

GENERAL NOTES

- The Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- This site is located within the Metropolitan District.
- Public water and sewer to be utilized.
- Howard County Solis Map no. 26.
- Gross area of site: 1.163 ac.±
- Number of proposed buildable lots: 6
Area of proposed buildable lots: 1.163 ac.±
- In accordance with Section 128 of the Howard County Zoning Regulations, bay windows, chimneys of exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Maintenance - sufficient to ensure all weather use
- Topography is based on an Aerial Topographic Survey prepared by Wings Aerial Mapping Co., Inc. in 1993, and supplemented by field run topographic by FSH Associates on October, 2005.
- A.P.F.O. Traffic Study prepared by Mars Group, and approved under Sketch Plan S-03-14 on May 11, 2003.
- Stormwater Management & Water Quality is provided as necessary through a pond to be a micro pool extended detention pond hazard class 'A' Facility to be owned by the Homeowners Association and jointly maintained with Howard County.
- Wetlands Delineation and Report and Forest Stand Delineation and Report prepared by Exploration Research, Inc. and approved under SF-03-14 on June 12, 2003.
- There are no historic structures or cemeteries on-site.
- 100-Year Floodplain study prepared by FSH Associates and approved under P-05-09 on June 30, 2005.
- Previous Howard County file numbers: F-06-008; F-02-163; F-93-83; S-03-14; P-05-09; WP-06-02; 14-4265-D.
- This plan is subject to the 5th Edition Subdivision and Land Development Regulations and to the 10th Zoning Regulations as amended by CB 50-2001.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the required wetlands, stream(s) or their buffers, forest conservation easement areas and 100 year floodplain.
- Landscaping is provided in accordance with a Landscape Plan included with the road construction drawings under Howard County Plan F-06-008, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual with the exception of lot 34, which has been addressed within this plan as perimeter one. Landscape survey for this lot is based on the required landscaping of 2 shade trees @ \$300.00 and 3 evergreen trees @ \$150.00 each, in the amount of \$1,050.00, which will be posted with the Grading Permit for lot 34.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual under plan F-06-008.
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation under Howard County Plan F-06-008, by planting 2.04 acres of reforestation within Forest Conservation Easement 1, retaining 0.28 acres of forest and planting 0.08 acres of reforestation within Forest Conservation Easement 2, and planting 0.31 acres of reforestation and retaining 0.87 acres of forest within Forest Conservation Easement 3. Total retention = 1.15 ac. Total reforestation provided = 2.43 ac. \$62,944.30 surety to be posted with the Developer's Agreement. Requested Fee-in-lieu for 0.12 ac remaining obligation is \$2,613.50.
- All existing wells and septic systems have been abandoned under F-06-008.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 38D5 and 38D6 were used for this project. (See Vicinity Map)
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- The contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:

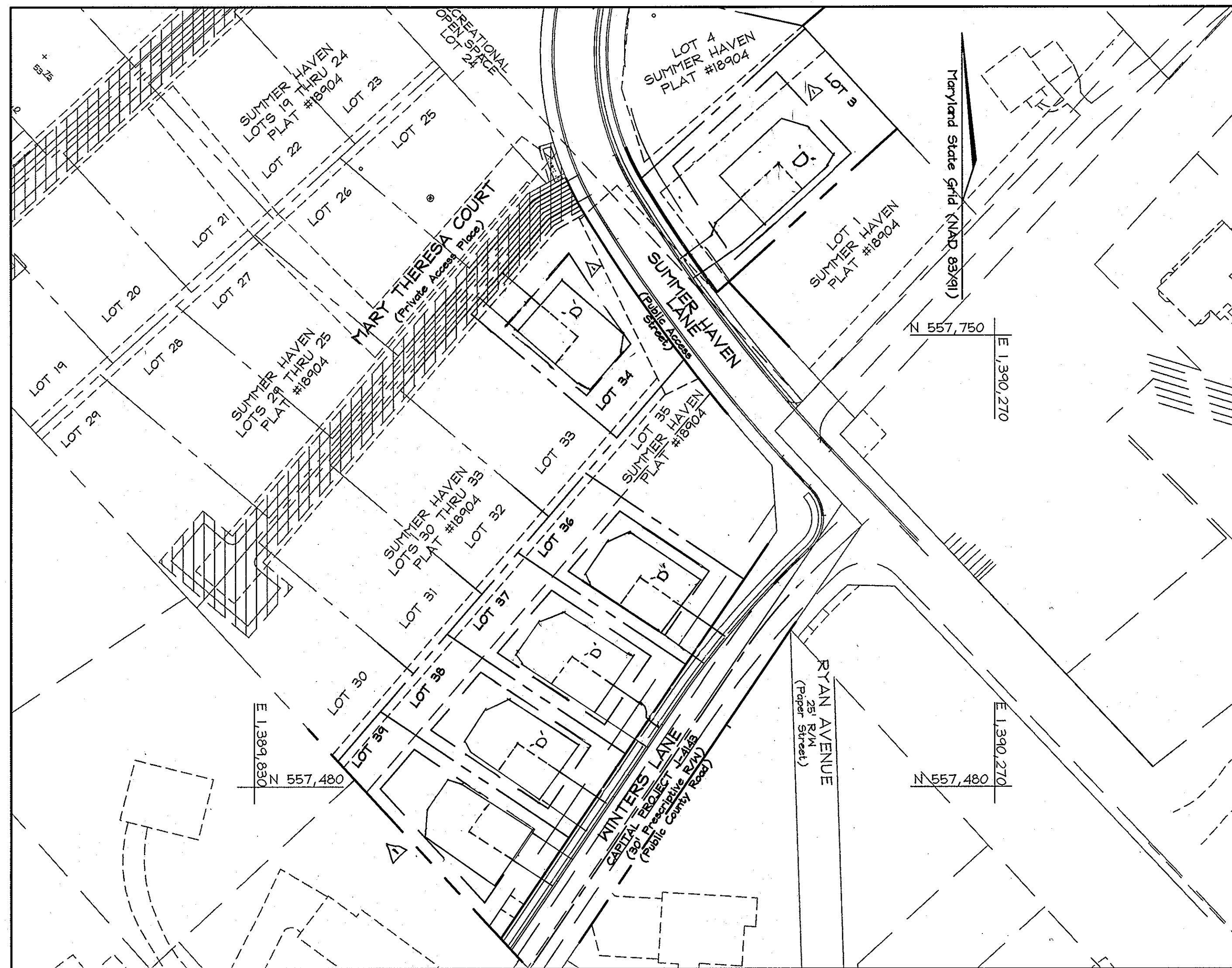
| | |
|---|----------------|
| State Highway Administration | 410.531.5533 |
| BGE(contractor services) | 410.850.4620 |
| BGE(underground damage control) | 410.787.3068 |
| Miss Utility | 1.800.257.7777 |
| Colonial Pipeline Company | 410.795.1990 |
| Howard County, Dept. of Public Works, Bureau of Utilities | 410.313.4900 |
| Howard County Health Department | 410.313.2640 |
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work. All fills for public road surfaces require 95% compaction (AASHTO-T-180).
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- All water house connections shall be for outside metering settings.
- Contractor to verify all dimensions in the field and in case of discrepancy contact the engineer.
- Additional Open Space was provided with the provision of reduced minimum lot size as approved on F-06-008.
- An existing 5'x20' concrete Refuse and Recycling Collection Pad is to be utilized by residents living in Mary Theresa Court. Maintenance obligations are set in the Private Access Place Maintenance Agreement recorded among the Land Records of Howard County.

