

SHEET INDEX table with columns NO. and DESCRIPTION. Lists sheets 1 through 7 including COVER SHEET, SITE DEVELOPMENT PLAN, STORMWATER MANAGEMENT & DRAINAGE AREA MAP, etc.

ADDRESS CHART table with columns LOT NO. and ADDRESS. Lists addresses 9456 to 9442 on VOLLMERHAUSEN DRIVE.

Minimum Lot Size Chart table with columns Lot, Total Area (sf), Flagstem Area (sf), and Min Lot Area (sf). Lists minimum lot sizes for lots 3, 4, 5, and 6.

Note: Minimum lot size per zoning regulations (Section 110.0.D.2) is 6,000 sf.

GENERAL NOTES

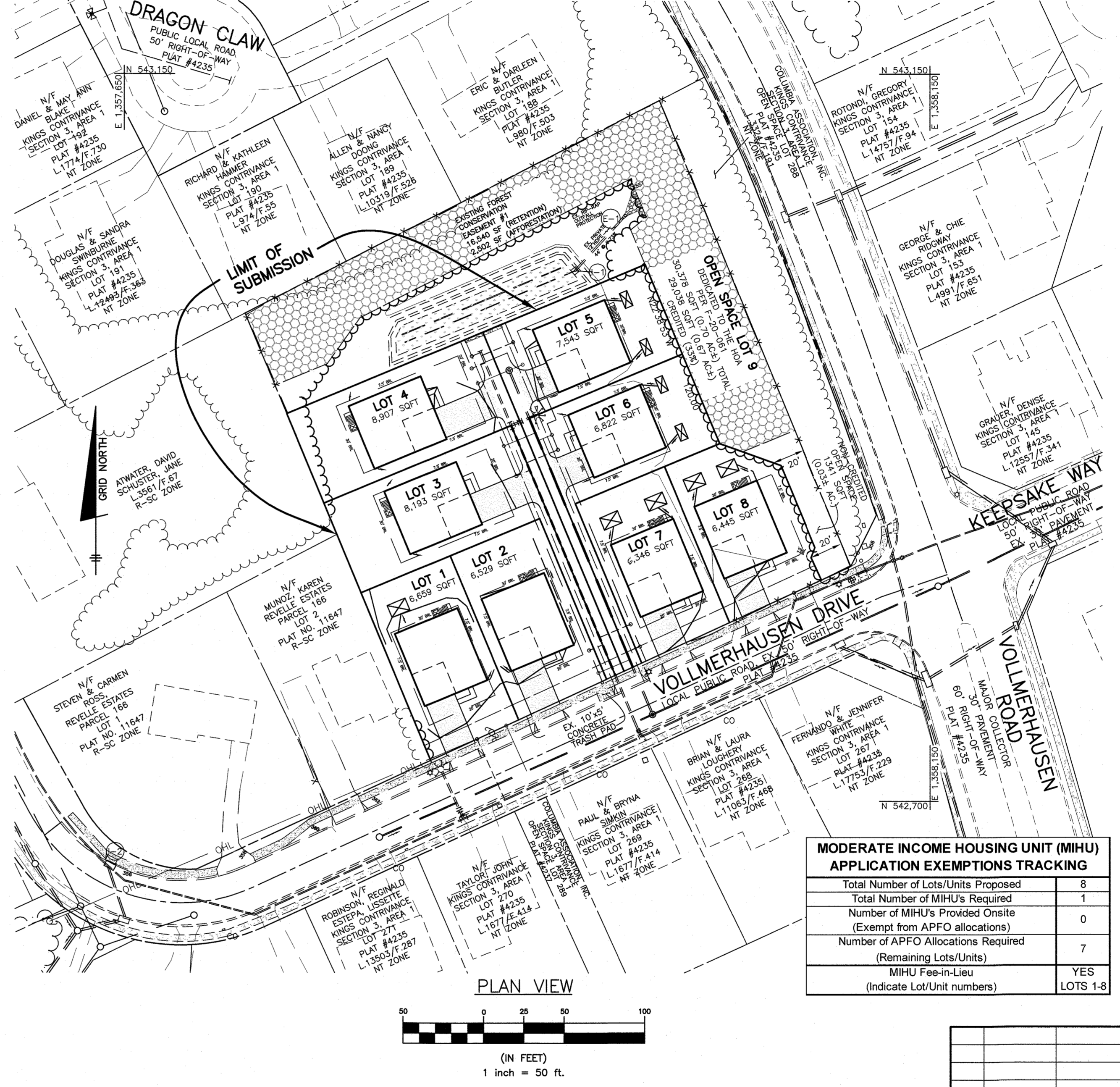
- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2. SUBJECT PROPERTY ZONED R-SC PER THE 10-06-2013 COMPREHENSIVE ZONING PLAN.
- 3. THE EXISTING TOPOGRAPHY ON-SITE IS TAKEN FROM FIELD SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY, 2019. SURROUNDING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY GIS. THE EXISTING UTILITIES SHOWN ARE TAKEN FROM FIELD SURVEY, CONTRACT DRAWINGS, AND COUNTY GIS INFORMATION.
- 4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS ESTABLISHED FROM GIS OBSERVATION, MONUMENTS "TRAV.1" & "TRAV.2" WERE USED FOR THIS PROJECT.
- 5. PROJECT BOUNDARY IS BASED ON A SURVEY BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY, 2019.
- 6. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.2 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- 7. THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2019 AND APPROVED UNDER S-19-008.
- 8. TRAFFIC STUDY WAS PREPARED BY MARS GROUP FEBRUARY, 2019 AND APPROVED UNDER THE REVIEW OF S-19-008 ON 6/19/19.
- 9. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED SEPTEMBER, 2019 AND APPROVED UNDER P-20-004.
- 10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 11. THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE. THE PREVIOUSLY EXISTING STRUCTURES ON-SITE HAVE BEEN REMOVED UNDER DEMO PERMIT #B19002675.
- 12. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BANK BUFFERS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE PER THE WETLAND CERTIFICATION & FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2019 AND APPROVED UNDER S-19-008.
- 13. THE EXISTING WELL ON THE PROPERTY (TAGHO-73-4082) WAS PROPERLY ABANDONED IN ACCORDANCE WITH THE HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH ON 7/5/2019.
- 14. THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON FEBRUARY 28, 2019 AT 6:00PM IN THE HOWARD COUNTY PUBLIC LIBRARY EAST COLUMBIA BRANCH.
- 15. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 2/19/2021, ON WHICH DATE, DEVELOPERS AGREEMENT NUMBER F-20-061 WAS FILED AND ACCEPTED.
- 16. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER MAIN WILL CONNECT UNDER EX. CONTRACT 24-5125-D. DRAINAGE IS LITTLE PATUXENT WRP.
- 17. FREE FLOW SPEED STUDY WAS PREPARED BY MARS GROUP ON MARCH, 2019 AND THE SIGHT DISTANCE ANALYSIS WAS APPROVED UNDER S-19-008.
- 18. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS. THE COLLECTION POINT FOR TRASH AND RECYCLING COLLECTION SERVICES FOR LOTS 3 THRU 6 SHALL BE THE EXISTING 5'x10' CONCRETE TRASH PAD (F-20-061) AT THE WESTERN EDGE OF THE ROADWAY ENTRANCE FOR THE USE-IN-COMMON DRIVE.
- 19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR & CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45° TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/ARCHES) - CAPABLE OF SUPPORTING 25 (OVER LOAD).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - G) STRUCTURE CLEARANCE - MINIMUM 12 FEET
- 20. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- 21. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 22. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION WERE PREVIOUSLY ADDRESSED UNDER F-20-061 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE SUBDIVISION REGULATIONS AND FOREST CONSERVATION MANUAL. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION IS SATISFIED BY THE USE OF ON-SITE RETENTION OF 0.4 ACRES WITHIN A FOREST CONSERVATION EASEMENT, RESTORATION OF 0.06 ACRES WITHIN A FOREST CONSERVATION EASEMENT AND A FEE-IN-LIEU PAYMENT OF \$7,623.00 FOR 0.14 ACRES OF REMAINING OBLIGATIONS.
- 23. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT IS COMPATIBLE WITH THE ADJACENT RESIDENTIAL NEIGHBORHOOD BY CONSISTING OF THE SAME UNIT TYPES (SFD). THIS PROJECT IS INTEGRATED WITH THE SURROUNDING RESIDENTIAL DEVELOPMENT BY INTERCONNECTING SIDEWALKS & OPEN SPACE WITH THOSE LOCATED OFF-SITE, AND BY INCORPORATING & PRESERVING THE FOREST CONSERVATION & SPECIMEN TREE PROTECTION ALONG THE NORTHWESTERN BOUNDARY LINE. LOTS, BUILDINGS, & SITE IMPROVEMENTS ARE CONFIGURED TO PROVIDE PRIVACY BY THE LOCATION OF THE FOREST CONSERVATION EASEMENT, NON-CREDITED FOREST RETENTION, OPEN SPACE, ORIENTATION OF THE HOUSES, PERIMETER LANDSCAPING, AND MITIGATION TREE PLANTING ALONG THE BOUNDARY.
- 24. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 25. LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$14,820 FOR 37 SHADE TREES, 24 UNDERSTORY/ORNAMENTAL TREES, & 4 SHRUBS, WAS POSTED WITH F-20-061. PERIMETER LANDSCAPING REQUIRED UNDER THE SDP SHALL BE 9 TREES. SEE LANDSCAPE PLAN FOR LOCATIONS.
- 26. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402(c), THIS REQUIREMENT SHALL BE MET BY A FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 29. PER SECTION 16.121(a)(2), THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 21,998 SF. THERE IS NO RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT, SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i) OF THE SUBDIVISION REGULATIONS. OPEN SPACE LOT 9 SHALL BE ACCESSED THROUGH THE USE-IN-COMMON DRIVEWAY, PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.
- 30. STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL. STORMWATER MANAGEMENT IS PROVIDED BY ONE (M-6) MICRO-BIoretention FACILITY, NINE (M-5) DRY WELLS, AND FOUR (N-2) NON-ROOFTOP DISCONNECTION. ALL FACILITIES ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 31. ALTERNATIVE COMPLIANCE, WP-19-081, WAS APPROVED BY THE DIRECTOR ON MAY 30, 2019, TO SECTION 16.2105(a)(7), WHICH ALLOWS FOR REMOVAL OF 22 SPECIMEN TREES. THE ALTERNATIVE TO SPECIMEN TREE RETENTION WAS PLANTING OF LANDSCAPE TREES AT A 2:1 RATIO. THE ALTERNATIVE COMPLIANCE WAS APPROVED SUBJECT TO THE FOLLOWING CONDITION:
 - REMOVAL OF THE TWENTY-TWO (22) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGE CALIPER NATIVE TREE SPECIES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (44 TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A REVISED LANDSCAPE PLAN WITH YOUR FINAL SUBDIVISION PLAN FOR THIS PROPERTY, THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.
- 32. HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING HAS REVIEWED AND APPROVED THE USE OF UPPER AND UNDERSTORY TREES TO ADDRESS THE SPECIMEN TREE REMOVAL MITIGATION.
- 33. DESIGN MANUAL WAIVER DMV2-20-006 WAS APPROVED BY LETTER DATED NOVEMBER 21, 2019, TO HOWARD COUNTY DESIGN MANUAL, VOL. II, SECTION 5.4.B.5 TO ALLOW FOR PERMANENT STRUCTURE TO BE WITHIN 10' OF A SHARED PUBLIC WATER, SEWER, & UTILITY EASEMENT.
 - IN REVIEW OF THE PROPOSED WAIVER, IT WAS NOTED THAT WHILE THE FULL 30' WATER & SEWER EASEMENT WILL BE PROVIDED FOR ACCESS TO THE UTILITIES, ACCESS WILL HAVE TO BE PERFORMED CAUTIOUSLY BECAUSE STRUCTURES WILL ONLY BE 7' FROM HEAVY CONSTRUCTION EQUIPMENT. HOWEVER, IN CONSIDERATION OF THE BUILDING CONSTRAINTS CITED, CONSIDERING THE UTILITIES ARE SMALL DIAMETER AND THE SEWER IS NOT EXCESSIVELY DEEP (APPROXIMATELY 13' MAXIMUM), AND THAT THE PROPOSED UTILITIES WILL BE NEW WITH A DESIGN LIFE OF 50 YEARS OR MORE, THIS WAIVER REQUEST IS APPROVED.
- 34. THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 3 THRU 6 & OPEN SPACE LOT 9 WAS RECORDED SIMULTANEOUSLY WITH THE RECORDEMENT OF THE SUBDIVISION PLAT F-20-061.
- 35. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, ID #20721072 ON 2/24/2021. THE HOMEOWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS ARE RECORDED WITH THE PLAT F-20-061.
- 36. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 37. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 38. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 39. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- 40. THE RESIDENTIAL DRIVEWAYS FOR LOTS 1, 2, 7, & 8, AND USE-IN-COMMON DRIVE CONNECTIONS ALONG VOLLMERHAUSEN DRIVE SHALL CONFORM TO HO.CO. STD. R-6.03.
- 41. IN ACCORDANCE WITH SECTION 128.0 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.
- 42. THIS SUBDIVISION IS NOT SUBJECT TO CB62-2019 (THE AMENDED FOREST CONSERVATION ACT) BECAUSE THE PRELIMINARY PLAN (P-20-004) WAS SIGNED PRIOR TO THE BILL'S ENACTMENT DATE OF FEB. 5, 2020.
- 43. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-SC
 - b. LOCATION: TAX MAP 42 - GRID 22 - PARCEL 167
 - c. APPLICABLE DPZ FILE REFERENCES: ECP-19-042, S-19-08, WP-19-081, P-20-004, 24-5125-D, F-20-061 PLAT Nos. 25726 & 25727
 - d. DEED REFERENCE: L.18641, F.320
 - e. PROPOSED USE OF SITE: 8 SINGLE FAMILY DETACHED RESIDENCES
 - f. PROPOSED WATER AND SEWER: PUBLIC AND PUBLIC
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE..... 1.32 AC±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.)..... 0.00 AC
 - c. AREA OF STEEP SLOPES (25% OR GREATER)..... 0.00 AC
 - d. NET AREA OF SITE..... 1.32 AC±
 - e. AREA OF THIS PLAN SUBMISSION..... 1.32 AC±
 - f. LIMIT OF DISTURBANCE (APPROX.)..... 1.16 AC±
 - g. AREA OF PROPOSED BUILDABLE LOTS..... 1.32 AC±
 - h. AREA OF OPEN SPACE LOTS..... 0.00 AC±
 - i. AREA OF PROPOSED PUBLIC ROAD..... 0.00 AC
 - j. AREA OF PROPOSED PUBLIC R/W DEDICATION..... 0.00 AC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signatures and Dates for Chief, Development Engineering Division and Chief, Division of Land Development]

