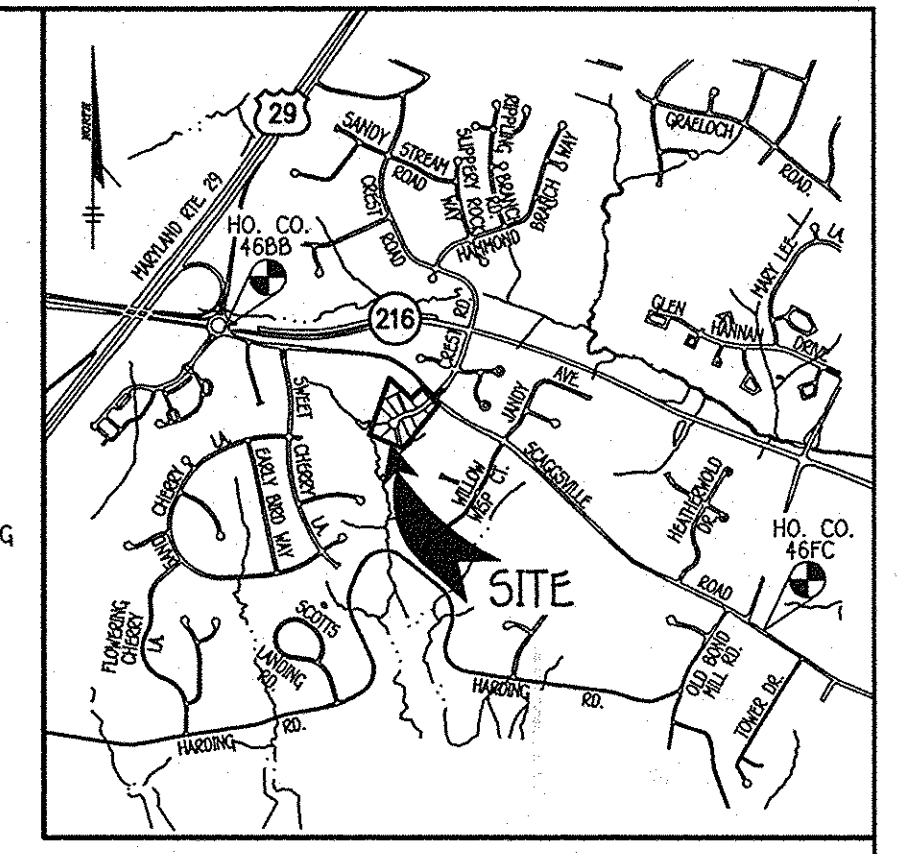


BENCH MARKS
 T.P. 4688 ELEV. 422.64
 N 530,306.5015
 E 1,341,329.1564
 LOC. NEAR INTERSECTION OF
 ILCHESTER RD. & CRESTWOOD LA.

T.P. 46FC ELEV. 403.75
 N 535,145.9445
 E 1,346,954.8427
 LOC. NEAR INTERSECTION OF
 ILCHESTER RD. & TALBOTS LANDING



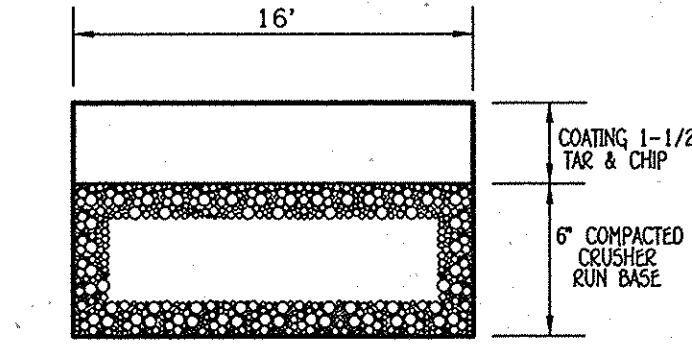
VICINITY MAP
 SCALE: 1" = 2000'
 AOC MAP COORDINATE NO. 5052, GRID H-8

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- TOTAL AREA OF SITE: 5.245 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 11 5FD.
- LIMITS OF DISTURBANCE: 1.0721 ACRES OR 81,547 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-20.
- PROPOSED USES FOR SITE: RESIDENTIAL.
- APPLICABLE OPZ FILE REFERENCES: ECP-11-003, F-11-063, WP-11-065, SP-11-001 AND W & S (CONT. NO. 24-4687-D), F-13-013
- TOTAL NUMBER OF UNITS PROPOSED: 11
- TOTAL NUMBER OF LOTS SHOWN: 11
- OPEN SPACE: 0.342 ACRES OR 7.5% RECREATIONAL OPEN SPACE
- REQUIRED RECREATIONAL OPEN SPACE = 2,200 SQ. FT. OR 0.05 AC. (11 LOTS X 200 SQUARE FEET/LOT)
- PROVIDED RECREATIONAL OPEN SPACE = 2,200 SQ. FT. OR 0.05 AC. (CREDITED OPEN SPACE LOT 12)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS SITE IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2010 BY FISHER, COLLINS AND CARTER, INC.
- LOT AREA IS MORE OR LESS (+ OR -)
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1225 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE SEPTEMBER 16, 2011, ON WHICH DATE DEVELOPER AGREEMENT NO. 24-4687-D WAS FILED AND ACCEPTED. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-11-003, F-11-063, WP-11-065, SP-11-001 AND W & S (CONTRACT NO. 24-4687-D).
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 4688 N 530,306.5015 E 1,341,329.1564 ELEV. 422.64 HOWARD COUNTY MONUMENT 46FC N 535,145.9445 E 1,346,954.8427 ELEV. 403.75
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R.6.05.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- TRAFFIC REPORT WAS PREPARED BY THE TRAFFIC GROUP INC., DATED JUNE, 2010 & APPROVED SEPTEMBER 16, 2010.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- NO 100 YEAR FLOOD PLAIN EXISTS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES PLANTING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR OTHER BUFFERS, FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2005. DEVELOPMENT AND THE JULY 2005 UPDATE OF THE HOWARD COUNTY ZONING REGULATION OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CORNICES OR EXTENDED 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 SETBACKS.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY, THE HIDE 2000 DESIGN MANUAL AS AMENDED IN 2010. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF STONE RESERVOIRS LOCATED BENEATH THE EXISTING PAVES (S) MICRO BIO-RETENTION AREAS, BUILT UNDER F-11-063. THESE PAVES (S) EXISTING MICRO BIO-RETENTION FACILITIES WILL PROVIDE THE REQUIRED WATER QUALITY VOLUMES FOR THE ROAD IMPROVEMENTS PROPOSED. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE PAVES (S) EXISTING MICRO BIO-RETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STREET TREES, PERFORATED UNDERDRAIN, FEEDERS, ORNAMENTAL CULVERTS, HOWARD COUNTY WILL ONLY MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO BIO-RETENTION FACILITIES ADJACENT TO THE RIGHT-OF-WAY. THE STORMWATER MANAGEMENT FACILITIES LOCATED ON THE BUILDABLE LOTS 1 THRU 4 AND 14 THRU 20, WHICH CONSIST OF ORNEMENTAL AND PERMEABLE PAVING, PROVIDE WAY & REV FOR THE PROPOSED DWELLINGS AND ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT BY PROVIDING 1.0 ACRE OF AFFORESTATION PLANTING OFF-SITE ON THE HOWARD HUNT PROPERTIES, INCORPORATED, TAX MAP 6, PARCELS 52 AND 159, LIBER 4032, FOLIO 363 AND LIBER 4137, FOLIO 389 PROVIDED WITH THE FINAL PLAN F-11-063. SEE PLAT NO. 21714.
- FOUR (4) SHADE TREES (MINIMUM 4" CALIPER) ARE TO BE PLACED ALONG THE PROJECT BOUNDARY OF LOT 20 TO INTEGRATE THE REMOVAL OF TWO (2) SPECIES TREES ON LOT 20 (FORMERLY LOT 11) WHICH HAVE BEEN DAMAGED AND REMOVED. LANDSCAPE SURETY IN THE AMOUNT OF \$1,200.00 FOR THESE FOUR (4) TREES IS TO BE POSTED WITH THE BUILDER'S GRADING PERMIT FOR LOT 20.
- PERIMETER LANDSCAPING FOR THIS DEVELOPMENT HAS BEEN REVIEWED AND APPROVED UNDER FINAL PLAN, F-11-063 AND COMPLIES WITH THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$11,250.00 HAS BEEN POSTED AS PART OF THE OPZ DEVELOPER AGREEMENT, F-11-063.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH A MAXIMUM 2 FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. ON MAY, 2010.
- EXISTING UTILITIES ARE BASED ON F-11-063, PUBLIC WATER & SEWER (CONTRACT NO. 24-4687-D).
- THE OWNER AND DEVELOPER SHALL BE ADVISED AS OF JANUARY 1, 2011, ALL NEW SINGLE FAMILY DWELLINGS ARE REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM.
- THE FOREST STAND AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JUNE, 2010.
- THE PROPERTY IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-712, THE JOHN L. HINES HOUSE. ON OCTOBER 7, 2010 THE HISTORIC DISTRICT COMMISSION REVIEWED THE PLAN AND HAD NO OBJECTION TO THE REMOVAL OF THE STRUCTURES AS NOTED HEREON AFTER ADJUSTMENT OF THE COMMON LOT LINE BETWEEN LOT 10 AND LOT 11 TO RETAIN PART OF THE EXISTING SHED/BARN. THE COMMISSION APPROVED THE PLAN WHICH SHOWED THE HOUSE, SHED AND ORIGINAL BARN REMAINING. THE EXISTING BARN IS ALLOWED TO ENCRoACH WITHIN THE 10' SETBACK (ALONG THE PROPERTY LINE SHARED WITH PARCEL 54) SINCE IT IS AN EXISTING ENCROACHMENT AND THE BARN WAS CONSTRUCTED PRIOR TO THE EXISTING ZONING REGULATIONS.

SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 5.245 ACRES OR 228,472 SQUARE FEET.
- TOTAL AREA OF SITE: 5.245 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 11 5FD.
- LIMITS OF DISTURBANCE: 1.0721 ACRES OR 81,547 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-20.
- PROPOSED USES FOR SITE: RESIDENTIAL.
- APPLICABLE OPZ FILE REFERENCES: ECP-11-003, F-11-063, WP-11-065, SP-11-001 AND W & S (CONT. NO. 24-4687-D), F-13-013
- TOTAL NUMBER OF UNITS PROPOSED: 11
- TOTAL NUMBER OF LOTS SHOWN: 11
- OPEN SPACE: 0.342 ACRES OR 7.5% RECREATIONAL OPEN SPACE
- REQUIRED RECREATIONAL OPEN SPACE = 2,200 SQ. FT. OR 0.05 AC. (11 LOTS X 200 SQUARE FEET/LOT)
- PROVIDED RECREATIONAL OPEN SPACE = 2,200 SQ. FT. OR 0.05 AC. (CREDITED OPEN SPACE LOT 12)



COMMON DRIVEWAY DETAIL
 NOT TO SCALE

MINIMUM LOT SIZE CHART

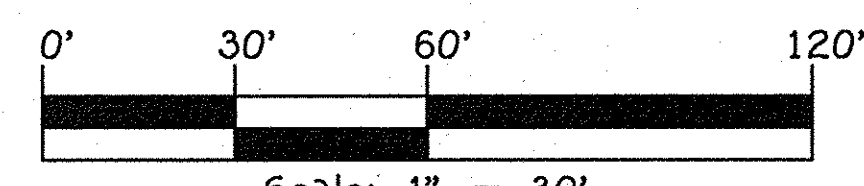
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
18	24,244 SQ. FT.	4,242 SQ. FT.	20,002 SQ. FT.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	8407 ORNDORFF WAY
2	8411 ORNDORFF WAY
3	8415 ORNDORFF WAY
4	8423 ORNDORFF WAY
14	8428 ORNDORFF WAY
15	8424 ORNDORFF WAY
16	8420 ORNDORFF WAY
17	8416 ORNDORFF WAY
18	8412 ORNDORFF WAY
19	8408 ORNDORFF WAY
20	8404 ORNDORFF WAY

INDEX CHART

SHEET	DESCRIPTION
1	TITLE SHEET, HOUSE TYPES, GENERAL NOTES
2	SITE DEVELOPMENT PLAN LOTS 1 & 17 THRU 20
3	SITE DEVELOPMENT PLAN LOTS 2 THRU 4 & 16 THRU 19
4	SEDIMENT/EROSION CONTROL PLAN LOTS 1 & 17 THRU 20
5	SEDIMENT/EROSION CONTROL PLAN LOTS 2 THRU 4 & 16 THRU 19
6	SEDIMENT/EROSION CONTROL NOTES & DETAILS
7	STORMWATER MANAGEMENT DETAILS & NOTES AND LANDSCAPING



(REPLACEMENT SHEET)

TITLE SHEET, NOTES, HOUSE TYPES

**SINGLE FAMILY DETACHED
 CHERRYTREE VIEW**
 LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714)
 & LOTS 14 THRU 20 (PLAT NOS. 22080 & 22081)

ZONED: R-20
 TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2012
 SHEET 1 OF 7

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. 9753. EXPIRATION DATE: 2/28/14.

Earl D. Collins
 EARL D. COLLINS
 10-8-12
 DATE

BUILDER
 BRAZER HOMES
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MARYLAND 21046
 301-621-8151

OWNER/DEVELOPER
 HOWARD LAND DEVELOPERS, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

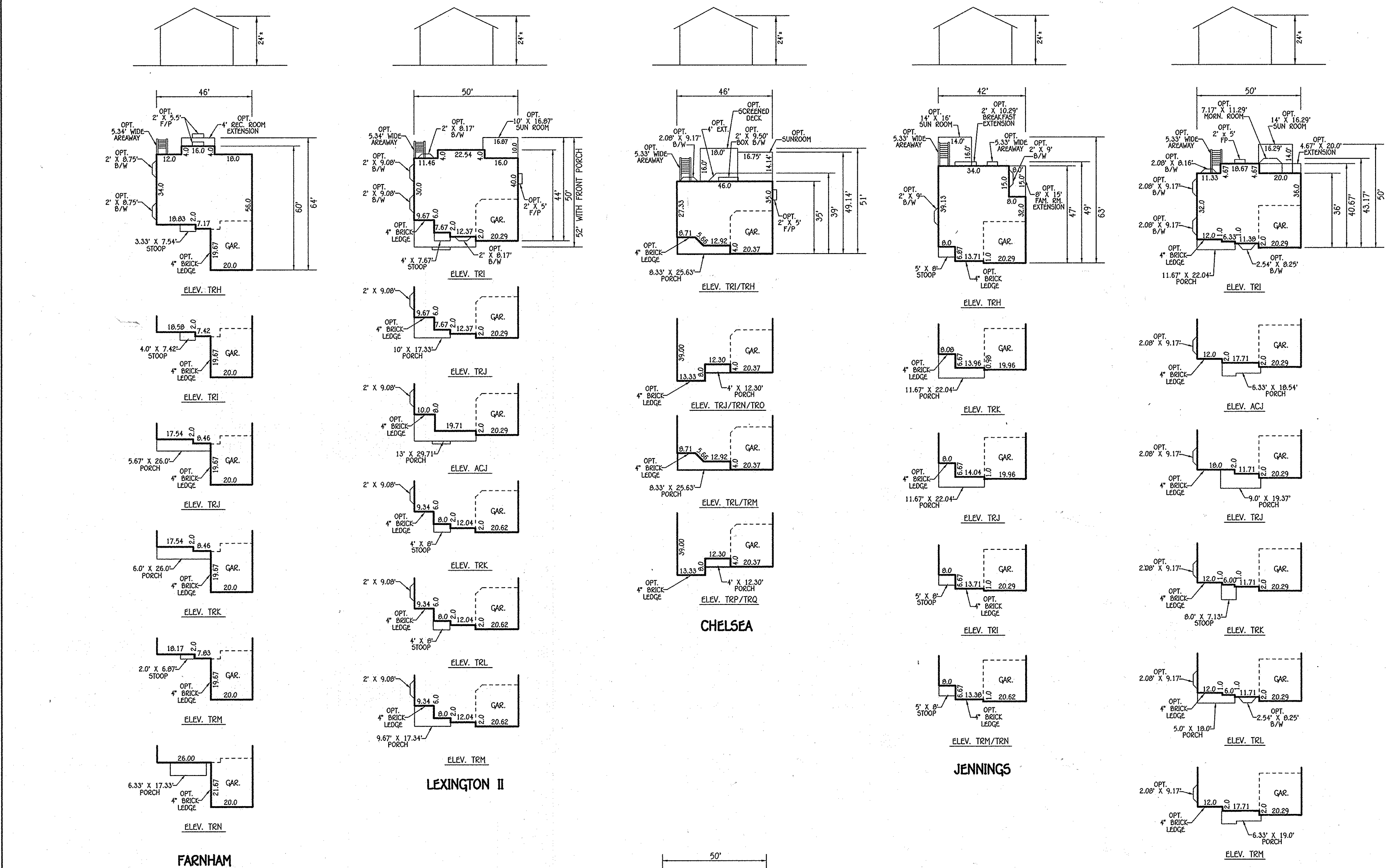
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kate Salome
 Chief, Division of Land Development
 11/01/12
 Date

Mark A. Long Jr.
 Chief, Development Engineering Division
 10/21/12
 Date

Mark A. Long Jr.
 Director - Department of Planning and Zoning
 10/21/12
 Date

PROJECT	SECTION	LOT NO.			
CHERRYTREE VIEW	N/A	1 THRU 4 14 THRU 20			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21713 & 21714 22080 & 22081	11	R-20	46	6	6069.02



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
----	4" PVC
----	4" PERFORATED PVC PIPE
•	SPOT ELEVATION
▭	WALKOUT BASEMENT
▭	EROSION CONTROL MATTING
▭	SILT FENCE
▭	SUPER SILT FENCE
▭	LIMIT OF DISTURBANCE
▭	PERMEABLE PAVEMENT
○	PERIMETER TREES PER F-11-063
○	STREET TREES PER F-11-063
○	4" CALIPER SHADE TREE

