

**GENERAL NOTES**

- Subject property zoned RC-DEO per 02/02/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Amendments adopted 7/28/06.
- This site is not located within the metropolitan district.
- Private water and sewer will be used within this site.
- Howard County Soil Map 1 and 5.
- Gross area of site subject to subdivision: 91.396 ac.±
- There are no steep slopes (greater than 25%) on the portion of the site subject to subdivision.
- Net area of site subject to subdivision: 36.159 ac.±
- Total area of Proposed Public R/W: 1,782 ac.±
- Area of Proposed Road Widening: 0.862 ac.±
- Area of Proposed Road Dedication: 0.920 ac.±
- Number of Proposed Buildable Lots: 18
- Area of Proposed Buildable Lots: 19,607 ac.±
- Number of Proposed Buildable Preservation Parcels: 1
- Area of Proposed Buildable Preservation Parcel: 56,718 ac.±
- Number of Proposed Non-buildable Preservation Parcels: 3
- Area of Proposed Non-buildable Preservation Parcels: 13,294 ac.±
- Number of Existing Agricultural Preservation Easements: 1
- Area of Existing Agricultural Preservation Easements: 55,250 ac.±
- Number of Proposed Agricultural Preservation Easements: 1
- Area of Proposed Agricultural Preservation Easements: 1,399 ac.±
- Density calculations:
  - Total area of property = 91.396 Ac.±
  - Area of existing Agricultural Preservation Easement created under plat of easement = 55.25 Ac. Sending 17 DEO units from Payne Property (51 Ac. of easement) to Buckskin Ridge F-01-191 via RE-02-01. All density rights on the existing 55,250 Ac. easement have been exhausted with the sale of these 17 DEO units and the retention of 4.25 Ac. to support the existing housing development.
  - Area of unencumbered property = 36.159 Ac.
  - Total number of Units based on our density: 36.159 ac. / 4.25 ac. per Unit = 8 Units
  - Maximum number of units allowed utilizing the CEO option: 36.159 Net Acres / 2 Acres per Unit = 18 Units
  - Number of CEO Units required = 18 - 8 = 10 CEO Units
  - Density for Ten (10) cluster exchange option (CEO) units was transferred to this site by the recordation of plat RE-05-07 on 4/27/06, plat number 18220.
- On December 3, 2001, the planning director determined that this property is grandfathered to the current zoning regulations with respect to being able to send development density and then later import development density to facilitate an on-site cluster development. When development density is imported to the site, the maximum yield shall be based on the net area of the acreage unencumbered by the preservation easement (that is the net acreage of the remaining 36.159 ac.) as required by the amended zoning regulations which took effect Jan. 8, 2002. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 06EA and 06FA were used for this project.
- A.P.F.O. traffic study prepared by Street Traffic Studies and approved under SP-03-05 on 3/10/03.
- Wetlands Analysis prepared by Exploration Research Inc. and approved under SP-03-05 on 3/10/03.
- The geotechnical report for this project was prepared by Herbst, Benson and Associates dated October, 2002.
- Previous Howard County file numbers: F-92-09 Payne's View, Lot 1 Plat #10069; Plat #15305; Plat #18220; RE-05-07; F-01-191 (Buckskin Ridge, 17 DEO units received from Payne Property); WP-91-99 approving not to require the platting of the residue.
- On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in April, 2002. Off-site and natural topography based on Howard County 1993 Aerial Topographic Surveys with five foot contours.
- There are no floodplains, historic structures or cemeteries within the limits of the Developed 36.159 ac.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
- This plan is subject to compliance with the 5th Edition of the Howard County Subdivision Regulations and the Howard County Zoning Regulations pursuant to Council Bill 50-2001.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- All ditches and swales will have erosion control matting.
- This site designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic fields within 100' of property's boundary have been shown where pertinent.
- All non-potable test holes and their elevations have been field located by C.B. Miller and Associates, registered land surveyor.
- All wells to be drilled until final plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat. If a well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
- Groundwater appropriations permit #H02002G010
- The proposed septic easement for Buildable Agricultural Preservation Parcel 'A' will be utilized as a septic repair area for the existing house on Parcel 'A' at 1615 Long Corner Road. S/W for C<sub>1</sub> and H<sub>1</sub> is provided in a Micro Pool Extended Detention Facility and grass channels. Re<sub>1</sub> will be provided in grass swales. The facility will be privately owned with joint maintenance by the HOA and Howard County.
- The contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:
 

State Highway Administration	410.531.5533
BGE(Contractor set)	410.850.4620
BGE(underground damage control)	410.787.9068
Miss Utility	1.800.257.7777
Colonial Pipeline Company	410.795.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.315.4900
Howard County Health Department	410.313.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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 the start of work. All fills for public road surfacing shall conform (AAASH TO-180).
- Financial Surety for the required perimeter landscaping shall be posted as part of the Developer's Agreement in the amount of \$38,550.00 (103 shade trees @ \$300.00 each and 51 evergreen trees @ \$150.00 each).
- Developer is responsible for installing the required perimeter landscaping.
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by retaining 7.85 acres of existing forest and 0.36 acres in natural regeneration adjacent to the existing forest for a total of 8.21 Acres on Preservation Parcel 'D'. Surety in the amount of \$ 68,389 will be posted with the Developers agreement.
- 1,399 acres of easement area shall be merged to existing H0-02-01 PPSD. No additional principal dwellings can be built on buildable Preservation Parcel 'A' and no additional density sending rights for sale. The merger will take place via recordation of a record plat and amended deed of Agricultural preservation.
- Buildable Agricultural Preservation parcel 'A' is privately owned and maintained with the easement holder being the agricultural land preservation program. Under this plat 1,399 ac. will be added to the existing parcel. An amended deed with amended metes and bounds will be recorded.
- Environmental non-buildable preservation parcel 'B' is H.O.A. owned and maintained with Howard County being the easement holder. Environmental non-buildable preservation parcel 'C' is privately owned and maintained with H.O.A. and Howard County being easement holders. Environmental non-buildable preservation parcel 'D' is privately owned and maintained with H.O.A. and Howard County being the easement holders.
- All street sign posts shall be 2" square metal tube posts (14 gauge) installed into a 3" sleeve (2.5" square metal tube, 12 gauge) with a cap on top. (AAASH TO-180).
- Adjacent Payne Property Lot 1 plat no. 10064 will have the right to utilize the proposed use-in-common driveway for Lots 7, 8 and Buildable Preservation Parcel 'A' to maintain perpetual access until such time that Lot 1 builds a new driveway to access Hidden Creek Way or Long Corner Road.

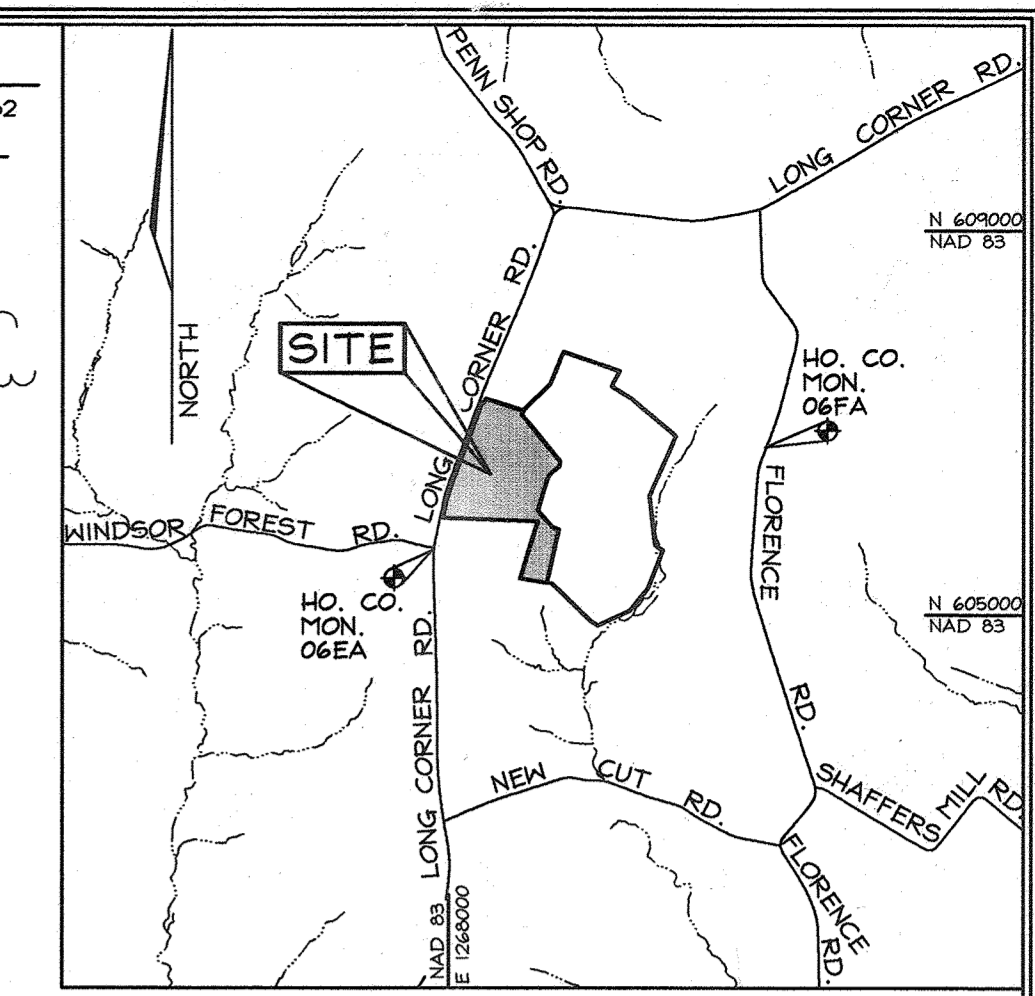
# ROAD CONSTRUCTION PLAN WINDSOR FOREST KNOLLS

## LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'

### HOWARD COUNTY, MARYLAND

**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Trees
- Proposed Septic Easement
- Existing Septic Easement
- 15-24.99% Slopes
- 25-50% Slopes
- Wetlands
- Use-In-Common Access Easement
- Existing Perc Test (Passed)
- Existing Perc Test (Failed)
- Existing Septic Dry Well
- Soil Boring



**BENCHMARKS**

Sta. 06EA	N 605,662.289	E 1,267,824.297	E1: 786.186 (feet)
Sta. 06FA	N 606,746.174	E 1,271,284.405	E1: 807.509 (feet)

**ROAD CLASSIFICATION**

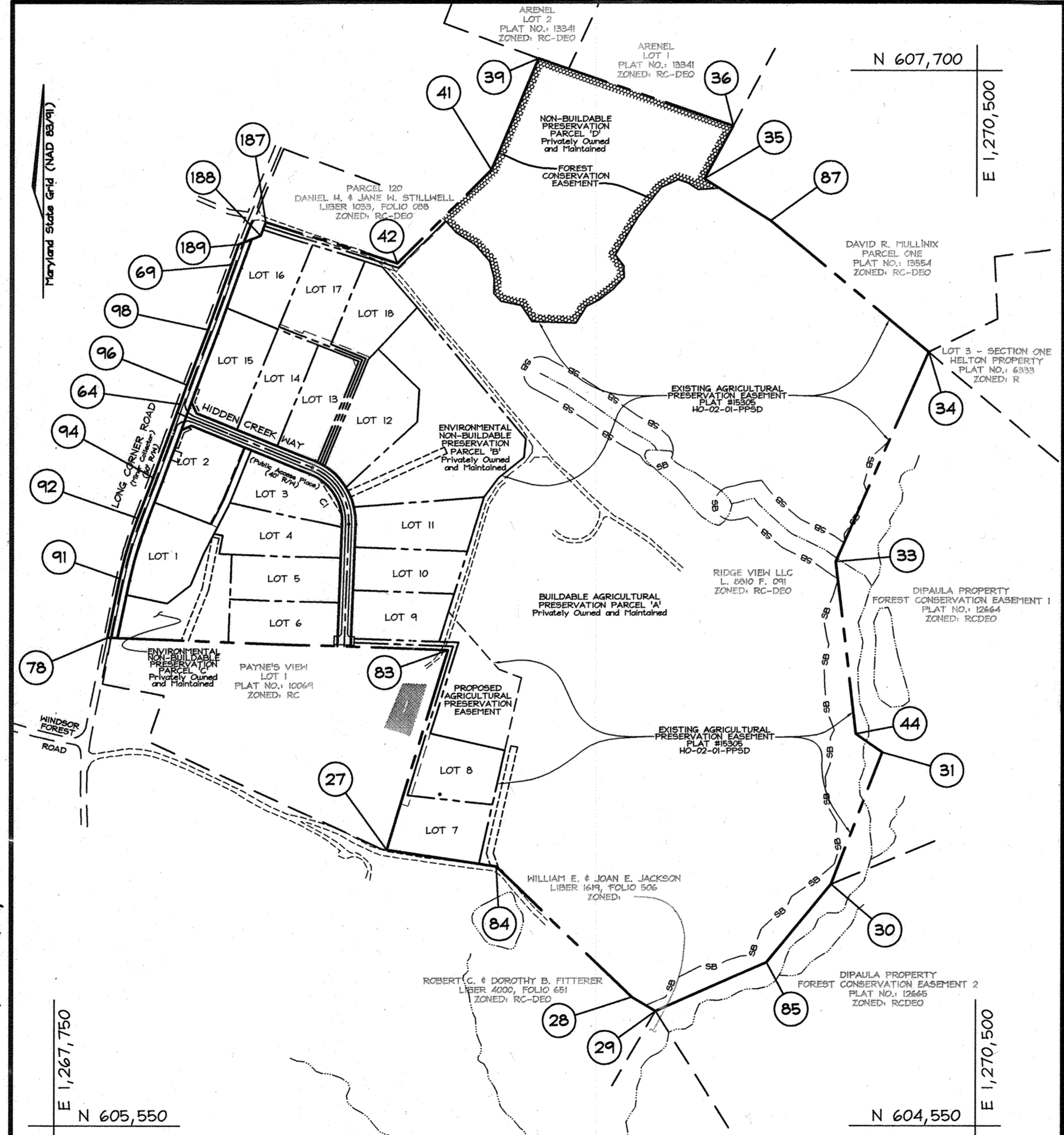
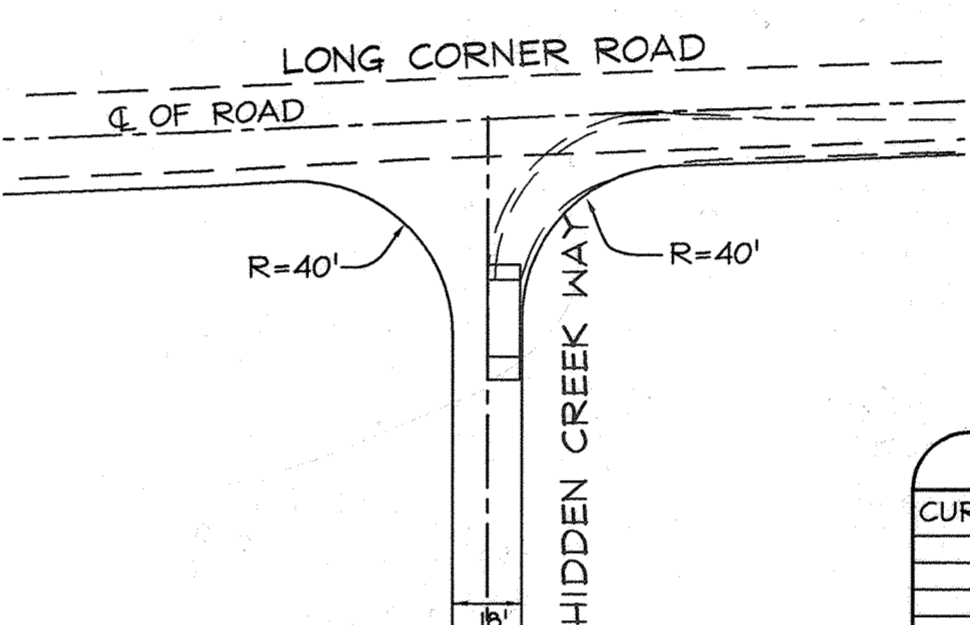
ROAD NAME	CLASSIFICATION	R/W
Hidden Creek Way	Public Access Place	40'

**SHEET INDEX**

DESCRIPTION	SHEET No.
Cover Sheet	1 of 11
Road Plan, Profile & Details - Road 'A'	2 of 11
Sediment and Erosion Control and Grading Plan	3 of 11
Sediment and Erosion Control and Grading Plan	4 of 11
Sediment & Erosion Control Notes & Details	5 of 11
Storm Drain Drainage Area Map	6 of 11
Storm Drain Profiles and SWP Pond Planting Plan	7 of 11
Stormwater Management Notes & Details	8 of 11
Landscape Plan	9 of 11
Landscape Plan, Notes & Details	10 of 11
Forest Conservation Plan	11 of 11

**CURVE DATA CHART**

CURVE No.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	195.00'	238.24'	70°00'00"	136.54'	N32°51'00"W	228.34'
C2	195.00'	189.37'	70°00'00"	109.53'	N32°51'00"W	177.81'
C3	1160.00'	188.40'	9°23'12"	94.41'	S16°20'53"W	188.19'
C4	6500.00'	233.76'	2°03'36"	116.90'	S20°00'40"W	233.75'
C5	2000.00'	61.07'	1°41'57"	30.53'	S19°21'00"W	61.06'
C6	6500.00'	206.64'	1°49'17"	103.33'	S19°21'00"W	206.63'
C7	2770.73'	64.73'	1°20'19"	32.37'	S19°34'41"W	64.73'
C8	1120.00'	183.49'	9°23'12"	91.95'	S16°20'53"W	183.28'
C9	6350.00'	234.85'	2°03'36"	117.44'	S20°00'40"W	234.83'
C10	1970.00'	60.69'	1°45'54"	30.35'	S19°50'51"W	60.69'
C11	6350.00'	207.59'	1°49'17"	103.81'	S19°21'00"W	207.59'
C12	2740.73'	91.11'	1°54'17"	45.56'	S19°51'40"W	91.10'

