

GENERAL NOTES

- The subject property is zoned "R-20" per the 2/20/04 Comprehensive Zoning Plan and per the Comp. Use Zoning Amendments effective on July 28, 2006.
- This site is located within the Metropolitan District.
- Public water (contract #142-W) and sewer (contract #24-3874-D) To be utilized. Site is located within the Patapsco Drainage Area.
- Soils map no. 33.
- Gross area of site: 3.601 Ac.±
- Area of proposed public R/W: 0 (Right of Way was dedicated under F-03-79 & F-03-80 along Scaggsville Road)
- Number of proposed buildable lots: 10
- Area of proposed buildable lots: 3.446 Ac.±
- Number of proposed Open Space Lots: 1
- Area of proposed H.O.A. Open Space lot: 0.155 ac.±
- Open Space provided under the Hillside and Rocky Gorge V, 1,3707 Ac.± and the Hillside at Rocky Gorge VI, 0.94 Ac.± for a total of 2,3107 Ac.±
- Topography and existing utilities are based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in November 2001.
- Field Run Boundary Survey prepared by C.B. Miller & Associates in November 2001.
- This subdivision is exempt from A.P.F.O. Roads study in accordance with the justification presented within the A.P.F.O. traffic study prepared by Mars Group in June, 2003 and approved under SP-04-05.
- Per F-03-79 and F-03-80 there are no wetlands on site.
- Forest Stand Delineation and report prepared by Exploration Research, Inc. approved under F-03-74 and F-03-80.
- Forest Conservation obligations have been provided for under F-03-79 and F-03-80 by the Hillside at Rocky Gorge V and the Hillside at Rocky Gorge VI.
- There are no historic structures or cemeteries on-site.
- Previous County file numbers: F-03-79; F-03-80; S-03-18; SP-04-05, Contract No. 24-4464-D.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- Overflow Parking Requirements (per Design Manual):
 - Number of parking spaces required: 5 (0.5 per unit x 9 new units)
 - Parking spaces provided in pull-off areas and on private driveway pads.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
- There is no 100 Year Floodplain on site.
- There is an existing dwelling on Lot 10 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requires.
- Perimeter Landscaping is addressed in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 47FT1 and no. 47FT2. Denotes approximate location (see vicinity map).

Sta. 47FT1	N 535,143.322 (feet)	E 1,346,960.276 (feet)	EL. 404.04'
Sta. 47FT2	N 534,509.424 (feet)	E 1,347,051.039 (feet)	EL. 401.01'
- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- 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 on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Structures (culvert/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 feet;
 - Maintenance's - sufficient to ensure all weather use.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1993) and as modified by Guidelines for Street Lights in Residential Developments (June 1993). A minimum 20' spacing shall be maintained between any street light and any tree. See Street Light Table, this sheet.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work. All fills for public road surfaces require 95% compaction (ASTM-D-1585).
- 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 services)	410.850.4620
BGE (underground damage control)	410.787.9068
Miss Utility	1.800.257.7777
Colonial Pipeline Company	410.745.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.313.4900
Howard County Health Department	410.313.2640
- The Private Access Place and Refuse Pad Maintenance Agreement for Lots 1 to 11 shall be recorded simultaneously with this plat in the Land Records Office of Howard County, MD.
- In accordance with the conditions and approval of WP 03-64, the Department of Recreation and Parks shall not share in the maintenance of the use-in-common private access place serving the residential lots.
- This plan conforms to the Fifth Edition of the Subdivision and Land Development Regulations, having preliminary/equivalent (SP-04-05) plan approval prior to October 2, 2003.
- Financial surety for the required landscaping, refuse pad screening and the private access place street tree planting will be posted as part of the Developer's Agreement under this plat, F-07-77 in the amount of \$10,500.00 (32 shade trees @ \$300.00 each, 5 evergreen trees @ \$150.00 each, and 8 shrubs @ \$30 each).
- Stormwater Management is provided as follows: This site is exempt from providing CPV Management, WQ, and Rev. are provided thru the Grass Channels, Pocket Sand Filter and Sheet Flow to Buffer Credits.
- The public road frontage for Open Space Lot 3, The Hillside at Rocky Gorge V, Plat 16292, and Open Space Lot 3, The Hillside at Rocky Gorge VI, Plat 16522, is derived from Stansfield Road, Howard County Department of Recreation and Parks shall not share in maintenance responsibility for the private access place assessment or driveway.
- The contractor or developer shall contact the Construction Inspection Division 24 hours in advance of commencement of work at (410) 313-1880.

FINAL ROAD CONSTRUCTION PLANS

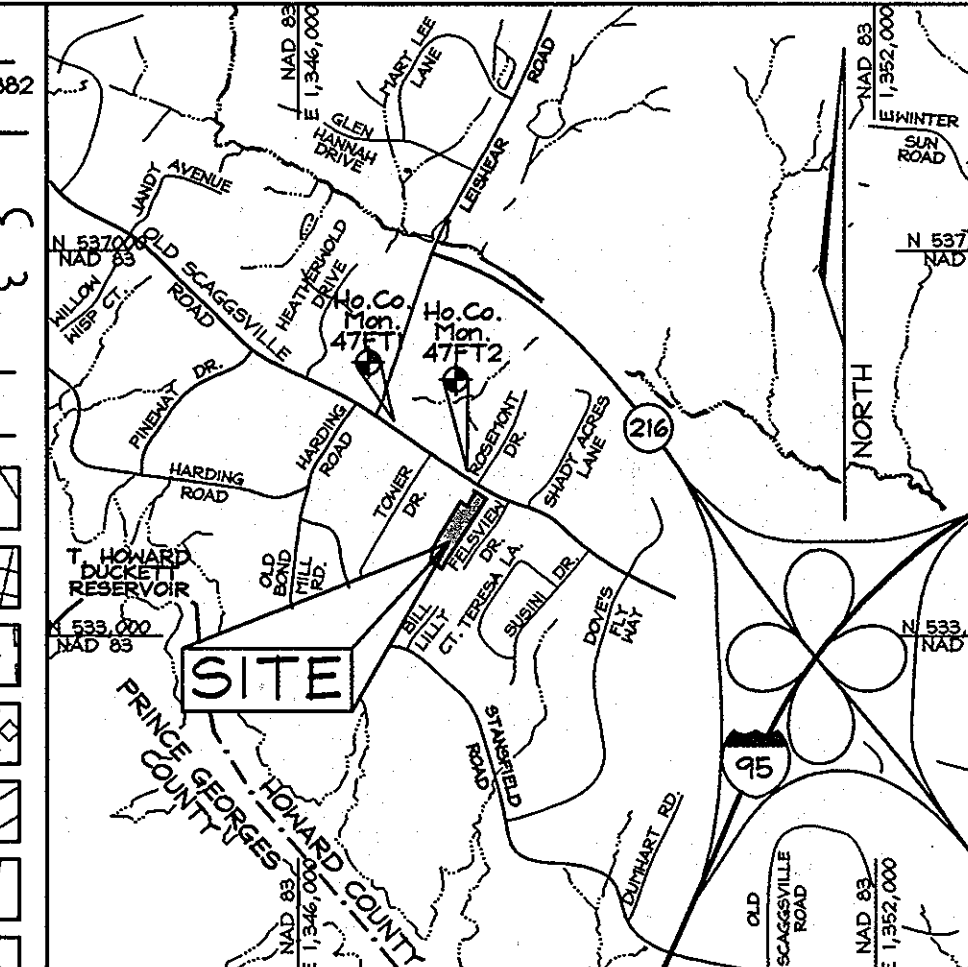
THE HILLSIDE AT ROCKY GORGE VII

LOTS 1 THRU 10 AND OPEN SPACE LOT 11

A RESUBDIVISION OF THE HILLSIDE AT ROCKY GORGE V LOT 2 RECORDED IN PLAT NUMBER 16290 AND THE HILLSIDE AT ROCKY GORGE VI LOTS 1 & 2 RECORDED IN PLAT # 16520

LEGEND

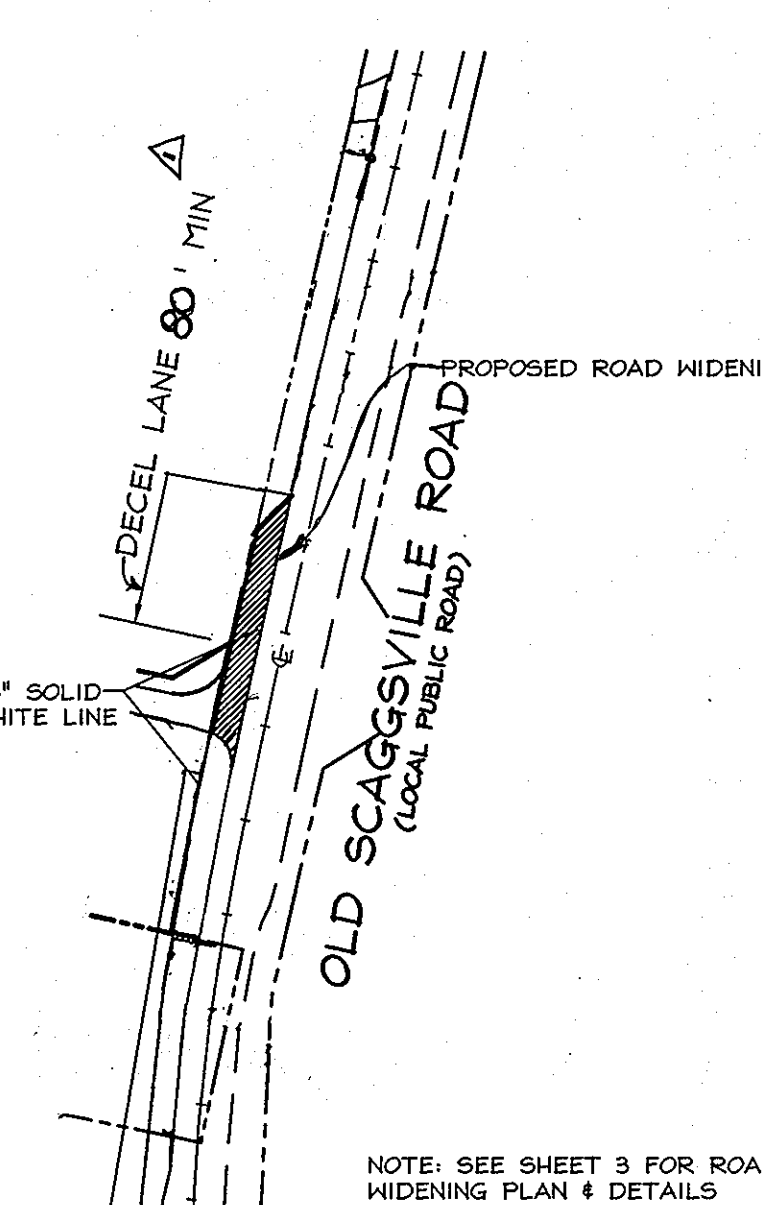
- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Utility Pole
- Stream Bank Buffer
- Stream
- Ex. Public Access Easement
- Ex. Public Sewer Easement
- Prop. Public Water, Sewer & Utility Easement
- Prop. Private Access Place, Sewer & Utility Easement for Lots 1 to 11
- Prop. Private Stormdrain, Drainage & Utility Easement
- Forest Conservation Easement
- Prop. Public Sewer & Utility Easement



GEODETIC SURVEY CONTROLS

Howard County Geodetic Control Stations No.47FT1 and No.47FT2 Denotes approximate location (see vicinity map).

Sta. 47FT1	N 535,143.322 (feet)	E 1,346,960.276 (feet)	EL. 404.04'
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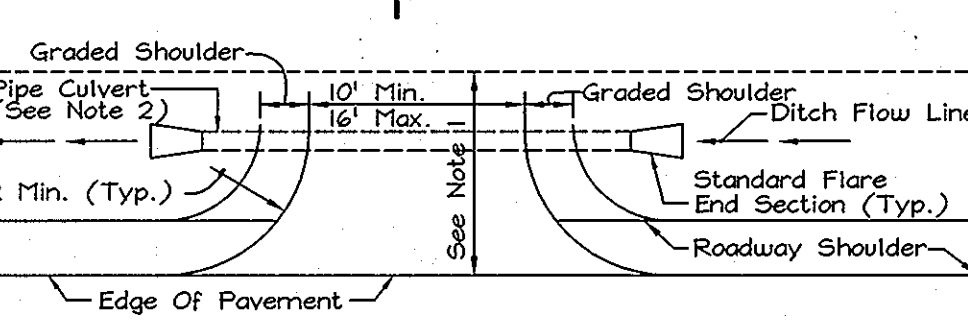
PAVEMENT MARKING PLAN

SCALE: 1"=100'