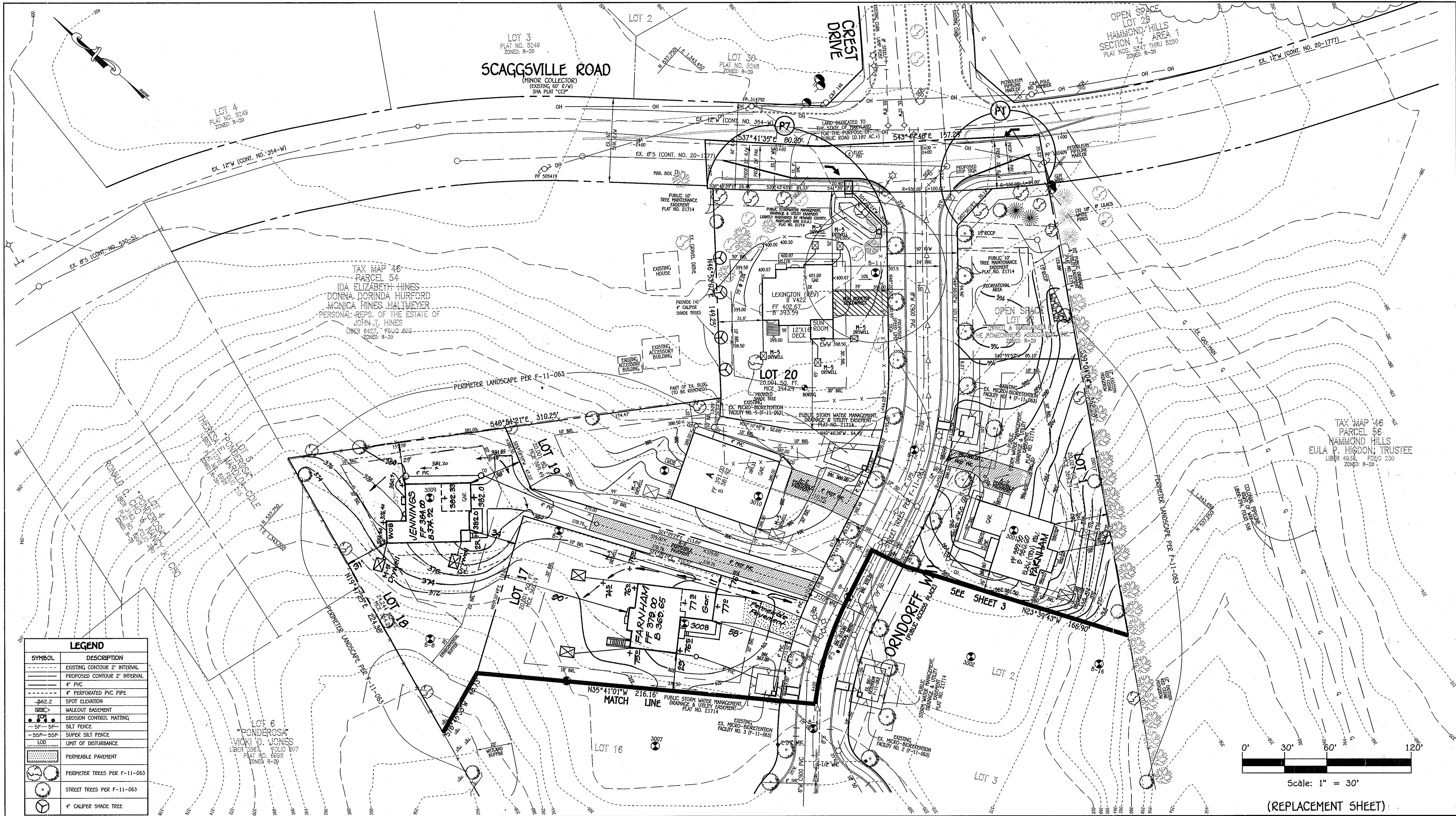
STORMWATER MANAGEMENT PRACTICES

LOT NO.	ADDRESS	PERMEABLE PAVING A-2 (Y/N)	DRY WELLS M-5 (NUMBER)
1	8407 ORNDORFF WAY	Y	2
2	8411 ORNDORFF WAY	Y	2
3	8415 ORNDORFF WAY	Y	2
4	8423 ORNDORFF WAY	Y	2
14	8428 ORNDORFF WAY	Y	2
15	8424 ORNDORFF WAY	Y	2
16	8420 ORNDORFF WAY	Y	2
17	8416 ORNDORFF WAY	Y	2
18	8412 ORNDORFF WAY	Y	2
19	8408 ORNDORFF WAY	Y	2
20	8404 ORNDORFF WAY	N	5

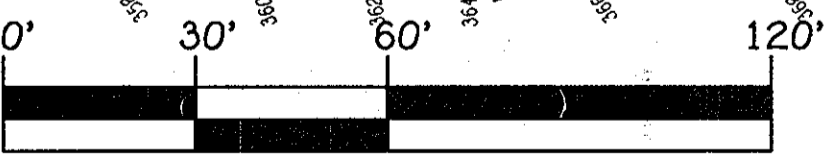


REVISION PLAN TO REFLECT FINAL F-11-063 & FINAL CONDITIONS

NO.	REVISION	DATE



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
----	4" PVC
----	4" PERFORATED PVC PIPE
●	SPOT ELEVATION
---	WALKOUT BASEMENT
---	EROSION CONTROL MATING
---	SILT FENCE
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	PERMEABLE PAVEMENT
○	PERIMETER TREES PER F-11-063
○	STREET TREES PER F-11-063
○	4" CALIPER SHADE TREE



(REPLACEMENT SHEET)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 1072 BALDWIN NATIONAL PLACE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2899

NO.	REVISION	DATE
4	REV. GRADING LOT 18 PER ASBUILT	01/30/14
3	REV. HSE. 4, 18&2, LOT 1, FROM OPEN BOX TO FARNHAM	9/27/13
2	REV. HSE. & GRD. LOT 17 TO SHOW EX. COND.	7.12.13
1	REV. HSE. & GRD. LOT 18	7-3-13



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. 9753, EXPIRATION DATE: 2/28/14.
 CARL D. COLLINS 10.8.12 DATE

BUILDER
 BEAZER HOMES
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MARYLAND 21046
 301-521-8151

OWNER/DEVELOPER
 HOWARD LAND DEVELOPERS, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *W. J. ...* 10/21/12 Date

Chief, Development Engineering Division: *...* 11/21/12 Date

Director - Department of Planning and Zoning: *...* 11/21/12 Date

PROJECT	SECTION	LOTS NO.
CHERRYTREE VIEW	N/A	1 THRU 4 14 THRU 20

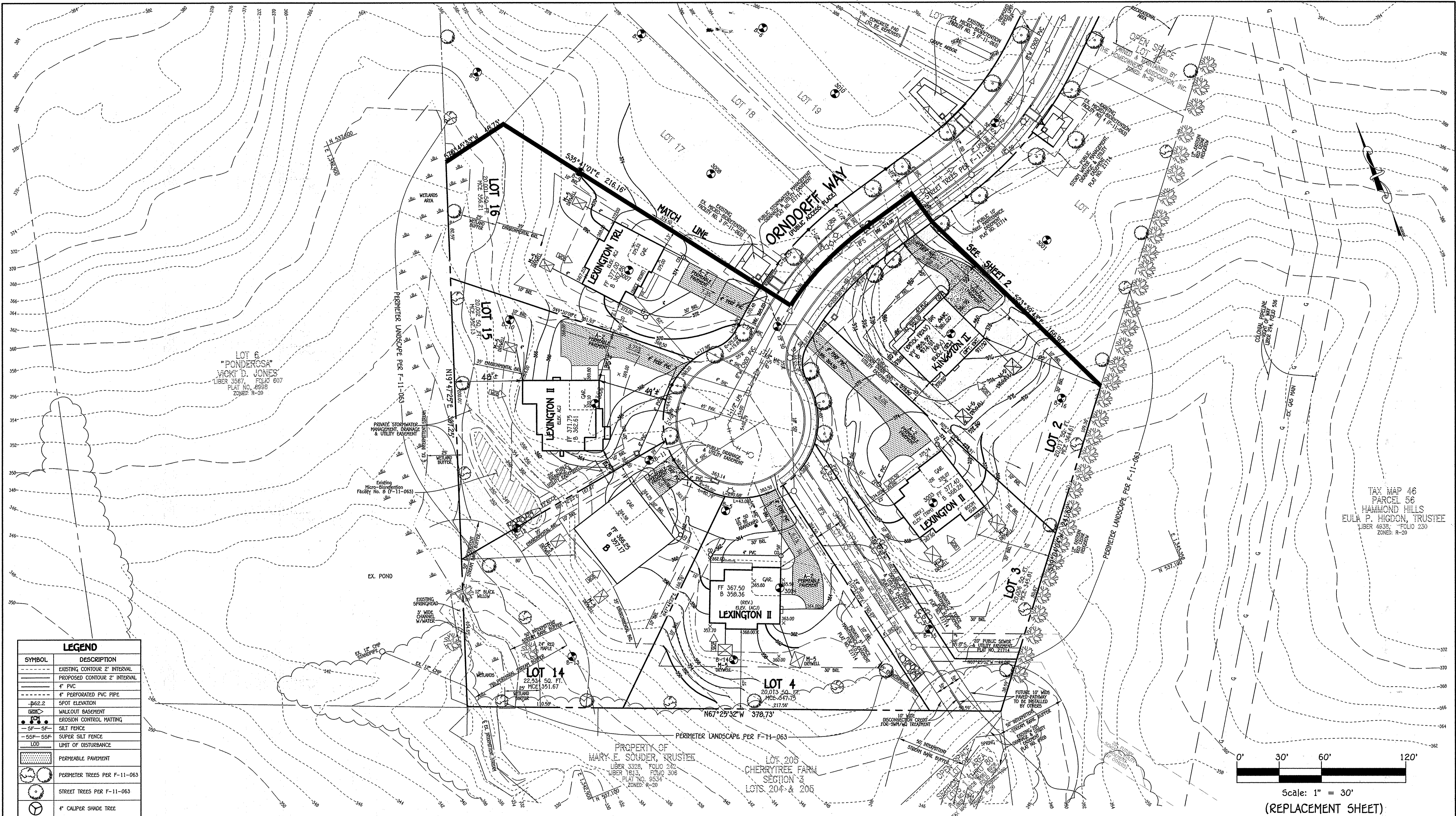
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21713 & 21714 22080 & 22081	11	R-20	46	6	602100

SITE DEVELOPMENT PLAN & SOILS MAP

SINGLE FAMILY DETACHED CHERRYTREE VIEW

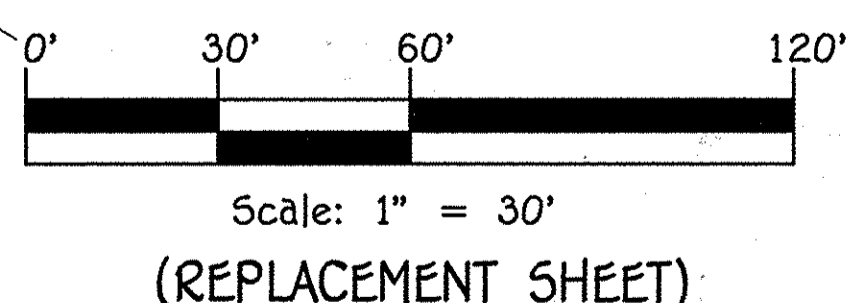
LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714) & LOTS 14 THRU 20 (PLAT NOS. 22080 & 22081)

ZONED: R-20
 TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2012
 SHEET 2 OF 7 SDP-11-049



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	4" PVC
	4" PERFORATED PVC PIPE
	SPOT ELEVATION
	WALKOUT BASEMENT
	EROSION CONTROL MATTING
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PERMEABLE PAVEMENT
	PERIMETER TREES PER F-11-063
	STREET TREES PER F-11-063
	4" CALIPER SHADE TREE

TAX MAP 46
PARCEL 56
HAMMOND HILLS
EULA P. HIGDON, TRUSTEE
LIBER 4838, FOLIO 230
ZONED: R-20



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
133 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21142
(410) 461-2295

NO.	REVISION	DATE
6	REV. LOT 2 TO SHOW REV. HOPE, PHAM, ORAPANA PER AP-BUILT CONDITIONS	11/21/14
5	REMOVED BIO-RETENTION FACILITIES ON LOTS 2, 4 & 14. ADDED A NEW STORMWATER MANAGEMENT FACILITY, ADJUSTED EASEMENT, RELOCATED STREET TREES, REV. HSE. & GRD., ON LOT 2 FROM GEN. BOX 'A' TO KINGSTON II, LOT 3 & 4 TO LEXINGTON II & LOT 16 TO LEXINGTON TRL.	4/2/14
4	REV. HSE. & GRD., LOT 14, FROM GEN. BOX 'B' TO KINGSTON II	10/24/13
3	REV. HSE. & GRD., LOT 3, FROM GEN. BOX 'A' TO LEXINGTON II	6/25/13
2	REV. HSE. & GRD., LOT 15, FROM GEN. BOX 'B' TO LEXINGTON II	3/13/13
1	REV. HSE. & GRD., LOT 4, FROM GEN. BOX 'A' TO LEXINGTON II	1/30/13



PROPERTY OF
MARY E. SOUNDER, TRUSTEE
LIBER 3328, FOLIO 292
LIBER 1813, FOLIO 306
PLAT NOS. 8634
ZONED: R-20

LOT 205
CHERRYTREE FARM
SECTION 3
LOTS 204 & 205

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. 21476, EXPIRATION DATE: 7/14/15.