SITE DEVELOPMENT PLANS
HUNTINGTON POINT
LOTS 1 THRU 8
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

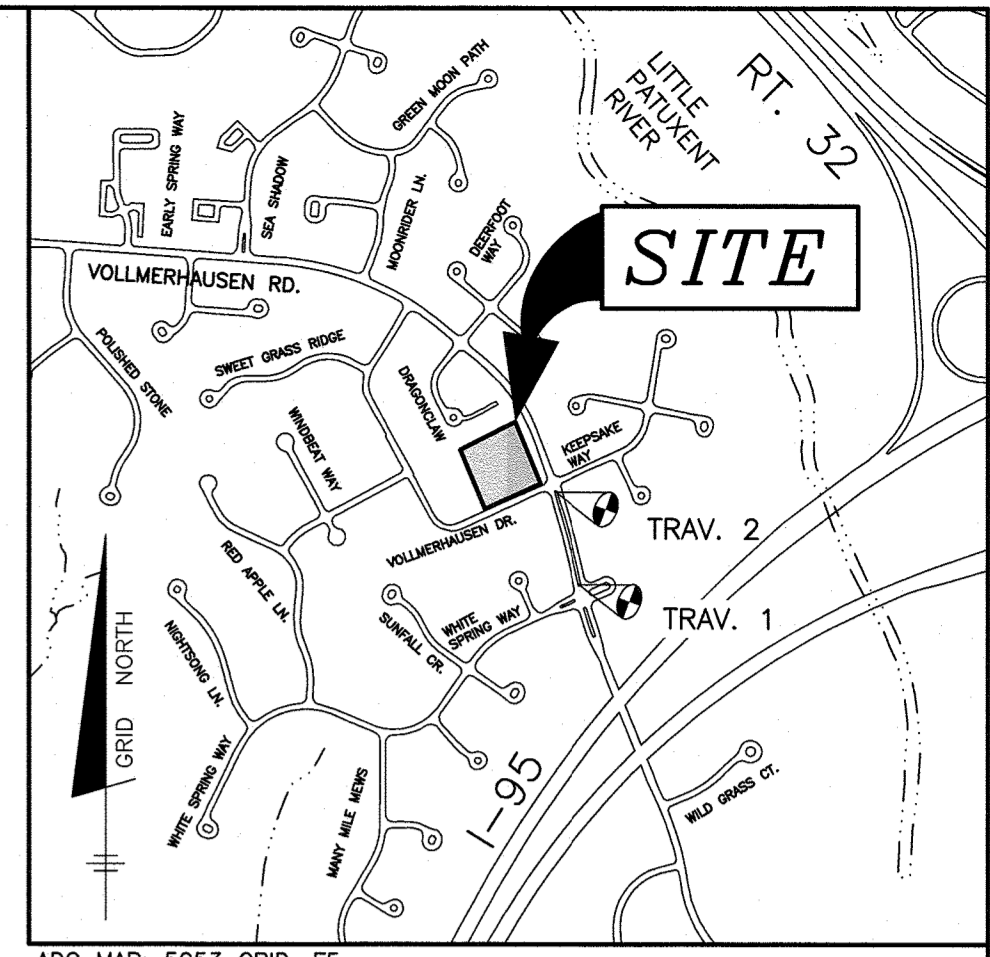


MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING table with columns for application type and number of exemptions.

