

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT & EROSION CONTROL NOTES & DETAILS

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
122	21,635 Sq. Ft. ±	1,555 Sq. Ft. ±	20,080 Sq. Ft. ±
123	21,629 Sq. Ft. ±	1,620 Sq. Ft. ±	20,001 Sq. Ft. ±

SITE DEVELOPMENT PLAN HOLIDAY HILLS LOTS 122 & 123

TAX MAP No. 41 GRID No. 6 PARCEL NO. 174
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT PRACTICES		
LOT NO.	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N	DRY WELLS (M-5) Y/N, NUMBER
122	YES	YES, THREE (3)
123	YES	YES, THREE (3)

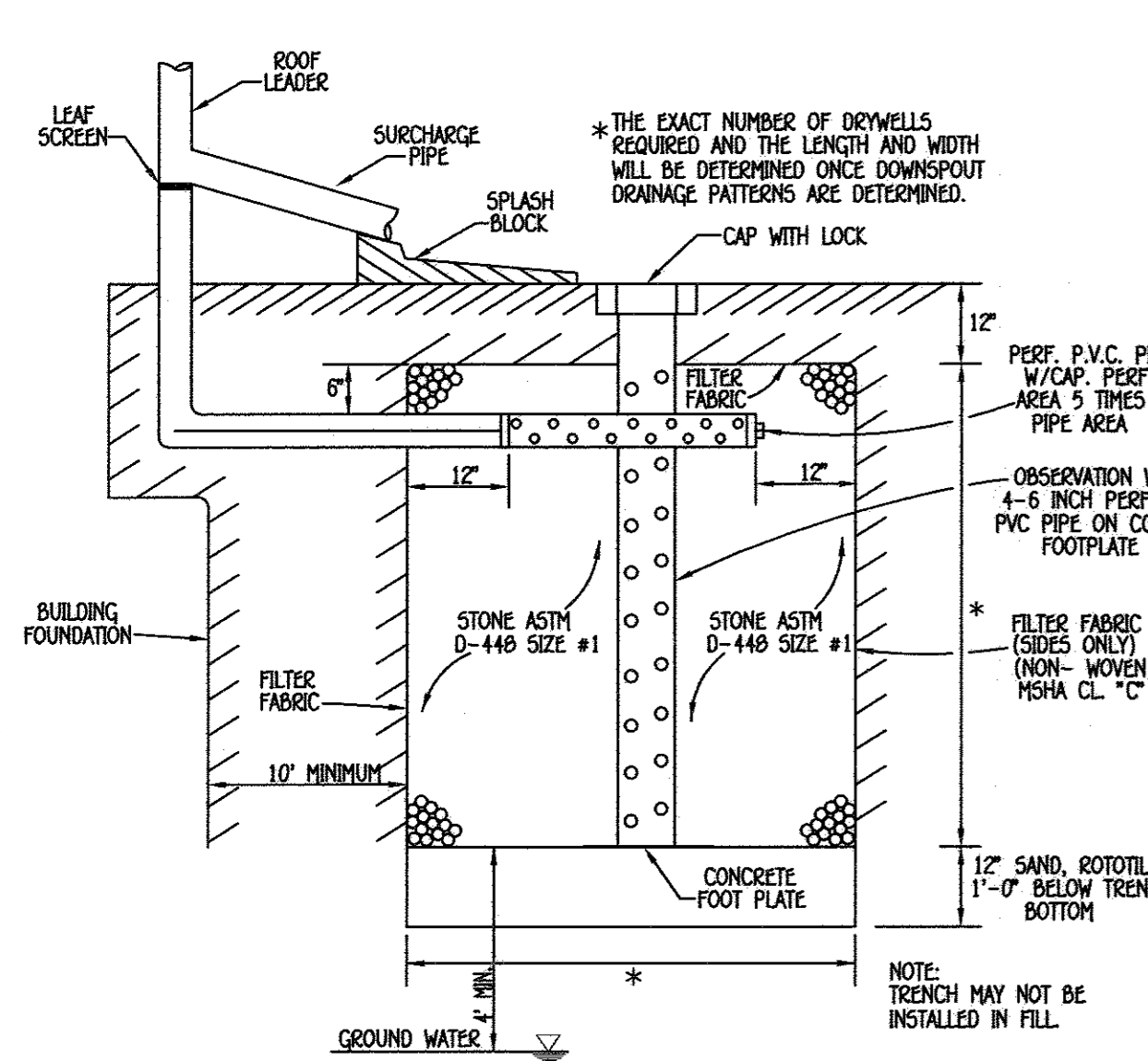
LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE AREA DIVIDE
	EXISTING INDIVIDUAL TREES & SHRUBS		SILT FENCE
	EXISTING FENCE LINE		PERMANENT SOIL STABILIZATION MATTING
	EXISTING & PROPOSED PAVING		STABILIZES CONSTRUCTION ENTRANCE
	EXISTING SPECIMEN TREE		SUPER SILT FENCE
	TO BE REMOVED		DIVERSION FENCE

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GqB	Gladstone - Urban land complex, 0 to 8 percent slopes	A	0.28
Gnb	Glenville-Balle silt loams, 0 to 8 percent slopes	C	0.43

ADDRESS CHART	
LOT #	STREET ADDRESS
122	71625 WILLARDS WAY
123	71604 WILLARDS WAY

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	1,298	1,326	DRY WELLS (M-5) & NON-ROOFTOP DISCONNECTION (N-2)
TOTAL	1,298	1,326	

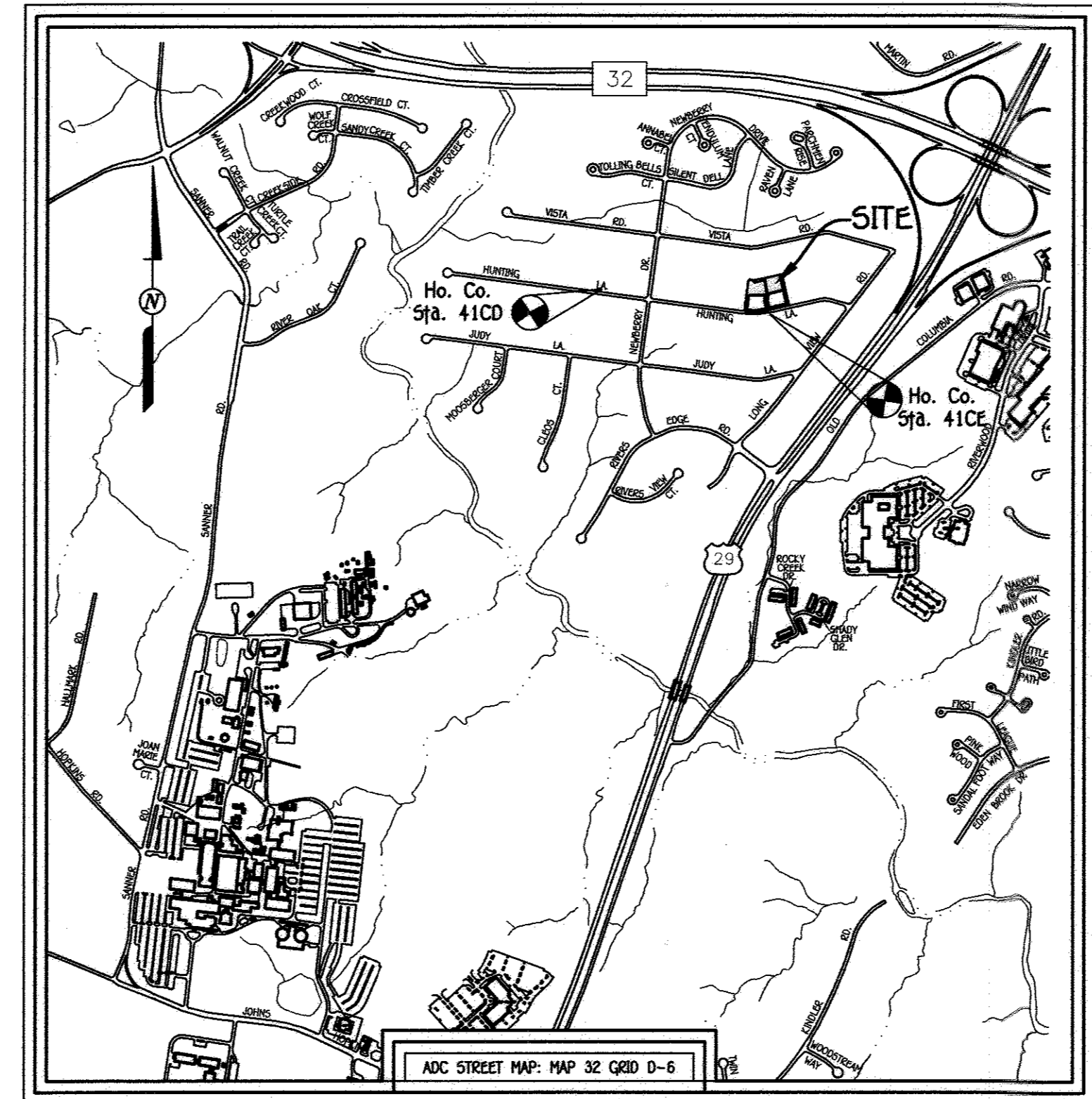
GROSS AREA = 0.99 ACRES
LOD = 0.91 ACRES
RCN = 36
TARGET Pe = 1.4"



- SITE ANALYSIS DATA CHART**
- TOTAL AREA OF THIS SUBMISSION = 0.99 AC. ± (43,264 SQ.FT.)
 - LIMIT OF DISTURBED AREA = 39,480 SQ.FT. OR 0.91 AC. ±
 - PRESENT ZONING DESIGNATION = R-20
 - PROPOSED USE: RESIDENTIAL
 - PREVIOUS HOWARD COUNTY FILLS: ECP-17-017, WP-17-068, F-17-063.
 - TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC. ±
 - TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC. ±
 - TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC. ±
 - TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC. ±
 - TOTAL AREA OF EXISTING FOREST = 0.00 AC. ±
 - TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC. ±
 - TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.99 AC. ±
 - TOTAL GREEN OPEN AREA = 0.76 AC. ±
 - TOTAL IMPERVIOUS AREA = 0.23 AC. ±
 - TOTAL AREA OF ERODIBLE SOILS = 0.00 AC. ±
 - TOTAL AREA OF ROAD DEDICATION = 0.00 AC. ±

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DRYWELL SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



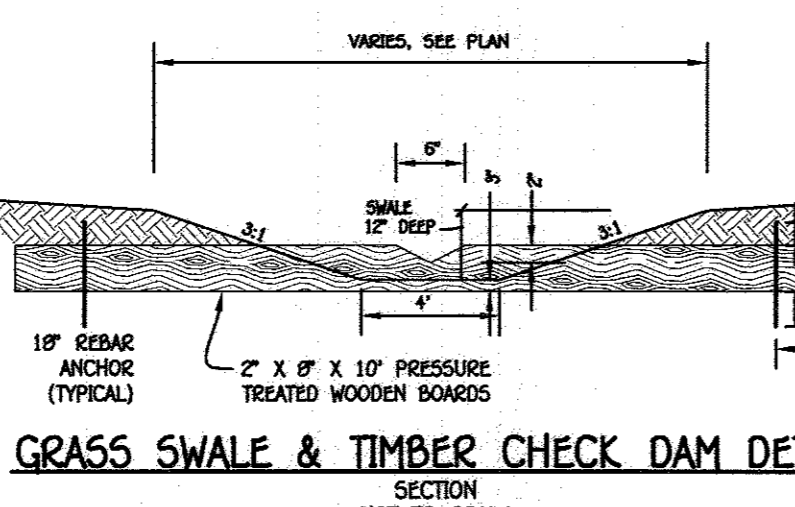
DRY WELL CHART					
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L W D
122 (FRONT)	940 SQ.FT.	105 C.F.	128 C.F.	100%*	8' x 8' x 5'
122 (SIDE)	940 SQ.FT.	105 C.F.	200 C.F.	100%*	10' x 10' x 5'
122 (REAR)	940 SQ.FT.	105 C.F.	200 C.F.	100%*	10' x 10' x 5'
123 (FRONT)	940 SQ.FT.	105 C.F.	128 C.F.	100%*	8' x 8' x 5'
123 (SIDE)	940 SQ.FT.	105 C.F.	200 C.F.	100%*	10' x 10' x 5'
123 (REAR)	940 SQ.FT.	105 C.F.	200 C.F.	100%*	10' x 10' x 5'

* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

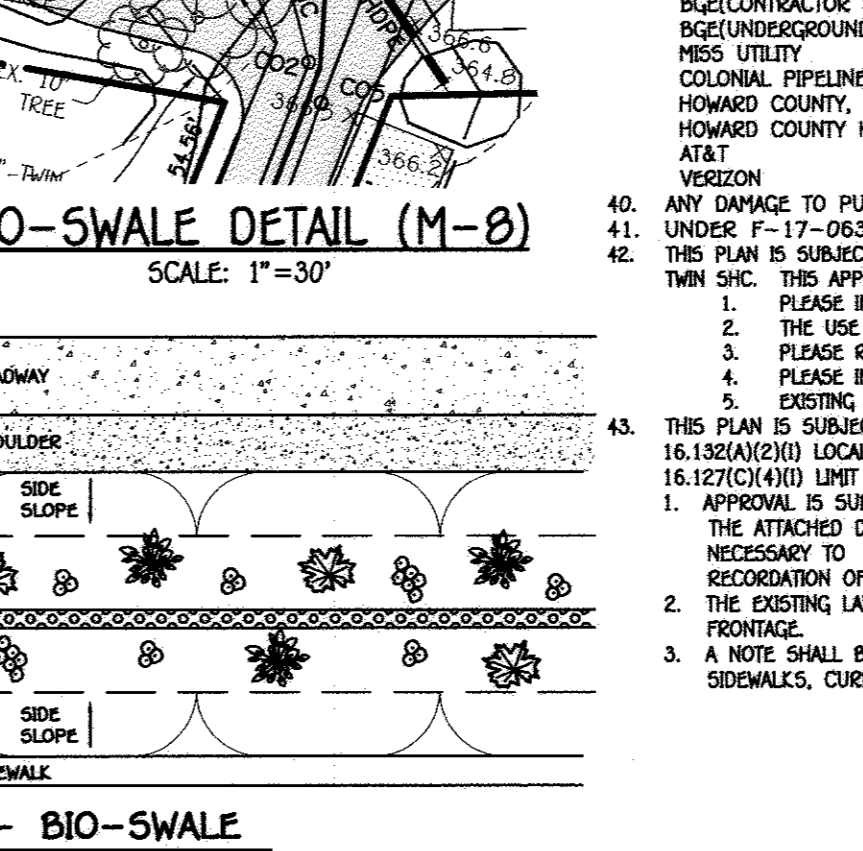
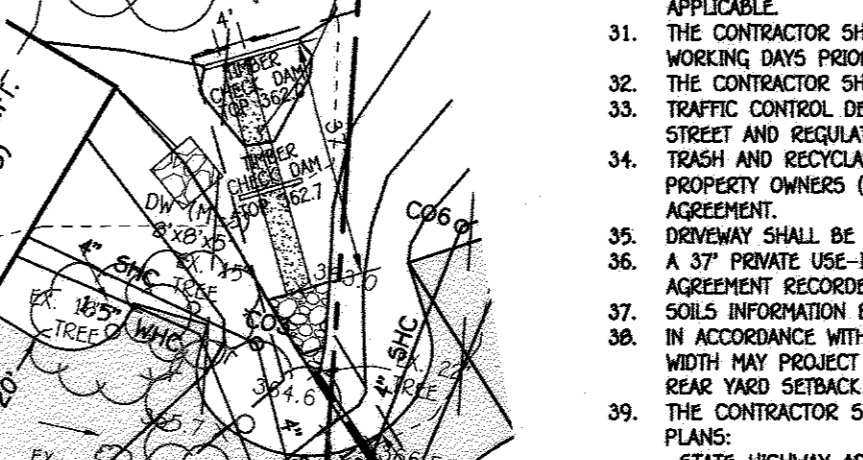
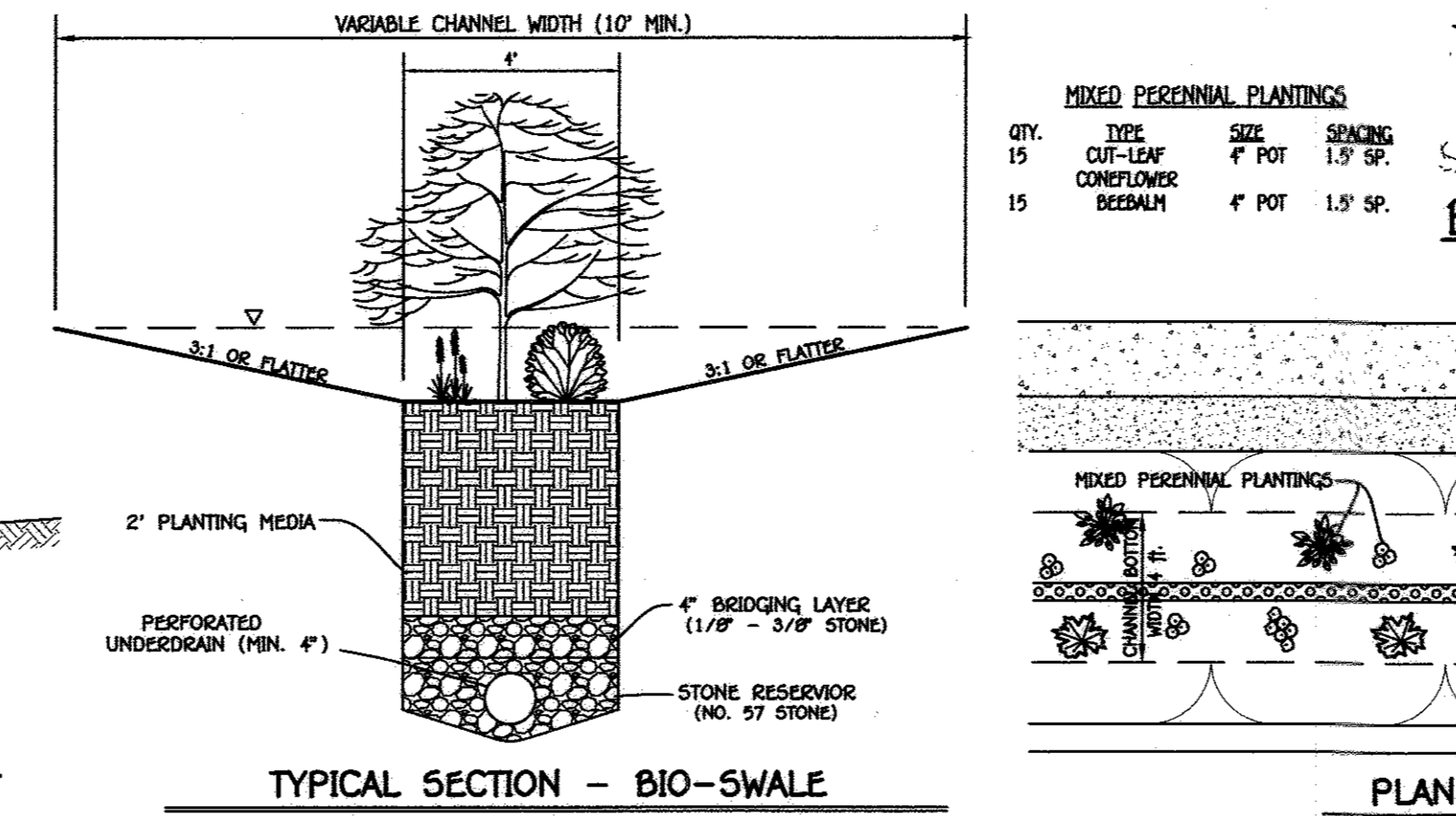
Material	Specification	Size	Notes
Plantings	see Appendix A Table A.4	n/a	plantings are site-specific
Planting soil	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USGA soil types loamy sand or sandy loam; clay content <5% (2' to 4' deep)
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood	No. 8 or No. 9 (1/8" to 3/8")	aged 6 months, minimum
Feet gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobble	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	ASHTO M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or ASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" part. @ 8" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipes shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MISHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-610-60	n/a	on-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using precast approved steps or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.6R, vertical loading D1-10 or H-20; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	ASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Dolomite and Gypstone (ASHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



BENCHMARK INFORMATION	
B.M.#1 - HOWARD COUNTY CONTROL STATION #41CD - HORIZONTAL - (NAD '83)	LOCATED ON THE NORTH SIDE OF HUNTING LANE WEST OF NEWBERRY DRIVE
N 550,340.9790	
E 1,344,308.3050	
ELEVATION = 347.74 - VERTICAL - (NAVD '88)	
B.M.#2 - HOWARD COUNTY CONTROL STATION #41CE - HORIZONTAL - (NAD '83)	LOCATED ON THE SOUTH SIDE OF HUNTING LANE
N 550,340.9790	
E 1,345,092.2630	
ELEVATION = 371.34 - VERTICAL - (NAVD '88)	



- General Notes:**
- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CD AND NO. 41CE. STA. 41CD N 550,340.9790 E 1,344,308.3050 ELEV. = 347.74 STA. 41CE N 550,340.9790 E 1,345,092.2630 ELEV. = 371.34
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2015 BY FISHER, COLLINS AND CARTER, INC.
 - ALL AREAS ARE MORE OR LESS (±).
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
 - FOR FLAG OR PIPE STEM TIES, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRAINWAY.
 - DRAINWAYS SHALL BE PROVIDED PRIOR TO INSTALLATION OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TACK AND CHIP COATING (1 - 1/2" MINIMUM);
 - CONCRETE - MINIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-TONS-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 - STRUCTURE ELEVATIONS - MINIMUM 12 FEET ABOVE FINISHED GRADE;
 - PERMANENCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-17-017, WP-17-068, F-17-063.
 - NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY.
 - THERE ARE NO FOREST STANDS EXISTING ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 10, 2015 AND AUGUST 31, 2016.
 - SITE IS NOT ADJACENT TO A SCENIC ROAD.
 - NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR OTHER BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. TO FULFILL THE 0.30 ACRES (13,068 SQ.FT.) OF AFFORESTATION REQUIREMENT FOR THE SUBDIVISION, THE DEVELOPER HAS PAID A FEE-IN-LIEU IN THE AMOUNT OF \$9,000 UNDER F-17-063.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.1228 OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE H.C. STORM WATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 AND BEST MANAGEMENT PRACTICES (BMP) ARE PROPOSED.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, 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.
 - LANDSCAPING FOR LOTS 122 & 123 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$2,100 FOR LOT 122 BASED ON (4) SHADE TREES @ \$300/SHADE TREE AND (5) EVERGREEN TREES @ \$150/EVERGREEN TREE AND IN THE AMOUNT OF \$2,500 FOR LOT 123 BASED ON (4) SHADE TREES @ \$300/SHADE TREE AND (9) EVERGREEN TREES @ \$150/EVERGREEN TREE WILL BE COMPLETED AS PART OF THIS SOP AND BONDED WITH THE BUILDING/GRADING PERMIT.
 - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
 - THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE. THE ENHANCED LANDSCAPE BUFFER HAS BEEN PROVIDED ON LOT 118 TO MITIGATE VIEWS AND TO ADDRESS PRIVATE AND NEIGHBORHOOD CONCERNS AS EXPRESSED BY THE ADJACENT LOT OWNERS AT THE PRE-SUBMISSION COMMUNITY MEETING. THESE ARE NO WETLANDS ON THIS SITE. AS STATED IN A LETTER OF FINDINGS DATED AUGUST 18, 2015 AND AUGUST 31, 2016 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. THERE ARE NO DISTURBANCES TO ENVIRONMENTAL FEATURES AS THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON THIS PROPERTY.
 - OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$30,000 UNDER F-17-063.
 - A COMMUNITY MEETING WAS CONDUCTED AUGUST 25, 2016 FOR THE PURPOSE OF PROVIDING 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(9) OF THE SUBDIVISION REGULATIONS.
 - THE TRAFFIC STUDY DATED NOVEMBER, 2016 WAS PREPARED BY MASS GROUP.
 - THESE PROPERTIES ARE LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - SUBDIVISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENTS WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT. MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:
 - M.I.H.U. REQUIRED (2 LOTS X 10%) = 0.2 M.I.H.U.
 - M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.
 - AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE PLAN.
 - EXISTING WELL AND POTENTIAL SEPTIC SYSTEM WERE PROPERLY ABANDONED PRIOR TO RECONSTRUCTION OF THE PLAT.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN AUGUST 2015 & SEPTEMBER 2016 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
 - 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 DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS BEFORE THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - TRASH AND RECYCLABLES COLLECTION WILL BE AT PROPERTY ROAD WITHIN 5' OF THE COUNTY ROADWAY. TRASH / REFUSE COLLECTION PAIL WILL BE MAINTAINED BY THE PROPERTY OWNERS (IF AN HOA) IS NOT PROVIDED. THE MAINTENANCE OF THIS COLLECTION AREA SHOULD BE REFERENCED IN THE PRIVATE USE-IN-COMMON ACCESS AGREEMENT.
 - ROADWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
 - A 37' PRIVATE USE-IN-COMMON ROADWAY ACCESS, DRAINAGE, & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 122 AND 123 IS RECORDED ON PLAT #2426 AND MAINTENANCE AGREEMENT RECORDED UNDER LIBERTY 774, FOLIO 255.
 - SOILS INFORMATION BASED ON NRCS VES SCS SURVEY FOR HOWARD COUNTY, MARYLAND.
 - IN ACCORDANCE WITH SECTION 128.01(A)(1)(i)-(iv) 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 SETBACK.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

