

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT & SEDIMENT EROSION CONTROL PLAN
3	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
4	STORMWATER MANAGEMENT NOTES AND DETAILS
5	LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

SUNSET PLAINS

LOT 8

ZONED: R-20

TAX MAP NO.:31 PARCEL NO.:478 GRID NO.:13
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SITE ANALYSIS DATA CHART

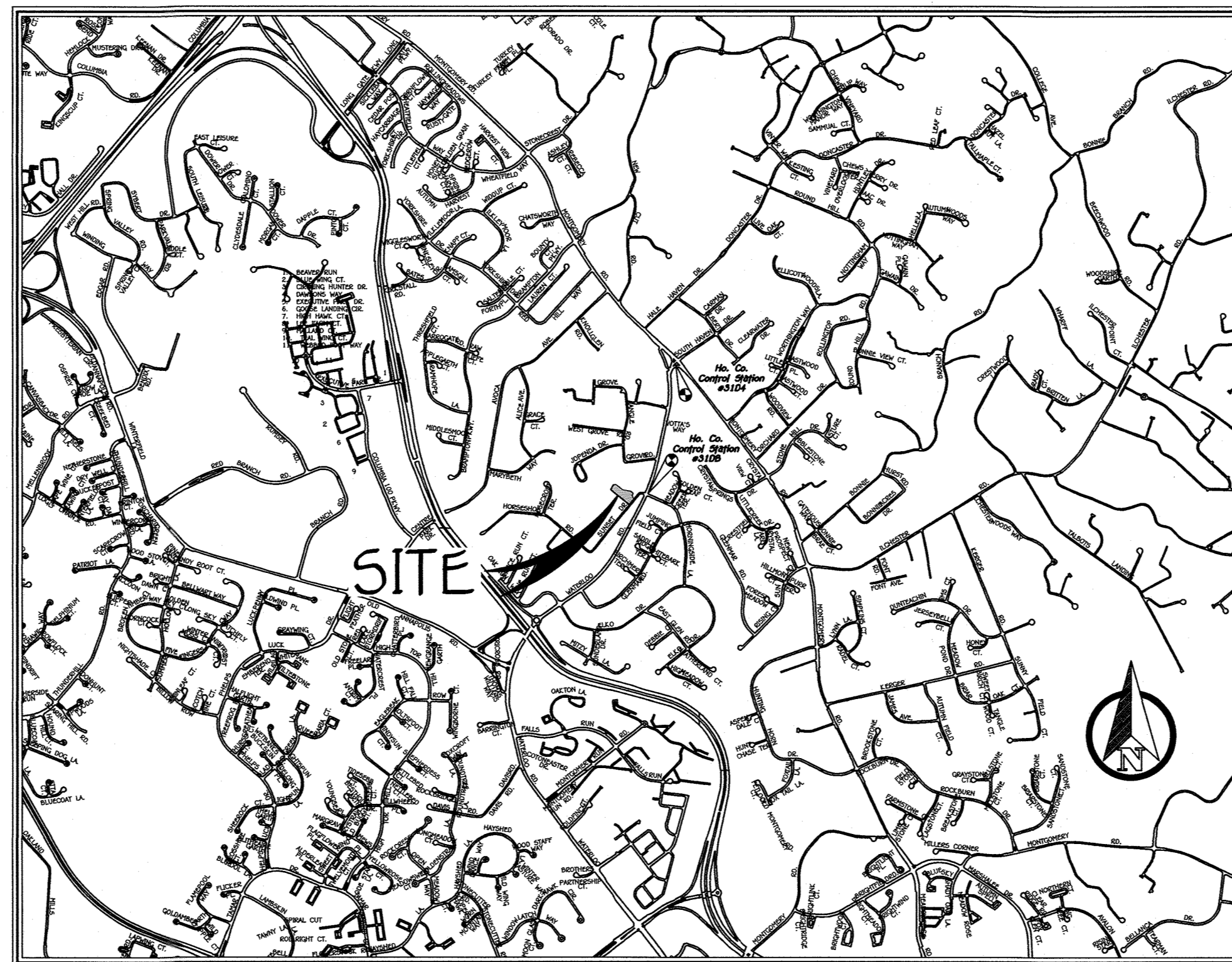
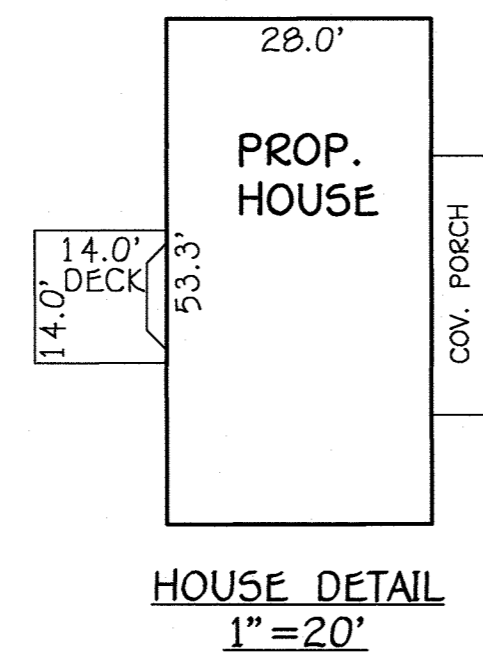
- A. TOTAL AREA OF THIS SUBMISSION = 0.9935 AC.±
- B. LIMIT OF DISTURBED AREA = 0.38 AC.±
- C. PRESENT ZONING DESIGNATION = R-20
(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: ECP-15-015; F-15-024; WP-15-059; WP-16-045
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC
- H. TOTAL AREA OF WETLANDS = 0.00 AC
- I. TOTAL AREA OF STREAM = 0.00 AC
- J. TOTAL AREA OF EXISTING FOREST = 0.00 AC
- K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC
- L. TOTAL GREEN OPEN AREA = 0.05 AC±
- M. TOTAL IMPERVIOUS AREA = 0.20 AC±
- N. TOTAL AREA OF ERODIBLE SOILS = 1.05 AC.±