PRIVATE ESD STORMWATER MANAGEMENT INFORMATION table with columns for Lot, Street Address, Practice, MDE, Type, Name, Quantity, Ownership, HOA Maintenance, and Misc.

H.O.A. ESD STORMWATER MANAGEMENT INFORMATION table with columns for Lot, Street Address, Practice, MDE, Type, No., Quantity, Ownership, HOA Maintenance, and Misc.

PERMIT INFORMATION CHART table with columns for Subdivision Name, Section/Area, Plat, Parcel, Deed, Block No, Zone, Tax Map, Election District, and Census Tract.



VICINITY MAP SCALE: 1" = 2000'

BENCHMARKS NAD'83 HORIZONTAL table with columns for TRAV. 1 and TRAV. 2, including coordinates and elevations.

LEGEND

- EXISTING CONTOURS
- SOILS TYPE (ENTIRE SITE)
- PROJECT BOUNDARY
- PROPOSED CONTOURS
- EXISTING TREELINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING MICRO-BIoretENTION FACILITY (M-6)
- PROPOSED DRYWELL (M-5)
- PROPOSED NON-ROOFTOP DISCONNECTION AREA (N-2)
- SWM DRAINAGE AREA TO MBR-1
- SWM DRAINAGE AREA TO DRYWELLS
- DRAINAGE AREA DESIGNATION
- BORING LOCATION
- EXISTING FOREST CONSERVATION EASEMENT

NO. DATE REVISION table with columns for revision number, date, and revision text.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS, INC. logo and contact information (8480 BALTIMORE NATIONAL PARK DRIVE SUITE 315A BILLCOTT CITY, MARYLAND 21043).

OWNER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

BUILDER: CORNERSTONE HOMES, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

RELEVANT FILE NUMBERS: ECP-19-042, S-19-008, WP-19-081, DMV2-20-006, P-20-004, F-20-061

DESIGN: MCR DRAFT: MCR

HUNTINGTON POINT LOTS 1 thru 8

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42, GRID: 22, PARCEL: 167
ZONED: R-SC
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

COVER SHEET

DATE: MAY, 2021 BEI PROJECT NO: 2952

SCALE: AS SHOWN SHEET 1 OF 7



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

6/30/21
 DATE

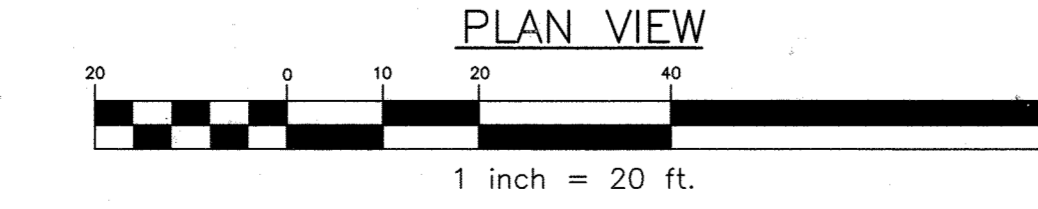
7/2/21
 DATE

7/4/21
 DATE

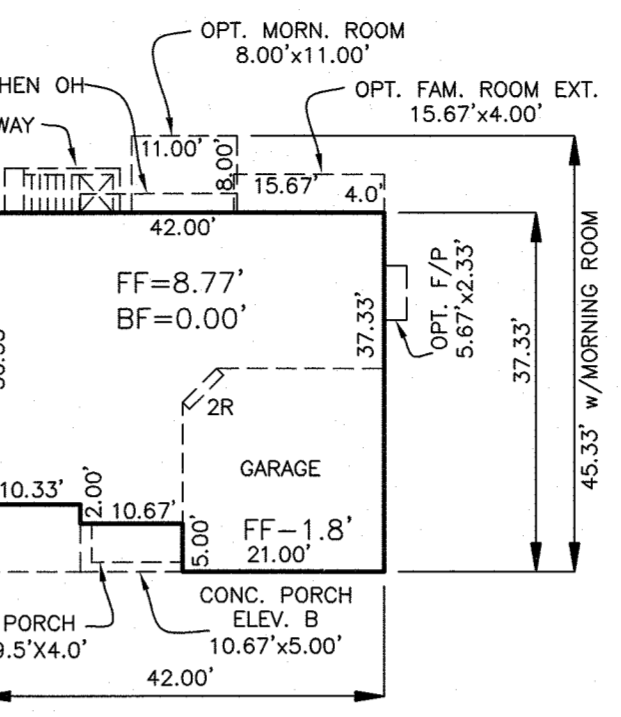
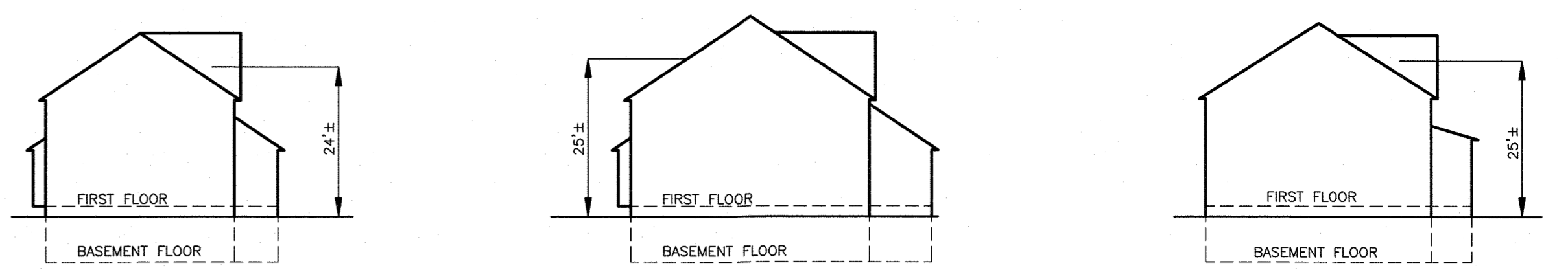
CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

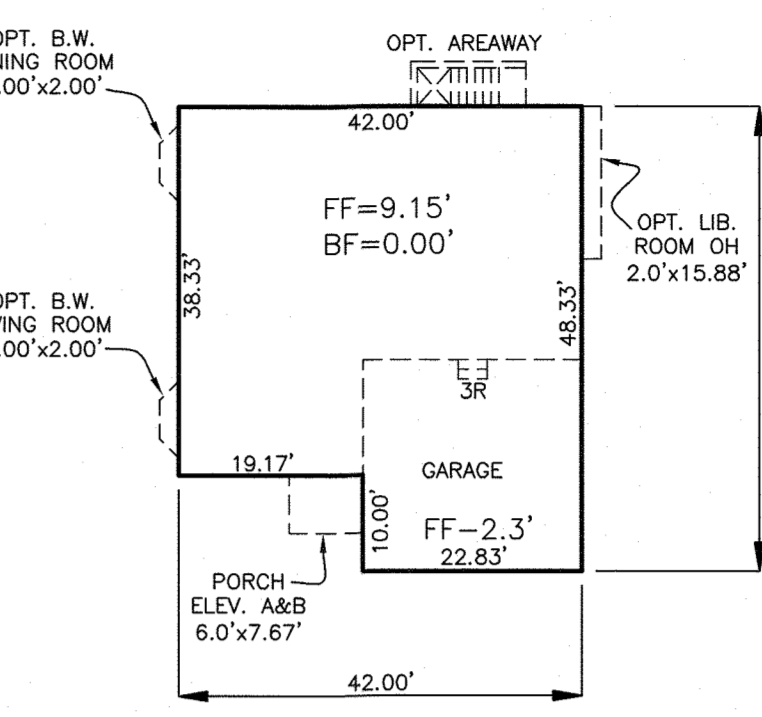
DIRECTOR



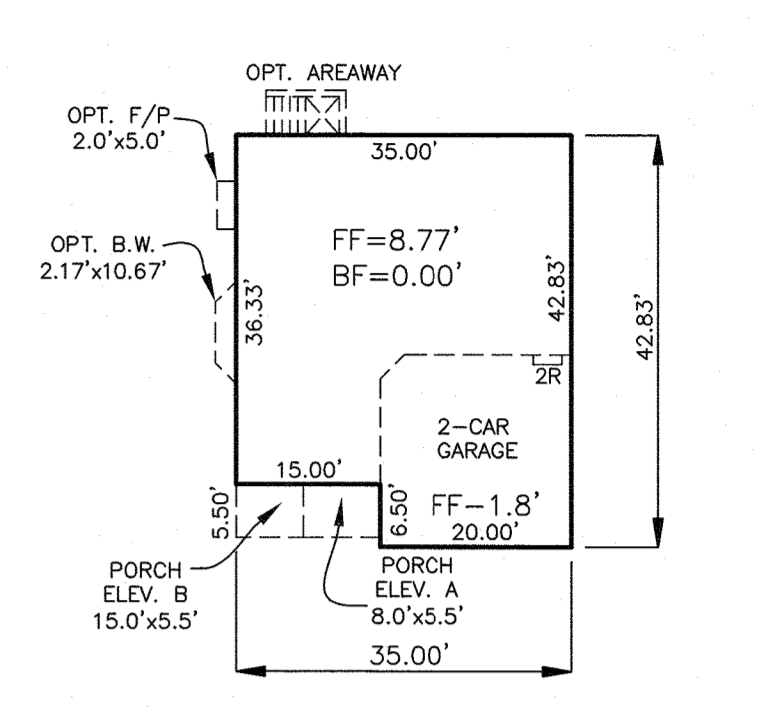
SWM NOTE: ROOF LEADERS SHALL BE 4" OR 6" BASED ON THE SIZE OF THE CONTRIBUTING ROOFTOP AREA.



