

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 VERIZON: 1-800-952-1133
 BUREAU OF UTILITIES: 410-313-4900
 AT&T: 410-637-8713
 B.G.&E. (CONSTRUCTION SERVICES): 410-631-0123
 B.G.&E. (EMERGENCY): 410-631-0123
 STATE HIGHWAY ADMINISTRATION: 410-795-1390
 COLONIAL PIPELINE CO.: 410-795-1390
- SITE ANALYSIS:**
 GROSS PROJECT AREA: 37.48 AC. TOTAL
 PRESENT ZONING: R-ED
 USE OF STRUCTURE: SINGLE FAMILY DETACHED
 TOTAL BUILDING COVERAGE: 44,401 SF (1.02 AC.)
 PAVED DRIVEWAY/AREA ON SITE: 13,869 SF. (0.32 AC.)
 LIMIT OF DISTURBED AREA: 3.54 AC.
 CUT: 5,560 CY FILL: 5,560 CY
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP 25 BLOCK 14 & 21 PARCELS 172 & 279
 ZONING: R-ED
 SUBDIVISION: AUTUMN RIVER PHASE II
 SITE AREA: 37.48 AC. TOTAL
 DEED REFERENCES: 3883/725 AND 3883/735
 S-98-16, P-99-16, F-00-131 F-01-08, P.B. 325, P.B. 148, PLAT# 15794 & 15795, PLAT# 14513-14515, DPZ REF# 5-98-16, P-08-008, WP-07-095, WP-09-063, WP-12-034, F-09-021, F-10-067, SDP-12-047, SDP-12-053, S-02-004, F-12-067, CONT. 14-4463-3
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3044005R AND 3044004R WERE USED FOR THIS PROJECT.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS, & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY CHESAPEAKE ENVIRONMENTAL DATED MARCH, 1995.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED SEP. 2007.
- WETLANDS AREA DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004, (FOR LOTS 1, 2, 3 & BULK PARCEL 'A').
- NO TIDAL WETLANDS, WETLAND BUFFERS, OR STREAM BUFFERS ARE LOCATED WITHIN OPEN SPACE LOT 4. WETLAND LOCATIONS DETERMINED BY CHESAPEAKE ENVIRONMENTAL IN MARCH, 1995 SHOWN ON S-98-16. (FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B') SEE PLAT# 14513 & PLAT#15794.
- WETLAND DELINEATION CONDUCTED BY ECO-SCIENCE PROFESSIONALS, INC. ON NOVEMBER 24, 2008.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- INGRESS AND EGRESS IS RESTRICTED ALONG COLLEGE AVENUE.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON FEBRUARY 8, 1999 UNDER S-98-16.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008; APPROVED UNTIL F-02-035.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON NON-BUILDABLE PARCEL A-1 WAS APPROVED BY THE PLANNING BOARD ON JULY 27, 1999.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, 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. SUBROOMS AND EXTENSIONS FOR R-ED LOTS AND CERTAIN R-20 LOTS THAT WERE APPROVED TO USE THE R-ED ZONING REGULATIONS ARE ALLOWED TO EXTEND UP TO 10 FEET INTO A REAR SETBACK NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03. FOR SIDEWALK RAMPS DETAIL REFER TO DETAIL R-4.01.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4463-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4463-D. THIS SUBDIVISION IS TO BE SERVED BY THE AUTUMN RIVER PUMPING STATION AND THE SDP AND PLAT SHALL NOT BE APPROVED UNTIL IT IS OPERATIONAL.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 30. THE FACILITY IS HAZARDOUS CLASS 'A' AND WILL BE PRIVATELY OWNED & JOINTLY MAINTAINED.
- STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS, SURETY IN THE AMOUNT OF \$17,250.00 FOR 47 SHADE TREES, AND 21 EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE FINAL ROAD PLAN, F-09-021.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(G)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$34,500.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED 116 STREET TREES. REFER TO F-09-021.
- COLLEGE AVENUE IS A SCENIC ROAD. A 35' WIDE FOREST BUFFER IS PROVIDED FOR SCENIC ROAD AS PROVIDED ON S-98-16, AND THE "BT" BUFFER LANDSCAPING IS PROVIDED ALONG COLLEGE AVE.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.120(C) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. REFER TO F-09-021.
 THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE RETENTION OF 13.81 AC. (601,564 SF) OF CREDITED EASEMENT AND 0.12 ACRES OF NON-CREDITED EASEMENT WHICH EXCEEDS THE BREAK-EVEN POINT OBLIGATION OF 13.81 ACRES FOR THE SITE. THE TOTAL FINANCIAL SURETY AMOUNT IS \$120,313.00 (601,564 SF x 0.20 = \$120,313.00), AND SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS SUBDIVISION, F-09-021.
- FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004, (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B').
- FOREST CONSERVATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004, (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B').
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- NON-BUILDABLE BULK PARCEL D & E-1 WILL BE RE-SUBDIVIDED WITH PHASE III. NON-BUILDABLE PARCEL C WILL BE PRIVATELY OWNED AND WILL BE UTILIZED TO PROVIDE ACCESS TO THE EXISTING HOUSE ON THE ADJACENT PROPERTY OF HOWARD COUNTY SANITARIUM INC. NON-BUILDABLE BULK PARCEL F WILL BE RE-SUBDIVIDED WITH PHASE IV.
- OPEN SPACE LOT 68 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 30, 44, 110 TO BE OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 37 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- WP-07-095: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 22, 2007, TO WAIVE SECTION 16.116(G)(1) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, BRING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND, SECTION 16.116(G)(2) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND STRUCTURES WITHIN 75' OF A PERENNIAL STREAM BANK AND SECTION 16.116 (D) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON LAND WITH STEEP SLOPES.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 a. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 b. COMPLIANCE WITH THE COMMENTS DATED AUGUST 14, 2007 FROM THE HOWARD SOIL CONSERVATION DISTRICT.
 c. APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES, THE PERMIT NUMBER
 d. A DESIGN MANUAL WAIVER TO WAIVE VOLUME IV, DETAIL R-1.02 WHICH REQUIRES A 50-FOOT WIDE RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET, HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 15, 2008. APPROVAL WAS BASED ON THE FOLLOWING:
 A. THE PLAN WAS ORIGINALLY DESIGNED & APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40-FOOT RIGHT-OF-WAY. UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT AFFECT ON THE SUBDIVISION AS ALREADY APPROVED.
 B. THE REQUEST TO ALLOW THE 40-FOOT RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTHS MUST BE PROVIDED AS SPECIFIED WITH THE WAIVER REQUEST.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE WIDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P-07-016) ON MARCH 4, 2008, AND FINAL APPROVAL (F-09-021) ON MARCH 9, 2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- A DESIGN MANUAL WAIVER TO WAIVE VOLUME IV, SECTION 2.4B AND APPENDIX A WHICH REQUIRES A MINIMUM WIDTH ALONG TOWNSHIPS HAS BEEN SUBMITTED AND APPROVED, DATED DECEMBER 22, 2011. APPROVAL WAS BASED ON THE FOLLOWING:
 A. NO PARKING SHALL BE PERMITTED ALONG RUSHING RIVER DRIVE.
 B. IF THE PARKING QUANTITIES CHANGE WITH THE SUBMITTAL OF THE SDP (2 CAR GARAGE AND 2 CARS ON THE DRIVEWAY) THIS APPROVAL SHALL BE RE-EVALUATED TO ENSURE IT MEETS THE MINIMUM REQUIREMENTS FOR OVERFLOW PARKING. AS SHOWN ON THE SDP, THE GARAGES (AND POSSIBLY THE DRIVEWAYS) ARE TOO NARROW TO DOUBLE PARK.