Frank John Manalansan II 4-28-14
DATE

BUILDER
BEAZER HOMES
8965 QUILFORD ROAD
SUITE 250
COLUMBIA, MARYLAND 21046
301-621-8151

OWNER/DEVELOPER
HOWARD LAND DEVELOPERS, LLC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen... 6/04/14
Chief, Division of Land Development Date

... 5/30/14
Chief, Development Engineering Division Date

... 6/5/14
Director - Department of Planning and Zoning Date

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21713 & 21714 22080 & 22081	11	R-20	46	6	602100

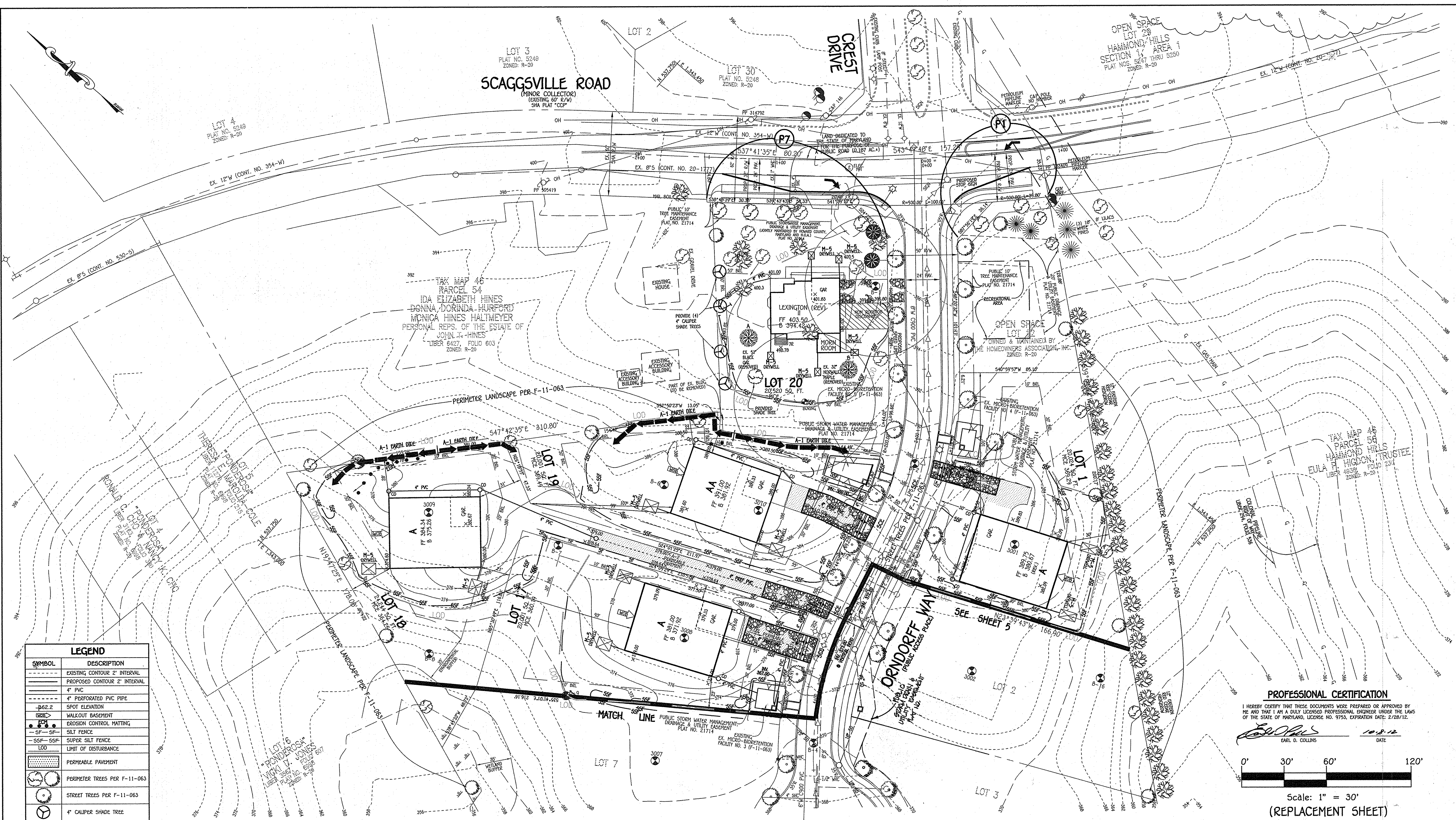
SITE DEVELOPMENT PLAN & SOILS MAP

SINGLE FAMILY DETACHED - CHERRYTREE VIEW

LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714)
& LOTS 14 THRU 20 (PLAT NOS. 22080 & 22081)

ZONED: R-20
TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30" DATE: APRIL, 2014
SHEET 3 OF 7

SOP-11-049



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	4" PVC
	4" PERFORATED PVC PIPE
	SPOT ELEVATION
	WALKOUT EASEMENT
	EROSION CONTROL MATTING
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PERMEABLE PAVEMENT
	PERIMETER TREES PER F-11-063
	STREET TREES PER F-11-063
	4" CALIPER SHADE TREE

PROFESSIONAL CERTIFICATION
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 EARL D. COLLINS 10/8/12
 DATE

0' 30' 60' 120'
 Scale: 1" = 30'
 (REPLACEMENT SHEET)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2995

NO.	REVISION	DATE
1	REMOVED BIO-RETENTION FACILITY ON LOT 2, ARCHITECTED EASEMENT & RELOCATED STREET TREES	4/2/12



ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment 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 EARL D. COLLINS, P.E. License No. 9753 Expiration Date: 2/28/14 Date: 10/8/12

BUILDER/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 any 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: 10/9/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 Chief, Department of Planning and Zoning Date: 11/10/12

Chief, Division of Land Development Date: 10/12/12
 Chief, Development Engineering Division Date: 11/21/12
 Director - Department of Planning and Zoning Date: 11/21/12

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21713 & 21714	11	R-20	46	6	602100

BUILDER
 BEAZER HOMES
 8965 GUILFORD ROAD
 SUITE 200
 COLUMBIA, MARYLAND 21046
 301-621-8151

OWNER/DEVELOPER
 HOWARD LAND DEVELOPERS, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELICOTT CITY, MARYLAND 21042
 443-367-0422

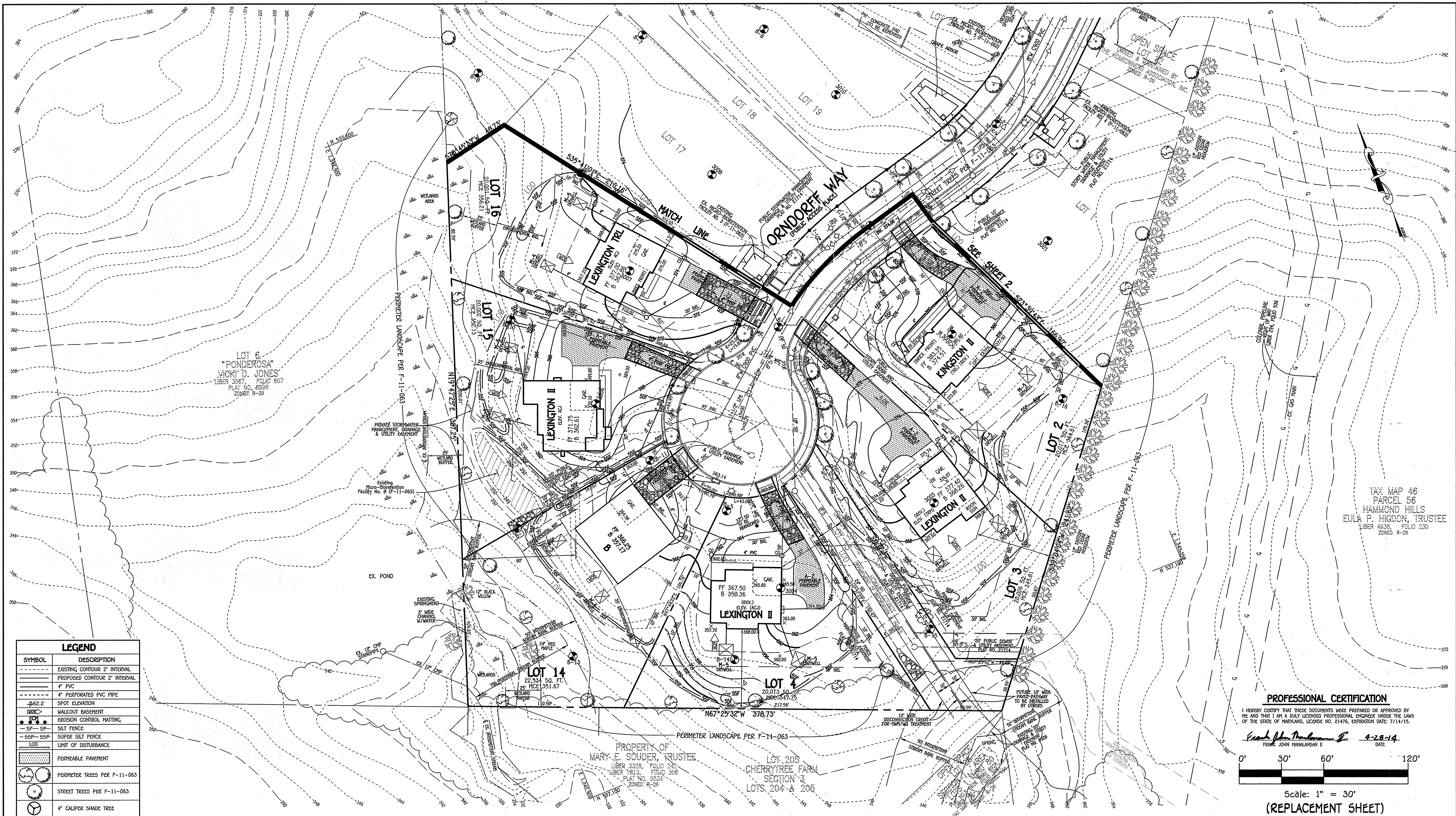
SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED CHERRYTREE VIEW
 LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714)
 & LOTS 14 THRU 20 (PLAT NOS. 22080 & 22081)

