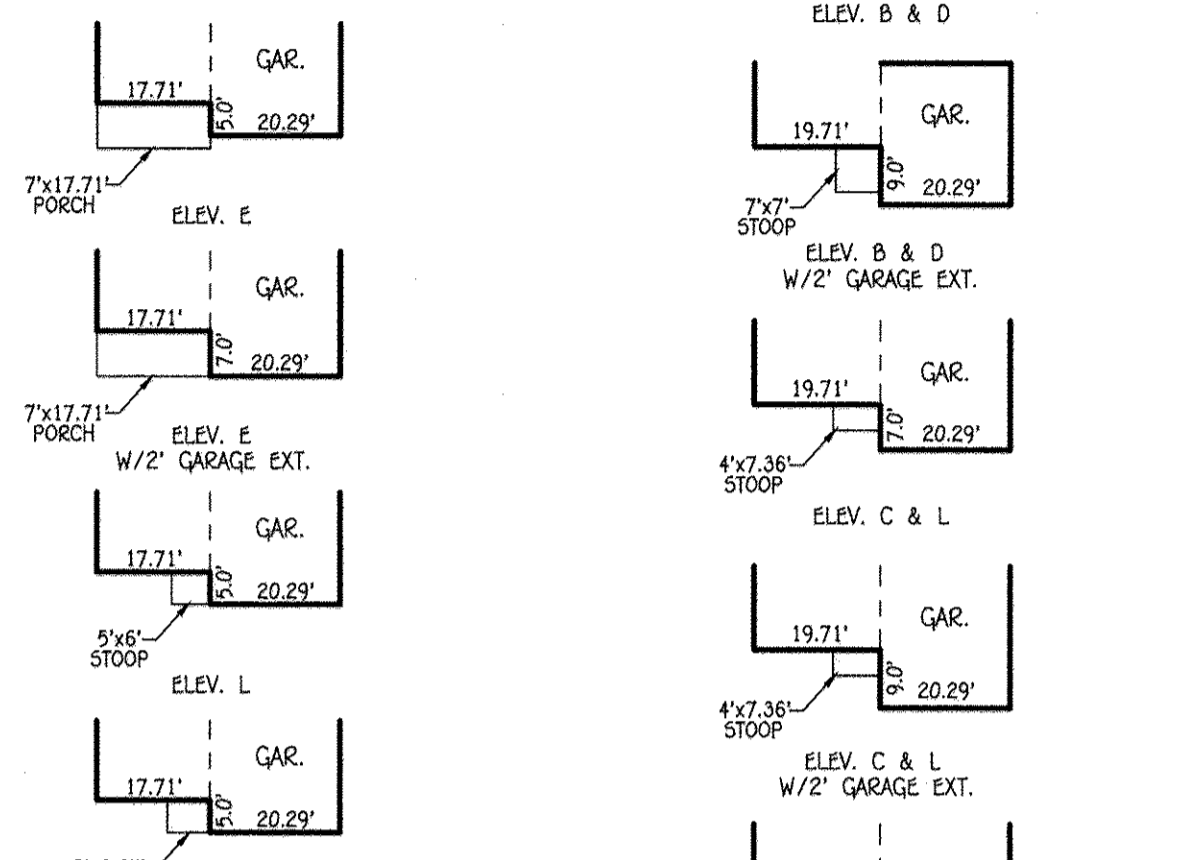
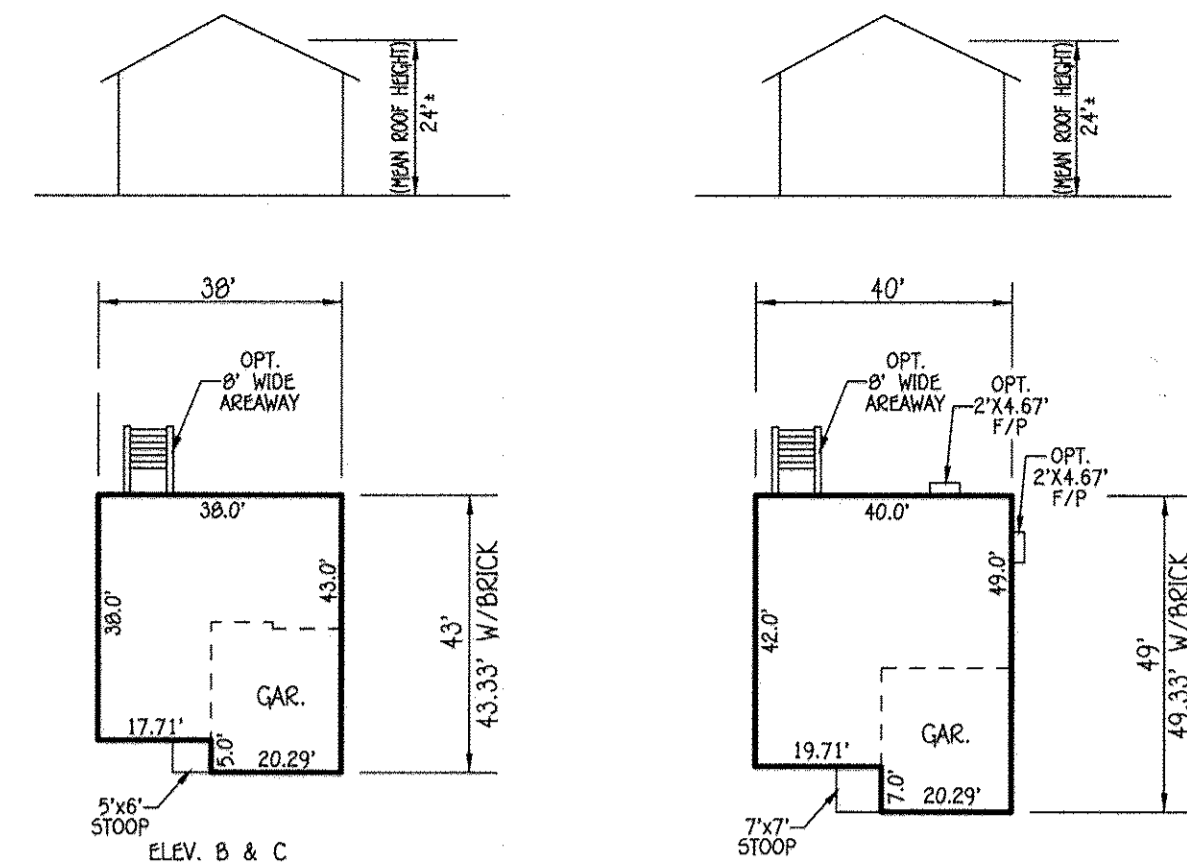


