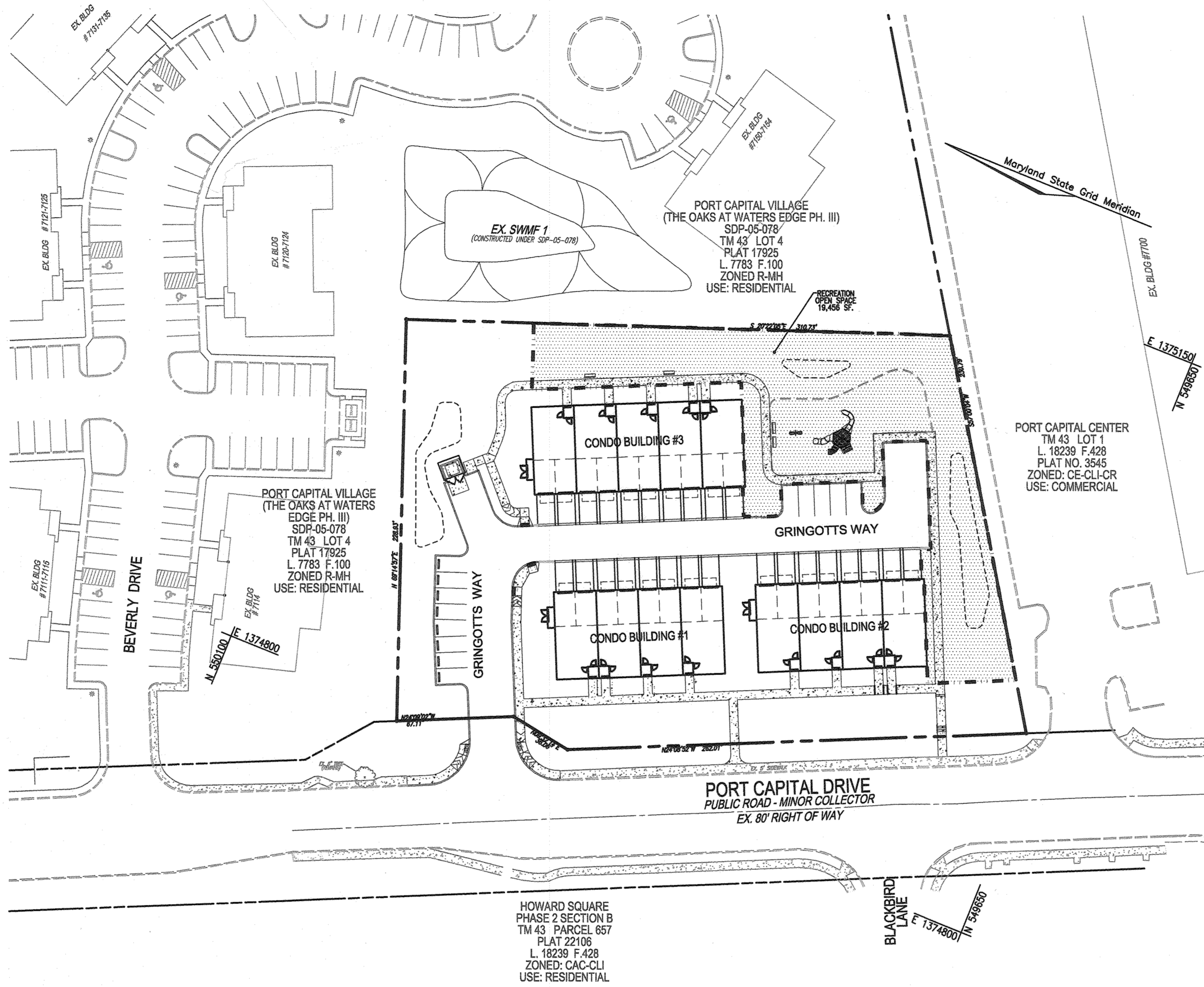


GENERAL NOTES

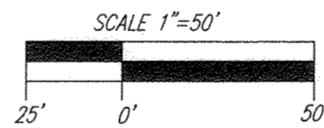
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY: 1-800-257-7777
VERIZON: 1-800-743-0033
BUREAU OF UTILITIES: 1-800-743-0033
AT&T: 1-800-252-1133
B.G.&E. (CONSTRUCTION SERVICES): 410-637-8713
B.G.&E. (EMERGENCY): 410-638-0133
STATE HIGHWAY ADMINISTRATION: 410-531-5533
COLUMBIA PIPELINE CO.: 410-795-1390
4. SITE ANALYSIS:
AREA OF PARCEL: 1.79 AC.
PRESENT ZONING: R-A-15
USE OF STRUCTURE: RESIDENTIAL STACKED MULTI-FAMILY APARTMENT DWELLINGS
NUMBER OF UNITS: 26 APARTMENT UNITS
TOTAL BUILDING FLOOR AREAS: 62,963 S.F.
BUILDING #1: 19,257 S.F.
1ST FLOOR = 4,801 S.F.
2ND FLOOR = 4,801 S.F.
3RD FLOOR = 4,801 S.F.
4TH FLOOR = 4,801 S.F.
BUILDING #2: 19,257 S.F.
1ST FLOOR = 4,801 S.F.
2ND FLOOR = 4,801 S.F.
3RD FLOOR = 4,801 S.F.
4TH FLOOR = 4,801 S.F.
BUILDING #3: 24,049 S.F.
1ST FLOOR = 6,012 S.F.
2ND FLOOR = 5,999 S.F.
3RD FLOOR = 5,999 S.F.
4TH FLOOR = 5,999 S.F.
TOTAL BUILDING COVERAGE: 15,760 SF (0.36 AC. OR 20.21% OF GROSS)
BUILDING #1 FOOTPRINT AREA: 4,854 SF
BUILDING #2 FOOTPRINT AREA: 4,854 SF
BUILDING #3 FOOTPRINT AREA: 6,052 SF
TOTAL PAVED AREA (ROAD, PARKING LOT, DRIVEWAYS, SIDEWALKS): 21,605 SF (0.495 AC. OR 27.65% OF GROSS AREA)
AREA OF LANDSCAPE ISLAND: 40,293 SF (0.925 AC. OR 51.67% OF GROSS AREA)
AREA OF GREEN SPACE (MANSION, STEEP SLOPES (20% OR GREATER)): 0.00 AC
AREA OF ON-SITE STEEP SLOPES (25% OR GREATER): 0.00 AC
AREA OF ERODIBLE (THIS PLAN): 1.79 AC.
IMPERVIOUS AREA (MANAGED BY ESDV): 0.89 AC.
GREEN AREA (MANAGED BY ESDV): 0.90 AC.
5. PROJECT BACKGROUND:
LOCATION: EKRIDGE, MD., TAX MAP 43, GRID 4, PARCEL 644
ZONING: R-A-15
SUBDIVISION: OAKS AT WATERS EDGE, PHASE III (PLAT M.D.R. NO. 16228)
SECTION/AREA: PARCEL A
SITE AREA: 1.79 AC.
DEED/PLAT REFERENCES: L-4393/F.343, F-04-044 (PLAT 16228), F-22-027 (PLAT 25990)
6. 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 PRIOR TO START OF WORK.
7. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND THE MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
9. EXISTING CONDITIONS LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
10. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
11. TRAFFIC CONTROL DEVICES:
A. ALL TRAFFIC CONTROL DEVICES (SIGNALS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-2430 PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUMUTCD).
D. ALL SIGN POSTS FOR TRAFFIC CONTROL DEVICES INSTALLED IN THE COURSE OF RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED "QUICK PUNCH", SQUARE TUBE POST (1 1/2" DIA) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1 1/2" DIA) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF POST.
12. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
13. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
14. COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 4382 AND 4386.
15. THE PROPERTY LINES SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY POTIOMAC AERIAL SURVEY, DATED MARCH, 1998 AND FIELD RUN TOPO SURVEY WITH TWO FOOT CONTOUR INTERVAL, BY ROBERT H. VOGEL ENGINEERING + TIMMONS GROUP, DATED MAY 2018. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
16. NOISE STUDY IS REQUIRED FOR THIS PROJECT.
17. ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. THE GEOTECHNICAL ENGINEER TO CONDUCT PAVING SECTION PRIOR TO CONSTRUCTION.
18. ALL CURB AND GUTTER TO BE HOWARD COUNTY STANDARD DETAIL 3.01 UNLESS OTHERWISE NOTED.
19. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
20. WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
21. ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
23. PUBLIC WATER AND SEWER ARE PROVIDED BY THREE MICRO-BIORETENTION FACILITIES (M-B). THESE FACILITIES WILL MANAGE THE 1-INCH RUNOFF. THIS PROPERTY IS LOCATED IN THE PATAPSCO WATERSHED.
24. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THREE MICRO-BIORETENTION FACILITIES (M-B). THESE FACILITIES WILL MANAGE THE 1-INCH RUNOFF. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
25. AN UNDERGROUND SWM DETENTION FACILITY IS PROPOSED TO MANAGE THE 10 & 100-YR. STORM EVENT. ALL OTHER STORM EVENTS WILL BE MANAGED BY THE EXISTING POND AS APPROVED IN SDP-05-078.
26. ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM THE NEIGHBORHOOD. LIGHT TRESSPASS ONTO A PROPERTY IN THE R-MH, CE-CLJ-CR, CAC-CLJ ZONING DISTRICT SHALL BE LIMITED TO 0.5 FOOT CANDLES.
27. A TEST PIT STUDY WAS PERFORMED ON JULY 16, 2019.
28. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
29. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
30. THERE ARE NO BURIAL, CREMATION, SCUR, TRENCH, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
31. TRAFFIC IMPACT STUDY PREPARED BY THE TRAFFIC GROUP DATED 6/27/18, APPROVED ON 10/15/2019.
32. ALL STORMWATER PIPE SCHEDULING IS TO BE CLASS "C", AS REQUIRED BY ASHTO-180.
33. BUILDING TO HAVE A HOT WATER METER SETTING.
34. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 0.3 ACRES OF AFFORESTATION WHICH HAS BEEN SATISFIED BY THE OFFSITE MITIGATION AT THE REGAN PROPERTY (SDP-16-015) SITE.
35. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASMENT AREAS.
36. THERE ARE NO WETLAND OR FLOODPLAIN ON SITE. THERE ARE NO STEEP SLOPES (20% OR GREATER) ON SITE PER LETTER FROM ECO-SCIENCE PROFESSIONALS DATED 6/17/18.
37. THE SUBJECT PROPERTY IS ZONED R-A-15 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
38. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
39. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006).
40. SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
41. THERE ARE NO SPECIMEN OR CHAMPION TREES WITHIN THE LOD.
42. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT WITH THIS PLAN, IN THE AMOUNT OF \$11,430.00 FOR THE REQUIRED 32 SHADE TREES, 10 EVERGREEN TREES, AND 11 SHRUBS.
43. FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING FOR THIS PROJECT HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT WITH THIS PLAN, IN THE AMOUNT OF \$2,700.00 FOR THE REQUIRED 9 SHADE TREES. THE PUBLIC SURETY WILL BE INCLUDED IN THE DEED'S COST ESTIMATE.
44. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
45. ALL PROPOSED BUILDINGS WILL HAVE AN INSTALLED METER SETTING. THE BUILDINGS WILL ALSO HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
46. A COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT BLUE STREAM BRONXPTON HOUSE CLUBHOUSE, 7691 MANDRAKE COURT, ELKBRIDGE, MD 21075 AT 6:00PM ON JUNE 25, 2018.
47. THIS PROJECT IS NOT LOCATED ON A SCENIC ROAD. PORT CAPITAL DRIVE IS CLASSIFIED AS A LOCAL PUBLIC ROAD.
48. THE PROPOSED INTERIOR STREETS ARE CLASSIFIED AS A 20' PRIVATE ROAD, AND A 20' PRIVATE ALLEY.
49. THERE ARE NO HISTORIC STRUCTURES ON THIS PROPERTY. THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
50. THERE ARE NO CEMETERIES LOCATED ON THIS PROPERTY.
51. THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
52. REF. AA-18-018, APPROVED ON APRIL 5TH, 2019; ADMINISTRATIVE ADJUSTMENT SECTION 112.0.D.4.(2)(g) TO REDUCE THE REQUIRED 50' APARTMENT DWELLING SETBACK TO 40.7' FROM CE-CLJ-CR, SECTION 112.0.D.4.(2)(g) REDUCE THE 50' APARTMENT DWELLING SETBACK FROM THE R-MH TO 40' FOR BUILDING #3, AND SECTION 112.0.D.5.(4) TO REDUCE THE MINIMUM DISTANCE BETWEEN MULTI-FAMILY BUILDING (REAR TO REAR) FROM 60' TO 56' BETWEEN BUILDINGS #1 AND #3.
53. REFERENCE WP-19-057, APPROVED 01/17/2019, TO SECTION 16.144.(d)(2) SUBMISSION OF SKETCH PLAN, APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE DEADLINE FOR RESUBMISSION OF 5-18-008 IS EXTENDED 120 DAYS AS REQUESTED. THE NEW DEADLINE IS APRIL 16, 2019. PROVIDE A COPY OF ACTION LETTER ESTABLISHING THE DEADLINE WHEN RE-SUBMITTING THE SKETCH PLAN.
B. IN THE EVENT THE ADMINISTRATIVE ADJUSTMENT (AA-18-018) TO THE STRUCTURE SETBACKS IS DENIED, THE APPLICANT WILL HAVE UNTIL APRIL 16, 2019 TO RE-SUBMIT PLANS WITH AN ALTERNATIVE DESIGN THAT MEETS THE REGULATIONS. IF THE PLANS ARE NOT RESUBMITTED BY APRIL 16, 2019, 5-18-008, POTTERS PLACE WILL BE VOID.
C. ADD TO THE GENERAL NOTES ON SHEET 1 OF 5-18-008, THE FILE NUMBER WP-19-057, DATE OF THE DECISION, AND THE CONDITIONS OF APPROVAL.
D. ADD TO THE GENERAL NOTES, CASE NUMBER AA-18-018, THE DECISION DATE AND CONDITIONS OF APPROVAL.
54. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
55. A PVC CONDUIT NEEDS TO BE INSTALLED 24" BELOW THE SURFACE FOR THE EXISTING STREET LIGHT CABLE. THE CONDUIT SHALL BE A MINIMUM 3"(INSIDE DIMENSION), WITH PULL STRING AND MARKED AT BOTH ENDS FOR BEO TO LOCATE. BEFORE CONSTRUCTION OF NEW ROAD BEGINS, CONTACT HOWARD COUNTY TRAFFIC AT 410-313-2430 TO COORDINATE DISCONNECTING THE POWER TO THE EXISTING STREET LIGHTS IN THE AREA.
56. DEVELOPER SHOULD CONTACT HOWARD COUNTY TRAFFIC AT 410-313-2430 PRIOR TO BEGINNING CONSTRUCTION TO COORDINATE EXISTING LIGHT RELOCATION.
57. REFERENCE WP-21-143, APPROVED 08/30/2021, TO SECTION 16.156.(m) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINES TO PROCESS SDP-20-004. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE DEADLINE TO COMPLETE THE DEVELOPERS AGREEMENT AND PAYMENT OF FEES SHALL BE 12/01/2021.
B. THE DEADLINE TO COMPLETE ALL ITEMS OUTLINED IN THE TECHNICALLY COMPLETE LETTER OF 04/07/2020 AND SUBMIT ORIGINAL MYLARS FOR SIGNATURE APPROVAL SHALL BE 02/07/2022.

SITE DEVELOPMENT PLAN
PORT CAPITAL
THE OAKS AT WATERS EDGE PHASE III
PARCEL 'A'



LOCATION PLAN

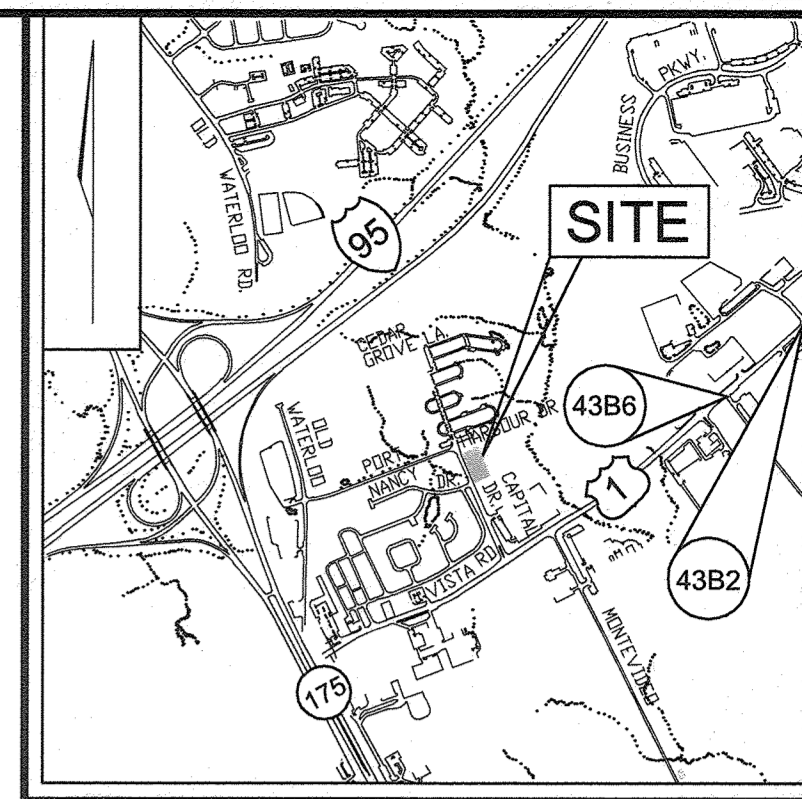
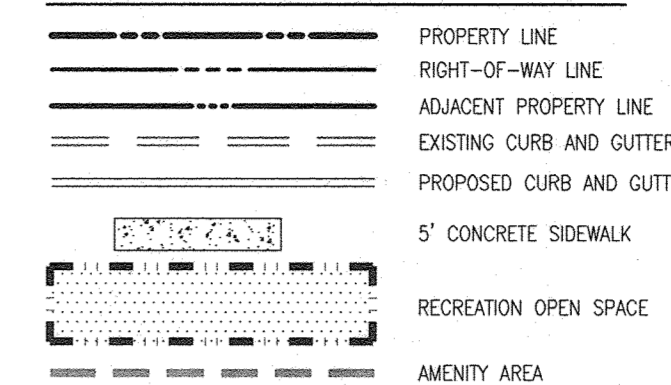
SCALE: 1"=50'



BENCHMARKS

Table with columns: NO., NORTHING, EASTING, ELEVATION. Includes benchmark data for 4382 and 4386.

LEGEND



VICINITY MAP

SCALE: 1"=2000'
ADC MAP = PAGE 34 E6

SHEET INDEX

Table with columns: DESCRIPTION, SHEET NUMBER. Lists sheets for cover sheet, condition & demolition plan, sediment and erosion control plan, etc.

ADDRESS CHART

Address chart listing building units and street addresses for the development.

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 26 UNITS
PARKING SPACES REQUIRED: 26 UNITS x 2 SPACES PER UNIT = 52 SPACES
PARKING SPACES PROVIDED: 52 SPACES

OPEN SPACE TABULATION:

ACCORDING TO THE SUBDIVISION REGULATIONS SECTION 16.121.(a)(2) A MINIMUM OF 25% OF THE GROSS AREA SHALL BE PROVIDED AS OPEN SPACE.
OPEN SPACE REQUIRED = 25% GROSS AREA = 1.79 ACRES x 25% = 0.447 AC. (19,493 S.F.)
OPEN SPACE PROVIDED = 0.656 AC. (28,568 S.F.)

OWNER/DEVELOPER

U/S HOME CORPORATION
C/O MATTHEW S. WINEMAN
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MD 21046
410-423-0407

STORMWATER MANAGEMENT REQUIREMENTS

Table with columns: AREA, REQUIREMENT, VOLUME REQUIREMENT, VOLUME PROVIDED, NOTES. Lists requirements for water quality, recharge, and extreme flood volume.

STORMWATER MANAGEMENT INFORMATION

Table with columns: LOT/PARCEL#, FACILITY NAME & NUMBER, PRACTICE TYPE (QUANTITY), PUBLIC, PRIVATE, MAINTENANCE BY, NOTES. Lists bioretention and SWM#1 facilities.

Moderate Income Housing Units (MIHU) Allocation Exemptions Tracking

Tracking table for MIHU units, showing total units proposed and exemptions.