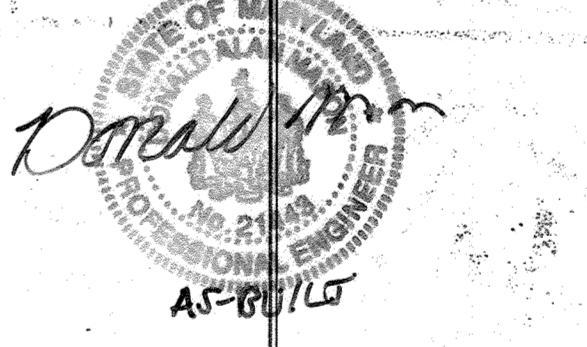
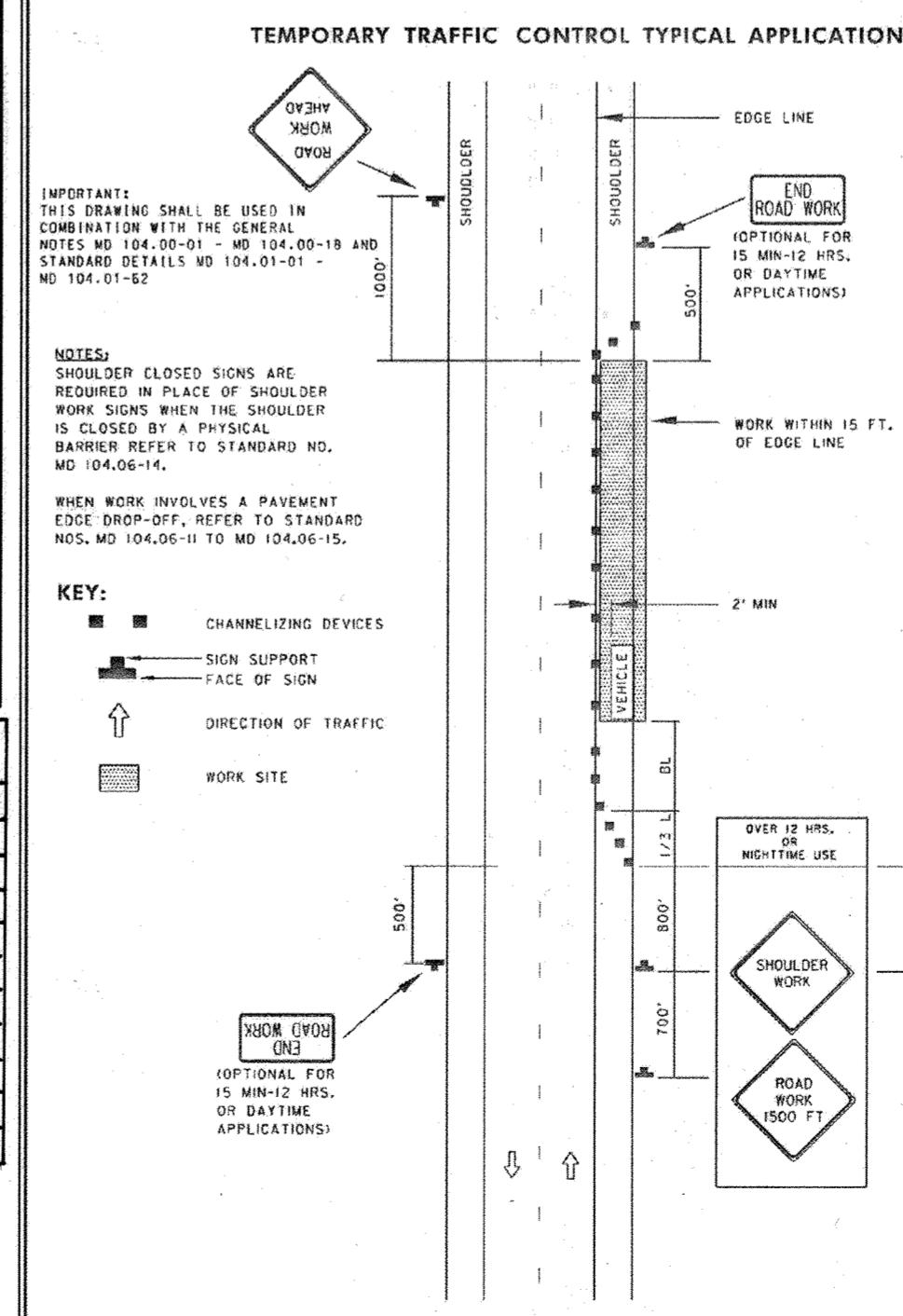


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 21443 Expiration Date: 12-21-22  
 Donald Mason, P.E.

AS-BUILT CERTIFICATION  
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this AS-BUILT Plan meet the Approved Plans and Specifications.  
 Date: 11/16/22  
 Donald Mason, P.E.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
27	605,372.4775	1,268,740.7466
28	604,933.1155	1,269,414.0649
29	604,890.7758	1,269,544.9892
30	605,270.2331	1,270,067.8919
31	605,462.5495	1,270,220.4461
33	605,234.3640	1,270,080.4740
34	605,259.5725	1,270,057.0664
35	607,377.8113	1,269,487.1008
36	607,531.3915	1,269,772.9129
39	607,735.9424	1,269,190.1908
41	607,404.7556	1,269,050.7202
42	607,244.6288	1,269,770.0824
44	605,717.6004	1,270,141.5310
64	606,705.2391	1,268,122.6019
69	607,121.9419	1,268,275.8042
78	606,006.1417	1,267,906.5072
83	605,968.0387	1,268,922.4798
84	605,322.9409	1,269,047.4205
85	605,237.1914	1,269,875.4746
87	607,252.1575	1,269,884.7031
91	606,184.5955	1,267,943.3161
92	606,365.1787	1,267,996.2867
94	606,485.9988	1,268,042.6115
96	606,762.6723	1,268,143.3423
98	606,927.5523	1,268,205.7448
187	607,249.3978	1,268,377.6055
188	607,208.7933	1,268,362.4985
189	607,182.9300	1,268,297.4948



**OWNER/DEVELOPER**  
 Ridge View, LLC.  
 P.O. Box 228  
 Clarksville, Md. 21029

**COVER SHEET**  
**WINDSOR FOREST KNOLLS**  
 LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

TAX MAP 6 GRID 16  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 PARCEL 57

DESIGN BY: ZYF  
 DRAWN BY: SAR  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: April 27, 2007  
 I.C.O. No.: 3078  
 SHEET No.: 1 OF 11

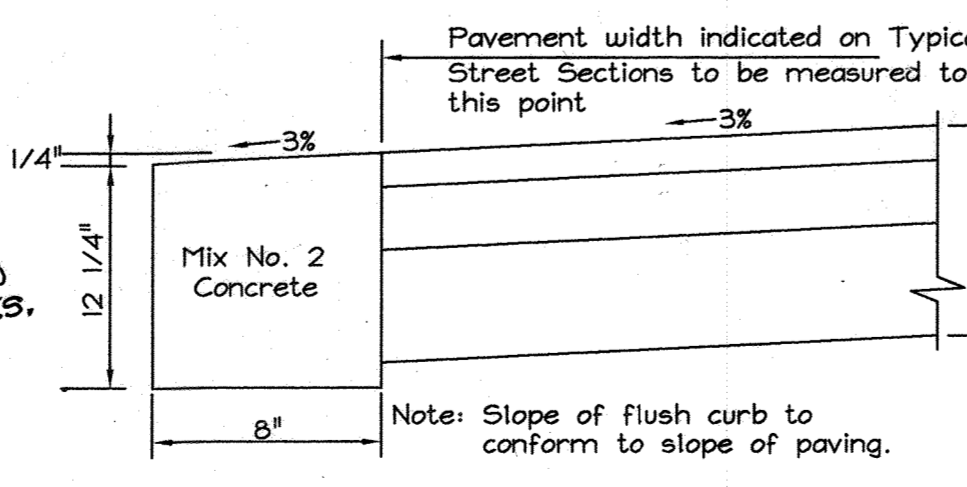
**AS-BUILT NOTES:**

- HORIZONTAL AND VERTICAL DATUM FOR THIS AS-BUILT IS BASED ON THE MARYLAND STATE REFERENCE SYSTEM NAD 83 / ADJ 07 AS PROJECTED FROM HO-02 GEODETIC CONTROL STATIONS 06FA AND 06EA.
- THE INSTRUMENTS USED IN PERFORMING THE AS-BUILT WERE A 3" TOTAL STATION AND PRISM AND R/L GPS.
- THIS AS-BUILT WAS PERFORMED BY BENCHMARK ENGINEERING, INC.
- STORMWATER MANAGEMENT FACILITIES THAT ARE CONSTRUCTED ON LOTS ARE NOT INCLUDED IN THE AS-BUILT. AS-BUILT INFORMATION FOR ON LOT SWMP FACILITIES ARE INCLUDED IN A SEPARATE SUBMISSION AS PART OF THE GRADING & ACCEPTANCE PROCEDURES.

**LOCATION MAP**  
 SCALE: 1"=300'

**RIGHT OF WAY ELEVATION**

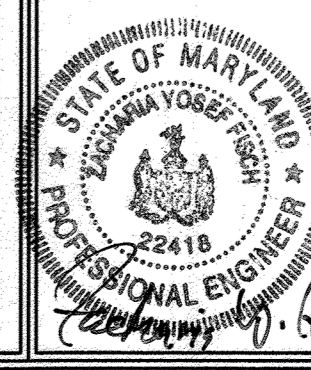
R/W PTNO	DESCRIPTION	ELEVATION
1	REBAR & CAP	814.59'
2	REBAR & CAP	813.34'
3	REBAR & CAP	796.12'
4	NAL - IN-CORNE	794.80'
5	REBAR & CAP	804.01'
6	REBAR & CAP	833.37'
7	CONC. MON.	793.31'
8	REBAR & CAP	795.02'
9	CONC MON	813.11'
10	REBAR & CAP	814.32'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 5/18/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

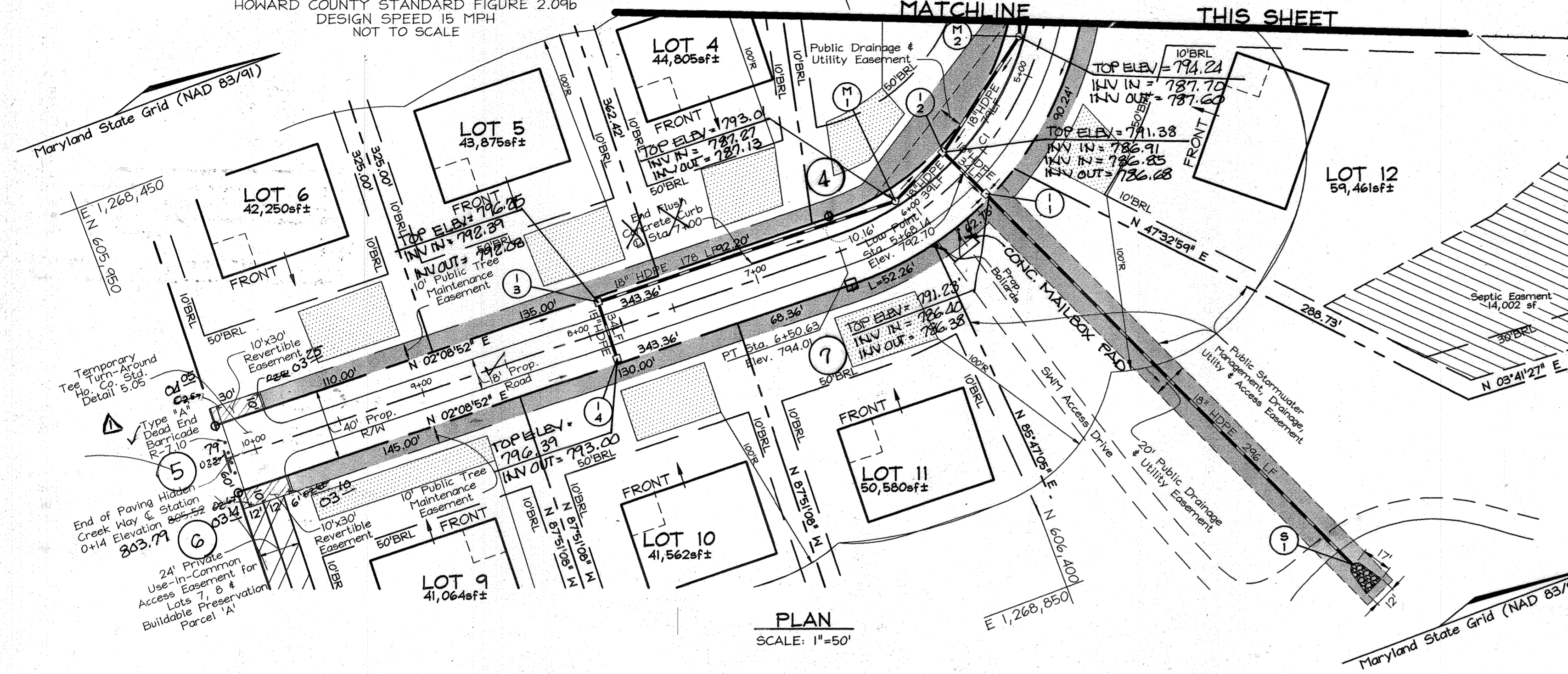
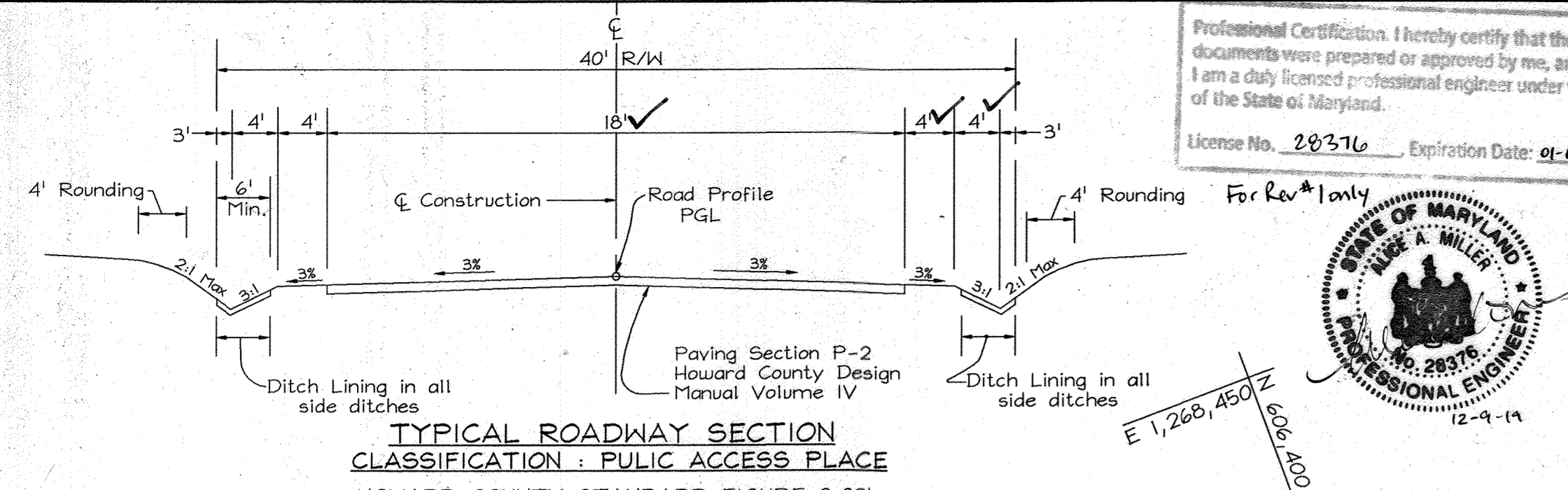
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 [Signature] 5-18-07  
 CHIEF, BUREAU OF HIGHWAYS HS DATE

Maryland Department of Transportation  
 STATE HIGHWAY ADMINISTRATION  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
 SHOULDER WORK 2-LANE, 2-WAY  
 EQL/LESS THAN 40 MPH  
 STANDARD NO. MD 104.02-02



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1582  
 E-mail: info@fsh.com