SITE DEVELOPMENT PLAN

SUMMER HAVEN

LOTS 3, 34 & 36 THRU 39

HOWARD COUNTY, MARYLAND



SITE ANALYSIS DATA CHART

- Total project area: 1.163 Acres±
- Area of plan submission: 1.163 Acres±
- Limit of disturbed area: 1.309 Acres±
- Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- Proposed uses for site & structures: Single Family Detached Dwellings
- Floor space on each level of building(s) per use: See house templates.
- Building coverage of site: 0.416 Acres or 35.8% of Gross Area.
- DPZ file references: F-06-008; F-02-163; F-93-83; S-03-14; P-05-09; WP-06-02; 14-4265-D
- Total number of units proposed for this submission: 6

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. #22418, Expiration Date: 07/24/2009.

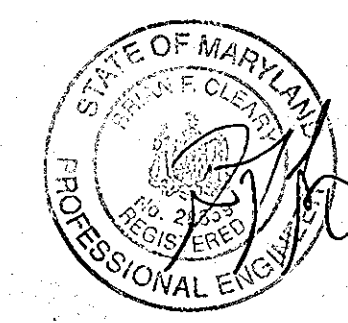
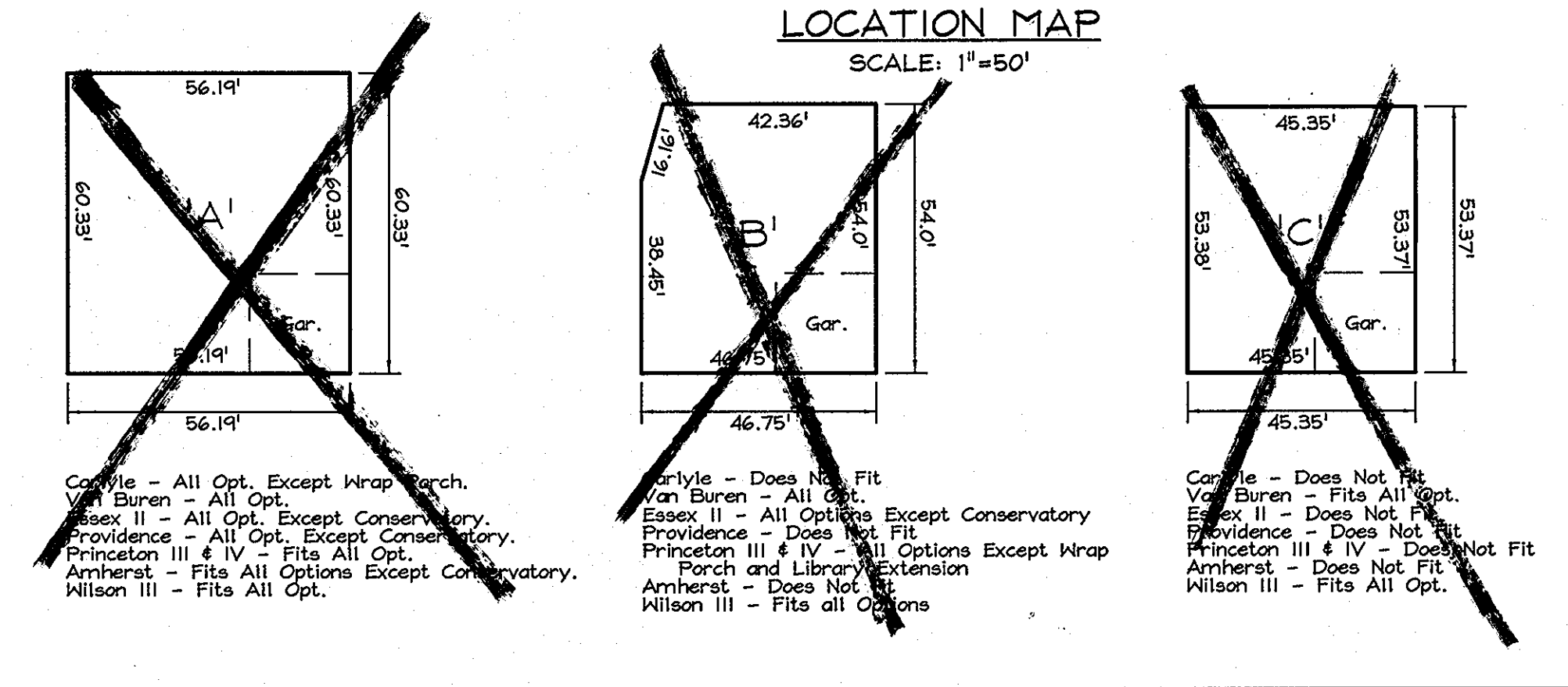
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/31/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/3/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/4/08
DIRECTOR DATE

VAN BUREN - ALL OPT.
ANGELINA - ALL OPT.
ALISON - ALL OPT.
ANDREW - ALL OPT. EXCEPT OPT. GARAGE
AARON - ALL OPT.



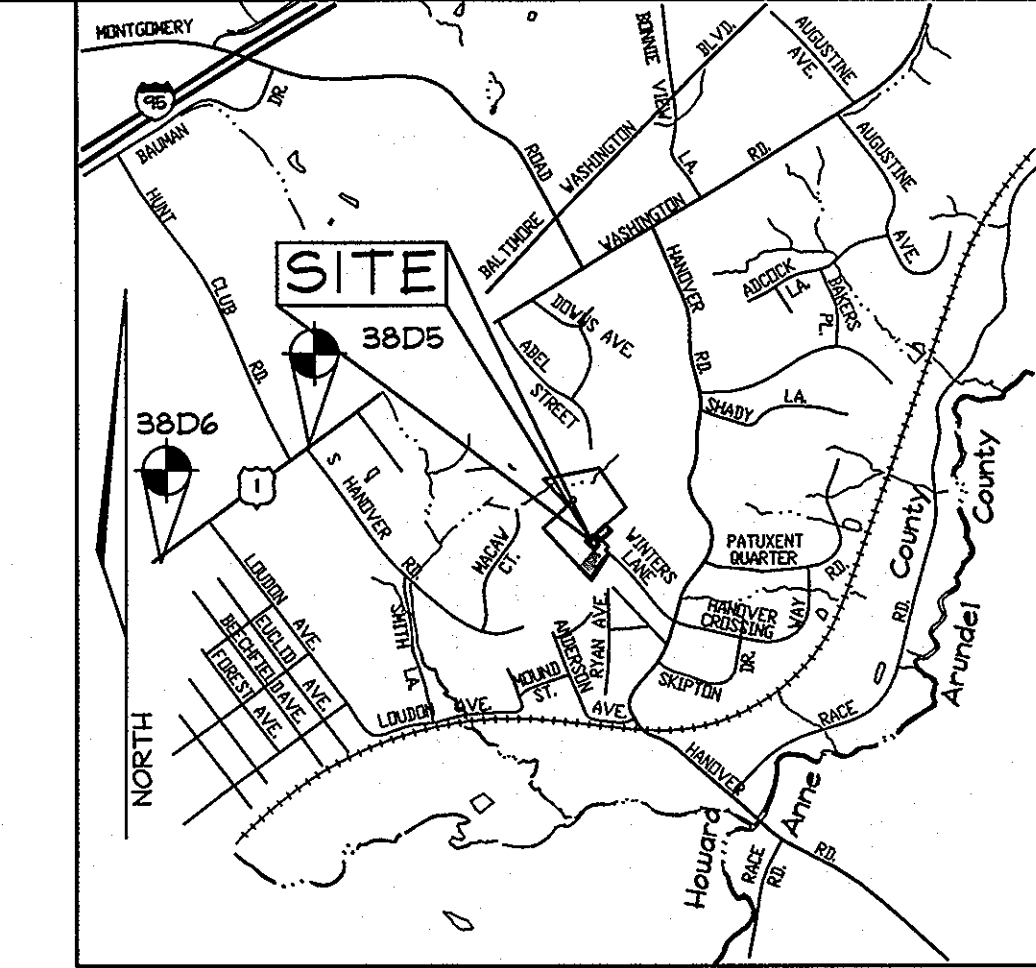
12/8/07 REVISION #1 ONLY FOR BENCHMARK BLS JAZ.
(410) 960 6105