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	705	856	MICRO-BIORETENTION (M-6)
TOTAL	705	856	

NOTE: SITE CONTAINS AN EXISTING HOUSE ON LOT 9 WHICH WAS NOT INCLUDED IN THESE COMPUTATIONS. COMPUTATIONS BASED ON LOD FOR NEW LOT 8. ALL NEW IMPERVIOUS SURFACES HAVE BEEN TREATED, THEREFORE NO ADDITIONAL TREATMENT IS REQUIRED.

GROSS AREA = 1.05 ACRES
LOD = 0.37 ACRES
RCN = 70.1
TARGET Pe = 1.6"

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
×	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	PROPOSED WATER
---	EXISTING SEWER LINE
---	PROPOSED SEWER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING/PATH
---	PROPOSED SIDEWALKS
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	FOREST CONSERVATION EASEMENT FENCING
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	EXISTING WETLANDS & WETLAND BUFFER
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES



VICINITY MAP

SCALE: 1" = 2,000'

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
8	8322 SUNSET DRIVE

BENCHMARK INFORMATION

B.M.# 3104 - HOWARD COUNTY CONTROL STATION #3104 - HORIZONTAL - (NAD '83)
N 571700.701
E 1,369,606.351
ELEVATION = 494.448 - VERTICAL - (NAVD '88)

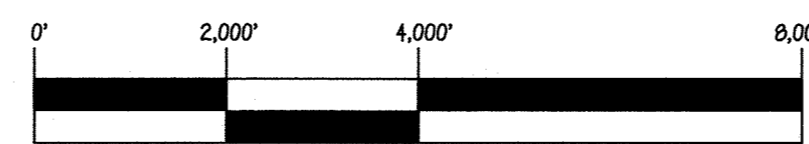
B.M.# 310B - HOWARD COUNTY CONTROL STATION #310B - HORIZONTAL - (NAD '83)
N 569583.630
E 1,369,155.134
ELEVATION = 492.343 - VERTICAL - (NAVD '88)

STORMWATER MANAGEMENT PRACTICES BY LOT

LOT NO.	DRYWELL (M-5) NUMBER	MICRO-BIO (M-6) NUMBER	BIO (F-6) NUMBER	REMARKS
LOT 8	-	1	0	DRIVEWAY DRAINS TO BIO ON LOT

SOILS LEGEND

SOIL	NAME	CLASS	K FACTOR
UcB	URBAN LAND - CHILLUM-BELTSVILLE COMPLEX, 0 to 5 % SLOPES	C	0.43
UsD	URBAN LAND - SASSAFRAS-BELTSVILLE COMPLEX, 5 to 15 % SLOPES	D	-