MILAN
NO THREE CAR GARAGE
NO MORNING ROOM

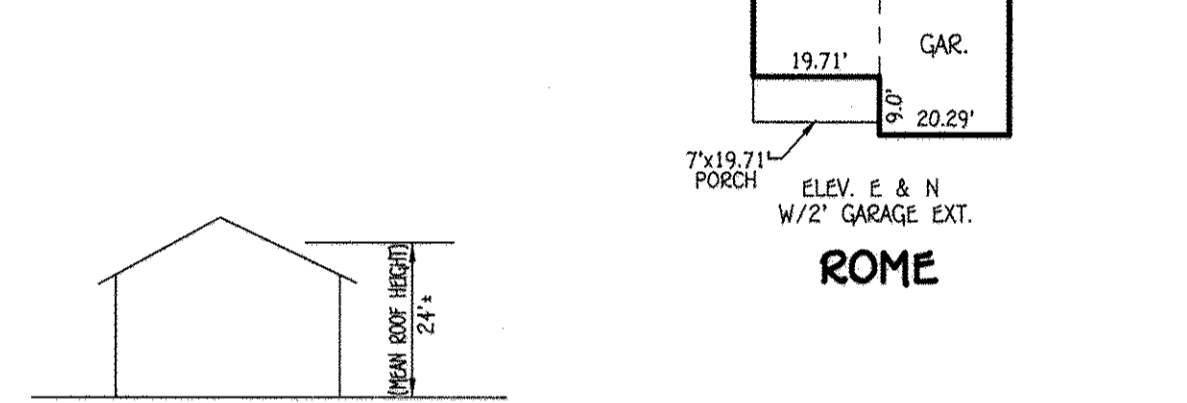
NAPLES
NO THREE CAR GARAGE
NO MORNING ROOM