12-8-09 ADDED & REV. GEN. BOXES ON LOTS 3, 34 & 36-39

| PERMIT INFORMATION CHART | | | | | |
|--------------------------|--------------|----------------|-------------|-----------------|--------------|
| Subdivision Name: | Section/Area | Lot/Parcel No. | | | |
| Summer Haven | N/A | 3, 34, 36-39 | | | |
| Plat # | Grid | Zoning | Tax Map No. | Elect. District | Census Tract |
| 18902 - 18904 | 14 | R-12 | 38 | 1st | 601201 |
| Water Code | Sewer Code | | | | |
| A01 | 2150300 | | | | |

LEGEND

- Existing Contour: --- 382
- Proposed Contour: --- 382
- Spot Elevation: 78.2
- Direction of Flow: --->
- Existing Trees per F-06-008: (Symbol)
- Proposed Shade Trees: (Symbol)
- Proposed Evergreen Trees: (Symbol)
- Landscape Perimeter: ---
- Existing Trees to Remain: (Symbol)
- Utility Pole: (Symbol)
- Street Light: (Symbol)
- Fire Hydrant: (Symbol)
- Access Easement: (Symbol)
- Drainage and Utility Easement: (Symbol)
- Tree Maintenance Easement: (Symbol)
- Stabilized Construction Entrance: (Symbol)
- Silt Fence: SF --- SF
- Super Silt Fence: SSF --- SSF
- Limit of Disturbance: LOD --- LOD
- Erosion Control Matting: (Symbol)
- Soil Control: (Symbol)
- Lot Lines: (Symbol)
- Building Restriction Line: BRL ---



VICINITY MAP
SCALE: 1"=2000'
HOWARD COUNTY ADC MAP 17 G9

BENCHMARKS

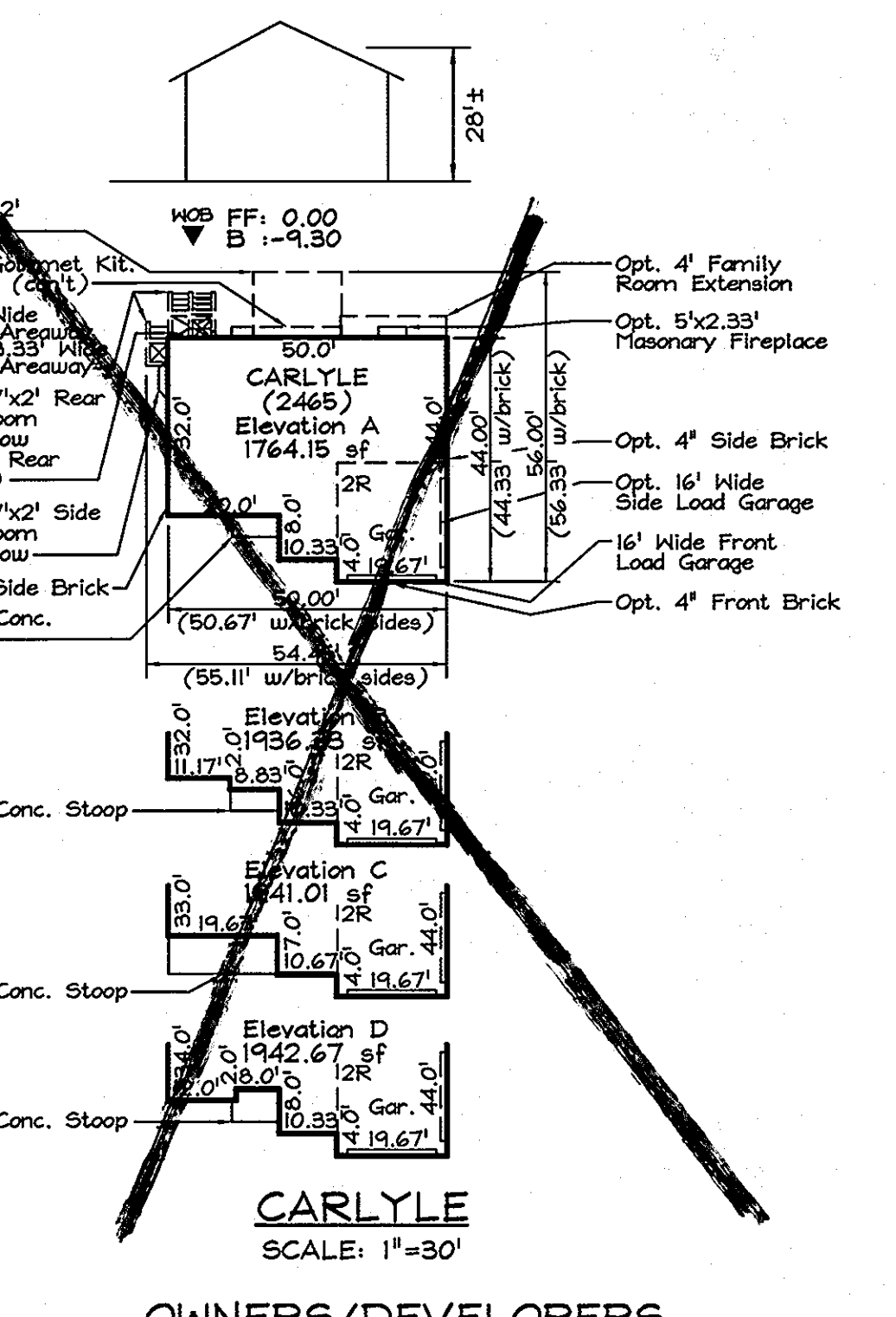
| | | | |
|-----------|---------------|-----------------|--------------------|
| Sta. 38D5 | N 558,376.575 | E 1,386,524.158 | EI: 193.726 (feet) |
| Sta. 38D6 | N 557,155.459 | E 1,384,942.262 | EI: 175.228 (feet) |