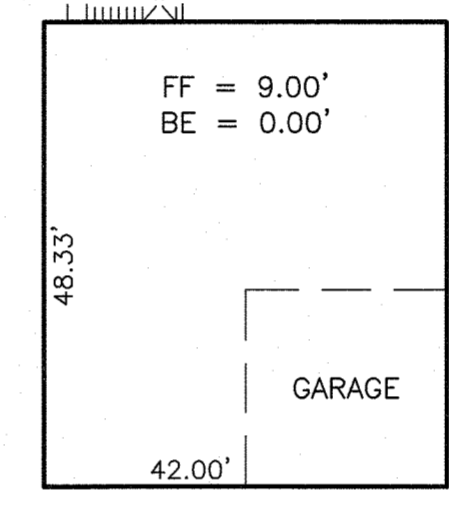
CHARTLEY
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 UPDATED: 3/12/21



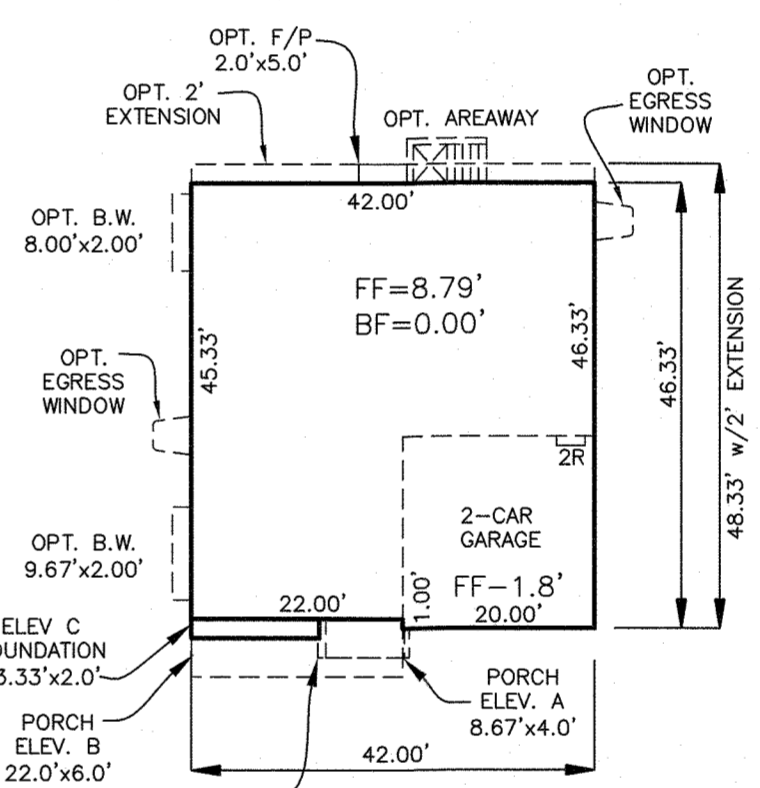
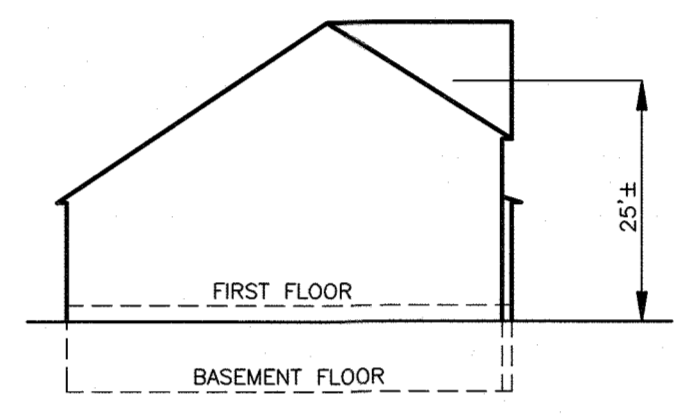
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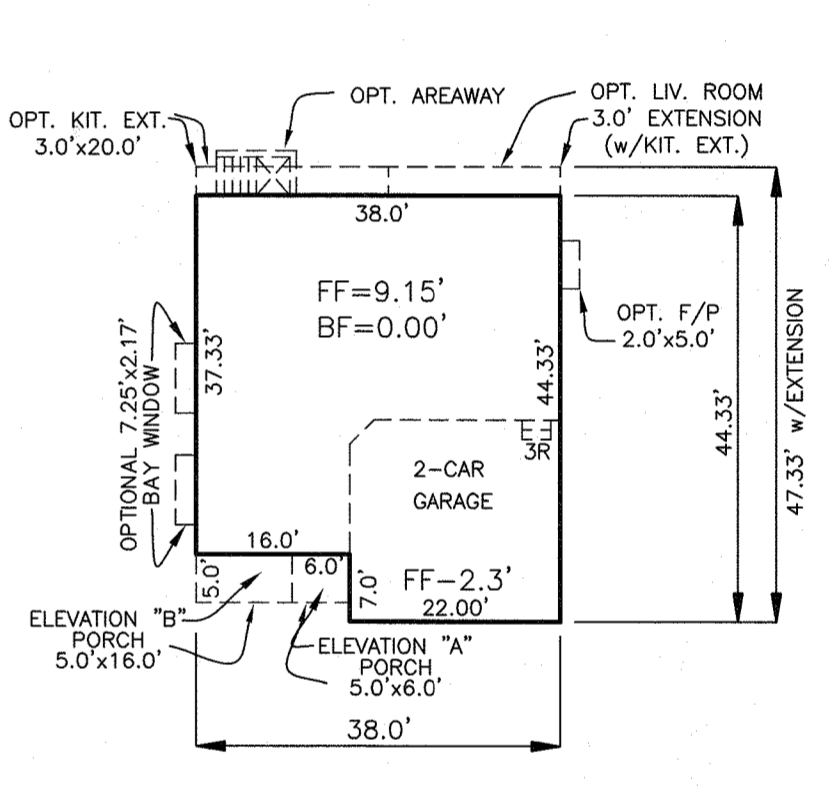
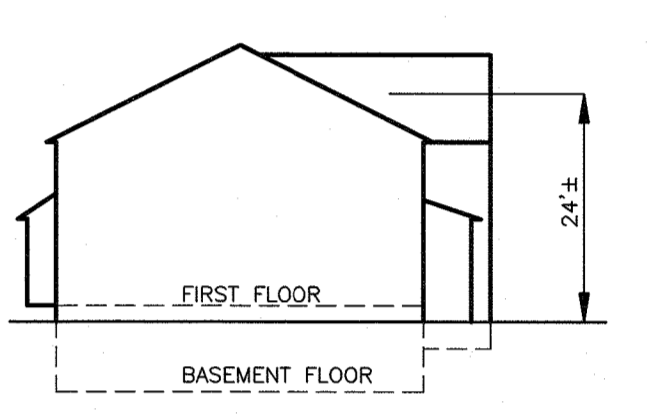
CLAREMONT
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GENERIC BOX
 ALL HOUSE TYPES AND FOUNDATION OPTIONS SHOWN FIT WITHIN THE GENERIC BOX.
 NOTE: AREAWAYS NOT MORE THAN 16' IN WIDTH CANNOT PROJECT MORE THAN 4' INTO THE REAR SETBACK PER SEC.128.A.1.d