ROME
NO THREE CAR GARAGE
NO MORNING ROOM

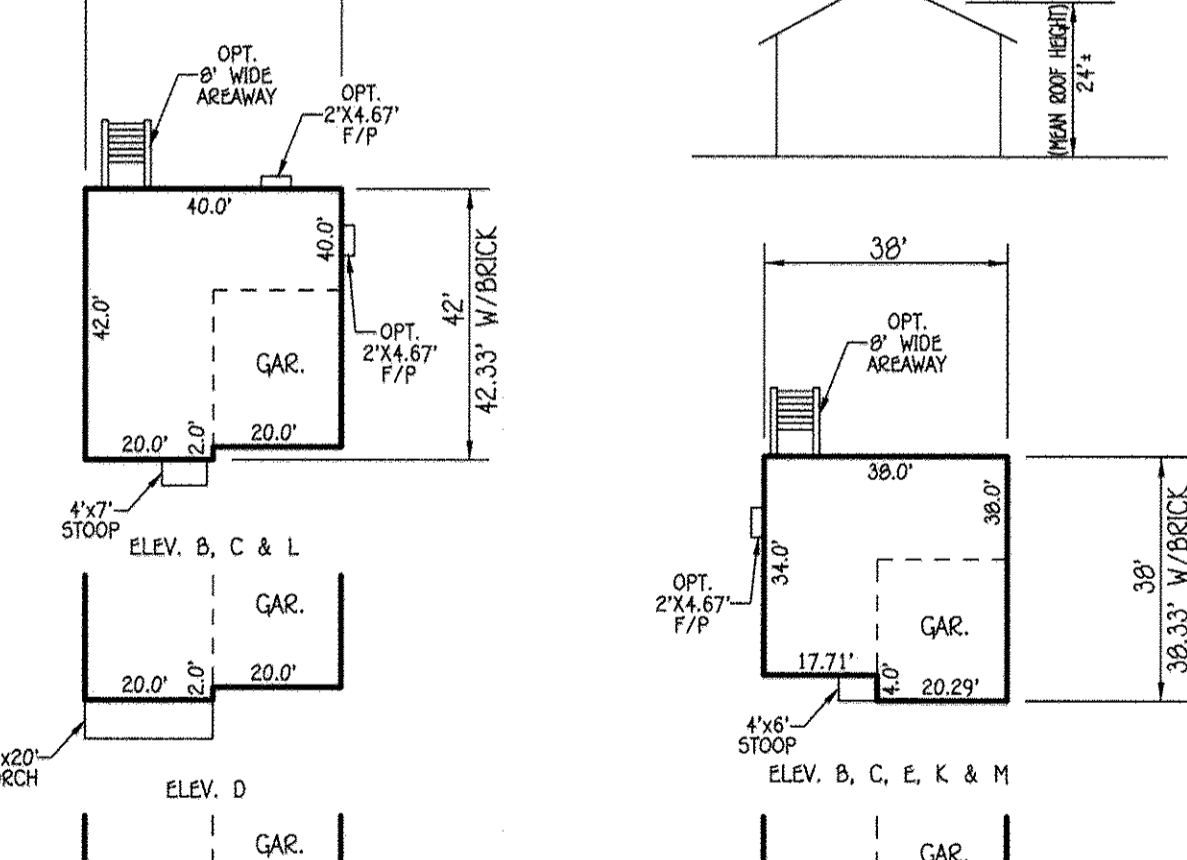
VENICE
NO THREE CAR GARAGE
NO MORNING ROOM