PERMIT INFORMATION CHART

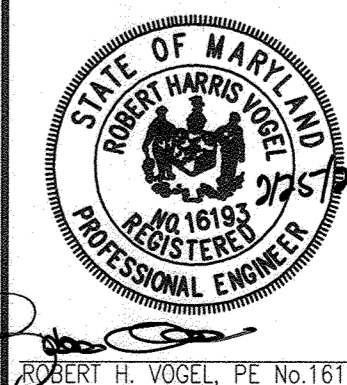
Permit information chart with columns: SUBDIVISION NAME, SECTION/AREA, LOTS/PARCEL #, PLAT # OR L/F, BLOCK NO., ZONE, TAX MAP, ELECT. DIST., CENSUS TR., WATER CODE, SEWER CODE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

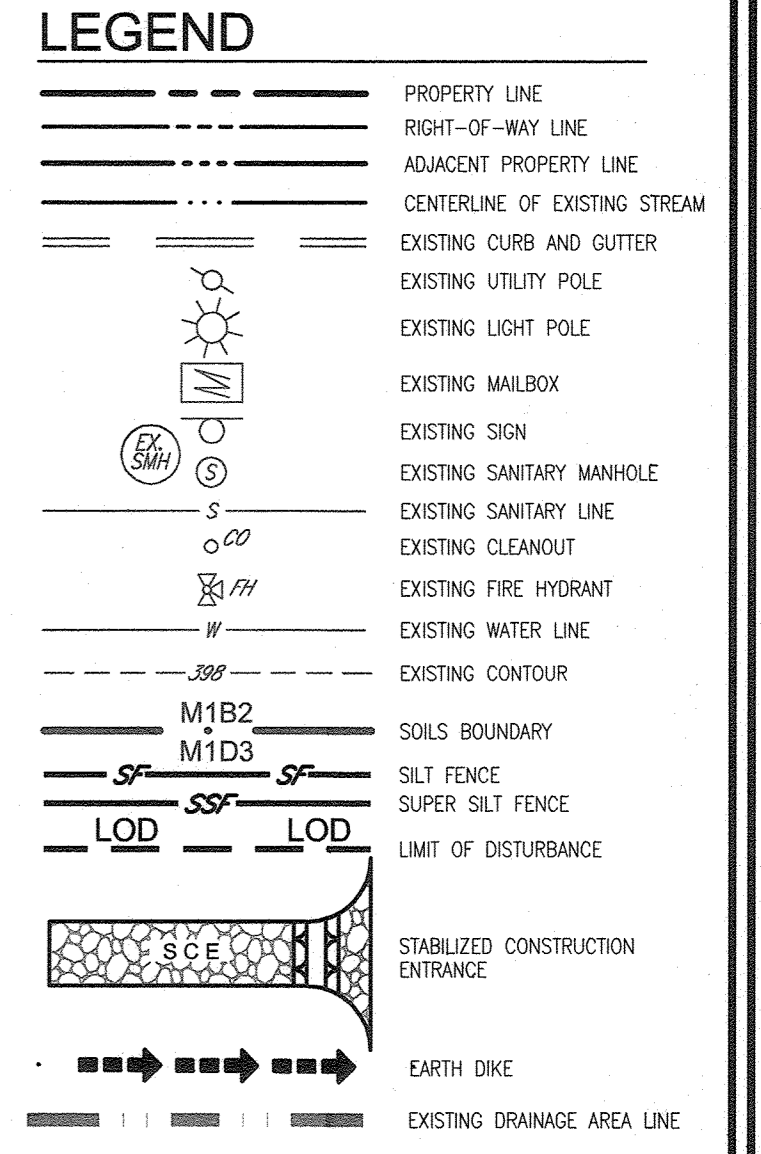
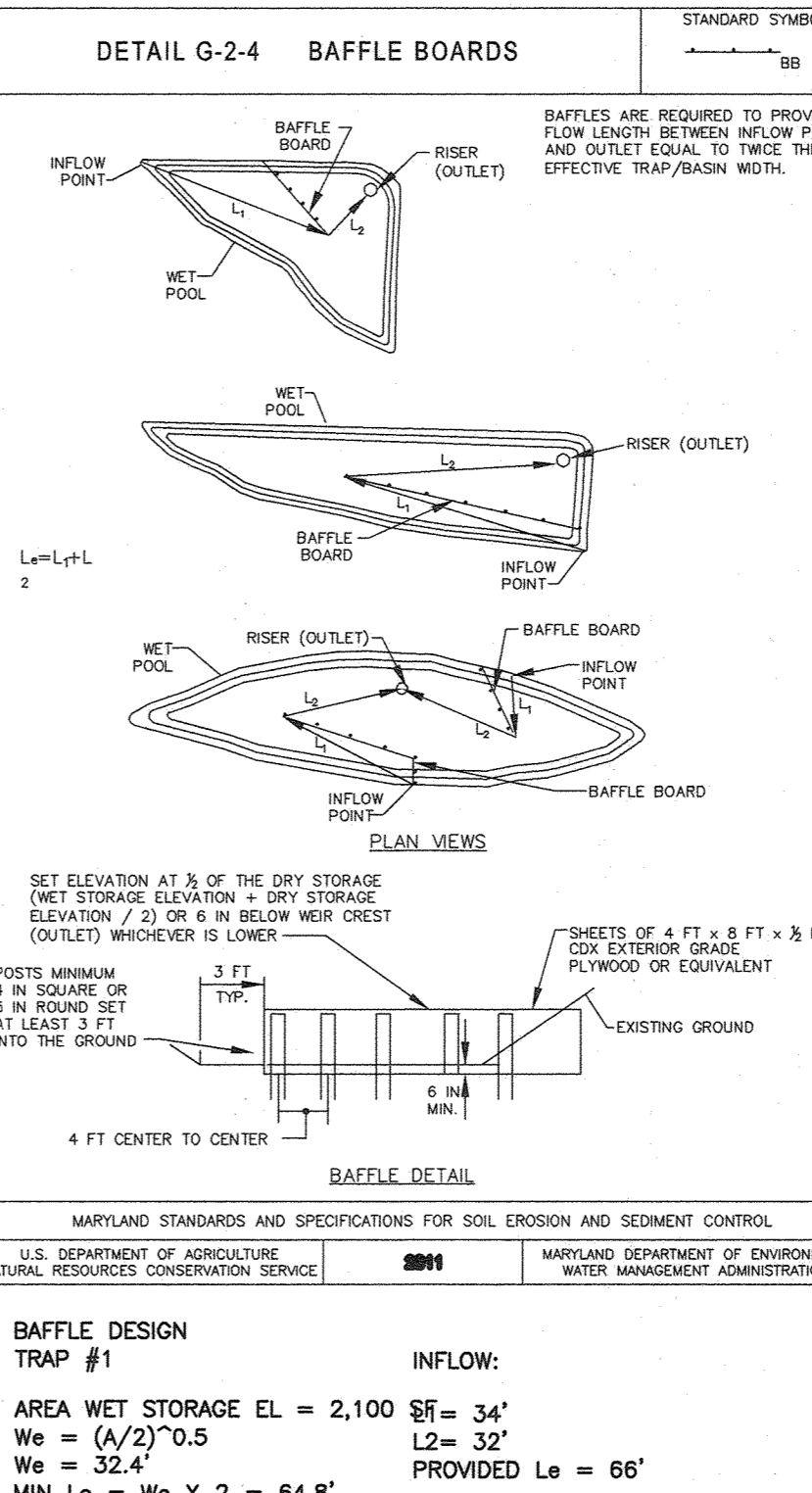
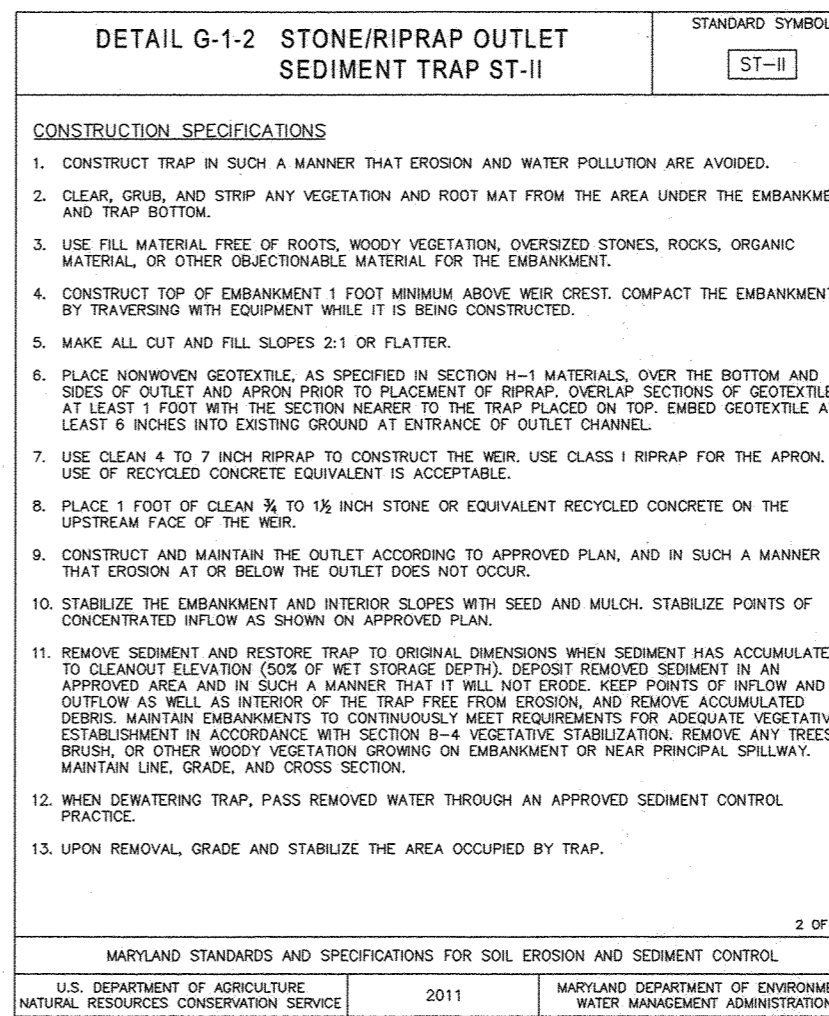
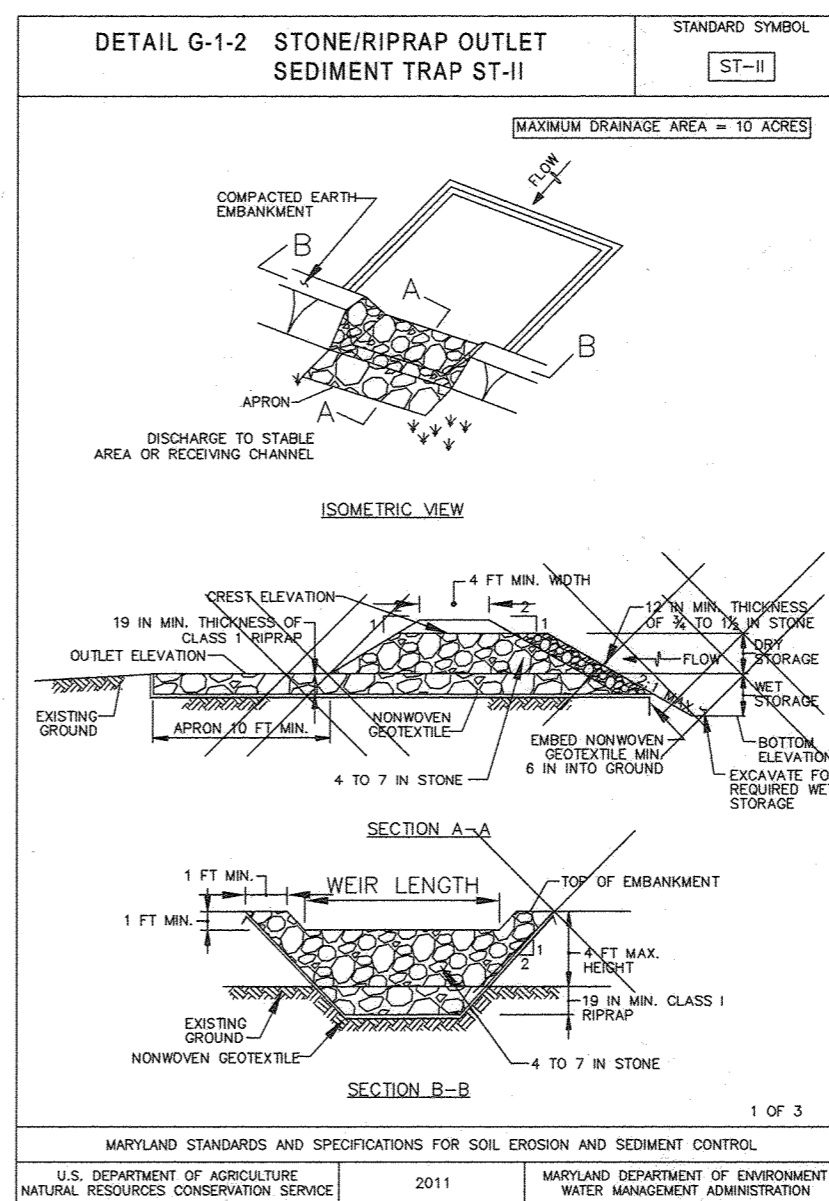
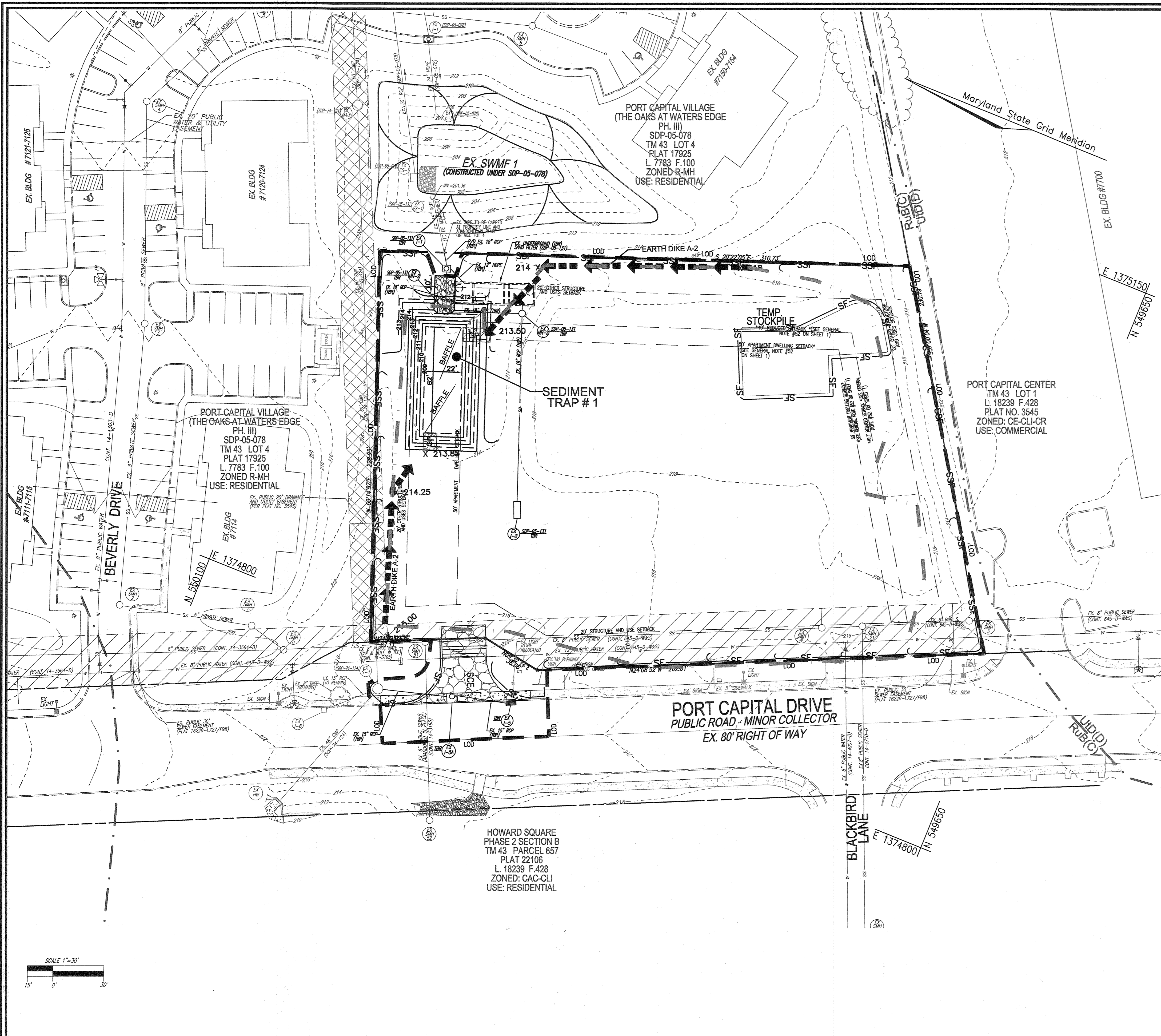
Signatures and dates for Chief, Development Engineering Division and Chief, Division of Land Development.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Signature and date for County Health Officer.



PROFESSIONAL CERTIFICATE
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.
EXPIRATION DATE: 08-27-2022



STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II, TRAP NO. 1	STANDARD SYMBOL
DRAINAGE AREA - INITIAL	1.91' ACRES
DRAINAGE AREA - INTERIM	1.91' ACRES
DRAINAGE AREA - FINAL	1.91' ACRES
TOTAL STORAGE REQUIRED	6,876 CF
TOTAL STORAGE PROVIDED	6,496 CF
WET STORAGE REQUIRED	3,438 CF
WET STORAGE PROVIDED	3,448 CF
DRY STORAGE REQUIRED	3,438 CF
DRY STORAGE PROVIDED	3,048 CF
EXISTING GROUND ELEVATION AT OUTLET (WEIR STORAGE ELEVATION)	211.00 FT
TRAP BOTTOM ELEVATION	209.00 FT
TRAP BOTTOM DIMENSIONS	20'x66' FT X FT
WEIR LENGTH	8 FT
WEIR CREST (DRY STORAGE) ELEVATION	213.00 FT
CLEANOUT ELEVATION	212.10 FT
TOP OF EMBANKMENT ELEVATION	214.00 FT
SIDE SLOPE	2:1 H:V RATIO
EMBANKMENT TOP WIDTH	4 FT
OUTLET PROTECTION - LENGTH	10 FT
OUTLET PROTECTION - DEPTH	18 IN

\* REPRESENTS MAXIMUM DRAINAGE AREA

OWNER/DEVELOPER  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7035 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTER'S PLACE TO PORT CAPITAL	2-6-23

SITE DEVELOPMENT PLAN  
 EXISTING CONDITION AND DEMOLITION PLAN  
 PHASE I SEDIMENT AND EROSION CONTROL PLAN  
**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III  
 TAX MAP 43 GRID 4 1ST ELECTION DISTRICT  
 ZONED: RA-15  
 PARCEL 644 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
 TIMMONS GROUP  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE  
 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. 18193, EXPIRATION DATE: 08-27-2022

DESIGN BY: LRC/DJH/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

ROBERT H. VOGEL, PE No. 18193

2 SHEET OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3-16-22

[Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 3-17-22

[Signature]  
 DIRECTOR  
 DATE: 3-17-22

OWNER/DEVELOPER CERTIFICATION:  
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

[Signature]  
 OWNER/DEVELOPER SIGNATURE  
 Mark Anderson, Vice President  
 DATE: 2/25/22

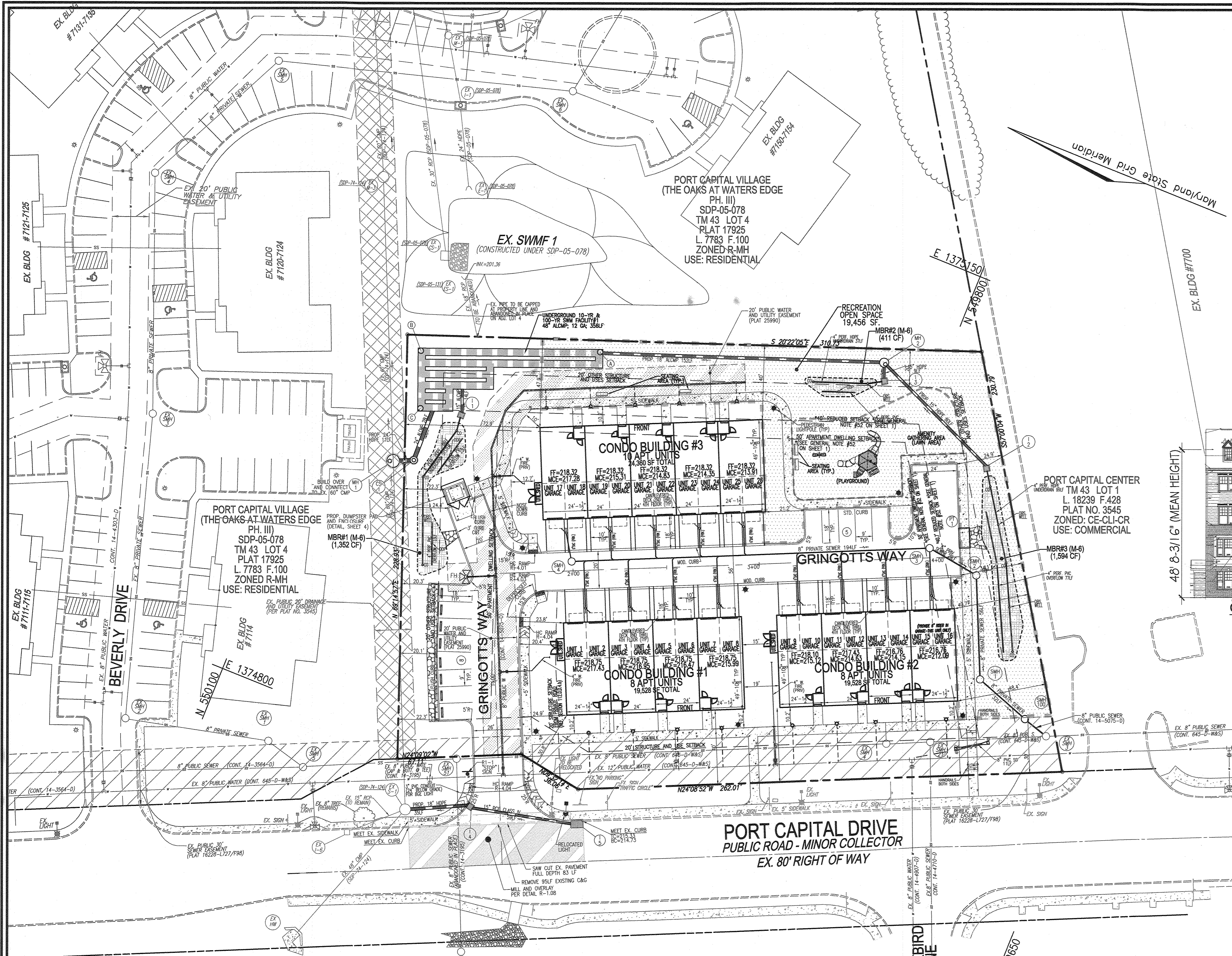
DESIGN CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature]  
 DESIGNER'S SIGNATURE  
 ROBERT H. VOGEL  
 DATE: 03/01/22