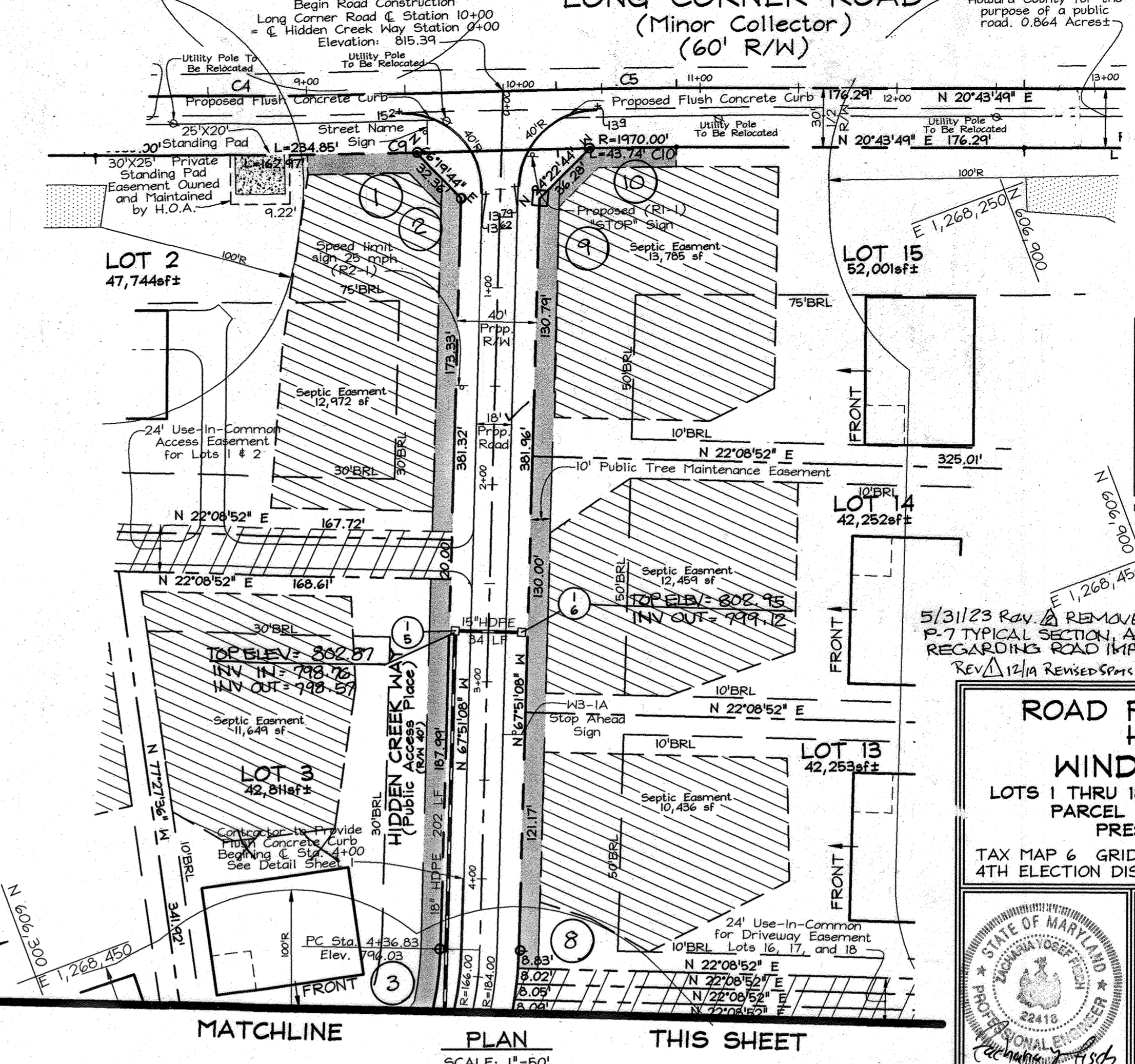




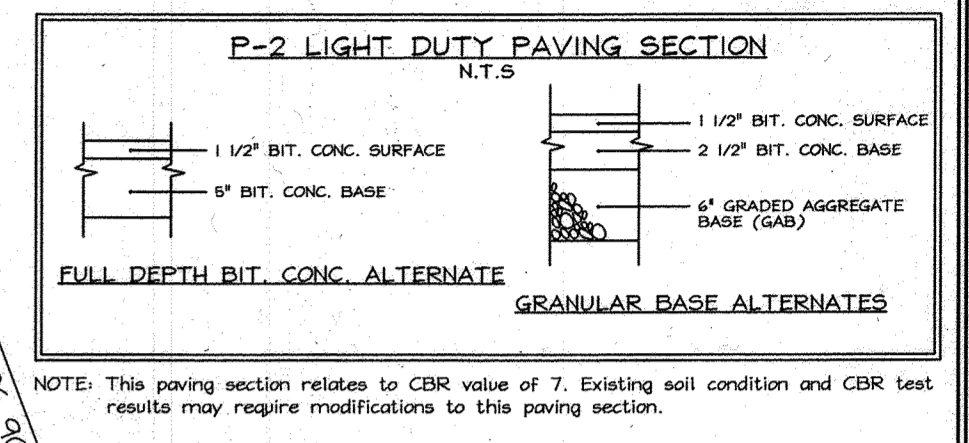
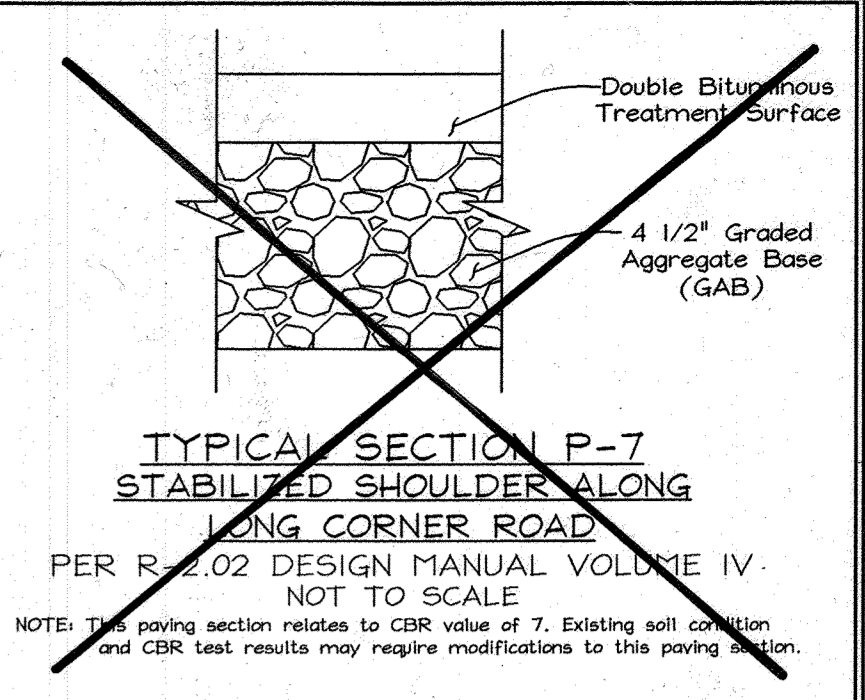
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 28376 Expiration Date: 01-01-21  
For Rev. Only  
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
12-9-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/15/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5/14/07  
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
CHIEF, BUREAU OF HIGHWAYS DATE: 5-18-07

NOTE: ENTIRE FRONTAGE OF LONG CORNER ROAD PER SECTION R-1.12 DESIGN MANUAL IV



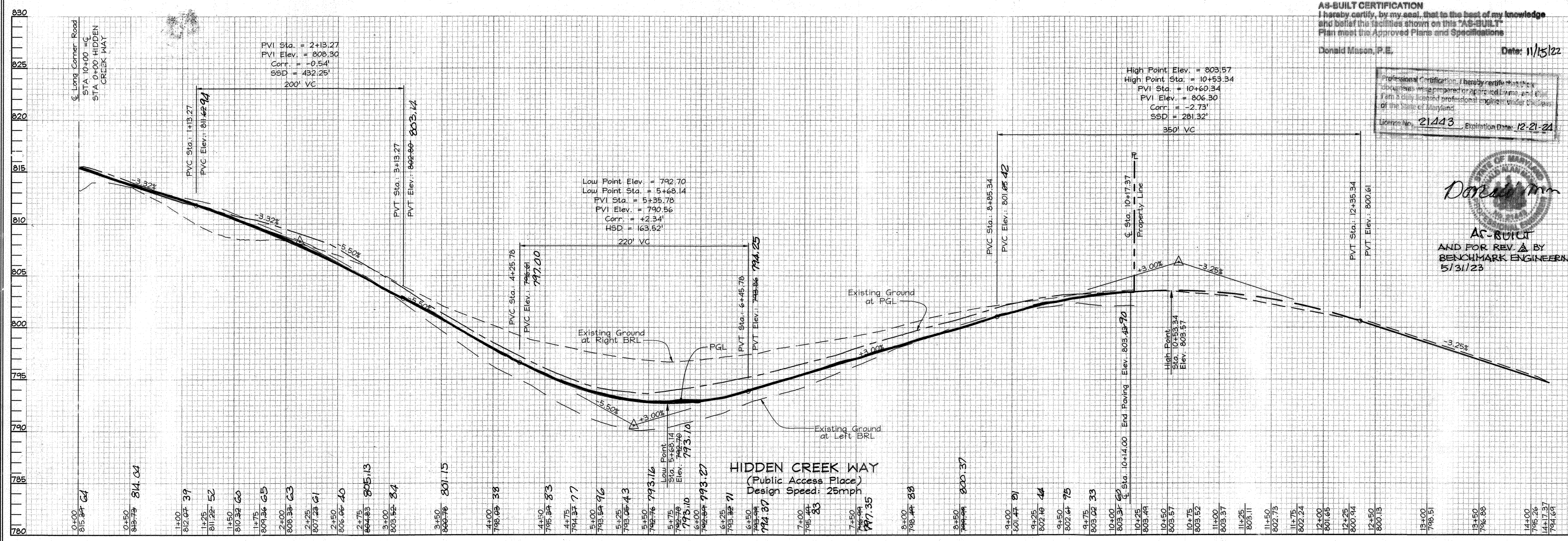
**LONG CORNER ROAD**  
(Minor Collector)  
(60' R/W)



OWNER/DEVELOPER  
5/31/23 Rev. A REMOVE P-7 TYPICAL SECTION, ADD NOTE Ridge View, LLC. REGARDING ROAD IMPROVEMENTS P.O. Box 228 Clarksville, Md. 21029  
**ROAD PLAN, PROFILE & DETAILS**  
**HIDDEN CREEK WAY**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'  
TAX MAP 6 GRID 16 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: ZYF  
DRAIN BY: KO  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: April 27, 2007  
W.O. No.: 3078  
SHEET No.: 2 OF 11

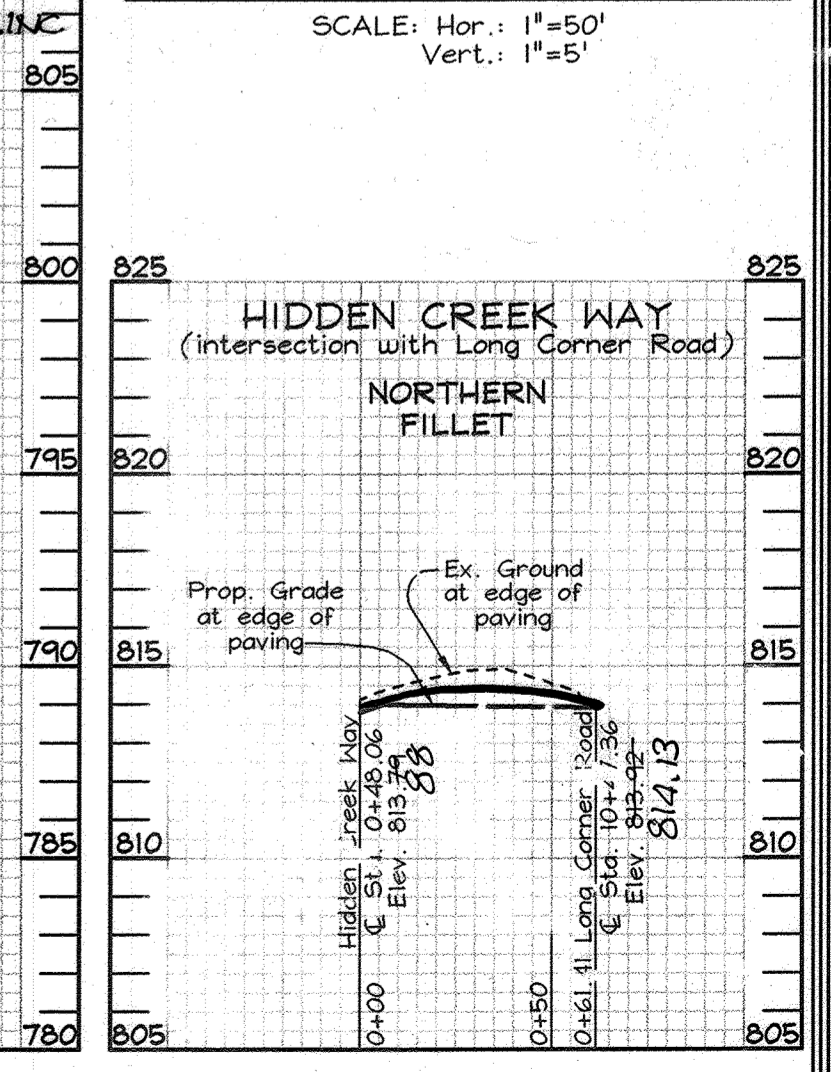
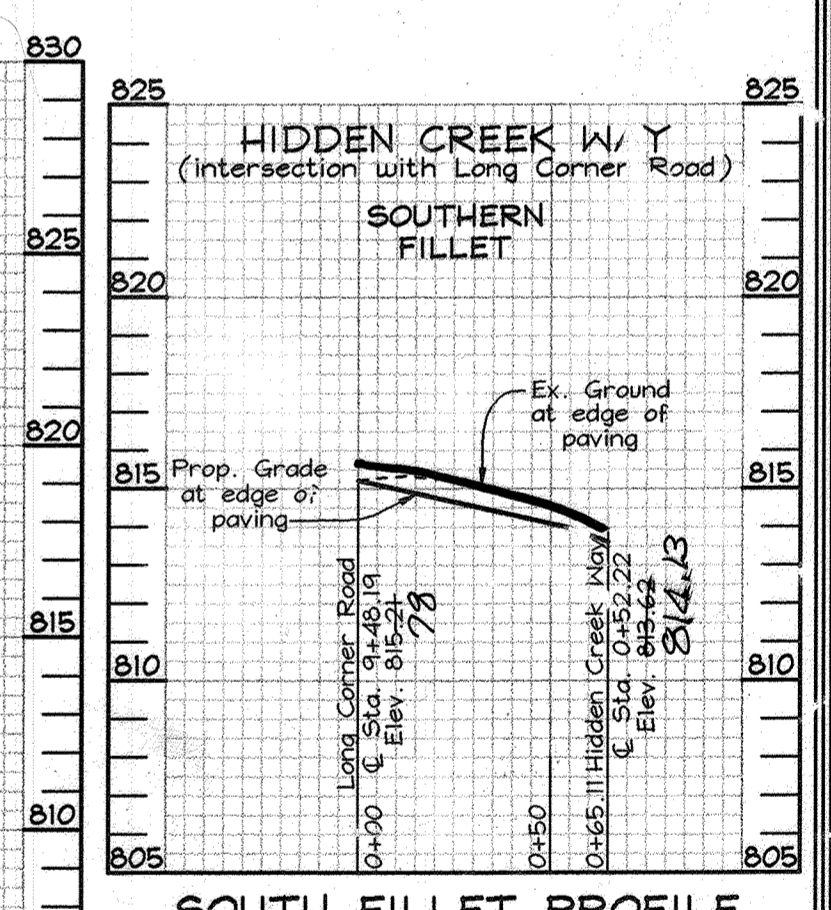
**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1962  
E-mail: info@fsh.net



AS-BUILT CERTIFICATION  
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications.  
Donald Mason, P.E.  
Date: 11/15/22

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 21443 Expiration Date: 12-21-24

**AS-BUILT**  
AND FOR REV. A BY  
**BENCHMARK ENGINEERING, INC.**  
5/31/23



**ROAD PROFILE**  
SCALE: Hor.: 1"=50', Vert.: 1"=5'

**NORTH FILLET PROFILE**  
SCALE: Hor.: 1"=50', Vert.: 1"=5'



NOTE: ENTIRE FRONTAGE OF LONG CORNER ROAD PER SECTION R-1.12 DESIGN MANUAL IV.

LONG CORNER ROAD (Minor Collector) (60' R/W)

ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL 'C' Privately Owned and Maintained Easement Holders: HOA & Howard Co. 57,394sf ± 1.318 Ac. ±

BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A' Privately Owned and Maintained Easement Holder: Agricultural Land Preservation Program HO-02-01-PPSD 2,470,650sf ± 56.716 Ac. ±

ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL 'D' FOREST CONSERVATION EASEMENT 0.315 Ac. ± (THIS SHEET) 8.205 Ac. ± (TOTAL)

OWNER/DEVELOPER Ridge View, LLC, P.O. Box 228, Clarksville, Md. 21029

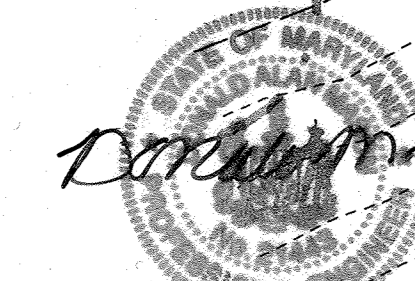
SEDIMENT AND EROSION CONTROL AND GRADING PLAN WINDSOR FOREST KNOLLS LOT 1 TH. 'A', BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

FSH Associates Engineers Planners Surveyors 6339 Howard Lane Elkridge, MD 21075

DESIGN BY: ZTF DRAWN BY: KO CHECKED BY: ZTF SCALE: 1"=50' DATE: April 27, 2007 H.O. No.: 3078 SHEET No.: 3 OF 11

AS-BUILT F-07-008

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 21443 Expiration Date: 12-21-22



AS-BUILT CERTIFICATION AND REV. A BY BEZ 5/31/23 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications. Donald Mason, P.E. Date: 11/15/22



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28316 Expiration Date: 1-1-21

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 ALL 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: Richard W. Bennett, DATE: 4-30-07

ENGINEERS CERTIFICATE I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. Signature: Zacharia Y. Fisch, DATE: 4-30-07

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL. Signature: Jim Meyer, DATE: 5-4-07

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. Signature: John R. Robertson, DATE: 5-4-07

5/31/23 Add As-Built contours to Long Corner Rd add notes regarding road improvement

(X-SECTION TYP.) SWM GRASS CHANNEL N.T.S.

8-18-20 REVISED TO REPAIR DRIVEWAY CURBS OUTLET AT STORMWATER FACILITY CONSTRUCTION OF U.I.C. DRAINWAYS

12-14 REVISED ROAD GRADINGS TO MATCH PROFILE, ADDED MASS GRADING W/SEC MEMORANDA

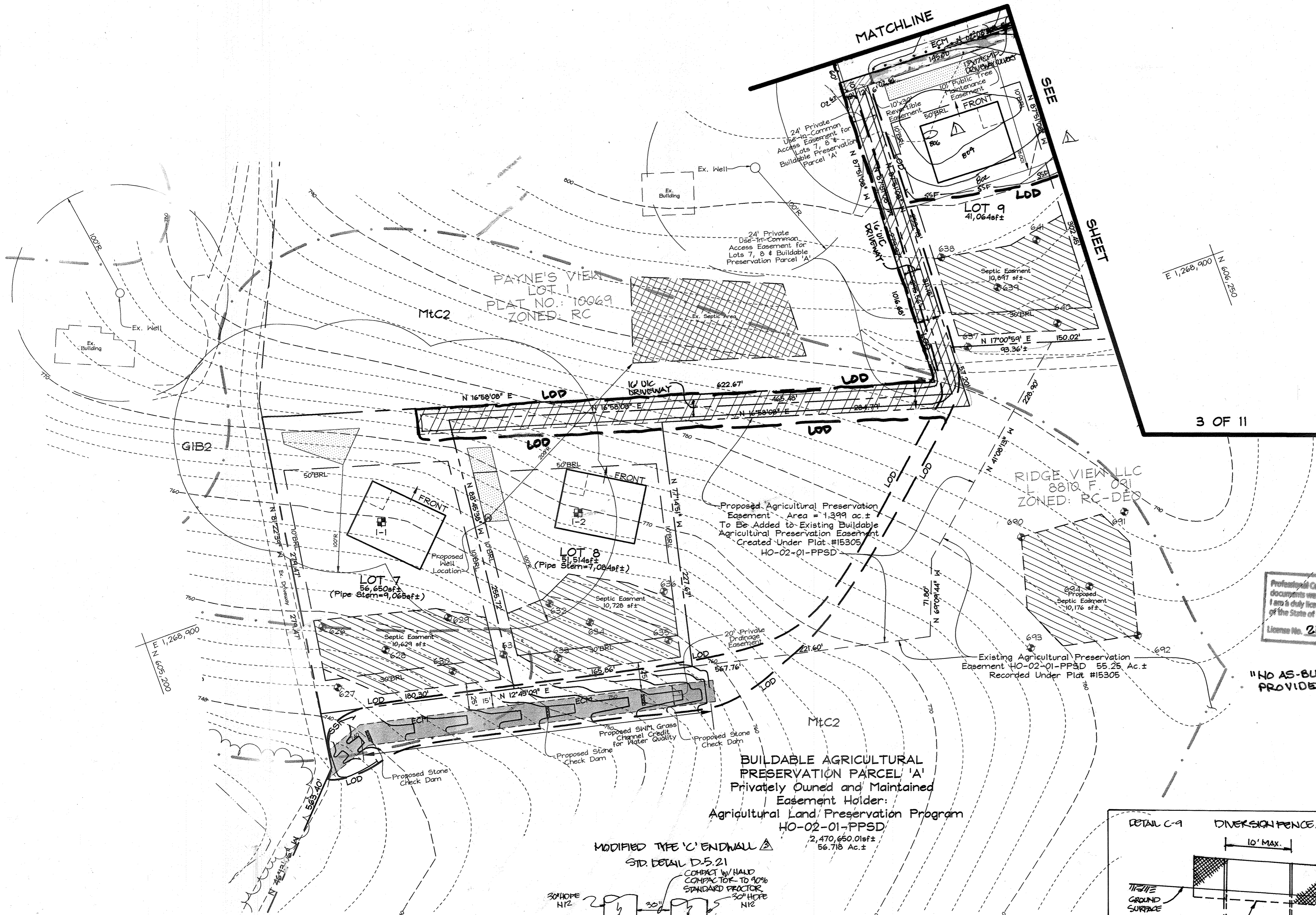
8-31-07 ADDED EXISTING DRIVEWAY NOTE

NOTE: ALL DRIVEWAY CURBS SHALL BE 18" HIGH AT 11.5% MAX. CURVES AND GRADING WILL BE DONE UNDER F.O.T.O.O.B. AND APRON CONSTRUCTION SHALL BE DONE AT THE TIME OF HOUSE CONSTRUCTION APPROX. SHALL BE IN ACCORDANCE WITH HO.CO.R-6.06.