STATE HIGHWAY ADMINISTRATION	410.531.9533
SEWER/CONTRACTOR SERVICES	410.850.4620
BCE(Underground Damage Control)	410.787.9068
MISS UTILITY	1.800.257.7777
COLUMBIA PIPELINE COMPANY	410.795.3392
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
AT&T	1.800.292.1153
VERIZON	1.800.743.0033/410.224.9210
 - ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - UNDER F-17-063, DEVELOPER PAID A FEE-IN-LIEU OF FRONTAGE IMPROVEMENTS IN THE AMOUNT OF \$34,820.50 AS PER WP-17-068.
 - THIS PLAN IS SUBJECT TO DESIGN HAND WRITES APPROVED ON MAY 12, 2017 WHICH REQUESTED TO NOT SERVE THE BASEMENT LEVEL BY GRAVITY AND BE PERMITTED TO USE A TWIN SHC. THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PLEASE INDICATE ON THE SPP-17-049 PLAN THAT THE CELLAR OF LOTS 122 AND 123 ARE NOT SERVED.
 - THE USE OF A TWIN SHC IS APPROVED HOWEVER, SHALL BE INSTALLED AT A 2% GRADE WITHIN THE PUBLIC ROW.
 - PLEASE REDLINE EX CONTRACT # 34-4350 TO SHOW THE NEW TWIN SHC, LABEL LOTS 122 AND 123 AND DENOTE EACH AS CNS.
 - PLEASE INDICATE THE REQUIREMENT TO REMOVE THE EXISTING TREE (28") AT THE ENTRANCE OF WILLARDS WAY. THIS EXISTING TREE IS WITHIN 5 FEET OF THE PROPOSED PUBLIC WATER AND SEWER CONNECTIONS.
 - THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE PETITION WP-17-066 WHICH ON FEBRUARY 28, 2017 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.132(A)(2)(I) LOCAL OR MINOR COLLECTOR ROAD, SECTION 16.134(A) SIDEWALKS REQUIRED, SECTION 16.135 STREET LIGHTING, SECTION 16.136 STREET TREES AND SECTION 16.127(C)(4)(I) LIGHT ON ADJOINING DRIVEWAY ENTRANCES, SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL IS SUBJECT TO THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,822.50 OF CONSTRUCTION OF SIDEWALKS, CURB AND GUTTER AND STREET LIGHTS PER THE ATTACHED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED FEBRUARY 15, 2017. SUBMIT A DETAILED COST ESTIMATE FOR REVIEW THAT INCLUDES ALL COSTS NECESSARY TO CONSTRUCT THE IMPROVEMENTS INCLUDING MOBILIZATION, MAINTENANCE OF TRAFFIC, SEDIMENT CONTROL, ETC. THE FEE-IN-LIEU MUST BE PAID PRIOR TO RECONSTRUCTION OF F-17-063.
 - THE EXISTING LAWN TREES WITHIN THE FRONT YARDS OF NEW LOTS 121 AND 124 SHALL BE RETAINED AS SUBSTITUTES FOR NEW STREET TREES ALONG THE PROPERTY FRONTAGE.
 - A NOTE SHALL BE PLACED ON F-17-063 AND ALL SUBSEQUENT PLANS REFERENCING THIS WAIVER PETITION AND THE PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION OF SIDEWALKS, CURB AND GUTTER AND STREET LIGHTING.

Please Note That Lots 122 & 123 In This Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

NO.	REVISION	DATE	X

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

John P. Butler 7/26/17
Signature of Professional Engineer 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. 38388, EXPIRATION DATE: 01/12/2018.

Stephanie Jurek 7/26/17
Signature of Professional Engineer 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 ALSO AUTHORIZED PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

John Butler 7/26/17
Signature of Developer DATE

ENGINEER'S CERTIFICATE

I/WE CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

Stephanie Jurek 7/26/17
Signature of Engineer DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Valerie J. ... 8-9-17
Director - Department of Planning and Zoning DATE

T. M. ... 8/9/17
Chief, Division of Land Development DATE

Stephanie Jurek 8/9/17
Chief, Development Engineering Division DATE

PROJECT	SECTION	PARCEL NO.
HOLIDAY HILLS, LOTS 122 & 123	174	174

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CONSTR. TR.
-	1	R-20	41	FIFTH	605102

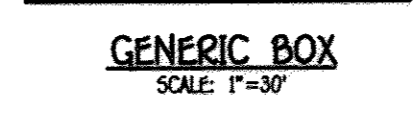
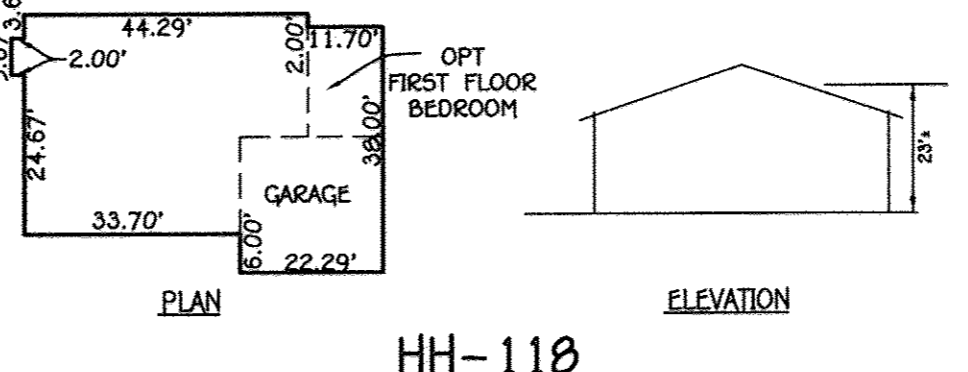
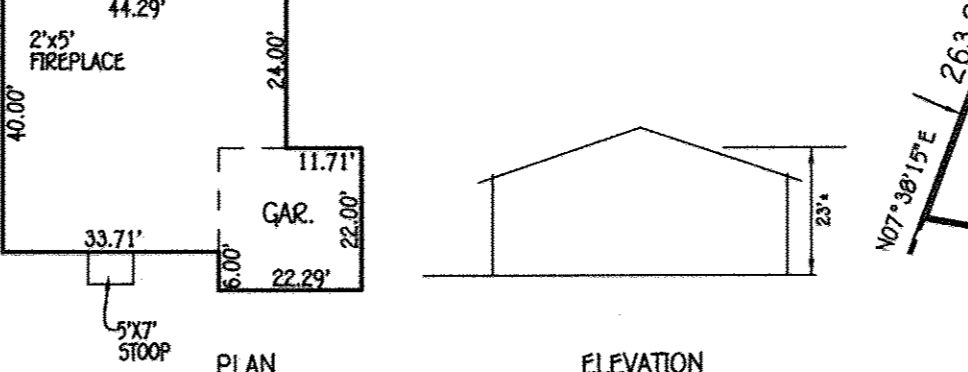
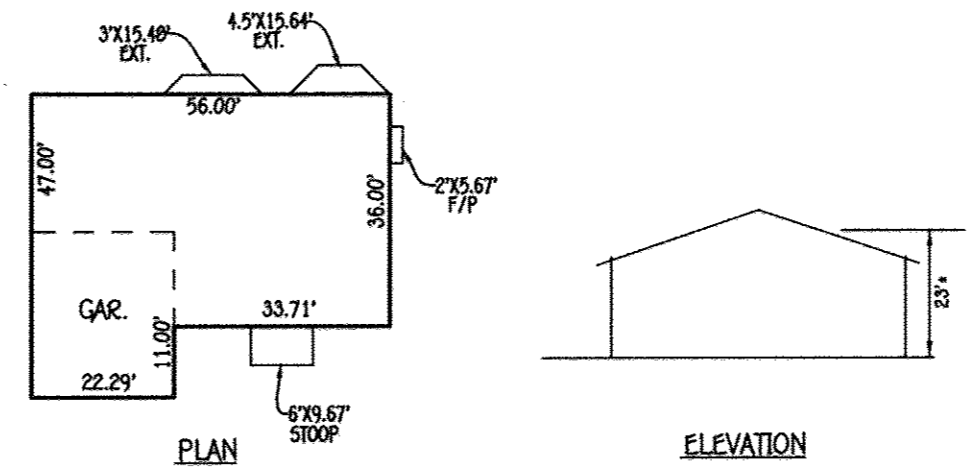
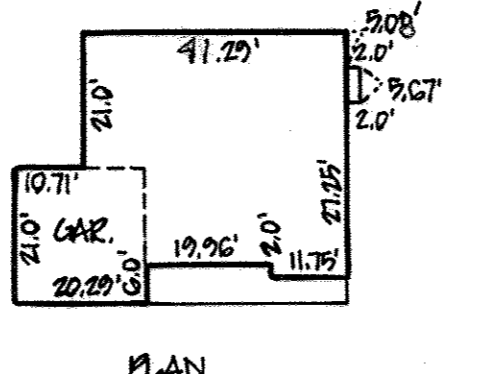
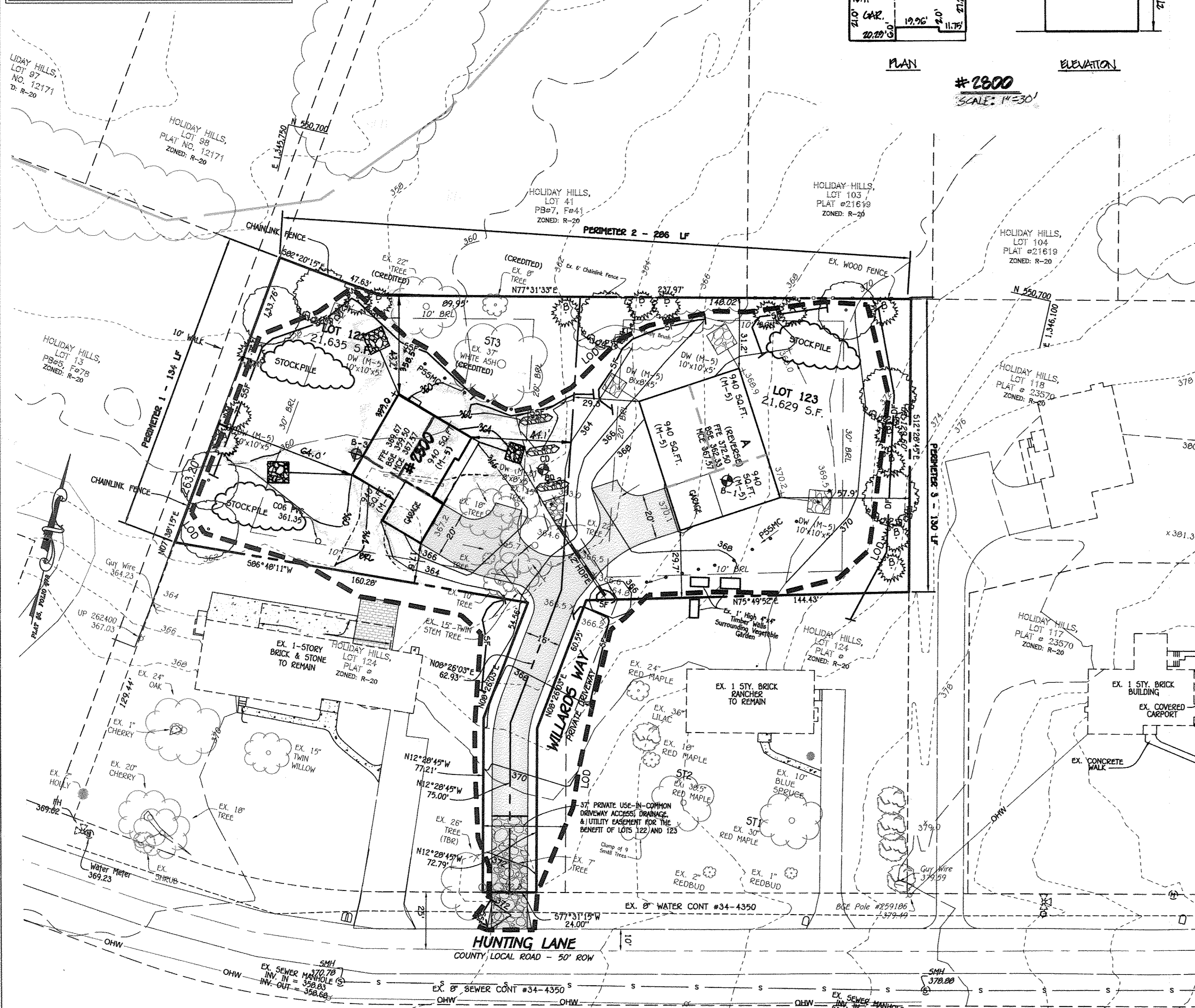
TITLE SHEET