DRIVEWAY CULVERT REQUIREMENTS

Lots 1 Thru 9 - 12" CMP or equivalent

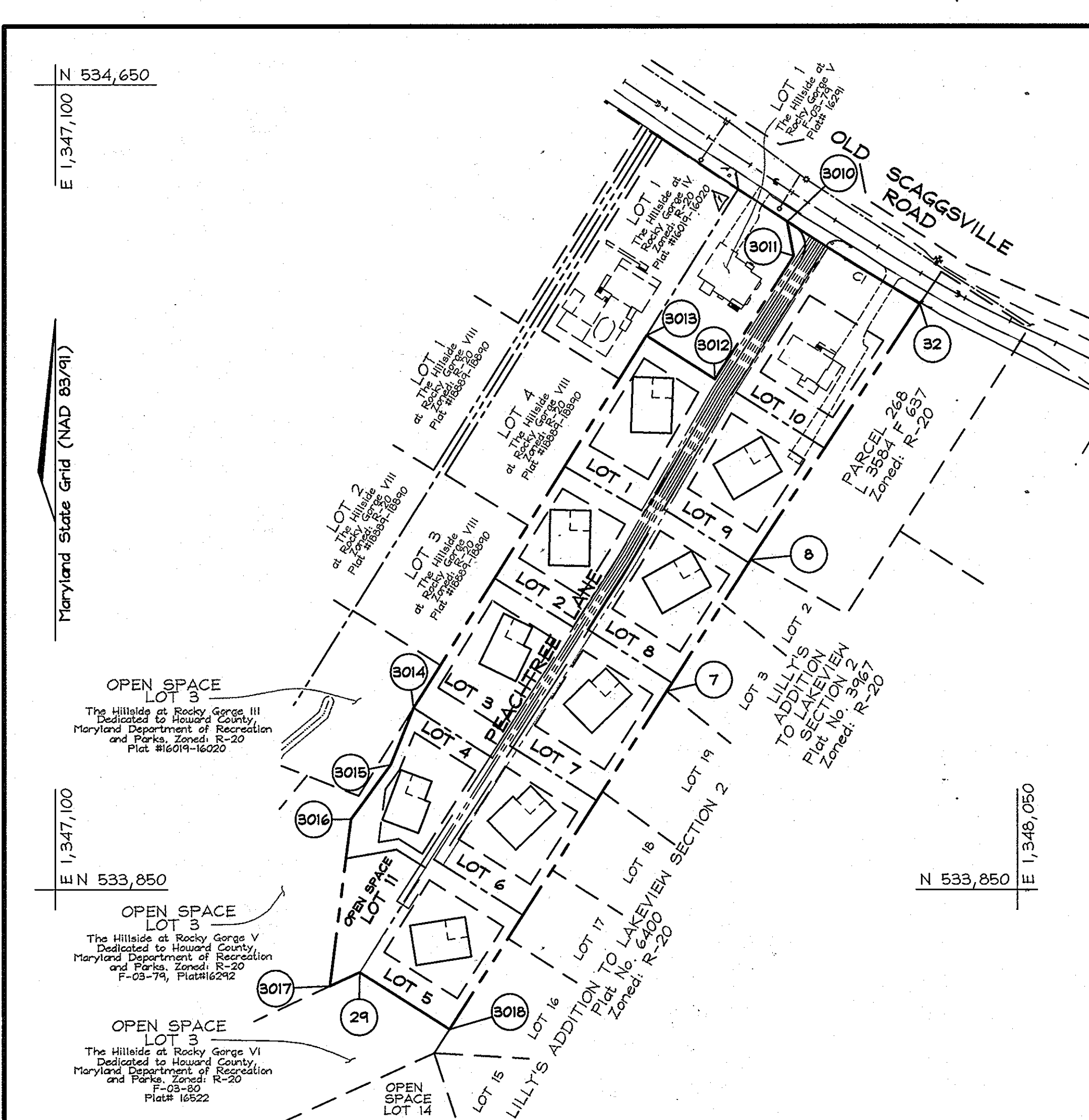
- NOTES:**
- Driveway must be paved from the edge of the private access place to edge of access easement line using standard paving section P-1 as shown on Standard No. 6.06 or alternate section equal to or better than P-1, as approved by D.P.W.
 - Drainage culvert shall be sized for a 10-Year frequency storm and the minimum size shall be a 12" dia. HDPE or RCCP, ditch invert shall be lower to provide min. ditch gradient of 0.5% and clearance shown.
 - For Private driveways, flow may be provided over the driveway located at or near the crest of vertical curves on the public road where quantity of flow is small, as approved by D.P.W.
 - Tie-in grade of private driveway shall not exceed 14%.



SECTION 'A'-A'

RESIDENTIAL DRIVEWAY ENTRANCE

NOT TO SCALE



LOCATION MAP

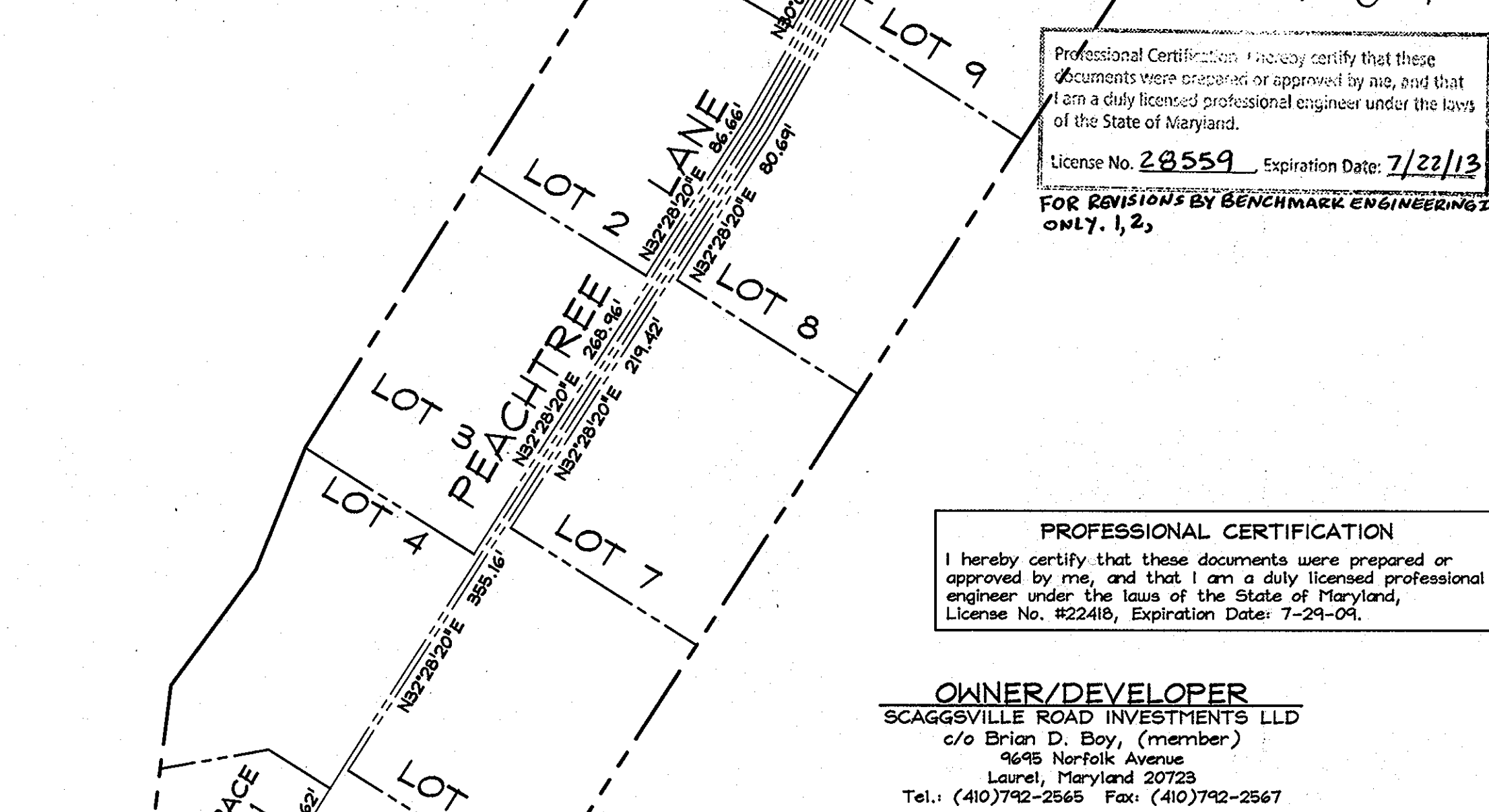
SCALE: 1"=100'

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 7
Road Plan and Profile for Peachtree Lane	2 of 7
Road Plan and Profile for Old Scaggsville Road	3 of 7
Sediment & Erosion Control, Perimeter Plantings, Refuse Pad Screening and Street Tree Plantings	4 of 7
Stormwater Management, Sediment & Erosion Control & Miscellaneous Notes & Details	5 of 7
Stormdrain Drainage Area Map & Stormdrain Profiles	6 of 7
Perimeter Plantings, Refuse Pad Screening & Street Tree Plantings Plan	7 of 7

COORDINATE TABLE

POINT	NORTHING	EASTING
7	534,047.6400	1,347,703.8520
8	534,177.7860	1,347,786.8150
29	533,767.7771	1,347,400.3499
32	534,431.6801	1,347,983.8676
3,010	534,513.2901	1,347,822.7895
3,011	534,479.2764	1,347,829.4347
3,012	534,387.0515	1,347,751.6520
3,013	534,400.3016	1,347,683.6903
3,014	534,031.2119	1,347,453.7689
3,015	533,974.4034	1,347,431.0687
3,016	533,920.3470	1,347,391.8505
3,017	533,753.9654	1,347,370.9024
3,018	533,711.1248	1,347,489.1404



PIPESTEM ENLARGEMENT

SCALE: 1"=60'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
CI	4285.83'	154.42'	02°03'52"	77.22'	558'05"3/4" E 154.41'

STREET LIGHT TABLE

STREET NAME	LOCATION	OFFSET	FIXTURE TYPE
Peachtree Lane	N 533,855.20 E 1,347,455.84	-	100 watt HPS vapor Premier post top mounted
Peachtree Lane	Sta. 3+42	15' Right	100 watt HPS vapor Premier post top mounted
Peachtree Lane	N 534,483.38 E 1,347,634.57	-	150 watt HPS vapor Premier post top mounted

Note: Street lights shown are private and are the maintenance responsibility of the H.O.A.
 * Denotes Street Light

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
1	13,625±	751±	12,874±
2	12,952±	850±	12,103±
3	15,336±	1,207±	14,129±
4	13,713±	1,613±	12,100±
5	16,208±	1,923±	14,285±
6	15,709±	1,561±	14,148±
7	15,303±	1,191±	14,112±
8	14,850±	816±	14,034±
9	14,458±	453±	14,005±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cinda Hamilton 2/11/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

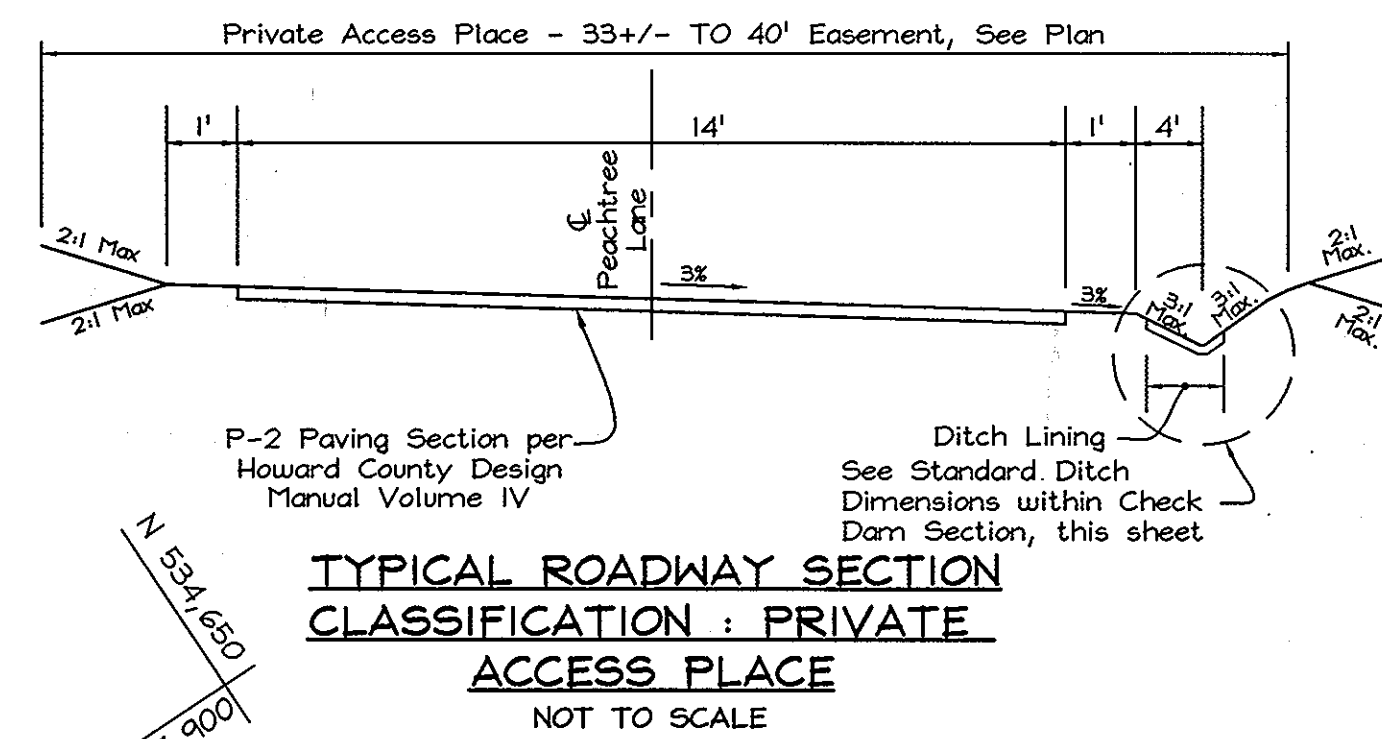
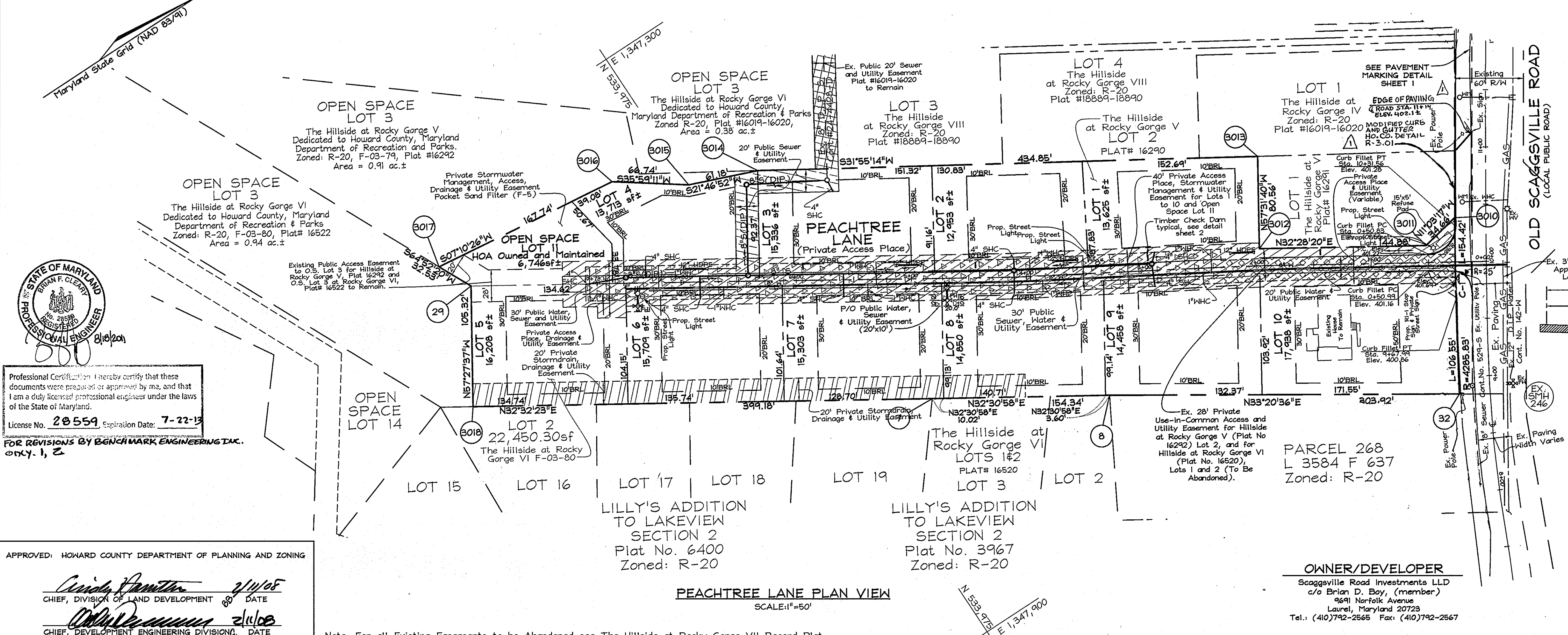
William J. ... 2/11/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