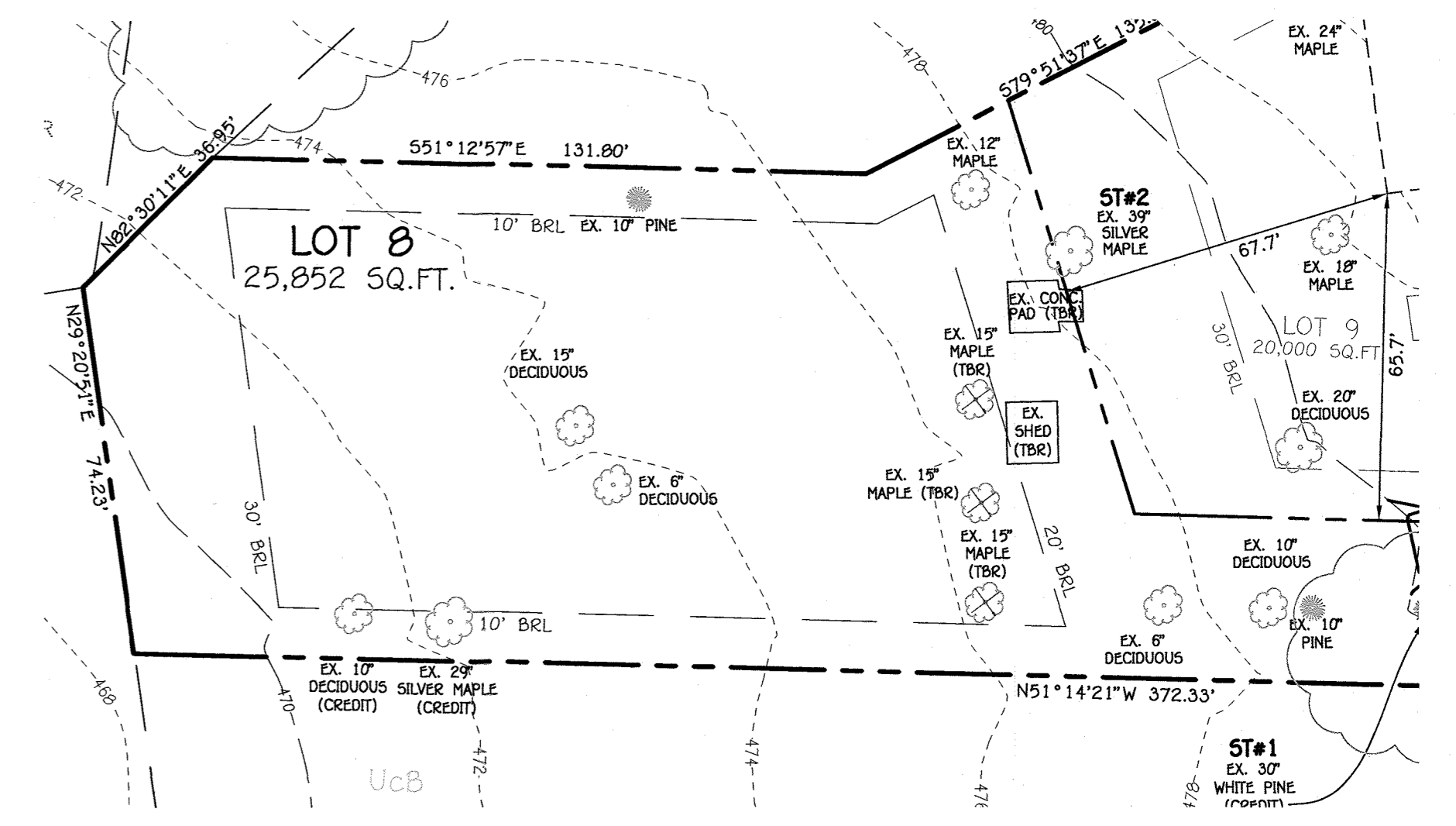


SCALE: 1" = 2,000'