HOLIDAY HILLS
LOTS 122 & 123
ZONED R-20

TAX MAP No. 41 GRID No. 6 PARCEL No. 174
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2017
SHEET 1 OF 3

SDP-17-049

KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
1	RED MAPLE	30"	45'	TO REMAIN
2	RED MAPLE	30.5"	57.75'	TO REMAIN
3	WHITE ASH	37"	55.5'	TO REMAIN

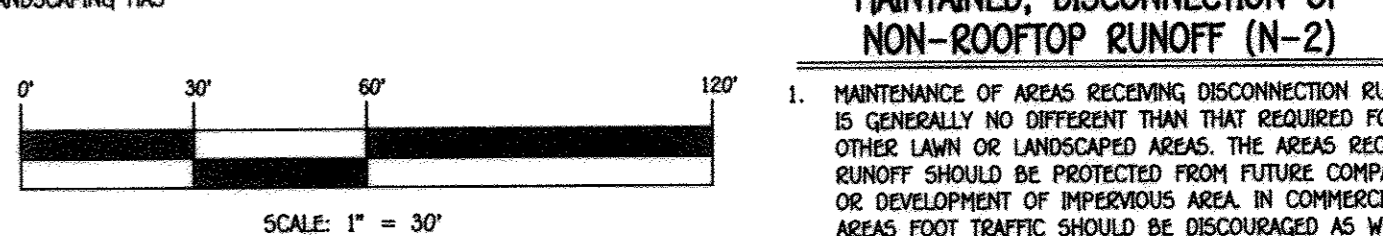
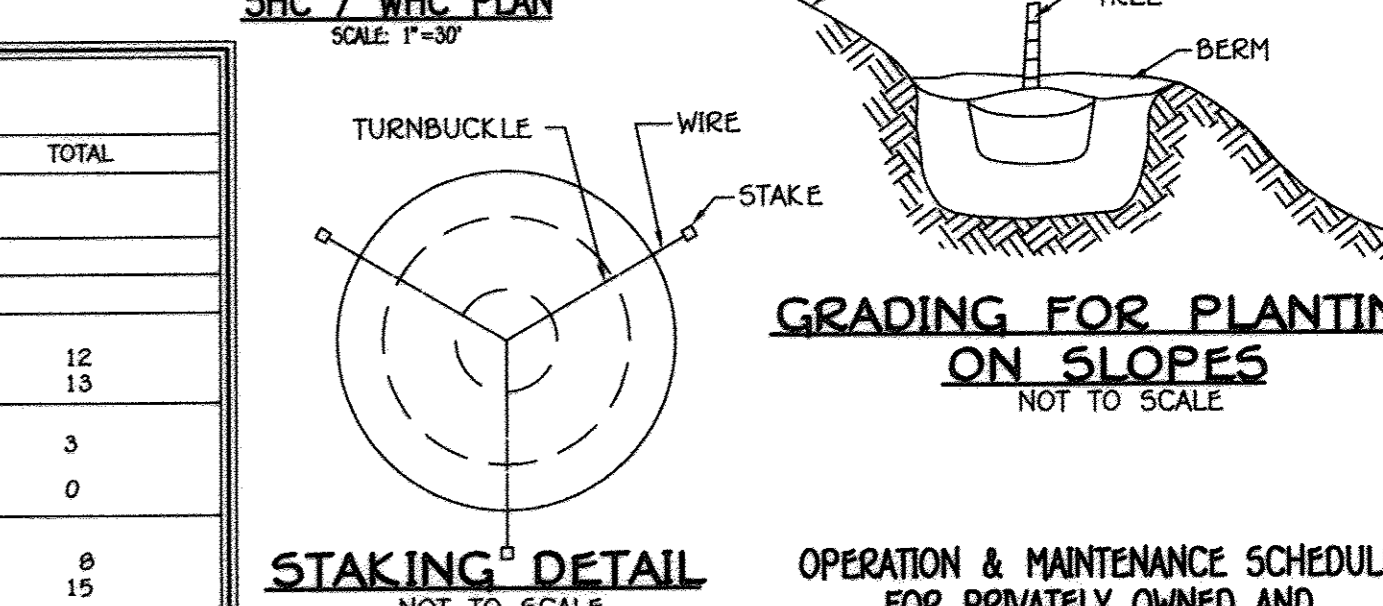
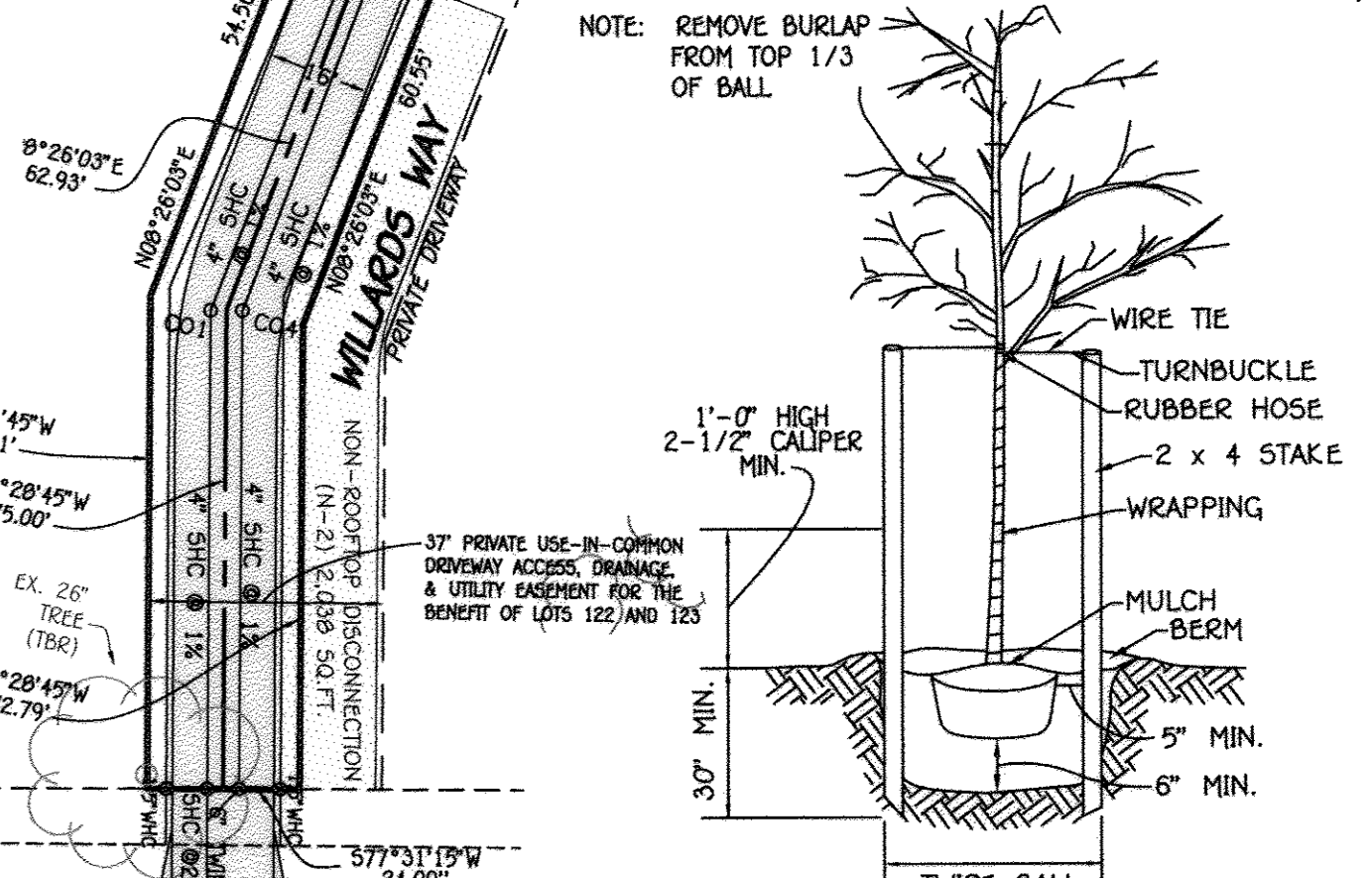


LOT	ELEVATION AT MAIN	ELEVATION AT ROW	ELEVATION AT CLEANOUT	ELEVATION AT CLEANOUT	ELEVATION AT HOUSE	MCE
122	361.02	361.25	362.48	363.72	364.05	367.55
123	361.02	361.25	362.48	363.72	364.07	367.57

PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	B	B	B	
LINEAR FEET OF PERIMETER	134 L.F.	286 L.F.	130 L.F.	
NUMBER OF PLANTS REQUIRED	3/3	6/7	3/3	
SHADE TREES	(134'/40' = 3.4 OR 3)	(286'/50' = 5.7 OR 6)	(130'/40' = 3.3 OR 3)	12
EVERGREEN TREES	(134'/40' = 3.4 OR 3)	(286'/40' = 7.2 OR 7)	(130'/40' = 3.3 OR 3)	13
CREDIT FOR EXISTING VEGETATION	0	3*	0	3
SMALL/MEDIUM DECIDUOUS TREES (2:1)	0	0	0	0
SUBSTITUTION				
NUMBER OF PLANTS PROVIDED	3	3	2	8
SHADE TREES	3	7	5	15
EVERGREEN TREES				

* NOTE: CREDIT TAKEN FOR 1 EXISTING 37" WHITE ASH TREE, AN EXISTING 22" TREE ALONG P-2, ENHANCED PERIMETER LANDSCAPING HAS BEEN PROVIDED ON LOTS 122 & 123 TO MITIGATE POTENTIAL VIEWS AND TO ADDRESS PRIVACY AND COMPATIBILITY CONCERNS.

