

SITE DEVELOPMENT PLAN

HAMMONDS PROMISE OVERLOOK

LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

ZONED: R-5C

TAX MAP No. 47 GRID No. 15

PARCEL No. 137

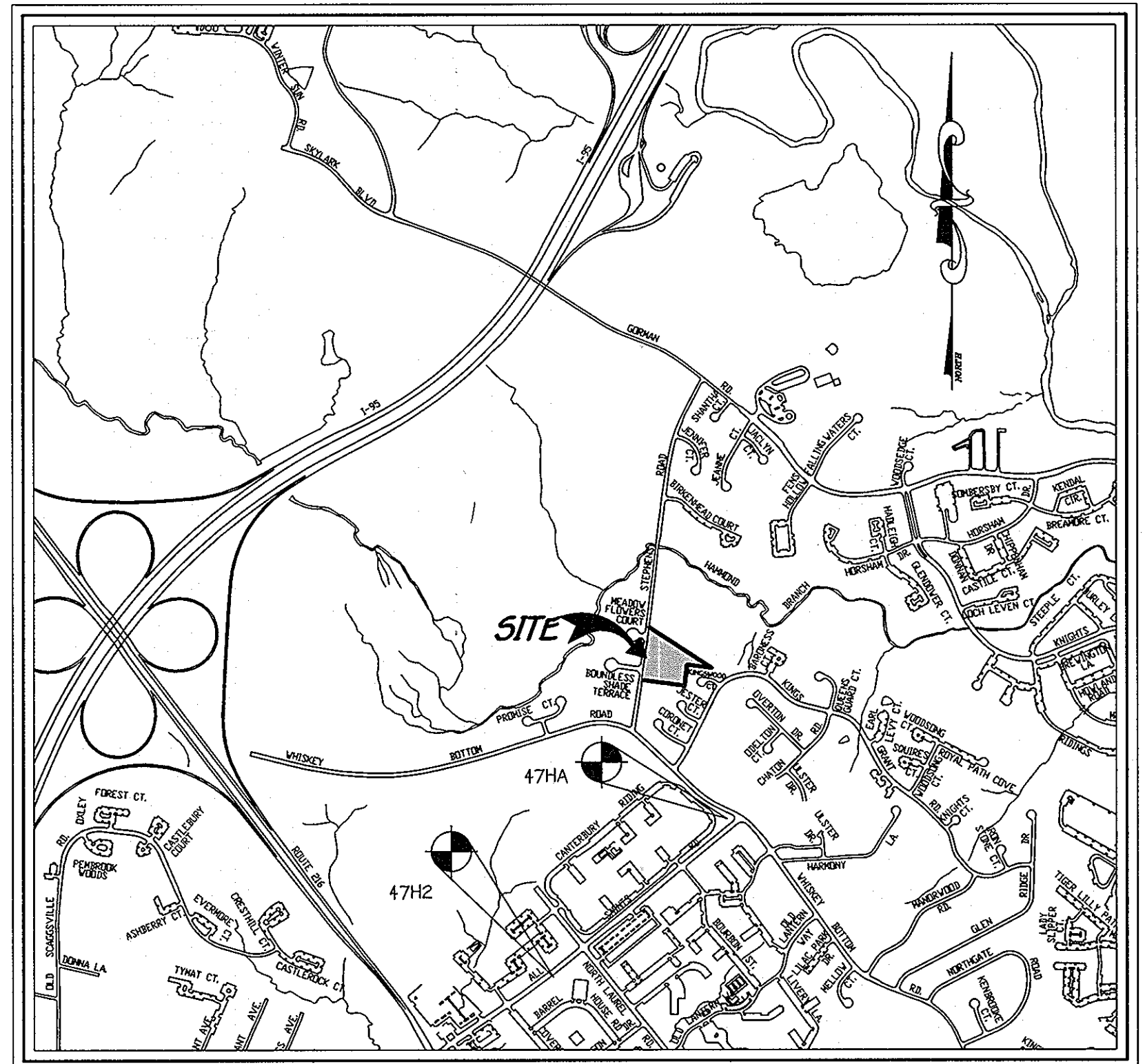
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEWER CONTROL PLAN, DRAINAGE AREA MAP AND SOILS MAP
4	GEOMETRY PLAN
5	DEMOLITION PLAN
6	STREET TREE AND LANDSCAPE PLAN
7	BUILDING FOOTPRINTS AND ROADWAY DETAILS
8	STORM DRAIN PROFILES, STRUCTURES AND DETAILS
9	STORM DRAIN PROFILES, PRIVATE SEWER PROFILES AND FIRE LANE PLAN
10	BORING LOGS
11	SEWER CONTROL NOTES AND DETAILS
12	STORMWATER MANAGEMENT OVERALL DRAINAGE AREA MAPS
13	STORMWATER MANAGEMENT FACILITY DRAINAGE AREA MAP
14	STORMWATER MANAGEMENT FACILITY *1
15	STORMWATER MANAGEMENT FACILITY *2
16	STORMWATER MANAGEMENT FACILITY *3
17	STORMWATER MANAGEMENT NOTES AND DETAILS
18	SIGHT DISTANCE PLAN AND PROFILE
19	FOREST CONSERVATION PLAN
20	FOREST CONSERVATION NOTES AND DETAILS
21	OFF-SITE REFORESTATION PLAN AT FULTON MANOR II
22	REFORESTATION NOTES

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
HAMMONDS OVERLOOK COURT	0+34	19L	STOP	R-1 ('STOP') SIGN

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
HAMMONDS OVERLOOK COURT	0+31	29R	150-WATT H.P.S. VAPOR PREMIER POST-TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
HAMMONDS OVERLOOK COURT	PRIVATE STREET	19R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
HAMMONDS OVERLOOK COURT	PRIVATE STREET	23L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

Forest Stand/Vegetative Data

Key	Community Type	Acreage	Dominant Vegetation	General Condition	Size Range Dominant Trees	Priority Acreage
F1	Poplar	1.8	Liriodendron tulipifera, Liquidambar styraciflua, Prunus serotina, Acer rubrum, Juglans nigra	Good	14-20 inch dbh	0
Lawn	Lawn	2.0	Mixed grasses, landscape and ornamental trees and shrubs	Fair	NA	0



VICINITY MAP
SCALE: 1" = 1200'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

UNIT No.	STREET ADDRESS
1	9610 HAMMONDS OVERLOOK COURT
2	9612 HAMMONDS OVERLOOK COURT
3	9614 HAMMONDS OVERLOOK COURT
4	9616 HAMMONDS OVERLOOK COURT
5	9618 HAMMONDS OVERLOOK COURT
6	9620 HAMMONDS OVERLOOK COURT
7	9622 HAMMONDS OVERLOOK COURT
8	9624 HAMMONDS OVERLOOK COURT
9	9626 HAMMONDS OVERLOOK COURT
10	9628 HAMMONDS OVERLOOK COURT
11	9630 HAMMONDS OVERLOOK COURT
12	9632 HAMMONDS OVERLOOK COURT
13	9634 HAMMONDS OVERLOOK COURT
14	9636 HAMMONDS OVERLOOK COURT
15	9638 HAMMONDS OVERLOOK COURT
16	9640 HAMMONDS OVERLOOK COURT
17	9642 HAMMONDS OVERLOOK COURT
18	9644 HAMMONDS OVERLOOK COURT
19	9646 HAMMONDS OVERLOOK COURT

"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. 13204, Expiration Date: November 3, 2010."

Charles J. Cedeno, Sr., P.E.
CHARLES J. CEDENO, SR., P.E.
10/21/09 DATE

NOTE:
FOUNDATIONS OF EXISTING BUILDINGS TO BE REMOVED SHALL BE DEMOLISHED AND FILLED AS DIRECTED BY THE GEOTECHNICAL ENGINEER

GENERAL NOTES:

- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, COUNCIL BILL 45-2003, THE 2/2/04 COMPREHENSIVE PLAN AND THE JULY 28, 2006 UPDATE OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE SUBJECT PROPERTY IS ZONED R-5C PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410 33-100 AT LEAST 10 BUSINESS DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "HSS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK. THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATIONS.
- BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT MAY 2005.
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM A FIELD SURVEY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT MAY 2005.
- 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.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: HOWARD COUNTY MONUMENT 47 HA - N 53.046.905 E 1.356.907.63 ELEV. 252.509; HOWARD COUNTY MONUMENT 47 H2 - N 52.706.452 E 1.355.445.405 ELEV. 256.778; HOWARD COUNTY MONUMENT 47 H3 - N 52.706.452 E 1.355.445.405 ELEV. 256.778.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN 3 FACILITIES WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. FACILITY #1 IS A SAND FILTER FACILITY PROVIDING WATER QUALITY AND CHANNEL PROTECTION MANAGEMENT. FACILITY #2 AND #3 ARE BIO-RETENTION FACILITIES PROVIDING WATER QUALITY AND CHANNEL PROTECTION MANAGEMENT.
- ALL REQUIRED RECHARGE VOLUME STORAGE IS PROVIDED BY GRAVEL STORAGE BENEATH THE UNDER DRAIN OF FACILITY #2.
- THIS SITE WILL UTILIZE PUBLIC WATER AND PUBLIC SEWER. THE ON-SITE WATER MAIN IS PUBLIC, AND WAS CONSTRUCTED UNDER CONTRACT NO. 24-4396-0.
- SITE ANALYSIS DATA:
 - TOTAL PROJECT AREA: 2.505 AC.
 - TOTAL PROJECT DEDICATION: 0.358 AC.
 - AREA OF PLAN SUBMISSION: 2.147 AC.
 - LIMIT OF DISTURBED AREA: 3.11 AC.
 - PRESENT ZONING: R-5C.
 - BUILDING COVERAGE OF SITE: 0.36 AC. OR 0.4%
 - ALLOWABLE NUMBER OF UNITS: 4 UNITS PER ACRE = 18.02 UNITS OR 18 UNITS
 - PROPOSED NUMBER OF UNITS: 18 UNITS
 - OPEN SPACE REQUIRED = 25% OF GROSS ACREAGE = 1.19 AC.
 - OPEN SPACE PROVIDED = 2.09 AC.
 - RECREATIONAL OPEN SPACE REQUIRED = 400 SQ. FT. PER UNIT = 06 x 400 = 7,200 SQ. FT.
 - RECREATIONAL OPEN SPACE PROVIDED: 9577 SQ. FT.
 - OFF-STREET QUEST PARKING SPACES REQUIRED = 18 UNITS x 0.3 = 6 SPACES
 - TOTAL NO. OF OFF-STREET QUEST PARKING SPACES PROVIDED = 21 SPACES
 - TOTAL NO. OF PARKING SPACES PROVIDED = 27
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY DPZ FILE - 50P-06-150, F-06-243, WP-07-032, WP-07-082, WP-09-095 AND WP-09-202 (REVISED), F-10-075
 - LOT COVERAGE: MIN. LOT SIZE 1760 SQ. FT., BUILDING AREA = 840 SQ. FT., 840/1760 = 47.7%
- PROPOSED USE FOR SITE AND STRUCTURES: TOWNHOUSES.
- PARKING REQUIREMENTS:
 - NO. OF SPACES PROVIDED: 2 PER UNIT (2 X 18 UNITS) = 36
 - NO. OF SPACES PROVIDED: 18 SINGLE CAR GARAGE UNITS WITH ONE SPACE AT FRONT OF GARAGE = 18 x 2 = 36
 - OFF-STREET QUEST PARKING SPACES REQUIRED = 18 UNITS x 0.3 = 6 SPACES
 - TOTAL NO. OF PARKING SPACES PROVIDED = 37
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 15124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 53 SHADE TREES, 74 EVERGREEN TREES AND 28 PRIVATE STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$35,400.00.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- TRAFFIC STUDY REQUIRED FOR THIS PROJECT WAS PREPARED BY HARS GROUP DATED JUNE, 2006.
- THE EXISTING STRUCTURE ON PARCEL 137 IS NOT A ROSENWALD SCHOOL, BASED ON A LETTER FROM ANN HOLMES JONES, PRESIDENT OF THE HOWARD COUNTY CONSERVANCY, INC.
- THERE ARE NO KNOWN GRAVESTONES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT, AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY COPIETERY INVENTORY MAP.
- TRENCH BEDDING FOR STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD G201 CLASS "C" BEDDING UNLESS OTHERWISE NOTED.
- THERE ARE NO SLOPES 25% OR GREATER AND NO FLOODPLAIN WITHIN THE SUBDIVISION, BASED ON AN ENVIRONMENTAL STUDY BY ECO-SCIENCE PROFESSIONALS, INC. THERE IS A SMALL ISOLATED WETLAND THAT HAS BEEN DEFINED ON THE PROPERTY. THIS RESOURCE IS NOT REGULATED BY THE COE BUT IS REGULATED BY MDC AND HOWARD COUNTY. A JOINT PERMIT APPLICATION HAS BEEN SUBMITTED TO GAIN APPROVAL TO IMPACT THE WETLAND FROM MDC. THE MDC PERMIT WILL BE ISSUED UPON RECEIPT OF THE SIGNED SEDIMENT AND EROSION CONTROL PLANS, AN EPIHEMERAL CHANNEL HAS BEEN DESIGNATED ON THE PROPERTY. THIS RESOURCE IS REGULATED BY THE COE BUT NOT HOWARD COUNTY OR MDC. A JOINT PERMIT APPLICATION HAS BEEN SUBMITTED TO GAIN APPROVAL TO IMPACT THIS RESOURCE. THE TRACKING NUMBER FOR THE JOINT PERMIT APPLICATION PROCESS IS 2006-6453. WP-07-082 IS A WAIVER APPROVED ON MARCH 15, 2007. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR A WAIVER FROM SECTION 15164(B), GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND IN ANY ZONING DISTRICT AND SECTION 15164(D) GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS OR STEEP SLOPES. ON JANUARY 22, 2009 MDC ISSUED A LETTER OF AUTHORIZATION TO IMPACT 180 SQUARE FEET OF ISOLATED WETLAND AND 3900 SQUARE FEET OF REGULATED WETLAND BUFFER. ON JANUARY 15, 2009 THE COE ISSUED A LETTER OF AUTHORIZATION TO IMPACT APPROXIMATELY 100 LINEAR FEET OF EPIHEMERAL STREAM FOR DEVELOPMENT OF HAMMONDS PROMISE OVERLOOK SUBDIVISION.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL UNITS ARE ALIGNED SO THAT THE FRONT OF THE UNIT FACES OUTWARD TOWARDS THE EXISTING ROADWAYS.
- A. REFUSE COLLECTION (CURBSIDE PICK-UP) TO BE PROVIDED BY PRIVATE CONTRACTOR.
- B. SNOW REMOVAL AND ROAD MAINTENANCE TO BE PRIVATE.
- "SIGN POSTS" - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A HOME OCCUPATION PERMIT MUST BE ISSUED BY THE DIVISION OF ZONING ADMINISTRATION AND PUBLIC SERVICE BEFORE ANY BUSINESS IS CONDUCTED FROM THE HOME.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY. USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, 1/2" MINIMUM.
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL EXISTING ON-SITE WELLS AND SEPTIC AREAS WILL BE ABANDONED BY LICENSED WELL DRILLERS & STATE FORMS SUBMITTED AS DOCUMENTATION PRIOR TO FINAL RECORD PLAT SIGNATURE.
- SOIL ANALYSIS PREPARED BY HILLIS-CARNEY ENGINEERING ASSOCIATES, INC. DATED APRIL 3, 2006.
- THIS PLAN IS SUBJECT TO MDC TRACKING NUMBER 2006-6453 FOR PROPOSED WORK WITHIN THE EPHEMERAL CHANNEL.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 151200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 0.50 ACRES OF ON-SITE FOREST RETENTION @ 402025/F FOR 21,760 SF + \$4,356.00. THE REFORESTATION REQUIREMENT OF 0.80 ACRE WILL BE PROVIDED AT THE FULTON MANOR II SUBDIVISION 402025/F FOR 24,948 SF + \$4,749.00. TOTAL FOREST CONSERVATION SURETY = \$21,760.00
- ALL EXISTING DWELLINGS AND BUILDINGS ARE TO BE RAZED. THE CIRCA DATE FOR THE EXISTING DWELLING AT 8831 STEPHENS ROAD IS 1952 AND 1900 FOR THE EXISTING DWELLING AT 8841 STEPHENS ROAD. THIS INFORMATION IS ALSO SHOWN ON SHEET 5.
- A FEE-IN-LIEU PAYMENT HAS BEEN PAID FOR PROVIDING ROAD IMPROVEMENT ALONG STEPHENS ROAD WITH THE DEVELOPER'S AGREEMENT FOR 50P-06-150 IN THE AMOUNT OF \$47,449.00 FOR CAPITAL PROJECT J-4202 ACCOUNT NO. 016-993-4202.
- PLAN SUBJECT TO FOLLOWING WAIVERS:
 - APPROVAL OF A WAIVER BY DEVELOPMENT ENGINEERING DIVISION FROM DESIGN MANUAL VOLUME ONE, SECTION 5.2.4.1 REQUIRING 25 FOOT POND SETBACK FROM THE PROPERTY LINE.
 - WP-07-032 IS A WAIVER APPROVED ON NOVEMBER 3, 2006. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR A WAIVER FROM SECTION 15134(D) WHICH REQUIRES INSTALLATION OF SIDEWALKS ALONG BOTH SIDES OF ALL STREETS WITHIN THE PROJECT AND SECTION 15164(D) WHICH PERMITS THE DEPARTMENT OF PLANNING AND ZONING TO ELIMINATE ALL OR PART OF THE SIDEWALKS REQUIREMENT WHERE ONE SIDE OF A STREET ADJACENT TO A LANDSCAPED PARKING AREA, PARK, GOLF COURSE OR OTHER TYPE OF USE WHICH DOES NOT REQUIRE A SIDEWALK AND WHERE CONTINUITY IS ESSENTIAL.
 - WP-07-082 IS A WAIVER APPROVED ON MARCH 15, 2007. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR A WAIVER FROM SECTION 15164(B), GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND IN ANY ZONING DISTRICT AND SECTION 15164(D) GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS OR STEEP SLOPES.
 - WP-09-202 IS A WAIVER APPROVED ON JUNE 15, 2009. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR A WAIVER FROM SECTION 15120 (6)(4) WHICH REQUIRES THAT SINGLE FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD SUBJECT TO:
 - PRIOR TO THE SUBMISSION OF ANY RESUBDIVISION PLAT TO CREATE FEESIMPLE LOTS, THE APPLICANT MUST COORDINATE WITH THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS CONCERNING THE PRIVATE/PUBLIC STATUS OF THE ON-SITE UTILITY LINES. THE APPROPRIATE EASEMENT DESIGNATIONS MUST BE REFLECTED ON THE FORTHCOMING PLAT AND INCORPORATED INTO PREVIOUSLY APPROVED PLANS IF NECESSARY THROUGH RED-LINE PROCESS.
 - THE CONSULTANT SHALL SUBMIT THE PROPOSED RESUBDIVISION PLAT TO CREATE THE FEESIMPLE LOTS. DESIGNATE THE HOA OWNERSHIP OF THE OPEN SPACE LOTS AND SHOW ANY REQUIRED PUBLIC UTILITY EASEMENTS. IN ACCORDANCE WITH THE ATTACHED "ORIGINALS ONLY" REQUIREMENTS, THIS RESUBDIVISION PLAT MAY BE PROCESSED AS AN "ORIGINALS ONLY" MYLAR. IF THAT PROCESS IS SELECTED THE ORIGINAL AND ALL REQUIRED FEES MUST BE SUBMITTED WITHIN 60 DAYS OF THIS WAIVER APPROVAL ON OR BEFORE AUGUST 15, 2009.
 - A HOMEOWNERS ASSOCIATION WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN THE RECORDED PUBLIC EASEMENT.
 - THE APPLICANT IS ADVISED THAT THIS REQUEST TO CREATE FEESIMPLE LOTS DOES NOT ALTER THE PROCESSING DEADLINES ASSOCIATED WITH 50P-06-150 ORIGINALS DUE BY AUGUST 2, 2009. IN ADDITION, IF THE FEESIMPLE LOTS ARE INDICATED ON THE SITE DEVELOPMENT PLAN, THE RESUBDIVISION PLAT MUST BE RECORDED PRIOR TO SIGNATURE OF THAT SUBJECT TO:
 - THE DEVELOPER MUST SUBMIT DEVELOPER'S AGREEMENTS AND POST FINANCIAL SURETY FOR ROAD CONSTRUCTION, WATER AND SEWER CONSTRUCTION, STORM DRAINS, STORMWATER MANAGEMENT CONSTRUCTION AND MAINTENANCE, LANDSCAPING AND FOREST CONSERVATION. EXECUTE A DEED OF FOREST CONSERVATION EASEMENT AND A FOREST CONSERVATION AGREEMENT FOR BOTH ON-SITE AND OFF-SITE RETENTION AND PAYMENT OF ASSOCIATED FEES ON OR BEFORE AUGUST 2, 2009.
 - THE DEVELOPER MUST SUBMIT SITE DEVELOPMENT PLAN ORIGINALS FOR SIGNATURE AND RECORDED ON OR BEFORE AUGUST 2, 2009.
 - THE PLANNING DIRECTOR APPROVED A REQUEST FOR WAIVER RECONSIDERATION (WP-09-202) ON JULY 22, 2009 TO ADD F-09-031 TO WAIVER REQUEST FOR EXTENSION OF PLAT SUBMITTAL DEADLINES (SECTION 15144(g) WHICH ESTABLISHES DEADLINE DATES TO SUBMIT THE FINAL SUBDIVISION PLAT, SUBJECT TO THE FOLLOWING CONDITION:
 - THE DEVELOPER MUST SUBMIT FINAL PLAT ORIGINALS IN ASSOCIATION WITH F-09-031 FOR SIGNATURE AND RECORDED ON OR BEFORE AUGUST 15, 2009.
 - THE EXISTING SPECIEN TREES SHOWN ON SHEET 19 ARE: a) BLACK WALNUT, 30" dbh, GOOD CONDITION; b) NORWAY SPRUCE, 30" dbh, GOOD CONDITION; c) TULIP POPLAR, 36" dbh, GOOD CONDITION. ALL EXISTING SPECIEN TREES ARE TO BE REMOVED.
 - ADDITIONAL FOREST CONSERVATION RETENTION EASEMENT NO. 2 HAS BEEN PROVIDED ABOVE THE REQUIRED FOREST CONSERVATION OBLIGATION. THIS FOREST CONSERVATION EASEMENT IS PROVIDED AS A CONDITION BETWEEN THE OWNER OF HAMMONDS PROMISE OVERLOOK AND THE HOPE BAPTIST CHURCH, OWNER OF LOT 1, BOLLING BROOKE. NO FOREST CONSERVATION SURETY IS REQUIRED FOR THE CREATION OF FOREST CONSERVATION EASEMENT NO. 2. HOWEVER, A DEED OF EASEMENT FOR FOREST CONSERVATION EASEMENT NO. 2 WILL BE REQUIRED TO BE EXECUTED.
 - ORIGINAL LOT 1, BOLLING BROOKE SUBDIVISION CONTAINS 11.1828 ACRES. A TOTAL OF 0.621 ACRES OF LOT 1, BOLLING BROOKE IS BEING TRANSFERRED TO EXISTING OPEN SPACE LOT 16 (2.609 ACRES) OF THE HAMMONDS PROMISE OVERLOOK SUBDIVISION CREATING A NEW 3.23 ACRE OPEN SPACE LOT 20.
 - THE ORIGINAL BYTOWNWATER DESIGN FOR THE REVISION DATED 8/15/07, WHICH INCLUDES THE ADDITION OF UNITS 17-19 AND OPEN SPACE LOT 20 WAS PREVIOUSLY DESIGNED WITH THIS SITE DEVELOPMENT PLAN APPROVED IN NOV. 2002. CONSTRUCTION WILL BE COMPLETED PRIOR TO MAY 2017.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
4101 461 - 2899



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark P. Wright Director, Department of Planning and Zoning
Kat DeLoach Chief, Division of Land Development
William... Chief, Development Engineering Division

DATE: 11/6/09
DATE: 11-02-09
DATE: 9/23/09

TITLE SHEET
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20
TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009
SHEET 1 OF 22 SDP 06-150

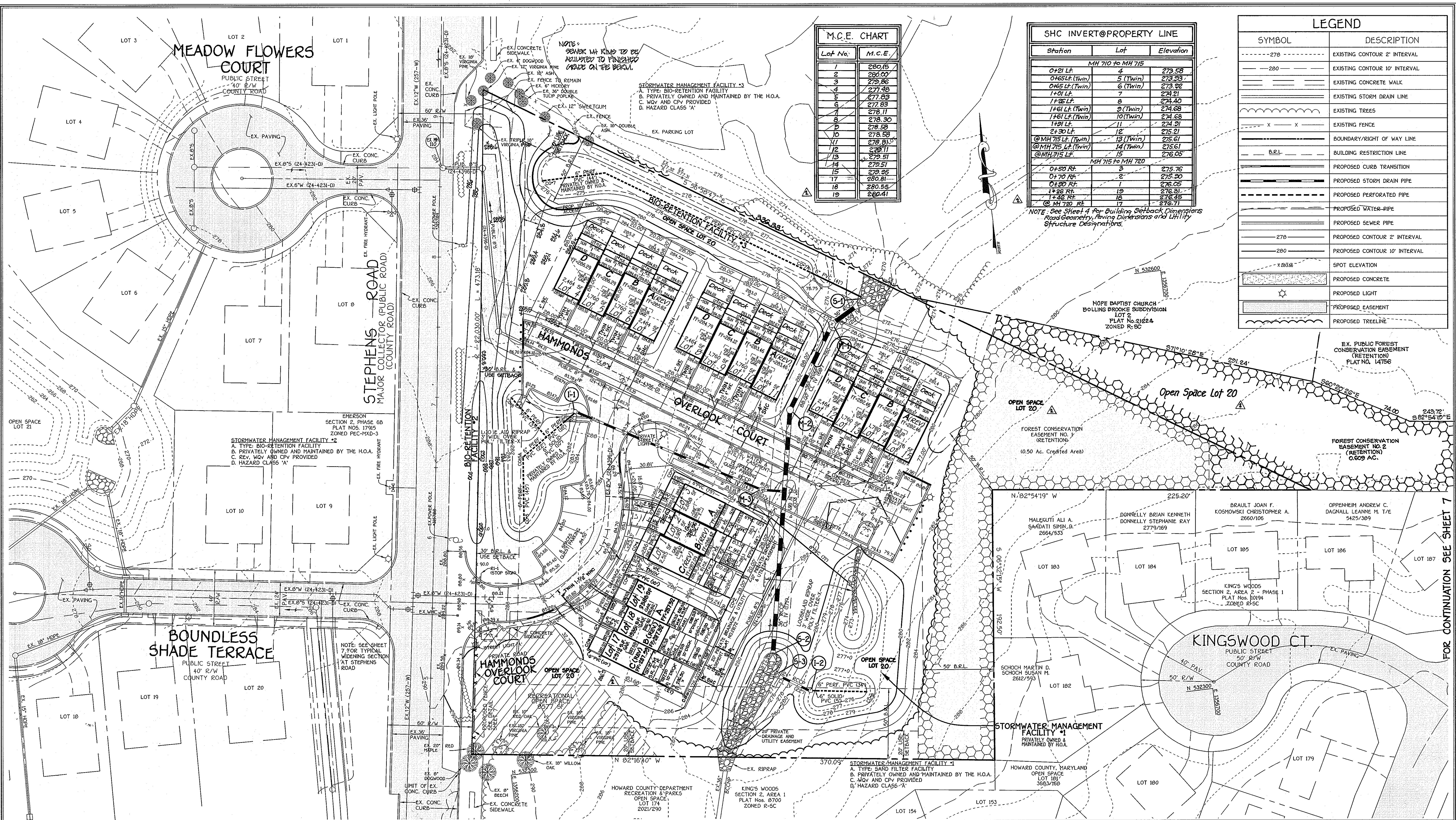
NO.	REVISION	DATE
1	REVISED PLAN TO ADD LOTS 17-20	8-12-10

OWNER
HAMMONDS PROMISE OVERLOOK
HOMEOWNERS ASSOCIATES, INC.
5500 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0427

OWNER
ETC PARTNERSHIP
c/o MR. EARL D. COLLINS
CENTENNIAL SQUARE OFFICE PARK
SUITE 102
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2855

DEVELOPER
HP OVERLOOK, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0427

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.	
HAMMONDS PROMISE OVERLOOK	N/A	1	137	
PLAT REF. NO. BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
- - - - - 15	R-5C	47	6th	6069.02
WATER CODE	SEWER CODE			
C-02	7390000			



M.C.E. CHART

Lot No.	M.C.E.
1	280.15
2	280.07
3	279.86
4	277.48
5	277.83
6	277.83
7	278.11
8	278.30
9	278.58
10	278.58
11	279.81
12	280.11
13	279.51
14	279.51
15	279.85
16	280.81
17	280.81
18	280.55
19	280.41

SHC INVERT@PROPERTY LINE

Station	Lot	Elevation
MH 710 to MH 715		
0+21 Lt.	4	273.58
0+65 Lt. (Twin)	5 (Twin)	273.93
0+65 Lt. (Twin)	6 (Twin)	273.92
1+01 Lt.	7	274.21
1+36 Lt.	8	274.40
1+61 Lt. (Twin)	9 (Twin)	274.68
1+61 Lt. (Twin)	10 (Twin)	274.68
1+91 Lt.	11	274.91
2+30 Lt.	12	275.21
@ MH 715 Lt. (Twin)	13 (Twin)	275.61
@ MH 715 Lt. (Twin)	14 (Twin)	275.61
@ MH 715 Lt.	15	276.05
MH 715 to MH 720		
0+50 Rt.	3	275.76
0+70 Rt.	2	275.90
0+80 Rt.	1	276.05
1+28 Rt.	19	276.91
1+46 Rt.	18	276.45
@ MH 720 Rt.	17	276.71

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING CONCRETE WALK
---	EXISTING STORM DRAIN LINE
---	EXISTING TREES
X X	EXISTING FENCE
---	BOUNDARY/RIGHT OF WAY LINE
B.R.L.	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED PERFORATED PIPE
---	PROPOSED WATER-PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
x 283.68	SPOT ELEVATION
---	PROPOSED CONCRETE
---	PROPOSED LIGHT
---	PROPOSED EASEMENT
---	PROPOSED TREELINE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955

NO.	REVISION	DATE
2	REVISED PLANS TO ADD LOTS 17-20	08-12-10
1	Rev. who & SHC'S, Add Opt. Decks, MCE Chart & SHC Invert Chart, Reverse of Lot 2	1-6-10

OWNER
 HAMMONDS PROMISE OVERLOOK
 HOMEOWNERS ASSOCIATES, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 410-367-0422

OWNER
 ETC PARTNERSHIP
 c/o MR. EARL D. COLLINS
 CENTENNIAL SQUARE OFFICE PARK
 SUITE 102
 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2955

DEVELOPER
 HP OVERLOOK, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 410-367-0422