COORDINATE LIST

POINT	NORTH	EAST
89	579919.7290	1372581.5159
114	579249.4159	1372173.1215
124	580527.6066	1371993.3052
135	579249.8974	1372174.0679
186	579598.1704	1372652.1150
187	579628.6191	1371310.5660
188	579518.4830	1371463.8133
190	580759.5730	1371796.1769
191	579509.3694	1372665.7332
193	579589.6651	1372818.6236
194	579556.3543	1372506.8250
195	580924.1027	1372164.0813
196	580168.6607	1372356.4553
206	579986.7895	1372644.1920
207	580037.3338	1372668.5100
208	580065.3309	1372710.8633
209	580105.4061	1372717.4029
361	579482.5663	1371464.9542
703	579498.2588	1371444.5016
782	579411.6865	1371549.0337
784	579381.9901	1371581.0749
785	579166.9314	1371846.0267

SITE DEVELOPMENT PLAN

AUTUMN RIVER

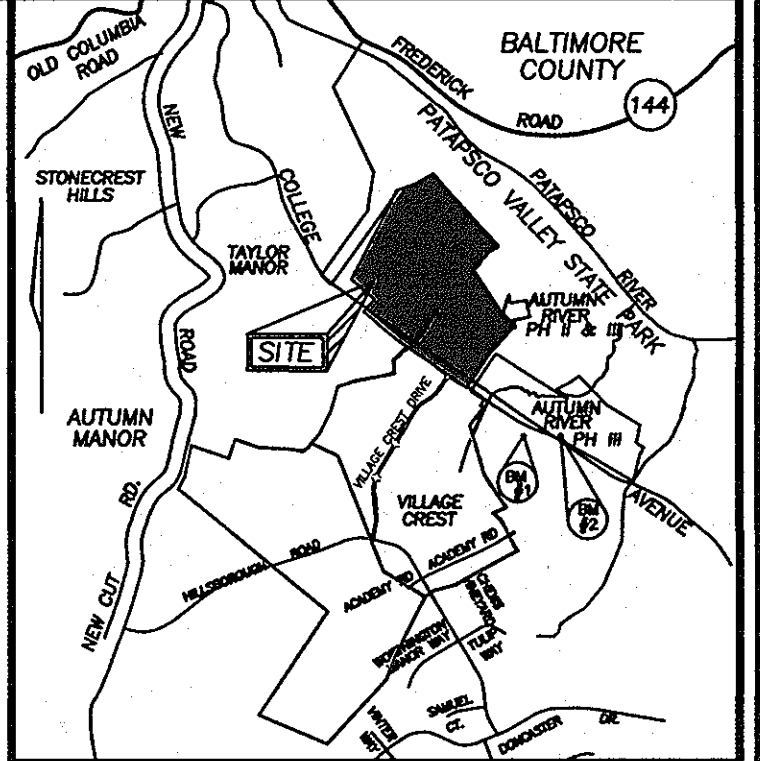
PHASE II - PART II

LOTS 15-29, & 31-36

A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I" HOWARD COUNTY, MARYLAND

LEGEND

	PROPERTY LINE		PUBLIC DRAINAGE, TREE MAINTENANCE, & UTILITY EASEMENT
	RIGHT-OF-WAY LINE		PUBLIC WATER & UTILITY EASEMENT
	ADJACENT PROPERTY LINE		PUBLIC DRAINAGE & UTILITY EASEMENT
	EXISTING CURB AND GUTTER		PUBLIC SEWER & UTILITY EASEMENT
	CENTERLINE OF EXISTING STREAM		PUBLIC PUMP STATION STORMWATER MANAGEMENT, SEWER, WATER, & UTILITY EASEMENT
	FOREST CONSERVATION EASEMENT		PRIVATE SIGN EASEMENT
	PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 6-11		
	PUBLIC SEWER, WATER, & UTILITY EASEMENT		
	PRIVATE DRAINAGE & UTILITY EASEMENT		



VICINITY MAP
 AUC MAP/GRID NO: 4616 D10

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578233.92, E. 1473142.33
 ELEV. = 374.389

BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1473460.71
 ELEV. = 362.575