- NOTES:
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, PERMITS, 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.
 - SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING 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.
 - SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING 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 HOWARD COUNTY LANDSCAPE MANUAL.
 - AT THE TIME OF INSTALLMENT, 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 LANDSCAPING 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 RESIGNS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$6,300.00 FOR 11 SHADE TREES, 20 EVERGREENS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT.
 - LANDSCAPING FOR LOTS 122 & 123 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$2,100 FOR LOT 122 BASED ON (4) SHADE TREES @ \$300/SHADE TREE AND (6) EVERGREEN TREES @ \$150/EVERGREEN TREE AND IN THE AMOUNT OF \$2,550 FOR LOT 123 BASED ON (4) SHADE TREES @ \$300/SHADE TREE AND (9) EVERGREEN TREES @ \$150/EVERGREEN TREE WILL BE COMPLETED AS PART OF THIS SDP AND BONDED WITH THE BUILDING/GRADING PERMIT.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	±362.5	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREE LINE	---	DRAINAGE AREA DIVIDE
---	EXISTING INDIVIDUAL TREES & SHRUBS	---	SILT FENCE
---	EXISTING FENCE LINE	---	PERMANENT SOIL STABILIZATION MATTING
---	EXISTING & PROPOSED PAVING	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING SPECIMEN TREE	---	SUPER SILT FENCE
---	TO BE REMOVED	---	TEMPORARY CHECK DAM
---		---	DIVERSION FENCE

DEVELOPER'S / BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

B. Jane [Signature] 7/26/17
 DATE

OWNERS
 JARED AND HOLLY SCOTT
 10816 HUNTING LANE
 COLUMBIA, MARYLAND 21044-4207
 C/O JOHN MINUTOLI 410-409-0333

DEVELOPER
 FRANKLIN AND ELIZABETH DAVID
 14611 BLACKBURN RD
 BUXTONVILLE, MARYLAND 20866
 C/O JOHN MINUTOLI 410-409-0333

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALDORNE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21042
 (410) 461-2895

NO.	REVISION	DATE
1	REVISED PER PLAN 10/12/17	10/12/17

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

John P. Roberts 7/26/17
 HOWARD SCD

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: 01/13/2018.

Stephen J. [Signature] 7/26/17
 SIGNATURE OF PROFESSIONAL ENGINEER 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

B. Jane [Signature] 7/26/17
 SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATE
 I/WE 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.

Stephen J. [Signature] 7/26/17
 SIGNATURE OF ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Valerie [Signature] 8-9-17
 Director - Department of Planning and Zoning Date

J. [Signature] 8-9-17
 Chief, Division of Land Development Date

[Signature] 8/9/17
 Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.			
HOLIDAY HILLS, LOTS 122 & 123		174			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
-	1	R-20	41	FIFTH	605102

SITE DEVELOPMENT PLAN

HOLIDAY HILLS
 LOTS 122 & 123
 ZONED R-20
 TAX MAP No. 41 GRID No. 6 PARCEL No. 174
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY, 2017
 SHEET 2 OF 3

SDP-17-049

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

- A. Soil Preparation
1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

- B. Topsoiling
1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth...

- C. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more...

- D. Seeding
1. Specifications
a. Seed must meet the requirement of the Maryland State Seed Act. All seed must be subject to re-testing by a recognized seed laboratory...

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

- The application of seed and mulch to establish vegetative cover.
1. Application
a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
b. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).

Table with 4 columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth, N, P2O5, K2O. Includes rows for TALL FESCUE and BROWN TOP FESCUE.

OWNERS: JARED AND HOLLY SCOTT, 10618 HUNTING LANE, COLUMBIA, MARYLAND 21044-4207. DEVELOPER: THE REHOMATIONS, LLC. FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS.

- B. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).
1. General
a. Sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
b. Sod must be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/8 inch...

B-4-4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREAS

- A mound or pile of soil protected by appropriately designed erosion and sediment control measures.
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1.