ZONED: R-20
 TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2012
 SHEET 4 OF 7

5DP-11-049

I:\2010\1004\1004\FINALS\REV 5DP ORUGS.LOS 1-4_14-20\Original DWG\1004\1004-Sheet 4.dwg, Model, 10/4/2012 2:05:41 PM, 1:30



LEGEND

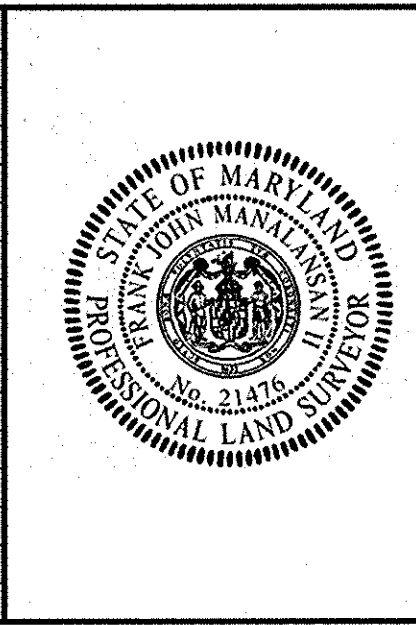
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	4" PVC
	4" PERFORATED PVC PIPE
	SPOT ELEVATION
	WALKOUT BASEMENT
	EROSION CONTROL MATTING
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	PERMEABLE PAVEMENT
	PERIMETER TREES PER F-11-063
	STREET TREES PER F-11-063
	4" CALIPER SHADE TREE

TAX MAP 46
PARCEL 56
HAMMOND HILLS
EULA P. HIGDON, TRUSTEE
LIBER 4838, FOLIO 230
ZONED: R-20

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. 21476, EXPIRATION DATE: 7/14/15.
Frank John Manalansan II
FRANK JOHN MANALANSAN II
DATE: 4-28-14
Scale: 1" = 30'
(REPLACEMENT SHEET)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2255

NO.	REVISION	DATE
1.	REMOVED BIO-RETENTION FACILITIES ON LOTS 2, 4 & 14. ADDED A NEW STORMWATER MANAGEMENT FACILITY, ADJUSTED EASEMENT, RELOCATED STREET TREES, REV. HSE. & GRD., ON LOT 2 FROM GEN. BOX 'M' TO KINGSTON II.	4/2/14
	LOT 3 & 4 TO LEXINGTON II & LOT 16 TO LEXINGTON TRL.	



PROFESSIONAL CERTIFICATE
"I certify that this plan for erosion and sediment 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."
Frank John Manalansan II
Signature: FRANK JOHN MANALANSAN II, L.S. License No. 21476, Expiration Date: 7/14/15
Date: 4-28-14

BUILDER/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 any 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."
Brian Knauft
Signature of Developer: BRIAN KNAUFT License No. 12407, Expiration Date: 12/31/14
Date: 4/30/14

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John C. Rowland
Signature: JOHN C. ROWLAND License No. 12407, Expiration Date: 12/31/14
Date: 3/27/14

BUILDER	OWNER/DEVELOPER
BEAZER HOMES 8965 GULFORD ROAD SUITE 200 COLUMBIA, MARYLAND 21046 301-621-8151	HOWARD LAND DEVELOPERS, LLC. 5300 DORSEY HALL DRIVE SUITE 102 ELICOTT CITY, MARYLAND 21042 443-367-0422

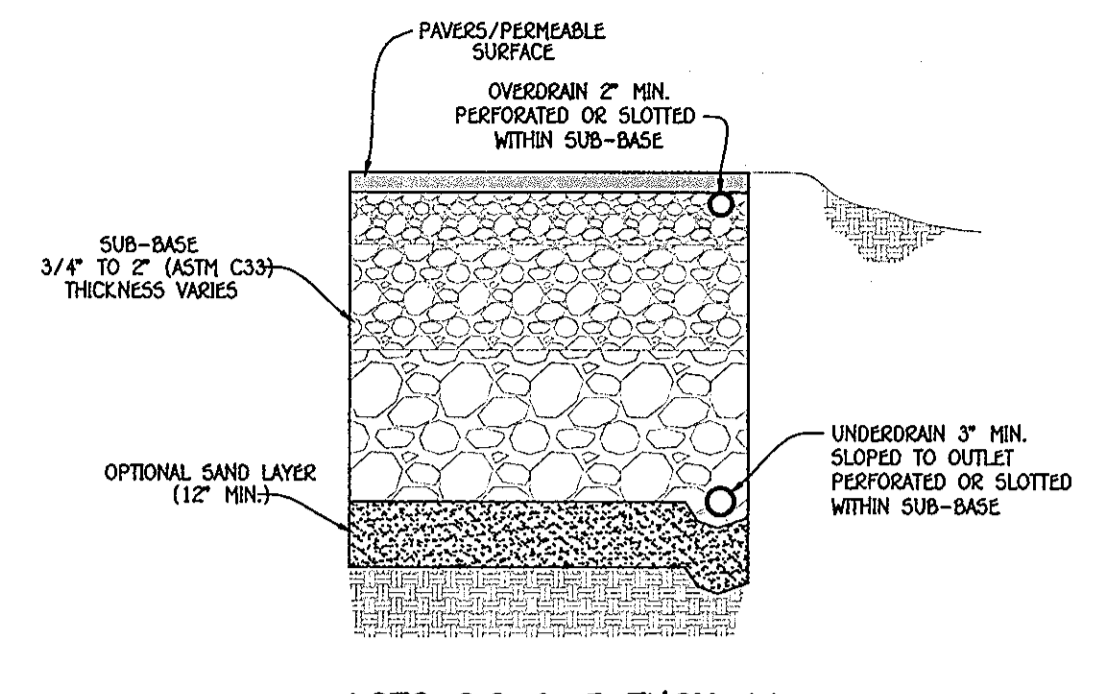
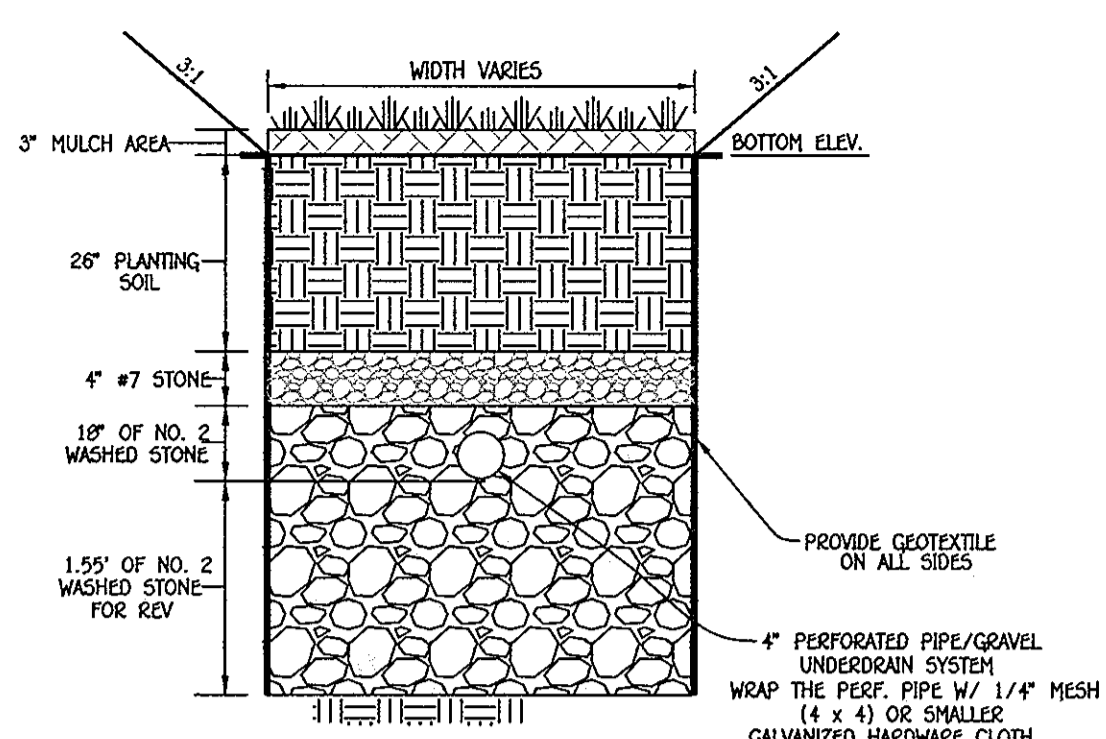
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kate Schuchman
Signature: KATE SCHUCHMAN License No. 12407, Expiration Date: 12/31/14
Date: 4/8/14

PROJECT	SECTION	LOTS NO.
CHERRYTREE VIEW	N/A	1 THRU 4 14 THRU 20

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22080 & 22001	11	R-20	46	6	602100

SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED CHERRYTREE VIEW
LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714)
& LOTS 14 THRU 20 (PLAT NOS. 22080 & 22001)
ZONED: R-20
TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL, 2014
SHEET 5 OF 7 SDP-11-049

TOTAL SITE: 7.01 AC., LOD: 5.98 AC.
 TARGET RFD = 5%
 TARGET PE = 1.0"



LOTS 2, 3 & 5 THRU 11
 TYPICAL SECTION - PERMEABLE PAVEMENT
 W/OVERDRAIN & UNDERDRAIN
 NO SCALE

ESDV SUMMARY TABLE				
AREA ID	ESDV = REQ'D	ESDV = PROV'D	PERCENT IMPERVIOUS	REMARKS
LOT 1	445 CU. FT.	529 CU. FT.	67%	BIO-RETENTION FACILITY #8
LOT 2	470 CU. FT.	650 CU. FT.	38%	BIO-RETENTION FACILITY #9
LOT 3	482 CU. FT.	549 CU. FT.	32%	BIO-RETENTION FACILITY #10 & PERMEABLE PAVING
LOT 4	479 CU. FT.	704 CU. FT.	57%	BIO-RETENTION FACILITIES #11 & #12
LOT 5	262 CU. FT.	449 CU. FT.	20%	BIO-RETENTION FACILITY #13 & PERMEABLE PAVING
LOT 6	449 CU. FT.	635 CU. FT.	61%	BIO-RETENTION FACILITY #14
LOT 7	480 CU. FT.	621 CU. FT.	57%	BIO-RETENTION FACILITY #15; RGP1
LOT 8	231 CU. FT.	322 CU. FT.	66%	BIO-RETENTION FACILITY #16
LOT 9	1172 CU. FT.	3101 CU. FT.	29%	BIO-RETENTION FACILITY #17 & PERMEABLE PAVING
LOT 10	453 CU. FT.	469 CU. FT.	72%	2-DUAL DRYWELLS & RGP2
LOT 11	289.87 CU. FT.	284.61 CU. FT.	19%	ROOFTOP, NON-ROOFTOP DISCONNECT & DRY WELLS
TOTALS	10,447 CU. FT.	15,237 CU. FT.	53.7%-AVG.	N/A

146% OF THE REQUIRED ESDV VOLUME HAS BEEN PROVIDED THRU THE USE OF 19 MICRO SWM FACILITIES.