[Signature]  
 DATE: 03/01/22

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

[Signature]  
 DATE: 03/01/22



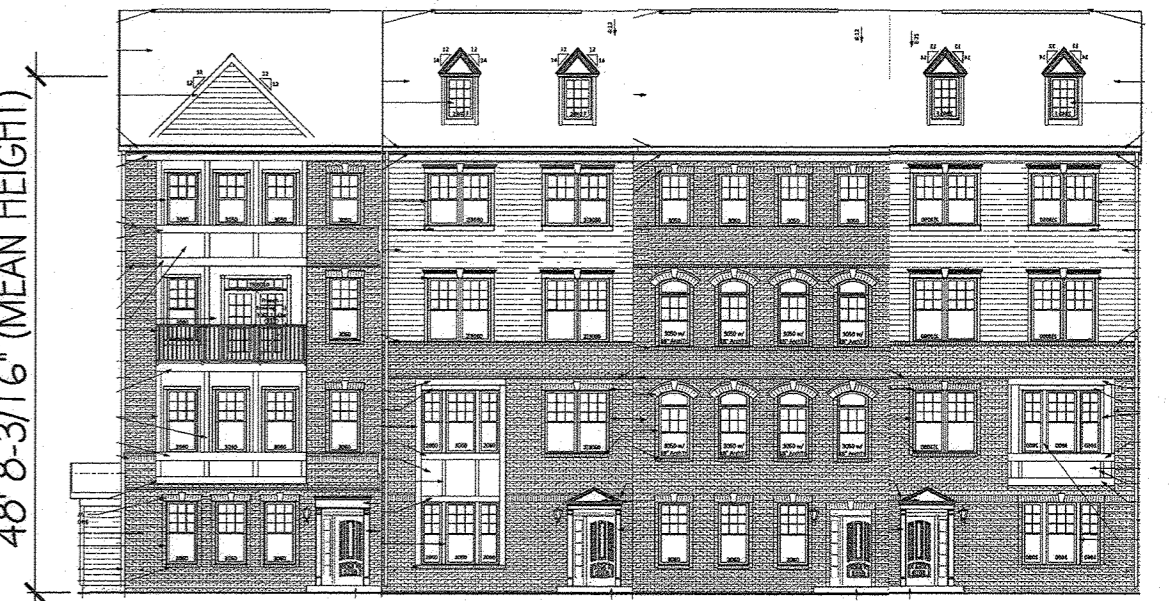
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NOT TO SCALE



CONDO BUILDINGS #3 REAR ELEVATIONS  
NOT TO SCALE



CONDO BUILDING#1 FRONT ELEVATION  
NOT TO SCALE



CONDO BUILDING#2 FRONT ELEVATION  
NOT TO SCALE



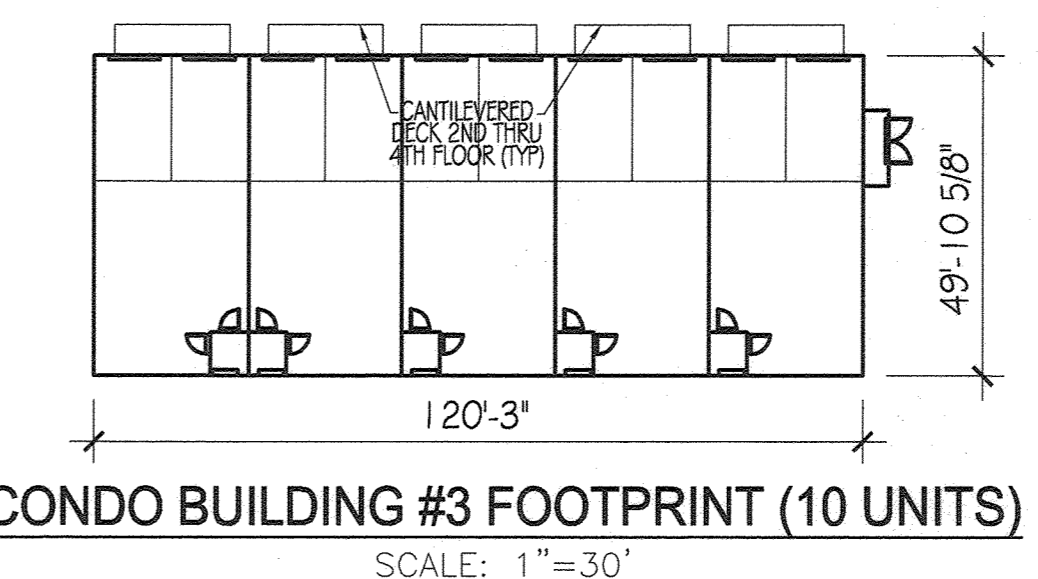
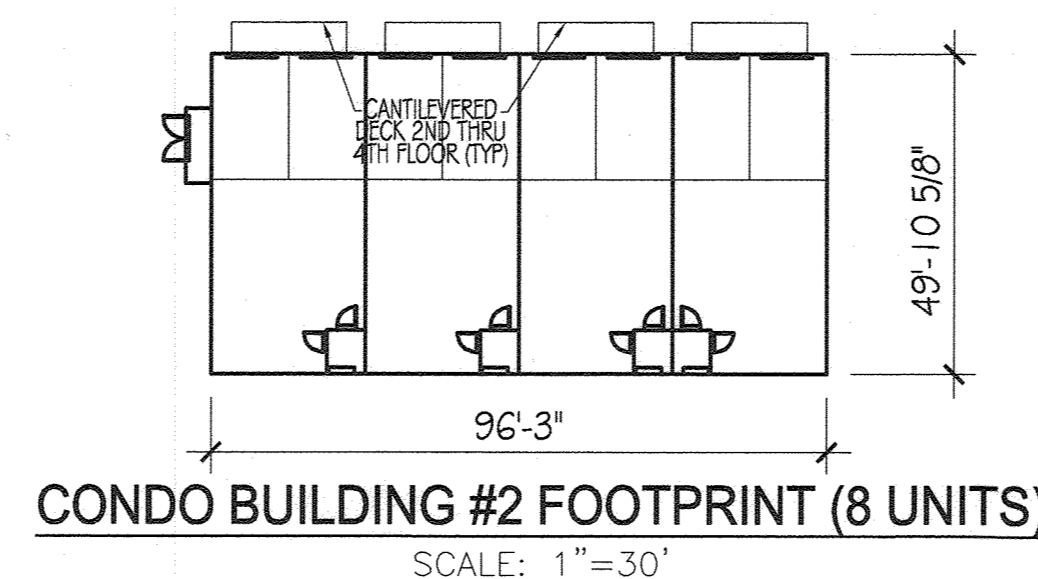
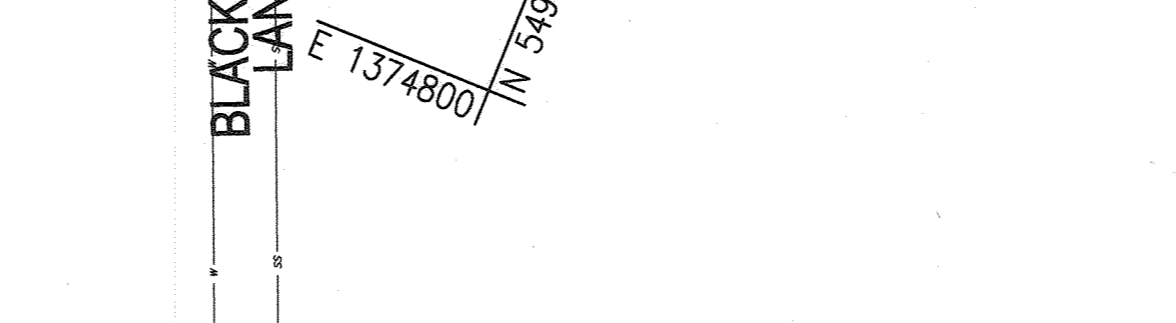
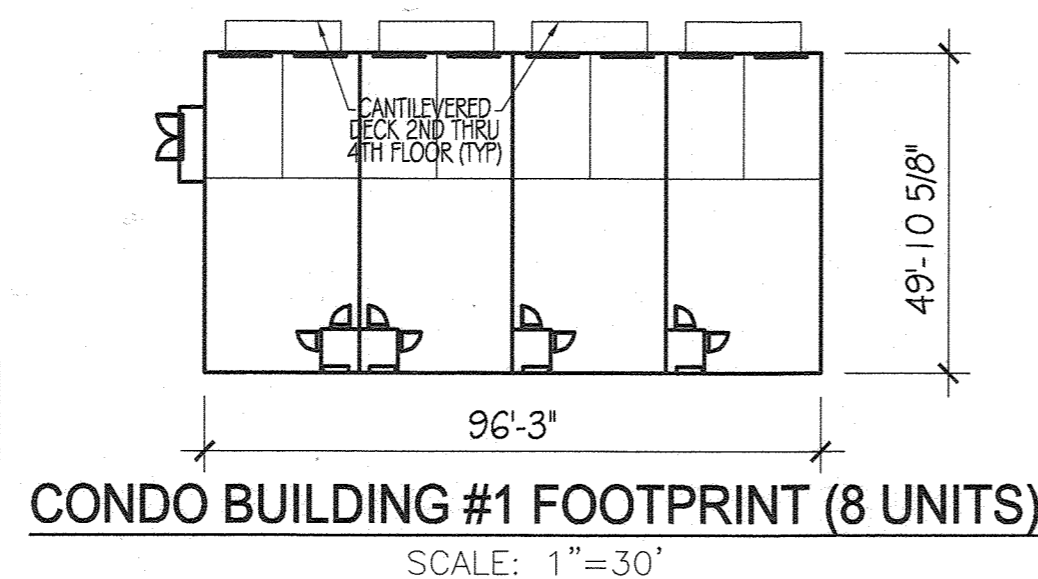
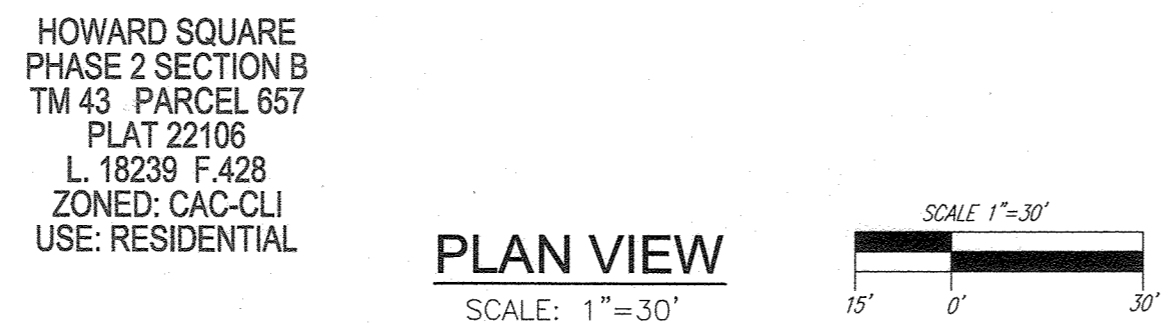
CONDO BUILDINGS #1 & 2 REAR ELEVATIONS  
NOT TO SCALE



TYPICAL CONDO SIDE ELEVATION  
NOT TO SCALE

**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EX. PUBLIC 30" SEWER EASEMENT PLAT# 16228-1727 F.98
- EX. PUBLIC 20" DRAINAGE AND UTILITY EASEMENT PLAT # 3545
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED CURB AND GUTTER
- 5" CONCRETE SIDEWALK & CONCRETE DRIVEWAY
- MBR
- MICRO-BIORETENTION AREA (M-6)
- RECREATION AREA
- MILL AND OVERLAY
- 20" PUBLIC WATER AND UTILITY EASEMENT (PLAT 25990)



STORMWATER MANAGEMENT FACILITIES TO PRIVATELY OWNED AND MAINTAINED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2-15-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE  
 [Signature] 2-17-22  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 [Signature] 3-17-22  
 DIRECTOR DATE

NOTE:  
1. \* SEE NOTE #52 ON SHEET 1.

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7035 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTERS PLACE TO PORT CAPITAL	2-6-23

**SITE DEVELOPMENT PLAN**  
**SITE LAYOUT PLAN**

**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III

TAX MAP 43 GRID 4  
 1ST ELECTION DISTRICT

PARCEL A  
 ZONED: RA-15

PARCEL 644  
 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

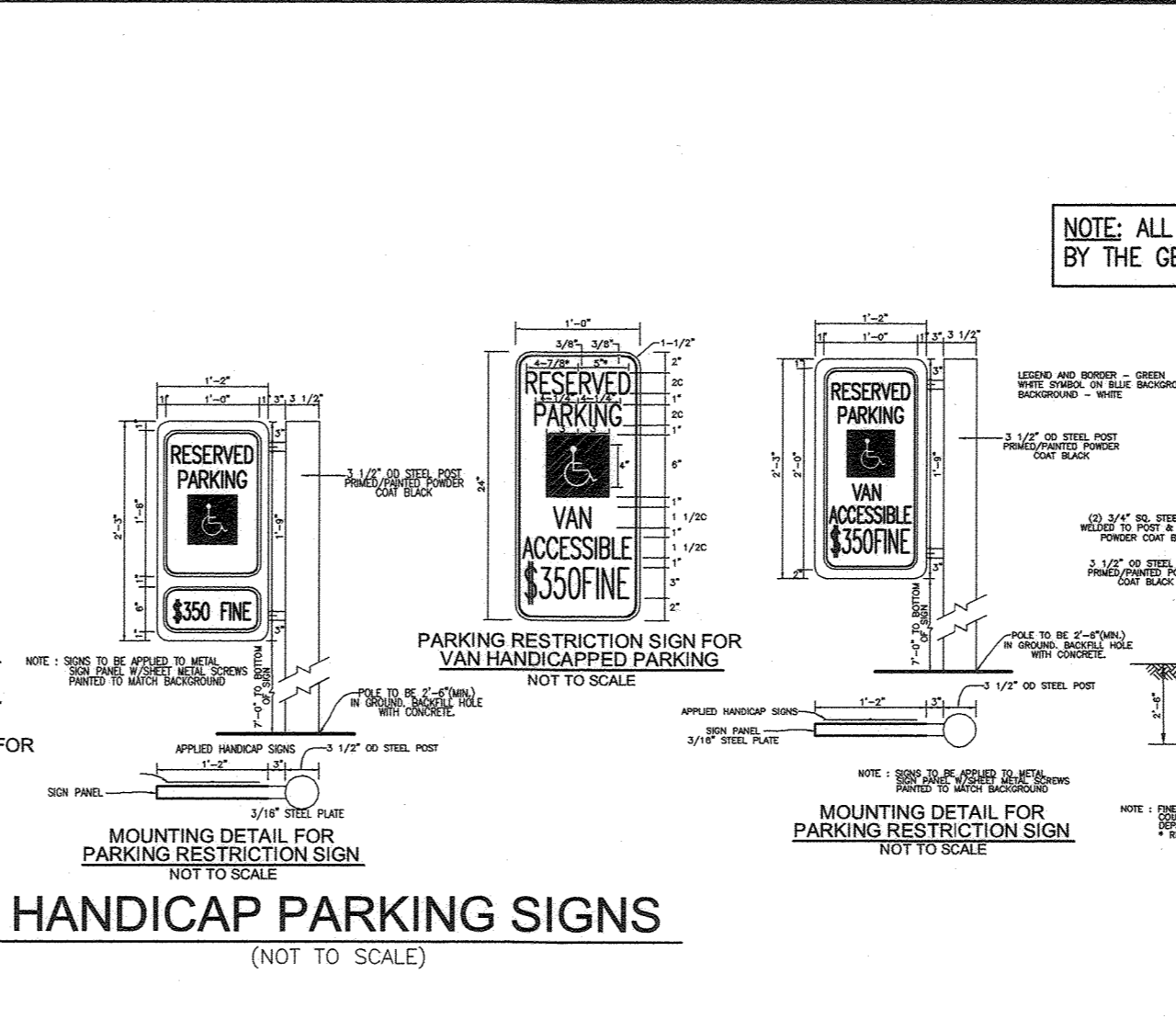
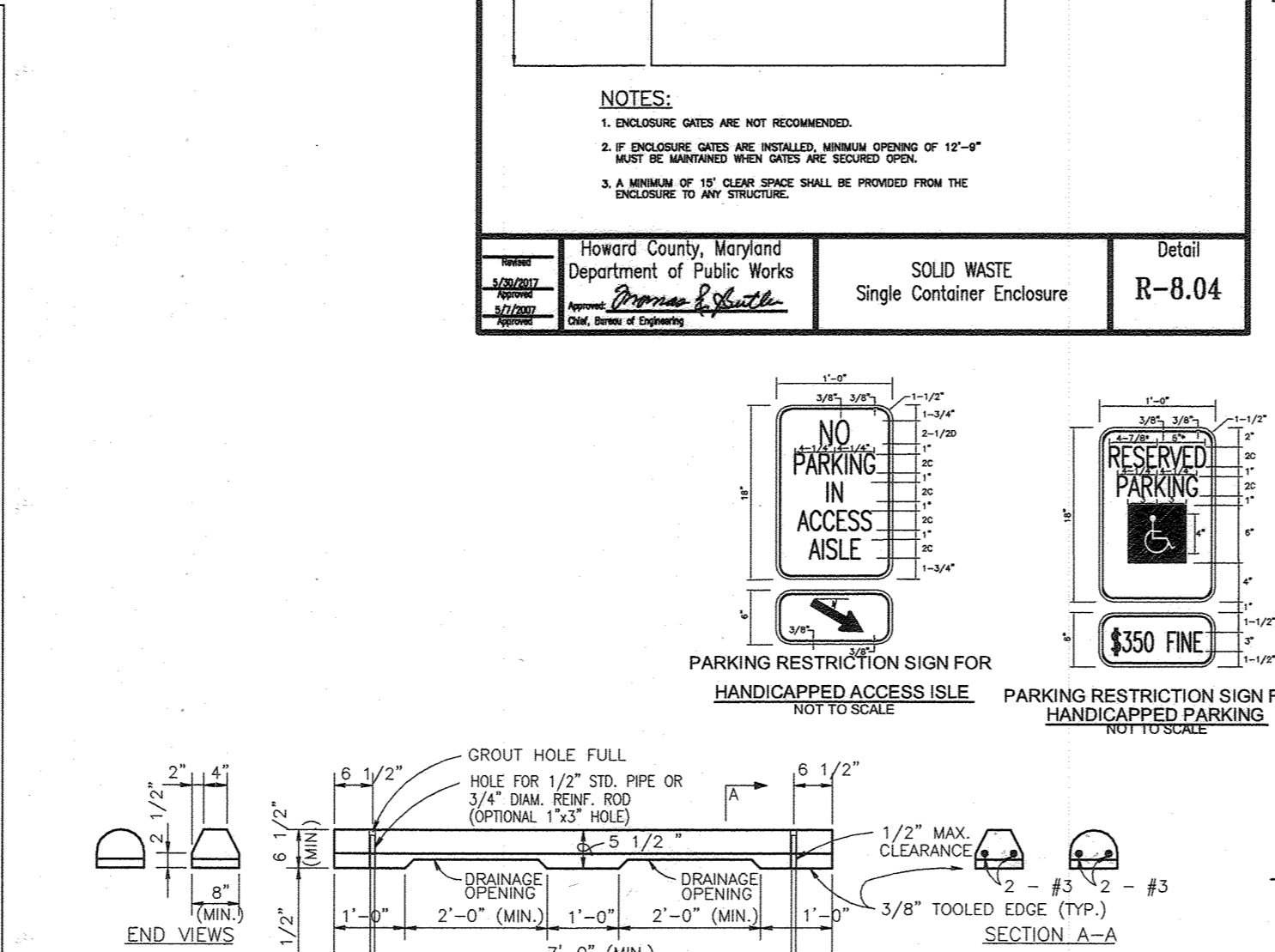
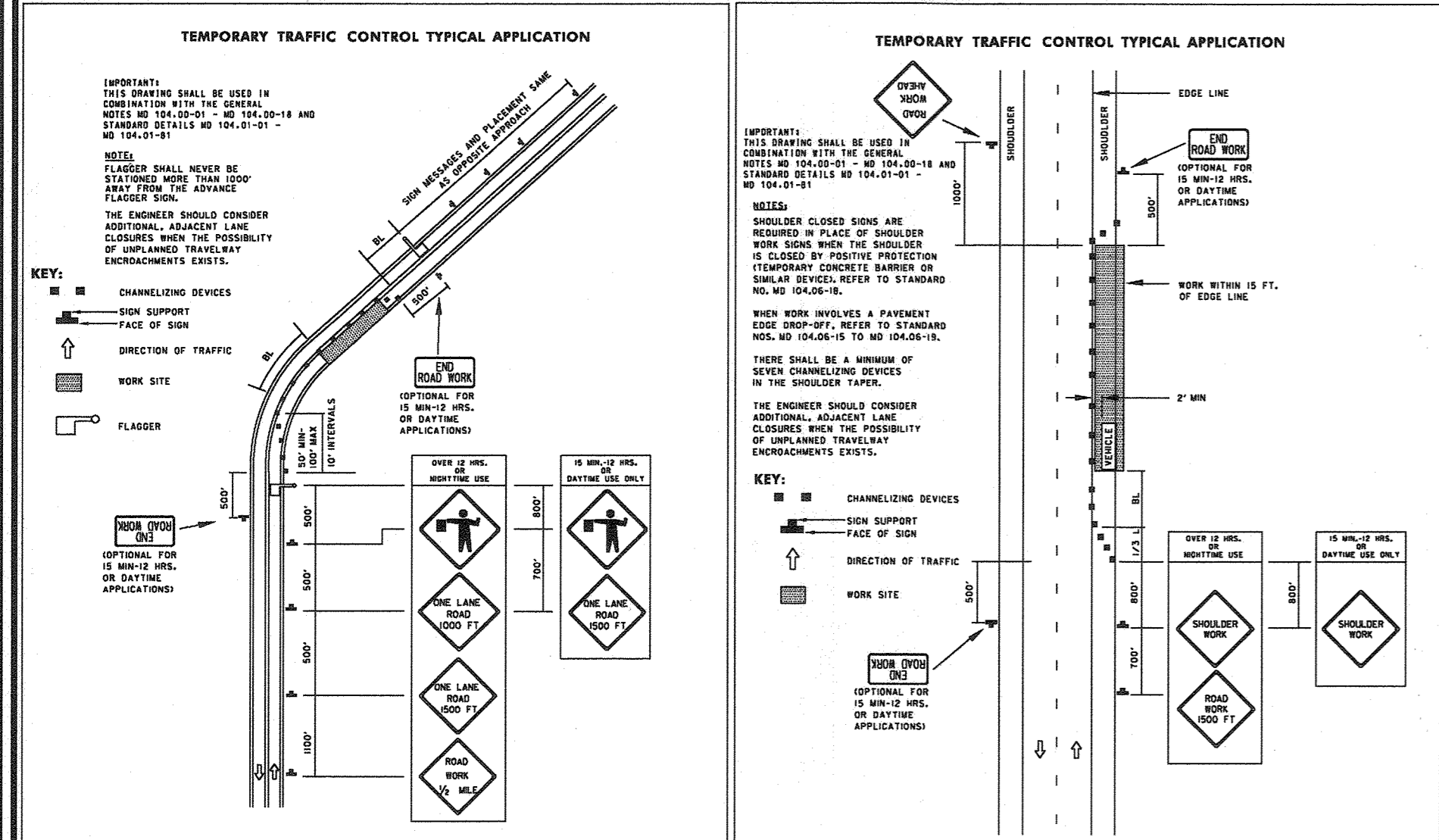
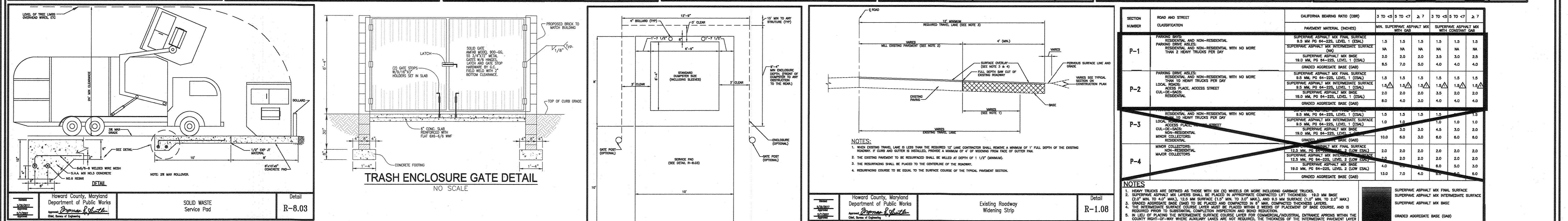
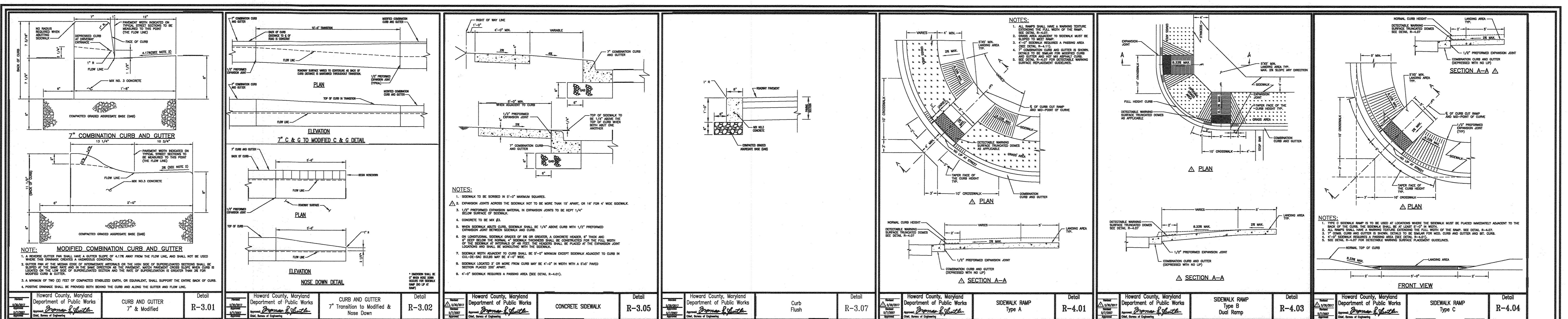
**PROFESSIONAL CERTIFICATE**

