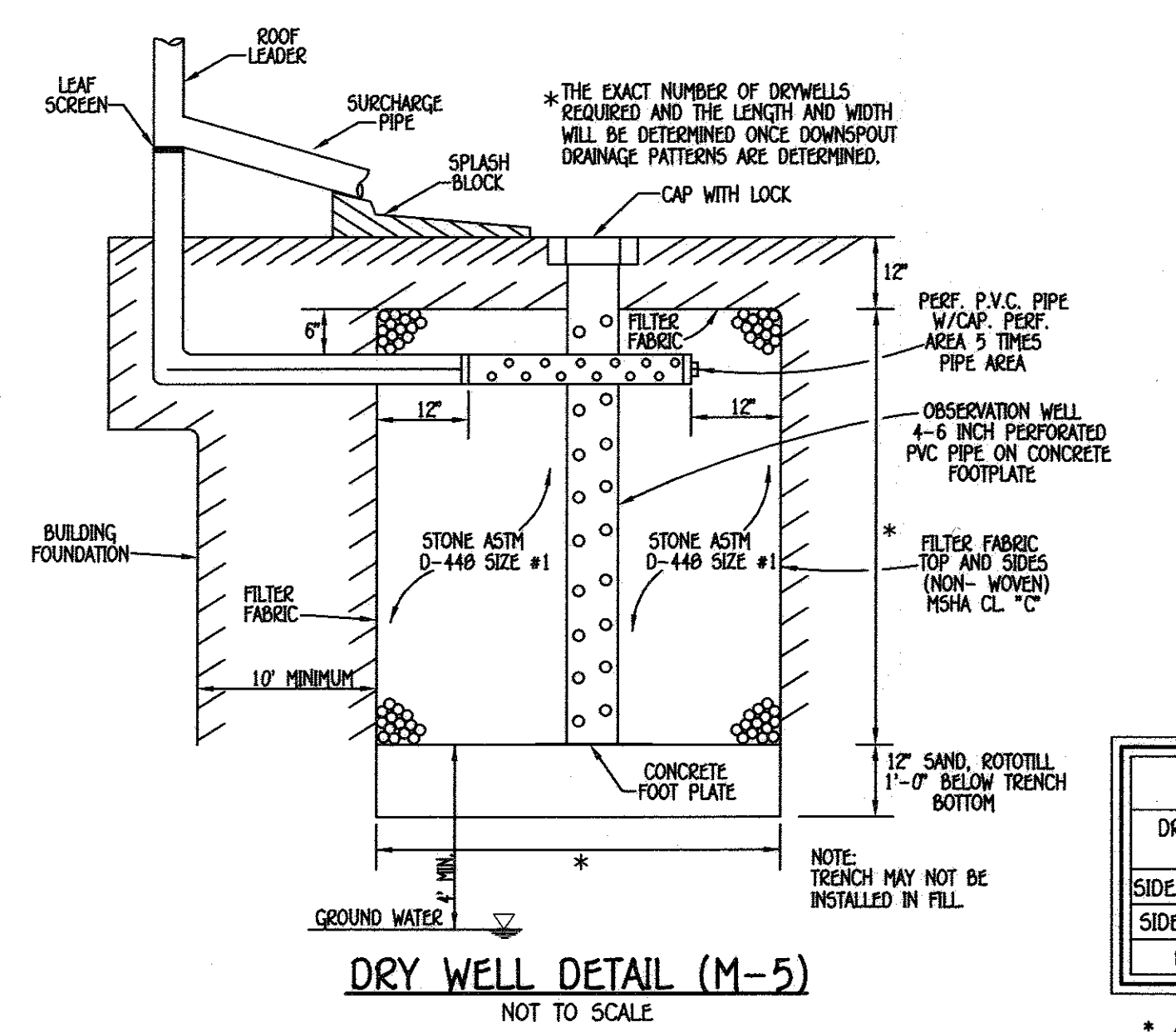


| SHEET INDEX | |
|-------------|--|
| SHEET NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | SITE DEVELOPMENT PLAN |
| 3 | SEDIMENT & EROSION CONTROL NOTES & DETAILS |

| SOILS LEGEND | | | |
|--------------|--|-------|----------|
| SOIL | NAME | CLASS | K FACTOR |
| Co | Codorus and Harbor silt loams, 0 to 3 percent slopes | C | 0.32 |
| GhB | Glenelg-Urban land complex, 0 to 8 percent slopes | B | 0.37 |
| GhC | Glenelg-Urban land complex, 8 to 15 percent slopes | B | 0.37 |
| GmC | Glenville silt loam, 8 to 15 percent slopes | C | 0.43 |
| GuB | Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes | C | 0.43 |
| MaD | Manor loam, 15 to 25 percent slopes | B | 0.32 |

| STORMWATER MANAGEMENT SUMMARY | | | |
|-------------------------------|----------------------|----------------------|--|
| AREA ID. | ESDV REQUIRED CU.FT. | ESDV PROVIDED CU.FT. | REMARKS |
| SITE | 550 | 562 | DRY WELLS (M-5) & MICRO-BIORETENTION (M-6) |
| TOTAL | 550 | 562 | |

GROSS SITE AREA = 0.55 ACRES
 LOD = 0.38 ACRES
 RCN = 55
 TARGET Pe = 1.2'



STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THE SITE DEVELOPMENT PLAN.

DRY WELL CHART

| DRYWELL | AREA OF ROOF PER DOWN SPOUT | VOLUME REQUIRED | VOLUME PROVIDED | AREA OF TREATMENT | L | W | D |
|--------------|-----------------------------|-----------------|-----------------|-------------------|-----|-----|----|
| SIDE (FRONT) | 923 SQ. FT. | 88 C.F. | 200 C.F. | 100%* | 10' | 10' | 5' |
| SIDE (REAR) | 423 SQ. FT. | 41 C.F. | 50 C.F. | 100%* | 5' | 5' | 5' |
| REAR | 757 SQ. FT. | 72 C.F. | 200 C.F. | 100%* | 10' | 10' | 5' |

* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

SITE DEVELOPMENT PLAN STANDAFER PROPERTY LOT 2 9832 OWEN BROWN ROAD TAX MAP No. 36 GRID No. 8 PARCEL NO. 175 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

| LEGEND | | | |
|--------|-----------------------|--------|-------------------------------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| --- | EXISTING 2' CONTOURS | --- | PROPOSED CONTOUR |
| --- | EXISTING 10' CONTOURS | --- | SPOT ELEVATION |
| --- | SOILS LINES AND TYPE | --- | LIMITS OF DISTURBANCE |
| --- | EXISTING TREELINE | --- | PROPOSED TREELINE |
| --- | EXISTING FENCE LINE | --- | SILT FENCE |
| --- | EXISTING PAVING | --- | PERMANENT SOIL STABILIZATION MATING |
| --- | PROPOSED PAVING | --- | SUPER SILT FENCE |
| --- | DRAINAGE AREA DIVIDE | --- | STABILIZES CONSTRUCTION ENTRANCE |

- General Notes:**
- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
 - BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE, DATED FEB. 06, 2009. LOT BOUNDARY PER PLAT #20444. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY FISHER, COLLINS & CARTER, INC. DATED JULY 2016, AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 362A AND 362B WERE USED FOR THIS PROJECT.
 - PREVIOUS DPZ FILE NUMBERS: PLAT NO. 20444, F-08-048.
 - STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
 - THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT.
 - ALL AREAS ARE MORE OR LESS (±).
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - 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 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED GRAVEL OR RUN BASE WITH TAR AND CHIP COATING (1 - 1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% 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 YARD FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - NO HISTORIC STRUCTURES OR COMPLETES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
 - NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
 - NO WETLANDS EXIST ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE, INC. DATED JUNE 2016.
 - LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS A SINGLE LOT WITH A TOTAL AREA LESS THAN 40,000 SQ. FT.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN. ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT.
 - THERE ARE NO WETLANDS ON THIS SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE, INC. DATED JUNE 2016.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - NO STRUCTURES EXIST ON THIS PROPERTY.
 - PROPERTY LOCATED ON HOWARD COUNTY SOIL SURVEY MAP #18.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - TRASH AND RECYCLABLES COLLECTION WILL BE AT OWEN BROWN ROAD WITHIN 5' OF THE COUNTY ROADWAY. THE MAINTENANCE OF THIS COLLECTION AREA SHOULD BE REFERENCED IN THE PRIVATE USE-IN-COMMON AGREEMENT.
 - DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6-006 IN THE VOL. 9 DESIGN MANUAL.
 - IN ACCORDANCE WITH SECTION 129 (0)(a)(1)(c) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MORE THAN 18 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - 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) | 410.896.4820 |
| BGE (UNDERGROUND DAMAGE CONTROL) | 410.787.9088 |
| MISS UTILITY | 1.800.257.7777 |
| COLONIAL PIPELINE COMPANY | 410.795.1590 |
| HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES | 410.313.4900 |
| HOWARD COUNTY HEALTH DEPARTMENT | 410.313.2640 |
| AT&T | 1.800.292.1133 |
| VERIZON | 1.800.743.0033/410.224.9210 |
 - ANY CHANGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - 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 PROVIDED THROUGH PUBLIC WATER CONTRACT NO. 710-D-W AND BY PUBLIC SEWER CONTRACT #319-W-6.
 - PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
 - TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE TO THE BEST OF THE OWNERS' KNOWLEDGE. THERE ARE NO BURIAL/CREMERY LOCATIONS EXISTING ON THIS SITE.
 - THE PROPOSED ACCESS SHALL BE PROVIDED BY THE EXISTING USE-IN-COMMON DRIVEWAY TO OWEN BROWN ROAD UNDER F-08-048.
 - A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT WAS PREVIOUSLY RECORDED AS LIBER 11510 FOLD 378.
 - OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN MET THROUGH A PAYMENT OF FEE-IN-LIEU FOR ONE LOT IN THE AMOUNT OF \$1,500.00 UNDER F-08-048.
 - PARKING FOR THIS PROJECT IS PROVIDED AS FOLLOWS:

| |
|---|
| 4 SPACES (2 CAR GARAGES = 2 SPACES + 2 SPACES PER PRIVATE ON-LOT DRIVEWAYS) |
| TWO CAR GARAGE SHALL BE USED FOR PARKING PURPOSES ONLY OR STORAGE SPACE. |
 - VISITOR AND GUEST PARKING IS RESTRICTED ALONG THE USE-IN-COMMON DRIVEWAY.
 - A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED AT THE LOCATION SHOWN ON SHEET 2 BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
 - LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURVEY IS NOT REQUIRED SINCE CREDIT IS BEING TAKEN FOR EXISTING TREES TO REMAIN.

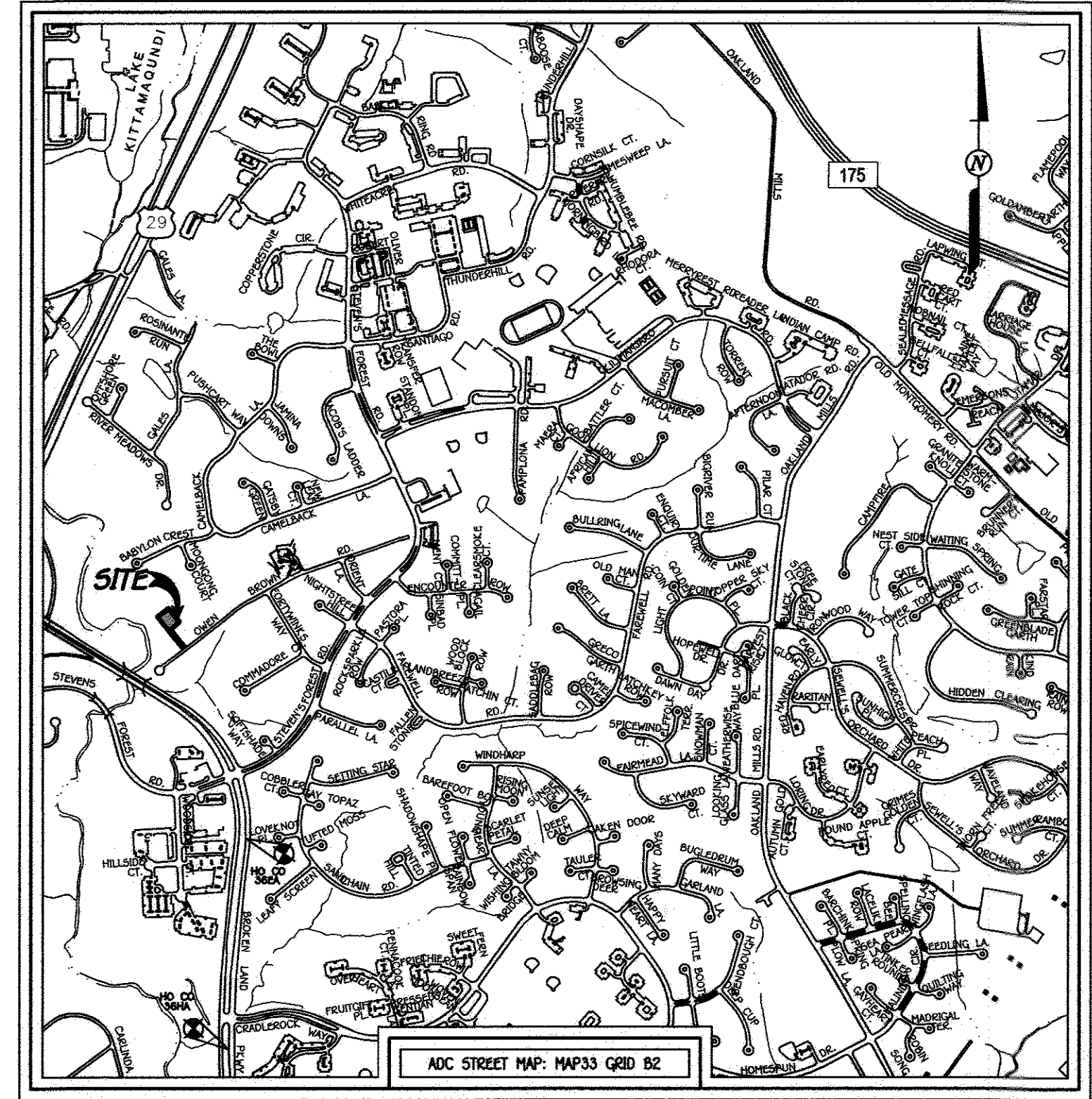


Table B.4. Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration

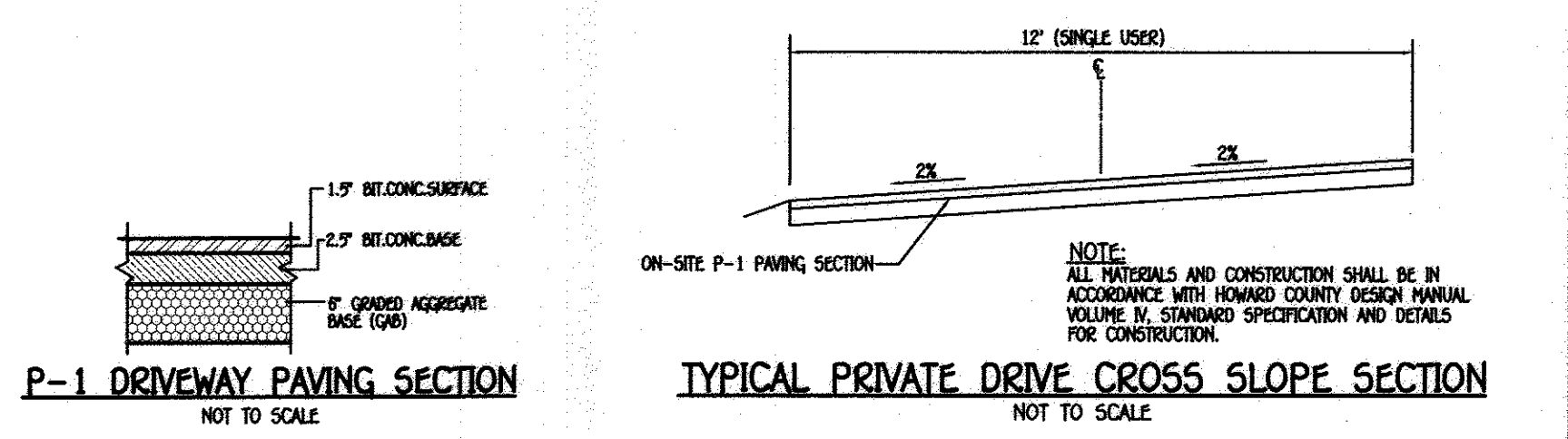
| Material | Specification | Size | Notes |
|---|--|---|--|
| Plantings | see Appendix A, Table A.4 | n/a | plantings are site-specific |
| Planting soil (2" to 4" deep) | loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40% | | USDA soil types loamy sand or sandy loam; clay content <5% |
| Organic Content | Min. 10% by dry weight (ASTM D 2954) | | |
| Mulch | shredded hardwood | | aged 6 months, minimum |
| Pea gravel diaphragm | pea gravel: ASTM-D-440 | No. 8 or No. 9 (1/8" to 3/8") | |
| Curbs/drain | ornamental stone: washed cobbles | stone: 2" to 5" | |
| Geotextile | | n/a | PE Type 1 nonwoven |
| Gravel (underdrains and infiltration berms) | ASHSTO M-43 | No. 57 or No. Aggregate (3/8" to 3/4") | |
| Underdrain piping | F 750, Type P5 28 or ASHTO M-278 | 4" to 6" rigid schedule 40 PVC or SOR35 | Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipe; not necessary underneath pipe. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth |
| Formed in place concrete (if required) | MSHA Mix No. 3: f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60 | n/a | on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved state or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.6.6.6; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking |
| Sand | ASHSTO M-6 or ASTM-C-33 | 0.075" to 0.04" | Sand substitutions such as diabase and Geyserite (ASHSTO #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand. |

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (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 ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME 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 REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

SITE ANALYSIS DATA CHART

| | |
|----|---|
| A. | TOTAL AREA OF THIS SUBMISSION = 23,900 SQ.FT. OR 0.55 AC.± |
| B. | LIMIT OF DISTURBED AREA = 16,380 SQ.FT. OR 0.38 AC.± |
| C. | PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN) |
| D. | PROPOSED USE: RESIDENTIAL |
| E. | PREVIOUS HOWARD COUNTY FILES: PLAT#20444, F-08-048 |
| F. | TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC |
| G. | TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC |
| H. | TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC |
| I. | TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC |
| J. | TOTAL AREA OF EXISTING FOREST = N/A (EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE LOT IS LESS THAN 40,000 SQ.FT.) |
| K. | TOTAL GREEN OPEN AREA = 0.46 AC± |
| N. | TOTAL IMPERVIOUS AREA = 0.09 AC± |
| O. | TOTAL AREA OF ROADDED SOILS = 0.28 AC± |
| P. | TOTAL AREA OF ERODIBLE SOILS = 0.00 AC± |



STORMWATER MANAGEMENT PRACTICES

| LOT NO. | ADDRESS | DISCONNECTION OF ROOFTOP RUNOFF (N-1) 1/1N, NUMBER | DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) 1/1N, NUMBER | DRY WELLS (M-5) Y/N, NUMBER | MICRO-BIORETENTION (M-6) Y/N, NUMBER |
|---------|----------------------|--|--|-----------------------------|--------------------------------------|
| 2 | 9832 OWEN BROWN ROAD | NO | NO | YES, THREE (3) | Y, ONE (1) |

| NO. | REVISION | DATE | X |
|-----|----------|------|---|
| | | | |

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

OWNER'S / DEVELOPER
BLUE WATER PROPERTIES INC.
PO BOX 8996
ELK RIDGE, MARYLAND 21075
410-796-5410

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALDPOPE NATIONAL FEE
ELK RIDGE CITY, MARYLAND 21042
(410) 461-2899

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. 38386, EXPIRATION DATE: 01/19/2018.

John R. Robert 7/20/17
Signature of Professional Engineer DATE

Stephanie J. Suter 7/28/17
Signature of Professional Engineer DATE

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.

John R. Robert 7/20/17
Signature of Developer DATE

ENGINEER'S CERTIFICATE
I/WE 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.

Stephanie J. Suter 7/28/17
Signature of Engineer DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Nancy J. ... 8-9-17
Director - Department of Planning and Zoning Date

T. ... 8-9-17
Chief, Division of Land Development Date

... 8/2/17
Chief, Development Engineering Division Date

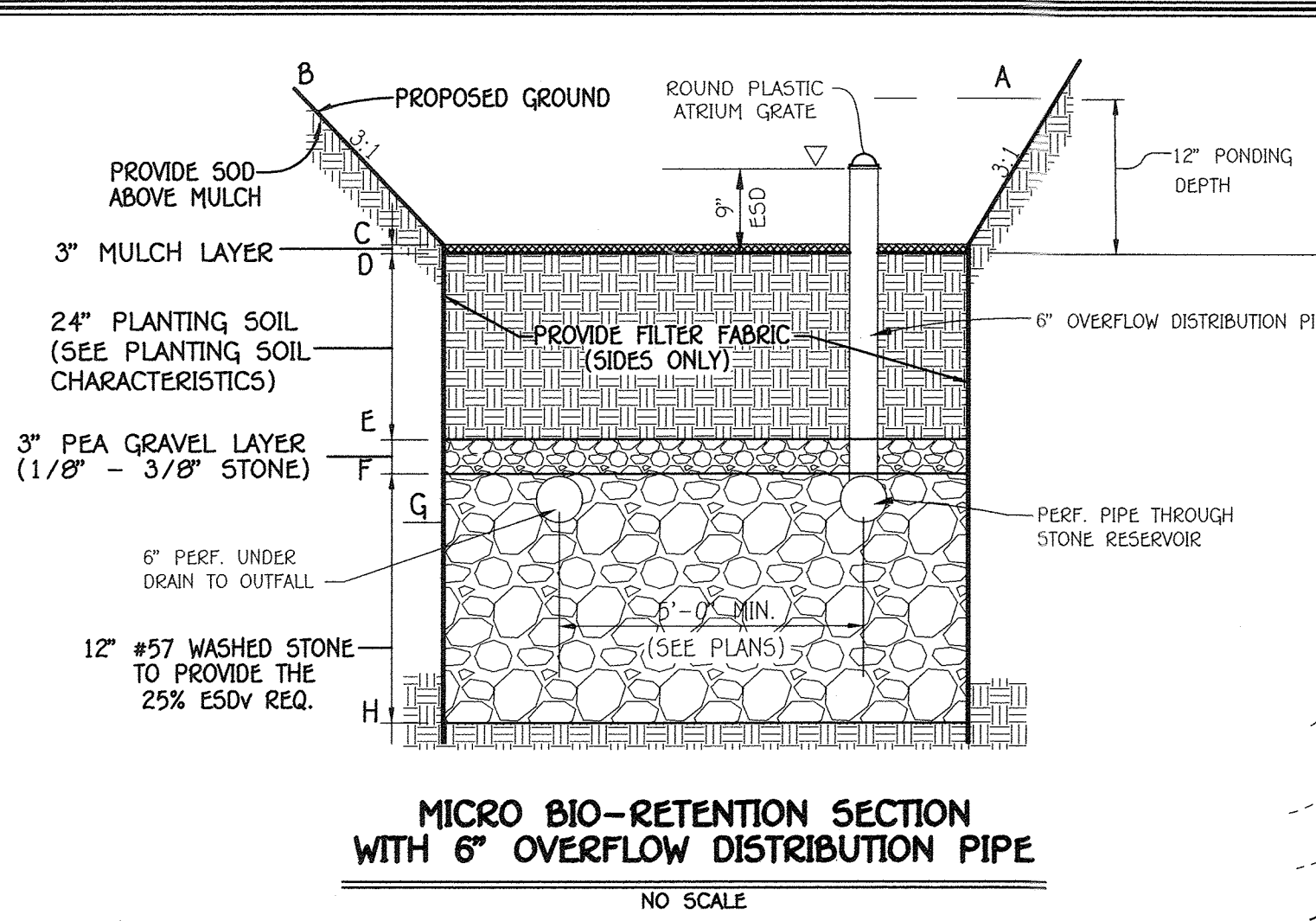
| PROJECT | SECTION | PARCEL NO. |
|--------------------------|---------|------------|
| STANDAFER PROPERTY LOT 2 | 1 | 175 |

| PLAT | BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. | CENSUS TR. |
|--------|-----------|------|----------|-------------|------------|
| #20444 | 8 | R-20 | 36 | FIFTH | 606603 |

TITLE SHEET

STANDAFER PROPERTY
LOT 2
ZONED R-20
TAX MAP No. 36 GRID No. 8 PARCEL No. 175
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2017
SHEET 1 OF 3

SDP-17-003

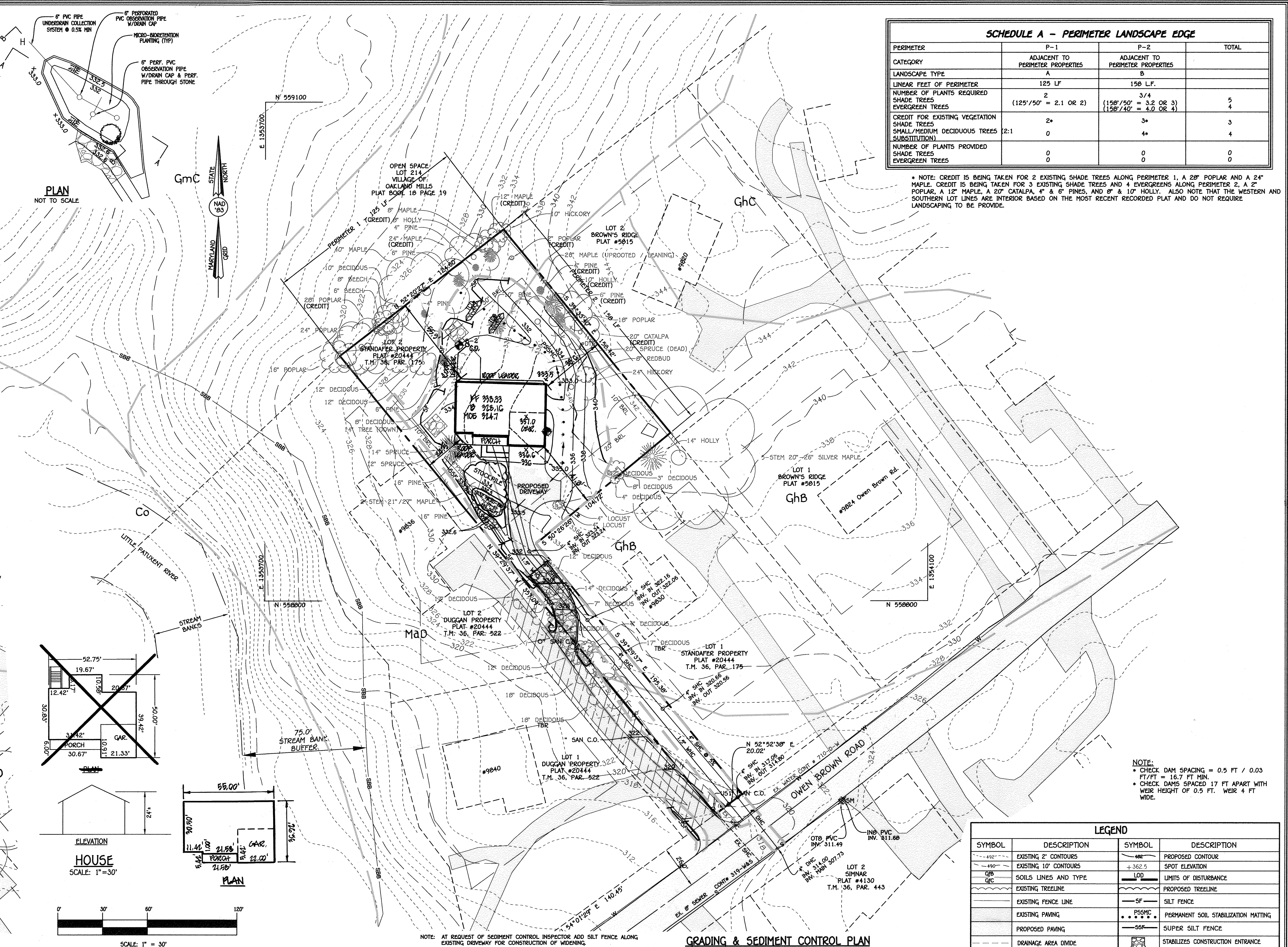
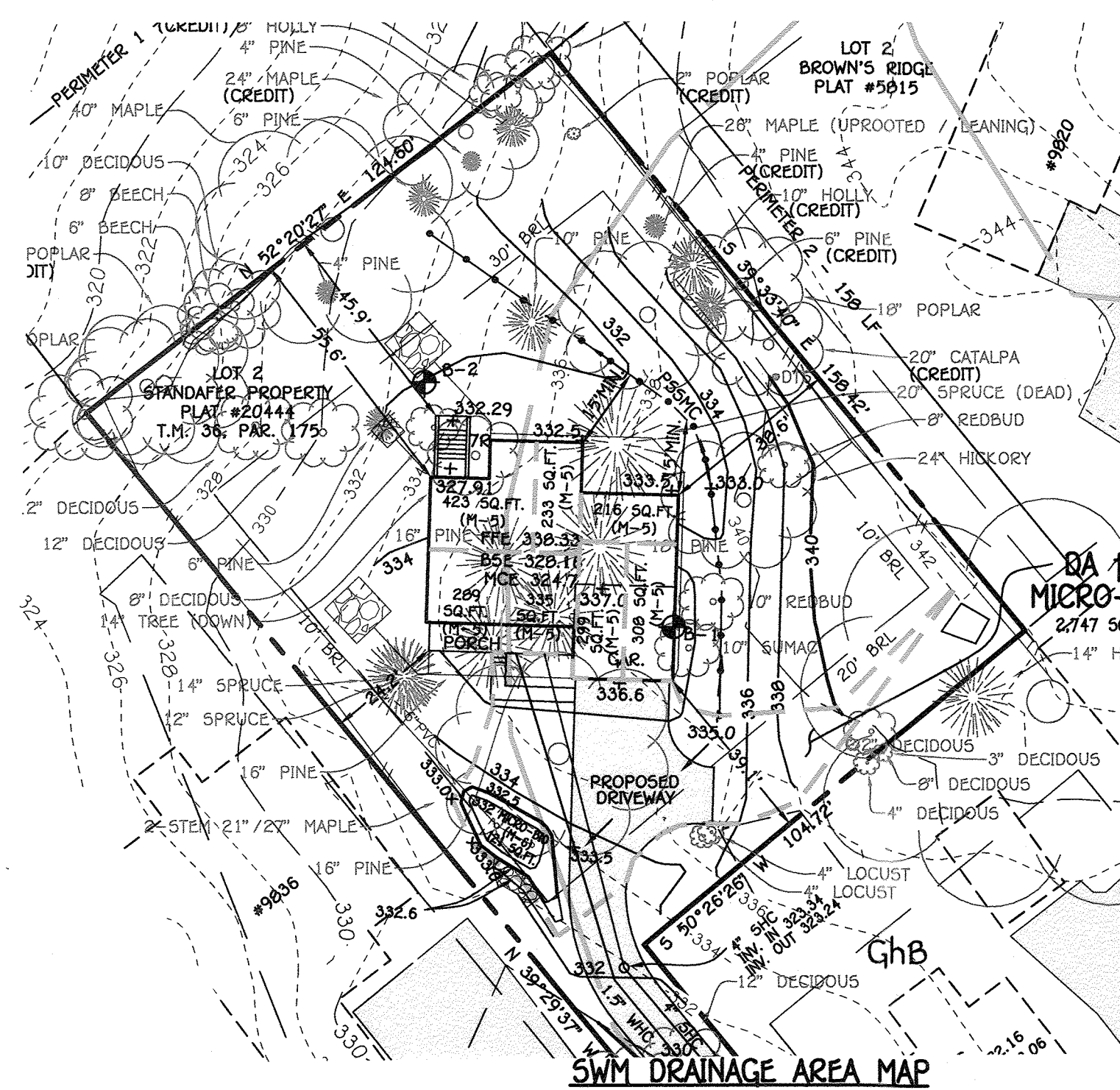


| MICRO-BIORETENTION | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| BIORETENTION FILTER | A | B | C | D | E | F | G | H | I |
| 1 | 332.50 | 332.50 | 332.00 | 331.75 | 330.75 | 330.50 | 330.00 | 329.60 | 329.50 |

| MICRO-BIORETENTION PLANT MATERIAL | | |
|-----------------------------------|------------------|---------------------------------|
| QUANTITY | NAME | MAXIMUM SPACING (FT.) |
| 12 | MIXED PERENNIALS | 1.5 TO 3.0 FT. |
| 1 | SILKY DOGWOOD | PLANT AWAY FROM INFLOW LOCATION |

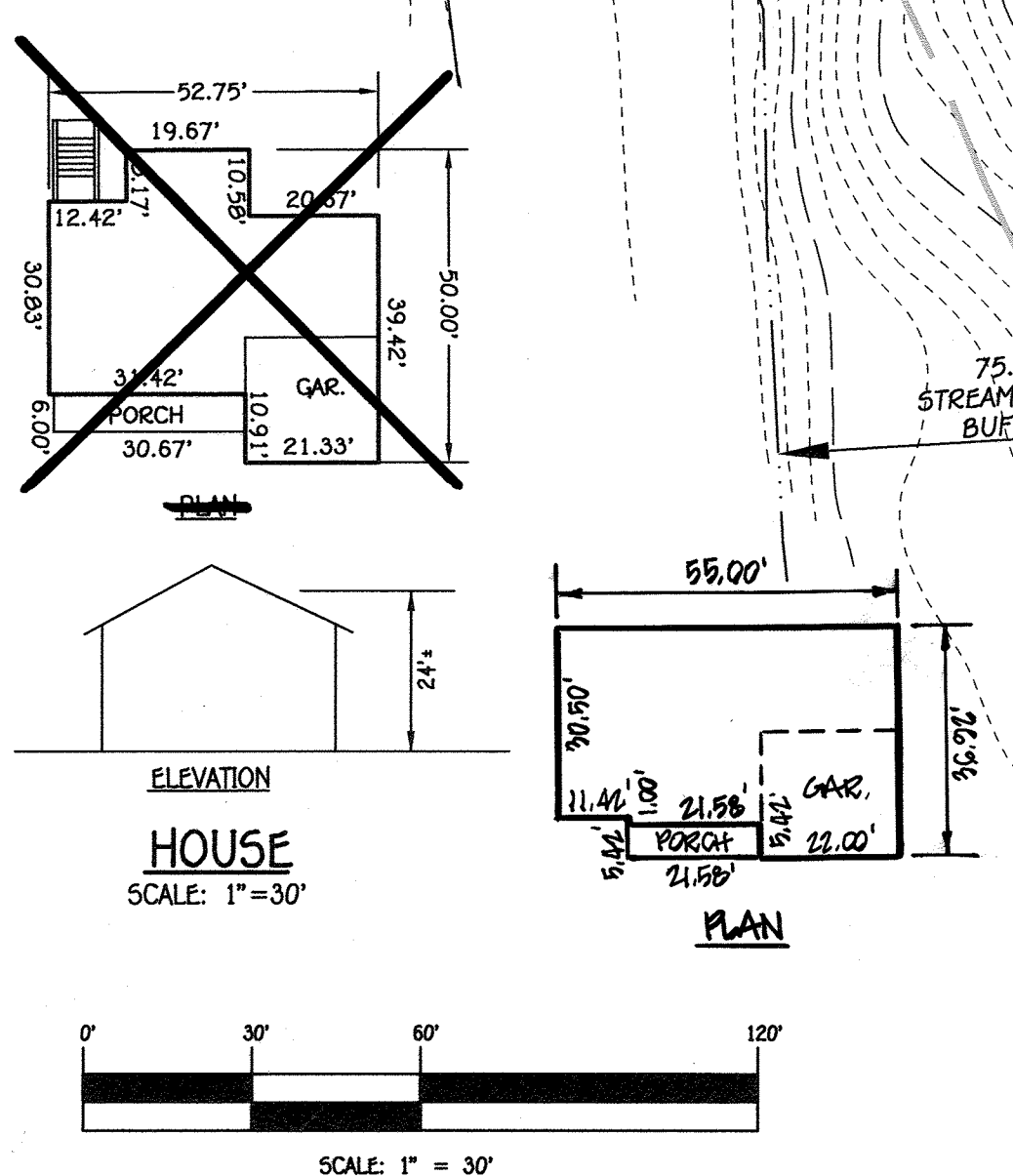
OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- 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 OF 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.



| SCHEDULE A - PERIMETER LANDSCAPE EDGE | | | |
|---|----------------------------------|----------------------------------|-------|
| PERIMETER | P-1 | P-2 | TOTAL |
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | |
| LANDSCAPE TYPE | A | B | |
| LINEAR FEET OF PERIMETER | 125 LF | 150 LF | |
| NUMBER OF PLANTS REQUIRED | 2 | 3/4 | 5 |
| SHADE TREES | (125'/50' = 2.1 OR 2) | (150'/50' = 3.2 OR 3) | 4 |
| EVERGREEN TREES | | (150'/140' = 4.0 OR 4) | |
| CREDIT FOR EXISTING VEGETATION | 2* | 3* | 3 |
| SHADE TREES | 2:1 | 0 | 4* |
| SMALL/MEDIUM DECIDUOUS TREES (SUBSTITUTION) | 0 | 4* | 4 |
| NUMBER OF PLANTS PROVIDED | 0 | 0 | 0 |
| SHADE TREES | 0 | 0 | 0 |
| EVERGREEN TREES | 0 | 0 | 0 |

* NOTE: CREDIT IS BEING TAKEN FOR 2 EXISTING SHADE TREES ALONG PERIMETER 1, A 20' POPLAR AND A 24' MAPLE. CREDIT IS BEING TAKEN FOR 3 EXISTING SHADE TREES AND 4 EVERGREENS ALONG PERIMETER 2, A 2' POPLAR, A 12' MAPLE, A 20' CATALPA, 4' & 6' PINES, AND 8' & 10' HOLLY. ALSO NOTE THAT THE WESTERN AND SOUTHERN LOT LINES ARE INTERIOR BASED ON THE MOST RECENT RECORDED PLAT AND DO NOT REQUIRE LANDSCAPING TO BE PROVIDED.



| LEGEND | | | |
|--------|-----------------------|--------|--------------------------------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| | EXISTING 2' CONTOURS | | PROPOSED CONTOUR |
| | EXISTING 10' CONTOURS | | SPOT ELEVATION |
| | SOILS LINES AND TYPE | | LIMITS OF DISTURBANCE |
| | EXISTING TREELINE | | PROPOSED TREELINE |
| | EXISTING PAVING LINE | | SILT FENCE |
| | EXISTING PAVING | | PERMANENT SOIL STABILIZATION MATTING |
| | PROPOSED PAVING | | SUPER SILT FENCE |
| | DRAINAGE AREA DIVIDE | | STABILIZES CONSTRUCTION ENTRANCE |

| OWNERS / DEVELOPER | | |
|--|--|----------|
| BLUE WATER PROPERTIES INC. PO BOX 8596 ELK RIDGE, MARYLAND 21075 410-798-5410 | | |
| FISHER, COLLINS & CARTER, INC. | | |
| CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 (410) 461-2295 | | |
| NO. | REVISION | DATE |
| 1 | REV. 10% MODEL FOOTPRINT ON LOT 2 AND MODEL DETAIL | 10/18/17 |

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Shard Bhatia 7/27/17
Sward SCD DISTRICT

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. 38386, EXPIRATION DATE: 01/12/2018.

Stephanie Jute 7/28/17
Signature Of Professional Engineer DATE

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."

Stephanie Jute 7/28/17
SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATE
"I/WE 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."

Stephanie Jute 7/28/17
SIGNATURE OF ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

N. V. ... 8-9-17
Director - Department of Planning and Zoning Date

J. ... 8/17/17
Chief, Division of Land Development Date

J. ... 8/2/17
Chief, Development Engineering Division Date

| PROJECT | SECTION | PARCEL NO. | | | |
|--------------------------|-----------|------------|----------|-------------|------------|
| STANDAFER PROPERTY LOT 2 | 1 | 175 | | | |
| PLAT | BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. | CENSUS TR. |
| #20444 | B | R-20 | 36 | FIFTH | 606603 |

SITE DEVELOPMENT PLAN

STANDAFER PROPERTY
LOT 2
ZONED R-20
TAX MAP No. 36 GRID No. 8 PARCEL No. 175
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2017
SHEET 2 OF 3

SDP-17-003

