

GENERAL NOTES

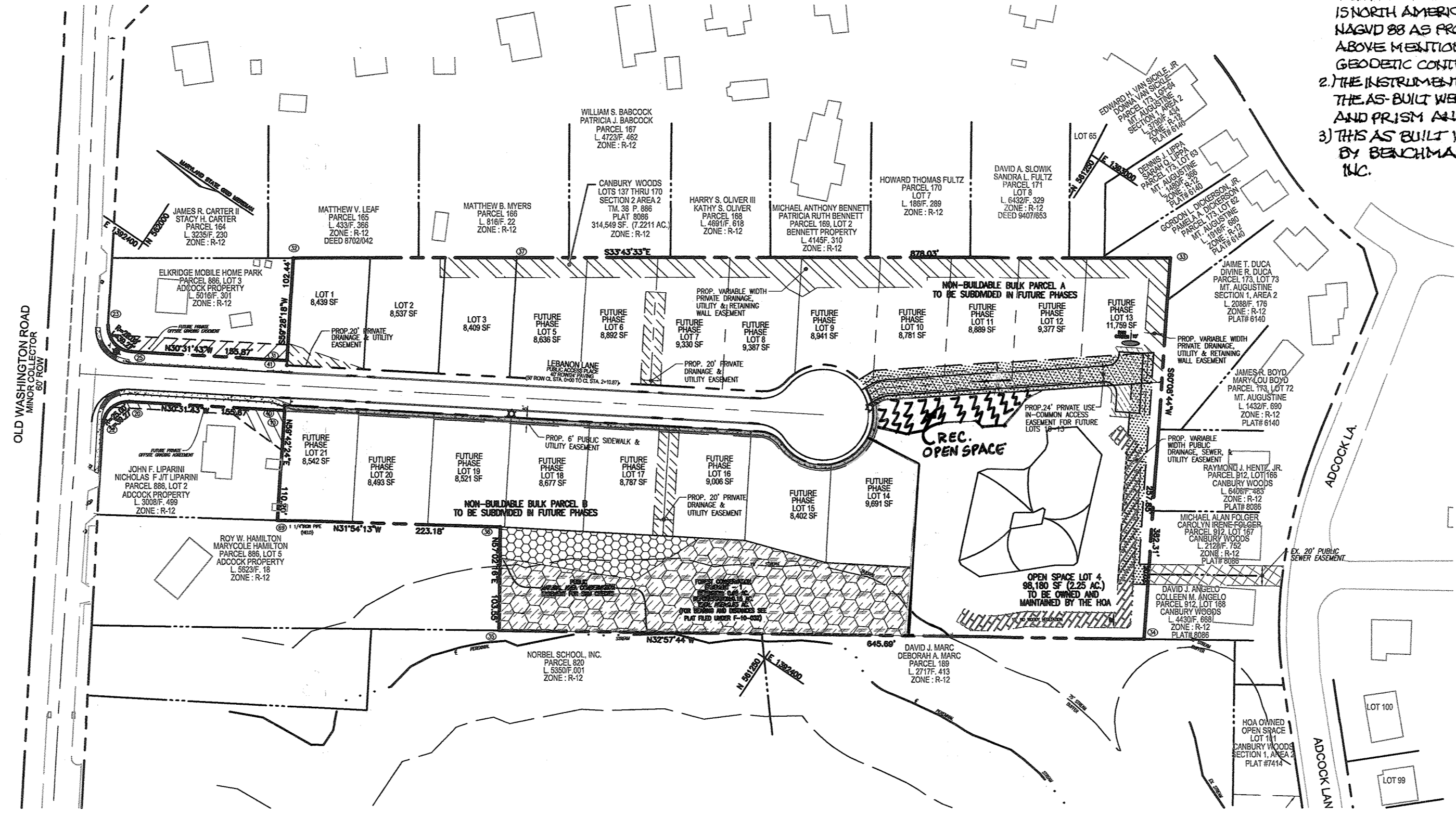
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY: 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: 1-800-743-0033
 - HOWARD COUNTY BUREAU OF UTILITIES: 410-313-4900
 - AT&T CABLE LOCATION DIVISION: 1-800-252-1133
 - B.G.&C. CO. CONTRACTOR SERVICES: 410-637-8713
 - B.G.&C. CO. UNDERGROUND UTILITY CONTROL: 410-685-0123
 - STATE HIGHWAY ADMINISTRATION: 410-531-5533
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III(2006), SECTION 5.5A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHY AND FIELD RUN TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004.
- THE PROJECT BOUNDARY IS BASED ON THE RECORD PLAT FOR CANBURY WOODS, LOTS 137-170, SECTION 2, AREA 2, PLAT NO. 8086.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 38 BA AND 38 BB WERE USED FOR THIS PROJECT.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WQV AND CPV ARE TO BE PROVIDED BY MICROPOOL CLAY LINEAR EXTENDED DETENTION. THE SWM FACILITY WILL BE LOCATED ON OPEN SPACE LOT 4 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL IDENTIFY UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JUNE 2004 AND WAS APPROVED ON MAY 6, 2005.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- DEED REFERENCE: L. 6595/F. 28
- FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATED ON-SITE.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN LOTS AND ANY TREE. A FINANCIAL SURETY IN THE AMOUNT OF \$8,100.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR TOTAL REQUIRED 27 PUBLIC STREET TREES.
- THE OPEN SPACE - LOT 4 - SHOWN IS HEREON DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE APRIL 13, 2004 ZONING REGULATIONS.
- A DESIGN MANUAL WAIVER REQUEST, DATED DECEMBER 1, 2004, HAS BEEN SUBMITTED AND APPROVED WHICH WAIVES THE REQUIREMENT THAT A STANDARD CROSS SECTION FOR THE PROPOSED ROAD BE USED.
- REFERENCE WP-05-75, APPROVED MARCH 2, 2005 TO WAIVE SECTION 16.155(c)(2), OF THE REGULATIONS DATED MARCH 2, 2005, REQUIRING A SITE DEVELOPMENT PLAN FOR MASS GRADING A SITE INTENDED FOR FUTURE RESIDENTIAL CONSTRUCTION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUBMIT THE REQUIRED DOCUMENTATION TO SOIL CONSERVATION DISTRICT DISTRICT FOR GRADING AND SEDIMENT AND EROSION CONTROL REVIEW.
 - SUBMIT A GRADING PERMIT APPLICATION ALONG WITH A FOREST CONSERVATION DECLARATION OF INTENT FOR CLEARING LESS THAN 40,000 S.F. OF FOREST ON A SINGLE LOT.
 - SECURE THE NECESSARY PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - NO GRADING IS PERMITTED WITHIN THE FOREST ON STEEP SLOPES OR WITHIN THE STREAM BUFFER. MODIFY THE CONFIGURATION OF THE CELLS 16 AND 22 IN ORDER TO EXCLUDE THE STREAM BUFFER FROM THOSE CELLS. SHOW CLEAR LIMIT OF DISTURBANCE ON ALL APPLICATIONS.
 - RESTORE THE SITE TO GRADE AND STABILIZE THE SITE IMMEDIATELY AFTER OF THE DEBRIS
 - FULFILL ALL OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM WITH THE SUBDIVISION OF THE PECORARO PROPERTY, IF SOME LIMITED CLEARING OF FOREST IS REQUIRED WITH THE MASS GRADING, INCLUDE THAT IN THE DOI, AND ACCOUNT FOR IT ON FUTURE FOREST CONSERVATION PLAN FOR SUBDIVISION OF THE PECORARO PROPERTY.
- FUTURE LOTS 10, 11, 12, & 13 WILL UTILIZE USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR FUTURE LOTS 10, 11, 12, & 13 SHALL BE PROVIDED AT THE JUNCTION OF PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF PROPOSED ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3" LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 W. J. ... 8-3-2011
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 K. ... 8-16-11
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 C. ... 8-5-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

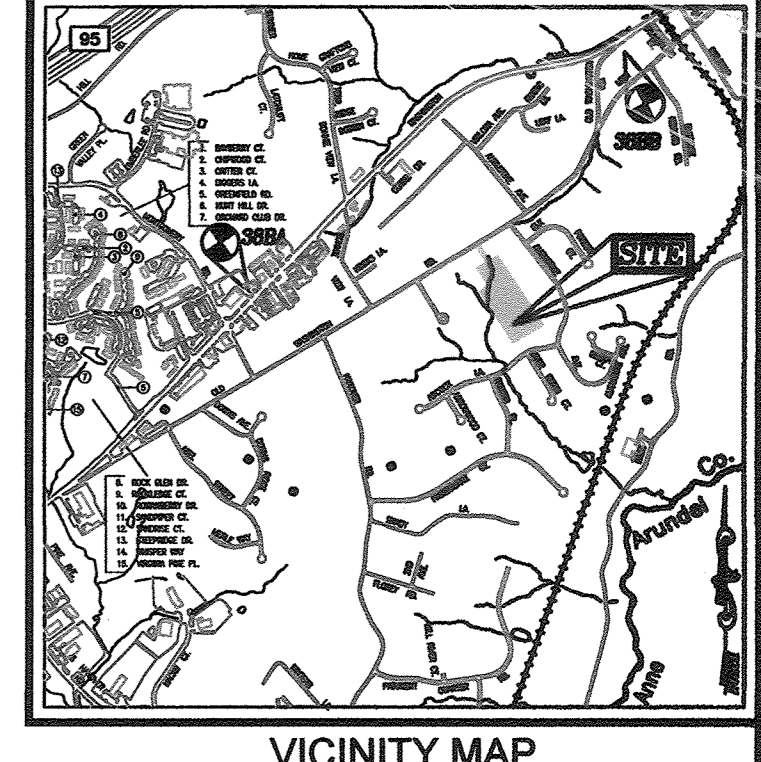
FINAL ROAD CONSTRUCTION PLAN PECORARO PROPERTY PHASE I LOTS 1-3, OPEN SPACE 4 AND NON-BUILDABLE BULK PARCELS A & B A RESUBDIVISION OF LOT 169, CANBURY WOODS SECTION 2, AREA 2



BENCHMARKS
 COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 38BA, 38BB
 38BA N 562553.353' E 1,390967.866' ELEV. 166.124'
 38BB N 564007.678' E 1,393649.835' ELEV. 63.607'

LEGEND

- EX. 20' PUBLIC SEWER EASEMENT
- FUTURE OFFSITE GRADING EASEMENT
- FUTURE OFFSITE GRADING AGREEMENT
- PROP. PRIVATE DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 6' SIDEWALK & UTILITY EASEMENT
- PROP. VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY & RETAINING WALL EASEMENT
- PROP. VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- PROP. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR FUTURE LOTS 10-13
- PROP. 15' NO WOODY VEGETATION BUFFER
- PROP. RECREATIONAL OPEN SPACE AREA
- PROP. PUBLIC NATURAL AREA CONSERVATION EASEMENT FOR SWM CREEKS
- PROP. FOREST CONSERVATION EASEMENT (RETENTION)
- PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)



AS-BUILT NOTES:
 1) HORIZONTAL DATUM FOR THIS AS-BUILT IS BASED ON THE MARYLAND STATE AS PROJECTED FROM HD CO. GEODETIC CONTROL STATIONS 38BA AND 38BB. VERTICAL DATUM FOR THIS AS-BUILT IS NORTH AMERICAN VERTICAL DATUM MAGD 88 AS PROJECTED FROM THE ABOVE MENTIONED HOWARD COUNTY GEODETIC CONTROL POINTS.
 2) THE INSTRUMENTS USED IN PREPARING THIS AS-BUILT WERE A 5" DIAL STATION AND PRISM AND RTK GPS.
 3) THIS AS-BUILT WAS PERFORMED BY BENCHMARK ENGINEERING, INC.

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1
ROAD PLAN AND DETAILS	2
ROAD PROFILE, DETAILS AND M.O.T. DETAILS	3
GRADING, SEDIMENT AND EROSION CONTROL PLAN, AND SWM BORING DETAILS	4
SEDIMENT AND EROSION CONTROL, AND SWM DETAILS	5
STORM DRAIN DRAINAGE AREA MAP	6
STORM DRAIN PROFILES	7
STORMWATER MANAGEMENT NOTES AND DETAILS	8
LANDSCAPE AND FOREST CONSERVATION PLAN AND DETAILS	9
LANDSCAPE AND FOREST CONSERVATION DETAILS	10
AASCD/MAA NOTES & DETAILS	11
OFFSITE PLANTING PLAN	12
OFFSITE PLANTING PLAN	13
RETAINING WALL PLAN AND DETAILS	14

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: 8-26-19



FOR REVISIONS BY BEI DATED 7-22-15 ONLY 8-24-19

COORDINATE LIST		
NO.	NORTHING	EASTING
10	561788.0416	1392359.2768
20	561923.0320	1392260.2015
22	561931.8672	1392225.9678
23	561982.8293	1392311.9965
25	561948.5956	1392303.1612
31	561814.3329	1392382.3381
32	561866.3687	1392470.5777
33	561136.1074	1392958.0765
34	560945.7944	1392626.5017
35	561487.5476	1392725.1912
36	561543.8877	1392362.0728
37	561680.3605	1392594.7508
38	561619.4495	1392491.4899
39	561599.2808	1392456.9483
40	561781.4542	1392343.5881
41	561811.7926	1392378.0315
42	561364.4612	1392641.9010
43	561347.7528	1392666.0988
44	561314.8777	1392610.3666
45	561344.1385	1392607.4483
69	561733.3538	1392244.1241

PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION MILESTONES
PHASE I	3	2011	BY DECEMBER 4, 2008
PHASE II	3	2012	BETWEEN JAN. 4, 2010 AND JUNE 30, 2010
PHASE III	14	2013	BETWEEN JULY 1, 2010 AND NOV. 1, 2010

- REVISED PHASING IS BASED ON CONDITIONS UNDER WP-10-056.

SITE ANALYSIS DATA
 LOCATION: TAX MAP 38, BLOCK 9, P/O PARCEL 886
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 7.22 AC.
 AREA OF PROPOSED RIGHT-OF-WAY: 0.89 AC.
 AREA OF 100-YR FLOODPLAIN: N/A
 AREA OF STEEP SLOPES: 0.60 AC. (26,269 SF)
 NET AREA OF PROJECT: 6.62 AC.
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 3 (PHASE 1)
 TOTAL NUMBER OF AVAILABLE RESIDENTIAL LOTS: 20
 AREA OF PROPOSED RESIDENTIAL LOTS: 0.58 AC. (25,386 SF)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8409 SF (LOT 3)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 4)
 OWNED & MAINTAINED BY HOME OWNER ASSOCIATION
 OPEN SPACE REQUIRED 7.22 AC. x .30 = 2.16 AC.
 OPEN SPACE PROVIDED 2.19 AC.
 RECREATIONAL OPEN SPACE REQUIRED: 4000 SF (20 BUILDABLE LOTS x 200 SF)
 RECREATIONAL OPEN SPACE REQUIRED FOR PHASE 1: 600 SF (3 BUILDABLE LOTS x 200 SF)
 RECREATIONAL OPEN SPACE PROVIDED: 3,700 SF AREA PLUS 2 BENCHES @ 200 SF/EACH = 4,100 SF TOTAL.
 ELECTION DISTRICT: 1ST
 DEED REFERENCE: L. 9500/F. 668
 APPLICABLE DPZ FILE REFERENCE: S-05-005, F-88-99, F-84-141, WP-05-75 AND GP-05-66, PLAT # 8083-8086, P-09-001, WP-10-056, GP-11-41.
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 PROPOSED WATER SYSTEM: PUBLIC
 PROPOSED SEWER SYSTEM: PUBLIC

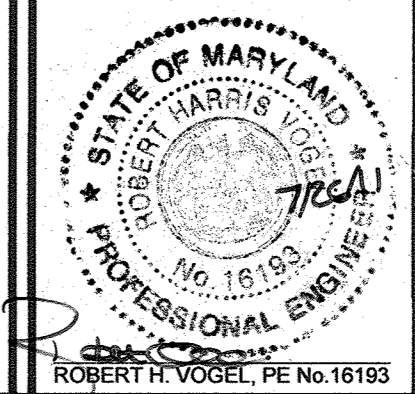
LOT TABULATION: (PHASE 1)
 TOTAL NO. OF PROPOSED LOTS: 3
 TOTAL NUMBER OF NON-BUILDABLE PARCELS: 3
 TOTAL NO. OF OPEN SPACE LOTS: 1

OWNER

EMILYS DELIGHT LLC.
 7310 ESQUIRE COURT, SUITE 10
 ELK RIDGE, MARYLAND 21075
 (410) 379-8681

DEVELOPER

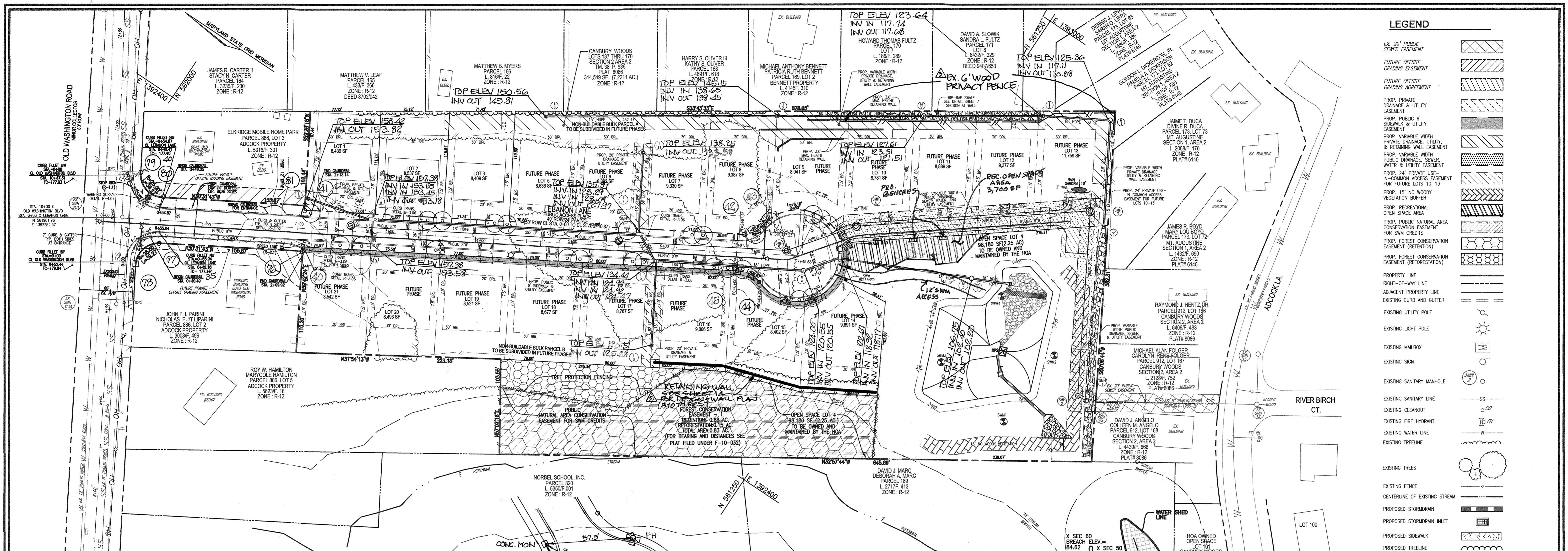
EMILYS DELIGHT LLC.
 7310 ESQUIRE COURT, SUITE 10
 ELK RIDGE, MARYLAND 21075
 (410) 379-8681



DESIGNER
 JCO
DRAWN BY
 KG
CHECKED BY
 RHW
DATE
 NOVEMBER 2011
SCALE
 1"=100'
W.O. NO.
 04-19.00

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.

1 SHEET OF 14



LEGEND

- EX. 20' PUBLIC SEWER EASEMENT
- FUTURE OFFSITE GRADING EASEMENT
- FUTURE OFFSITE GRADING AGREEMENT
- PROP. PRIVATE DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 6' SIDEWALK & UTILITY EASEMENT
- PROP. VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY, & RETAINING WALL EASEMENT
- PROP. VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- PROP. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR FUTURE LOTS 10-13
- PROP. 15' NO WOODY VEGETATION BUFFER
- PROP. RECREATIONAL OPEN SPACE AREA
- PROP. PUBLIC NATURAL AREA CONSERVATION EASEMENT FOR SWM CREDITS
- PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)
- PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- PROPOSED CURB

NOTE:
 THE DOUBLE YELLOW CENTERLINE ON OLD WASHINGTON ROAD AT THIS NEW INTERSECTION, SHALL BE REMOVED BY GRINDING. THE LIMITS OF THE REMOVAL SHALL BE DETERMINED BY THE HOWARD COUNTY TRAFFIC DIVISION (410-313-5752).

LINE TABLE

LINE	LENGTH	BEARING
LT	745.68'	S30°32'07"E

LIGHT LOCATIONS

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
LEBANON LANE	CL STA. 0+35.50	24' LEFT (10' FROM CURB)	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
LEBANON LANE	CL STA. 4+33	33' RIGHT (4' FROM CURB)	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
LEBANON LANE	LP STA. 1+60 CUL-DE-SAC	4' FROM CURB	

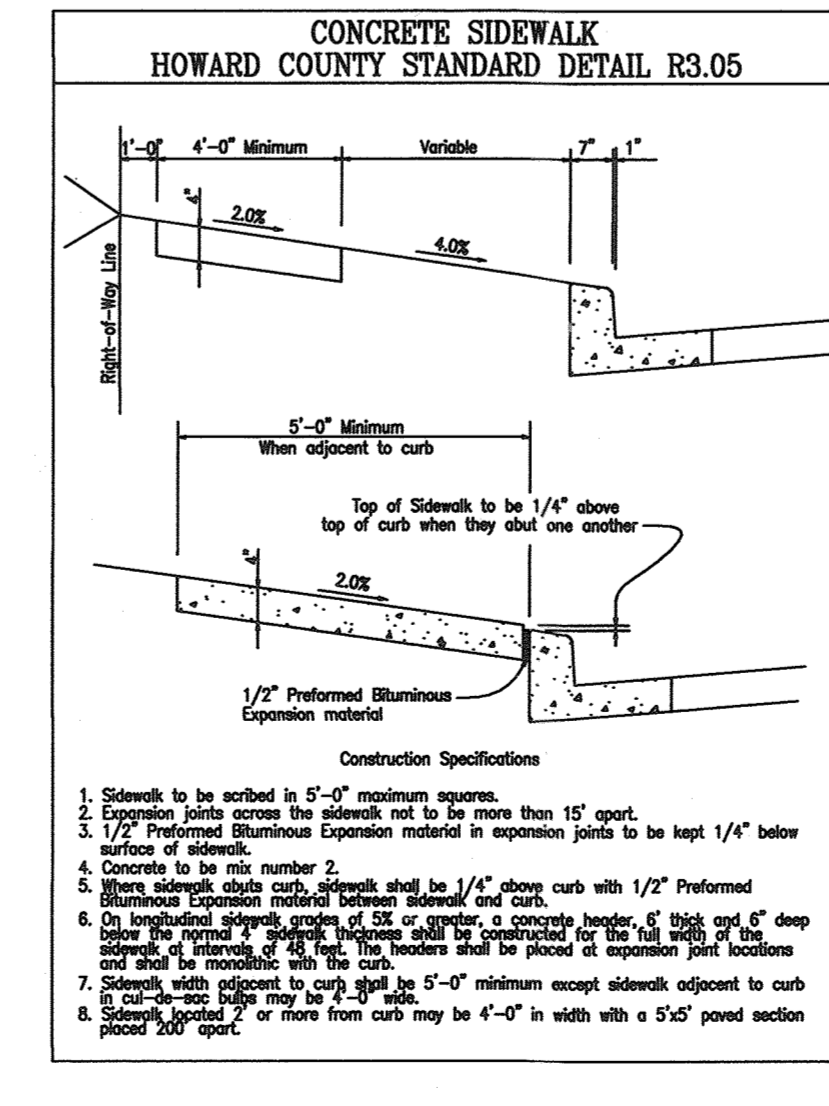
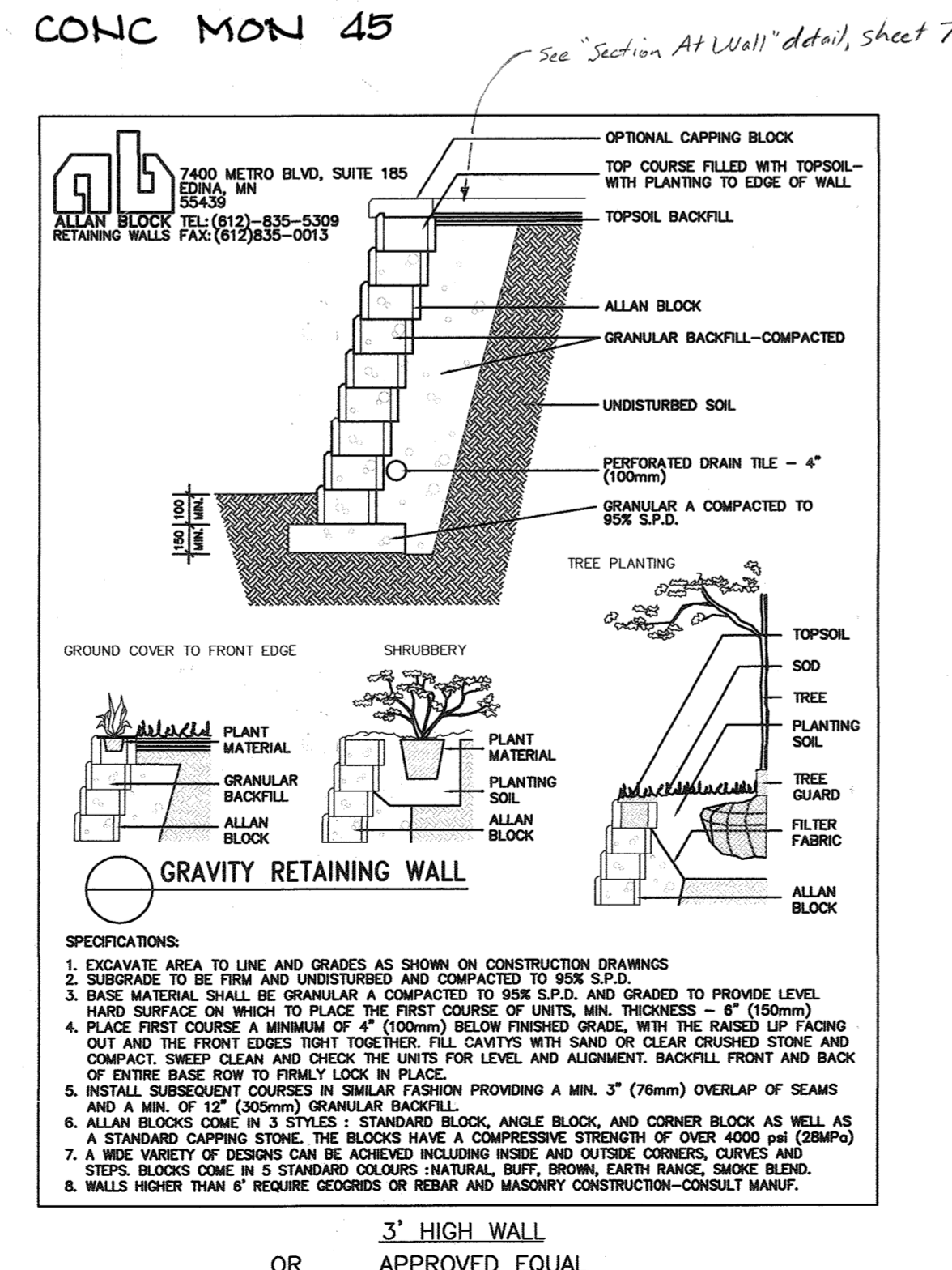
SIGNAGE LOCATION CHART

STATION	TYPE
R1-1	("STOP") SIGN AT STA 0+28, 30 LEFT
R2-1	("SPEED LIMIT 25") SIGN AT STA 2+13, 16' RIGHT

PUBLIC ACCESS PLACE STREET TREE SCHEDULE

QUAN.	BOTANICAL NAME	SIZE	REM.
1,092 LF/40**	ACER RUBRUM 'AUTUMN FLAME'	2 1/2"-3" CAL	B & B
27 REQUIRED STREET TREES	AUTUMN FLAME RED MAPLE		

** SEE GENERAL NOTE 32 FOR WAIVER ON COVER SHEET



RIGHT OF WAY ELEVATION CHART

P.I. NO.	DESCRIPTION	ELEVATION
40	REBAR # 6 CAP	125.64
41	REBAR # 6 CAP END	123.40
42	REBAR # 6 CAP	129.01
43	X-CUT ON WALKER	127.22
44	REBAR # 6 CAP END	126.75
45	CONC MON SET	128.18
76	REBAR # 6 CAP END	124.61
77	REBAR # 6 CAP END	125.75
78	CONC MON END	128.24
79	REBAR # 6 CAP END	123.80
80	REBAR # 6 CAP END	128.71
81	REBAR # 6 CAP END	120.86

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: 8/26/11
 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: 12-21-16
 7-28-15

FOR REVISIONS BY BEI
 DATE 7-22-15 ONLY
 8-21-18

NO.	REVISION	DATE
3	ADD EXISTING RETAINING WALL - LEVEL SEE ABOVE	
2	RELOCATE RECREATIONAL OPEN SPACE AREA, ADD 2 BENCHES & RELOCATE SWM ACCESS	7-21-15
1	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/23/2011

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
ROAD PLAN AND DETAILS
 LOTS 1-3, OPEN SPACE LOT 4 & NON-BUILDABLE BULK PARCELS A & B - PHASE I A RESUBDIVISION OF LOT 169, CANBURY WOODS
 TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
 1ST ELECTION DISTRICT REF.: WP-05-75 (APP. 3/1/05) HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