COVER SHEET

THE HILLSIDE AT ROCKY GORGE VII
 LOTS 1 THRU 10 AND OPEN SPACE LOT 11
 A RESUBDIVISION OF LOT 2, THE HILLSIDE AT ROCKY GORGE V
 PLAT #16290-16292 AND LOTS 1 & 2, THE HILLSIDE AT ROCKY GORGE VI
 TAX MAP 46 GRID 18 PARCELS 92 and 149
 6TH ELECTION DISTRICT PLAT 16520-16522 HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 839 Howard Lane, Elkridge, MD 21075
 Tel: 410-587-5200 Fax: 410-798-1582
 E-mail: info@fsher.com

DESIGN BY: *NT*
 DRAWN BY: *SAR*
 CHECKED BY: *ZYF*
 SCALE: *As Shown*
 DATE: *Jan. 23, 2008*
 N.O. No.: *3050*
 SHEET No.: *1* OF *7*



TIMBER CHECK DAM LOCATION TABLE

DAM	LOCATION	STATION & OFFSET
1	N 534,399.5957 E 1,347,783.3777	1+44.01, 11' RT.
2	N 534,271.7437 E 1,347,704.9472	2+93.70, 11' RT.
3	N 534,143.5195 E 1,347,627.1666	4+44.07, 11' RT.
4	N 534,017.2170 E 1,347,546.3400	5+94.00, 11' RT.

Note: All



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.

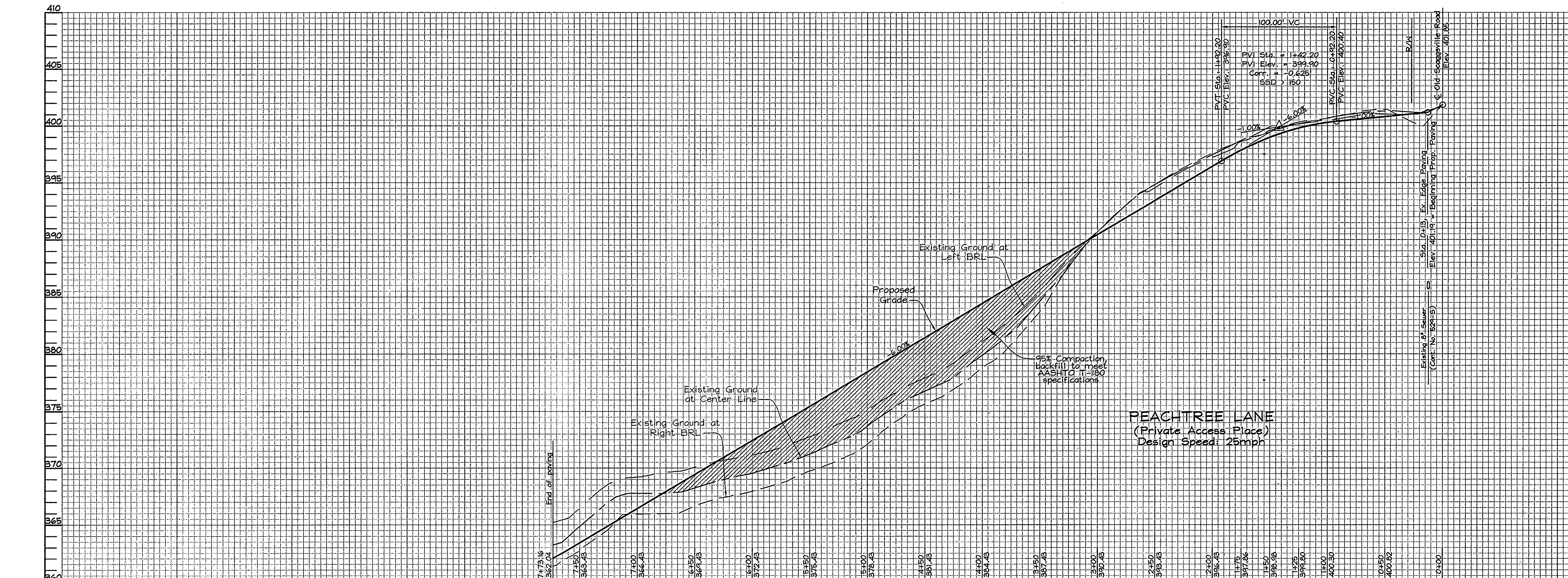
License No. **20559** Expiration Date: **7-22-13**

FOR REVISIONS BY BENCHMARK ENGINEERING INC. ONLY: 1, 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 2/14/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Charles ... 2/11/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



NO.	DATE	REVISION	BY
2	11-14-11	REMOVE ACCELERATION LANE & MOVE SIGN	BET
1	8-17-11	REVISE LIMITS OF DECEL LANE	BET

ROAD PLAN AND PROFILE
PEACHTREE LANE

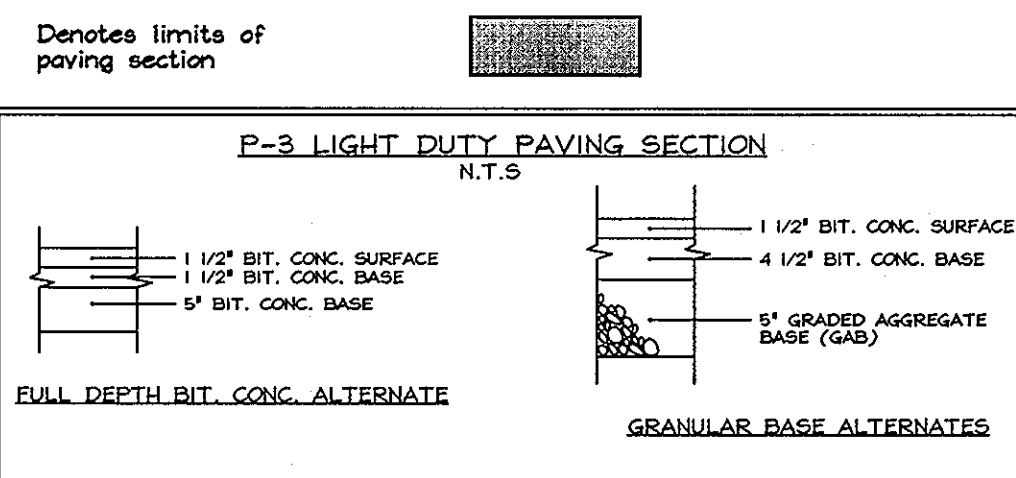
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PLAT #16290-16292 AND LOTS 1 & 2, THE HILLSIDE AT ROCKY GORGE VI
PLAT 16520-16522

TAX MAP 46 GRID 18 PARCELS 92 AND 149
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

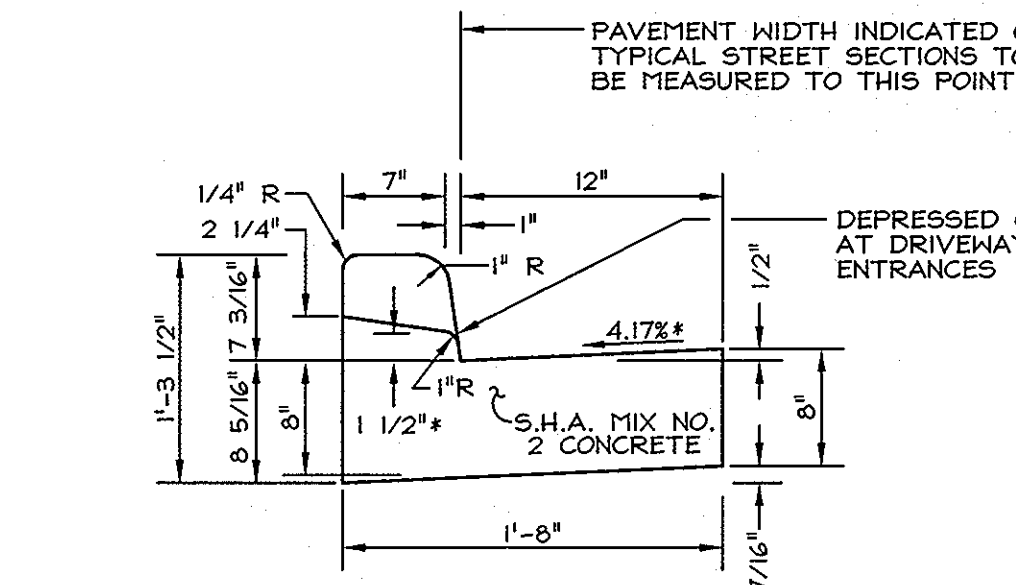
FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1592
E-mail: info@fisher.com

DESIGN BY: KO
DRAWN BY: SAR
CHECKED BY: ZYF
SCALE: As Shown
DATE: Jan. 23, 2008
W.O. No.: 3050
SHEET No.: 2 OF 7

LEGEND



Note:
Paving sections shown relates to a CBR value of 7. Actual CBR test results may cause modification of these paving sections.
All paving to be P-1 unless otherwise noted. See plan for limits.

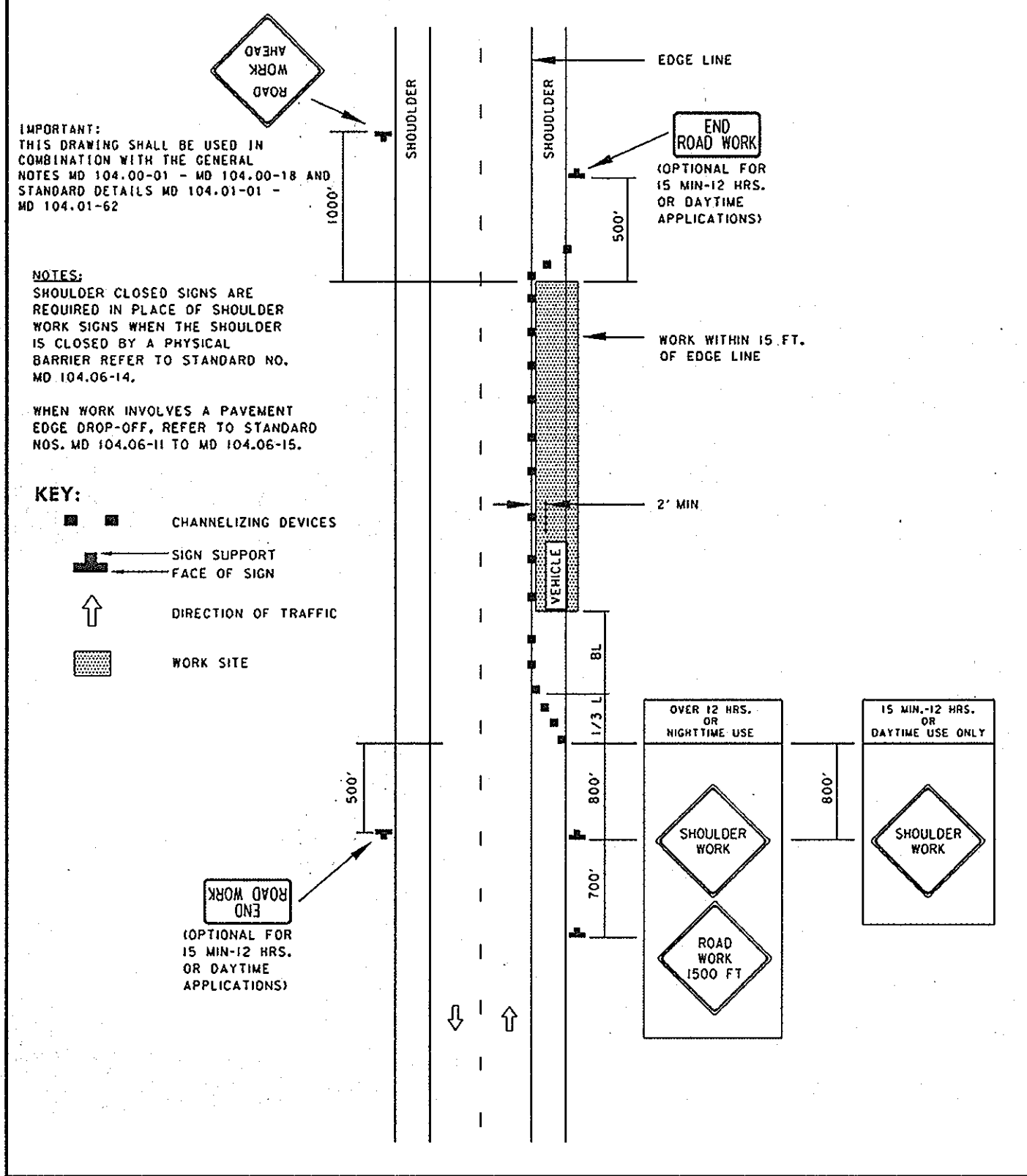


*NOTE: DEPRESSED CURB IN HANDICAP ACCESSIBLE AREAS SHALL HAVE A 0.0417(1/24") RISE FROM PAVING TO TOP OF CURB.