APPROVED DEPARTMENT OF PLANNING AND ZONING

David J. Gault
 Director - Department of Planning and Zoning
 Date: 1/12/09

Robert D. ...
 Chief, Division of Land Development
 Date: 01/25/09

PROFESSIONAL ENGINEER

PROFESSIONAL LAND SURVEYOR

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-5C	47	6th	6069.02

WATER CODE: C-02
 SEWER CODE: 7390000

SITE DEVELOPMENT PLAN

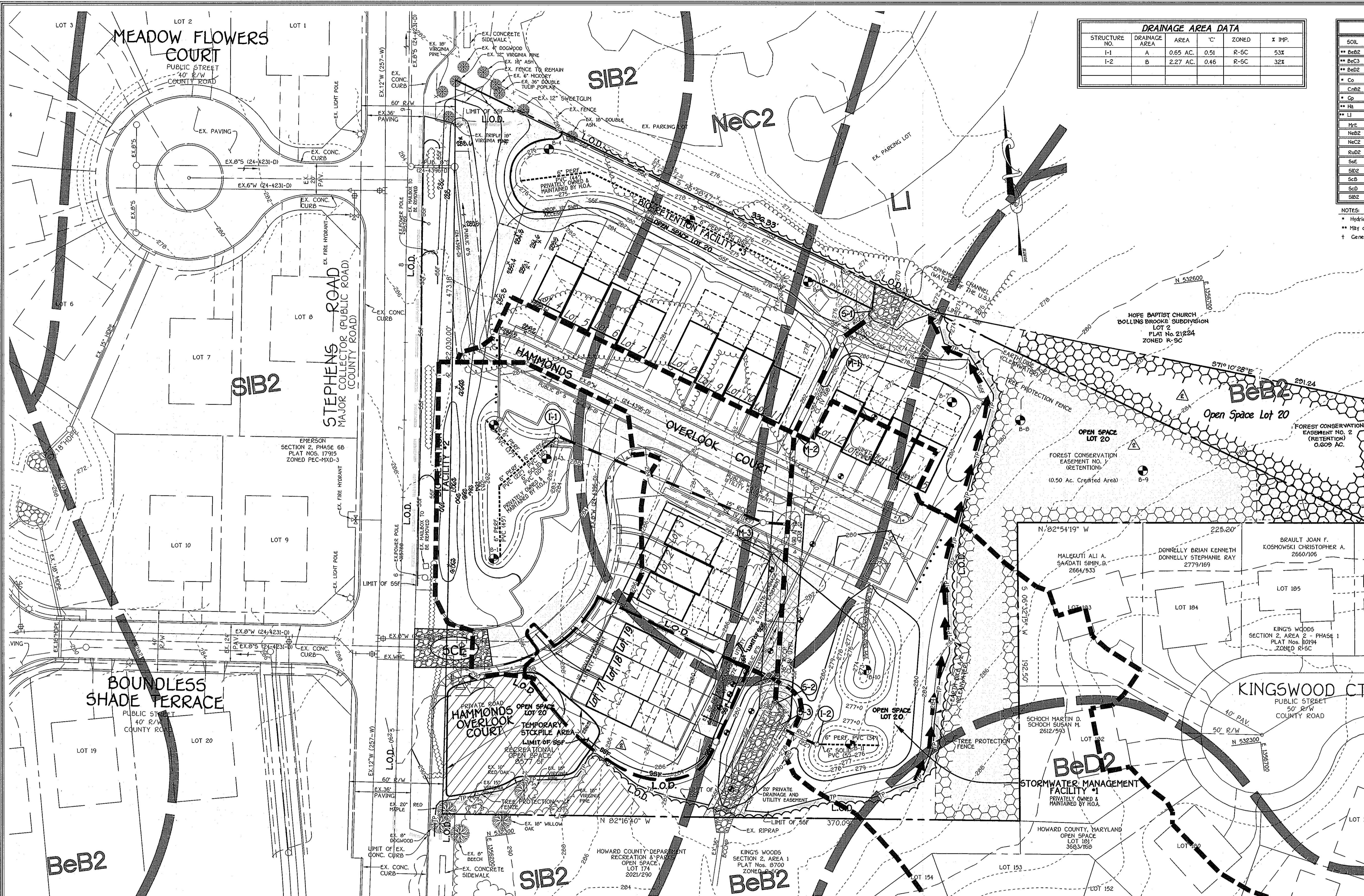
HAMMONDS PROMISE OVERLOOK
 LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
 PARCEL No. 137
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUG. 12, 2009

SHEET 2 OF 22 **SDP 06-15B**

FOR CONTINUATION SEE SHEET 7

1:\2009\06\SDP\HAMMONDS PROMISE OVERLOOK\06-15B SHEET 2 SITE PLAN.dwg, 1:1



DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	C'	ZONED	X IMP.
I-1	A	0.65 AC.	0.51	R-SC	53%
I-2	B	2.27 AC.	0.46	R-SC	32%

SOILS LEGEND		
SOIL	NAME	CLASS
** BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
** BaC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded	C
** BeB2	Beltville silt loam, 10 to 15 percent slopes, moderately eroded	C
* Co	Codorus silt loam	C
CnB2	Chilum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
* Gp	Gravel pits and quarries	C
** Ha	Hatboro silt loam	D
** Li	Leonardtown silt loam	D
Me2	Montalto and Relay soils, 15 to 45 percent slopes	B
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B
NeC2	Neshaminy silt loam, 8 to 15 percent slopes, moderately eroded	B
RuB2	Rumford loamy sand, 10 to 15 percent slopes, moderately eroded	B
Sa2	Sassafras soils, 15 to 40 percent slopes	B
SB2	Sassafras loam, 10 to 15 percent slopes, moderately eroded	B
ScB	Sandy and silty sand, gently sloping	?
ScD	Sandy and clayey sand, moderately sloping	?
SB2	Sassafras loam, 1 to 5 percent slopes, moderately eroded	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---278---	EXISTING CONTOUR 2' INTERVAL
---280---	EXISTING CONTOUR 10' INTERVAL
=====	EXISTING CONCRETE WALK
=====	EXISTING STORM DRAIN LINE
=====	EXISTING TREES
x x x x	EXISTING FENCE
=====	SOIL LINES
=====	BOUNDARY/RIGHT OF WAY LINE
=====	PROPOSED CURB TRANSITION
=====	PROPOSED STORM DRAIN PIPE
=====	PROPOSED PERFORATED PIPE
=====	PROPOSED WATER PIPE
=====	PROPOSED SEWER PIPE
---278---	PROPOSED CONTOUR 2' INTERVAL
---280---	PROPOSED CONTOUR 10' INTERVAL
=====	PROPOSED CONCRETE
=====	PROPOSED TREELINE
=====	SUPER SILT FENCE
-----L.O.D.-----	LIMIT OF DISTURBANCE
=====	STABILIZED CONSTRUCTION ENTRANCE
=====	BORING HOLE
=====	DRAINAGE AREA LINE
=====	TREE PROTECTION FENCING
=====	EROSION CONTROL MATTING

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2855

NO.	REVISION	DATE
1	REVISD PLANS TO ADD LOTS 17-20	8-12-10
1	Add Optional Decks, Reverse Unit Lot 2	1-6-10

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 of Engineer: *[Signature]* Date: 9/1/09

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 of Developer: *[Signature]* Date: 9-9-09

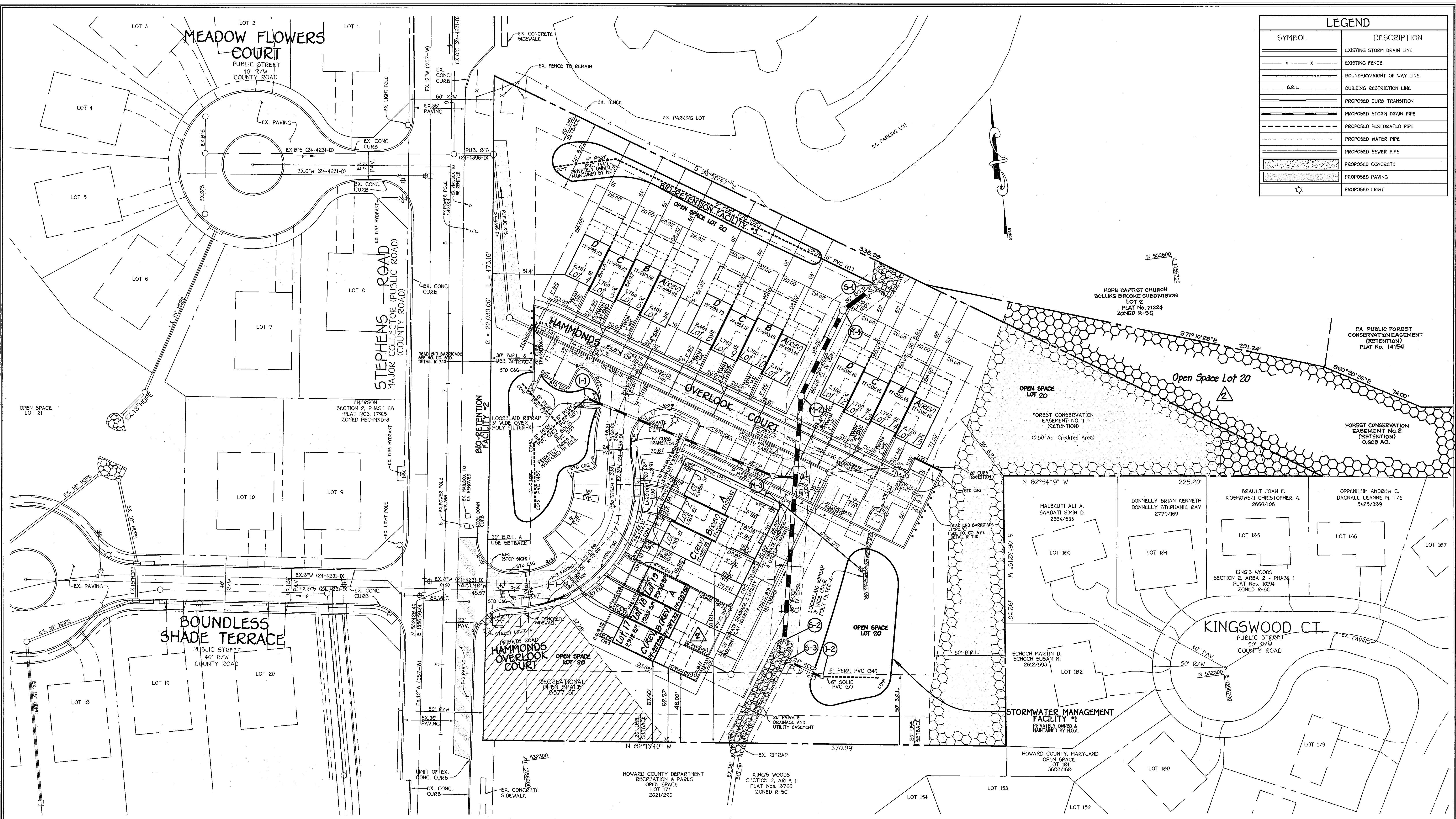
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.
 Signature of District Director: *[Signature]* Date: 9/13/09

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning: *[Signature]* Date: 11/3/09
 Chief, Division of Land Development: *[Signature]* Date: 11-02-09
 Chief, Development Engineering Division: *[Signature]* Date: 9/25/09

SEDIMENT CONTROL PLAN, DRAINAGE AREA MAP AND SOILS MAP
HAMMONDS PROMISE OVERLOOK
 LOTS 1 THRU 15, 17 THRU 19; OPEN SPACE LOT 20
 TAX MAP No. 47 - GRID No. 15
 PARCEL No. 137
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUG. 12, 2009
 SHEET 3 OF 22 SDP 06-15B



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	EXISTING FENCE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED PERFORATED PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2855

NO.	REVISION	DATE
2	REVISED PLANS TO ADD LOT 17-20	8-12-10
1	Add Opt. Decks, Revise Water & Sewer Hse. Connection Locations, Reverse Unit Lot 2	1-6-10

OWNER
 HAMMONDS PROMISE OVERLOOK
 HOMEOWNERS ASSOCIATES, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 410-367-0422

DEVELOPER
 ETC PARTNERSHIP
 c/o MR. EARL D. COLLINS
 CENTENNIAL SQUARE OFFICE PARK
 SUITE 102
 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2855

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Frank P. Gagliardi
 Director - Department of Planning and Zoning
 Date: 11/2/09

W. J. ...
 Chief, Division of Land Development
 Date: 11-02-09

...
 Chief, Development Engineering Division
 Date: 9/25/09

SEWER CODE
 7390000

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1 - 20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-5C	47	6th	6069.02

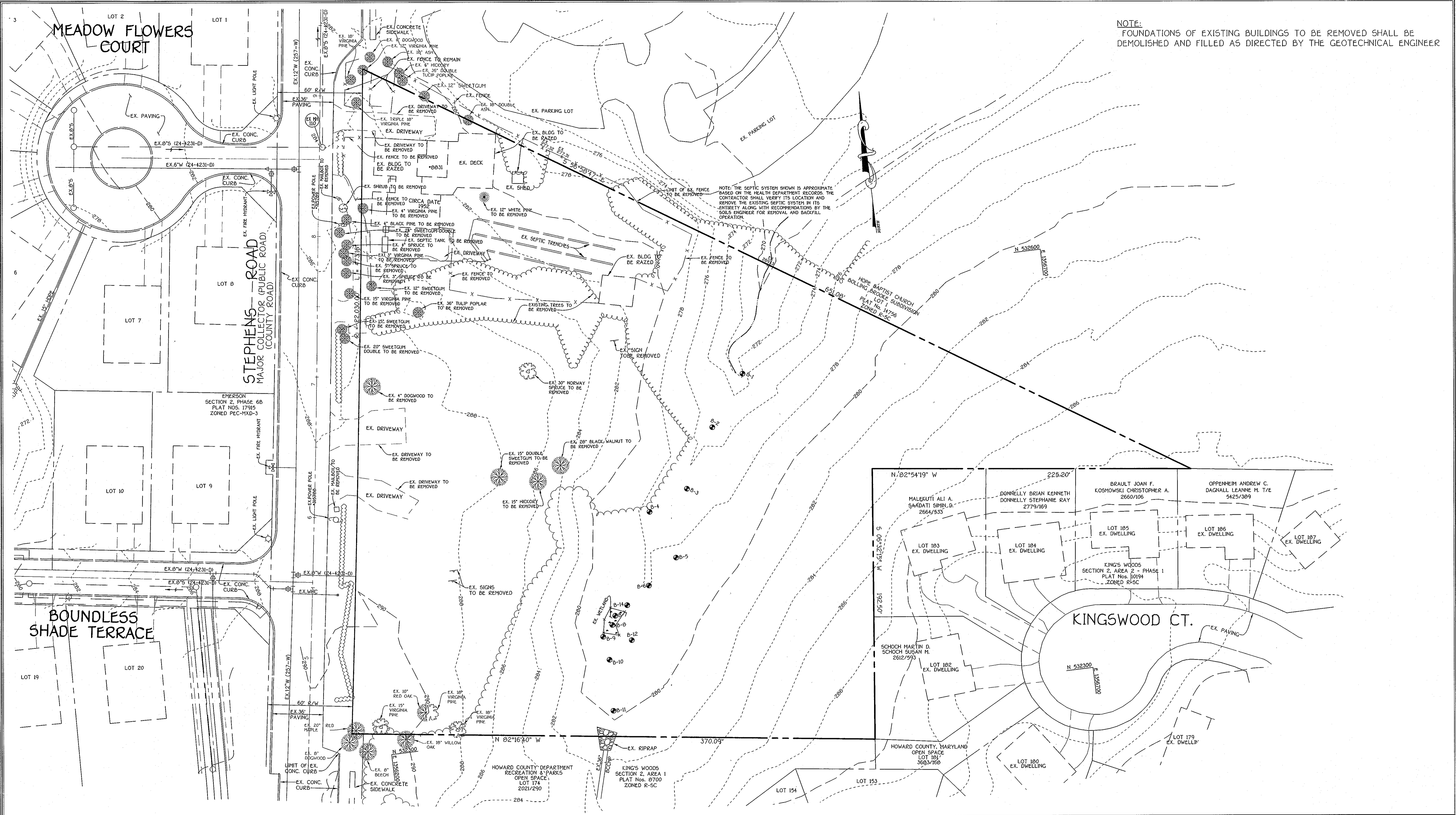
GEOMETRY PLAN

HAMMONDS PROMISE OVERLOOK
 LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
 PARCEL No. 137
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUG. 12, 2009

SHEET 4 OF 22 SDP 06-158

1:\2009\05\09\09\HAMMONDS PROMISE OVERLOOK\3000 SHEET 4 GEOMETRY.dwg, 1:1



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2855

NO.	REVISION	DATE
1	Revised Title Block	8.12.10

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 SECTION 2, AREA 1
 PLAT NOS. 0700
 ZONED R-SC

STATE OF MARYLAND
 CHARLES & JOHNS SEALS
 PROFESSIONAL ENGINEER

"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. 13204, Expiration Date: November 3, 2010."

Charles J. Cravo, Sr., P.E.
 DATE: 8/10/09

OWNER: HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC.
 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 410-367-0422

DEVELOPER: HP OVERLOOK, LLC
 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Levelle
 Director - Department of Planning and Zoning
 DATE: 4/13/09

Kat Shiloh
 Chief, Division of Land Development
 DATE: 11.02.09

Michael J. ...
 Chief, Development Engineering Division
 DATE: 9/25/09

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-SC	47	6th	6069.02

SEWER CODE: 7390000

DEMOLITION PLAN

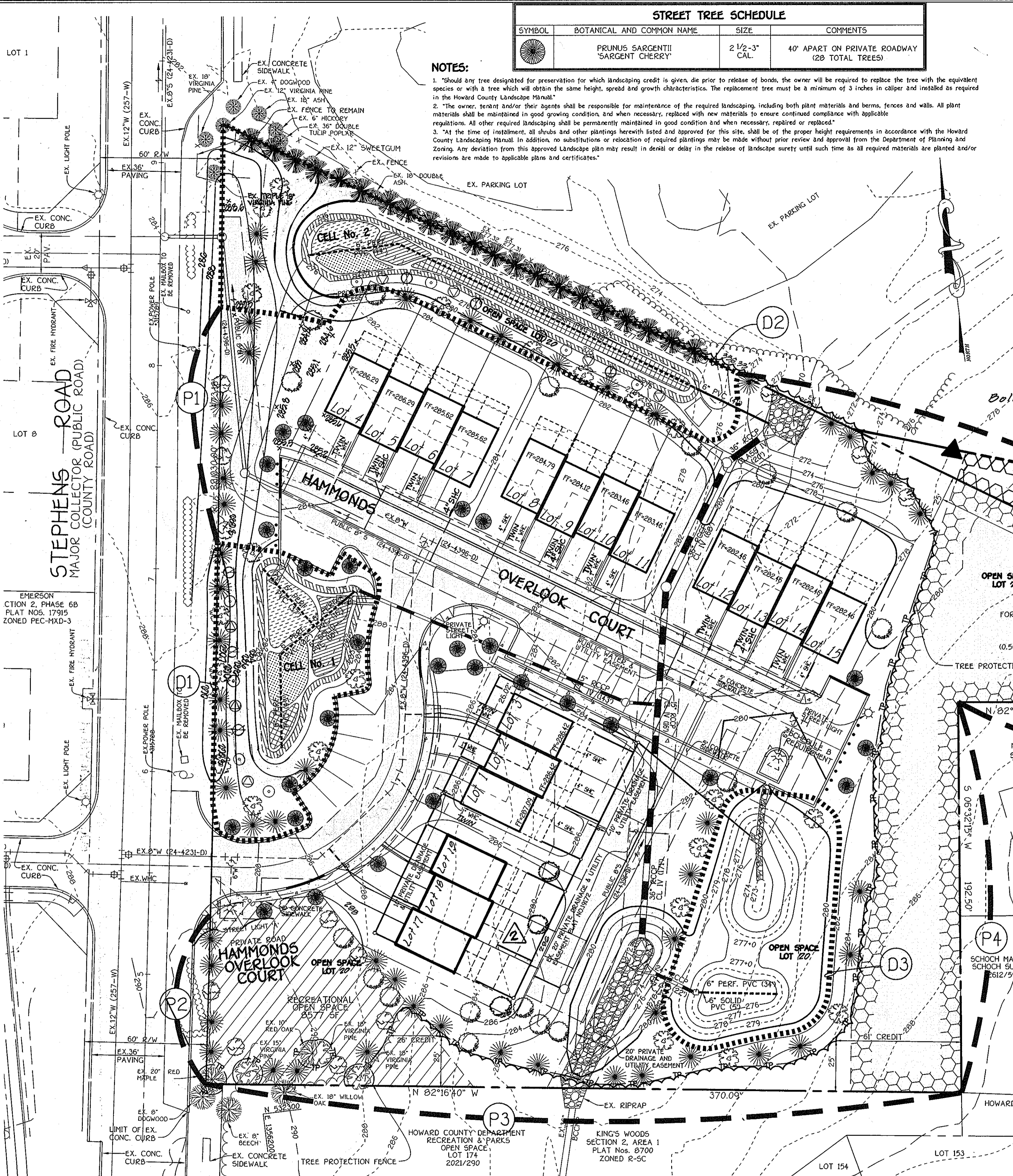
HAMMONDS PROMISE OVERLOOK
 LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
 PARCEL No. 137
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: AUG. 12, 2009

SCALE: 1" = 30'

SHEET 5 OF 22 **SDP 06-15B**

1:\2009\05\09\09\HAMMONDS PROMISE OVERLOOK\3001 SHEET 5 DEMOLITION PLAN.dwg, 1:1



STREET TREE SCHEDULE			
SYMBOL	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	PRUNUS SARGENTII 'SARGENT CHERRY'	2 1/2'-3' CAL.	40' APART ON PRIVATE ROADWAY (28 TOTAL TREES)

NOTES:

- Should any tree designated for preservation for which landscaping credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County Landscape Manual.
- 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.
- 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 Landscape 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.

SCHEDULE A - PERIMETER LANDSCAPING										
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	REMAINING AREA	SHADE TREES	EVERGREEN TREES	SHRUBS	NUMBER OF PLANTS PROVIDED
P-1	SIDE TO ROAD	C	116'	NO	NO	116'	3	6	-	3
P-2	SIDE TO ROAD	C	83'	YES	NO	83'	2	4	-	4
P-3	SFA TO SFD	C	370'	(1) 20" RED MAPLE YES - 87'; (1) 10" RED OAK & (3) 15"-18" PINES	NO	283'	7	14	-	11
P-4	SFA TO SFD	C	193'	YES - 100X	NO	0	0	0	-	0
P-5	SFA TO SFD	C	225'	YES - 100X	NO	0	0	0	-	0
P-6	SFA TO SFD	C	370'	YES - 253'	NO	117'	3	6	-	6
TOTAL							15	30	-	15

NOTE: PROVIDE TREE PROTECTION FENCE AROUND CREDIT TREES AND ALONG PROPOSED TREELINE TO REMAIN AS SHOWN ON THIS PLAN.

BIO-RETENTION PLANT MATERIAL CELL No. 1		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
3	RED MAPLE	12
3	BLOODGOOD LONDON PLANE	12
4	SYCAMORE	12
SHRUB SPECIES		
24	WITCH HAZEL	12
30	RED OSLER DOGWOOD	12
40	WINTER BERRY	12
MIXED PERENNIALS AND GRASSES		
N/A	BLUE JOINT	N/A

BIO-RETENTION PLANT MATERIAL CELL No. 2		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
3	RED MAPLE	12
3	BLOODGOOD LONDON PLANE	12
4	SYCAMORE	12
SHRUB SPECIES		
24	WITCH HAZEL	12
30	RED OSLER DOGWOOD	12
40	WINTER BERRY	12
MIXED PERENNIALS AND GRASSES		
N/A	BLUE JOINT	N/A

NOTE: THE PLANTING SCHEDULE AND SPECIES FOR CELL 1 IS FOR DESIGN PURPOSES. PLANT DISTRIBUTION AND TYPES MAY BE SUBSTITUTED WITH SPECIES LISTED IN THE "DESIGN MANUAL FOR BIO-RETENTION IN STORM WATER MANAGEMENT" PRICE: GEORGE'S COUNTY GOVERNMENT.

- SYCAMORE
- MAPLE
- LONDON PLANE
- RED OSLER DOGWOOD
- WINTER BERRY
- WITCH HAZEL
- MIXED PERENNIALS (E.G. CARDINAL FLOWER, TALL CONE FLOWER)
- MIXED GRASSES (E.G. BROOMSEDGE SWITCH GRASS)

LEGEND	
SYMBOL	DESCRIPTION
-----270-----	EXISTING CONTOUR 2' INTERVAL
-----280-----	EXISTING CONTOUR 10' INTERVAL
=====	EXISTING CONCRETE WALK
=====	EXISTING STORM DRAIN LINE
=====	EXISTING TREES
-x-x-	EXISTING FENCE
=====	BOUNDARY/RIGHT OF WAY LINE
=====	PROPOSED CURB TRANSITION
=====	PROPOSED STORM DRAIN PIPE
=====	PROPOSED PERFORATED PIPE
=====	PROPOSED WATER PIPE
=====	PROPOSED SEWER PIPE
-----278-----	PROPOSED CONTOUR 2' INTERVAL
-----280-----	PROPOSED CONTOUR 10' INTERVAL
=====	PROPOSED CONCRETE
=====	PROPOSED LIGHT
=====	PROPOSED EASEMENT
=====	PROPOSED TREELINE

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
13		ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
23		QUERCUS COCCINEA (SCARLET OAK)	2 1/2" - 3" CALIPER FULL CROWN, B&B
17		PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE	2 1/2" - 3" CALIPER FULL CROWN, B&B
28		PRUNUS SARGENTII 'SARGENT CHERRY'	2 1/2" - 3" CALIPER FULL CROWN, B&B
53		PINUS STROBUS EASTERN WHITE PINE	6' - 8' HT.
21		CUPRESSOCYPARIS LEYLAND/LEYLAND CYPRESS	5' - 6' HT.

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 58 SHADE TREES, 74 EVERGREEN TREES AND 28 PRIVATE STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$35,400.00."

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	21
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	2
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	2

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	18
NUMBER OF TREES REQUIRED: (1 DU SFA; 1.3 DU APTS.)	18
NUMBER OF TREES PROVIDED: SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	18

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING			
LINEAR FEET OF PERIMETER	D-1: 368'	D-2: 677'	D-3: 375'
NUMBER OF TREES REQUIRED:			
SHADE TREES	7	14	8
EVERGREEN TREES	9	17	9
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO
NUMBER OF TREES PROVIDED: SHADE TREES EVERGREEN TREES	7	8	8
	9	29	9

WITHIN PERIMETER D-2, 6 SHADE TREES HAVE BEEN SUBSTITUTED WITH 12 EVERGREEN TREES.

DEVELOPER'S / BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS 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 YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 9.9.09 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
MDR 681 - 2055

NO.	REVISION	DATE
2	Revised plans to add Lots 17-20	8/12/10
1	Add optional decks, Revise water and sewer hse connection locations, Reveal Site Unit Lot 2	1-6-10

OWNER
HAMMONDS PROMISE OVERLOOK
HOWSONS ASSOCIATES, INC.
5500 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0122

OWNER
C/O MR. EARL D. COLLINS
CENTENNIAL SQUARE OFFICE PARK
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-461-2929

DEVELOPER
HP OVERLOOK, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/2/09 DATE
Director - Department of Planning and Zoning

[Signature] 11 DATE
Chief, Division of Land Development

[Signature] 9/25/09 DATE
Chief, Development Engineering Division

SUBDIVISION: HAMMONDS PROMISE OVERLOOK
SECTION/AREA: N/A
LOT NOS.: 1-20
PARCEL NO.: 137

PLAT REF. NO.: 19171419172
BLOCK NO.: 15
ZONE: R-5C
TAX/ZONE: 47
ELEC. DIST.: 6th
CENSUS TR.: 6069.02

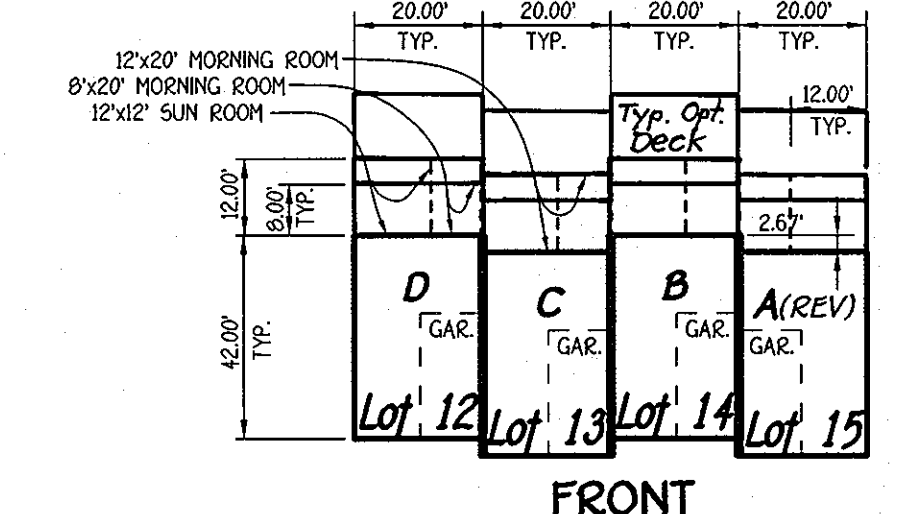
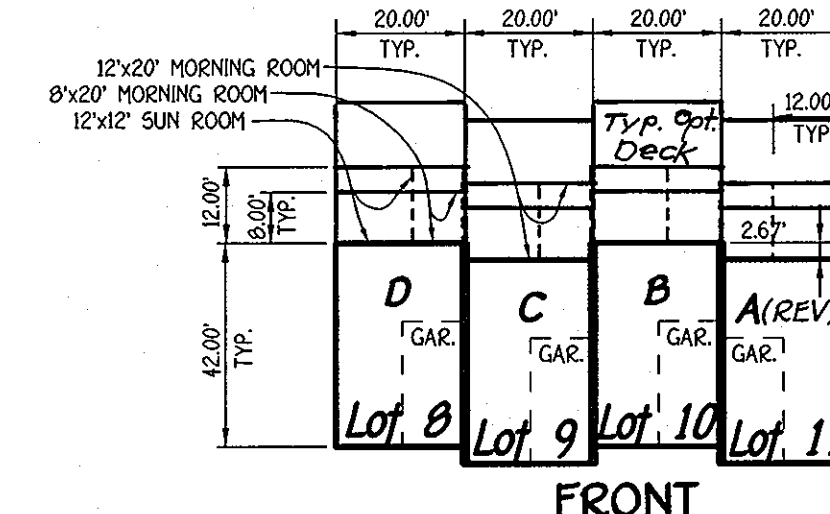
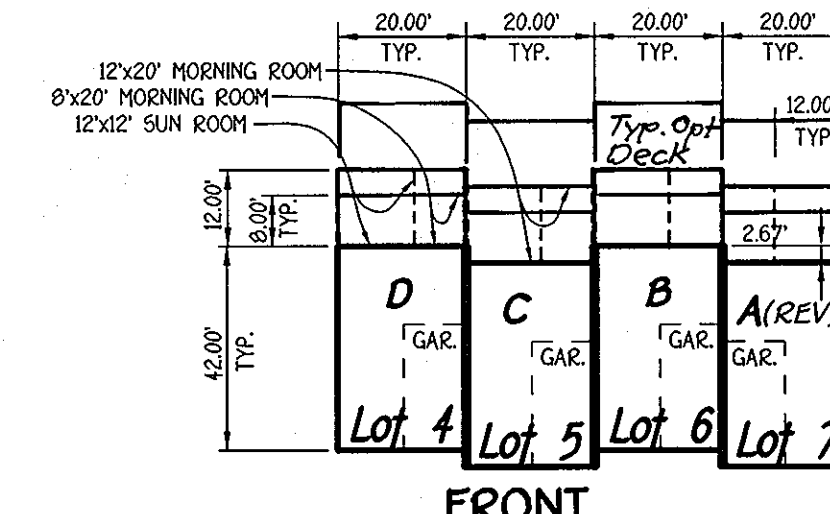
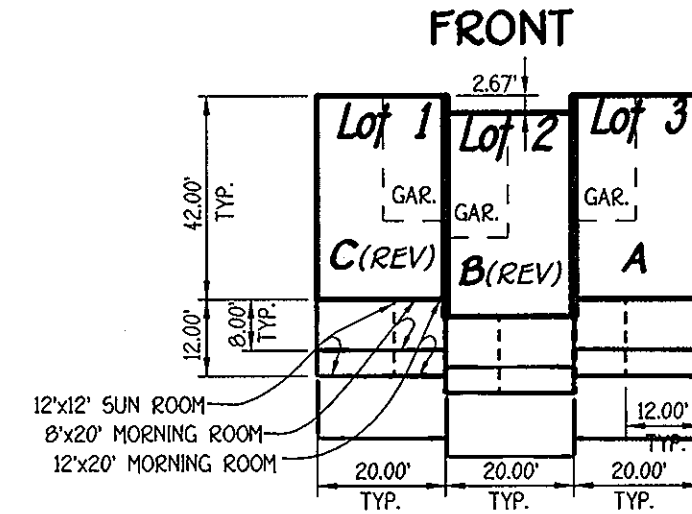
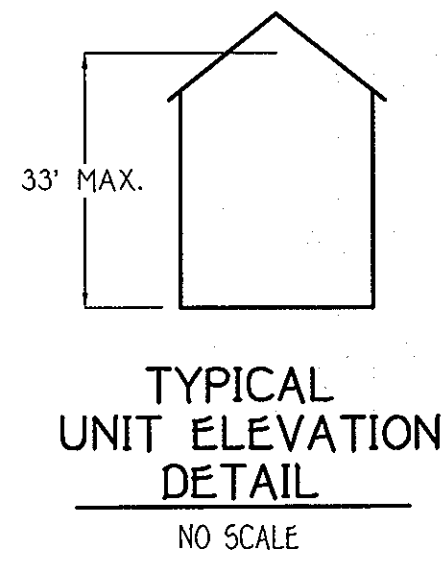
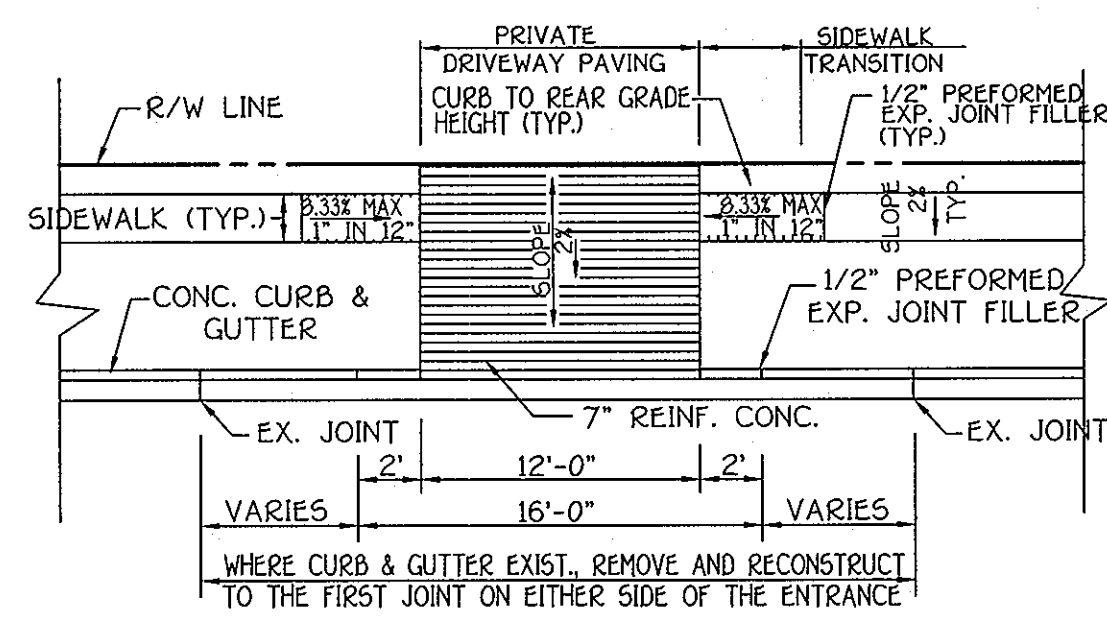
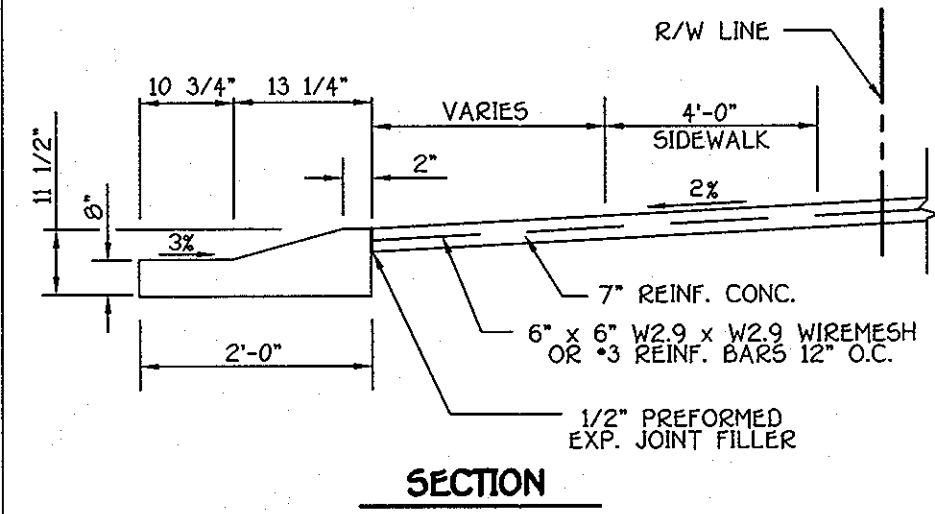
WATER CODE: C-02
SEWER CODE: 7390000

