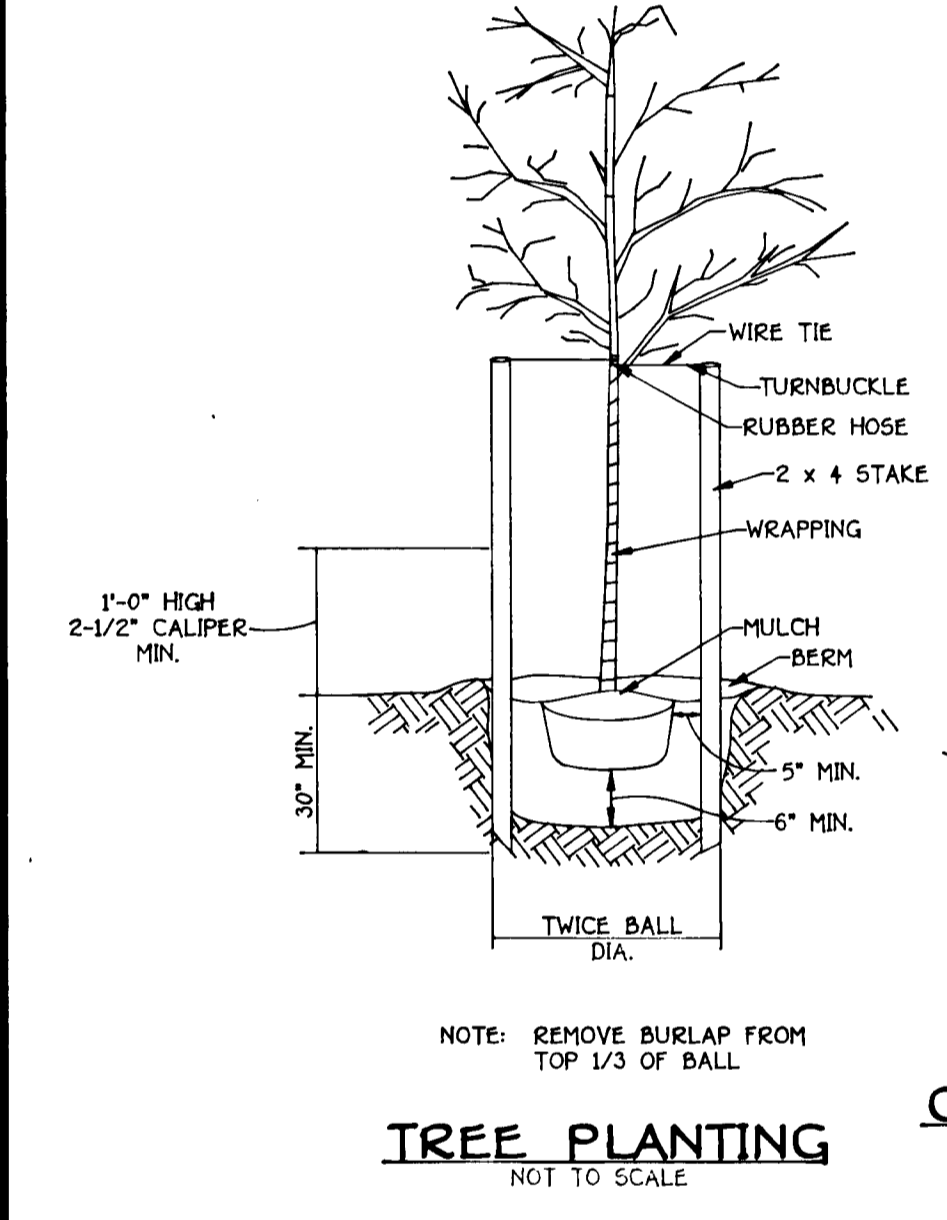
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
Earl Cox 9/19/94
 DISTRICT HOWARD SOIL CONSERVATION DIST.
 DATE



ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS
PLEASANT VIEW DRIVE	LOCAL ROAD	30 M.P.H.	RR-DEO	STA. 0+00 to STA. 38+00.40
CAROL DRIVE	LOCAL ROAD	30 M.P.H.	RR-DEO	STA. 0+00 to STA. 1+10
POINT FIELD DRIVE	CUM-DE-SAC	25 M.P.H.	RR-DEO	STA. 0+00 to STA. 4+00
POINT RIDGE DRIVE	LOCAL ROAD	30 M.P.H.	RR-DEO	STA. 0+00 to STA. 2+60