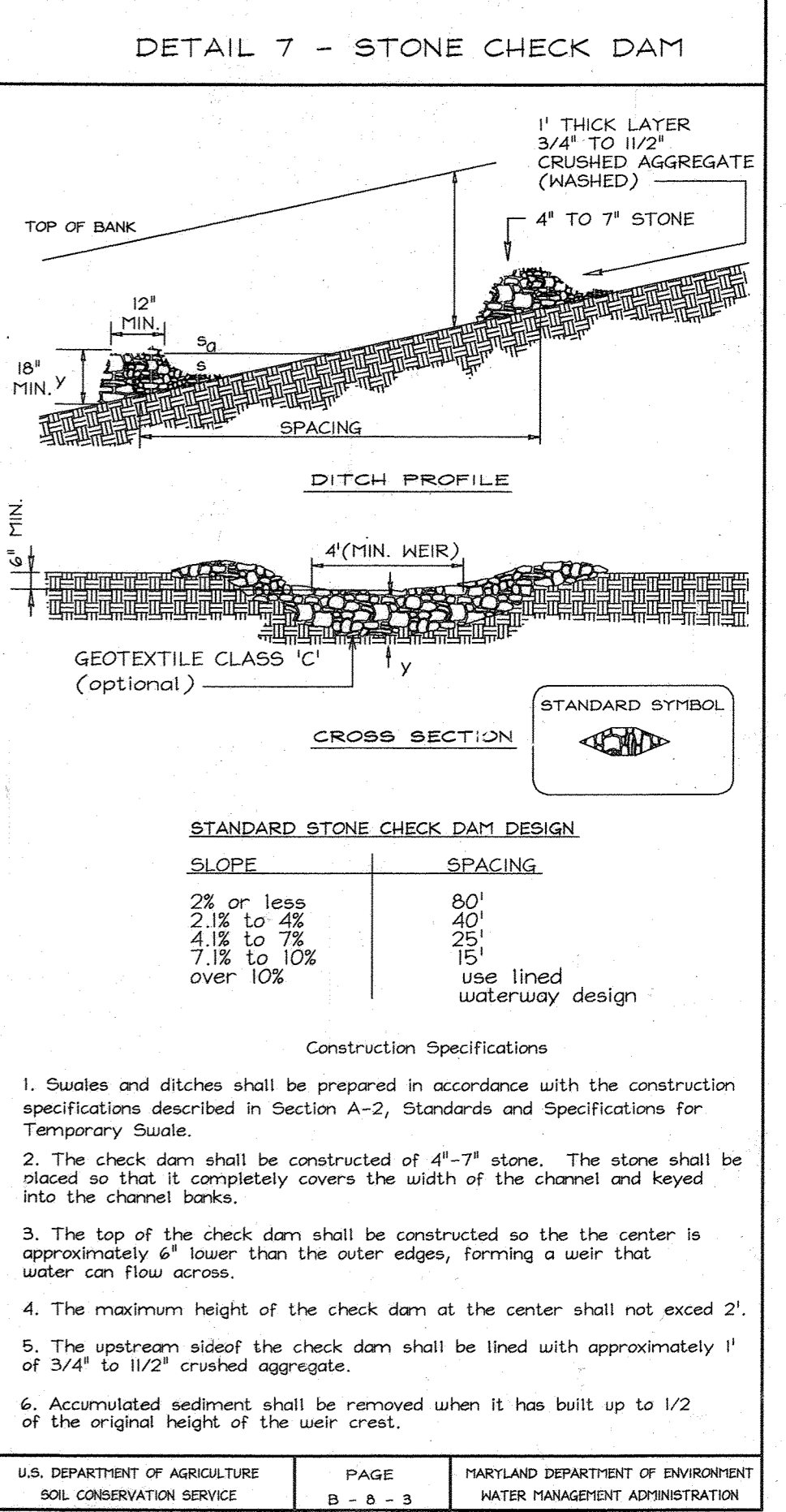
Existing Agricultural Preservation Easement HO-02-01-PPSD 55.25 Ac. ± Recorded Under Plat #15305

RIDGE VIEW, LLC L 8810 F 091 ZONED RC-DEO



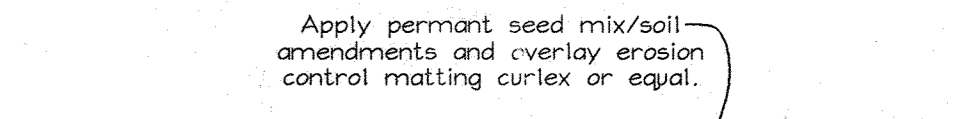


Maryland State Grid (NAD 83/91)



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 21443 Expiration Date: 12-21-22

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



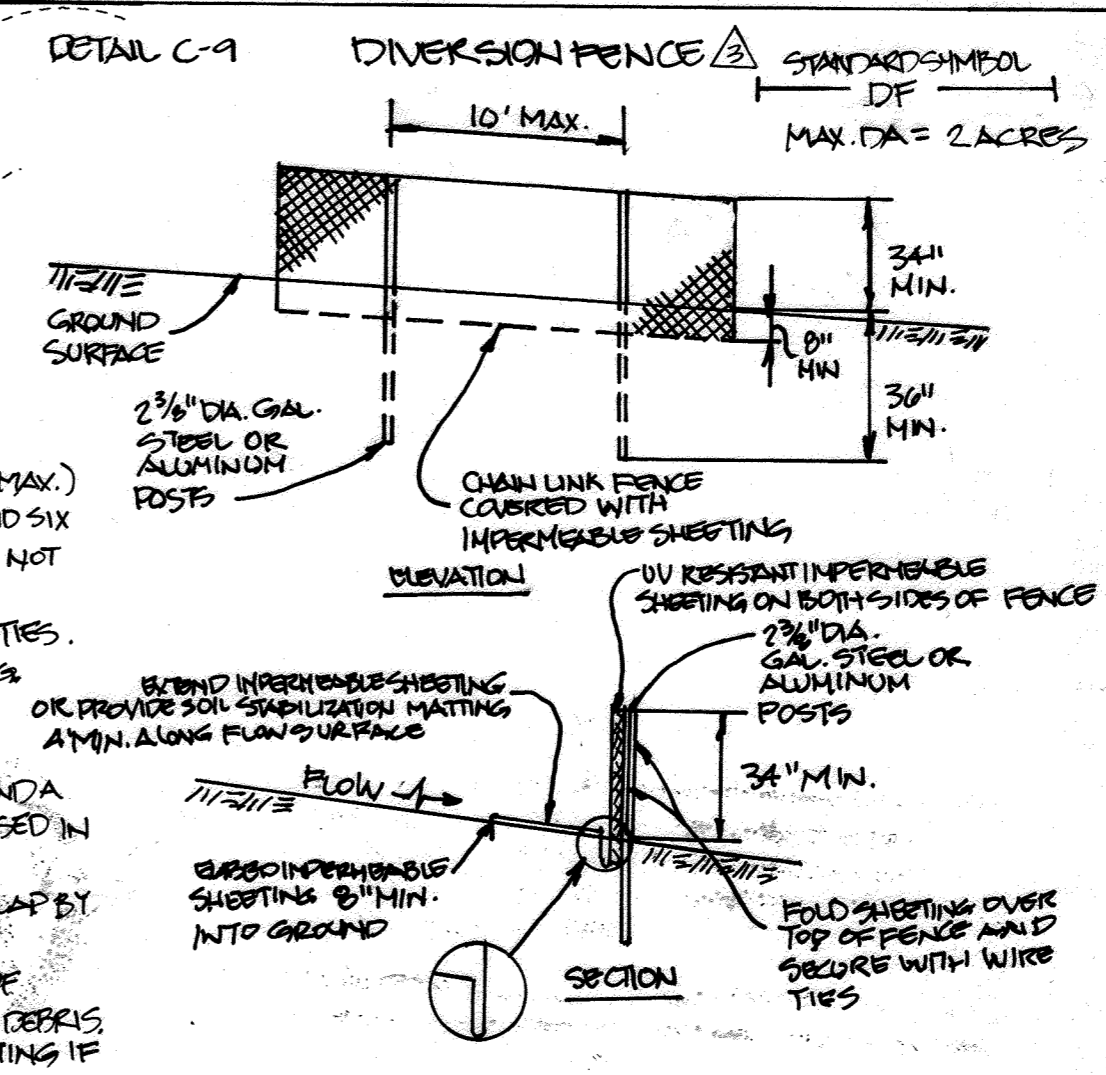
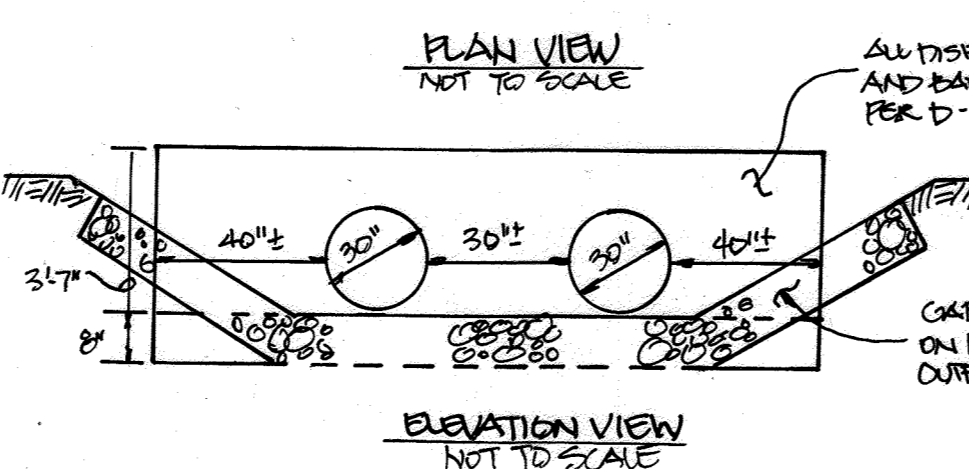
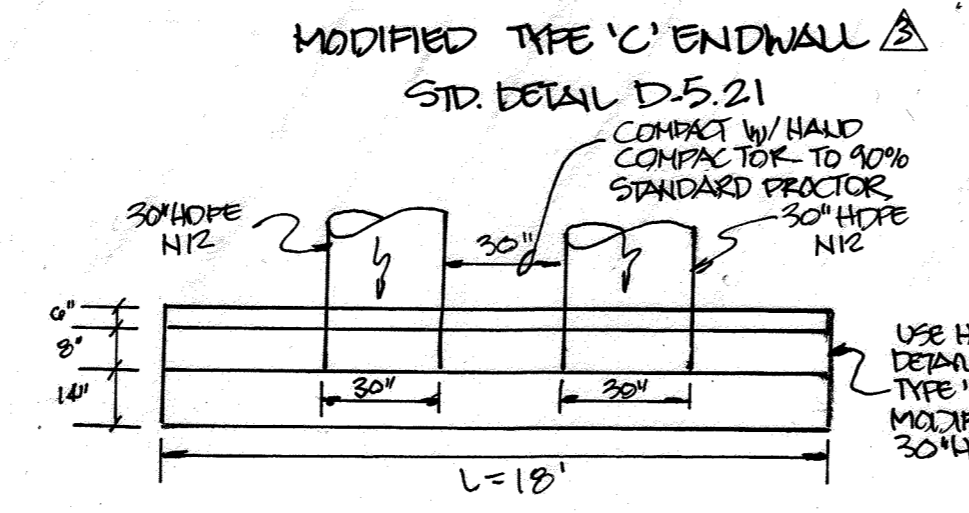
SWM GRASS CHANNEL (X-SECTION TYP) NOT TO SCALE

OWNER/DEVELOPER

Ridge View, LLC.  
 P.O. Box 228  
 Clarksville, Md. 21029

SEDIMENT AND EROSION CONTROL AND GRADING PLAN  
 WINDSOR FOREST KNOLLS  
 LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

TAX MAP 6 GRID 16 4TH ELECTION DISTRICT PARCEL 57 HOWARD COUNTY, MARYLAND



- CONSTRUCTION SPECIFICATIONS:
- USE 4" HIGH, 19 GAUGE OR THICKER CHAIN LINK FENCING (236" MAX.).
  - USE 2 3/8" DIA. GAL. STEEL POSTS OF 0.095" WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10' APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
  - FASTEN CHAIN LINK FENCE SECURELY TO FENCE POSTS W/ WIRE TIES.
  - SECURE 10MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE W/ TIES SPOKED EVERY 24" AT TOP, MID SECTION, BELOW GROUND SURFACE.
  - EXTEND SHEETING A MIN. OF 4' ALONG FLOW SURFACE AND 6" TO 8" A MIN. OF 8" INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
  - WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6" AND FOLD WITH SEAM FACING DOWN SURFACE.
  - KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF OBSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN, IF UNDETERMINING OCCURS, REINSTALL FENCE.

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 ALL 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: [Signature] DATE: 4-30-07

ENGINEER'S CERTIFICATE  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: [Signature] DATE: 5-4-07

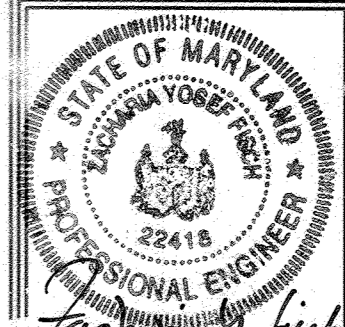
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.  
 Signature: [Signature] DATE: 5-4-07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Signature: [Signature] DATE: 5-16-07

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Signature: [Signature] DATE: 5-18-07

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 28376 Expiration Date: 1-7-21