STREET TREE AND LANDSCAPE PLAN

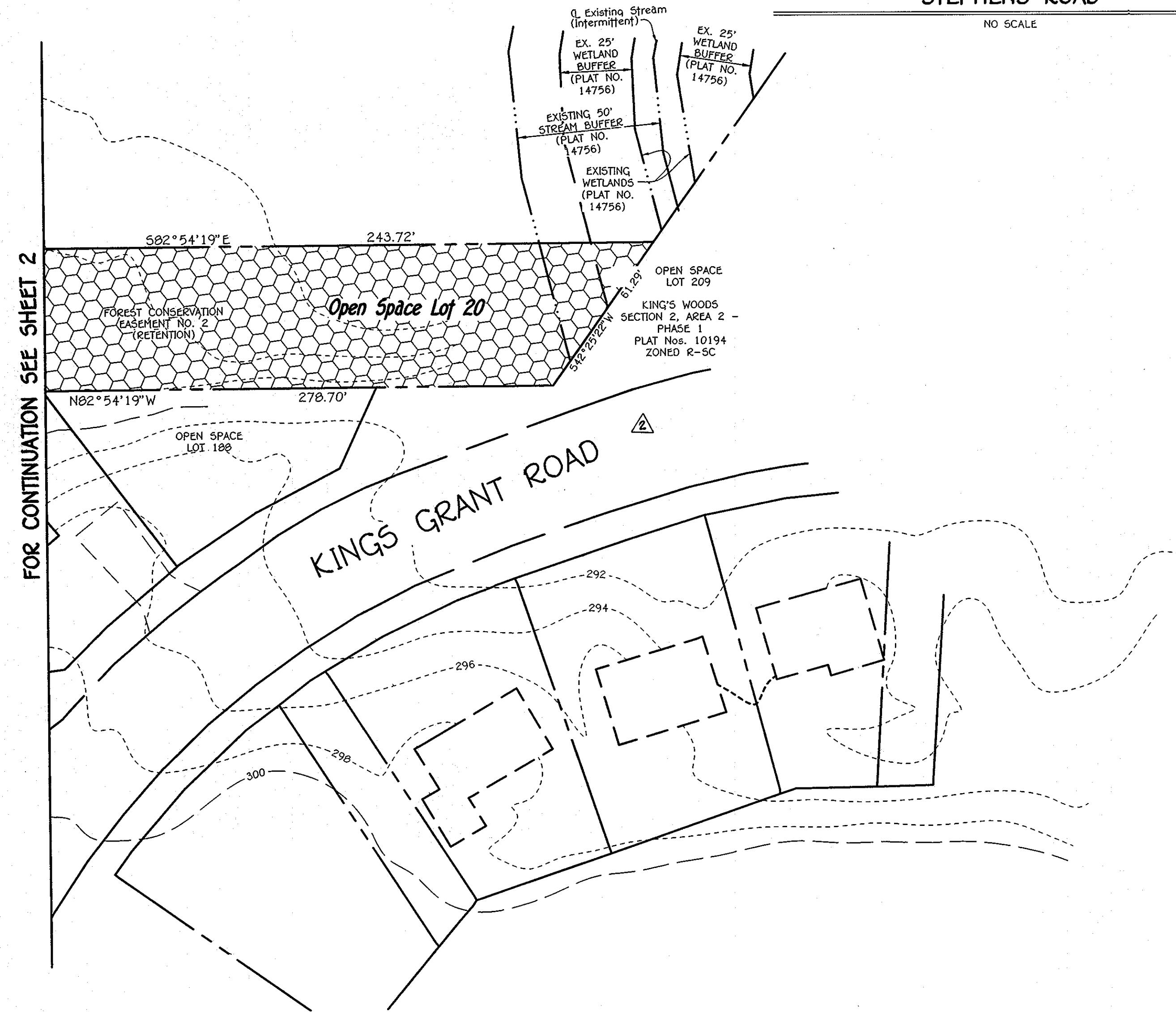
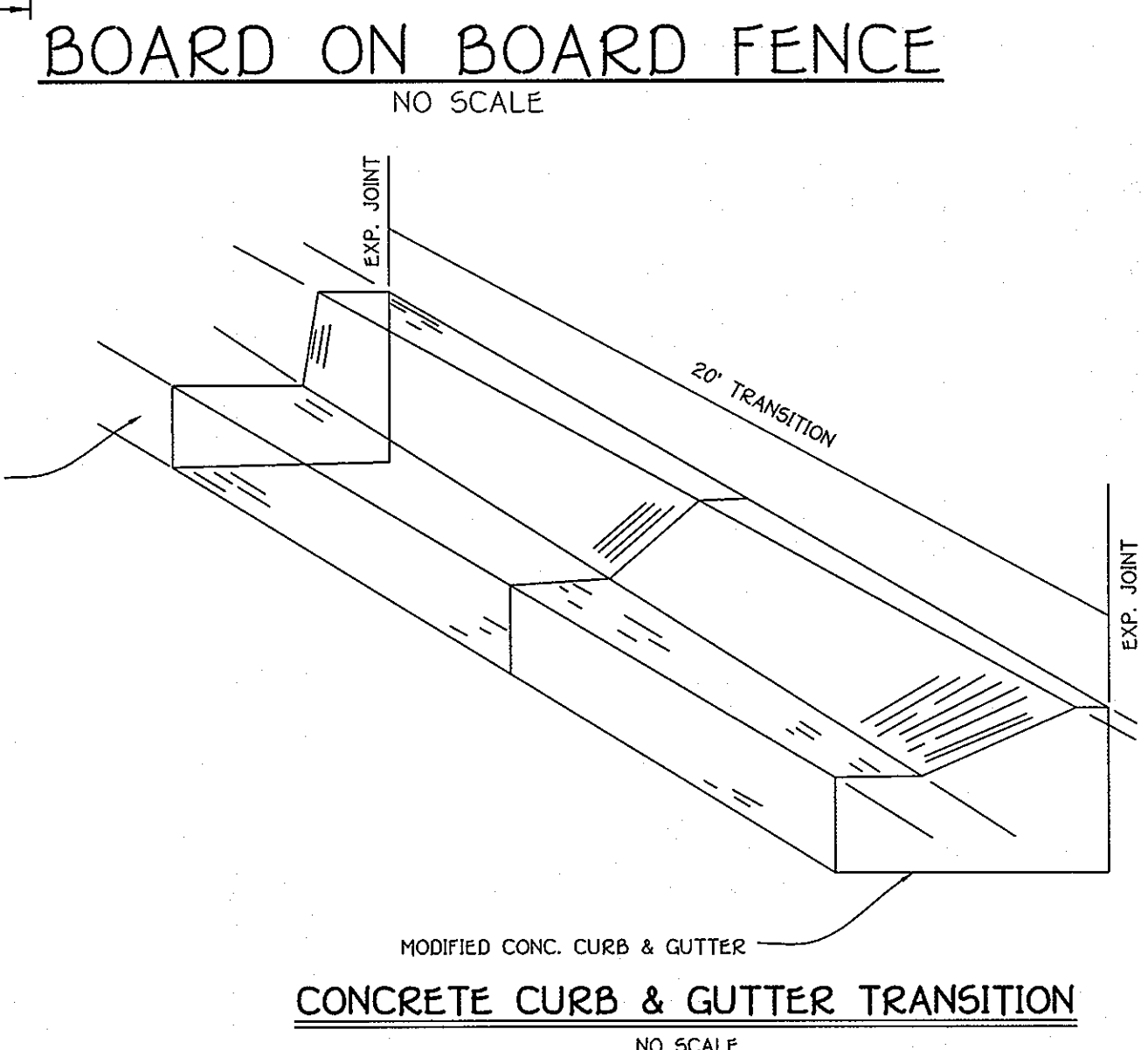
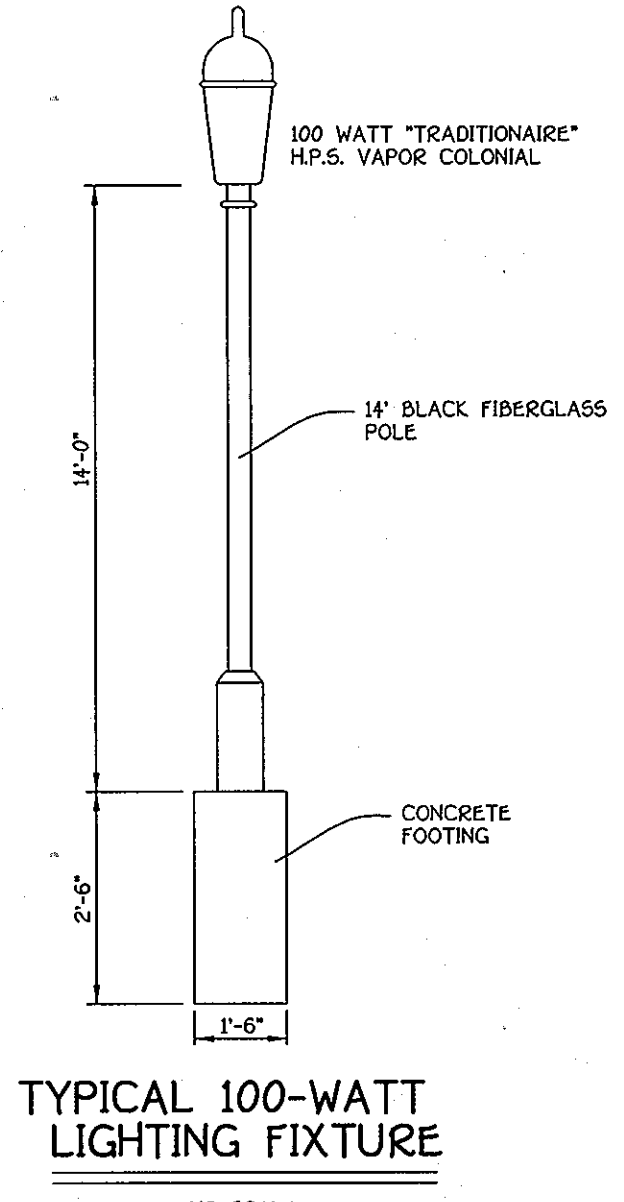
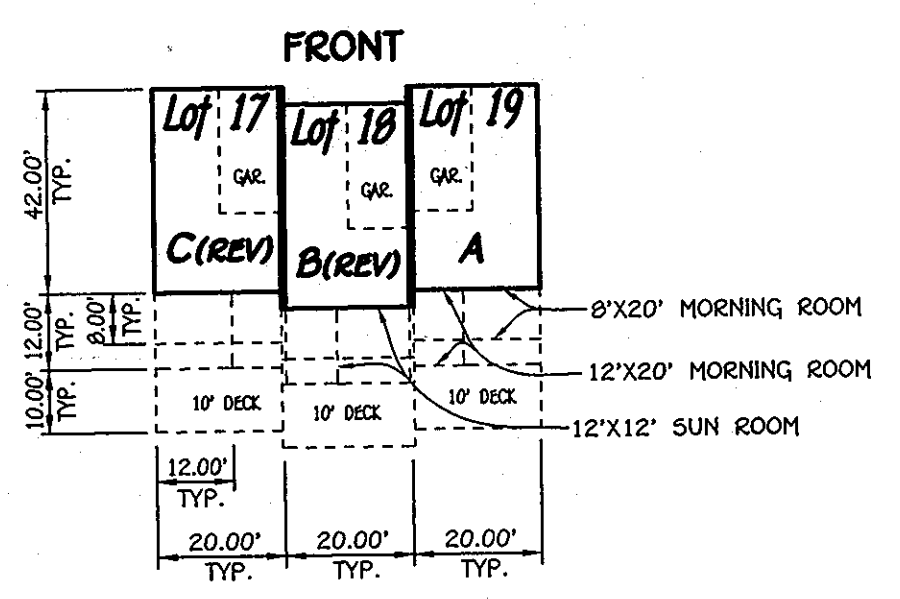
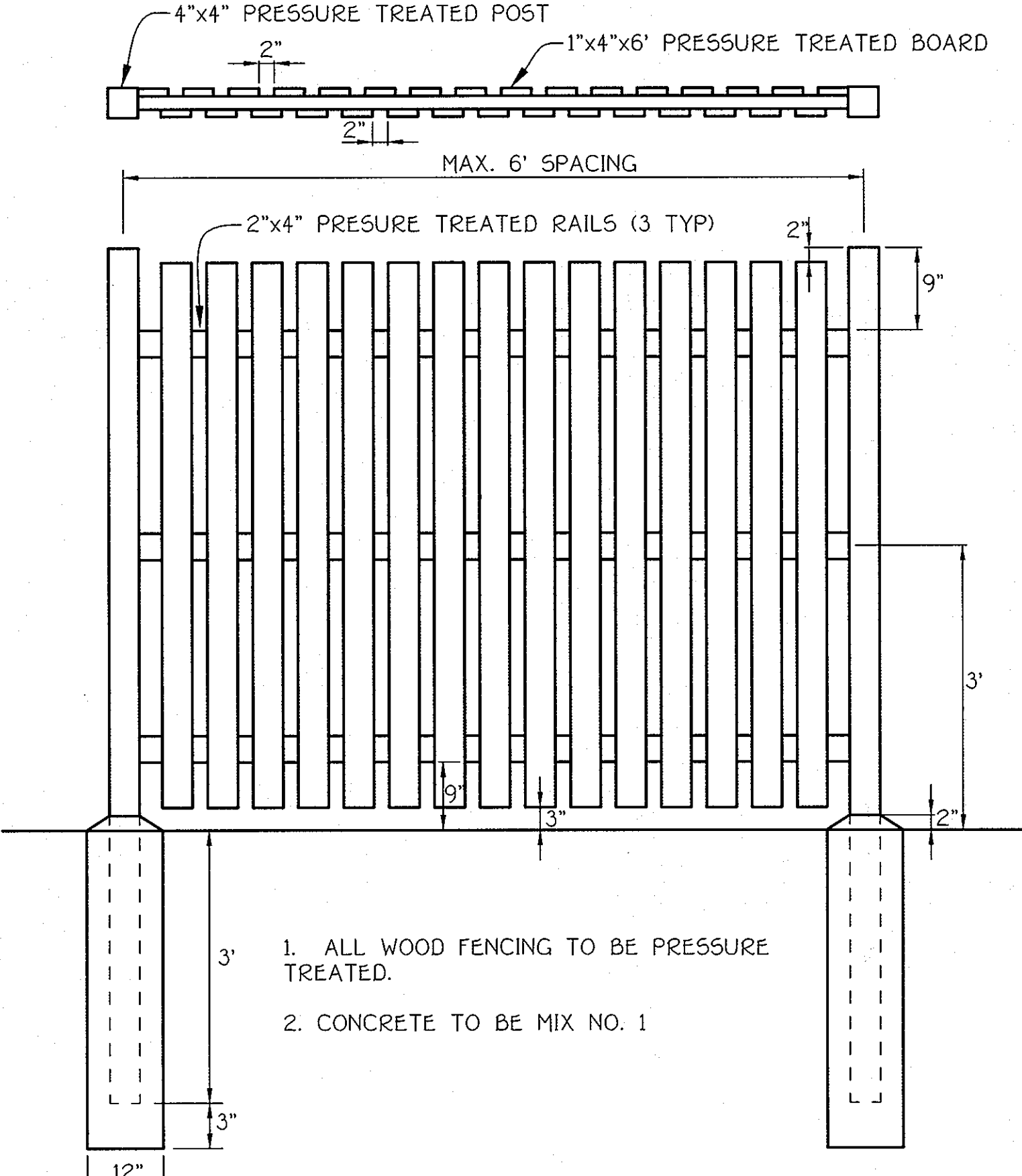
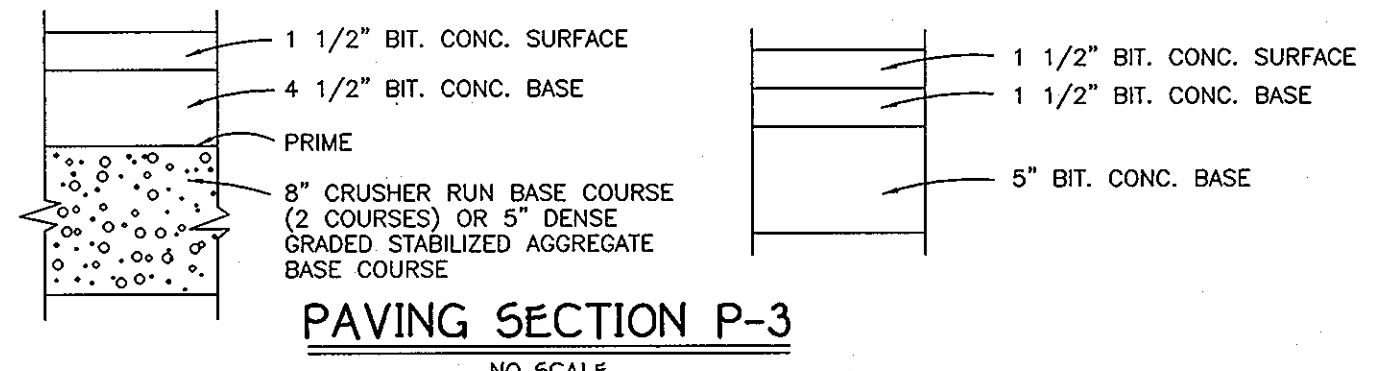
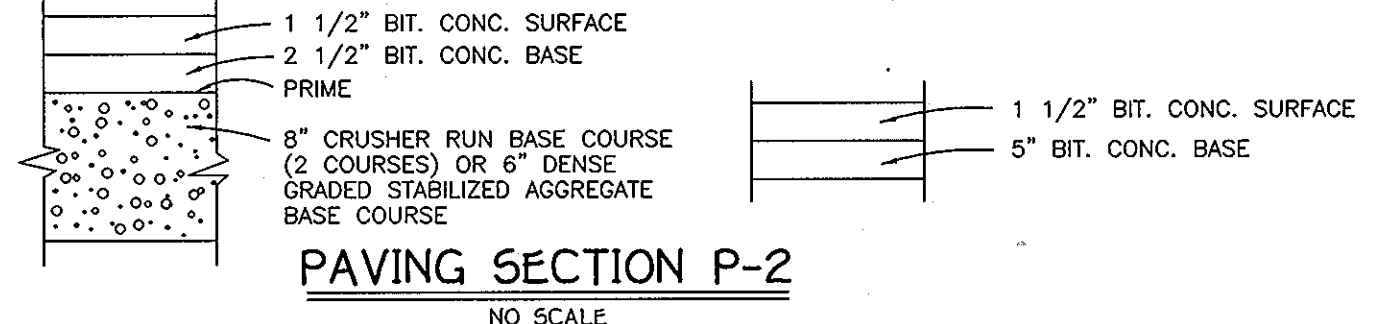
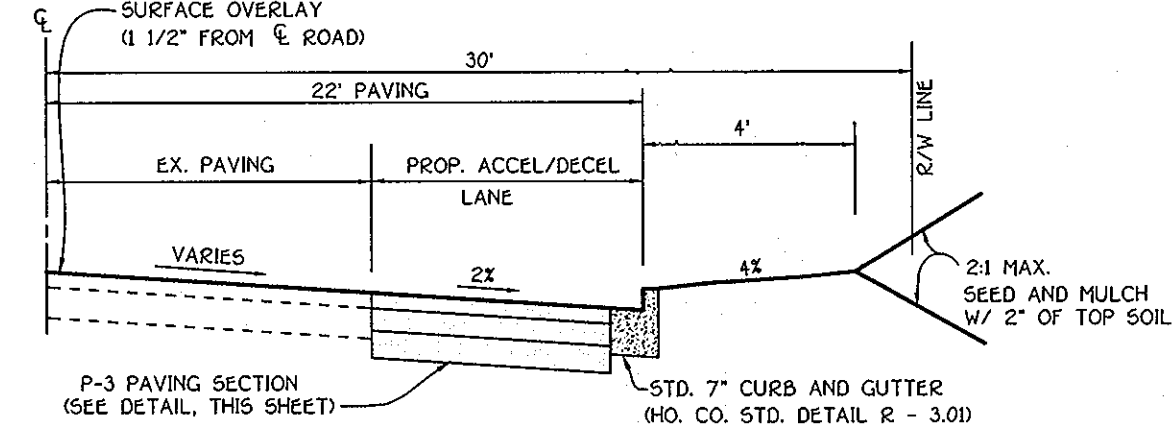
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUG. 12, 2009

SHEET 6 OF 22 SDP 06-158



RESIDENTIAL DRIVEWAY ENTRANCE CLOSED SECTION WITH MODIFIED COMBINATION CURB & GUTTER AND SIDEWALK
NO SCALE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-2895

NO.	REVISION	DATE
1	REVISED PLANS TO ADD LOTS 17-19 & BUILDING FOOTPRINT	8-12-10
2	Add Typical Optional Decks	1-6-10



"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010."

CHARLES J. CROVO, SR., P.E. DATE: 8/11/09

OWNER: HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC. 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 410-367-0422

ETC PARTNERSHIP c/o MR. EARL D. COLLINS CENTENNIAL SQUARE OFFICE PARK SUITE 102 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 410-461-2895

DEVELOPER: HP OVERLOOK, LLC 5300 DORSEY HALL DRIVE SUITE 102 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: *Mark P. ...* DATE: 11/2/09

Chief, Division of Land Development: *...* DATE: 11-02-09

Chief, Development Engineering Division: *...* DATE: 9/25/09

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE
19171 & 19172	15	R-5C	47
21222 - 21225			
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
C-02	7390000	6th	6069.02

BUILDING FOOTPRINTS AND ROADWAY DETAILS

HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 7 OF 22 SDP 06-158

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	COORDINATES	TYPE	WIDTH	REMARKS
I-1	282.75	278.33 (6")	277.50 (5")	N 532591.10 E 1356276.60	D INLET	-	D - 4.11
I-2	278.25	274.00 (6")	272.34 (24")	N 532333.44 E 1356417.60	D INLET	-	D - 4.11
M-1	277.50	269.54 (36")	269.44 (36")	N 532590.62 E 1356464.61	STD. MANHOLE	5.0'	G - 5.13
M-2	281.30	269.90 (36")	269.80 (36")	N 532533.50 E 1356427.71	STD. MANHOLE	5.0'	G - 5.13
M-3	281.51	272.80 (15")	272.70 (15")	N 532479.50 E 1356401.00	STD. MANHOLE	4.0'	G - 5.12
S-1	-	-	289.34 (36")	N 532600.20 E 1356481.60	36" CONC. END SECT	-	D. 5.51
S-2	-	-	271.00 (36")	N 532365.15 E 1356394.93	36" CONC. END SECT	-	D. 5.51
S-3	-	-	272.12 (24")	N 532344.85 E 1356399.35	24" CONC. END SECT	-	D. 5.51

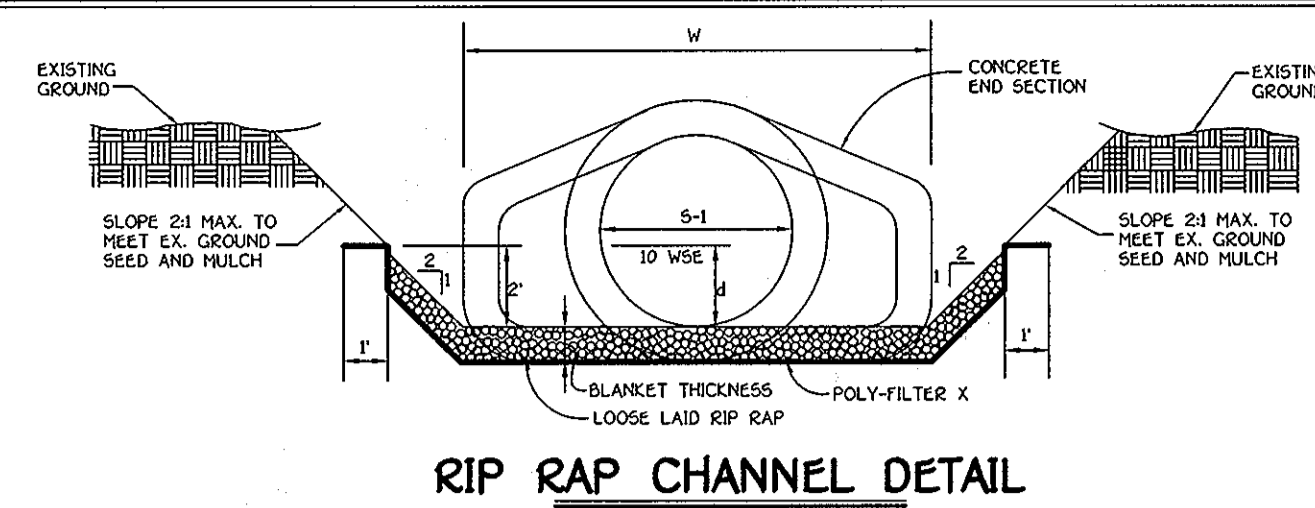
* - DENOTES THROAT OPENING ELEVATION

CLEAN-OUT SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INVERT	LOCATION		REMARKS	
			NORTH	EAST		
C.O-1	283.00	280.00	279.83	532459.16	1356104.75	SEE DETAIL THIS SHEET
C.O-2	285.50	282.50		532405.41	1356369.80	SEE DETAIL THIS SHEET
C.O-3	284.20	280.80		532500.26	1356341.54	SEE DETAIL THIS SHEET
C.O-4	285.84	282.39		532446.04	1356306.31	SEE DETAIL THIS SHEET
C.O-5	283.00	278.33		532478.39	1356231.16	SEE DETAIL THIS SHEET
C.O-5A	283.00	278.33		532523.51	1356236.07	SEE DETAIL THIS SHEET
C.O-6	283.00	278.33		532566.37	1356233.16	SEE DETAIL THIS SHEET
C.O-7	276.00	271.33		532717.06	1356274.05	SEE DETAIL THIS SHEET
C.O-7A	276.00	271.33		532629.10	1356453.87	SEE DETAIL THIS SHEET
C.O-8	278.25	274.00		532327.79	1356456.72	SEE DETAIL THIS SHEET
C.O-9	286.00	282.94		532390.52	1356360.13	SEE DETAIL THIS SHEET
C.O-10	286.00	282.81		532432.04	1356297.21	SEE DETAIL THIS SHEET
C.O-11	286.20	282.92		532341.60	1356320.30	See Detail This Sheet
C.O-12	287.00	284.26		532382.32	1356282.30	See Detail This Sheet

PIPE SCHEDULE

SIZE	CLASS	LENGTH
6"	PVC, SCH. 40	459 L.F.
6"	PERF. PVC	360 L.F.
8"	PVC, SCH. 40	71 L.F.
15"	RCCP, CLASS IV	159 L.F.
24"	RCCP, CLASS IV	22 L.F.
36"	RCCP, CLASS IV	259 L.F.