LOTS 1 THRU 9
 BIO-RETENTION (M-6)
 NO'S. 8 THRU 17 DETAIL
 NOT TO SCALE

BIORETENTION FILTER PLANTING DETAIL
 NOT TO SCALE

MICRO BIO-RETENTION DATA						
NO.	LENGTH	WIDTH	BOTTOM	UNDERDRAIN INV.	OUTFALL INV.	(A)
8	33'	5'	371.0	367.0	369.0	10"
9	40'	5'	361.0	357.0	356.0	8"
10	43'	5'	356.0	352.0	351.0	8"
11	20'	8'	359.0	355.0	354.5	8"
12	22'	5'	349.0	345.0	344.0	8"
13	22'	9'	345.0	341.0	339.5	8"
14	40'	5'	351.0	347.0	346.0	8"
15	22'	5'	363.0	359.0	357.0	8"
16	22'	9'	368.0	364.0	363.0	8"
17	34'	12'	367.0	363.0	362.0	8"

MICRO-BIORETENTION (M-6)
 OPERATION & MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL 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 CONSIDER BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING, REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

OPERATION AND MAINTENANCE SCHEDULE FOR
 PRIVATELY OWNED AND MAINTAINED
 PERMEABLE PAVEMENT (A-2)

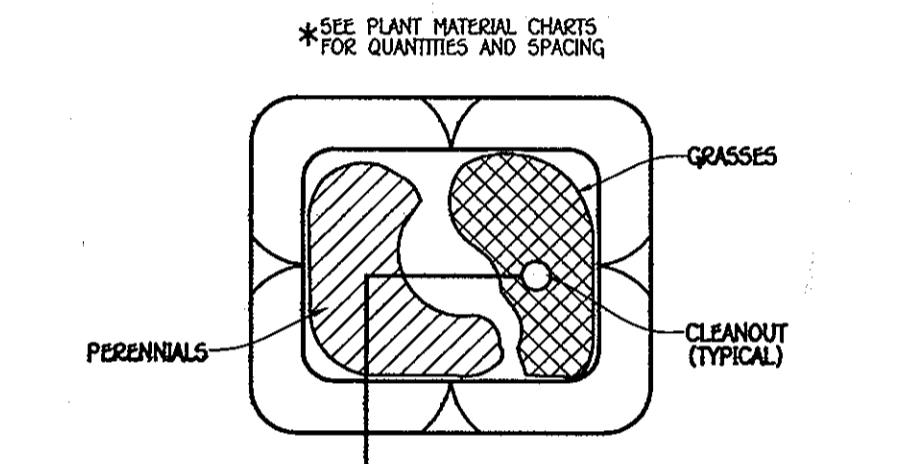
- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM FIBROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND INSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SURFACE.
- THE OWNER SHALL USE DEICES IN MODERATION. DEICES SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- THE OWNER SHALL ENSURE SNOW FLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWHELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

RAIN GARDEN DATA					
RAIN GARDEN	LENGTH	WIDTH	BOTTOM	UNDERDRAIN INV.	OUTFALL INV.
1	20'	5'	357.5	356.46	359.00
2	24'	9'	381.5	378.00	378.00

RAIN GARDEN 1 PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
35	BROWN BLUEGRASS	1 FT.
35	ORCHARD SEED	1 FT.

RAIN GARDEN 2 PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
50	BROWN BLUEGRASS	1 FT.
50	ORCHARD SEED	1 FT.

NOTES:
 PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE RAINGARDEN



TYPICAL PLANTING PLAN FOR RAINGARDENS 1 & 2
 NOT TO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR
 RAINGARDEN AREAS (M-7)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

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. 9753, EXPIRATION DATE: 2/28/12.

Earl D. Collins
 EARL D. COLLINS
 DATE: 10/27/11
 SCALE: 1" = 30'

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS COVERS.
- MAXIMUM CONTRIBUTING ROOFTOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING SHALL BE SHOWN ON SITE DEVELOPMENT PLAN.

OPERATION AND MAINTENANCE SCHEDULE FOR
 DRYWELLS (M-5)

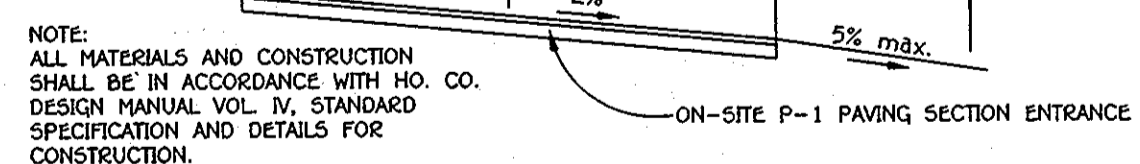
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE DATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY TWO (72) HOUR PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REVISED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

STORMWATER MANAGEMENT NOTE: LOT 11

STORMWATER MANAGEMENT FOR LOT 11 WILL BE MET BY USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOL. I & II, EFFECTIVE IN MAY 2010. THE PROPOSED PRACTICES WILL BE ROOFTOP DISCONNECTION (N-1) AND DRYWELLS (M-5) FOR THE PROPOSED HOUSE AND NON-ROOFTOP DISCONNECTION FOR THE PROPOSED DRIVEWAY. THESE PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH INDIVIDUAL DECLARATION OF COVENANTS

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED & MAINTAINED, DISCONNECTION OF ROOFTOP RUNOFF (N-1) DISCONNECTION ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
 NOT TO SCALE

DRY WELL CHART - LOT 11

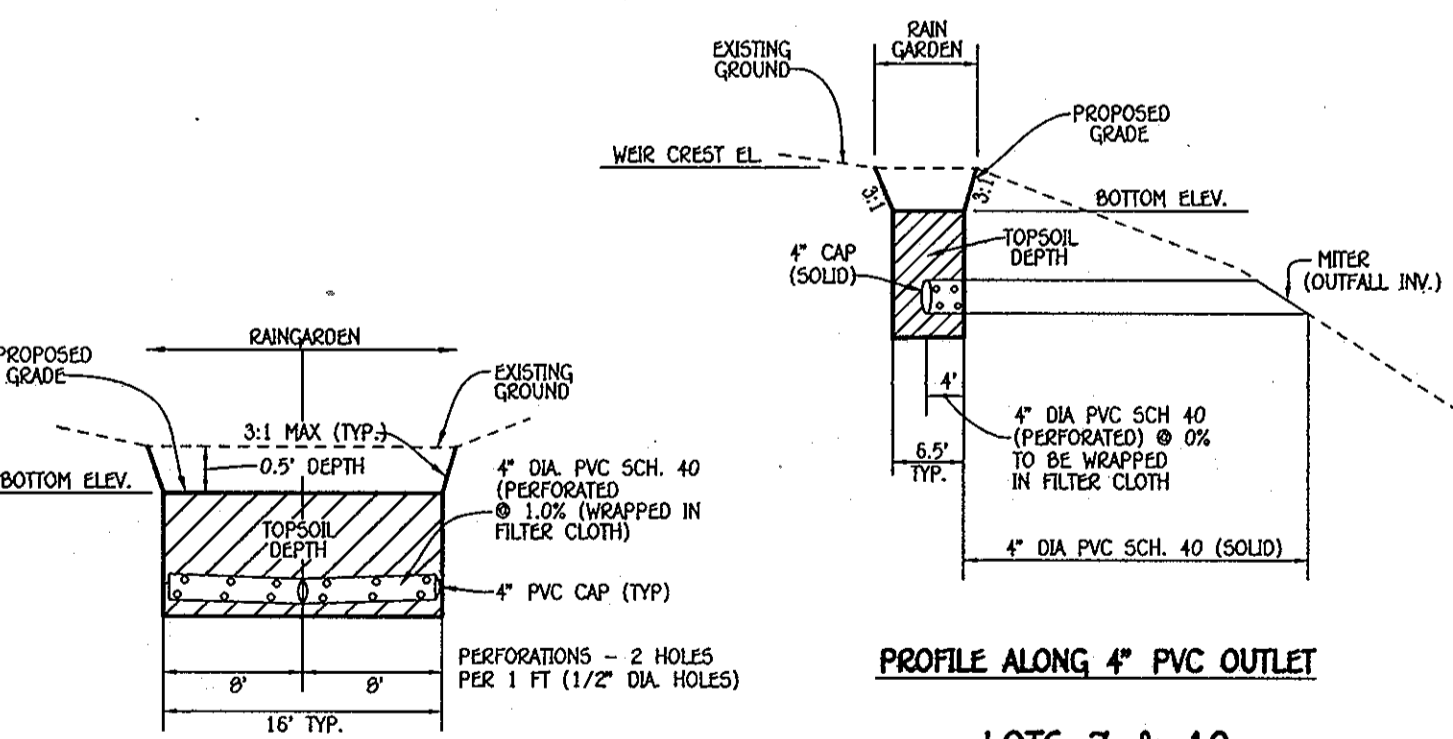
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	*L x W x D
1	480 SQ.FT.	37.21 CF	39.60 CF	6' x 5.5' x 4'
2	230 SQ.FT.	18.21 CF	24.00 CF	6' x 4' x 4'
3	470 SQ.FT.	37.21 CF	39.60 CF	6' x 5.5' x 4'
4	200 SQ.FT.	15.83 CF	24.00 CF	6' x 4' x 4'
5	480 SQ.FT.	37.21 CF	39.60 CF	6' x 5.5' x 4'

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
1		QUERCUS PALUSTRIS 'PIN OAK'	2 1/2" - 3" CAL

*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 IS NOT REQUIRED FOR THIS TREE.

LOT 11
 STORMWATER MANAGEMENT PRACTICES

LOT NO.	ADDRESS	DISCONN. OF ROOFTOP RUNOFF	DISCONN. OF ROOFTOP RUNOFF	DRYWELL NO.
11	2404 ORNDORFF WAY	1	Y	5



PROFILE ALONG 4" PVC UNDERDRAIN
 PROFILE ALONG 4" PVC OUTLET
 LOTS 7 & 10
 RAINGARDEN (M-7) DETAIL
 NO SCALE

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment 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."