ANNAPOLIS
 RECEIVED: 6.20.2019



PARKER
 RECEIVED: 5/16/17

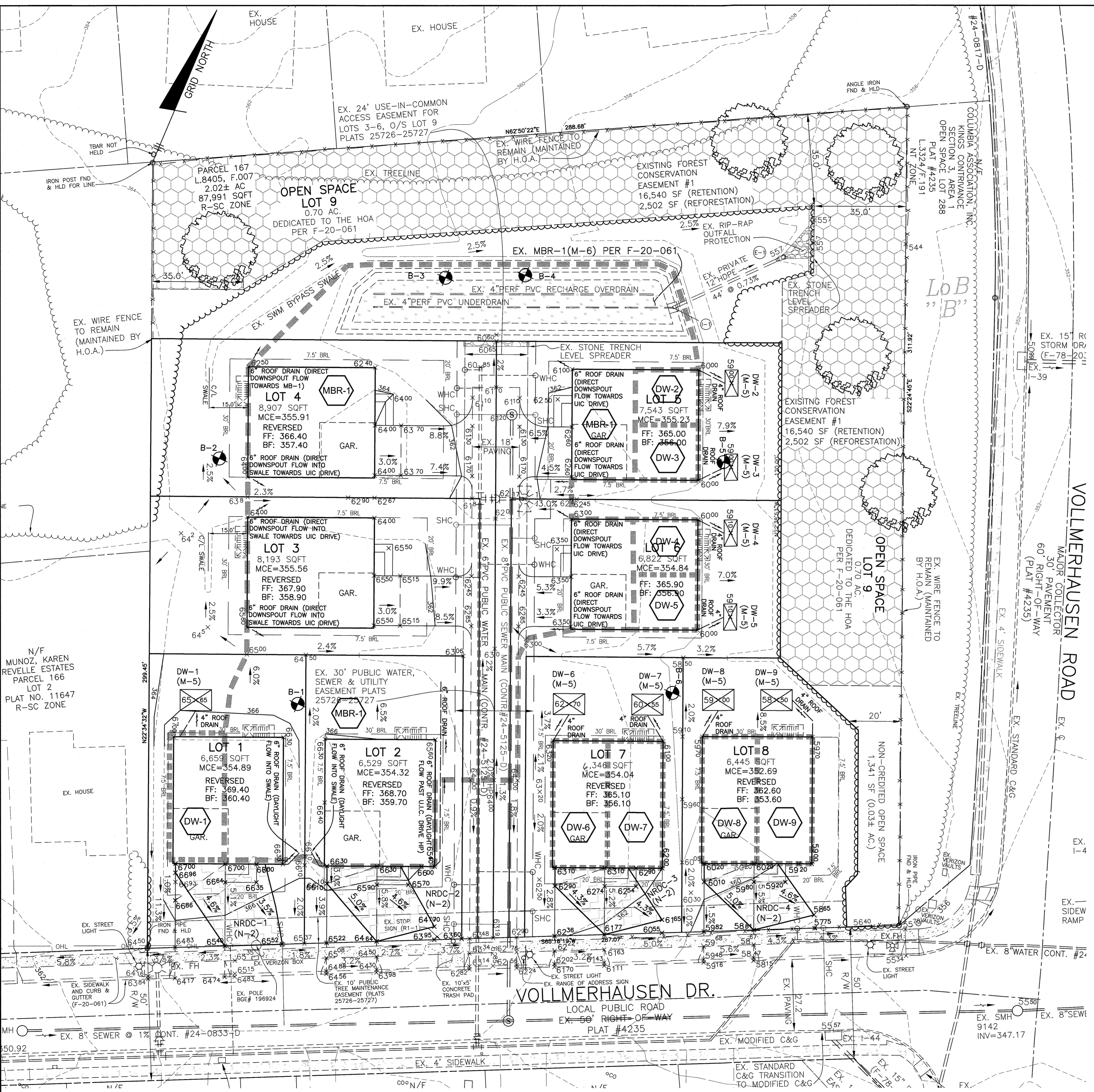
LEGEND

- EXISTING CONTOURS
- EXISTING BOUNDARY
- ADJACENT PROPERTY OWNER
- EXISTING TREELINE
- PROPOSED SDP BOUNDARY
- PROPOSED CONTOURS
- EXISTING TREELINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING MICRO-BIORETENTION FACILITY (M-6)
- PROPOSED DRYWELL (M-5)
- NON-ROOFTOP DISCONNECTION AREA (N-2)

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 9480 BALTIMORE NATIONAL PIKE, SUITE 3154 ELLOTT CITY, MARYLAND 21045
 (P) 410-465-8105 (F) 410-465-9664
 WWW.BE-CIVLENGINEERING.COM

OWNER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565	HUNTINGTON POINT LOTS 1 thru 8
BUILDER: CORNERSTONE HOMES, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565	9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046 TAX MAP: 42, GRID: 22, PARCEL: 167 ZONED: R-SC ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN	
RELEVANT FILE NUMBERS: ECP-19-042, S-19-008, WP-19-081, DMV2-20-006, P-20-004, F-20-081	DATE: MAY, 2021 BEI PROJECT NO. 2952 SCALE: AS SHOWN SHEET 2 OF 7
DESIGN: MCR DRAFT: MCR	



LEGEND

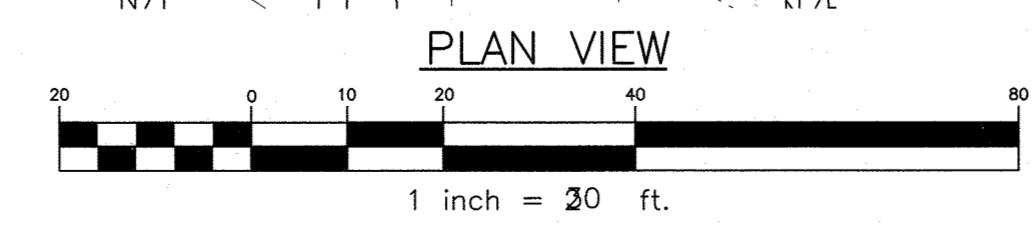
- EXISTING CONTOURS
- SOILS DELINEATION LINE
- SOILS TYPE
- EXISTING BOUNDARY
- ADJACENT PROPERTY OWNER
- EXISTING TREELINE
- SPECIMEN TREE TO REMAIN
- PROPOSED SUP BOUNDARY
- PROPOSED CONTOURS
- EXISTING TREELINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING MICRO-BIORETENTION FACILITY (M-6)
- PROPOSED DRYWELL (M-5)
- NON-ROOFTOP DISCONNECTION AREA (N-2)
- SWM DRAINAGE AREA TO MBR-1
- SWM DRAINAGE AREA TO DRYWELLS
- DRAINAGE AREA DESIGNATION
- BORING LOCATION

ESD STORMWATER MANAGEMENT SUMMARY TABLE

LOT	MDE	Practice Type	No.	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe Required	Required	Provided	Af (sf)	2% DA?	Required	Provided	ESDv (cf)	Required	Provided	Rev	Required	Provided	Ownership
OS 9	(M-6)	Micro-Bioretenition	MB-1	28,700	13,800	48%	0.48	1.8	574	1833.3	PASS	2078	2,857	2.5	592	609	H.O.A.				
LOT 1	(M-5)	Drywell	DW-1	1,015	1,015	100%	0.95	1.8	0	96	PASS	145	192	2.4			Private				
LOT 5	(M-5)	Drywell	DW-2	508	508	100%	0.95	1.8	0	50	PASS	72	100	2.5			Private				
LOT 5	(M-5)	Drywell	DW-3	508	508	100%	0.95	1.8	0	50	PASS	72	100	2.5			Private				
LOT 6	(M-5)	Drywell	DW-4	508	508	100%	0.95	1.8	0	50	PASS	72	100	2.5			Private				
LOT 6	(M-5)	Drywell	DW-5	508	508	100%	0.95	1.8	0	50	PASS	72	100	2.5			Private				
LOT 7	(M-5)	Drywell	DW-6	1,015	1,015	100%	0.95	1.8	0	96	PASS	145	192	2.4			Private				
LOT 7	(M-5)	Drywell	DW-7	1,015	1,015	100%	0.95	1.8	0	96	PASS	145	192	2.4			Private				
LOT 8	(M-5)	Drywell	DW-8	1,015	1,015	100%	0.95	1.8	0	96	PASS	145	192	2.4			Private				
LOT 8	(M-5)	Drywell	DW-9	1,015	1,015	100%	0.95	1.8	0	96	PASS	145	192	2.4			Private				
LOT 1	(N-2)	Non-Rooftop Disconnection	NRDC-1	916	331	36%	0.38	1.8	331	585	N/A	29	18	1.0			Private				
LOT 2	(N-2)	Non-Rooftop Disconnection	NRDC-2	752	335	45%	0.45	1.8	335	417	N/A	28	16	1.0			Private				
LOT 7	(N-2)	Non-Rooftop Disconnection	NRDC-3	676	308	46%	0.46	1.8	308	368	N/A	26	14	1.0			Private				
LOT 8	(N-2)	Non-Rooftop Disconnection	NRDC-4	685	347	51%	0.51	1.8	347	338	N/A	29	14	1.0			Private				
Totals per individual Drainage Area				38,834	22,226	57%	0.57				3202	4280									
Totals per Overall Site				70,208	26,481	38%	0.39	1.8				4099	4280								

Notes:
 1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)
 2. Total Site Pe and Total Site ESDv numbers are based on the LOD within the Effective Area
 3. Infiltration rates (at least 0.52 inches/hour) in borings B-1, B-2, B-5 and B-6 suggest infiltration practices are acceptable, see Geotechnical Report.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/30/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 7/16/21
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 7/16/21
 DIRECTOR



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND / SHEET 24

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE
LoB	B		LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.64

HIGHLY ERODIBLE SOILS ON SITE.
 THE ENTIRE SITE IS THE SAME SOIL (LoB).
 HIGHLY ERODIBLE SOILS: K > 0.35 AND > 5% SLOPES, OR SOILS > 15% SLOPES.

