

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

ENVIRONMENTAL CONCEPT PLAN

ENCLAVE AT RIVER HILL, PHASE 2

LOTS 161 THRU 168 AND OPEN SPACE LOT 169

R-ED (RESIDENTIAL: ENVIRONMENTAL DEVELOPMENT)

TAX MAP No. 34 GRID No. 18

PARCEL NOS. 88 & 97

SWM NARRATIVE

Introduction:
This report serves as an addendum to the previously approved F-17-003 SWM report. The computations provided by this report will support the on-lot SWM practices (Drywells) proposed under this Environmental Concept Plan (ECP-18-025). The original F-plans (F-15-110 and F-17-003) analyzed the developable area of the site and demonstrated how storm water on this project could be managed to mimic the drainage characteristics of "woods in good condition". This SWM Report for ECP-18-025 provides the treatment for rooftop and driveway areas for 161-168 that were not previously covered under F-17-003. Techniques used to create the effect of "woods in good condition" have been taken from Chapter 5 of the Maryland Department of the Environment SWM regulations. In achieving these results it becomes unnecessary to provide Channel Protection Volume.

General Site Conditions:
The Enclave at River Hill project is zoned R-ED and located on Tax Map 34, Parcel Nos. 88 & 97 of the Howard County, Maryland Tax Map Database System. This portion of the property (Lots 161-168) consists of 2.27 acres in distance, of which no acres are encumbered with a Preservation Easement dedicated to Howard County Maryland Agricultural Land Preservation Program. The overall Enclave at River Hill project is adjacent to and bordered by Clarksville Pike (Maryland Route 108) to the West and adjacent to and bordered by Guilford Road to the East with the intersection of Clarksville Pike and Guilford Road located approximately 500 feet north of the property. A portion of this Environmental Concept Plan's impervious area will receive treatment through bio-retention facilities provided under F-17-003 and F-15-110.

I. Natural Resource Protection:
During the design phase of both F-15-110 and F-17-003 all buffers were honored and all improvements were designed to be located outside of environmentally sensitive areas. The design of lots 161-168 maintains the intent of the approved design.

II. Maintenance of Natural Flow Patterns:
During the design phase of both F-15-110 and F-17-003 this project's road and residential lots were designed to run along the ridge lines in an effort to avoid the existing swales, wetlands and streams and maintain the natural flow patterns of the project area. The design of lots 161-168 maintains this intent of the original approved design.