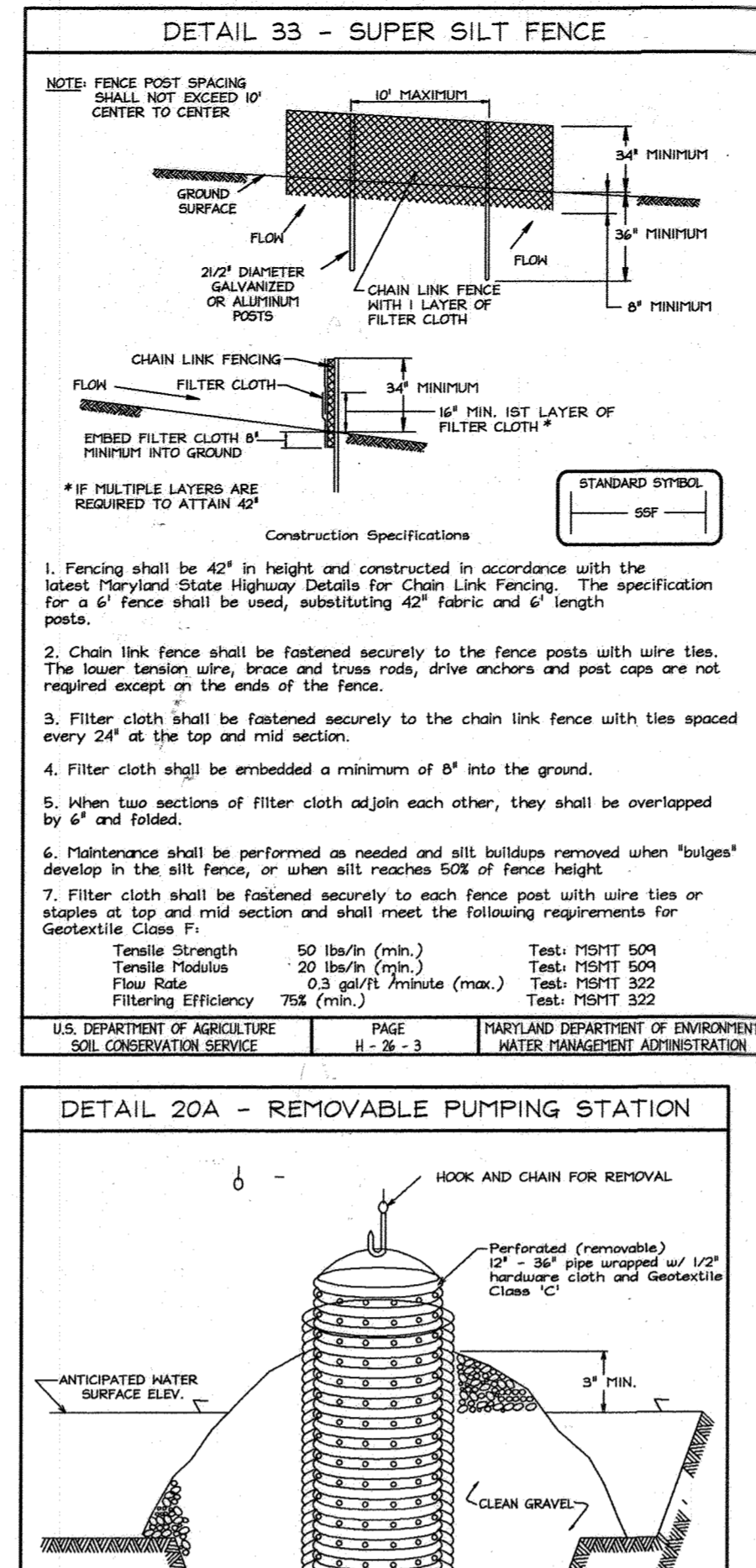
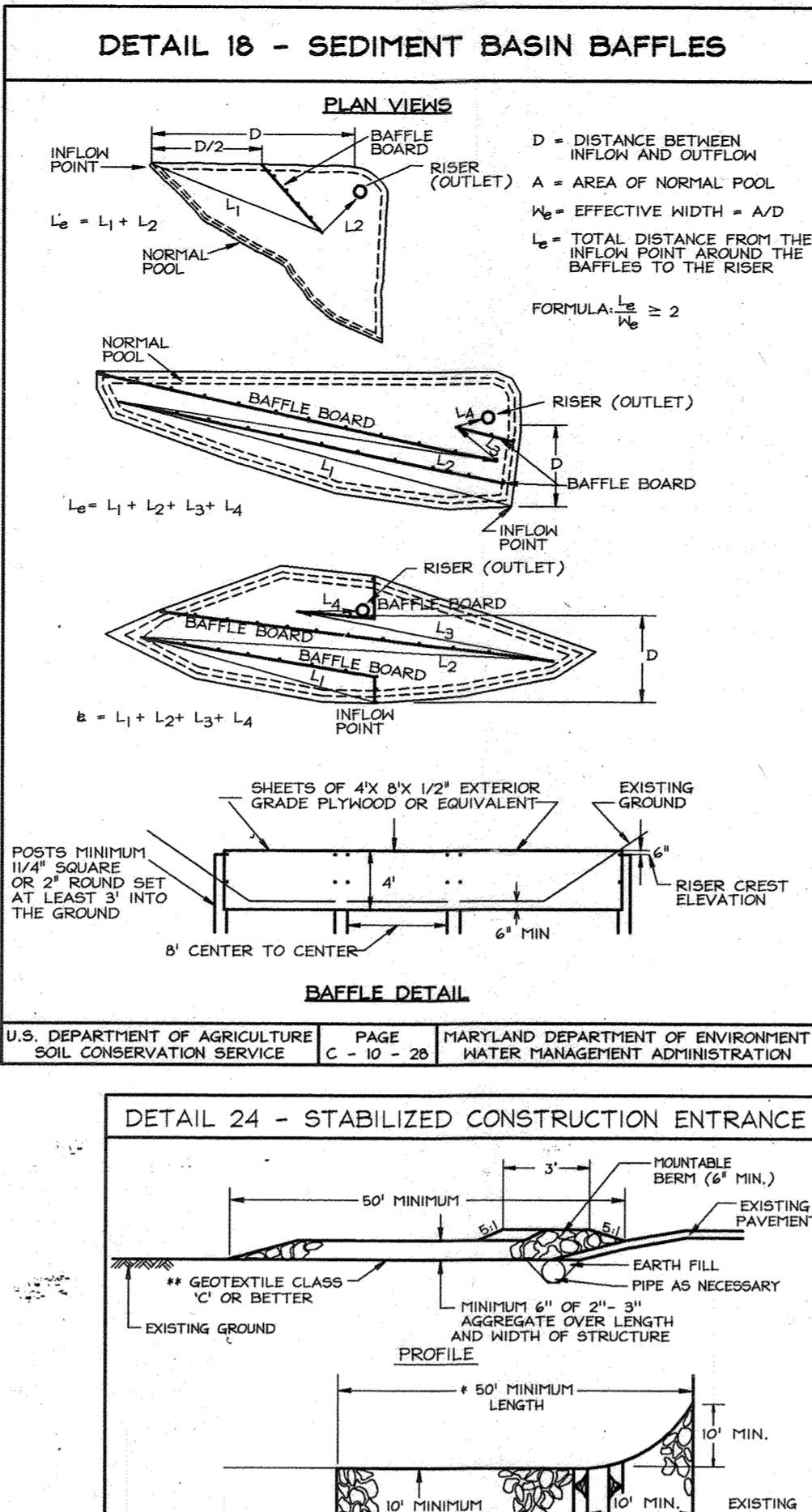
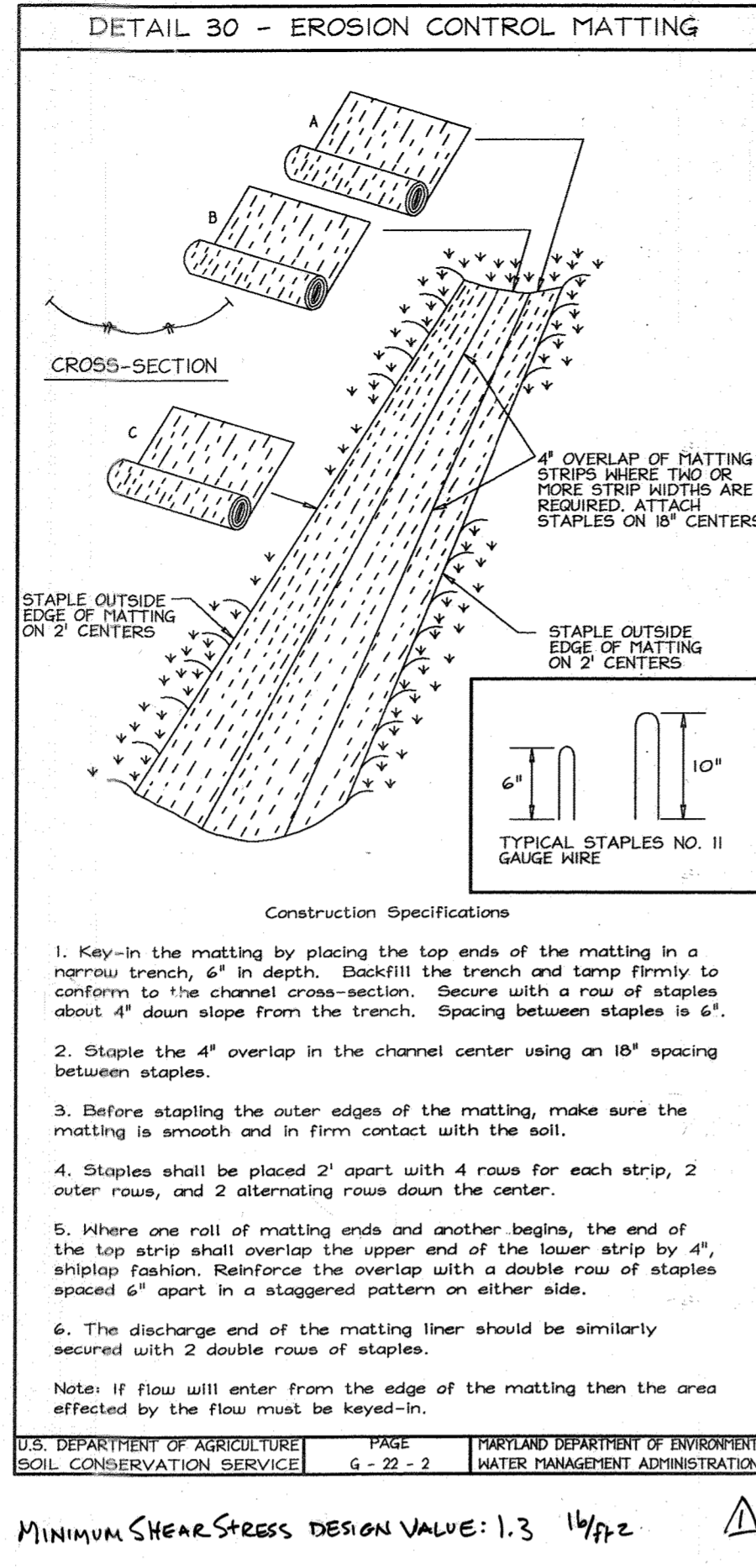
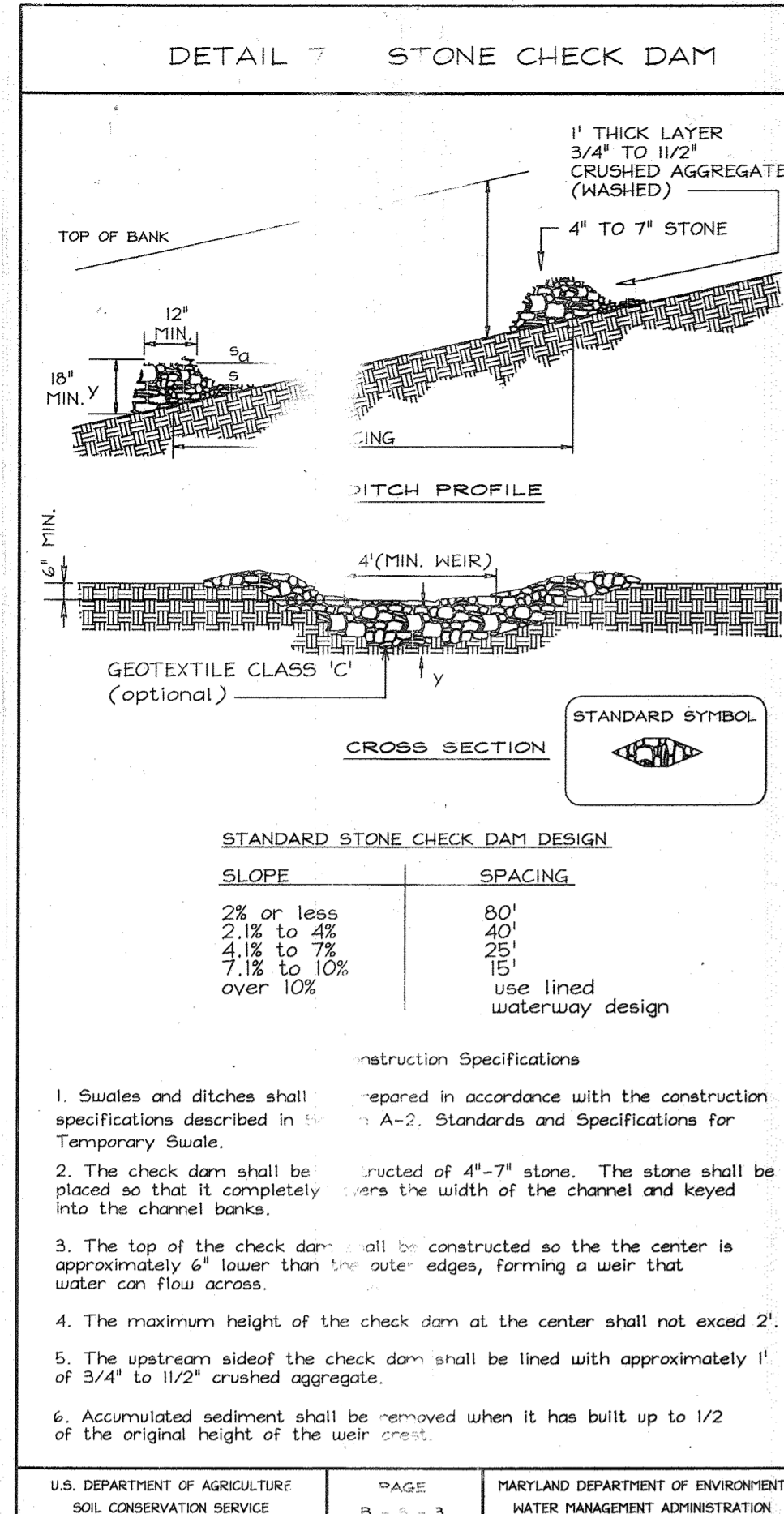
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Signature: [Signature] DATE: 5-16-07



FSH Associates  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-6200 Fax: 410-796-1562  
 E-mail: info@fsht.com

DESIGN BY: ZYF  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: April 27, 2007  
 W.O. No.: 3078  
 SHEET No.: 4 OF 11





## 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition:** Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose:** To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies:**

- This practice is limited to areas having 2:1 or flatter slopes.
- The texture of the exposed subsoil/parent material is not suitable to produce vegetative growth.
- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and nutrients.
- The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible.

**Construction and Material Specifications:**

- Fencing shall be 42\"/>

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) and 900 lbs. / acre (20 lbs./1000s.f.) of 10-20-20 before seeding. Harrow or disc into upper 3 in. of soil.

**SEEDING:** Apply a mixture of Turf Type Tall Fescue (80%) and Hard Fescue (20%) in accordance with seeding dates and rates shown in the Permanent Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below and apply permanent seeding when within proper seeding dates.

**MULCHING:** Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 Tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre using fiber/100 gal. of water. Synthetic liquid binders such as Terra Tex II, Acrylic DLR (Agra-Tack), DCA-70, Patroset and other approved equals may be used at rates recommended by the manufacturers.

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)			Lime Rate
					N	P2O5	K2O	
10	Tall Fescue (80%) Hard Fescue (20%)	120 30	3/1-5/15 8/15-11/15	0.5 in.	90lb/ac (2.0lb/1000sf)	175lb/ac (4lb/1000sf)	175lb/ac (4lb/1000sf)	2tons/ac (100lb/1000sf)

### TEMPORARY SEEDING NOTES

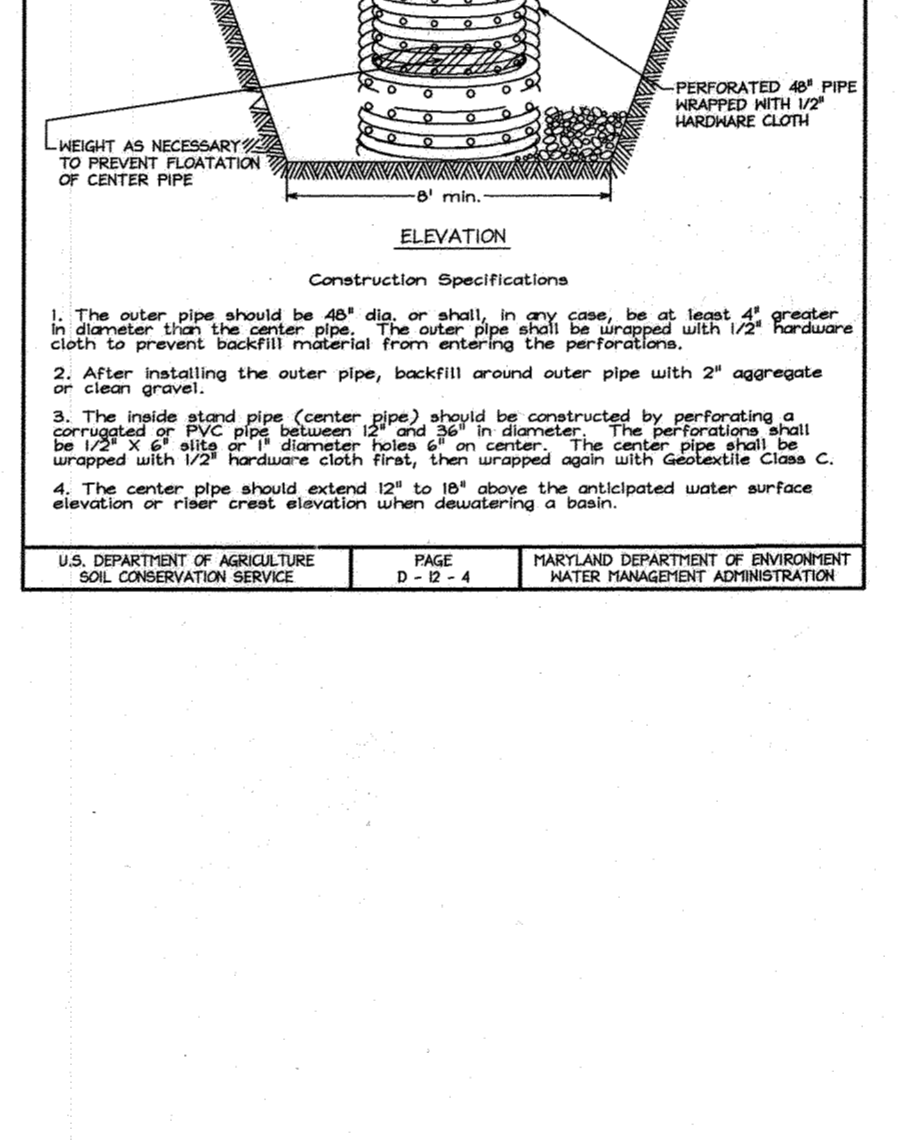
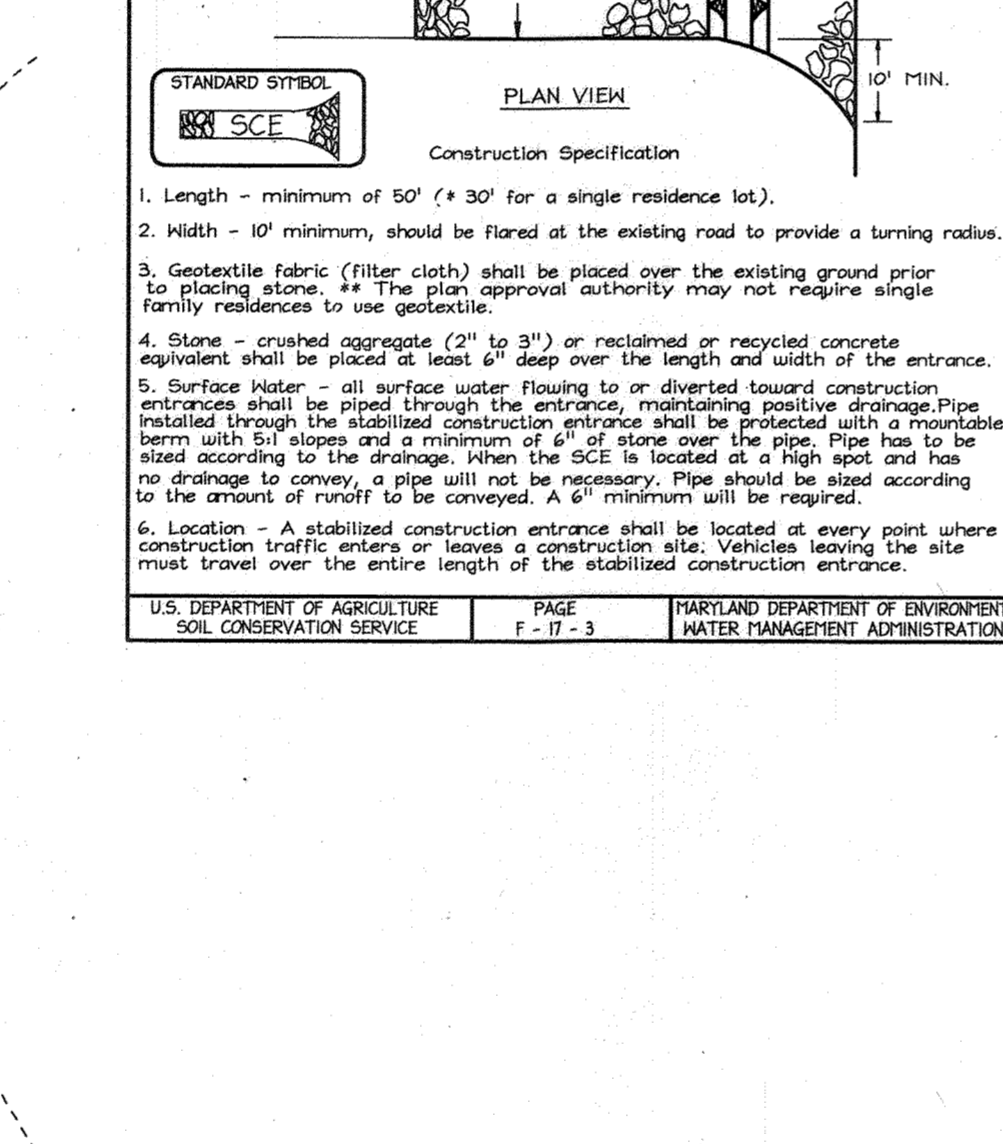
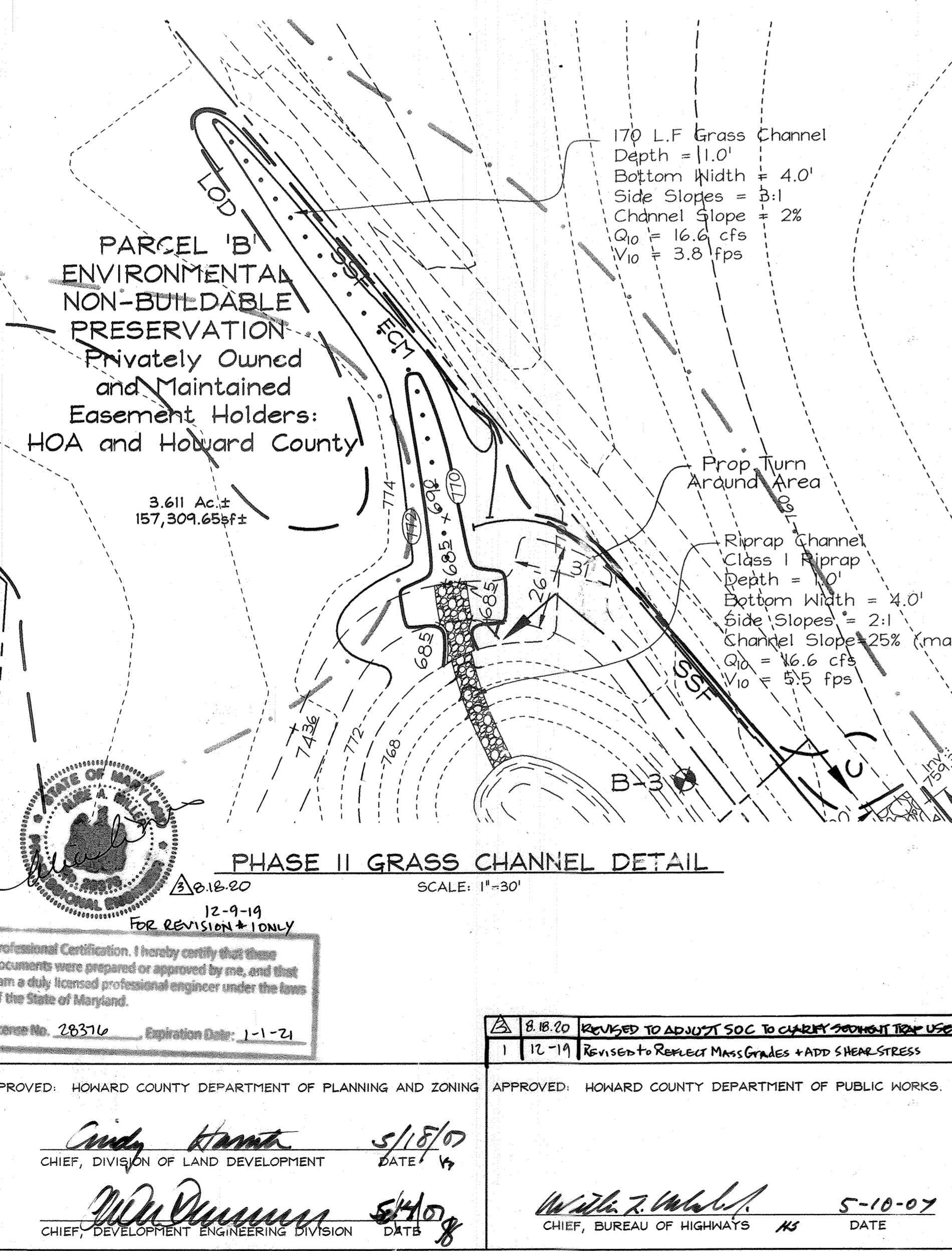
**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) and 600 lbs. / acre (15 lbs./1000s.f.) of 10-10-10 before seeding. Harrow or disc into upper 3 in. of soil.

**SEEDING:** Apply the Maryland State Highway approved seed mixture of Barley or Rye plus Foxtail Millet in accordance with seeding dates and rates shown in the Temporary Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below.

**MULCHING:** Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 Tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre using fiber/100 gal. of water. Synthetic liquid binders such as Terra Tex II, Acrylic DLR (Agra-Tack), DCA-70, Patroset and other approved equals may be used at rates recommended by the manufacturers.

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-10-10)			Lime Rate
					N	P2O5	K2O	
2	Barley or Rye plus Foxtail Millet	150 lbs (3.5lbs/1000sf)	2/1-11/30 (7a) 3/15-10/31 (6a)	1/4 in. 1/2 in.	600 lb/ac (15lb/1000sf)	600 lb/ac (15lb/1000sf)	2 tons/ac (100lb/1000sf)	



### SEQUENCE OF CONSTRUCTION

- Obtain grading permit and contact Howard County Sediment Control Inspector (SCI) to arrange a preconstruction meeting. (1 Day)
- Install Stabilized Construction Entrance at Long Corner Road as access point for construction. (1 Day)
- Clear and grub as necessary to install sediment control practices. Install super silt fences, SSM1 facility to function as sediment basin. (3 weeks)
- With permission of SCI begin road grading. (2 weeks)
- Grade roads to subgrade and install storm drain system. (3 weeks)
- Grade and construct SSM1 Grass Channel for lots 1, 2, 4, 6, and behind lots 7 & 8 and permanently stabilize. (3 days)
- Apply temporary stabilization to all disturbed areas. (1 week)
- Grade and install grass mulch and rip rap outfall on northwest side of SSM1 facility and permanently stabilize.
- Pump SSM1 facility dry and remove any accumulated sediment and restore to finish contours. (1 week)
- Pave roads and permanently stabilize all disturbed areas. (1 week)
- With permission of SCI remove all remaining sediment control devices and stabilize disturbed areas. (5 days)

### SEDIMENT BASIN SCHEDULE (CS-1)

Drainage Area 17.9 Ac  
Storage Required 32,220 cu.ft. wet & dry  
Storage Provided 32,220 cu.ft. wet & dry  
Neir Length 10' lot.  
Bottom Elevation: 758.0  
Cleanout Elevation: 761.2  
Embarkment Elevation: 766.5 (constructed)  
Net Storage Elevation: 762.48  
Dry Storage Elevation: 764.4

Q Existing: 0.38 CFS  
Q Proposed: 0.30 CFS @ elevation 764.2  
Q<sub>10</sub> Proposed: 30.4% CFS @ elevation 765.19

### SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permit Sediment Control Division prior to the start of any construction (318-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (6) calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1. (6) 14 days to all other disturbed or graded areas on the project.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above project site. EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Site Analysis:
 

Total Area	41.56 Acres
Area Disturbed	1.24 Acres
Area to be roofed or paved	0.61 Acres
Area to be vegetatively stabilized	6.74 Acres
Total Gr.	3.96 Acres
Total Fill	410z.CY
Offsite water/borrow area location	##
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that.

\* Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.

\*\* To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit which shall be back-filled and stabilized within one working day, whichever is shorter.

### Temporary Sediment Basin Design Summary for Modified Micro-pool Extended Detention Facility

DA = 9.57 Ac.  
Minimum Wet Storage Required = 17,226 cu.ft.  
Wet Storage Provided: 17,226 cu.ft. @ elevation 761.36  
Minimum Dry Storage Required: 17,226 cu.ft.  
Dry Storage Provided: 23,153 cu.ft. @ weir crest elevation 763.0  
Volume of Basin at Cleanout = 8613 cu.ft. @ elevation 379.0  
Bottom Basin Elevation: 758.0  
Spillway Crest: 763.0  
Q10 Design High Water Elevation: 763.84  
Draw-down Office Invert: 761.36  
Settled Top Dam Elevation: 766.0

Note: The 2" φ and 3-1/4" φ shall be plugged for sediment basin use. A temporary 3" φ shall be provided (Inv. 761.36) for dewatering of the basin. Contractor shall install the permanent trash rack wrapped with 1 layer of Filtriflo Weave 402".

**"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"**

### OWNER/DEVELOPER

Ridge View, LLC.  
P.O. Box 228  
Clarksville, Md. 21029

### SEDIMENT & EROSION CONTROL NOTES & DETAILS

#### WINDSOR FOREST KNOLLS

LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

TAX MAP 6 GRID 16  
4TH ELECTION DISTRICT

PARCEL 57  
HOWARD COUNTY, MARYLAND

DESIGN BY: ZYF  
DRAWN BY: KO  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: April 27, 2007  
SHEET No.: 307  
SHEET No. 5 OF 11

**FSH Associates**  
Engineers Planners Surveyors  
6399 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-798-1562  
E-mail: info@fsh.com



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
BeC2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded	C
BeD2	Beltville silt loam, 10 to 15 percent slopes, moderately eroded	C
CiC3	Chillum gravelly loam, 5 to 10 percent slopes, severely eroded	C
CiD2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	C
CiE2	Chillum gravelly loam, 15 to 30 percent slopes, moderately eroded	C
Co	Codorus silt loam	C
Ha	Hotboro silt loam	D
Md	Made land	
SsB	Sandy and clayey loam, gently sloping	C
SsC	Sandy and clayey loam, moderately sloping	C
SsD	Sandy and clayey loam, moderately steep	C
SsE	Sandy and clayey loam, moderately steep	C
SsF2	Sassafras gravelly sandy loam, 1 to 5 percent slopes, moderately eroded	B
SsG2	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
SsH	Sassafras silt, 15 to 40 percent slopes	B



Maryland State Grid (NAD 83/91)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 21423, Expiration Date: 12-21-22

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 28376, Expiration Date: 1-1-21

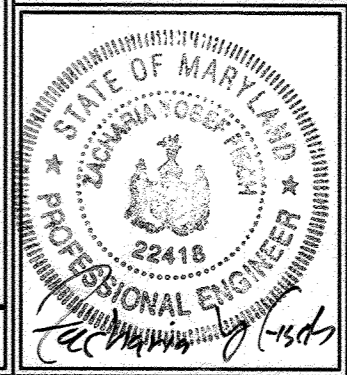
"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

OWNER/DEVELOPER  
 Ridge View, LLC  
 P.O. Box 228  
 Clarksville, Md. 21029

STORM DRAIN DRAINAGE AREA MAP  
 WINDSOR FOREST KNOLLS  
 LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'  
 TAX MAP 6 GRID 16 PARCEL 57  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 APPROVED: ARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Cindy Hamrick 5/18/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 13  
 William J. M... 5/10/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8  
 W... 5-10-07  
 CHIEF, BUREAU OF HIGHWAYS DATE

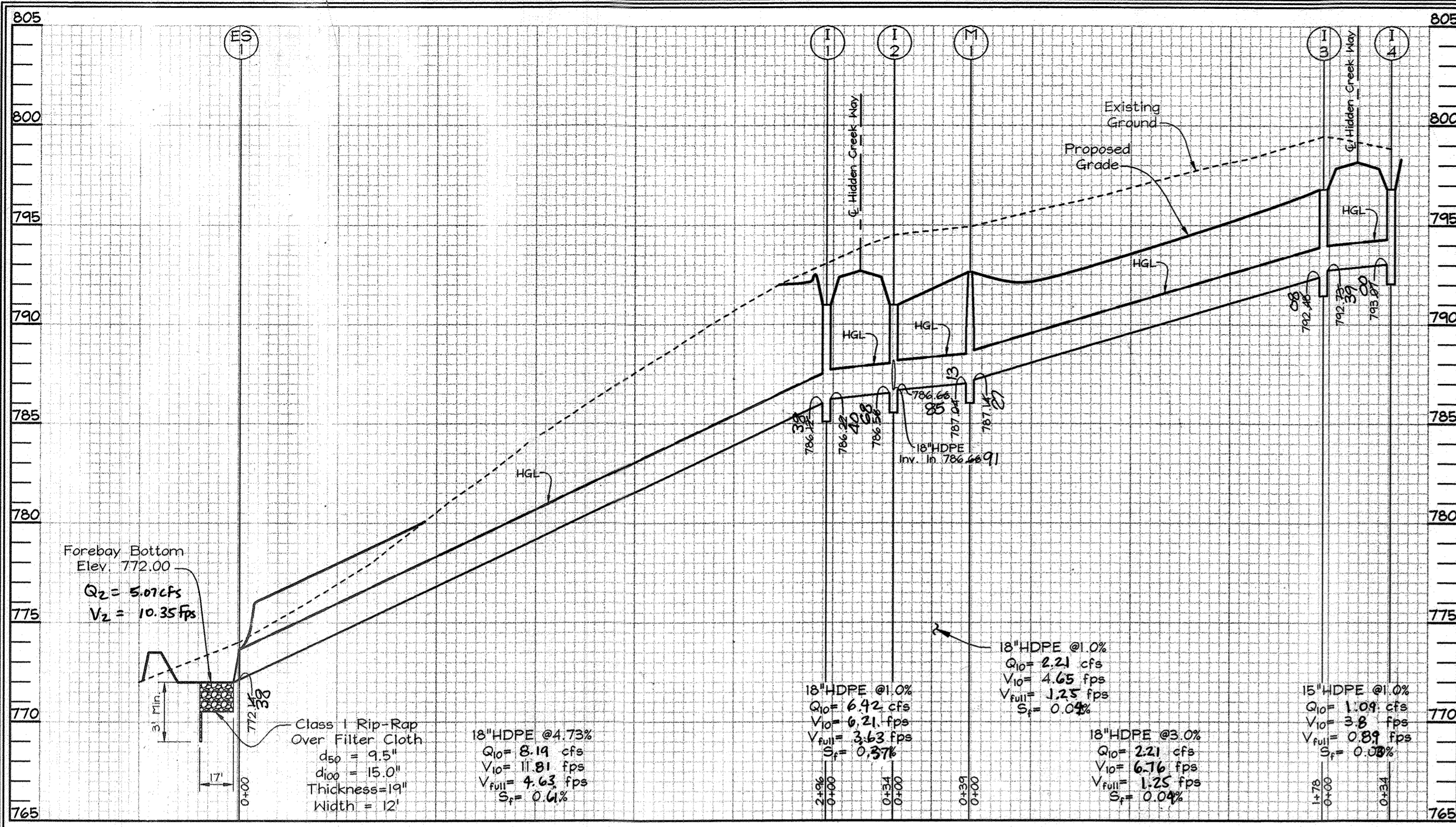
12-19 REVISED TO REFLECT MASS GRADING  
 8-31-07 ADDED EXISTING DRIVEWAY NOTE.



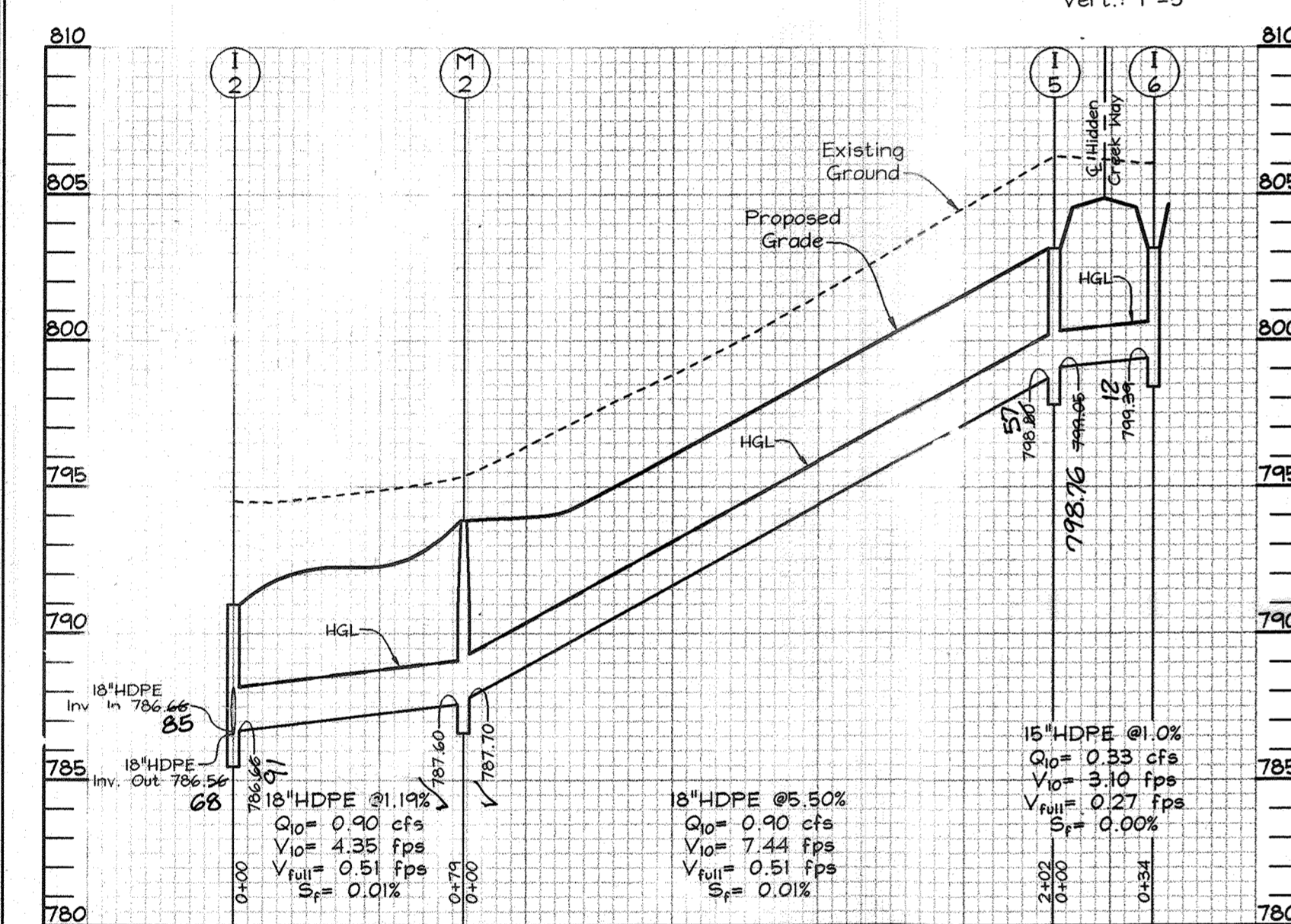
FSH Associates  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-798-1562  
 E-mail: info@fisher.com

DESIGN BY: ZYF  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: 1"=100'  
 DATE: APRIL 27, 2007  
 S.H.O. No.: 3078  
 SHEET No.: 6 OF 11





**STORM DRAIN PROFILE**  
SCALE: Hor.: 1"=50'  
Vert.: 1"=5'



**STORM DRAIN PROFILE**  
SCALE: Hor.: 1"=50'  
Vert.: 1"=5'

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN.	INV. OUT.	REMARKS
1-1	Precast open end	Hidden Creek Way Sta. 5+66.17	774.30	786.2240	786.1238	SD 4.36
1-2	Precast open end	Hidden Creek Way Sta. 5+66.17	774.30	786.2240	786.5608	SD 4.36
1-3	Precast open end	Hidden Creek Way Sta. 7+89.37	796.25	792.2339	792.4808	SD 4.36
1-4	Precast open end	Hidden Creek Way Sta. 7+89.37	796.25	792.2339	793.0700	SD 4.36
1-5	Precast open end	Hidden Creek Way Sta. 2+74.37	786.25	786.06	798.8051	SD 4.36
1-6	Precast open end	Hidden Creek Way Sta. 2+74.37	786.25	786.06	799.3912	SD 4.36
M-1	Precast Manhole (4')	Hidden Creek Way Sta. 6+08.09	786.25	787.1421	787.0413	G 5.12
M-2	Precast Manhole (4')	Hidden Creek Way Sta. 4+79.66	786.25	787.70	787.601	G 5.12
S-1	18" HDPE End Section	N = 606,556.1107 E = 1,268,895.1669	-	-	772.1438	-

NOTE: 1. Top elevations are to the top of concrete inlet for all inlets, and center top of manhole cover for precast manholes.