ADDRESS CHART

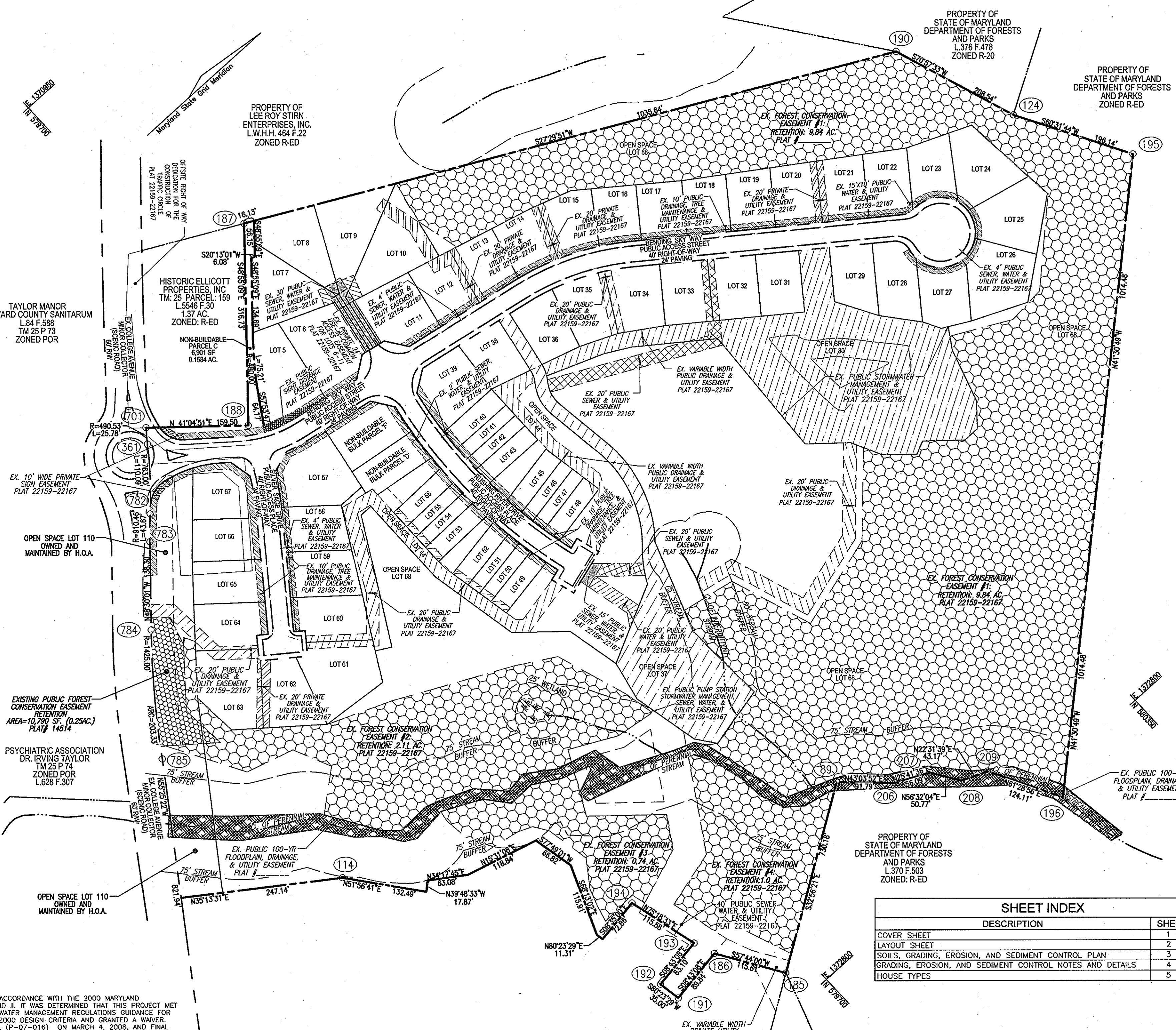
UNIT/BUILDING	STREET ADDRESS
LOT 15	5035 BENDING SKY WAY
LOT 16	5039 BENDING SKY WAY
LOT 17	5043 BENDING SKY WAY
LOT 18	5047 BENDING SKY WAY
LOT 19	5051 BENDING SKY WAY
LOT 20	5055 BENDING SKY WAY
LOT 21	5059 BENDING SKY WAY
LOT 22	5063 BENDING SKY WAY
LOT 23	5067 BENDING SKY WAY
LOT 24	5071 BENDING SKY WAY
LOT 25	5075 BENDING SKY WAY
LOT 26	5079 BENDING SKY WAY
LOT 27	5083 BENDING SKY WAY
LOT 28	5087 BENDING SKY WAY
LOT 29	5091 BENDING SKY WAY
LOT 30	5095 BENDING SKY WAY
LOT 31	5099 BENDING SKY WAY
LOT 32	5103 BENDING SKY WAY
LOT 33	5107 BENDING SKY WAY
LOT 34	5111 BENDING SKY WAY
LOT 35	5115 BENDING SKY WAY
LOT 36	5119 BENDING SKY WAY

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 796-0908

OWNER
 AUTUMN RIVER CORPORATION
 4100 COLLEGE AVE.
 ELLICOTT CITY MD 21043
 (410) 465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUBER
 (443) 367-0422

NO.	REVISION	DATE

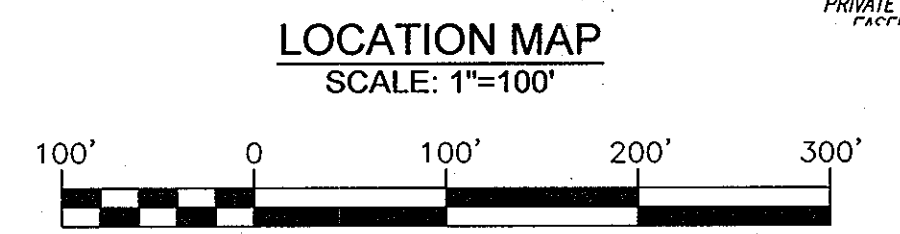


SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
LAYOUT SHEET	2 OF 5
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN	3 OF 5
GRADING, EROSION, AND SEDIMENT CONTROL NOTES AND DETAILS	4 OF 5
HOUSE TYPES	5 OF 5

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
AUTUMN RIVER PHASE II	172 & 279	
PLAT # OR I/F	BLOCK NO.	ZONE
L 3883/ F 728	14 & 21	R-ED
L 3883/ F 735		
TAX MAP	ELECT. DIST.	CENSUS TR.
25	2ND	6027.00