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. 16193, EXPIRATION DATE: 08-27-2022

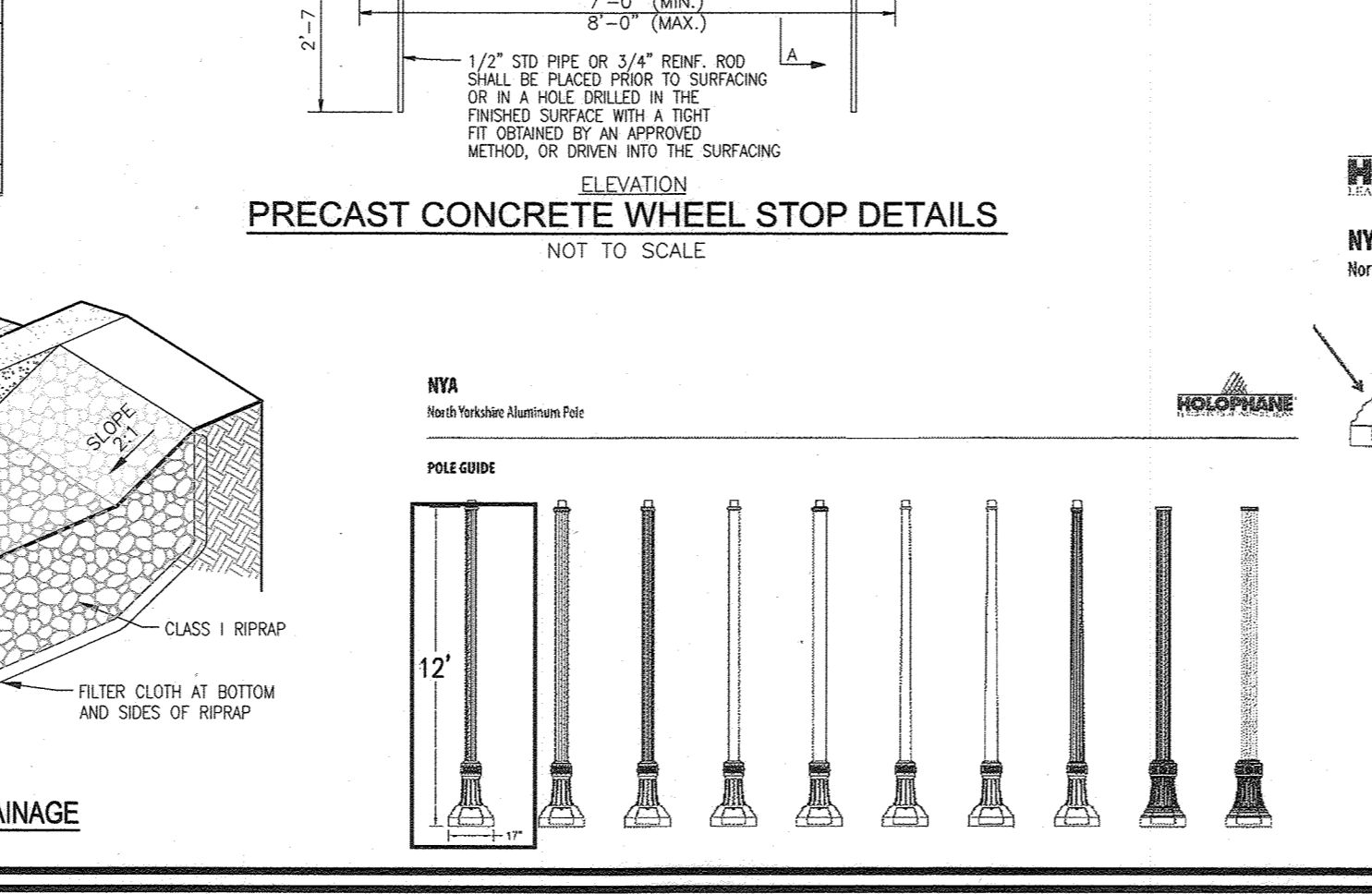
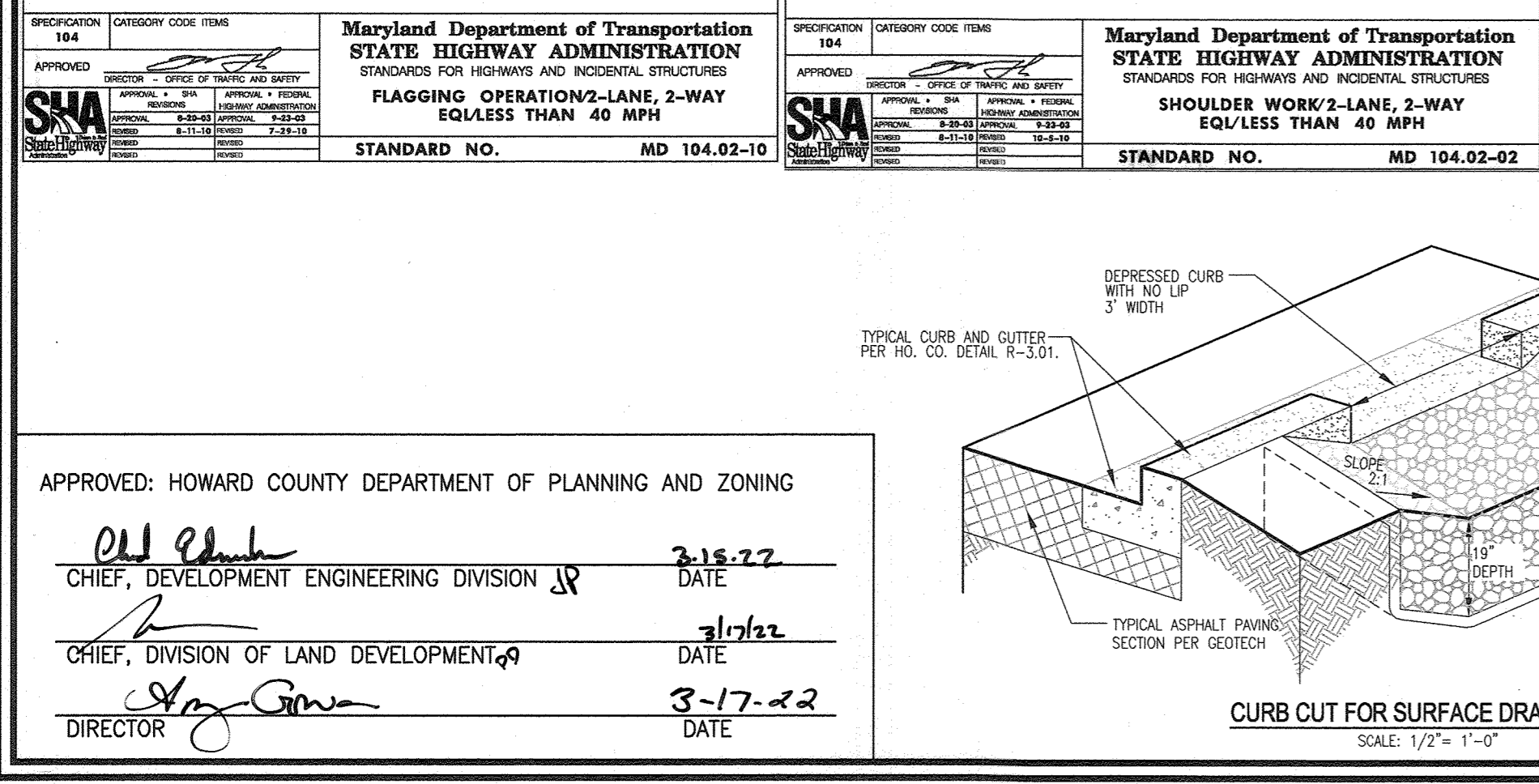
DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

ROBERT H. VOGEL, PE No. 16193

3 SHEET OF 11



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO <5	5 TO <7	7 TO <9	9 TO <12	12 TO <15	15 TO <20	20 TO <30
P-1	PARKING DRIVE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERFINE ASPHALT MIX FINAL SURFACE		1.5	1.5	1.5	1.5	1.5
		SUPERFINE ASPHALT MIX INTERMEDIATE SURFACE		NA	NA	NA	NA	NA
		GRADED AGGREGATE BASE (GAB)		3.0	3.0	3.0	3.0	3.0
P-2	PARKING DRIVE: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 12 HEAVY TRUCKS PER DAY	SUPERFINE ASPHALT MIX FINAL SURFACE		1.5	1.5	1.5	1.5	1.5
		SUPERFINE ASPHALT MIX INTERMEDIATE SURFACE		1.5	1.5	1.5	1.5	1.5
		GRADED AGGREGATE BASE (GAB)		4.0	4.0	4.0	4.0	4.0
P-3	LOCAL ROAD: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 12 HEAVY TRUCKS PER DAY	SUPERFINE ASPHALT MIX FINAL SURFACE		1.0	1.0	1.0	1.0	1.0
		SUPERFINE ASPHALT MIX INTERMEDIATE SURFACE		3.0	3.0	3.0	3.0	3.0
		GRADED AGGREGATE BASE (GAB)		6.0	6.0	6.0	6.0	6.0
P-4	MAJOR COLLECTOR: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 12 HEAVY TRUCKS PER DAY	SUPERFINE ASPHALT MIX FINAL SURFACE		2.0	2.0	2.0	2.0	2.0
		SUPERFINE ASPHALT MIX INTERMEDIATE SURFACE		2.0	2.0	2.0	2.0	2.0
		GRADED AGGREGATE BASE (GAB)		4.0	4.0	4.0	4.0	4.0



**OWNER/DEVELOPER**  
U.S. HOME CORPORATION  
C/O MATTHEW S. WINEMAN  
7035 ALBERT EINSTEIN DRIVE  
SUITE 200  
COLUMBIA, MD 21046  
410-423-0407

**REVISIONS**

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM PORTER'S PLACE TO PORT CAPITAL	2-6-23

**SITE DEVELOPMENT PLAN**

**SITE DETAILS**

**PORT CAPITAL**  
THE OAKS AT WATERS EDGE PHASE III  
ZONED: R-A-15  
HOWARD COUNTY, MARYLAND

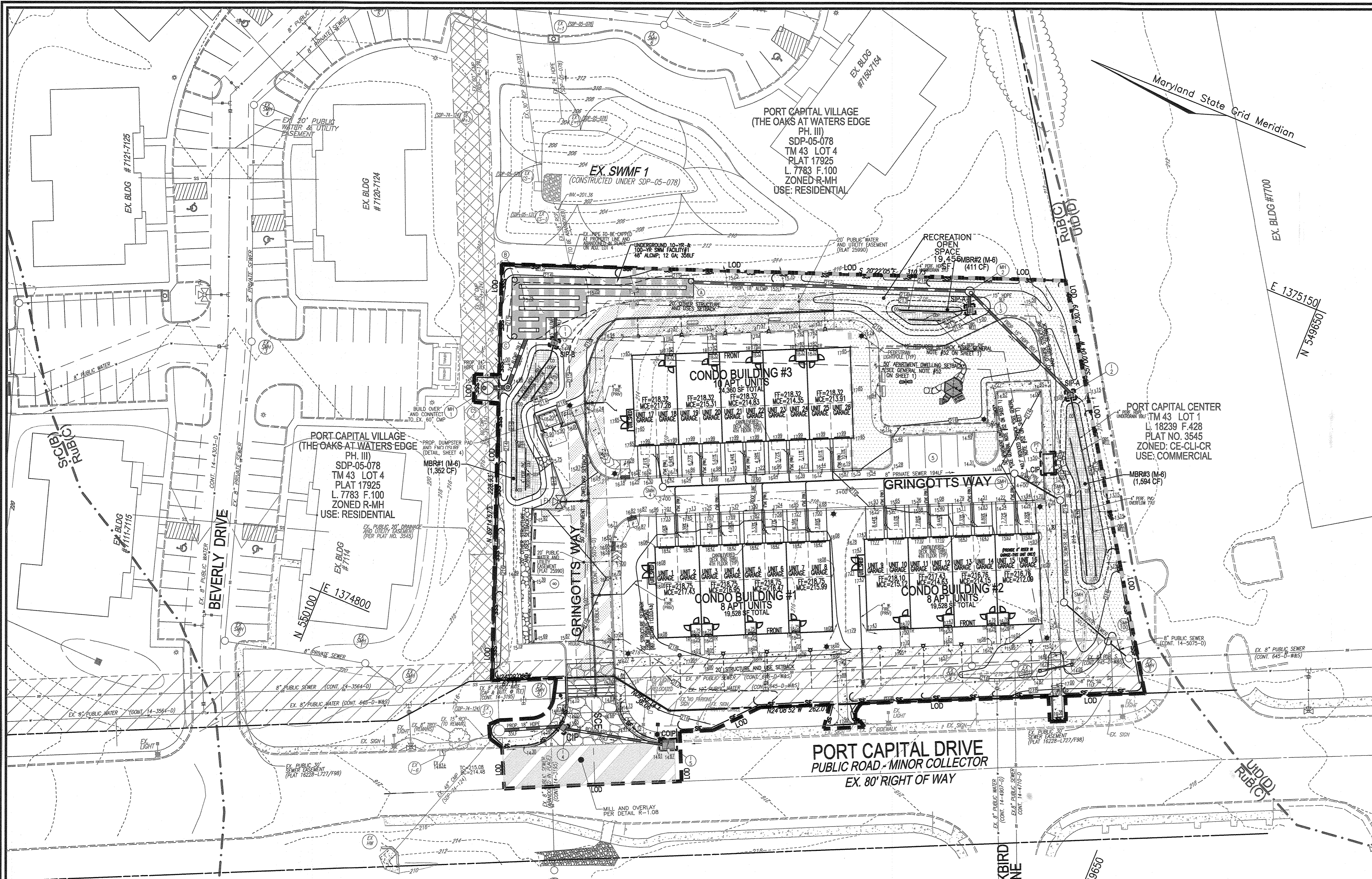
**VOGEL ENGINEERING**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

**PROFESSIONAL CERTIFICATE**

DESIGN BY: LRC/DZE/RHV  
DRAWN BY: LRC/KG/DZE  
CHECKED BY: RHV  
DATE: FEBRUARY 2022  
SCALE: AS SHOWN  
W.O. NO.: 41639

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. 19814  
EXPIRATION DATE: 09-27-2022

4 SHEET OF 11



**LEGEND**

	PROPERTY LINE		STABILIZED CONSTRUCTION ENTRANCE
	RIGHT-OF-WAY LINE		EARTH DIKE
	ADJACENT PROPERTY LINE		TEMPORARY DRAINAGE DIVIDE
	EXISTING CURB AND GUTTER		CURB INLET PROTECTION
	EXISTING UTILITY POLE		STANDARD INLET PROTECTION
	EXISTING LIGHT POLE		COMBINATION INLET PROTECTION
	EXISTING MAILBOX		5' CONCRETE SIDEWALK
	EXISTING SIGN		MICRO-BIORETENTION AREA (M-B)
	EXISTING SANITARY MANHOLE		MILL AND OVERLAY
	EXISTING SANITARY LINE		EX. PUBLIC 30' SEWER EASEMENT
	EXISTING CLEANOUT		20' PUBLIC WATER AND UTILITY EASEMENT
	EXISTING FIRE HYDRANT		EX. PUBLIC 20' DRAINAGE AND UTILITY EASEMENT
	EXISTING WATER LINE		RECREATION AREA
	PROPOSED STORM DRAIN		
	PROPOSED STORM DRAIN INLET		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		
	M1B2 MTD3		
	SF		
	SSF		
	LOD		
	LOD		