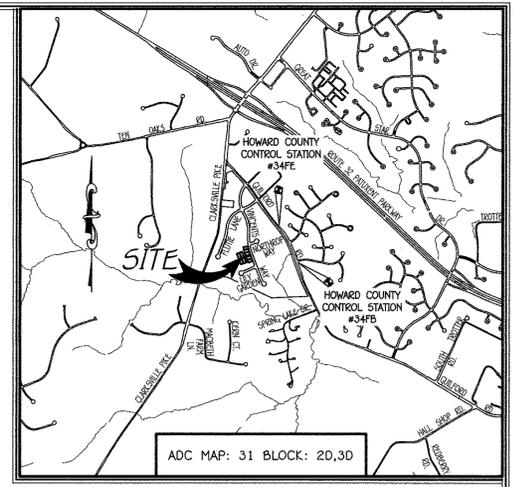
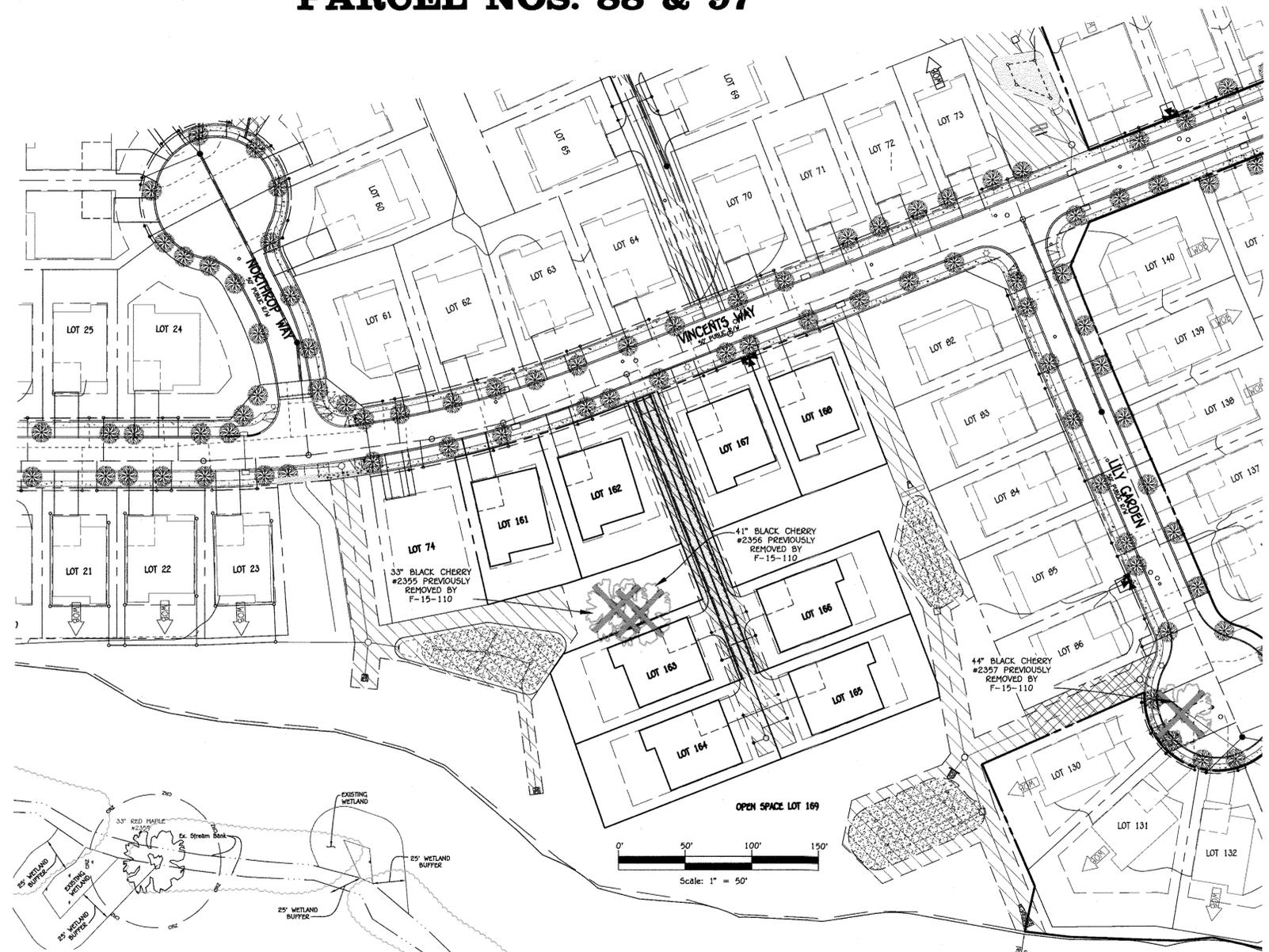
III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:
Only the minimum impervious areas have been proposed to allow the lots to maintain the design of the approved F-15-110 and F-17-003 SWM. All proposed impervious surfaces on this submission will be receiving treatment through the use of ESD stormwater management facilities either provided by this ECP or previously provided on F-15-110 and F-17-003.

IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:
Through this submission only proposes on-lot sediment controls, the sediment and erosion control devices previously approved under F-15-110 and F-17-003 worked in concert with the proposed drainage divides that were created when planning the Stormwater Strategy.

V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):
This submission will propose drywells to meet and exceed Environmental Site Design to the Maximum Extent Practicable (ESD) to the MEP.