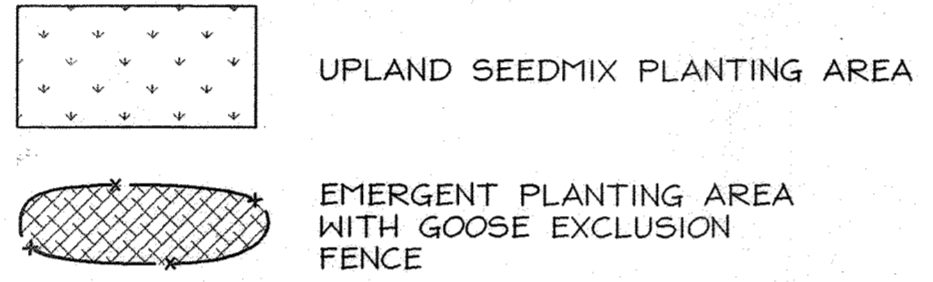
SIZE	TYPE	LENGTH
15"	HDPE	68 LF
18"	HDPE	828 LF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

APPROVED: *Cindy Harms* 5/18/07  
CHIEF, DIVISION OF DEVELOPMENT DATE

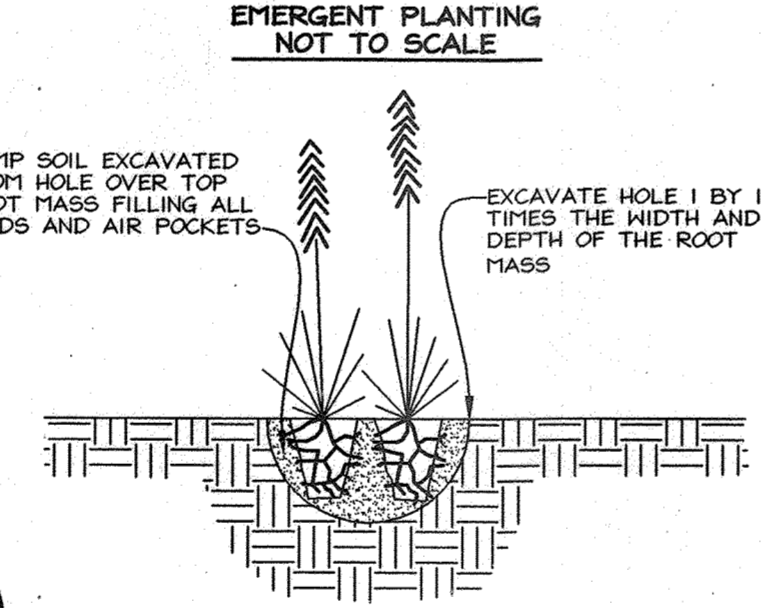
APPROVED: *William J. Marshall* 5-18-07  
CHIEF, BUREAU OF HIGHWAYS DATE

**POND PLANTING LEGEND**

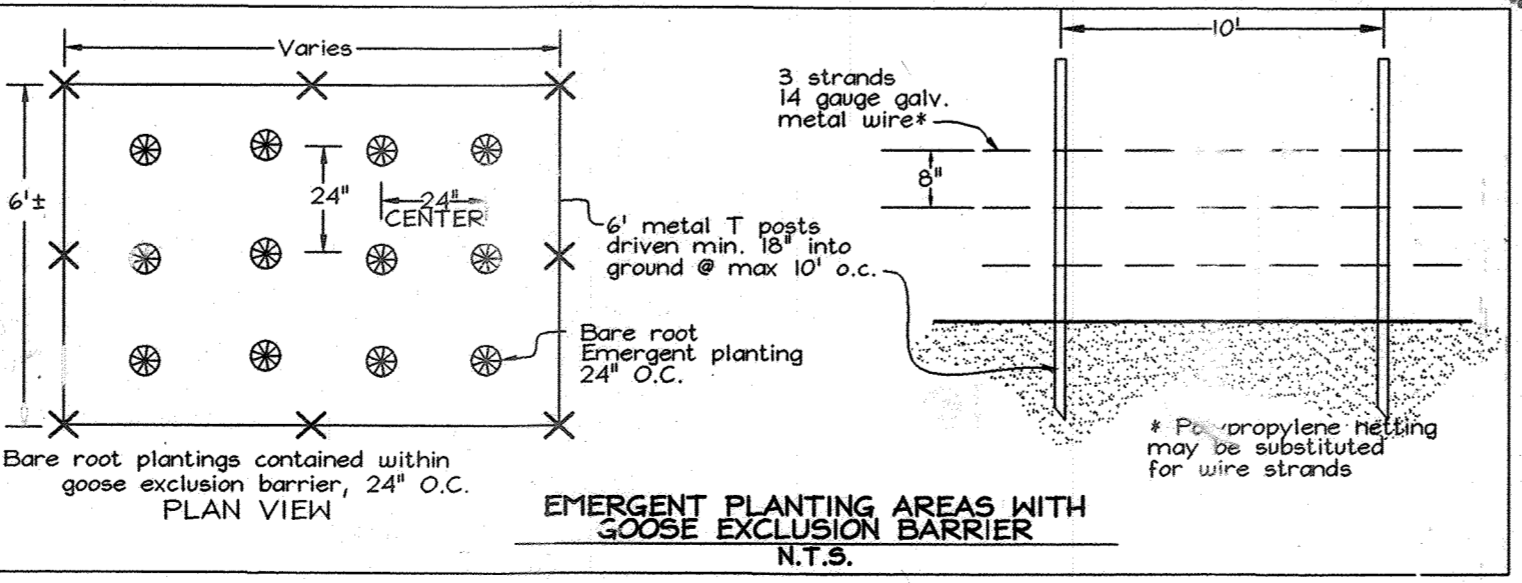


COMMON NAME	SCIENTIFIC NAME	WETLAND INDICATOR	PLANTING STOCK
Pickeral weed	<i>Pontederia cordata</i>	OBL	Bare root
Soft stem bulrush	<i>Scirpus validus</i>	OBL	Bare root
Rice cutgrass	<i>Leersia oryzoides</i>	OBL	Bare root
Lizard tail	<i>Saururus cernuus</i>	OBL	Bare root

**EMERGENT PLANTING NARRATIVE**  
Vegetation establishment is expected through natural plant propagation and will be enhanced by supplemental planting of 95% of the area. Supplemental planting of pickeral weed, *Pontederia cordata*, soft stem bulrush, *Scirpus validus*, Rice cutgrass, *Leersia oryzoides* and lizard tail, *Saururus cernuus* will be provided within 6' wide plots of varying length (20'-30' - see plan) protected with goose exclusion fencing. Plant installation may be delayed one year after grading to allow the graded area to settle and hydrology to stabilize.



- EMERGENT PLANTING SPECIFICATIONS**
- 1) Rooted herbaceous plants may be locally harvested and planted immediately following harvest.
  - 2) If not planted immediately after delivery to the job site, plants must be protected from direct exposure to the sun and roots must be kept moist at all times.
  - 3) All plants shall contain new roots, while in color.
  - 4) All plants must appear healthy, with no leaf spots, damage, wilting or evidence of insects or disease.
  - 5) Planting operations must be followed immediately by installation of wire barriers.

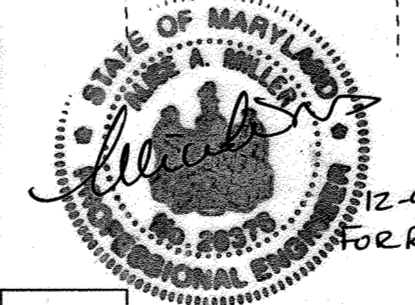


Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 28376 Expiration Date: 1-1-21

Existing Agricultural Preservation Easement HO-02-01-PPSD 55.25 Ac.± Recorded Under Plat #15305

RIDGE VIEW LLC  
L. 8810 F. 091  
ZONED RC-DEO

**AS-BUILT CERTIFICATION**  
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications.  
Donald Mason, P.E. Date: 11/15/22



**UPLAND SEEDMIX SPECIFICATIONS - 30,190 S.F.±**

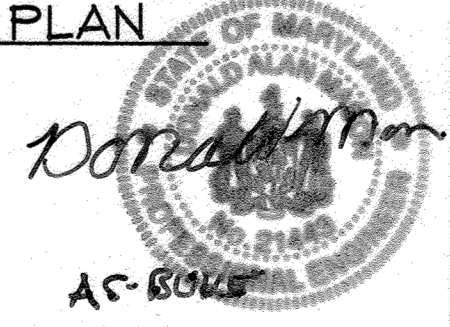
UPLAND SEED MIX TO BE APPLIED TO ALL DISTURBED AREAS WITHIN NON-WETLAND AREAS

COMMON NAME	APPLICATION RATE
TALL FESCUE (TURF TYPE)	120 lbs / Ac.
HARD FESCUE	30 lbs / Ac.

**SWM FACILITY PLANTING PLAN**  
SCALE: 1"=30'

**AS-BUILT CERTIFICATION**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 21443 Expiration Date: 12-21-22

**OWNER/DEVELOPER**  
Ridge View, LLC  
P.O. Box 228  
Clarksville, Md. 21029



**STORM DRAIN PROFILES AND SWM POND PLANTING PLAN WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

TAX MAP 6 GRID 16 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND PARCEL 57

**FSH Associates**  
Engineers Planners Surveyors  
6338 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsh.net

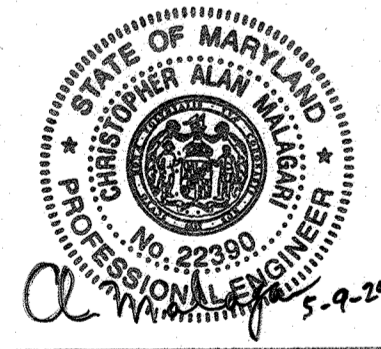
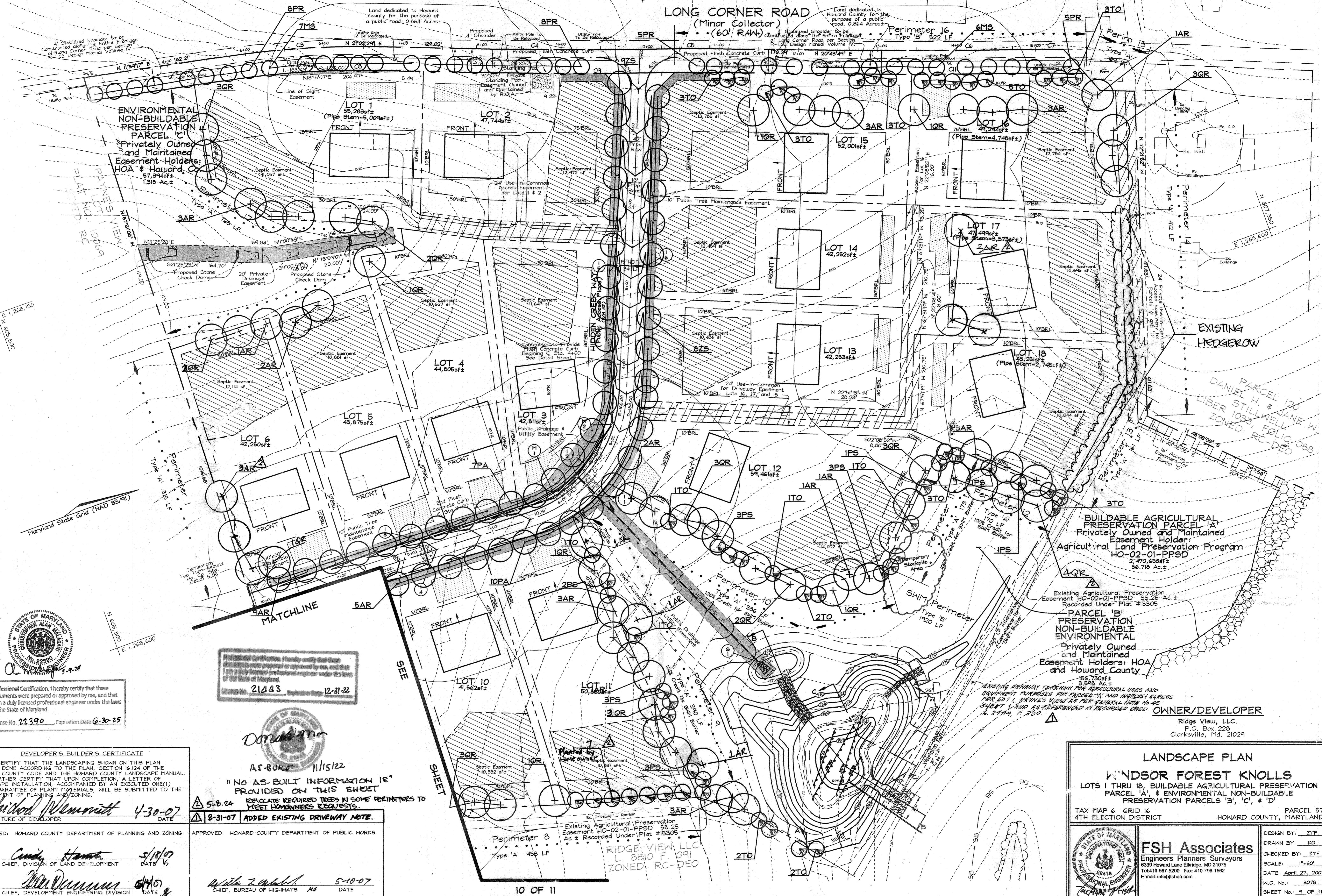
DESIGN BY: ZTF  
DRAWN BY: KO  
CHECKED BY: ZTF  
SCALE: As Shown  
DATE: April 27, 2007  
SHEET NO.: 3078  
PROJECT NO.: 7 OF 11





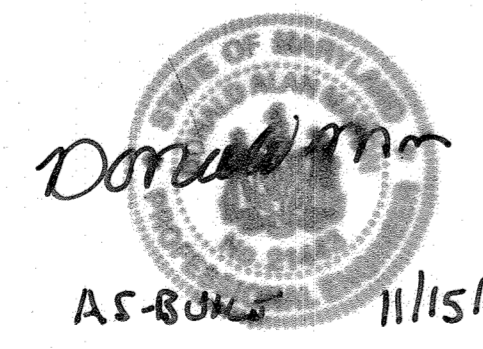


**LONG CORNER ROAD**  
(Minor Collector)



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 22390 Expiration Date: 6-30-25

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 21043 Expiration Date: 12-31-22



AS-BUILT 11/15/22  
"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"  
RELOCATE REQUIRED TREES IN SOME PERIMETERS TO MEET HOMEOWNER'S REQUESTS.  
5-8-24  
8-31-07 ADDED EXISTING DRIVEWAY NOTE.

**DEVELOPER'S BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
Richard W. Mammitt 4-30-07  
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Candi Hamt 5/10/07  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
M. D. 5/10/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
W. J. 5-10-07  
CHIEF, BUREAU OF HIGHWAYS DATE

**LANDSCAPE PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'  
TAX MAP 6 GRID 16 4TH ELECTION DISTRICT PARCEL 57  
HOWARD COUNTY, MARYLAND

DESIGN BY: ZTF  
DRAWN BY: KO  
CHECKED BY: ZTF  
SCALE: 1"=50'  
DATE: APRIL 27, 2007  
P.L.O. No.: 3078  
SHEET No.: 9 OF 11

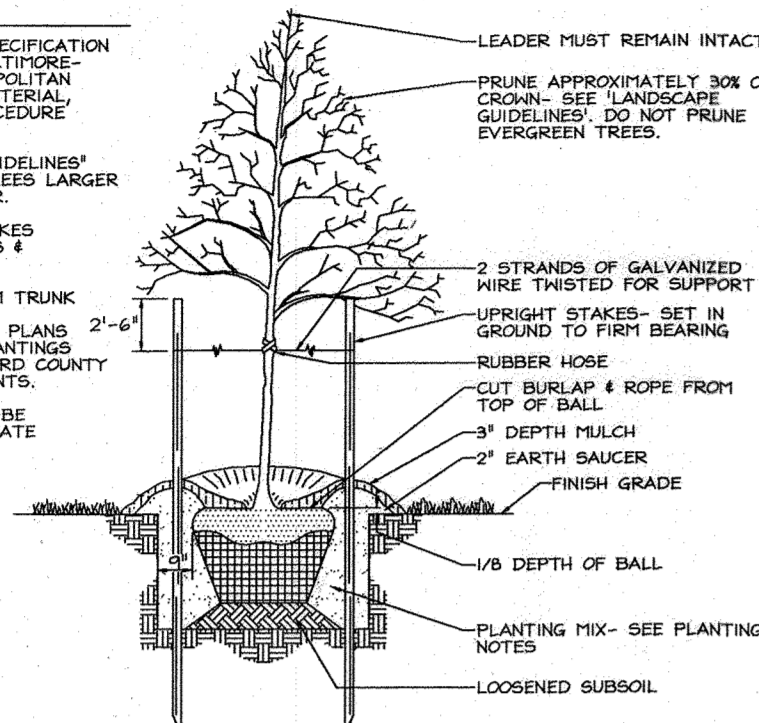
**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1862  
E-mail: info@fsh.com