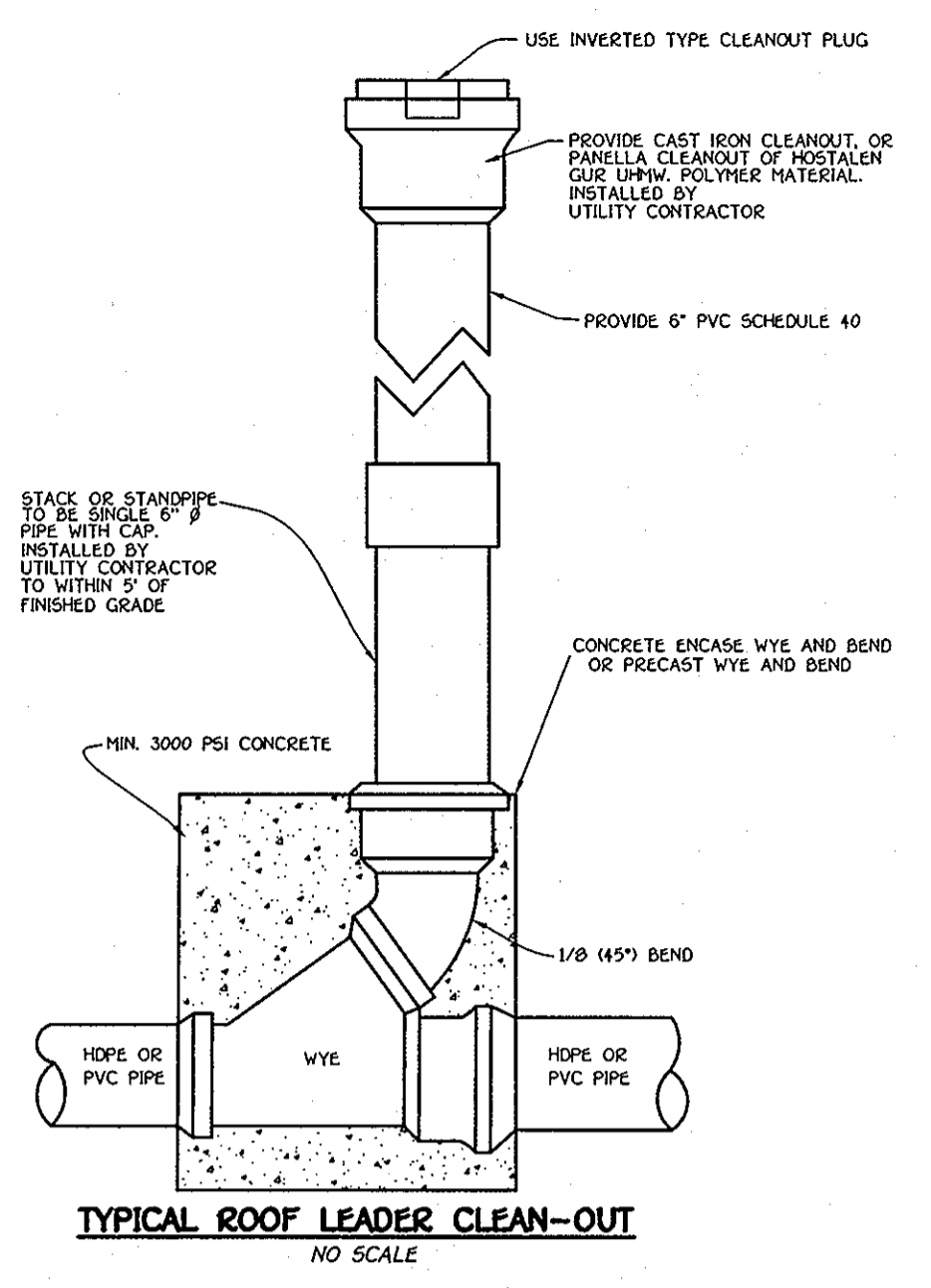
RIP-RAP CHANNEL DETAIL
NO SCALE

RIP-RAP CHANNEL DESIGN DATA

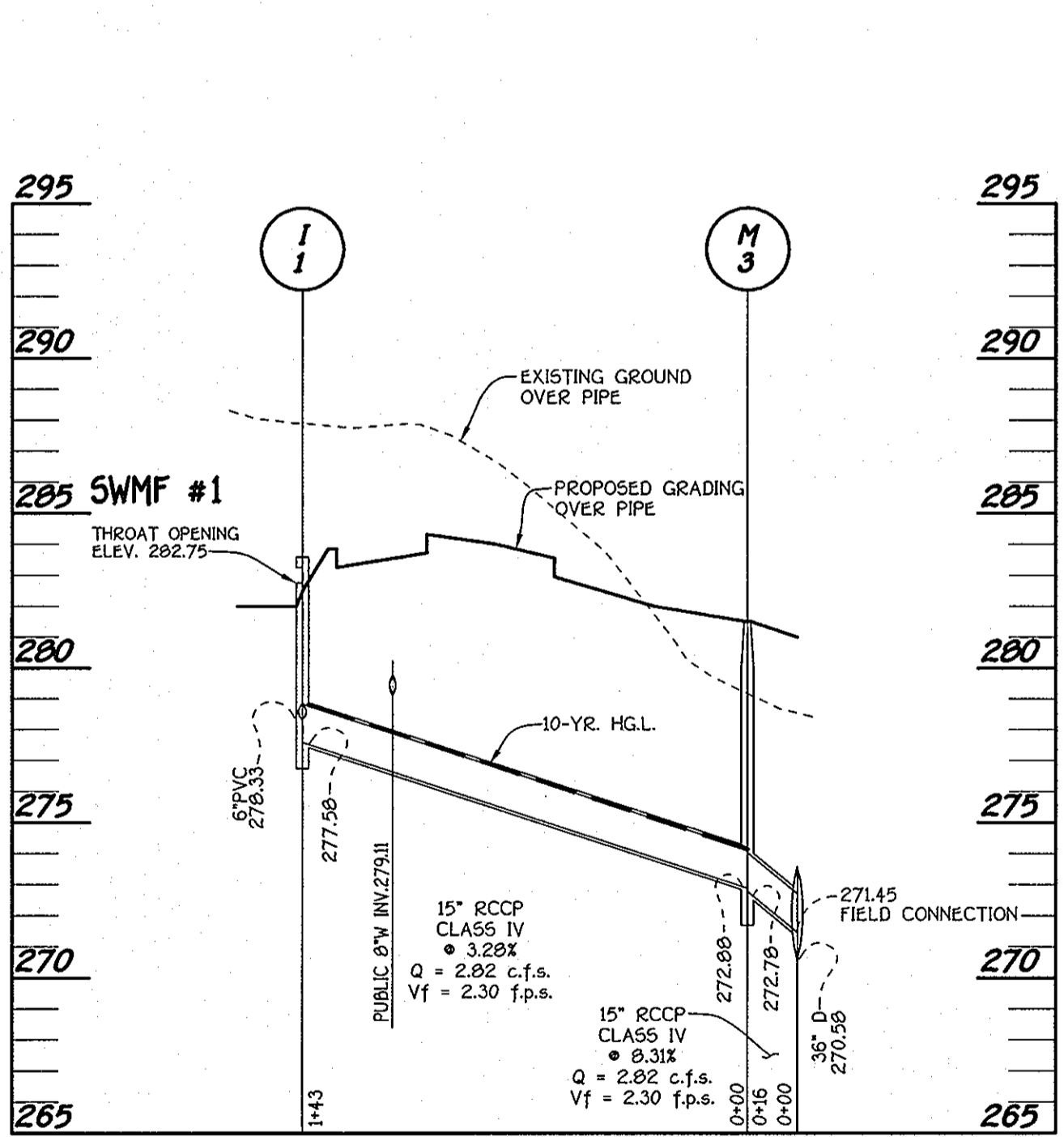
STRUCTURE	AREA	WETTED PERIMETER	R	R ^{2/3}	S	S ^{3/2}	W	d	N	V (f.p.s.)	Q (c.f.s.)	SP-RAP SIZE	BLANKET THICKNESS
S-1	12.84	12.05	1.066	1.043	0.005	0.0707	5.0'	1.58	0.04	2.74	35.21	9.5"	15"
SECT. A	4.68	8.25	0.567	0.685	0.080	0.2828	5.0'	0.73	0.04	7.21	33.74	16"	24"

CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS

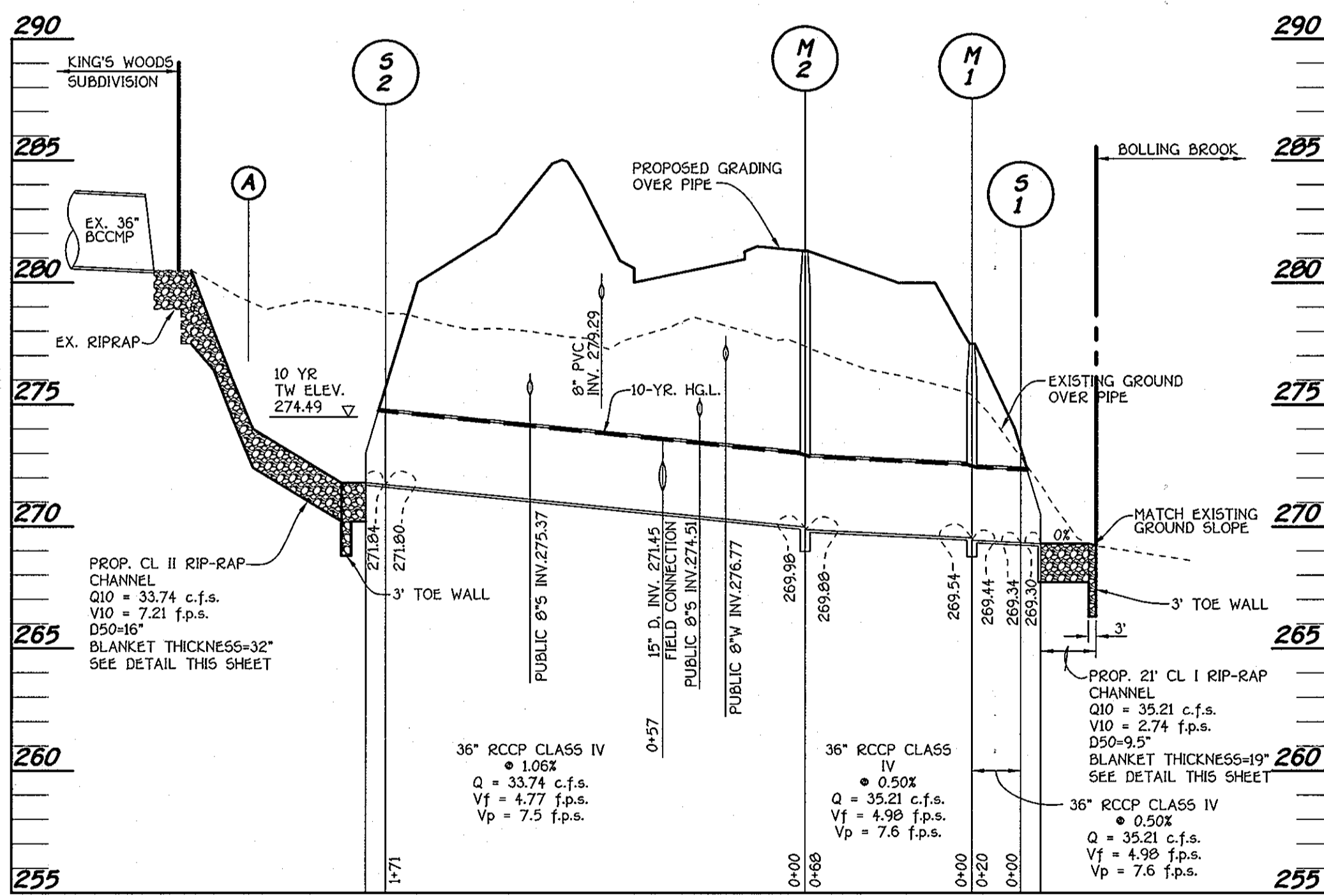
- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from puncturing, cutting or tearing. Any damage other than an occasional hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
- Stones for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stones for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogenous with the smaller stones and spalls filling the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.



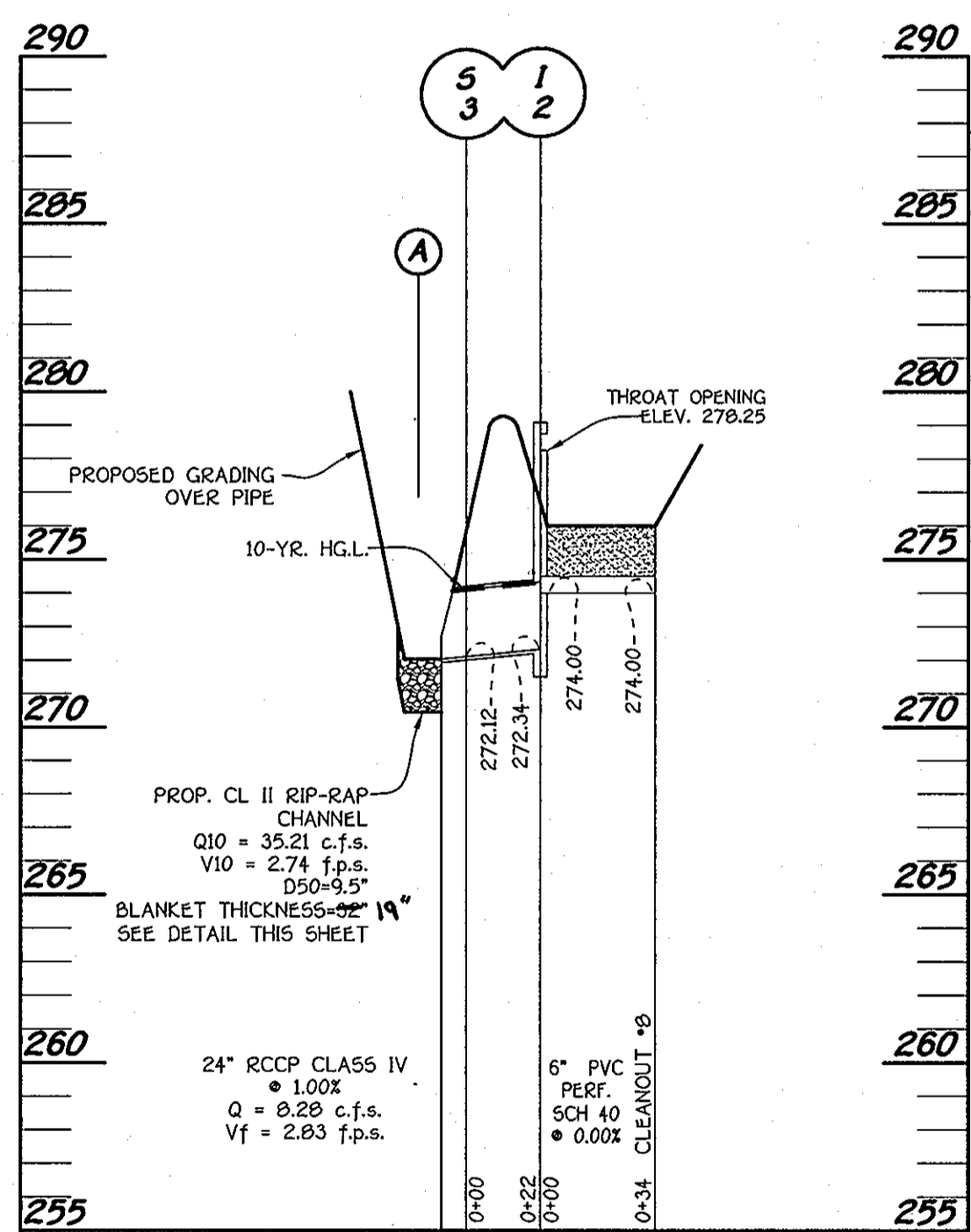
TYPICAL ROOF LEADER CLEAN-OUT
NO SCALE



PROFILE 1
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE 2
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE 3
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

NO.	REVISION	DATE
1	Revised Title Block & Cleanout Schedule	8.12.10

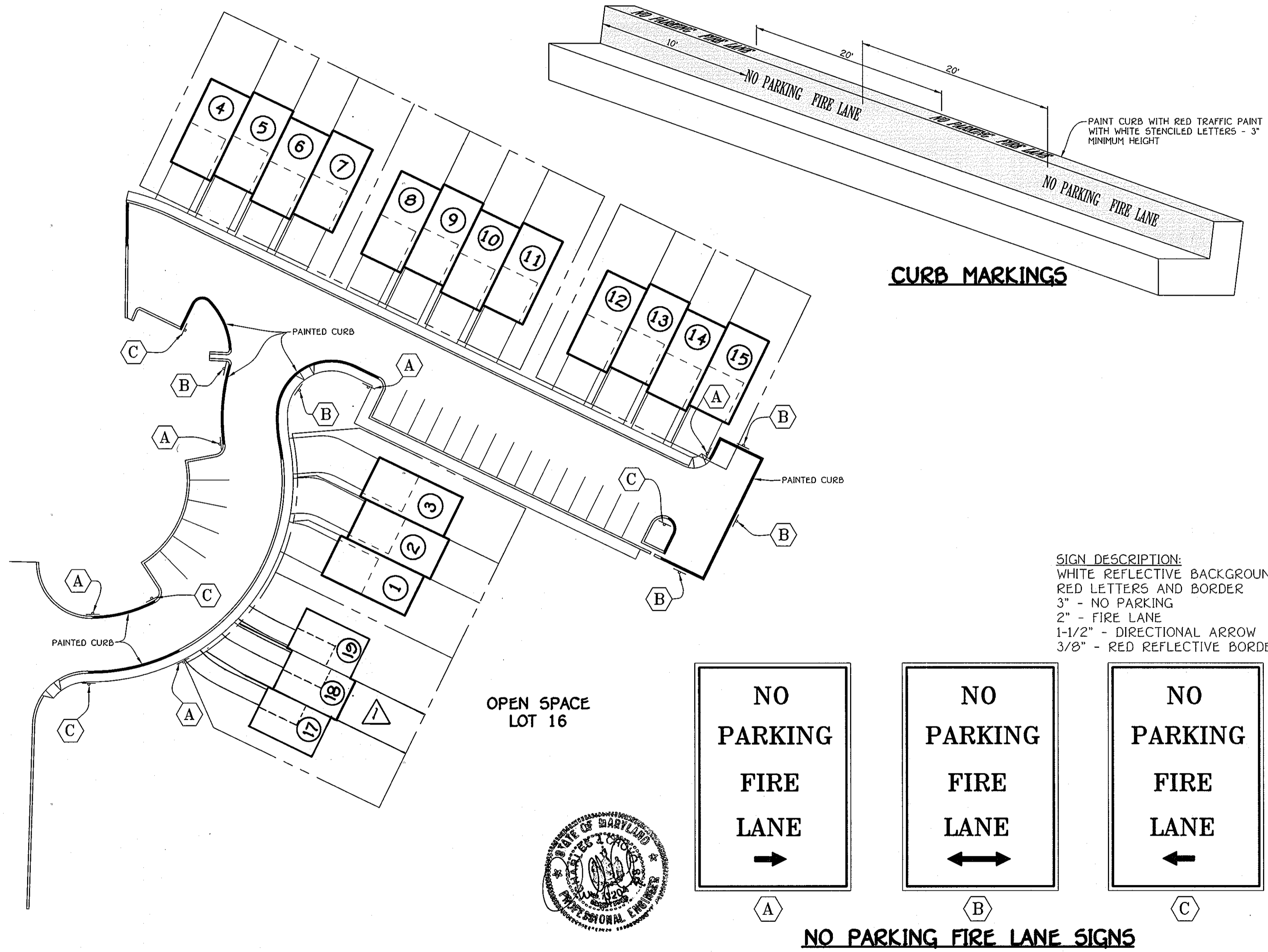
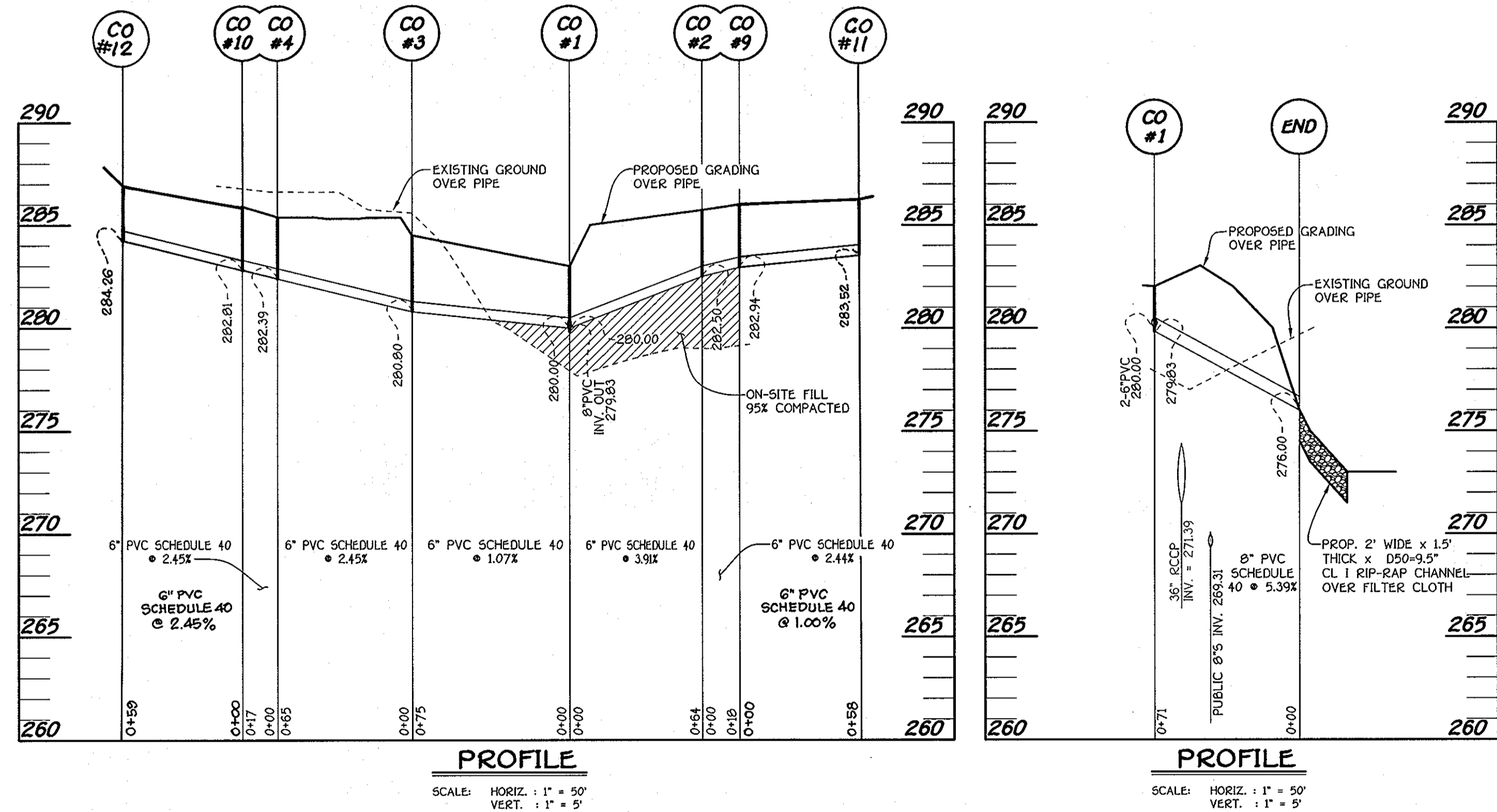
OWNER	DEVELOPER
HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC. 5300 DORSEY HALL DRIVE SUITE 102 ELLCOTT CITY, MARYLAND 21042 410-367-0422	ETC PARTNERSHIP c/o MR. EARL O. COLLINS CENTENNIAL SQUARE OFFICE PARK SUITE 102 10272 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21042 410-461-2855

APPROVED DEPARTMENT OF PLANNING AND ZONING	DATE
<i>Mark M. Long</i> Director - Department of Planning and Zoning	11/12/09
<i>Kat Schubert</i> Chief, Division of Land Development	11-22-09
<i>John Chumley</i> Chief, Development Engineering Division	9/25/09

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/AREA
19171 & 19172	15	R-5C	47
WATER CODE	ELEC. DIST.	CENSUS TR.	
C-02	6th	6069.02	
SEWER CODE			
7390000			

STORM DRAIN PROFILES, SCHEDULES & DETAILS
HAMMONDS PROMISE OVERLOOK
LOTS 1, THRU 15, 17 THRU 19, OPEN SPACE, LOT 20
TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009
SHEET 8 OF 22 **SDP 06-158**

1:\2005\0509\06\06\HAMMONDS PROMISE\0509-3001 SHEET 8 & 9 STORM DRAIN PROFILES.dwg, 1:50



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE: 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2955

NO.	REVISION	DATE
1	REVISED PLANS TO ADD LOTS 17-19 AND REVISED PROFILE	8-12-10

OWNERS:
HAMMONDS PROMISE OVERLOOK
HOMEOWNERS ASSOCIATES, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

OWNER:
ETC PARTNERSHIP
c/o MR. EARL O. COLLINS
CENTENNIAL SQUARE OFFICE PARK
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2955

DEVELOPER:
HP OVERLOOK, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

March A. Loyall
Director - Department of Planning and Zoning
Date: 10/2/09

Robert D. Dwyer
Chief, Division of Land Development
Date: 11-02-09

John J. ...
Chief, Development Engineering Division
Date: 9/25/09

SUBDIVISION HAMMONDS PROMISE OVERLOOK	SECTION/AREA N/A	LOT NOS. 1-20	PARCEL NO. 137
PLAT REF. NO. 19171 & 19172 21222 - 21225	BLOCK NO. 15	ZONE R-SC	TAX/ZONE 47
WATER CODE C-02	ELEC. DIST. 6th	CENSUS TR. 6069.02	SEWER CODE 7390000

STORM DRAIN PROFILES, PRIVATE SEWER PROFILES AND FIRE LANE PLAN

HAMMONDS PROMISE OVERLOOK
LOTS: 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 9 OF 22 **SDP 06-15B**

1:\2009\05\24\49\HAMMONDS PROMISE OVERLOOK\SDP-3001 SHEET 8 & 9 STORM DRAIN PROFILES.dwg, 1:50

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-1 Job # 0907A

Station: 288.58 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	0-5.5	10	
2-7'	Light brown, moist, medium dense, clayey sand (CL)		12"	7-11	13	
7-15'	Light brown, moist, hard, sandy gravelly clay (CL)		15"	11-13	21	
15-22'	Light brown and white, moist, silty to medium dense, silty clay (CL-ML)		14"	5-7	12	
22-24'	Light brown and white, moist, silty to medium dense, silty clay (CL-ML)		4"	4-5	10	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 10, 13, 21, 12, 10

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-2 Job # 0907A

Station: 288.58 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		10"	3-4	8	
2-7'	Light brown, moist, medium dense, clayey sand (CL)		10"	5-7	13	
7-15'	Light brown, moist, stiff, clayey sand and gravel (CL-ML)		12"	13-14	27	
15-22'	Light brown, moist, stiff to grayish brown, moist, stiff to medium dense, silty clay (CL)		15"	3-4	12	
22-24'	Light brown and white, moist, silty to medium dense, silty clay (CL-ML)		15"	3-4	9	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 8, 13, 27, 12, 9

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-3 Job # 0907A

Station: 288.58 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		10"	4-4	8	
2-7'	Light brown, moist, stiff, clayey sand and gravel (CL-ML)		10"	4-8	13	
7-15'	Light brown, moist, medium dense, clayey sand, trace gravel (SC)		12"	12-11	30	
15-22'	Light brown, moist, medium dense, silty sand (SM)		8"	6-7	14	
22-24'	Light brown and white, moist, silty, silty clay (CL-ML)		8"	7-8	20	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 8, 13, 30, 14, 20

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-4 Job # 0907A

Station: 281.78 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	2-13	4	
2-7'	Dark brown, moist, very soft, silty, trace clay and rock (ML)		8"	4-5	12	
7-15'	Orange-brown, moist, stiff, silty clay, trace sand and rock fragments (CL-ML)		12"	5-7	15	
15-22'	Reddish brown, moist, medium dense, clayey sand, trace rock fragments (SM-SC)		12"	10-14	28	
22-24'	Light brown and white, moist, silty to medium dense, silty clay (CL-ML)		15"	7-8	17	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 4, 12, 15, 28, 17

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-5 Job # 0907A

Station: 275.05 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	5-4	7	
2-7'	Brown, moist, medium stiff to stiff, clay, trace sand, silty, organic and crushed stone (CL-FLL)		12"	4-8	11	
7-15'	Orange-brown, moist, medium stiff to stiff, silty clay, trace sand and rock fragments (CL)		12"	6-8	16	
15-22'	Light brown, moist, medium dense, clayey sand, trace rock fragments (SM-SC)		7"	4-4	9	
22-24'	Light brown and white, moist, silty to medium dense, silty clay (CL-ML)		8"	11-13	20	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 7, 11, 16, 9, 20

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-6 Job # 0907A

Station: 282.62 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	2-3	5	
2-7'	Light brown, moist, medium dense, silty sand, trace gravel and clay (SM)		12"	5-7	12	
7-15'	Light brown, moist, stiff, sandy clay, trace gravel (CL)		14"	3-6	11	
15-22'	Light brown, moist, dense, clayey sand and gravel, trace silty clay (SM-SC)		15"	11-17	30	
22-24'	Light brown, moist, stiff, silty to medium dense, silty clay (CL-ML)		7"	17-20	42	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 5, 12, 11, 30, 42

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-7 Job # 0907A

Station: 275.64 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	3-7	11	
2-7'	Light brown, moist, stiff, sandy silty clay, trace gravel and clay (ML)		12"	5-10	17	
7-15'	Light brown, moist, stiff, silty clay, trace sand and gravel (CL-ML)		15"	6-8	21	
15-22'	Light brown, moist, stiff to grayish brown, moist, stiff to medium dense, silty clay (CL)		11"	6-8	20	
22-24'	Light brown, moist, stiff, silty clay, trace sand (CL-ML)		7"	5-9	15	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 11, 17, 21, 20, 15

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-8 Job # 0907A

Station: 282.82 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		10"	1-12	3	
2-7'	Light brown, moist, very soft, silty sand, trace gravel and clay (ML)		12"	7-10	28	
7-15'	Light brown, moist, stiff, silty clay, trace sand and gravel (CL-ML)		12"	11-13	20	
15-22'	Light brown, moist, medium dense, silty clayey sand (SM-SC)		10"	6-9	21	
22-24'	Light brown, moist, medium stiff, silty clay, trace sand (CL-ML)		18"	3-4	10	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 3, 28, 20, 21, 10

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-9 Job # 0907A

Station: 281.32 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 3/20/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		12"	2-3	7	
2-7'	Light brown, moist, medium stiff to stiff, sandy silty, trace gravel (ML)		7"	10-11	28	
7-15'	Light brown, moist, medium dense, clayey sand and gravel (SC-SC)		12"	10-13	20	
15-22'	Light brown, moist, medium dense, silty clayey sand (SM-SC)		10"	9-13	22	
22-24'	Brown and white, moist, stiff, silty clay (CL-ML)		18"	6-8	20	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 7, 28, 20, 22, 20

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-10 Job # 0907A

Station: 281.32 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 8/17/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		8"	2-4	8	
2-7'	Brown, silty, stiff, sandy silty, trace rock (SM)		10"	14-25	73	
7-15'	Light brown, dry, very dense, silty sand, trace gravel (SM)		12"	25-28	59	
15-22'	Light brown, moist, medium stiff, silty clay, trace gravel (CL)		12"	11-13	15	
22-24'	Groundwater encountered @ 14.0' within drilling		11"	4-5	9	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 8, 73, 59, 15, 9

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Stephens Road SWM Location: Howard County, MD Boring No. B-11 Job # 0907A

Station: 282.18 Ft. Hammer Drop: 30 in. Hammer Diameter: 2 in. Rock Core Diameter: 1.5 in. Boring Method: HSA Date Completed: 8/17/09

Depth	Description	Boring and Sampling Notes	Rec.	HL	SPT Blows	SPT Blows/100' Curve
0-2'	Topsoil-2" No granular encountered while drilling		10"	3-4	14	
2-7'	Brown, silty, stiff, sandy silty, trace rock (SM)		1"	50"	100"	
7-15'	Light brown, moist, very dense, silty sand, trace gravel (SM)		14"	28-37	74	
15-22'	Light brown, moist, very dense, silty sand and gravel (SM-SM)		11"	11-23	25	
22-24'	Light brown, moist, medium stiff, clay (CL)		18"	4-5	10	

Bottom of boring @ 15.0'

Standard Penetration Test (SPT) Data: 14, 100, 74, 25, 10

1 Revised Title Block

NO. REVISION DATE

1 Revised Title Block

NO. REVISION DATE

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 of Engineer: [Signature] Date: 8/10/09

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 of Developer: [Signature] Date: 8-21-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: [Signature] Date: 11/2/09

Chief, Division of Land Development: [Signature] Date: 11-02-09

Chief, Development Engineering Division: [Signature] Date: 9/25/09

OWNER: HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC. 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 410-367-0422