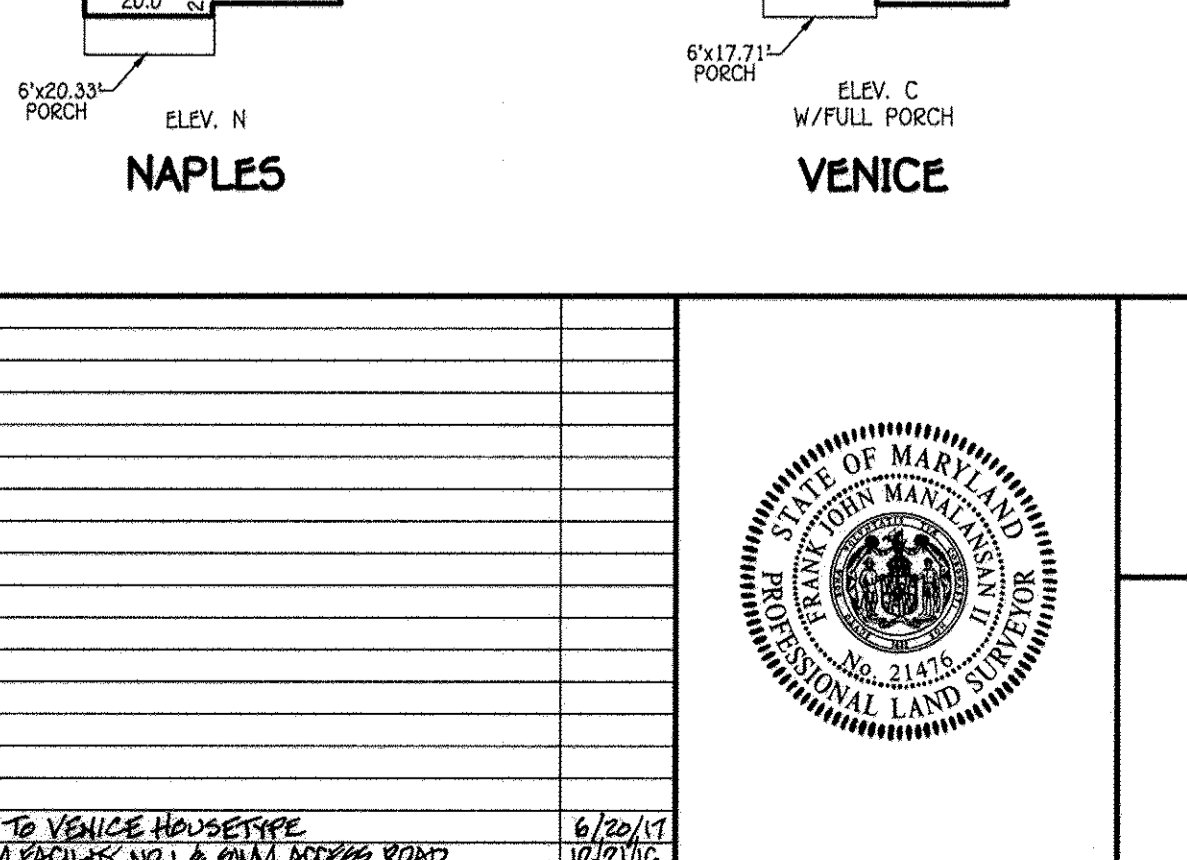
MILAN



NAPLES



NAPLES



VENICE

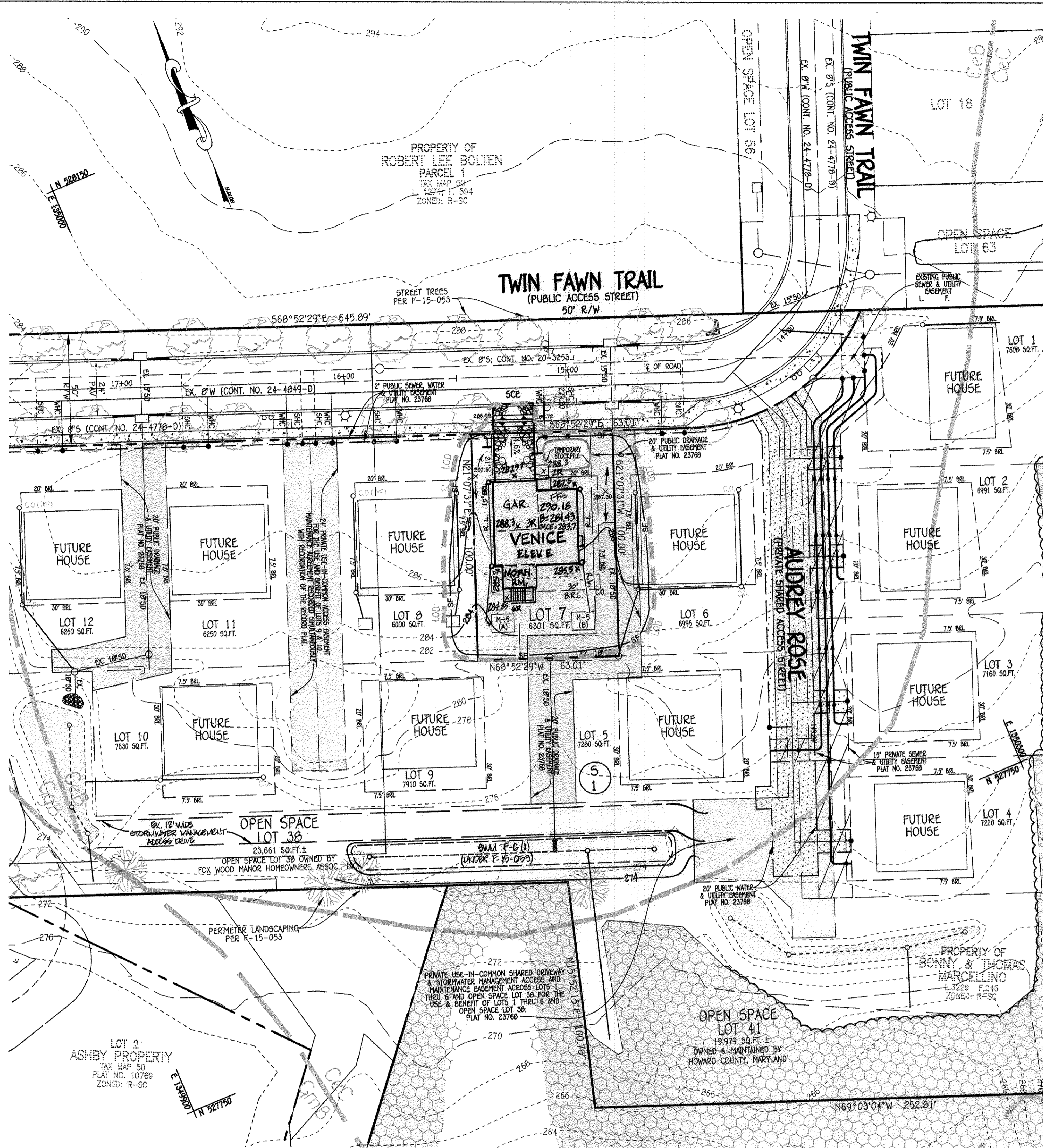
SOILS LEGEND				
SOIL	NAME	CLASS	KW	
CeB	CHILLUM LOAM, 1 TO 5 PERCENT SLOPES	B	0.37	
CeC	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	B	0.37	
GgB	GLENVILLE LOAM, 3 TO 8 PERCENT SLOPES	B	0.37	
GmB	GLENVILLE LOAM, 3 TO 8 PERCENT SLOPES	C	0.37	

NOTE:
SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, FOUND ON THE HSCD WEBSITE.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
7	9989 TWIN FAWN TRAIL

SHEET INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT & EROSION CONTROL PLAN, HOUSE TYPE, NOTES & DETAILS, LOT 7
SHEET 2	EROSION/SEDIMENT CONTROL DETAILS & NOTES, LOT 7

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
-----	FOREST CONSERVATION EASEMENT
- SF - SF -	SILT FENCE
O.C.O.	CLEAN OUT
---	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-15-053