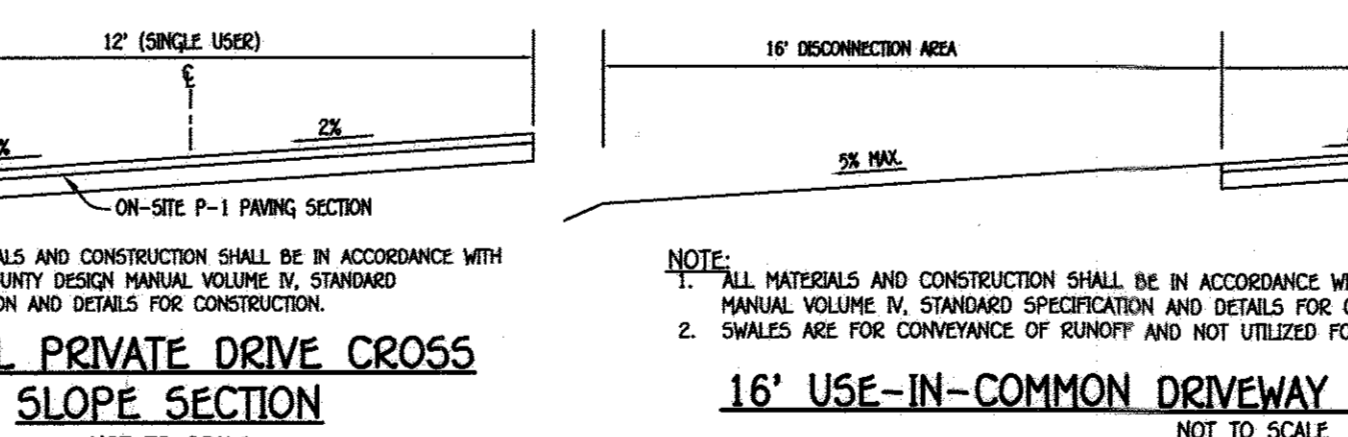
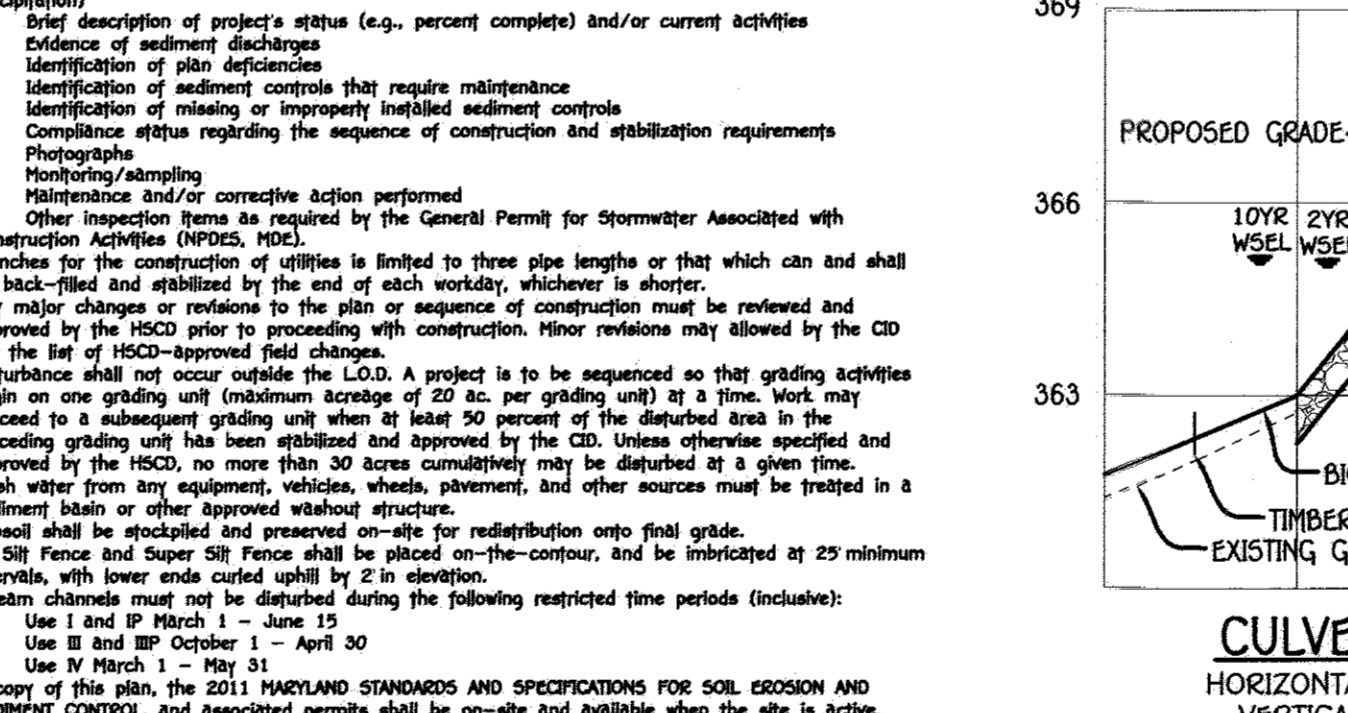
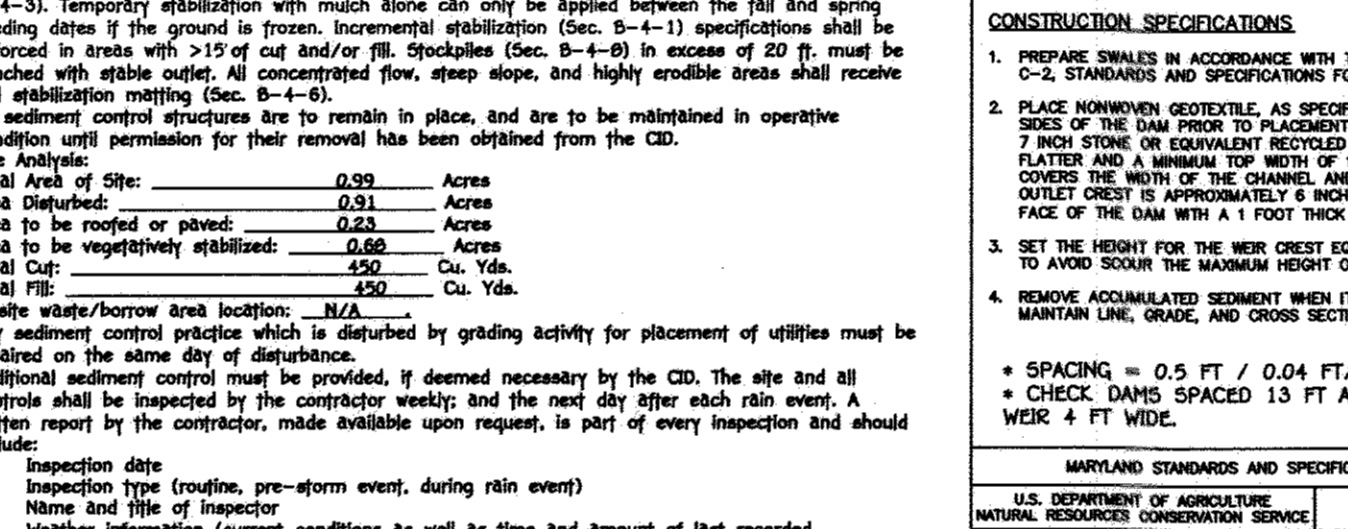
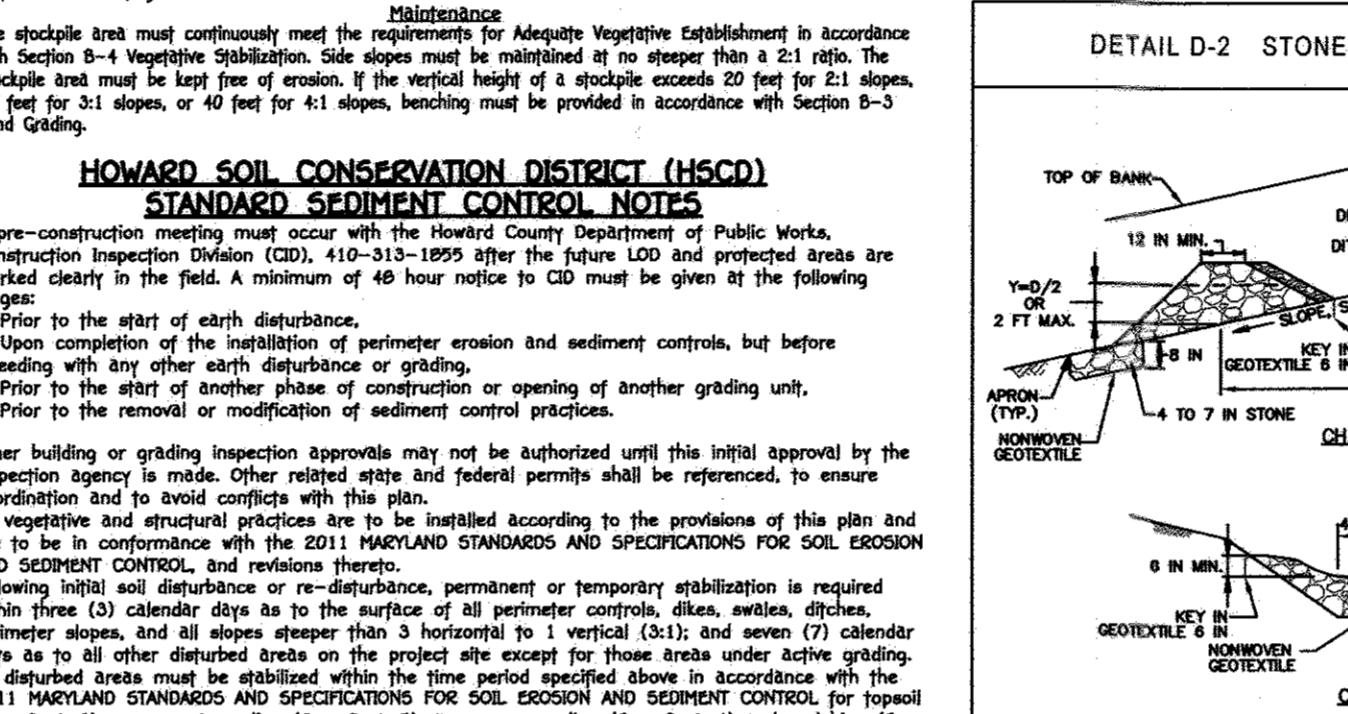
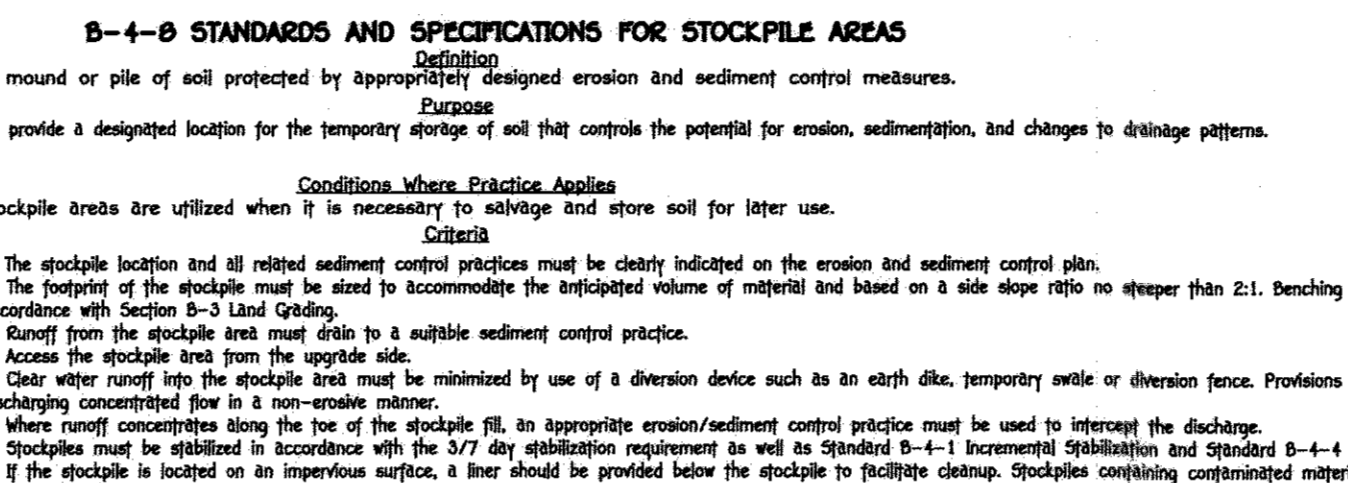
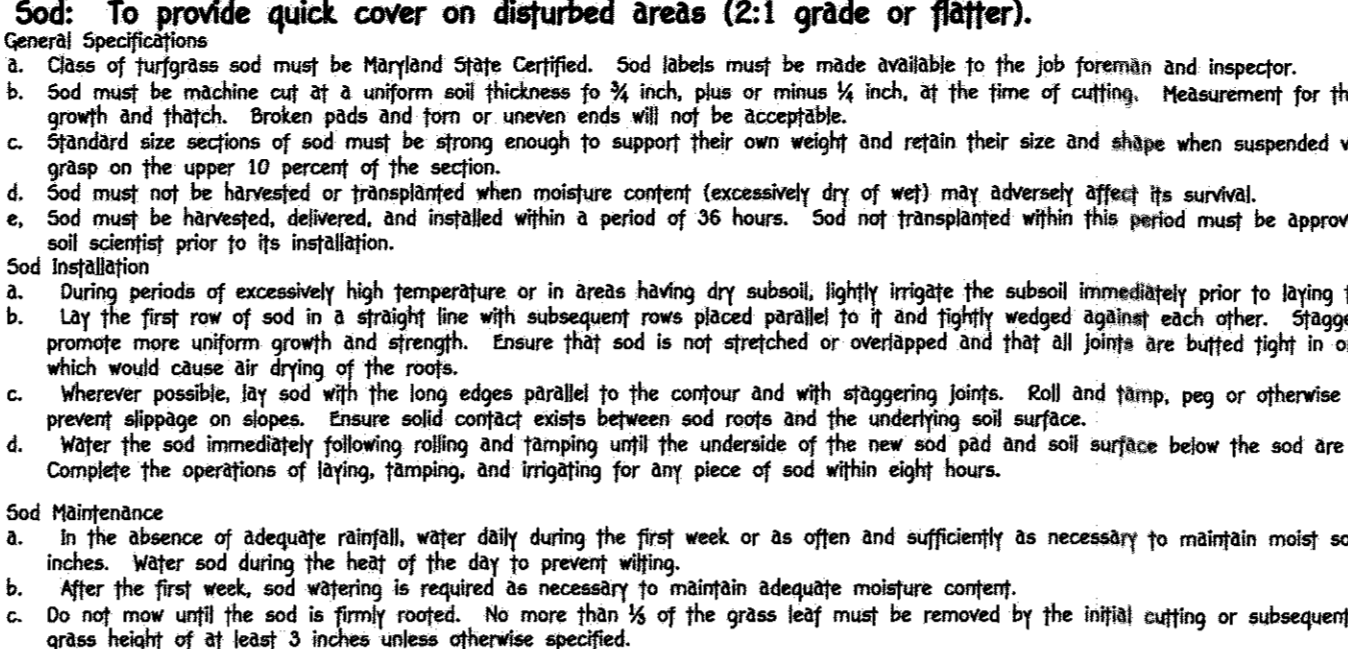
Table with 4 columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth, N, P2O5, K2O. Includes rows for BARLEY, OATS, and RYE.

PERMANENT SEEDING NOTES (B-4-5)