DEVELOPER: HP OVERLOOK, LLC 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 410-367-0422

FLAT REF. NO. BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR. 19171 & 19172 15 R-SC 47 6th 6069.02

SEWER CODE: 7390000

BORING LOGS

HAMMONDS PROMISE OVERLOOK

LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15

PARCEL No. 137

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

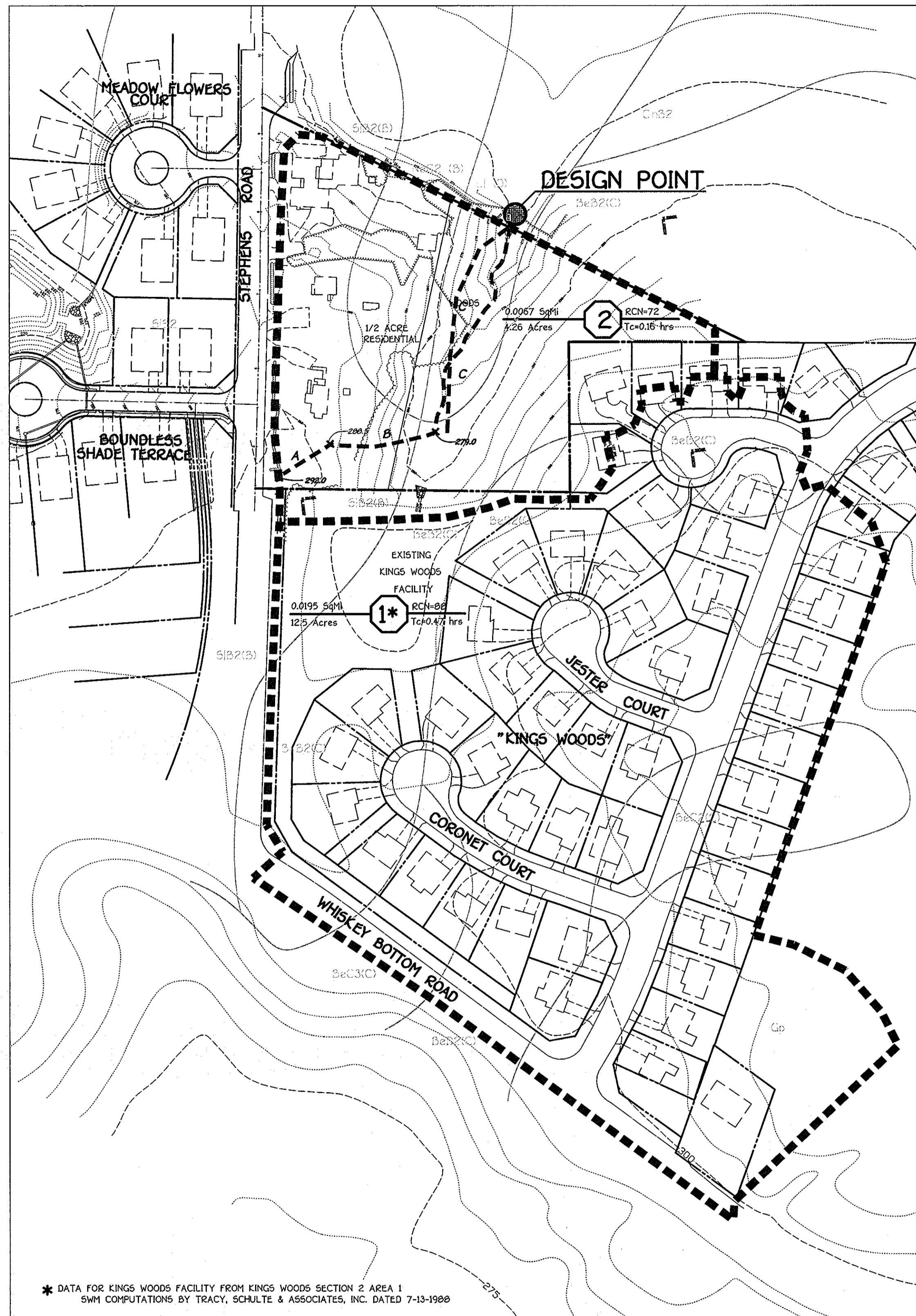
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 10 OF 22 SDP 06-158

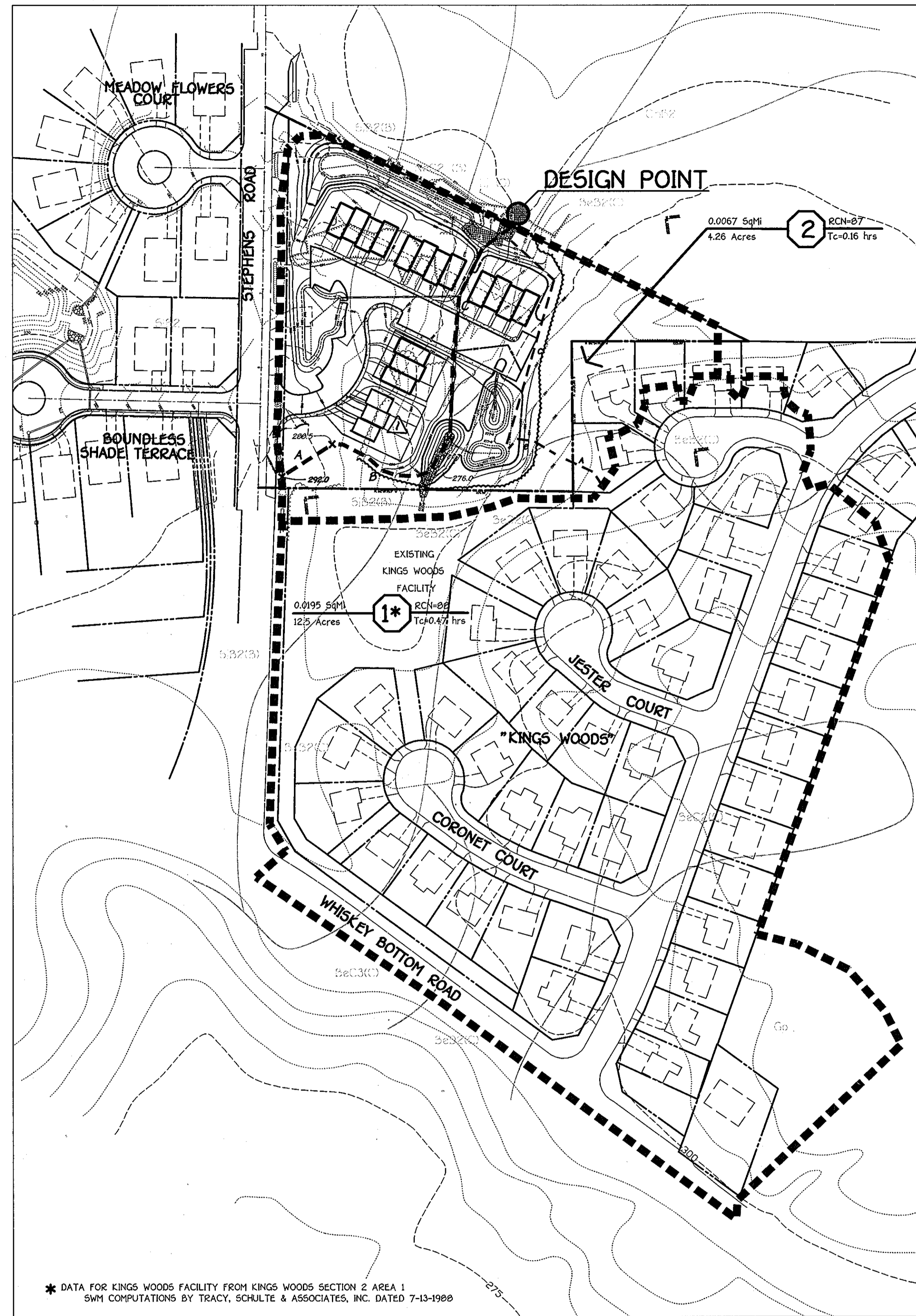
Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010.

CHARLES J. DEWINE, SR., P.E. [Signature]

E:\0907\0907\0907\HAMMONDS PROMISE OVERLOOK\3001 SHEET 10 SOIL BORINGS.dwg, 1/50



QUANTITY SWM ANALYSIS
EXISTING DRAINAGE AREA MAP
SCALE: 1"=100'



QUANTITY SWM ANALYSIS
PROPOSED DRAINAGE AREA MAP
SCALE: 1"=100'

HYDROLOGY SUMMARY

AT DESIGN POINT

	1 YEAR	10 YEAR	100 YEAR
EXISTING DISCHARGE (cfs)	5.80	17.70	47.50
PROPOSED DISCHARGE (cfs)	10.80	25.00	48.40
EXISTING RUNOFF VOLUME (ac/ft)	1.73		
PROPOSED RUNOFF VOLUME (ac/ft)	2.02		
INCREASED RUNOFF VOLUME (ac/ft)	0.29 ac/ft		
STORAGE VOLUME PROVIDED (ac/ft)	0.250 ac/ft		

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- SOIL LINES AND TYPES
- LIMIT OF DRAINAGE AREA
- TIME OF CONCENTRATION PATH
- PROPOSED CONTOUR
- DESIGN POINT

* DATA FOR KINGS WOODS FACILITY FROM KINGS WOODS SECTION 2 AREA 1
SWM COMPUTATIONS BY TRACY, SCHULTE & ASSOCIATES, INC. DATED 7-13-1988

* DATA FOR KINGS WOODS FACILITY FROM KINGS WOODS SECTION 2 AREA 1
SWM COMPUTATIONS BY TRACY, SCHULTE & ASSOCIATES, INC. DATED 7-13-1988

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. 13204, Expiration Date: November 3, 2010.



Charles J. Crovo
CHARLES J. CROVO, SR., P.E.
8/12/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2899

APPLIED STORMWATER
dba T. E. SCOTT & ASSOCIATES, INC.
118 COCKEYVILLE ROAD, SUITE 200
HEAT VALLEY, MARYLAND 21088
Phone: 410-482-2611
Fax: 443-299-0216
www.appliedsw.com

NO.	REVISION	DATE
1	REVISED PLANS TO ADD LOTS 17-19	8-12-10

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."

Charles J. Crovo
Signature of Engineer
8/12/09
Date

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."

Earl D. Collins
Signature of Developer
8-21-09
Date

This development is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard SCD _____ Date _____

OWNER
HAMMONDS PROMISE OVERLOOK
HOMESHIPS ASSOCIATES, INC.
5500 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

OWNER
ETC PARTNERSHIP
c/o MR. EARL D. COLLINS
CENTENNIAL SQUARE OFFICE PARK
10272 BALTIMORE NATIONAL PIKE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-481-2899

DEVELOPER
HP OVERLOOK, LLC
5500 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard A. Leight
Director - Department of Planning and Zoning
11/2/09
Date

Robert Shuler
Chief, Division of Land Development
11-02-09
Date

William J. ...
Chief, Development Engineering Division
9/25/09
Date

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1 - 20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-5C	47	6th	6069.02

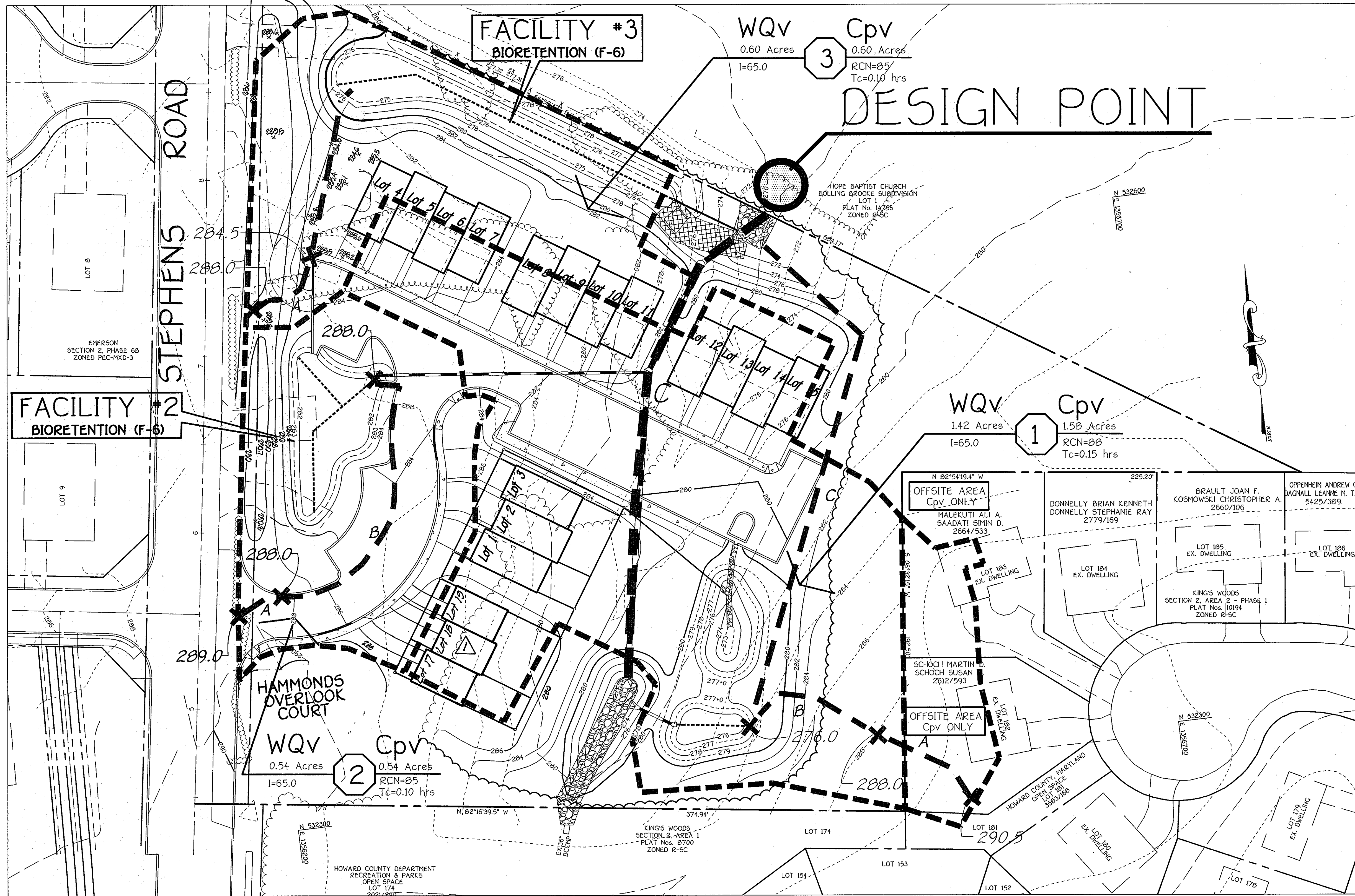
WATER CODE C-02
SEWER CODE 7390000

STORMWATER MANAGEMENT OVERALL DRAINAGE AREA MAPS
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 12 OF 22 SDP 06-158

1:\2009\05\049\HAMMONDS PROMISE OVERLOOK\3001 SHEET 12-17 TSA SWM 4 18 06.dwg, 1:1



SWM REQUIREMENTS SUMMARY

	SUBAREA 1	SUBAREA 2	SUBAREA 3	TOTAL
REQ'D RECHARGE VOLUME (ac/ft)	0.012	0.007	0.008	0.027
REQ'D WATER QUALITY VOLUME (ac/ft)	0.075	0.029	0.032	0.136
REQ'D CHANNEL PROTECTION VOLUME (ac/ft)	0.127	0.037	0.041	0.205
REQ'D WQv & Cpv (ac/ft)	0.202	0.066	0.073	0.341
REQ'D Vtemp (ac/ft)	0.152	0.049	0.055	0.256
PROVD Vtemp (ac/ft)	0.156	0.050	0.056	0.258

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- SOIL LINES AND TYPES
- LIMIT OF DRAINAGE AREA
- TIME OF CONCENTRATION PATH
- PROPOSED CONTOUR
- DESIGN POINT

PROPOSED DRAINAGE AREA MAP
SCALE: 1"=30'

"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. 13204, Expiration Date: November 3, 2010."



Charles J. Grovo, Sr., P.E.
CHARLES J. GROVO, SR., P.E. 8/11/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE
ELlicOTT CITY, MARYLAND 21042
410-461-2855

APPLIED STORMWATER
dba T. E. SCOTT & ASSOCIATES, INC.
108 COCKEYVILLE ROAD, SUITE 500
HUNT VALLEY, MARYLAND 21086
Phone: 410-461-2851
Fax: 410-289-0216
www.appliedstorm.com

NO.	REVISION	DATE
1	Revised plans to add Lots 17-19	8/12/09

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."
Charles J. Grovo, Sr., P.E.
Signature of Engineer 8/11/09
Date

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."
Charles J. Grovo, Sr., P.E.
Signature of Developer 8/12/09
Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark D. Gault
Director - Department of Planning and Zoning 4/2/09
Date
Walter D. Smith
Chief, Division of Land Development 11-02-09
Date
John J. Williams
Chief, Development Engineering Division 8/25/09
Date

HOWARD SOIL CONSERVATION DISTRICT
Date

OWNER: HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC.
5500 DORSEY HALL DRIVE, SUITE 102, ELlicOTT CITY, MARYLAND 21042, 410-367-0422

DEVELOPER: HP OVERLOOK, LLC
5300 DORSEY HALL DRIVE, SUITE 102, ELlicOTT CITY, MARYLAND 21042, 410-367-0422

ETC PARTNERSHIP c/o MR. EARL D. COLLINS
CENTRAL SQUARE OFFICE PARK, SUITE 102, 10272 BALTIMORE NATIONAL PkE, ELlicOTT CITY, MARYLAND 21042, 410-461-2855

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-SC	47	6th	6059.02

WATER CODE: C-02
SEWER CODE: 7390000

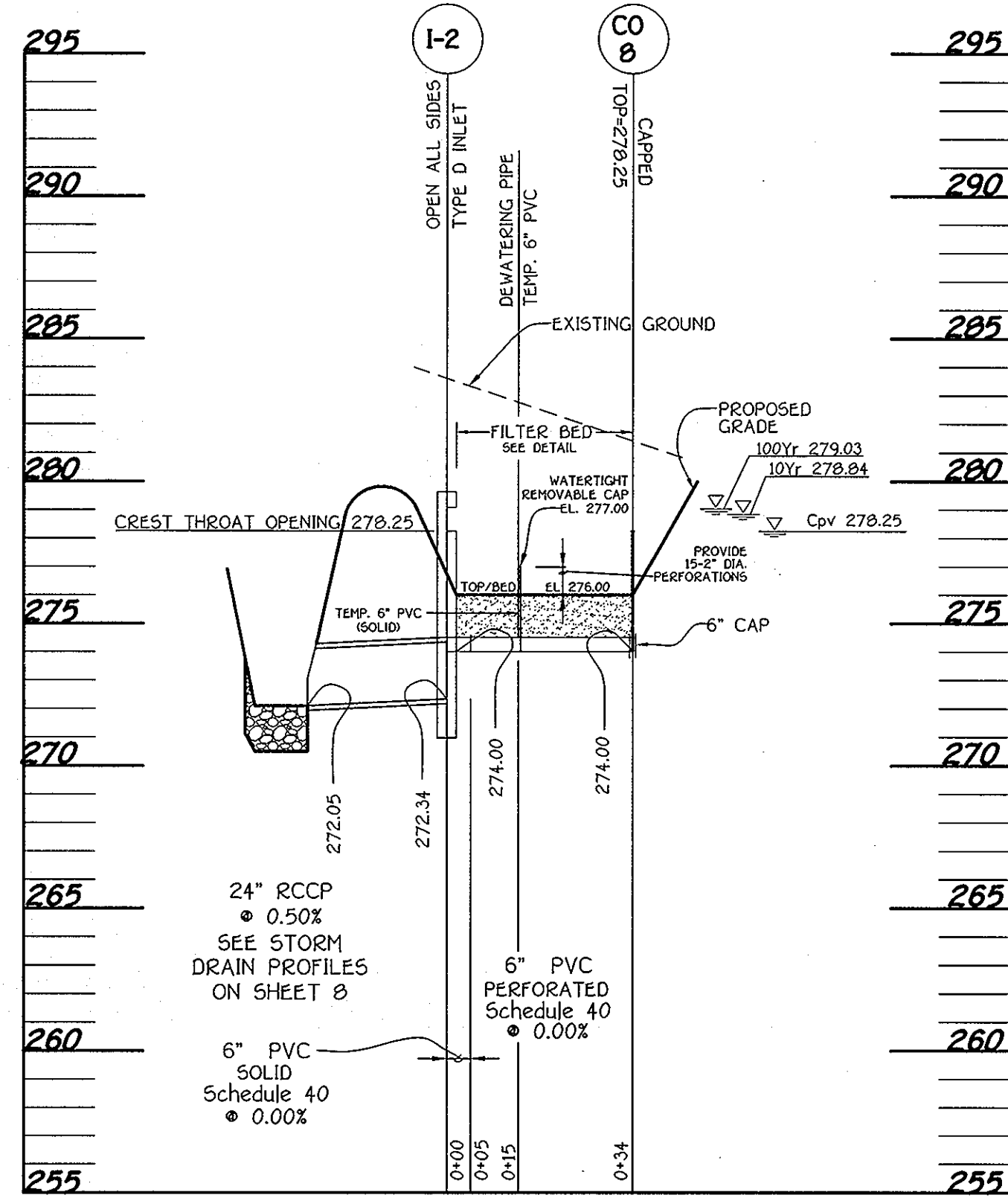
STORMWATER MANAGEMENT FACILITY DRAINAGE AREA MAP
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE, LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 13 OF 22 SDP 06-15B

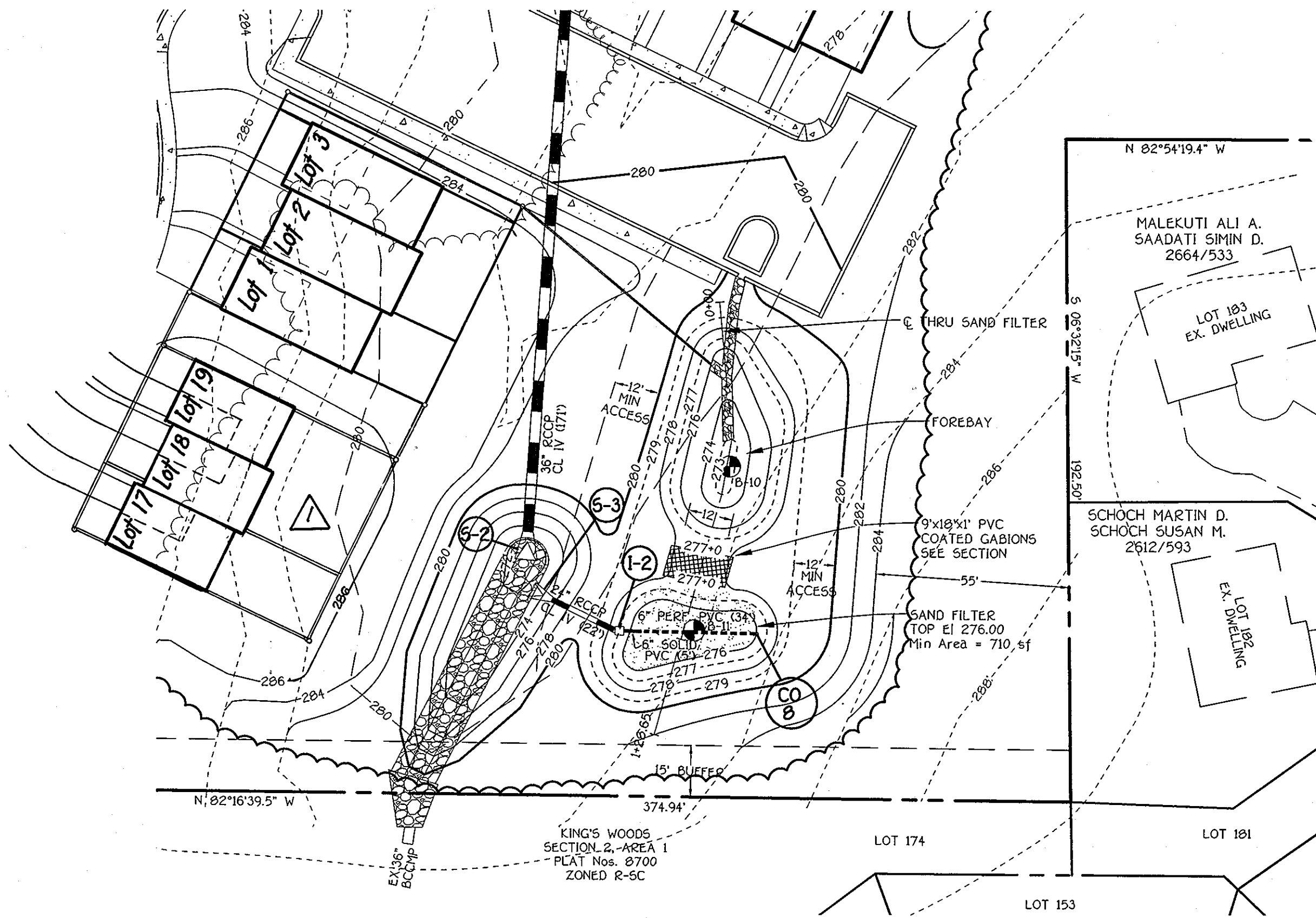
FACILITY SUMMARY

	WQv+Cpv	10 YEAR	100 YEAR
Developed Outflow (cfs)	N/A	0.20	12.72
Water Surface Elevation	270.25	270.04	279.03
Storage (ac. ft.)	0.156	N/A	N/A
Watershed	Little Patuxent River		
Structure Type	Surface Sand Filter (F-1)		
Structure Classification	LOW HAZARD A - 370		
Structure Location	Urban		
Storage Height Product	N/A		
Watershed Area to Facility	1.50 acres		
Minimum Top Width Provided	12.0 feet		
Maximum Height of Fill	1.5 feet		
Maximum 10-Year Impoundment Depth	2.04 feet		
Freeboard Provided Above 10 Year	1.16 feet		
FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. MANAGEMENT PROVIDED: WQ & Cpv			



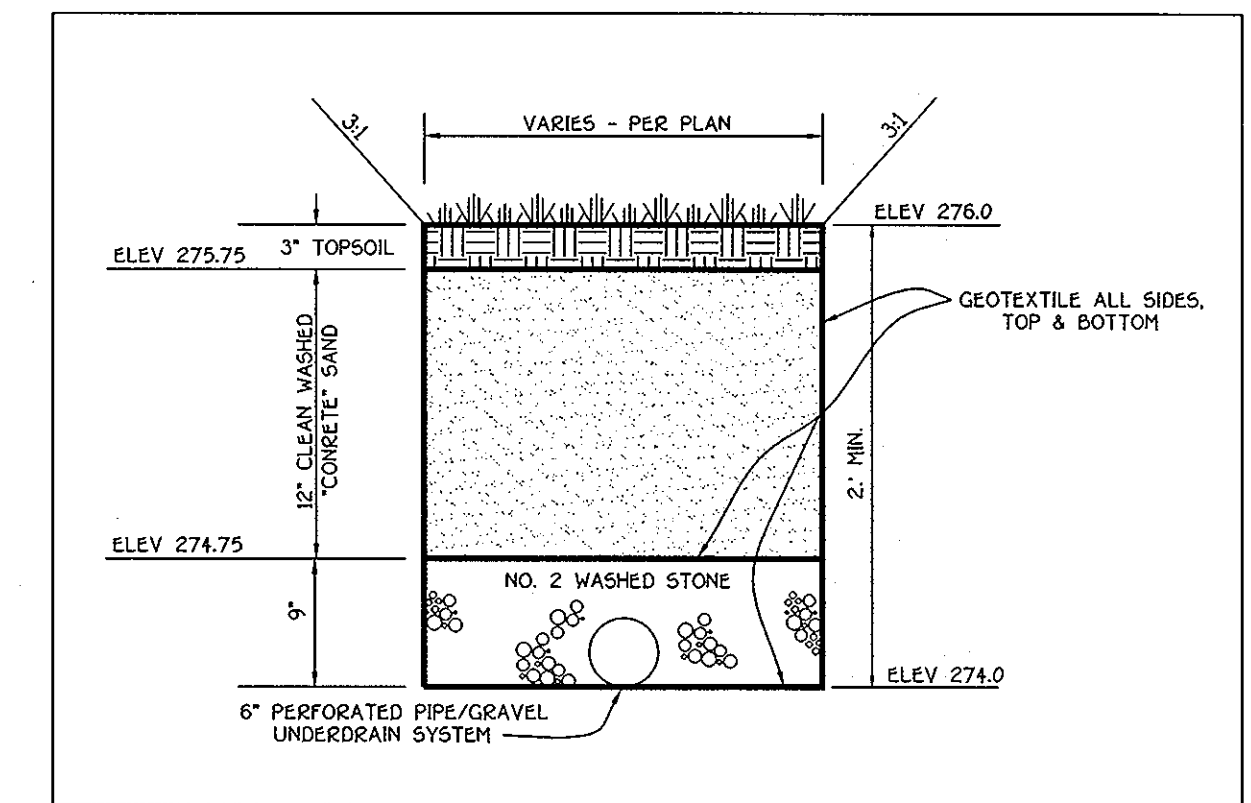
FACILITY #1 PROFILE THRU BIORETENTION

SCALE: H:1"=30'
V:1"=5'



FACILITY #1 PLAN

SCALE: 1"=30'

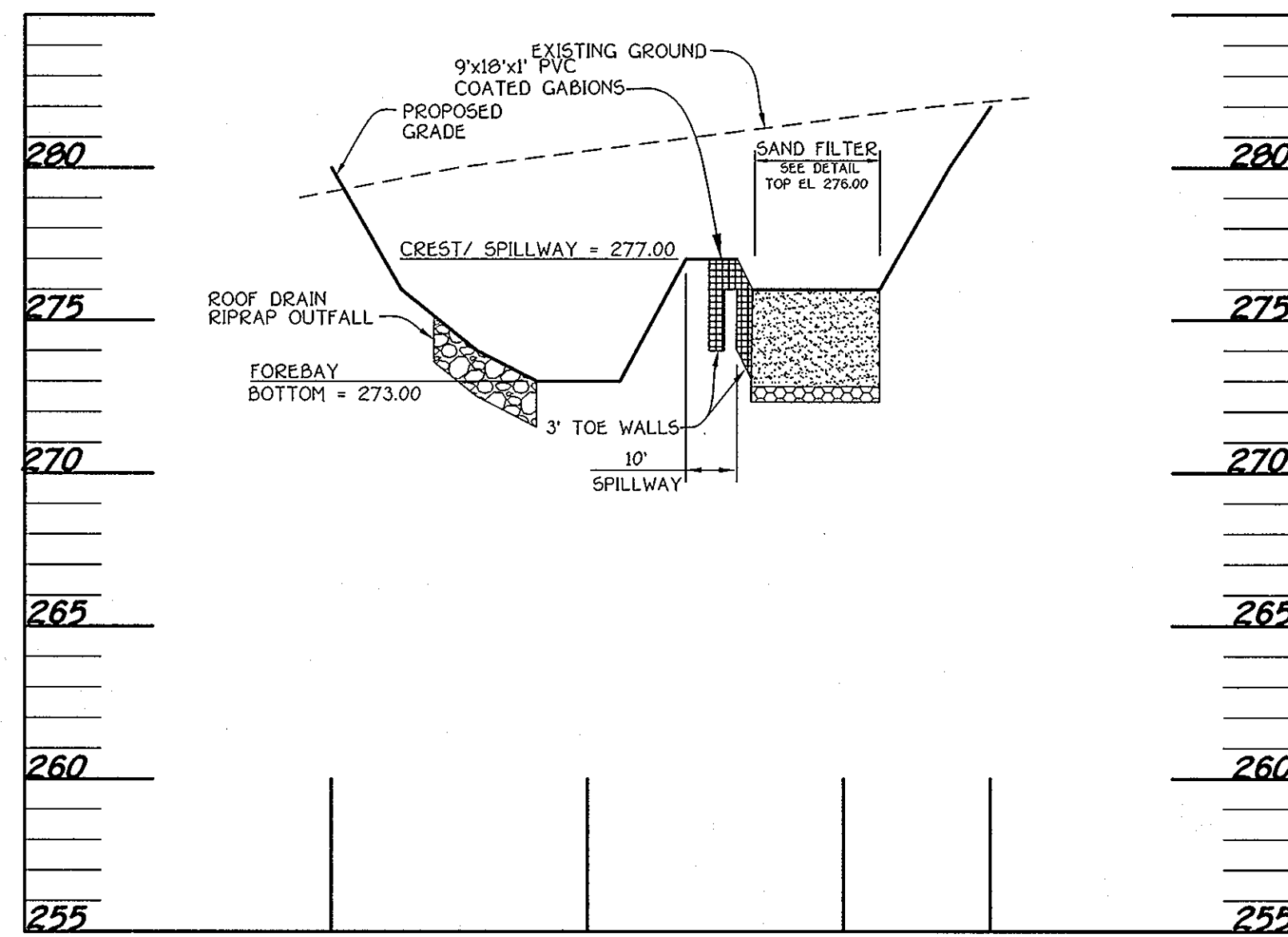


TYPICAL SAND FILTER SECTION

NOT TO SCALE

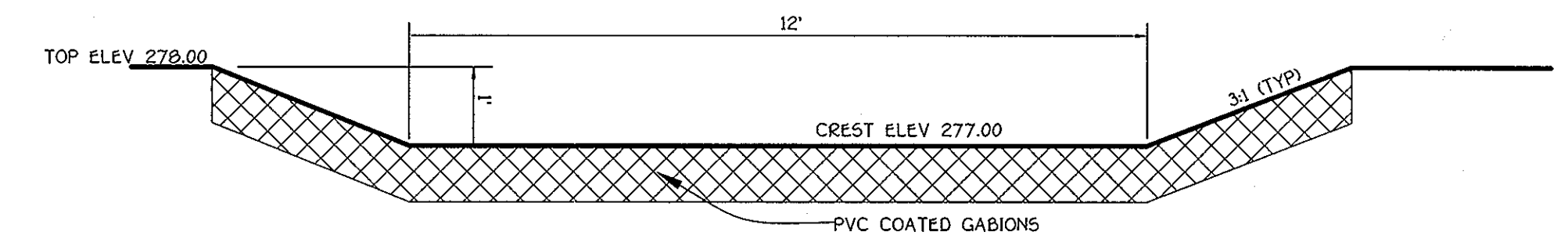
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SAND FILTER FACILITIES

- 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. Maintenance will also address dead material and pruning.
- 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.
- Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer.
- Soil erosion to be addressed on an as-needed basis, minimum once a month and after heavy storm events.