STANDARD COMBINATION CURB AND GUTTER

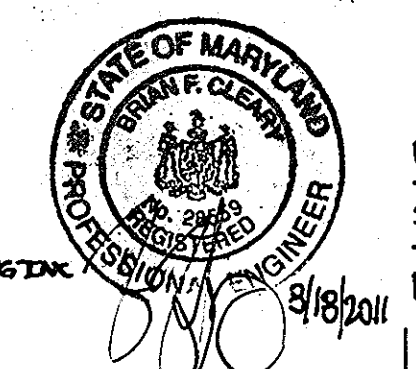
HOWARD COUNTY STANDARD R-3.01
NOT TO SCALE

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

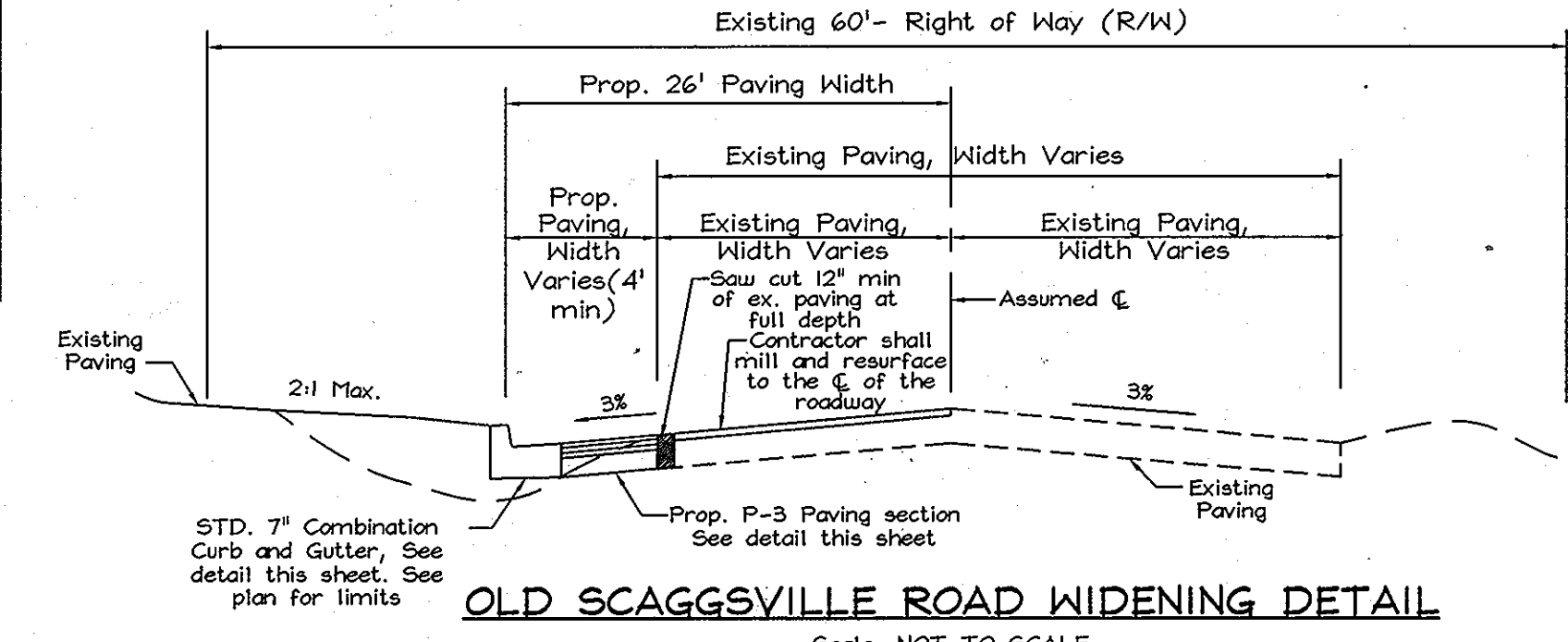
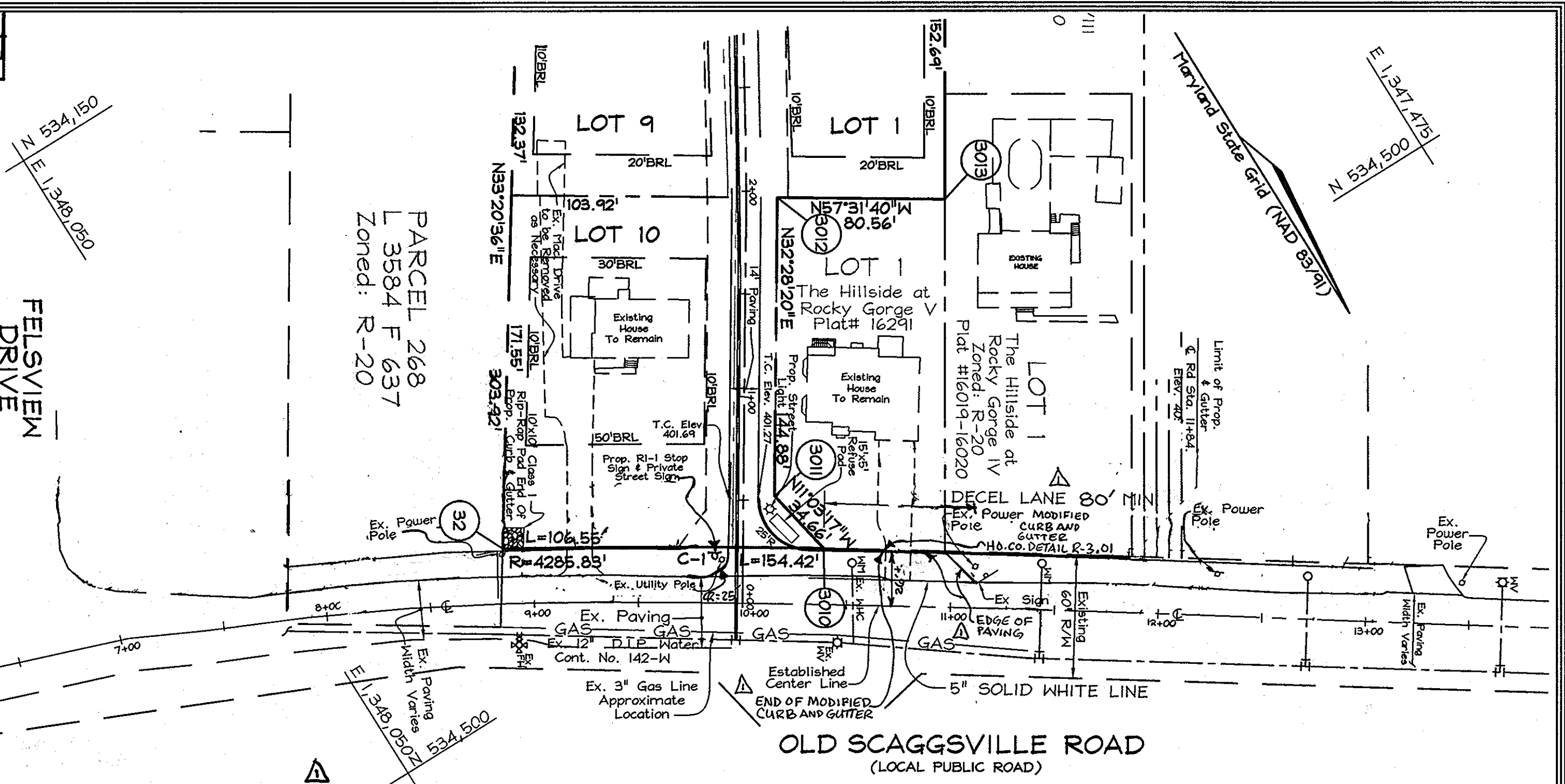


NO.	DATE	REVISION	BY
1	8-17-11	REVISE LIMITS OF DECEL LANE	B.E.I.
2	11-14-11	REMOVE ACCELERATION LANE	B.E.I.

Professional Certificate No. 28554
BENCHMARK ENGINEERING, INC.
FOR REVISIONS BY BENCHMARK ENGINEERING, INC. ONLY 1,2



- NOTES:
- When existing travel lane is less than the required 12' lane contractor shall remove a minimum of 1' full depth of the existing roadway. If curb and gutter is installed, provide a minimum of 4' of widening from the face of the gutter pan.
 - The existing pavement to be resurfaced shall be milled at a depth of 1 1/2" (minimum)
 - The resurfacing shall be placed to the center of the roadway.
 - Resurfacing course to be equal to the surface course of the typical pavement section.



NOTE: CURB AND GUTTER OF PEACHTREE LANE TERMINATES AT THE NORTHEAST CORNER OF LOT 1 DRIVEWAY

OWNER/DEVELOPER
Scaggsville Road Investments LLD
c/o Brian D. Bay, (member)
4691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

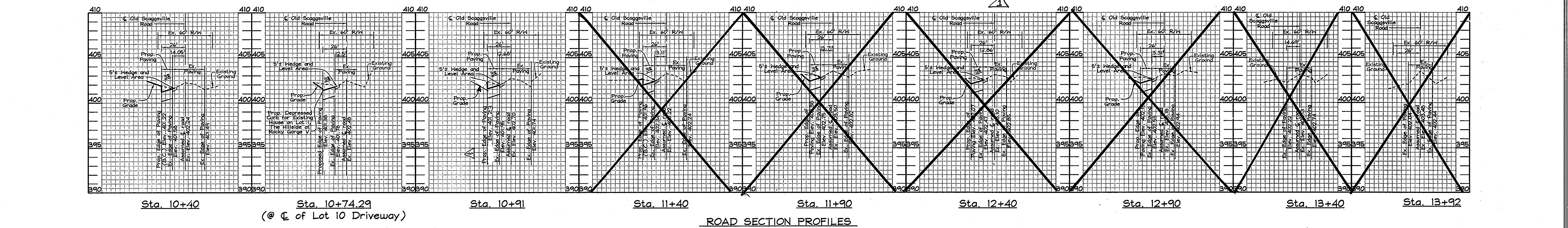
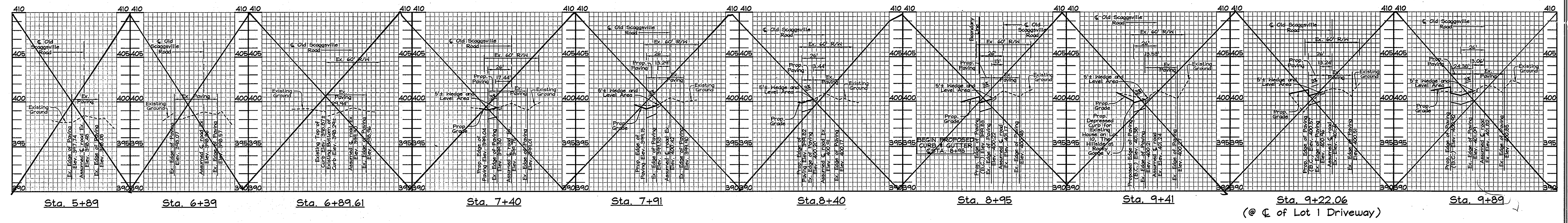
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/11/09