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
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 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTER'S PLACE TO PORT CAPITAL	2-6-23

**SITE DEVELOPMENT PLAN**  
**GRADING, AND PHASE II & III SEDIMENT AND EROSION CONTROL PLAN**  
**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III  
 TAX MAP 43 GRID 4 PARCEL A PARCEL 644  
 1ST ELECTION DISTRICT ZONED: R-A-15 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043  
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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. 16193 EXPIRATION DATE: 09-27-2022

DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.D. NO.: 41639

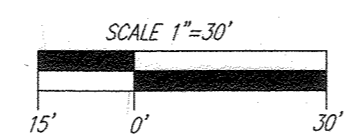
STATE OF MARYLAND  
 ROBERT HARRIS BOGGS  
 REGISTERED PROFESSIONAL ENGINEER  
 025

5 SHEET OF 11

**NOTE:**  
 - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
 - SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

STORMWATER MANAGEMENT FACILITIES TO PRIVATELY OWNED AND MAINTAINED

**SITE PLAN**  
 SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2-15-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

*[Signature]* 3-17-22  
 CHIEF, DIVISION OF LAND DEVELOPMENT 99 DATE

*[Signature]* 3-17-22  
 DIRECTOR DATE

**OWNER/DEVELOPER CERTIFICATION:**  
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

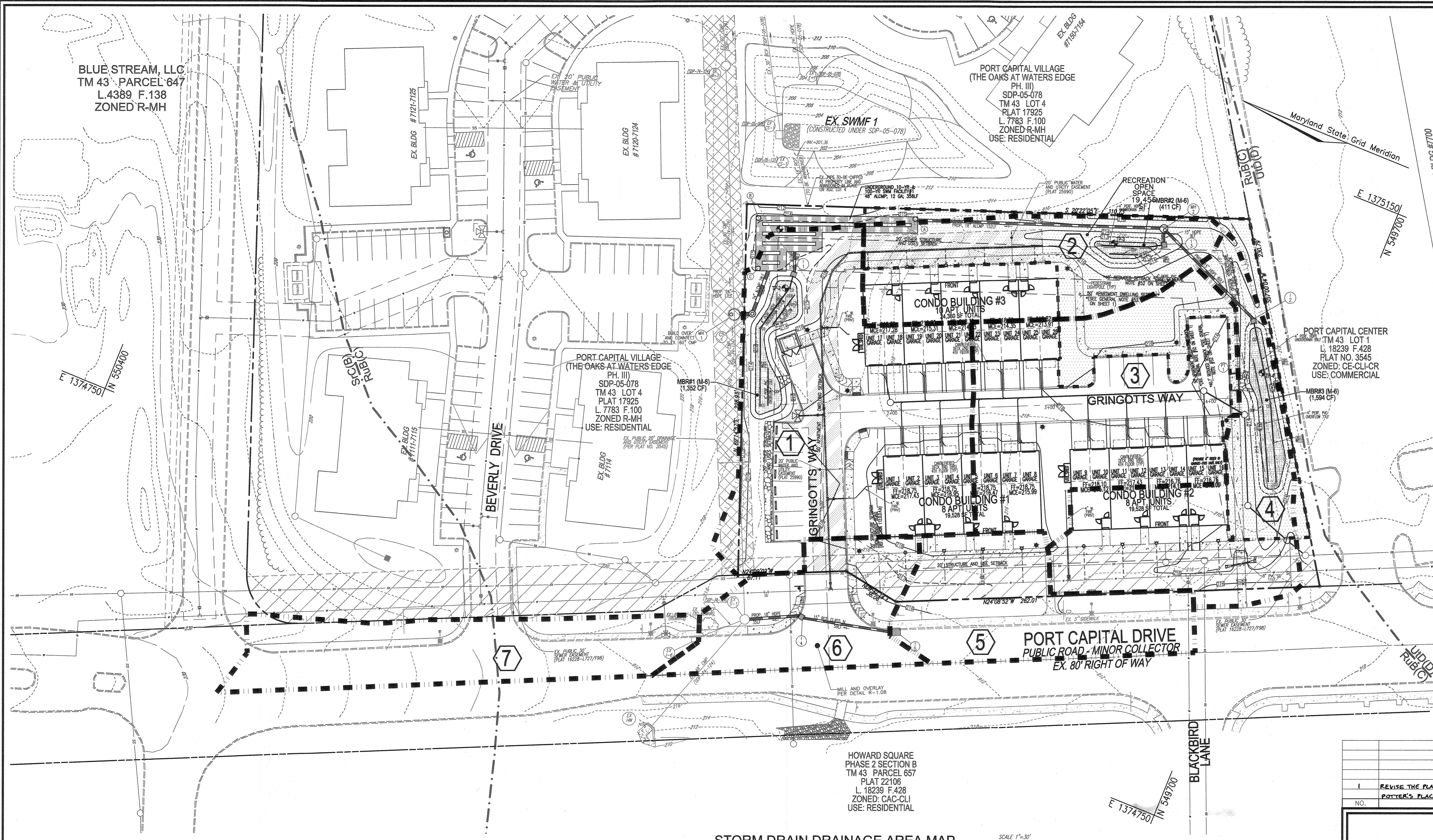
*[Signature]* 2/25/22  
 OWNER/DEVELOPER SIGNATURE DATE  
 Mark Anderson Vice President  
 PRINTED NAME & TITLE

**DESIGN CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS; THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 03/01/22  
 DESIGNER'S SIGNATURE DATE  
 ROBERT H. VOGEL  
 PRINTED NAME  
 MD REGISTRATION NO. 16193  
 (P.E., R.L.S., OR R.L.A. (circle one))  
 HOWARD S.C.D.

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



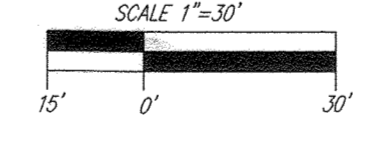


- LEGEND:**
- EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - + 402.85 PROPOSED SPOT ELEVATION
  - + 402.85 EXISTING SPOT ELEVATION
  - ==== PROPOSED CURB AND GUTTER
  - ==== EXISTING CURB AND GUTTER
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING MAILBOX
  - EXISTING SIGN
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY LINE
  - EXISTING CLEANOUT
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN INLET
  - SOILS BOUNDARY
  - EXISTING TREELINE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - 5' CONCRETE SIDEWALK & CONCRETE DRIVEWAY
  - PROPOSED STREET LIGHT
  - TEST PITS
  - EX. PUBLIC 30" SEWER EASEMENT PLAT# 16228-L-727 F.98
  - 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT 25990)
  - EX. PUBLIC 20" DRAINAGE AND UTILITY EASEMENT PLAT # 3545
  - DRAINAGE DIVIDE
  - MICRO-BIORETENTION AREA (M-6)

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7035 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTER'S PLACE TO PORT CAPITAL	2-6-23

**STORM DRAIN DRAINAGE AREA MAP**  
 SCALE: 1"=30'



**SD Drainage Area Chart**

DRAINAGE AREA	AREA AC	C	IMP %
DA-1 (I-1)	0.56	0.56	56%
DA-2 (I-3)	0.28	0.41	33%
DA-3 (PT-1)	0.45	0.70	76%
DA-4 (I-2)	0.32	0.38	28%
DA-5 (I-5)	0.24	0.55	53%
DA-6 (I-4)	0.20	0.64	67%
DA-7 (EX. I-100)	0.25	0.69	75%
swCulvert (ES-2)	0.15	0.46	41%

STORMWATER MANAGEMENT FACILITIES TO PRIVATELY OWNED AND MAINTAINED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3-15-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

3/16/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

3-17-22  
 DIRECTOR  
 DATE

**SITE DEVELOPMENT PLAN**

**STORM DRAIN DRAINAGE AREA MAP**

**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III  
 PARCEL A  
 TAX MAP 43 GRID 4, 1ST ELECTION DISTRICT, ZONED: RA-15, HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