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/16/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/16/13
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/16/13
 DIRECTOR DATE

SITE DEVELOPMENT PLAN
COVER SHEET
AUTUMN RIVER - PHASE II - PART II
 LOTS 15-29, & 31-36
 A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I" HOWARD COUNTY, MARYLAND

DPZ REF#S: S-98-16, P-99-16, F-00-131 F-01-08, P.B. 325, P.B. 148, PLAT# 15794 & 15795, PLAT# 14513-14515, P-08-008, WP-09-063, F-09-021, F-10-067, WP-07-095, WP-10-028, WP-12-034, SDP-12-053, SDP-12-047 S-02-004, F-12-067, CONT. 14-4463-D

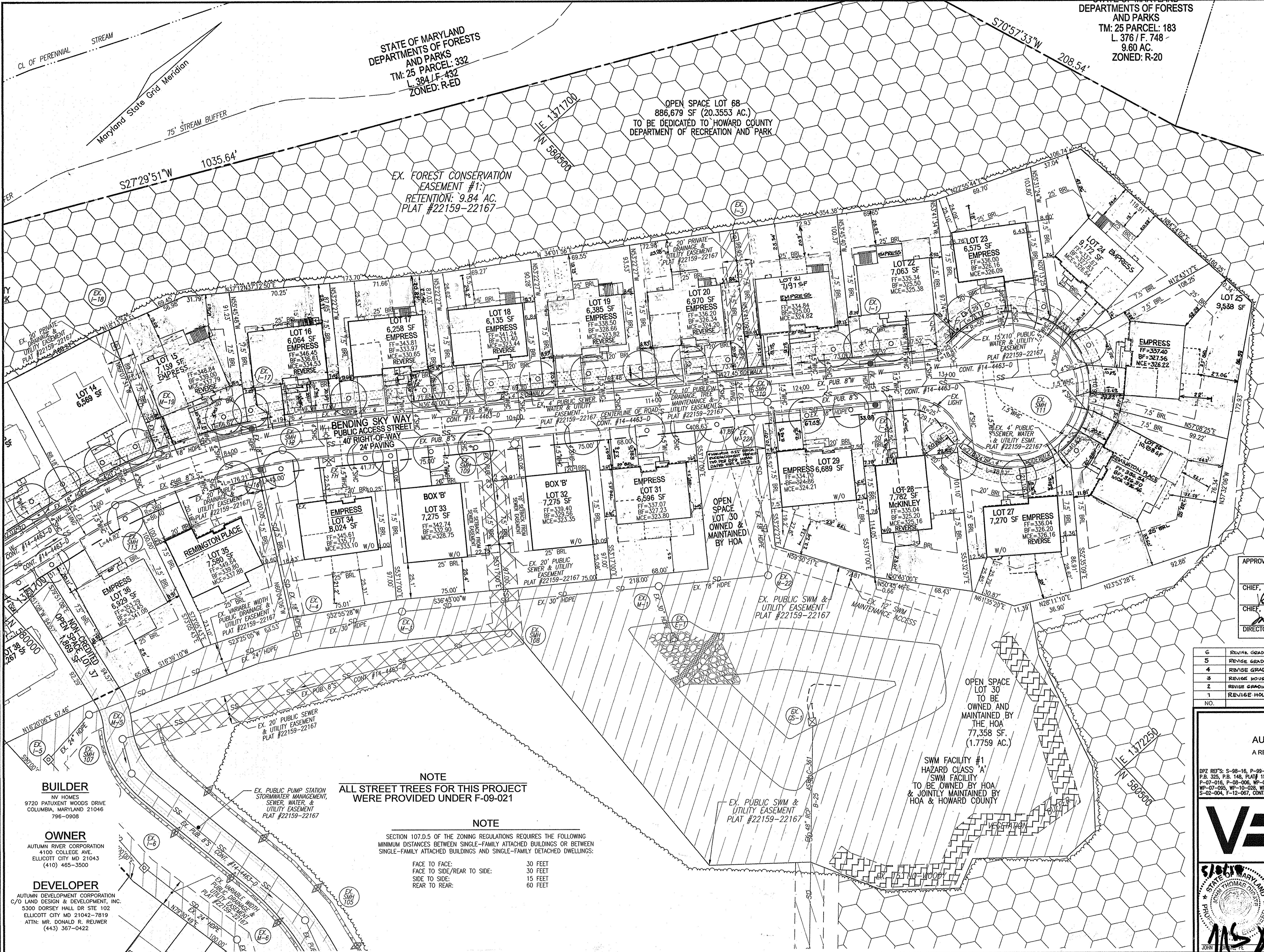
ZONING: R-ED
 PARCELS 172 & 279
 PLAT # 25, 28, 30, 14 & 21
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.9961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21438 EXPIRATION DATE: 12-15-2014

DESIGN BY: RHY
 DRAWN BY: JMR
 CHECKED BY: JTD
 DATE: MARCH 2013
 SCALE: AS SHOWN
 W.O. NO.: 04-145

1 SHEET OF 5



DEPARTMENTS OF FORESTS AND PARKS
 TM: 25 PARCEL: 183
 L. 376 / F. 748
 9.60 AC.
 ZONED: R-20

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	CENTERLINE OF EXISTING STREAM
[Symbol]	FOREST CONSERVATION EASEMENT
[Symbol]	PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 6-11
[Symbol]	PUBLIC SEWER, WATER, & UTILITY EASEMENT
[Symbol]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Symbol]	PUBLIC DRAINAGE, TREE MAINTENANCE, & UTILITY EASEMENT
[Symbol]	PUBLIC WATER & UTILITY EASEMENT
[Symbol]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Symbol]	PUBLIC SEWER & UTILITY EASEMENT
[Symbol]	PUBLIC PUMP STATION STORMWATER MANAGEMENT, SEWER, WATER, & UTILITY EASEMENT
[Symbol]	PRIVATE SIGN EASEMENT
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING STREET SIGN
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING STREET TREE
[Symbol]	EXISTING SIDEWALK

LAYOUT SHEET
 SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/16/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 40 DATE