OWNER
 EMILY'S DELIGHT LLC.
 7310 ESQUIRE COURT, SUITE 10 ELKRIEDE, MARYLAND 21075 (410) 379-8681

DEVELOPER
 EMILY'S DELIGHT LLC.
 7310 ESQUIRE COURT, SUITE 10 ELKRIEDE, MARYLAND 21075 (410) 379-8681

DESIGN BY: JCO
DRAWN BY: KG
CHECKED BY: RHV
DATE: NOVEMBER 2010
SCALE: 1"=50'
W.O. NO.: 04-19-00

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2012

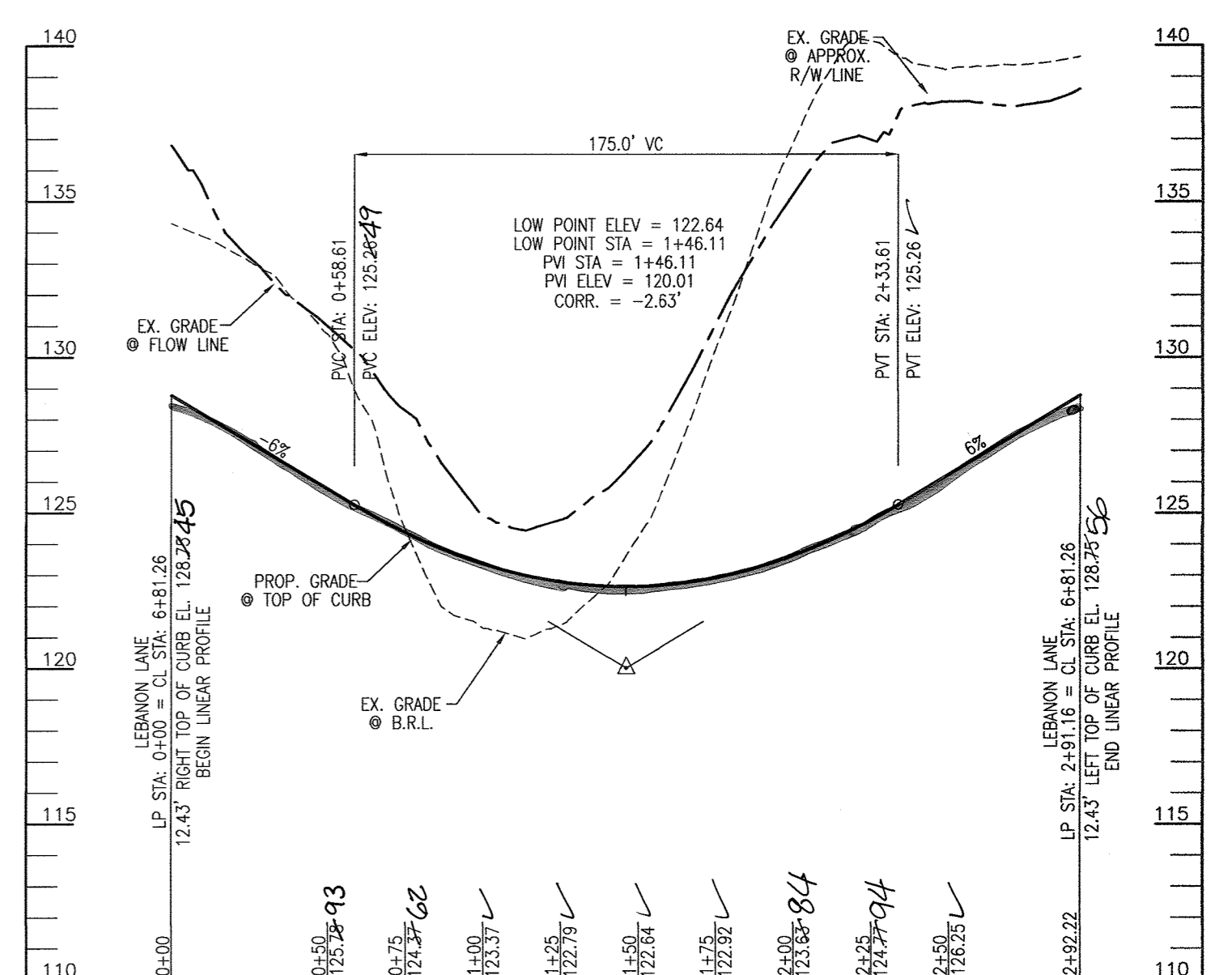
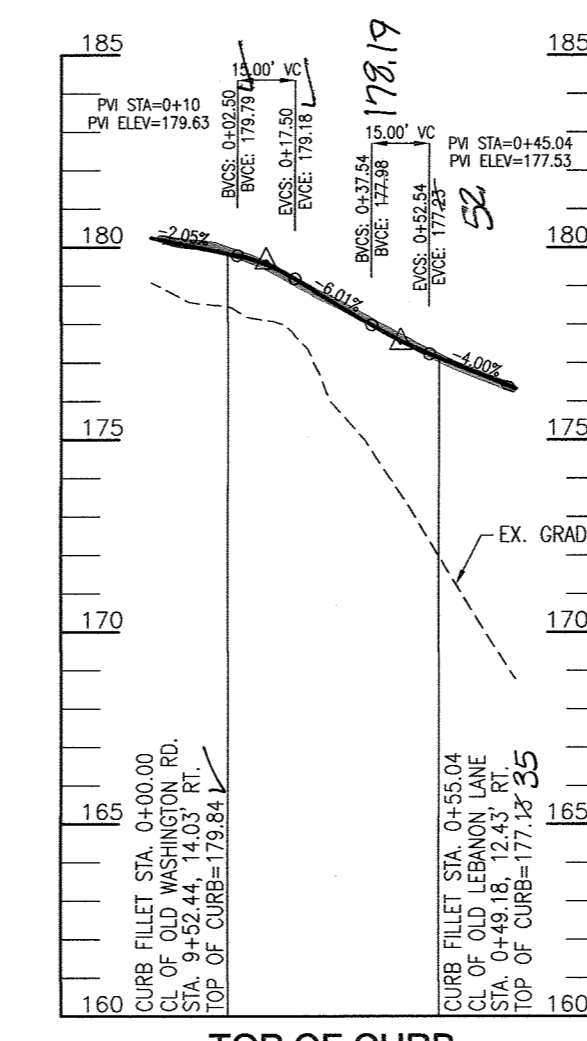
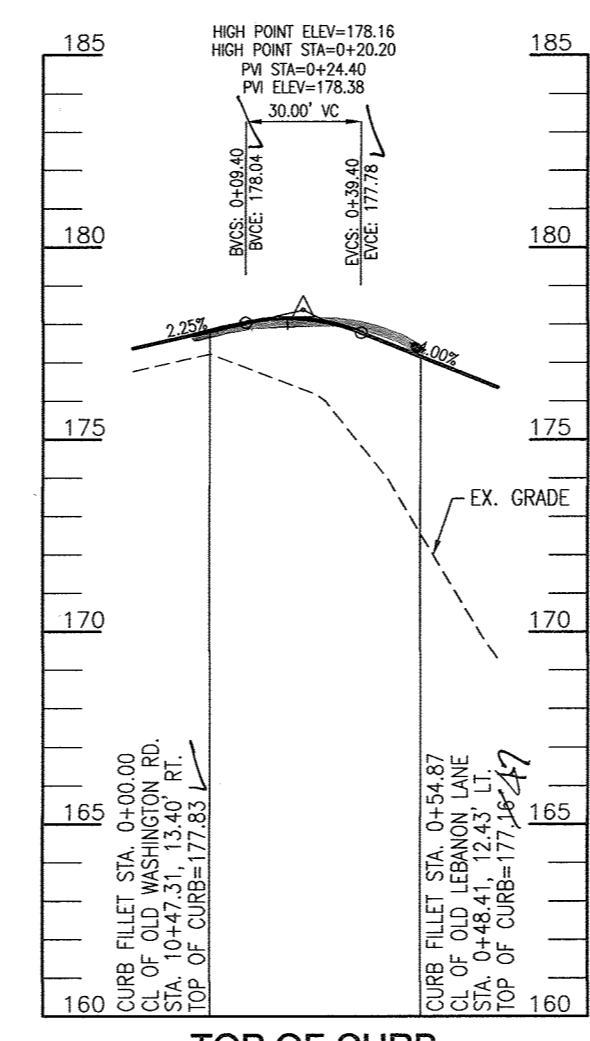
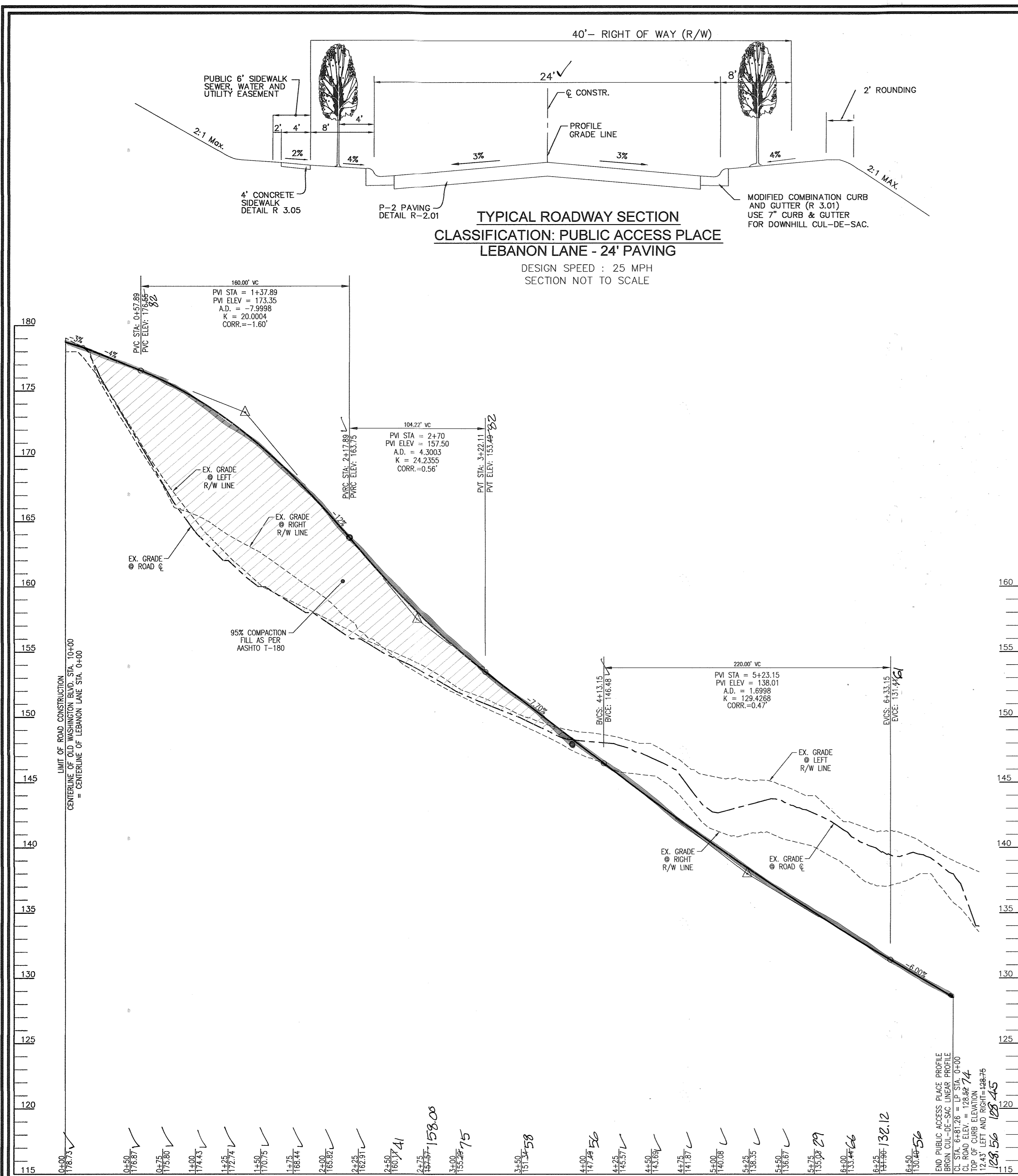
2 SHEET OF 14

APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE: 8-3-2011
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 8-16-11
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 8-5-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

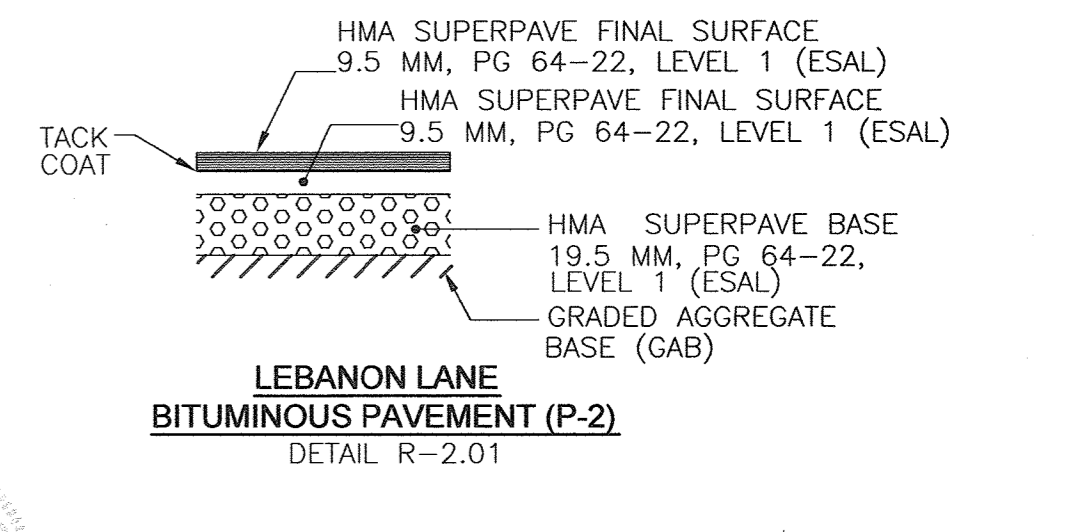
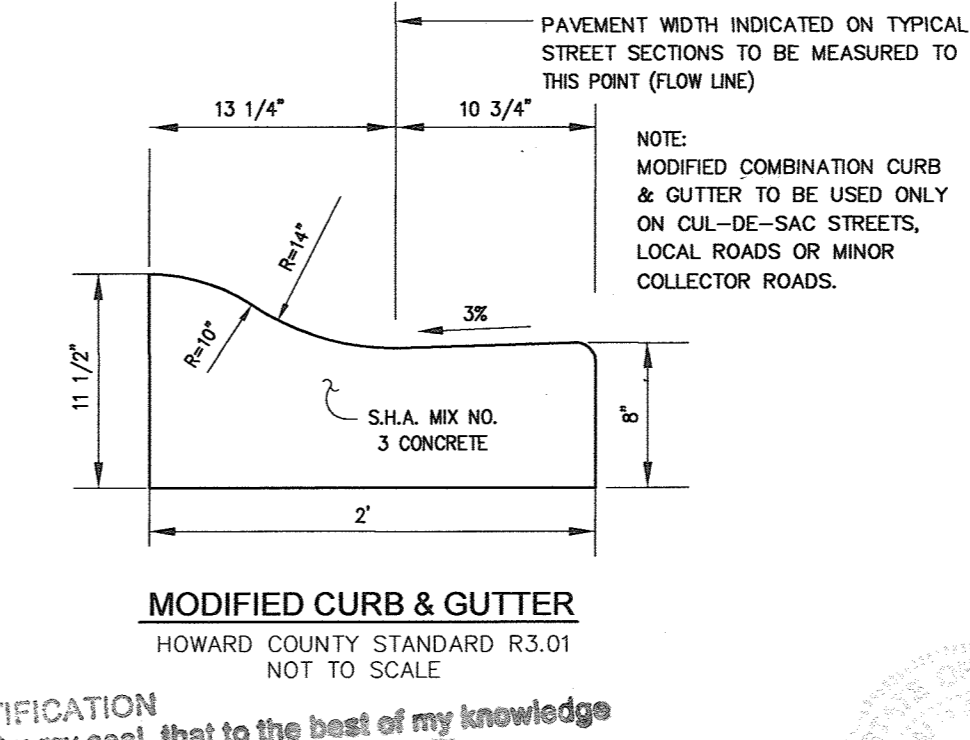
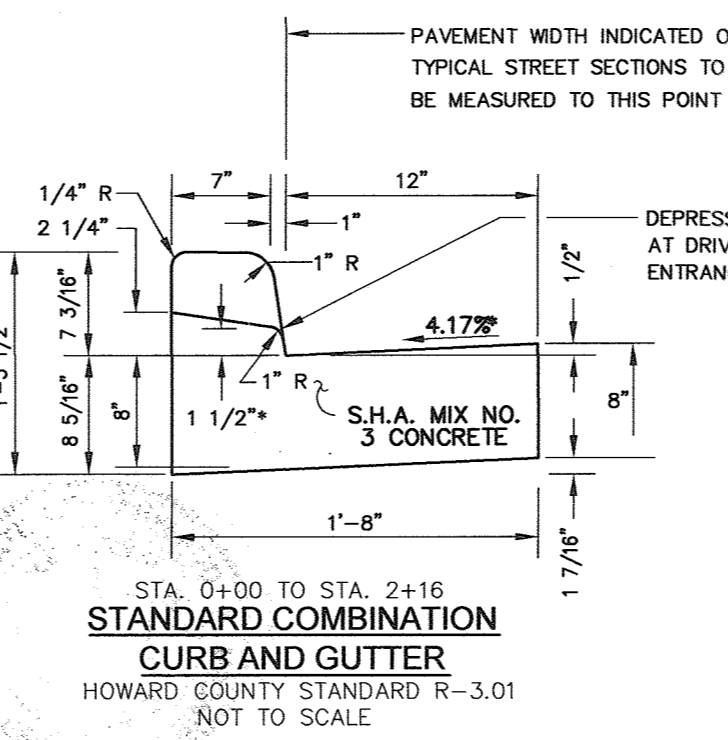
"AS-BUILT" CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 ROBERT H. VOGEL, P.E. #16193 DATE: 8-5-11
 CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTION AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.



TOP OF CURB FILLET PROFILE (F-1)
DESIGN SPEED: 25 MPH
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

TOP OF CURB FILLET PROFILE (F-2)
DESIGN SPEED: 25 MPH
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'

LEBANON LANE CUL-DE-SAC LINEAR PROFILE
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



STANDARD COMBINATION CURB AND GUTTER
HOWARD COUNTY STANDARD R-3.01
NOT TO SCALE

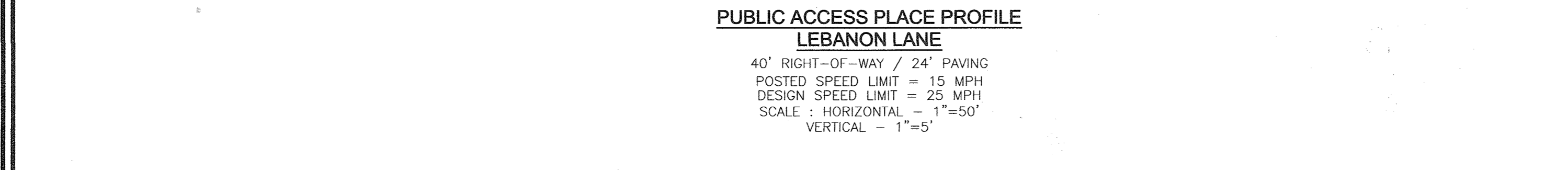
MODIFIED CURB & GUTTER
HOWARD COUNTY STANDARD R3.01
NOT TO SCALE

LEBANON LANE BITUMINOUS PAVEMENT (P-2)
DETAIL R-2.01

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: 8/26/11
Donald Mason, P.E.

FOR REVISIONS BY B.E.T. ONLY

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. 16193, EXPIRATION DATE: 09-27-2012.
License No. 21443
Expiration: 12-21-18



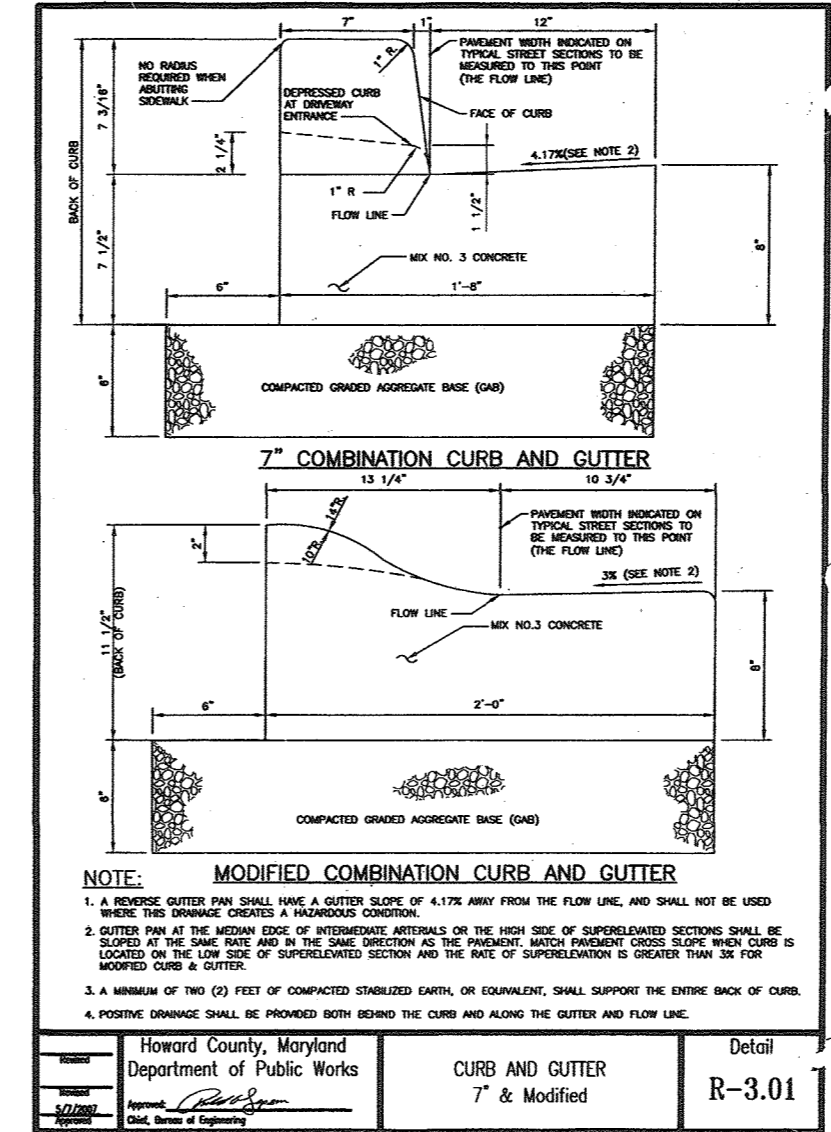
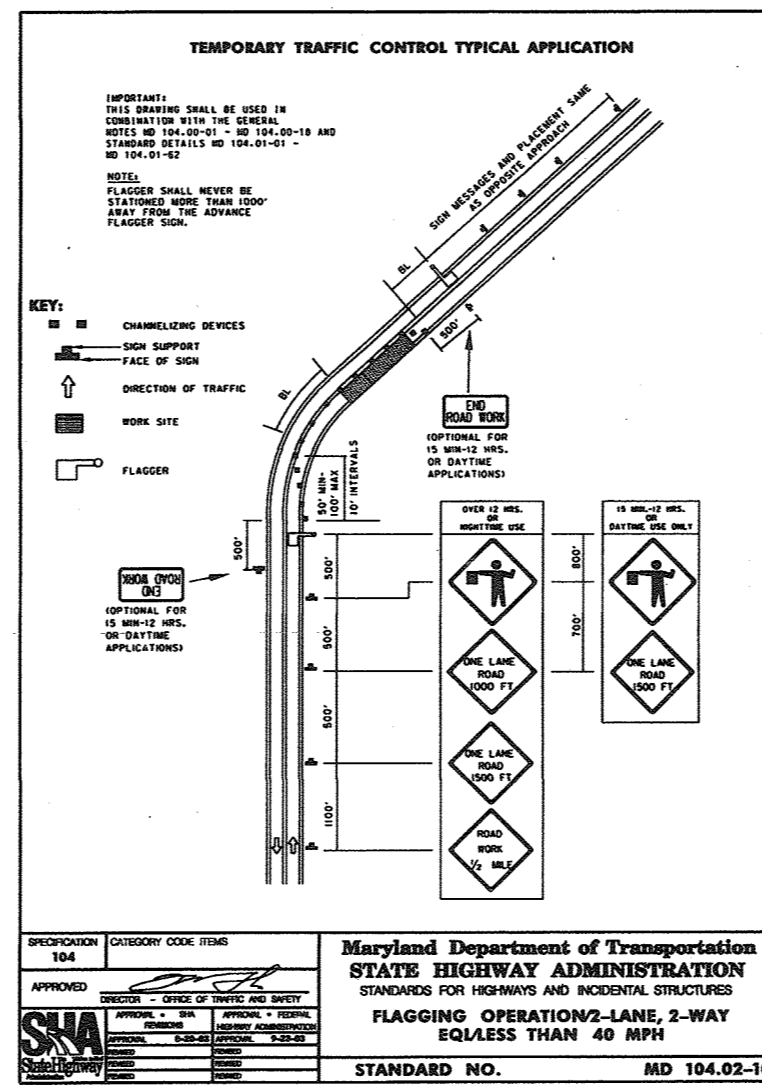
APPROVED: DEPARTMENT OF PUBLIC WORKS
W. R. [Signature] 8-3-2011
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
K. [Signature] 8-16-11
CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
C. [Signature] 8-5-11
CHIEF, DEVELOPMENT ENGINEERING DIVISION

"AS-BUILT" CERTIFICATION
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

ROBERT H. VOGEL, P.E. #16193
DATE: 8-26-11
DATE: 8-5-11



OWNER
EMILYS DELIGHT LLC
7310 ESQUIRE COURT, SUITE 10
ELKBRIDGE, MARYLAND 21075
(410) 379-8681

DEVELOPER
EMILYS DELIGHT LLC
7310 ESQUIRE COURT, SUITE 10
ELKBRIDGE, MARYLAND 21075
(410) 379-8681

2	REVISE SHEET No TO 3 OF 14	5-21-18
1	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/23/2011
NO.	REVISION	DATE

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
ROAD PROFILE, DETAILS AND M.O.T. DETAILS
LOTS 1-3, OPEN SPACE LOT 4 &
NON BUILDABLE BULK PARCELS A & B - PHASE I
A RESUBDIVISION OF LOT 169, CANBURY WOODS

TAX MAP 38 BLOCK 9 SECTION 2, AREA 2
1ST ELECTION DISTRICT
REF.: WP-05-75 (APP. 3/1/05)

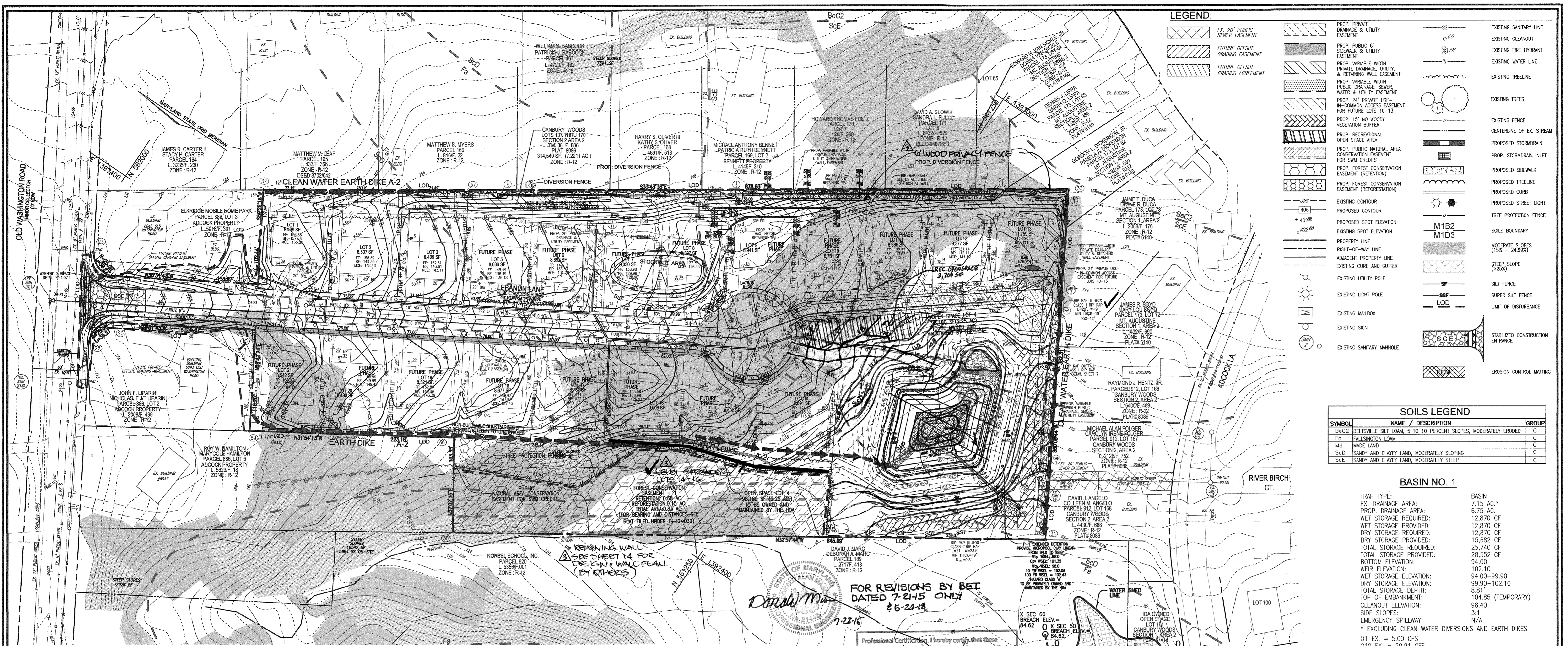
PARCEL P/O '886'
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

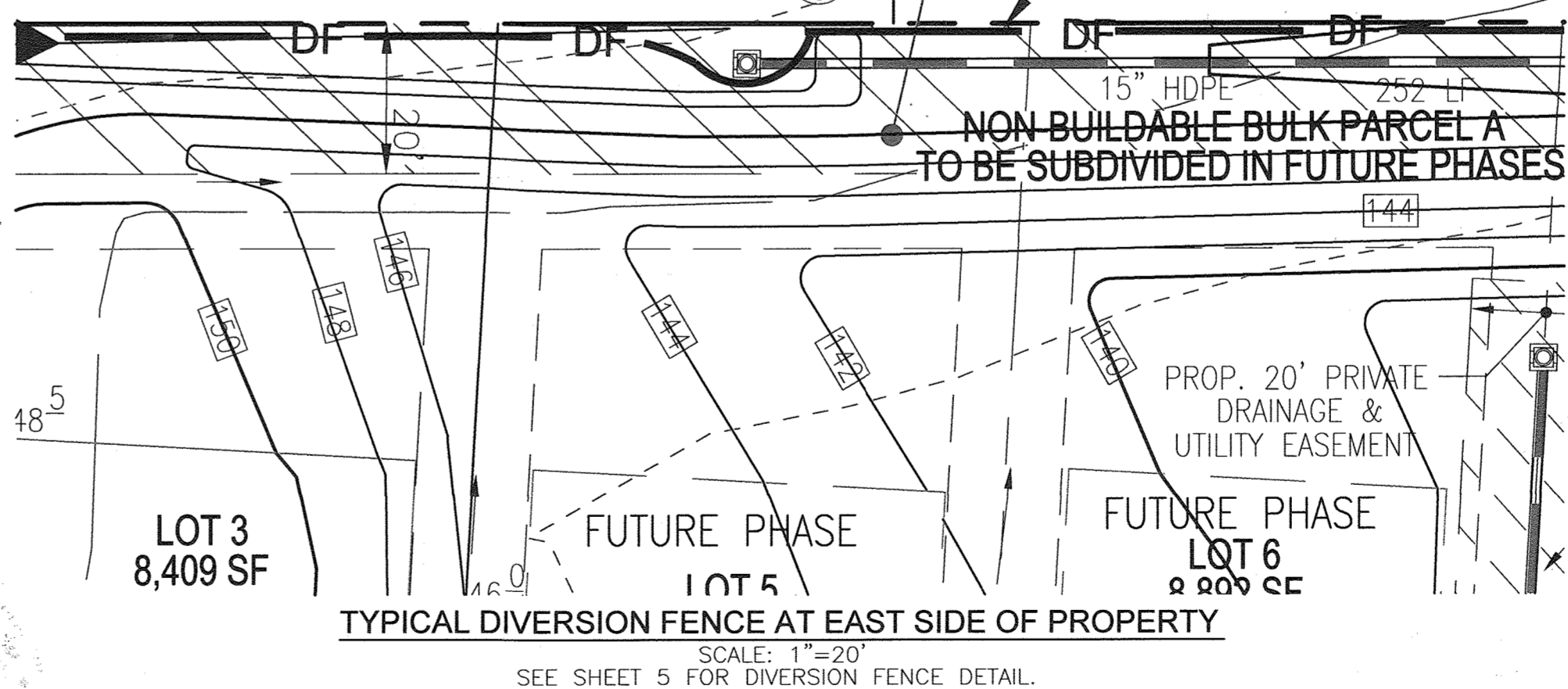
DESIGN BY: JCO
DRAWN BY: KG
CHECKED BY: RHV
DATE: NOVEMBER 2010
SCALE: AS SHOWN
W.O. NO.: 04-19-00

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.