<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 3154 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CVLENGINEERING.COM</p>		<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 23391 (Professional Seal) 6-30-2021</p>
<p>OWNER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565</p>	<p align="center">HUNTINGTON POINT LOTS 1 thru 8</p>	
<p>BUILDER: CORNERSTONE HOMES, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565</p>	<p>9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046 TAX MAP: 42, GRID: 22, PARCEL: 167 ZONED: R-3C ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
<p align="center">STORMWATER MANAGEMENT AND DRAINAGE AREA MAP</p>		
<p>RELEVANT FILE NUMBERS: ECP-19-042, S-19-008, WP-19-081, DM2-20-006, P-20-004, F-20-061</p>	<p>DATE: MAY, 2021</p>	<p>BEI PROJECT NO. 2952</p>
<p>DESIGN: MCR</p>	<p>DRAFT: MCR</p>	<p>SCALE: AS SHOWN</p>
		<p>SHEET 3 OF 7</p>

BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-1 (1 of 1) Title: 12 Elev. 354.09 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/13/2019 Completed: 9/13/2019 Order: T. Coleman & A. Collins

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
344.09	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
344.84	0.75	Brown silt with some fine to medium sand, little clay and little to some gravel, moist to wet (USCS: ML, USDA: Loam)				
	2.0					27.6
	2.5					
	4.0					40.5
	6.0					
	6.5					48.9
	10.0					
	10.5					
	12.0	End of Boring				

BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-2 (1 of 1) Title: 12 Elev. 353.03 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/12/2019 Completed: 9/12/2019 Order: T. Coleman & T. Brown

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
343.33	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
344.19	0.86	Orange-brown fine to coarse sandy SILT with little clay, moist to wet (USCS: ML, USDA: Loam)				
	4.0					29.2
	4.5					
	8.0					33.9
	8.5					
	11.5					41.6
	12					
	12	End of Boring				

BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-3 (1 of 1) Title: 12 Elev. 360.45 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/13/2019 Completed: 9/18/2019 Order: T. Coleman & D. Rockwood

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
340.43	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
340.17	0.26	Light brown silty CLAY with little fine to medium sand, moist (USCS: CL, USDA: Silty Clay)				
	4.0					21.9
	4.5					
	8.0					35.3
	8.5					
	11.5					43.4
	12					
	12	End of Boring				

Field Infiltration Results

The following table summarizes our infiltration test results:

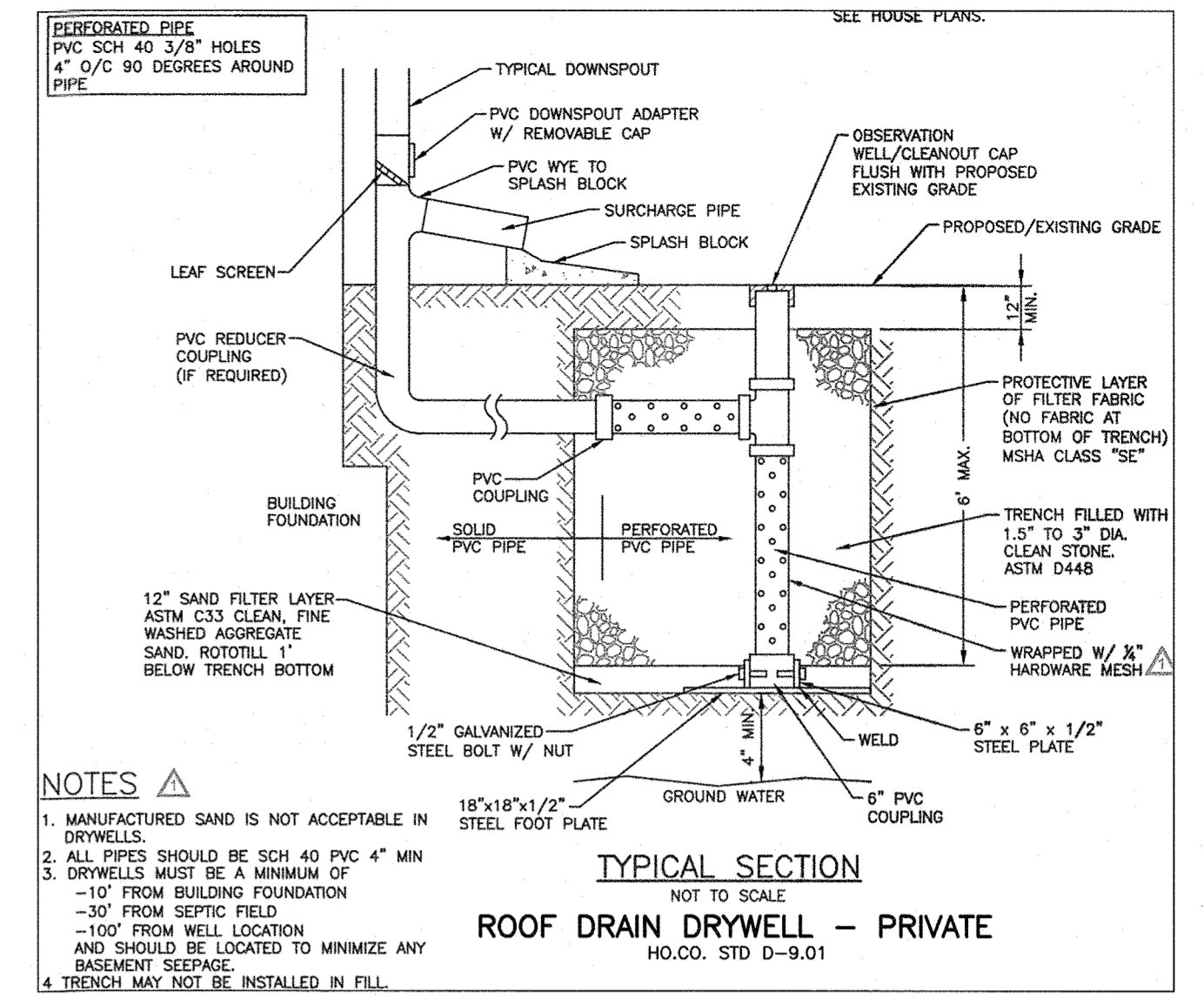
Boring No.	Average Infiltration Rate (inches/hour)
B-1	1.14
B-2	1.81
B-5	1.57
B-6	0.52

The field infiltration results indicated that a minimum infiltration rate of 0.52 inches per hour was obtained at Test Boring Nos. B-1, B-2, B-5 and B-6.

It should be recognized that the rates obtained by field testing are different than the laboratory derived USDA infiltration rates. The difference may be due to variations in the overall subsurface profile not revealed by the test borings performed for this study. In our view however, the field results are more indicative of the actual conditions and should be applied.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.



BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-4 (1 of 1) Title: 12 Elev. 359.41 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/13/2019 Completed: 9/13/2019 Order: T. Coleman & A. Collins

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
359.41	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
359.89	0.48	Brown sandy SILT with some clay, moist (USCS: ML, USDA: Loam)				
	2.0					15.7
	2.5					
	4.5					34.4
	7.5					
	8					54.3
	11.5					
	12	End of Boring				

BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-5 (1 of 1) Title: 10 Elev. 357.24 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/13/2019 Completed: 9/13/2019 Order: T. Coleman & A. Collins

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
357.24	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
358.09	0.85	Red-brown silty CLAY with trace fine sand, moist to wet (USCS: CL, USDA: Clay)				
	4.0					30.1
	5.0					
	5.5					30.4
	8.0					
	8.5					35.2
	9.5					
	10	End of Boring - Auger Refusal				

BORING LOG **GEOLAB INC.**

Report No. 119-141 Date: 9/20/2019

Client: Development Partners, LLC Project No. 119-141

Project: Huntington Point: 9454 Vollmerhausen Drive, Columbia

Boring No. B-6 (1 of 1) Title: 11.5 Elev. 358.87 +/- Location: See Boring Location Plan

Type of Boring: Hand Auger Started: 9/12/2019 Completed: 9/12/2019 Order: T. Coleman & T. Brown

Elevation	Depth	DESCRIPTION OF MATERIALS (classification)	Sample Blows	Sample Depth (Feet)	Moisture Content	REMARKS
358.87	0.0	Forest litter with topsoil and root matter				Groundwater was not encountered during drilling or at completion.
359.42	0.55	Red CLAY with little silt and trace fine to coarse sand, moist to wet (USCS: CL, USDA: Clay)				
	2.0					25.6
	2.5					
	6.0					39.6
	6.5					
	8.0					30.4
	8.5					
	9.5					35.2
	10	End of Boring - Auger Refusal				
	11.0					42.7
	11.5					
	12	End of Boring - Auger Refusal				

DRYWELL DIMENSION CHART

Dry Well	Lot No.	Length (ft)	Width (ft)	Depth of Filter (ft)	Grade Elevation	Top of Stone Elevation	Bottom of Stone Elevation	Bottom of Sand Elevation	Comment
DW-1	LOT 1	12.00	8.00	5.00	365.65	364.65	360.65	359.65	(B-1)
DW-2	LOT 5	10.00	5.00	5.00	359.00	357.00	353.00	352.00	(B-5)
DW-3	LOT 5	10.00	5.00	5.00	359.00	357.00	353.00	352.00	(B-5)
DW-4	LOT 6	10.00	5.00	5.00	359.10	357.10	353.10	352.10	(B-5)
DW-5	LOT 6	10.00	5.00	5.00	359.10	357.10	353.10	352.10	(B-5)
DW-6	LOT 7	12.00	8.00	5.00	362.70	360.70	356.70	355.70	(B-6)
DW-7	LOT 7	12.00	8.00	5.00	360.55	358.55	354.55	353.55	(B-6)
DW-8	LOT 8	12.00	8.00	5.00	359.00	357.00	353.00	352.00	(B-6)
DW-9	LOT 8	12.00	8.00	5.00	358.50	356.50	352.50	351.50	(B-6)

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

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/30/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/6/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/6/21
DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERS & LAND SURVEYORS PLANNERS ENGINEERING, INC.