DITCH LINING CHART

ROAD	FROM	TO	LOCATION	d
PLEASANT VIEW DRIVE	29+70	32+70	LEFT OF E	0.75'
PLEASANT VIEW DRIVE	30+25	32+77	RIGHT OF E	0.50'
PLEASANT VIEW DRIVE	2+10	27+25	RIGHT OF E	0.55'
PLEASANT VIEW DRIVE	2+10	27+25	LEFT OF E	0.50'
POINT FIELD DRIVE	0+17	1+25	RIGHT OF E	0.51'
POINT FIELD DRIVE	0+17	1+80	LEFT OF E	0.55'
PLEASANT VIEW DRIVE	18+25	24+00	LEFT OF E	0.45'
PLEASANT VIEW DRIVE	17+66	24+25	RIGHT OF E	0.65'
PLEASANT VIEW DRIVE	12+26	13+77	RIGHT OF E	0.65'
PLEASANT VIEW DRIVE	6+50	8+75	LEFT OF E	0.55'
PLEASANT VIEW DRIVE	6+25	9+00	RIGHT OF E	0.86'



SEEDING PREPARATION

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (992-2437).

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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMITTED SLOPES AND ALL GREATER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 50) AND TEMPORARY SEEDINGS (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS

TOTAL AREA OF SITE	72.1 ACRES
AREA DISTURBED	6.957 ACRES
AREA TO BE ROOFED OR PAVED	2.234 ACRES
AREA TO BE VEGETATIVELY STABILIZED	4.925 ACRES
TOTAL CUT	20,000 CU.YDS.
TOTAL FILL	20,000 CU.YDS.

OFFSITE WASTE/BORROW AREA LOCATION: N/A CU.YDS.

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDING PREPARATION:

1. OPEN UP TO THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:

APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (24 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE (11.5 LBS./1,000 SQ.FT.) OF 10-20-20 FERTILIZER.

SEEDING:

FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING; OPTION (2) - USE 500; OPTION (3) - SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEED.

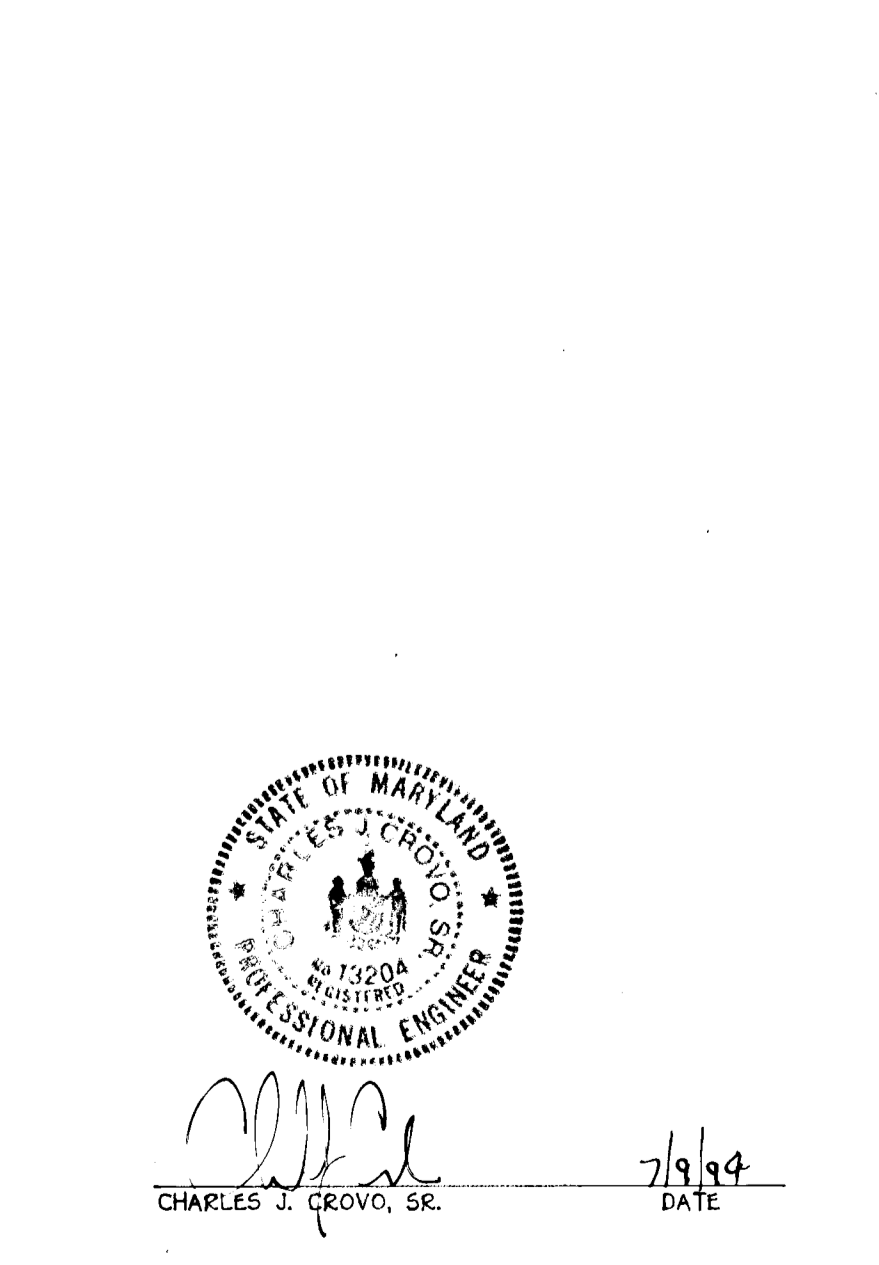
MULCHING:

APPLY 11 TO 2 TONS PER ACRE (0 TO 90 LBS./1,000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL./1,000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER USE 348 GALLONS PER ACRE (8 GAL./1,000 SQ.FT.) FOR ANCHORING.

MAINTENANCE:

INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

* FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNVELT AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.



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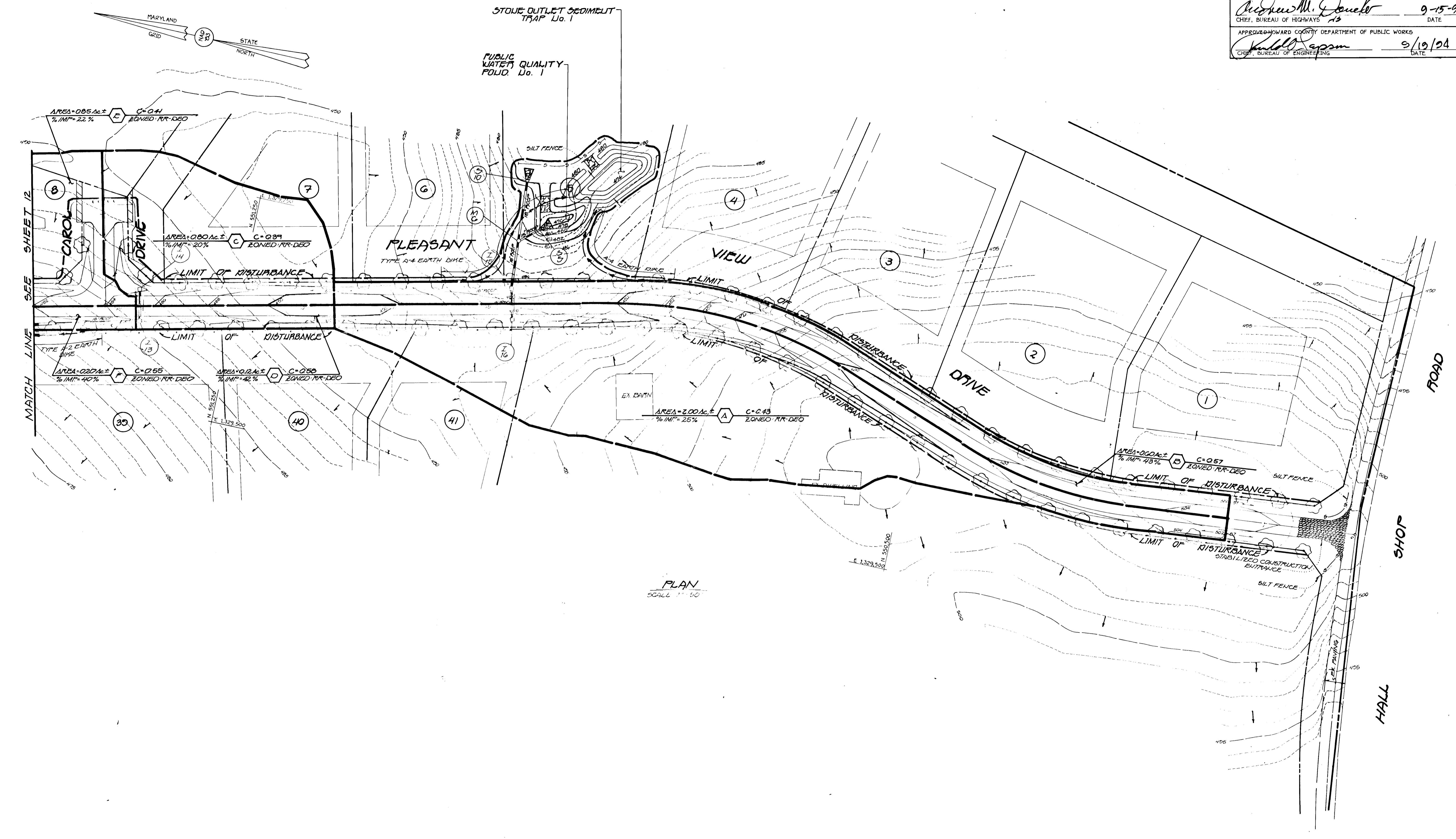
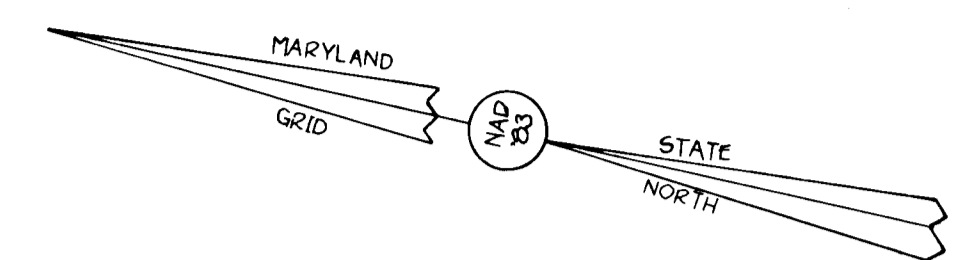
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 970 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William Dammann 9/19/94
 CHIEF, LAND DEVELOPMENT DIVISION DATE

Stephen M. Donato 9-15-94
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William Dammann 9/10/94
 CHIEF, BUREAU OF ENGINEERING DATE



PLAN
 SCALE 1"=50'

1710

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9171 BALTIMORE NATIONAL PKWY., SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 410-2855

OWNER/DEVELOPER
 LITCHFIELD PROPERTY PARTNERSHIP
 70.00X.187
 ELLICOTT CITY, MARYLAND 21041



**DRAINAGE AREA MAP
 FULTON MANOR**
 LOTS 1-42 AND PARCEL X
 TAX MAP 40 PARCELS 1641205
 5TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE AS SHOWN
 DATE: JUNE 13, 1994
 SHEET 11 OF 15