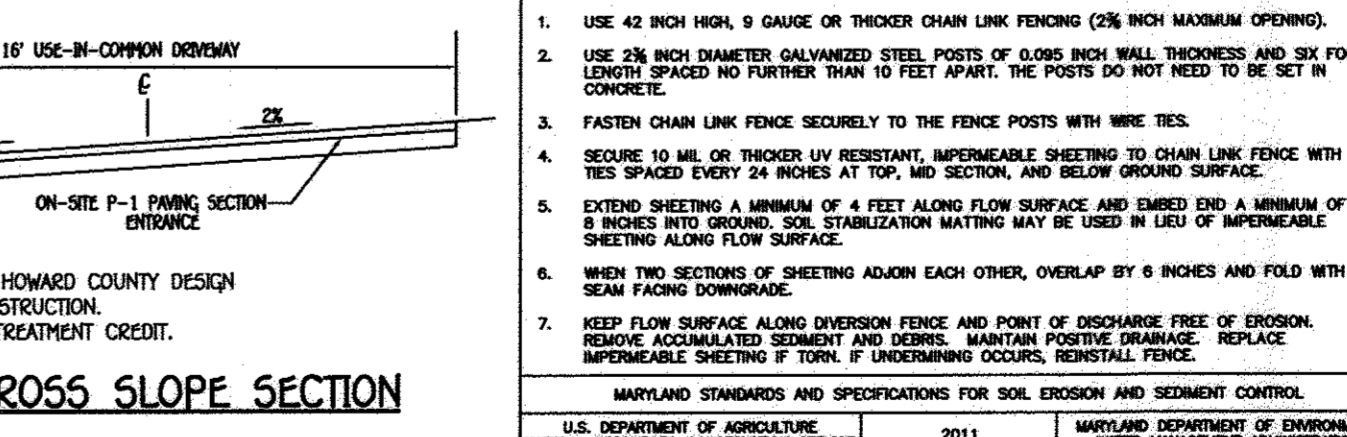
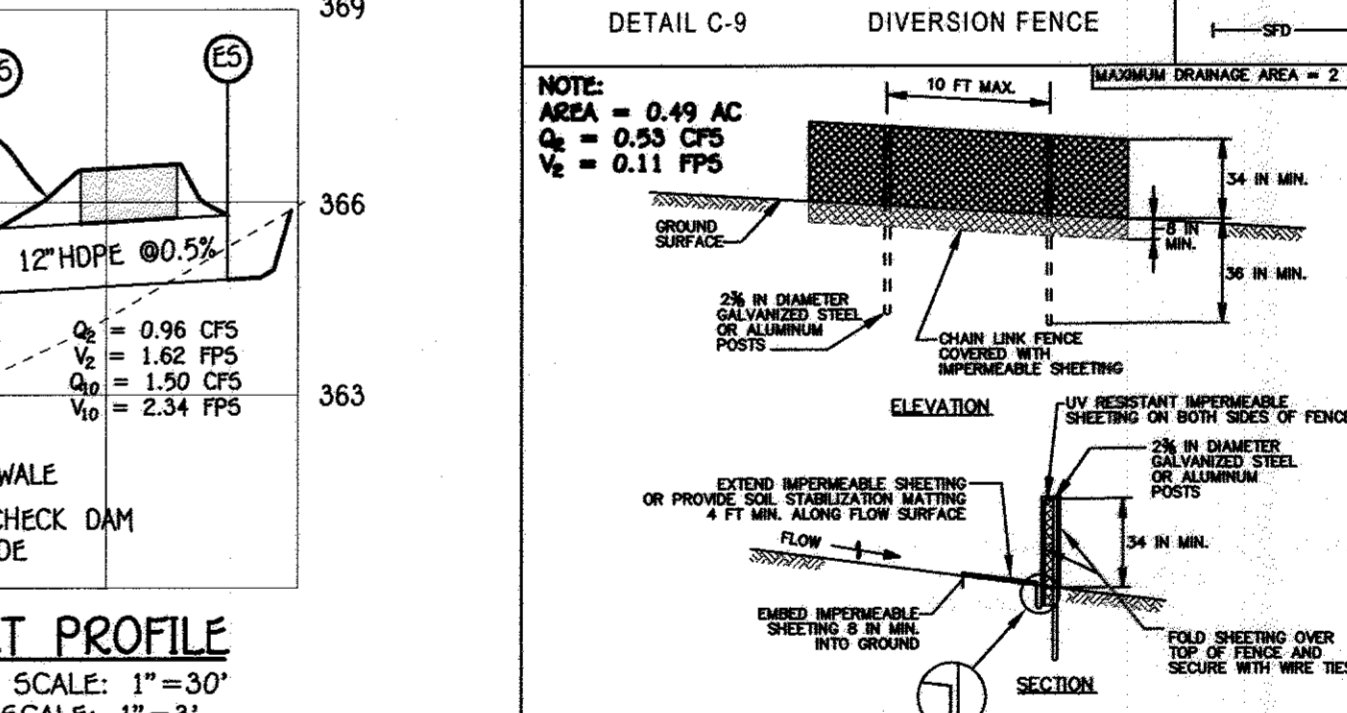
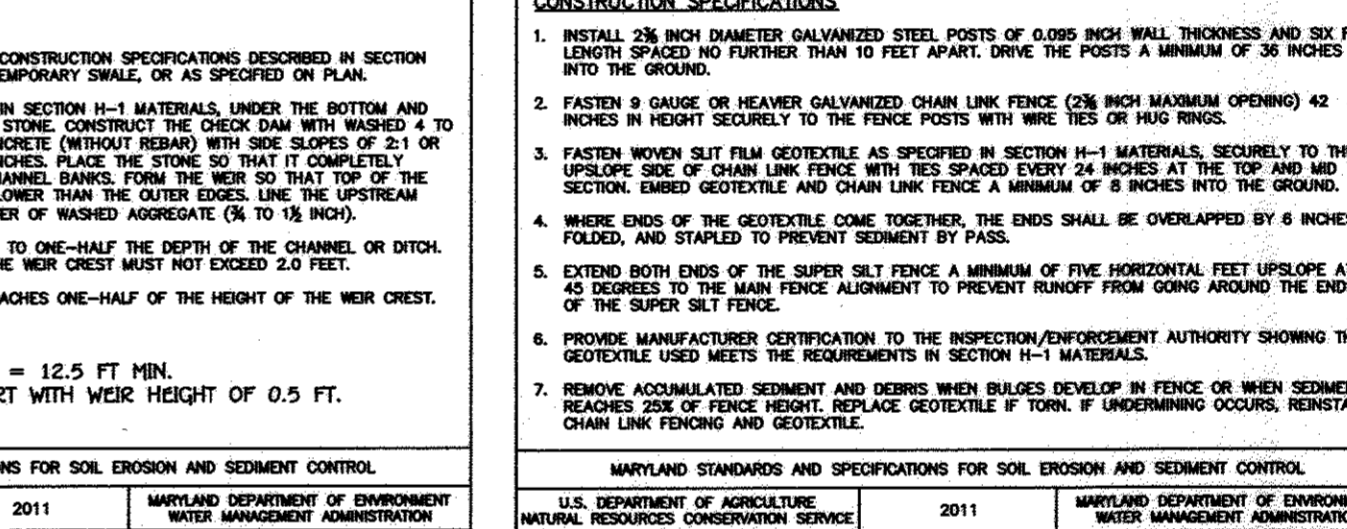
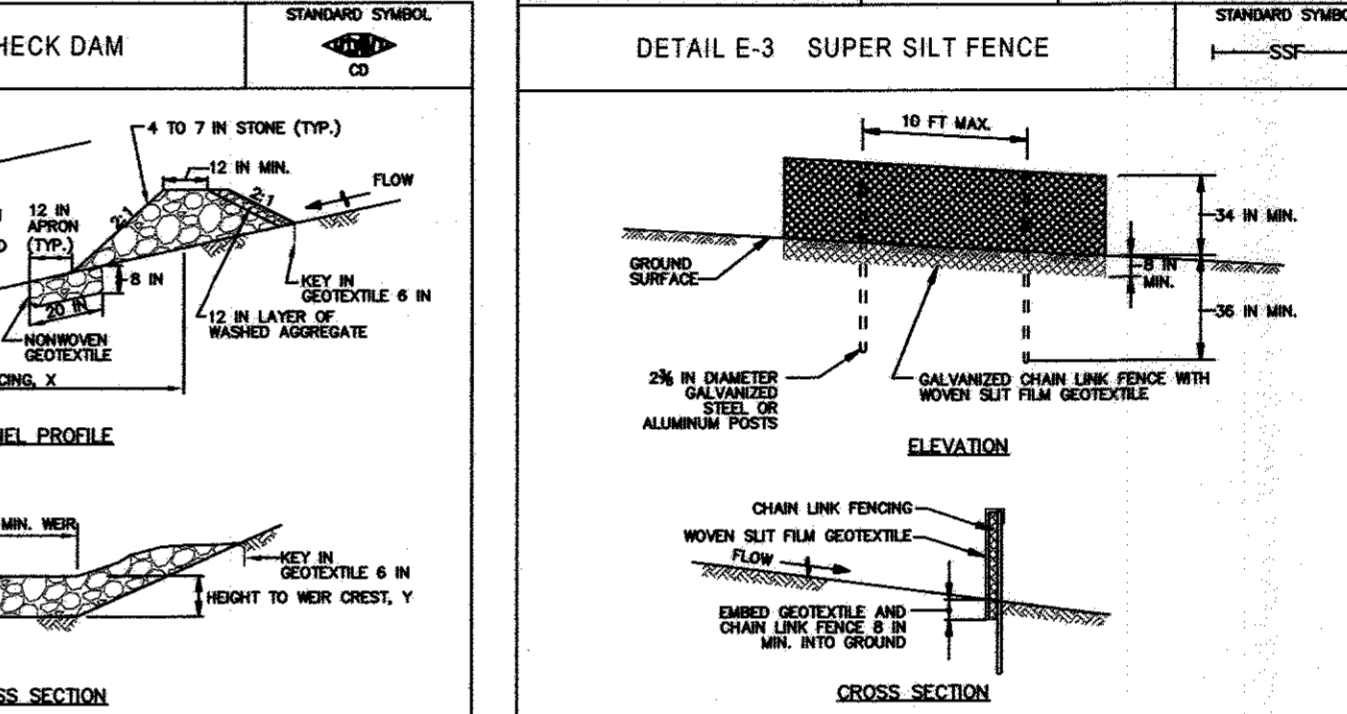
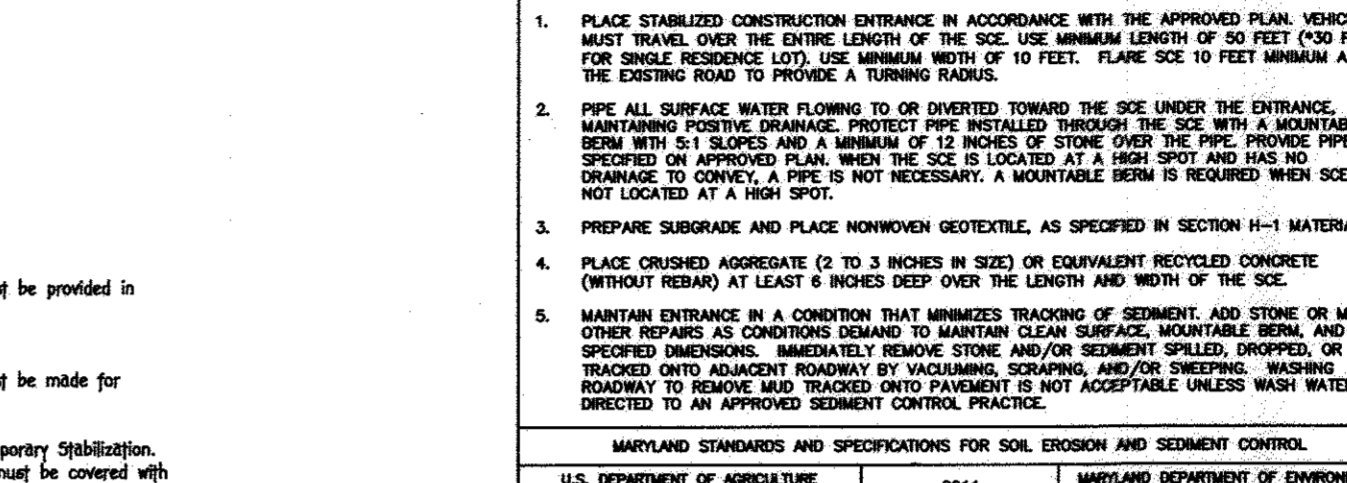
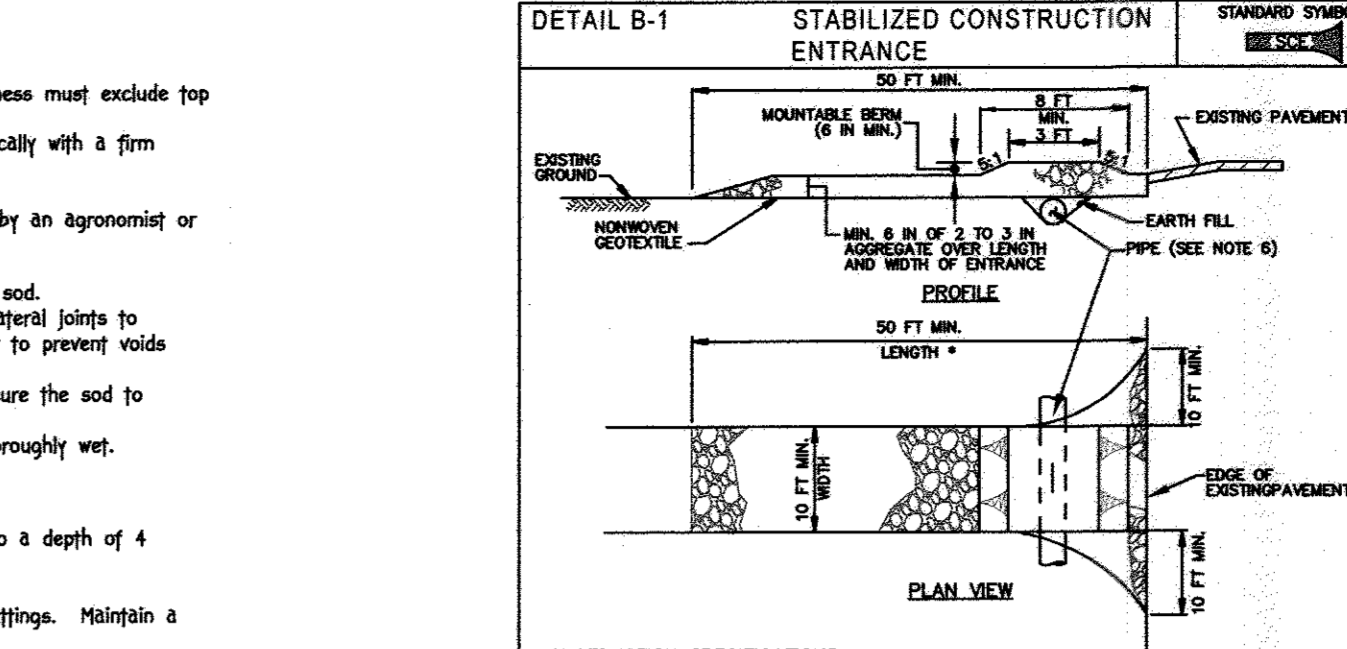
- A. Seed Mixtures
1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths...