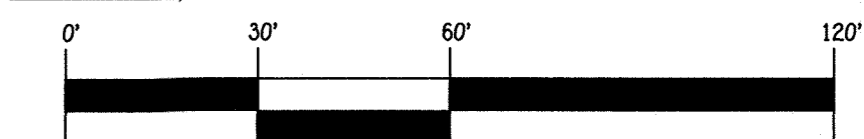
Please Note That Lot 8 In The Sunset Plains Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 302C & 302B WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT NO. 3104 N 571,700.701 E 1,369,606.351 ELEV. = 494.448
HOWARD COUNTY MONUMENT NO. 310B N 569,583.630 E 1,369,155.134 ELEV. = 492.343
- THIS SITE IS NOT ADJACENT TO A SCENIC ROAD.
- A SPEED AND NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED AUGUST, 2014.
- LOT 8 WILL HAVE A SEPARATE DRIVEWAY TO SERVE THE PROPERTY. THE DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
a) WIDTH- 12 FT. b) SURFACE- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1.5 INCHES OF FINAL COURSE BITUMINOUS SURFACE. c) GEOMETRY- MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS. d)
6. NO HISTORIC ELEMENTS AND NO CEMETERIES ARE LOCATED ON-SITE BASED ON THE HOWARD COUNTY CEMETERY INVENTORY MAP AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
7. DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BROGDES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. STRUCTURES CLEARANCES - MINIMUM 12 FEET
G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
8. A FIELD REVIEW OF THE SITE HAS CONFIRMED THAT THERE ARE NO FOREST STANDS, NO STEEP SLOPES, NO 100 HUNDRED YEAR FLOODPLAINS, STREAMS, WETLANDS, OR BUFFERS PRESENT ON-SITE, AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC., PREPARED AUGUST 4, 2014.
9. FOREST CONSERVATION HAS BEEN ADDRESSED WITH F-15-024; NO FORESTS EXISTS ON THE SITE.
10. LANDSCAPING FOR LOT 8 IS AS PROPOSED ON F-15-024 AND HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$1,350 WILL BE PAID, BASED ON (2) SHADE TREES @ \$300/SHADE TREE AND (5) EVERGREEN TREES @ \$150/EVERGREEN TREES.
11. PER WP-16-045, NO SIDEWALK, CURB INSTALLATION, ROAD WIDENING, OR STREET TREES ARE REQUIRED. A FEE IN LIEU OF THE IMPROVEMENTS HAS BEEN PAID (WITH F-15-024).
12. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT, AND THE ASSOCIATED CONTRACT NO.'S ARE 64-W AND 302-5 FOR PUBLIC WATER AND SEWER. PRIVATE WATER & SEWER HOUSE CONNECTIONS WILL BE PROVIDED TO SERVE LOT 8 THROUGH AN EASEMENT ON LOT 9. THIS EASEMENT IS HAS BEEN RECORDED UNDER RECORDED PLAT NO. 22922.
14. SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
15. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST, 2014.
16. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS & CARTER INC. DATED AUGUST, 2014.
17. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT FOR THE HOUSE AND DRIVEWAY BY THE USE OF ONE (1) MICRO-BIORETENTION (M-6) FACILITY TO MEET AND EXCEED THE REQUIRED ESD VOLUME. THIS DESIGN REMAINS AS DESIGNED AND APPROVED BY F-15-024.
18. B.R.L. DENOTES BUILDING RESTRICTION LINE.
19. A SOIL BORING WAS DONE WITHIN 50 FEET OF THE PROPOSED MICRO-BIORETENTION FACILITY (#8-1), WHICH DEMONSTRATED ADEQUATE PERCOLATION, AND A SOIL BORING REPORT BY FISHER, COLLINS, & CARTER INC IS PROVIDED.
20. A COMMUNITY MEETING WAS CONDUCTED ON JUNE 23, 2014 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.128(d) OF THE SUBDIVISION REGULATIONS.
21. ALL LOT/PARCEL AREAS ARE MORE OR LESS.
22. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID.
23. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVED AS APPROVED.
24. ANY SWM FACILITY LOCATED ON A LOT WILL BE OWNED AND MAINTAINED BY THE OWNER OF THAT PARTICULAR LOT. ALL ON LOT DEVICES WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF A RECORDED DECLARATION OF COVENANT.
25. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO WP-16-045 WHICH ON NOVEMBER 2, 2015 THE PLANNING DIRECTOR APPROVED A WAIVER TO SECTION 16.132(A)(2)(I), SECTION 16.134(A), SECTION 16.136 AND SECTION 16.120(A)(7). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
A. COMPLY WITH ALL SRC AGENCY COMMENTS ON THE SUBMITTED FINAL PLANS (F-15-024) AND ENVIRONMENTAL CONCEPT PLANS (ECP-15-015).
B. PROVIDE TWO (2) REPLACEMENT TREES OF 2 1/2" TO 3" CALIPER ON SITE IN PLACE OF THE REMOVED TREES AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING.
C. COMPLIANCE WITH THE ATTACHED DED COMMENTS DATED OCTOBER 13, 2015 REQUIRING THE PAYMENT OF A FEE-IN-LIEU FOR THE SIDEWALKS AND ROAD IMPROVEMENTS ALONG THE PROPERTY FRONTAGE.
26. BY LETTER DATED OCTOBER 13, 2015, [REDACTED] DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS, APPROVED A WAIVER ALLOWING FIRST FLOOR GRAVITY SEWER SERVICE ONLY.



EXISTING CONDITIONS / DEMOLITION DETAIL



SCALE: 1" = 30'

NO.	REVISION	DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLICOTT CITY, MARYLAND 21042
(410) 461-2899



PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/4/21.

Brian Knauff
NAME DATE 8/27/20

OWNER

DONALD J. & SARAH R. WISE
8401 GROVE ANGLE ROAD
ELLICOTT CITY, MARYLAND 21043
443-986-4700

DEVELOPER

PPAF BUILDERS, LLC
412 RIDGE ROAD
WESTMINSTER, MD 21157
ATTN: MR. BRIAN KNAUFF
410-875-6640

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development 9/28/20
Date
Chief, Development Engineering Division 9/27/20
Date
Director, Department of Planning and Zoning 9-29-20
Date

PROJECT: SUNSET PLAINS, LOT 8 PHASE: N/A PARCEL NO.: 478

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
6557	18	R-20	31	2	602302

PREVIOUS HOWARD COUNTY FILES:
ECP-15-015, F-15-024, WP-15-069, WP-16-045

TITLE SHEET

SINGLE FAMILY HOUSE SUNSET PLAINS LOT 8

(BEING A RESUBDIVISION OF LOT 3-A, AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION-LOT 3 OF SUNSET PLAINS AND SUBDIVISION-VIRGIL L. LOUGH PROPERTY" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 10 AT FOLIO 87)