[Signature] 7/16/13
 CHIEF, DIVISION OF LAND DEVELOPMENT 30 DATE

[Signature] 7/17/13
 DIRECTOR DATE

NO.	REVISION	DATE
6	REVISE GRADING AND HOUSE LAYOUTS FOR LOTS 17 & 28	04/11/14
5	REVISE GRADING, HOUSE LOCATION AND LOT LAYOUT FOR LOTS 15&16	03/17/14
4	REVISE GRADING AND HOUSE TYPES ON LOT 13, 20, 22 & 30	11/19/13
3	REVISE HOUSE TYPE AND GRADING AROUND LOT 24	08/26/13
2	REVISE GRADING AND HOUSE LAYOUT FOR LOTS 21, 23, 24, 29, 31 & 35	09/24/13
1	REVISE HOUSE TYPES AND GRADING AROUND LOTS 10, 25, 26 & 27	01/30/13

SITE DEVELOPMENT PLAN
LAYOUT SHEET
AUTUMN RIVER - PHASE II - PART II
 LOTS 15-29, & 31-35
 A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I"

DPZ REF'S: S-98-16, P-98-16, F-00-131 F-01-08, ZONING: R-ED
 P.B. 325, P.B. 148, PLAT 15794 & 15795, PLAT 14513-14515, PARCELS 172 & 279
 F-07-016, F-08-006, WP-09-083, F-09-021, F-10-087, TM 25, GRID 14 & 21, PARCELS 14 & 21
 WP-07-095, WP-10-028, WP-12-034, SDP-12-053, SDP-12-047, 2ND ELECTION DISTRICT
 S-02-004, F-12-067, CONT. 14-4463-D

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

DESIGN BY: RHY
 DRAWN BY: JMR
 CHECKED BY: JTD
 DATE: MARCH 2013
 SCALE: AS SHOWN
 W.O. NO.: 04-145

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21488 EXPIRATION DATE 12-16-2014

2 SHEET OF 5

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 796-0908

OWNER
 AUTUMN RIVER CORPORATION
 4100 COLLEGE AVE.
 ELLICOTT CITY MD 21043
 (410) 465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUWER
 (443) 367-0422

NOTE
 ALL STREET TREES FOR THIS PROJECT WERE PROVIDED UNDER F-09-021

NOTE
 SECTION 107.D.5 OF THE ZONING REGULATIONS REQUIRES THE FOLLOWING MINIMUM DISTANCES BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS OR BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS AND SINGLE-FAMILY DETACHED DWELLINGS:

FACE TO FACE:	30 FEET
FACE TO SIDE/REAR TO SIDE:	30 FEET
SIDE TO SIDE:	15 FEET
REAR TO REAR:	60 FEET



STATE OF MARYLAND
DEPARTMENTS OF FORESTS
AND PARKS
TM: 25-PARCEL: 183
L: 376 / F: 748
9.60 AC.
ZONED: R-20

STATE OF MARYLAND
DEPARTMENTS OF FORESTS
AND PARKS
TM: 25-PARCEL: 332
L: 384 / F: 432
ZONED: R-ED

OPEN SPACE LOT 68
886,679 SF (20.3553 AC.)
TO BE DEDICATED TO HOWARD COUNTY
DEPARTMENT OF RECREATION AND PARK

EX. FOREST CONSERVATION
EASEMENT #1;
RETENTION: 9.84 AC.
PLAT #22159-22167

LEGEND

[Symbol]	FOREST CONSERVATION EASEMENT
[Symbol]	PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 6-11
[Symbol]	PUBLIC SEWER, WATER, & UTILITY EASEMENT
[Symbol]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Symbol]	PUBLIC DRAINAGE, TREE MAINTENANCE, & UTILITY EASEMENT
[Symbol]	PUBLIC WATER & UTILITY EASEMENT
[Symbol]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Symbol]	PUBLIC SEWER & UTILITY EASEMENT
[Symbol]	PUBLIC PUMP STATION STORMWATER MANAGEMENT, SEWER, WATER, & UTILITY EASEMENT
[Symbol]	PRIVATE SIGN EASEMENT
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	SOILS
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED EROSION CONTROL MATING
[Symbol]	MODERATE SLOPES (15% - 24.99%)
[Symbol]	STEEP SLOPE (>25%)
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	STANDARD INLET PROTECTION
[Symbol]	CURB INLET PROTECTION

BY THE ENGINEER:
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] 5/8/13
SIGNATURE OF ENGINEER DATE

BY THE DEVELOPER:
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/16/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/17/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/17/13
DIRECTOR DATE

NO.	REVISION	DATE
6	REVISE GRADING AND HOUSE TYPES FOR LOTS 17 AND 28	04/11/14
5	REVISE GRADING, HOUSE LOCATION AND LOT LAYOUT FOR LOTS 15&16	03/11/14
4	REVISE GRADING AND HOUSE TYPES FOR LOTS 19, 20, 22 & 36	11/19/13
3	REVISE HOUSE TYPE AND GRADING AROUND LOT 2A	09/16/13
2	REVISE GRADING AND HOUSE LAYOUT FOR LOTS 21, 26, 28, 29, 31 & 35	09/25/13
1	REVISE HOUSE TYPE AND GRADING AROUND LOTS 18, 25, 26 AND 27	07/30/13

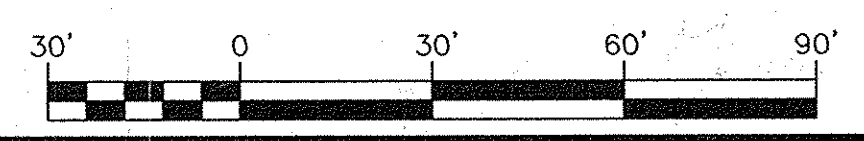
OPEN SPACE LOT 30
TO BE OWNED AND MAINTAINED BY THE HOA
7,758 SF.
(1.7759 AC.)