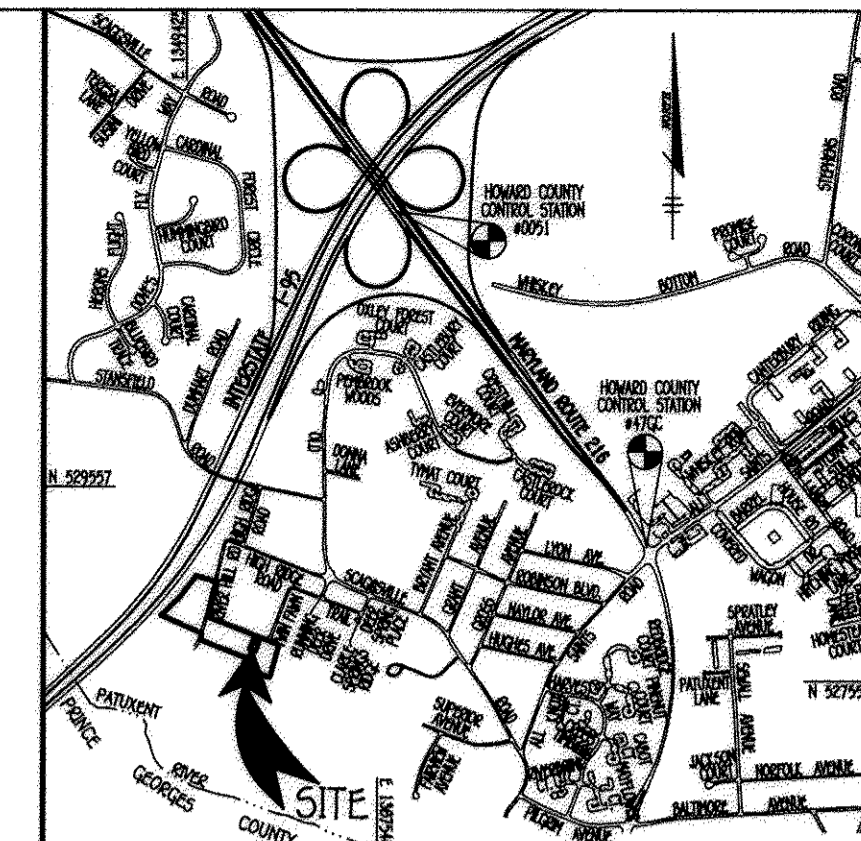


STORMWATER MANAGEMENT PRACTICES							
LOT NO.	STREET ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF (Y/N)	DRY WELLS (Y/N)	MICRO BIO-RETENTION (Y/N)	BIO-RETENTION (Y/N)	GRASS SHALE (NUMBER)
7	9989 TWIN FAWN TRAIL	N	N	Y	Y (PROVIDED BY F-15-053)	N	Y

BENCH MARKS

T.P. 47C ELEV. 226.31
N. 528,939.728
E. 1,354,223.954
LOC. NEAR INTERSECTION OF SCAGGSVILLE ROAD, MD. RTE. 216 & ALL SAINTS ROAD

T.P. 0051 ELEV. 349.71
N. 532,404.196
E. 1,351,627.334
LOC. NEAR I-95 BRIDGE ALONG SCAGGSVILLE ROAD, MD. RTE. 216



VICINITY MAP

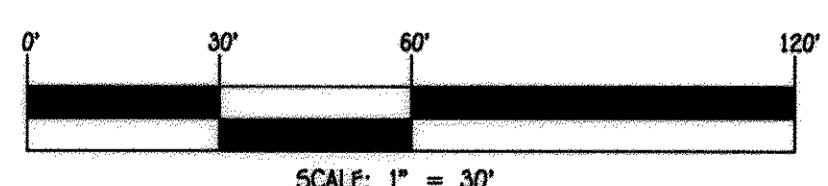
SCALE: 1" = 200'
HO. CO. ADC MAP 39, GRID F-8