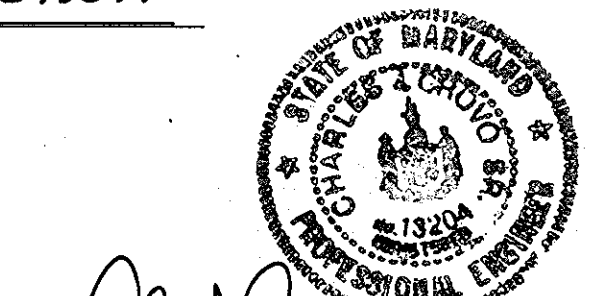
FACILITY #1 PROFILE THRU SPILLWAY

SCALE: H:1"=30'
V:1"=5'



FOREBAY OUTFALL TYPICAL CROSS SECTION

"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. 13204, Expiration Date: November 3, 2010."



Signature: *Charles J. DeVito, Sr.*
DATE: 8/11/09

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2055

APPLIED STORMWATER
dba T. E. SCOTT & ASSOCIATES, INC.
100 ROCKVILLE PIKE, SUITE 300
HUNT VALLEY, MARYLAND 21096
Phone: 410-486-2000
Fax: 443-289-0216
http://www.appliedstorm.com

NO.	REVISION	DATE
1	REVISED PLANS TO ADD LOTS 17-19	8-12-10

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 of Engineer: *Charles J. DeVito, Sr.* Date: 8/11/09

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 of Developer: *Charles J. DeVito, Sr.* Date: 8-21-09

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *Howard Soil Conservation District* Date: _____

OWNER
HAMMONDS PROMISE OVERLOOK
HOMEOWNERS ASSOCIATES, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

ETC PARTNERSHIP
c/o MR. EARL D. COLLINS
CENTENNIAL SQUARE OFFICE PARK
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2955

DEVELOPER
HP OVERLOOK, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
410-367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *James H. Cagle* Date: 11/3/09
Director - Department of Planning and Zoning

Signature: *Kevin S. Shuman* Date: 11-02-09
Chief, Division of Land Development

Signature: *William J. ...* Date: 9/25/09
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172 21222 - 21225	15	R-SC	47	6th	6069.02

WATER CODE: C-02
SEWER CODE: 7390000

STORMWATER MANAGEMENT FACILITY #1

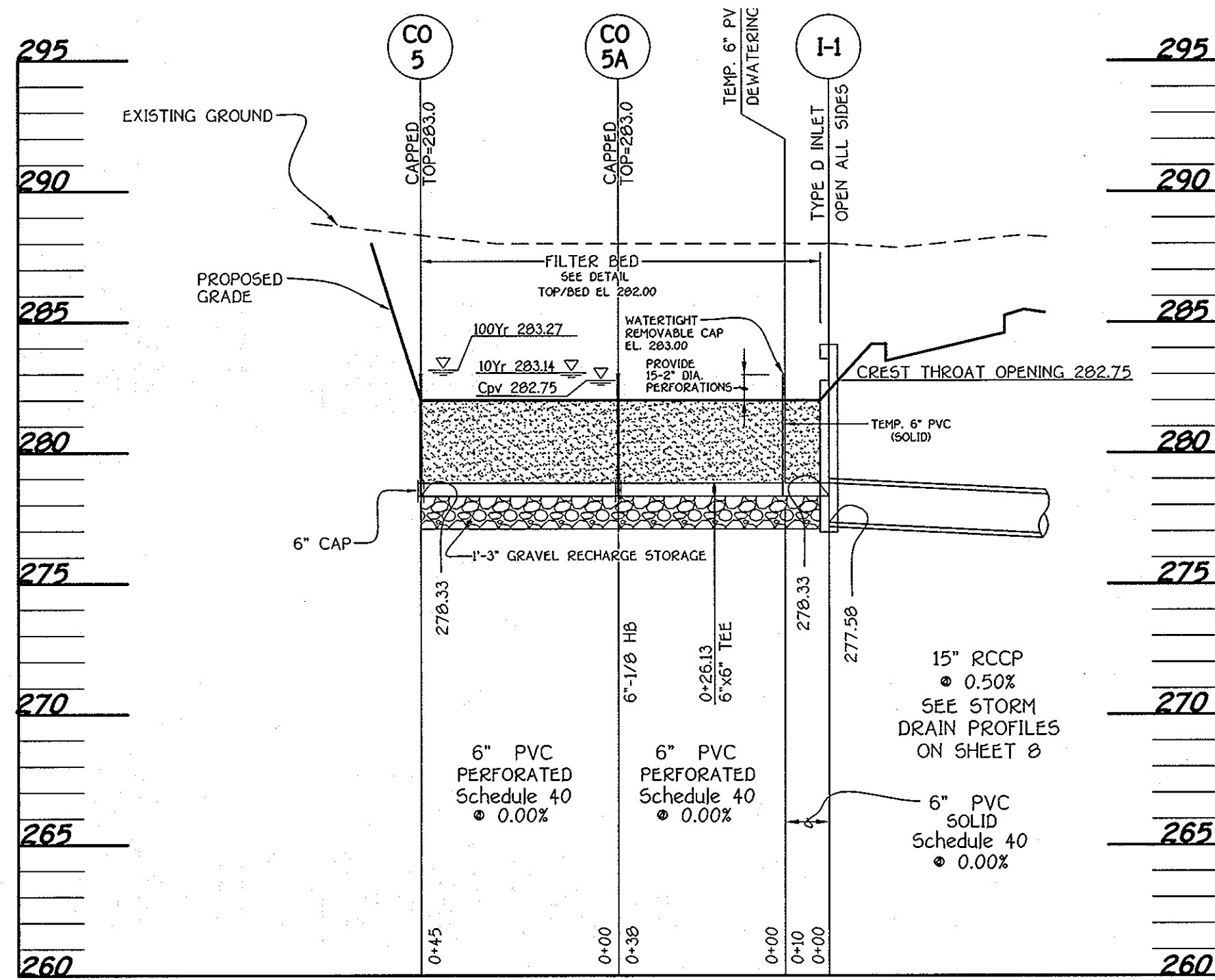
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15; 17; THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009

SHEET 14 OF 22 **SDP 06-150**

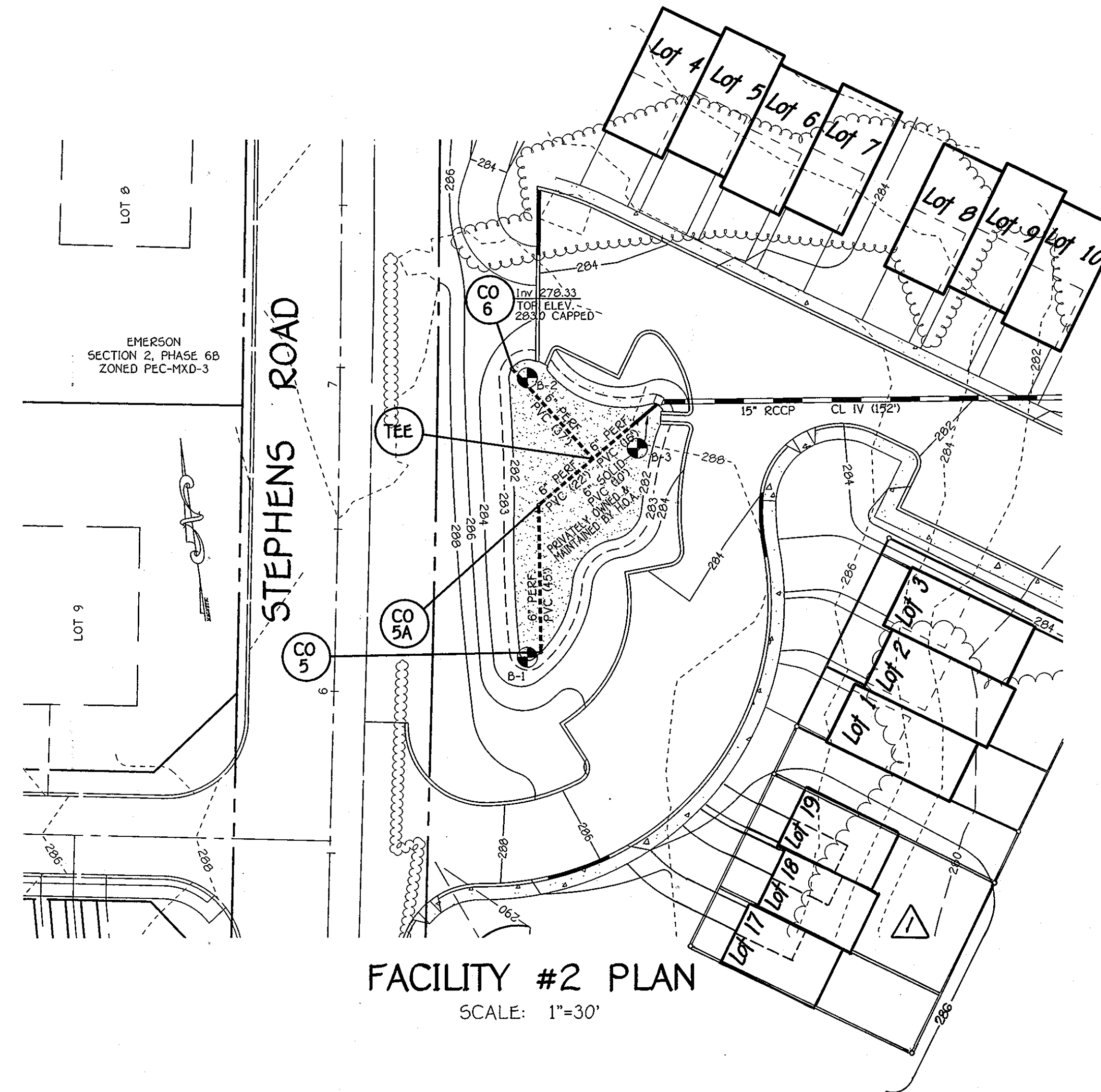
BIORETENTION FACILITY SUMMARY

	Rev	WQv+Cpv	10 YEAR	100 YEAR
Developed Outflow (cfs)	N/A	N/A	2.92	4.59
Water Surface Elevation	278.33	282.75	283.05	283.15
Storage (ac. ft.)	0.007	0.050	0.084	0.092
Watershed	Little Patuxent River			
Structure Type	Bioretention (F-6)			
Structure Classification	LOW HAZARD A - 378 Exempt			
Structure Location	Urban			
Storage Height Product	N/A			
Watershed Area to Facility	0.60 acres			
Minimum Top Width Provided	28.0 feet			
Maximum Height of Fill	NONE			
Maximum 10-Year Impoundment Depth	1.14 foot			
Freeboard Provided Above 10 Year	1.65 foot			
FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. MANAGEMENT PROVIDED: Cpv, WQv & Rev				



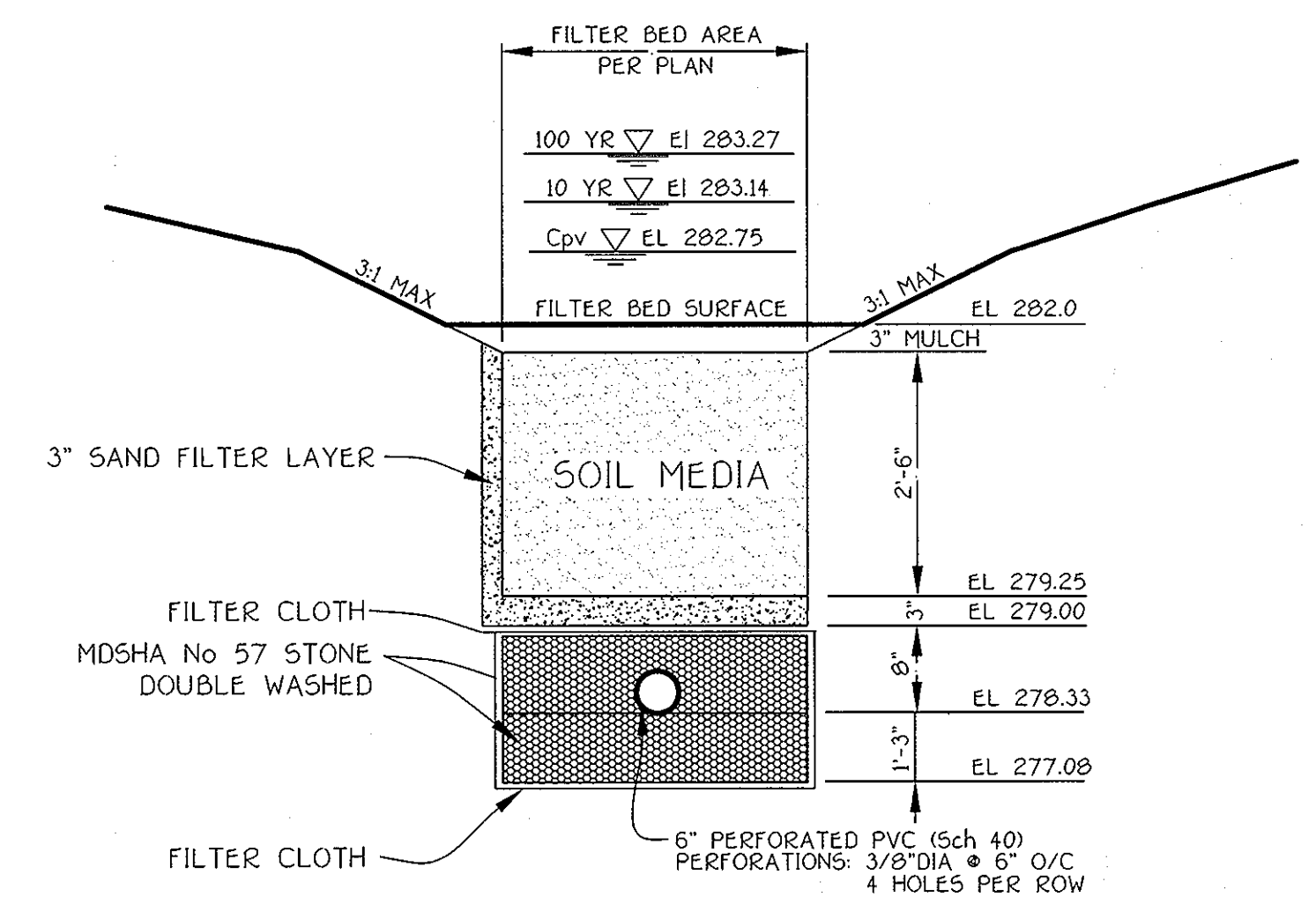
FACILITY #2 PROFILE THRU BIORETENTION

SCALE: H:1"=30'
V:1"=5'



FACILITY #2 PLAN

SCALE: 1"=30'



TYPICAL BIORETENTION SECTION

NOT TO SCALE

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 _____ P.E. No. _____
Date: _____

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate 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 Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITIES

- 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. Maintenance will also address dead material and pruning.
- 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.
- Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer.
- Soil erosion to be addressed on an as-needed basis, minimum once a month and after heavy storm events.

"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. 13204, Expiration Date: November 3, 2010."



Signature: _____ DATE: 8/21/09

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-2855

APPLIED STORMWATER
dba T. E. SCOTT & ASSOCIATES, INC.
128 COCKEYVILLE ROAD, SUITE 200
HEART VALLEY, MARYLAND 21033
410-461-2851
FAX: 410-289-0216
WWW.ASCOTT.COM

NO.	REVISION	DATE
1	REVISED PLANS TO ADD LOTS 17-19	8-12-10

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 of Engineer: _____ Date: 8/21/09

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 of Developer: _____ Date: 8-21-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: _____ Date: 11/2/09
Director - Department of Planning and Zoning

Signature: _____ Date: 11-02-09
Chief, Department of Planning and Development

Signature: _____ Date: 9/25/09
Chief, Development Engineering Division

Signature: _____ Date: _____
Howard Soil Conservation District

OWNER: HAMMONDS PROMISE OVERLOOK : HOMEOWNERS ASSOCIATES, INC. : 5300 DORSEY HALL DRIVE : SUITE 102 : ELLICOTT CITY, MARYLAND 21042 : 410-367-0422

DEVELOPER: HP OVERLOOK, LLC : 5300 DORSEY HALL DRIVE : SUITE 102 : ELLICOTT CITY, MARYLAND 21042 : 410-367-0422

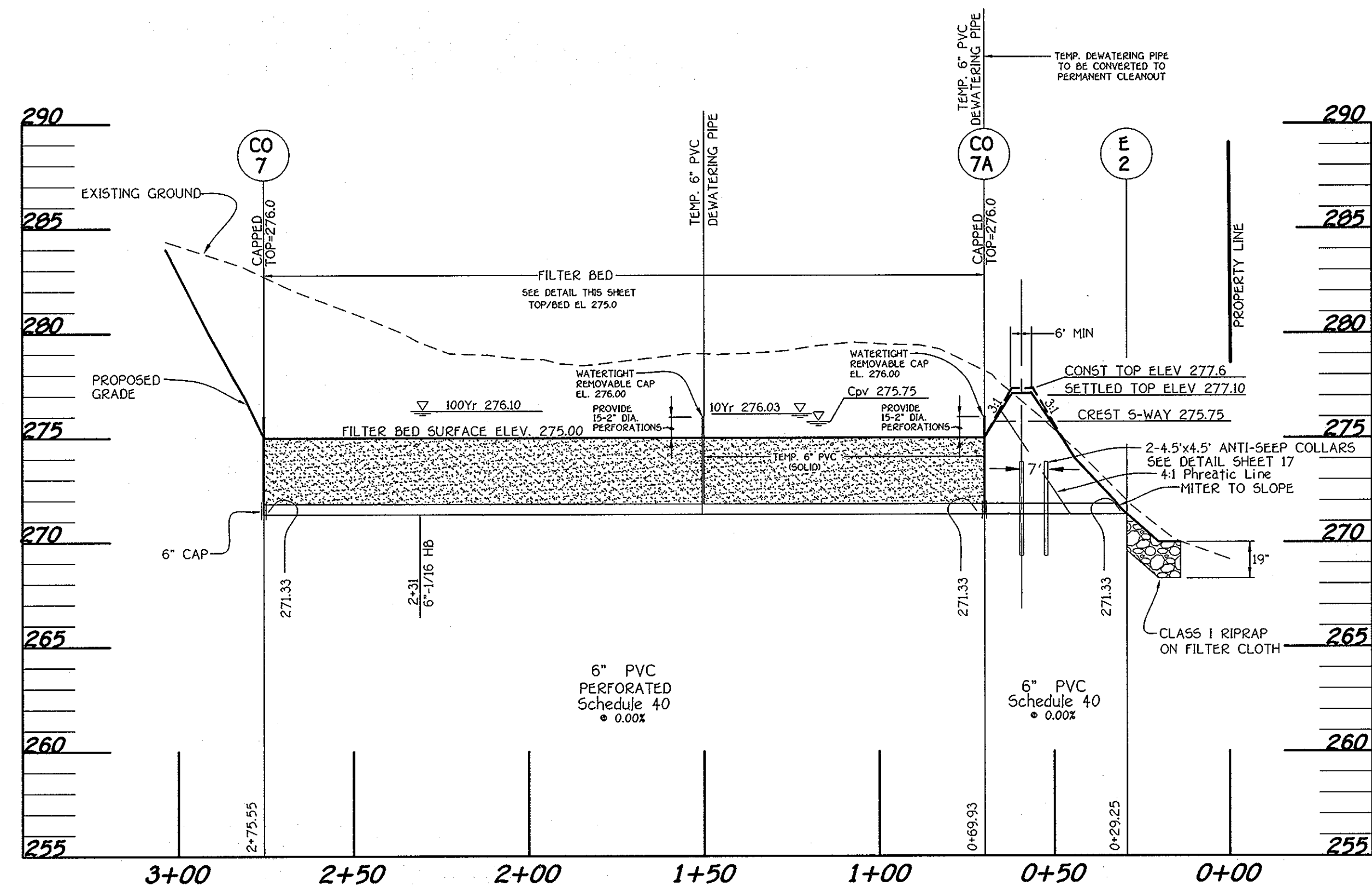
SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE
19171 & 19172	15	R-SC	47
21222 - 21225			
WATER CODE	ELEC. DIST.	CENSUS TR.	
C-02	6th	6069.02	
SEWER CODE	7390000		

STORMWATER MANAGEMENT FACILITY #2
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17, THRU 19; OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: _____ DATE: AUG. 12, 2009

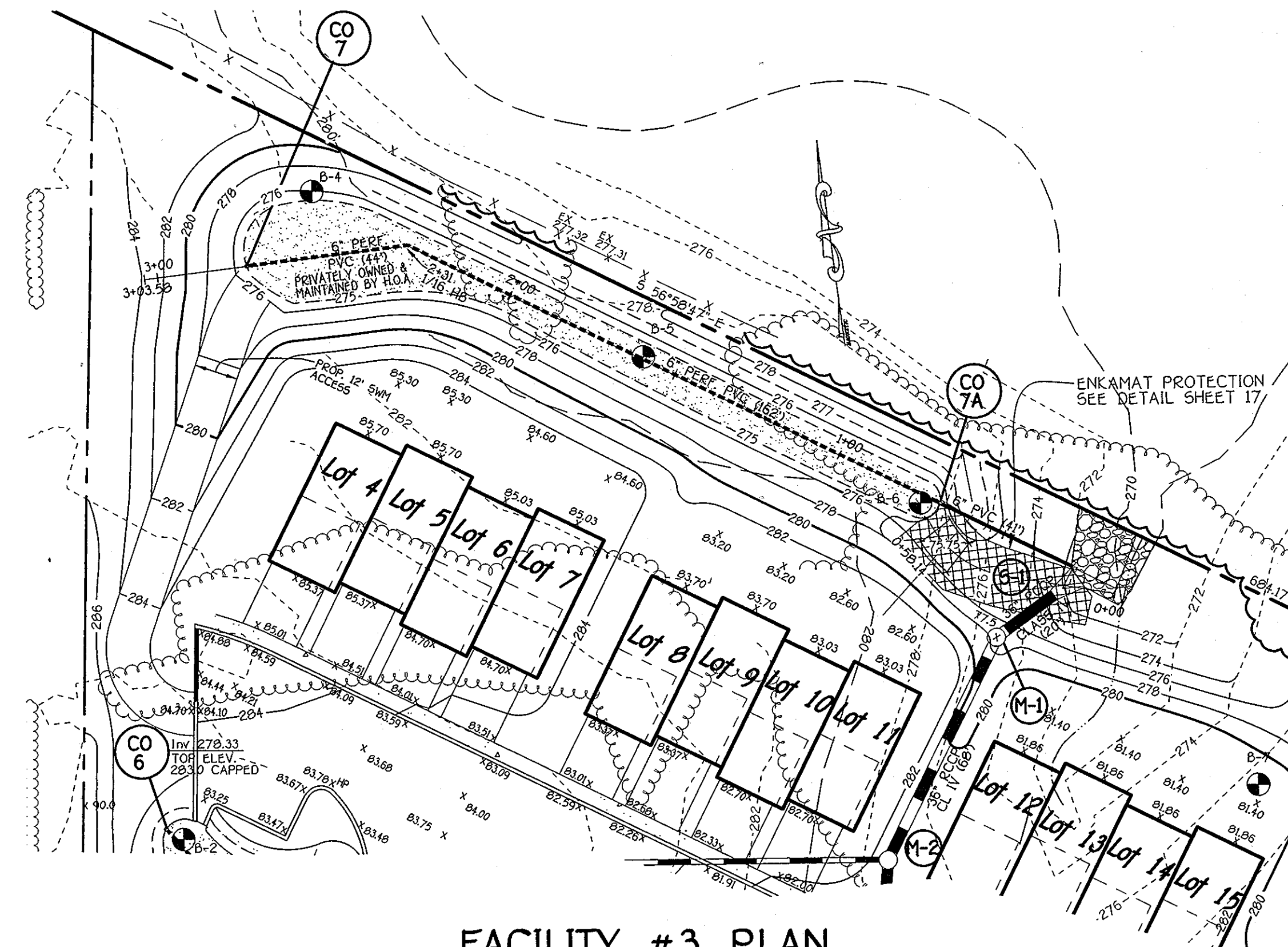
SHEET 15 OF 22 **SDP 06-15B**

E:\2009\05\09\HAMMONDS PROMISE OVERLOOK\3001 SHEET 12-17 T&A SWM V. 18 06.dwg, 1:1



FACILITY #3 PROFILE THRU BIORETENTION

SCALE: H:1"=30'
V:1"=5'



FACILITY #3 PLAN

SCALE: 1"=30'

BIORETENTION FACILITY SUMMARY

	WQv+Cpv	10 YEAR	100 YEAR
Developed Outflow (cfs)	N/A	3.28	5.14
Water Surface Elevation	275.75	276.03	276.10
Storage (ac. ft.)	0.056	0.079	0.087
Watershed	Little Patuxent River		
Structure Type	Urban Bioretention (F-6)		
Structure Classification	LOW HAZARD A - 378 Exempt		
Structure Location	Urban		
Storage Height Product	N/A		
Watershed Area to Facility	0.60 acres		
Minimum Top Width Provided	6.0 feet		
Maximum Height of Fill	1.0 feet		
Maximum 10-Year Impoundment Depth	1.03 feet		
Freeboard Provided Above 10 Year	1.07 feet		

FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
MANAGEMENT PROVIDED: WQv & Cpv

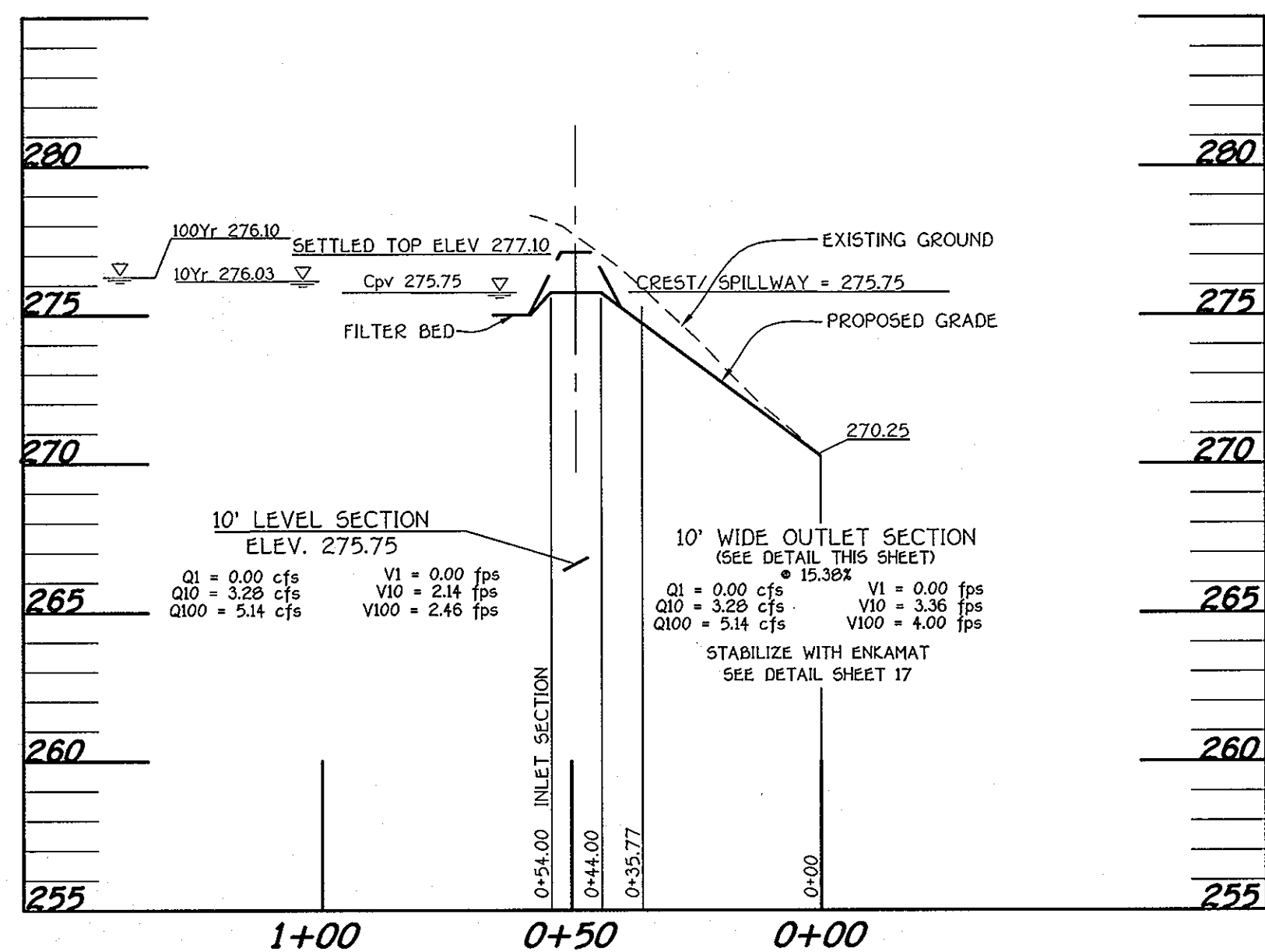
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITIES

- 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. Maintenance will also address dead material and pruning.
- 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.
- Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer.
- Soil erosion to be addressed on an as-needed basis, minimum once a month and after heavy storm events.