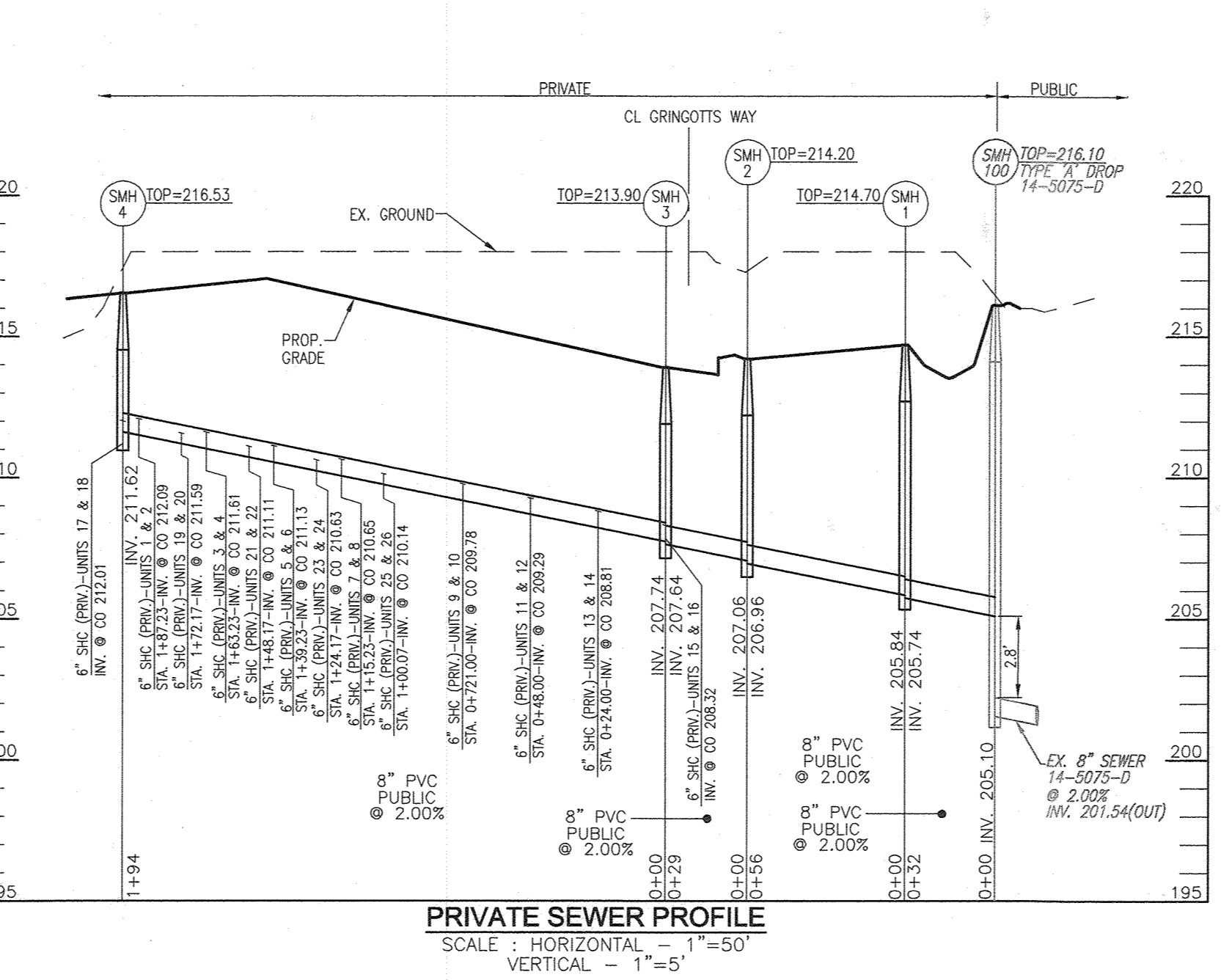
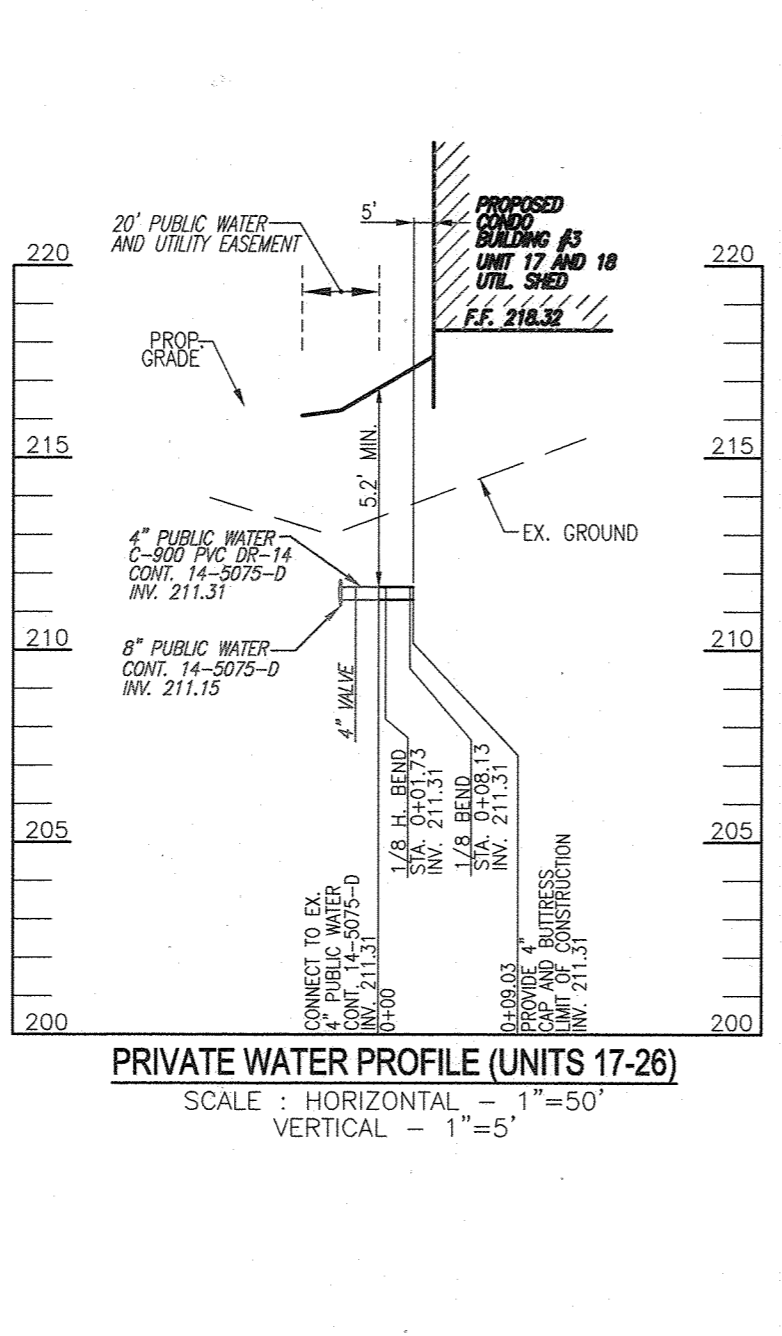
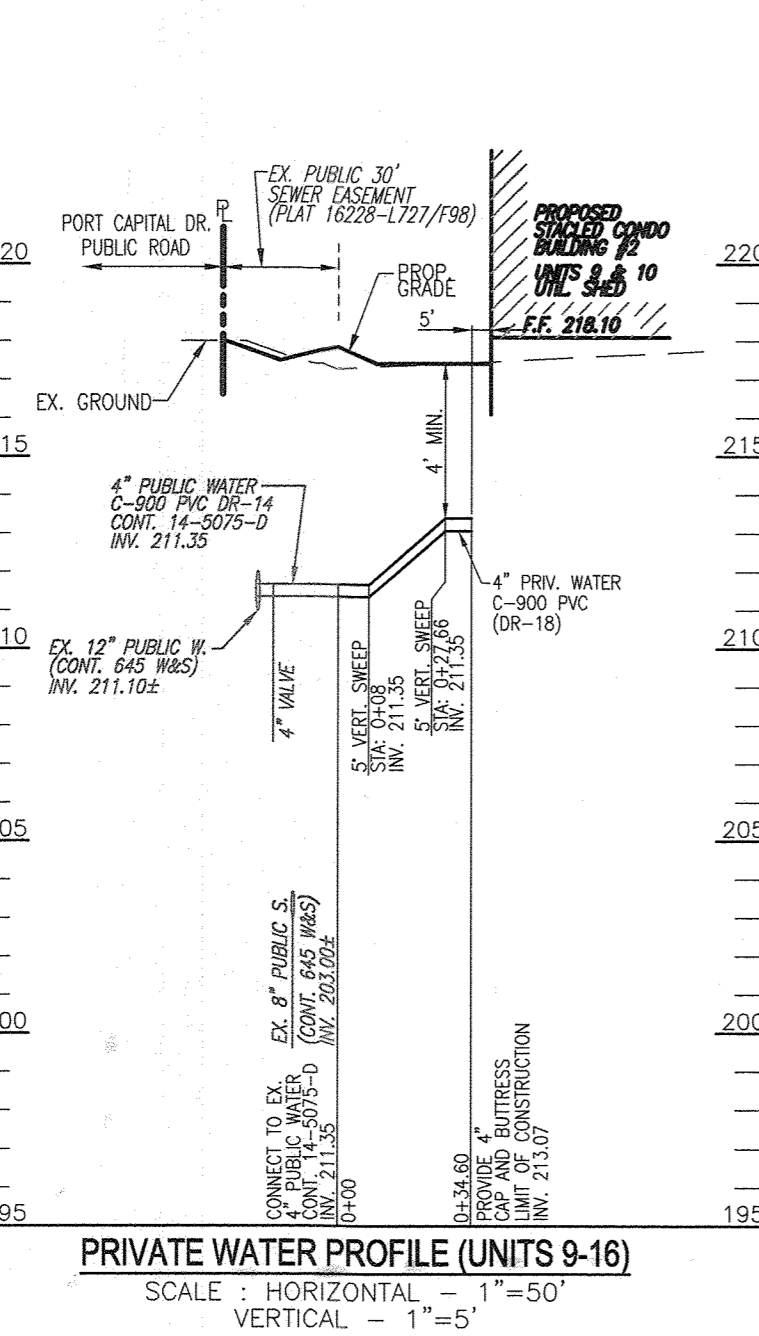
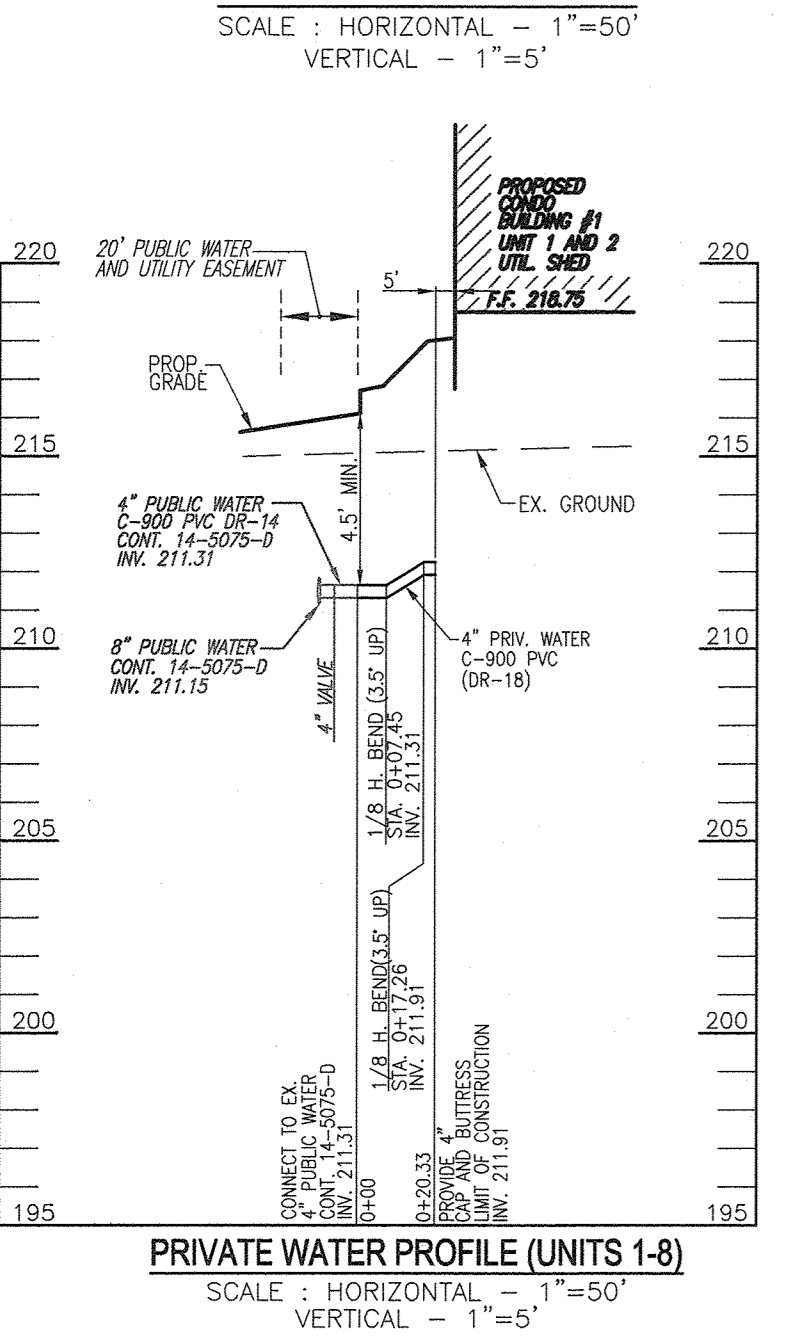
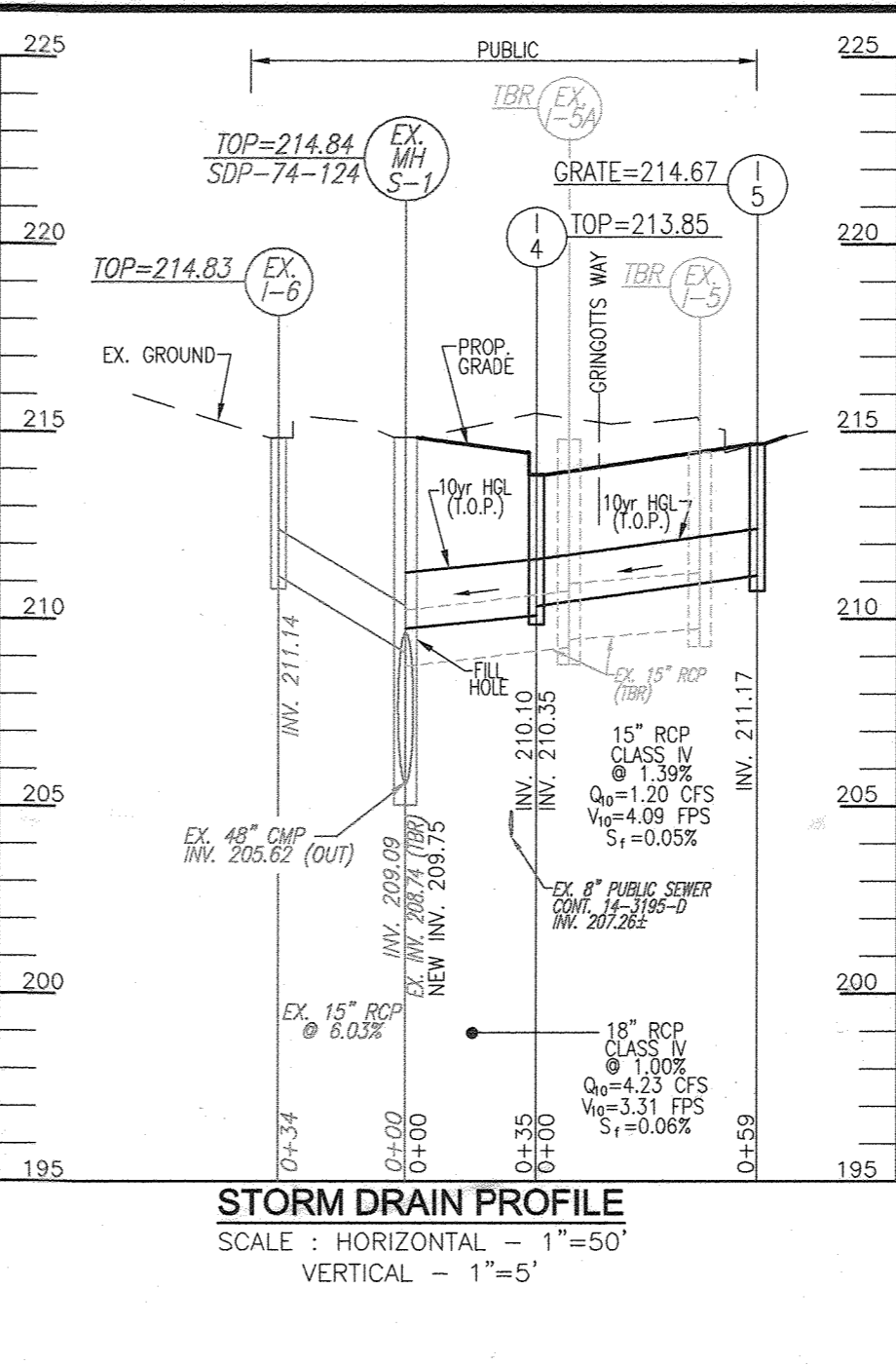
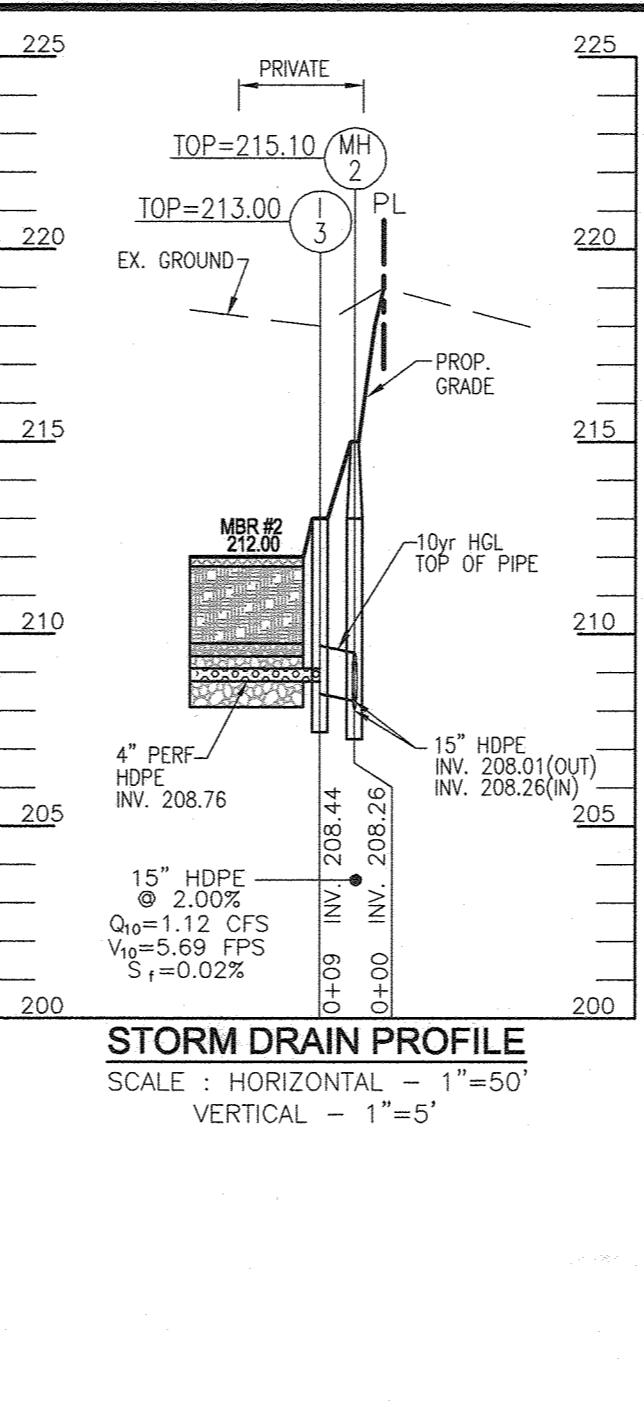
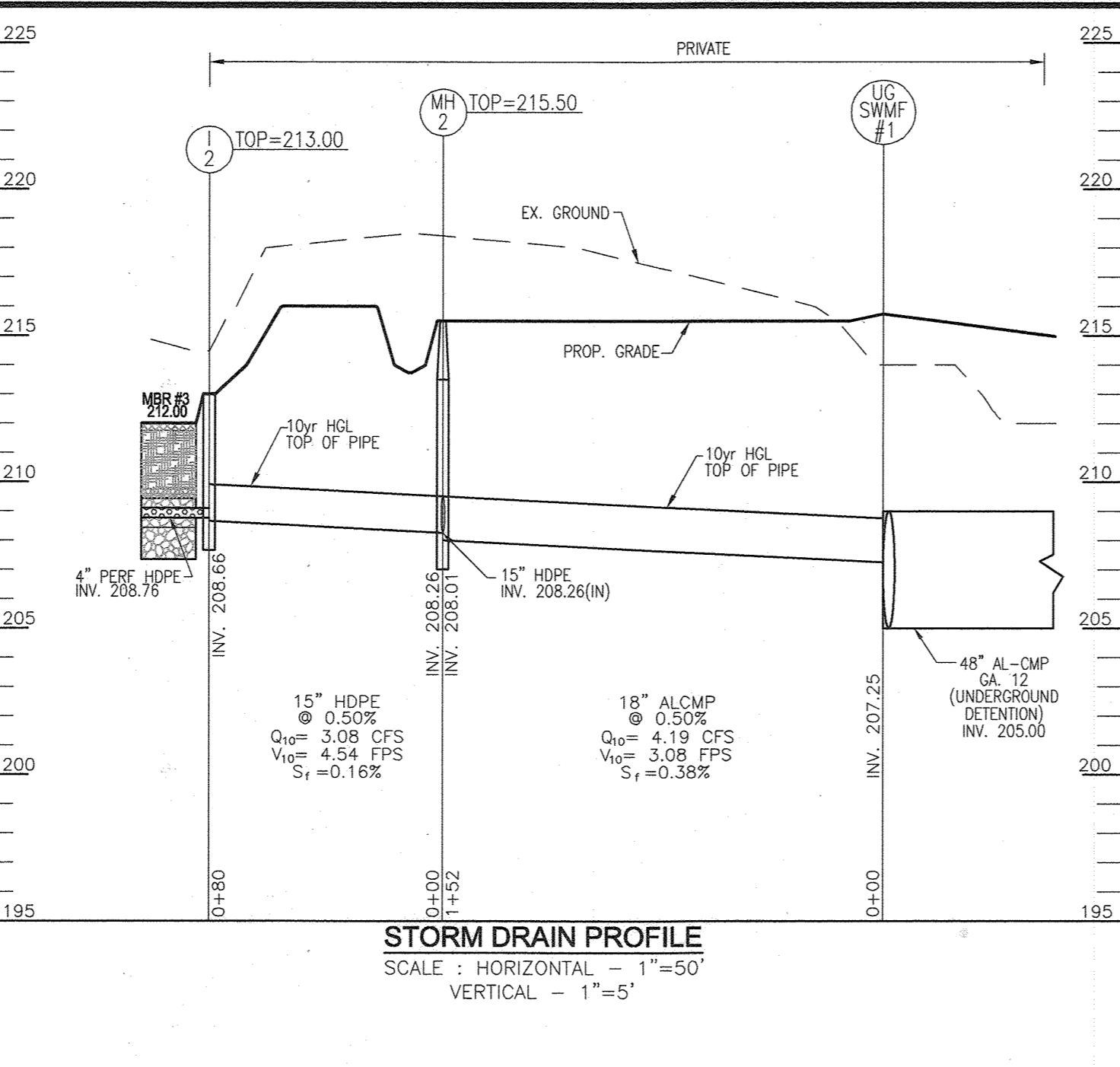
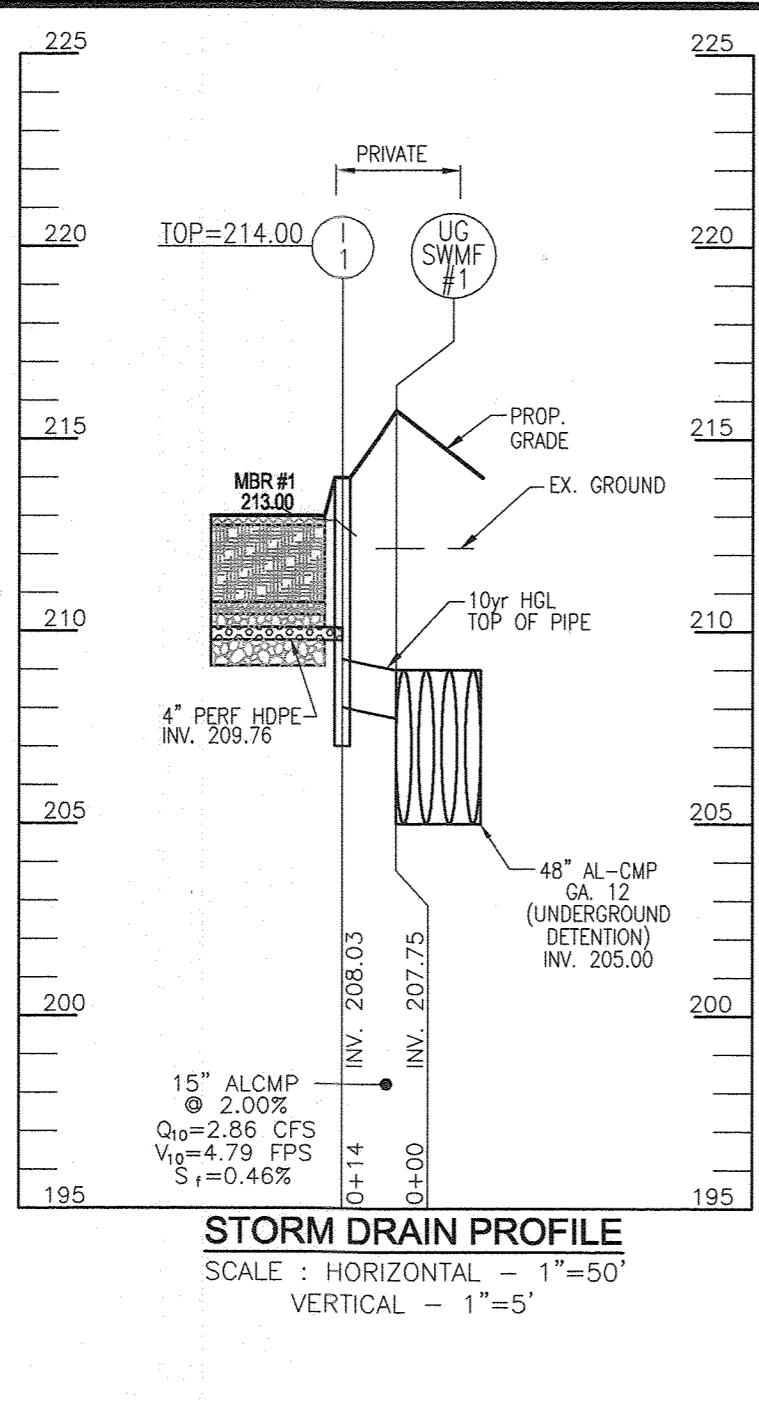
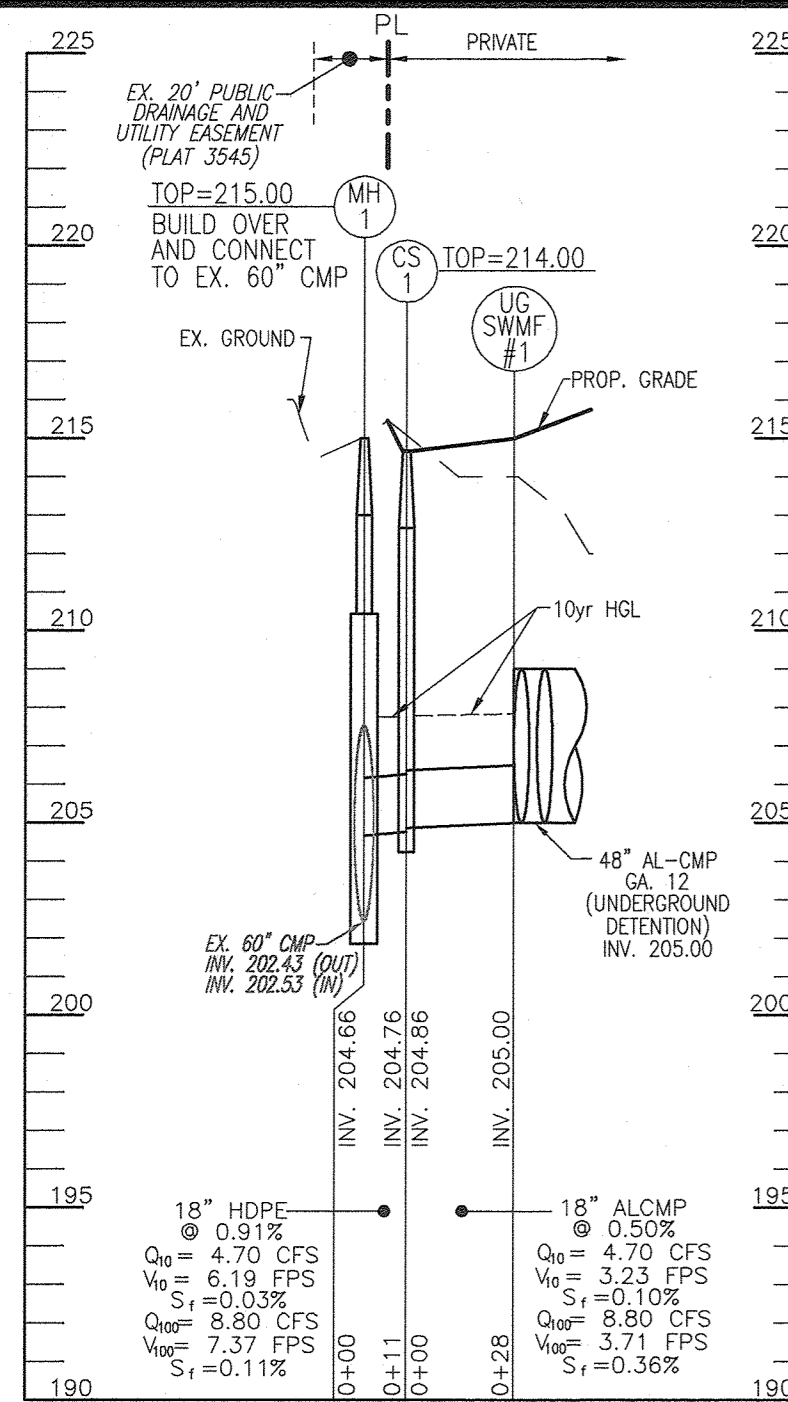
**TIMMONS GROUP**  
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DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHW  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

PROFESSIONAL CERTIFICATE  
 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. 11143, EXPIRATION DATE: 09-27-2022

ROBERT H. VOGEL, PE No.18193

7 SHEET OF 11



UNIT	STREET ADDRESS	LOCATION DIMENSION 1	LOCATION DIMENSION 2
<b>BUILDING 1</b>			
UNIT 1	7738-A PORT CAPITAL DR		
UNIT 2	7738-B PORT CAPITAL DR		
UNIT 3	7738-A PORT CAPITAL DR		
UNIT 4	7738-B PORT CAPITAL DR		
UNIT 5	7734-A PORT CAPITAL DR		
UNIT 6	7734-B PORT CAPITAL DR		
UNIT 7	7732-A PORT CAPITAL DR		
UNIT 8	7732-B PORT CAPITAL DR		
<b>BUILDING 2</b>			
UNIT 9	7728-A PORT CAPITAL DR		
UNIT 10	7728-B PORT CAPITAL DR		
UNIT 11	7726-A PORT CAPITAL DR		
UNIT 12	7726-B PORT CAPITAL DR		
UNIT 13	7724-A PORT CAPITAL DR		
UNIT 14	7724-B PORT CAPITAL DR		
UNIT 15	7722-A PORT CAPITAL DR		
UNIT 16	7722-B PORT CAPITAL DR		
<b>BUILDING 3</b>			
UNIT 17	7201-A GRINGOTTS WAY		
UNIT 18	7201-B GRINGOTTS WAY		
UNIT 19	7203-A GRINGOTTS WAY		
UNIT 20	7203-B GRINGOTTS WAY		
UNIT 21	7205-A GRINGOTTS WAY		
UNIT 22	7205-B GRINGOTTS WAY		
UNIT 23	7207-A GRINGOTTS WAY		
UNIT 24	7207-B GRINGOTTS WAY		
UNIT 25	7209-A GRINGOTTS WAY		
UNIT 26	7209-B GRINGOTTS WAY		

SIZE	TYPE	LENGTH
15"	RCP CLASS IV (SD)	59 LF
18"	RCP CLASS IV (SD)	35 LF

SIZE	TYPE	LENGTH
4"	PERFORATED HDPE (SWM)	222 LF
4"	PERFORATED PVC (SWM)	140 LF
4"	C-900 PVC DR-14 (WATER)	64 LF
4"	PVC SCH. 40 (SEWER)	75 LF
6"	PVC SCH. 40 (SEWER)	291 LF
8"	PVC SCH. 40 (SEWER)	311 LF
15"	HDPE	89 LF
18"	HDPE	11 LF
15"	ALCMP	14 LF
18"	ALCMP	180 LF
48"	ALCMP (SWM)	356 LF