A5-BUILT 11-10-97

F 95-06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

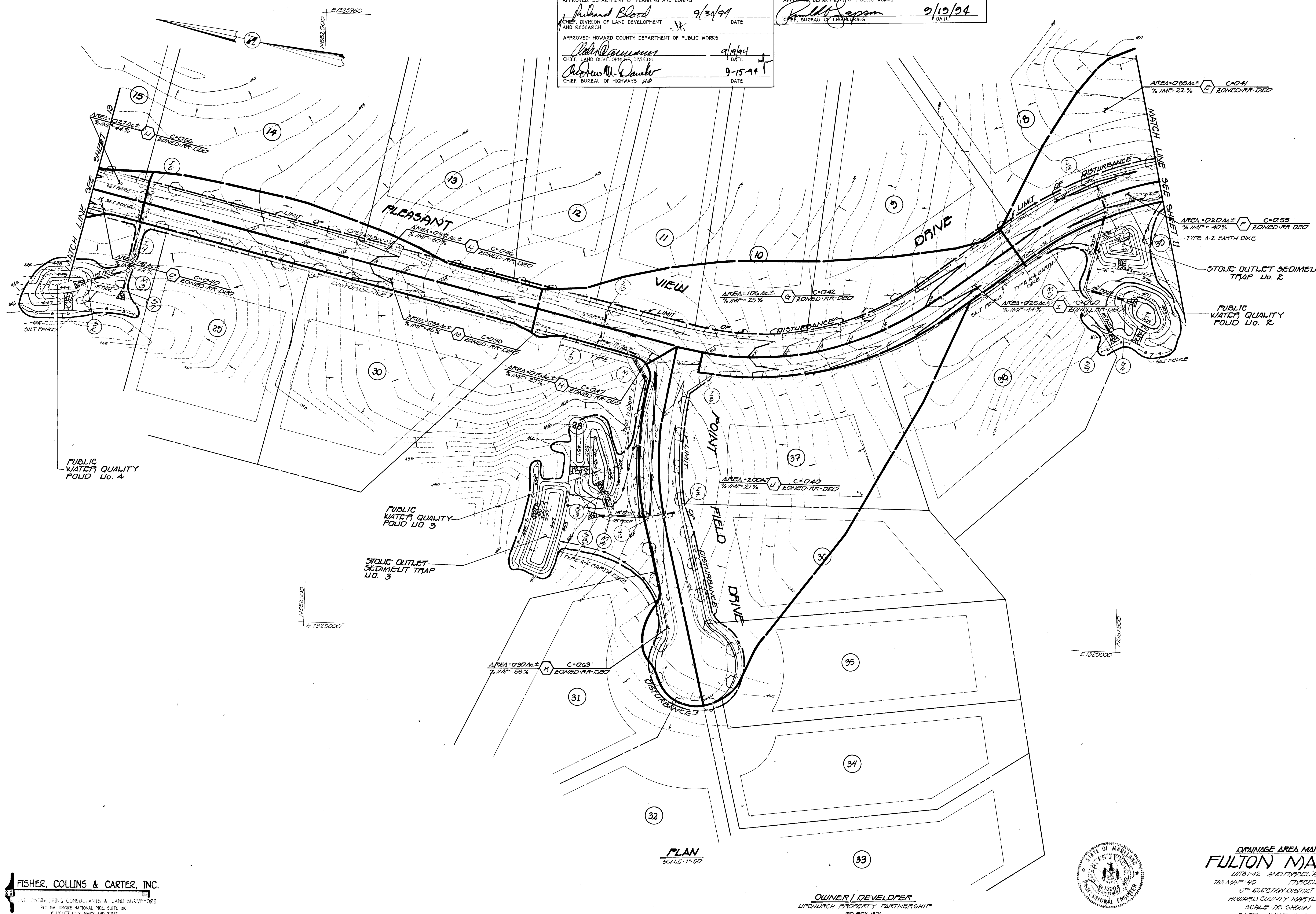
Richard Blood 9/30/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: DEPARTMENT OF PUBLIC WORKS

Paul J. Jepsen 9/19/94
CHIEF, BUREAU OF ENGINEERING

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John J. ... 9/19/94
CHIEF, LAND DEVELOPMENT DIVISION
Stephen M. ... 9-15-94
CHIEF, BUREAU OF HIGHWAYS



PUBLIC WATER QUALITY POND No. 4

PUBLIC WATER QUALITY POND No. 3

STONE OUTLET SEDIMENT TRAP No. 3

AREA=0.285Ac ± C=0.41
% IMP=22% ZONED RR-DEQ

AREA=0.220Ac ± C=0.55
% IMP=40% ZONED RR-DEQ
TYPE A-2 EARTH DIKE

STONE OUTLET SEDIMENT TRAP No. 2

PUBLIC WATER QUALITY POND No. 2

PLAN
SCALE: 1"=50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
571 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
461 - 2855