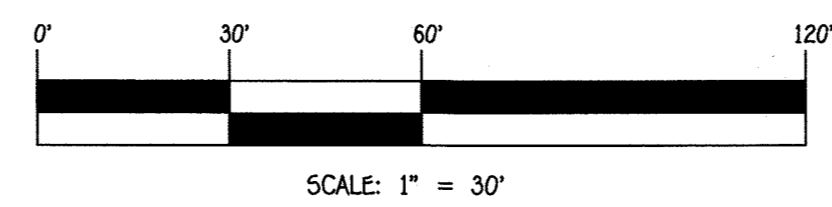
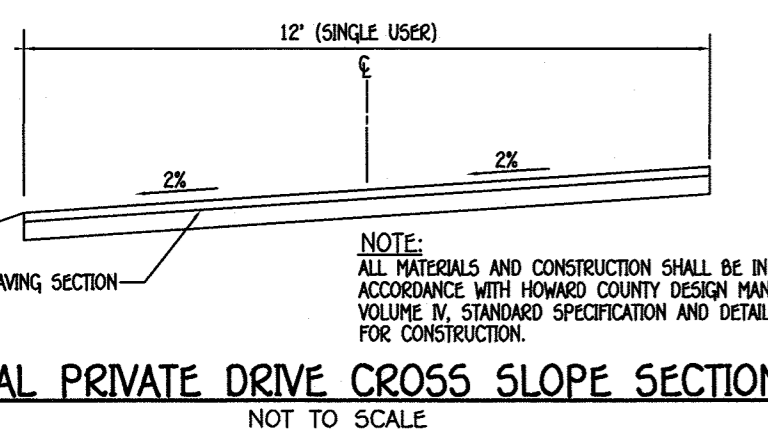
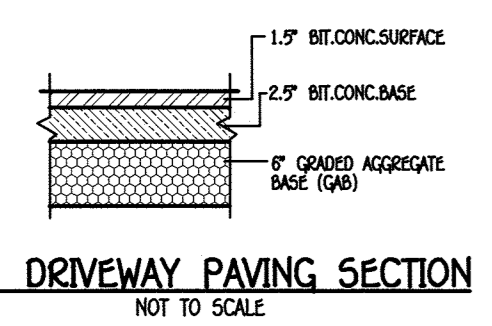
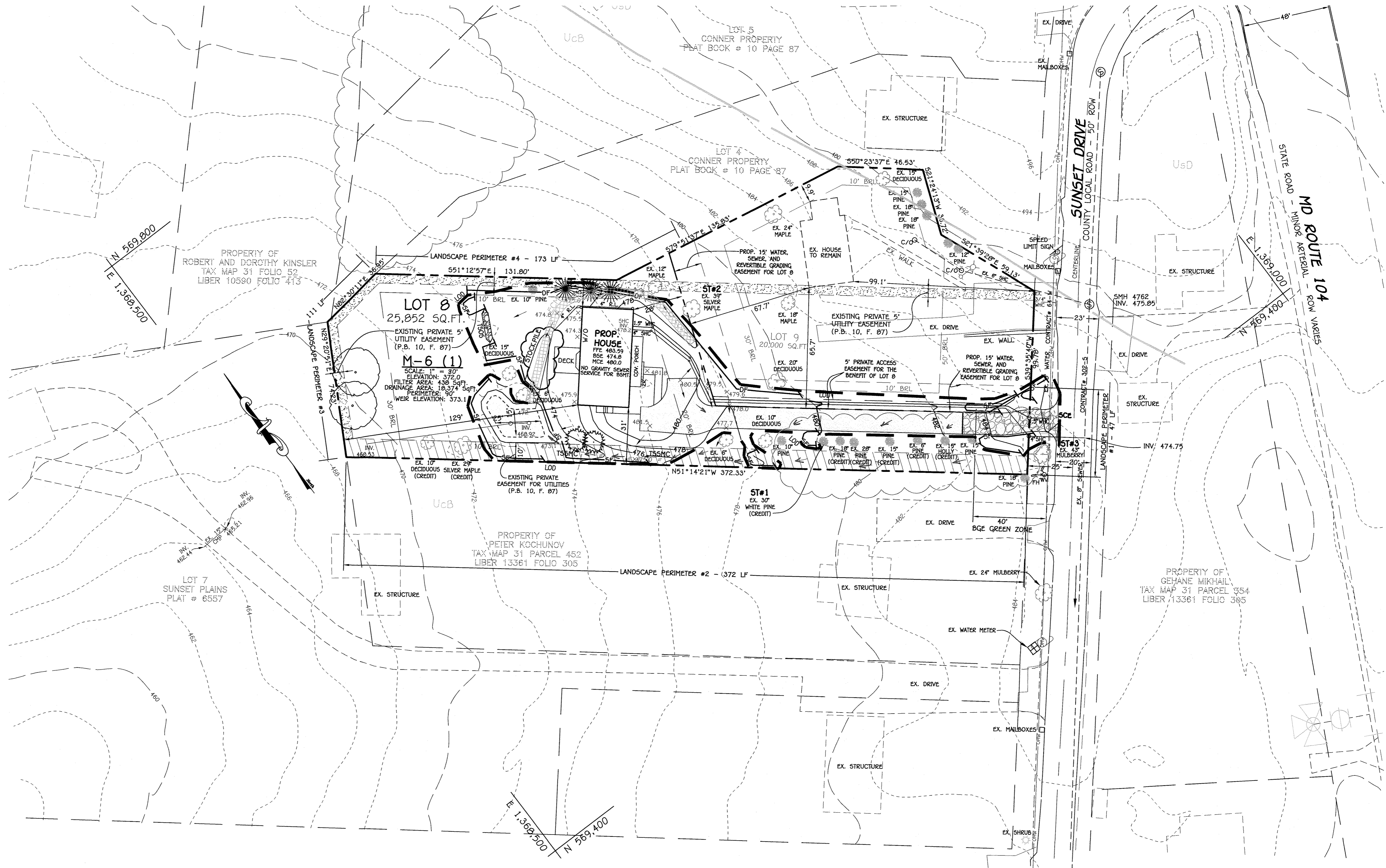
ZONED: R-20