SWM FACILITY #1
HAZARD CLASS 'A'
SWM FACILITY
TO BE OWNED BY HOA & JOINTLY MAINTAINED BY HOA & HOWARD COUNTY

NOTE: IT WILL BE THE DECISION OF THE SITE SEDIMENT CONTROL INSPECTOR WHETHER TO LEAVE OR REMOVE THE EXISTING CURB INLET PROTECTIONS LEFT OVER FROM THE ROAD CONTRACT F-09-021. IF THE C.I.P. ON THE ROAD HAS ALREADY BEEN REMOVED, THE INSPECTOR HAS THE DISCRETION TO HAVE IT RE-INSTALLED.

NOTE: A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE: STOCKPILING WILL BE PERMITTED ONLY ON LOTS.



SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'

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

[Signature] 04/13
HOWARD S.C.D. DATE

SITE DEVELOPMENT PLAN
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN
AUTUMN RIVER - PHASE II - PART II
LOTS 15-29, & 31-36
A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I"

DRZ REF'S: S-88-16, P-89-16, F-00-131 F-01-08, ZONING: R-ED
P.B. 325, P.B. 148, PLAT# 15794 & 15795, PLAT# 14613-14515, PARCELS 172 & 279
P-07-016, P-08-006, WP-09-063, F-09-021, F-10-067, TM 25, ORD 14 & 21
WP-07-095, WP-10-028, WP-12-034, SDP-12-053, SDP-12-047
S-02-004, F-12-067, CONT. 14-4463-D 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: JTD
DATE: MARCH 2013
SCALE: AS SHOWN
W.O. NO.: 04-148

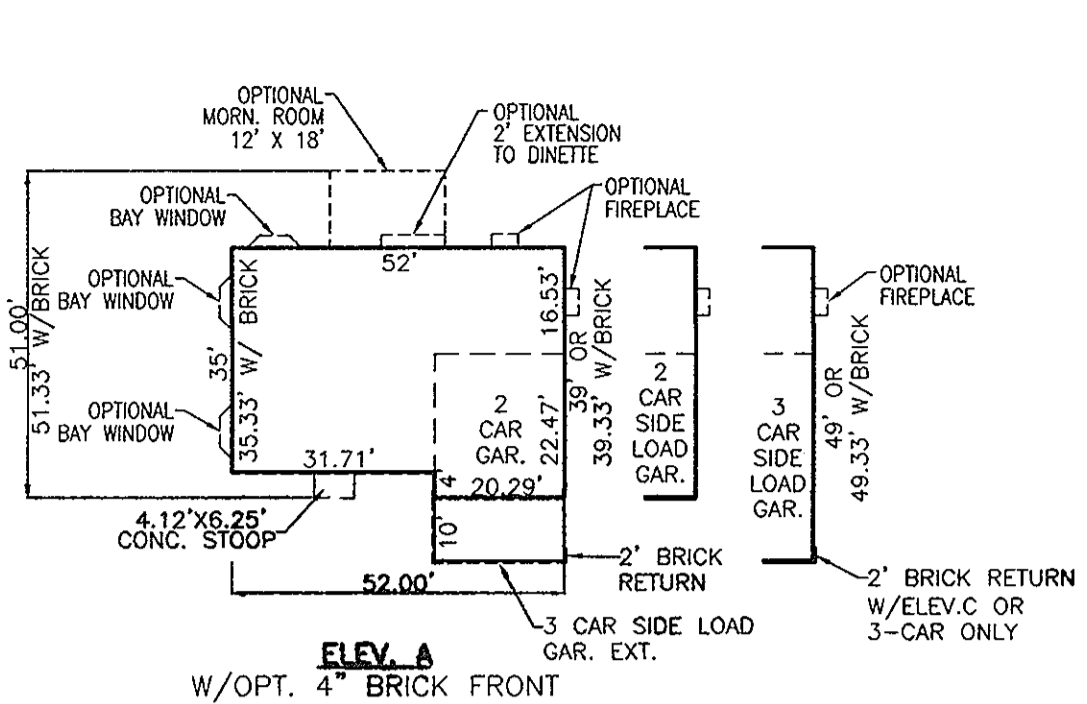
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21438 EXPIRATION DATE: 12-16-2014

3 SHEET OF 5

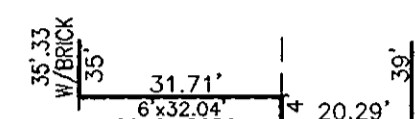
BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
796-0908

OWNER
AUTUMN RIVER CORPORATION
4100 COLLEGE AVE.
ELLCOTT CITY MD 21043
(410) 465-3500

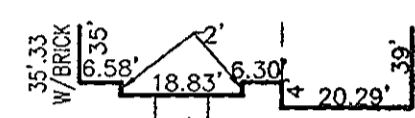
DEVELOPER
AUTUMN DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE 102
ELLCOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422



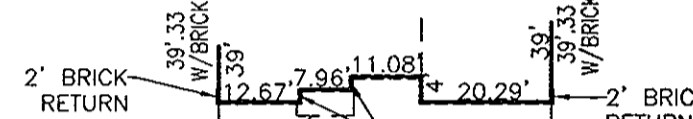
ELEV A W/OPT. 4" BRICK FRONT



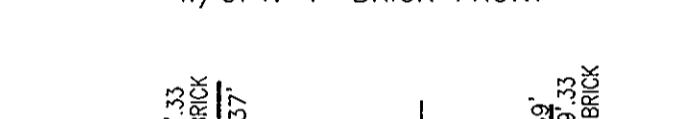
ELEV A W/FULL PORCH W/OPT. 4" BRICK FRONT