OWNER / DEVELOPER
UPCHURCH PROPERTY PARTNERSHIP
PO BOX 1371
ELLCOTT CITY, MARYLAND 21041



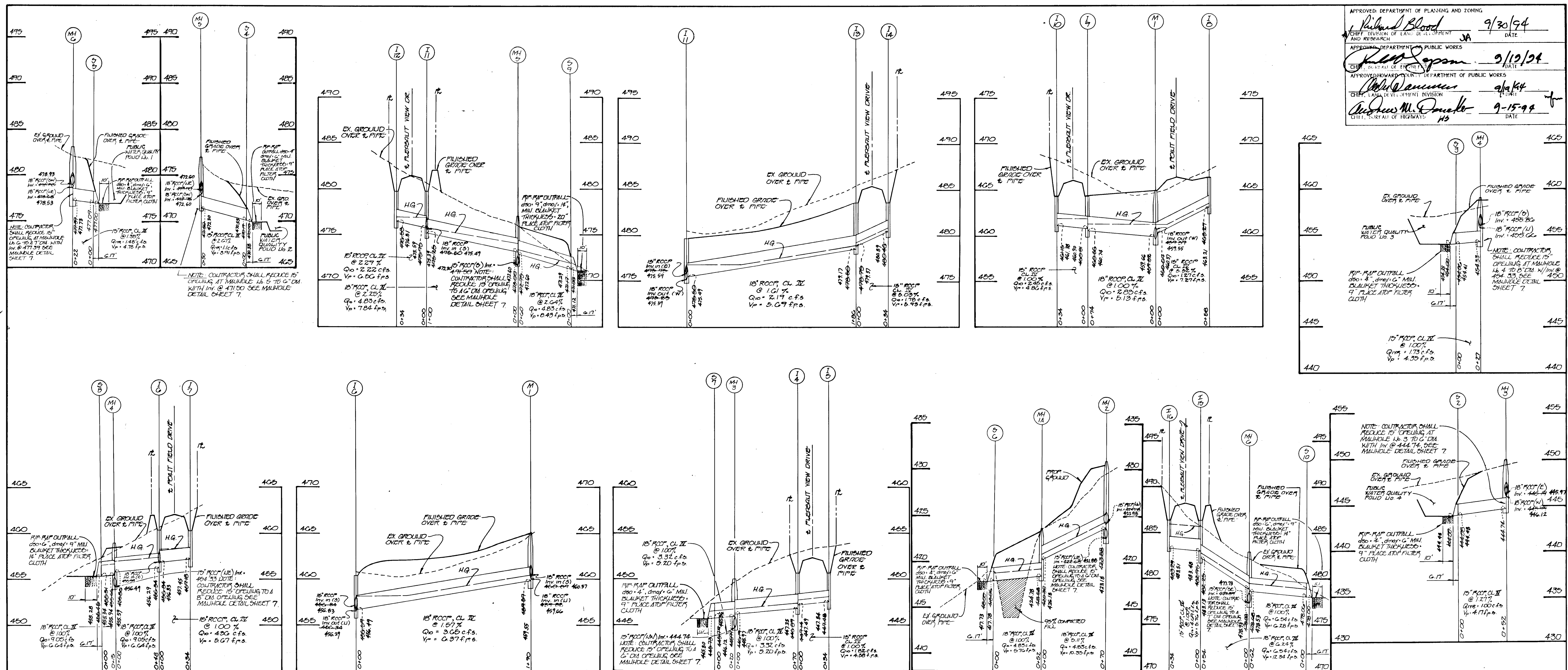
DRAINAGE AREA MAP
FULTON MANOR
LOTS 1-42 AND PARCEL 2
TAX MAP 1-10 PARCELS 164-205
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: JULY 13, 2004
SHEET 12 OF 15

AS-BUILT 11-10-97

F 95-06

1710

APPROVED DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH
 APPROVED DEPARTMENT OF PUBLIC WORKS
John S. Seaman 9/19/94
 CHIEF, BUREAU OF ENGINEERING
 APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Richard L. ... 9/16/94
 CHIEF, LAND DEVELOPMENT DIVISION
Andrew M. ... 9-15-94
 CHIEF, BUREAU OF HIGHWAYS



STORM DRAIN PROFILES
 SCALE: HORIZ. 1" = 50', VERT. 1" = 5'

STRUCTURE SCHEDULE (CONT.)