TAX MAP NO.: 31 PARCEL NO.: 478 GRID NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2020

SHEET 1 OF 5

SDP-20-070

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
×	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING/PATH
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---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
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---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES



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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2955



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."
Signature of Licensed Professional: Prank John Manalansan II
Date: 8/21/20

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."
Signature of Developer: John Plaff
Name: John Plaff
Date: 8-24-20

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: John K. Plaff
Date: 9/9/20

OWNER
DONALD J. & SARAH R. WISE
8401 GROVE ANGLE ROAD
ELLSWORTH CITY, MARYLAND 21043
443-966-4700

DEVELOPER
PPAF BUILDERS, LLC
412 RIDGE ROAD
WESTMINSTER, MD 21157
ATTN: MR. BRIAN KNAUFF
410-875-6640

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	Date: 9/28/20
Chief, Development Engineering Division	Date: 9/23/20
Director, Department of Planning and Zoning	Date: 9-23-20

PROJECT	PHASE	PARCEL No.
SUNSET PLAINS, LOT 8	N/A	478

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONING	ELEC. DIST.	CENSUS TR.
6557	18	R-20	31	2	602302

PREVIOUS HOWARD COUNTY FILES:
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SITE DEVELOPMENT AND SEDIMENT EROSION CONTROL PLAN
SINGLE FAMILY HOUSE
SUNSET PLAINS
LOT 8
(BEING A RESUBDIVISION OF LOT 3-A, AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION-LOT 3 OF SUNSET PLAINS AND SUBDIVISION-VIRGIL L. LOUGH PROPERTY" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 10 AT FOLIO 87)

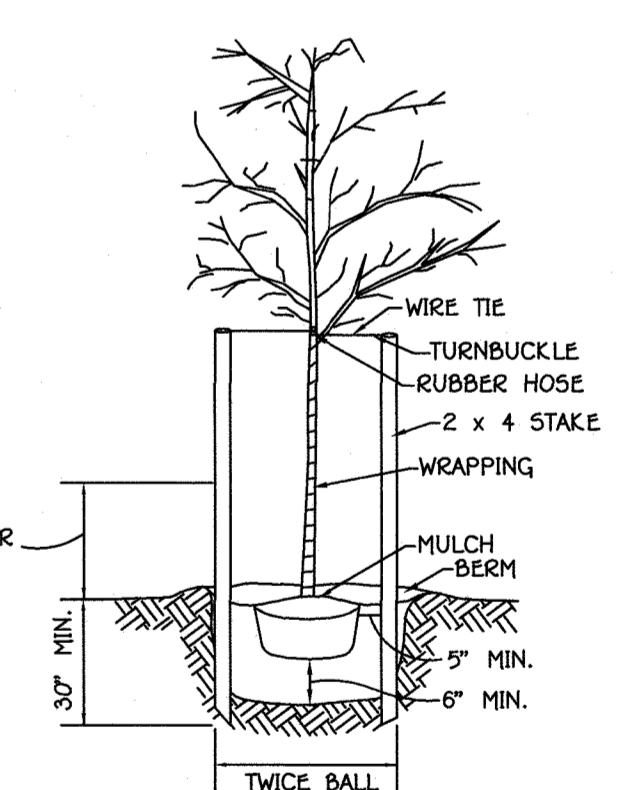
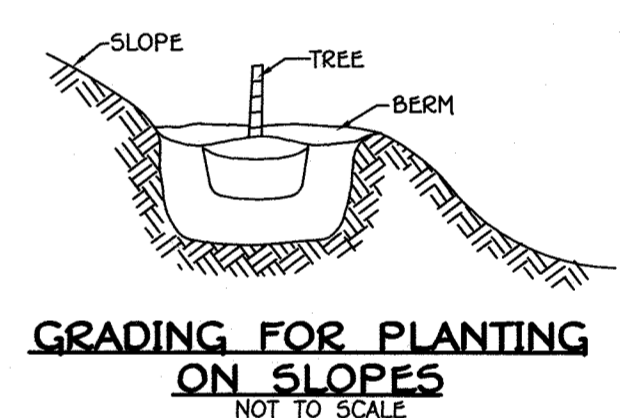
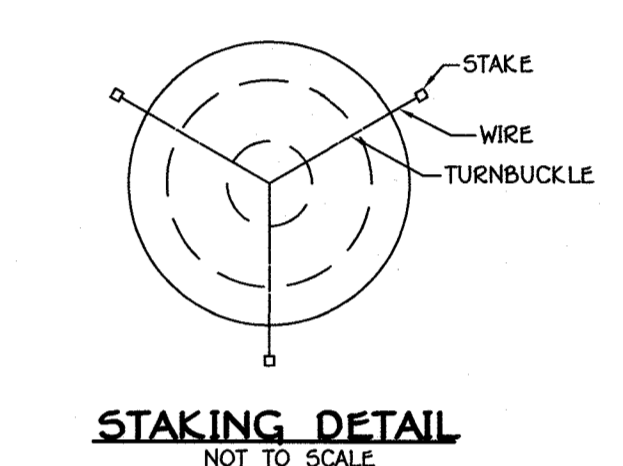
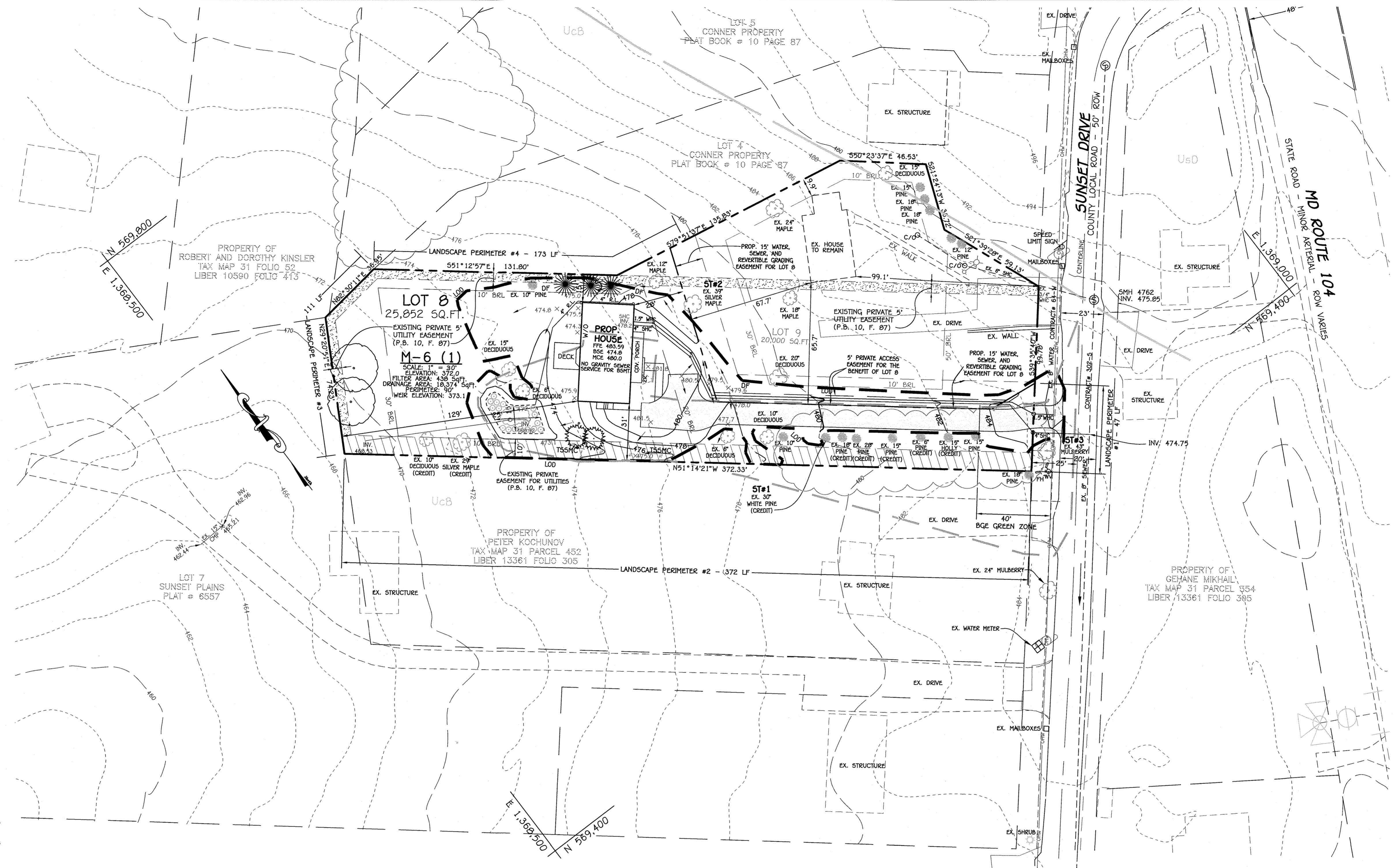
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SHEET 2 OF 5

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---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
2	○	QUERCUS PALUSTRIS (PIN OAK)	2.5"-3" CAL FULL CROWN, B&B
2	⊙	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5" - 6" HT. B&B
3	⊙	THUJA PLICATA (GIANT ARBORVITAE 'GREEN GIANT')	5" - 6" HT. B&B

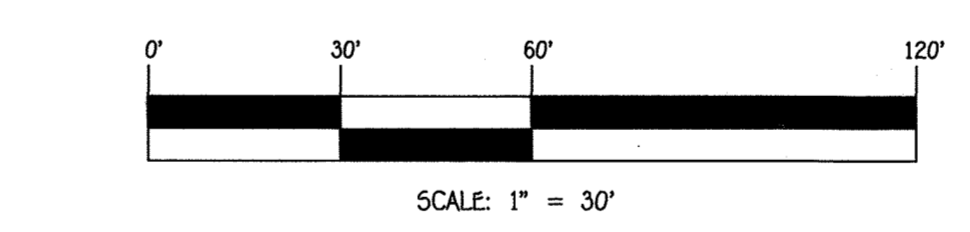
TOTAL: 2 SHADE TREE, 5 EVERGREENS

FOREST CONSERVATION WORKSHEET VERSION 1.0	
A. TOTAL TRACT AREA	0.99 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	0.99 AC
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
AREA	MDR IDA HDR MPD CIA
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD	0.15% x D = 0.09
F. FOREST CONSERVATION THRESHOLD	0.20% x D = 0.12
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.00
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00
BREAK-EVEN POINT:	
J. BREAK-EVEN POINT	0.00
K. CLEARING PERMITTED WITHOUT MITIGATION	0.00
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED	0.00
M. TOTAL AREA OF FOREST TO BE RETAINED	0.00
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
Q. CREDIT FOR RETENTION BELOW CONSERVATION THRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	0.00
S. TOTAL AFFORESTATION REQUIRED	0.09
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.09



SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO ROWWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF PERIMETER	47 L.F.	372 L.F.	111 L.F.	173 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	6 (372'/60' = 6.2 OR 6)	2 (111'/60' = 1.9 OR 2)	3 (173'/60' = 2.9 OR 3)	11
CREDIT FOR EXISTING VEGETATION					
SHADE TREES	N/A	2*	0	1*	3*
EVERGREEN TREES		6*	0	1*	7*
NUMBER OF PLANTS PROVIDED					
SHADE TREES		0	2	0	2
EVERGREEN TREES (2:1 SUBSTITUTION)		2	0	3	5

* NOTE: CREDIT TAKEN FOR EXISTING TREES : ALONG PERIMETER 2 CREDIT IS BEING TAKEN FOR AN EXISTING 28" MAPLE, 10" DECIDUOUS TREE, 6", 15", 18", 22", & 30" PINE TREES, AND 15" HOLLY. ALONG PERIMETER 4, CREDIT IS BEING TAKEN FOR AN EXISTING 10" PINE TREE AND 12" MAPLE.



LANDSCAPE DEVELOPER'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.

NAME: *[Signature]* DATE: 8-24-20

SPECIMEN TREE TABLE				
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
ST#1	WHITE PINE	31.5"	47.25'	GOOD - TO BE REMOVED
ST#2	SILVER MAPLE	39"	58.5'	GOOD - TO REMAIN
ST#3	MULBERRY	43"	64.5'	POOR, WEAK STRUCTURE, MULTIPLE STEMS GROWN TOGETHER, PRUNED FOR POWER LINES, ROT NOTED - TO REMAIN

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21142
 (410) 461-2899

NO.	REVISION	DATE



PROFESSIONAL CERTIFICATION

"PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/44/21.

NAME: *[Signature]* DATE: 8/27/20

OWNER
 DONALD J. & SARAH R. WISE
 8401 GROVE ANGLE ROAD
 ELLICOTT CITY, MARYLAND 21143
 443-986-4700

DEVELOPER
 PFAF BUILDERS, LLC
 412 RIDGE ROAD
 WESTMINSTER, MD 21157
 ATTN: MR. BRIAN KNAUFF
 410-875-6640

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 9/24/20
 Chief, Development Engineering Division: *[Signature]* Date: 9-23-20
 Director, Department of Planning and Zoning: *[Signature]* Date: 9-23-20

PROJECT: SUNSET PLAINS, LOT 8 PHASE: N/A PARCEL NO.: 478

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
6557	18	R-20	31	2	602302

PREVIOUS HOWARD COUNTY FILES:
 ECP-15-015, F-15-024, WP-15-069, WP-16-045

LANDSCAPE PLAN

SINGLE FAMILY HOUSE
SUNSET PLAINS
 LOT 8

(BEING A RESUBDIVISION OF LOT 3-A, AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION-LOT 3 OF SUNSET PLAINS AND SUBDIVISION-VIRGIL L. LOUGH PROPERTY" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 10 AT FOLIO 87)

ZONED: R-20
 TAX MAP NO.: 31 PARCEL NO.: 478 GRID NO.: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2020
 SHEET 5 OF 5

5DP-20-070