

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SILT FENCE
---	SUPER SILT FENCE
---	SUPER DIVERSION FENCE
---	TRIP PROTECTION FENCE
---	TRIP SOIL STABILIZATION MATING CHANNEL
---	SHOULDER BUILT PROTECTION
---	LIMIT OF DISTURBANCE
---	EX. LIMIT OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	EXISTING TREES - TO BE CREDITED
---	EXISTING TREES - TO BE REMOVED
---	EXISTING GRAVEL AREA TO BE REMOVED
---	PROPOSED GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING DRIVE TO BE REMOVED
---	PRIVATE VIC ACCESS EASEMENT
---	PRIVATE VIC ACCESS EASEMENT

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN AND NOTES
4	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
5	BAT SYSTEM SITE PLAN
6	BAT SYSTEM PROFILE, NOTES AND DETAILS

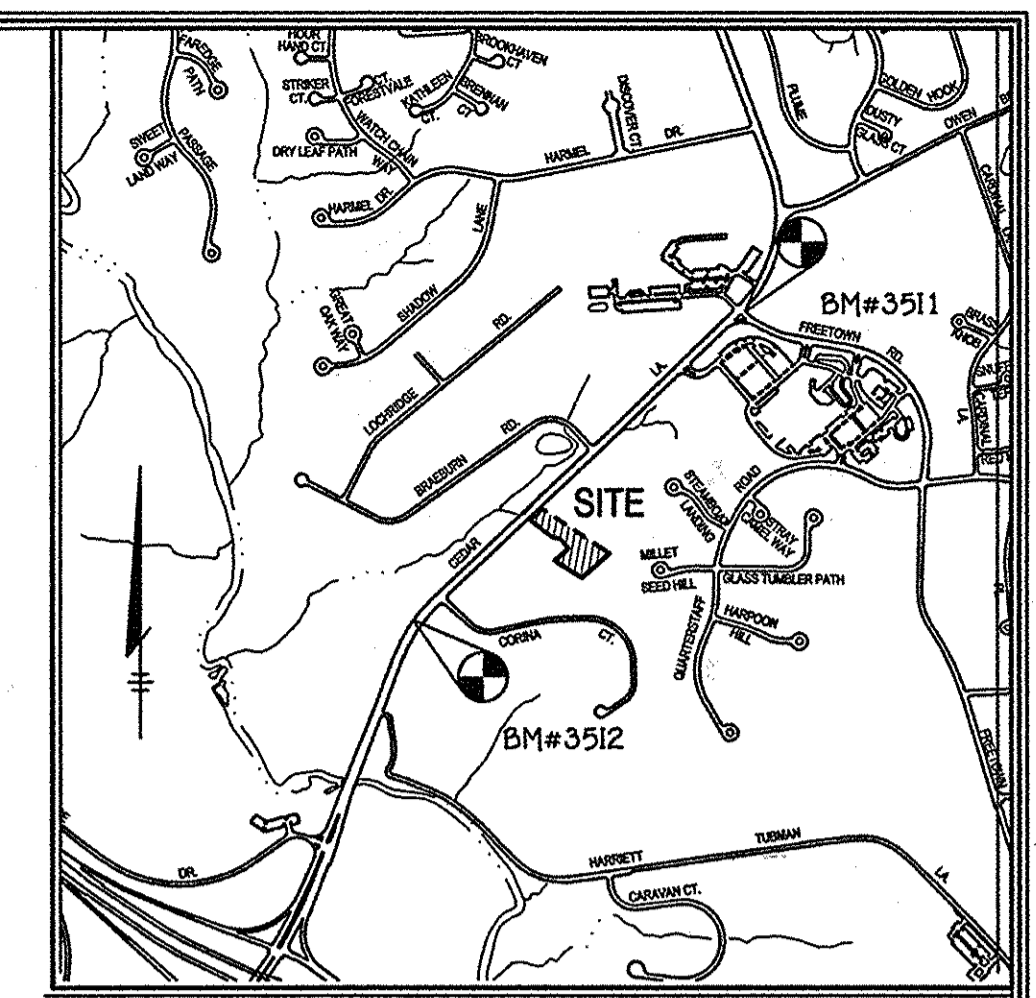
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 1	6551 CEDAR LANE

SITE DEVELOPMENT PLAN CEDAR VIEW LOT 1

TAX MAP No. 35 GRID No. 23 PARCEL NO. 260 5TH FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE ANALYSIS DATA CHART