Earl D. Collins
 Signature of Engineer EARL D. COLLINS, P.E.
 License No. 9753
 Expiration Date: 2/28/12
 Date: 10/27/11

BUILDER/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 any responsible personnel involved in the construction project will have a Certificate of Attendance of a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also certify to be on-site inspection by the Howard Soil Conservation District."

[Signature]
 Signature of Developer
 Date: 10/27/11

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
 Howard SCD
 Date: 10/27/11

BUILDER
 RYAN HOMES, INC.
 6031 UNIVERSITY BOULEVARD
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 410-796-0980

OWNER/DEVELOPER
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 Chief, Division of Land Development
 Date: 11-01-11

[Signature]
 Chief, Development Engineering Division
 Date: 10/27/11

[Signature]
 Director - Department of Planning and Zoning
 Date: 11/1/11

PROJECT	SECTION	LOT NO.
CHERRYTREE VIEW	N/A	1 THRU 11

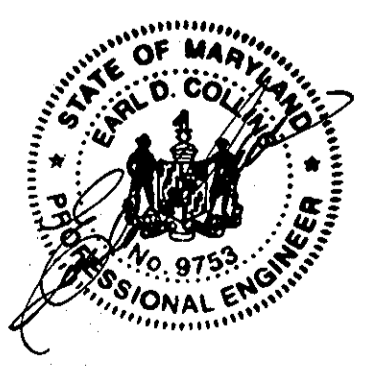
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21713-21714	11	R-20	46	6	602100

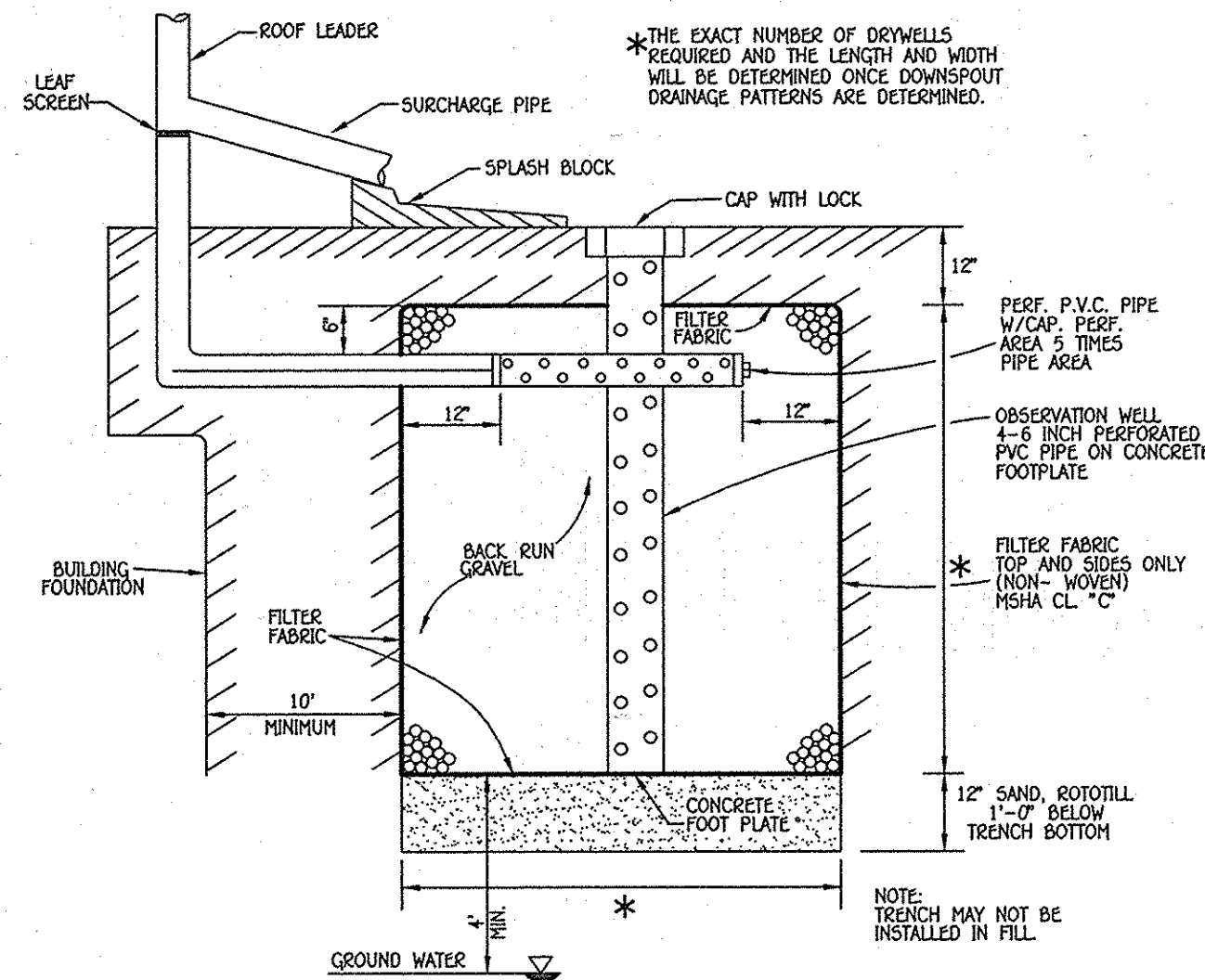
BIORETENTION LANDSCAPING,
 STORMWATER MANAGEMENT DETAILS & NOTES

SINGLE FAMILY DETACHED
 CHERRYTREE VIEW
 LOTS 1 THRU 11
 (PLAT NOS. 21713 THRU 21714)

ZONED: R-20
 TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER 10, 2011
 SHEET 7 OF 8 SDP-11-049

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDORP NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2095





DRY WELL DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
2. CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS COVERS.
3. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 1,000 SQ. FT.
4. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5-2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
5. FINAL GRADING SHALL BE SHOWN ON SITE DEVELOPMENT PLAN.

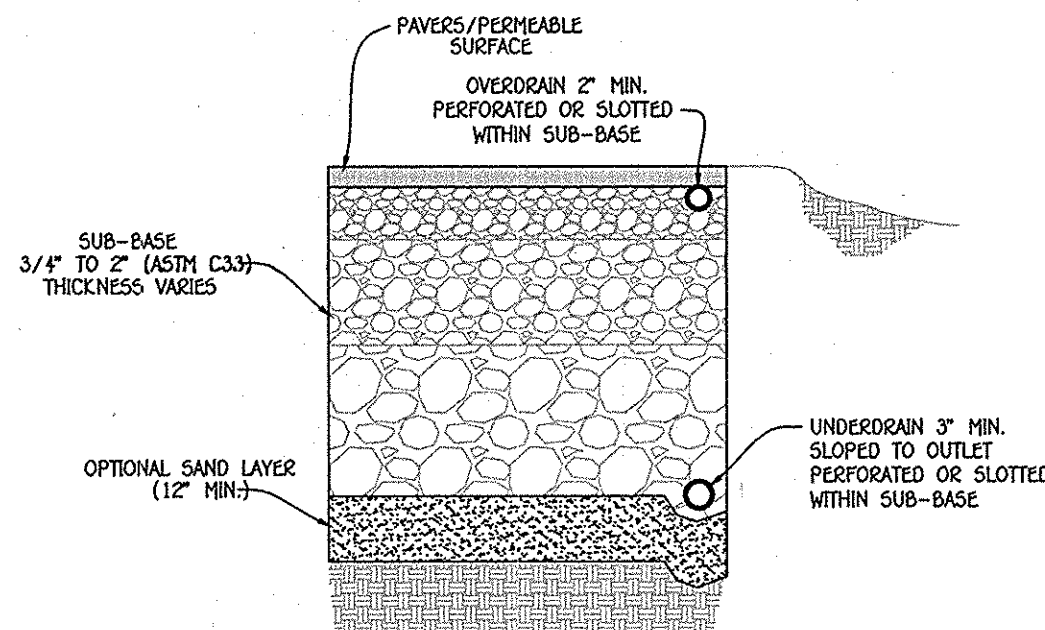
OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY TWO (72) HOUR PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE ORDINANCE.
- F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

LANDSCAPE NOTE:

THE OWNER, TENANT AND/OR THEIR AGENT OF LOT 20 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED 4 SHADE TREES WHICH MITIGATE THE REMOVAL OF 2 SPECIMEN TREES. ALL PLANT MATERIALS SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITION AND IF NECESSARY REPLACED.

DRY WELL CHART					
LOT NO.	AREA OF ROOF PER DOWNSPOUT	VOLUME REQUIRED	VOLUME PROVIDED	NUMBER OF DRYWELLS	D x L x W
1	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
2	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
3	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
4	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
14	1,300 SQ. FT.	162 CU. FT.	162 CU. FT.	2	9' x 6' x 5'
15	1,300 SQ. FT.	162 CU. FT.	162 CU. FT.	2	9' x 6' x 5'
16	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
17	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
18	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'
19	1,600 SQ. FT.	220 CU. FT.	220 CU. FT.	2	10' x 8' x 5'



LOTS 2-4 14-19
TYPICAL SECTION - PERMEABLE PAVEMENT W/OVERDRAIN & UNDERDRAIN
NO SCALE

LOT #	DEPTH OF PAVING SECTION
LOT 1	1.82'
LOT 2	1.76'
LOT 3	1.45'
LOT 4	1.62'
LOT 14	1.81'
LOT 15	1.59'
LOT 16	1.80'
LOT 17	1.55'
LOT 18	1.11'
LOT 19	1.92'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

1. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND INSURE CONTINUED SURFACE POSITIVE SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
2. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SURFACE.
3. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
4. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
1	(Symbol)	QUERCUS PALustris 'PIN OAK'	2 1/2" - 3" CAL (NOTE NO. 1)
4	(Symbol)	QUERCUS PALustris 'PIN OAK'	4" MINIMUM CAL (NOTE NO. 2)

NOTE NO. 1 *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 IS NOT REQUIRED FOR THIS TREE.

NOTE NO. 2 *FOUR (4) SHADE TREES (MINIMUM 4" CALIBER) ARE TO BE PLACED ALONG THE PROJECT BOUNDARY OF LOT 20 TO MITIGATE THE REMOVAL OF TWO (2) SPECIMEN TREES ON LOT 20 (FORMERLY LOT 11) WHICH HAVE BEEN DAMAGED AND REMOVED. LANDSCAPE SURETY IN THE AMOUNT OF \$1,200.00 FOR THESE FOUR (4) TREES IS TO BE POSTED WITH THE BUILDER'S GRADING PERMIT FOR LOT 20.