ADDRESS CHART

| LOTS | STREET |
|------|-------------------------|
| 3 | 6215 Summer Haven Lane |
| 34 | 6303 Mary Theresa Court |
| 36 | 6242 Winters Lane |
| 37 | 6246 Winters Lane |
| 38 | 6250 Winters Lane |
| 39 | 6254 Winters Lane |

SHEET INDEX

| DESCRIPTION | SHEET No. |
|--|-----------|
| Cover Sheet | 1 of 4 |
| Site Development and Grading Plan | 2 of 4 |
| Sediment and Erosion Control Plan | 3 of 4 |
| Sediment and Erosion Control and Landscape Details | 4 of 4 |



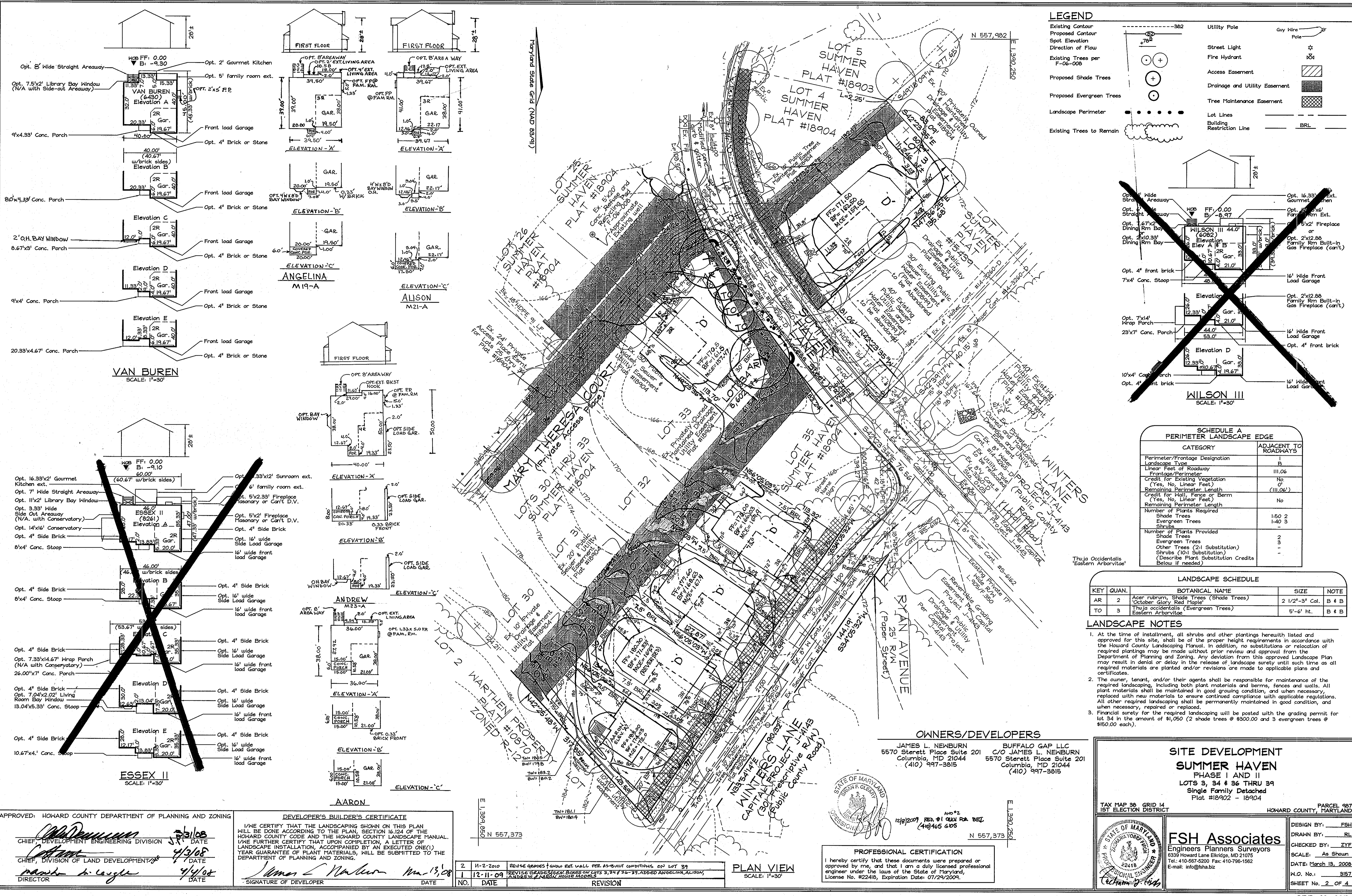
COVER SHEET
SUMMER HAVEN
PHASE I AND II
LOTS 3, 34 & 36 THRU 39
Single Family Detached
Plat #18902 - 18904