3 SHEET OF 14



Donald M...
FOR REVISIONS BY BET DATED 7-21-15 ONLY
 8-5-24-18
 7-28-16
 License No. 214-43 Expiration Date: 12-21-19



NO.	REVISION	DATE
1	ADD EX. RETAINING WALL & LEVEL SPREADER	
2	RELOCATE RECREATIONAL OPEN SPACE AREA ADD 2 BENCHES & RELOCATE SWM ACCESS	7-21-15
3	RELOCATE EX. WOOD PRIVACY FENCE LOTS 9-13	5-04-18
4	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/23/2011

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
GRADING, SEDIMENT AND EROSION CONTROL PLAN, AND SWM BORING DETAILS
LOTS 1-3 OPEN SPACE LOT 4 & NON BUILDABLE BULK PARCELS A & B - PHASE I
A RESUBDIVISION OF LOT 169, CANBURY WOODS
 TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: WP-05-75 (APP. 3/1/05)

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: JCO
DRAWN BY: KHG
CHECKED BY: RHY
DATE: NOVEMBER 2010
SCALE: 1"=50'
W.O. NO.: 04-19-00

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2012

4 SHEET OF 14

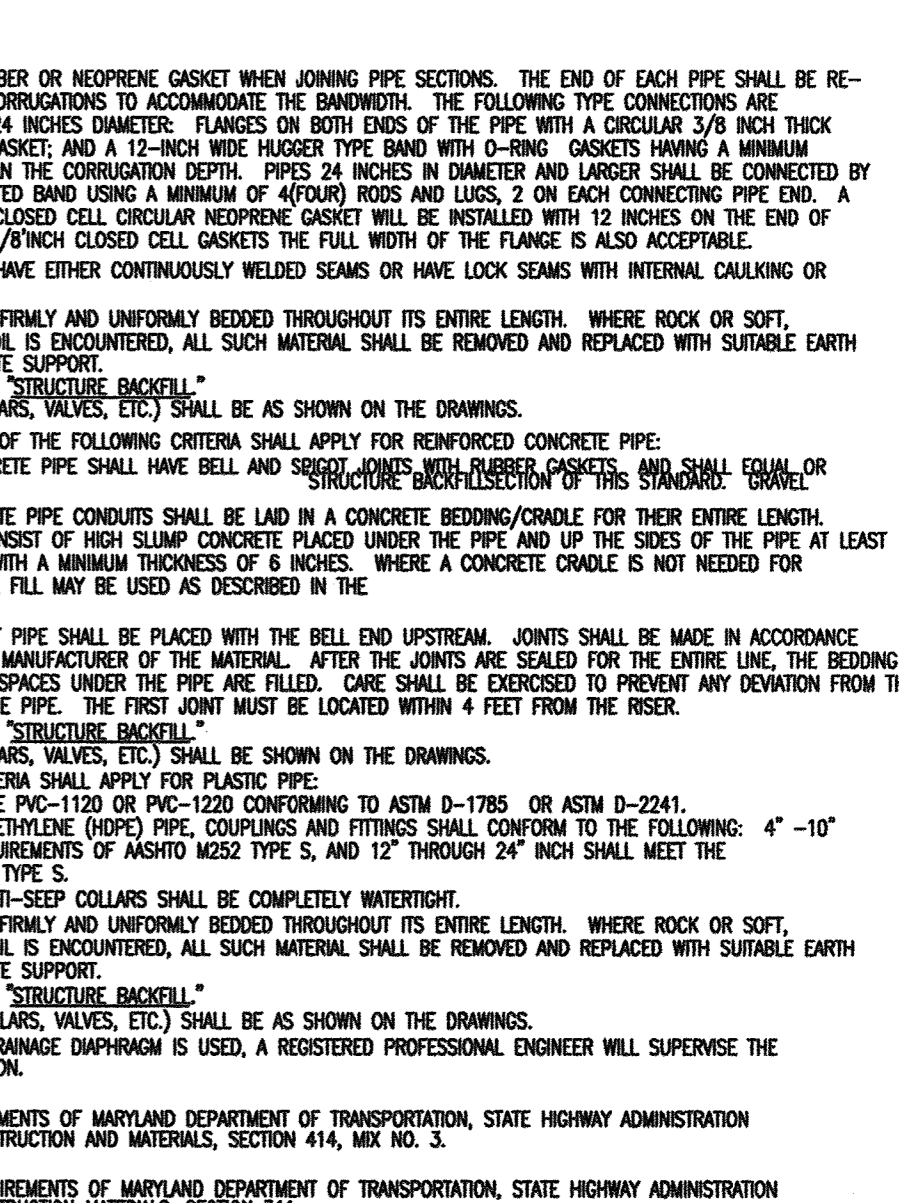
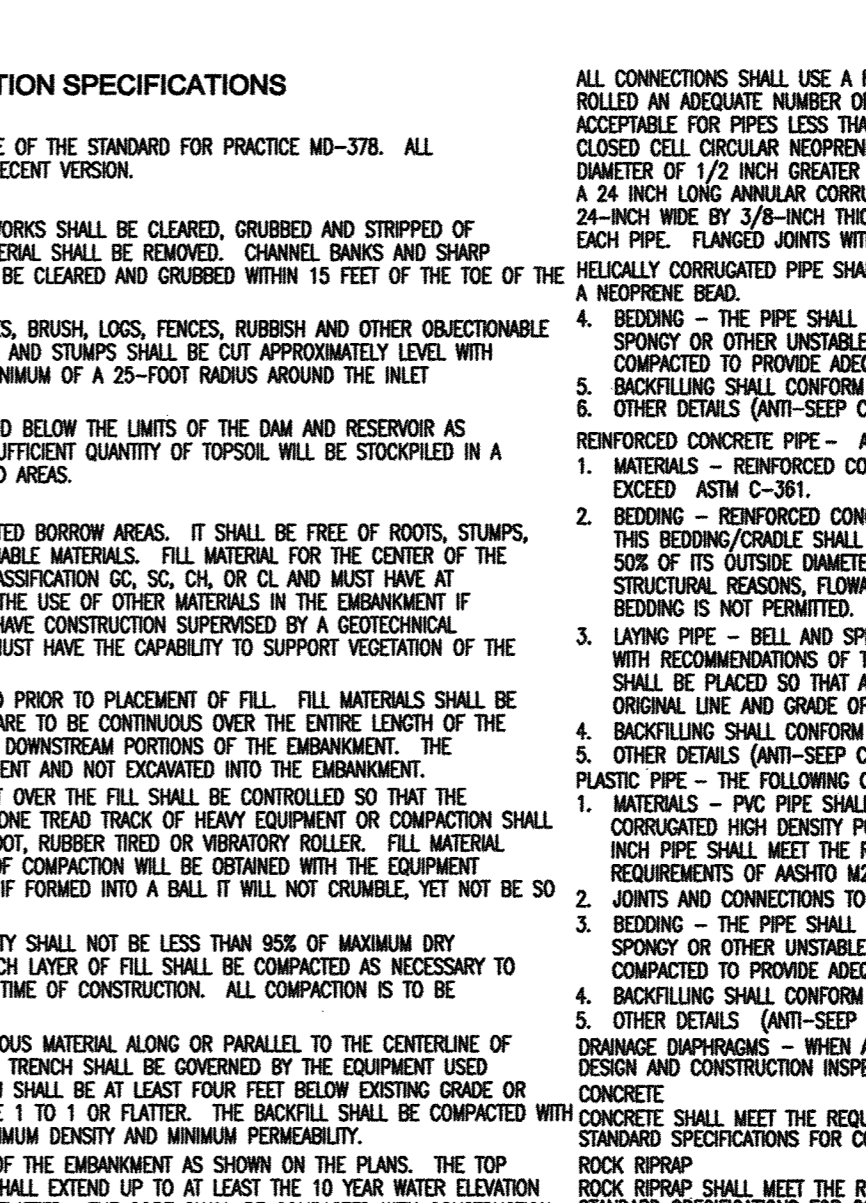
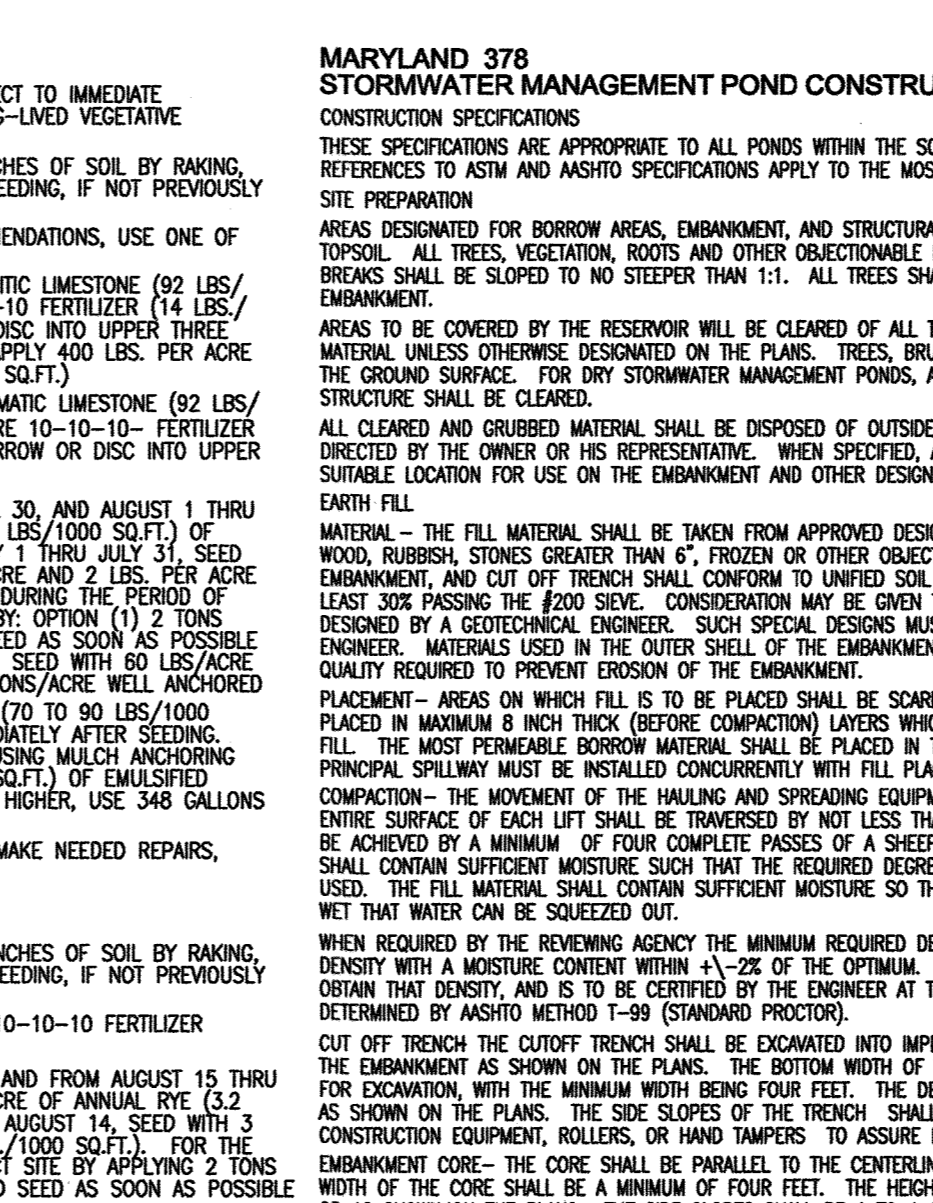
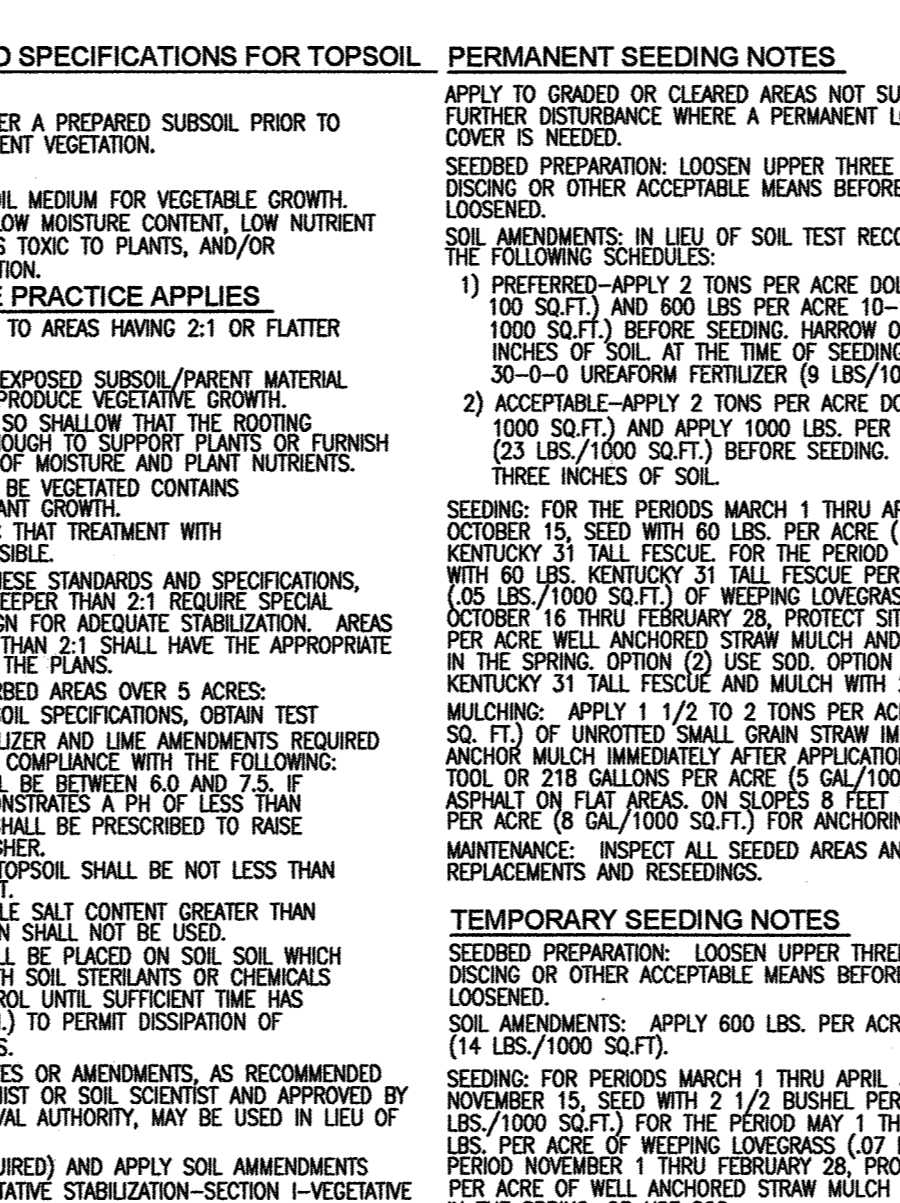
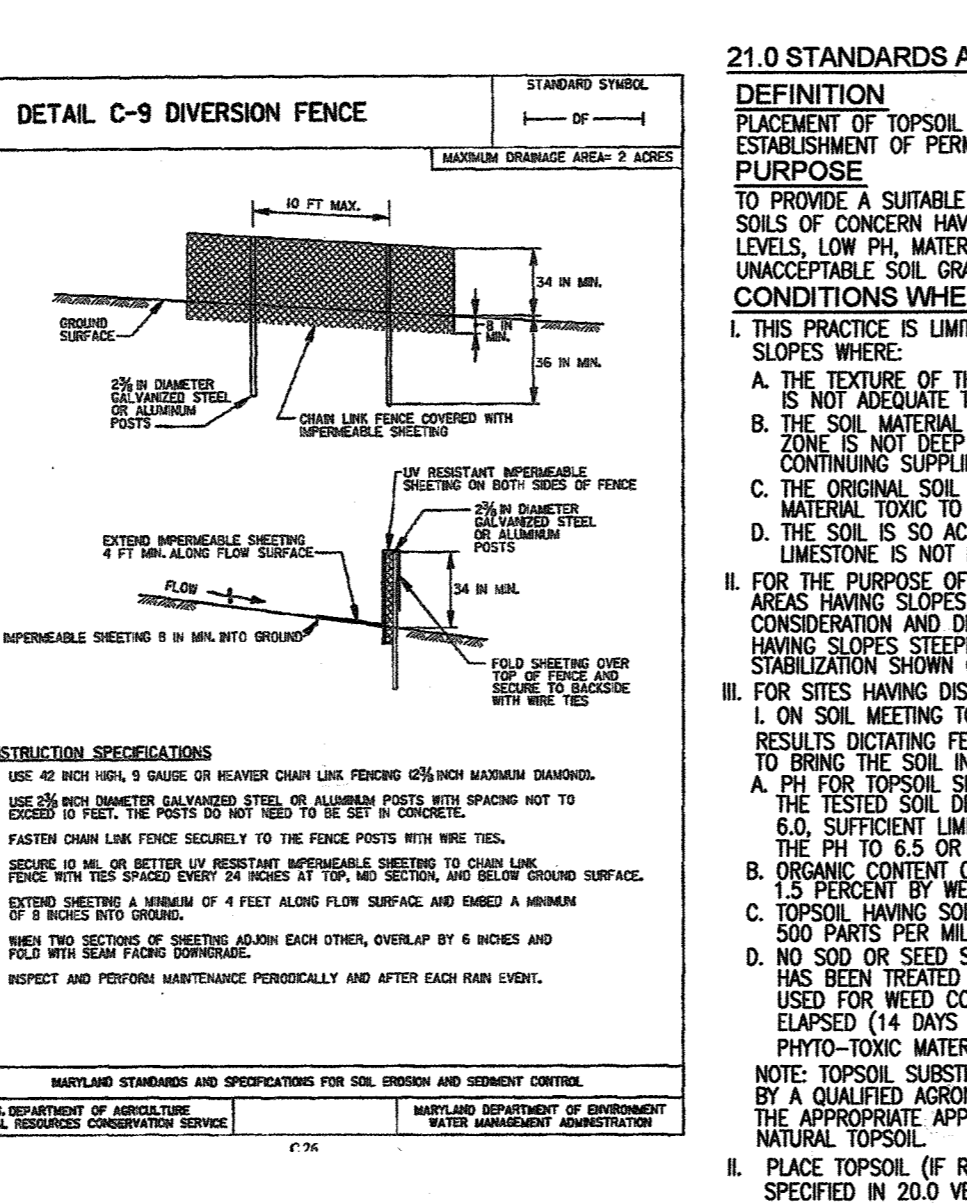
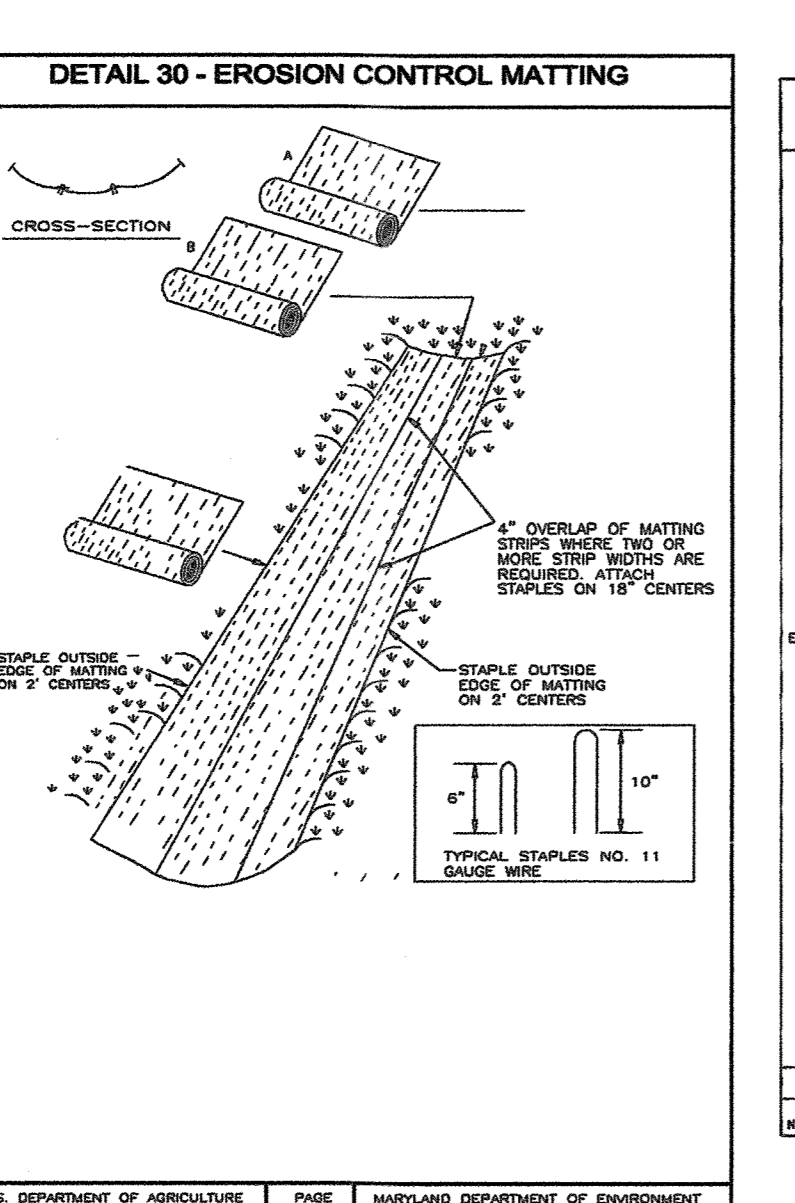
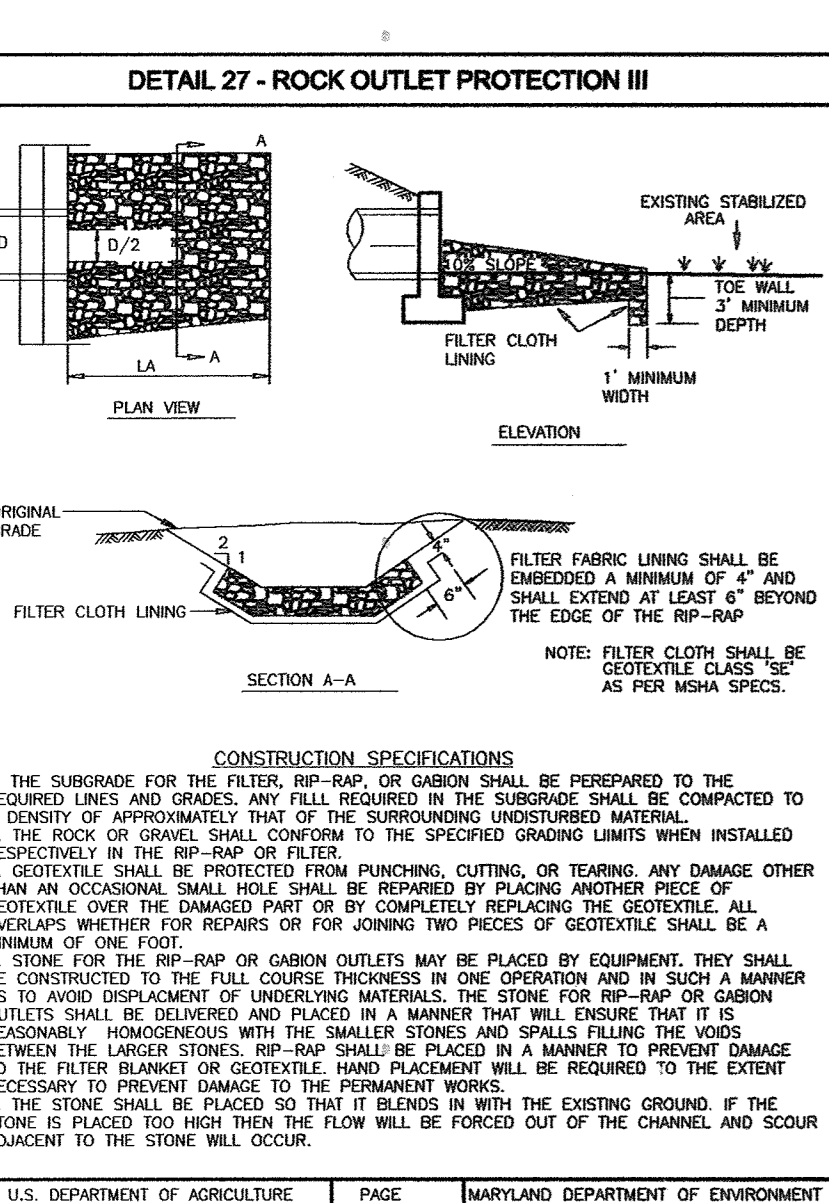
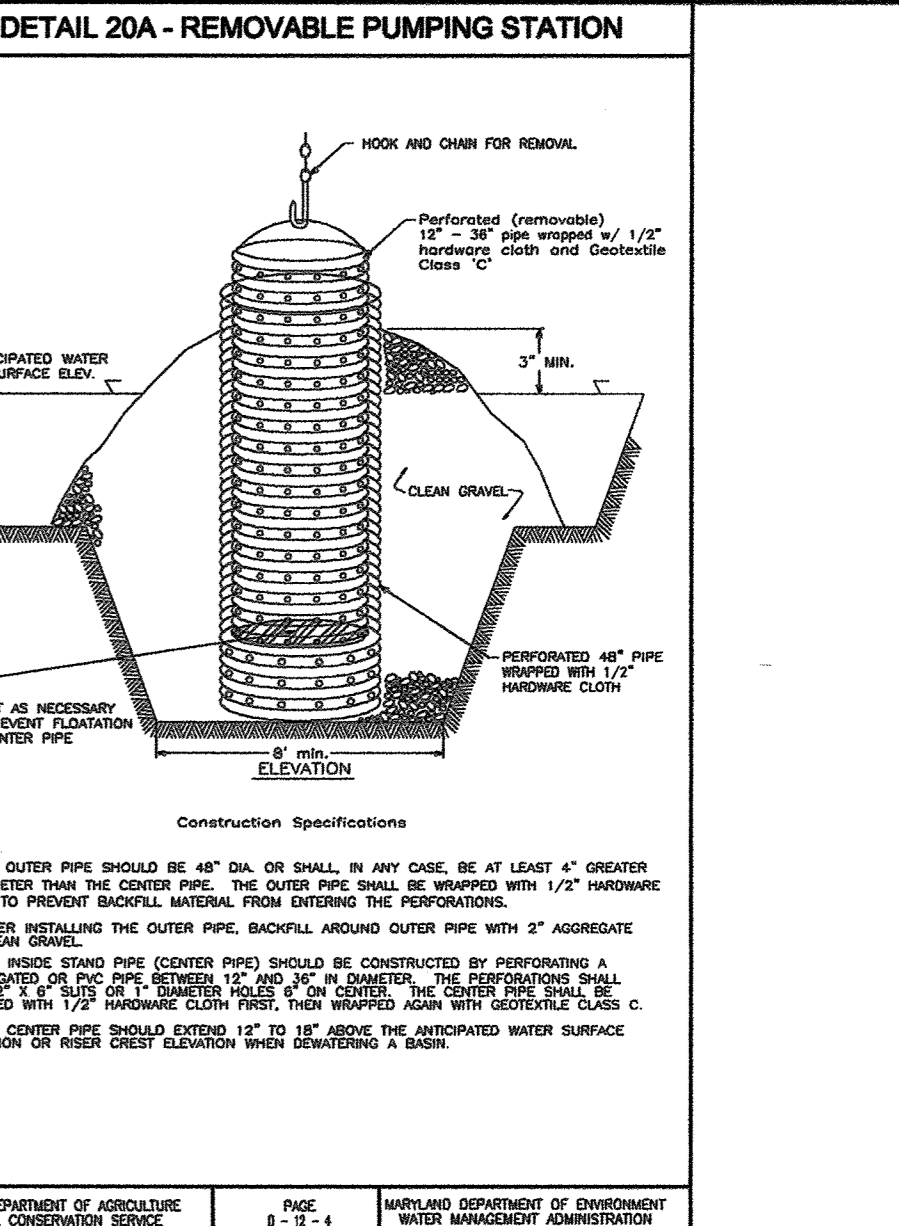
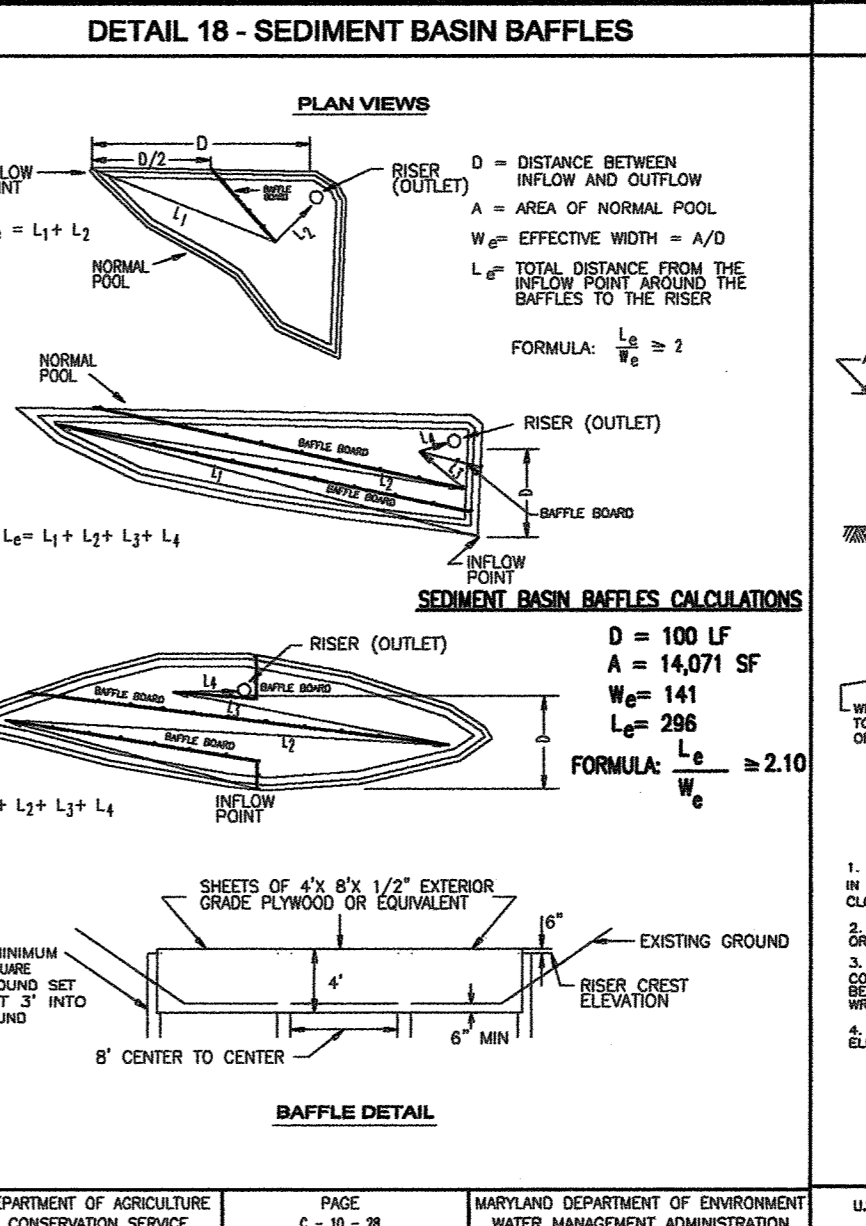
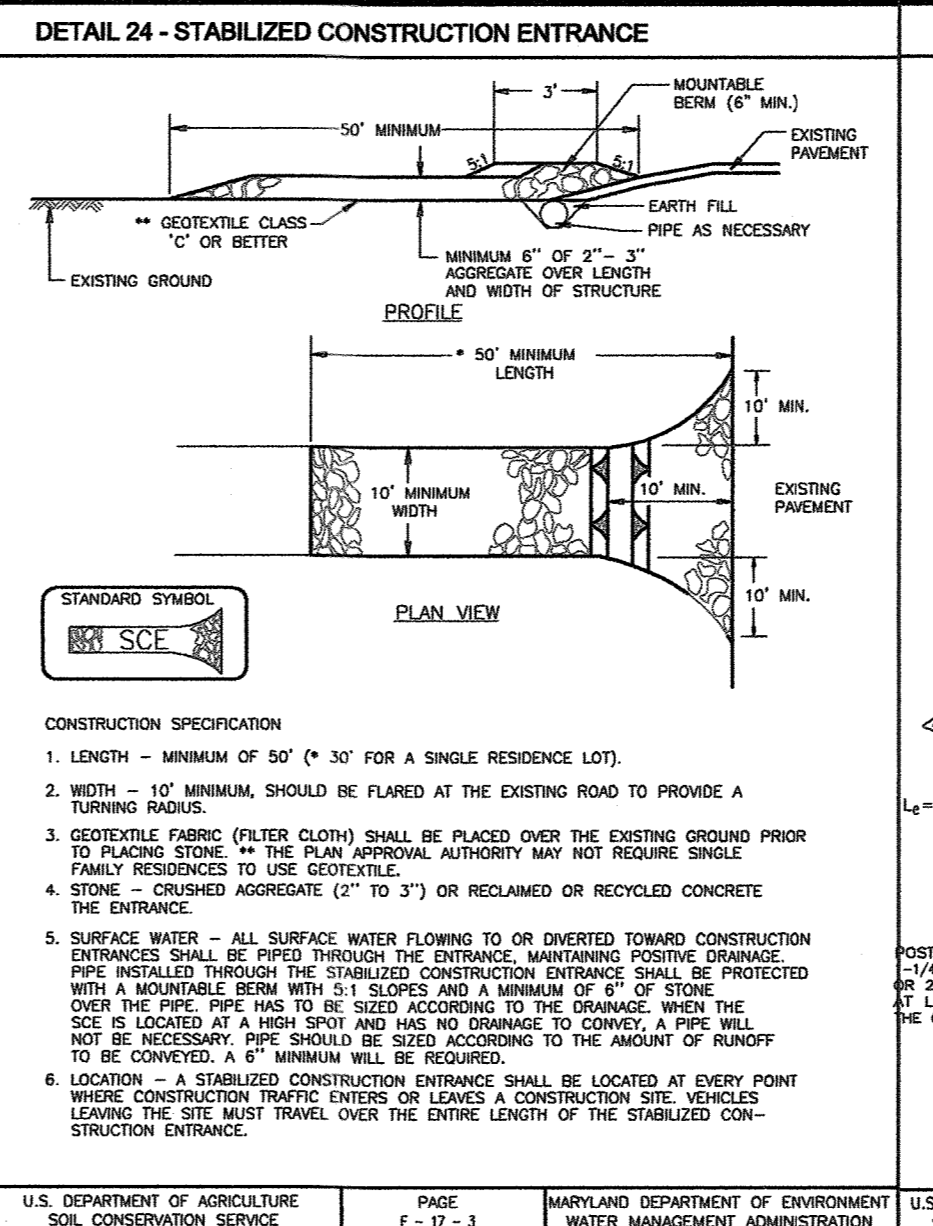
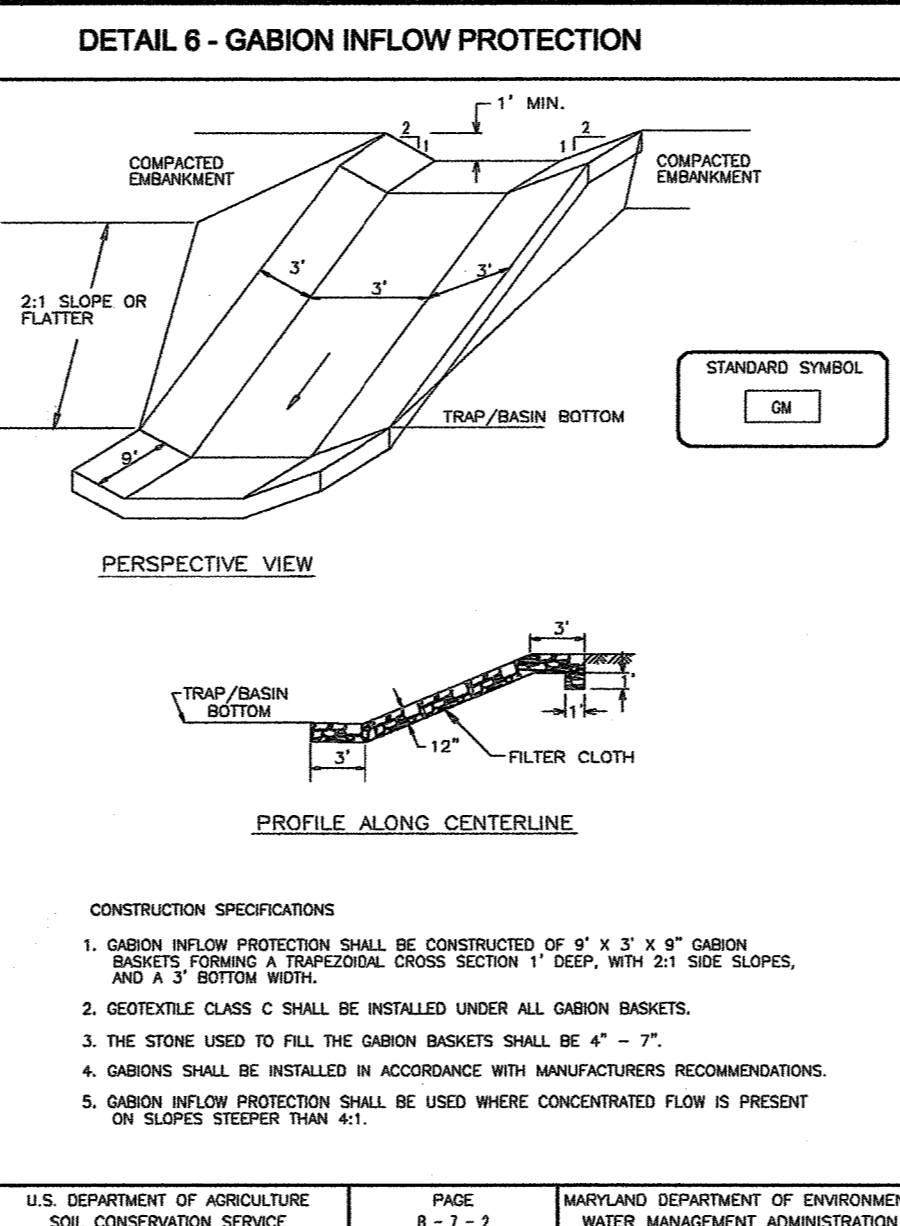
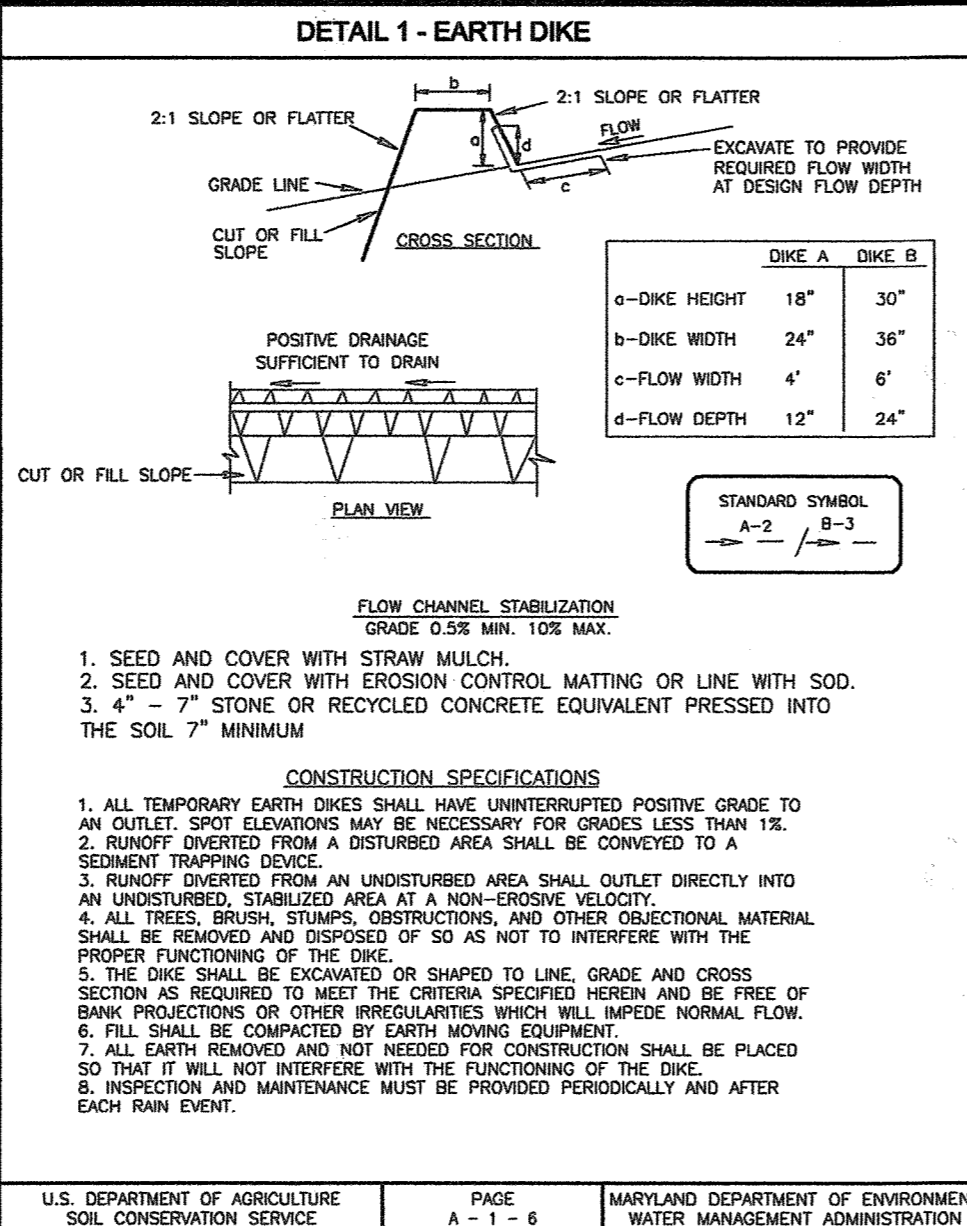
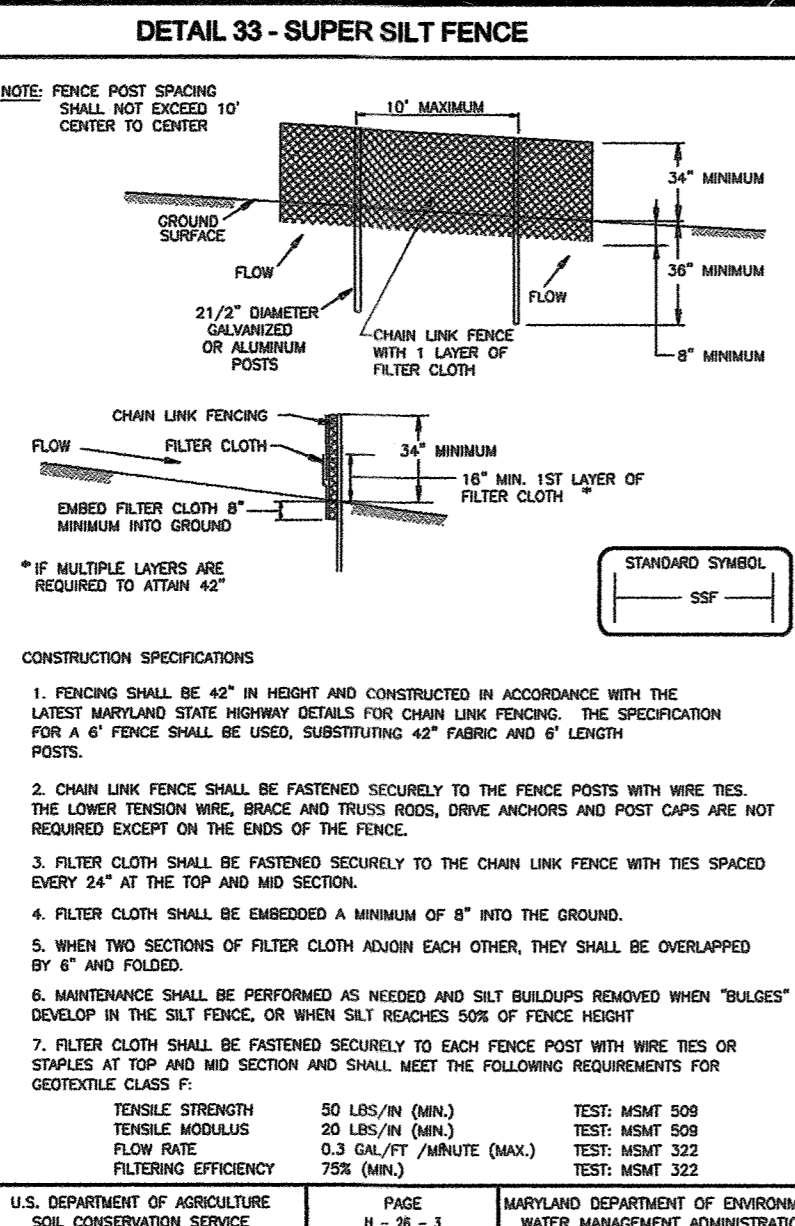
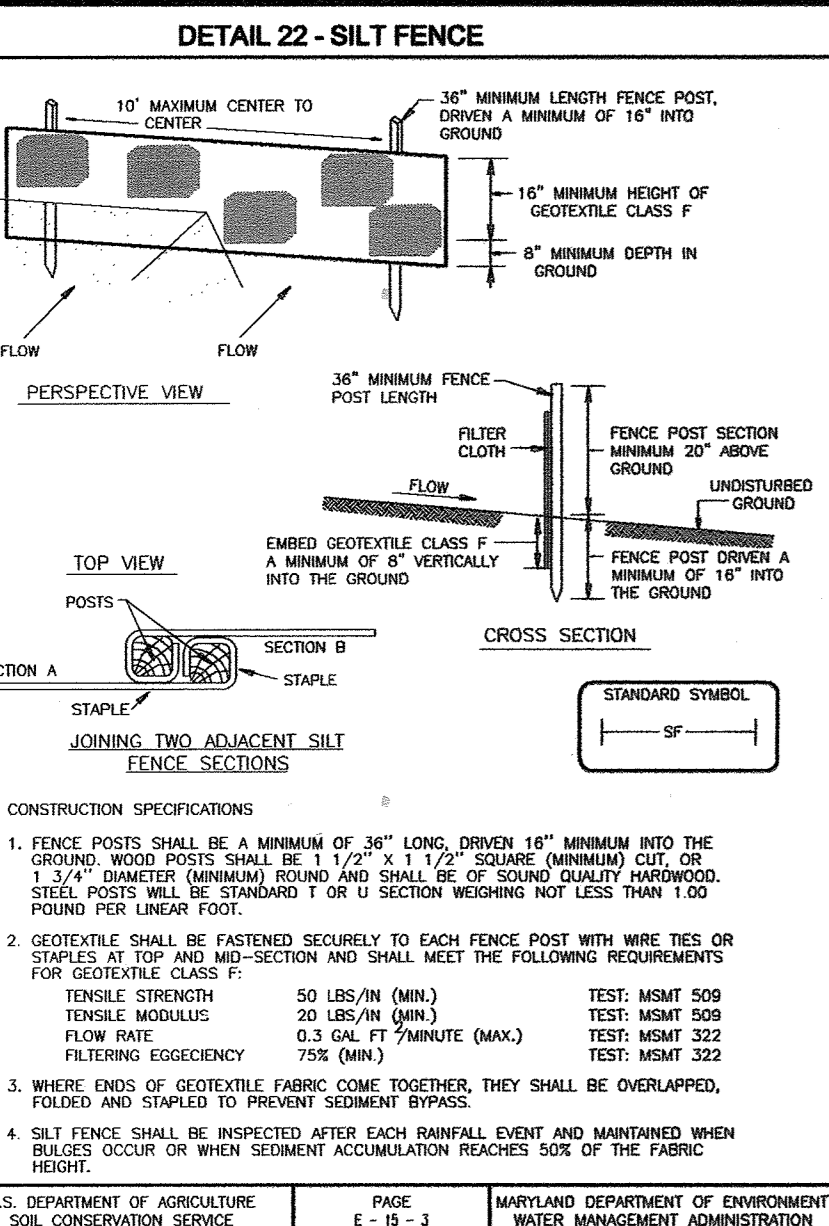
NO.	DESCRIPTION	DEPTH (ft)	SOIL TYPE	WATER CONTENT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	UNSATURATED SWELLING (%)	REMARKS
1	Light sandy loam with very fine sand (CL)	0-1.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
2	Light sandy loam with very fine sand (CL)	1.0-2.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
3	Light sandy loam with very fine sand (CL)	2.0-3.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
4	Light sandy loam with very fine sand (CL)	3.0-4.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
5	Light sandy loam with very fine sand (CL)	4.0-5.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
6	Light sandy loam with very fine sand (CL)	5.0-6.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
7	Light sandy loam with very fine sand (CL)	6.0-7.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
8	Light sandy loam with very fine sand (CL)	7.0-8.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
9	Light sandy loam with very fine sand (CL)	8.0-9.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet
10	Light sandy loam with very fine sand (CL)	9.0-10.0	CL	20.0	25.0	5.0	0.0	Substratum of hole at 15 feet