ELEV B W/OPT. 4" BRICK FRONT

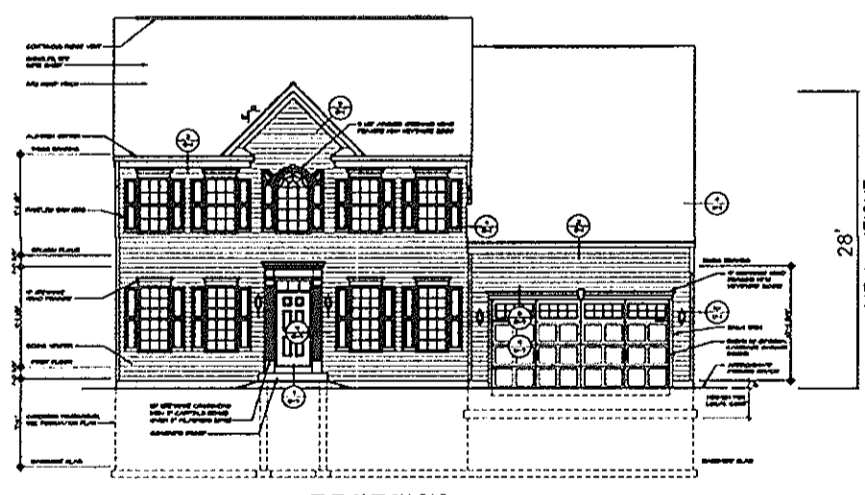


ELEV D W/OPT. 4" BRICK FRONT



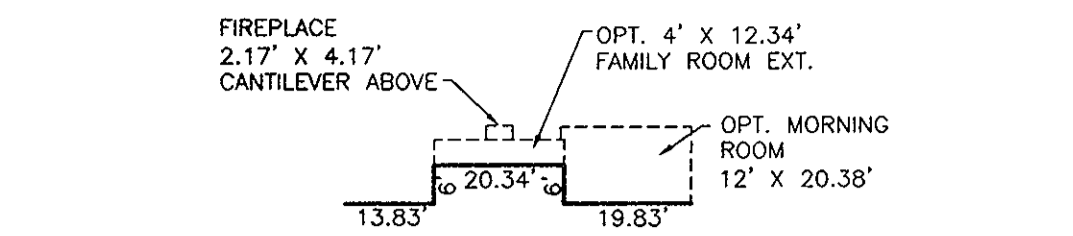
ELEV E W/OPT. 4" BRICK FRONT

EMPRESS SCALE: 1"=30'



EMPRESS NTS

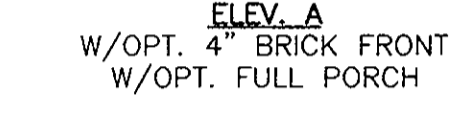
NOTE: MORNING ROOM AND 3 CAR SIDE LOAD GARAGE WILL NOT FIT IN GENERIC BOX A



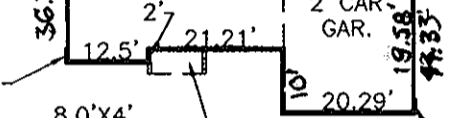
ELEV A W/OPT. 4" BRICK FRONT



ELEV B W/OPT. 4" BRICK FRONT



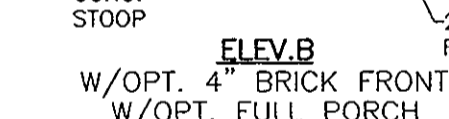
ELEV C W/OPT. 4" BRICK FRONT



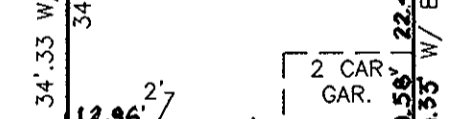
ELEV D W/OPT. 4" BRICK FRONT



ELEV E W/OPT. 4" BRICK FRONT



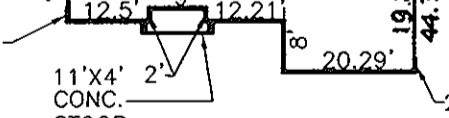
ELEV F W/OPT. 4" BRICK FRONT



ELEV G W/OPT. 4" BRICK FRONT



ELEV H W/OPT. 4" BRICK FRONT



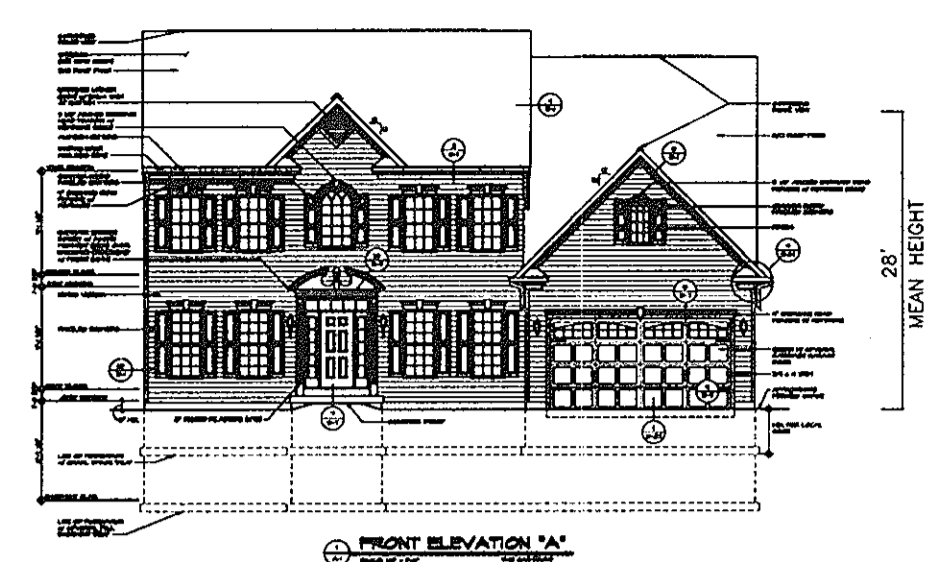
ELEV I W/OPT. 4" BRICK FRONT



ELEV J W/OPT. 4" BRICK FRONT

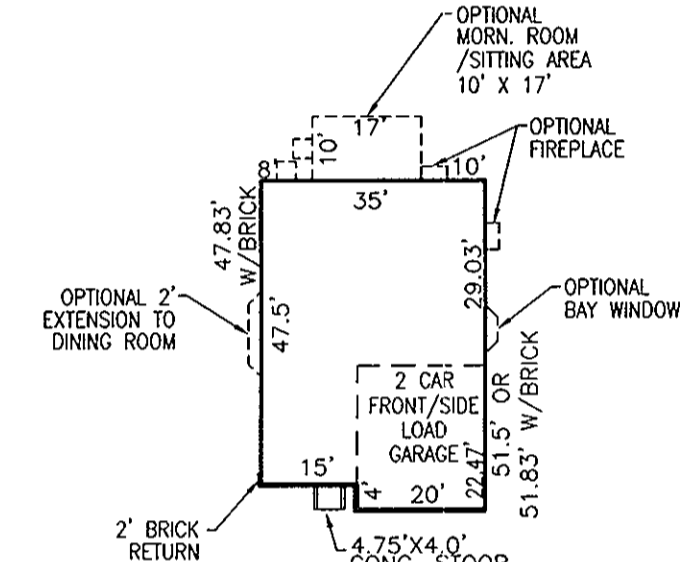
REMINGTON PLACE SCALE: 1"=30'