TAX MAP 38 GRID 14 1ST ELECTION DISTRICT

PARCEL 987 HOWARD COUNTY, MARYLAND

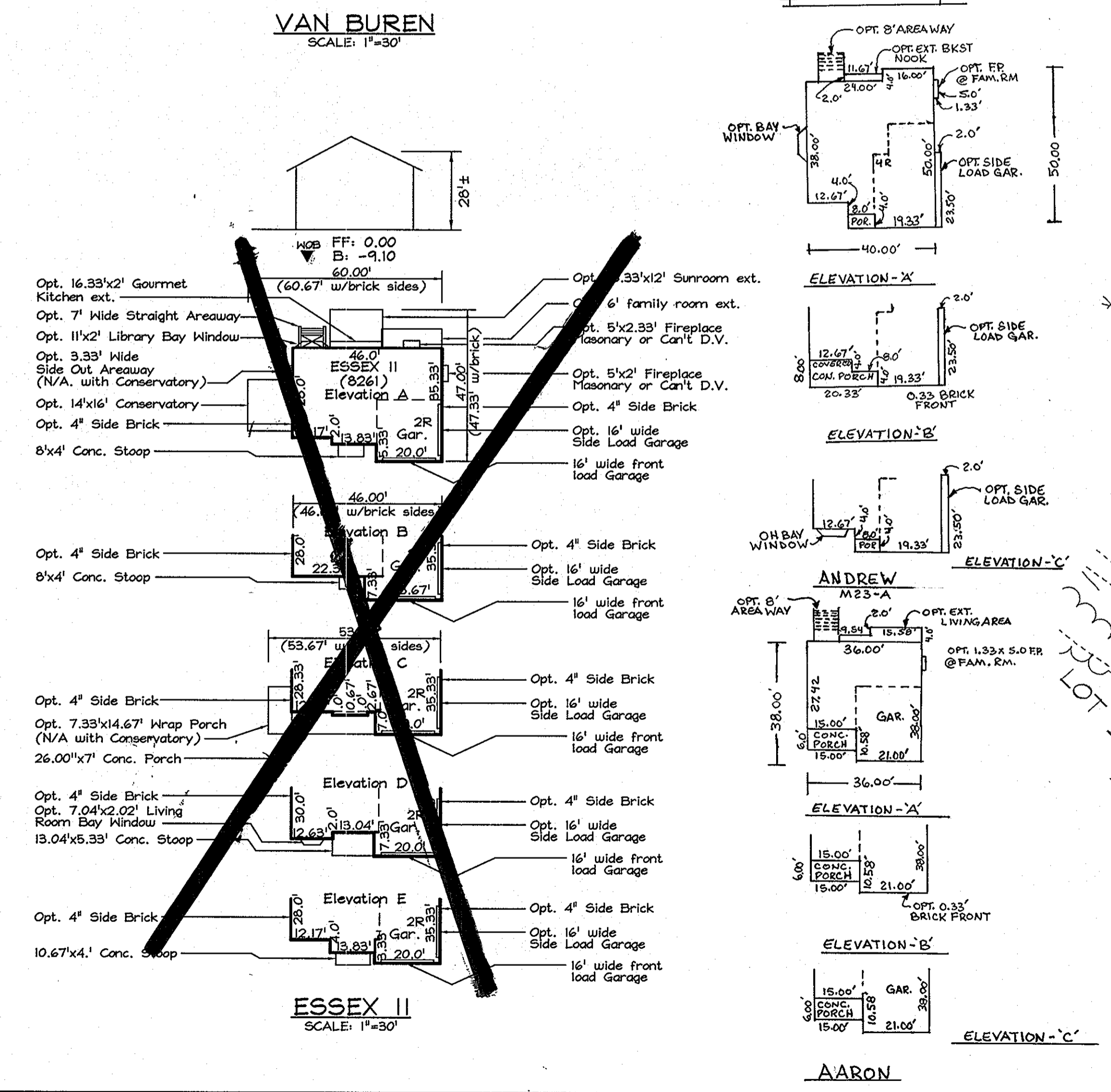
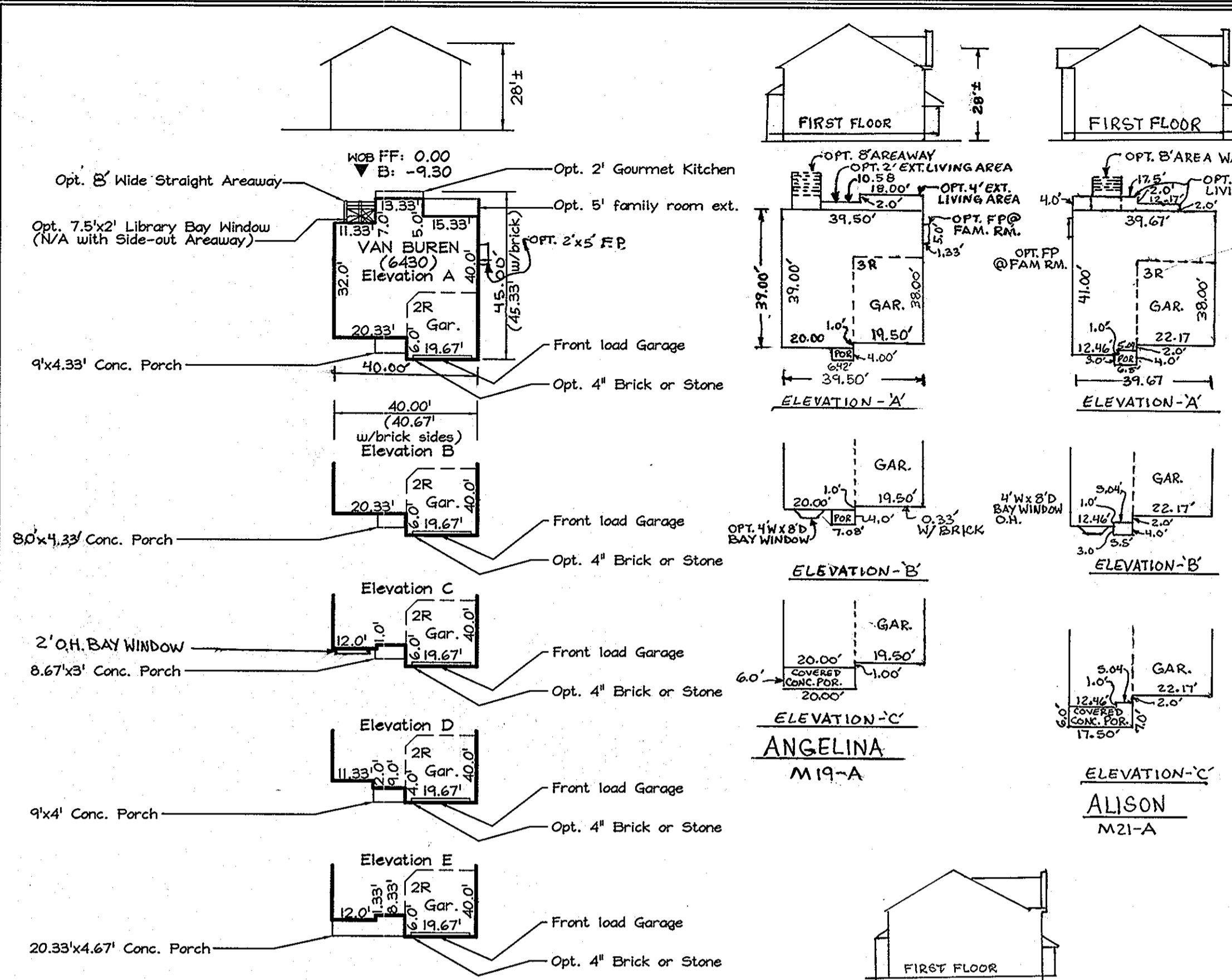
FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel.: 410-587-5200 Fax: 410-796-1552
E-mail: info@fsa.biz

DESIGN BY: FSH
DRAWN BY: RL
CHECKED BY: ZTF
SCALE: As Shown
DATE: March 13, 2008
N.O. No.: 3157
SHEET No. 1 of 4



LEGEND

| | | |
|-----------------------------|-------------------------------|----------|
| Existing Contour | Utility Pole | Guy Wire |
| Proposed Contour | Street Light | Pole |
| Spot Elevation | Fire Hydrant | |
| Direction of Flow | Access Easement | |
| Existing Trees per F-06-008 | Drainage and Utility Easement | |
| Proposed Shade Trees | Tree Maintenance Easement | |
| Proposed Evergreen Trees | Lot Lines | |
| Landscape Perimeter | Building Restriction Line | BRL |
| Existing Trees to Remain | | |



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 3/13/08
DATE: 4/3/08
DATE: 4/4/08

DEVELOPER'S BUILDER'S CERTIFICATE

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

SIGNATURE OF DEVELOPER: James L. Neuburn
DATE: 4/13/08

REVISION

| | | |
|-----|-----------|---|
| NO. | DATE | REVISION |
| 2 | 11-2-2010 | REMOVE REAR SIDE WALL PER AS-BUILT CONDITIONS ON LOT 39 |
| 1 | 12-11-09 | REVISED GRADES/DECKS/BRICKS ON LOTS 3, 34 & 36-39. ADDED ANGELINA, ALISON, ANDREW & AARON HOUSE MODELS. |

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. #22418, Expiration Date: 07/24/2009.