APPROVED: DEPARTMENT OF PUBLIC WORKS
APPROVED: DEPARTMENT OF PLANNING AND ZONING

"AS-BUILT" CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

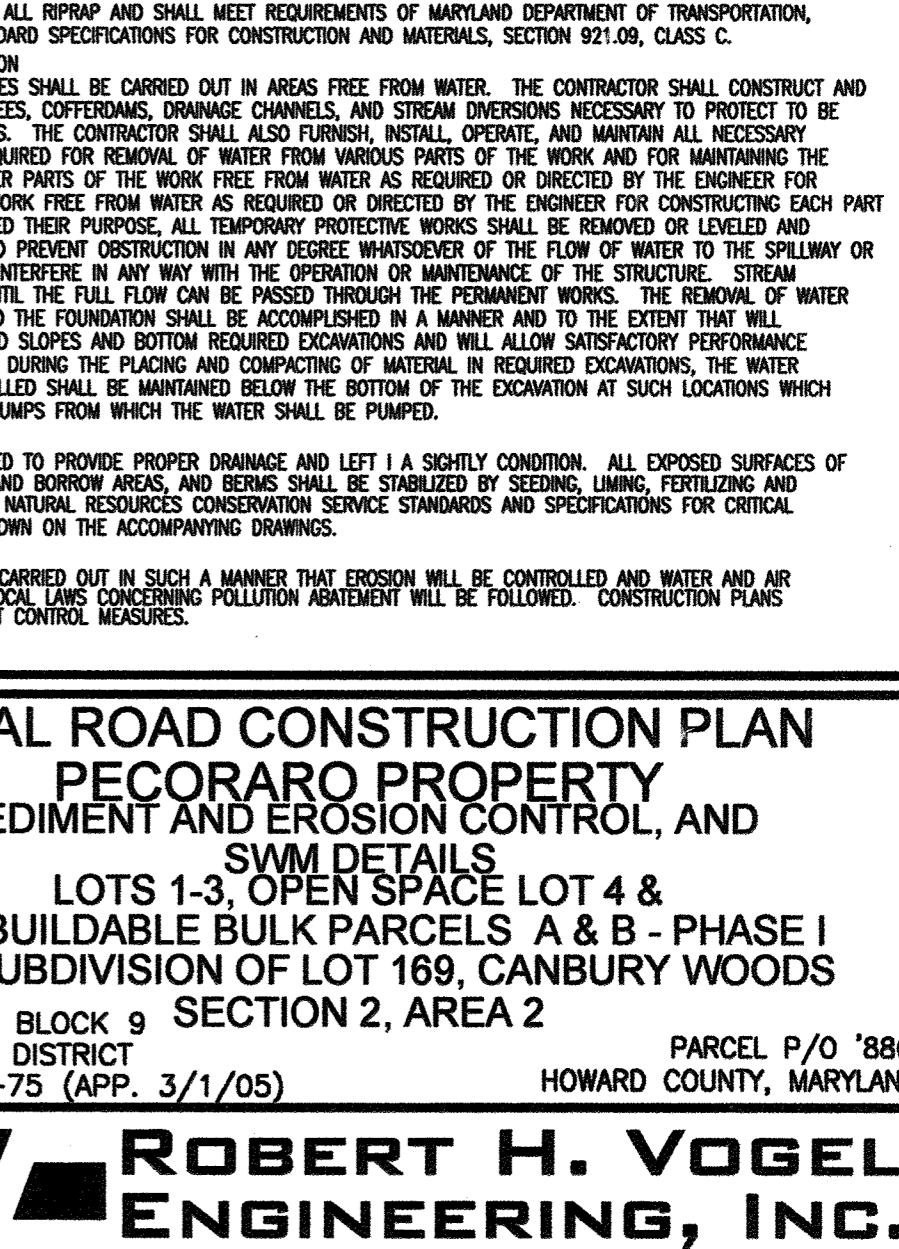
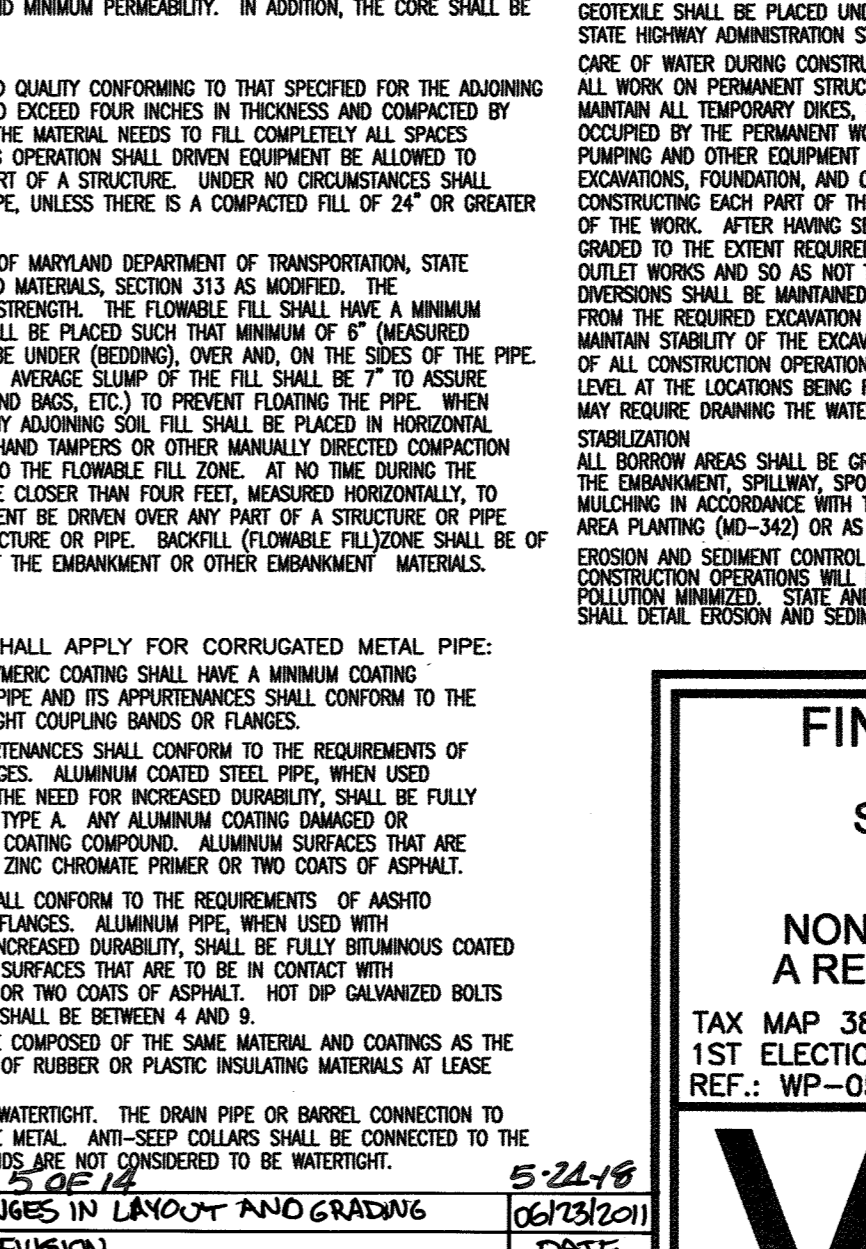
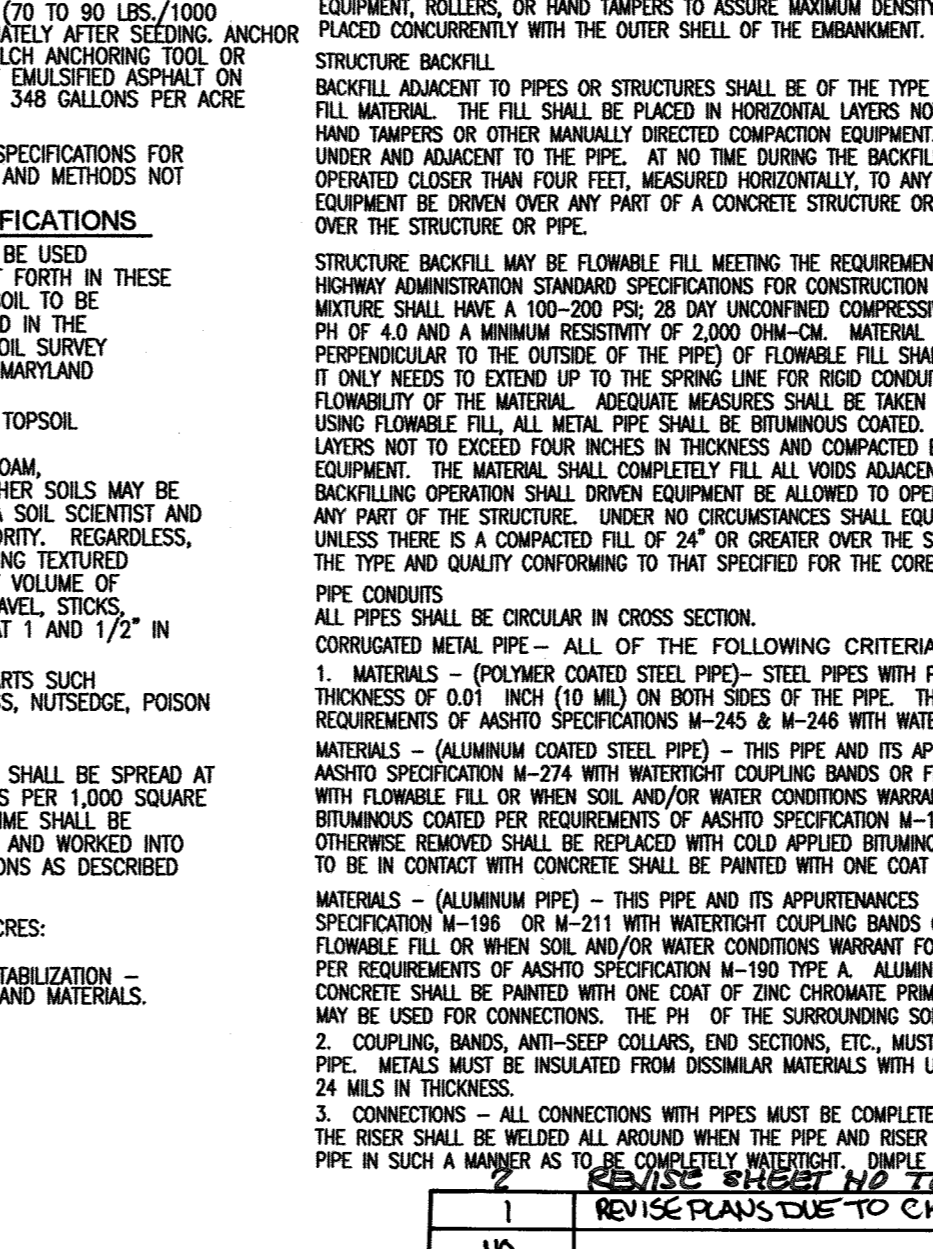
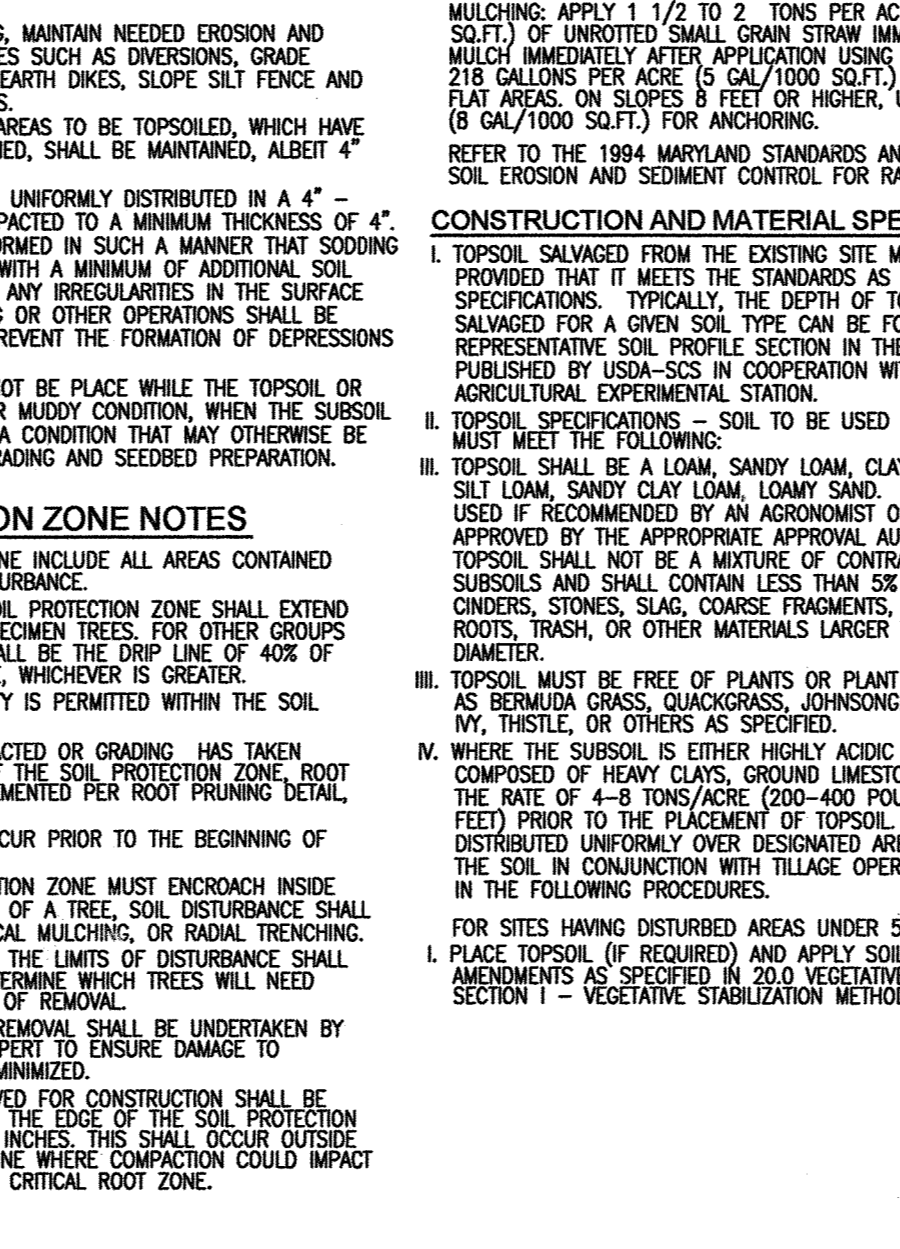
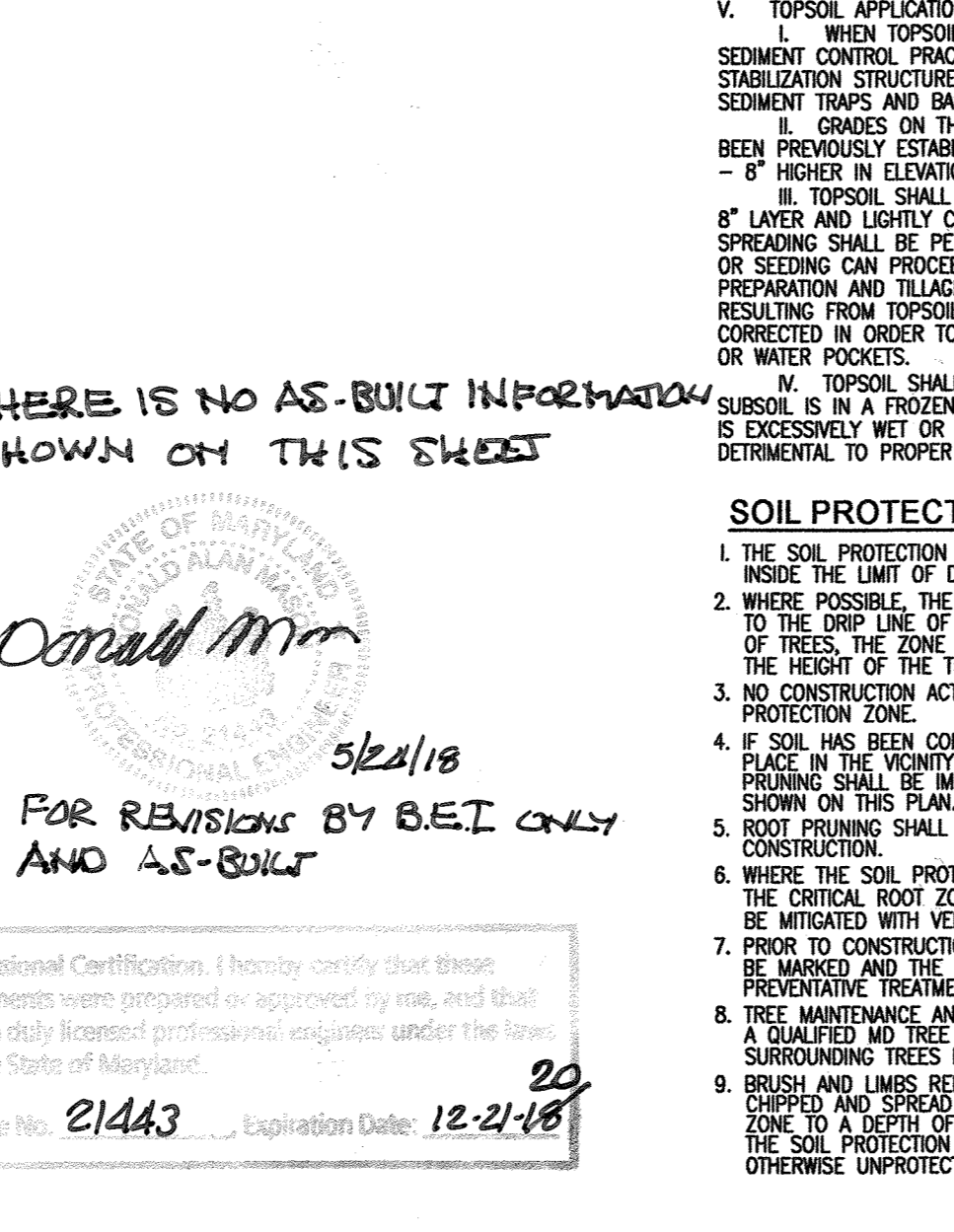
BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING 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.