6480 BALTIMORE NATIONAL PIKE SUITE 3154 ELLOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-8644
WWW.BD-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 11777, expiring 10/30/2021.

[Signature] 6-221
PROFESSIONAL ENGINEER

OWNER: DEVELOPMENT PARTNERS, LLC
9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

BUILDER: CORNERSTONE HOMES, LLC
9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

RELEVANT FILE NUMBERS: ECP-19-042, S-19-008, WP-19-081, DMV2-20-006, P-20-004, F-20-051

DESIGN: MCR DRAFT: MCR

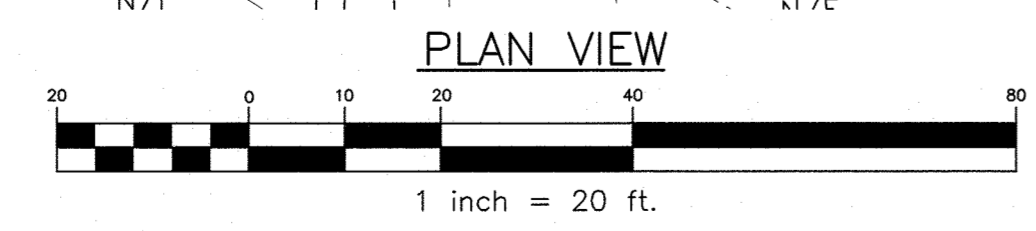
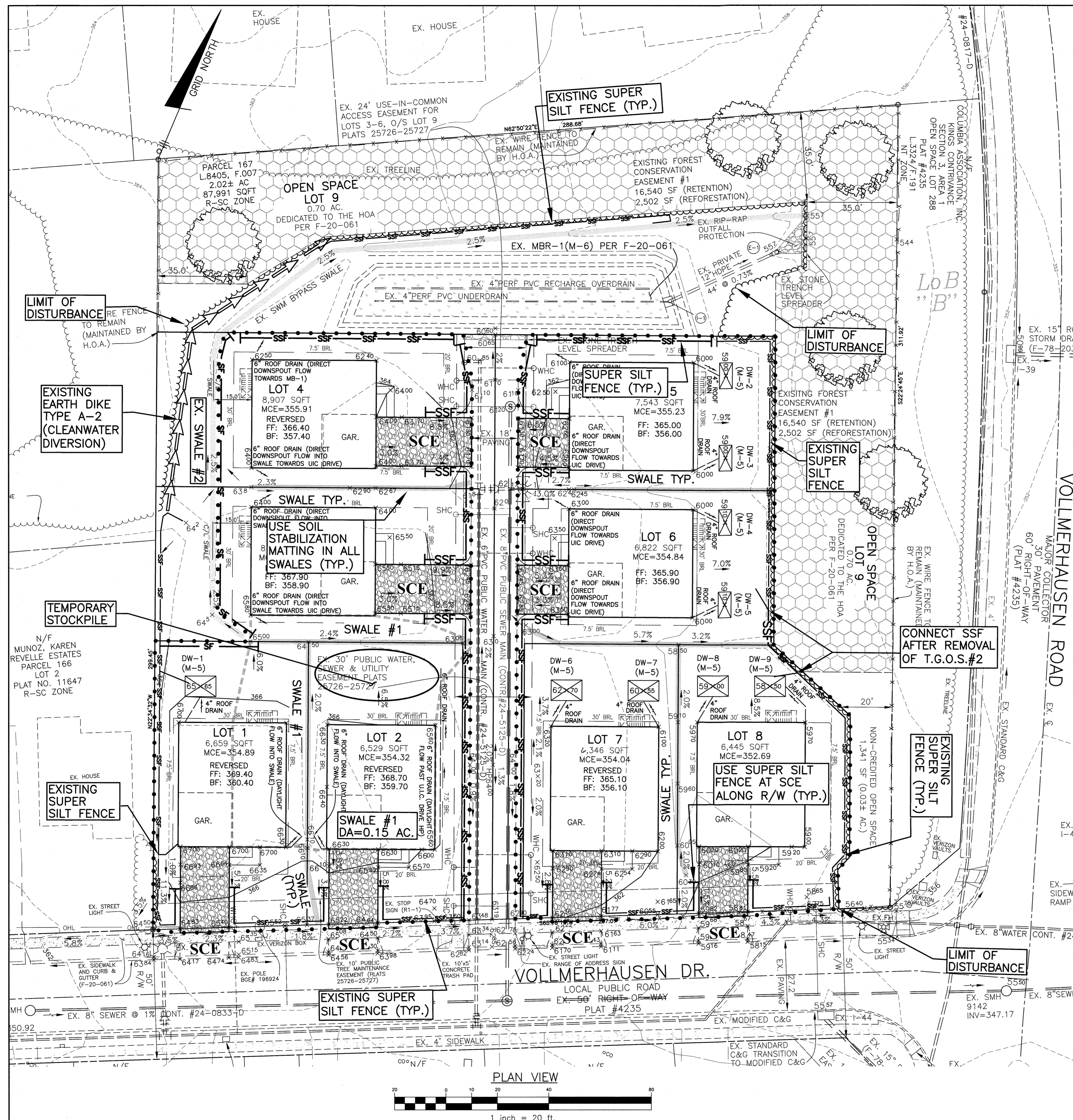
HUNTINGTON POINT LOTS 1 thru 8

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42, GRID: 22, PARCEL: 167
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT ESD NOTES & DETAILS

DATE: MAY, 2021 BEI PROJECT NO. 2952

SCALE: AS SHOWN SHEET 4 OF 7



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND / SHEET 24

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALT. GROUP	NAME	k-VALUE
LoB	-	B	-	LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.64

HIGHLY ERODIBLE SOILS ON SITE.
THE ENTIRE SITE IS THE SAME SOIL (LoB).
HIGHLY ERODIBLE SOILS: K>0.35 AND >5% SLOPES, OR SOILS >15% SLOPES.

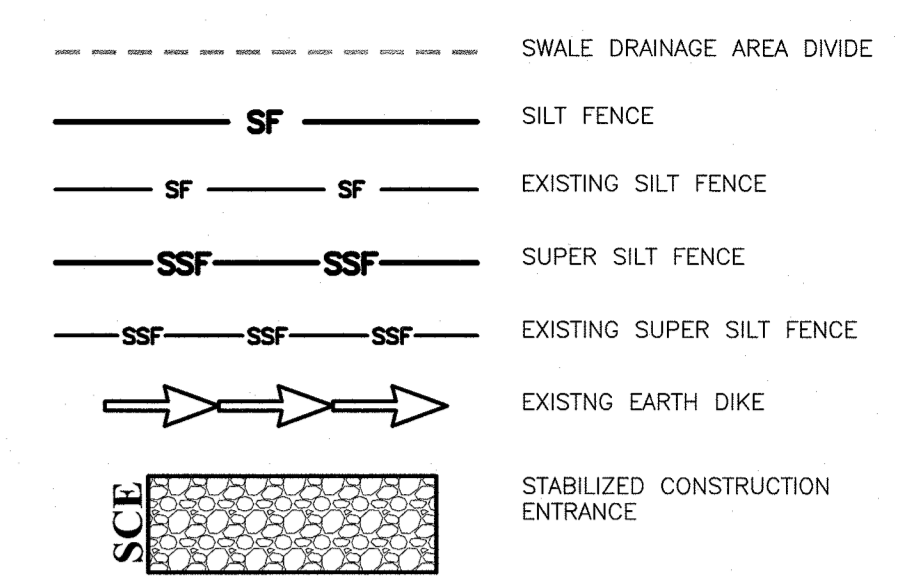
J:\2952\9454 Vollerhausen Drive\dwg\8023 SEC.dwg, 5/27/2021 3:21:03 PM, MRJedel

