

**GENERAL NOTES**

- 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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED "CEF-R" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1104M, APPROVED ON APRIL 6, 2015 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.

**NOTE**

THE EXISTING GRADES SHOWN HEREON WILL BE ESTABLISHED UNDER THE FINAL ROAD AND STORM DRAIN CONSTRUCTION PLANS FOR CEDAR CREEK F-18-041.

# SITE DEVELOPMENT PLAN CEDAR CREEK - PHASE 2

LOTS 142 - 196  
HOWARD COUNTY, MARYLAND

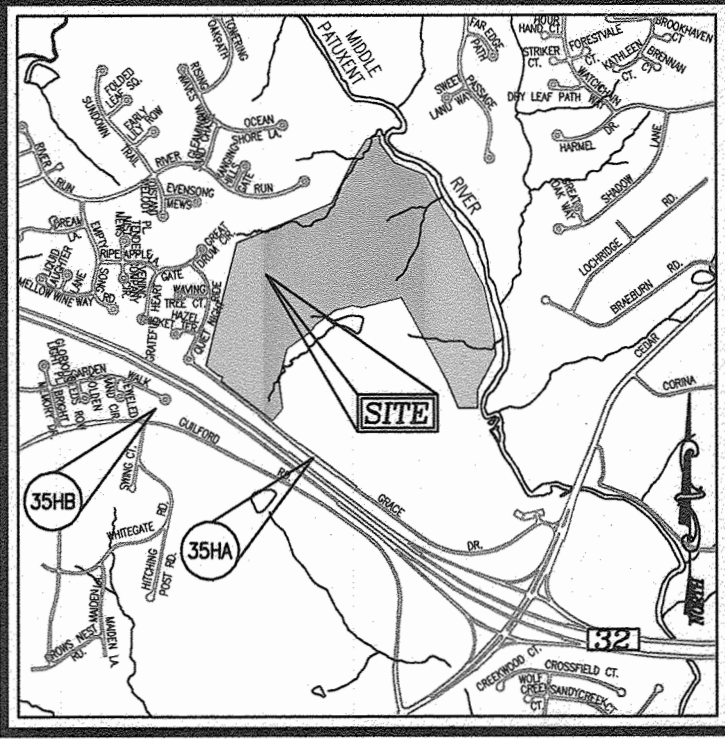
**NOTE:**

ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.26 OUTSIDE METER SETTINGS.

**BENCHMARKS**

**BM 35HA\***  
N 553,966.7457 E 1,340,476.9524  
NAVD 88  
ELEV. 404.584  
BEING A STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3 FOOT DEEP COLUMN OF CONCRETE AT APPROXIMATELY 90' NORTH OF GRACE DRIVE AND 160' EAST OF THE EASTERN MOST ENTRY DRIVE FOR THE PROPERTY. (ALSO KNOWN AS "R-109" AND "0068").

**BM 35HB\***  
N 554,836.4156 E 1,337,888.3861  
NAVD 88  
ELEV. 449.699  
BEING A STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3 FOOT DEEP COLUMN OF CONCRETE AT THE INTERSECTION OF GULFORD ROAD AND WHITEGATE ROAD, APPROXIMATELY 5' NORTH OF GULFORD ROAD.



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP COORDINATE: 32  
GRID B-3, C-3, B-4 & C-4

- IN ACCORDANCE WITH SECTION 121.0; THE HOWARD COUNTY ZONING BOARD HELD A SECOND HEARING FOR A DETERMINATION OF MINOR MODIFICATION (CASE ZB-1104-M). ON NOVEMBER 10, 2016 THE HOWARD COUNTY ZONING BOARD APPROVED THE REQUEST AND DETERMINED:
  - S-15-007 PROPOSES MINOR MODIFICATIONS TO THE APPROVED DEVELOPMENT CONCEPT PLAN IN THIS MATTER IN ACCORDANCE WITH ZONING REGULATION SEC. 121.0.L.
  - S-15-007, AS APPROVED, SHALL CONSTITUTE THE NEW DEVELOPMENT CONCEPT PLAN IN THIS CASE.
  - THE PETITIONER IS NOT REQUIRED TO COMMENCE A NEW CEF APPLICATION FOLLOWING THE SAME PROCEDURES USED FOR A PETITION TO CREATE A NEW CEF DISTRICT, AND
  - SECTION C.2.0 OF THE BULK REGULATIONS IN THIS CASE IS APPROVED TO BE AMENDED FROM SPECIFYING A 105' SETBACK FOR "BUILDING/USE" TO A 105' SETBACK FOR "PRINCIPAL STRUCTURE".
- DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON PLATS 23334-23337, RECORDED MAY 2015 BY MORRIS & RITCHIE ASSOCIATES, INC. THE BOUNDARY WAS BEING ENGINEERED BY TIMMONS GROUP, AUGUST 2018.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON F-18-041.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM (HOWARD COUNTY MONUMENTS BM 35HA AND BM 35HB WERE USED FOR THIS PROJECT).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFER TO NOTE 5.
- STORMWATER MANAGEMENT PLAN (SDP) IS PROVIDED BY THE USE OF NON STRUCTURAL AND MICRO-SITES AS PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. ON-LOT PRACTICES INCLUDE: RAIN BARRELS (M-1), DRYWELLS (M-5) AND NON STRUCTURAL PRACTICE, DISCONNECTION OF ROOFTOP RUNOFF (N-1).
- THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- STORMWATER MANAGEMENT DECLARATION OF COVENANTS WERE EXECUTED WITH THE DEVELOPER AGREEMENTS FOR F-18-041.
- THE PROPOSED UTILITIES SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION 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 TO MAINTAIN UNINTERRUPTED SERVICE.
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SIC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING ANY WORK:
 

BOE (CONSTRUCTION SERVICES)	410-837-8713
BOE (EMERGENCY)	410-885-0123
BUREAU OF UTILITIES	410-313-6900
COLONIAL PIPELINE CO	410-795-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5533
VERIZON	1-800-743-0033

- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON THIS SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (18 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - STRUCTURES (CULVERTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (2X5 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- ALL DRIVEWAY ENTRIES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS WITHIN FIVE FEET (5') OF THE COUNTY ROADWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS PROVIDED BY 24-5009-D AND 24-5149-D.
- SEWER FOR THIS PROJECT IS PROVIDED BY 24-5009-D AND 24-5149-D.
- WATER AND SEWER SERVICE FOR THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 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 THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY OR THE COUNTY'S CEMETERY SITE MAP:
 

CROSS CREEK DRIVE	PUBLIC ACCESS STREET 16+50 = END
LAWNDALE CIRCLE	PUBLIC ACCESS STREET 0+00 = END
MAINSTREAM WAY	PUBLIC ACCESS STREET 12+20 = END
- WETLANDS AND STREAMS SHOWN FOR THE PROJECT ARE BASED ON THE DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 31, 2013 AND FEBRUARY 2016 AND APPROVED AUGUST 23, 2016.
- FOREST STAND DELINEATION REPORT DATED MAY 29, 2015 AND FEBRUARY 2016 WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND APPROVED AUGUST 23, 2016.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
- THE CEDAR CREEK PROJECT FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED UNDER F-18-041.
- 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.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED JANUARY 19, 2016.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2017 AND APPROVED ON OCTOBER 5, 2017.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE GEOTECHNICAL AND ESD TEST PIT REPORTS WERE PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. FEBRUARY 2015 AND JANUARY 2017 RESPECTIVELY.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MARCH 19, 2014 AT THE ROBINSON TOWN CENTER.
- THE DESIGN ADVISORY PANEL MEETING FOR THIS PROJECT WAS HELD MARCH 26, 2014.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-15-080) WAS APPROVED PER LETTER DATED AUGUST 23, 2016.
- A PRELIMINARY PLAN (P-17-002) WAS APPROVED ON SEPTEMBER 13, 2017.
- A FINAL PLAN (F-18-041) WAS APPROVED ON MARCH 21, 2019.
- A LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL, AND APPROVED UNDER F-18-041 FOR THE REQUIRED PERMIT, PARKING, SIA INTERNAL AND STORMWATER MANAGEMENT PLANNINGS.
- THE FINANCIAL SURETY WAS POSTED AS PART OF THE F-18-041 DEVELOPER'S AGREEMENT.
- SEE GENERAL NOTE 38 FOR LANDSCAPE SURETY FOR THIS SDP.
- PUBLIC STREET TREES WERE PROVIDED FOR THIS PROJECT UNDER F-18-041 IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS. THE LANDSCAPE MANUAL AND THE ZONING BOARD DECISION AND ORDER ZB-1104-M.
- FINANCIAL SURETY WAS POSTED AS PART OF THE F-18-041 ENGINEERING COST ESTIMATE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. SIDE YARD TO ROAD REQUIRED LANDSCAPE IN THE AMOUNT OF \$ 3,150 FOR THE PLANTING TREES AND 9 EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN. SEE SHEETS 3&5.
- THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD COUNTY, MARYLAND - CLARKSVILLE NE MAP #17.
- FLOODPLAINS ARE LOCATED ON SITE.
- THE FLOODPLAIN SHOWN ON THE SUBJECT PROPERTY (MIDDLE PATUXENT RIVER) IS PER HOWARD COUNTY DEED.
- THE ON-SITE FLOODPLAINS WITHIN THE VILLAGE OF RIVER HILL AMND W.R. GRACE PROPERTY BOUNDARIES WERE DELINEATED BASED ON A REPORT PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2017 AND APPROVED ON OCTOBER 5, 2017.
- STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE SHOWN HEREON.
- IN ACCORDANCE WITH DESIGN MANUAL VOLUME 3, CHAPTER 2 - SECTION 2.9.B. PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY AND PARKING GARAGES COUNT AS A FULL SPACE(S).
- GARAGE SPACE MAY NOT BE CONVERTED TO LIVING SPACE AND SHALL ONLY BE UTILIZED FOR VEHICULAR PARKING SPACE.
- REFER TO PARKING TABULATION.
- THIS PROJECT IS SUBJECT TO WP-16-073. ON JANUARY 4, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.144(D)(2) FOR A REVISED SUBMISSION OF A SKETCH PLAN WITHIN 45 DAYS AND SECTION 16.104(B)(1) FOR A REVISED SUBMISSION OF A WAIVER PETITION WITHIN 45 DAYS.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
  - WITHIN 90 DAYS FROM THE DATE OF THE APPROVAL LETTER (APRIL 3, 2016) THE DEVELOPER SHALL RESUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING THE REVISED SKETCH PLAN, S-15-007, AND REVISED WAIVER PETITION WP-16-038. IF THE SKETCH PLAN AND WAIVER PETITION ARE NOT RESUBMITTED WITHIN 90 DAYS, THE SKETCH PLAN WILL BE DENIED. AFTER 90 DAYS ANY PLANS RESUBMITTED MUST BE PROCESSED AS A NEW SKETCH PLAN AND A NEW WAIVER PETITION REQUEST.
- THIS PROJECT IS SUBJECT TO A DESIGN WAIVER. ON OCTOBER 22, 2015, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION DEFERRED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5.B OF DESIGN MANUAL VOLUME III, WHICH REQUIRES A MINIMUM OF 250 FEET SPACING BETWEEN INTERSECTING ROAD CENTERLINES.
  - A REQUEST FOR RECONSTRUCTION WAS SUBMITTED AND ON APRIL 25, 2016, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED A REQUEST TO WAIVE SECTION 2.5.B.1 TO REDUCE THE INTERSECTION SPACING FROM 250 FEET TO 240.79 FEET AND SECTION 2.3.A.3.E WHICH REQUIRES A SECOND MEANS OF ACCESS WHEN VOLUME EXCEEDS 1,000 ADU, PROVIDING AN ALTERNATE DESIGN AND SECTION 2.3.A.1 FOR REDUCTIONS IN CENTERLINE RADIUS. APPROVAL IS SUBJECT TO THE CONDITION TO PROVIDE THE PAYMENT WIDTH OF 22 FEET ON NORTH AND SOUTHWEST ROAD A BETWEEN ROAD B & GRACE DRIVE AND PARKING ALONG REDUCED HORIZONTAL CURVES BE RESTRICTED.

GENERAL NOTES CONTINUED ON SHEET 2

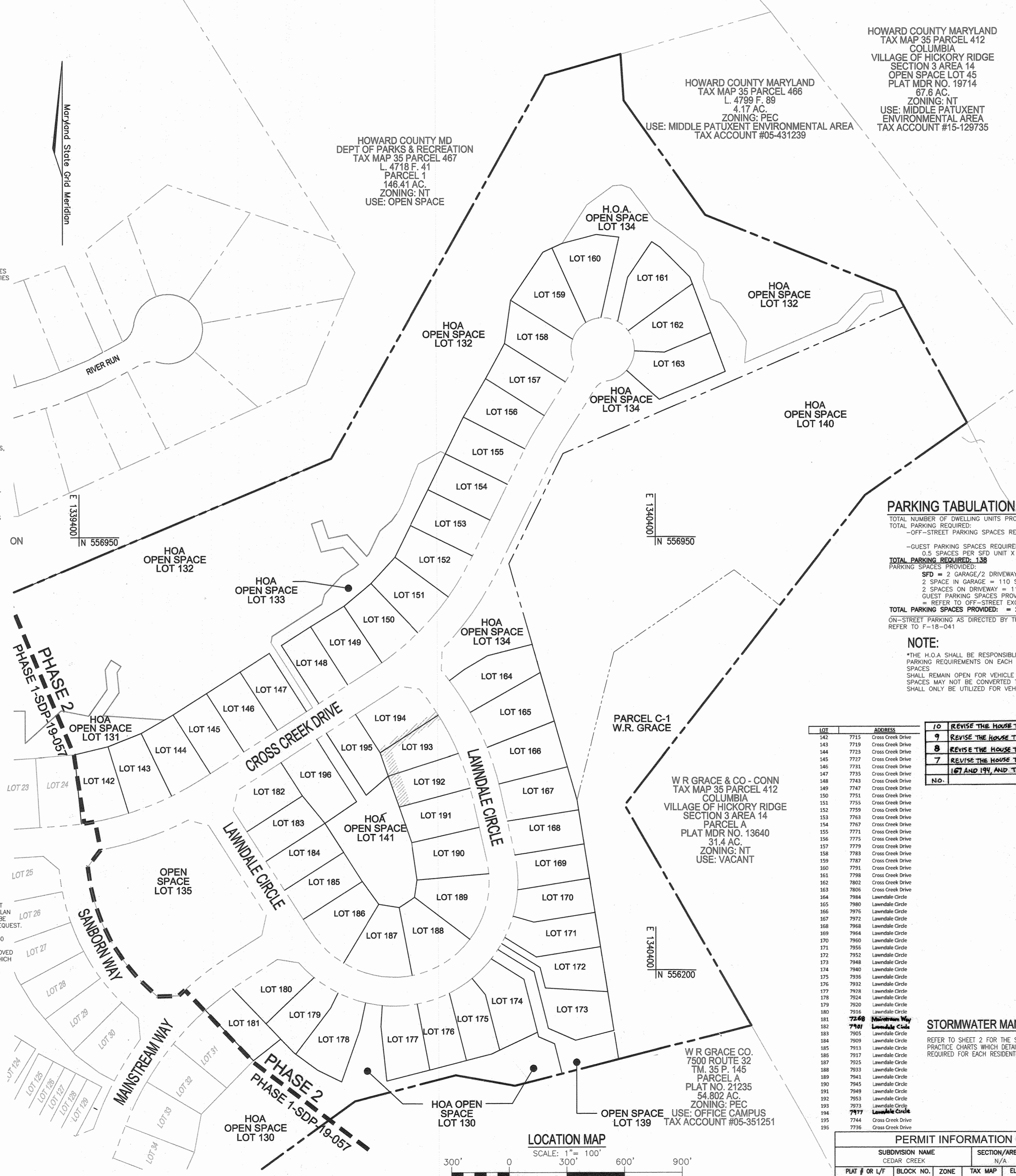
16	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	5-10-23
15	REVISE THE HOUSE TYPE AND GRADING ON LOT 193	4-14-23
14	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	3-15-23
13	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	12-1-22
12	REVISE THE HOUSE TYPE AND GRADING ON LOTS 160 AND 161	11-16-22
11	REVISE THE HOUSE TYPE AND GRADING ON LOT 159	11-15-22
NO.	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 12/12/20 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 12/14/20 DATE

DIRECTOR *[Signature]* 12-15-20 DATE



HOWARD COUNTY MARYLAND  
TAX MAP 35 PARCEL 412  
COLUMBIA  
VILLAGE OF HICKORY RIDGE  
SECTION 3 AREA 14  
OPEN SPACE LOT 45  
PLAT MDR NO. 19714  
67.6 AC  
ZONING: NT  
USE: MIDDLE PATUXENT ENVIRONMENTAL AREA  
TAX ACCOUNT #15-129735

HOWARD COUNTY MD  
DEPT OF PARKS & RECREATION  
TAX MAP 35 PARCEL 467  
L 4718 F 41  
PARCEL 1  
146.41 AC  
ZONING: NT  
USE: OPEN SPACE

W R GRACE & CO - CONN  
TAX MAP 35 PARCEL 412  
COLUMBIA  
VILLAGE OF HICKORY RIDGE  
SECTION 3 AREA 14  
PARCEL A  
PLAT MDR NO. 13640  
31.4 AC  
ZONING: NT  
USE: VACANT

W R GRACE CO.  
7500 ROUTE 32  
TM. 35 P. 145  
PARCEL A  
54,802 AC  
ZONING: PEC  
USE: OFFICE CAMPUS  
TAX ACCOUNT #05-351251

**PARKING TABULATION:**  
TOTAL NUMBER OF DWELLING UNITS PROPOSED : 55  
TOTAL PARKING REQUIRED: 138  
OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT  
= 110 SPACES (55 x 2 = 110)  
GUEST PARKING SPACES PROVIDED:  
SDP = 2 GARAGE/2 DRIVEWAY  
2 SPACE IN GARAGE = 110 SPACES (FOR 55 UNITS)  
2 SPACES ON DRIVEWAY = 110 SPACES (FOR 55 UNITS)  
= REFER TO OFF-STREET EXCESS.  
TOTAL PARKING SPACES PROVIDED = 220 SPACES OFF-STREET  
ON-STREET PARKING AS DIRECTED BY TRAFFIC ENGINEERING REFER TO F-18-041.

**SITE ANALYSIS DATA**

- |  |  |
|--|--|
| A. TOTAL PROJECT AREA:   | 68.81 AC   |
| B. AREA OF PLAN SUBMISSION:  | 129 BUILDABLE LOTS (PHASE 1 F-18-041)  |
| C. LIMIT OF DISTURBANCE:   | 55 BUILDABLE LOTS (PHASE 2 F-18-109)   |
| D. PRESENT ZONING DESIGNATION:   | CEF-R  |
| E. PROPOSED USES FOR SITE AND STRUCTURES:  | SINGLE FAMILY DETACHED (SFD)   |
| F. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:  | N/A  |
| G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAN:                     | 184 TOTAL UNITS<br>129 BUILDABLE LOTS (PHASE 1 F-18-041)<br>55 BUILDABLE LOTS (PHASE 2 F-18-109)   |
| H. TOTAL NUMBER OF UNITS PROPOSED IN THIS SUBMISSION:                                    | 55 BUILDABLE LOTS (THIS SDP)   |
| I. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:                                 | N/A  |
| J. NUMBER OF PARKING SPACES REQUIRED BY HO.C.D. ZONING REGULATIONS:                      | 2.5 PER UNIT   |
| K. NUMBER OF PARKING SPACES PROVIDED ON SITE:  | SEE PARKING TABULATION HEREON  |
| L. OPEN SPACE ON SITE:   | REFER TO F-18-041  |
| M. AREA OF RECREATION/OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS: | REFER TO F-18-041  |
| N. BUILDING COVERAGE OF SITE:  | N/A  |
| O. APPLICABLE DPZ FILE REFERENCES:   | PARCEL 145 = WP-09-227, F-10-023, F-15-095, WP-15-094, PLATS 23334-23337, PROJECT = ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, 24-5009-D, WP-17-109, F-18-041, SDP-19-022, WP-20-010, WP-20-035, SDP-19-057, F-18-109, WP-18-083 |
| P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:  | TAX MAP 35, GRID 21, PARCEL 145<br>5TH ELECTION DISTRICT   |
| Q. FLOOR AREA RATIO:   | N/A  |

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

TOTAL NUMBER OF LOTS/UNITS PROPOSED	55
NUMBER OF MIHU PROVIDED	0*
NUMBER OF MIHU REQUIRED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	19
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	55
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	N/A

PROVIDED UNDER F-18-041 AND SDP-19-057, L19101 F. 344

NO.	REVISION	DATE
10	REVISE THE HOUSE TYPE AND GRADING ON LOT 158	10-12-22
9	REVISE THE HOUSE TYPE AND GRADING ON LOT 154	9-28-22
8	REVISE THE HOUSE TYPE AND GRADING ON LOT 194	8-9-22
7	REVISE THE HOUSE TYPE AND GRADING ON LOTS 149, 154, 167 AND 194, AND TO ADD THE TOBENINGTON HOUSE TYPE REVISION	6-2-22
4	REVISE THE HOUSE TYPE AND GRADING ON LOT 189	4-13-22
3	REVISE THE HOUSE TYPE AND GRADING ON LOTS 142 AND 188	3-16-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 150, 186 AND 187	2-22-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 144, 149, 174 AND 178, REVISE THE GRADING ON LOTS 149, 150 AND 187, AND ADD THE DRIVEWAY AND LAWNDALE GRASS	1-13-22
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
COVER SHEET  
**CEDAR CREEK - PHASE 2**  
LOTS 142 - 196  
PLAT# 25377-25383  
TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7656 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

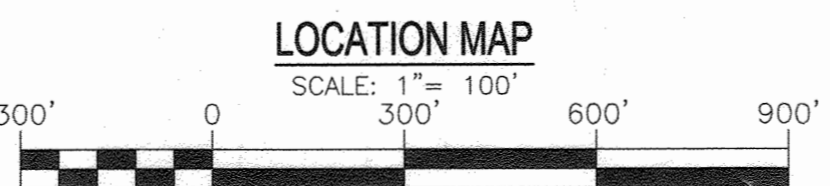
DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHY  
DATE: OCTOBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 15-55

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY APPROVED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2022.

1 SHEET OF 13

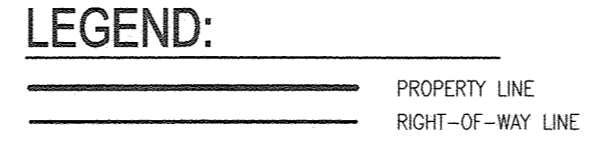
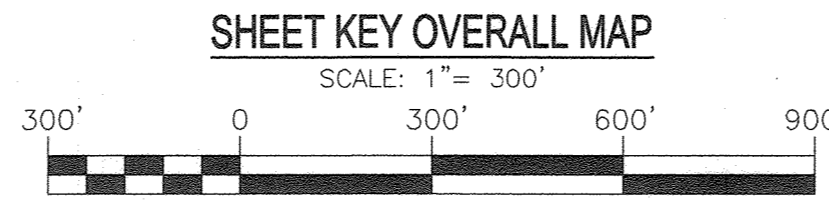
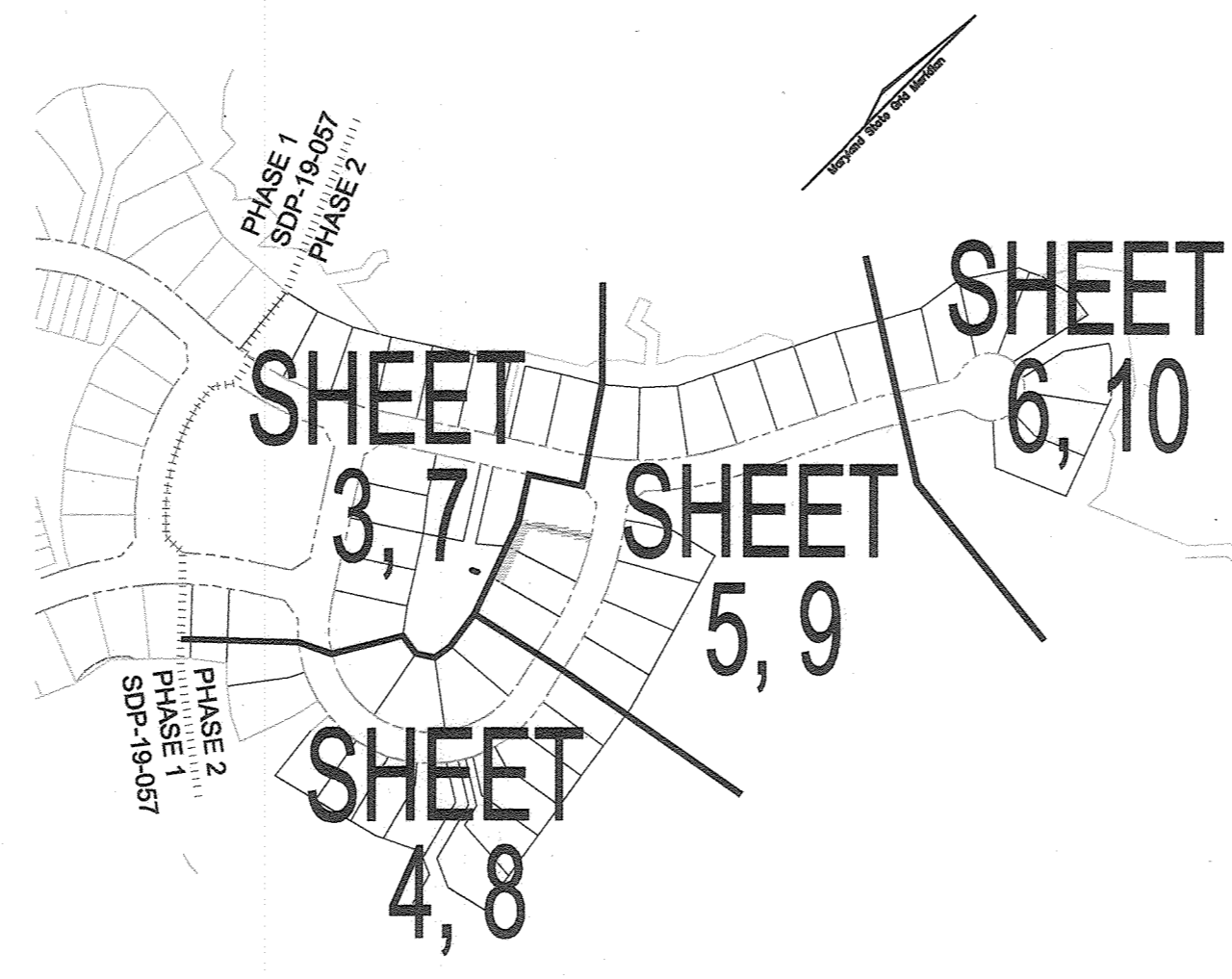
**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #			
CEDAR CREEK	N/A	55			
PLAT # OR L/F	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
25377-25383	21	CEF-R	35	5TH	605505



**GENERAL NOTES CONTINUED**

46. THIS PROJECT IS SUBJECT TO WP-16-038. ON DECEMBER 5, 2016, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7)&(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 50" IN DIAMETER OR LARGER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- APPROVAL IS TO REMOVE 41 SPECIMEN TREES IDENTIFIED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. A SEPARATE ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR ANY OTHER SPECIMEN TREE TO BE REMOVED, UNLESS OTHERWISE NOTED IN THESE CONDITIONS OF APPROVAL.
  - SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE WILL REQUIRE PRE, DURING, AND POST CONSTRUCTION PRACTICES AND MEASURES TO MINIMIZE IMPACT TO THE TREES. THESE SPECIFIC PRACTICES WILL BE IDENTIFIED WITHIN THE FINAL SUBDIVISION PLAN AND SHALL BE IMPLEMENTED AND/OR SUPERVISED IN THE FIELD BY A CERTIFIED ARBORIST.
  - SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE, AND INDICATED IN THE ALTERNATIVE COMPLIANCE EXHIBIT TO BE IN POOR OR FAIR CONDITION, MAY BE REMOVED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST IF A CERTIFIED ARBORIST DETERMINES SURVIVAL OF THE TREE IS IMPROBABLE OR THE TREE MAY BE A POTENTIAL HAZARD TO THE DEVELOPMENT. PRIOR TO REMOVING THE TREE, THE APPLICANT SHALL SUBMIT A REPORT FROM THE CERTIFIED ARBORIST TO THE DEPARTMENT OF PLANNING AND ZONING DETAILING THE TREE'S CONDITION, THE PRACTICES EXAMINED TO SAVE THE TREE, AND THE REASONING FOR THE TREE'S REMOVAL.
  - REMOVAL OF THE 41 SPECIMEN TREES WILL REQUIRE MITIGATION AS ADDITIONAL LANDSCAPE PLANTINGS OR 1" CALIPER FOREST CONSERVATION PLANTINGS, OR A COMBINATION THEREOF. MITIGATION WILL BE DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING DURING THE REVIEW OF THE PRELIMINARY PLAN OR FINAL PLAN WHEN SITE DESIGN IS FURTHER ENGINEERED.
- F-18-041 MET THE OBLIGATION BY PROVIDING 1" CALIPER FOREST CONSERVATION PLANTINGS.**
47. IN ACCORDANCE WITH SECTION 121.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 184 X 10% = 19 UNITS OR THE EQUIVALENT SHALL BE PROVIDED FOR THIS PROJECT.
- PHASE 1 REQUIRES 13 MIHU UNITS (129 X 10% = 12.9 UNITS)
  - PHASE 2 REQUIRES 6 MIHU UNITS (55 X 10% = 5.5 UNITS)
  - IN ACCORDANCE WITH CEF-R REGULATIONS, 19 SFA UNITS SHALL BE DESIGNATED AS MIHU UNITS.
  - A MIHU AGREEMENT WAS RECORDED SIMULTANEOUSLY WITH THE RECORDING OF PLAN.
- ALL 19 MODERATE INCOME HOUSING UNITS ARE PROPOSED WITH SDP-19-057, REFER TO L.19101 F. 344.**
48. THIS PROJECT IS SUBJECT TO WP-17-108. ON JULY 20, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE WITH SUBSECTION 16.144(G) OF THE CODE, REQUIRING A PRELIMINARY PLAN FOR PHASE 2:
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- APPLICANT SHALL SUBMIT A FINAL PLAN APPLICATION BASED ON P-17-002, ONCE APPROVED, AND SHALL RECORD A SUBDIVISION PLAT WITH THE LAND RECORDS OFFICE OF THE STATE OF MARYLAND. THE FINAL PLAT SHALL INDICATE PHASE 1 AND PHASE 2 OF THE SIMPSON OAKS SUBDIVISION. THE PHASE 1 FINAL PLAN WILL INCLUDE BUILDING LOTS, NON-BUILDABLE BULK PARCELS, OPEN SPACE LOTS AND ROAD CONSTRUCTION DRAWINGS FOR THE ENTIRE PROJECT. THE PHASE 2 FINAL PLAN WILL ONLY SHOW THE RESUBDIVISION OF NON-BUILDABLE PARCELS INTO THE REMAINING BUILDABLE LOTS.
  - THE GROUNDWATER USE RESTRICTION AREA (APPROXIMATE) SHOWN HEREON (LOT 31) AS TAKEN FROM THE PREVIOUS PLAT OF GRACE TECH PARK - PARCELS 'B-1' & 'C' (PLAT #23334-23337) IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO A RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USE.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK (APPLIES FOR RESIDENTIAL SDP'S).
- REFER TO SHEET 13, NOTE 5
49. IN ACCORDANCE WITH SECTION 121.0 OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS CEF-R PROJECT IS 33% OF GROSS AREA.
- SEE TABULATION HEREON:
- OPEN SPACE LOTS 130-141 SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
  - PARCEL C-1 SHALL BE OWNED AND MAINTAINED BY W.R. GRACE.
50. IN ACCORDANCE WITH SECTION 121.0 OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE RECREATION OPEN SPACE FOR THIS CEF-R PROJECT IS 1,000 SF / UNIT. SEE TABULATION HEREON.
- THE OVERALL REQUIREMENT SHALL BE MET PER REGULATION IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE IN LIEU OF LAND AREA.
51. ALL SIDEWALKS ADJACENT TO PUBLIC STORMWATER MANAGEMENT EASEMENTS SHALL BE TRAFFIC BEARING FOR THE LIMITS OF THE PUBLIC EASEMENT. REINFORCEMENT SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DETAIL R-6.033. REFER TO F-18-041.
52. TRAFFIC CONTROL DEVICES:
- THE R1-(STOP) SIGNS AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
  - THE TRAFFIC CONTROL DEVICES, THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
  - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MMDUCT).
  - ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE CURB RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, ("QUICK PUNCH") SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-3/4" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3' LONG). THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
53. STREET LIGHTING IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE HOWARD COUNTY DESIGN MANUAL AND THE ZONING BOARD DECISION AND ORDER, ZB-1104-M HAS BEEN PROVIDED UNDER F-18-041.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.5.A. A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
54. NO STREET TREE CAN BE PLANTED WITHIN 30' OF A PROPOSED "STOP" SIGN LOCATION (APPROACH DIRECTION).
55. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING A NATURAL SURFACE TRAIL AND SUSPENSION BRIDGE FROM THIS SUBDIVISION THROUGH OPEN SPACE LOT 140 TO THE ROBINSON NATURE CENTER. SEE SDP-19-025 FOR DETAILS.
56. THIS PROJECT IS SUBJECT TO WP-20-010. ON SEPTEMBER 12, 2019, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN. AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- F-18-041 CEDAR CREEK - PHASE 1**
- THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE EMAIL FROM KENT SHELBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF AUGUST 18, 2019 (OR UNTIL OCTOBER 17, 2019).
  - THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AS INDICATED WITHIN THE EMAIL FROM KENT SHELBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF SEPTEMBER 17, 2019 (OR UNTIL NOVEMBER 16, 2019).
- F-18-109, CEDAR CREEK - PHASE 2**
- THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AS INDICATED WITHIN THE DPZ TECHNICALLY COMPLETE LETTER DATED APRIL 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 8, 2019 (OR UNTIL DECEMBER 7, 2019).
59. THIS PROJECT IS SUBJECT TO WP-20-035. ON OCTOBER 18, 2019, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN. AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- F-18-041 CEDAR CREEK - PHASE 1**
- THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHELBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 17, 2019 (OR UNTIL DECEMBER 16, 2019).
  - THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHELBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF NOVEMBER 16, 2019 (OR UNTIL JANUARY 15, 2020).
- F-18-109, CEDAR CREEK - PHASE 2**
- THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHELBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF DECEMBER 7, 2019 (OR UNTIL FEBRUARY 5, 2020).
60. ADDITIONAL OPEN SPACE IS BEING PROVIDED ON THE VILLAGE OF HICKORY RIDGE - SECTION 3 AREA 14 - PARCEL A - PARCEL A - PLAT MOR NO. 13640. PARCEL A SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS BY W.R.GRACE. PARCEL A IS KNOWN AS TAX MAP 35, PARCEL 412. PARCEL 412 (PARCEL A) IS CONVEYING 31.39 ACRES OF OPEN SPACE TO THE "CEDAR CREEK" PROJECT.



LOT NO.	STREET ADDRESS	FACILITY TYPE & BIDE NO.
142	7715 CROSS CREEK DRIVE	ROOFTOP DISCONNECT (N-1)
143	7719 CROSS CREEK DRIVE	ROOFTOP DISCONNECT (N-1)
144	7723 CROSS CREEK DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
145	7727 CROSS CREEK DRIVE	DRYWELL (M-5)
146	7731 CROSS CREEK DRIVE	DRYWELL (M-5)
147	7735 CROSS CREEK DRIVE	DRYWELL (M-5)
148	7743 CROSS CREEK DRIVE	RAIN BARREL (M-1)
149	7747 CROSS CREEK DRIVE	RAIN BARREL (M-1)
150	7751 CROSS CREEK DRIVE	RAIN BARREL (M-1)
151	7755 CROSS CREEK DRIVE	RAIN BARREL (M-1)
152	7759 CROSS CREEK DRIVE	DRYWELL (M-5)
153	7763 CROSS CREEK DRIVE	DRYWELL (M-5)
154	7767 CROSS CREEK DRIVE	DRYWELL (M-5)
155	7771 CROSS CREEK DRIVE	DRYWELL (M-5)
156	7775 CROSS CREEK DRIVE	DRYWELL (M-5)
157	7779 CROSS CREEK DRIVE	DRYWELL (M-5)
158	7783 CROSS CREEK DRIVE	DRYWELL (M-5)
159	7787 CROSS CREEK DRIVE	DRYWELL (M-5)
160	7791 CROSS CREEK DRIVE	DRYWELL (M-5)
161	7795 CROSS CREEK DRIVE	DRYWELL (M-5)
162	7802 CROSS CREEK DRIVE	DRYWELL (M-5)
163	7806 CROSS CREEK DRIVE	DRYWELL (M-5)
164	7984 LAWDALE CIRCLE	RAIN BARREL (M-1)
165	7980 LAWDALE CIRCLE	RAIN BARREL (M-1)
166	7976 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
167	7972 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
168	7968 LAWDALE CIRCLE	DRYWELL (M-5)
169	7964 LAWDALE CIRCLE	DRYWELL (M-5)
170	7960 LAWDALE CIRCLE	DRYWELL (M-5)
171	7956 LAWDALE CIRCLE	DRYWELL (M-5)
172	7952 LAWDALE CIRCLE	DRYWELL (M-5)
173	7948 LAWDALE CIRCLE	DRYWELL (M-5)
174	7944 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
175	7936 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
176	7932 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
177	7928 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
178	7924 LAWDALE CIRCLE	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
179	7920 LAWDALE CIRCLE	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
180	7916 LAWDALE CIRCLE	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
181	7912 MAINSTREAM WAY	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
182	7908 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
183	7905 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
184	7909 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
185	7913 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
186	7917 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
187	7925 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
188	7933 LAWDALE CIRCLE	DRYWELL (M-5)
189	7941 LAWDALE CIRCLE	DRYWELL (M-5)
190	7945 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
191	7949 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
192	7953 LAWDALE CIRCLE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)
193	7973 LAWDALE CIRCLE	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
194	7977 LAWDALE CIRCLE	RAIN BARREL (M-1), ROOFTOP DISCONNECT (N-1)
195	7744 CROSS CREEK DRIVE	DRYWELL (M-5)
196	7736 CROSS CREEK DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1)

**NOTE:**  
ON-LOT DOC EXECUTED WITH THIS PLAN (SDP-20-055).

- CEF-R REGULATIONS:**
- A. PERMITTED USES:  
- SINGLE FAMILY DETACHED DWELLING UNITS
- B. ACCESSORY USES:  
THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-R DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL, AND SUBORDINATE TO THE PRINCIPAL USE.
- ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO SINGLE FAMILY DETACHED DWELLINGS. ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENT OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.A.
  - THE HOUSING BY A RESIDENT FAMILY OF:
    - NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS; OR
    - NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSON OR PERSONS 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED WITH THE DEPARTMENT OF PLANNING AND ZONING UNDER THE LAWS OF THE STATE;
    - A COMBINATION OF A AND B ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT.
  - HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.C.
  - HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY PARAGRAPH 2.B ABOVE, THE TOTAL NUMBER OF PERSONS RECEIVING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
  - SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE FAMILY DETACHED DWELLINGS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.L.
  - ACCESSORY SOLAR COLLECTORS
- C. GENERAL BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- | MAXIMUM DENSITY:   | REQUIRED<br>2.75 DWELLING UNITS/<br>GROSS ACRE | PROVIDED<br>2.75 DWELLING UNITS/<br>GROSS ACRE |
|--|--|--|
| 1. PRINCIPAL STRUCTURE (SEE ITEM I):   |  |  |
| a. FROM EXTERNAL PROPERTY LINES (ADJACENT TO SFD UNITS):   | 105'   | 105'   |
| b. FROM EXTERNAL PROPERTY LINES (ADJACENT TO ALL OTHERS):  | 30'  | 30'  |
| c. FROM EXTERNAL RIGHTS-OF-WAYS:   | 50'  | 50'  |
| 2. MINIMUM DISTANCE BETWEEN SINGLE FAMILY ATTACHED BUILDINGS AND SINGLE FAMILY DETACHED BUILDINGS: |  |  |
| a. FACE TO FACE:   | 30'  | 30'  |
| b. FACE TO SIDE/REAR TO SIDE:  | 30'  | 30'  |
| c. SIDE TO SIDE:   | 15'  | 15'  |
| d. REAR TO REAR:   | 60'  | 60'  |
| e. REAR TO FACE:   | 100'   | 100'   |
- D. SINGLE FAMILY DETACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- MINIMUM LOT SIZE: 7,200 SF
  - MINIMUM WIDTH AT BUILDING RESTRICTION LINES: 60'
  - BUILDING SETBACKS (SEE ITEM I)
    - FROM LOT LINES: 20'
    - SIDE (CORNER LOTS): 20'
    - FROM RIGHT-OF-WAY: 15'
    - TOTAL OF BOTH SIDE YARDS: 25'
    - SIDE (INTERIOR LOTS): 7.5'
    - TOTAL OF BOTH SIDE YARDS: 15'
    - REAR - PRINCIPAL STRUCTURE: 30'
    - REAR - ACCESSORY STRUCTURE: 10'
  - USE\* SETBACK: 0'
  - \*USES INCLUDE BIRDBATHS, PATIOS, AND LANDSCAPE STRUCTURES (PERGOLAS AND ARBORS INCLUDED)
  - MAXIMUM HEIGHT:
    - PRINCIPAL STRUCTURE: 34'
    - (HOWEVER, THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES WITH GABLE, HIP, OR GAMBLE ROOFS SHALL BE 40')
    - ACCESSORY STRUCTURES: 15'
- E. OPEN SPACE:  
PARCEL 145, B-1: 30.69 AC.  
PARCEL 145, C-1 (W.R. GRACE): 3.001 AC.  
TOTAL: 33.69 AC.
- F. ONSITE AMENITY AREA/RECREATIONAL AREA: 1,000 SF/UNIT (4.22 AC.)
- G. MIHU UNITS x 1,000 SF = 184,000 SF or 4.22 ACRES
- H. (184 UNITS x 1,000 SF = 184,000 SF or 4.22 ACRES)
- I. NUMBER OF UNITS TO BE MIHU: 10% (19 UNITS) 10% (19 SFA UNITS)
- J. REFER TO F-18-041 & SDP-19-057
- K. CERTAIN EXCEPTIONS TO SETBACKS ARE APPLICABLE PURSUANT TO HOWARD COUNTY ZONING REGULATIONS, SECTION 128.0.A.1.

NO.	REVISION	DATE
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 149, 149, 174 AND 178, REVISE THE GRADING ON LOTS 143, 150 AND 151, ADD THE DRAINPORT AND LAMAN GRANDE HOUSE TYPES AND CORRECT THE ADDRESSES FOR LOTS 181, 182 AND 194	1-12-22

OWNER / DEVELOPER  
**T.M. 35 - P. 145 (PARCEL B-1)**

BUILDER  
NVR HOMES  
9720 PATENT WOODS DRIVE  
COLUMBIA, MD 21046  
(410) 379-9956

OWNER / DEVELOPER  
SIMPSON OAKS CRPS, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

TAX MAP 35 GRID 21	ZONED: CEF-R	P/O PARCEL 145
5TH ELECTION DISTRICT		HOWARD COUNTY, MARYLAND

**SITE DEVELOPMENT PLAN**  
OVERALL SITE LAYOUT PLAN & DETAILS

**CEDAR CREEK - PHASE 2**  
LOTS 142 - 196  
PLAT# 25377-25383

**VOGEL ENGINEERING**  
TIMMONS GROUP  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

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. 16193 EXPIRATION DATE: 09-27-2022.

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHV  
DATE: OCTOBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 15-55

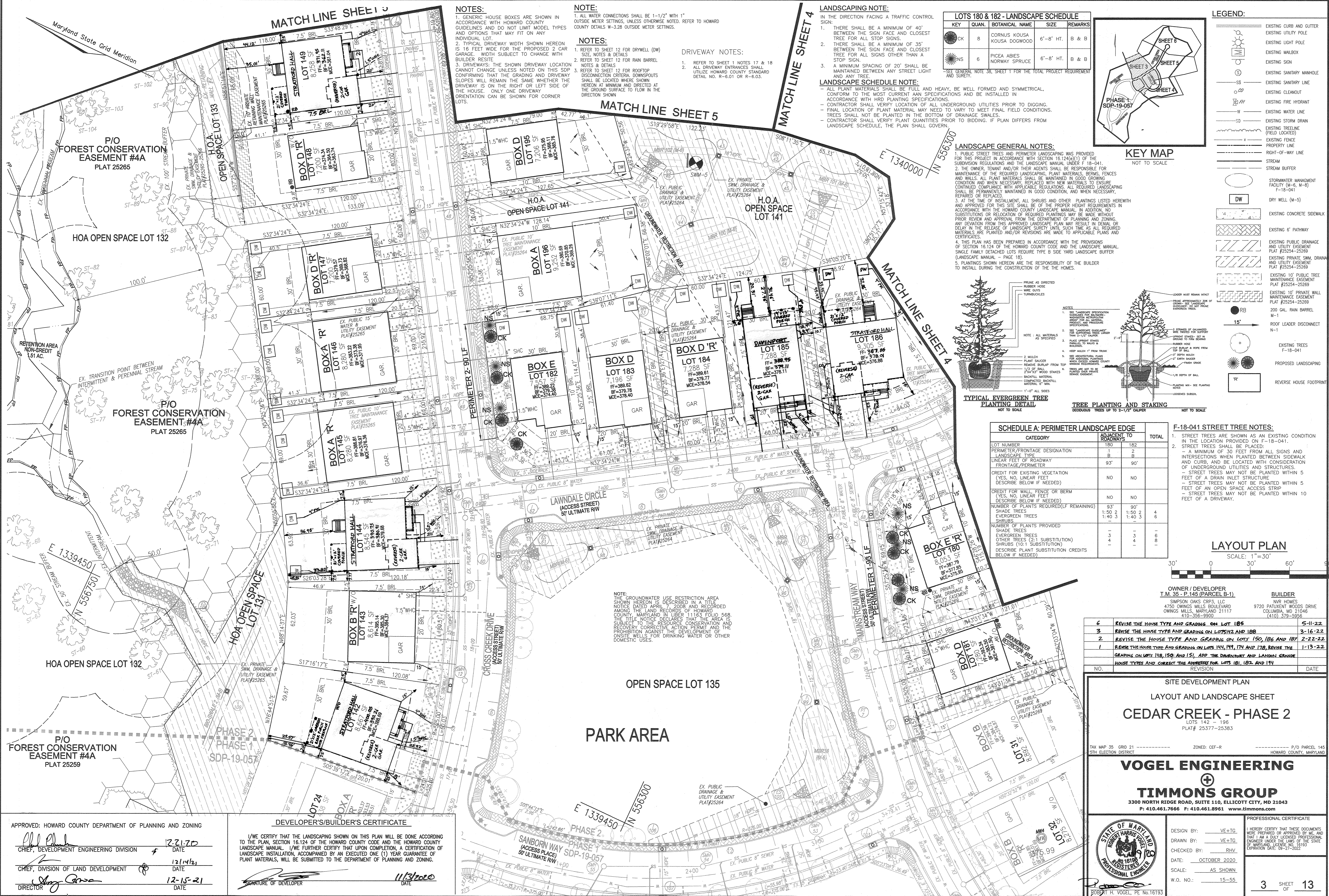
2 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/21/20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/14/21  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 12-15-21  
DIRECTOR DATE



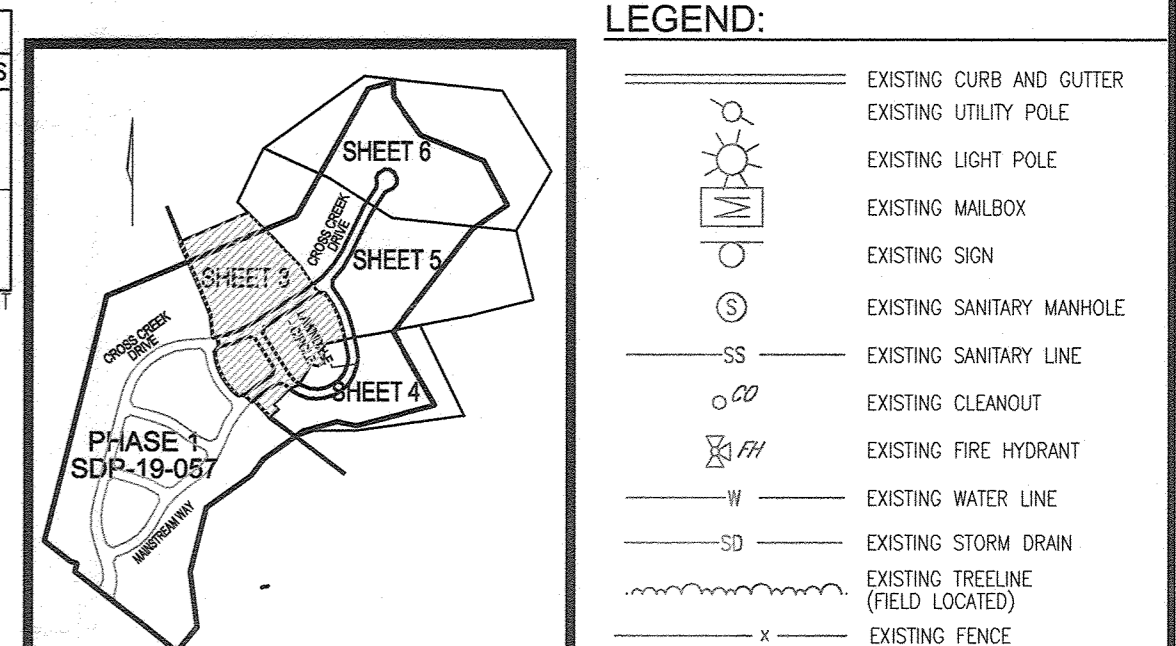
**NOTES:**  
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.  
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.  
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.  
**NOTE:**  
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.  
**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFTOP DISCONNECT CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.  
**DRIVEWAY NOTES:**  
 1. REFER TO SHEET 1 NOTES 17 & 18.  
 2. UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.

**LANDSCAPING NOTE:**  
 IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:  
 1. THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.  
 2. THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.  
 3. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

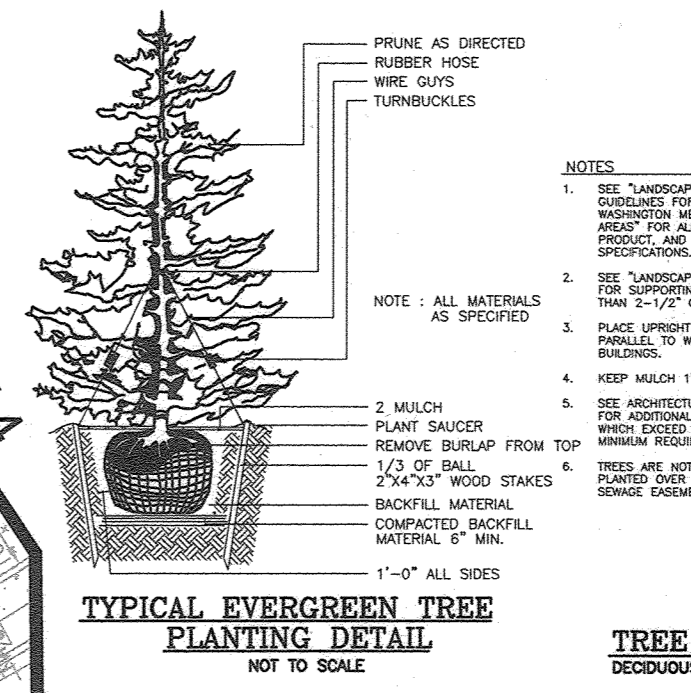
**LANDSCAPE SCHEDULE NOTE:**  
 ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRP PLANTING SPECIFICATIONS.  
 CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
 CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CK	8	CORNUS KOUSA KOUSA DOGWOOD	6'-8" HT.	B & B
NS	6	PICEA ABIES NORWAY SPRUCE	6'-8" HT.	B & B

SEE GENERAL NOTE 38, SHEET 1 FOR THE TOTAL PROJECT REQUIREMENT AND SURETY.



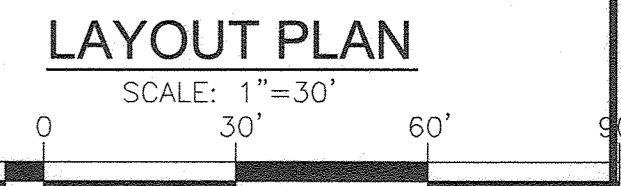
**LANDSCAPE GENERAL NOTES:**  
 1. PUBLIC STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F-18-041.  
 2. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.  
 3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HESEWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY BOND. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.  
 4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINGLE FAMILY DETACHED LOTS REQUIRE TYPE B SIDE YARD LANDSCAPE BUFFER (LANDSCAPE MANUAL - PAGE 18).  
 5. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOMES.



**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	TOTAL
LOT NUMBER	180 182	
PERIMETER/FRONTAGE DESIGNATION	B 2	
LANDSCAPE TYPE		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	93' 90'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	93' 90'	
SHADE TREES	1:50 2	4
EVERGREEN TREES	1:40 3	6
SHRUBS		
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1 1	2
EVERGREEN TREES	3 3	6
SHRUBS (1:1 SUBSTITUTION)	4 4	8
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

**F-18-041 STREET TREE NOTES:**  
 1. STREET TREES ARE SHOWN AS AN EXISTING CONDITION IN THE LOCATION PROVIDED ON F-18-041.  
 2. STREET TREES SHALL BE PLACED:  
 - A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED TO BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF AN OPEN SPACE ACCESS STRIP.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A DRIVEWAY.



**OWNER / DEVELOPER**  
 T.M. 35 - P.145 (PARCEL B-1)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**BUILDER**  
 NVR HOMES  
 9720 PATUXENT WOODS DRIVE  
 COLLEGE PARK, MD 20746  
 (410) 378-9566

NO.	REVISION	DATE
6	REVISE THE HOUSE TYPE AND GRADING ON LOT 185	5-11-22
3	REVISE THE HOUSE TYPE AND GRADING ON LOTS 182 AND 188	3-16-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 180, 186 AND 187	2-22-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 144, 149, 174 AND 178, REVISE THE GRADING ON LOTS 146, 150 AND 151, ADD THE DAVENPORT AND LANSING GRANDE HOUSE TYPES AND CORRECT THE ADDRESSES FOR LOTS 181, 182, AND 194	1-13-22

**SITE DEVELOPMENT PLAN**  
**LAYOUT AND LANDSCAPE SHEET**  
**CEDAR CREEK - PHASE 2**  
 LOTS 142, 196  
 PLAT # 25377-25383

TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

**PROFESSIONAL CERTIFICATE**

DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: OCTOBER 2020  
 SCALE: AS SHOWN  
 W.O. NO.: 15-55

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022

ROBERT R. VOGEL, PE No.16193

3 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**DEVELOPER'S/BUILDER'S CERTIFICATE**

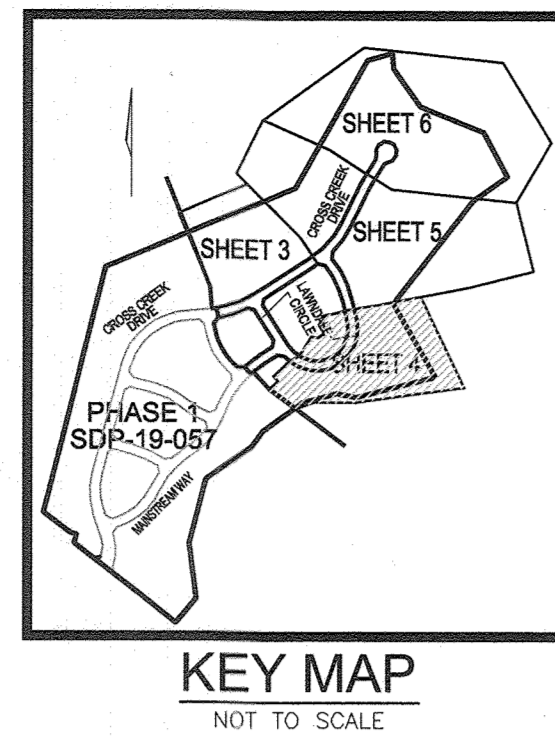
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE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

DATE: 12-21-20  
 DATE: 12/14/21  
 DATE: 12-15-21

SIGNATURE OF DEVELOPER: [Signature] DATE: 11/30/20

**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREE LINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BUFFER
- STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-18-041
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- AND UTILITY EASEMENT EXISTING PRIVATE SWIM DRAINAGE
- EXISTING WETLAND
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25254-25269
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L12542 F-498
- EXISTING 24' PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 172 & 173 PLAT #25268
- EXISTING PRIVATE UTILITY MAINTENANCE EASEMENT PLAT #25268
- EXISTING 20' PRIVATE STORMWATER MANAGEMENT EASEMENT TO BENEFIT W.R. GRACE CO. PLAT #25268
- 200 GAL. RAIN BARREL M-1
- ROOF LEADER DISCONNECT N-1
- EXISTING TREES F-18-041
- REVERSE HOUSE FOOTPRINT



**DRIVEWAY NOTES:**

- REFER TO SHEET 1 NOTES 17 & 18
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.

**NOTE:** THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND UNDER 11163 FOLIO 508. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.

**LANDSCAPING NOTE:**

IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:

- THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
- THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

**F-18-041 STREET TREE NOTES:**

- STREET TREES ARE SHOWN AS AN EXISTING CONDITION IN THE LOCATION PROVIDED ON F-18-041.
- STREET TREES SHALL BE PLACED:
  - A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES.
  - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE.
  - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF AN OPEN SPACE ACCESS STRIP.
  - STREET TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A DRIVEWAY.

**NOTES:**

- REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 12 FOR ROOF TOP DISCONNECT CRITERIA. DOWNSPUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTE:**

1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

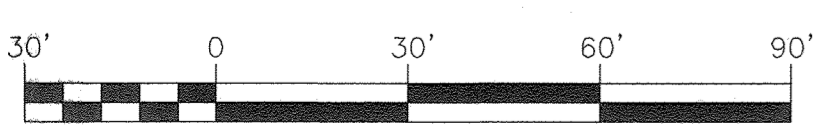
**NOTES:**

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESERVE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

5	REVISE THE HOUSE TYPE AND GRADING ON LOTS 173 AND 170	4-27-22
NO.	REVISION	DATE

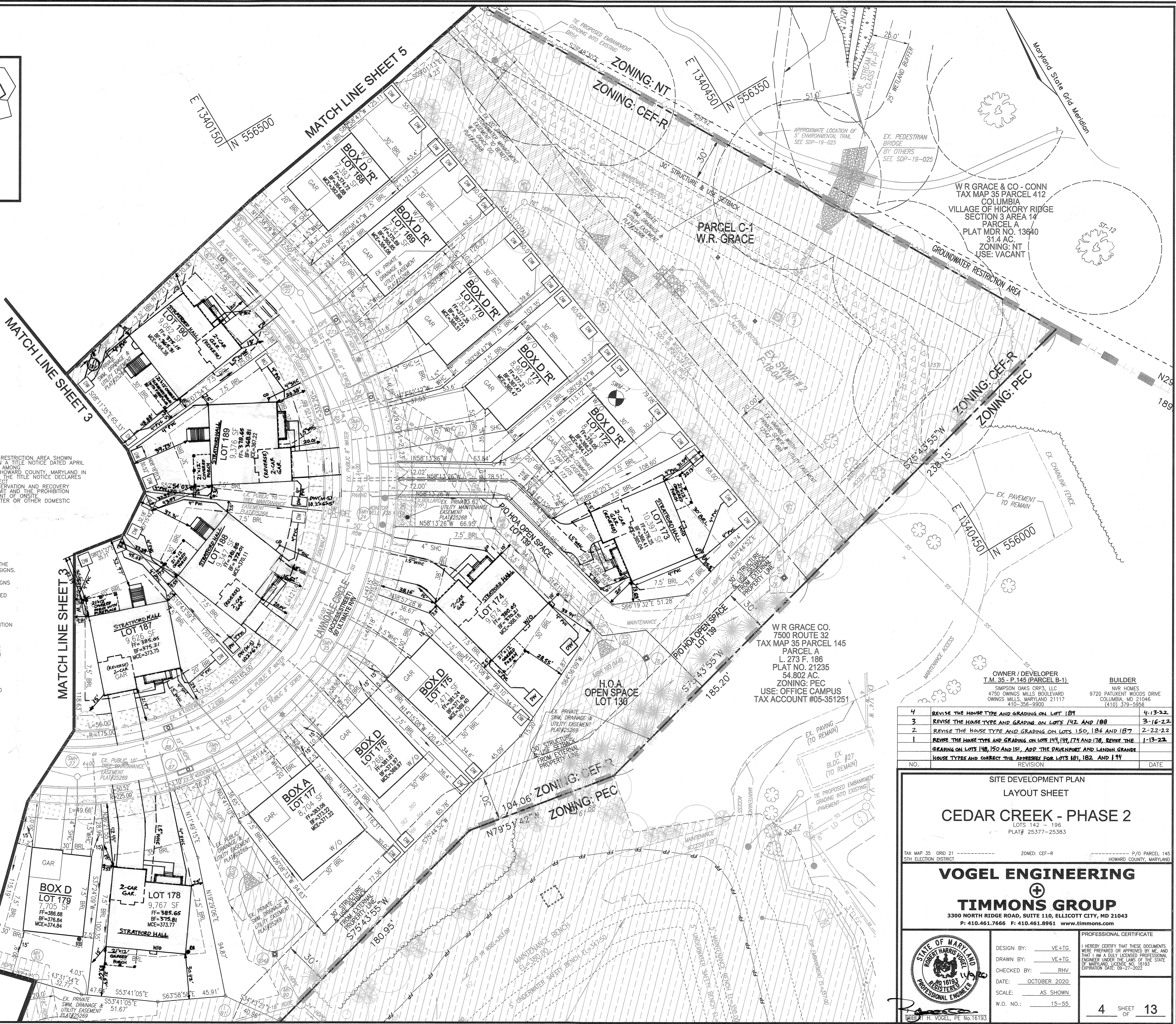
**LAYOUT PLAN**

SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-21-20 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/11/21 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12-15-21 DATE  
 DIRECTOR



W R GRACE & CO - CONN  
 TAX MAP 35 PARCEL 412  
 COLUMBIA  
 VILLAGE OF HICKORY RIDGE  
 SECTION 3 AREA 14  
 PARCEL A  
 PLAT MDR NO. 13640  
 31.4 AC.  
 ZONING: NT  
 USE: VACANT

W R GRACE CO.  
 7500 ROUTE 32  
 TAX MAP 35 PARCEL 145  
 PARCEL A  
 L 273 F. 188  
 PLAT NO. 21235  
 54.802 AC.  
 ZONING: PEC  
 USE: OFFICE CAMPUS  
 TAX ACCOUNT #05-351251

**OWNER / DEVELOPER**  
 T.M. 35 - P.145 (PARCEL B-1)  
 SIMPSON OAKS CRP, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**BUILDER**  
 NVR HOMES  
 9720 PATUENT WOODS DRIVE  
 COLUMBIA, MD 21046  
 (410) 379-5956

4	REVISE THE HOUSE TYPE AND GRADING ON LOT 187	4-13-22
3	REVISE THE HOUSE TYPE AND GRADING ON LOTS 172 AND 188	3-16-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 150, 186 AND 187	2-22-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 174, 174 AND 178, REVISE THE GRADING ON LOTS 148, 150 AND 151, ADD THE DAVENPORT AND LINDON GRANDE HOUSE TYPES AND CORRECT THE ADDRESS FOR LOTS 181, 182, AND 174	1-13-22
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
 LAYOUT SHEET  
**CEDAR CREEK - PHASE 2**  
 LOTS 142 - 196  
 PLAT # 25377-25383  
 TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: OCTOBER 2020  
 SCALE: AS SHOWN  
 W.D. NO.: 15-55

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. 16193 EXPIRATION DATE: 09-27-2022

ROBERT HARRIS VOGEL, PE No. 16193

4 SHEET OF 13

**NOTES:**  
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.  
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.  
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

**NOTE:**  
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-328 OUTSIDE METER SETTINGS.  
**DRIVEWAY NOTES:**  
 1. REFER TO SHEET 1 NOTES 17 & 18.  
 2. ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.

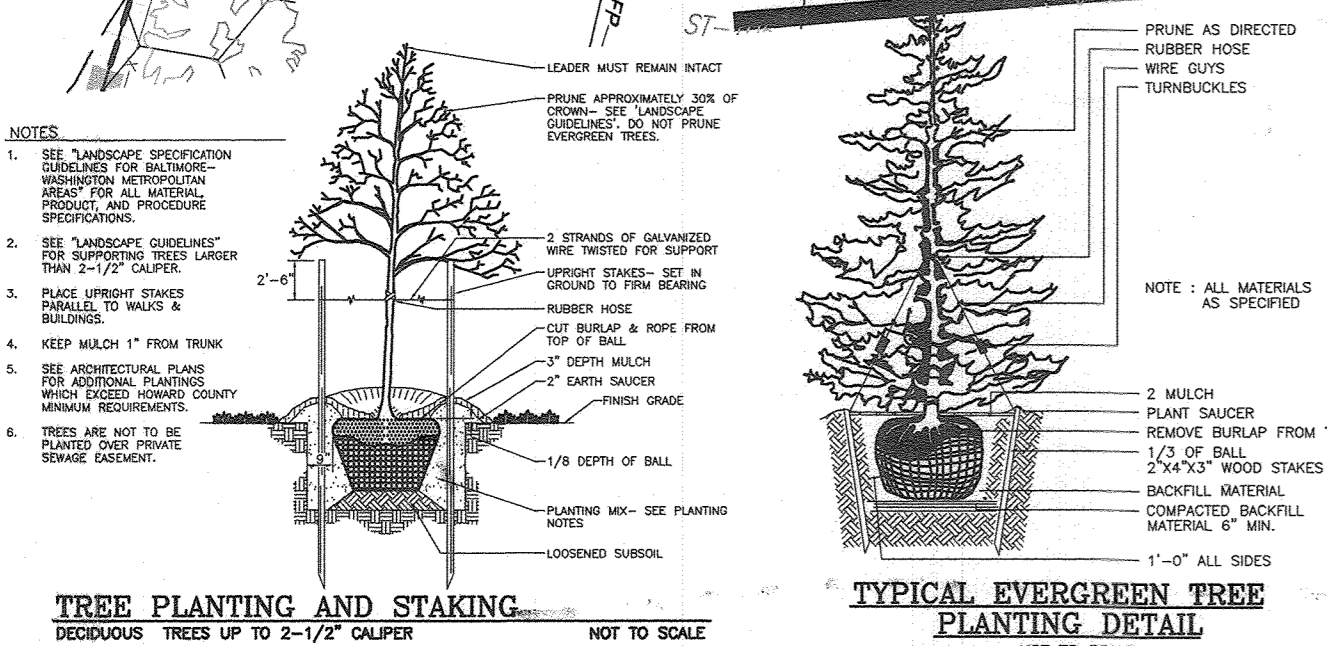
**MATCH LINE SHEET 6**  
 557'47.13'E 7.5' BRL

**LANDSCAPING NOTE:**  
 IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:  
 1. THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.  
 2. THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.  
 3. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

**F-18-041 STREET TREE NOTES:**  
 1. STREET TREES ARE SHOWN AS AN EXISTING CONDITION IN THE LOCATION PROVIDED ON F-18-041.  
 2. STREET TREES SHALL BE PLACED:  
 - A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF AN OPEN SPACE ACCESS STRIP.  
 - STREET TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A DRIVEWAY.

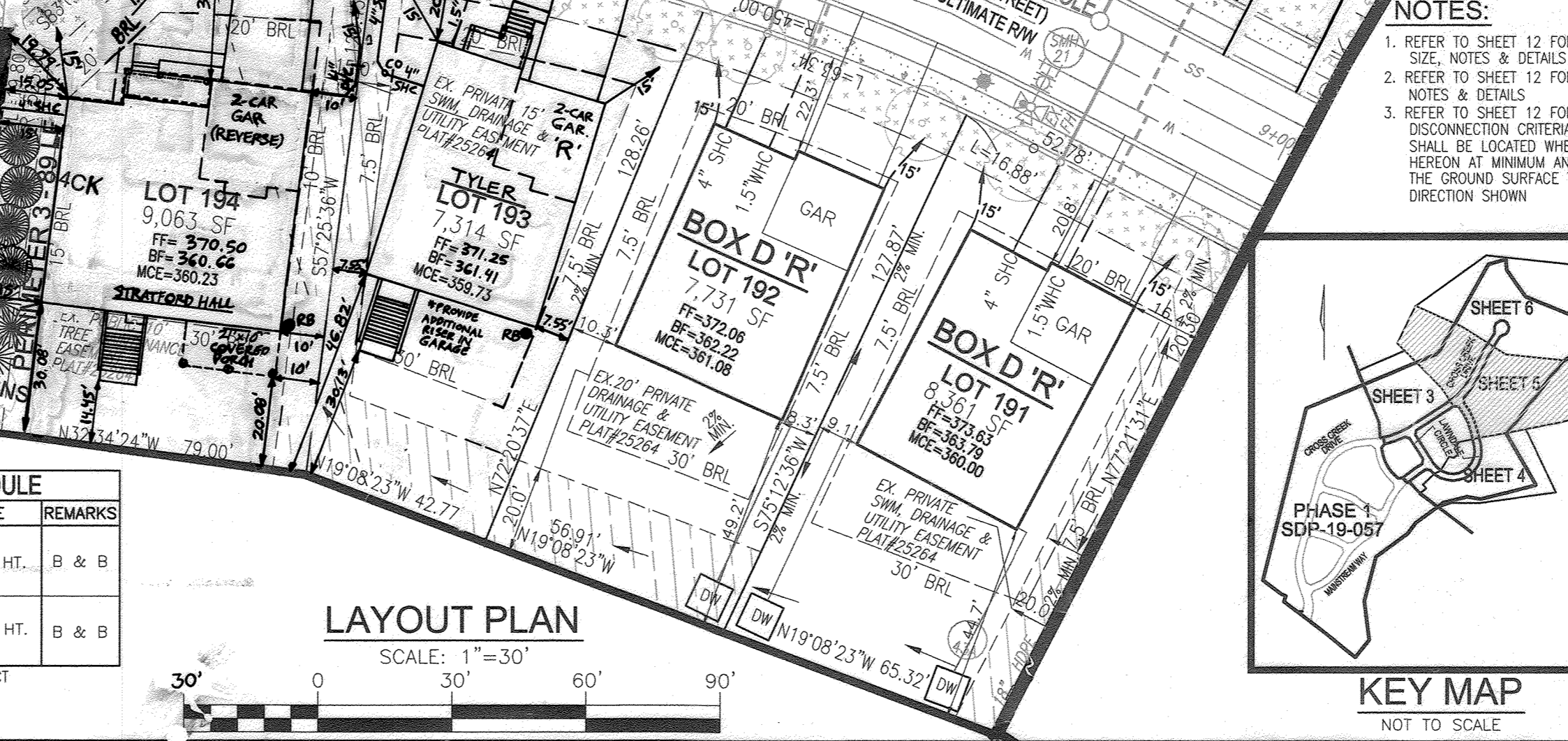
**LOT 194 NOTES:**  
 IN A LETTER DATED JULY 26, 2023, THE CHIEF OF THE DIVISION OF PUBLIC SAFETY AND ZONING ADMINISTRATION APPROVED THE 0.21' ENCROACHMENT INTO THE FRONT SETBACK TO ACCOMMODATE BRICK VENEER ON THE FRONT FOUNDATION WALL.

**LEGEND:**  
 - - - - - EXISTING CURB AND GUTTER  
 - - - - - EXISTING UTILITY POLE  
 - - - - - EXISTING LIGHT POLE  
 - - - - - EXISTING MAILBOX  
 - - - - - EXISTING SIGN  
 - - - - - EXISTING SANITARY LINE  
 - - - - - EXISTING SANITARY LINE  
 - - - - - EXISTING CLEANOUT  
 - - - - - EXISTING FIRE HYDRANT  
 - - - - - EXISTING WATER LINE  
 - - - - - EXISTING STORM DRAIN  
 - - - - - EXISTING TREE LINE  
 - - - - - EXISTING FENCE  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - STREAM  
 - - - - - STREAM BUFFER  
 - - - - - STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-18-041  
 - - - - - DRY WELL (M-5)  
 - - - - - EXISTING CONCRETE SIDEWALK  
 - - - - - EXISTING 6' PATHWAY  
 - - - - - EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25267-25268  
 - - - - - EXISTING PRIVATE SWM DRAINAGE AND UTILITY EASEMENT PLAT #25267-25268  
 - - - - - EXISTING 20' PUBLIC ACCESS & SWM MAINTENANCE EASEMENT PLAT #25267  
 - - - - - EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25267-25268  
 - - - - - EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT #25267-25268  
 - - - - - EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L. 12542 F. 488  
 - - - - - EXISTING 20' PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT PLAT#25267  
 - - - - - 200 GAL RAIN BARREL M-1  
 - - - - - ROOF LEADER DISCONNECT  
 - - - - - EXISTING TREES F-18-041  
 - - - - - PROPOSED LANDSCAPING  
 - - - - - REVERSE HOUSE FOOTPRINT



**LANDSCAPE GENERAL NOTES:**  
 1. PUBLIC STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(C)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL, UNLESS F-18-041.  
 2. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPLACED OR REPLANTED.  
 3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HERewith AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.  
 4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINGLE FAMILY DETACHED LOTS REQUIRE TYPE B SIDE YARD LANDSCAPE BUFFER (LANDSCAPE MANUAL - PAGE 18).  
 5. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOMES.

**MATCH LINE SHEET 3**  
 E 133900' IN 556700'



**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO	TOTAL
LOT NUMBER	194	
PERIMETER/FRONTAGE DESIGNATION	3	
LANDSCAPE TYPE	9	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	89'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	89'	
SHADE TREES	1:50 2	2
EVERGREEN TREES	1:40 3	3
NUMBER OF PLANTS PROVIDED		
SHADE TREES	3	3
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTION)	1	1
SHRUBS (10:1 SUBSTITUTION)	4	4
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

**LANDSCAPE SCHEDULE NOTE:**  
 - ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED PLANTING SPECIFICATIONS.  
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.  
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANT OFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

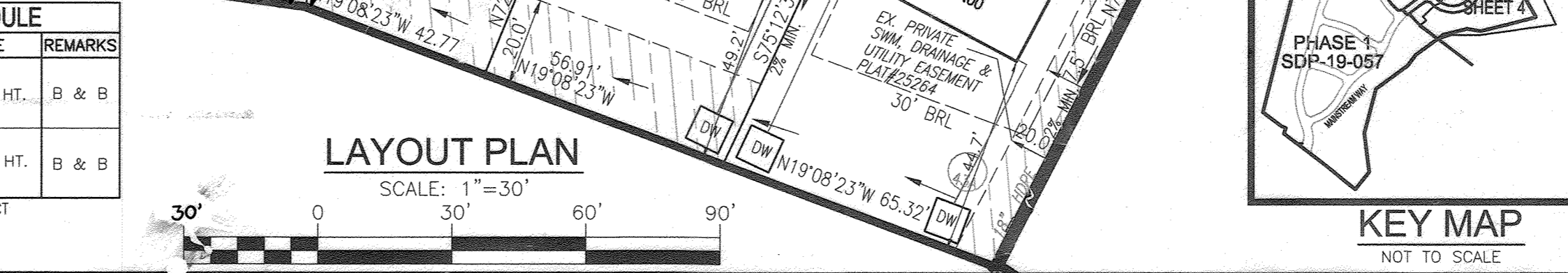
NO.	REVISION	DATE
15	REVISE THE HOUSE TYPE AND GRADING ON LOT 193	4-14-23
14	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	3-15-23
13	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	12-1-22
9	REVISE THE HOUSE TYPE AND GRADING ON LOT 154	9-28-22
8	REVISE THE HOUSE TYPE AND GRADING ON LOT 194	8-9-22
7	REVISE THE HOUSE TYPE AND GRADING ON LOTS 154, 154, 167 AND 194 AND TO ADD THE TORRENTINO HOUSE TYPE	6-29-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 150, 186 AND 187	2-22-22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 12/21/23  
 DATE: 12/14/24  
 DATE: 12-15-21

**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 CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

**LOT 194 - LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CK	4	CORNUS KOUSA KOUSA DOGWOOD	6'-8" HT.	B & B
NS	3	PICEA ABIES NORWAY SPRUCE	6'-8" HT.	B & B



**SITE DEVELOPMENT PLAN**  
 LAYOUT AND LANDSCAPE SHEET  
**CEDAR CREEK - PHASE 2**  
 LOTS 142-198  
 PLAN# 25377-25383

T.M. 35 - P.145 (PARCEL B-1)

**BUILDER**  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

**BUILDER**  
 NVR HOMES  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21048  
 (410) 379-9565

TAX MAP 35 GRID 21  
 ZONED: CEF-R  
 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
 TIMMONS GROUP  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

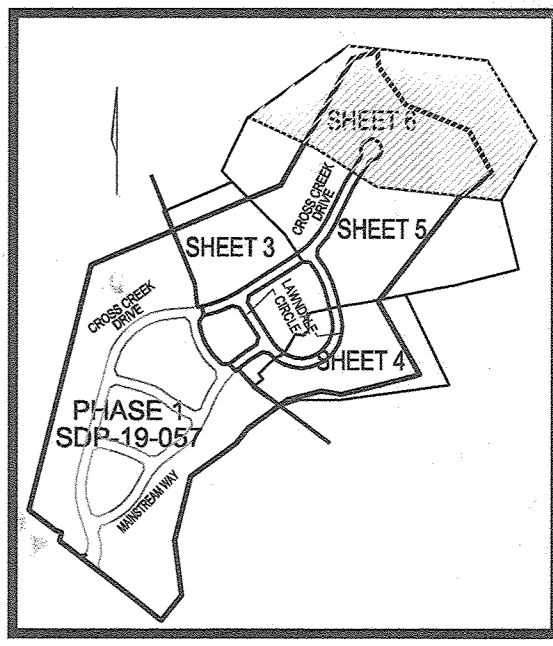
**PROFESSIONAL CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 08-27-2022

DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHY  
 DATE: OCTOBER 2020  
 SCALE: AS SHOWN  
 W.O. NO.: 15-55

5 SHEET OF 13

**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BUFFER
- STORMWATER MANAGEMENT FACILITY (M-E, M-B)  
F-18-041
- DRY WELL (M-S)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT  
PLAT #25254-25269
- EXISTING PRIVATE SIML DRAINAGE AND UTILITY EASEMENT  
PLAT #25254-25269
- EXISTING WETLAND
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT  
PLAT #25254-25269
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L.12542 F.498  
PLAT #25254-25269
- 200 GAL. RAIN BARREL  
M-1
- ROOF LEADER DISCONNECT  
N-1
- EXISTING TREES  
F-18-041



**KEY MAP**  
NOT TO SCALE

**F-18-041 STREET TREE NOTES:**

- STREET TREES ARE SHOWN AS AN EXISTING CONDITION IN THE LOCATION PROVIDED ON F-18-041.
- STREET TREES SHALL BE PLACED:
  - A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES.
  - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE
  - STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF AN OPEN SPACE ACCESS STRIP
  - STREET TREES MAY NOT BE PLANTED WITHIN 10 FEET OF A DRIVEWAY.

**DRIVEWAY NOTES:**

- REFER TO SHEET 1 NOTES 17 & 18
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6-01 OR R-6-03.

**OWNER / DEVELOPER**  
T.M. 35 - P.145 (PARCEL B-1)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

**BUILDER**  
NVR HOMES  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MD 21046  
(410) 373-5556

NO.	REVISION	DATE
12	REVISE THE HOUSE TYPE AND GRADING ON LOTS 160 AND 161	11-16-22
11	REVISE THE HOUSE TYPE AND GRADING ON LOT 159	11-15-22
10	REVISE THE HOUSE TYPE AND GRADING ON LOT 158	10-12-22

**SITE DEVELOPMENT PLAN  
LAYOUT SHEET  
CEDAR CREEK - PHASE 2**  
LOTS 142 - 196  
PLAT # 25377-25383

TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

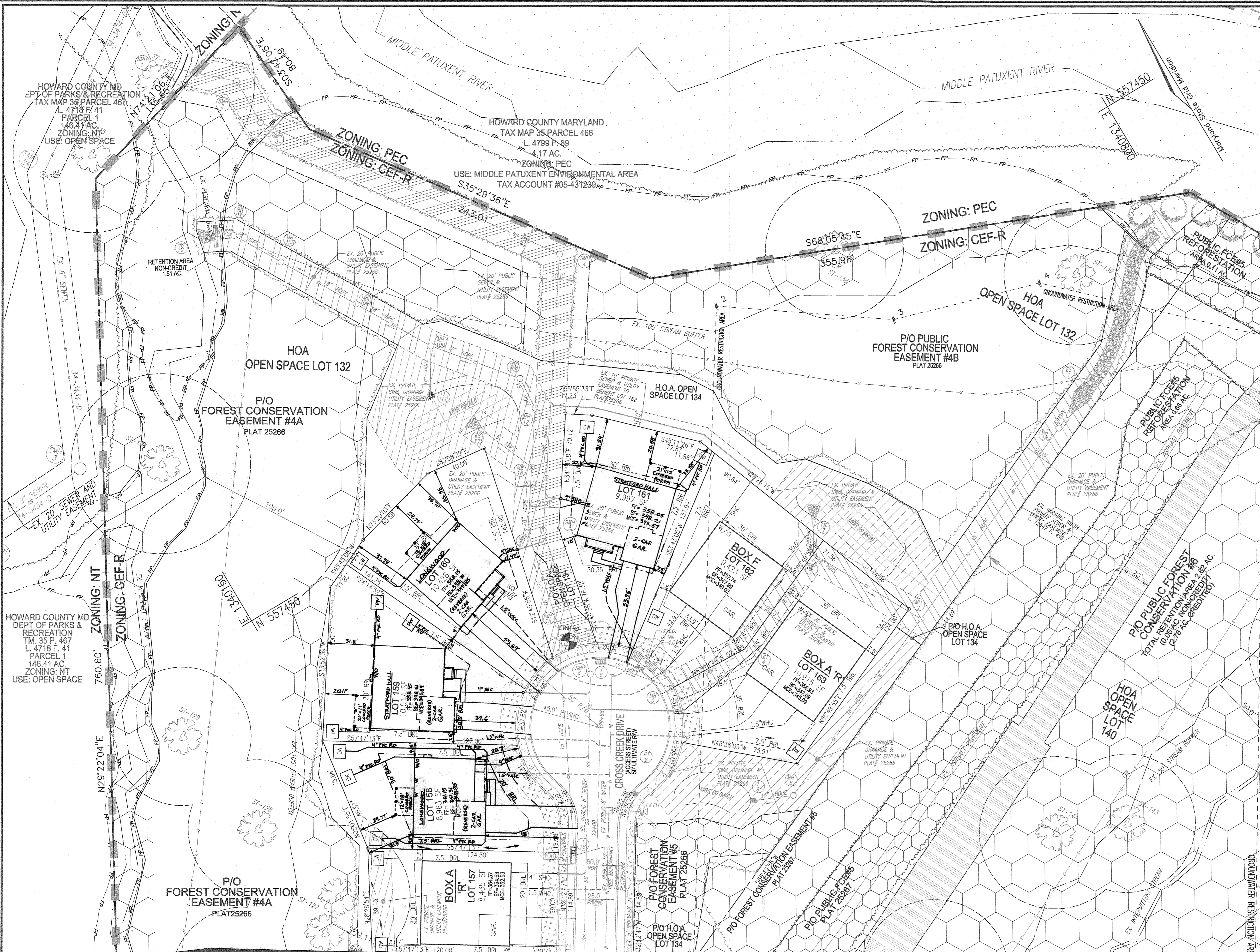
**PROFESSIONAL CERTIFICATE**

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHV  
DATE: OCTOBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 15-555

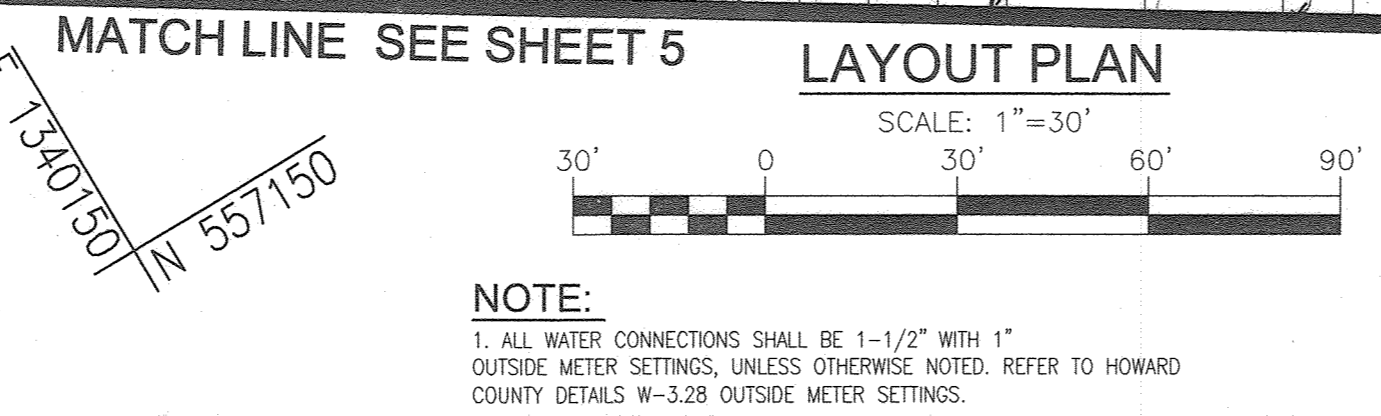
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022

ROBERT H. VOGEL, PE No.16193

6 SHEET OF 13



- NOTES:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
  - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
  - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.



- LANDSCAPING NOTE:**
- IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:
    - THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
    - THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
    - A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- NOTES:**
- REFER TO SHEET 12 FOR DRYWELL (DW) NOTE.
  - REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.
  - REFER TO SHEET 12 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.
- NOTE:**
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 7-21-20

*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 12-15-21

*[Signature]*  
DIRECTOR  
DATE: 12-15-21

**NOTE:**  
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.  
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.  
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**  
**FOREST CONSERVATION EASEMENT #4A PLAT 25265**  
**HOA OPEN SPACE LOT 132**

**MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	MOISTURE REGIMES	K FACTOR	PERCENT SAND	PERCENT CLAY	PERCENT SILT	PERCENT ORGANIC	PERCENT ROCK	PERCENT COBBLES
BaA	BULKY SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	YES	NO	NO	NO	NO
GaA	GENUINE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO	NO
GaB	GENUINE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO	NO
GaC	GENUINE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	NO	NO	NO	NO	NO
GaD	GENUINE-SILT SLOAM, 0 TO 8 PERCENT SLOPES	C	NO	NO	0.37	NO	NO	NO	NO	NO	NO
MaC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT. MAJOR COMPONENT OF GaB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

**OWNER/DEVELOPER CERTIFICATION:**  
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

**DESIGNER CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

**OWNER/DEVELOPER SIGNATURE:**  
 Diann Anshen SAM  
 DATE: 11/15/20

**DESIGNER SIGNATURE:**  
 ROBERT H. VOGEL  
 DATE: 11/19/20

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

**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES:**  
 1. REFER TO SHEET 11 FOR SEQUENCE OF CONSTRUCTION  
 2. REFER TO SHEET 11 FOR STANDARD DETAILS AND STABILIZATION NOTES  
 3. IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL BE INSTALLED STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

**DRIVEWAY NOTES:**  
 1. REFER TO SHEET 11 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**OWNER/DEVELOPER CERTIFICATION:**  
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

**DESIGNER CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

**OWNER/DEVELOPER SIGNATURE:**  
 Diann Anshen SAM  
 DATE: 11/15/20

**DESIGNER SIGNATURE:**  
 ROBERT H. VOGEL  
 DATE: 11/19/20

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

**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES:**  
 1. REFER TO SHEET 11 FOR SEQUENCE OF CONSTRUCTION  
 2. REFER TO SHEET 11 FOR STANDARD DETAILS AND STABILIZATION NOTES  
 3. IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL BE INSTALLED STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

**DRIVEWAY NOTES:**  
 1. REFER TO SHEET 11 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**NOTES:**  
 1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.  
 2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.  
 3. REFER TO SHEET 12 FOR ROOFPOST DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

**LEGEND:**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANDOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREENE PROPERTY LINE
- EXISTING TREENE
- RIGHT-OF-WAY LINE
- EXISTING FENCE
- STREAM
- STREAM BUFFER
- SOILS BOUNDARY
- STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-18-04
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING 6' PATHWAY
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING PRIVATE SWM, DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- STEEP SLOPE (>25%)
- MODERATE SLOPE (15%-24.99%)
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25254-25269
- EXISTING 10' PRIVATE WALL MAINTENANCE EASEMENT PLAT #25254-25269
- 2' CONTOUR
- 10' CONTOUR
- 200 GAL. RAIN BARREL M-1
- ROOF LEADER DISCONNECT N-1
- EXISTING TREES F-18-041
- REVERSE HOUSE FOOTPRINT
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BORING/TEST PIT

**KEY MAP:**  
 NOT TO SCALE

**LEGEND:**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BUFFER
- SOILS BOUNDARY
- STORMWATER MANAGEMENT FACILITY (M-4, M-8)  
F-18-041
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #2524-25269
- EXISTING PRIVATE SWM, DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING WETLAND
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25254-25269
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L. 2542 F. 498
- EXISTING 24' PRIVATE USE IN COMMON ACCESS EASEMENT L. 172 & 173 PLAT #25268
- EXISTING PRIVATE UTILITY MAINTENANCE EASEMENT PLAT #25268
- EXISTING 20' PRIVATE STORMWATER MANAGEMENT EASEMENT TO BENEFIT W.R. GRACE CO. PLAT #25268
- MODERATE SLOPE (15% - 24.99%)
- 10' CONTOUR
- 2' CONTOUR
- SPOT ELEVATION
- 200 GAL. RAIN BARREL
- ROOF LEADER DISCONNECT
- EXISTING TREES F-18-041
- REVERSE HOUSE FOOTPRINT
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BORING/TEST PIT

**MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT SAND	K FACTOR	PERCENT CLAY	PERCENT SILT	PERCENT ORGANIC	PERCENT ROCK
BaA	BALD SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	YES	NO	NO
GaB	GLENN SILT LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GaB	GLENN SILT LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GmB	GLENN SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO	NO
GmB	GLENN-SILT LOAM, 0 TO 3 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	NO	PARTIAL	NO
MaC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
 \*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC  
 NOTE:  
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

**DRIVEWAY NOTES:**

- REFER TO SHEET 1 NOTES 17 & 18
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.

**NOTES:**

- REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 12 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NO.	REVISION	DATE
5	REVISE THE HOUSE TYPE AND GRADING ON LOTS 173 AND 180	4-27-22
	REVISION	

**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES**

- REFER TO SHEET 11 FOR SEQUENCE OF CONSTRUCTION
- REFER TO SHEET 11 FOR STANDARD DETAILS AND STABILIZATION NOTES
- IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL REPLACE STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

**NOTE:**  
 EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

**NOTE:**  
 - SUPER SILT FENCE MAY BE REPLACED WITH STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.  
 - SILT FENCE SHALL BE CURLED UPHILL. NO MORE THAN 35 FEET APART  
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

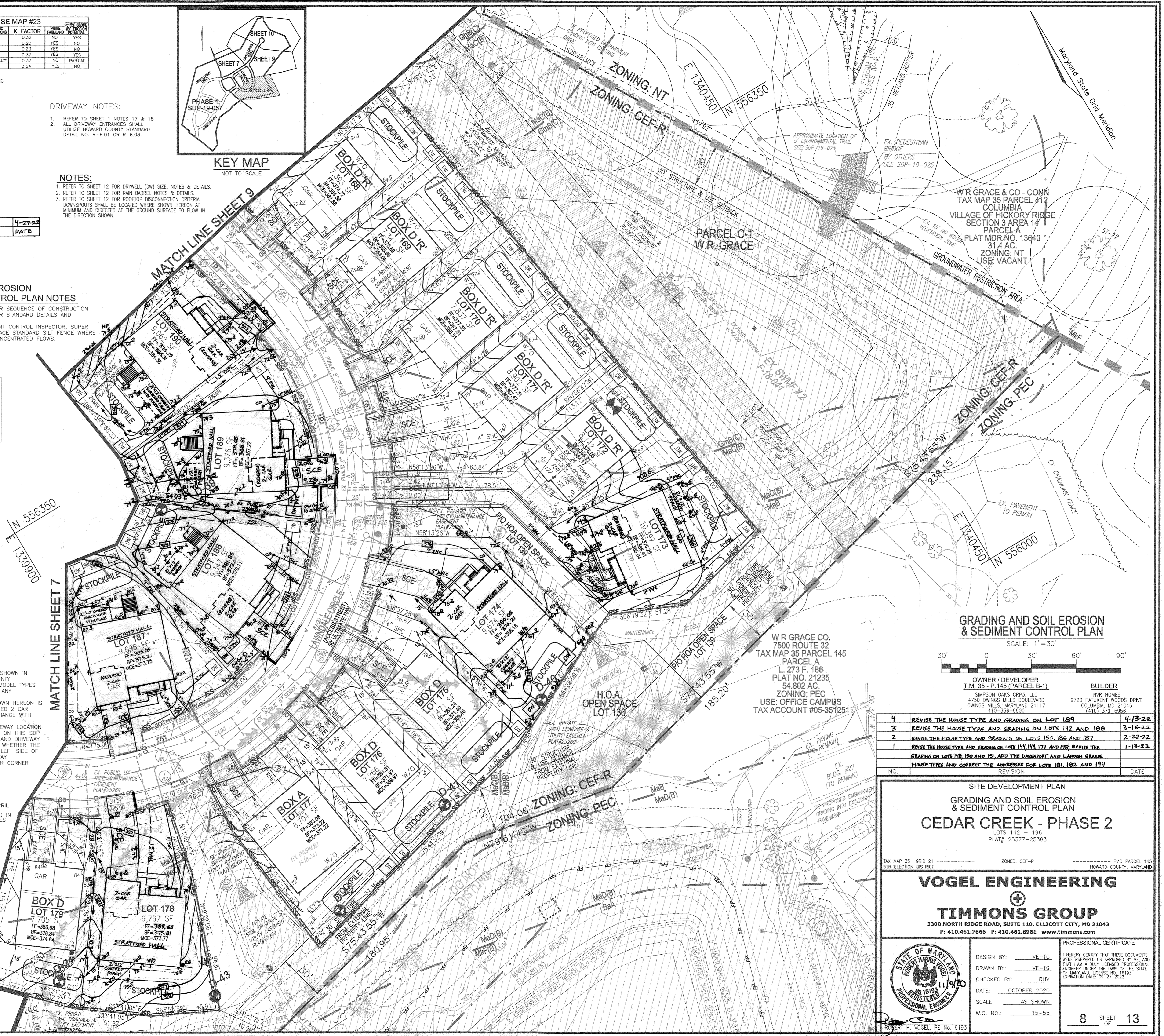
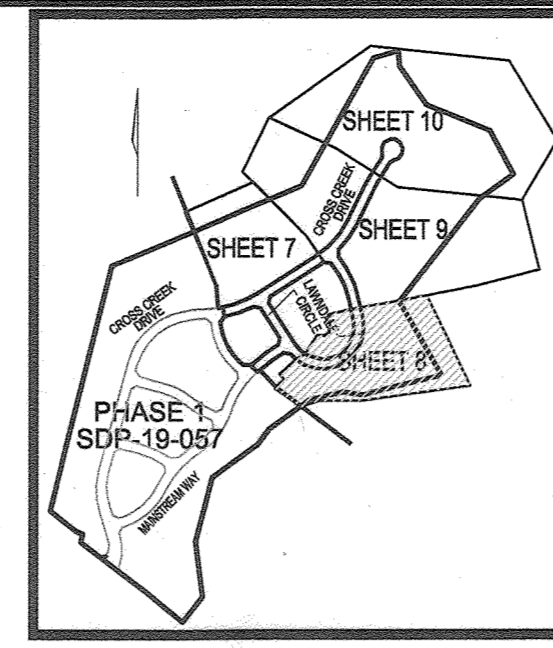
**NOTE:**  
 LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

**NOTE:**  
 STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

**NOTE:**

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES, AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESIST.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

**NOTE:**  
 THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 699. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMITS AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ON-SITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.



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

*John A. Hester* 11/20/20  
 HOWARD S.C.D. DATE

**OWNER/DEVELOPER CERTIFICATION:**  
 I, THE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY MY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

**OWNER/DEVELOPER SIGNATURE:**  
*Sunny Anselmo* SAM  
 PRINTED NAME & TITLE

**DESIGN CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL REGULATIONS AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

**DESIGNER'S SIGNATURE:**  
 ROBERT H. VOGEL  
 MD REGISTRATION NO. 16193  
 PRINTED NAME (C), R.L.S., OR R.L.A. (circle one)

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 12-21-20  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12/14/21  
 DIRECTOR DATE: 12-15-21

**GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN**  
 SCALE: 1"=30'  
 OWNER / DEVELOPER: W.R. GRACE CO., 7500 ROUTE 32, TAX MAP 35 PARCEL 145, PARCEL A, L. 273 F. 186, PLAT NO. 21235, 54,802 AC, ZONING: PEC, USE: OFFICE CAMPUS, TAX ACCOUNT #05-351251  
 OWNER / DEVELOPER: T.M. 35 - P. 145 (PARCEL B-1)  
 OWNER / DEVELOPER: SIMPSON OAKS CRP3, LLC, 4750 OWINGS MILLS BOULEVARD, OWINGS MILLS, MARYLAND 21117, 410-356-9900  
 BUILDER: W.R. HOMES, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MD 21046, (410) 378-9556

NO.	REVISION	DATE
4	REVISE THE HOUSE TYPE AND GRADING ON LOT 189	4-13-22
3	REVISE THE HOUSE TYPE AND GRADING ON LOTS 182 AND 188	3-16-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 150, 186 AND 187	2-22-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 144, 144, 174 AND 178, REVISE THE GRADING ON LOTS 150, 150 AND 151, ADD THE DAVENPORT AND LONDON GRANDE HOUSE TYPES AND CORRECT THE ADDRESSES FOR LOTS 181, 182 AND 194	1-13-22

**SITE DEVELOPMENT PLAN**  
**GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN**  
**CEDAR CREEK - PHASE 2**  
 LOTS 142 - 196  
 PLAT # 25377-25383  
 TAX MAP 35 GRID 21 5TH ELECTION DISTRICT ZONED: CEF-R P/O PARCEL 145 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

**PROFESSIONAL CERTIFICATE**  
 DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: OCTOBER 2020  
 SCALE: AS SHOWN  
 W.O. NO.: 15-55

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. 16193, EXPIRATION DATE: 09-27-2022

8 SHEET OF 13  
 SDP-20-055



**NOTE:**

1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

MATCH LINE SHEET 10

**DRIVEWAY NOTES:**

1. REFER TO SHEET 17 & 18 ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY DETAIL NO. R-6.01 OR R-6.03.

**NOTE:**  
EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYSIDES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

**NOTE:** LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

**NOTE:** STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

**NOTE:**  
SUPER SILT FENCE MAY BE REPLACED WITH STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.  
SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**NOTE:**

1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
2. IMBRICATE 57" CSF "W" SECTIONS AS REQUIRED UPHILL BY 2' IN ELEVATION.

**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES**

1. REFER TO SHEET 11 FOR SEQUENCE OF CONSTRUCTION
2. REFER TO SHEET 11 FOR STANDARD DETAILS AND STABILIZATION NOTES
3. IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL REPLACE STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

**NOTES:**

1. REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
2. REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS
3. REFER TO SHEET 12 FOR ROOFTOP DISCONNECT CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23									
SYMBOL NAME / DESCRIPTION	GROUP	HYDRC	PERCENT SAND	K FACTOR	PERCENT CLAY	PERCENT SILT	PERCENT ORGANIC	PERCENT ROCK	PERCENT COBBLES
BaA BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	NO	0.32	NO	NO	NO	NO	NO
GaA GLENLEIGH LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO
GaB GLENLEIGH LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO
GaC GLENLEIGH SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO	NO	NO
GaD GLENLEIGH-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL	NO	NO	NO
MaC MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT  
\*BAILE COMPONENT OF GaB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRC

**GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

12.21.20  
DATE  
12/14/21  
DATE  
12-15-24  
DATE

OWNER/DEVELOPER CERTIFICATION:  
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

DESIGN CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

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

11/18/20  
DATE

**NOTE:**

THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.

**LEGEND:**

- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TRENCH
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BUFFER
- SOILS BOUNDARY
- STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-18-041
- DRY WELL (A-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING 6" PATHWAY
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING PRIVATE SWM DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING WETLAND
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25254-25269
- EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT #25254-25269
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L12542 F.498
- EXISTING 20' PRIVATE STORMWATER MANAGEMENT EASEMENT TO BENEFIT W.R. GRACE CO. PLAT #25266
- MODERATE SLOPE (15%-24.99%)
- STEEP SLOPE (>25%)
- EXISTING 20' PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT PLAT#25267
- 10' CONTOUR
- 2' CONTOUR
- SPOT ELEVATION
- 200 GAL. RAIN BARREL M-1
- ROOF LEADER DISCONNECT M-1
- EXISTING TREES F-18-041
- REVERSE HOUSE FOOTPRINT
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BORING/TEST PIT

15	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	4-14-23
14	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	3-15-23
13	REVISE THE HOUSE TYPE AND GRADING ON LOT 152	12-1-22
9	REVISE THE HOUSE TYPE AND GRADING ON LOT 154	9-28-22
8	REVISE THE HOUSE TYPE AND GRADING ON LOT 149	8-9-22

OWNER / DEVELOPER  
T.M. 35 - P.145 (PARCEL B-1)  
SIMPSON OAKS CORP., LLC  
4750 OWENS MILLS BOULEVARD  
DOWNS MILLS, MARYLAND 21117  
410-356-9900

BUILDER  
NVR HOMES  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MD 21046  
(410) 379-9956

7	REVISE THE HOUSE TYPE AND GRADING ON LOTS 151, 154, 167 AND 191, AND TO ADD THE TOWERING HOUSE TYPE	6-27-22
2	REVISE THE HOUSE TYPE AND GRADING ON LOTS 150, 186 AND 187	2-22-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 149, 174 AND 178, REVISE THE GRADING ON LOTS 148, 150 AND 151, ADD THE DAVENPORT AND LANDON GRANDE HOME TYPES AND CORRECT THE ADDRESSES FOR LOTS 181, 182 AND 191	1-13-22

SITE DEVELOPMENT PLAN  
GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN  
**CEDAR CREEK - PHASE 2**  
LOTS 142 - 196  
PLAT # 25377-25383

TAX MAP 35 GRID 21  
5TH ELECTION DISTRICT

ZONED: CEF-R

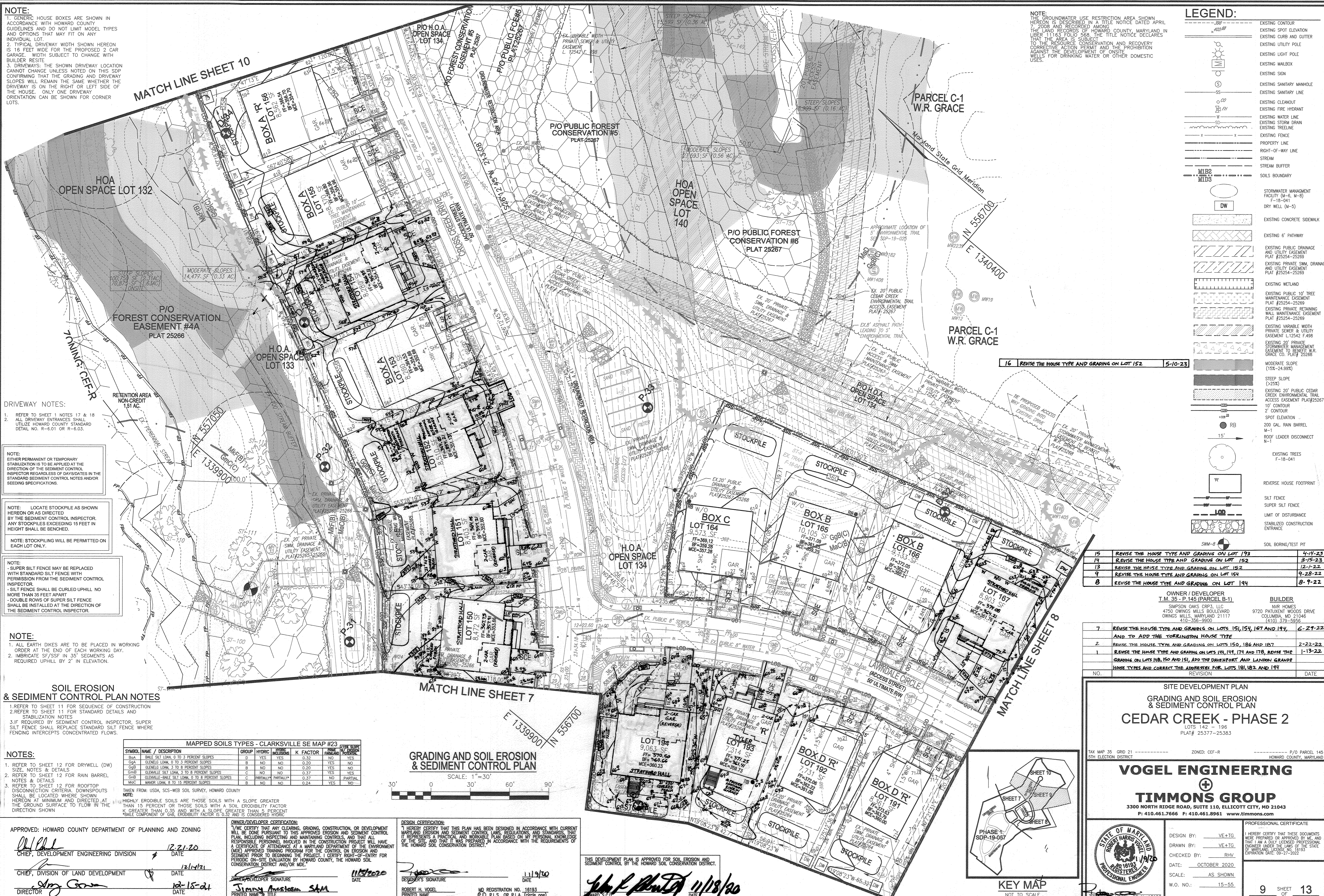
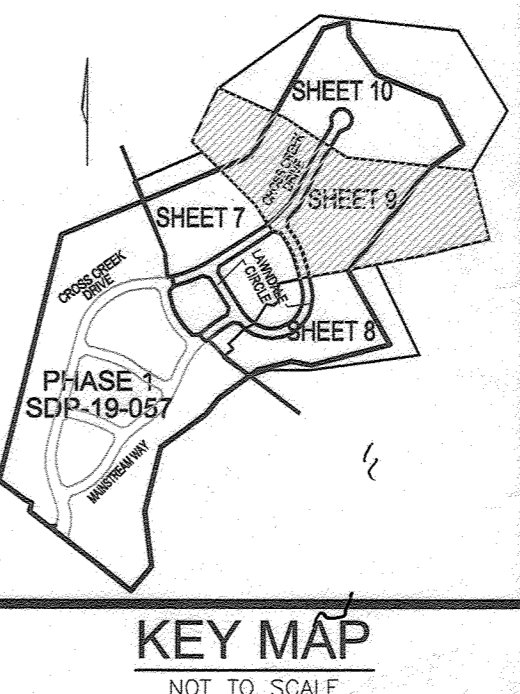
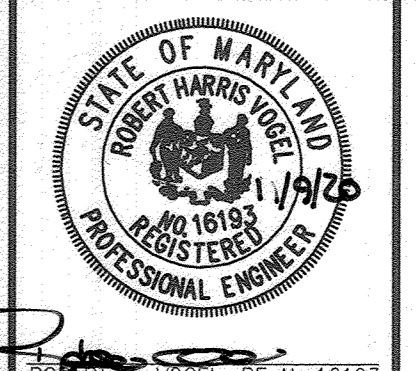
P/O PARCEL 145  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

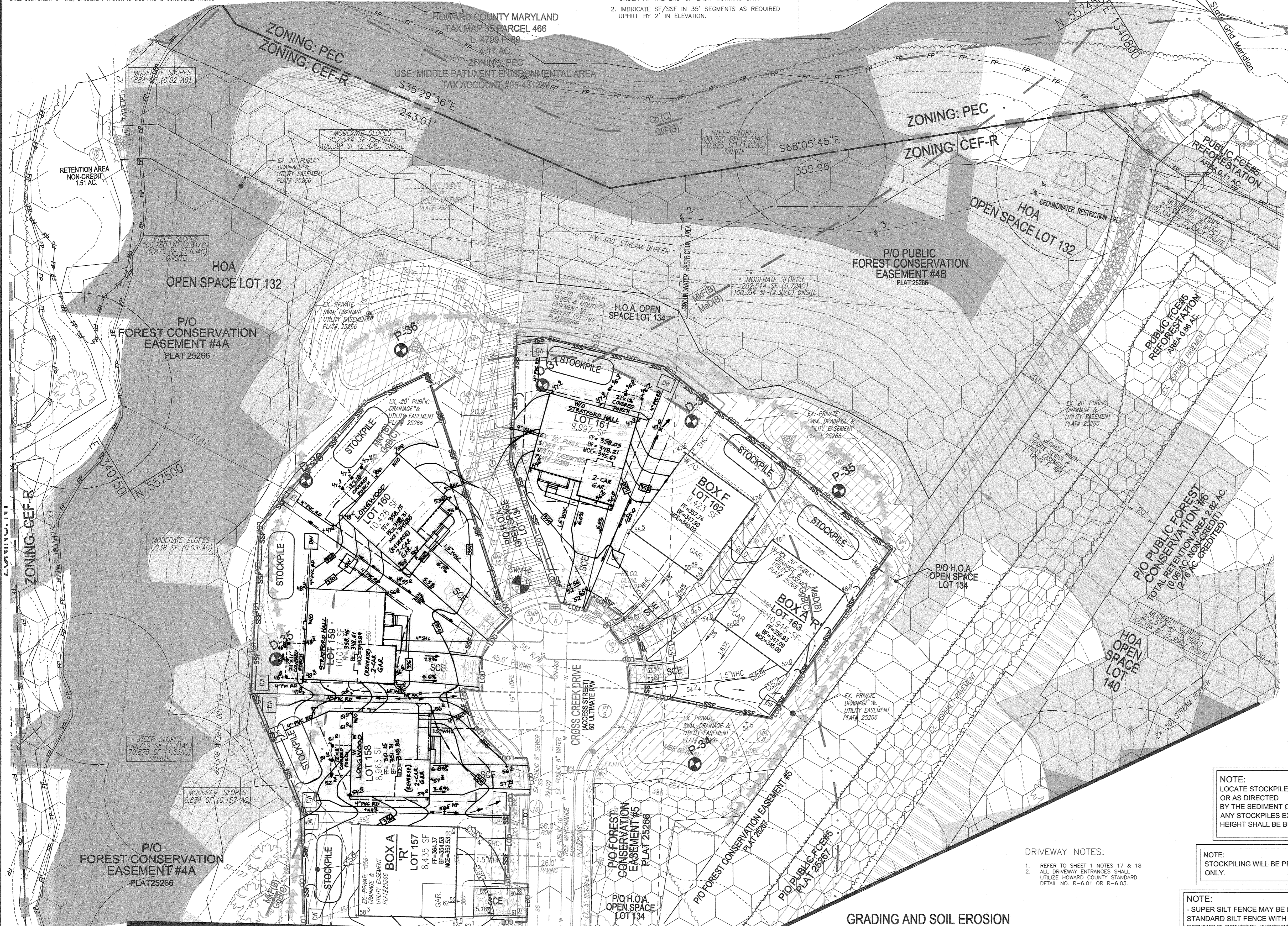
PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022.

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHV  
DATE: OCTOBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 15-55



MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23									
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT MOISTURE	K FACTOR	PERCENT ERODIBILITY	PERCENT SLOPE	PERCENT SLOPE	PERCENT SLOPE
BaA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	NO	NO	NO
BaB	GLENN SILT LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GaB	GLENN SILT LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GmB	GLENN SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	YES	YES
GmB	GLENN SILT LOAM, 0 TO 8 PERCENT SLOPES	C	NO	NO	0.37	NO	NO	NO	NO
MmC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT  
 \*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC



### SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- REFER TO SHEET 11 FOR SEQUENCE OF CONSTRUCTION
- REFER TO SHEET 11 FOR STANDARD DETAILS AND STABILIZATION NOTES
- IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL REPLACE STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

### NOTES

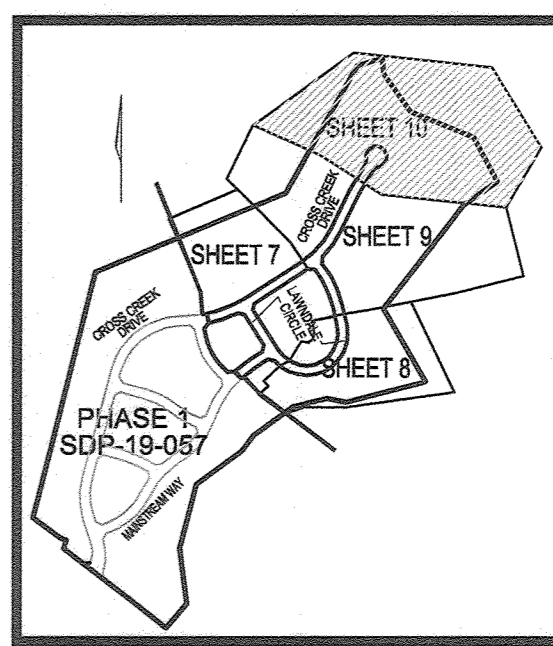
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- IMBRICATE SF/SF IN 3' SEGMENTS AS REQUIRED UPHILL BY 2' IN ELEVATION.

### NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

### NOTES:

- REFER TO SHEET 12 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
- REFER TO SHEET 12 FOR RAIN BARREL NOTES & DETAILS
- REFER TO SHEET 12 FOR ROOFTOP DISCONNECT CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN



### LEGEND:

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREELINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING FENCE
- STREAM
- STREAM BUFFER
- SOILS BOUNDARY
- STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-18-041
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING PRIVATE SWM DRAINAGE AND UTILITY EASEMENT PLAT #25254-25269
- EXISTING WETLAND
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT #25254-25269
- STEEP SLOPE (>25%)
- MODERATE SLOPE (15%-24.99%)
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT# 25266
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L-12542 F-488
- REVERSE HOUSE FOOTPRINT
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- 10' CONTOUR
- SPOT ELEVATION
- 200 GAL. RAIN BARREL M-1
- ROOF LEADER DISCONNECT N-1
- EXISTING TREES F-18-041
- SOIL BORING/TEST PIT

NOTE: THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 2, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 968. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.

OWNER / DEVELOPER  
 T.M. 35 - P.145 (PARCEL B-1)  
 SIMPSON OWNS CRP, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

BUILDER  
 FOUR HOMES  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21046  
 (410) 379-9356

NO.	REVISION	DATE
12	REVISE THE HOUSE TYPE AND GRADING ON LOTS 160 AND 161	11-16-22
11	REVISE THE HOUSE TYPE AND GRADING ON LOT 159	11-15-22
10	REVISE THE HOUSE TYPE AND GRADING ON LOT 158	10-12-22

NOTE:  
 LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

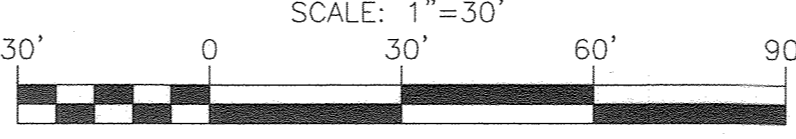
NOTE:  
 STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

NOTE:  
 SUPER SILT FENCE MAY BE REPLACED WITH STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.  
 SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
 DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE:  
 EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

DRIVEWAY NOTES:  
 1. REFER TO SHEET 1 NOTES 17 & 18  
 2. ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 OR R-6.03.

### GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

12/15/21  
 DATE

12/15/21  
 DATE

12-15-21  
 DATE

OWNER/DEVELOPER CERTIFICATION:  
 I, THE UNDERSIGNED, CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY THAT I AM THE OWNER OR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

11/13/20  
 DATE

11/13/20  
 DATE

11/13/20  
 DATE

DESIGN CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS. THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

11/13/20  
 DATE

11/13/20  
 DATE

11/13/20  
 DATE

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

11/13/20  
 DATE

SITE DEVELOPMENT PLAN  
 GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN  
**CEDAR CREEK - PHASE 2**  
 LOTS 142 - 196  
 PLAT# 25377-25383

TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145 HOWARD COUNTY, MARYLAND 5TH ELECTION DISTRICT

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: VE+TG  
 DRAWN BY: VE+TG  
 CHECKED BY: RHV  
 DATE: OCTOBER 2020  
 SCALE: AS SHOWN  
 W.O. NO.: 15-55

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. MY LICENSE NO. IS 15193 EXPIRATION DATE: 09-27-2022

10 SHEET OF 13



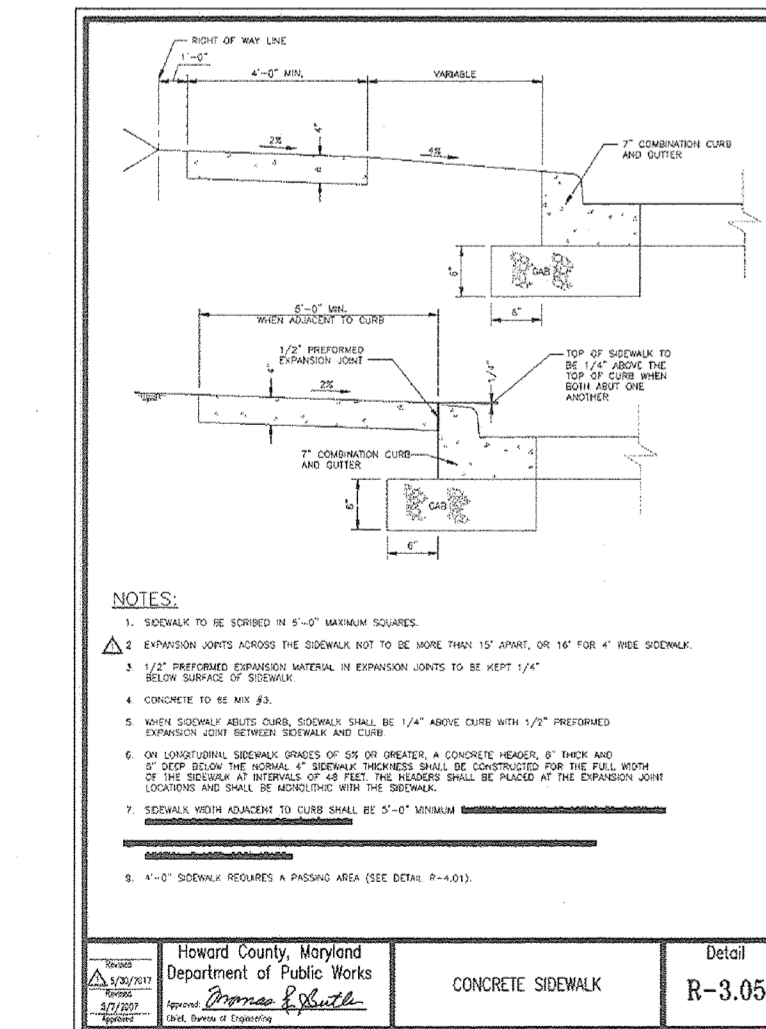
ON-LOT STORMWATER MANAGEMENT PRACTICES					
Lot Number	Address	Project Phase	M-5	M-1	N-1
			Driveway	Rain Barrel	Roofport Disconnect
142	7715 CROSS CREEK DRIVE	PHASE 2	-	-	2
143	7719 CROSS CREEK DRIVE	PHASE 2	-	-	2
144	7723 CROSS CREEK DRIVE	PHASE 2	2	-	2
145	7727 CROSS CREEK DRIVE	PHASE 2	3	-	-
146	7731 CROSS CREEK DRIVE	PHASE 2	3	-	-
147	7735 CROSS CREEK DRIVE	PHASE 2	3	-	-
148	7743 CROSS CREEK DRIVE	PHASE 2	-	1	-
149	7747 CROSS CREEK DRIVE	PHASE 2	3	1	-
150	7751 CROSS CREEK DRIVE	PHASE 2	3	-	-
151	7755 CROSS CREEK DRIVE	PHASE 2	-	1	-
152	7759 CROSS CREEK DRIVE	PHASE 2	-	-	-
153	7763 CROSS CREEK DRIVE	PHASE 2	-	-	-
154	7767 CROSS CREEK DRIVE	PHASE 2	3	-	-
155	7771 CROSS CREEK DRIVE	PHASE 2	3	-	-
156	7775 CROSS CREEK DRIVE	PHASE 2	2	-	-
157	7779 CROSS CREEK DRIVE	PHASE 2	2	-	-
158	7783 CROSS CREEK DRIVE	PHASE 2	3	-	-
159	7787 CROSS CREEK DRIVE	PHASE 2	3	-	-
160	7791 CROSS CREEK DRIVE	PHASE 2	1	-	-
161	7795 CROSS CREEK DRIVE	PHASE 2	2	-	-
162	7802 CROSS CREEK DRIVE	PHASE 2	1	-	-
163	7806 CROSS CREEK DRIVE	PHASE 2	1	-	-
164	7984 LAWNDALE CIRCLE	PHASE 2	-	1	1
165	7988 LAWNDALE CIRCLE	PHASE 2	3	-	-
166	7996 LAWNDALE CIRCLE	PHASE 2	2	2	-
167	7992 LAWNDALE CIRCLE	PHASE 2	2	-	2
168	7988 LAWNDALE CIRCLE	PHASE 2	3	-	-
169	7964 LAWNDALE CIRCLE	PHASE 2	3	-	-
170	7960 LAWNDALE CIRCLE	PHASE 2	3	-	-
171	7956 LAWNDALE CIRCLE	PHASE 2	3	-	-
172	7952 LAWNDALE CIRCLE	PHASE 2	3	-	-
173	7948 LAWNDALE CIRCLE	PHASE 2	3	-	-
174	7940 LAWNDALE CIRCLE	PHASE 2	2	-	1
175	7936 LAWNDALE CIRCLE	PHASE 2	2	-	2
176	7932 LAWNDALE CIRCLE	PHASE 2	2	-	2
177	7928 LAWNDALE CIRCLE	PHASE 2	1	-	1
178	7924 LAWNDALE CIRCLE	PHASE 2	-	1	2
179	7920 LAWNDALE CIRCLE	PHASE 2	-	1	3
180	7916 LAWNDALE CIRCLE	PHASE 2	-	1	3
181	7912 LAWNDALE CIRCLE	PHASE 2	-	1	1
182	7908 LAWNDALE CIRCLE	PHASE 2	2	2	-
183	7904 LAWNDALE CIRCLE	PHASE 2	2	-	2
184	7900 LAWNDALE CIRCLE	PHASE 2	2	-	2
185	7896 LAWNDALE CIRCLE	PHASE 2	2	-	2
186	7892 LAWNDALE CIRCLE	PHASE 2	2	-	2
187	7888 LAWNDALE CIRCLE	PHASE 2	3	-	1
188	7884 LAWNDALE CIRCLE	PHASE 2	4	-	-
189	7880 LAWNDALE CIRCLE	PHASE 2	4	-	-
190	7945 LAWNDALE CIRCLE	PHASE 2	2	-	2
191	7949 LAWNDALE CIRCLE	PHASE 2	2	-	2
192	7953 LAWNDALE CIRCLE	PHASE 2	1	-	2
193	7957 LAWNDALE CIRCLE	PHASE 2	-	1	2
194	7961 LAWNDALE CIRCLE	PHASE 2	-	1	2
195	7744 CROSS CREEK DRIVE	PHASE 2	1	-	2
196	7736 CROSS CREEK DRIVE	PHASE 2	2	-	2

NOTE:  
DOC EXECUTED WITH THIS SDP-20-055 PLAN SUBMISSION

**N-1. DISCONNECTION OF ROOFTOP RUNOFF**

**CONSTRUCTION CRITERIA:**  
THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING THE CONSTRUCTION OF PROJECTS WITH PLANNED ROOFTOP DISCONNECTIONS:  
- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G. SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF.  
- SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SEPARATING THE SURFACE OR RETROLLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

**INSPECTION:**  
A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAVE BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.  
**MAINTENANCE CRITERIA:**  
MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

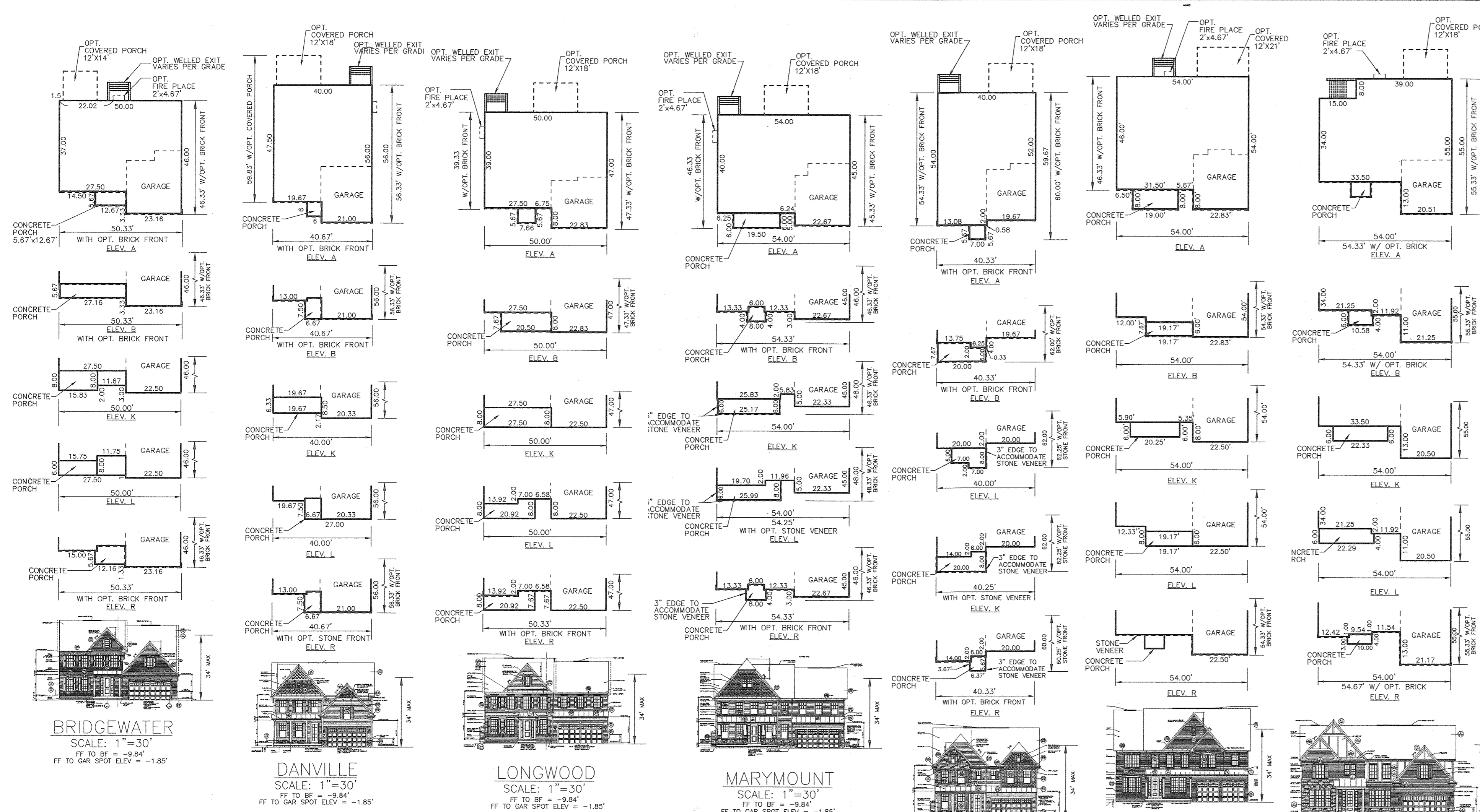


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DATE: 12-21-20  
DATE: 12-15-21

**STORMWATER MANAGEMENT TEST PIT DATA**

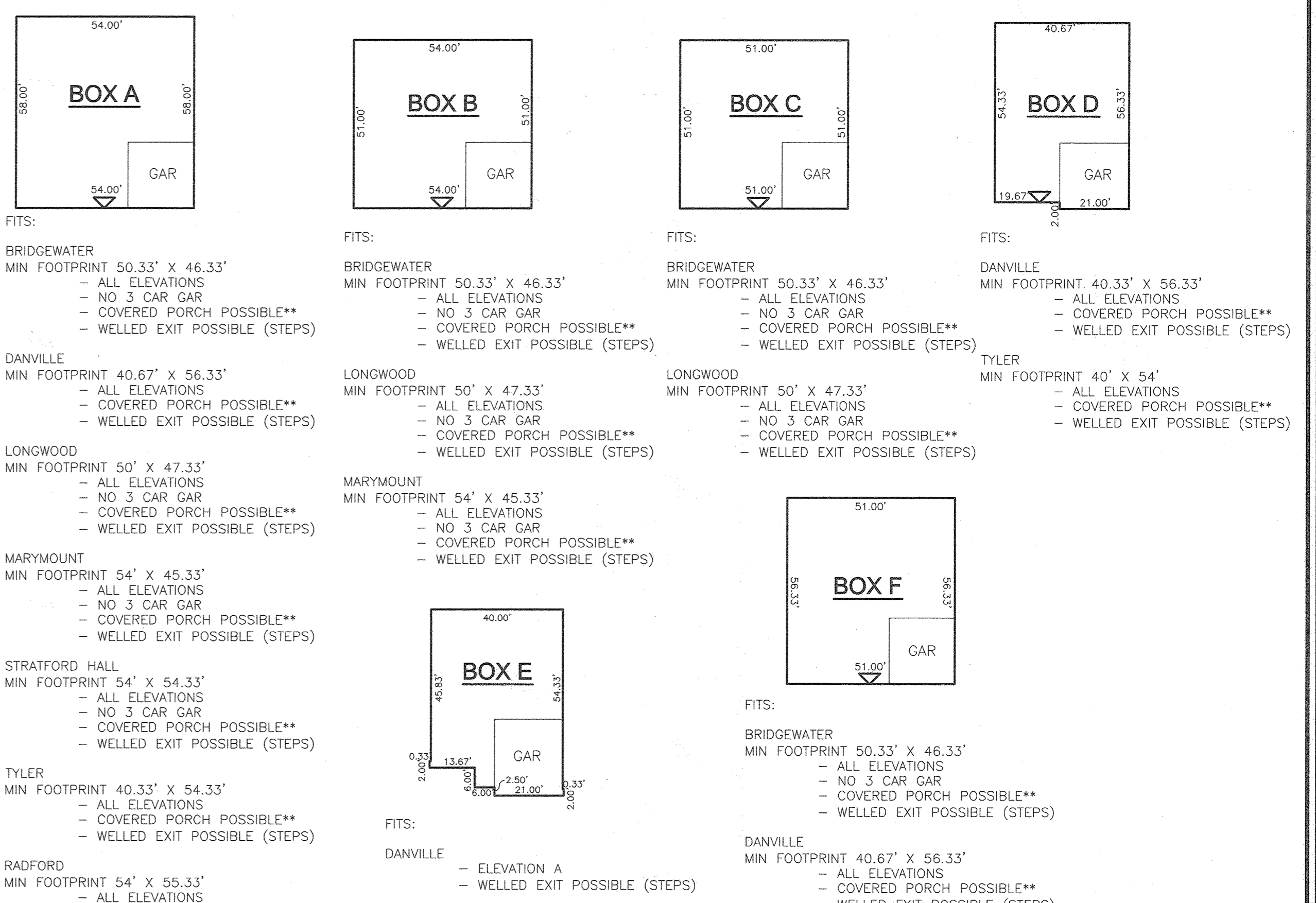
Table No. 1 - Subsurface Exploration Summary  
Simpson Oaks, SWM Facilities  
Job No. 080927x25

Exploration No.	Approximate Existing Ground Surface Elevation (ft. MSL)	Approximate Proposed Ground Surface Elevation (ft. MSL)	Proposed Cutfill (ft.) (R/L)	Boring Depth (ft.)	Approximate Termination Elevation (ft. MSL)	Approximate Cave-in Depth Observations*		Groundwater Observations*		Depth to Highly Weathered Rock (ft.)	Surficial Material Thickness (ft.)
						Depth (ft.)	EL (ft. MSL)	Depth (ft.)	EL (ft. MSL)		
Borings Performed in February of 2015											
SWM-1	367.1	362	4.9	15	372.1	7.2	378.9	Dry	<-372	Dry	<-372
SWM-2	421.7	404	-17.7	25	369.9	11.4	374.4	Dry	<-367	Dry	<-367
SWM-3	388	391	3	15	373	4.3	383.7	Dry	<-373	Dry	<-373
SWM-4	367.8	369	1.2	15	352.8	7.8	360	13	364.8	13	364.8
SWM-5	388	384	-4	15	371	10.6	380	Dry	<-371	Dry	<-371
SWM-6	384.1	382	-2.1	30	364.1	10.6	373.5	Dry	<-364	Dry	<-364
SWM-7	349.2	356	6.8	15	334.2	5	344.2	Dry	<-334	Dry	<-334
SWM-8	352.6	354	1.4	15	337.6	8.3	346.3	Dry	<-338	Dry	<-338
Borings Performed in August of 2015											
B-1 (2015)	354	-	-	20	334	Pipe	-	-	<-334	14	340
B-2 (2015)	355	-	-	20	335	Pipe	-	-	<-335	-	-
B-3 (2015)	356	-	-	20	336	Pipe	-	-	<-336	-	-
Borings Performed in December of 2016 and January of 2017											
B-1	342	352	10	20	322	Pipe	-	-	<-322	7.2	335
B-2	345	352	7	15	330	Pipe	-	-	<-330	9.2	338
B-3	349.5	350	0.5	20	330	Pipe	-	-	<-330	19	341
B-4	350	348	-2	20	334	Pipe	-	-	<-344	19	344
B-5	350	348	-2	20	334	Pipe	-	-	<-344	19	344
B-6	350	348	-2	20	334	Pipe	-	-	<-344	19	344
B-7	407	402	-5	15	392	Pipe	-	-	<-392	2	398
B-8	407	402	-5	15	392	Pipe	-	-	<-392	2	398
B-9	407	402	-5	15	392	Pipe	-	-	<-392	2	398
B-10	407	402	-5	15	392	Pipe	-	-	<-392	2	398
B-11	407	402	-5	15	392	Pipe	-	-	<-392	2	398
B-12	410	402	-8	18	392	Pipe	-	-	<-392	2	398
B-13	405	404	-1	12	394	Pipe	-	-	<-394	13	393
B-14	408	408	0	10	399	Pipe	-	-	<-399	6.7	399
B-15	415	407	-8	20	395	Pipe	-	-	<-395	11.3	404
B-16	413.5	405	-8	18	396	Pipe	-	-	<-396	11.8	399
B-17	414	407	-7	17	397	Pipe	-	-	<-397	11.8	399
B-18	402	400	-2	12	392	Pipe	-	-	<-392	11.8	399
B-19	409	395	-14	24	385	4.5	405	Dry	<-405	Dry	<-405
B-20	396.5	393	-3	14	383	Pipe	-	-	<-383	Dry	<-383
B-21	396.5	393	-3	14	383	Pipe	-	-	<-383	Dry	<-383
B-22	396.5	393	-3	14	383	Pipe	-	-	<-383	Dry	<-383
B-23	396.5	393	-3	14	383	Pipe	-	-	<-383	Dry	<-383
B-24	396.5	393	-3	14	383	Pipe	-	-	<-383	Dry	<-383
B-25	378	378	0	12	368	4.4	374	Dry	<-374	-	-
B-26	380	375	-5	15	365	Pipe	-	-	<-365	Dry	<-365
B-27	370	368	-2	12	368	Pipe	-	-	<-368	Dry	<-368
B-28	373	368	-5	17	365	5.5	368	Dry	<-368	-	-
B-29	370.5	371	0.5	10	361	3.0	368	Dry	<-368	-	-
B-30	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-31	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-32	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-33	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-34	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-35	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-36	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-37	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-38	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-39	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-40	369	362	-7	15	340	3.0	349	Dry	<-349	-	-
B-41	368.5	367	-1	12	367	3	368	Dry	<-368	-	-
B-42	370	367	-3	13	367	4.2	369	Dry	<-369	-	-
B-43	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-44	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-45	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-46	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-47	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-48	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-49	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-50	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-51	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-52	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-53	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-54	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-55	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-56	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-57	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-58	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-59	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-60	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-61	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-62	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-63	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-64	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-65	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-66	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-67	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-68	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-69	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-70	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-71	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-72	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-73	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-74	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-75	370.5	369	-1	8	368	2.4	369	Dry	<-369	-	-
B-76	370.5	369	-1	8	368						

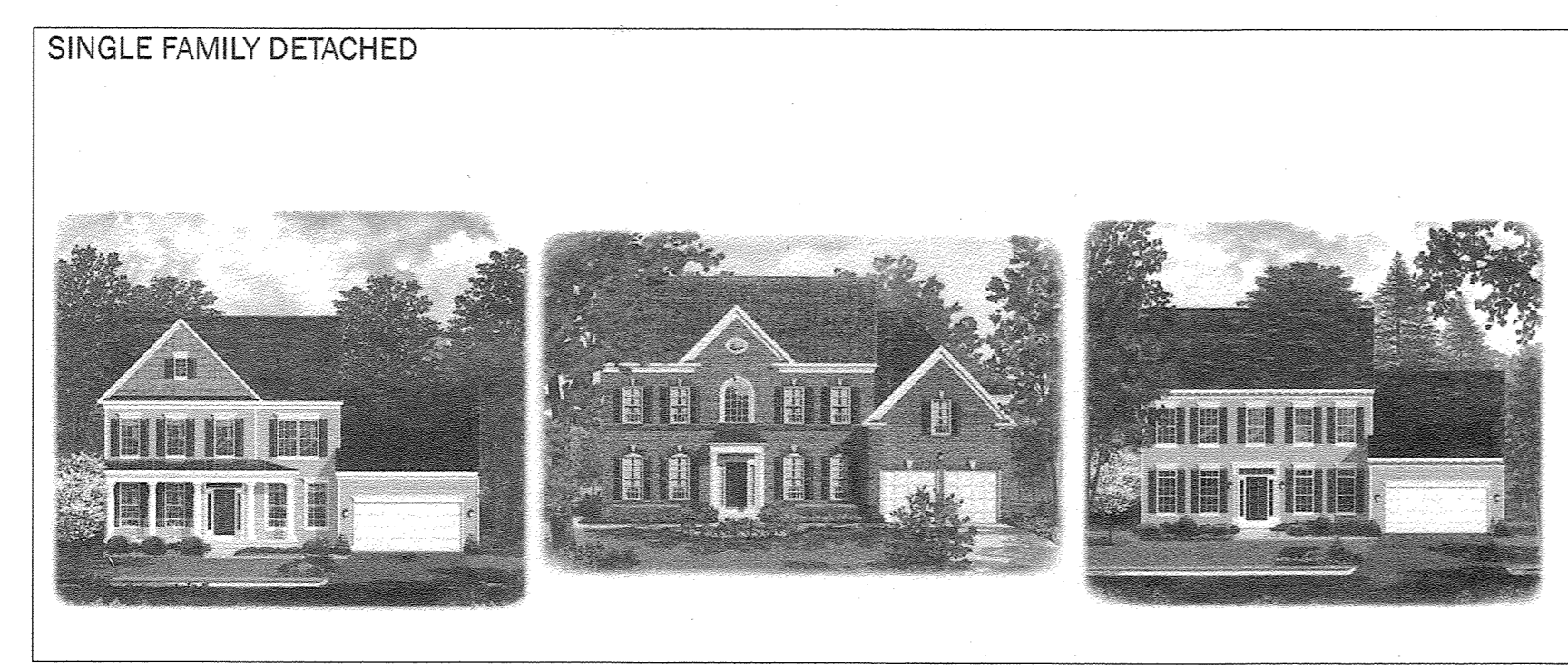
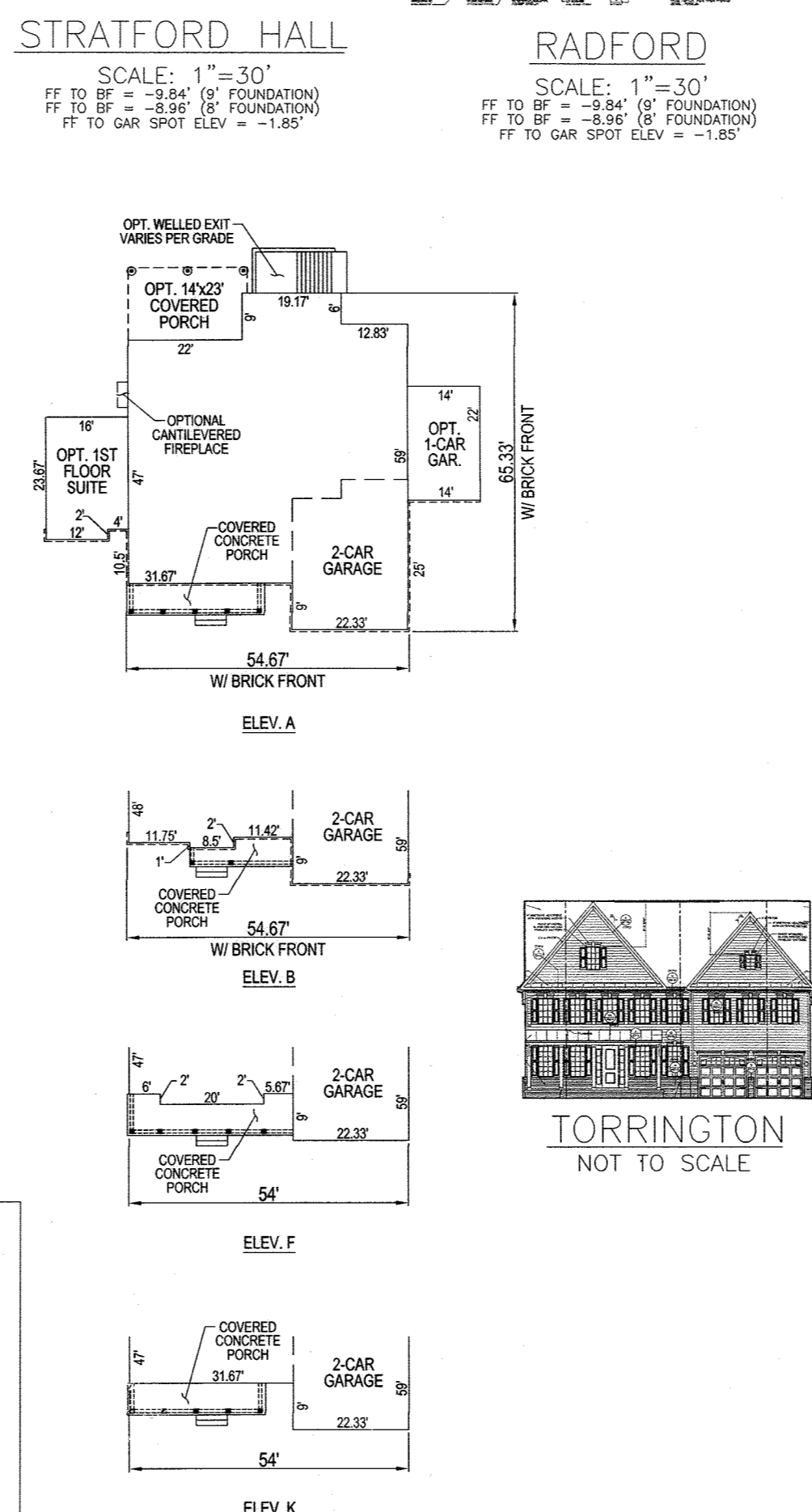
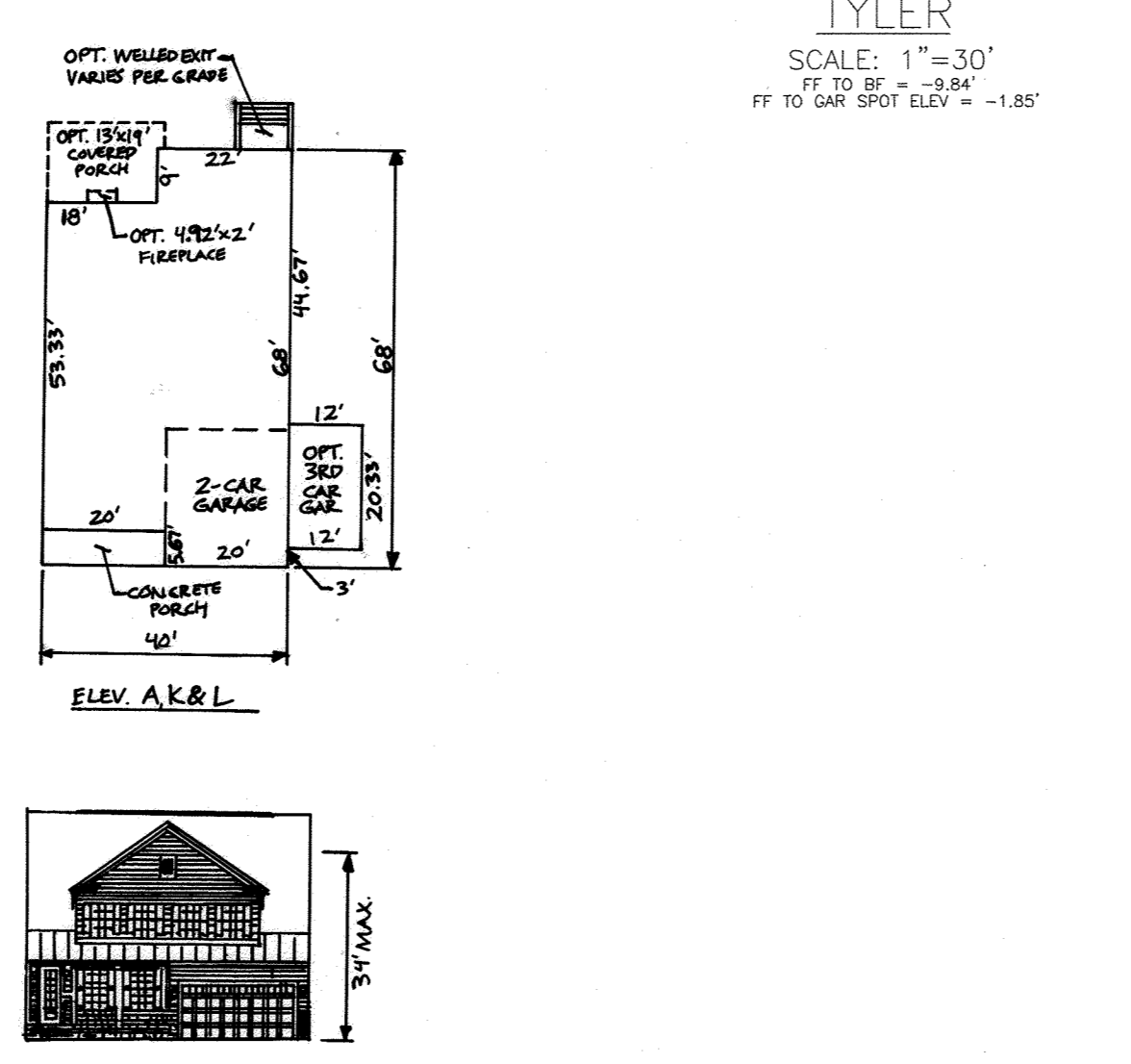
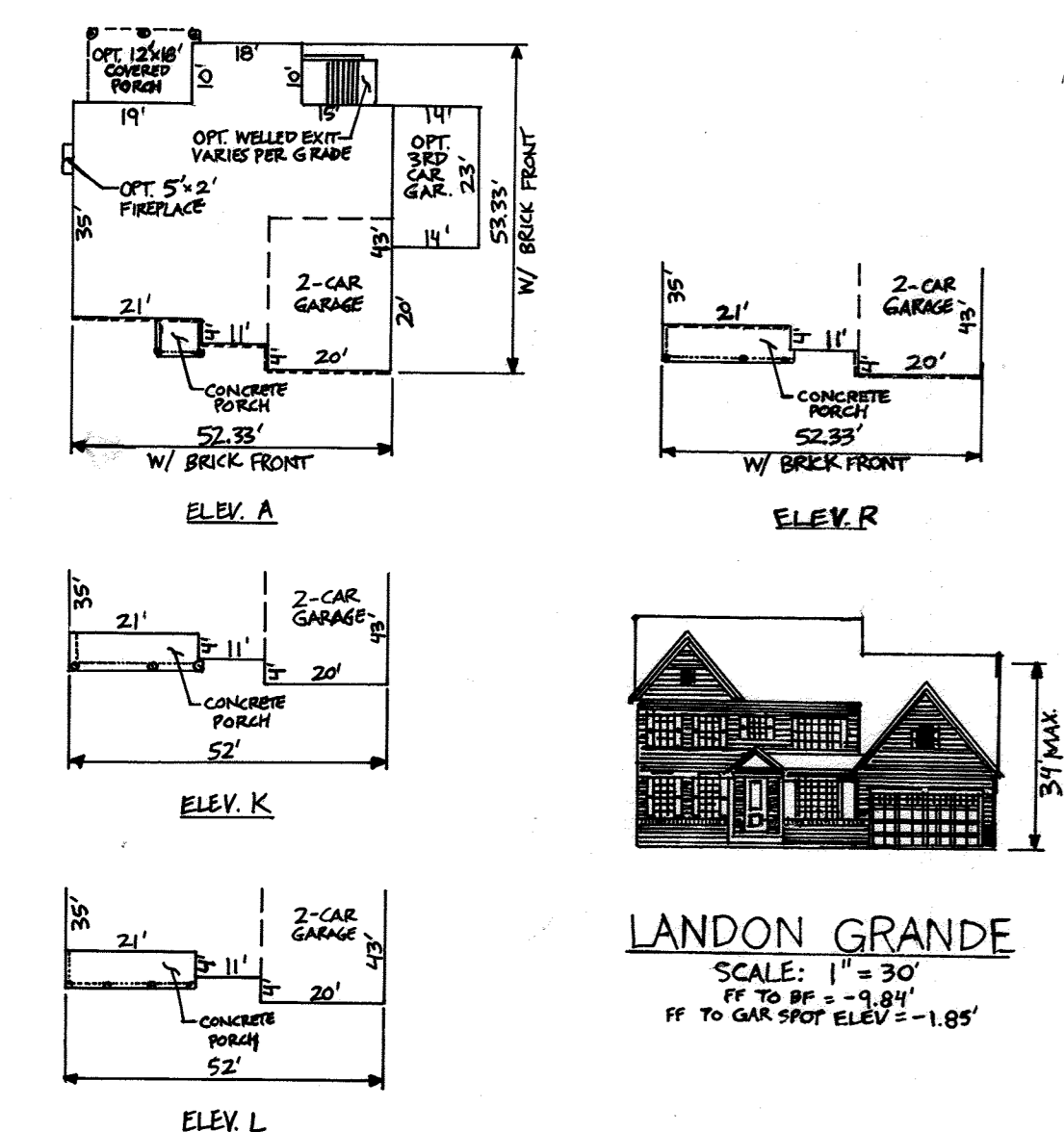


NOTE: GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.

\*\*GENERIC HOUSE BOX OPTIONS: THE GENERIC HOUSE BOXES DO NOT NEED TO SHOW AVAILABLE OPTIONS (CHIMNEYS, BAY WINDOWS, EAVES, DECKS, PORCHES, ETC. AND CERTAIN SUBROOMS AND ROOM EXTENSIONS FOR THE R-ED AND R-20 ZONING DISTRICT LOTS USING THE R-ED REGULATIONS) THAT ARE PERMITTED TO ENCRoACH INTO THE SIDE OR REAR YEAR BRL'S PROVIDED THE SETBACK ENCROACHMENTS COMPLY WITH THE REQUIREMENTS OF SECTION 128.0 OF THE ZONING REGULATIONS.



- NOTES:**
- ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
  - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
  - A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL.
  - MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY CEF-R ZONE.
  - IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS:  
MAX ENCRoACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK  
MAX ENCRoACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.  
MAX ENCRoACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.  
MAX ENCRoACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 12-21-22

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 12/15/22

DIRECTOR: *[Signature]* DATE: 12-15-21

OWNER / DEVELOPER: T.M. 35 - P. 145 (PARCEL B-1)

BUILDER: NVR HOMES, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MD 21046, (410) 379-9956

NO.	REVISION	DATE
7	REVISE THE HOUSE TYPE AND GRADING ON LOTS 151, 154, 167 AND 194, AND TO ADD THE TORRINGTON HOUSE TYPE	6-29-22
1	REVISE THE HOUSE TYPE AND GRADING ON LOTS 149, 174 AND 178, REVISE THE GRADING ON LOTS 148, 150 AND 151, ADD THE DAVENPORT AND LANDON GRANDE HOUSE TYPES AND CORRECT THE ADDRESSES FOR LOTS 181, 182 AND 191	1-13-22

**SITE DEVELOPMENT PLAN**  
**HOUSE TYPES & HOUSE BOX MATRIX PLAN**  
**CEDAR CREEK - PHASE 2**  
LOTS 142 - 196  
PLAT# 25377-25383

TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

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. 15193 EXPIRATION DATE: 09-27-2027

DESIGN BY: VE+TG  
DRAWN BY: VE+TG  
CHECKED BY: RHW  
DATE: OCTOBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 15-55

13 SHEET OF 13