BY THE ENGINEER:
 I HEREBY CERTIFY THAT THIS PLAN FOR SMALL POND CONSTRUCTION, 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.



SEMI-DAILY CONTROL NOTES	SEQUENCE OF CONSTRUCTION	DURATION
1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPT. OF INSPECTION LICENSE AND PERMITS DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).	1. OBTAIN GRADING PERMIT.	
2. 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.	2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL TRENCH PROTECTION FENCING.	1 DAY
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DRAINAGE CHANNELS AND ALL OTHER STRUCTURES GREATER THAN 3'-10" DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.	3. INSTALL DIVERSION FENCE AS TEMPORARY CLEAN WATER DIMENSION TO EACH INLET AS CONSTRUCTED TO MAINTAIN MINIMUM CLEARANCE (C+3) HIGH AND ADJUST SFS DIVERSION IF NEEDED.	2 DAYS
4. 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.	4. INSTALL STORM DRAIN I-1 THROUGH ES-1 AND STABILIZE AREA. 5. INSTALL CLEANWATER DIKE, STABILIZE AREA. 6. INSTALL PERMETER SILT FENCE, SUPER SILT FENCE. 7. CONSTRUCT STORMWATER MANAGEMENT FACILITY (SEDIMENT BASIN) WITH ALL STRUCTURES, PIPE AND MATERIALS TO BE ON-SITE BEFORE PROCEEDING WITH CONSTRUCTION.	1 DAY 1 DAY 2 DAYS
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE UNDER THE CONSTRUCTION NOTES. CONSTRUCTION SHALL BE STOPPED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOIL, TEMPORARY SEEDING, AND MULCHING (SEC. 2) SHIP-APPROVED MULCHING MEASURES SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.	8. OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SOIL TO LOD AND INSTALL EROSION CONTROL MATTING.	3 DAYS
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.	9. INSTALL STORM DRAIN, WATER AND SEWER. 10. GRADE ROAD TO SUB-BASE. 11. WITH ROAD GRADED TO SUB-BASE AND BEGIN INSTALLATION OF CURB & GUTTER AND SIDEWALK. 12. FINALIZE SITE GRADING IN CONFORMANCE WITH THIS PLAN. 13. WITH INSPECTOR APPROVAL AND FINAL ROAD PAVING COMPLETE STABILIZE ANY REMAINING DISTURBED AREAS. 14. INSTALL STREET TREES, LANDSCAPING AND FOREST. 15. WITH SEDIMENT CONTROL INSPECTORS APPROVAL CONVERT SEDIMENT BASIN TO FINAL STORMWATER MANAGEMENT FACILITY.	2 WEEKS 5 DAYS 1 WEEK 3 DAYS 3 DAYS 1 WEEK
7. SITE ANALYSIS: TOTAL AREA: 7.22 AC AREA DISTURBED: 6.67 AC AREA TO BE ROOFTOP OR PAVED: 0.55 AC AREA TO BE VEGETATED/STABILIZED: 6.62 AC TOTAL FILL: 13,400 CY TOTAL EXCAVATION: 16,700 CY OFFSITE WASTE/BORROW AREA LOCATION: _____	16. WITH SEDIMENT CONTROL INSPECTORS APPROVAL CONVERT SEDIMENT BASIN TO FINAL STORMWATER MANAGEMENT FACILITY. 17. REMOVE THE INSPECTOR A COPY OF THE POND AS-BUILT APPROVAL LETTER BY THE HOWARD COUNTY SCD.	2 WEEKS 1 WEEK
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING OR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.		
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.		
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL STRUCTURES AND PRIOR TO ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.		
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.		
12. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.		

SEMI-DAILY CONTROL NOTES	SEQUENCE OF CONSTRUCTION	DURATION
1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPT. OF INSPECTION LICENSE AND PERMITS DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).	1. OBTAIN GRADING PERMIT.	
2. 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.	2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL TRENCH PROTECTION FENCING.	1 DAY
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DRAINAGE CHANNELS AND ALL OTHER STRUCTURES GREATER THAN 3'-10" DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.	3. INSTALL DIVERSION FENCE AS TEMPORARY CLEAN WATER DIMENSION TO EACH INLET AS CONSTRUCTED TO MAINTAIN MINIMUM CLEARANCE (C+3) HIGH AND ADJUST SFS DIVERSION IF NEEDED.	2 DAYS
4. 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.	4. INSTALL STORM DRAIN I-1 THROUGH ES-1 AND STABILIZE AREA. 5. INSTALL CLEANWATER DIKE, STABILIZE AREA. 6. INSTALL PERMETER SILT FENCE, SUPER SILT FENCE. 7. CONSTRUCT STORMWATER MANAGEMENT FACILITY (SEDIMENT BASIN) WITH ALL STRUCTURES, PIPE AND MATERIALS TO BE ON-SITE BEFORE PROCEEDING WITH CONSTRUCTION.	1 DAY 1 DAY 2 DAYS
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE UNDER THE CONSTRUCTION NOTES. CONSTRUCTION SHALL BE STOPPED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOIL, TEMPORARY SEEDING, AND MULCHING (SEC. 2) SHIP-APPROVED MULCHING MEASURES SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.	8. OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SOIL TO LOD AND INSTALL EROSION CONTROL MATTING.	3 DAYS
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.	9. INSTALL STORM DRAIN, WATER AND SEWER. 10. GRADE ROAD TO SUB-BASE. 11. WITH ROAD GRADED TO SUB-BASE AND BEGIN INSTALLATION OF CURB & GUTTER AND SIDEWALK. 12. FINALIZE SITE GRADING IN CONFORMANCE WITH THIS PLAN. 13. WITH INSPECTOR APPROVAL AND FINAL ROAD PAVING COMPLETE STABILIZE ANY REMAINING DISTURBED AREAS. 14. INSTALL STREET TREES, LANDSCAPING AND FOREST. 15. WITH SEDIMENT CONTROL INSPECTORS APPROVAL CONVERT SEDIMENT BASIN TO FINAL STORMWATER MANAGEMENT FACILITY.	2 WEEKS 5 DAYS 1 WEEK 3 DAYS 3 DAYS 1 WEEK
7. SITE ANALYSIS: TOTAL AREA: 7.22 AC AREA DISTURBED: 6.67 AC AREA TO BE ROOFTOP OR PAVED: 0.55 AC AREA TO BE VEGETATED/STABILIZED: 6.62 AC TOTAL FILL: 13,400 CY TOTAL EXCAVATION: 16,700 CY OFFSITE WASTE/BORROW AREA LOCATION: _____	16. WITH SEDIMENT CONTROL INSPECTORS APPROVAL CONVERT SEDIMENT BASIN TO FINAL STORMWATER MANAGEMENT FACILITY. 17. REMOVE THE INSPECTOR A COPY OF THE POND AS-BUILT APPROVAL LETTER BY THE HOWARD COUNTY SCD.	2 WEEKS 1 WEEK
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING OR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.		
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.		
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL STRUCTURES AND PRIOR TO ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.		
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.		
12. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.		



APPROVED: DEPARTMENT OF PUBLIC WORKS	APPROVED: DEPARTMENT OF PLANNING AND ZONING
_____ DATE: 12-14-10	_____ DATE: 12/14/10
_____ DATE: 12/14/10	_____ DATE: 12/14/10
_____ DATE: 12/14/10	_____ DATE: 12/14/10

AS-BUILT CERTIFICATION	BY THE DEVELOPER:
I HEREBY CERTIFY THAT THE FIELD SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.	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 ENVIRONMENT AND PLANNING 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.
ROBERT H. VOGEL, P.E. #16193	_____ DATE: 10/10/10
_____ DATE: 10/10/10	_____ DATE: 10/10/10

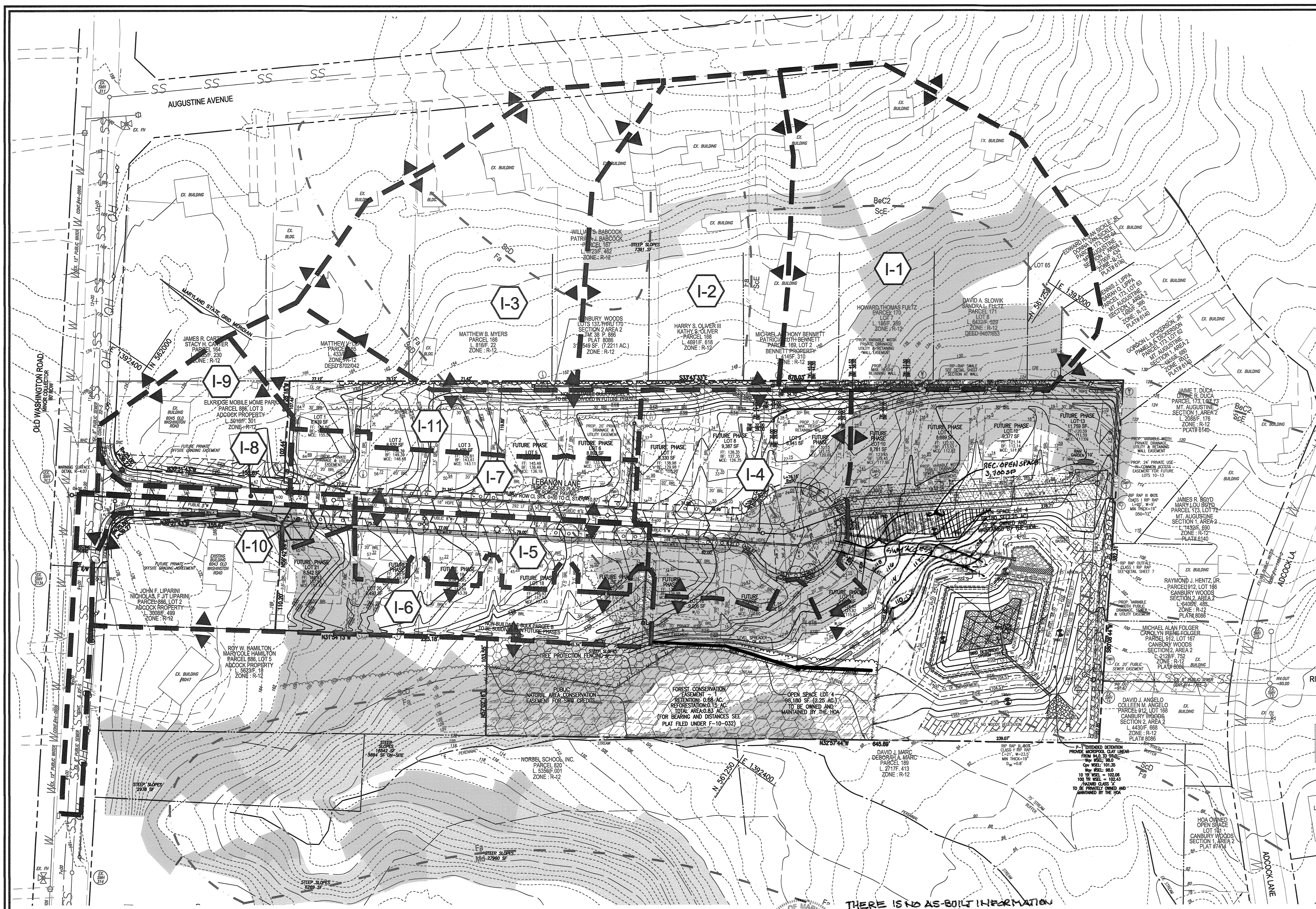
BY THE ENGINEER:	BY THE ENGINEER:
_____ DATE: 10/10/10	_____ DATE: 10/10/10
_____ DATE: 10/10/10	_____ DATE: 10/10/10

OWNER	DEVELOPER
EMILYS DELIGHT LLC 7310 ESKQUIRE COURT, SUITE 10 ELKRIEDE, MARYLAND 21075 (410) 379-8661	EMILYS DELIGHT LLC 7310 ESKQUIRE COURT, SUITE 10 ELKRIEDE, MARYLAND 21075 (410) 379-8661
_____ DATE: 10/10/10	_____ DATE: 10/10/10
_____ DATE: 10/10/10	_____ DATE: 10/10/10

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.
ROBERT H. VOGEL, P.E. No. 16193

DESIGN BY:	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	NO. OF SHEETS:	SHEET NO.:
JCO	RGV	KHV	OCTOBER 2010	AS SHOWN	14	5

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY SEDIMENT AND EROSION CONTROL, AND SWM DETAILS LOTS 1-3, OPEN SPACE LOT 4 & NON BUILDABLE BULK PARCELS A & B - PHASE I A RESUBDIVISION OF LOT 169, CANBY WOODS TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 1ST ELECTION DISTRICT REF.: WP-05-75 (APP. 3/1/05)



LEGEND:

- EX. 20' PUBLIC SEWER EASEMENT
- FUTURE OFFSITE GRADING EASEMENT
- FUTURE OFFSITE GRADING AGREEMENT
- PROP. PRIVATE DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 6' SIDEWALK & UTILITY EASEMENT
- PROP. VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY, & RETAINING WALL EASEMENT
- PROP. VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- PROP. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR FUTURE LOTS 10-13
- PROP. 15' NO WOODY VEGETATION BUFFER
- PROP. RECREATIONAL OPEN SPACE AREA
- PROP. PUBLIC NATURAL AREA CONSERVATION EASEMENT FOR SWM CREDITS
- PROP. FOREST CONSERVATION EASEMENT (RETENTION)
- PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREETRINE
- EXISTING TREES
- EXISTING FENCE
- CENTERLINE OF EX. STREAM
- PROPOSED STORMDRAIN
- PROP. STORMDRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED TREETRINE
- PROPOSED CURB
- PROPOSED STREET LIGHT
- TREE PROTECTION FENCE
- M1B2 M1D3
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- DRAINAGE AREA DIVIDE

3	REVISE SHEET NO TO 6 OF 13	5-22-18
2	RELOCATE RECREATIONAL OPENSPACE AREA, ADD 2 BENCHES	7-21-15
	RELOCATE SWM ACCESS	BEI
1	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/23/2011
NO.	REVISION	DATE

**FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
STORM DRAIN DRAINAGE AREA MAP**
 LOTS 1-3, OPEN SPACE LOT 4 &
 NON BUILDABLE BULK PARCELS A & B - PHASE I
 A RESUBDIVISION OF LOT 169, CANBURY WOODS

TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: WP-05-75 (APP. 3/1/05)

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

OWNER
 EMILYS DELIGHT LLC
 7310 ESQUIRE COURT, SUITE 10
 ELKRIEGE, MARYLAND 21075
 (410) 379-8681

DEVELOPER
 EMILYS DELIGHT LLC
 7310 ESQUIRE COURT, SUITE 10
 ELKRIEGE, MARYLAND 21075
 (410) 379-8681

DESIGN BY: JCO
DRAWN BY: KG
CHECKED BY: RHV
DATE: NOVEMBER 2010
SCALE: 1"=50'
W.O. NO.: 04-19.00

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE 09-27-2012

6 SHEET OF 14

APPROVED: DEPARTMENT OF PUBLIC WORKS

W. J. M... 8-3-2011
 CHIEF, BUREAU OF HIGHWAYS

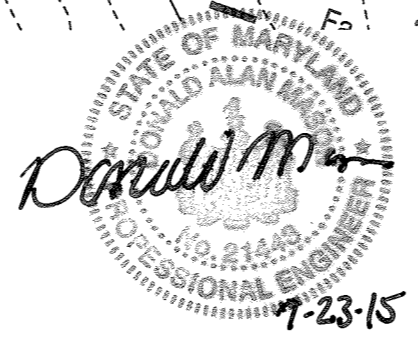
APPROVED: DEPARTMENT OF PLANNING AND ZONING

V. J. D... 8-16-11
 CHIEF, DIVISION OF LAND DEVELOPMENT

C. E. D... 8-5-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
Fo	FALLSINGTON LOAM	C
Md	MADE LAND	C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	C



THERE IS NO AS-BUILT INFORMATION SHOWN ON THIS SHEET

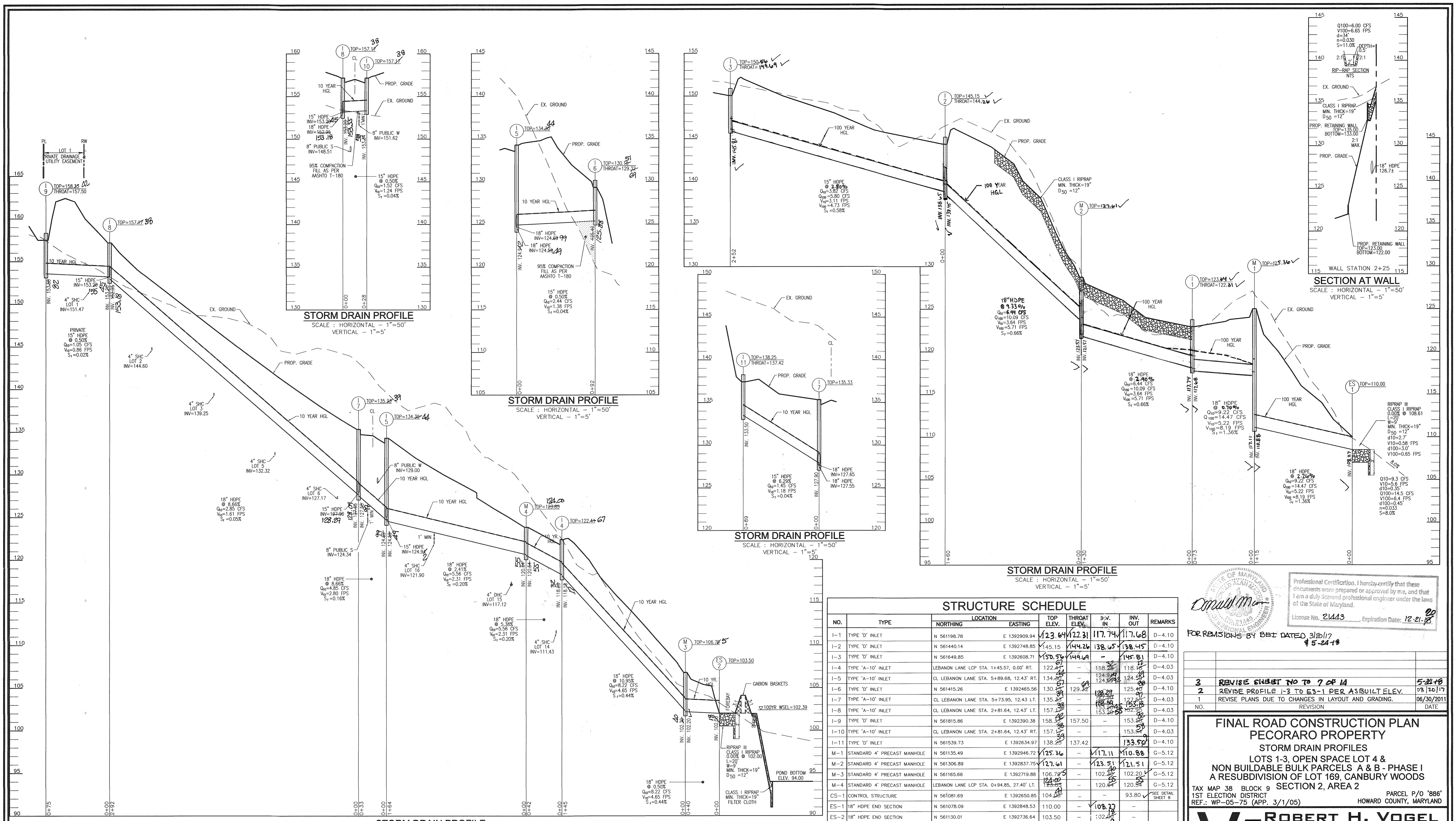
FOR REVISIONS BY BEI DATED 7-21-15 ONLY 8-5-21-18

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: 12-21-16

DRAINAGE AREA TABULATIONS

NO.	AREA	'C'	% IMP.	SOIL TYPE	ZONE
1-1	1.80 AC.	0.31	30%	C	R-12
1-2	1.50 AC.	0.31	30%	C	R-12
1-3	1.90 AC.	0.31	30%	C	R-12
1-4	1.33 AC.	0.41	17%	C	R-12
1-5	0.46 AC.	0.44	23%	C	R-12
1-6	1.19 AC.	0.31	0%	C	R-12
1-7	0.54 AC.	0.40	49%	C	R-12
1-8	0.08 AC.	0.86	100%	C	R-12
1-9	0.53 AC.	0.31	30%	C	R-12
1-10	0.28 AC.	0.81	92%	C	R-12
1-11	0.72 AC.	0.31	38%	C	R-12



STRUCTURE SCHEDULE								
NO.	TYPE	NORTHING	EASTING	TOP ELEV.	THROAT ELEV.	IN. IN.	INV. OUT	REMARKS
I-1	TYPE 'D' INLET	N 561198.78	E 1392909.94	123.64	122.31	117.74	117.68	D-4.10
I-2	TYPE 'D' INLET	N 561440.14	E 1392748.85	145.15	144.26	138.65	138.45	D-4.10
I-3	TYPE 'D' INLET	N 561649.85	E 1392608.71	150.56	149.44	144.64	144.81	D-4.10
I-4	TYPE 'A-10' INLET	LEBANON LANE LCP STA. 1+45.57, 0.00' RT.		122.42		118.28	118.17	D-4.03
I-5	TYPE 'A-10' INLET	CL LEBANON LANE STA. 5+89.66, 12.43' RT.		134.24		124.89	124.81	D-4.03
I-6	TYPE 'D' INLET	N 561415.26	E 1392465.56	130.27	129.82	125.40	125.40	D-4.10
I-7	TYPE 'A-10' INLET	CL LEBANON LANE STA. 5+73.95, 12.43 LT.		135.29		127.56	127.56	D-4.03
I-8	TYPE 'A-10' INLET	CL LEBANON LANE STA. 2+81.64, 12.43 LT.		157.13		153.28	153.28	D-4.03
I-9	TYPE 'D' INLET	N 561815.86	E 1392390.38	158.26	157.50	153.50	153.50	D-4.10
I-10	TYPE 'A-10' INLET	CL LEBANON LANE STA. 2+81.64, 12.43 RT.		157.13		153.28	153.28	D-4.03
I-11	TYPE 'D' INLET	N 561539.73	E 1392634.97	138.22	137.42	133.50	133.50	D-4.10
M-1	STANDARD 4' PRECAST MANHOLE	N 561135.49	E 1392946.72	125.36		117.11	110.88	G-5.12
M-2	STANDARD 4' PRECAST MANHOLE	N 561306.89	E 1392837.75	127.61		123.51	121.51	G-5.12
M-3	STANDARD 4' PRECAST MANHOLE	N 561165.66	E 1392719.88	106.78		102.20	102.20	G-5.12
M-4	STANDARD 4' PRECAST MANHOLE	LEBANON LANE LCP STA. 0+94.85, 27.40 LT.		124.00		120.44	120.44	G-5.12
CS-1	CONTROL STRUCTURE	N 561081.69	E 1392650.85	104.58			93.80	SEE DETAIL SHEET 'B'
ES-1	18" HDPE END SECTION	N 561078.09	E 1392948.53	110.00		108.77		
ES-2	18" HDPE END SECTION	N 561130.01	E 1392736.64	103.50		102.48		
ES-3	30" RCP STM C-361	N 561015.72	E 1392639.86	95.50		93.00		

PIPE SCHEDULE		
PIPE SIZE	TYPE	TOTAL LENGTH
15"	HDPE	536 LF
18"	HDPE	1,194 LF
30"	RCP	68 LF

APPROVED: DEPARTMENT OF PUBLIC WORKS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 8-3-2011
 DATE: 9-16-11
 DATE: 8-5-11

"AS-BUILT" CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 DATE: 8/22/19

OWNER: EMILYS DELIGHT LLC, 7310 ESQUIRE COURT, SUITE 10 ELK RIDGE, MARYLAND 21075
 DEVELOPER: EMILYS DELIGHT LLC, 7310 ESQUIRE COURT, SUITE 10 ELK RIDGE, MARYLAND 21075
 PROFESSIONAL CERTIFICATE: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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: 12-21-18

FOR REVISIONS BY BEI DATED 3/26/17
 4-5-21-18

NO.	REVISION	DATE
3	REVISE SHEET NO TO 7 OF 14	5-21-18
2	REVISE PROFILE I-3 TO ES-1 PER AS-BUILT ELEV.	03/20/17
1	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/30/2011

FINAL ROAD CONSTRUCTION PLAN
 PECORARO PROPERTY
 STORM DRAIN PROFILES
 LOTS 1-3, OPEN SPACE LOT 4 & NON BUIDABLE BULK PARCELS A & B - PHASE I
 A RESUBDIVISION OF LOT 169, CANBURY WOODS
 TAX MAP 38 BLOCK 9 SECTION 2, AREA 2
 1ST ELECTION DISTRICT
 REF: WP-05-75 (APP. 3/1/05)
 PARCEL P/O '886'
 HOWARD COUNTY, MARYLAND