STATE OF MARYLAND
ENGINEER
JAMES L. NEUBURN
12/12/2009 REG. #1 QUA FOR DEL
(410) 465 6105

OWNERS/DEVELOPERS

JAMES L. NEUBURN
5570 Sterett Place Suite 201
Columbia, MD 21044
(410) 997-3815

BUFFALO GAP LLC
C/O JAMES L. NEUBURN
5570 Sterett Place Suite 201
Columbia, MD 21044
(410) 997-3815

SCHEDULE A PERIMETER LANDSCAPE EDGE

| CATEGORY | ADJACENT TO ROADWAYS |
|---|----------------------|
| Perimeter/Frontage Designation | I |
| Landscape Type | |
| Linear Feet of Roadway Frontage/Perimeter | 111.06 |
| Credit for Existing Vegetation (Yes, No, Linear Feet) | No |
| Remaining Perimeter Length (Yes, No, Linear Feet) | (111.06)' |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet) | No |
| Remaining Perimeter Length | |
| Number of Plants Required | |
| Shade Trees | 1:50 2 |
| Evergreen Trees | 1:40 3 |
| Shrubs | |
| Number of Plants Provided | |
| Shade Trees | 2 |
| Evergreen Trees | 3 |
| Other Trees (2:1 Substitution) | - |
| Shrubs (10:1 Substitution) | - |
| (Describe Plant Substitution Credits Below if needed) | |

LANDSCAPE SCHEDULE

| KEY | QUAN. | BOTANICAL NAME | SIZE | NOTE |
|-----|-------|--|----------------|-------|
| AR | 2 | Acer rubrum, Shade Trees (Shade Trees) | 2 1/2"-3" Col. | B & B |
| TO | 3 | Thuja occidentalis (Evergreen Trees) | 5'-6' ht. | B & B |

LANDSCAPE NOTES

- At the time of installation, all shrubs and other plantings hereunto listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required landscaping will be posted with the grading permit for lot 34 in the amount of \$1,050 (2 shade trees @ \$300.00 and 3 evergreen trees @ \$150.00 each).

SITE DEVELOPMENT

SUMMER HAVEN
PHASE I AND II
LOTS 3, 34 & 36 THRU 39
Single Family Detached
Plat #18902 - 18904