NOTE: NO MORNING ROOM AND NO CONSERVATORY WILL FIT IN GENERIC BOX A

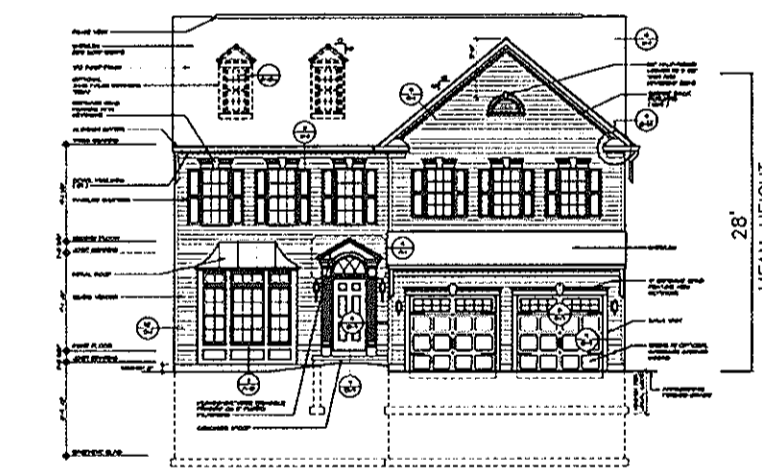


REMINGTON PLACE NTS

NOTE: MORNING ROOM AND CONSERVATORY WILL NOT FIT IN GENERIC BOX A

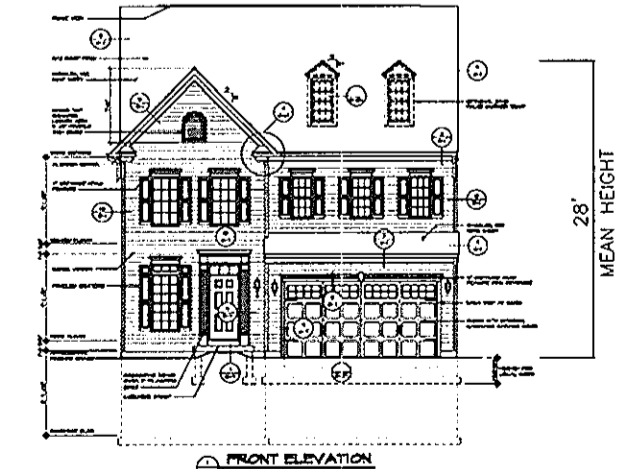


ROOSEVELT SCALE: 1"=30'



ROOSEVELT NTS

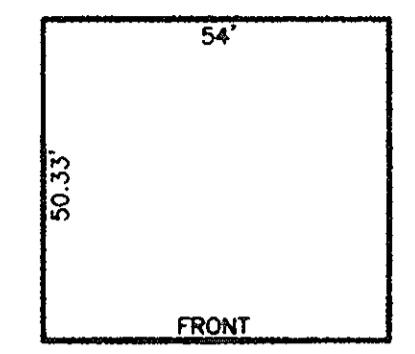
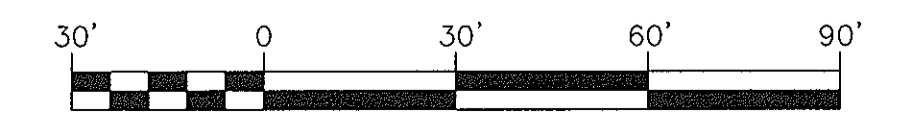
NOTE: MORNING ROOM WILL NOT FIT IN GENERIC BOX B



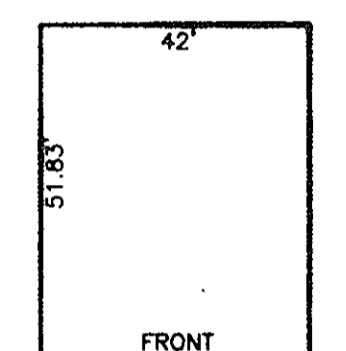
MC KINLEY NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

NOTE: NO MORNING ROOM AND NO CONSERVATORY WILL FIT IN GENERIC BOX A



BOX 'A' EMPRESS & (NO MORNING, NO 3-CAR SIDE LOAD GARAGE, REMINGTON PLACE, NO MORNING ROOM AND NO CONSERVATORY) SCALE: 1"=30'



BOX 'B' MCKINLEY & ROOSEVELT - NO MORNING ROOM SCALE: 1"=30'

- NOTE:**
- GENERIC HOUSE BOX MODEL FIT SHOWN HEREON
 - HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
 - SECTION 128.A.1. OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012).
 - MODELS CHOSEN WHICH DO NOT FIT IN THE ABOVE GENERIC BOX, HOWEVER DO FIT ON INDIVIDUAL LOTS, SHALL UTILIZE THE HOWARD COUNTY DPZ WALK THRU "HOUSE TYPE REVISION" PROCESS.

NO.	REVISION	DATE
2	CORRECT DIMENSIONS FOR HOUSE TYPE - REMINGTON PLACE	08/23/13

SITE DEVELOPMENT PLAN
AUTUMN RIVER - PHASE II - PART II
 LOTS 15-29, & 31-35
 A RESUBDIVISION OF EXISTING NON-BUILDABLE BULK PARCELS G & H AS SHOWN ON PLAT OF "AUTUMN RIVER - PHASE II - PART I"

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

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21438
 EXPIRATION DATE: 12-16-2014

DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: JTD
 DATE: MARCH 2013
 SCALE: AS SHOWN
 W.O. NO.: 04-145

5 SHEET OF 5