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
S-1	423.35	422.10	422.00			N 553.172	CONC. ELD. SECTION	S.D. 5.51
S-2	449.73	446.33	444.08	PLEASANT VIEW DRIVE	28+07	112' LT.	CONC. ELD. SECTION	S.D. 5.51
S-3	455.66	456.24	454.41	POINT FIELD DRIVE	1+79	70' RT.	CONC. ELD. SECTION	S.D. 5.51
S-4	471.80	471.42	470.55	PLEASANT VIEW DRIVE	15+92	121' LT.	CONC. ELD. SECTION	S.D. 5.51
S-5	478.54	477.09	477.00	PLEASANT VIEW DRIVE	9+45	81' RT.	CONC. ELD. SECTION	S.D. 5.51
S-6	419.28	419.86	417.78			N 553.172	CONC. ELD. SECTION	S.D. 5.51
S-7	441.36	443.29	445.36	PLEASANT VIEW DRIVE	28+17	101' RT.	CONC. ELD. SECTION	S.D. 5.51
S-8	456.84	457.41	455.34	POINT FIELD DRIVE	1+98	78' RT.	CONC. ELD. SECTION	S.D. 5.51
S-9	472.71	472.67	471.2	PLEASANT VIEW DRIVE	16+41	103' LT.	CONC. ELD. SECTION	S.D. 5.51
S-10	479.06	478.02	478.00	PLEASANT VIEW DRIVE	9+57	131' RT.	CONC. ELD. SECTION	S.D. 5.51

STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	435.12	433.54	432.88	POINT RIDGE DRIVE	0+49	0+31	K	S.D. 4.13
I-2	435.17	433.92	432.81	POINT RIDGE DRIVE	0+36	0+37	K	S.D. 4.13
I-3	436.51	435.17	434.41	PLEASANT VIEW DRIVE	32+39	32+35	K	S.D. 4.13
I-4	451.88	450.63	449.41	PLEASANT VIEW DRIVE	28+17	17' LT.	K	S.D. 4.13
I-5	451.88	450.63	449.41	PLEASANT VIEW DRIVE	28+17	17' LT.	K	S.D. 4.13
I-6	461.52	460.33	459.09	POINT FIELD DRIVE	2+10	17' RT.	K	S.D. 4.13
I-7	461.52	460.33	459.09	POINT FIELD DRIVE	2+10	17' LT.	K	S.D. 4.13
I-8	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-9	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-10	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-11	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-12	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-13	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-14	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-15	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
I-16	467.31	466.42	465.21	PLEASANT VIEW DRIVE	21+02.85	17' LT.	K	S.D. 4.13
M-1	465.13	465.00	464.87	POINT FIELD DRIVE	0+25	23' RT.	STD. MANHOLE	G-5.01
M-1A	423.78	424.00	424.18			N 553.172	STD. MANHOLE	G-5.02
M-2	430.18	431.00	431.88			N 553.172	MODIFIED STD. MANHOLE	**
M-3	450.12	450.99	451.92	PLEASANT VIEW DRIVE	28+17	81' LT.	MODIFIED STD. MANHOLE	MODIFIED G-5.02 **
M-4	457.74	458.50	459.34	POINT FIELD DRIVE	2+08	2+05	MODIFIED STD. MANHOLE	MODIFIED G-5.02 **
M-5	476.80	477.00	477.20	POINT FIELD DRIVE	16+41	93' LT.	MODIFIED STD. MANHOLE	MODIFIED G-5.02 **
M-6	483.13	483.50	483.88	PLEASANT VIEW DRIVE	9+65	70' RT.	MODIFIED STD. MANHOLE	MODIFIED G-5.02 **

* DENOTES THROAT ELEVATION TOP OF GRATE 10" TO 12" ABOVE THROAT ELEVATION ** SEE MODIFIED STD. MANHOLE (G-5.02) DETAIL SHEET 7.