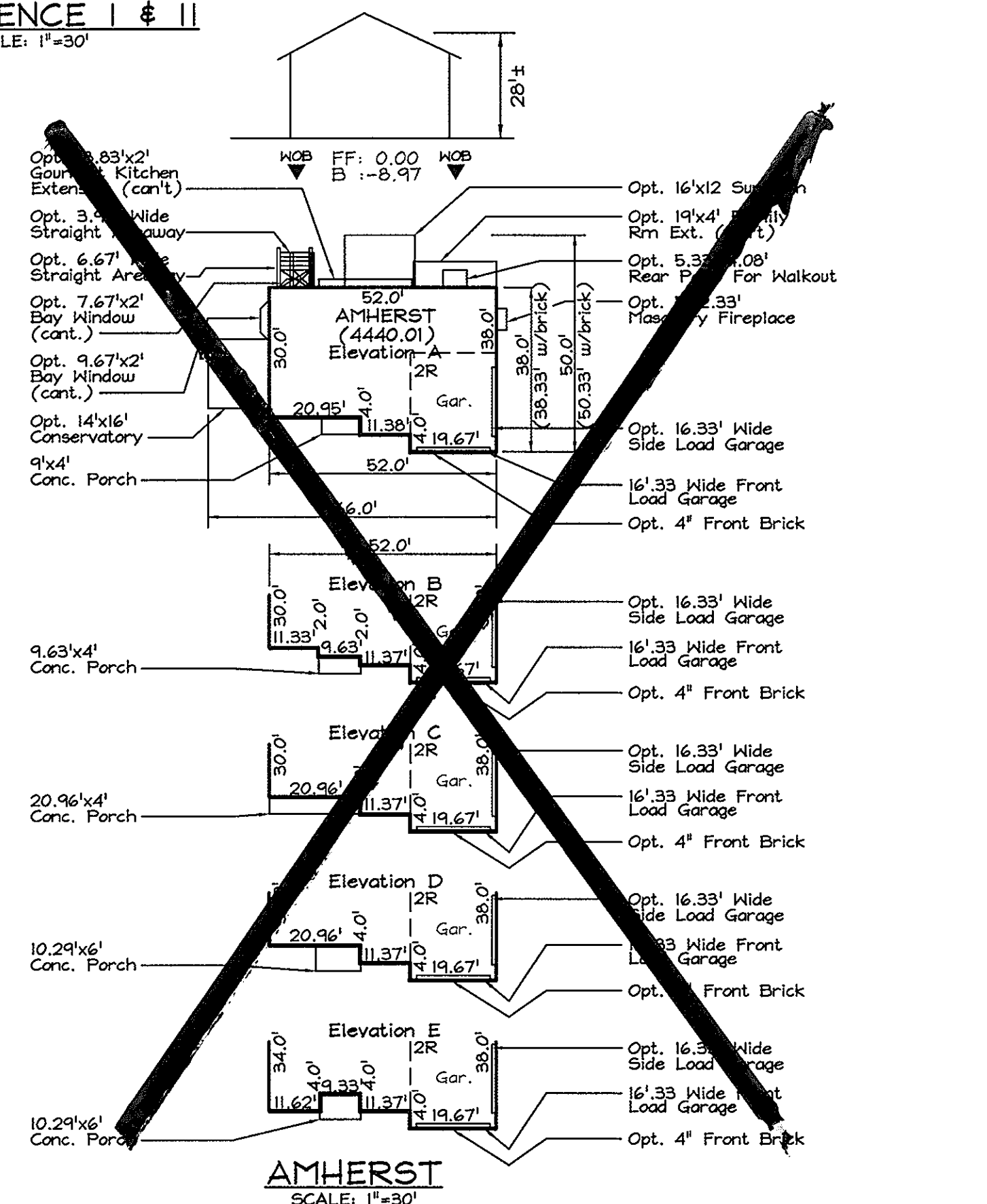
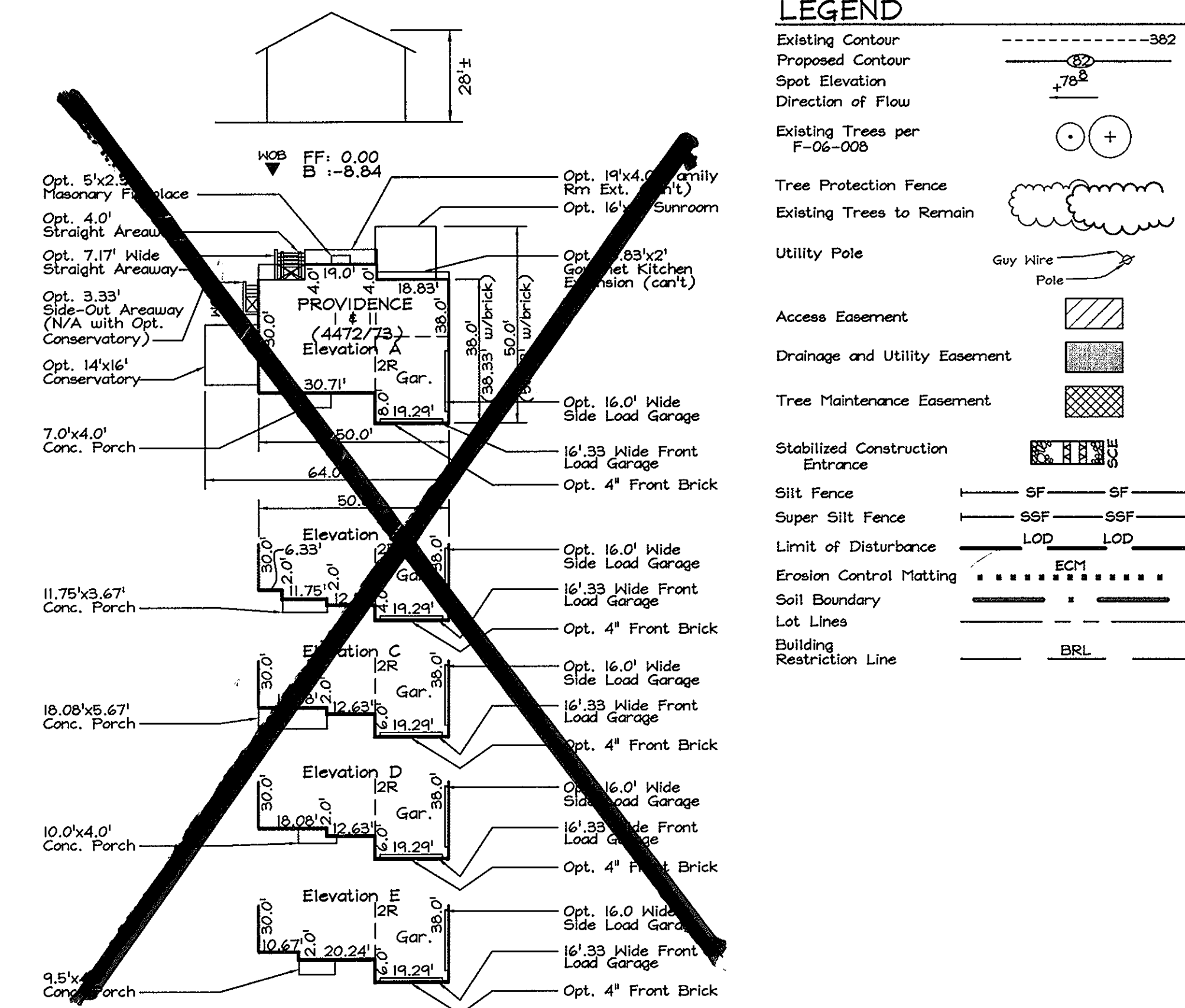
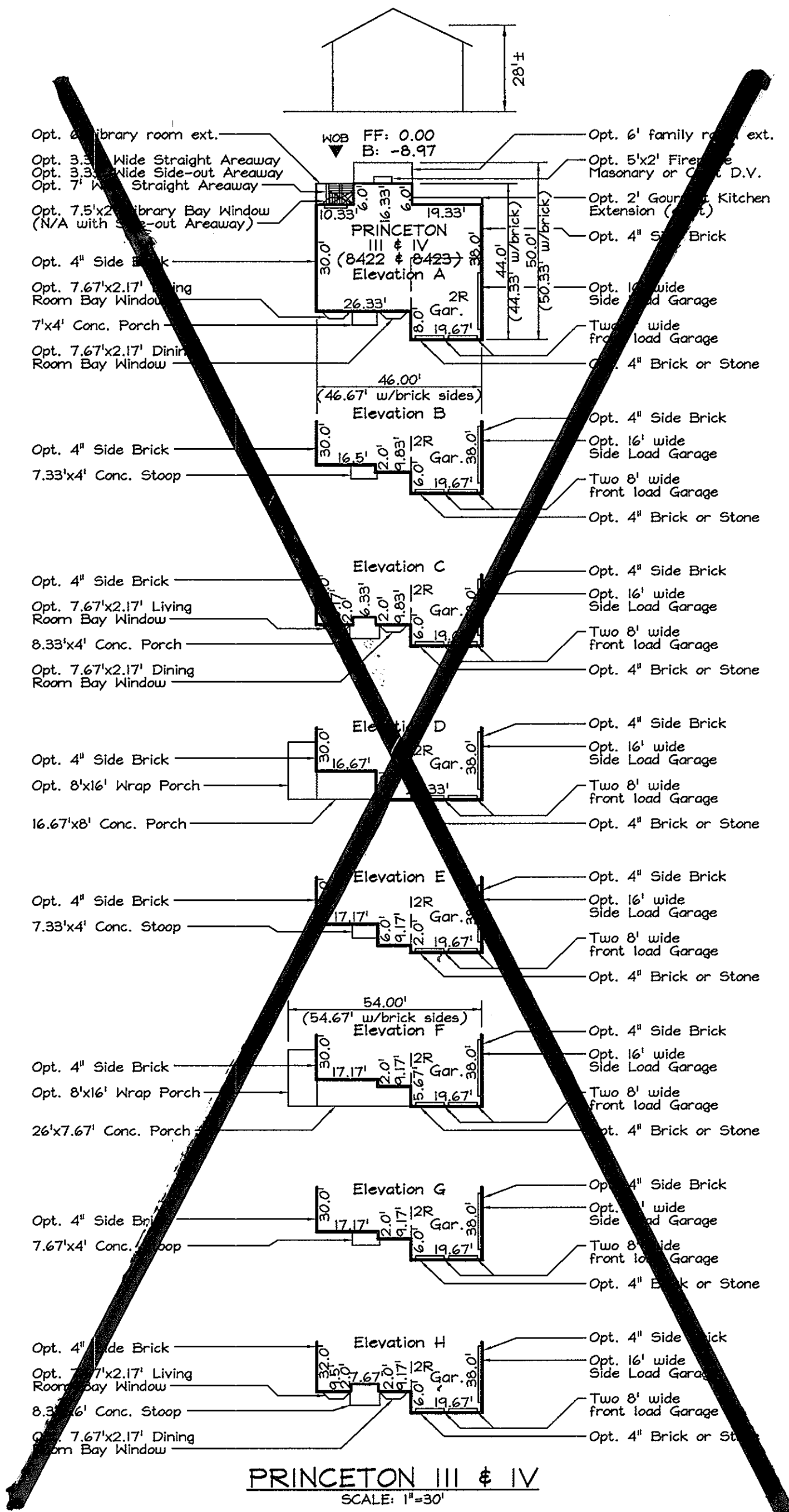
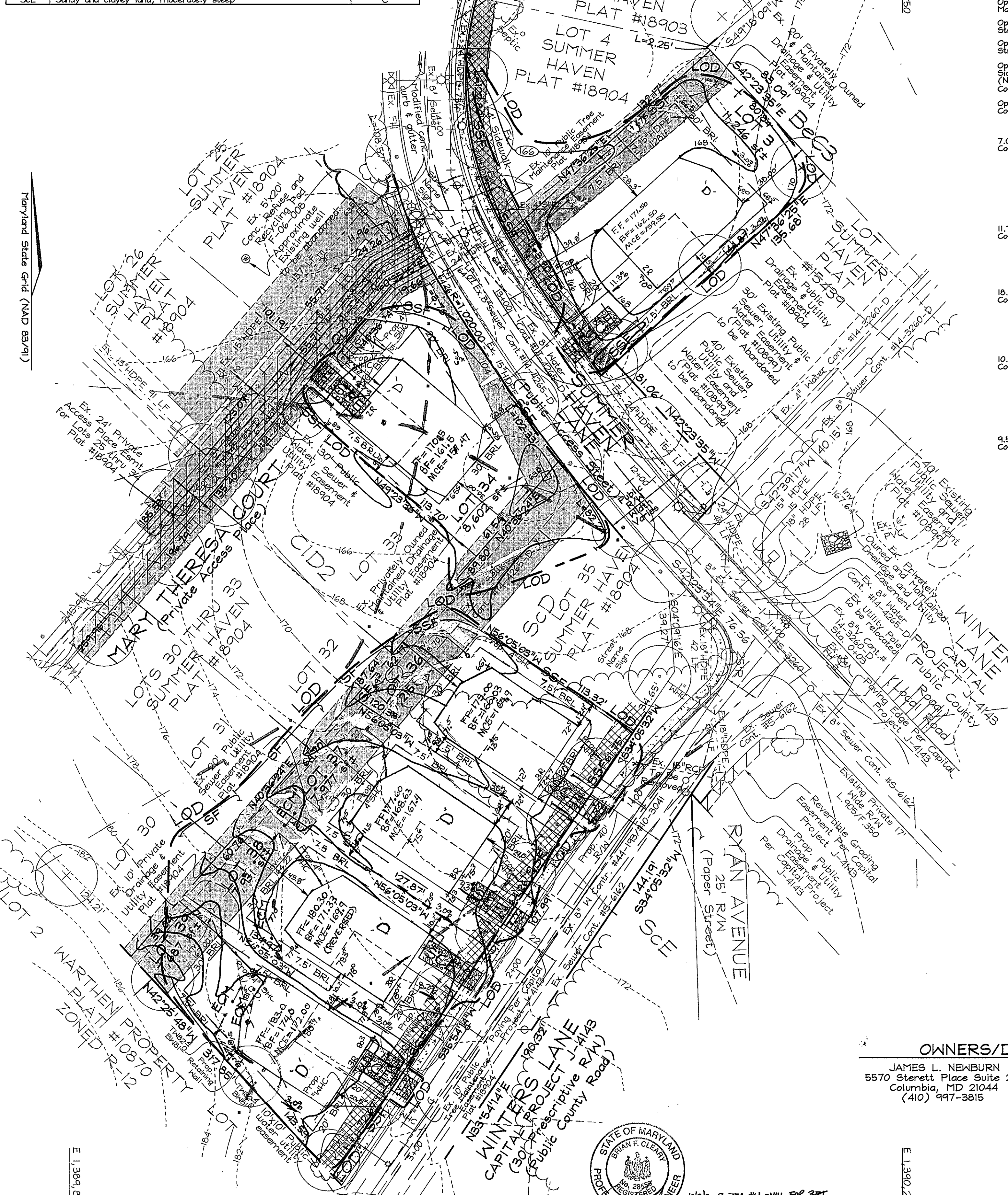
TAX MAP 39 GRID 14
1ST ELECTION DISTRICT