VI. Request for Design Manual Waiver:
No design manual waivers are anticipated at this time.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	DRYWELL (M-5) - TYPICAL
	LIMIT OF DISTURBANCE
	SUPER SALT FENCE
	STREET TREES PER F-15-110
	EXISTING BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	EROSION CONTROL PAVING TO SOILS
	ERODIBLE SOILS
	WETLANDS
	STREAM BUFFER
	SPECIMEN TREE PREVIOUSLY REMOVED BY F-15-110 WITH WP-15-069
	PUBLIC WATER, SEWER & UTILITY EASEMENT USE IN COMMON ACCESS EASEMENT
	FOREST CONSERVATION EASEMENT

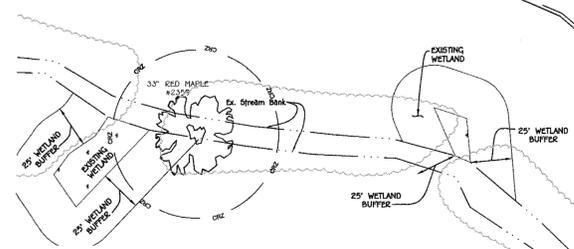


VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-ED PER 10/06/2013 COMPREHENSIVE ZONING PLAN
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PRODUCED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS: CONTROL STATION NO. 34FB NORTH 957,439.9130 FEET ELEV. 406.148 EAST 1,330,191.3224 FEET CONTROL STATION NO. 34FE NORTH 958,539.6005 FEET ELEV. 431.118 EAST 1,329,709.0245 FEET
 - BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED ON OR ABOUT FEBRUARY 7, 2014 BY FISHER, COLLINS & CARTER, INC.
 - TOPOGRAPHY INFORMATION SHOWN IS TAKEN FROM HARPORED AERIAL CONTROL MAPPING FLWVN ON DECEMBER 5, 2013 AND SUPPLEMENTED WITH A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT APRIL 2014 BY FISHER, COLLINS & CARTER, INC.
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: RESIDENTIAL
 - STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE H.C.O. STORM WATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF 6 AREAS OF (N-2) NON-ROOFTOP DISCONNECTION CREDIT, 222 AREAS OF (M-5) DRYWELLS, 13 (M-6) MICRO-BIORETENTION FACILITIES AND 18 (F-6) BIO-RETENTION FACILITIES TO MEET AND EXCEED THE REQUIRED ESD VOLUME.
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED FOR THIS PROJECT.
 - LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
 - REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
 - SOIL BORING INFORMATION WILL BE PROVIDED AT THE FINAL PLAN STAGES OF THIS PROJECT.
 - APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS.
 - THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN WAS PREPARED BY FISHER, COLLINS & CARTER, INC AND THE 100 YEAR FLOODPLAIN STUDY AND COMPUTATIONS REPORT DATED NOVEMBER 20, 2014 HAS BEEN SUBMITTED WITH THIS SUBMISSION.
 - FOREST STAND DELINEATION PLAN AND A WETLAND REPORT DATED: 6/3/14 AND 6/1/14 RESPECTIVELY WERE PREPARED BY ECOTONE, INC. AND HAVE BEEN PROVIDED ON MARCH 24, 2015.
 - FOR FLAG OR PIPE STEM LOTS, 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 DRIVEWAY.
 - DRIVEWAYS 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 45-FOOT TURNING RADIUS; D. STRUCTURES (CULVERTS/BRIDGES) - 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 SURFACE; F. STRUCTURE CLEARANCES - MINIMUM 12 FEET; G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THIS FINAL PLAN SUBMISSION.
 - THE PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT AND MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY FOR LOTS 163 THRU 166 IS RECORDED SIMULTANEOUSLY WITH THIS PLAN.
 - THE FOREST OBLIGATION FOR THE ENCLAVE AT RIVER HILL, PHASE 2 (FORMERLY ENCLAVE AT TIERNEY FARM) WERE PROVIDED WITH THE ENCLAVE AT TIERNEY FARM, PHASE 1 (F-15-110).
 - THE STORMWATER MANAGEMENT FACILITIES LOCATED ON H.C.A. OPEN SPACE LOT 169 WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT RIVER HILL HOMEOWNERS ASSOCIATION, INC.
 - OPEN SPACE LOT 169 WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT RIVER HILL HOMEOWNERS ASSOCIATION, INC.
 - STREET TREES ALONG PUBLIC ROADS HAVE BEEN REVIEWED AND APPROVED. SURETY FOR INSTALLATION OF THESE TREES HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT, F-17-003.
 - RECREATIONAL AREA TABULATION
A. RECREATIONAL OPEN SPACE REQUIRED = 45,300 SQUARE FEET (151 LOTS x 300 SQ. FT./ LOT)
B. RECREATIONAL OPEN SPACE PROVIDED = 46,086 SQUARE FEET (OPEN SPACE LOT 51)
C. OPEN SPACE TABULATION CHECK PROVIDED THIS SHEET
A. PROJECT OPEN SPACE REQUIRED = 44.45 AC.
B. PROJECT CREDITED OPEN SPACE PROVIDED = 52.899 AC.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 4.33 AC.±
- LIMIT OF DISTURBED AREA = 2.27 AC.±
- PRESENT ZONING DESIGNATION R-ED.
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- TOTAL NUMBER OF UNITS PROPOSED: 8 UNITS
- OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- BUILDING COVERAGE OF SITE: 0.55 AC.± OR 24%
- PREVIOUS HOWARD COUNTY FILES: ECP 15-005, PB CASE 409, SP-15-006, WP-15-069, WP-16-156, F-15-110, F-17-003 AND F-18-024
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0 AC.±
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.0 AC.±
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.00 AC.±
- TOTAL FOREST 0.25 AC.±
- N. TOTAL GREEN OPEN AREA = 1.46 AC.±
- O. TOTAL IMPERVIOUS AREA = 0.81 AC.±
- P. AREA OF ERODIBLE SOILS = 0 AC.±