CHIEF, BUREAU OF HIGHWAYS
DATE: 2-5-09

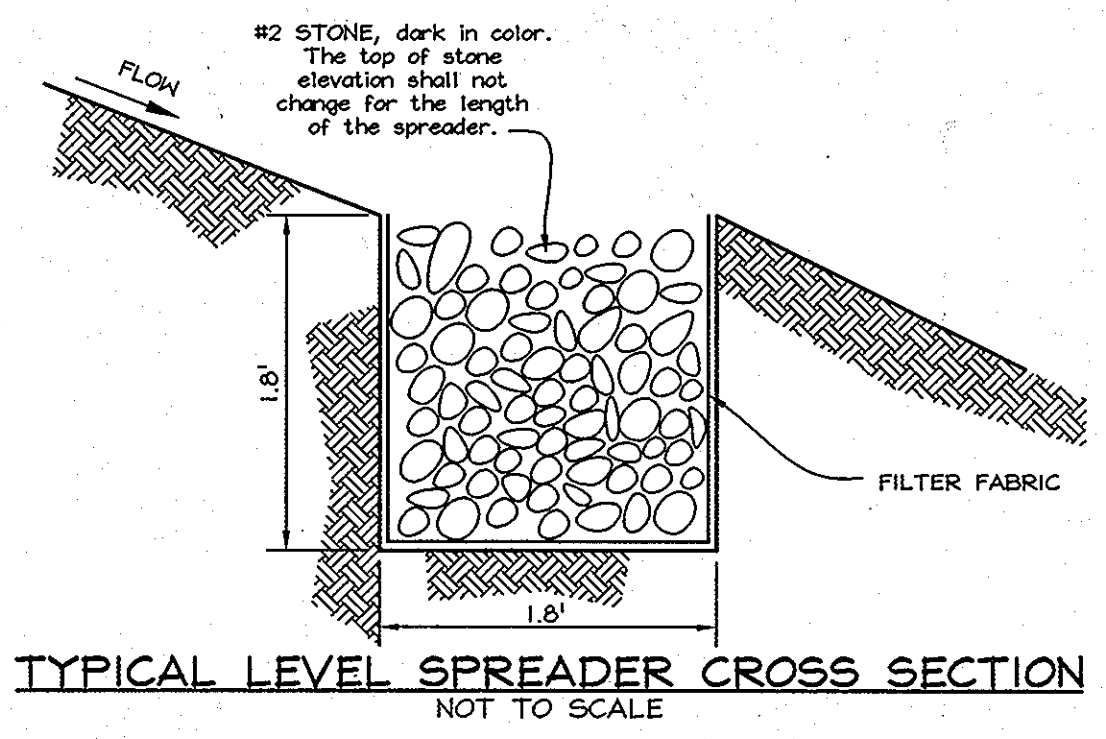
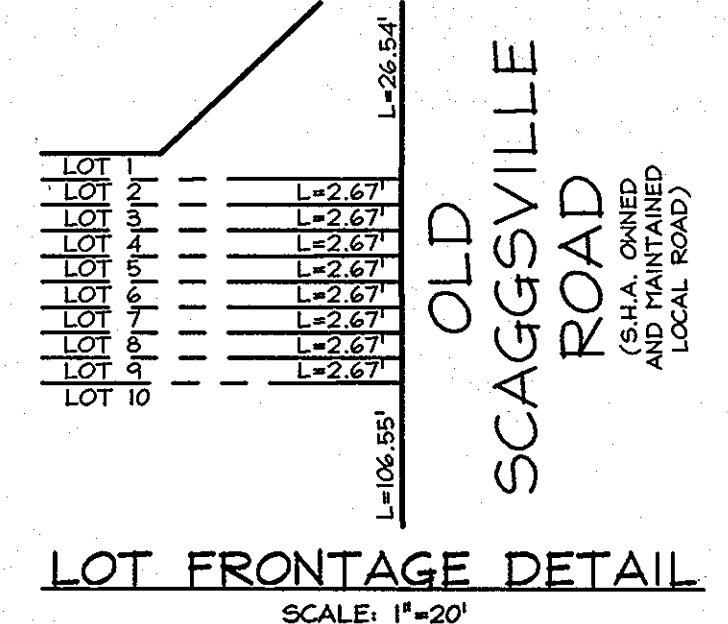
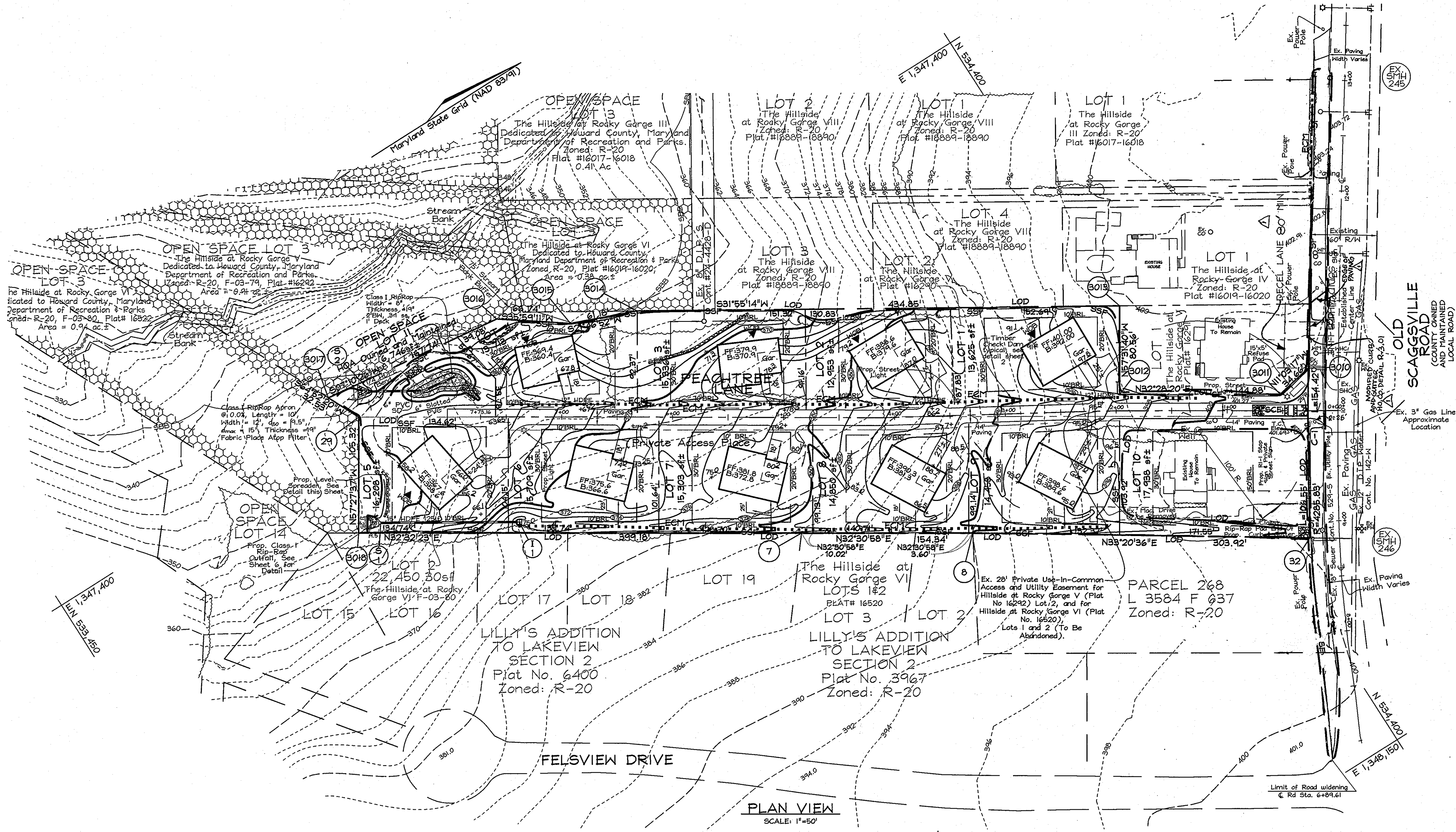
FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-795-1562
E-mail: info@fshnet.com

DESIGN BY: MT
DRAWN BY: SAR
CHECKED BY: ZYF
SCALE: As Shown
DATE: Jan. 23, 2008
I.O. No.: 3050
SHEET No.: 3 OF 7



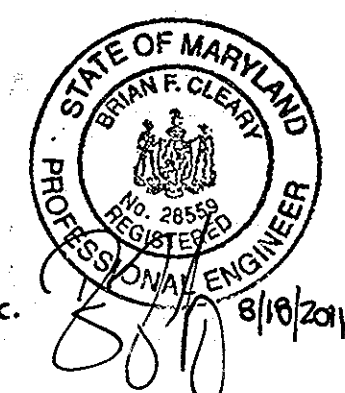
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Belle silt loam	D
BaB2	Belleville silt loam, 1 to 5 percent slopes, moderately eroded	C
C1C3	Chillum gravelly loam, 5 to 10 percent slopes, severely eroded	C
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded	C
M1D3	Manor loam, 15 to 25 percent slopes, severely eroded	B

LEGEND	
Existing Contour	--- 382
Proposed Contour	--- +82.5
Spot Elevation	• 82.5
Direction of Flow	→
Soil Line	---
Existing Trees to Remain	☁
Stabilized Construction Entrance	▨
Super Silt Fence	--- SF --- SF ---
Silt Fence	--- SF ---
Limit of Disturbance	--- LOD ---
Erosion Control Matting	••••• ECH
Walk Out Basement	↕
Suave Arrow	↖
Proposed Check Dam	⊕
Proposed Street Light	☆



NOTE: THE FOR THE SAKE OF VISUAL CLARITY, SOME FEATURES ARE NOT SHOWN ON THIS PLAN SHEET. FOR EASEMENTS AND OTHER INFORMATION NOT SHOWN, REFER TO SHEETS 2, 3, AND 7.

Professional Certificate: I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 28559, Expiration Date: 7-22-13
 FOR REVISIONS BY BENCH MARK ENGINEERING INC. ONLY. 1, 2.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 2/1/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
B. D. B. 1/23/08
 SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATE
 I HEREBY 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.
Zacharia Y. Fisch 1/23/08
 SIGNATURE OF ENGINEER DATE
 ZACHARIA Y. FISCH

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 1/31/08
 HOWARD SOIL CONSERVATION DISTRICT DATE

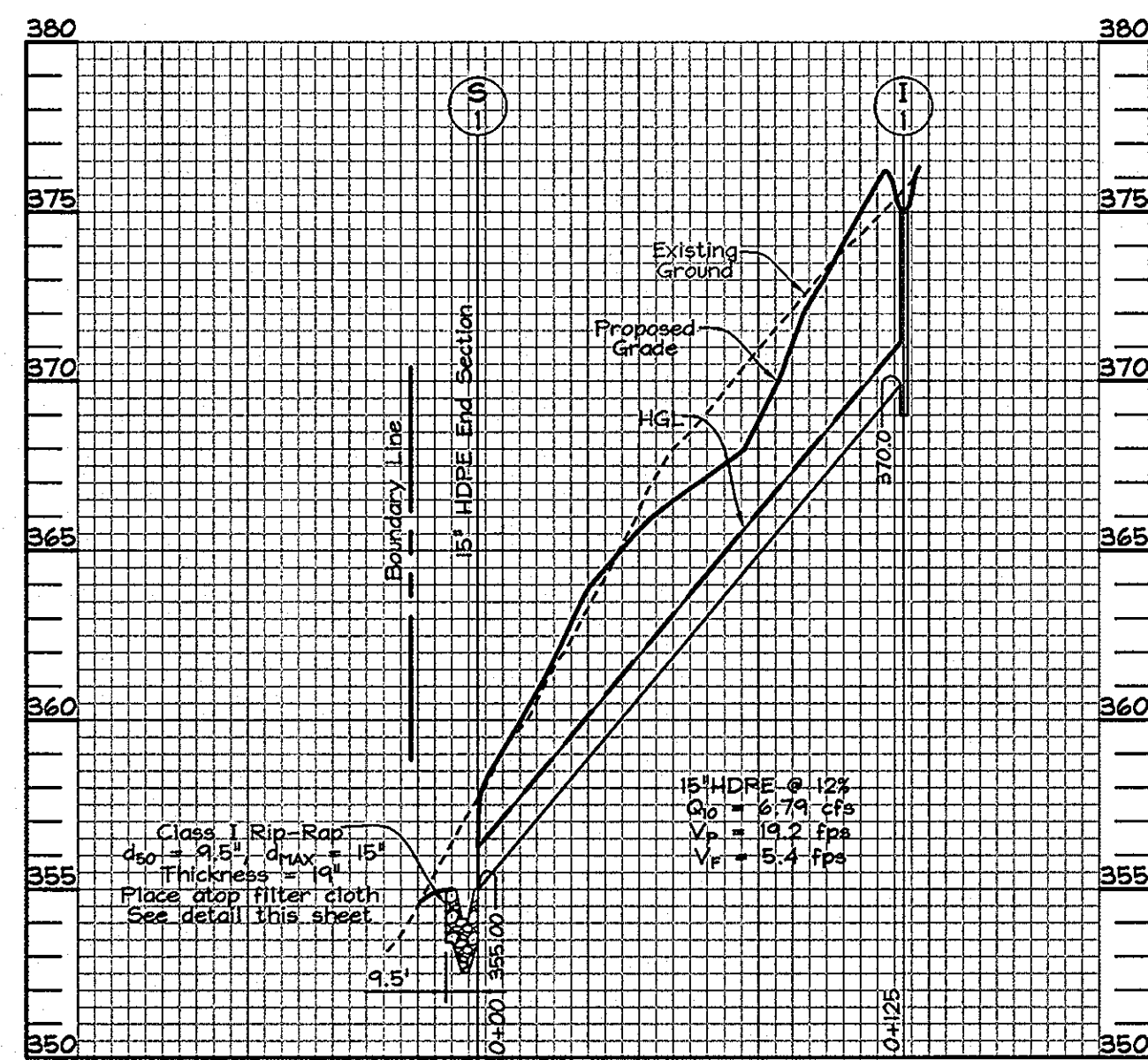
OWNER/DEVELOPER
 SCAGGSVILLE ROAD INVESTMENTS LLD
 c/o Brian D. Boy, (member)
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NO.	DATE	REVISION	BY