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	COMMENTS	MAINTENANCE RESPONSIBILITY
I-1	TYPE 'S' INLET	N 550032.06 E 1374975.32	214.00	209.76	208.03	HO. CO. STD D-4.24	PRIVATE
I-2	TYPE 'S' INLET	N 549757.80 E 1375055.44	213.00	208.76	206.66	HO. CO. STD D-4.24	PRIVATE
I-3	TYPE 'S' INLET	N 549826.77 E 1375078.24	213.00	208.76	208.44	HO. CO. STD D-4.24	PRIVATE
I-4	TYPE 'S' INLET	N 549944.94 E 1374779.58	213.85	210.35	210.10	HO. CO. STD D-4.24	PUBLIC
I-5	TYPE DOUBLE 'WR' INLET	N 549891.41 E 1374795.58	214.67	---	211.17	HO. CO. STD D-4.31	PUBLIC
PT-1	10" FLOW THROUGH INLET	N 549757.52 E 1375014.90	214.10	---	213.00	HO. CO. STD D-4.35	PRIVATE
CS-1	4'-0" STANDARD PRECAST MANHOLE	N 550046.64 E 1374943.06	214.66	204.86	204.76	MD 384.01; SEE DETAIL, SHEET 10	PUBLIC
MH-1	84" DIAM. PRECAST MANHOLE	N 550056.83 E 1374938.50	215.00	202.51	202.43	MD 384.07	PUBLIC
MH-2	5'-0" STANDARD PRECAST MANHOLE	N 549830.64 E 1375087.44	215.10	208.26	208.01	HO. CO. STD G-5.13	PRIVATE
SMH-1	STD 4' PRECAST MANHOLE	N 549718.20 E 1374948.57	214.70	205.84	205.74	HO. CO. STD G-5.12	PRIVATE
SMH-2	STD 4' PRECAST MANHOLE	N 549741.23 E 1374999.82	214.20	207.06	206.96	HO. CO. STD G-5.12	PRIVATE
SMH-3	STD 4' PRECAST MANHOLE	N 549770.14 E 1375003.97	213.90	207.91	207.64	HO. CO. STD G-5.12	PRIVATE
SMH-4	STD 4' PRECAST MANHOLE	N 549946.86 E 1374924.53	216.53	211.70	211.62	HO. CO. STD S-1.31 (TERMINAL MANHOLE)	PRIVATE

UNIT NO.	TYPE	6" INV. @ MAIN/MH	DIST TO CO	6" INV. @ CO	4" INV. @ CO	4" INV. @ HOUSE (SFT OFFSET)	DIST TO BACK OF HOUSE	ELEV. @ BACK OF HOUSE	HOUSE MCE	HOUSE F.F. ELEVATION
1	SHC	211.58	25.60	212.09	212.26	212.31	54.89	214.93	217.43	218.75
2	SHC	211.58	25.60	212.09	213.76	213.83	54.89	214.45	216.95	218.75
3	SHC	211.10	25.60	211.61	211.78	211.83	54.89	214.45	216.95	218.75
4	SHC	211.10	25.60	211.61	213.28	213.35	54.89	214.45	216.95	218.75
5	SHC	210.62	25.60	211.13	211.30	211.35	54.89	213.97	216.47	218.75
6	SHC	210.62	25.60	211.13	212.80	212.87	54.89	213.49	215.99	218.75
7	SHC	210.14	25.60	210.65	210.82	210.87	54.89	213.01	215.51	218.75
8	SHC	209.78	25.60	210.32	211.32	211.39	54.89	212.53	215.05	218.75
9	SHC	209.27	25.60	209.78	209.95	210.00	54.89	212.62	215.12	218.10
10	SHC	209.27	25.60	209.78	211.45	211.52	54.89	212.62	215.12	218.10
11	SHC	208.78	25.60	209.29	209.46	209.51	54.89	212.13	214.63	217.43
12	SHC	208.78	25.60	209.29	210.96	211.03	54.89	212.13	214.63	217.43
13	SHC	208.30	25.60	208.81	208.98	209.03	54.89	211.65	214.15	216.76
14	SHC	208.30	25.60	208.81	210.48	210.55	54.89	211.65	214.15	216.76
15	SHC	207.81	25.60	208.32	208.49	208.54	54.89	209.59	212.09	216.76
16	SHC	207.81	25.60	208.32	209.99	210.06	54.89	209.59	212.09	216.76
17	SHC	211.70	15.50	212.01	212.18	212.23	54.89	214.78	217.28	218.32
18	SHC	211.70	15.50	212.01	213.68	213.75	54.89	214.78	217.28	218.32
19	SHC	211.28	15.50	211.59	211.76	211.81	54.89	212.86	215.36	218.32
20	SHC	211.28	15.50	211.59	213.26	213.33	54.89	212.86	215.36	218.32
21	SHC	210.80	15.50	211.11	211.28	211.33	54.89	212.38	214.88	218.32
22	SHC	210.80	15.50	211.11	212.78	212.85	54.89	212.38	214.88	218.32
23	SHC	210.32	15.50	210.63	210.80	210.85	54.89	211.90	214.40	218.32
24	SHC	210.32	15.50	210.63	212.30	212.37	54.89	211.90	214.40	218.32
25	SHC	209.83	15.70	210.14	210.31	210.36	54.89	211.41	213.91	218.32
26	SHC	209.83	15.70	210.14	211.81	211.88	54.89	211.41	213.91	218.32

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/16/22 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/16/22 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 3-17-22 DATE

DIRECTOR

CONTRACTOR TO TESTPIT FOR EXISTING UTILITIES TO VERIFY INVERT ELEVATIONS AT ALL TIE-IN AND POSSIBLE CROSSING LOCATIONS WELL IN ADVANCE OF CONSTRUCTION

STORMWATER MANAGEMENT FACILITIES TO PRIVATELY OWNED AND MAINTAINED

OWNER/DEVELOPER  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7055 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

NO. 1  
 REVISION: REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTER'S PLACE TO PORT CAPITAL  
 DATE: 2-6-23

SITE DEVELOPMENT PLAN

**STORM DRAIN AND UTILITY PROFILES**

**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III  
 TAX MAP 43 GRID 4  
 1ST ELECTION DISTRICT

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

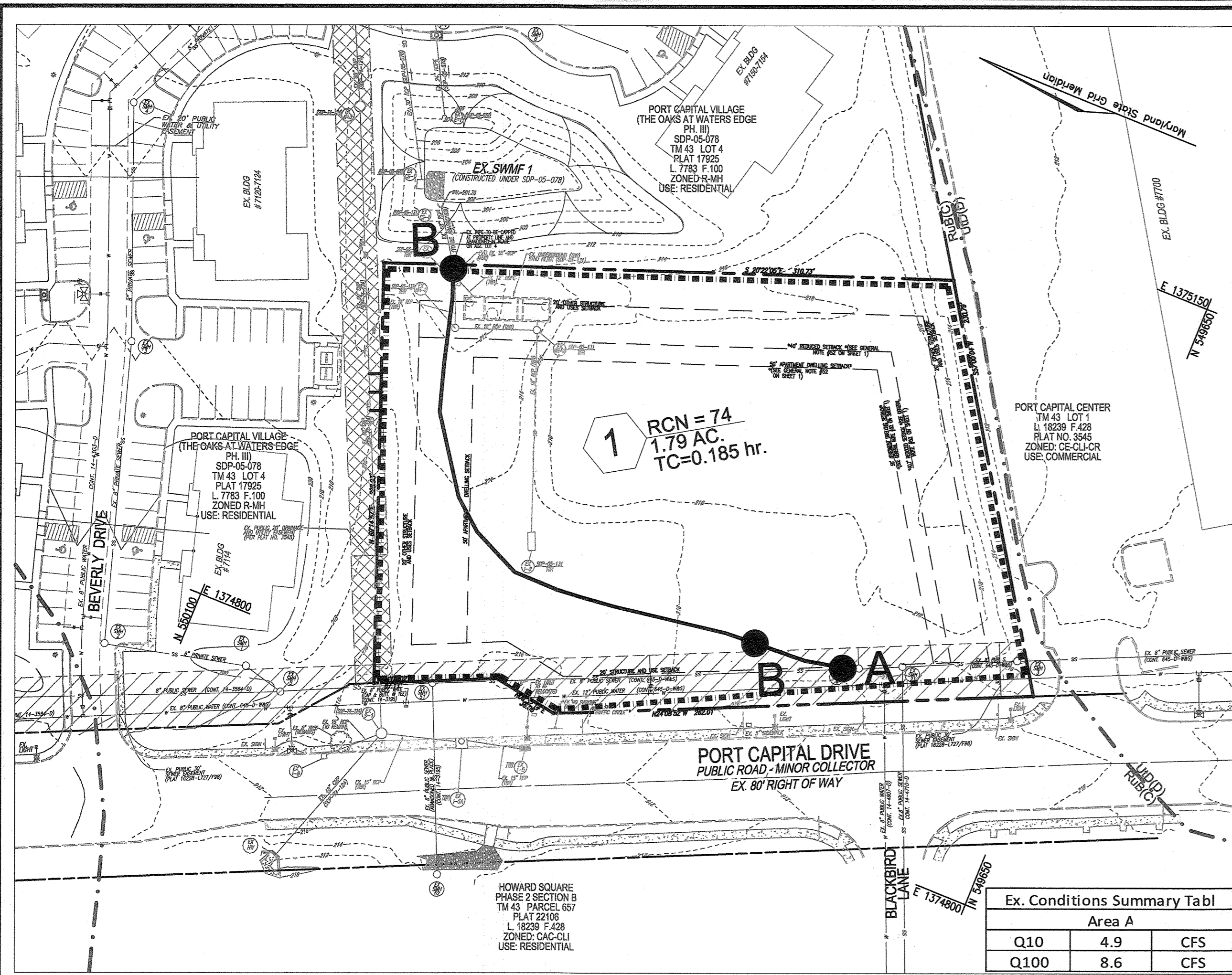
PROFESSIONAL CERTIFICATE

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. 141593 EXPIRES 08-27-2022

DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/XG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

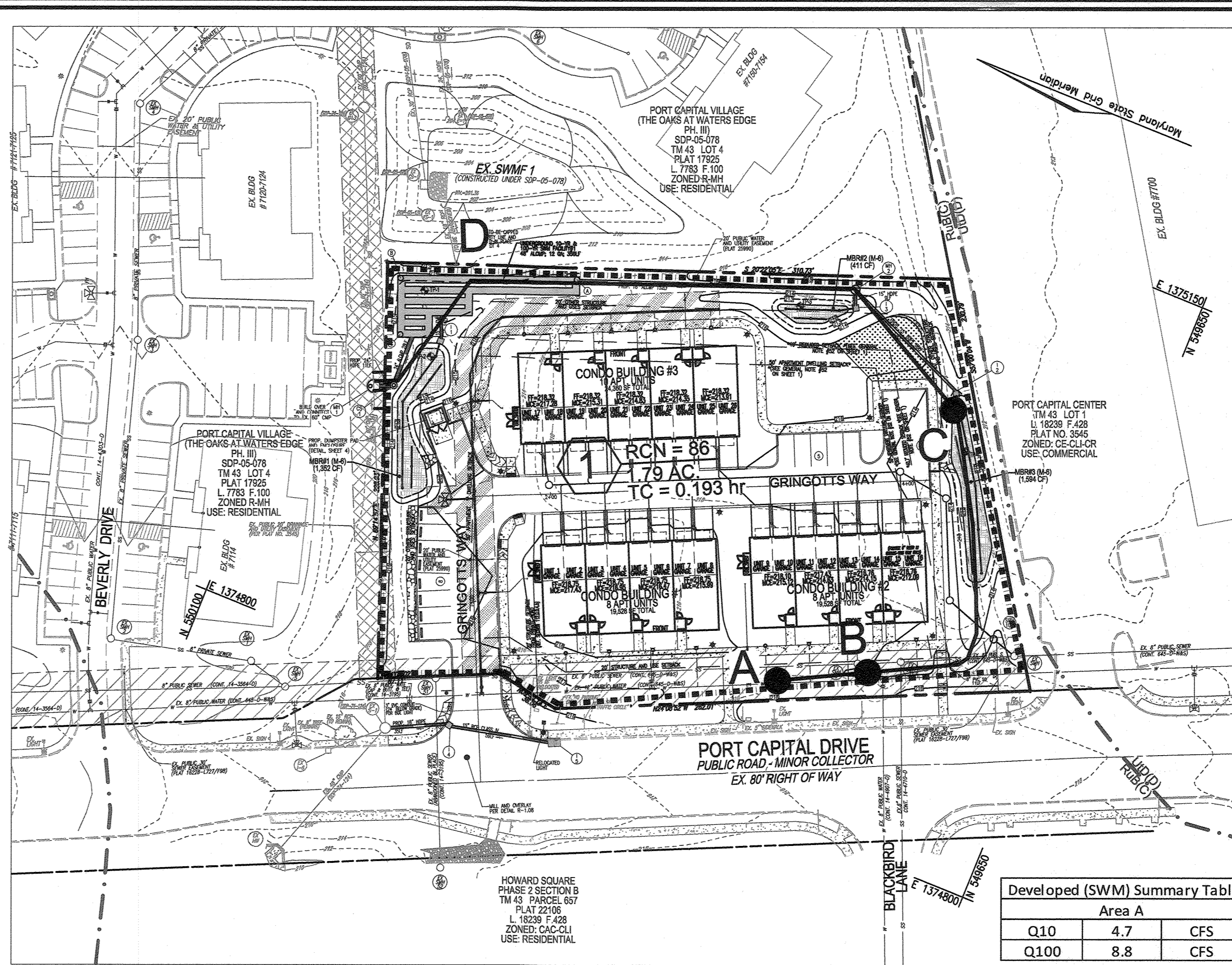
8 SHEET OF 11





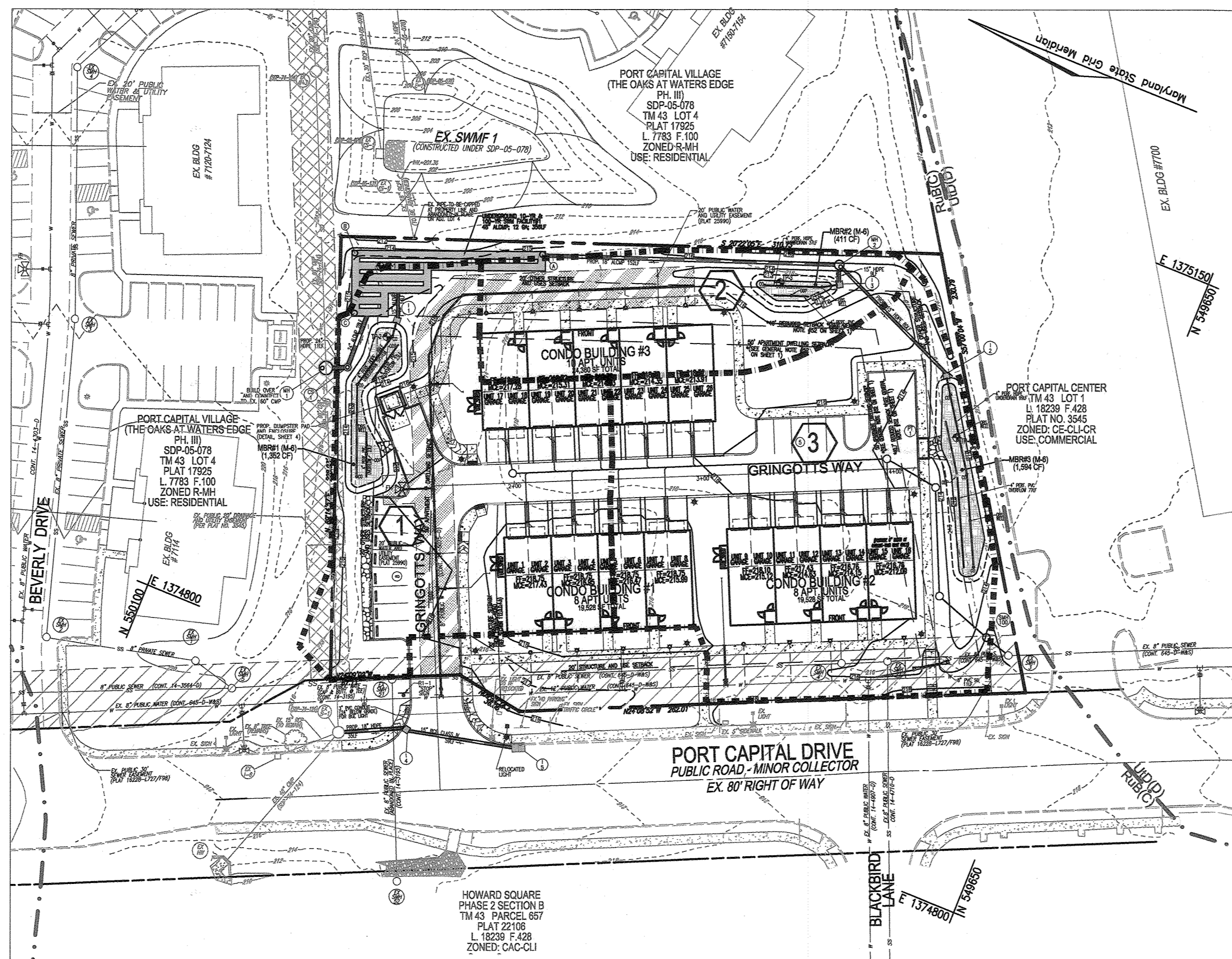
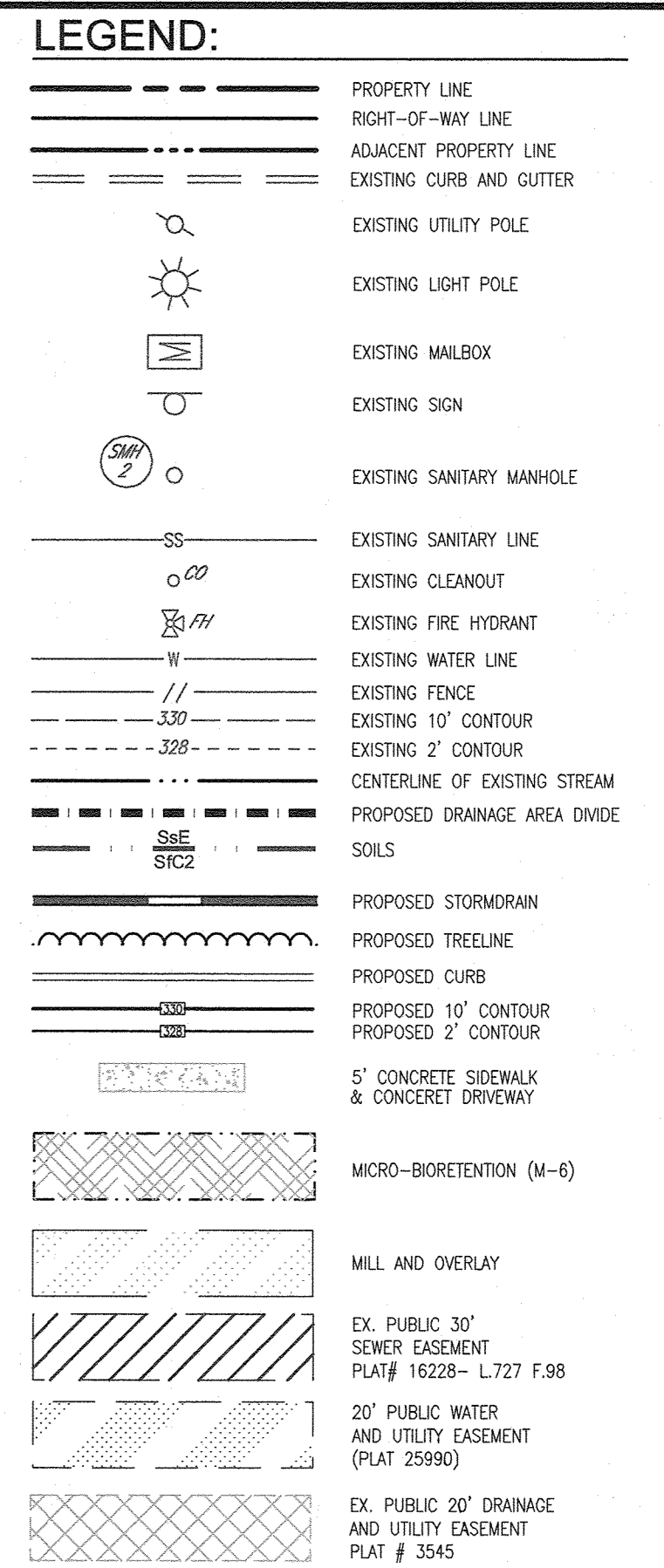
EXISTING 10/100YR DRAINAGE AREA MAP

SCALE: 1"=50'



DEVELOPED CONDITION 10/100YR DRAINAGE AREA MAP

SCALE: 1"=50'



ESDv SWM DRAINAGE AREA MAP

SCALE: 1"=50'

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
RuB	RUSSETT AND BELTSVILLE LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY WELL DRAINED	C	0.0 - 0.06

NOTE: SWM CPV PROVIDED BY A MICROPOOL EXTENDED DETENTION POND IN ADJACENT LOT 4 (ECP-16-031). THIS SITE PROVIDES REQUIRED WQv AND REV FOR 1" RUNOFF.