LOCATION MAP
SCALE: 1" = 50'

Open Space Lot No.	Credited Area	Non-Credited Area	Total Open Space Area
51	4.063 Ac.±	0.007 Ac.±	4.070 Ac.±
52	1.014 Ac.±	0.000 Ac.±	1.014 Ac.±
53	7.469 Ac.±	0.000 Ac.±	7.469 Ac.±
54	24.223 Ac.±	0.000 Ac.±	24.223 Ac.±
125	0.000 Ac.±	0.076 Ac.±	0.076 Ac.±
126	5.396 Ac.±	0.125 Ac.±	5.521 Ac.±
127 (a)	-----	-----	-----
128	4.215 Ac.±	0.144 Ac.±	4.359 Ac.±
129	0.031 Ac.±	0.006 Ac.±	0.037 Ac.±
160	3.857 Ac.±	0.055 Ac.±	3.912 Ac.±
169	2.591 Ac.±	0.108 Ac.±	2.699 Ac.±
Totals	52.899 Ac.±	0.518 Ac.±	53.377 Ac.±

* See Resubdivision Plats-Lots 161 Thru 168 And Open Space Lot 169

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

NO.	REVISION	DATE



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.
Mark A. Richardson 3/9/18
Signature of Professional Land Surveyor DATE