GRADING AND SEDIMENT & EROSION CONTROL PLAN
THE HILLSIDE AT ROCKY GORGE VII
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STORM DRAIN PROFILE

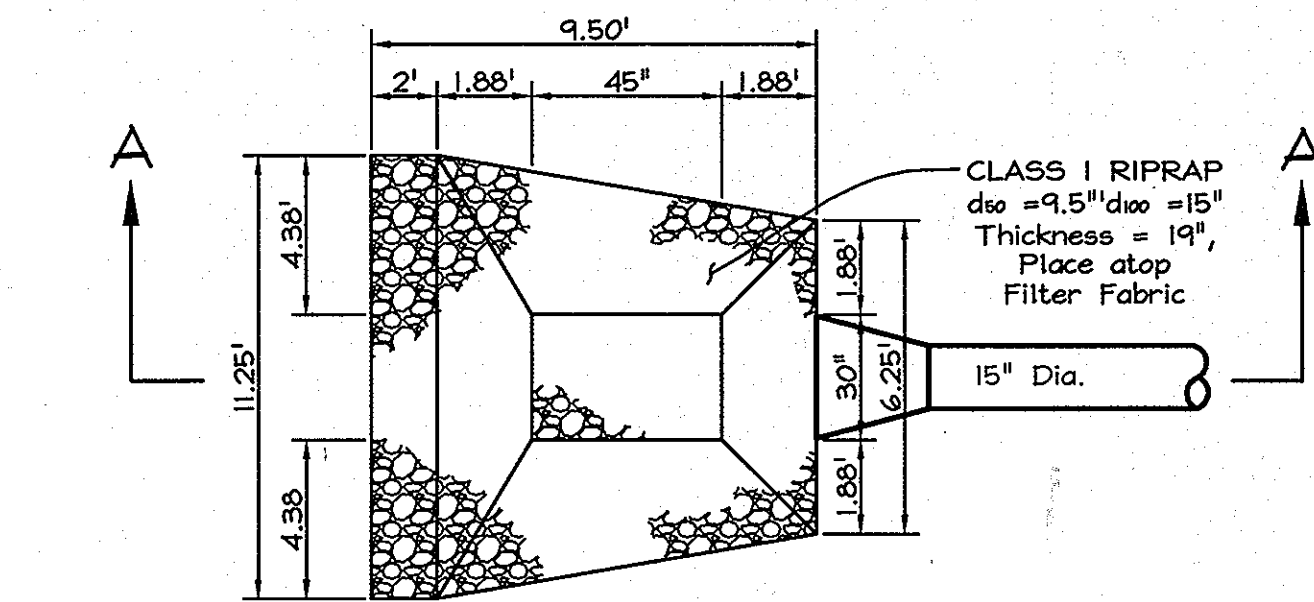
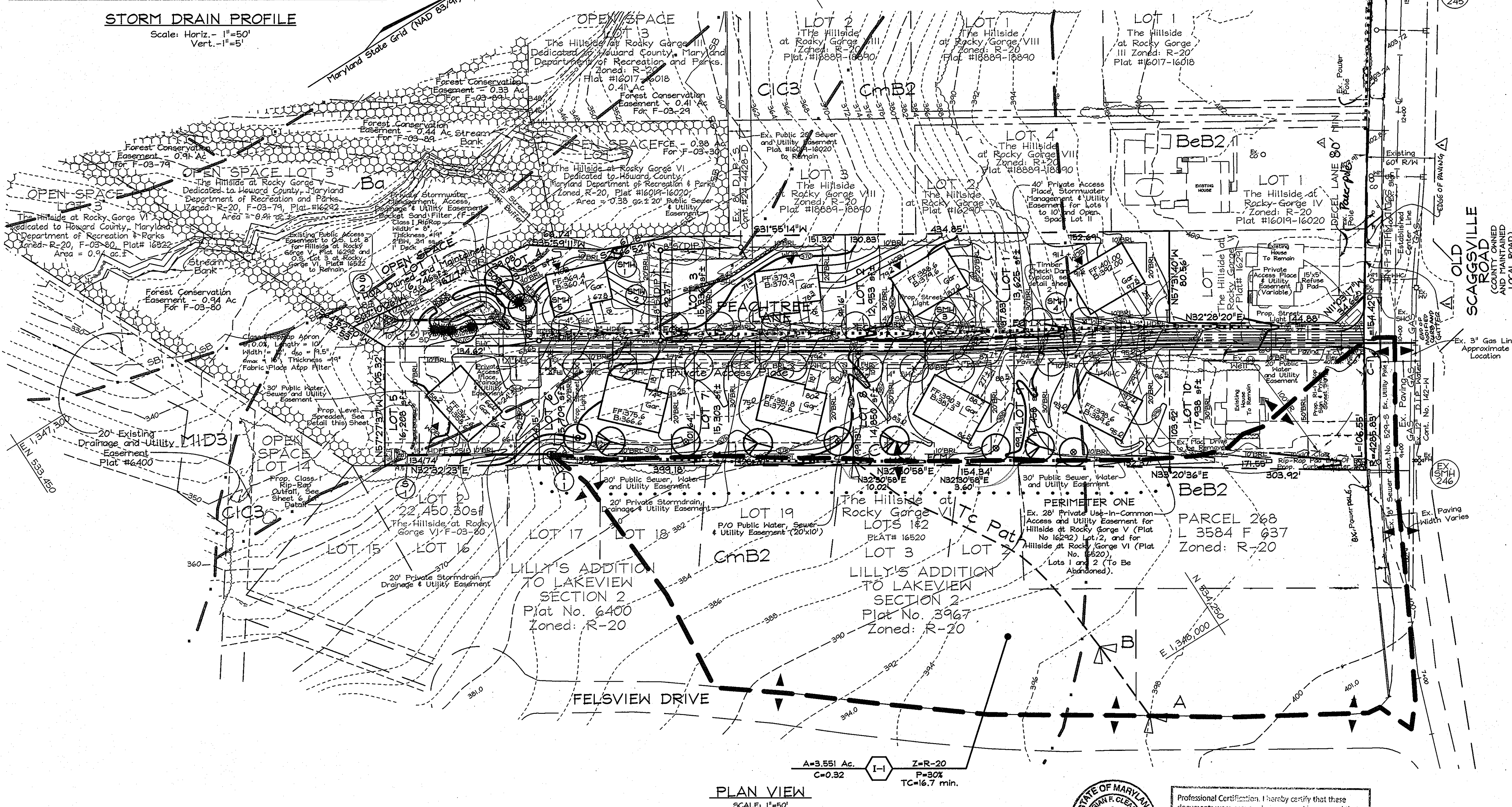
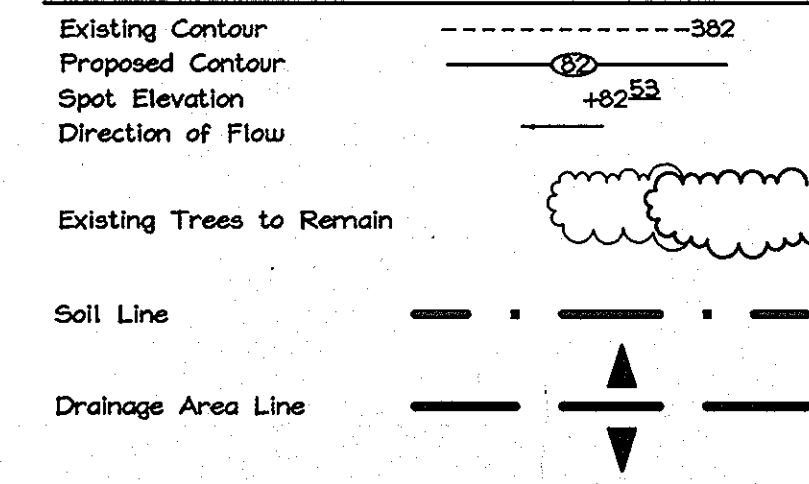
Scale: Horiz. - 1"=50'
Vert. - 1"=5'

STRUCTURE SCHEDULE							
NO.	TYPE	LOCATION		TOP ELEV.	INV. IN.	INV. OUT.	REMARKS
I-1	Type 'S' Inlet	N 533,836.56	E 1,347,561.65	375.00	-	370.00	D-4.22
S-1	15" HDPE End Section	N 533,730.29	E 1,347,495.83	-	355.00	-	15" HDPE End Sec.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baite silt loam	D
BeB2	Beitville silt loam, 1 to 5 percent slopes, moderately eroded	C
CiC3	Chillum gravelly loam, 5 to 10 percent slopes, severely eroded	C
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded	C
MiD3	Minor loam, 15 to 25 percent slopes, severely eroded	B

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	HDPE	125 LF

LEGEND

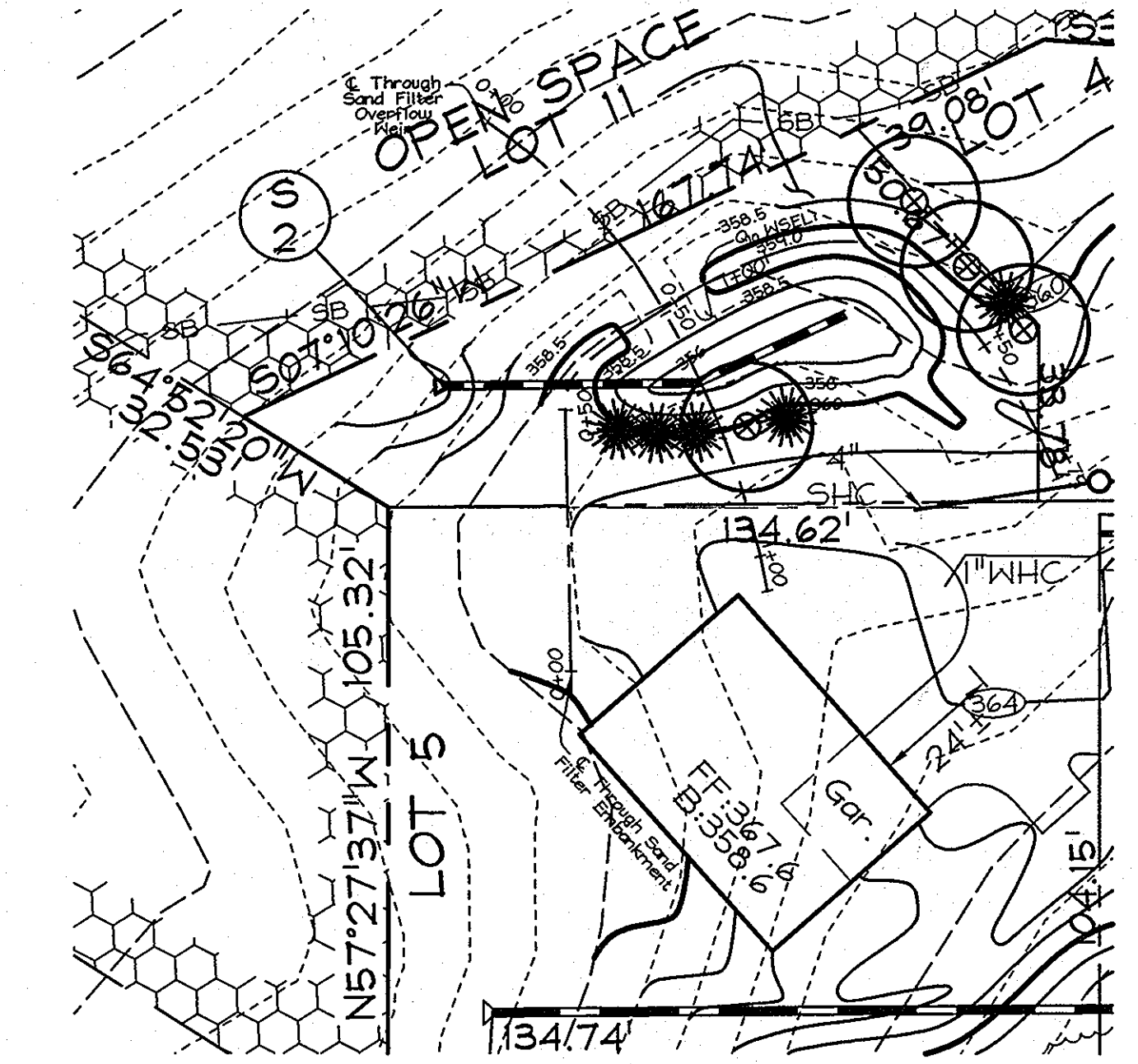


SECTION 'A'-A'

NOT TO SCALE

S-1 SCOUR HOLE OUTFALL DETAIL

NOT TO SCALE



SAND FILTER PLAN VIEW

SCALE: 1"=30'

2. 11-14-11	REMOVE ACCELERATION LAW	BET
1. 8-17-11	REVISE LIMITS OF DECEL LANE	BET
NO DATE	REVISION	BY

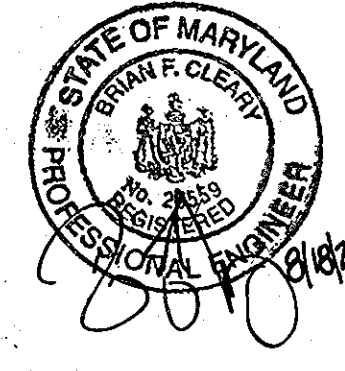
STORMDRAIN DRAINAGE AREA MAP AND STORMDRAIN PROFILES
THE HILLSIDE AT ROCKY GORGE VII
 LOTS 1 THRU 10 AND OPEN SPACE LOT II
 A RESUBDIVISION OF LOT 2, THE HILLSIDE AT ROCKY GORGE V
 PLAT #16290-16292 AND LOTS 1 & 2, THE HILLSIDE AT ROCKY GORGE VI
 PLAT #16520-16522