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-5C AS GRANTED BY THE ZONING BOARD ON 10/6/13 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 0.145 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 50P-05-067, 5P-14-003, ECP-13-074, F-15-053, WAS CONTRACT #24-4849-D & CONTRACT NO.20-3253.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2012 BY FISHER, COLLINS & CARTER, INC.
- THE EXISTING TOPOGRAPHY FOR THIS SITE WAS TAKEN FROM FIELD RUN SURVEY WITH (MAXIMUM TWO FOOT) CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC., ON NOVEMBER, 2012 AND SUPPLEMENTED WITH F-15-053 APPROVED ON DECEMBER 23, 2015.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 472C N 528,939.728 E 1,354,223.954
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SFP ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-15-053. FOR APPROVED WATER CONTRACT NO. 24-4849-D AND FOR APPROVED SEWER CONTRACT NO. 20-3253.
- CONTRACTOR WILL CONSTRUCT HOUSE CONNECTION ELEVATION AT BASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED, 2 DRY WELLS, AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-15-053.
- LANDSCAPING FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-15-053.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-15-053.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. 10 IN DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN PROVIDED UNDER F-15-053.
- THIS SFP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 122.01.A 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 NOT 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. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANGS.
- 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' (14' IF SERVING MORE THAN ONE RESIDENCE)
B.) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR 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.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOX WOOD MANOR HOMEOWNERS ASSOCIATION, INC., IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 16835 AT FOLIO 87.
- MODERATE INCOME HOUSING UNIT DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOX WOOD MANOR, IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 16835 AT FOLIO 145.
- MODERATE INCOME HOUSING UNIT AGREEMENT FOR FOX WOOD MANOR IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 16835 AT FOLIO 145.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF SITE = 0.14 AC.
- TOTAL AREA OF THIS SUBMISSION = 0.19 AC.
- LIMIT OF DISTURBED AREA = 0.19 AC.
- PRESENT ZONING DESIGNATION = R-5C
- PROPOSED USE: SINGLE FAMILY DETACHED
- FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- TOTAL NUMBER OF UNITS = 1 UNIT
- TOTAL NUMBER OF PARKING SPACES REQUIRED = 2 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED = 4 SPACES
- (LOT HAS 2 SPACES IN DRIVEWAY AND 2 CAR GARAGE)
- OPEN SPACE ON SITE: N/A
- BUILDING COVERAGE OF SITE: 29%
- PREVIOUS HOWARD COUNTY FILES: 50P-05-067, 5P-14-003, ECP-13-074, F-15-053 WAS CONTRACT #24-4849-D & CONTRACT NO.20-3253.
- TOTAL AREA OF FLOODPLAIN: 0.00 AC.
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.
- AREA OF WETLANDS = 0.00 AC.
- AREA OF FOREST = 0.00 AC.
- IMPERVIOUS AREA = 0.06 AC.



SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10872 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2895



PROFESSIONAL CERTIFICATE
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL 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."
Frank John Malalansan II 6/21/16
SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MALALANSAN II DATE

BUILDER/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 ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Kevin Bowser 6-11-16
SIGNATURE OF BUILDER KEVIN BOWSER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John W. Rutter 6/29/16
HOWARD SCD DATE

OWNER
DOUBLE R VENTURES, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELICOTT CITY, MARYLAND 21042
ATTN: JOSEPH RUTTER
443-367-0422

BUILDER
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
ATTN: KEVIN BOWSER
443-574-1026

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Bowser 8-29-16
Chief, Division of Land Development Date

Walter Bell 8-25-16
Chief, Development Engineering Division Date

Walter Bell 8-30-16
Director - Department of Planning and Zoning Date

PROJECT	SECTION	PARCEL NO.
FOX WOOD MANOR LOT 7	N/A	468
PLAT	BLOCK NO.	ZONE
23766-23769	1	R-5C
TAX/ZONE	ELEC. DIST.	CENSUS TR.
50	6	6069.02
PREVIOUS HOWARD COUNTY FILES: 50P-05-067, 5P-14-003, ECP-13-074, CONTRACT NO. 20-3253, CONTRACT NO. 24-4849-D AND F-15-053		

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DWELLING

FOX WOOD MANOR

LOT 7

ZONED: R-5C

TAX MAP NO.: 50 PARCEL NO.: 468 GRID NO.: 1
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2016

SHEET 1 OF 2