OWNER/DEVELOPER  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7055 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM 2-G-23 POTTER'S PLACE TO PORT CAPITAL	

**SITE DEVELOPMENT PLAN**  
**EXISTING AND PROPOSED DRAINAGE AREA MAP**

**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III

TAX MAP 43 GRID 4      PARCEL 644  
 1ST ELECTION DISTRICT      ZONED: R-A-15      HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

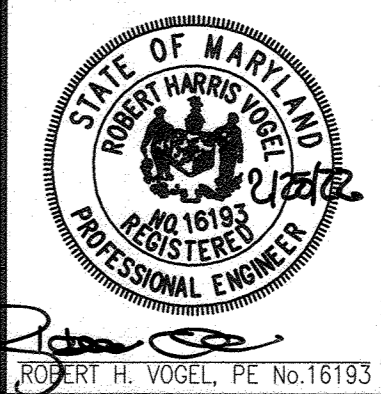
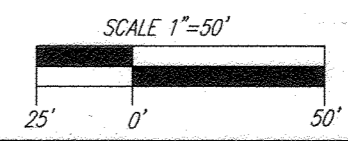
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2-15-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

*[Signature]* 2/17/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT      DATE

*[Signature]* 3-17-22  
 DIRECTOR      DATE

STORMWATER MANAGEMENT FACILITIES TO PRIVATELY OWNED AND MAINTAINED

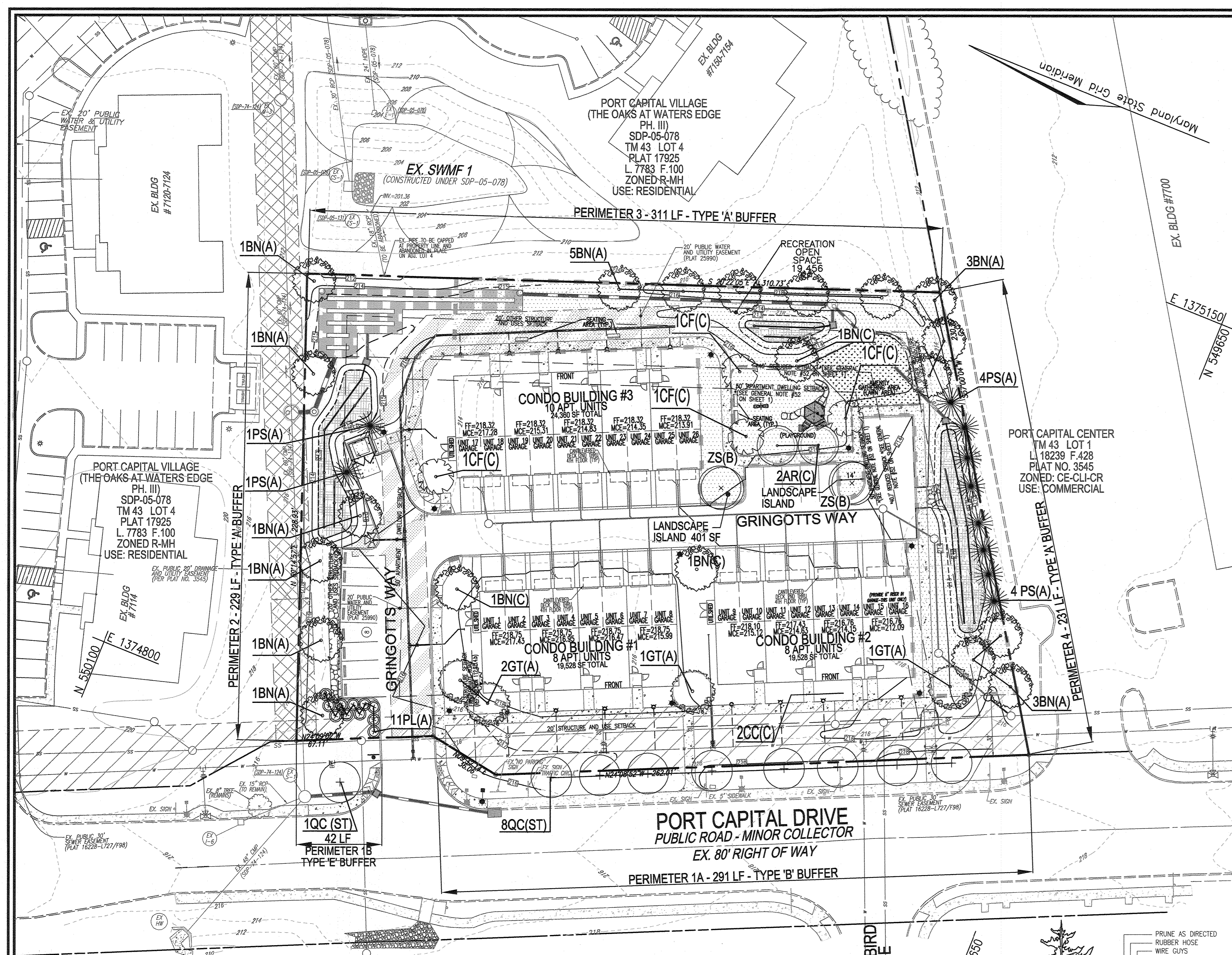


DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2022  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

PROFESSIONAL CERTIFICATE  
 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. 16193, EXPIRATION DATE: 08-27-2022

9 SHEET OF 11





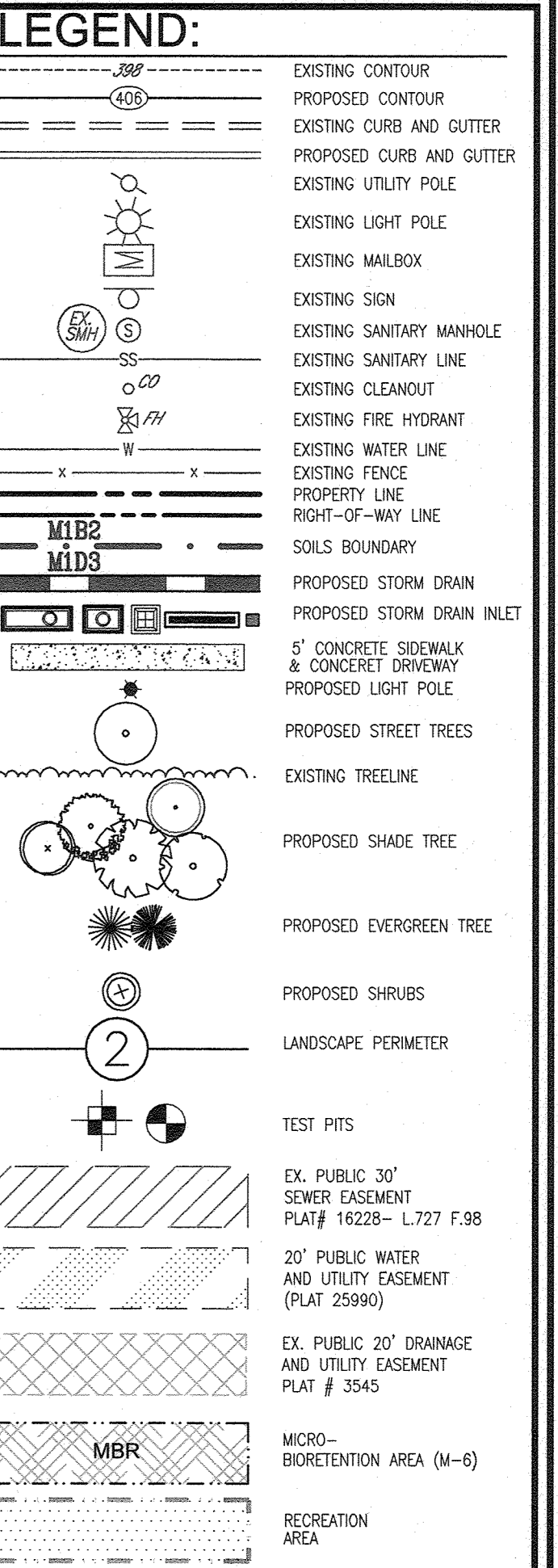
**SCHEDULE 'A' PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES					ADJACENT TO DUMPSTER	TOTAL
	1A	1B	2	3	4		
PERIMETER/FRONTAGE DESIGNATION	B	E	A	A	A	5	C
LANDSCAPE TYPE	291	42	229	311	231	30	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER							
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	1:50 8	1:40 11	1:60 4	1:60 5	1:60 4	1:40 1	21
NUMBER OF PLANTS PROVIDED	4*	1	4	5	6*	1	21
SHADE TREES	0*	-	-	-	8*	2	10
EVERGREEN TREES	-	11	-	-	-	-	11
SHRUBS (1:0.1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-	-	-	-

\* THE REQUIRED 2 SHADE AND 8 EVERGREEN TREES FROM PERIMETER 1A ARE PROVIDED IN PERIMETER 4 DUE TO EXISTING 30' EASEMENT ALONG PORT CAPITAL DRIVE AND TO ENHANCE SCREENING AT PERIMETER 4.

**PLANT LIST - SCHEDULE 'A' (PERIMETER)**

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
BN	17	BETULA NIGRA 'HERITAGE' HERITAGE CLUMP RIVER BIRCH	2.5"-3" CAL	B & B
GT	4	GLEDITSIA TRICANTHOS F. INERMIS 'IMPOCOLE' IMPERIAL HONEY LOCUST	2.5"-3" CAL	B & B
PS	10	PINUS STROBUS EASTERN WHITE PINE	6"-8" HGT.	B & B
PL	11	PRUNUS LAUROCEARUS 'OTTO LUTYKEN' OTTO LUTYKEN CHERRY LAUREL	2'-2.5' HGT.	B & B



**SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	13
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	2
SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	0

**PLANT LIST - SCHEDULE 'B' (PARKING LOT)**

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
ZS	2	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2.5"-3" CAL	B & B

**LANDSCAPE SCHEDULE 'C' (RESIDENTIAL)**

NUMBER OF DWELLING UNITS	26 APT
NUMBER OF TREES REQUIRED (1:3 DU)	9
NUMBER OF TREES PROVIDED	9

**PLANT LIST - SCHEDULE 'C' (RESIDENTIAL)**

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
BN	3	BETULA NIGRA 'HERITAGE' HERITAGE CLUMP RIVER BIRCH	10'-12" HT	B & B
AR	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL	B & B
CF	4	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	8'-10" HGT.	B & B

**SCHEDULE 'D' - STREET TREE CALCULATIONS**

STREET NAME	LINEAR FEET	REQUIRED	PROVIDED
PORT CAPITAL DRIVE (MINOR COLLECTOR)	360	(1:40) 9	9

**PLANT LIST - SCHEDULE 'D' (STREET TREES)**

KEY	QUAN	BOTANICAL NAME	SIZE	CAT
QC	9	QUERCUS COCCINEA SCARLET OAK	2.5"-3" CAL	B & B

**LANDSCAPE SCHEDULE NOTES:**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENTS, BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, IN THE AMOUNT OF \$11,430.00 FOR THE REQUIRED 32 SHADE TREES, 10 EVERGREEN TREES, AND 11 SHRUBS.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, IN THE AMOUNT OF \$2,700.00 FOR THE REQUIRED 9 SHADE TREES. THE SURETY FOR THE PUBLIC STREET TREES WILL BE ADDRESSED WITH THE DED'S COST ESTIMATE.

**FOREST CONSERVATION WORKSHEET FOR**

<b>Net Tract Area</b>				
A. Total (Gross) Tract Area			A = 1.79	
B. Area within 100-year Floodplain			B = 0.00	
C. Other Deductions (Identify: )			C = 0.00	
D. Net Tract Area			D = 1.79	
<b>Land Use Category</b>				
Insert the number "1" under the appropriate land use (limit to only one entry)				
Rural LD	Rural MD	Resid. Suburban	Inst./Retail/Ind./Office	Mixed Use/ PUD
0	0	1	0	0

**Existing Forest Cover**

E. Afforestation Threshold (Net Tract Area x 15%)	E = 0.30
F. Reforestation Threshold (Net Tract Area x 20%)	F = 0.40
G. Existing Forest Cover within the Net Tract Area	G = 0.00
H. Area of Forest above Afforestation Threshold	H = 0.00
I. Area of Forest above Reforestation Threshold	I = 0.00

**Break Even Point**

J. Break Even Point	J = 0.00
K. Forest Clearing Permitted without Mitigation	K = 0.00
<b>Proposed Forest Clearing</b>	
L. Total Area of Forest to be Cleared	L = 0.00
M. Total Area of Forest to be Retained	M = 0.00

**Planting Requirements Inside Watershed**

N. Reforestation for Clearing above the Reforestation Threshold	N = 0.00
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.00
Q. Credit for Retention above the Reforestation Threshold	Q = 0.00
R. Total Reforestation Required	R = 0.00
S. Total Afforestation Required	S = 0.30
T. Total Reforestation and Afforestation Requirement	T = 0.30
U. 75% of Total Obligation (Retention + Planting)	U = 0.20
V. Planting Required Onsite to meet 75% Obligation	V = 0.20

**Planting Requirements Outside Watershed**

W. Total Planting within Development Site Watershed	W = 0.30
X. Total Afforestation Required	X = 0.00
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.00
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.00
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.00
BB. Credit for Retention above the Reforestation Threshold	BB = 0.00
CC. Total Reforestation Required	CC = 0.00
DD. Total Afforestation and Reforestation Requirement	DD = 0.00

THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 0.3 ACRES OF AFFORESTATION WHICH HAS BEEN SATISFIED BY THE OFFSITE MITIGATION AT THE REGAN PROPERTY (SDP-16-015) SITE.

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION  
 C/O MATTHEW S. WINEMAN  
 7055 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MD 211046  
 410-423-0407

NO.	REVISION	DATE
1	REVISE THE PLAN TO CHANGE THE NAME OF THE PROJECT FROM POTTERS PLACE TO PORT CAPITAL	2-6-23

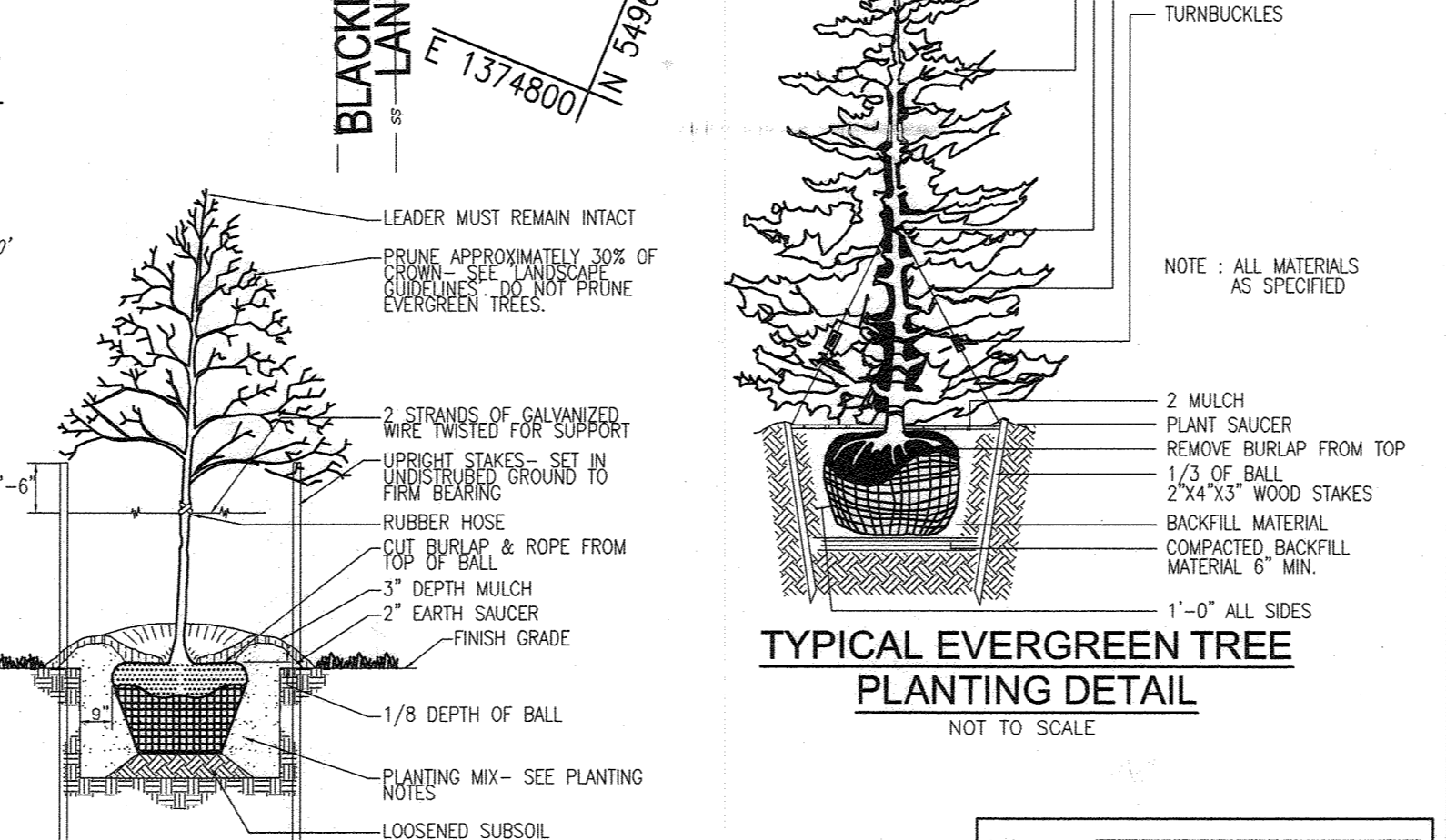
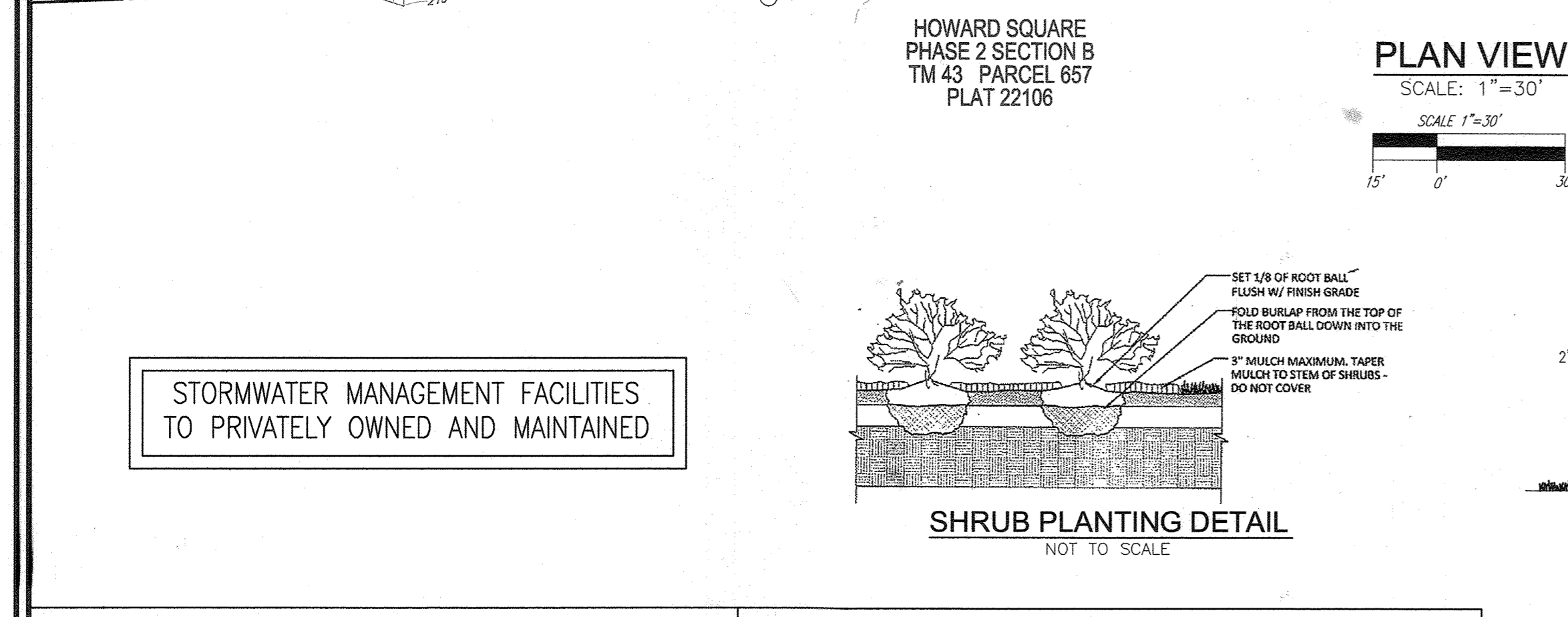
**SITE DEVELOPMENT PLAN**  
**LANDSCAPE AND FOREST CONSERVATION PLAN**  
**PORT CAPITAL**  
 THE OAKS AT WATERS EDGE PHASE III  
 PARCEL A  
 ZONED: RA-15  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 43 GRID 4  
 1ST ELECTION DISTRICT  
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

**PROFESSIONAL CERTIFICATE**  
 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. 211046, EXPIRATION DATE: 08-27-2023

DESIGN BY: LRC/DZE/RHV  
 DRAWN BY: LRC/KG/DZE  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 41639

**ROBERT H. VOGEL, PE No.16193**

11 SHEET OF 11



**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*[Signature]* 3-15-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3-17-23  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 DIRECTOR DATE

**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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 2-15-22  
 SIGNATURE OF DEVELOPER DATE

**NOTES:**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE - WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIFER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

**Myra Brosius**  
 ISA Certified Arborist™  
 CERT ID: MA5411A  
 Tree Risk Assessment Qualified

*[Signature]*  
 MYRA BROSIOUS  
 MD DNR FCA QUALIFIED PROFESSIONAL