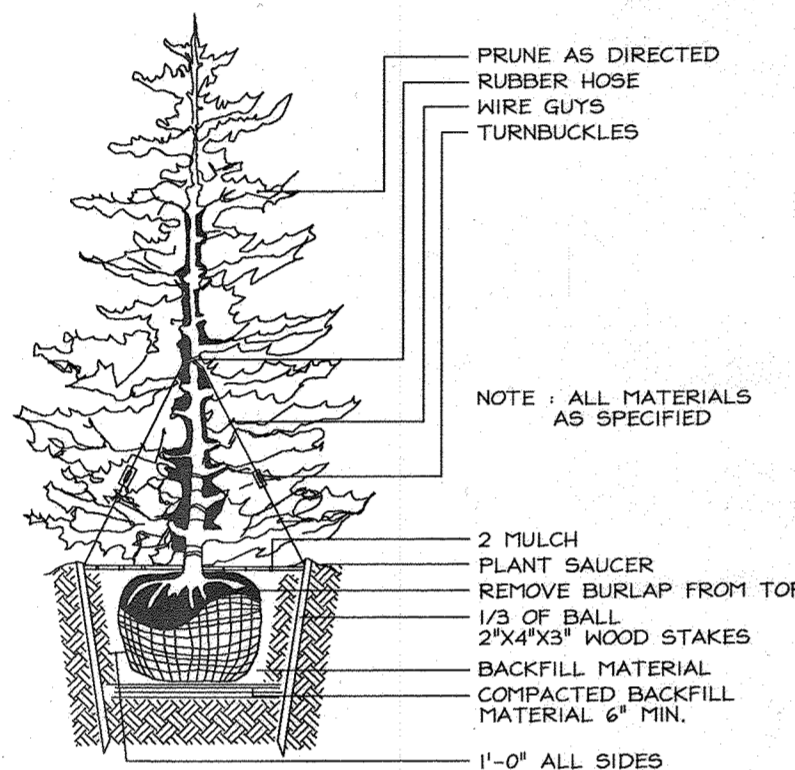


**NOTES**

- SEE 'LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA' FOR 'LANDSCAPE SPECIFICATION' AND 'PROPOSED SPECIFICATION'.
- SEE 'LANDSCAPE SPECIFICATION GUIDELINES' FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP HULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY TRIMMING REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



**TYPICAL TREE PLANTING AND STAKING**  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



**TYPICAL EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

STREET NAME	LF REQUIRED	TREES REQUIRED	PROVIDED
Road 'A'	2,066'	52 @ 1.40'	52
Long Corner Rd.	1,147'	39 @ 1.30'	39

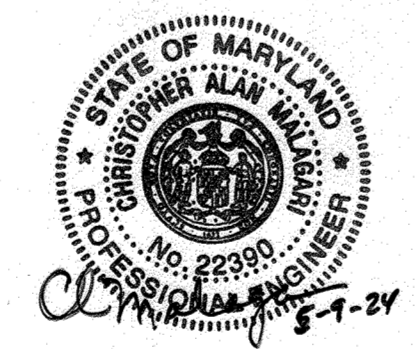
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	18	Acer rubrum (Shade Trees)	2 1/2"-3" Cal.	B # B
MS	13	Molix 'Snoadri' / 'Snoadri' Crabapple	1 1/2"-2" Cal.	B # B
PA	17	Platanus x acerifolia (Shade Trees)	1 1/2"-3" Cal.	B # B
PR	26	Prunus serrulata 'Kwanzan' / 'Kwanzan' Cherry	1 1/2"-2" Cal.	B # B
ZS	17	Zelkova serrata (Shade Trees) / 'Village Green' Japanese Zelkova	2 1/2"-3" Cal.	B # B

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	52	Acer rubrum (Shade Trees)	2 1/2"-3" Cal.	B # B
QR	51	Quercus rubra (Shade Trees)	2 1/2"-3" Cal.	B # B
PS	17	Pinus strobus 'Eastern White Pine'	6'-8' HL.	B # B
TO	34	Taxus canadensis 'Dark American Arborvitae'	5'-6' HL.	B # B

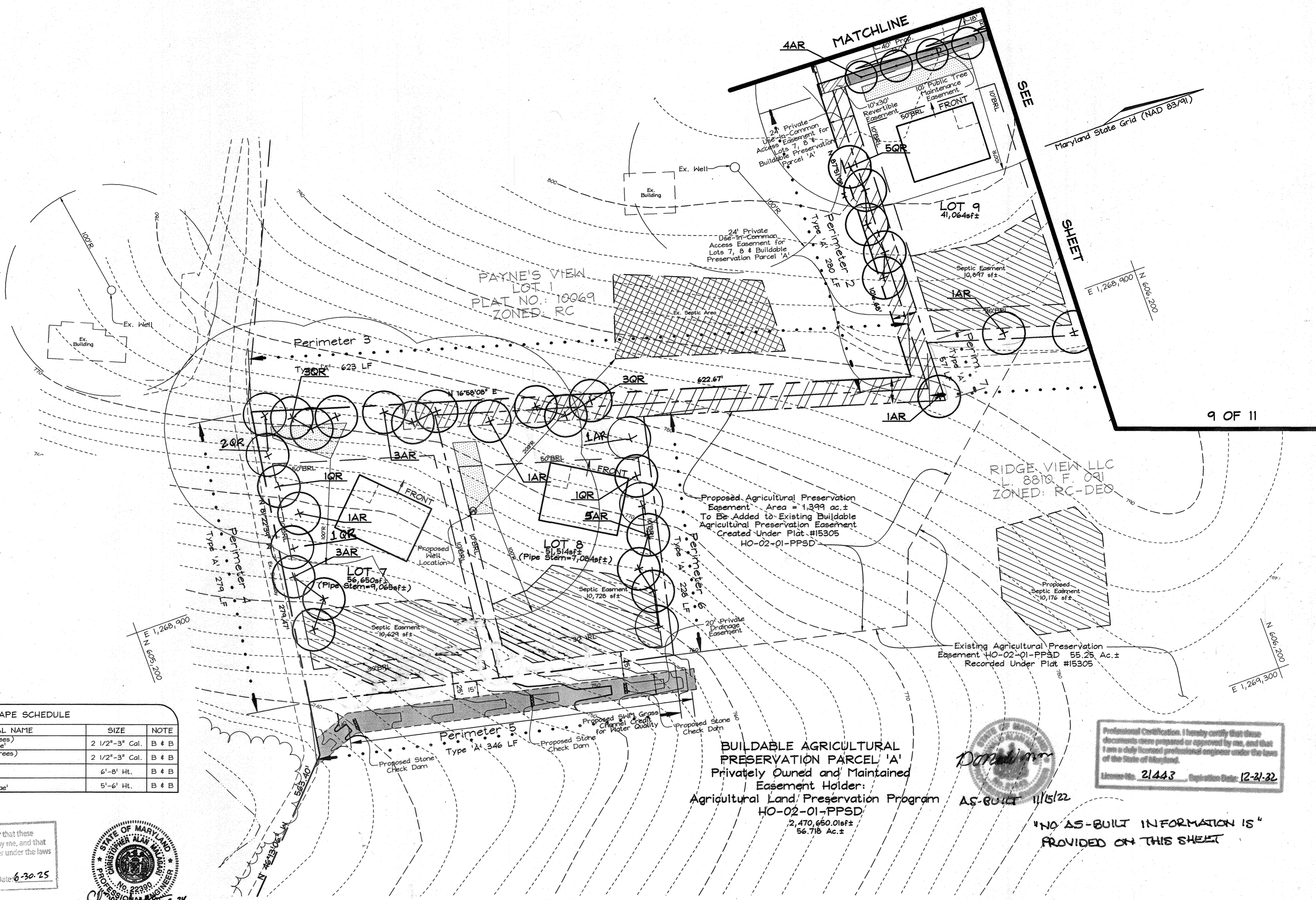
SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
Linear Feet of Perimeter	1,920 LF*
Credit for Existing Vegetation (No, Yes and Linear Feet)	No
Credit for Wall, Fence or Berm (No, Yes and X)	N/A
Number of Trees Required (Shade Trees (150), Evergreen Trees (140))	1,955 LF remaining buffer 27 Shade Trees 34 Evergreen Trees
Number of Trees Provided (Shade Trees, Evergreen Trees, Other Trees (2:1 Substitution))	27 Shade Trees 34 Evergreen Trees 0 Trees (0 Substitution Trees)
* 565 LF credit of Alternative Compliance due to distance from any adjacent use.	

CATEGORY	ADJACENT TO PERIMETER PROPERTIES												ADJACENT TO ROADWAYS				
	1	2	3	4	5	6	7	8	9	10	11	12					
Perimeter/Fence Designation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Linear Feet of Roadway (Perimeter)	315	280	625	271	346	228	57	483	390	356	175	170	161	412	64	768	522
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Remaining Perimeter Length (Yes, No, Linear Feet)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Number of Plants Required (Shade Trees, Evergreen Trees)	140 5	140 5	140 10	140 5	140 6	140 4	140 1	140 8	140 7	140 3	140 3	140 3	140 7	140 1	140 13	140 10	140 13
Number of Plants Provided (Shade Trees, Evergreen Trees, Other Trees (2:1 Substitution))	5	5	10	5	6	4	1	6	3	3	3	3	7	1	13	5	17

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 22390 Expiration Date: 6-30-25



**PER HOMEOWNERS REQUEST:**  
 0 - P5 TREES REDISTRIBUTED TO P4 & P6  
 1 - P1 TREE TO P17  
 3 - P3 TREES TO P-9  
 3 - P13 TREES TO P12  
 4 - P14 TREES, 1 TO P12, 3 TO LOT 17 FRONT YARD  
 EX. HEDGES ROW SHOWN ON P13 AND P14  
 P8, LOT 11 - 7 HOMEOWNERS EVERGREEN TREES ADDED



**BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A'**  
 Privately Owned and Maintained  
 Easement Holder:  
 Agricultural Land Preservation Program  
 HO-02-01-PPSD  
 2,470,650.01sf  
 56.718 Ac.±



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 21443 Expiration Date: 12-31-22

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

- 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 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 until such time as all required materials are planted and/or revision are made to the applicable plans.
  - Financial Surety for the required perimeter landscaping shall be posted as part of the Developer's Agreement in the amount of \$35,950.00 (103 shade trees @ \$300.00 each and 51 evergreen trees @ \$150.00 each).
  - Financial Surety for the required Street Trees shall be posted as part of the Developer's Agreement in the amount of \$27,300.00 (91 street shade trees @ \$300.00 each).
  - Trees with mature heights greater than 25' shall not be planted within 20' of either side of the final siting of the utility pole line. Trees with mature heights greater than 40' shall not be planted within 45' of the final location of the utility pole line.
  - Using the Alternative Compliance option outlined in the Howard County Landscape Manual buffer credit has been taken for the SHM1 buffer along the western side of the property (next to perimeter 13) due to its being over 1000 feet distant to the closest developed area. In addition, there is an existing area of forest conservation buffering the SHM1 area from any development on that side of the property.

**OWNER/DEVELOPER**  
 Ridge View, LLC.  
 P.O. Box 228  
 Clarksville, Md. 21029

**LANDSCAPE PLAN, NOTES & DETAILS**  
**WINDSOR FOREST KNOLLS**  
 LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

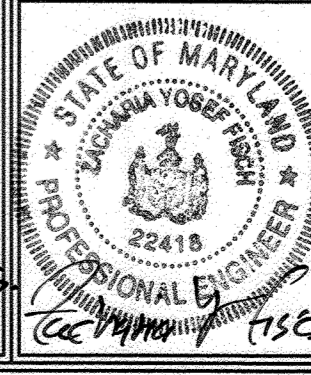
TAX MAP 6 GRID 16 PARCEL 57  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Cindy Hantz 5/18/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Willie Z. Wall 5-10-07  
 CHIEF, BUREAU OF HIGHWAYS MS 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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 Richard W. Smith 4-30-07  
 SIGNATURE OF DEVELOPER DATE

5.8.24 PERIMETERS D MEET HOMEOWNERS REQUEST REVISION



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1562  
 E-mail: info@fsh.net

DESIGN BY: ZYF  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: April 27, 2007  
 W.O. No.: 3078  
 SHEET No.: 10 OF 11



**LONG CORNER ROAD**  
(Minor Collector)  
(60' R/W)

Note: The remainder of the property contains no forest resources and has not been shown.

**Forest Conservation Narrative**

This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual.

Option "C" for rural cluster subdivisions will be utilized wherein the Buildable Preservation Parcel A has been excluded from the calculations. Preservation Parcel A will undergo no change in land use and the development area will not affect environmental features on Parcel A.

The total tract area of the site is 91.40 acres. The net site area is a total of 34.68 acres and includes parcels B, C, D and Lots 1 through 18 (91.40 Ac. (Total site) - 56.72 Ac. (Parcel A)), with no floodplains. The net tract area contains 7.85 acres of forest, which exceeds the the afforestation threshold. As this will not be disturbed no mitigation is needed. The existing 7.85 acres of forest will be preserved in Forest Conservation Easement 1, which totals 8.21 acres and contains 7.85 acres of actual forest retention.

The 8.21 Ac. Forest Conservation Easement lines shown on this plan are based on a survey provided by Shanberger & Lane dated June 19, 2001, shown on plot No. 15305 and do not correspond with the existing tree line. The remaining 0.36 Acres (8.21 Ac. (Easement area) - 7.85 Ac. (Ex. Forest.) contained within the easement will be left to naturally regenerate. No credit has been utilized for this non-forest area contained within the easement.

Surety in the amount of \$68,389.20 will be posted with the developers agreement. (7.85ac = 341,946s.F. @ \$0.20/s.f.)

SPECIMEN TREES				
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
ST-1	32"	White oak	Quercus alba	Good
ST-2	31"	chestnut oak	Quercus prinus	Fair
ST-3	37"	black oak	Quercus velutina	Good
ST-4	33"	yellow poplar	Liriodendron tulipifera	Good
ST-5	31"	black oak	Quercus velutina	Fair
ST-6	33"	black oak	Quercus velutina	Fair

All are contained within the Forest Conservation Easement and will be retained.

**FOREST CONSERVATION WORKSHEET**

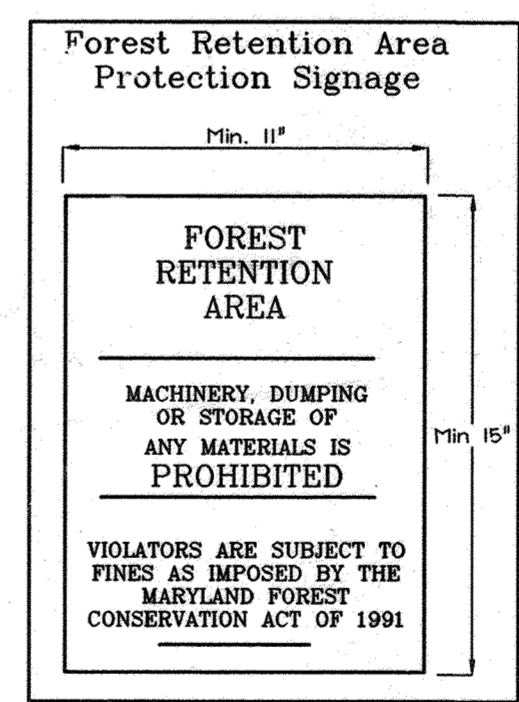
Net Tract Area		Acres
A. Total Tract Area		91.40
B. Area Within 100 Year Floodplain		0
C. Other deductions		56.72
D. Net Tract Area		34.68
Zoning Use Category: RESIDENTIAL-RURAL MEDIUM DENSITY		
Land Use Category		Acres
E. Afforestation Minimum (20 % x D)		6.94
F. Conservation Threshold (25 % x D)		8.67
Existing Forest Cover		Acres
G. Existing Forest on Net Tract Area		7.85
H. Forest Area Above Afforestation Threshold		0.91
I. Forest Area Above Conservation Threshold		0
Breakeven Point		Acres
J. Forest Retention Above Threshold with no Mitigation		8.67
K. Clearing Permitted without Mitigation		0
Proposed Forest Clearing		Acres
L. Forest Areas to be Cleared		0
M. Forest Areas to be Retained		7.85
Planting Requirements		Acres
N. Reforestation for Clearing Above Threshold		0
O. Reforestation for Clearing Below the Threshold		0
P. Credit for Retention Above Conservation Threshold		0
R. Total Reforestation Required		0
S. Total Afforestation Required		0
T. Total Reforestation and Afforestation Requirement		0

**LEGEND**

- Existing Contour: - - - - - 382
- Proposed Contour: - - - - - 382
- Existing Spot Elevation: +82.53
- Proposed Spot Elevation: +82.53
- Direction of Flow: [Symbol]
- Existing Trees to Remain: [Symbol]
- Light Poles: [Symbol] Post Top, [Symbol] Overhead, [Symbol] Bollard
- Forest Retention Signage: [Symbol]
- Forest Conservation Easement: [Symbol]
- Property Boundary Line: [Symbol]
- Lot Line: [Symbol]
- Soils Division Line: [Symbol]
- Steep Slopes 15%-25%: [Symbol]

The forest conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

FOREST CONSERVATION EASEMENT TABLE		
EASEMENT #	ACREAGE	EASEMENT TYPE
8.21 AC	7.85 Ac. Forest Retention	
	0.36 Ac. Natural Regeneration	
TOTAL 8.21 AC		(7.85 Ac. Retention For Credit)



**SIGN DETAIL: PERMANENT SIGN**

SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON ALUMINUM POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.

**OWNER/DEVELOPER**

Ridge View, LLC  
P.O. Box 228  
Clarksville, Md. 21029

**FOREST CONSERVATION NOTES & DETAILS**  
**ENDORSEMENT FOR FOREST KNOLL'S**  
LOTS 1 THRU 18, BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A', & ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', & 'D'

TAX MAP 6 GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
Engineers Planners Surveyors  
8339 Howard Lane Ellicott City, MD 21075  
Tel: 410-587-5200 Fax: 410-36-1662  
E-mail: info@fsh.com

DESIGN BY: RAB  
DRAWN BY: RA3  
CHECKED BY: ZYF/SLW  
SCALE: 1" = 5'  
DATE: April 27, 2007  
W.O. No.: 3078  
SHEET No.: 11 OF 11

**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS  
6800 HOWARD LANE  
ELICOTT CITY, MARYLAND 21075  
TEL: (410) 587-2610 FAX: (410) 788-1562  
EMAIL: INFO@RESRCH.COM



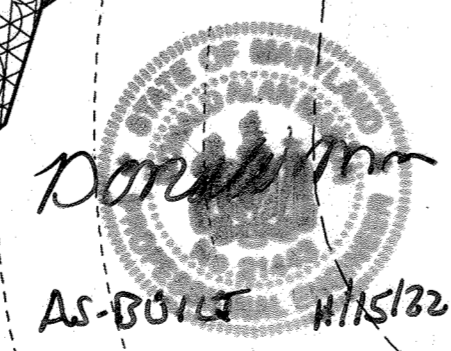
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 21443 Expiration Date: 12-31-22

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

8-31-07 ADDED EXISTING DRIVEWAY NOTE.

APPROVED: HOV  
DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Land Development  
DATE: 5/10/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
Chief, Bureau of Highways  
DATE: 5-10-07



Doran  
AS-BUILT 5/15/07  
MdB2