AS-BUILT CERTIFICATION

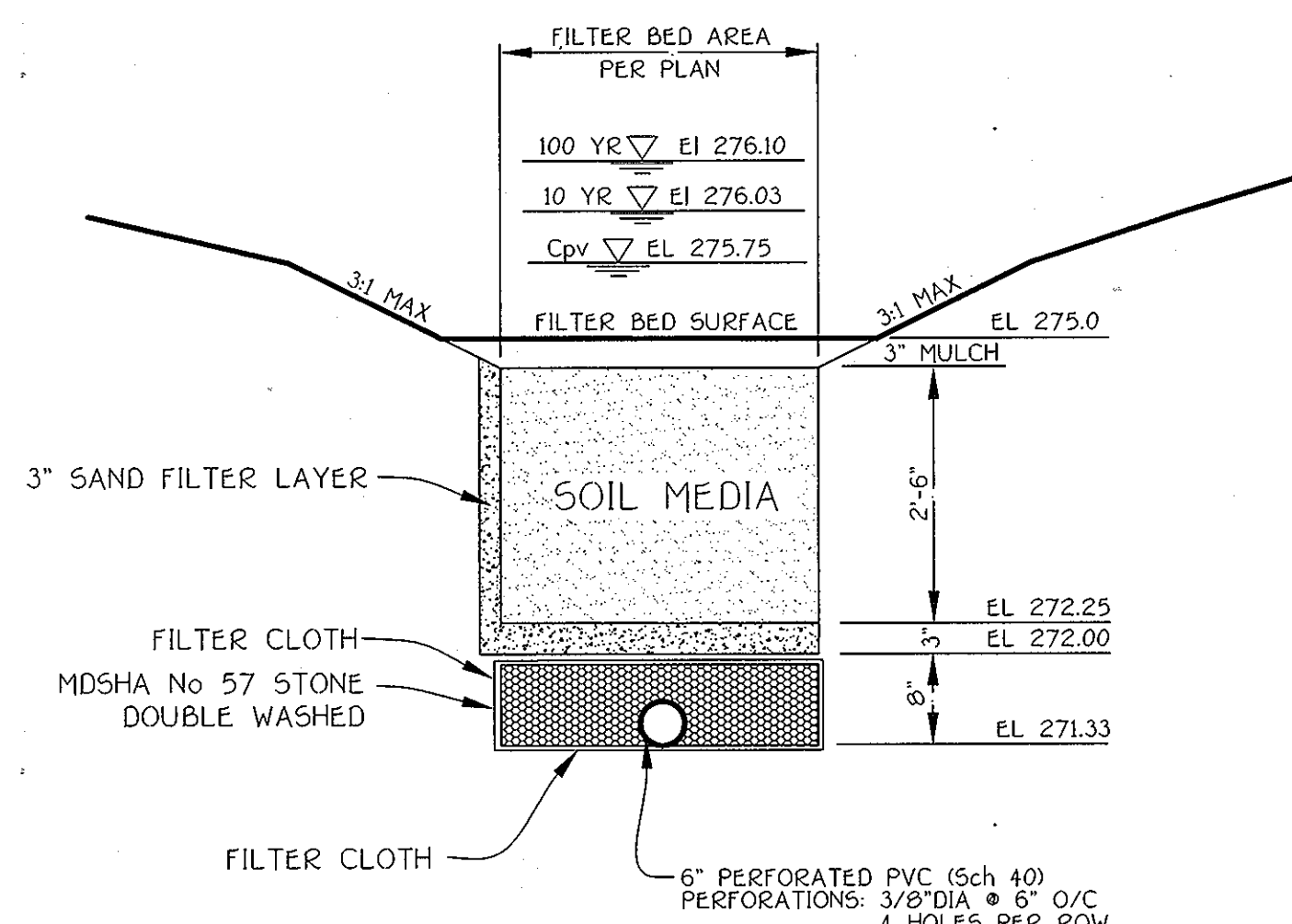
I hereby certify that the Facility Shown on this Plan was Constructed As Shown on the "As-Built" Plans and Meets the Approved Plans and Specifications.

Signature: _____ P.E. No. _____
Date: _____



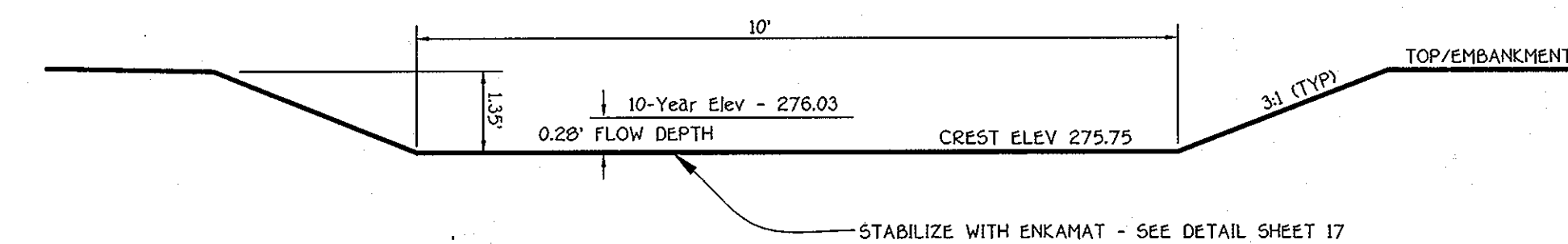
FACILITY #3 PROFILE THRU SPILLWAY

SCALE: H:1"=30'
V:1"=5'



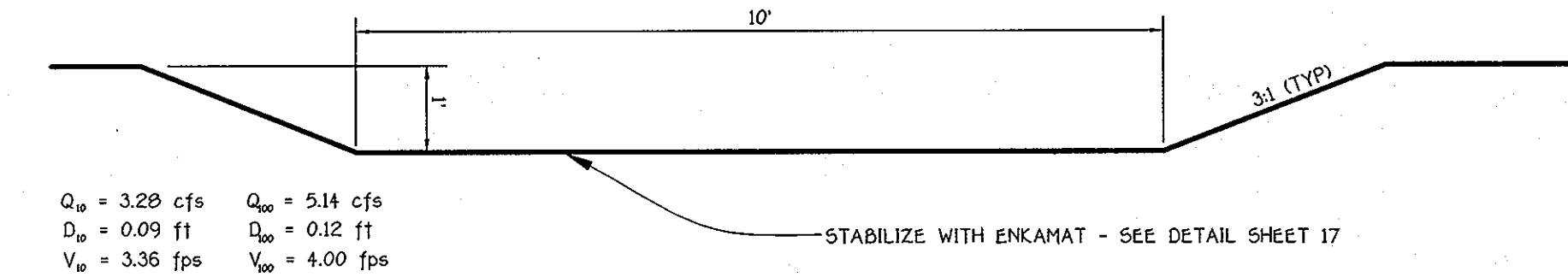
TYPICAL BIORETENTION SECTION

NOT TO SCALE



OVERFLOW SPILLWAY TYPICAL CROSS SECTION

NOT TO SCALE



SPILLWAY OUTFALL TYPICAL CROSS SECTION

NOT TO SCALE

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate 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 Requirements Imposed by Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

*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. 13204, Expiration Date: November 3, 2010.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
4101 461 - 2955

APPLIED STORMWATER
dba T. E. SCOTT & ASSOCIATES, INC.
128 COCKEYVILLE ROAD SUITE 300 PHOENIX 410-682-9541
HEAT VALLEY, MARYLAND 21050 FAX: 410-289-0118
100110000000

NO.	REVISION	DATE
1	Revised Title Block	8-12-10

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: 8/11/09

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 of Developer: _____ Date: 8-11-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director - Department of Planning and Zoning: _____ Date: 11/5/09
Chief, Division of Land Development: _____ Date: 11-02-09
Chief, Development Engineering Division: _____ Date: 9/25/09

OWNER: HAMMONDS PROMISE OVERLOOK HOMEOWNERS ASSOCIATES, INC. 5300 DORSEY HALL DRIVE SUITE 102 ELLCOTT CITY, MARYLAND 21042 410-367-0422

OWNER: ETC PARTNERSHIP c/o MR. JEARL D. COLLINS CENTENNIAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21042 410-461-2955

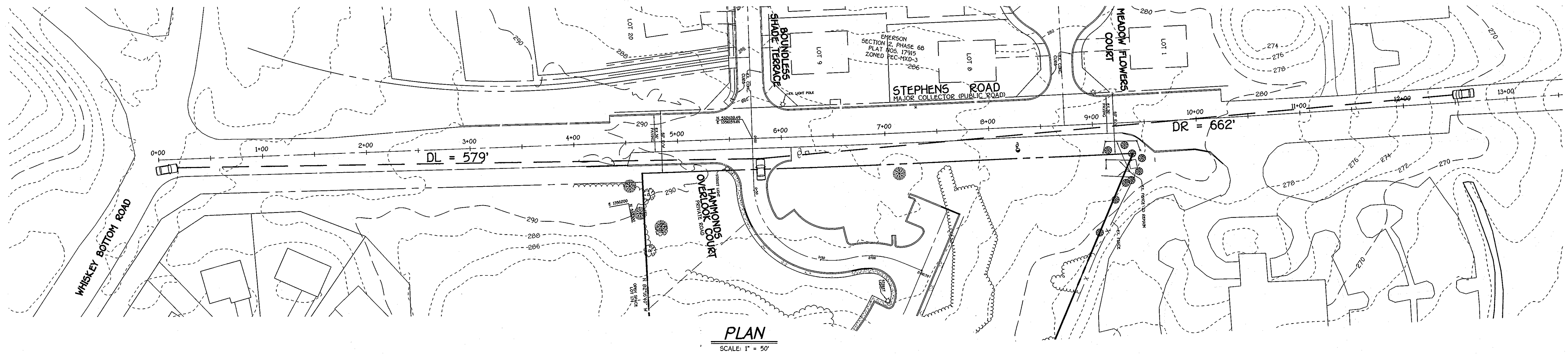
DEVELOPER: HP OVERLOOK, LLC 5300 DORSEY HALL DRIVE SUITE 102 ELLCOTT CITY, MARYLAND 21042 410-367-0422

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

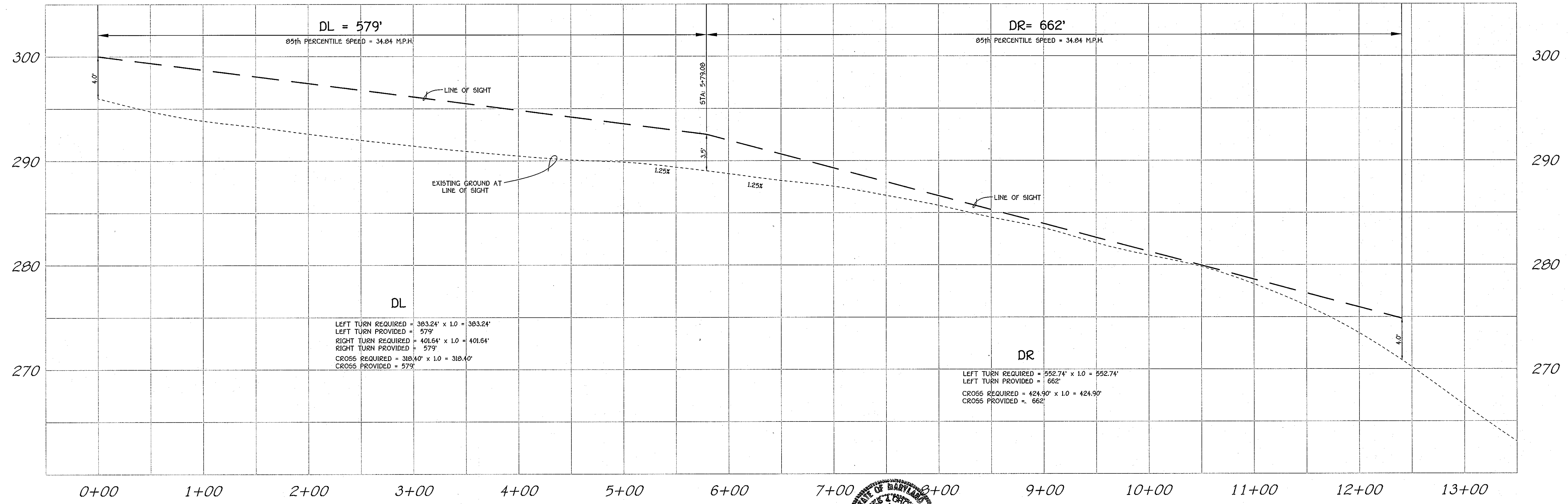
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
191711 & 191712 21222 - 21225	15	R-SC	47	6th	6093.02

WATER CODE	SEWER CODE
C-02	7390000

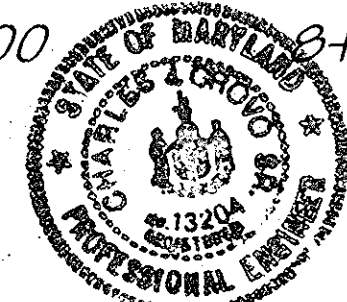
STORMWATER MANAGEMENT FACILITY #3
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15; 17 THRU 19; OPEN SPACE LOT 20
TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009
SHEET 16 OF 22 SDP 06-15B



STEPHENS ROAD
(MAJOR COLLECTOR)
POSTED SPEED = 30 M.P.H.



PROFILE
SCALE: HOR. : 1" = 50'
VER. : 1" = 5'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410 461-2895

NO.	REVISION	DATE
1	REVISED TITLE BLOCK	8-12-10

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2010.

Charles Crovo, Sr.
CHARLES CROVO, SR., P.E. 8/11/09 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David H. Lytle 10/9/09
Director - Department of Planning and Zoning Date

Kevin Sheehan 11-02-09
Chief, Division of Land Development Date

Charles Crovo, Sr. 9/25/09
Chief, Development Engineering Division Date

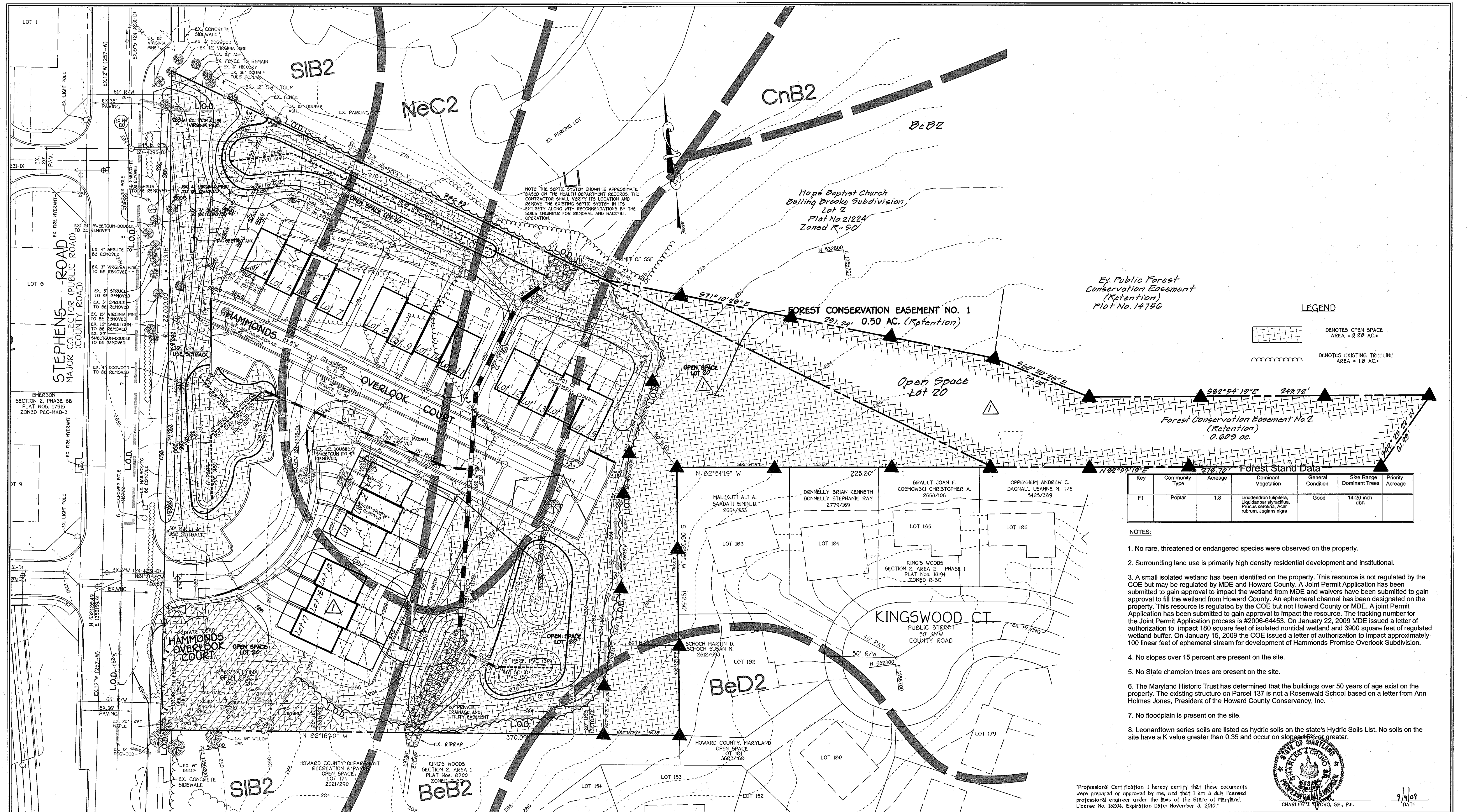
SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1 - 20	137
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE
19171 & 19172	15	R-5C	47
21222 - 21225			
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
C-02	7390000	6th	6069.02

SIGHT DISTANCE PLAN AND PROFILE

HAMMONDS PROMISE OVERLOOK

LOTS: 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUG. 12, 2009



LEGEND

□ DENOTES OPEN SPACE AREA = 3.23 AC.

▨ DENOTES EXISTING TREELINE AREA = 1.8 AC.

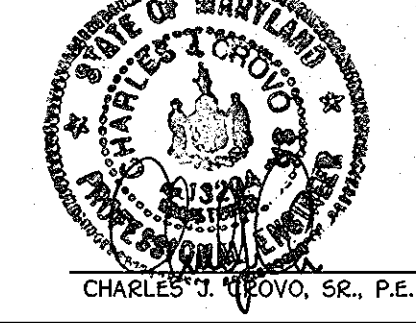
Forest Conservation Easement No. 1
29.24 0.50 AC. (Retention)

Forest Conservation Easement No. 2
0.629 ac. (Retention)

Forest Stand Data

Key	Community Type	Acreage	Dominant Vegetation	General Condition	Size Range Dominant Trees	Priority Acreage
F1	Poplar	1.8	Liriodendron tulipifera, Liquidambar styraciflua, Platanus occidentalis, Acer rubrum, Juglans nigra	Good	14-20 inch dbh	

- NOTES:**
1. No rare, threatened or endangered species were observed on the property.
 2. Surrounding land use is primarily high density residential development and institutional.
 3. A small isolated wetland has been identified on the property. This resource is not regulated by the COE but may be regulated by MDE and Howard County. A Joint Permit Application has been submitted to gain approval to impact the wetland from MDE and waivers have been submitted to gain approval to fill the wetland from Howard County. An ephemeral channel has been designated on the property. This resource is regulated by the COE but not Howard County or MDE. A Joint Permit Application has been submitted to gain approval to impact the resource. The tracking number for the Joint Permit Application process is #2006-64453. On January 22, 2009 MDE issued a letter of authorization to impact 180 square feet of isolated nontidal wetland and 3900 square feet of regulated wetland buffer. On January 15, 2009 the COE issued a letter of authorization to impact approximately 100 linear feet of ephemeral stream for development of Hammonds Promise Overlook Subdivision.
 4. No slopes over 15 percent are present on the site.
 5. No State champion trees are present on the site.
 6. The Maryland Historic Trust has determined that the buildings over 50 years of age exist on the property. The existing structure on Parcel 137 is not a Rosenwald School based on a letter from Ann Holmes Jones, President of the Howard County Conservancy, Inc.
 7. No floodplain is present on the site.
 8. Leonardtown series soils are listed as hydric soils on the state's Hydric Soils List. No soils on the site have a K value greater than 0.35 and occur on slopes 6 percent greater.



*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. 13204, Expiration Date: November 3, 2010.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2955

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WD0P93400610044B

JOHN P. CANOLES

NO.	REVISION	DATE
1	Revised plans to add Lots 17-20	8-12-10

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 of Engineer: *[Signature]* Date: 9/15/09

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 of Developer: *[Signature]* Date: 9-9-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: *[Signature]* Date: 9/15/09

Chief, Division of Land Development: *[Signature]* Date: 11-02-09

Chief, Development Engineering Division: *[Signature]* Date: 9/25/09

OWNER: HAMMONDS PROMISE OVERLOOK, HOMESOWNERS ASSOCIATES, INC., 5500 DORSEY HALL DRIVE, SUITE 102, ELLICOTT CITY, MARYLAND 21042, 410-367-0122

DEVELOPER: HP OVERLOOK, LLC, 5300 DORSEY HALL DRIVE, SUITE 102, ELLICOTT CITY, MARYLAND 21042, 410-367-0422

SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMONDS PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-SC	47	6th	6069.02

WATER CODE: C-02
SEWER CODE: 7390000

FOREST CONSERVATION PLAN

HAMMONDS PROMISE OVERLOOK

LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20

TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUG. 12, 2009

SHEET 19 OF 22 SDP 06-15B

1:2000 (SDP) (HAMMONDS PROMISE OVERLOOK) SHEET 19 OF 22 FORESTATION PLAN (Aug. 11)

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.

The limit of disturbance (LOD) line depicted on the plan shows the proposed extent of construction activities. Eco-Science Professionals or another qualified professional designated by the developer, will assist in the field flagging of the LOD to ensure that the Critical Root Zone for the Forest Retention Area is determined in accordance with the In-Field Edge Determination Guidelines in Appendix B. Eco-Science Professionals, or another qualified professional, will also assess the condition of the new forest edge to determine if selective thinning or pruning is needed to improve the condition of the edge.

2. Fencing and Signage

All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will be placed along all LOD lines that occurs within 35 feet of existing tree lines. Signage will be placed along the edge of the FCP every 100 feet. Fencing will consist of blaze orange mesh fence or super silt fence. See Forest Conservation Plan for standard specifications.

B. Pre-Construction Meeting

Upon staking of limits of disturbance and installation of all signage, a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all tree protection measures outlined in the FCP are in place, that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas shown within the limit of disturbance. Cleaning of equipment will be prohibited from all forest retention areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into wetlands, streams and other environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for construction of the proposed project. The construction start date for this project has not been formalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will be enacted upon commencement of the project.

Below find a sequence of construction:

1. Install all tree protection signage, fencing, and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.
4. Remove sediment control. Replace any forest retention signage in poor condition.
5. Hold post-construction meeting with County inspector to assure compliance with FCP.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan. This will include inspections to ensure that signage is properly maintained and that no unauthorized intrusions have been made into retention areas.

F. Activities Permitted During Construction

The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:

1. Passive recreation (birdwatching, hiking, etc.) These activities will not damage or negatively impact the forest resources on the property.

G. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that all Forest Conservation Easement areas have been properly retained and that all post construction protection measures (permanent signage) have been installed.

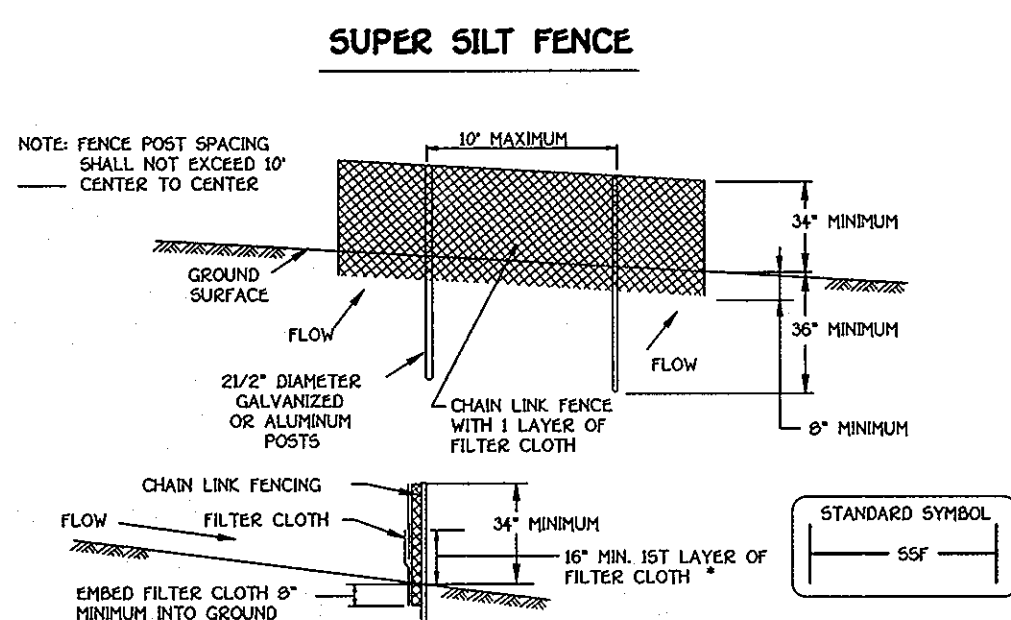
POST-CONSTRUCTION MANAGEMENT PLAN

The post-construction management plan will further ensure that all Forest Conservation Easement Areas are maintained. The developer will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property.

A. Signage

Signage indicating the limits of the forest retention areas shall be maintained.



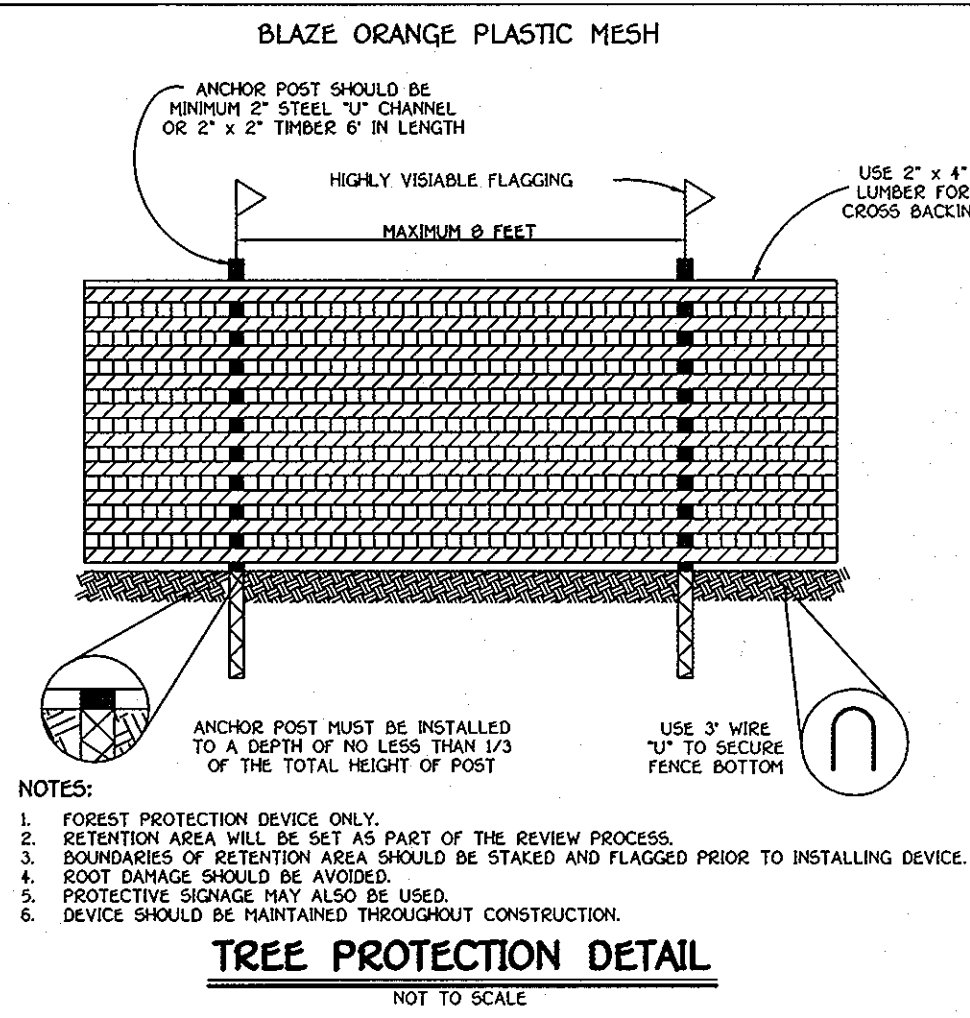
- Construction Specifications**
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 4. Filter cloth shall be embedded a minimum of 6" into the ground.
 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and gasketed.
 6. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Design Criteria		Test Method	
Tensile Strength	50 lbs/in (min)	Test: MSMT 509	
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509	
Flow Rate	0.3 gal/ft (min/15 min)	Test: MSMT 322	
Filtering Efficiency	75% (min)	Test: MSMT 322	

Slope	Slope (steepness)	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

FCP NOTES

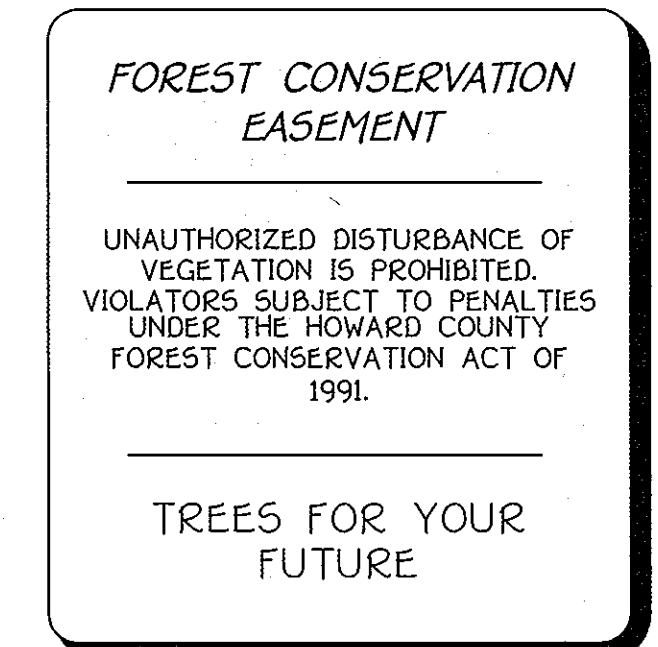
1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
3. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
7. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
8. PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 161200 OF THE HOWARD COUNTY CODE.
9. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 161200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 0.50 ACRES OF ONSITE FOREST RETENTION @ \$0.20/SF FOR 21,780 SF. = \$4,356.00 AND 0.8 ACRES OF REFORESTATION BEING PROVIDED AT THE FULTON HARBOR II SUBDIVISION @ \$0.50/SF FOR 34,848 SF. = \$17,424.00. TOTAL FOREST CONSERVATION SURETY = \$21,780.00.
10. THERE ARE NO STEEP SLOPES (BOTH 15% TO 25% AND 25% OR GREATER), WETLANDS OR STREAMS, WETLAND OR STREAM BUFFERS, FLOODPLAIN, STATE CHAMPION TREES, HISTORIC SITES AND HISTORICAL STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
11. THE CONTRACTOR SHALL INSTALL THE SUPER SILT FENCE AND TREE PROTECTION FENCE AS SHOWN ON SHEET 19 PRIOR TO GRADING THE SITE.
12. a) OPEN SPACE AREA REQUIRED = 25% OF GROSS ACREAGE = 0.97 AC.
b) OPEN SPACE AREA PROVIDED = 2.28 AC.
c) RECREATIONAL OPEN SPACE REQUIRED = 400 SQ. FT. PER UNIT = (15X400=6000 SQ. FT.)
d) RECREATIONAL OPEN SPACE PROVIDED = 8250 SQ. FT.



- NOTES:**
1. FOREST PROTECTION DEVICES ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

ON-SITE SIGNAGE



▲ DENOTES FOREST CONSERVATION EASEMENT PROJECT SIGN TO BE INSTALLED.

HAMMOND'S PROMISE OVERLOOK-OFFSITE PLANTING SCHEDULE

FCP - HAMMOND'S PROMISE OVERLOOK # 1 - 0.8 acres
Planting units Required: 560
Planting units Provided: 575

Qty	Species	Size	Spacing
10	Acer rubrum - Red maple	2" cal.	20' o.c.
10	Fraxinus americana - White ash	2" cal.	20' o.c.
15	Liriodendron tulipifera - Tulip poplar	2" cal.	20' o.c.
10	Quercus alba - White oak	2" cal.	20' o.c.
45	total 2" caliper trees provided = 45 planting units		
25	Acer rubrum - Red maple	2-3' whip	11' o.c.
20	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.
20	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.
20	Nyssa sylvatica - Black gum	2-3' whip	11' o.c.
20	Prunus serotina - Black cherry	2-3' whip	11' o.c.
25	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.
130	total whips/wishellers provided = 260 planting units		

Planting Notes:

Planting density based spacing requirements: 2" caliper trees @ 20' on center, 1" caliper trees @ 15' on center, whips with shelter @ 11' on center.

2" caliper trees should be staggered along the eastern perimeter of the planting area to serve as denarcation of the boundary. The trees should be no closer than 15 foot spacing. The western boundary of the planting area will be defined by an existing hedge-row.

Planting may be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.

Multiflora rose/any brush removal/control may be required prior to installation of planting.

All whips are required to be installed with tree shelters per Howard County FCA requirements.

Planting units defined by the spacing requirements established in the FCA Manual. One plant unit is defined as 1 seedling or whip without shelter. The Manual states that 100 seedlings/whips without shelter are required per acre, or 350 whips/wishellers, or 200 1" caliper trees, or 100 2" caliper trees. By conversion it has been determined that a seedling or whip without shelter = 1 unit, whip with shelter = 2 units, 1" caliper tree = 3.5 units and 2" caliper tree = 7 units. The use of plant units simplifies the plant density calculations when mixing stock size.

FOREST CONSERVATION WORKSHEET VERSION 1.0

BASIC SITE DATA:		
A. TOTAL TRACT AREA.....		3.0
B. AREA WITHIN 100' YEAR FLOODPLAIN.....		0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....		0.0
D. NET TRACT AREA.....		3.0
LAND USE CATEGORY: (FROM TABLE 3.2.1, PAGE 40, MANUAL)		
ARA MDR IDA HBR MPD CIA		
INFORMATION FOR CALCULATIONS:		
E. AFFORESTATION THRESHOLD.....	20x D =	0.57
F. FOREST CONSERVATION THRESHOLD.....	25x D =	0.76
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....		1.0
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD.....		0.0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		1.04
BREAK EVEN POINT:		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		0.0
	BREAK-EVEN POINT	0.97
K. CLEARING PERMITTED WITHOUT MITIGATION.....		0.83
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED.....		1.3
M. TOTAL AREA OF FOREST TO BE RETAINED.....		0.5
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....		0.26
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....		0.52
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....		0.0
R. TOTAL REFORESTATION REQUIRED.....		0.80
S. TOTAL AFFORESTATION REQUIRED.....		0.0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....		0.80



"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. 13204, Expiration Date: November 3, 2010."

Charles J. Covo, Sr., P.E.
CHARLES J. COVO, SR., P.E.
9/12/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2955

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD06100448
John P. Canoles
JOHN P. CANOLES

NO.	REVISION	DATE
1	Revised Title Block	8/12/09

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."
Charles J. Covo, Sr., P.E.
Signature of Engineer
8/12/09
Date

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."
John R. Roberts
Signature of Developer
8-11-09
Date

APPROVED DEPARTMENT OF PLANNING AND ZONING
David P. Cagle
Director - Department of Planning and Zoning
11/3/09
Date
West Sheldahl
Chief, Division of Land Development
11-02-09
Date
Michael...
Chief, Development Engineering Division
09/25/09
Date

OWNER: HAMMOND'S PROMISE OVERLOOK, HOMEOWNERS ASSOCIATES, INC., 5300 DORSEY HALL DRIVE, SUITE 102, ELLCOTT CITY, MARYLAND 21042, 410-367-0422
DEVELOPER: ETC PARTNERSHIP, c/o THE EARL D. COLLINS CENTENNIAL SQUARE OFFICE PARK, 10272 BALTIMORE NATIONAL PIKE, ELLCOTT CITY, MARYLAND 21042, 410-461-2925
DEVELOPER: HP OVERLOOK, LLC, 5300 DORSEY HALL DRIVE, SUITE 102, ELLCOTT CITY, MARYLAND 21042, 410-367-0422

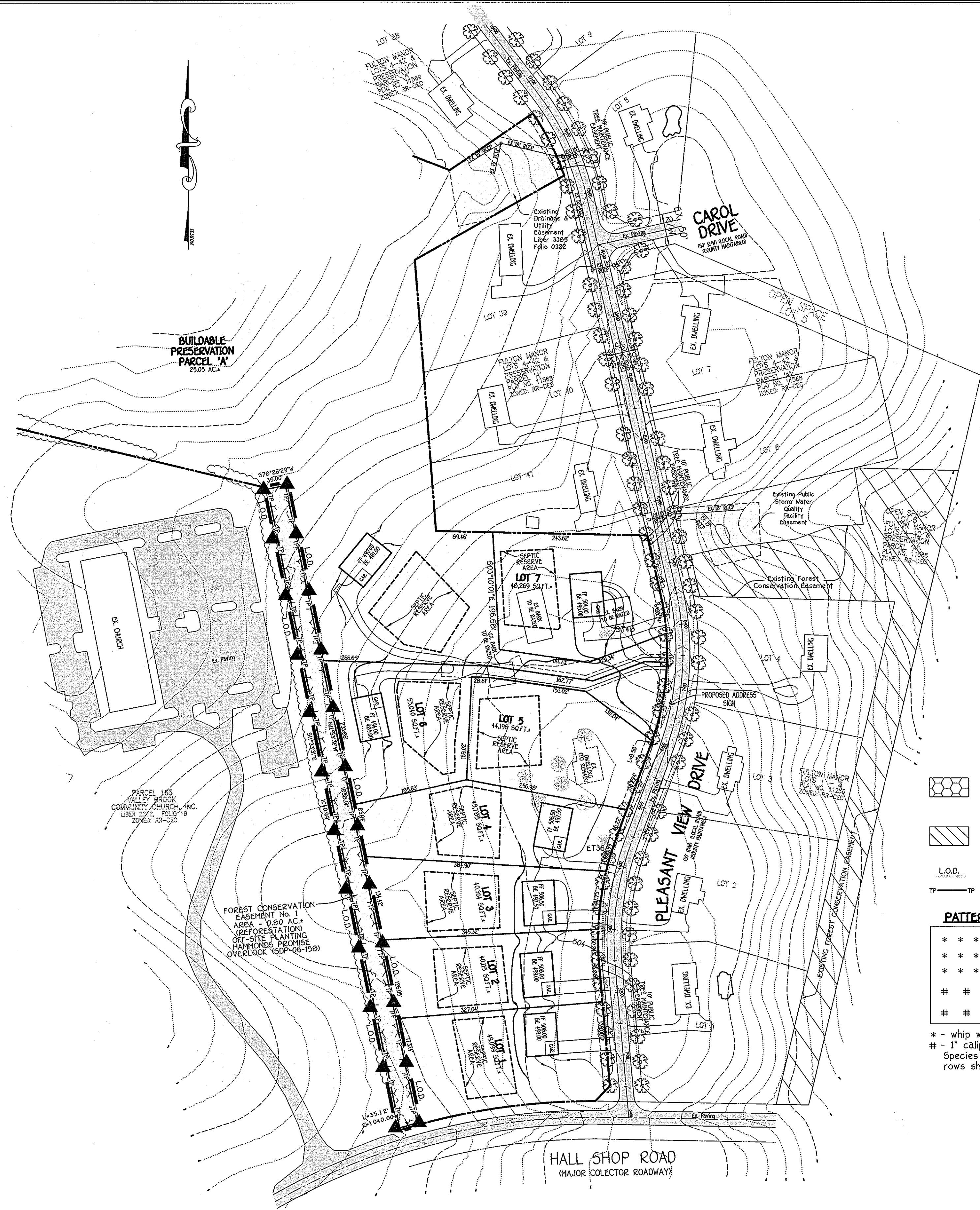
SUBDIVISION	SECTION/AREA	LOT NOS.	PARCEL NO.
HAMMOND'S PROMISE OVERLOOK	N/A	1-20	137

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19171 & 19172	15	R-SC	47	6th	6069.02

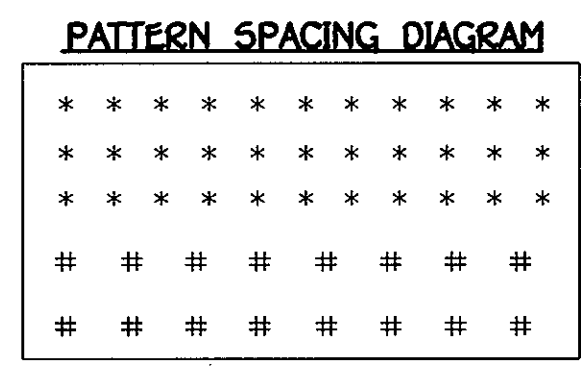
WATER CODE: C-02
SEWER CODE: 7390000

FOREST CONSERVATION NOTES AND DETAILS
HAMMOND'S PROMISE OVERLOOK
LOTS: 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20
TAX MAP No. 47 GRID No. 15
PARCEL No. 137
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: AUG. 12, 2009
SHEET 20 OF 22 SDP 06-15B

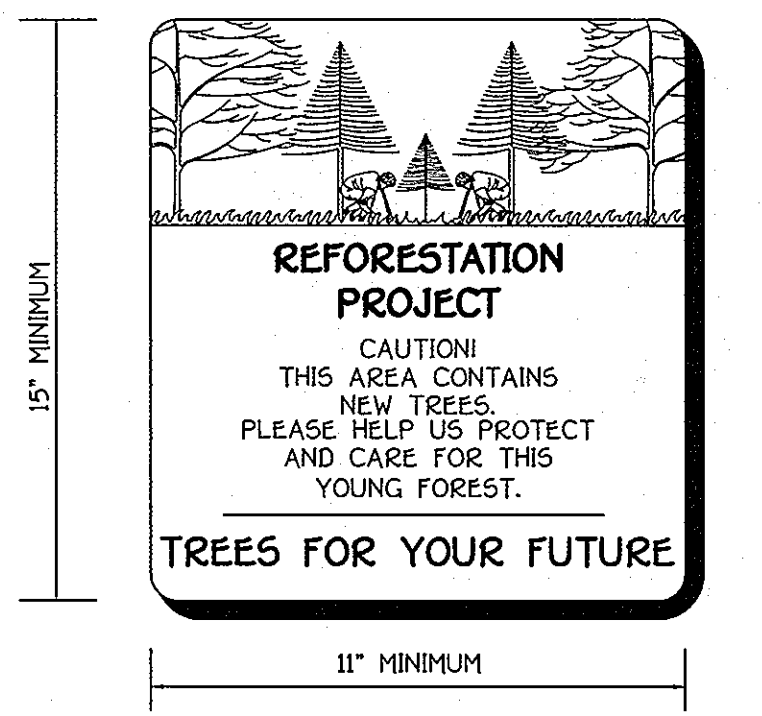
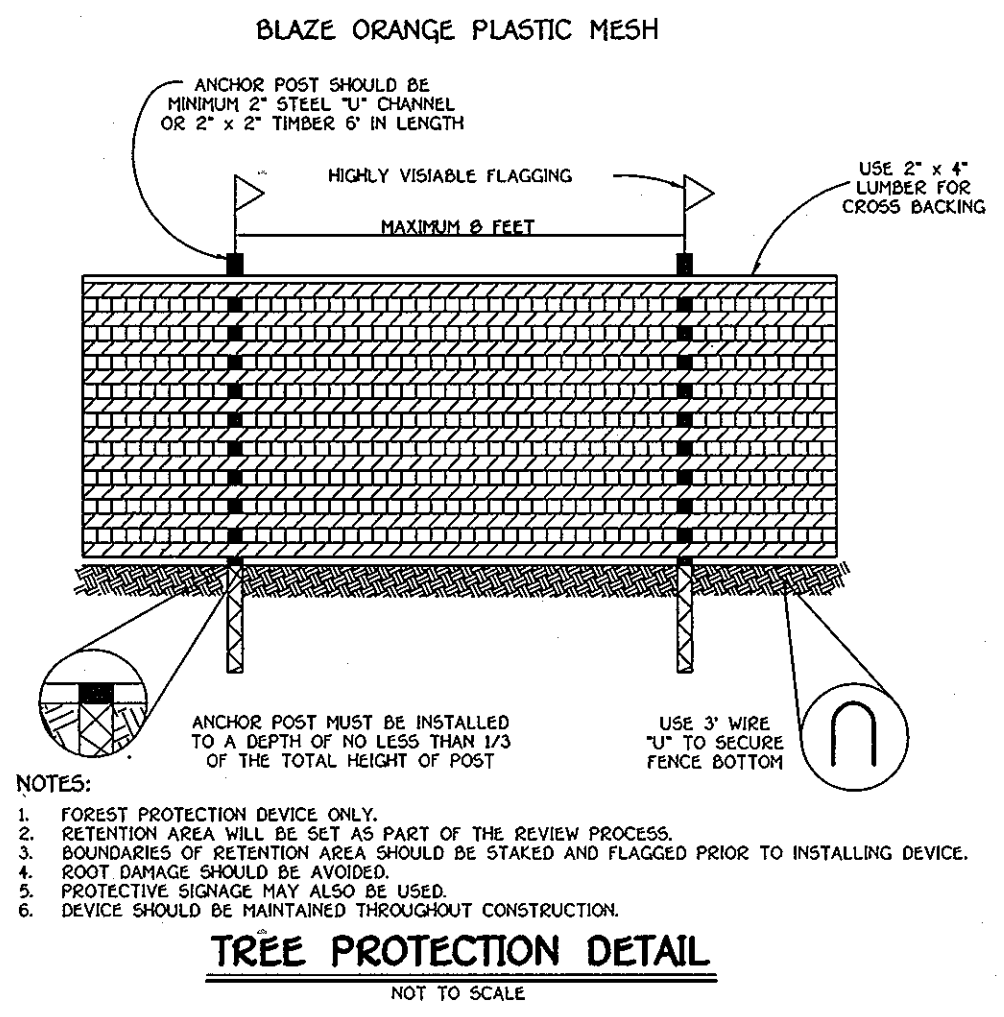
1:0000(05/04/09)010/HAMMOND'S PROMISE OVERLOOK-OFFSITE PLANTING PLAN (06) 1:1



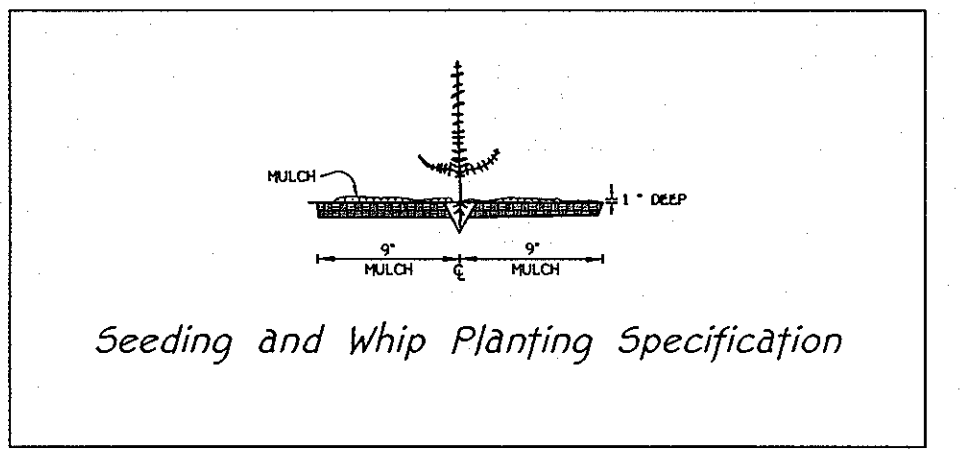
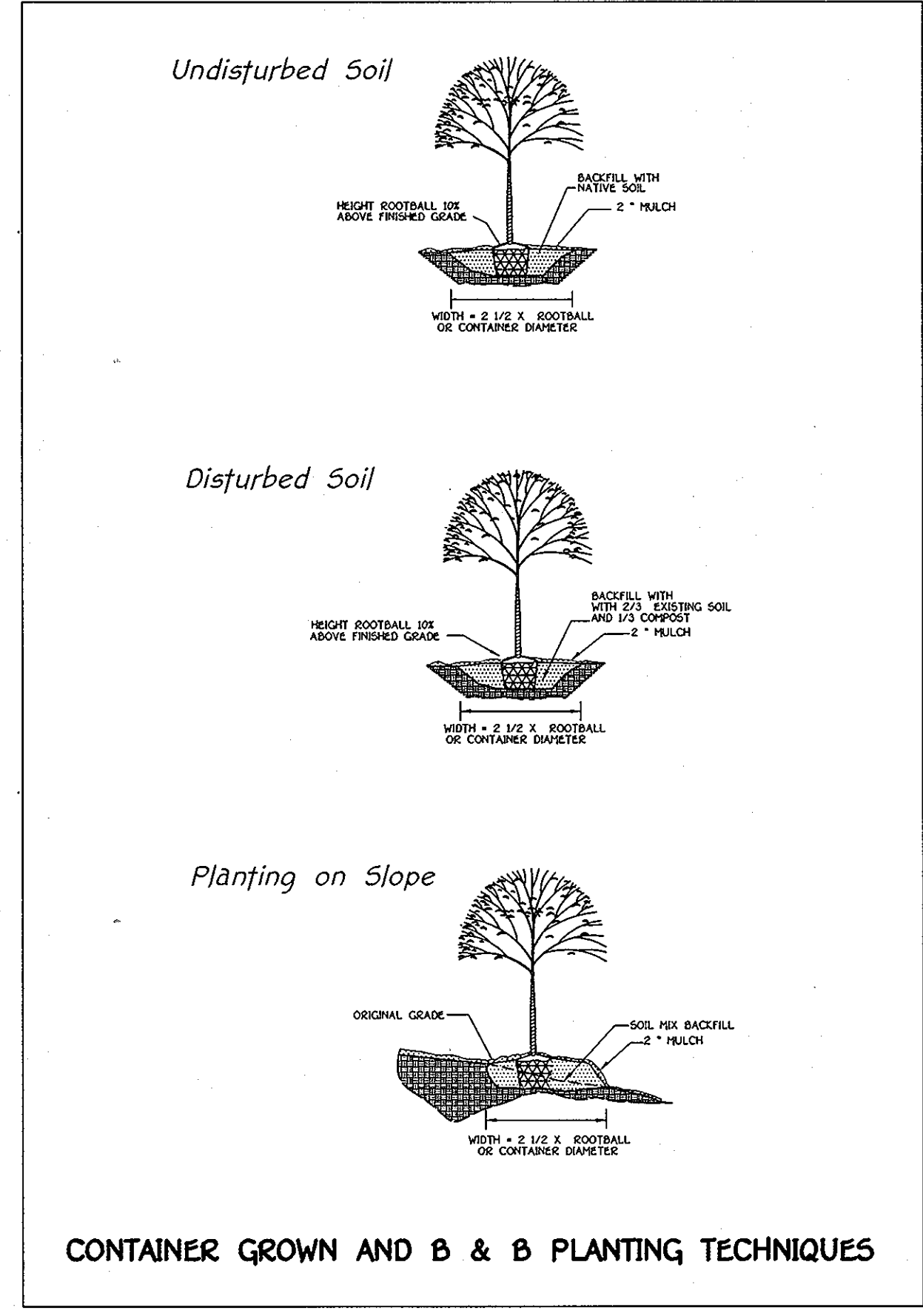
- LEGEND**
- DENOTES PROPOSED RECORDED FOREST CONSERVATION EASEMENT #1 HAMMONDS PROMISE OVERLOOK (SDP 06-158) 0.8 ACRES TO BE PLANTED
 - DENOTES EXISTING RECORDED FOREST CONSERVATION EASEMENT FULTON MANOR (F 95-06) PLAT No. 11568
 - L.O.D. DENOTES LIMIT OF DISTURBANCE
 - TP DENOTES TREE PROTECTION FENCING (SEE DETAIL SHEET 20)



* - whip w/shelter 11' on center spacing
- 1" caliper tree 15' on center spacing
Species shall be randomly interspersed, rows should be planting along contours



▲ - DENOTES REFORESTATION PROJECT SIGN TO BE INSTALLED



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. 13204, Expiration Date: November 3, 2010.

Charles J. Grovo, Sr., P.E.
CHARLES J. GROVO, SR., P.E. 8/11/09 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2999

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification WDCP93MD06100448

John P. Canoles
JOHN P. CANOLES

NO.	REVISION	DATE
1	Revised Title Block	8-12-10

OWNER
MR. OTHA D. UPCHURCH
457 OLD ORCHARD CIRCLE
MILLERSVILLE, MARYLAND 21108
410-987-4990

DEVELOPER
E.T.C. PARTNERSHIP
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2855

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Meredith Wright 4/3/09
Director - Department of Planning and Zoning DATE

Victor Sanderson 11-02-09
Chief, Division of Land Development DATE

William... 9/25/09
Chief, Development Engineering Division DATE

SUBDIVISION	SECTION/AREA	UNIT NOS.	PARCEL NO.
FULTON MANOR II	N/A	205	205

PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	6	RR-DEO	40	5th	6091.02

WATER CODE N/A SEWER CODE N/A

OFF-SITE REFORESTATION PLAN AT
FULTON MANOR II
HAMMONDS PROMISE OVERLOOK
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20
TAX MAP No. 40 GRID No. 6
PARCEL No. 205
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: AUG. 12, 2009

SHEET 21 OF 22 **SDP 06-158**

1:2005 (SDP) 9/10/09 HAMMONDS PROMISE OVERLOOK SHEET 21 OF 22 OFF SITE PLAN.dwg, 11

FCP Notes - Hammond's Promise Overlook

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
- The Forest Conservation Act requirements for this project include 0.5 acres of onsite retention and 0.80 acres of reforestation. The reforestation obligation of 0.80 acres for this project shall be met through reforestation on the Fulton Manor II subdivision.
- The Fulton Manor II project (Otha D. Upchurch Property) will meet its Forest Conservation Act obligation through onsite retention equal to or greater than the break-even point. No portion of the proposed reforestation to be credited toward the Hammond's Promise Overlook Subdivision will be used for the Fulton Manor F.C.A. obligation.
- There are no floodplains, steep slopes, streams, stream buffers, wetlands, wetland buffers, historic structures or sites, cemeteries, specimen tree or critical habitats within the area impacted by the proposed planting.

Offsite Planting Area Existing Condition Note:

As was reported in the July 2005 Forest Stand Delineation report for the Fulton Manor II project, "The subject property is currently utilized as a residential/agricultural property. A residence and barn complex are located in the southeastern portion of the site, along Pleasant View Drive. The home is surrounded by a maintained lawn area that contains numerous trees and ornamental species. Notable landscape and ornamental trees include Norway maple, white pine, spruce. Several of these trees are specimen sized. The fields surrounding the house area are used for crop production. At the time of our field visit the fields had been most recently utilized for corn production."

The proposed offsite reforestation area for Hammond's Promise Overlook project will occur within agricultural lands. A mixed hedgerow is present along the property limits on the western edge of the planting zone. Typical vegetation within the hedge includes black red cedar, red maple and flowering dogwood. The hedgerow occurs primarily on the adjacent property and is not of sufficient size to be considered forest.

PLANTING/SOIL SPECIFICATIONS

- PLANTING OF NURSERY STOCK SHALL TAKE PLACE BETWEEN MARCH 15th AND APRIL 30th OR SEPTEMBER 15th AND NOVEMBER 15th.
- A TWELVE (12) INCH LAYER OF TOPSOIL SHALL BE SPREAD OVER ALL FORESTATION AREAS IMPACTED BY SITE GRADING TO ASSURE A SUITABLE PLANTING AREA. DISTURBED AREAS SHALL BE SEED AND STABILIZED AS PER GENERAL CONSTRUCTION PLAN FOR PROJECT. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
- ALL BAREROOT PLANTING STOCK SHALL HAVE THEIR ROOT SYSTEMS DIPPED INTO AN ANTI-DESICCANT GEL PRIOR TO PLANTING.
- PLANTS SHALL BE INSTALLED SO THAT THE TOP OF ROOT MASS IS LEVEL WITH THE TOP OF EXISTING GRADE. BACKFILL IN THE PLANTING PITS SHALL CONSIST OF 3 PARTS EXISTING SOIL TO 1 PART PINE FINES OR EQUIVALENTS.
- FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.
- A TWO (2) INCH LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER THE ROOT AREA OF ALL PLANTINGS.
- PLANT MATERIAL SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL BE KEPT MOIST PRIOR TO PLANTING.
- ALL NON-ORGANIC DEBRIS ASSOCIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

- SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLANS.
- PROPOSED FORESTATION AREAS IMPACTED BY SITE GRADING SHALL BE TOPSOILED AND STABILIZED AS PER NOTE NO. 2 OF PLANTING/SOIL SPECIFICATIONS FOR PROJECT.
- PLANTS SHALL BE INSTALLED AS PER PLANT SCHEDULE AND THE PLANTING/SOIL SPECIFICATIONS FOR THE PROJECT.
- UPON COMPLETION OF THE PLANTING, SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.
- PLANTINGS SHALL BE MAINTAINED AND GUARANTEED IN ACCORDANCE WITH THE MAINTENANCE AND GUARANTEE REQUIREMENTS FOR PROJECT.

MAINTENANCE OF PLANTINGS

- MAINTENANCE OF PLANTINGS SHALL LAST FOR A PERIOD OF 26 MONTHS.
- ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1st GROWING SEASON. WATERING MAY BE MORE OR LESS FREQUENT DEPENDING ON WEATHER CONDITIONS. DURING 2nd GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
- INVASIVE EXOTICS AND NOXIOUS WEEDS WILL BE REMOVED FROM FORESTATION AREAS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
- PLANTS WILL BE EXAMINED A MINIMUM TWO TIMES DURING THE GROWING SEASON FOR SERIOUS PLANT PESTS AND DISEASES. SERIOUS PROBLEMS WILL BE TREATED WITH THE APPROPRIATE AGENT.
- DEAD BRANCHES WILL BE PRUNED FROM PLANTINGS.

GUARANTEE REQUIREMENTS

- A 75 PERCENT SURVIVAL RATE OF FORESTATION PLANTINGS WILL BE REQUIRED AT THE END OF THE 24 MONTH MAINTENANCE PERIOD. ALL PLANT MATERIAL BELOW THE 75 PERCENT THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON.

SURETY FOR FORESTATION

- THE DEVELOPER SHALL POST A SURETY (BOND, LETTER OF CREDIT) TO ENSURE THAT FORESTATION PLANTINGS ARE COMPLETED UPON ACCEPTANCE OF THE PLANTINGS BY THE COUNTY. THE BOND SHALL BE RELEASED.
- SURETY FOR OFF-SITE AFFORESTATION 0.8 ACRES (43,560 SF/ACRE x 0.50/SF = \$17,424.00). POSTED WITH THE DEVELOPER'S AGREEMENT FOR HAMMOND'S PROMISE OVERLOOK (SDP 06-158).

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.

The limit of disturbance (LOD) line depicted on the plan shows the proposed extent of construction activities. Eco-Science Professionals, or another qualified professional designated by the developer, will assist in the field flagging of the LOD to ensure that the Critical Root Zone for the Forest Retention Area is determined in accordance with the In-Field Edge Determination Guidelines in Appendix B. Eco-Science Professionals, or another qualified professional, will also assess the condition of the new forest edge to determine if selective thinning or pruning is needed to improve the condition of the edge.

2. Fencing and Signage

All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will be placed along all LOD lines that occur within 35 feet of existing treelines. Signage will be placed along the edge of the FCE every 100 feet. Fencing will consist of blaze orange mesh fence or super silt fence. See Forest Conservation Plan for standard specifications.

B. Pre-Construction Meeting

Upon staking of limits of disturbance and installation of all signage, a pre-construction meeting will be held between the developer, contractor and appropriate County Inspector. The purpose of the meeting will be to verify that all tree protection measures outlined in the FCP are in place, that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas shown within the limit of disturbance. Cleaning of equipment will be prohibited from all forest retention areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into wetlands, streams and other environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for construction of the proposed project. The construction start date for this project has not been formalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will be enacted upon commencement of the project.

Below find a sequence of construction.

- Install all tree protection signage, fencing, and sediment control devices.
- Hold pre-construction meeting between developer, contractor and County inspector.
- Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.
- Remove sediment control. Replace any forest retention signage in poor condition.
- Hold post-construction meeting with County inspectors to assure compliance with FCP.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will

monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan. This will include inspections to ensure that signage is properly maintained and that no unauthorized intrusions have been made into forest retention areas.

F. Activities Permitted During Construction

The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:

- Passive recreation (birdwatching, hiking, etc.)

These activities will not damage or negatively impact the forest resources on the property.

G. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that all Forest Conservation Easement areas have been properly retained and that all post construction protection measures (permanent signage) have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN

The post-construction management plan will further ensure that all Forest Conservation Easement Areas are maintained. The developer will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property:

A. Signage

Signage indicating the limits of the forest retention areas shall be maintained.

HAMMOND'S PROMISE OVERLOOK-OFFSITE PLANTING SCHEDULE

FCE-HAMMONDS PROMISE OVERLOOK # 1 - 0.8 acres

Planting units Required: 560

Planting units Provided: 575

Qty	Species	Size	Spacing
10	Acer rubrum - Red maple	2" cal.	20' o.c.
10	Fraxinus americana - White ash	2" cal.	20' o.c.
15	Liriodendron tulipifera - Tulip poplar	2" cal.	20' o.c.
10	Quercus alba - White oak	2" cal.	20' o.c.
45	total 2" caliper trees provided = 45 planting units		
25	Acer rubrum - Red maple	2-3' whip	11' o.c.
20	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.
20	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.
20	Nyssa sylvatica - Black gum	2-3' whip	11' o.c.
20	Prunus serotina - Black cherry	2-3' whip	11' o.c.
25	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.
130	total whips/wishers provided = 260 planting units		

Planting Notes:

Planting density based spacing requirements: 2" caliper trees @ 20' on center, 1" caliper trees @ 15' on center, whips with shelter @ 11' on center.

2" caliper trees should be staggered along the eastern perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing. The western boundary of the planting area will be defined by an existing hedgerow.

Planting may be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.

Mulch/erosion control brush removal/control may be required prior to installation of planting.

All whips are required to be installed with tree shelters per Howard County FCA requirements.

Planting units defined by the spacing requirements established in the FCA Manual. One plant unit is defined as 1 seedling or whip without shelter. The Manual states that 700 seedlings/whips without shelters are required per acre, or 350 whips/wishers, or 200 2" caliper trees, or 100 2" caliper trees. By conversion it has been determined that a seedling or whip without shelter = 1 unit, whips with shelter = 2 units, 2" caliper tree = 2.5 units and 2" caliper tree w/ whip = 7 units. The use of plant units simplifies the plant density calculations when mixing stock size.

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. 13204, Expiration Date: November 3, 2010.



CHARLES J. CIOVO, SR., P.E.
8/24/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-981-2855

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
MD DNR Qualified Professional
USACOE Wetland Delineator
Certification: WDCP93MD06100448

JOHN P. CANOLES

NO.	REVISION	DATE
1	Revised Title Block	8.12.10

OWNER	DEVELOPER
MR. OTHA D. UPCHURCH 457 OLD ORCHARD CIRCLE MILLERSVILLE, MARYLAND 21108 410-987-4990	E.T.C. PARTNERSHIP 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 410-461-2855

APPROVED: DEPARTMENT OF PLANNING AND ZONING					
<i>Charles J. Ciovo, Sr.</i>		Date: 8/9/09		Director - Department of Planning and Zoning	
<i>Keith Stumwalt</i>		Date: 8/22/09		Chief, Division of Land Development	
<i>William D. ...</i>		Date: 9/25/09		Chief, Development Engineering Division	
SUBDIVISION	FULTON MANOR II	SECTION/AREA	N/A	PARCEL NO.	205
PLAT REF. NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	6	RR-DEO	40	5th	6051.02
WATER CODE	SEWER CODE				
N/A	N/A				

REFORESTATION NOTES					
HAMMOND'S PROMISE OVERLOOK					
LOTS 1 THRU 15, 17 THRU 19, OPEN SPACE LOT 20					
TAX MAP No. 40 GRID No. 6					
PARCEL No. 205					
FIFTH ELECTION DISTRICT					
HOWARD COUNTY, MARYLAND					
SCALE: AS SHOWN DATE: AUG. 12, 2009					
SHEET 22 OF 22 SDP 06-158					