NOTE NO. 3 - The owner, tenant and/or their agent of Lot 20 shall be responsible for maintenance of the 4 required shade trees which mitigate the removal of 2 specimen trees. All plant materials shall be permanently maintained in good growing condition and if necessary replaced.

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE.

2 PIECES OF REINFORCED RUBBER HOSE DOUBLE #12 GALVANIZED WIRE GUYS TWISTED

3-2" X 2" OAK STAKES, NOTCH STAKES TO HOLD WIRE

WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP. TIE AT 24" INTERVALS (EXCEPT EVERGREENS)

REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3" MULCH

MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE

CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.

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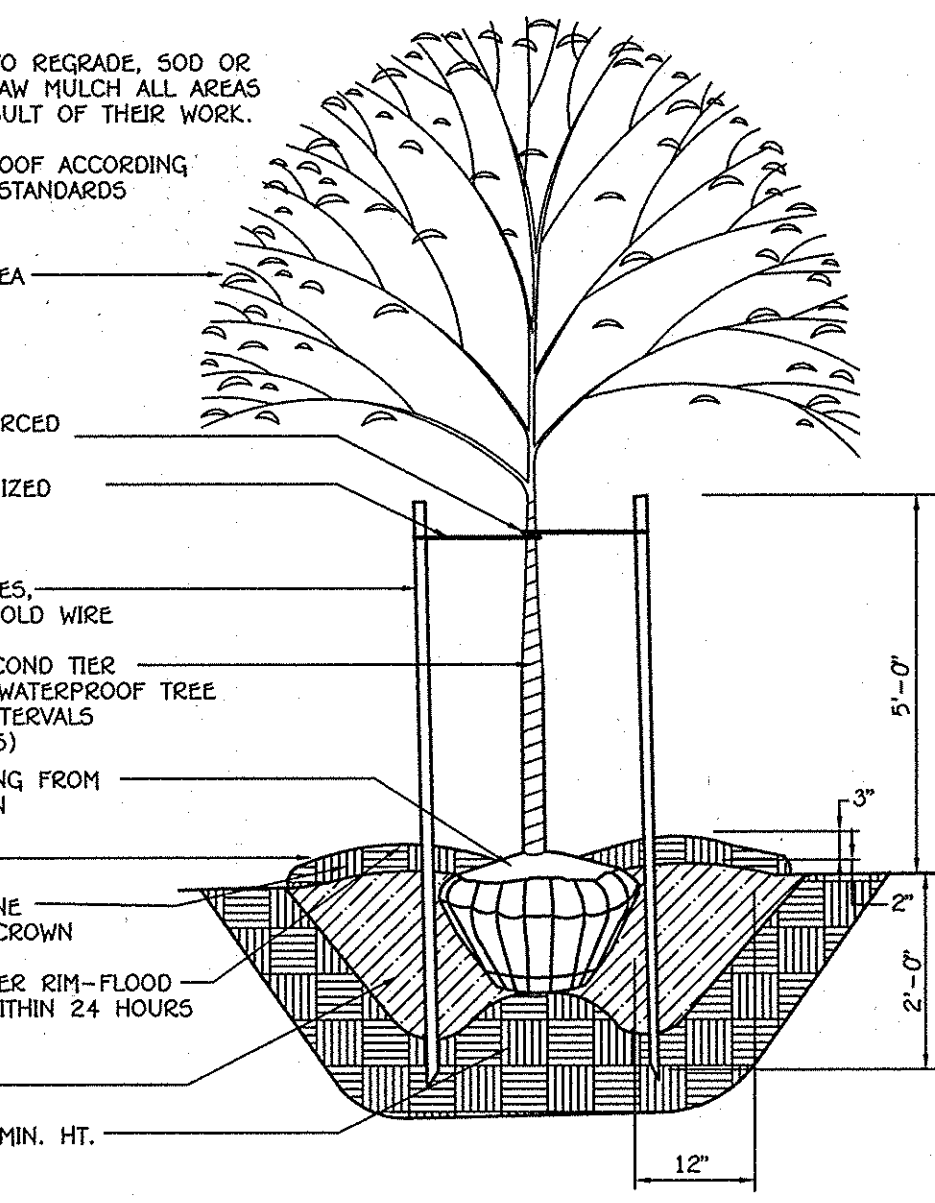
CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.

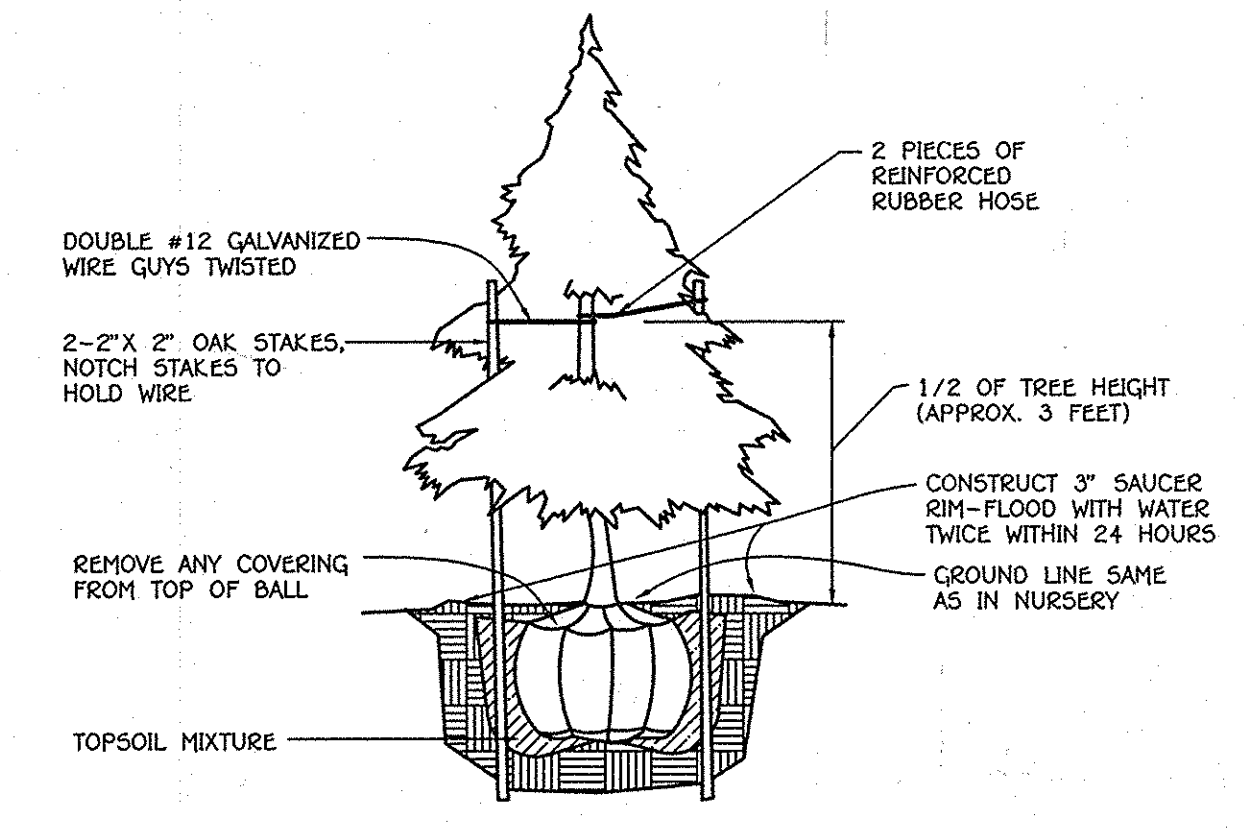
CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.

CONVEX BOTTOM 6" MIN. HT.



TREE PLANTING DETAIL



PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heeled-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all addenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

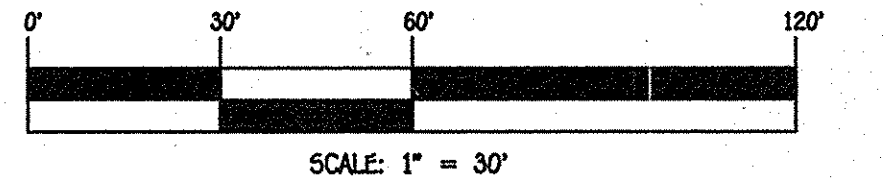
This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

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 YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature]
NAME

10/9/12
DATE



(REPLACEMENT SHEET)

STORMWATER MANAGEMENT DETAILS & NOTES AND LANDSCAPING

SINGLE FAMILY DETACHED CHERRYTREE VIEW

LOTS 1 THRU 4 (PLAT NOS. 21713 & 21714) & LOTS 14 THRU 20 (PLAT NOS. 22080 & 22081)

ZONED: R-20
TAX MAP NO.: 46 PARCEL NO.: 55 GRID NO.: 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2012

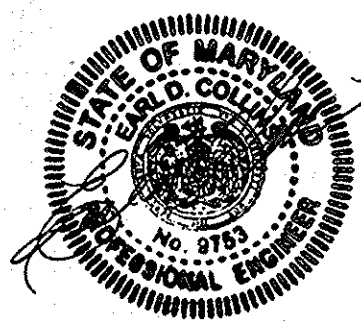
SHEET 7 OF 7

SDP-11-049

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/14.

[Signature] 10-8-12
EARL C. COLLINS DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
BELLTOWN CITY, MARYLAND 21104
(410) 461-2295

NO.	REVISION	DATE
1	REVISED ESDV TABLE, PER REMOVAL OF BIO-RETENTION, LOT 2	4/9/14

BUILDER
RYAN HOMES, INC.
6031 UNIVERSITY BOULEVARD
SUITE 250
ELLICOTT CITY, MARYLAND 21043
410-796-0980

OWNER/DEVELOPER
HOWARD LAND DEVELOPERS, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Chief, Division of Land Development	<i>[Signature]</i>	10/12/12	DATE		
Chief, Development Engineering Division	<i>[Signature]</i>	10/21/12	DATE		
Director - Department of Planning and Zoning	<i>[Signature]</i>	11/6/12	DATE		
PROJECT	CHERRYTREE VIEW	SECTION	N/A	LOT NO.	1 THRU 4 14 THRU 20
PLAT	21713 & 21714 22080 & 22081	BLOCK NO.	11	ZONE	R-20
TAX/ZONE	46	ELEC. DIST.	6	CENSUS TR.	602100