STORM DRAIN PROFILES & DETAILS
FULTON MANOR
 LOTS 1-42 AND PARCEL 19
 TAX MAP 140 PARCELS 104-1205
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: JULINE 7, 2004
 SHEET 14 OF 15

OWNER & DEVELOPER
 UPCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

A5-BUILT 11-10-97

1710

FISHER, COLLINS & CARTER, INC.
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21041
 410-418-2255

F95-06

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 9/30/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert Eason 9/19/94
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William D. ... 9/16/94
 CHIEF, LAND DEVELOPMENT DIVISION DATE

Andrew W. ... 9-15-94
 CHIEF, BUREAU OF HIGHWAYS HS DATE



NOTE: IN AREAS WHERE BOTH LANDSCAPE BUFFER AND FOREST CONSERVATION PLANTING WILL OCCUR, THE REQUIRED LANDSCAPING SHALL BE PROVIDED BY USING LANDSCAPE TABLE MATERIALS AND THE FOREST PLANTING SHALL BE ADDED TO FULFILL IN COMBINATION WITH THE LANDSCAPING, THE FOREST CONSERVATION REQUIREMENTS.

TOTAL AMOUNT OF PERIMETER LANDSCAPE TREES REQUIRED (SCHEDULE A 10)
 SHADE TREES = 145 TREES
 EVERGREEN TREES = 40 TREES

███ DENOTES PLANTING AREA

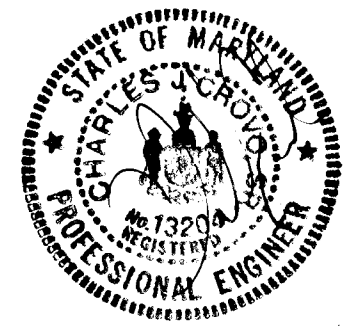
SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	Adjacent to Roadways	Adjacent to Perimeter Properties
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	PERIMETER 1 = 280 LF	PERIMETER 7 = 730 LF PERIMETER 9 = 356 LF PERIMETER 2A = 900 LF PERIMETER 4 = 1054 LF PERIMETER 10 = 1136 LF PERIMETER 11 = 1035 LF PERIMETER 2B = 550 LF PERIMETER 3 = 526 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		PERIMETER 2B = 34 LF PERIMETER 5A = 310 LF PERIMETER 6 = 273 LF PERIMETER 7A = 670 LF PERIMETER 8 = 280 LF PERIMETER 9A = 370 LF
NUMBER OF PLANTS REQUIRED		600/60
SHADE TREES	5 TREES (0-50)	114 TREES (0-60)
EVERGREEN TREES	7 TREES (0-40)	
NUMBER OF PLANTS PROVIDED		
SHADE TREES	5 TREES (0-50)	114 TREES (0-60)
EVERGREEN TREES	7 TREES (0-40)	
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

FOR PERIMETER 2B, CREDIT IS TAKEN FOR THE PROPOSED AFFORESTATION ALONG OPEN SPACE LOT 5 & EXISTING VEGETATION IN THE VICINITY OF BOUNDARY POINT NO. 64 FOR PERIMETERS 5A, 6, 8 and 9A. CREDIT IS TAKEN FOR EXISTING VEGETATION ALONG THE BOUNDARY LINE. PERIMETER 7A IS BOTH RETENTION AND AFFORESTATION.

SCHEDULE B STORMWATER MANAGEMENT AREA LANDSCAPING					
	W.Q. 1	W.Q. 2	W.Q. 3	W.Q. 4	W.Q. 5
LINEAR FEET OF PERIMETER	1,230	2,315	1,515	1,170	1,330
NUMBER OF TREES REQUIRED					
SHADE TREES	230:20:4	315:20:6	215:20:7	170:20:3	330:20:6
EVERGREEN TREES	230:40:5	315:40:7	215:40:9	170:40:4	330:40:8
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	—	—	—	—	—
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	16,75 LF 100%	—	—	6,100 LF 100%	—
NUMBER OF TREES PROVIDED					
SHADE TREES	4	6	7	3	6
EVERGREEN TREES	5	7	7	4	8
OTHER TREES (2:1 SUBSTITUTION)					

THIS PLANTING PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 185 LANDSCAPE TREES IN THE AMOUNT OF \$ 13,500 IS PART OF DEVELOPER'S AGREEMENT.

LANDSCAPE PLAN
FULTON MANOR
 LOTS 1 thru 42
 ZONED: RR-DEO
 TAX MAP No. 40 PART OF PARCEL *164 AND *205
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



Scale: 1" = 200'
 DATE: MAY 4, 1994
 SHEET 15 OF 15

OWNER & DEVELOPER
 UPCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

1710

AS-BUILT 11-10-97

F95-06 30460AD.DWG