OWNER
TIERNEY FARMS ~ CLARKSVILLE, L.P.
24151 VENTURA BOULEVARD
CALABASAS, CA. 91302
818-385-3697

DEVELOPER
BEAZER HOMES
8965 GUILFORD ROAD, SUITE 290
COLUMBIA, MD 21046
765-894-0182

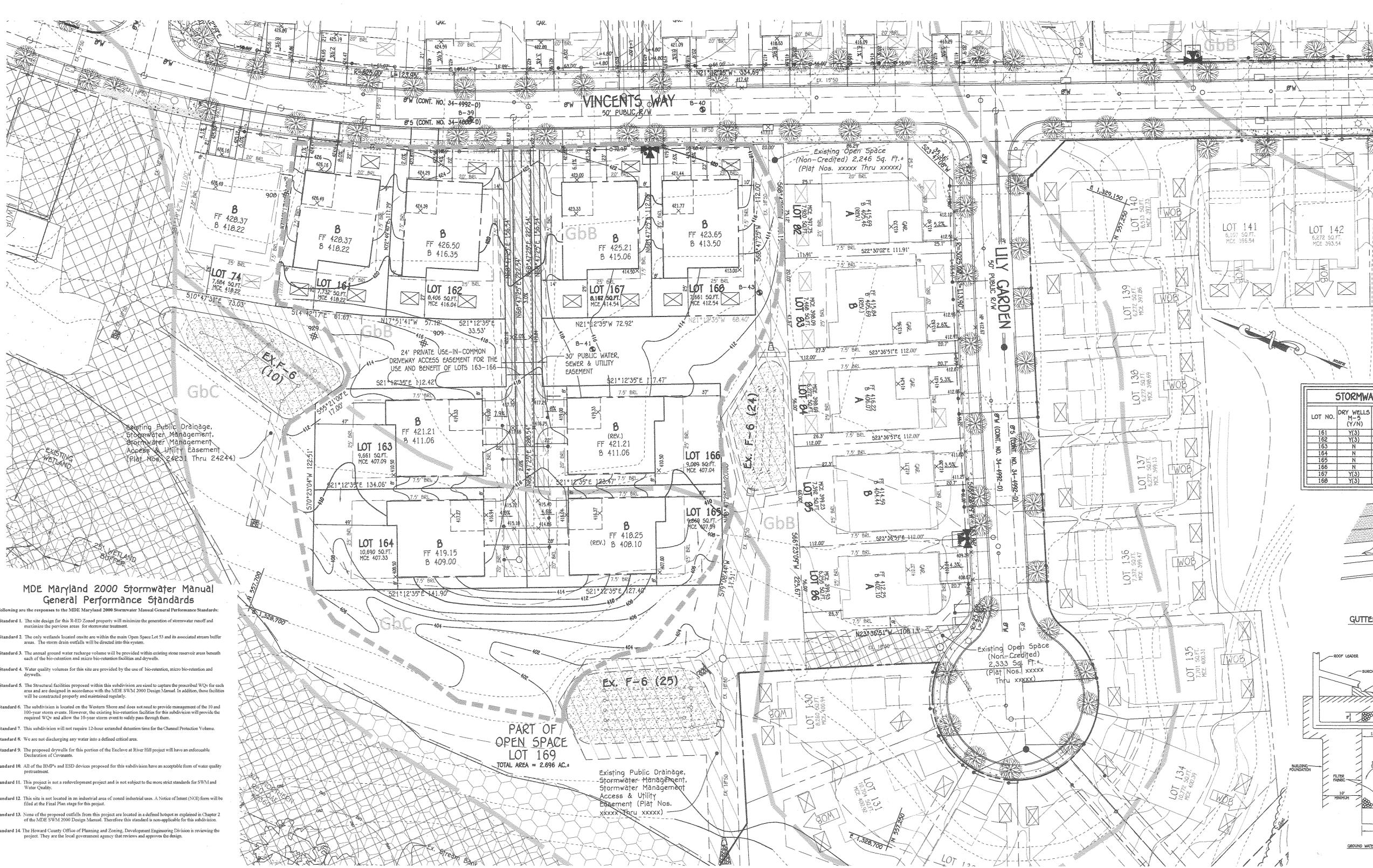
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Jill M. ... 3/16/18 Date
... 3-27-18 Date
Chief, Development Engineering Division

PROJECT: ENCLAVE AT RIVER HILL, PHASE 2 SECTION: PARCEL NO. 88 & 97

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
N/A	18	R-ED	34	FIFTH	6051.02