Table with 4 columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth, N, P2O5, K2O. Includes rows for TALL FESCUE and BROWN TOP FESCUE.

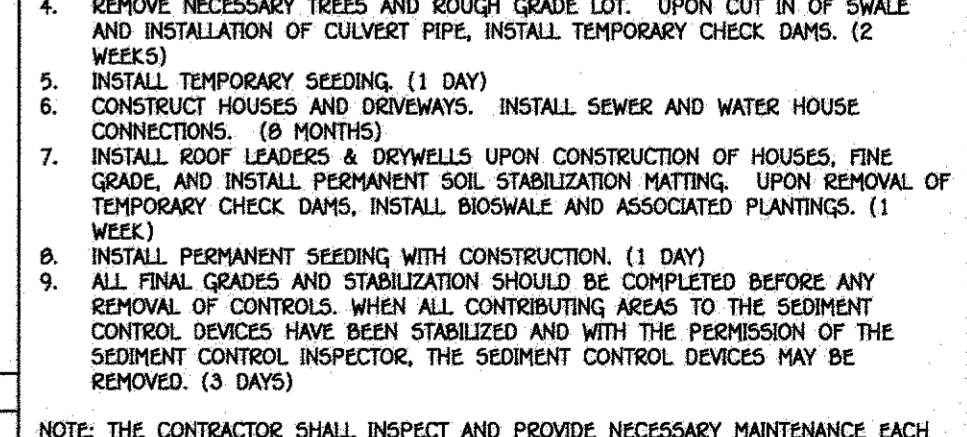
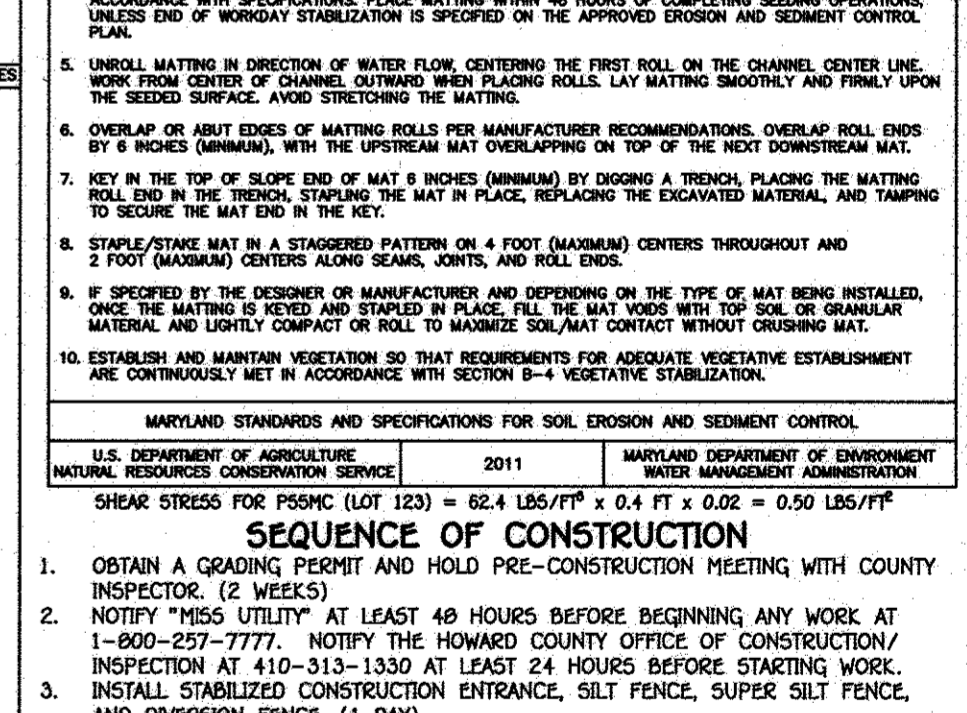
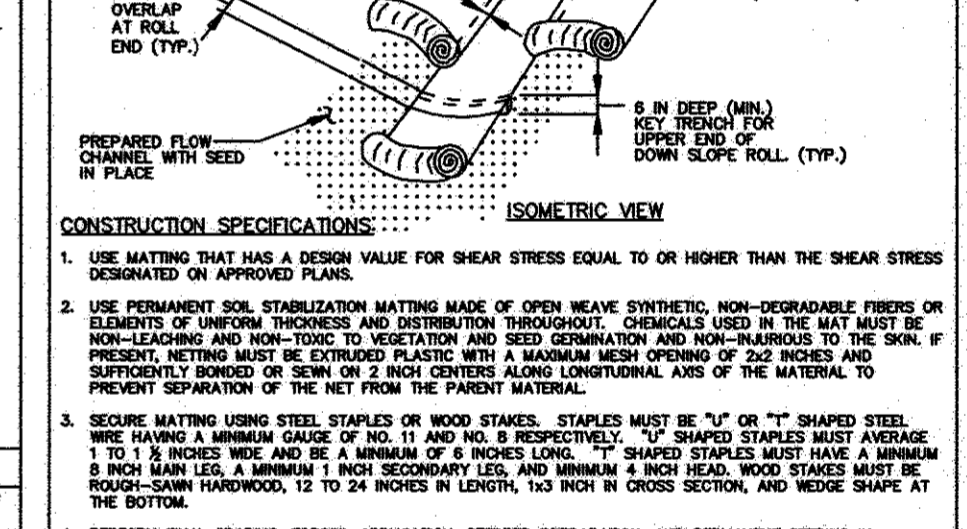
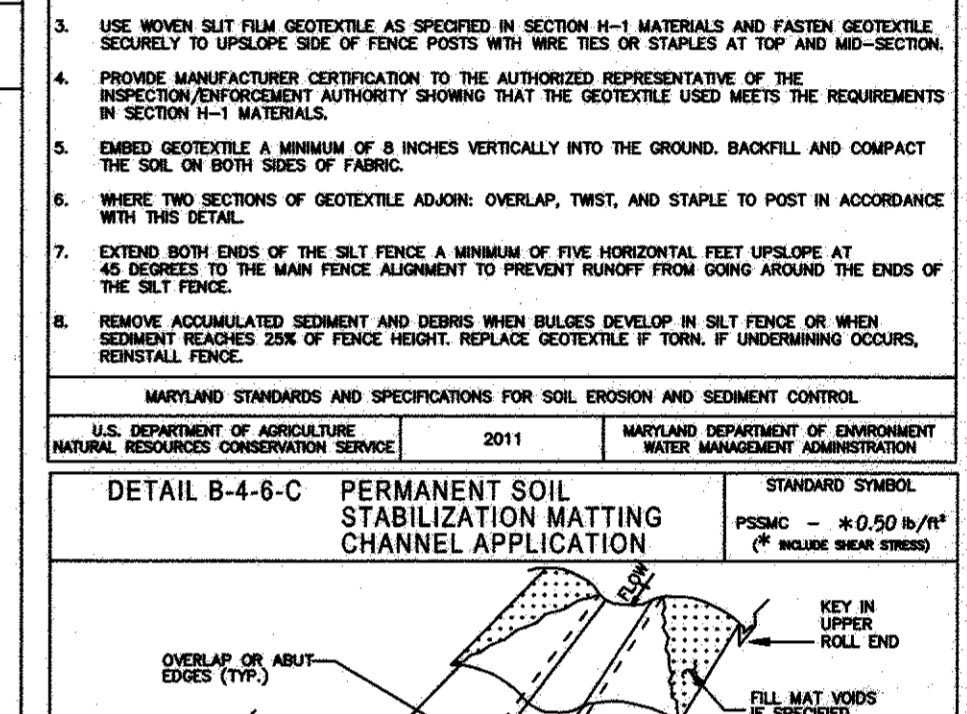
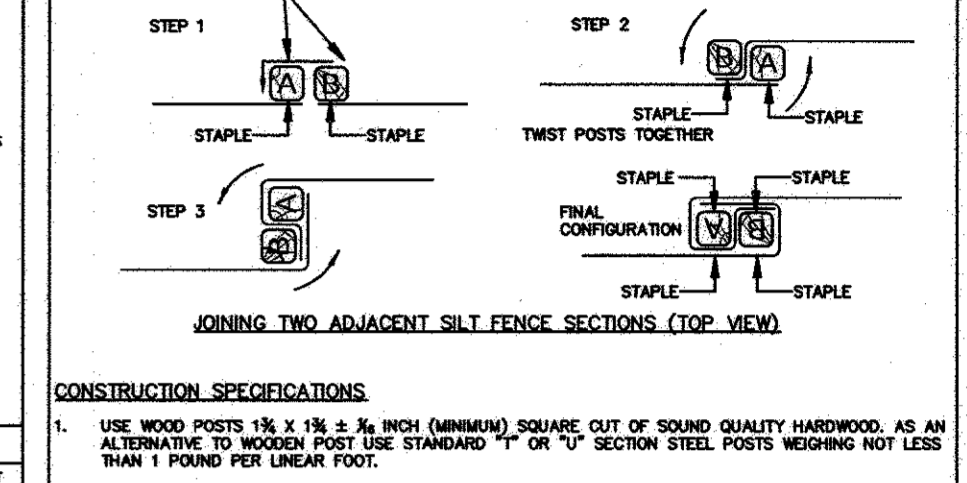
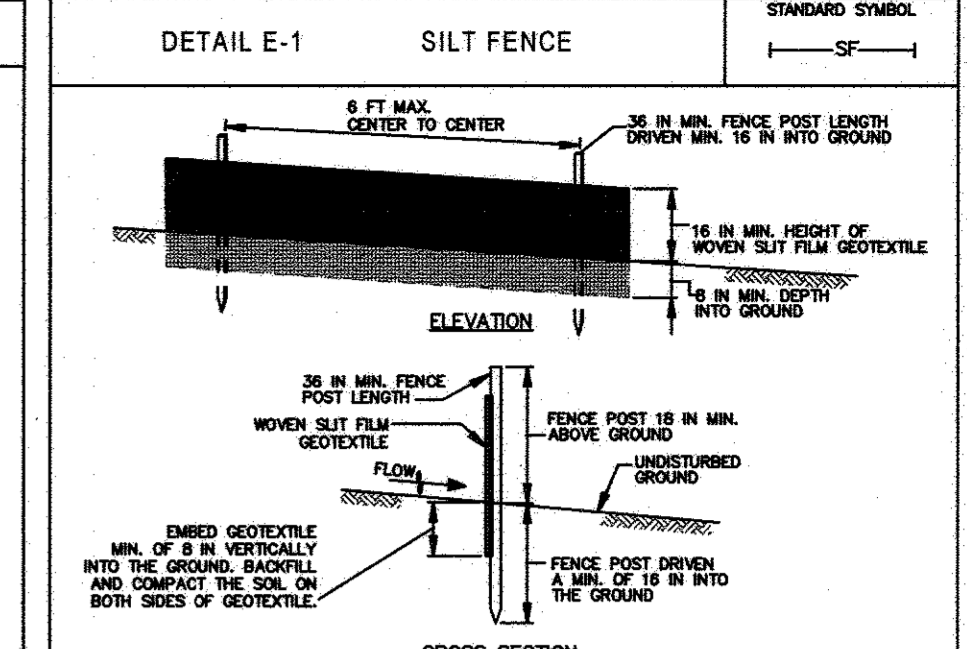
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SEDIMENT & EROSION CONTROL NOTES & DETAILS. HOLIDAY HILLS, LOTS 122 & 123, ZONED R-20. TAX MAP No. 41 GRID No. 6 PARCEL No. 174. FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN DATE: JULY, 2017. SHEET 3 OF 3.