PARCEL 987
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6338 Howard Lane Elridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsha.biz

DESIGN BY: FSH
DRAWN BY: RL
CHECKED BY: ZYE
SCALE: As Shown
DATE: March 13, 2008
I.C. No.: 3157
SHEET No. 2 OF 4

| SOILS LEGEND | | |
|--------------|---|------------|
| SYMBOL | CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION | SOIL GROUP |
| Bc2 | Beltville silt loam, 5 to 10 percent slopes, moderately eroded | C |
| Bc3 | Beltville silt loam, 5 to 10 percent slopes, severely eroded | C |
| CID2 | Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded | C |
| Cm2 | Chillum silt loam, 5 to 10 percent slopes, moderately eroded | C |
| ScD | Sandy and clayey land, moderately sloping | C |
| ScE | Sandy and clayey land, moderately steep | C |



| LEGEND | |
|----------------------------------|-----|
| Existing Contour | --- |
| Proposed Contour | --- |
| Spot Elevation | ○ |
| Direction of Flow | → |
| Existing Trees per F-06-008 | ⊕ |
| Tree Protection Fence | ⊕ |
| Existing Trees to Remain | ⊕ |
| Utility Pole | ⊕ |
| Access Easement | ⊕ |
| Drainage and Utility Easement | ⊕ |
| Tree Maintenance Easement | ⊕ |
| Stabilized Construction Entrance | ⊕ |
| Silt Fence | ⊕ |
| Super Silt Fence | ⊕ |
| Limit of Disturbance | ⊕ |
| Erosion Control Matting | ⊕ |
| Soil Boundary | ⊕ |
| Lot Lines | ⊕ |
| Building Restriction Line | ⊕ |

ENGINEERS CERTIFICATE

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

Zacharia Y. Fisch 3/13/08
SIGNATURE OF ENGINEER DATE
ZACHARIA Y. FISCH

DEVELOPER'S CERTIFICATE

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

James L. Newburn March 13, 08
DATE

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

John K. Blutes 3/27/08
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John K. Blutes 3/13/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

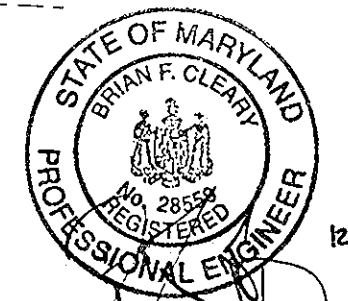
John K. Blutes 4/16/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John K. Blutes 4/16/08
DIRECTOR DATE

OWNERS/DEVELOPERS

JAMES L. NEWBURN
5570 Sterrett Place Suite 201
Columbia, MD 21044
(410) 997-3815

BUFFALO GAP LLC
C/O JAMES L. NEWBURN
5570 Sterrett Place Suite 201
Columbia, MD 21044
(410) 997-3815



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. #22248, Expiration Date: 07/29/2009.

| NO. | DATE | REVISION |
|-----|----------|--|
| 1 | 12-11-09 | REV. GEN. BOXES & GRADING ON LOTS 3, 34, 36 - 39 |

SEDIMENT AND EROSION CONTROL PLAN
SUMMER HAVEN
PHASE I AND II
LOTS 3, 34 & 36 THRU 39
Single Family Detached
Plat #18902 - 18904

TAX MAP 38 GRID 14
1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND PARCEL 987

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1582
E-mail: info@fshaz.com

DESIGN BY: FSH
DRAWN BY: RL
CHECKED BY: ZYF
SCALE: As Shown
DATE: March 13, 2008
I.C. No.: 3157
SHEET No. 3 OF 4