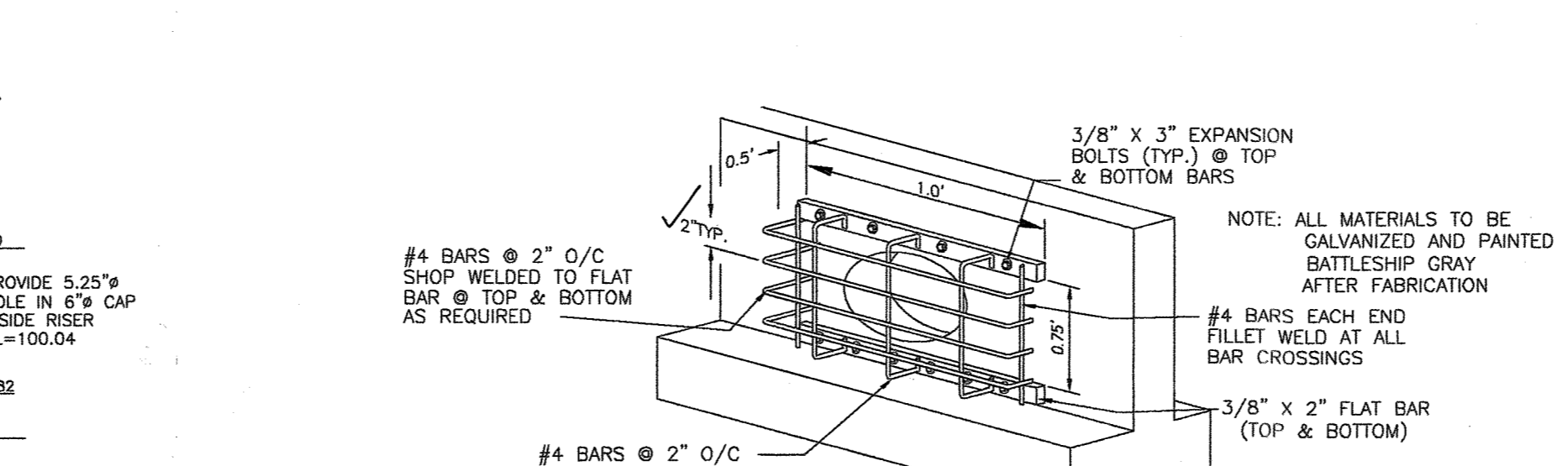
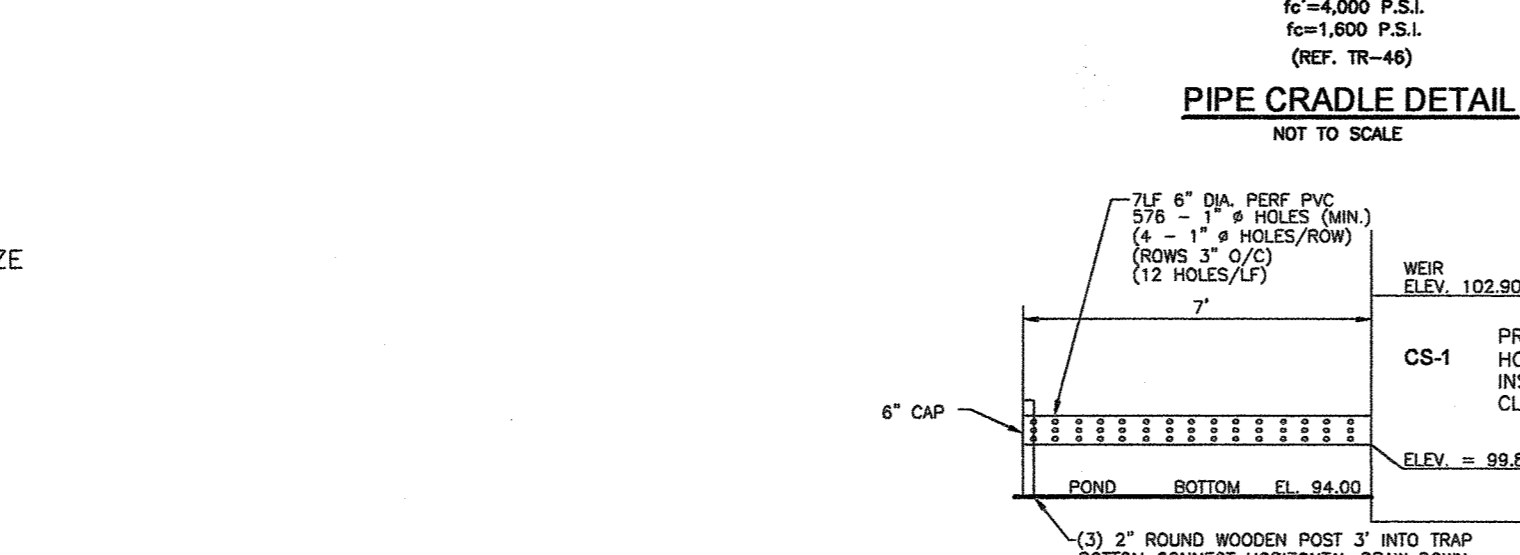
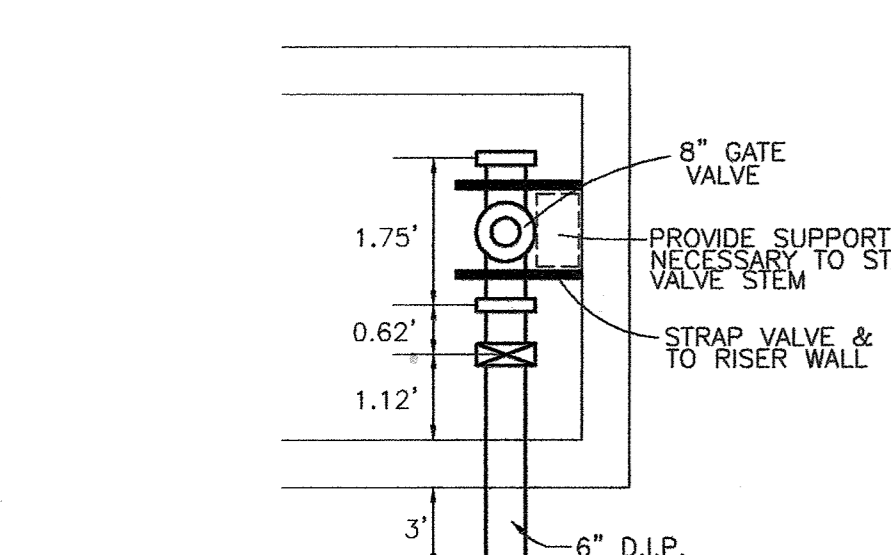
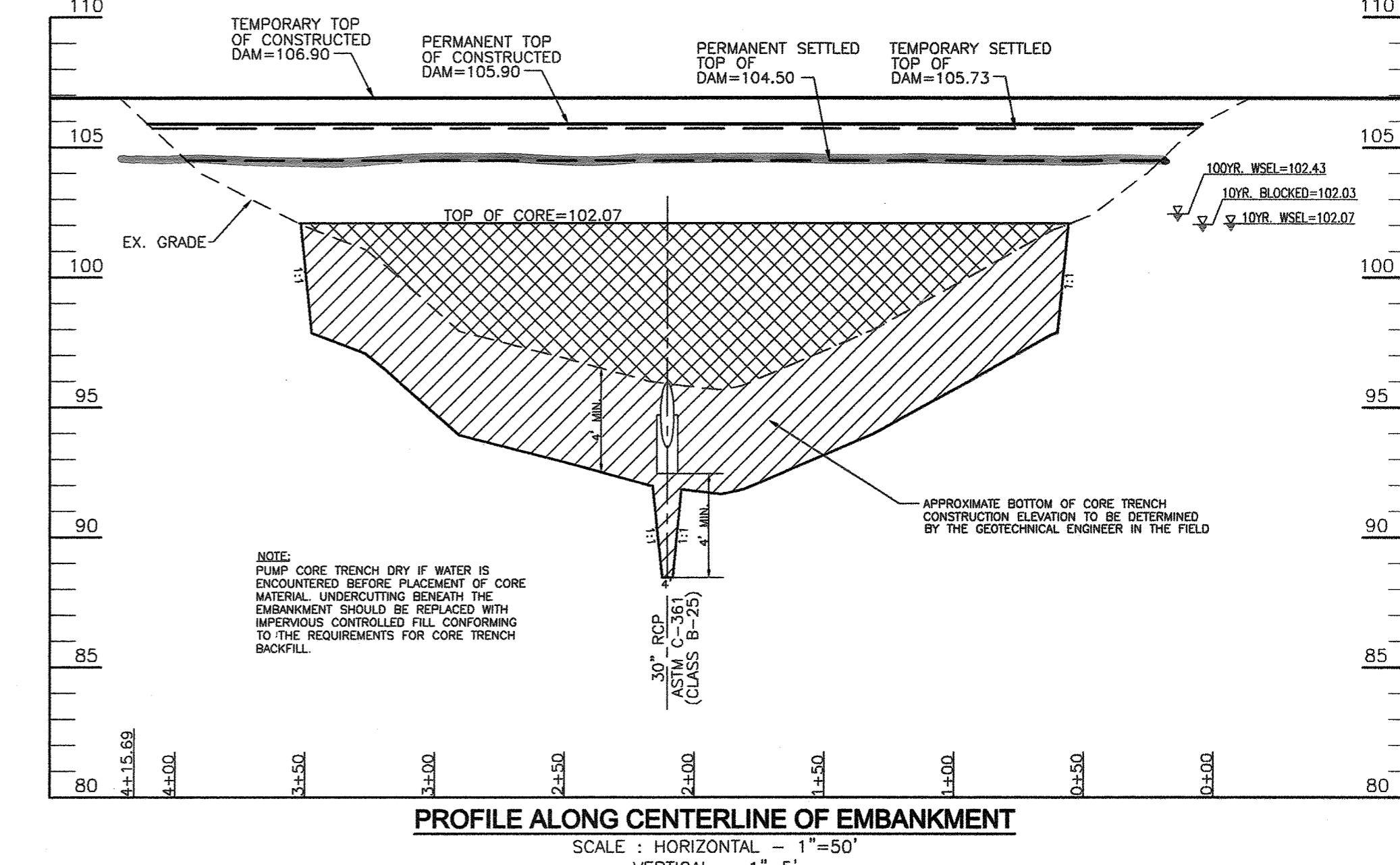
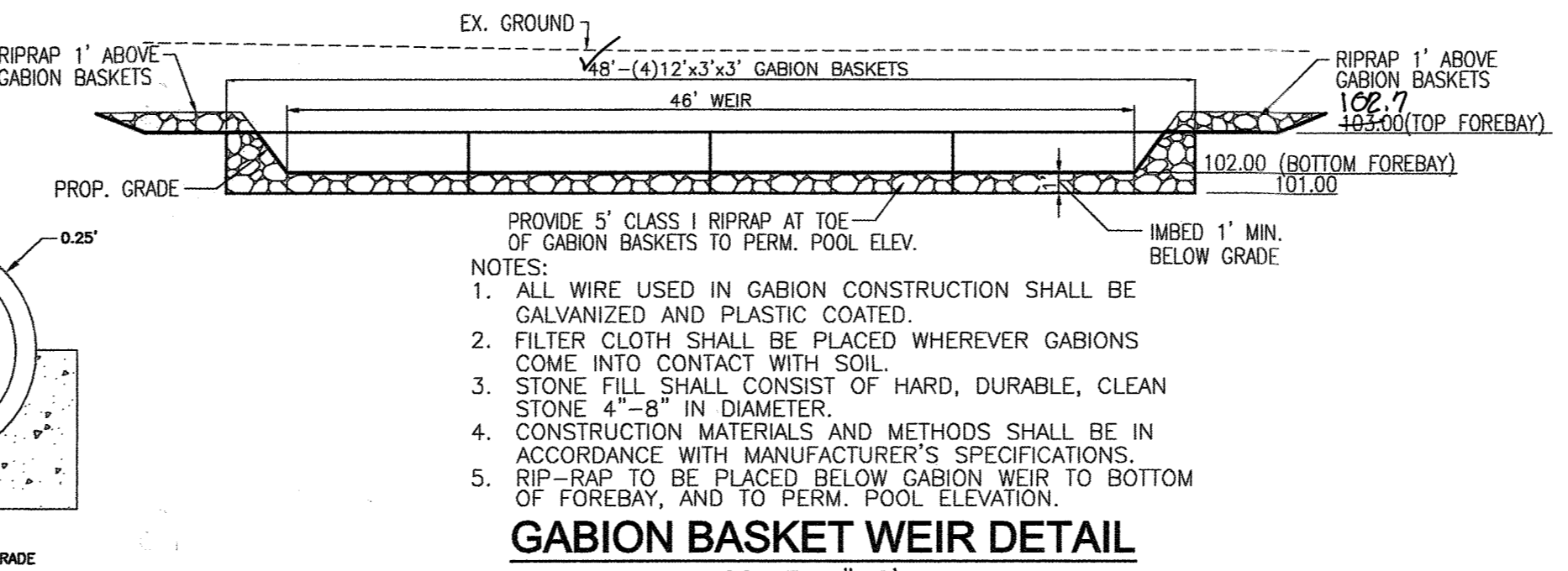
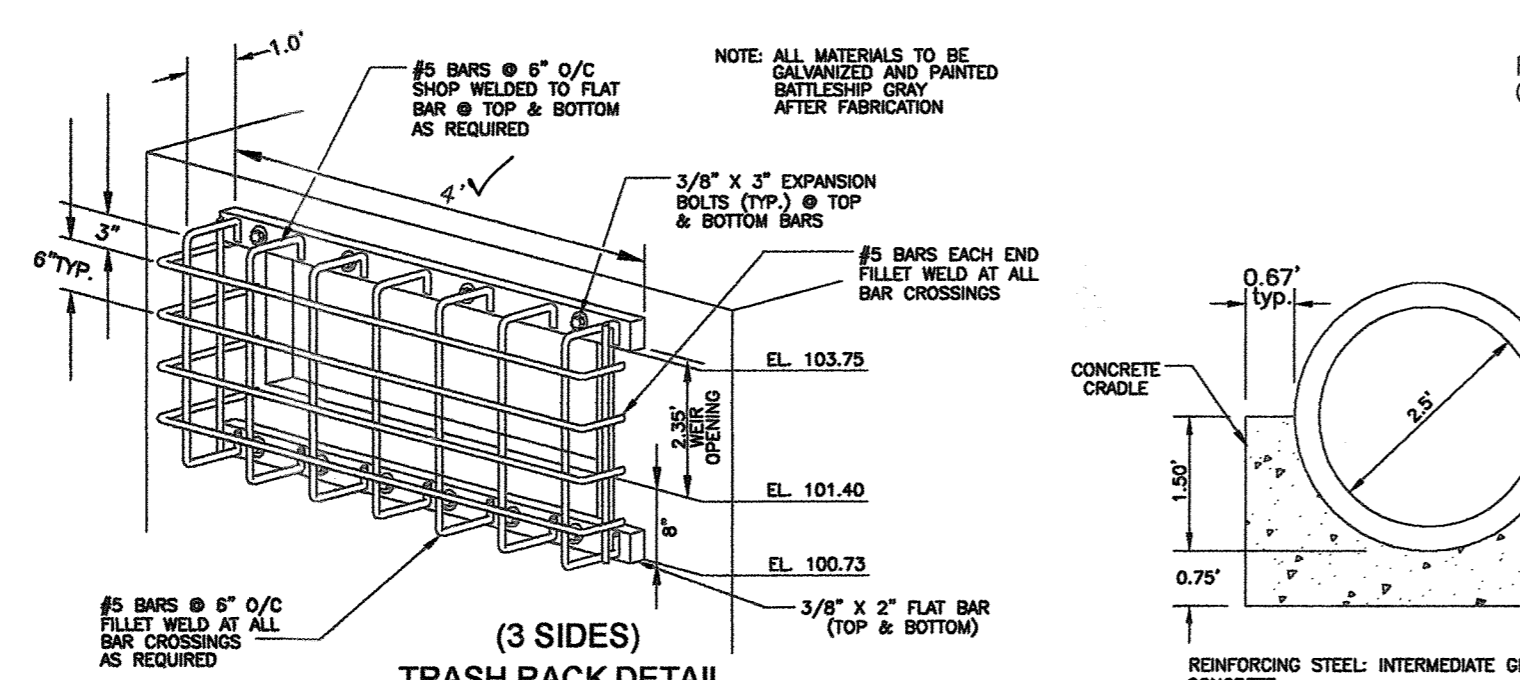
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: JCO
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: NOVEMBER 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-19.00

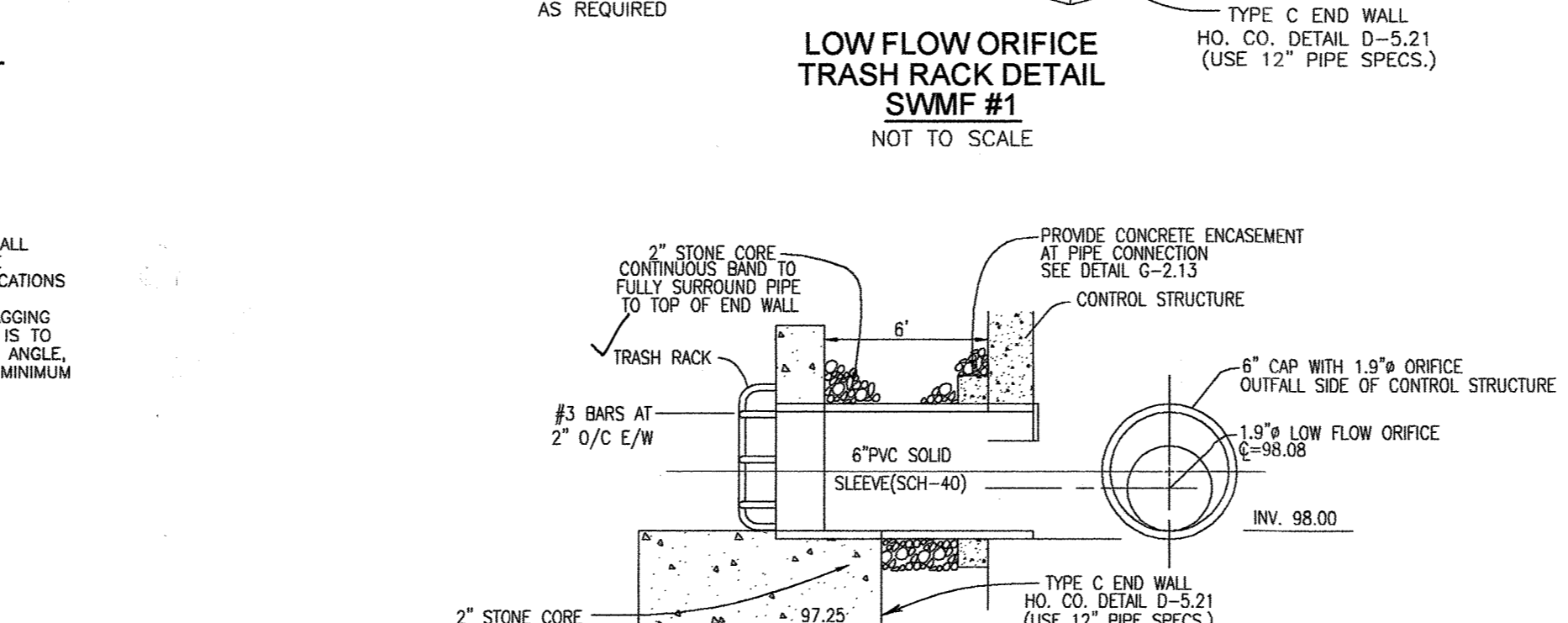
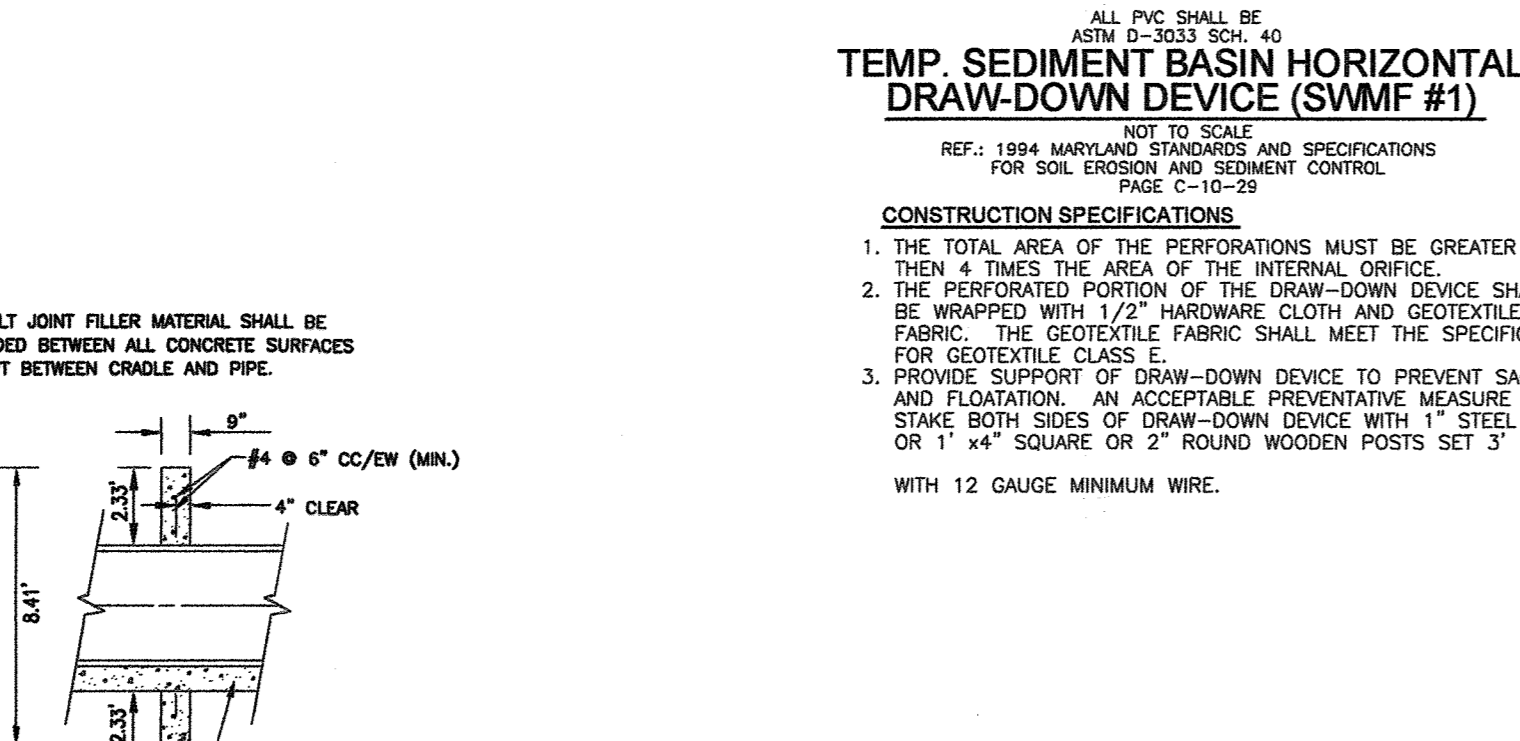
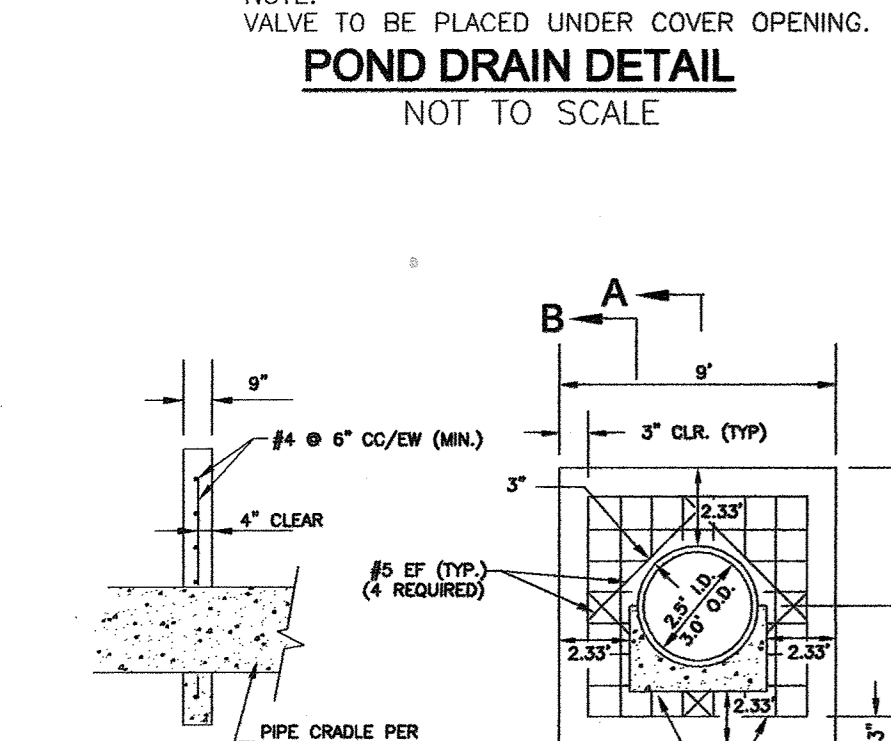
7 SHEET OF 14

OPERATION, MAINTENANCE AND INSPECTION
 INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN UDA, SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-378). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

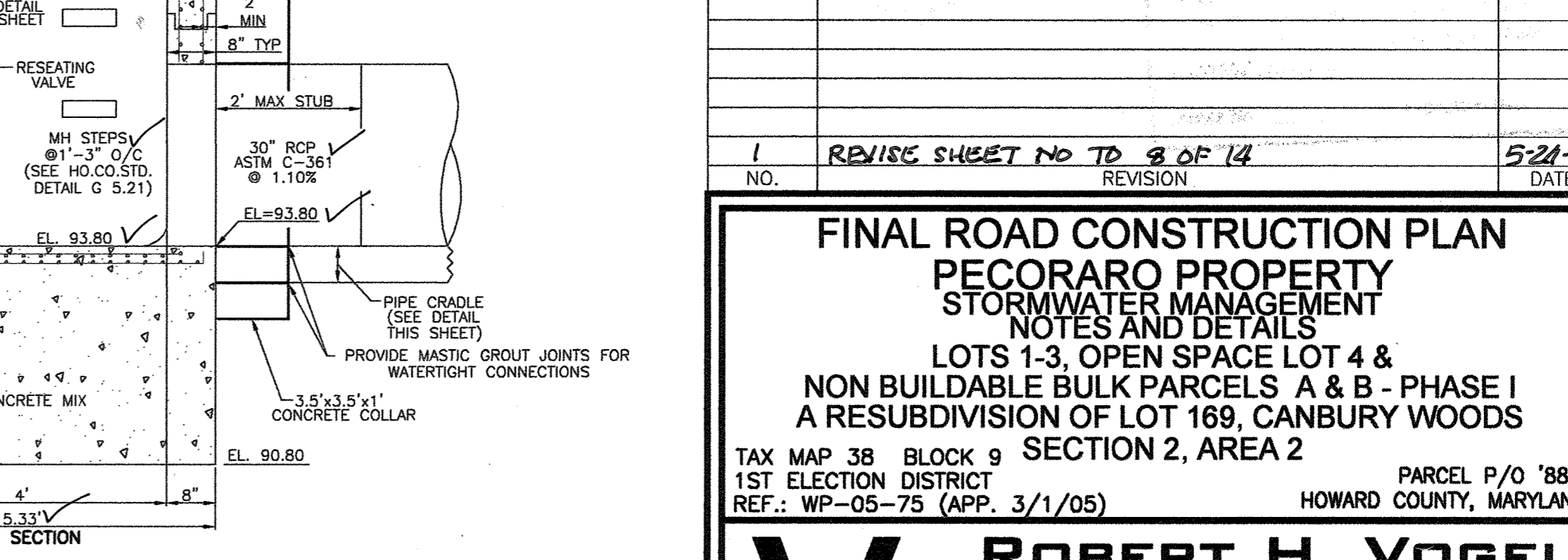
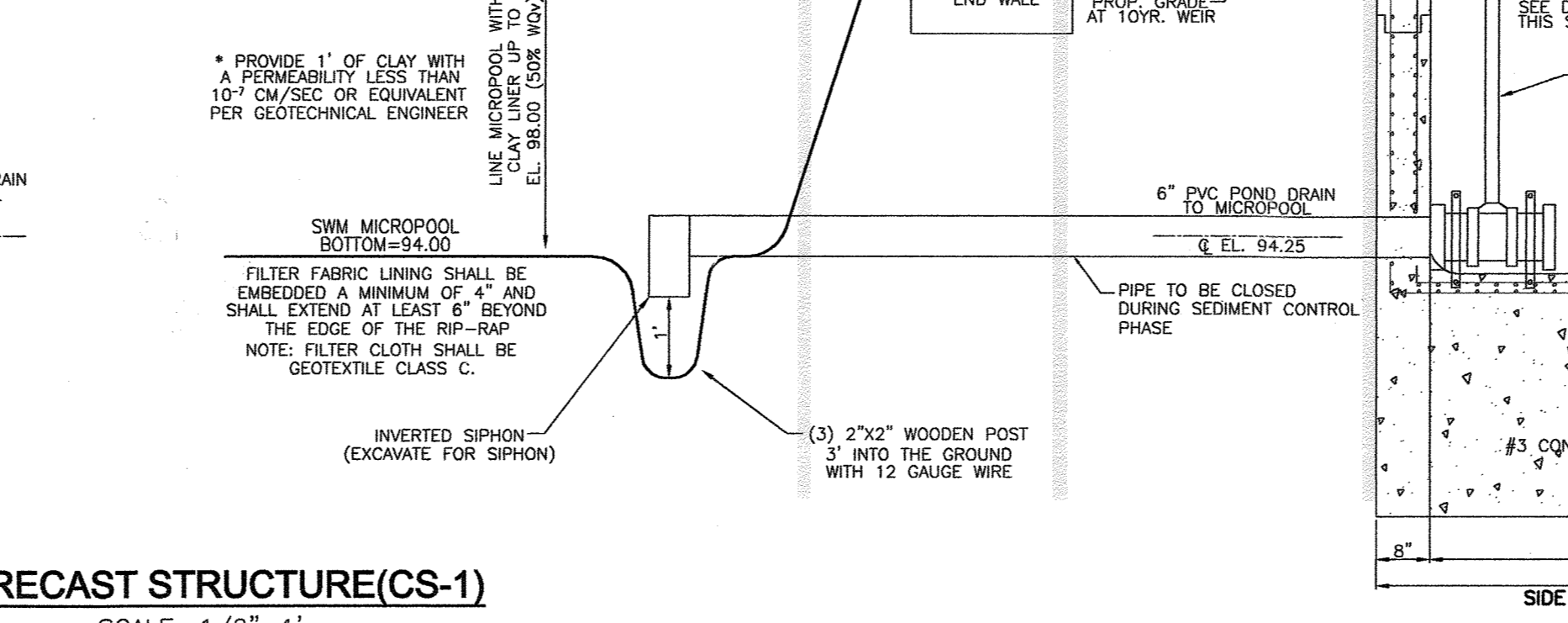
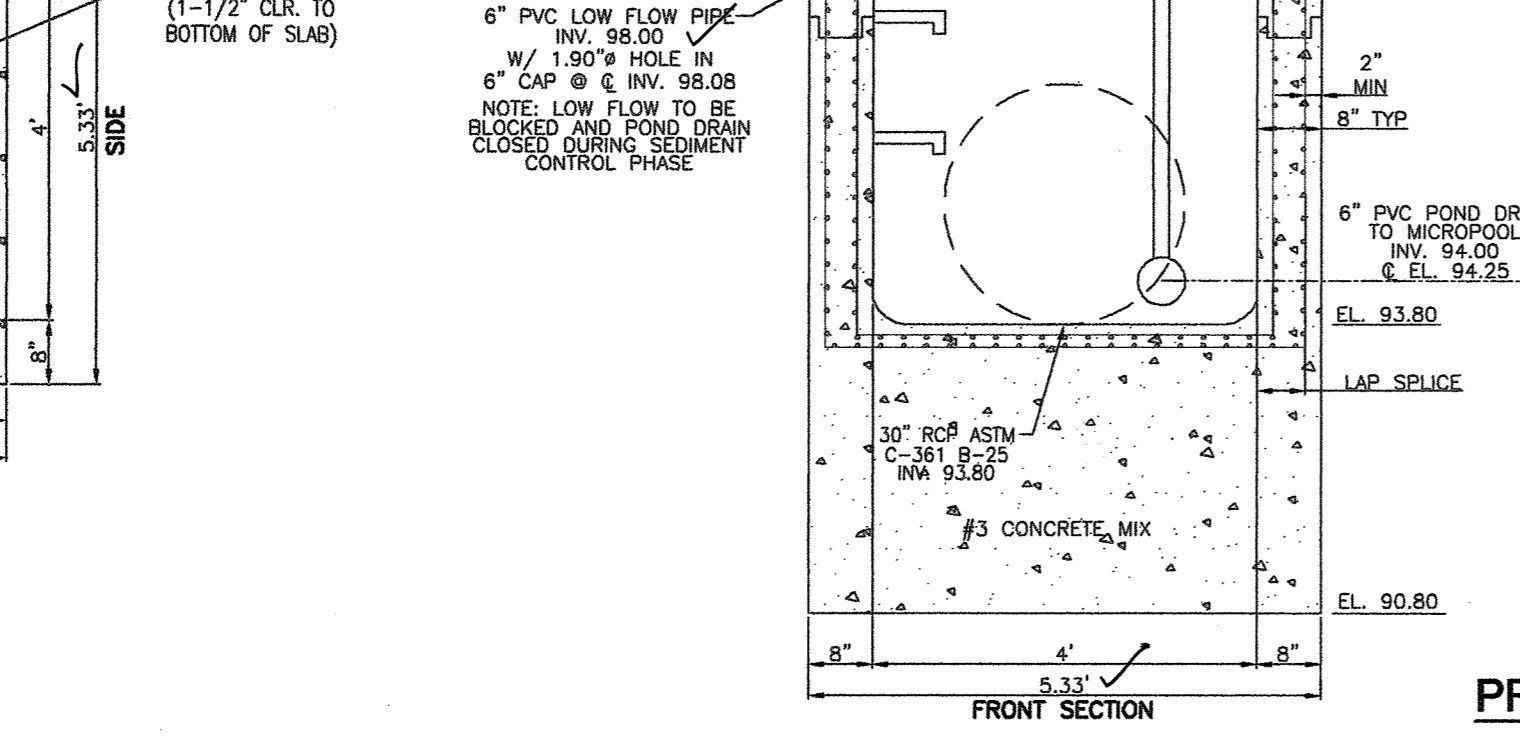
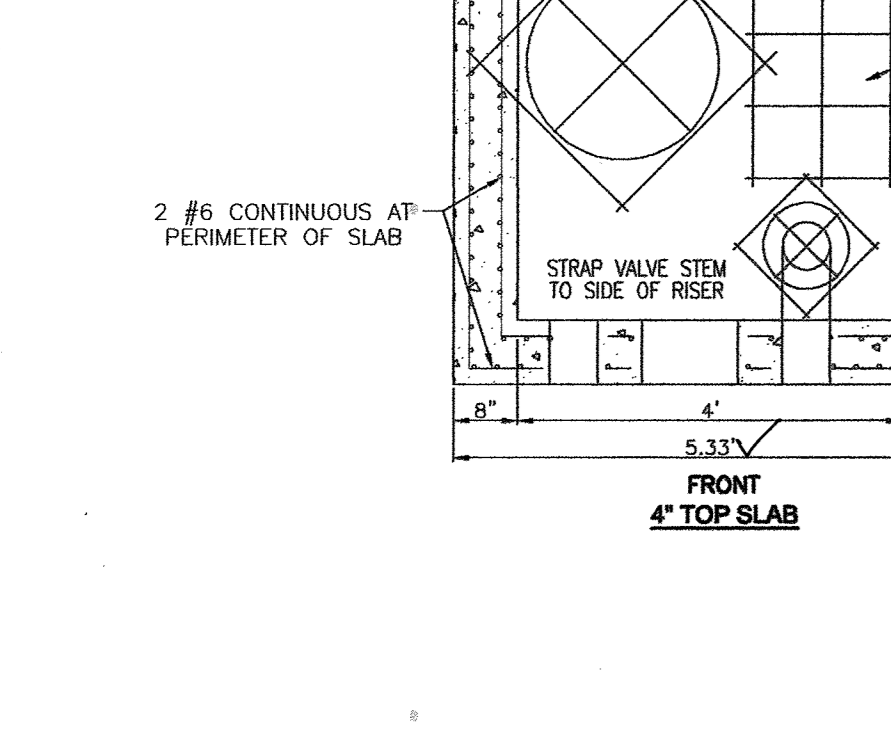
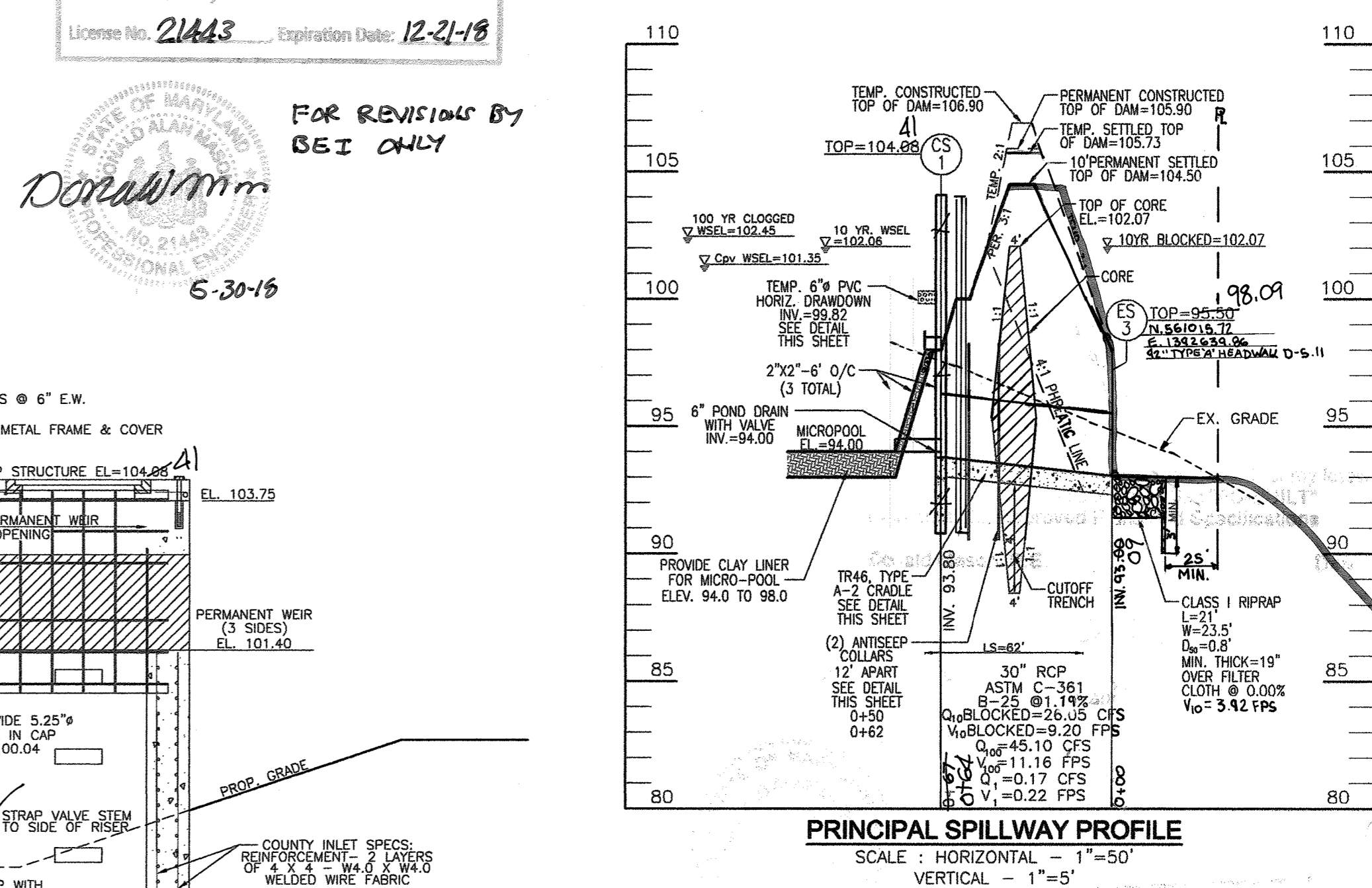
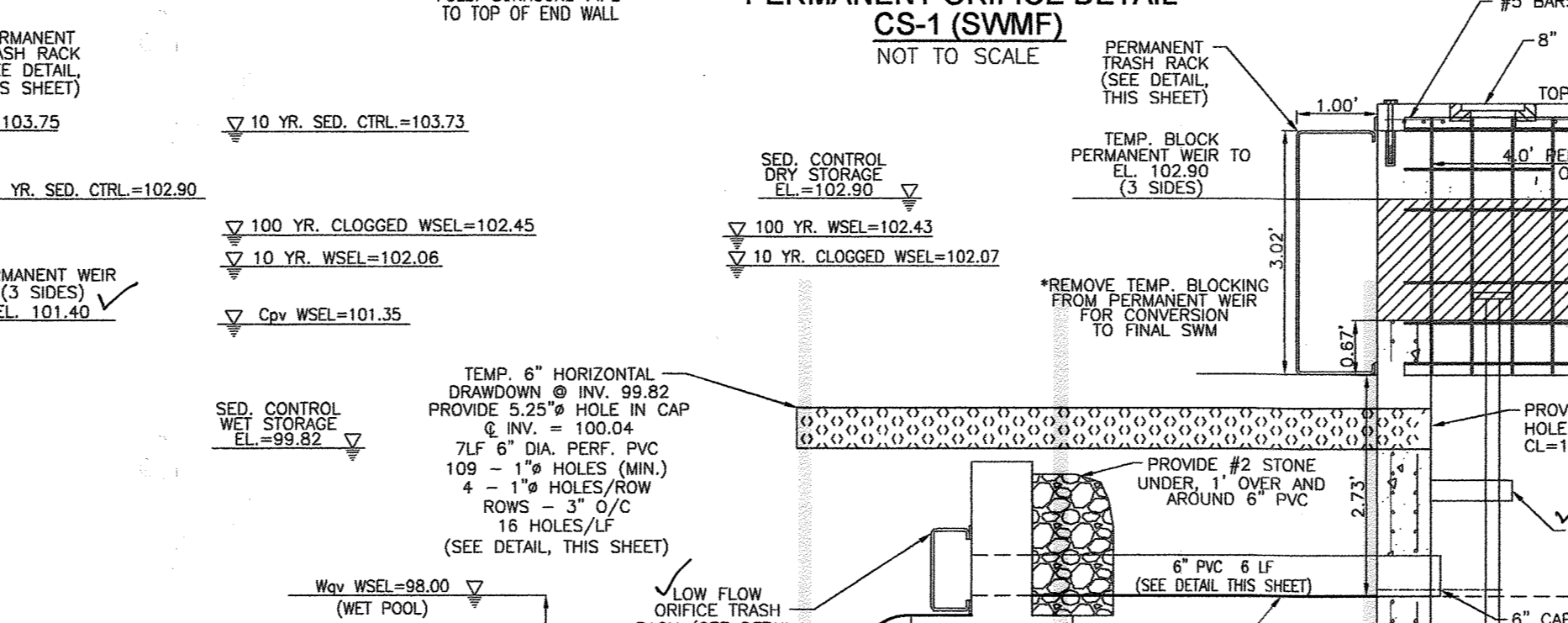
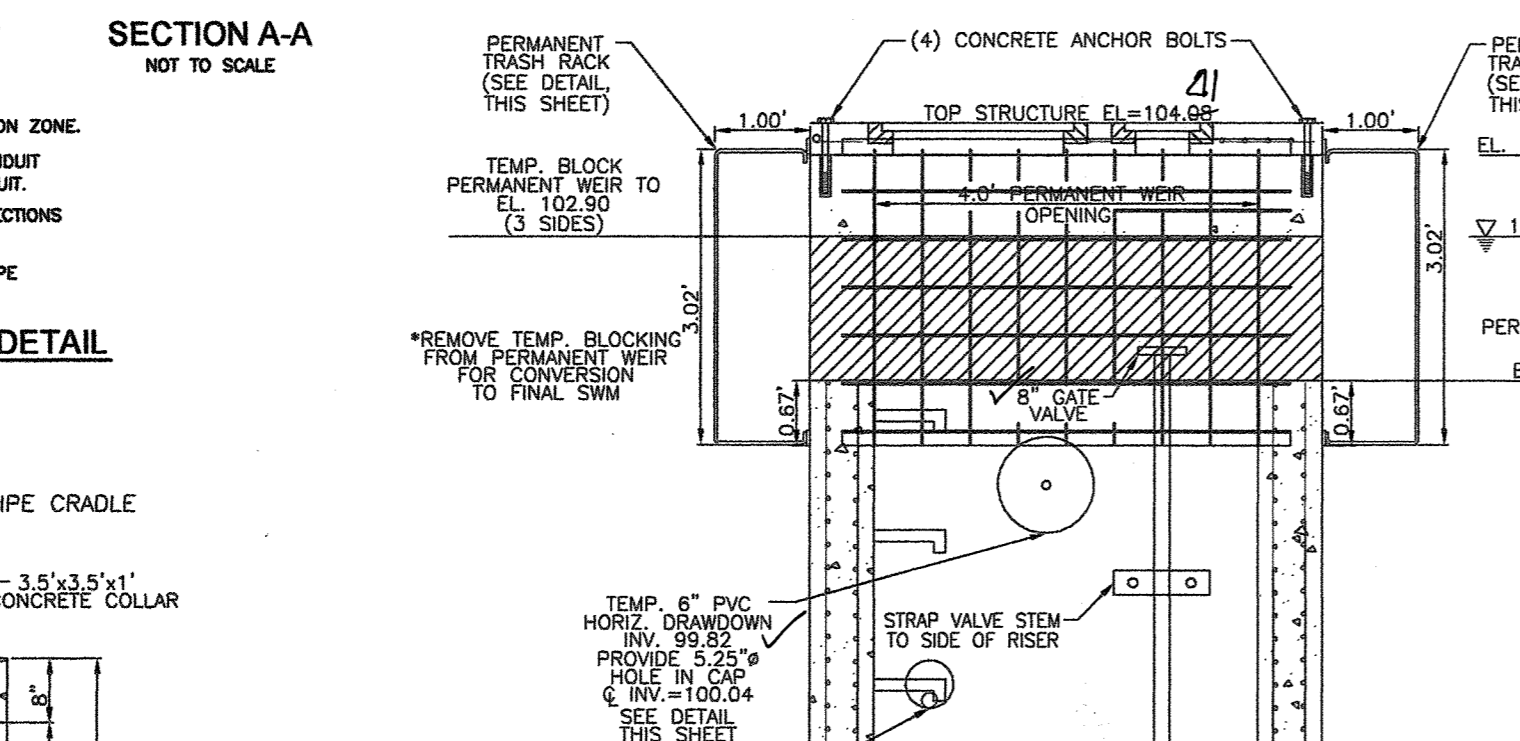
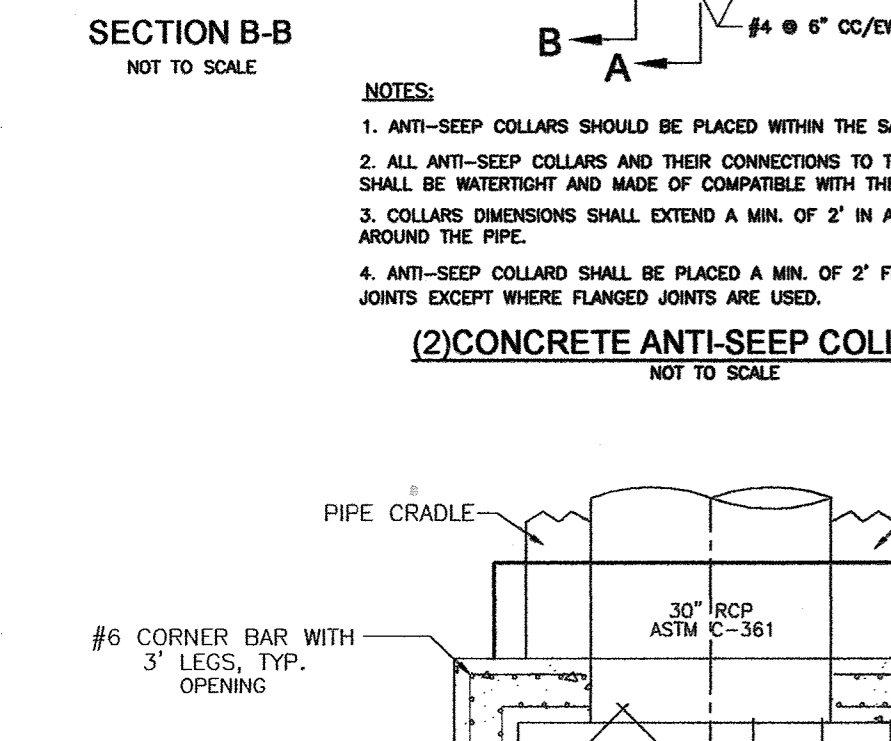
OPERATION AND MAINTENANCE SCHEDULE FOR STORMWATER MANAGEMENT FACILITY
 STORMWATER MANAGEMENT FACILITY
 ROUTINE MAINTENANCE BY HOA
 1. FACILITY WILL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
 2. TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOVED A MINIMUM OF TWO (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER.
 3. DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
 4. VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS RIPRAP OUTLET AREAS SHALL BE REPAIRED AS SOON AS IT IS NOTICED.



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: 12-21-18



FOR REVISION BY SEE ONLY
 5-30-16



APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 12-1-10
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12/09/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 12/2/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

"AS-BUILT" CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.
 [Signature] 12/2/10
 ROBERT H. VOGEL, P.E. #16193 DONALD MASON DATE
 CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTION AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

BY THE DEVELOPER:
 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] 11/14/16
 SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:
 I HEREBY CERTIFY THAT THIS PLAN FOR SMALL POND CONSTRUCTION, 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] 10/2/10
 SIGNATURE OF ENGINEER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11/16/16
 HOWARD S.C.D. DATE

OWNER
 EMILYS DELIGHT LLC
 7310 ESQUIRE COURT, SUITE 10
 ELK RIDGE, MARYLAND 21075
 (410) 379-8661
 DEVELOPER
 EMILYS DELIGHT LLC
 7310 ESQUIRE COURT, SUITE 10
 ELK RIDGE, MARYLAND 21075
 (410) 379-8661

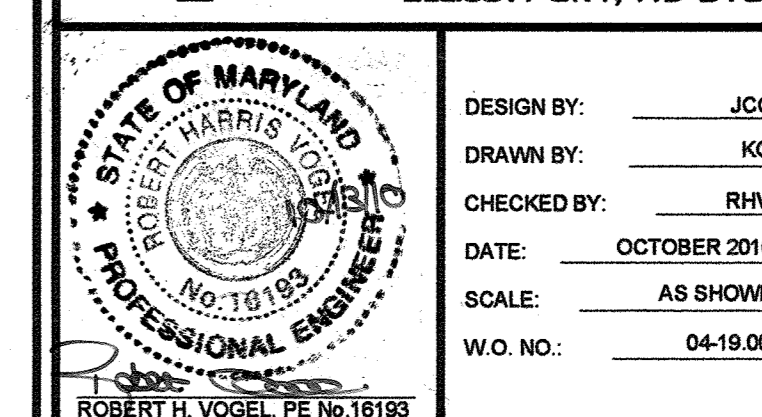
DESIGN BY: JCO
 DRAWN BY: KRG
 CHECKED BY: RHV
 DATE: OCTOBER 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-19-00

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.
 8 SHEET OF 14

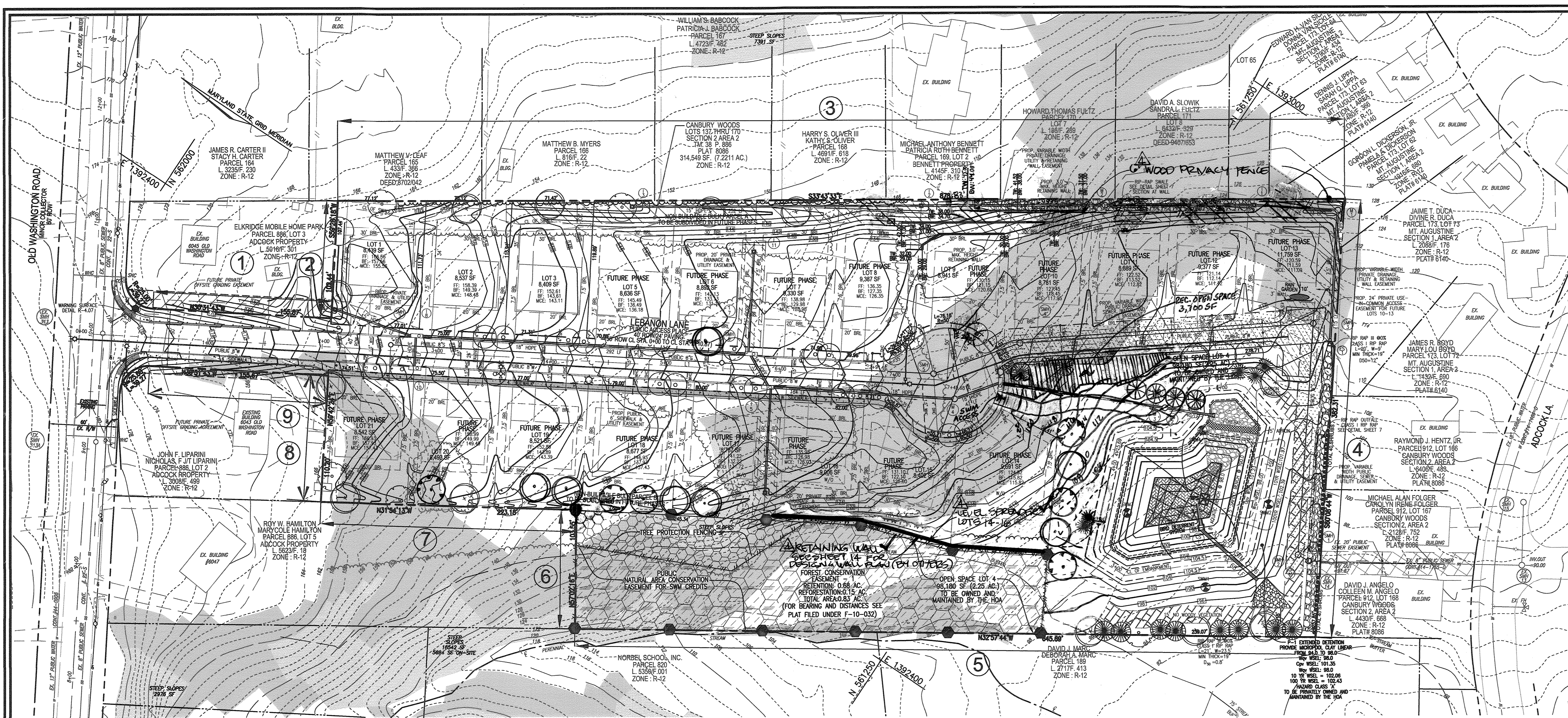
1	REVISE SHEET NO TO 8 OF 14	5-21-16
NO.	REVISION	DATE

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
STORMWATER MANAGEMENT
NOTES AND DETAILS
 LOTS 1-3, OPEN SPACE LOT 4 &
 NON BUILDABLE BULK PARCELS A & B - PHASE I
 A RESUBDIVISION OF LOT 169, CANBURY WOODS
 TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: WP-05-75 (APP. 3/1/05)

ROBERT H. VOGEL
ENGINEERS - SURVEYORS - PLANNERS
 8407 MAIN STREET #21043 TEL: 410.461.7666
 ELICOTT CITY, MD 21043 FAX: 410.461.8961



AS-BUILT
 F-10-032



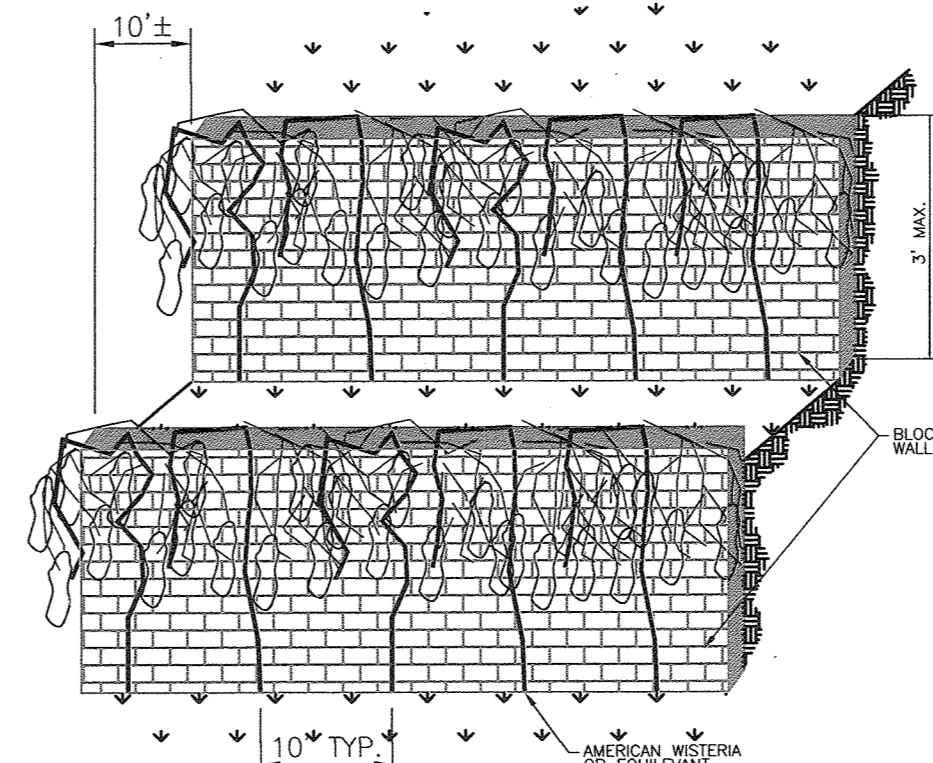
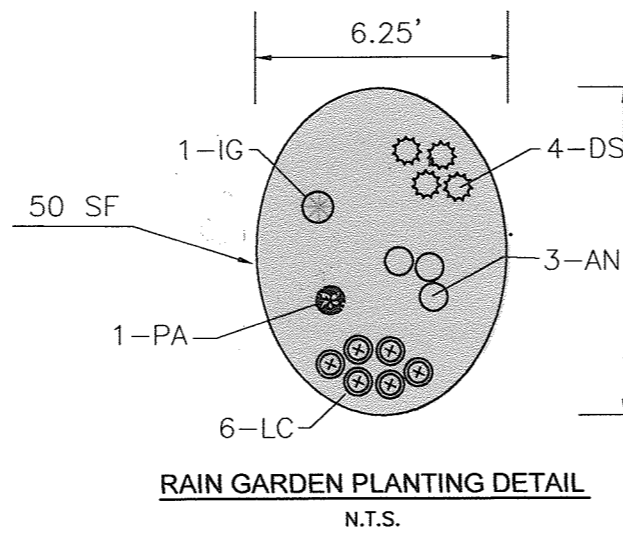
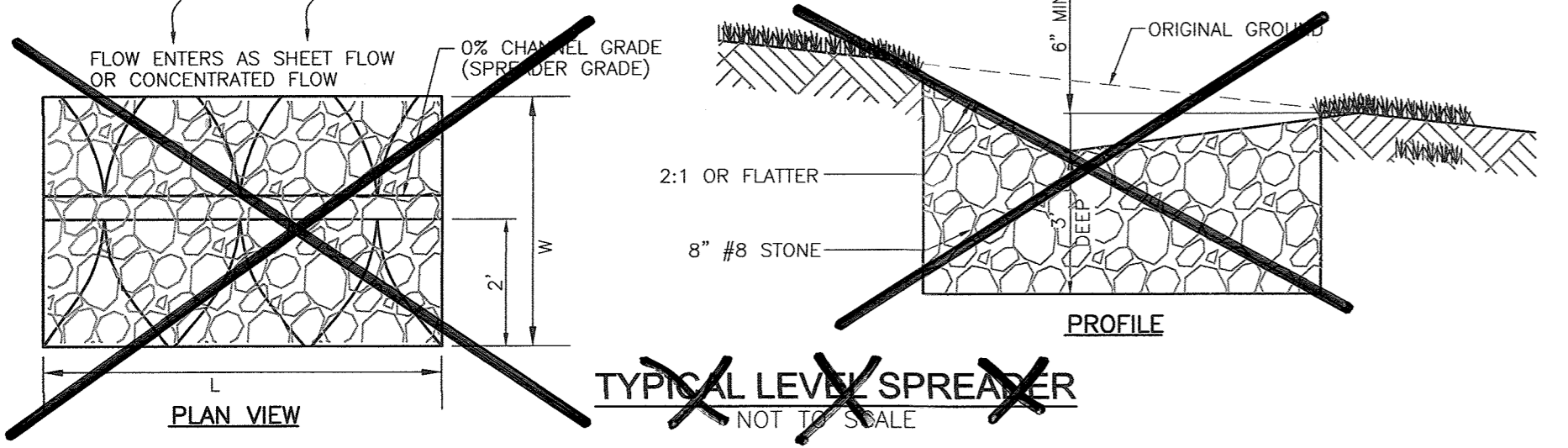
LEGEND:

- EX. 20" PUBLIC SEWER EASEMENT
- FUTURE OFFSITE GRADING EASEMENT
- FUTURE OFFSITE GRADING AGREEMENT
- PROP. PRIVATE DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 6" SIDEWALK & UTILITY EASEMENT
- PROP. VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY, & RETAINING WALL EASEMENT
- PROP. VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- PROP. 24" PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR FUTURE LOTS 10-13
- PROP. 15' NO WOODY VEGETATION BUFFER
- PROP. RECREATIONAL OPEN SPACE AREA
- PROP. PUBLIC NATURAL AREA CONSERVATION EASEMENT FOR SWM CREDITS
- PROP. FOREST CONSERVATION EASEMENT (RETENTION)
- PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- CENTERLINE OF EX. STREAM
- PROPOSED STORMDRAIN
- PROP. STORMDRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- PROPOSED CURB
- PROPOSED STREET LIGHT
- TREE PROTECTION FENCE
- SOILS BOUNDARY
- M1B2 M1D3
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- LANDSCAPE PERIMETER
- F1 L1
- FOREST STAND DELINEATION

NOTE: SEE SHEET 10 FOR LANDSCAPING LEGEND

As-Built 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: 8-26-19



- OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN AREAS**
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL.
 - SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DEFICIENT STAKES AND WOODS.
 - MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
 - SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

RAINGARDEN PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2"-3" Cal.
1	ILEX GLABRA	INK BERRY	2'-3" HT.
6	LOBELEA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
3	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TRASH PAD LANDSCAPING

SYM.	QTY.	DESCRIPTION	SIZE	REM.
5		DWARF JAPANESE YEW	3'-4" HT	B & B

PUBLIC ACCESS PLACE STREET TREE SCHEDULE

QUAN.	BOTANICAL NAME	SIZE	REM.
1,092 LF/40**	ACER RUBRUM 'AUTUMN FLAME'	2 1/2"-3" CAL.	B & B
27 REQUIRED	AUTUMN FLAME RED MAPLE		

** SEE GENERAL NOTE 32 FOR WAIVER ON COVER SHEET



FOR REVISIONS BY BEI DATED 7-21-15 ONLY & 3-20-17 & 5-20-18 AND AS-BUILT

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 12-21-16

NO.	REVISION	DATE
4	ADD EX. RETAINING WALL & LEVEL SPREADER	5.21.18
3	LOTS 14-16 & EX. 6" WOOD PRIVACY FENCE LOTS 9-13	3/20/17
2	REVISE LANDSCAPING PER AS-BUILTS	7-21-15
1	RELOCATE RECREATIONAL OPEN SPACE AREA & RELOCATE SWM ACCESS.	BEI
1	REVISE PLANS DUE TO CHANGES IN LAYOUT AND GRADING.	06/23/2011

FINAL ROAD CONSTRUCTION PLAN
PECORARO PROPERTY
 LANDSCAPE AND FOREST CONSERVATION PLAN AND DETAILS
 LOTS 1-3, OPEN SPACE LOT 4 & NON BUILDABLE BULK PARCELS A & B - PHASE I A RESUBDIVISION OF LOT 169, CANBURY WOODS

TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
 1ST ELECTION DISTRICT REF.: WP-05-75 (APP. 3/1/05) HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7696 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: JCO
 DRAWN BY: KHG
 CHECKED BY: RHV
 DATE: NOVEMBER 2010
 SCALE: 1"=50'
 W.O. NO.: 04-19.00

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. 16183 EXPIRATION DATE: 09-27-2012

9 SHEET OF 14

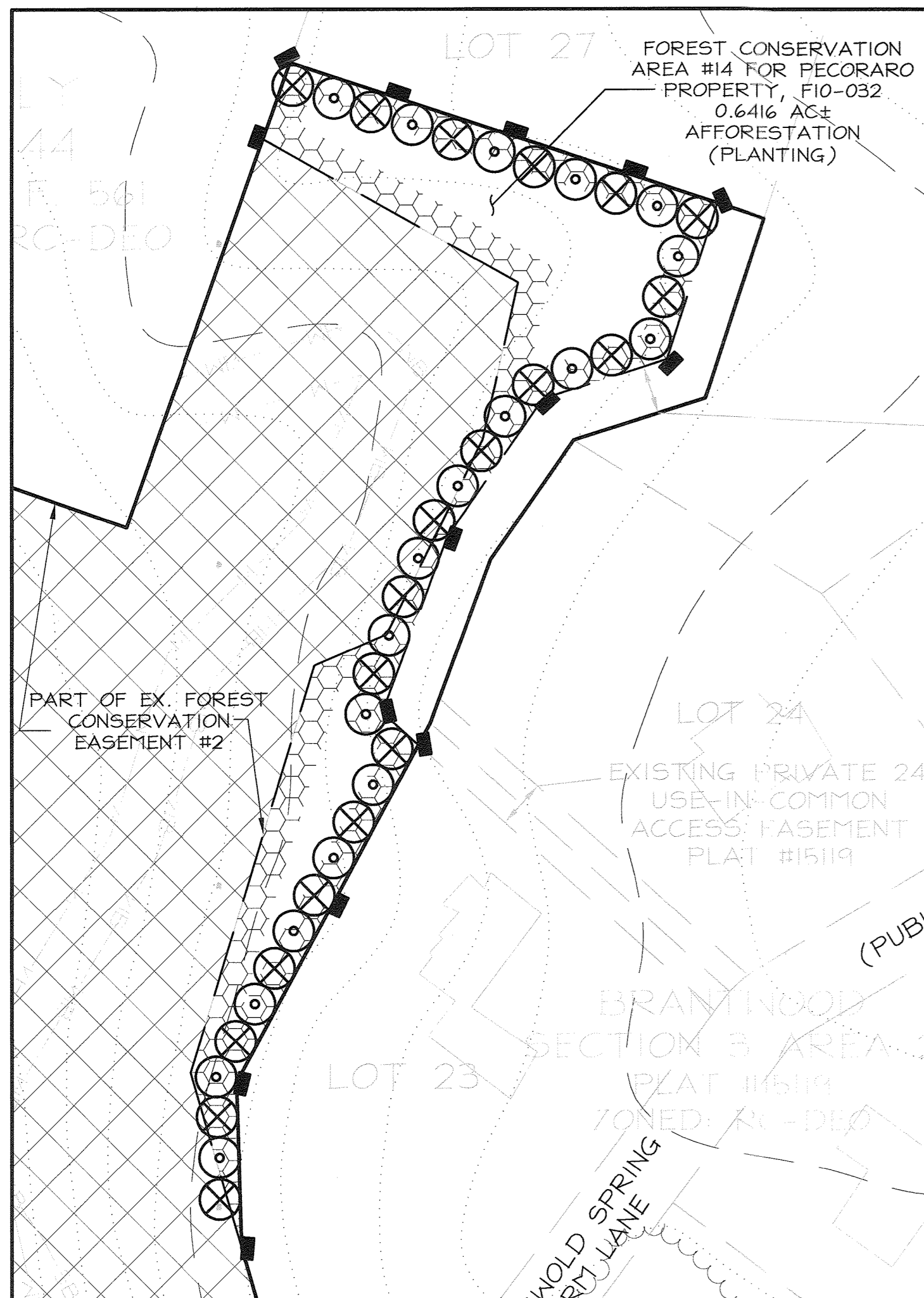
APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS DATE: 8-3-2011
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 8-16-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8-5-11

DEVELOPER'S/BUILDER'S CERTIFICATE

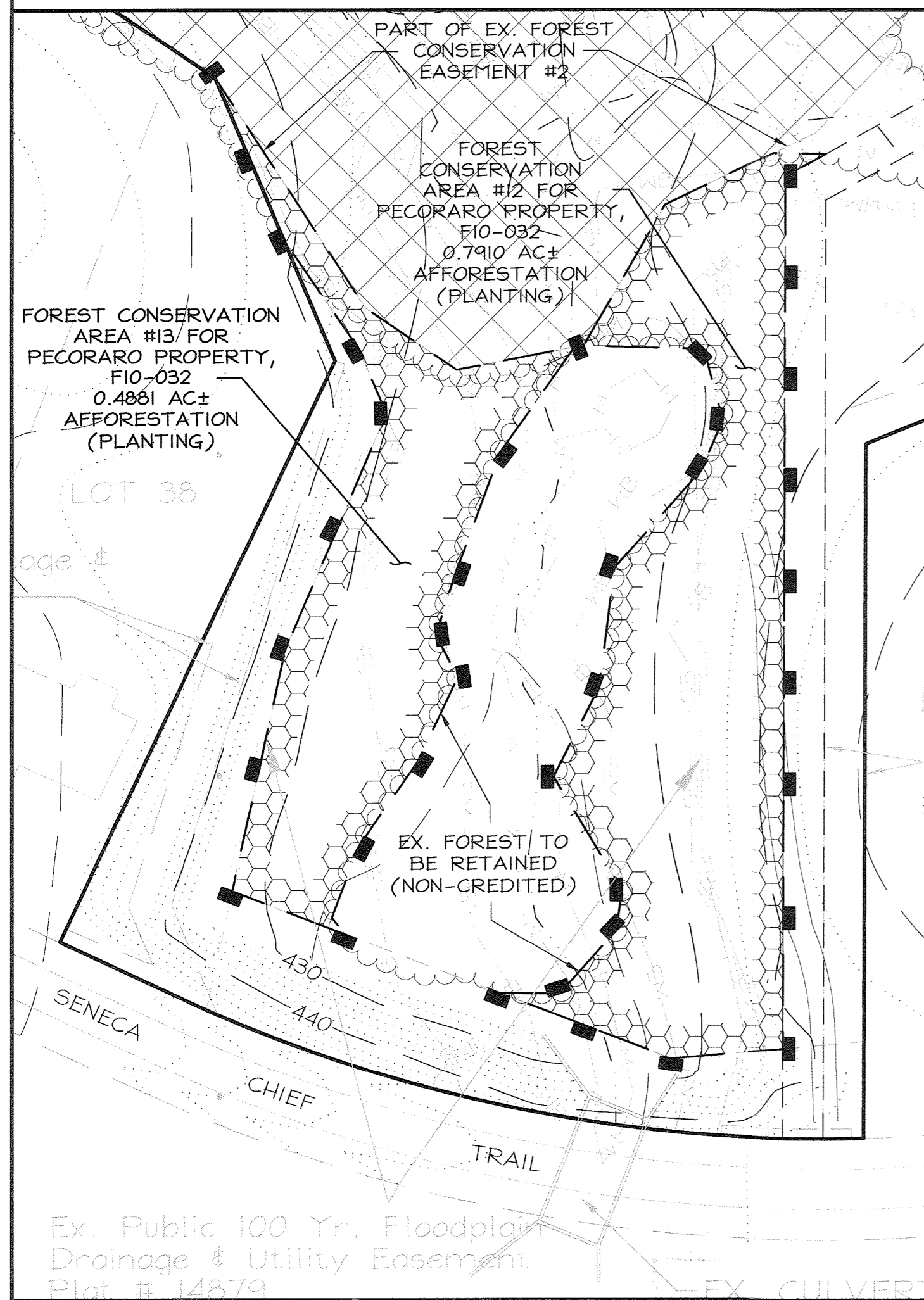
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER DATE: 7/26/11

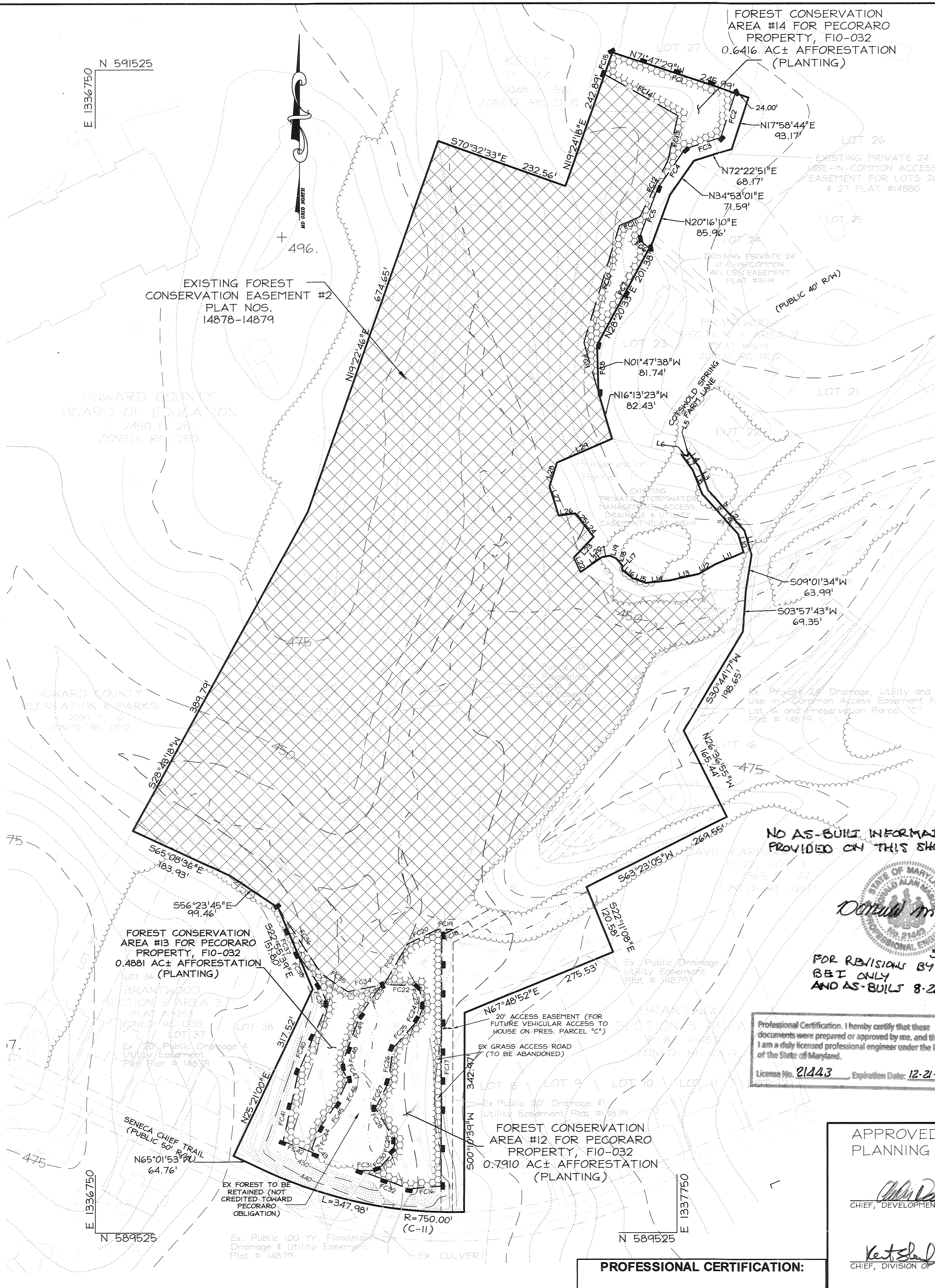
J. CHRIS OGLE DNR QUALIFIED FOREST PROFESSIONAL
 FOR INTERNAL LANDSCAPING FOR STORMWATER MANAGEMENT SEE SHEET 10



PLANTING DETAIL
SCALE: 1"=60'



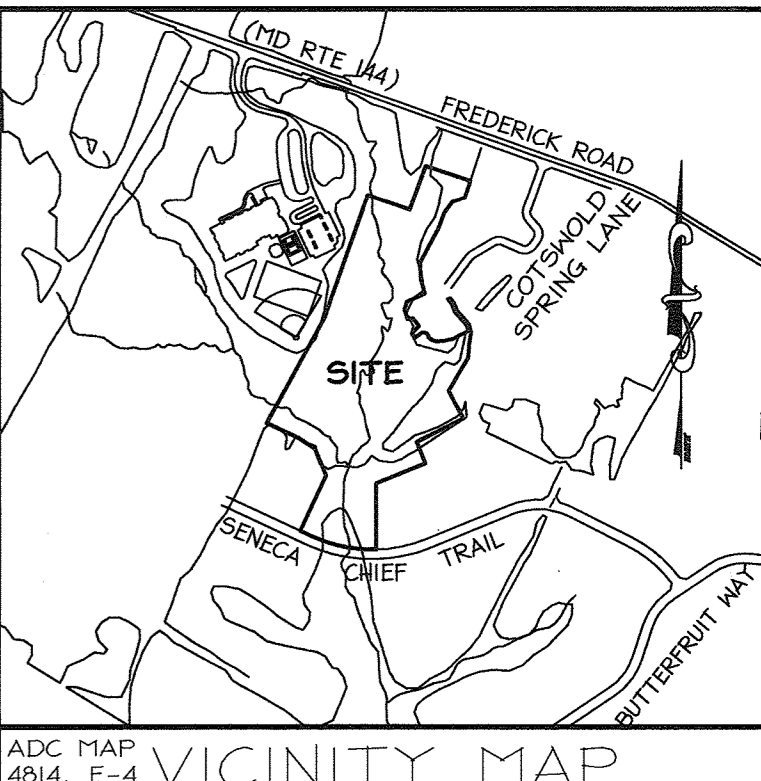
PLANTING DETAIL
SCALE: 1"=60'



INDEX OF SHEETS

No.	Description
12	Planting Plan for offsite easements Pecoraro Property (F-10-32)
13	Planting Notes, Details and Schedules for offsite easements Pecoraro Property (F-10-32)

NOTE:
Proposed Forest Conservation Easements #12 & #13 are to be planted exclusively with whips in tree shelters. Proposed Forest Conservation Easement #14 shall be planted with a mix of 2" caliper stock and whips in tree shelters. Please refer to the planting schedule on sheet 13 of 13.



FOREST CONSERVATION EASEMENT TABLE

Designation	Acreage (AC.±)	Type	Project	Location	Plat #
Existing Forest Conservation Easements					
1	No area specified on plat	Retention	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B	14495
3	No area specified on plat	Retention	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B	14495
5	0.91	Mitigation	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B	14496
6	4.13	Mitigation	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B	14497
No FC #	No area specified on plat	Reforestation	Bonnielass, F-01-208	Brantwood Sect 2, Pres. P. F	16379
1	0.5226	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. G	19747
3	0.4693	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. G	19747
2	16.55	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. C	14878-79
10	2.163/1.7937 Credit	Reforestation	Lime Kiln Valley, F-06-107	Brantwood Sect 3, Pres. P. G	19747
11	0.304	Reforestation	Gales Property, F-94-121	Brantwood Sect 3, Pres. P. G	19747
New Forest Conservation Easements Proposed Under This Plat					
12	0.7910	Afforestation	Pecoraro Property, F-10-32	Brantwood Sect 3, Pres. P. C	
13	0.4881	Afforestation	Pecoraro Property, F-10-32	Brantwood Sect 3, Pres. P. C	
14	0.6416	Reforestation	Pecoraro Property, F-10-32	Brantwood Sect 3, Pres. P. C	

Note: Forest conservation easement numbers were not coordinated between different sections of Brantwood. As a result, there is no FCE # 4, 7, 8 or 9. Since the last FCE No. used for Section 3 was # 11, The proposed FCE's start at No. 12.

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
FC1	221.99'	S71°47'29"E
FC2	80.94'	S17°58'44"W
FC3	63.98'	S82°22'51"W
FC4	82.81'	S34°53'01"W
FC5	92.41'	S20°16'10"W
FC6	23.96'	S48°02'18"E
FC7	189.03'	S28°20'33"W
FC8	81.74'	S91°47'38"E
FC9	90.00'	N16°13'33"W
FC10	210.00'	N16°54'32"E
FC11	38.73'	N66°42'53"E
FC12	107.30'	N26°17'27"E
FC13	74.07'	N12°38'38"E
FC14	144.31'	N60°40'15"W
FC15	40.00'	N19°24'18"E
FC16	54.83'	N84°51'11"E
FC17	430.86'	N00°10'39"E
FC18	22.90'	N61°04'54"E
FC19	25.91'	N88°56'41"W
FC20	54.42'	S64°12'22"W
FC21	80.27'	S21°54'56"W
FC22	59.21'	S82°19'27"E
FC23	35.98'	S15°08'11"E
FC24	27.00'	S22°48'32"W
FC25	64.71'	S41°41'28"W
FC26	54.28'	S07°11'56"W
FC27	49.69'	S27°05'27"W
FC28	65.25'	S31°12'41"E
FC29	20.45'	N19°24'18"E
FC30	41.87'	S41°54'46"W
FC31	29.69'	N89°11'02"W
FC32	91.05'	S69°06'29"E
FC33	63.18'	N35°15'06"E
FC34	54.33'	S74°10'57"W
FC35	54.00'	N85°50'45"W
FC36	136.00'	N33°06'32"W
FC37	86.80'	S22°55'39"E
FC38	65.00'	S34°26'56"E
FC39	35.00'	S23°25'11"E
FC40	127.07'	S23°08'49"W
FC41	122.00'	S12°22'07"W
FC42	59.97'	S69°06'29"E
FC43	10.85'	N40°21'15"W
FC44	37.79'	N20°45'41"E
FC45	50.83'	N34°41'45"E
FC46	46.07'	N25°30'11"E
FC47	23.64'	N27°17'34"W
FC48	32.57'	N17°40'36"E
FC49	63.36'	N20°28'40"E

LEGEND

[Symbol]	PERMANENT PROTECTIVE SIGNAGE
[Symbol]	PROPOSED FCE - REFORESTATION
[Symbol]	EXISTING FCE F01-67
[Symbol]	EXISTING WETLAND
[Symbol]	EXISTING 25' WETLAND BUFFER
[Symbol]	EXISTING STREAM
[Symbol]	EXISTING 75' STREAM BUFFER
[Symbol]	EXISTING 100 YEAR FLOODPLAIN

LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°32'18"E	43.28'
L2	S42°02'54"E	42.24'
L3	S71°47'29"E	43.91'
L4	S34°53'01"E	30.43'
L5	N12°47'57"E	6.3'
L6	N71°20'54"E	11.0'
L7	S35°51'00"E	33.0'
L8	S21°24'38"E	44.58'
L9	S42°20'54"E	41.70'
L10	S16°32'18"E	32.53'
L11	N66°06'21"E	51.90'
L12	N61°30'52"E	34.07'
L13	N77°20'59"E	51.56'
L14	N84°18'59"E	40.57'
L15	S10°23'10"E	23.61'
L16	S52°11'09"E	23.97'
L17	S07°04'10"W	7.62'
L18	S40°15'11"E	15.01'
L19	S65°10'12"E	13.22'
L20	N78°52'37"E	13.71'
L21	N55°50'45"W	44.38'
L22	S24°00'33"E	23.36'
L23	S43°43'17"W	48.77'
L24	N38°58'59"E	25.29'
L25	N38°23'38"W	25.25'
L26	S82°05'37"E	28.45'
L27	N17°23'24"W	52.83'
L28	N17°32'42"E	45.81'
L29	N66°34'38"E	103.11'

OWNERS:
Buildable Preservation Parcel C
Brantwood - Section 3 - Area I
Nicholas F. Liparini & Cynthia Y. Liparini
11363 Cotswood Spring Farm Lane
Ellicott City, MD 21042

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: 12-21-18

APPROVED: DEPARTMENT OF PLANNING AND ZONING

PROFESSIONAL CERTIFICATION:
Steve Heiss, Qualified Professional, MDPCA

NO.	DATE	REVISION
1	5-24-18	REVISE SHEET NO TO 12 OF 14

DESIGNED	DRAWN	CHECKED	DATE
LDE	LDE	BDB	8/2010

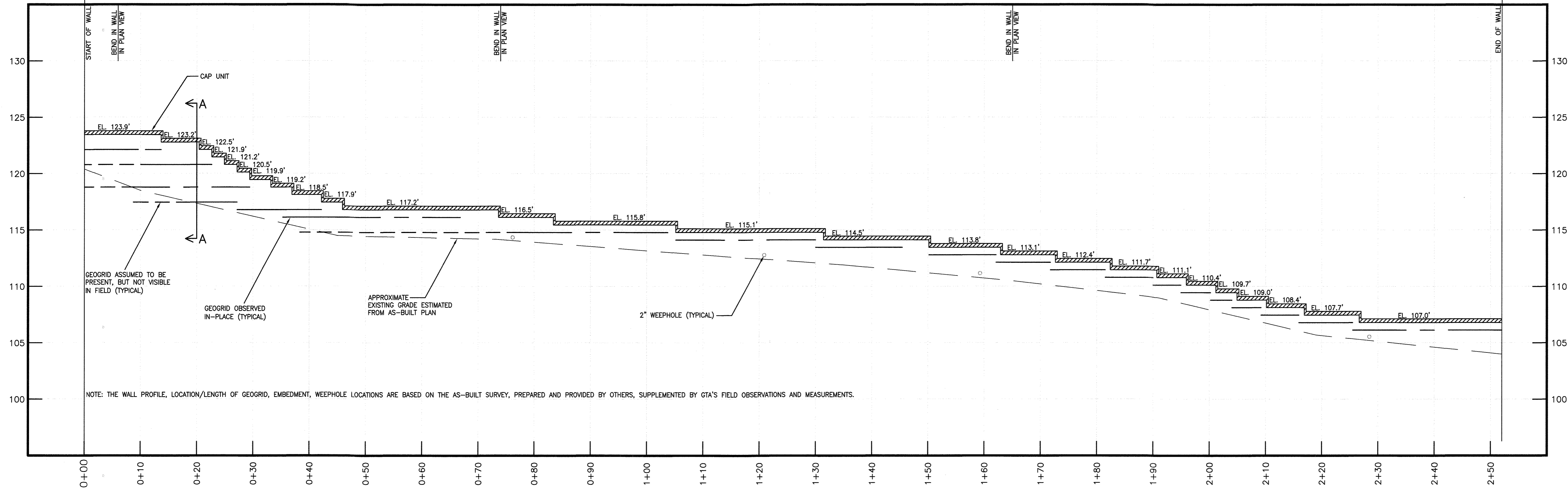
BRANTWOOD
SECTION THREE - AREA ONE
BUILDABLE PRESERVATION PARCEL "C"
A Revision of part of Brantwood - Section Three, Area One Preservation Parcel "C" Plat No.'s 14874 & 14879
Tax Map No. 16 - P/O Parcel 441
3rd Election District - Howard County, Maryland
Previous Submittals: NP 90-96, F 90-126, NP 91-53, 5 99-09, NP 00-55, P 00-03, F01-67, F 10-032, F 08-122

SCALE	DRIVING	JOB NO.	FILE NO.
1" = 100'	12 OF 14	10-004	F10-032

DEVELOPER:
THE LIPARINI COMPANY
7310 ESQUIRE COURT-SUITE 10
ELKBRIDGE, MD 21075

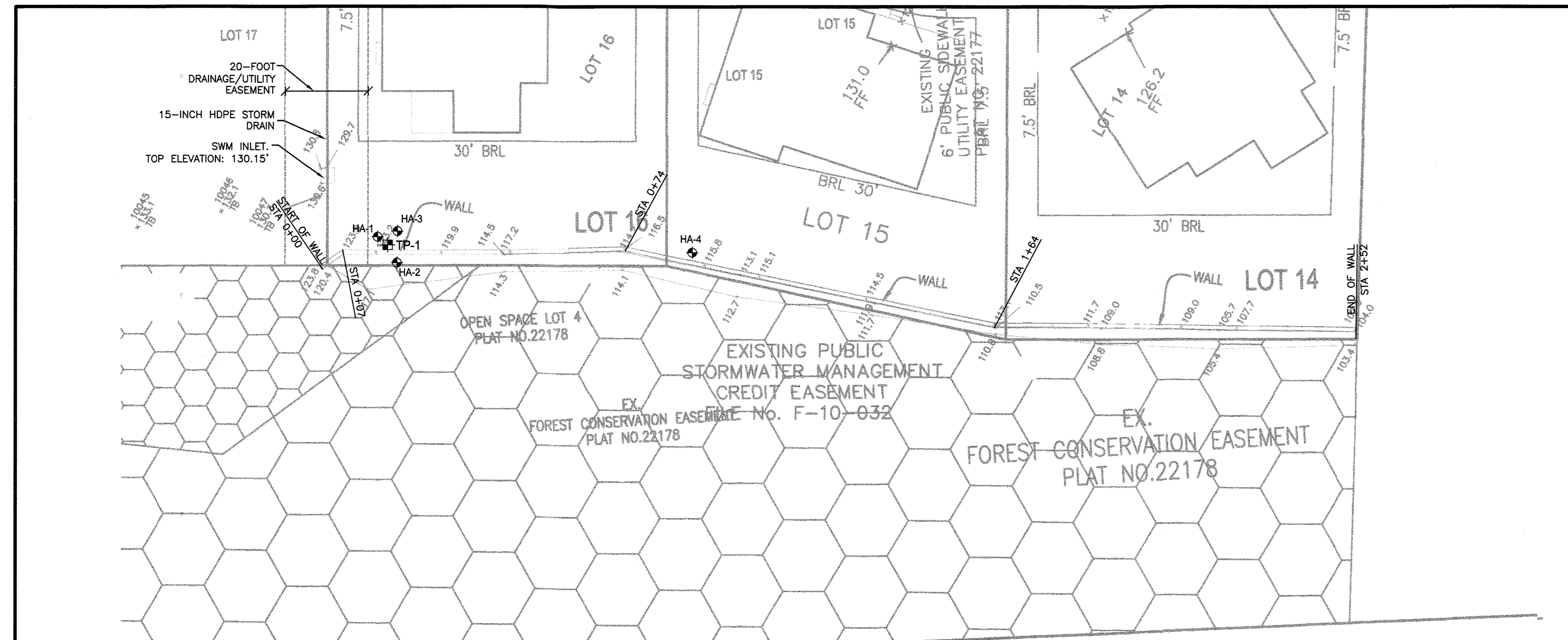
AS-BUILT

GEOGRID LENGTH = 4.0' TO 6.0' (PER CONTRACTOR)
 APPROXIMATE MINIMUM EMBEDMENT = 8.0" (PER CONTRACTOR)



RETAINING WALL PROFILE

HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'

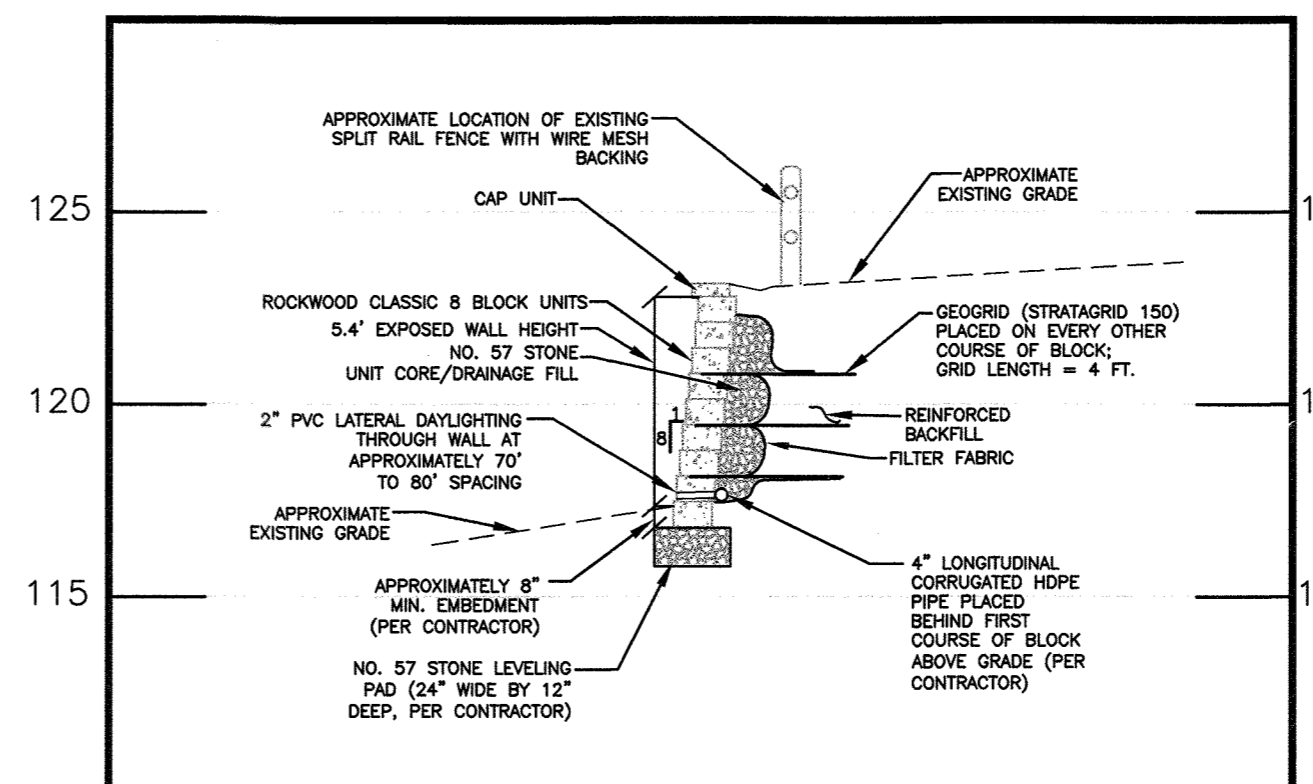


PLAN VIEW OF EXISTING SEGMENTAL RETAINING WALL

SCALE: 1" = 20'
 BASE PLAN WAS ADAPTED FROM AS-BUILT SURVEY (ORIGINAL SCALE: 1"=20').

Legend

HA-1 Identification and approximate location of Hand Auger/DCP boring performed by GTA in July of 2017.



EXISTING SEGMENTAL RETAINING WALL - SECTION AA (APPROXIMATE STATION 0+20)

HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'

General Notes:

- GTA was retained to observe the conditions of the existing retaining wall, subsequent to its construction. GTA was not involved in the original design or construction of the wall.
- GTA was provided an untitled, undated as-built survey of the wall which was utilized as the base for the plan view detail.
- The retaining wall profile was generated based on field measurements performed by GTA. Top of wall elevations and grades at the bottom of wall were extracted from the as-built survey provided.
- The retaining wall section was developed based on the results of GTA's visual conditions survey of the retaining wall, supplemented by information provided by the wall contractor, as noted.
- Maximum height of retaining wall: 5.4 feet

A GEOTECHNICAL EXPLORATION AND RETAINING WALL EVALUATION WAS PREPARED BY GTA DATED AUGUST 15, 2017 AND REVISED MARCH 5, 2018. DURING THIS EVALUATION, GTA PERFORMED CALCULATIONS OF THE CRITICAL WALL SECTION USING GEOMETRY AND SOIL PARAMETERS WHICH WERE ASSUMED FROM THE FIELD OBSERVATIONS AND LABORATORY TESTING. THESE CALCULATIONS INDICATE THAT AS-BUILT GEOGRID TYPE, LENGTHS, AND VERTICAL SPACING OBSERVED IN THE WALL ARE ADEQUATE BASED ON THE WALL GEOMETRY. THE WALL DESIGN CALCULATIONS ARE INCLUDED IN GTA'S REPORT. BASED ON GTA'S REVIEW OF THE DOCUMENTATION PROVIDED BY THE CLIENT, THE AS-BUILT SURVEY, GTA'S FIELD OBSERVATIONS/EXPLORATIONS, AND GTA'S GEOTECHNICAL ANALYSIS, IT IS GTA'S PROFESSIONAL OPINION THAT THE WALL IS IN SATISFACTORY CONDITION, THE WALL IS STABLE, AND THE AS-BUILT DETAILS OF THE WALL ARE ADEQUATE FOR THE WALL HEIGHT AND GEOMETRY.

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. 21143, Expiration Date: 12-26-20



AS-BUILT
 8-26-19
 NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

1	5-24-18	ADD SHEET TO SET	REVISION
NO.	DATE		
GEO-TECHNOLOGY ASSOCIATES, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS 14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9446 or (301) 470-4470 FAX: (410) 792-7395 WWW.GTAENG.COM			
OWNER/BUILDER:		PROJECT: PECORARO PROPERTY	
RICHMOND AMERICAN HOMES 6210 OLD DOBBIN LANE, STE. 190 COLUMBIA, MARYLAND 21045 PHONE: 410-312-2837		LOTS 1-3, OPEN SPACE LOT 4 AND NON BUILDABLE BULK PARCELS A&B-PHASE 1	
LOCATION:		TAX MAP 38 - GRID 9 PARCEL P/O 886 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE:		REVISED FINAL ROAD CONSTRUCTION PLANS RETAINING WALL PLAN AND DETAILS	
DATE:	MAY 2018	PROJECT NO.	2488
SCALE:	AS SHOWN	DRAWING	14 OF 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
	6-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
	6-13-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS	
	6/15/2018
CHIEF, BUREAU OF HIGHWAYS	DATE