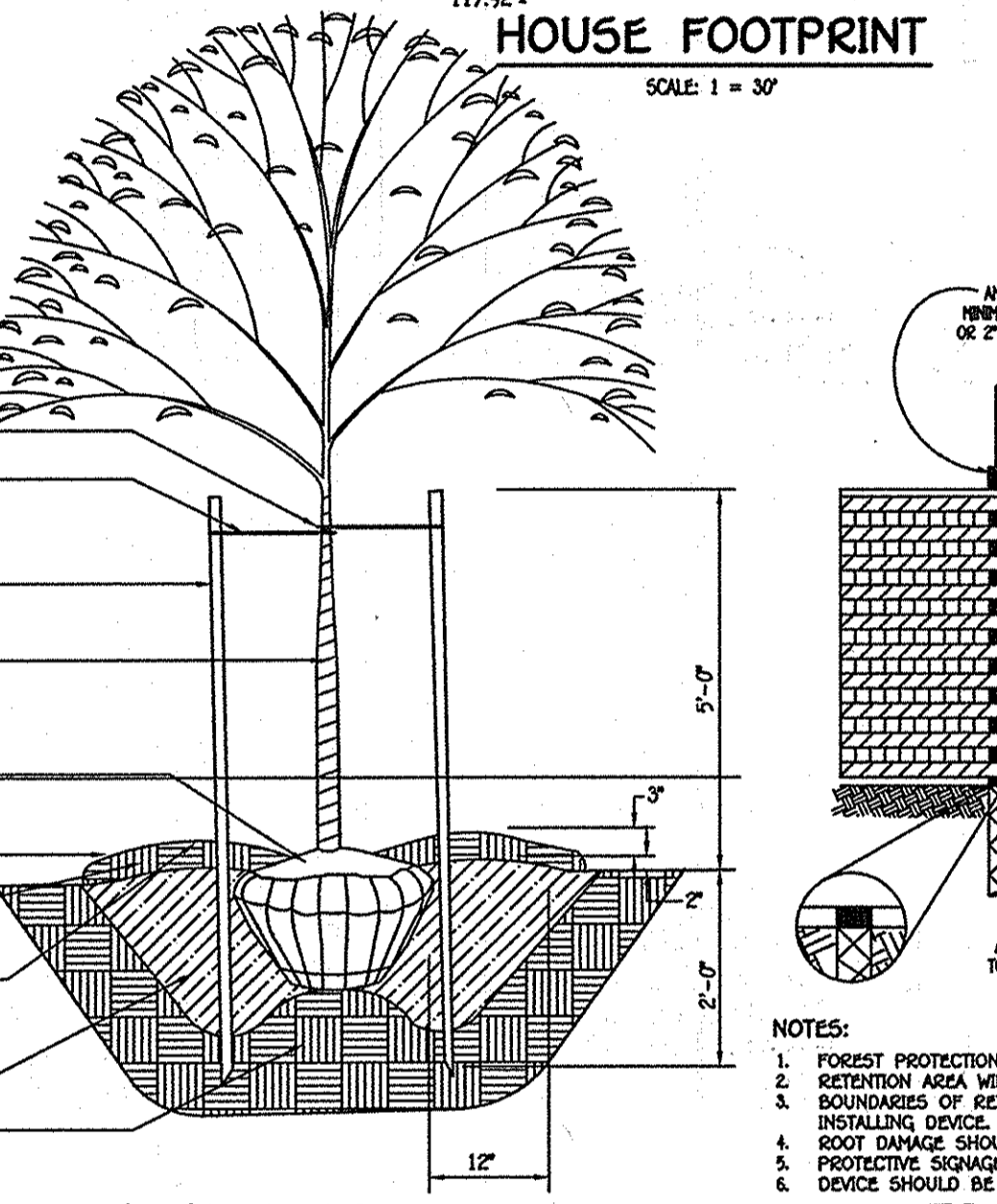
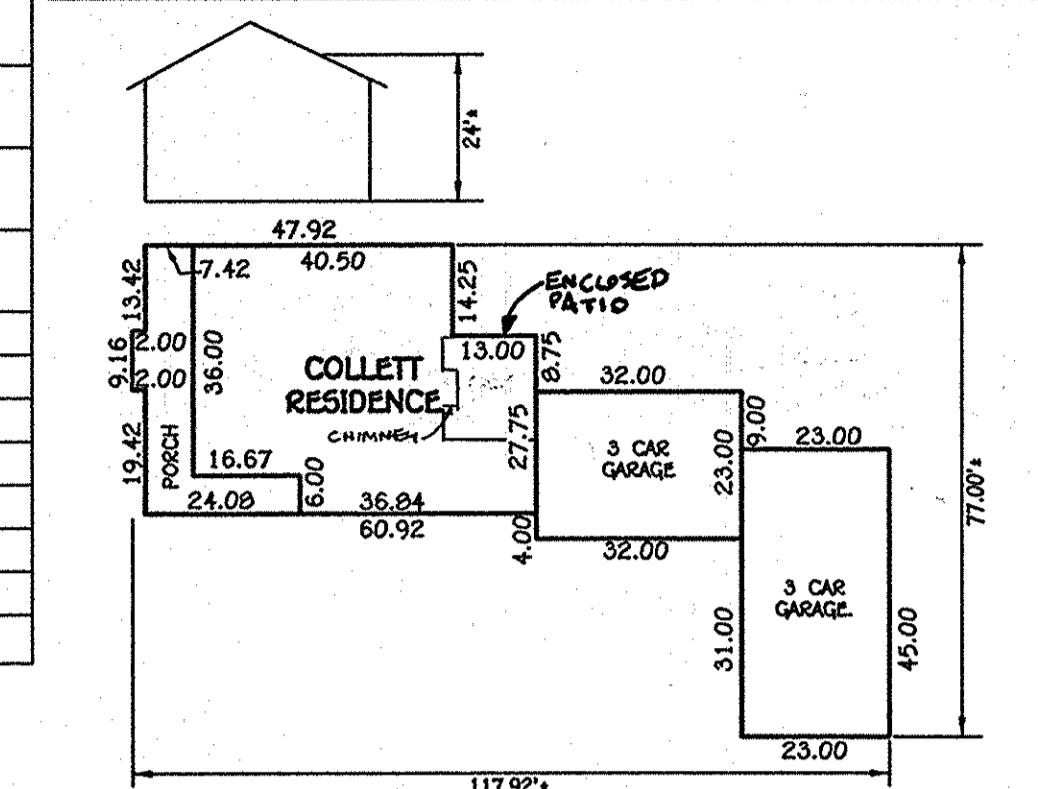
- A. TOTAL AREA OF THIS SUBMISSION = 1.891 AC.±
- B. LIMIT OF DISTURBED AREA = 1.108 AC.±
- C. PRESENT ZONING DESIGNATION = R-20
(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: F-08-185, PLAT NO. 22364.
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC.±
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC.±
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.±
- J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.±
- K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.±
- L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.891 AC.±
- M. TOTAL GREEN OPEN AREA = 1.639 AC.±
- N. TOTAL IMPERVIOUS AREA = 0.251 AC.±
- O. TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.±



REFER TO HOWARD CO. ADC MAP 32-4D
VICINITY MAP
SCALE: 1" = 1200'

HOWARD COUNTY
GEODETTIC SURVEY CONTROL NO. 3511
N 557110.4035
E 1344893.6769
ELEVATION: 400.103'

HOWARD COUNTY
GEODETTIC SURVEY CONTROL NO. 3512
N 557110.7760
E 1342733.0493
ELEVATION: 329.782'



NOTE: CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH MILI-PROOF ACCORDING TO MANUFACTURERS STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

2 PIECES OF REINFORCED RUBBER HOSE

DOUBLE #12 GALVANIZED WIRE GUNS TWISTED

3-2" X 2" OAK STAKES, NOTCH STAKES TO HOLD WIRE

WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WAF, TIE AT 2' INTERVALS (EXCEPT EXPOSURES)

REMOVE ANY CORROSION FROM TOP OF ROOT CROWN

3" MULCH

MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCER RM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE

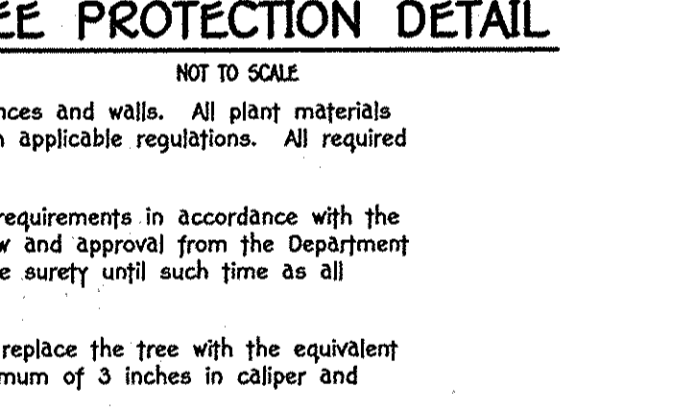
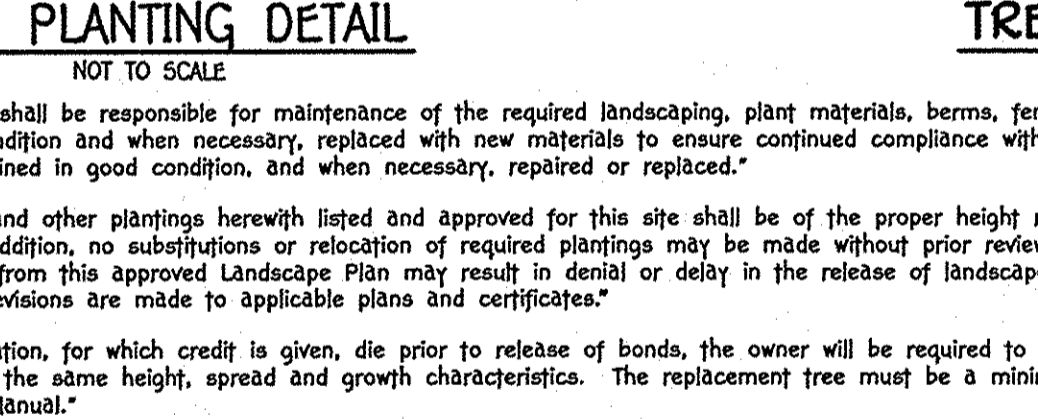
CONVEX BOTTOM 6" MBL HT.

TREE PLANTING DETAIL
NOT TO SCALE

• The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, plant materials, berms, fences and walls. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

• At the time of installation, all shrubs and other plantings herewith listed and approved for this site shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.

• Should any tree designated for preservation, for which credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Landscape Manual.



PLANTING SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

GENERAL NOTES (cont'd)

31. ALL RESIDENTIAL DWELLING UNITS SHALL HAVE A 1 1/2" CONNECTION WITH A 1" OUTSIDE METER SETTING, STD. DET. W-3.28.
32. STORMWATER MANAGEMENT (SWM) IS PROVIDED FOR THIS PROJECT. THE ON-SITE PE OF 1.6" IS BEING TREATED THROUGH USE OF MICRO-BIODEGRADATION AND NON-ROOFTOP DISCONNECTION.
33. WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE.
34. PUBLIC WATER ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
35. PROPERTY SUBJECT TO WAIVER OF SECTION 1.4A OF VOLUME II, WATER AND SEWER OF THE HOWARD COUNTY DESIGN MANUAL WHICH ON JANUARY 27, 2012 THE BUREAU OF ENGINEERING APPROVED A WAIVER TO LOT 1 AND LOT 2 TO CONNECT TO THE PUBLIC SEWER SYSTEM WITH THE FOLLOWING CONDITION:
A. LOTS 1 AND 2 OF THE CEDARVIEW DEVELOPMENT MUST CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN ONE YEAR AFTER THE PUBLIC SEWER ABUTTING THE LOTS IS CONSTRUCTED AND PLACED IN SERVICE.
36. A COMMUNITY MEETING WAS CONDUCTED AT THE TIME OF SUBMISSION ON NOVEMBER 28, 2007 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.128(D), OF THE SUBDIVISION REGULATIONS. NO MEETING IS REQUIRED FOR THIS PLAN STAGE.
37. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE. IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
38. ADJUSTMENTS TO SEPTIC EASEMENT AREA ARE NOT PERMITTED WITHOUT ADDITIONAL TESTING.

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF SITE: 1.891 ACRES
3. TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD
4. THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 24-HOURS PRIOR TO THE COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
6. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: PLAT NO. 22364, F-08-185 AND CONTRACT NO. 44-4566
7. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 7, 2007 BY FISHER, COLLINS AND CARTER, INC.
8. COORDINATES BASED ON NAD '83 - MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETTIC CONTROL STATIONS NO. 3511 GA AND NO. 3512.
STATION NO. 3511 NORTH 557110.4035 EAST 1344893.6769
STATION NO. 3512 NORTH 557110.7760 EAST 1342733.0493
9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
10. ALL LOT AREAS ARE MORE OR LESS (+).
11. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
12. B.R.L. DENOTES BUILDING RESTRICTION LINE.
13. A FEE IN LIEU OF FOREST CONSERVATION EASEMENT HAS BEEN PAID IN THE AMOUNT OF \$13,721.40 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT UNDER F-08-185.
14. A FEE IN LIEU OF PROVIDING OPEN SPACE HAS BEEN PAID IN THE AMOUNT OF \$1,500.00 UNDER F-08-185.
15. NOISE STUDY PREPARED BY MARS GROUP DATED OCTOBER, 2007.
16. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
17. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR 1 SHADE TREE IN THE AMOUNT OF \$300.00 FOR LOT 1 WILL BE POSTED AS A PART OF THE GRADING PERMIT.
18. A PRIVATE USE-IN-COMMON DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY FOR LOTS 1 AND 2 HAS BEEN RECORDED IN LIBER 14866 AT FOLIO 335.
19. FOREST STAND DELINEATION AND WETLAND STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER 28, 2007. NO WETLANDS OR STREAMS EXIST ON SITE PER F-08-185.
20. NO CEMETRIES EXIST ON THIS SITE BASED ON BOTH A SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
21. NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.
22. THERE ARE NO 15-24.9% SLOPES ON THE SUBJECT PROPERTY.
23. THERE ARE NO 25% OR GREATER SLOPES ON THE SUBJECT PROPERTY.
24. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
25. MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CERTIFICATION.
26. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
27. IN ACCORDANCE WITH SECTION 120 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK.
28. FOR DRIVEWAY ENTRANCE DETAIL REFER TO H.O.C.O. DESIGN MANUAL VOL. IV DETAILS 2.8.06.
29. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12' (16' IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE: 5' OF COMPACTED CRUSHED RUN BASE W/7% AND CHIP COATING (1-1/2" MIN.)
C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
30. GENERAL NOTES (CONTINUED THIS SHEET.)

SCHEDULE A - PERIMETER LANDSCAPE CHART					
PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF PERIMETER	105.90 L.F.	526.56 L.F.	237.37 L.F.	209.00 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	(526.56'/60' = 8.77) = 9	(237.37'/60' = 3.95) = 4	(209.00'/60' = 3.48) = 4	17
SHADE TREES	N/A	0	0	0	0
SMALL/MEDIUM DECIDUOUS TREES	N/A	9 EVERGREENS=4 SHADE CREDIT	7 EVERGREENS=3 SHADE CREDIT	2 EVERGREENS=1 SHADE CREDIT	
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	
CREDIT FOR EXISTING VEGETATION	N/A	76LF/60=1 CREDIT	0	0	1
SHADE TREES	N/A	1 SHADE TREE CREDIT	1 SHADE TREE CREDIT	2 SHADE TREES CREDIT	4
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	N/A	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	9 REQUIRED=6 CREDIT = 3	4 REQUIRED=4 CREDIT = 0	4 REQUIRED=3 CREDIT = 1	17 REQUIRED 13 CREDIT 4* PROVIDED
SHADE TREES	N/A	N/A	N/A	N/A	
SMALL/MEDIUM DECIDUOUS TREES	N/A	N/A	N/A	N/A	

• 17 SHADE TREES REQUIRED - 13 EXISTING SHADE TREES (CREDIT) = 4 SHADE TREES PROVIDED.
A Total Landscape Surety For 4 Shade Tree @ \$300/each = \$1,200.00 is provided with Grading Permit Surety agreement.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 661-2995

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38806, EXPIRATION DATE: 1/15/16.

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Brian J. Moore, Roseman
COUNTY HEALTH OFFICER. 5/9/2014 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Keith Sedore
Chief, Division of Land Development 5-16-14 DATE
J.P.
Chief, Development Engineering Division 5-15-14 DATE
David A. Long
Director - Department of Planning and Zoning 5/16/14 DATE

OWNER/DEVELOPER
MARK E. COLLETT,
CHERIE COLLETT
6551 CEDAR LANE
COLUMBIA, MARYLAND 21044-4028
410-336-3009

TITLE SHEET
SINGLE FAMILY DETACHED
CEDARVIEW
Lot 1
PLAT NO. 22364
TAX MAP #35 GRID #23 PARCEL #260
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: R-20
SCALE: 1"=30' DATE: MARCH 30, 2014
SHEET 1 OF 6

PROJECT
CEDARVIEW LOT 1 SECTION X PARCEL NO. 260

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22364	23	R-20	35	5TH	6056.02

NO. REVISION "PATIO" TO "ENCLOSED PATIO" 4110 DATE 5/13/14

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SILT FENCE
---	SWEEP SILT FENCE
---	SWEEP DIVERSION FENCE
---	TOE PROTECTION FENCE
---	TOPSOIL STABILIZATION MATING CHANNEL
---	STANDARD INLET PROTECTION
---	LIST OF RESTRICTIONS
---	EX. LIST OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	EXISTING TREES - TO BE CROPPED
---	EXISTING TREES - TO BE REMOVED
---	EXISTING GRAVEL AREA TO BE REMOVED
---	PROPOSED GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING DRIVE TO BE REMOVED
---	PROPOSED DRIVE TO BE REMOVED
---	PRIVATE USE ACCESS EASEMENT
---	NON ROOFTOP DISCONNECTION CREDIT AREA
---	EX. PUBLIC SAN AND UTILITY EASEMENT
---	EX. PUBLIC WATER AND UTILITY EASEMENT

SOILS LEGEND		
SOIL	NAME	CLASS
Gb1	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
Gmb	Glenville silt loam, 3 to 8 percent slopes	C
Gmb	Glenville-Balle silt loams, 0 to 8 percent slopes	C
Mcc	Manor-channery loam, 8 to 15 percent slopes	B

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

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
4	(Symbol)	ACER RUBRUM (OCTOBER GLODY) (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, 8&B

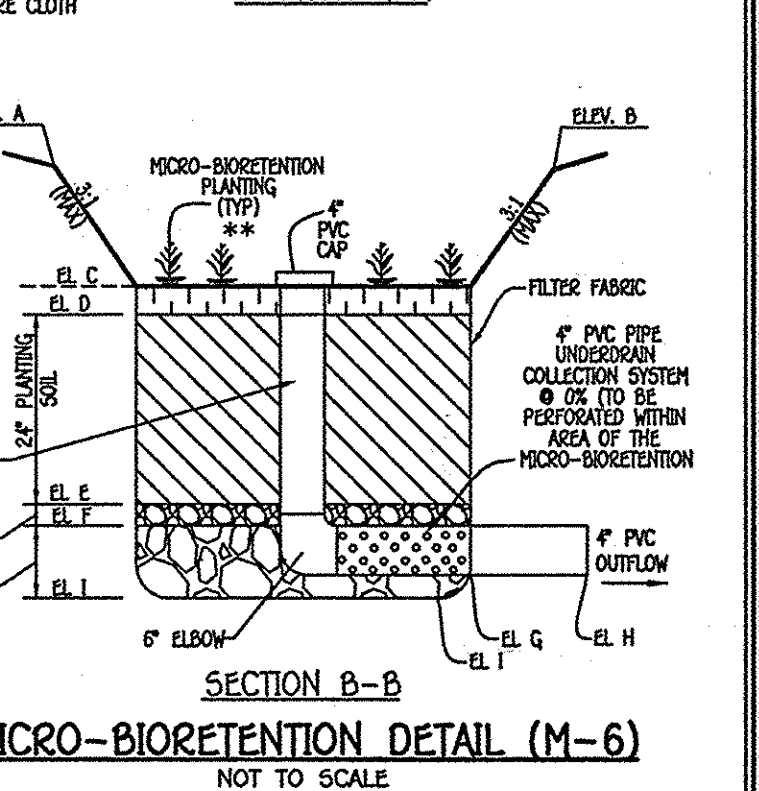
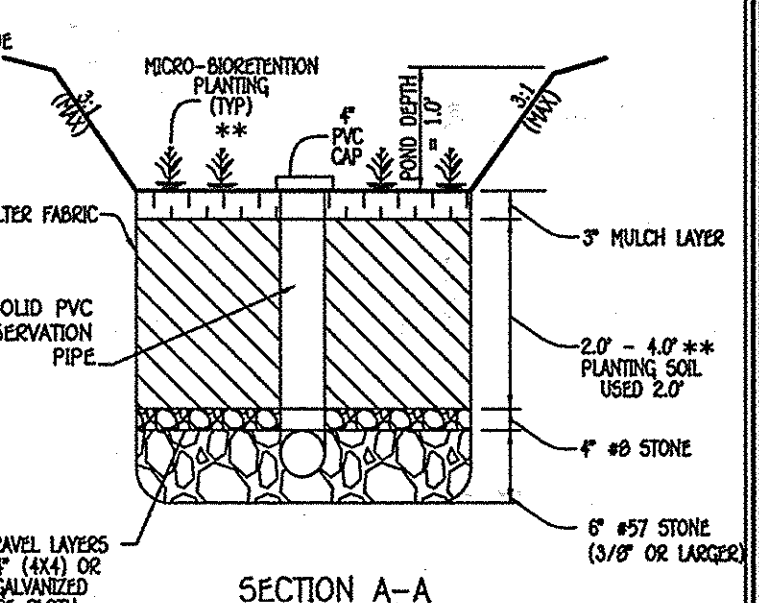
NOTE: IF ANY TREE DESIGNATED AS TO REMAIN (CREDIT) IS REMOVED FOR THE INSTALLATION OF THE INITIAL OR REPLACEMENT SEPTIC TRENCHES, THEN A REPLACEMENT TREE OF SIMILAR SPECIES AND CALIPER WILL BE PLANTED TO FULFILL THE LANDSCAPING OBLIGATION.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, PRIVATE BIORETENTION FILTER (M-6)

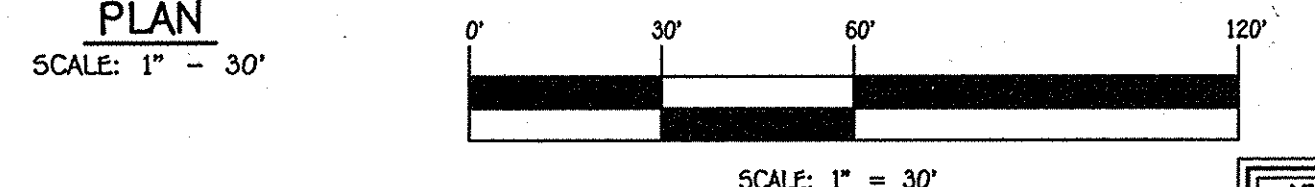
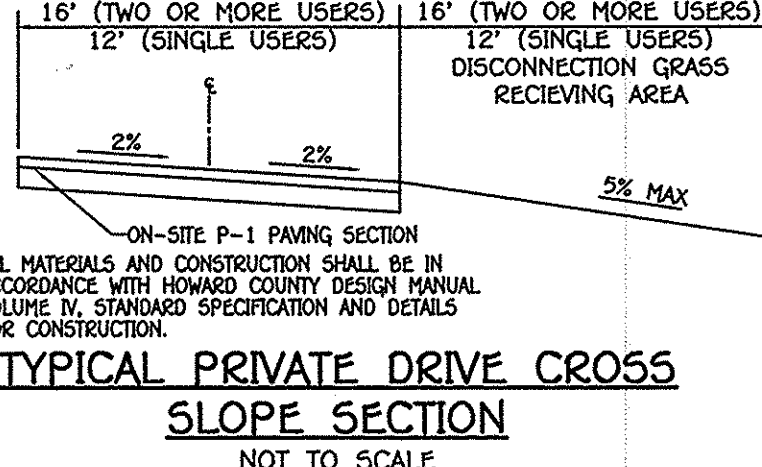
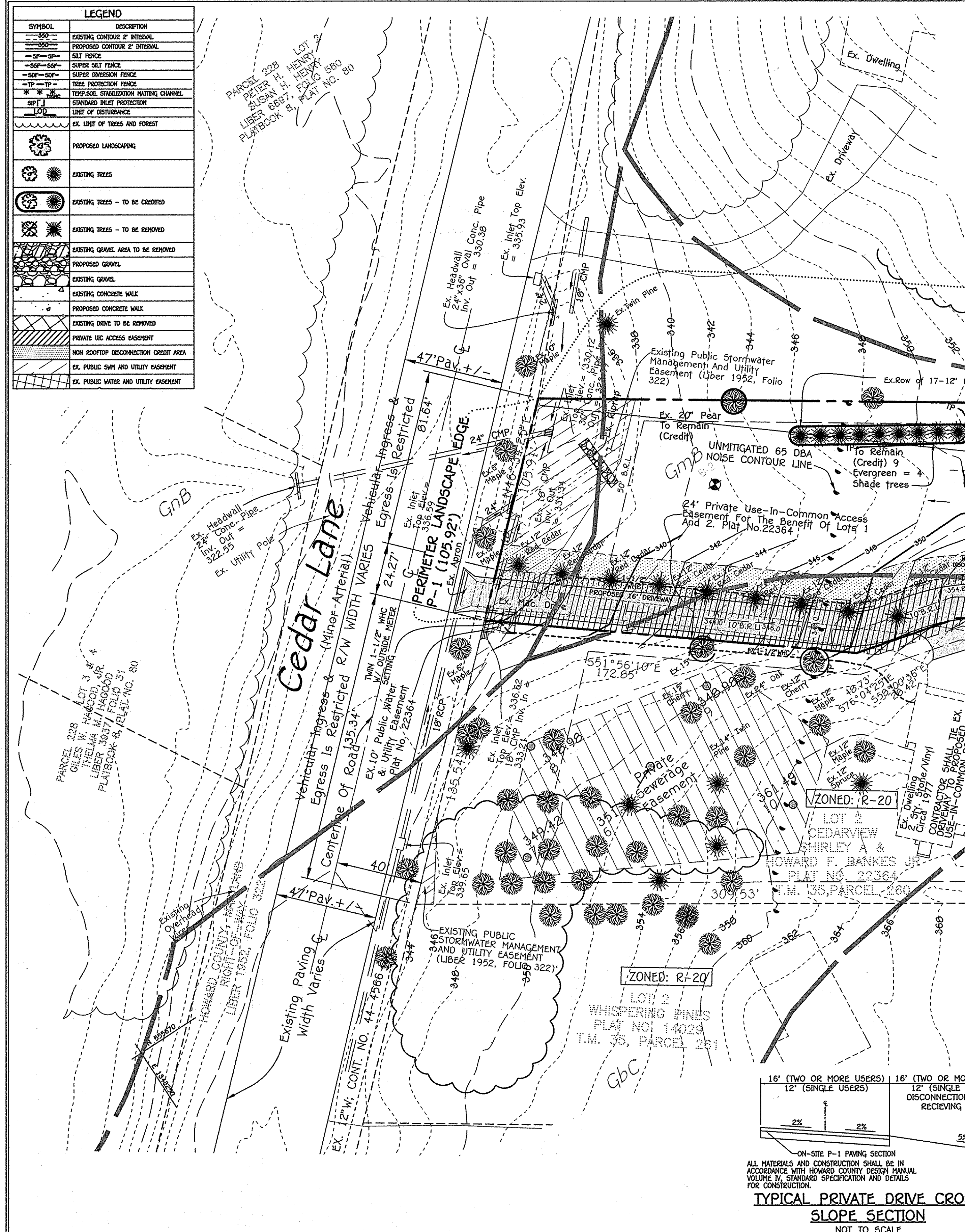
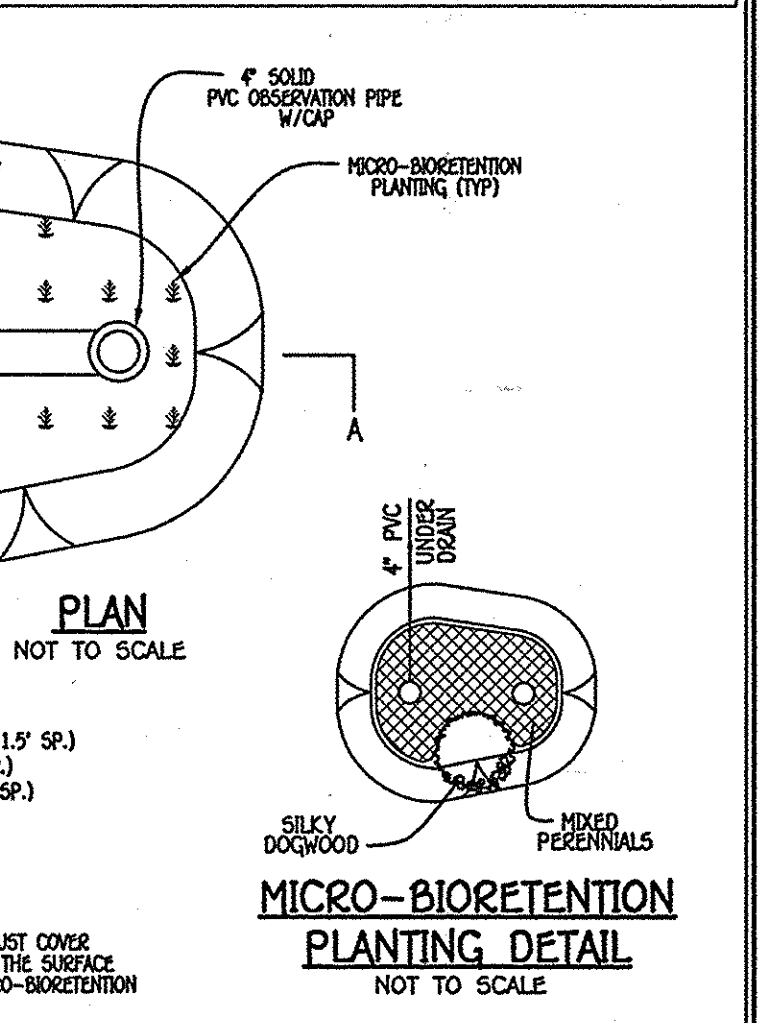
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO DISCONNECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND PEST INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION. CONSIDERATIONS REGARDING TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT SPECIES AND WEEDS.
- MULCH SHALL BE REPLACED EVERY YEAR. MULCH SHALL BE REPLACED WITH A MINIMUM OF 2" OF MULCH. MULCH SHALL BE REPLACED WITH A MINIMUM OF 2" OF MULCH.
- REPLACEMENT OF PLANT MATERIAL SHALL BE DONE IN THE SPRING. MULCH SHALL BE REPLACED WITH A MINIMUM OF 2" OF MULCH.
- REPLACEMENT OF PLANT MATERIAL SHALL BE DONE IN THE SPRING. MULCH SHALL BE REPLACED WITH A MINIMUM OF 2" OF MULCH.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NONROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWNS OR LANDSCAPES. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPROPER AREAS. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 1	354.00	354.00	353.00	352.75	350.75	350.42	350.00	349.64	349.92



MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
25	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	SILKY DOGWOOD	PLANT MANY FROM INFLOW LOCATION

FISHER, COLLINS & CARTER, INC.
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 ELKROTT CITY, MARYLAND 21042
 (410) 461 - 2925

NO.	REVISION	DATE
1	REVISE "RATIO" TO "ENCLOSED RATIO"	9/16/14

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. 38386, EXPIRATION DATE: 1/12/16.

STEPHANIE TURE
 PROFESSIONAL ENGINEER

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

MARK E. COLLETT
 OWNER/DEVELOPER
 6551 CEDAR LANE
 COLUMBIA, MARYLAND 21044-4028
 410-336-3009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Schuchman
 Chief, Division of Land Development
 Date: 5-16-14

Mark A. Coyle
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 Date: 5/16/14

PROJECT: CEDARVIEW LOT 1
 SECTION: X
 PARCEL NO.: 260

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22364	23	R-20	35	5TH	6056.02

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED CEDARVIEW

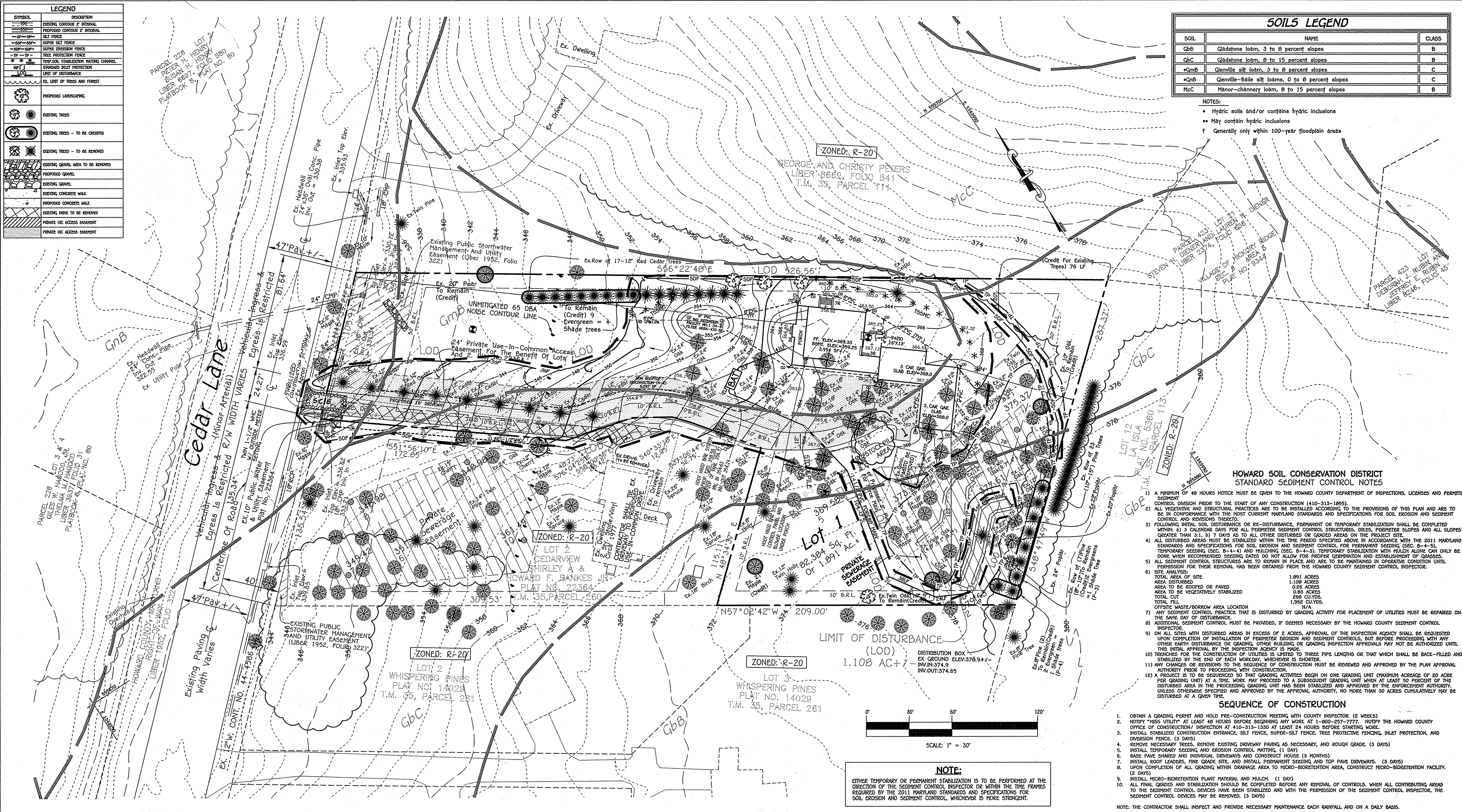
Lot 1
 PLAT NO. 22364
 TAX MAP #35 GRID #23 PARCEL #260
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1"=30' DATE: MARCH 30, 2014
 SHEET 2 OF 6

SDP-14-057

LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SILT FENCE
---	SUPER SILT FENCE
---	SUPER DIVERSION FENCE
---	TRIP PROTECTION FENCE
---	TRIP-SOIL STABILIZATION MATTING CHANNEL
---	SHOULDER SILT PROTECTION
---	EX. LIMIT OF DISTURBANCE
---	EX. LIMIT OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	EXISTING TREES - TO BE CREATED
---	EXISTING TREES - TO BE REMOVED
---	EXISTING GRAVEL AREA TO BE REMOVED
---	PROPOSED GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING DRIVE TO BE REMOVED
---	PRIVATE USE ACCESS EASEMENT
---	PRIVATE USE ACCESS EASEMENT

SOILS LEGEND		
SOIL	NAME	CLASS
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	C
McC	Manor-channery loam, 8 to 15 percent slopes	B

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



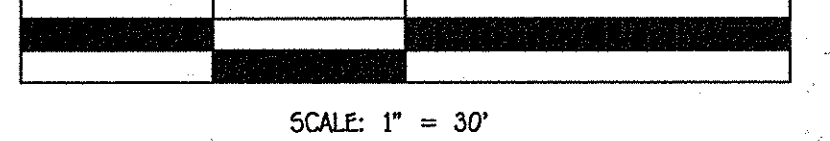
**HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES**

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; b) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDING (SEC. 9-4-5), TEMPORARY SEEDING (SEC. 9-4-4) AND MULCHING (SEC. 9-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 5) 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.
- 6) SITE ANALYSIS:
 TOTAL AREA OF SITE: 1.691 ACRES
 AREA DISTURBED: 1.108 ACRES
 AREA TO BE ROOFED OR PAVED: 0.25 ACRES
 AREA TO BE VEGETATIVELY STABILIZED: 0.83 ACRES
 TOTAL CUT: 260 CUBIC YARDS
 TOTAL FILL: 1,982 CUBIC YARDS
- 7) OFFSITE WASTE/BORROW AREA LOCATION: N/A
- 8) ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY 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 INSTALLATION OF PERIMETER SEDIMENT CONTROL STRUCTURES, 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.
- 11) ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 12) A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 ACRE PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER-SILT FENCE, TREE PROTECTIVE FENCING, INLET PROTECTION, AND DIVERSION FENCE. (3 DAYS)
4. REMOVE NECESSARY TREES, REMOVE EXISTING DRIVEWAY PAVING AS NECESSARY, AND ROUGH GRADE. (3 DAYS)
5. INSTALL TEMPORARY SEEDING AND EROSION CONTROL MATTING. (1 DAY)
6. BASE PAVE SHADED AND INDIVIDUAL DRIVEWAYS AND CONSTRUCT HOUSE. (3 MONTHS)
7. INSTALL ROOF LEADERS, FINE GRADE SITE, AND INSTALL PERMANENT SEEDING AND TOP PAVE DRIVEWAYS. (3 DAYS)
8. UPON COMPLETION OF ALL GRADING WITHIN DRAINAGE AREA TO MICRO-BIORETENTION AREA, CONSTRUCT MICRO-BIORETENTION FACILITY. (2 DAYS)
9. INSTALL MICRO-BIORETENTION PLANT MATERIAL AND MULCH. (1 DAY)
10. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTROLLING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. (3 DAYS)

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE EACH RAINFALL AND ON A DAILY BASIS.



NOTE:
 EITHER TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR WITHIN THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE STRINGENT.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21941
 (410) 461-2995

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 1/12/16.

Stephanie Jute
 Signature of Engineer

3/31/14
 Date

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

John R. Roberts
 Signature of Engineer

4/8/14
 Date

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Stephanie Jute
 Signature of Developer

4-1-14
 Date

OWNER/DEVELOPER
 MARK E. COLLETT,
 CHERIE COLLETT
 6551 CEDAR LANE
 COLUMBIA, MARYLAND 21044-4028
 410-336-3009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. J. ...
 Chief, Division of Land Development

W. J. ...
 Chief, Development Engineering Division

Paul M. ...
 Director - Department of Planning and Zoning

PROJECT	SECTION	PARCEL NO.
CEDARVIEW LOT 1	X	260

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22364	23	R-20	35	5TH	6056.02

SEDIMENT AND EROSION CONTROL PLAN AND NOTES

SINGLE FAMILY DETACHED CEDARVIEW

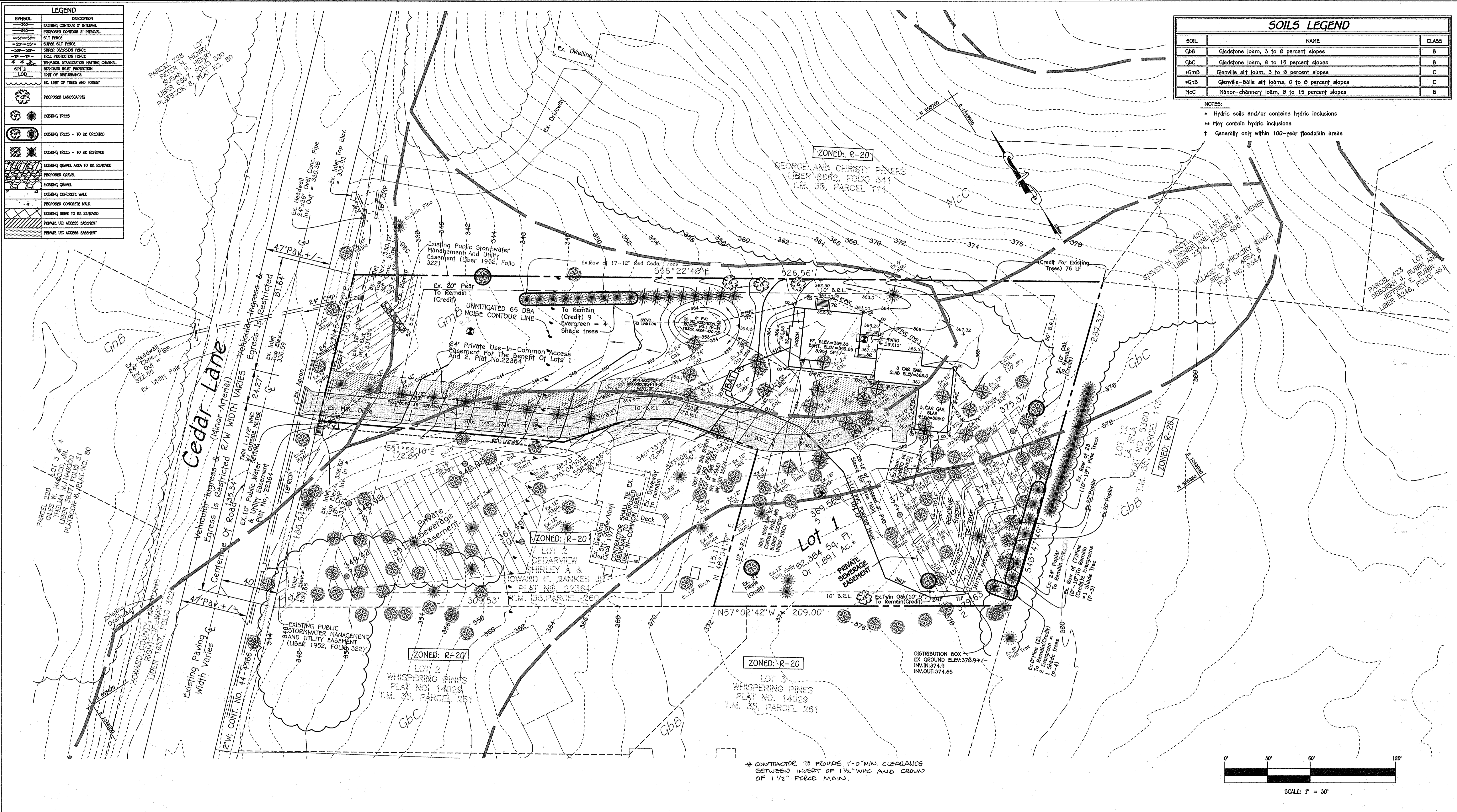
Lot 1
 PLAT NO. 22364
 TAX MAP #35 GRID #23 PARCEL #260
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1"=30' DATE: MARCH 30, 2014
 SHEET 3 OF 6

SDP-14-057

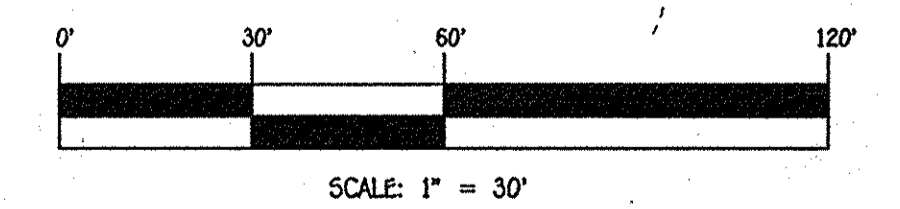
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 2' INTERVAL
---	SILT FENCE
---	SUPER SALT FENCE
---	SUPER DIVERSION FENCE
---	TREE PROTECTION FENCE
---	TREE PROTECTION FENCE
---	TOPPOSS STABILIZATION MATING CHANNEL
---	SHOULDER INLET PROTECTION
---	LIMIT OF DISTURBANCE
---	EX. LIMIT OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	EXISTING TREES - TO BE CROPPED
---	EXISTING TREES - TO BE REMOVED
---	EXISTING GRAVEL AREA TO BE REMOVED
---	PROPOSED GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING DRIVE TO BE REMOVED
---	PRIVATE USE ACCESS EASEMENT
---	PRIVATE USE ACCESS EASEMENT

SOILS LEGEND		
SOIL	NAME	CLASS
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
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McC	Manor-channery loam, 8 to 15 percent slopes	B

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



* CONTRACTOR TO PROVIDE 1'-0" MIN. CLEARANCE BETWEEN INVERT OF 1 1/2" W/C AND CROWN OF 1 1/2" FORCE MAIN.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-2255

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36896, EXPIRATION DATE: 1/12/15.

STEPHANIE TUTE
 3/31/14

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilson for Maria Roeman
 COUNTY HEALTH OFFICER

OWNER/DEVELOPER
 MARK E. COLLETT,
 CHERIE COLLETT
 6251 CEDAR LANE
 COLUMBIA, MARYLAND 21044-4028
 410-336-3009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development EW 5-16-14 Date

Chief, Development Engineering Division J.P. 5-15-14 Date

Director - Department of Planning and Zoning 5/16/14 Date

PROJECT: CEDARVIEW LOT 1 SECTION: X PARCEL NO.: 260

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22364	23	R-20	35	5TH	6056.02

BAT SYSTEM LAYOUT PLAN

SINGLE FAMILY DETACHED CEDARVIEW

Lot 1
 PLAT NO. 22364 GRID #23 PARCEL #260
 TAX MAP #35 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1"=30' DATE: MARCH 30, 2014
 SHEET 5 OF 6