TAX MAP 46 GRID 18 PARCELS 92 and 149
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Harris 2/11/16
 CHIEF, DIVISION OF LAND DEVELOPMENT & DATE

W. D. ... 2/11/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

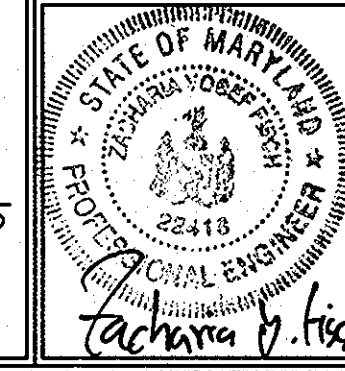


Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 28559 Expiration Date: 7-22-13

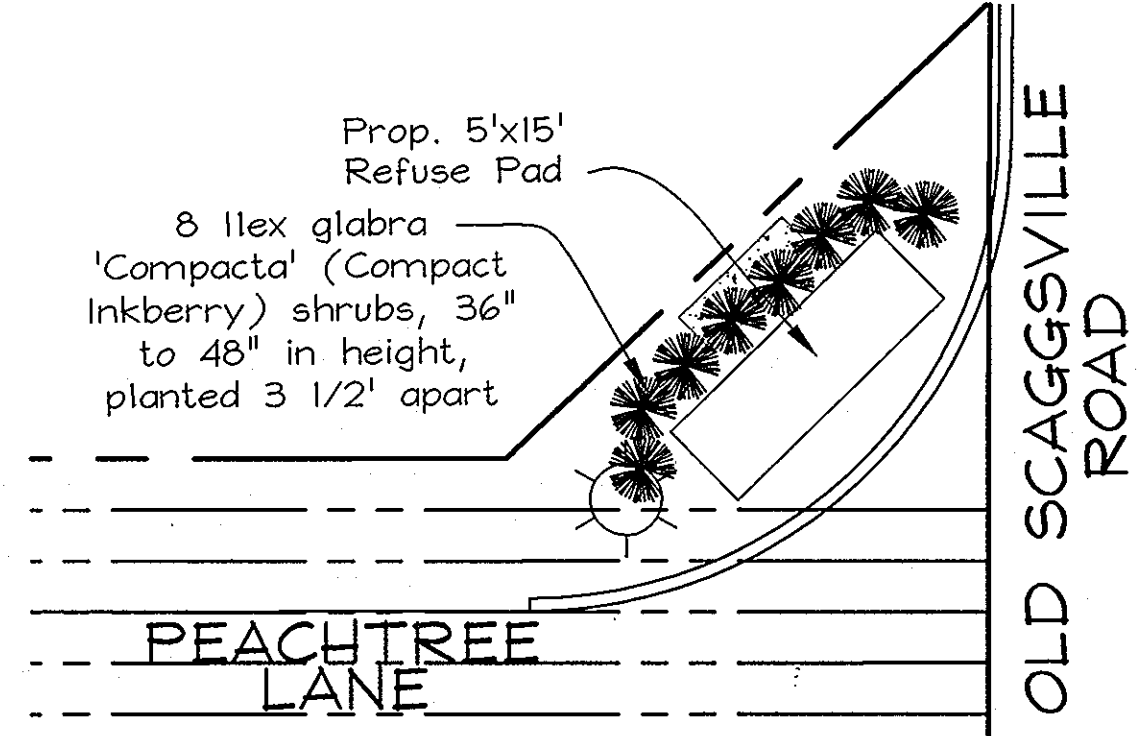
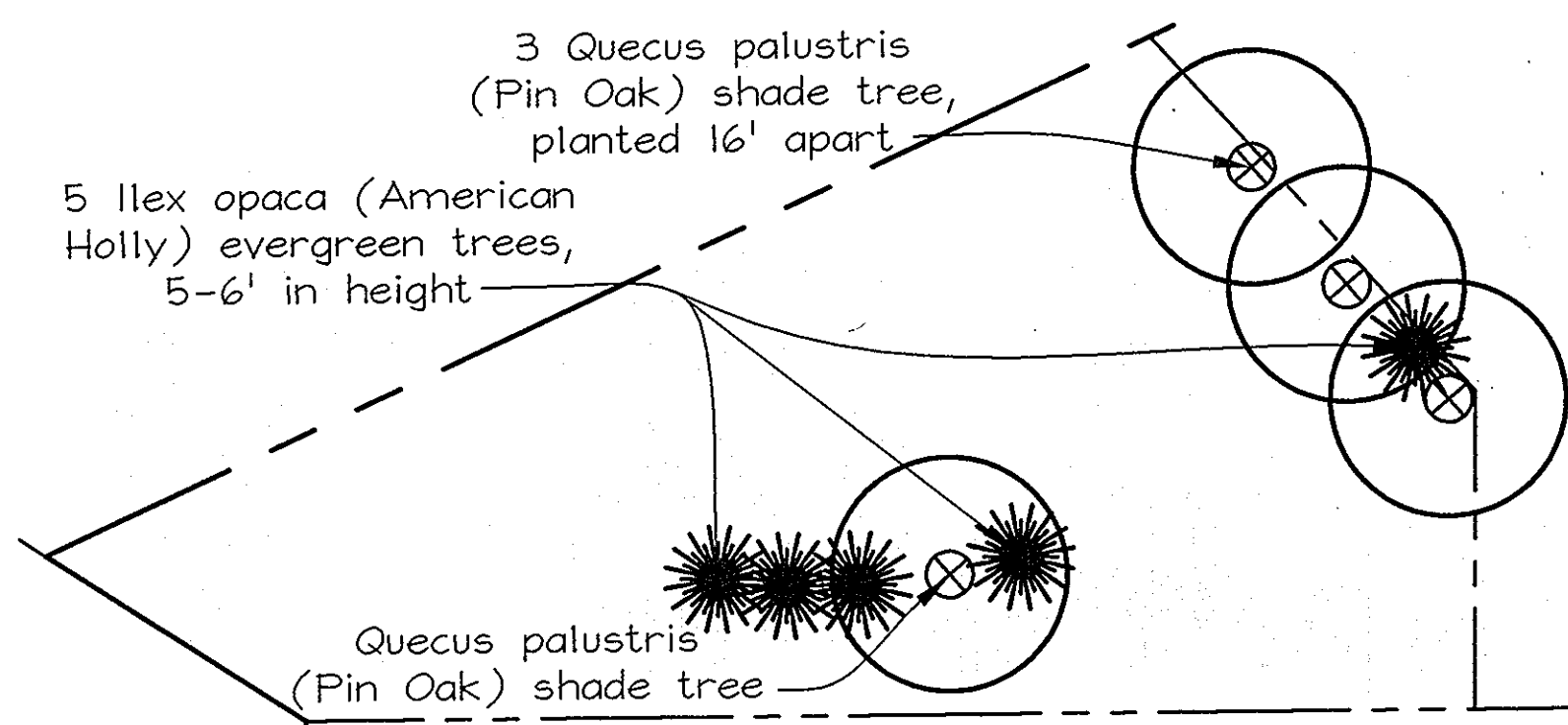
FOR REVISIONS BY BENCHMARK ENGINEERING, INC. ONLY: 1,2)

OWNER/DEVELOPER
 SCAGGSVILLE ROAD INVESTMENTS LLD
 c/o Brian D. Boy, (member)
 4645 Norfolk Avenue
 Laurel, Maryland 20723
 Tel.: (410)792-2565 Fax: (410)792-2567

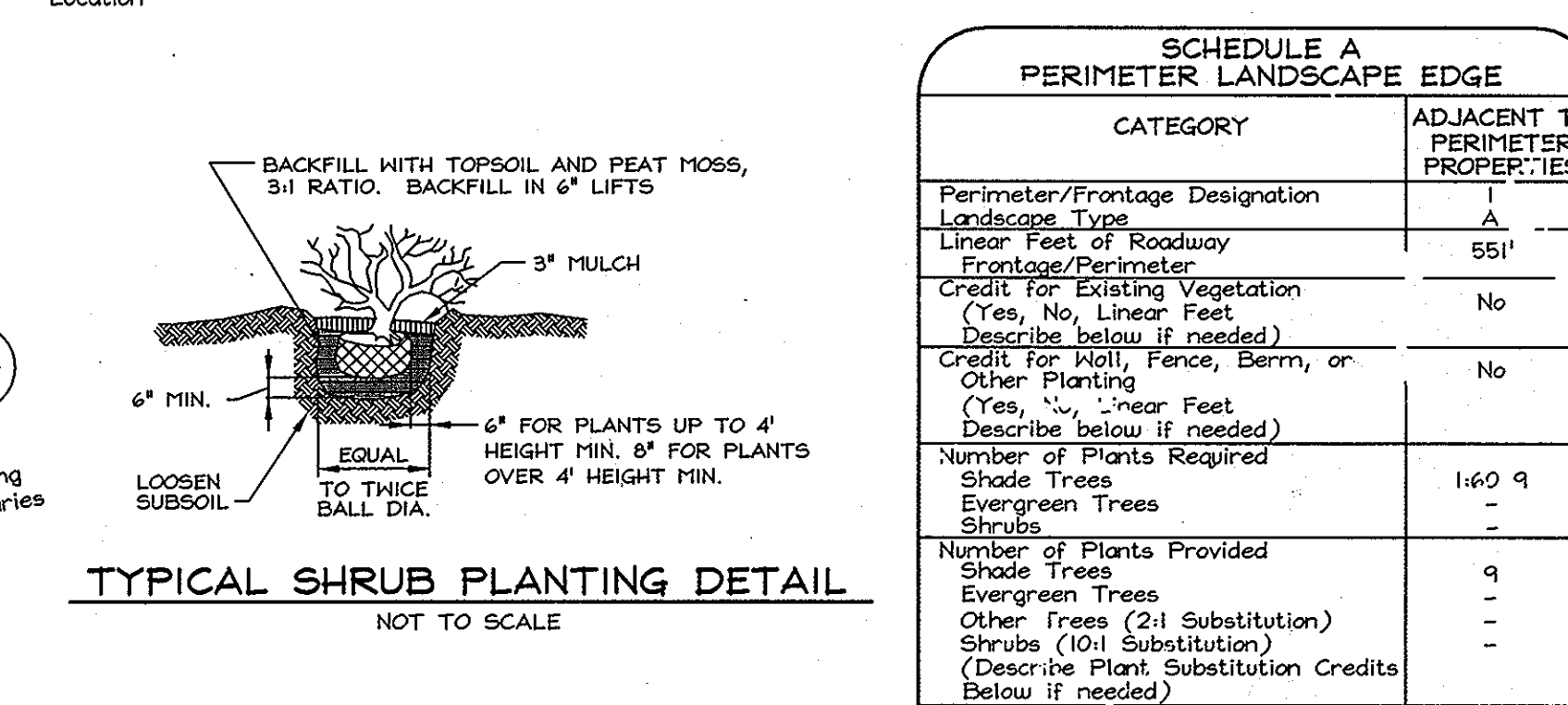
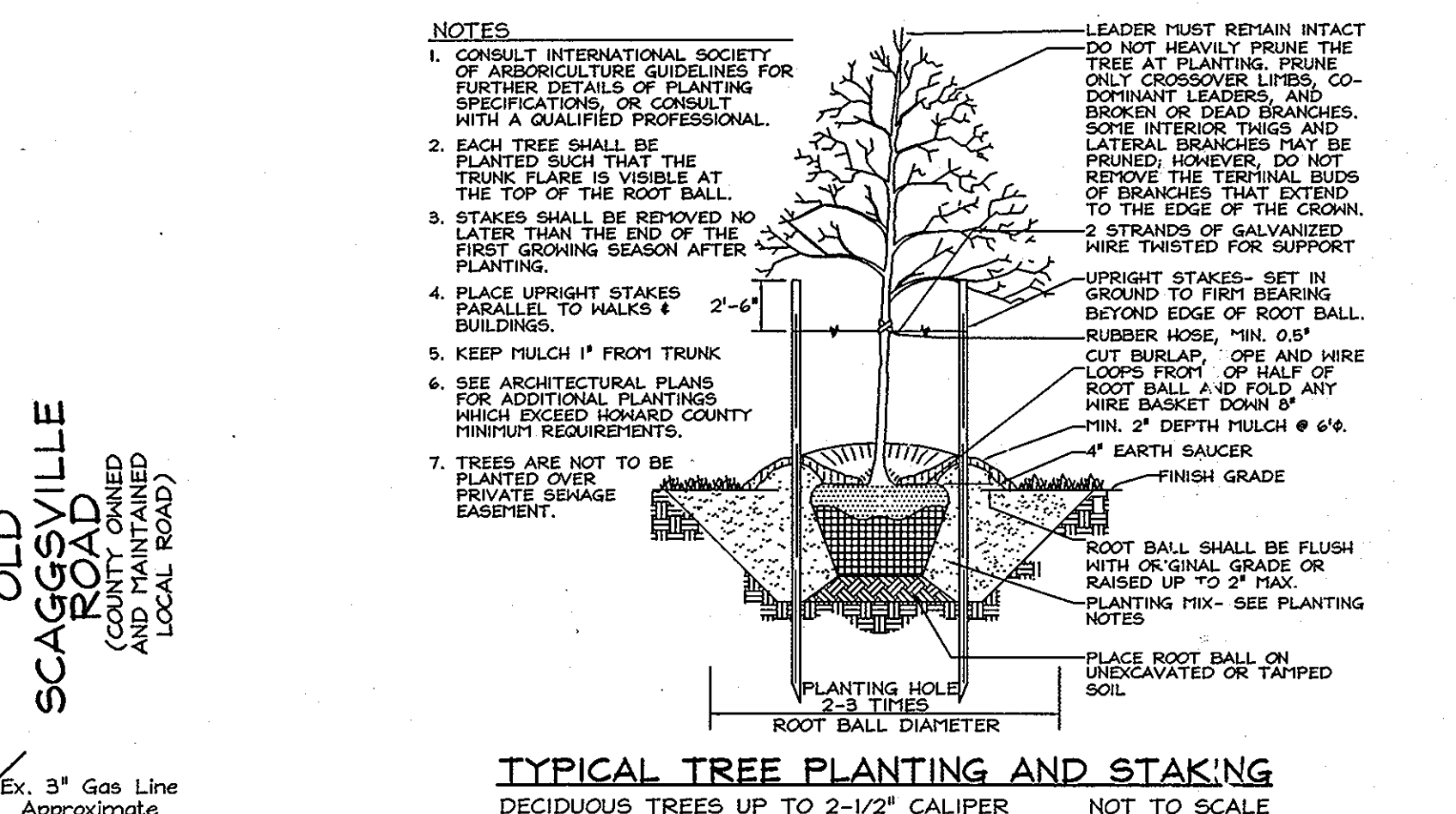
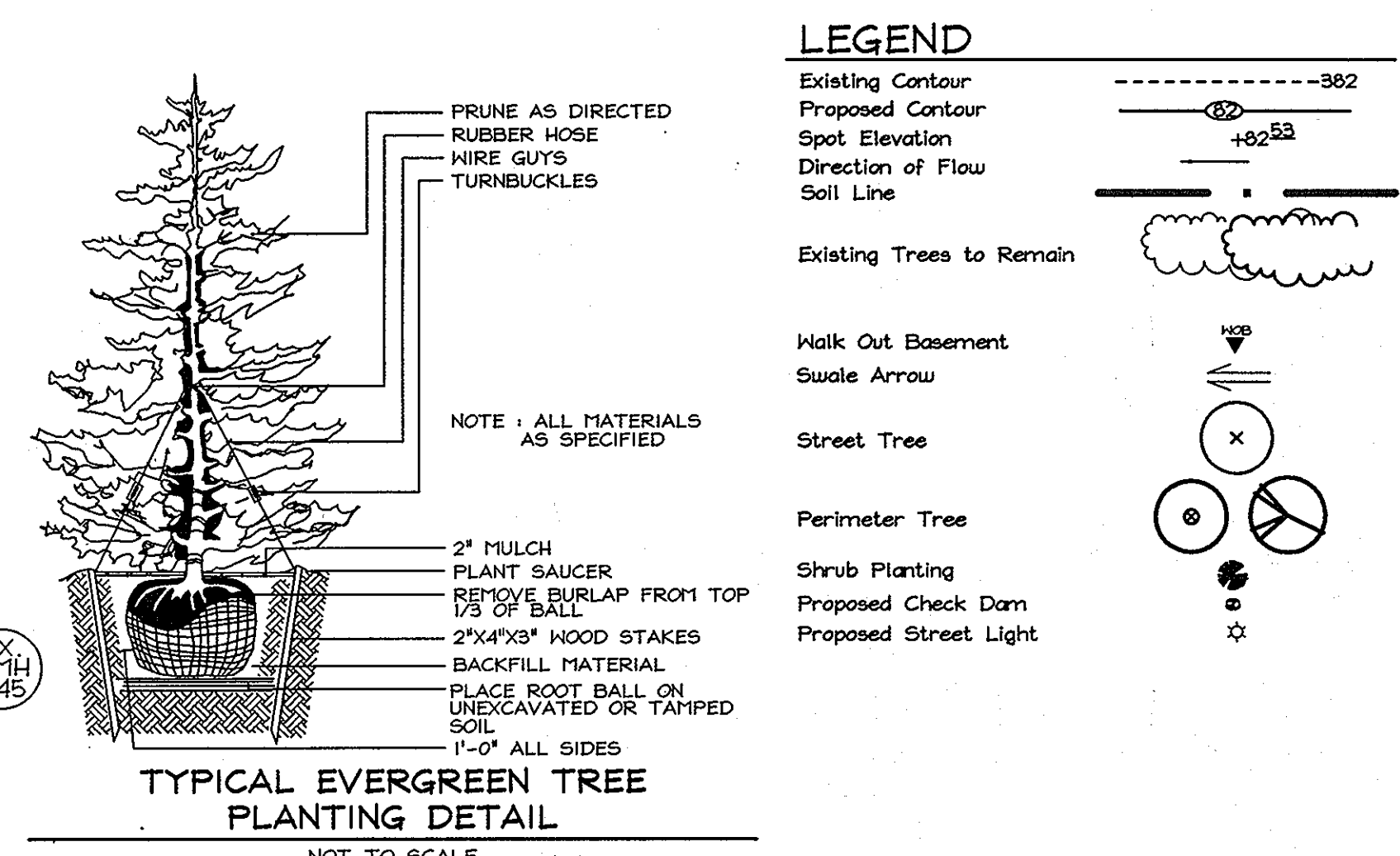


FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsh.com

DESIGN BY: MT
 DRAWN BY: SAR
 CHECKED BY: ZTF
 SCALE: As Shown
 DATE: Jan. 23, 2008
 P.L.O. No.: 3050
 SHEET No.: 6 OF 7



NOTE: THE FOR THE SAKE OF VISUAL CLARITY, SOME FEATURES ARE NOT SHOWN ON THIS PLAN SHEET. FOR EASEMENTS AND OTHER INFORMATION NOT SHOWN, REFER TO SHEETS 2, 3, AND 4.



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Frontage Designation	A
Landscape Type	55'
Linear Feet of Roadway	No
Credit for Existing Vegetation (Yes, No, Linear Feet)	No
Credit for Muli, Fence, Berm, or Other Planting (Yes, No, Linear Feet)	No
Number of Plants Required	1:60 9
Shade Trees	-
Evergreen Trees	-
Shrubs	-
Number of Plants Provided	9
Shade Trees	-
Evergreen Trees	-
Other Trees (2:1 Substitution)	-
Shrubs (10:1 Substitution)	-

STREET TREE SCHEDULE

STREET NAME	LF REQUIRED	TREES REQUIRED	PROVIDED
PEACHTREE LANE	773'	(1:40) = 19	19

STREET TREE PLANTING SCHEDULE

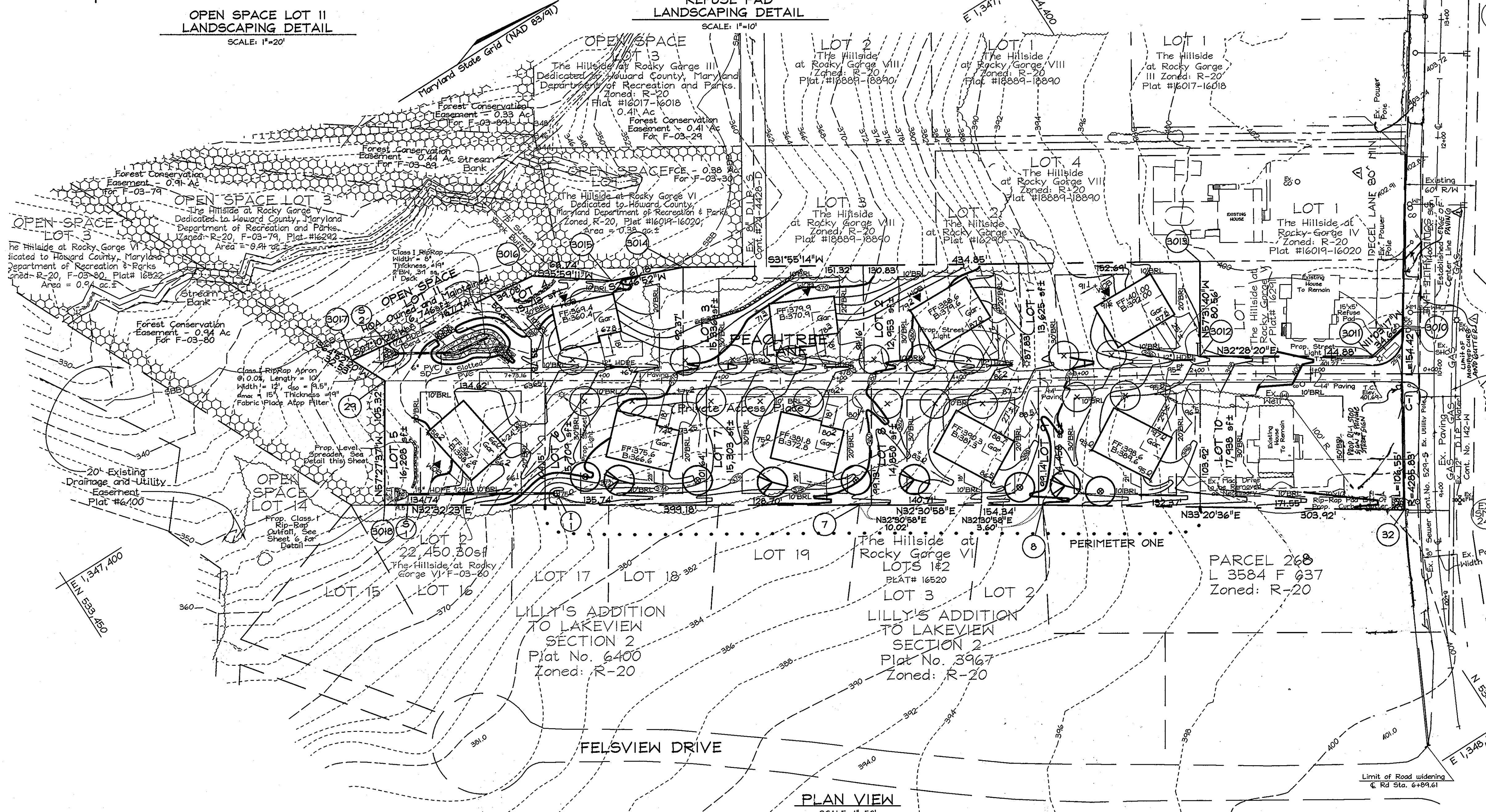
KEY	QUAN.	BOTANICAL/COMMON NAME	SIZE	NOTE
(X)	19	Tilia americana 'Redmond' / 'Redmond' American Linden	2 1/2"-3" Cal.	B & B

SWM PLANTING NOTES

Within Facility - Bottom to 358.0 - 847 s.f.
To be planted with Red Top (Agrostis alba) at 5 lbs / 1000 s.f.

Remaining area around the stormwater management facility will be stabilized as per the permanent seeding notes, Sheet 5 of 6, and vegetated as per the landscape buffer requirements; this sheet.

Entire area to be prepared as per the permanent seeding notes (see sheet 5 of 6).



SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	320 lf - 125 lf = 195 lf
Credit for Existing Vegetation (No, Yes and Linear Feet)	No
Credit for other Landscaping (No, Yes and %)	No
Number of Trees Required	
Shade Trees 1:50	4
Evergreen Trees 1:40	5
Number of Trees Provided	
Shade Trees	4
Evergreen Trees	5
Other Trees (2:1 Substitution)	0 Trees (0 Substitution Trees)

* Alternative compliance requested, see Landscape Notes, this sheet.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL/COMMON NAME	SIZE	NOTE
(O)	9	Quercus palustris / Pin Oak	2 1/2"-3" Cal.	B & B
(X)	4	Liquidambar styraciflua / American Sweetgum	2 1/2"-3" Cal.	B & B
(S)	5	Ilex opaca / American Holly	5-6' Height	B&B
(B)	8	Ilex glabra 'Compacta' / Compact Inkberry	36-48" Height	Cont.

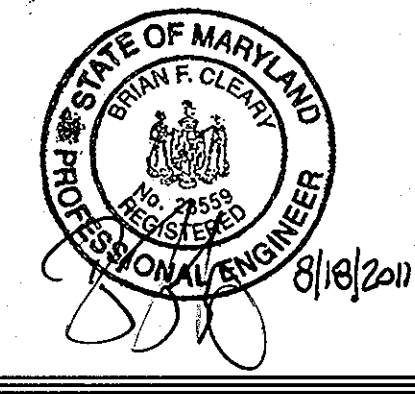
LANDSCAPE NOTES

- At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required landscaping, refuse pad screening and the private access place street tree planting will be posted as part of the Developer's Agreement under this plan, F-07-77 in the amount of \$10,540.00 (32 shade trees @ \$300.00 each, 5 evergreen trees @ \$150.00 each, and 8 shrubs @ \$30 each).
- The developer is clearing Alternative Compliance for the SWM Perimeter abutting the adjoining Open Space lots for Hillside at Rocky Gorge V and VI. The existing stream and forest on these open space lots have been contained in a Forest Conservation Easement and create an existing buffer between the proposed facility and the nearest residential properties.

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.

R. D. Bz 1/25/08 DATE



Professional Certification: I hereby certify that these documents were prepared or supervised by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 28559 Expiration Date: 7-22-13

FOR REVISIONS BY BENCHMARK ENGINEERING INC. ONLY.

REVISIONS

NO.	DATE	REVISION	BY
2	11-14-11	REMOVE ACCELERATION LANE	BET
1	8-17-11	REVISE LIMITS FOR DECEL. LANE	BET

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PERIMETER PLANTINGS, REFUSE PAD SCREENING AND STREET TREE PLANTINGS PLAN

THE HILLSIDE AT ROCKY GORGE VII
LOTS 1 THRU 10 AND OPEN SPACE LOT II
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E-mail: info@fsher.com

DESIGN BY: *MIT*
DRAWN BY: *SAR*
CHECKED BY: *ZTF*
SCALE: As Shown
DATE: Jan. 23, 2008
P.L.O. No.: 3050
SHEET No. 7 OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hunter 2/1/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark D. ... 2/1/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE