

(General Notes Continued)

- The subject property is zoned R-20 per the 2/2/04 comprehensive zoning plan.
- No clearing, grading or construction is permitted within the required wetlands, stream(s) or their buffers. And the 100 year floodplain easement.
- A fee-in-lieu of the required open space for this plan was paid in the amount of \$7,500.00 to the Department of Recreation and Parks to create 5 new lots.
- The previous name for this subdivision was Nolan Property.
- Builders must be extra careful when staking out houses on Lots 3, 4 and 5.

SHEET INDEX	
DESCRIPTION	SHEET No.
Site Development Plan	1 of 3
Sediment and Erosion Control and Landscape Plan	2 of 3
Sediment and Erosion Control and Miscellaneous Details	3 of 3

REVISIONS	
NO.	DATE
1	12-21-06
2	06-20-07
3	07-13-07
4	07-23-07
5	08-19-08
6	3/26/09

SITE ANALYSIS DATA CHART

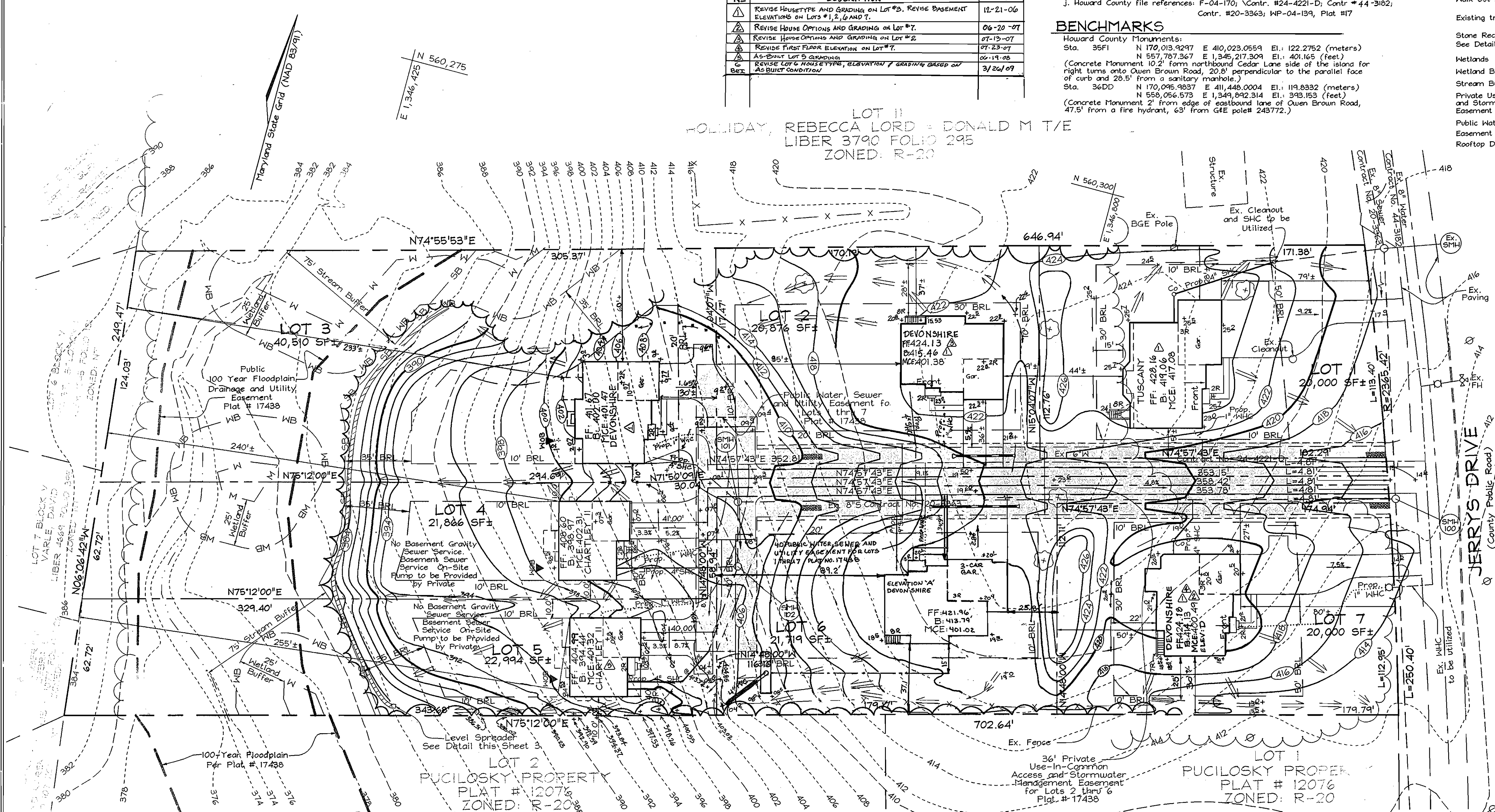
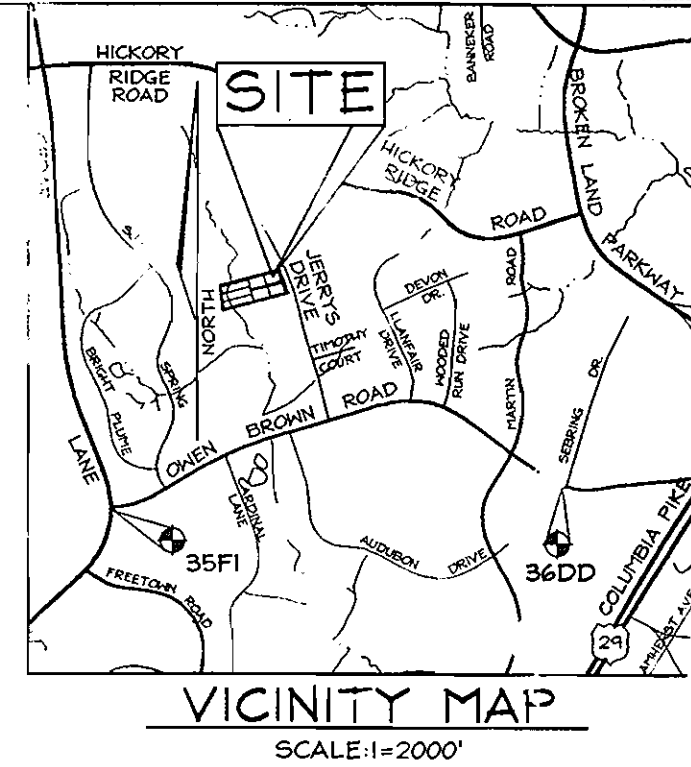
- Total project area: 3.856 Acres
- Area of plan submission: 3.856 Acres
- Limit of disturbed area: 2.965 Acres
- Present zoning: "R-20" per 2/2/04 Comprehensive Zoning Plan.
- Proposed uses for site: structures: single family detached.
- Floor space on each level of building(s) per use: See house templates this sheet
- Total number of units allowed: 7
- Total number of units proposed: 7
- Proposed building coverage of site: 0.417 acres; 11% of gross lot area
- Howard County file references: F-04-170; Contr. #24-421-D; Contr # 44-3182; Contr. #20-3363; WP-04-139, Plat #17

BENCHMARKS

Howard County Monuments:
 Sta. 35F1 N 170,013.9247 E 410,023.0559 El.: 122.2752 (meters)
 N 557,767.367 E 1,345,217.309 El.: 401.165 (feet)
 (Concrete Monument 10' 2" form northbound Cedar Lane side of the island for right turns onto Owen Brown Road, 20.8' perpendicular to the parallel face of curb and 28.5' from a sanitary manhole.)
 Sta. 36DD N 170,095.9837 E 411,448.0004 El.: 119.8332 (meters)
 N 556,056.573 E 1,349,812.314 El.: 393.153 (feet)
 (Concrete Monument 2' from edge of eastbound lane of Owen Brown Road, 47.5' from a fire hydrant, 63' from G&E pole# 243772.)

LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Stone Trench Level Spreader
- Walk Out Basement
- Existing tree to be removed
- Stone Recharge Area
- See Detail, Sheet 3
- Wetlands
- Wetland Buffer
- Stream Buffer
- Private Use-In-Common Access and Stormwater Management Easement for Lots 2 thru 6
- Public Water, Sewer and Utility Easement for Lots 1 thru 7
- Rooftop Disconnect flow paths

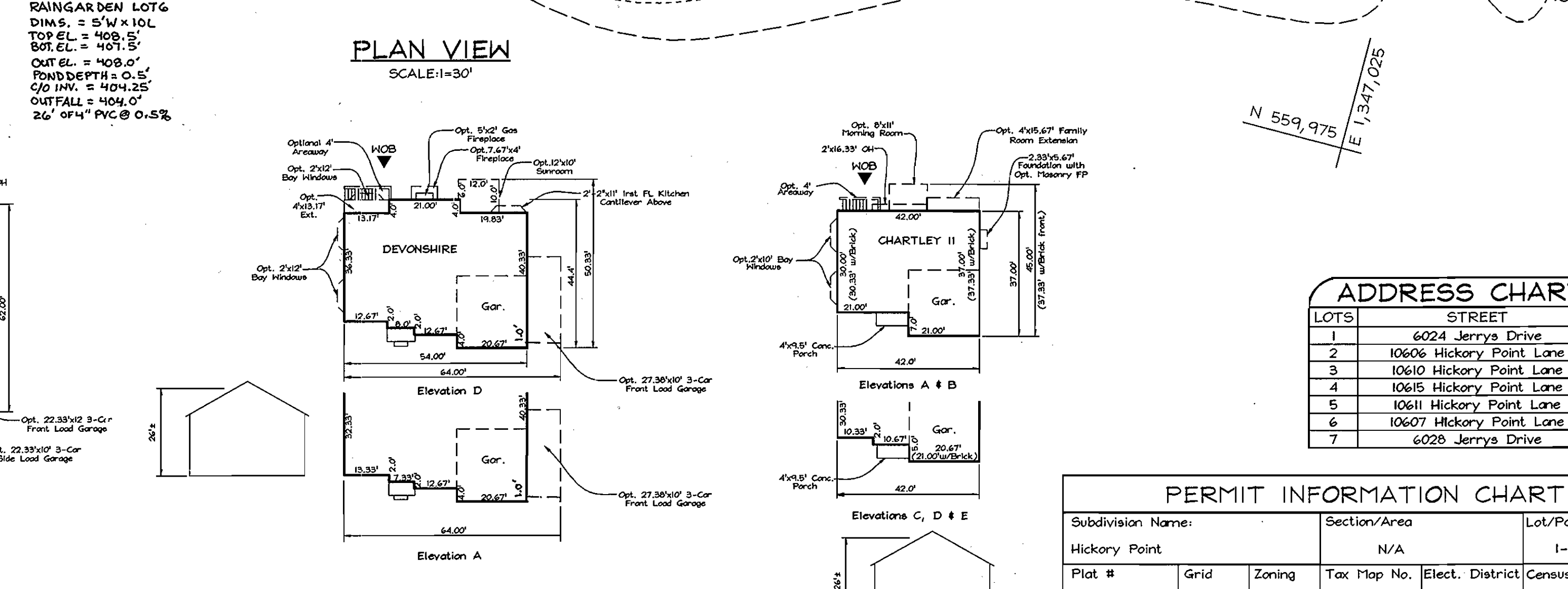


GENERAL NOTES

- Property is within the Metropolitan District.
- Public water and sewer will be used within this site.
- The Contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:

Verizon	1.800.743.0033/410.224.9210
AT&T	1.800.252.1133
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	410.795.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.315.4900
Howard County Health Department	410.313.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- On-site topography based on a Field Run Topographic Survey prepared by FSH Associates in January, 2004 with two foot contours.
- There are no historic structures or cemeteries on-site.
- This project is in conformance with the latest Howard County Standards unless waived as here approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 35F1 and 36DD were used for this project.
- In accordance with section 12B of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks. Porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width-12 feet (14' serving more than one residence).
 - Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - Geometry-max. 14% grade, max. 10% grade change, and 45 foot turning radius.
 - Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - Structure clearance-minimum 12 feet.
 - Maintenance-sufficient to insure all weather use.
- This subdivision complies with the Forest Conservation requirement with an off-station obligation of 1.84 acres that is provided at an off-site location on Talley Property on tax map 8, parcel 481. Surety in the amount of \$41,642.00 was posted with the Developers Agreement. This obligation was fulfilled on F-04-170 recorded on June 1, 2005.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance to be provided at the junction of flag or pipe stem and the road r/w and not onto the flag or pipe stem driveway.
- All Sewer Connections to be a minimum of 1.0% and a maximum of 5.0%. If no slope is shown, 2.0% may be assumed.
- This plan has been prepared in accordance with the provisions of Section 16.124 of The Howard County Code and Landscape Manual. Financial surety for the required 15 trees in the amount of \$4,500.00 for lots 1 thru 7 will be posted as part of the grading permit.
- A wetlands and environmental assessment report was prepared by Exploration Research, Inc. dated March 31, 2004 for this property, and approved under F-04-170.
- Stormwater Management is provided as follows: Lots 1, 2, 6 and 7 are treated by rooftop disconnects. The use-in-common driveway is being treated by a grass swale. Lots 3, 4 and 5 are treated by rooftop disconnect credit. Stormwater Management was approved under F-04-170.
- This subdivision plan is subject to the amended "Fifth Edition of the Subdivision and Land Development Regulations" per Council Bill No. 45-2003 effective 10/02/03 and the Zoning Regulations as amended by Council Bill No.75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application, or building/grading permit application.
- For Level spreader detail, See Sheet 3.
- On June 11, 2004 the Planning Director approved Waiver Petition WP-04-139 from the following sections:
 - 16.132(a)(2)(i)(a) Not to improve one half of the public road to the full designated paving section.
 - 16.134(a)(1)(i) Not to construct sidewalks along the frontage of the property on Jerry's Drive.
 - 16.135(a) Not to install a street light.
 - 16.136 Not to plant street trees. A fee-in-lieu of the required improvements in the amount of \$11,463 will be paid.
- 100 Year Floodplain study prepared by FSH Associates.

PLAN VIEW
SCALE: 1"=30'



ADDRESS CHART	
LOTS	STREET
1	6024 Jerry's Drive
2	10606 Hickory Point Lane
3	10610 Hickory Point Lane
4	10615 Hickory Point Lane
5	10611 Hickory Point Lane
6	10607 Hickory Point Lane
7	6028 Jerry's Drive

PERMIT INFORMATION CHART				
Subdivision Name:	Section/Area	Lot/Parcel No.		
Hickory Point	N/A	1-7 / 178		
Plat #	Grid	Zoning	Tax Map No.	Census Tract
17438	12	R-20	35	5th 6056.02
Water Code	Sewer Code			
E-28	5521000			

OWNER/DEVELOPER
 HICKORY WOODS LLC
 9695 Norfolk Avenue
 Laurel, Maryland 20723
 (410) 792-2565

SITE DEVELOPMENT PLAN
HICKORY POINT
 LOTS 1 THRU 7
 TAX MAP 35, GRID 12
 5TH ELECTION DISTRICT
 PARCEL 178
 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: HK
 CHECKED BY: ZTF
 SCALE: As Shown
 DATE: Oct. 12, 2005
 W.L.O. No.: 3209
 SHEET No.: 1 OF 3

FSH Associates
 Engineers Planners Surveyors
 8318 Forest Street Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/2/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

11/3/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

11/3/05
 DIRECTOR
 DATE

SOILS LEGEND		
NAME / DESCRIPTION	SOIL GROUP	
Ba	Baile silt loam	D
BR22	Brandywine loam, 15 to 25 percent slopes, moderately eroded	C
CB22	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CH22	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
CH23	Chester silt loam, 8 to 15 percent slopes, severely eroded	B
GN22	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C

LEGEND

Existing Contour
Proposed Contour
Spot Elevation
Direction of Flow

Existing Trees to Remain

Stabilized Construction Entrance
Silt Fence
Silt Fence
1' Unit of Disturbance
Erosion Control Mattin

Prop. Landscape Trees

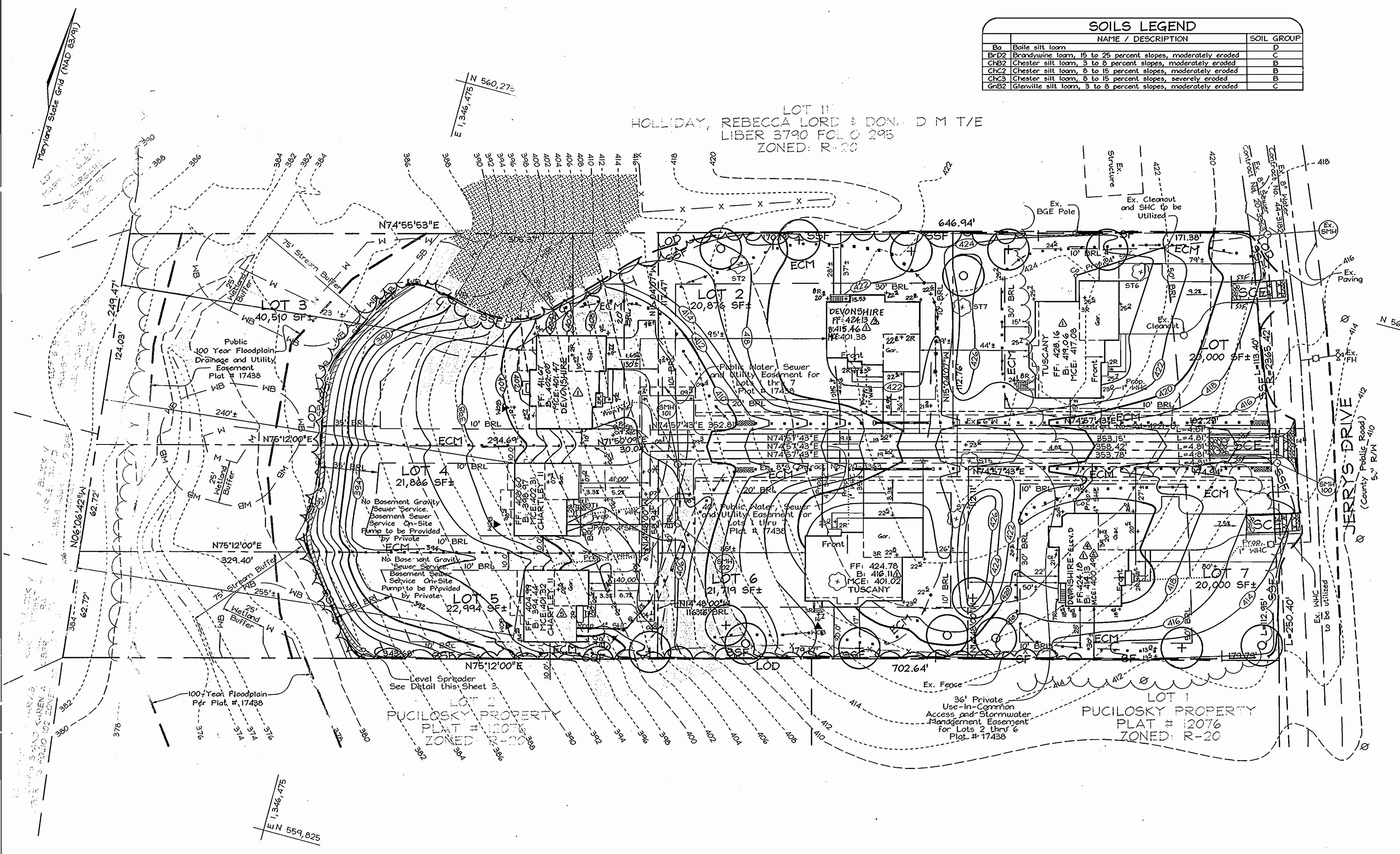
15-24.9% Slopes
25-50% Slopes

Existing tree to be removed

Stone Recharge Area
See Detail, Sheet 3

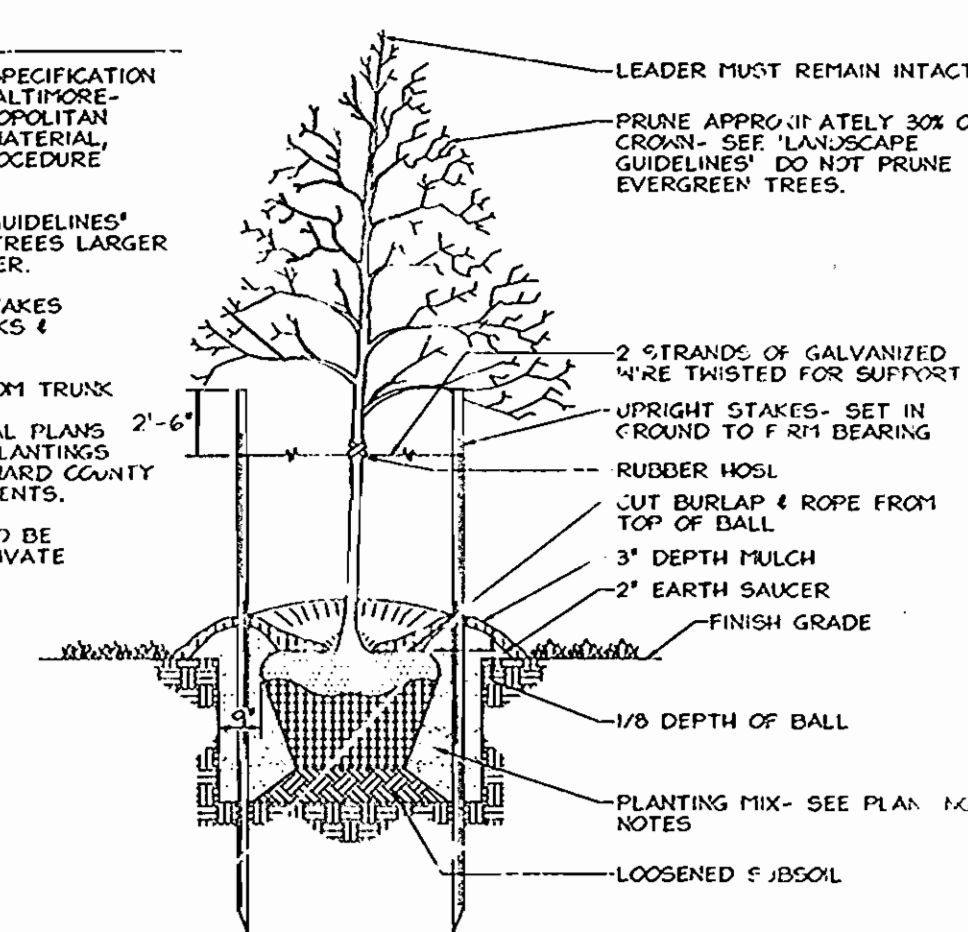
Wetlands
Wetland Buffer
Stream Buffer

Private Use-in-Common Access and Stormwater Management Easement for Lots 2 thru 6
Public Water, Sewer and Utility Easement for Lots 1 thru 7



NOTES

- SEE 'LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS' FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE 'LANDSCAPE GUIDELINES' FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO HALFS OF BUILDINGS.
- KEEP MULCH 1' FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LANDSCAPE SURETY BREAKDOWN		
LOT #	SHADE TREE QUANTITY	SURETY AMOUNT
1	3	\$900.00
2	3	\$900.00
3	0	0
4	0	0
5	1	\$300.00
6	4	\$1200.00
7	4	\$1200.00

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		1	2	3
Perimeter/Frontage Designation		A	A	A
Landscape Type		A	A	A
Linear Feet of Roadway Frontage/Perimeter		647	250	703
Credit for Existing Vegetation (Yes, No, Linear Feet)		Yes* 305	Yes* 250	Yes* 164
Remaining Perimeter Length		342	0	539
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)		No	No	No
Remaining Perimeter Length		-	-	-
Number of Plants Required				
Shade Trees		160	160	160
Evergreen Trees		-	-	-
Shrubs		-	-	-
Number of Plants Provided				
Evergreen Trees		6	0	9
Other Trees (2:1 Substitution)		-	-	-
Shrubs (10:1 Substitution)		-	-	-
(Describe Plant Substitution Credits Below if needed)		-	-	-

* Existing woods to remain

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
9	9	Acer Rubrum October Glory Red Maple	2 1/2"-3" Cal.	B & B
6	6	Quercus Coccinea Scarlet Oak	2 1/2"-3" Cal.	B & B

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 will be posted as part of the Grading Permit in the amount of \$4,500.00 (15 shade trees @ \$300.00 each). For individual lot surety, see Landscape Surety Breakdown chart, this sheet.

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPE SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT LANDSCAPE INSTALLATION, YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] DATE: 10/11/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SCD DATE: 10/31/05

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] DATE: 10/11/05

SIGNATURE OF ENGINEER: ZACHARIA Y. FISCH

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] DATE: 10/11/05

SIGNATURE OF DEVELOPER

No.	DESCRIPTION	DATE
1	ADD BUILT LOT 5 GRADING	06-18-05
2	REVISE FIRST FLOOR ELEVATION ON LOT 7	07-23-07
3	REVISE HOUSE OPTIONS AND GRADING ON LOT 2	07-18-07
4	REVISE HOUSE OPTIONS AND GRADING ON LOT 7	06-28-07
5	REVISE HOUSES AND GRADING ON LOT 3, REVISE PERIMETER ELEVATIONS ON LOTS 1, 2, AND 7	12-21-05

OWNER/DEVELOPER

HICKORY WOODS LLC
9695 Norfolk Avenue
Laurel, Maryland 20723
(410) 792-2565

SEDIMENT AND EROSION CONTROL AND LANDSCAPE PLAN

HICKORY POINT
LOTS 1 THRU 7

TAX MAP 35, GRID 12
5TH ELECTION DISTRICT

PARCEL 178
HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: Oct 12, 2005
H.O. No.: 3209
SHEET No. 2 OF 3

FSH Associates
Engineers Planners Surveyors
9318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHassociates@earthlink.net