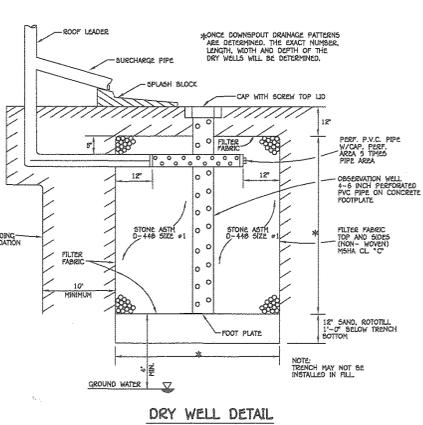
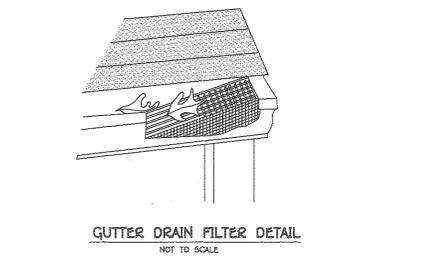
HO.CO. FILE NO.S:
ECP 15-005, PB CASE 409, SP-15-006, WP-15-069, WP-16-152, F-15-110, F-17-003 AND F-18-024

TITLE SHEET
ENCLAVE AT RIVER HILL, PHASE 2
LOTS 161 THRU 168, OPEN SPACE LOT 169
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB CASE 409, SP-15-006, WP-15-069, WP-16-152, F-15-110, F-17-003, F-18-024 AND SDP-18-032
TAX MAP NO.: 34 GRID NO.: 18 PARCEL NO.: 88, 97
ZONED R-ED
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2018
SHEET 1 OF 3 ECP-18-025



LEGEND	
(Symbol)	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
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(Symbol)	DRYWELL (M-5)-TYPICAL
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(Symbol)	STREET TREES PER F-15-110
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(Symbol)	METALARS
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(Symbol)	SPECIMEN TREE PREVIOUSLY REMOVED BY F-15-110 WITH WP-15-069
(Symbol)	PUBLIC WATER, SEWER & UTILITY EASEMENT
(Symbol)	USE IN COMMON ACCESS EASEMENT
(Symbol)	FOREST CONSERVATION EASEMENT

STORMWATER MANAGEMENT PRACTICES			
LOT NO.	DRY WELLS	MICRO BIO-RETENTION	BIO-RETENTION
	M-5 (Y/N)	M-6 (Y/N)	F-6 (Y/N)
161	Y(3)		Y (PROVIDED BY F-15-110)
162	Y(3)		Y (PROVIDED BY F-17-003)
163	N		Y (PROVIDED BY F-17-003)
164	N		Y (PROVIDED BY F-17-003)
165	N		Y (PROVIDED BY F-17-003)
166	N		Y (PROVIDED BY F-17-003)
167	Y(3)		Y (PROVIDED BY F-17-003)
168	Y(3)		Y (PROVIDED BY F-17-003)



MDE Maryland 2000 Stormwater Manual General Performance Standards

The following are the responses to the MDE Maryland 2000 Stormwater Manual General Performance Standards:

Standard 1. The site design for this R-ED Zoned property will minimize the generation of stormwater runoff and maximize the pervious areas for stormwater treatment.

Standard 2. The only wetlands located onsite are within the main Open Space Lot 53 and its associated stream buffer areas. The storm drain outfalls will be directed into this system.

Standard 3. The annual ground water recharge volume will be provided within existing stone reservoir areas beneath each of the bio-retention and micro bio-retention facilities and drywells.

Standard 4. Water quality volumes for this site are provided by the use of bio-retention, micro bio-retention and drywells.

Standard 5. The structural facilities proposed within this subdivision are sized to capture the prescribed WQv for each area and are designed in accordance with the MDE SWM 2000 Design Manual. In addition, these facilities will be constructed properly and maintained regularly.

Standard 6. The subdivision is located on the Western Shore and does not need to provide management of the 10 and 100-year storm events. However, the existing bio-retention facilities for this subdivision will provide the required WQv and allow the 10-year storm event to safely pass through them.

Standard 7. This subdivision will not require 12-hour extended detention time for the Channel Protection Volume.

Standard 8. We are not discharging any water into a defined critical area.

Standard 9. The proposed drywells for this portion of the Enclave at River Hill project will have an enforceable Declaration of Coverage.

Standard 10. All of the BMP's and ESD devices proposed for this subdivision have an acceptable form of water quality pretreatment.

Standard 11. This project is not a redevelopment project and is not subject to the more strict standards for SWM and Water Quality.

Standard 12. This site is not located in an industrial area of zoned industrial uses. A Notice of Intent (NOI) form will be filed at the Final Plan stage for this project.

Standard 13. None of the proposed outfalls from this project are located in a defined hotspot as explained in Chapter 2 of the MDE SWM 2000 Design Manual. Therefore this standard is non-applicable for this subdivision.

Standard 14. The Howard County Office of Planning and Zoning, Development Engineering Division is reviewing the project. They are the local government agency that reviews and approves the design.

PART OF OPEN SPACE LOT 169
TOTAL AREA = 2.696 AC.

Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat Nos. xxxxxx Thru xxxxxx)

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Frank J. Henderson 3/2/18
Signature Of Professional Land Surveyor DATE

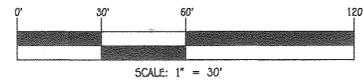
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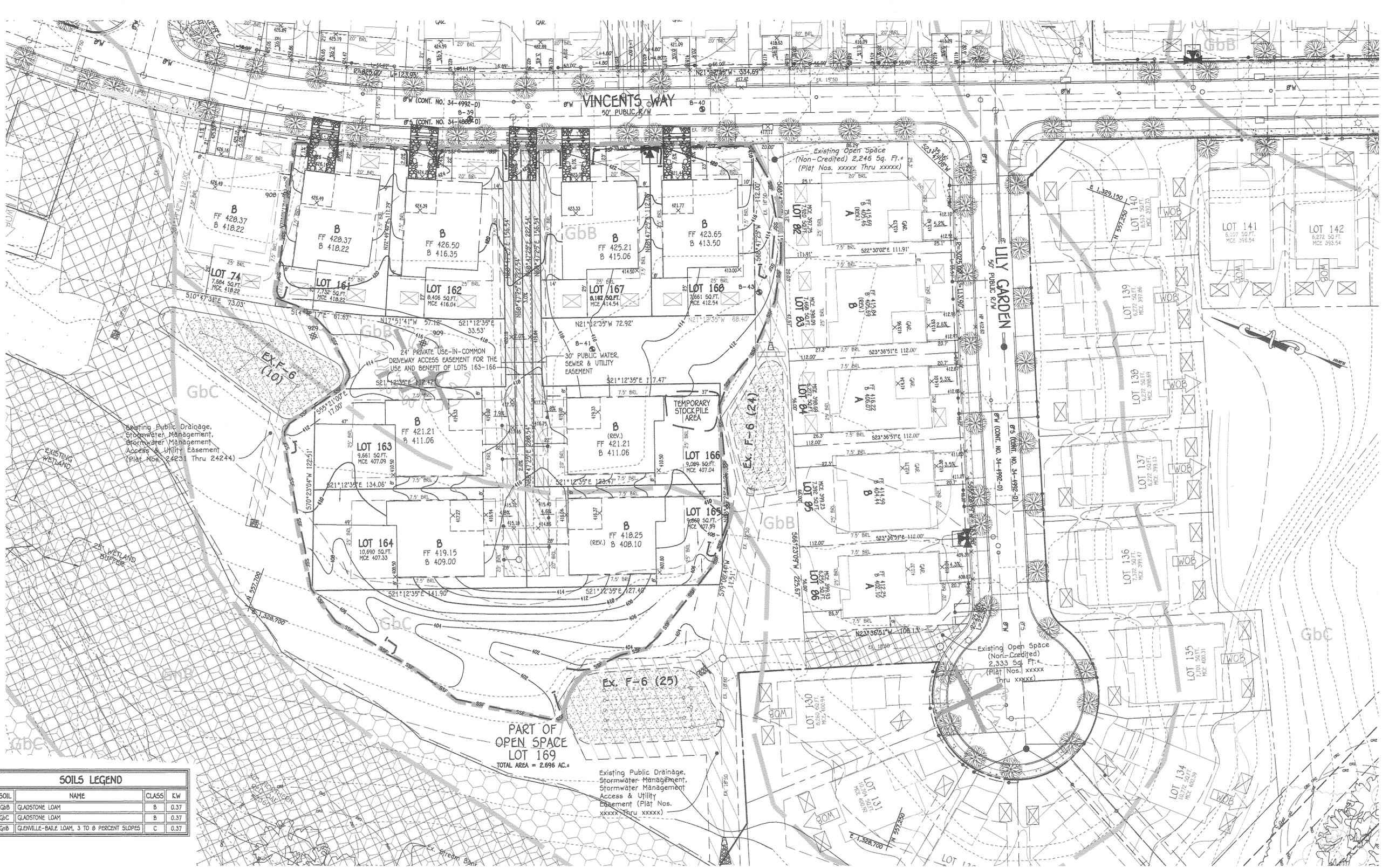
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John J. ... 3/16/18
Chief, Division of Land Development Date
... 3-29-18
Chief, Development Engineering Division Date

ENVIRONMENTAL CONCEPT PLAN
ENCLAVE AT RIVER HILL, PHASE 2
LOTS 161 THRU 168, OPEN SPACE LOT 169
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB CASE 409, SP-15-006, WP-15-069, WP-16-152, F-15-110, F-17-003, F-18-024 AND SDP-18-032
TAX MAP NO.: 34 GRID NO.: 18 PARCEL NO.: 88, 97
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FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2018
SHEET 2 OF 3 ECP-18-025

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(410) 461-2895



E:\2018\30000\30000\Phase 4\Phase 4 ECP Sheets 2 and 3.dwg, LCP, 1:1



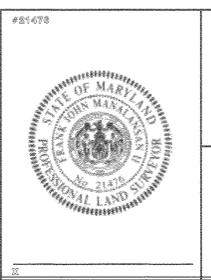
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(Symbol)	1" SOILS
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SOILS LEGEND			
SOIL	NAME	CLASS	KW
GbB	GLADSTONE LOAM	B	0.37
GbC	GLADSTONE LOAM	B	0.37
GbB	GLENVILLE-BAILE LOAM, 3 TO 8 PERCENT SLOPES	C	0.37

1/2013/1308/4w/BCP/Phase 4 ECP/Sheet 2 and 3/eng. SEC. 1.1

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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Paul P. Beckman 3/3/18
 Signature of Professional Land Surveyor DATE

0' 30' 60' 120'
 SCALE: 1" = 30'

OWNER
 TIERNY FARMS ~ CLARKSVILLE, LP.
 24151 VENTURA BOULEVARD
 CALABASAS, CA 91302
 818-385-3697

DEVELOPER
 BEAZER HOMES
 8965 GUILFORD ROAD, SUITE 200
 COLUMBIA, MD 21046
 765-944-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 3/16/18
 Chief, Division of Land Development

Paul ... 3-28-18
 Chief, Development Engineering Division

PROJECT	ENCLAVE AT RIVER HILL, PHASE 2	SECTION	-	PARCEL NO.	88 & 97
PLAT	N/A	BLOCK NO.	18	ZONE	R-ED
		TAX/ZONE	34	ELEC. DIST.	FIFTH
				CENSUS TR.	6051.02

HO. CO. FILE NO. 5:
 ECP 15-005, PB CASE 409, SP-15-006, WP-15-069, WP-16-152, F-15-110, F-17-003 AND F-18-024

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

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