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF EXISTING OVERHEAD LINES

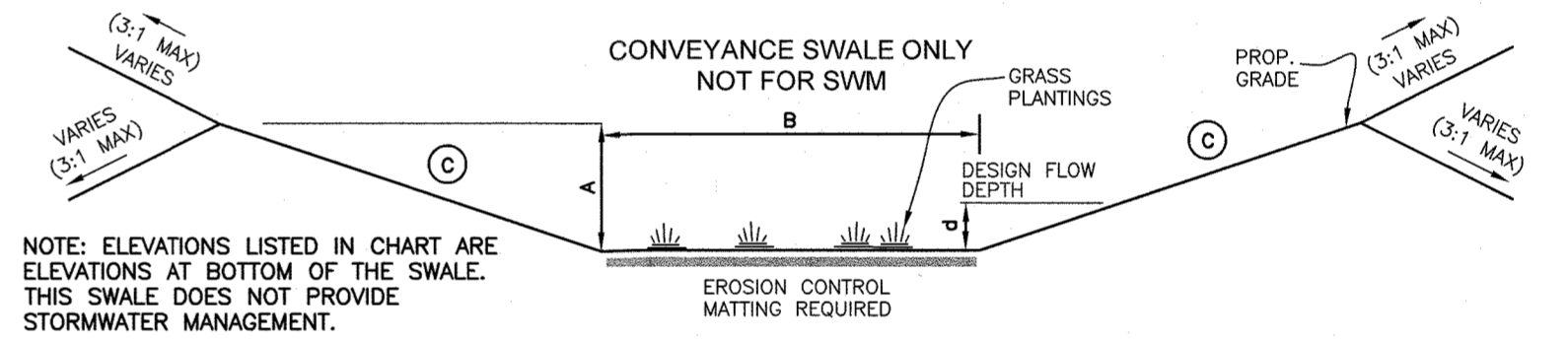
NOTE: ALL SUPER SILT FENCES TO BE CHECKED DAILY TO ENSURE COMPLIANCE AND REPAIRED IMMEDIATELY AS REQUIRED

NOTE: UTILITY WORK WITHIN EXISTING ROADWAYS SHALL BE LIMITED TO THAT WHICH CAN BE BACKFILLED AND/OR STABILIZED BY THE END OF THE DAY'S CONSTRUCTION ACTIVITIES

LEGEND



EXISTING S.E.C. DEVICES SHOWN TO BE UTILIZED UNDER F-20-061



GRASS SWALE TYPICAL SECTION DETAIL

swale	A	B	C	Q2	V2	d2	Q30	V30	d30
ft	ft	ft	ft	ft	ft	ft	ft	ft	ft
SW-1	1.00	2.00	3.1	0.38	1.48	0.11	0.70	1.91	0.15

THE DESIGN FOR SW-1 IS UTILIZED FOR ALL THE SWALES SHOWN ON THIS PLAN AS IT REPRESENTS THE "WORST CASE SCENARIO" ONSITE.

ENGINEER'S CERTIFICATE

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

C. Malagan 6/2/21
ENGINEER DATE

DEVELOPER'S CERTIFICATE

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

J. M. By 6/2/21
DEVELOPER DATE

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

Alexander Butcher 06/15/21
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

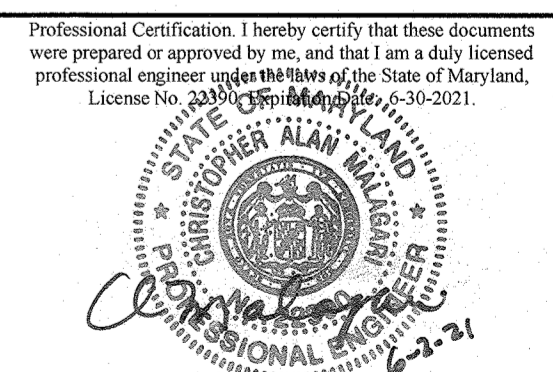
[Signature] 6-30-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/2/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/6/21
DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
6480 BALTIMORE NATIONAL PIKE SUITE 3154 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM



OWNER:
DEVELOPMENT PARTNERS, LLC
9693 GERWIG LANE
SUITE L
COLUMBIA, MARYLAND 21046
410-792-2565

BUILDER:
CORNERSTONE HOMES, LLC
9693 GERWIG LANE
SUITE L
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410-792-2565

RELEVANT FILE NUMBERS:
ECP-19-042, S-19-008,
WP-19-081, DMV2-20-006,
P-20-004, F-20-061

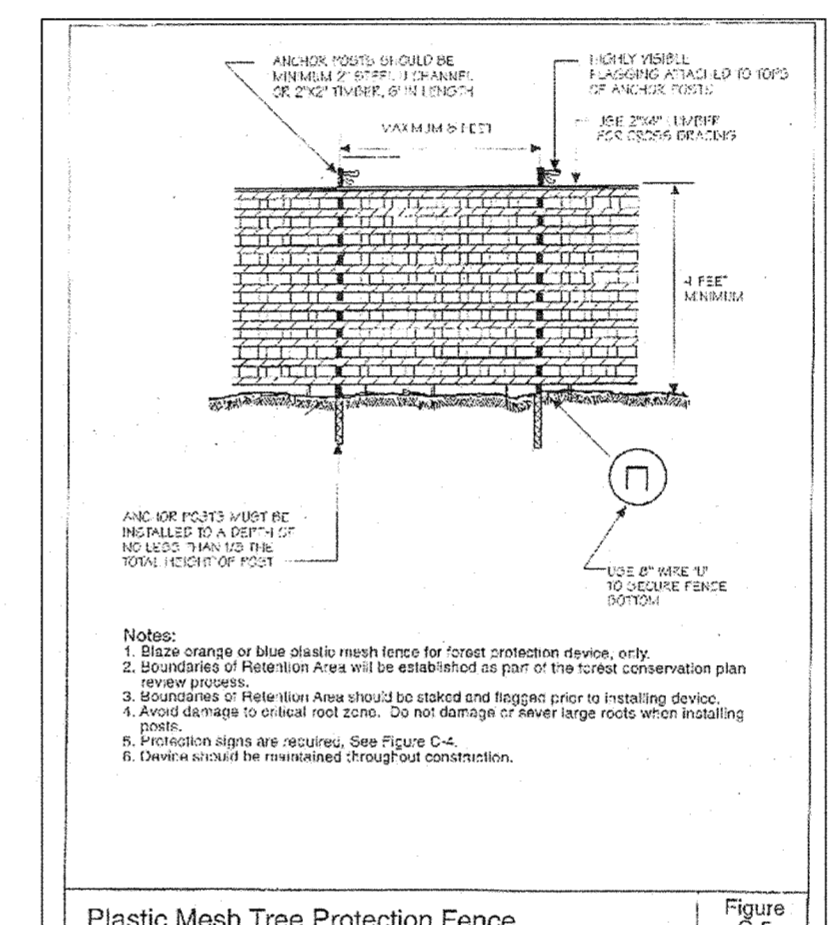
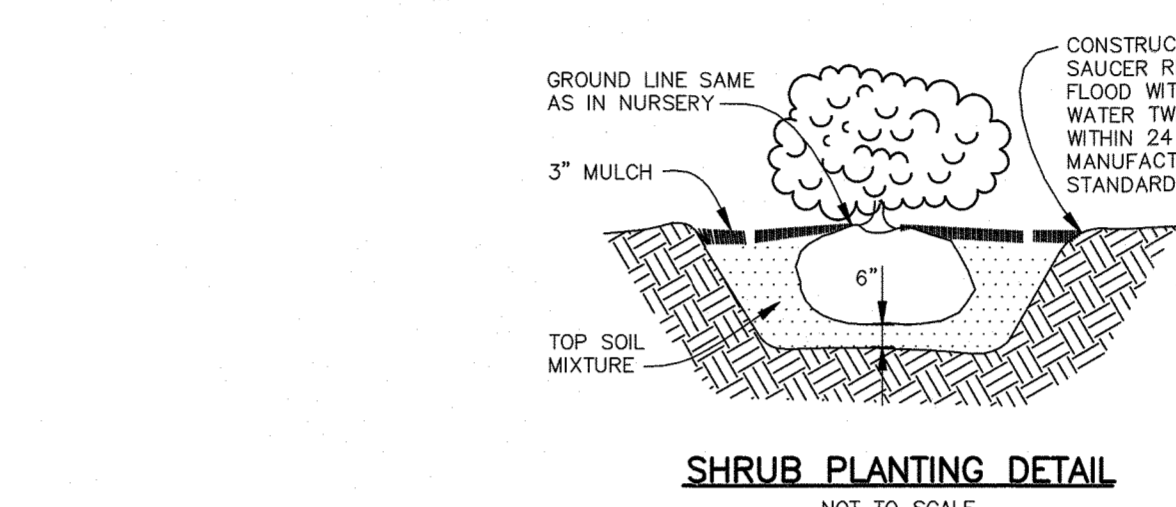
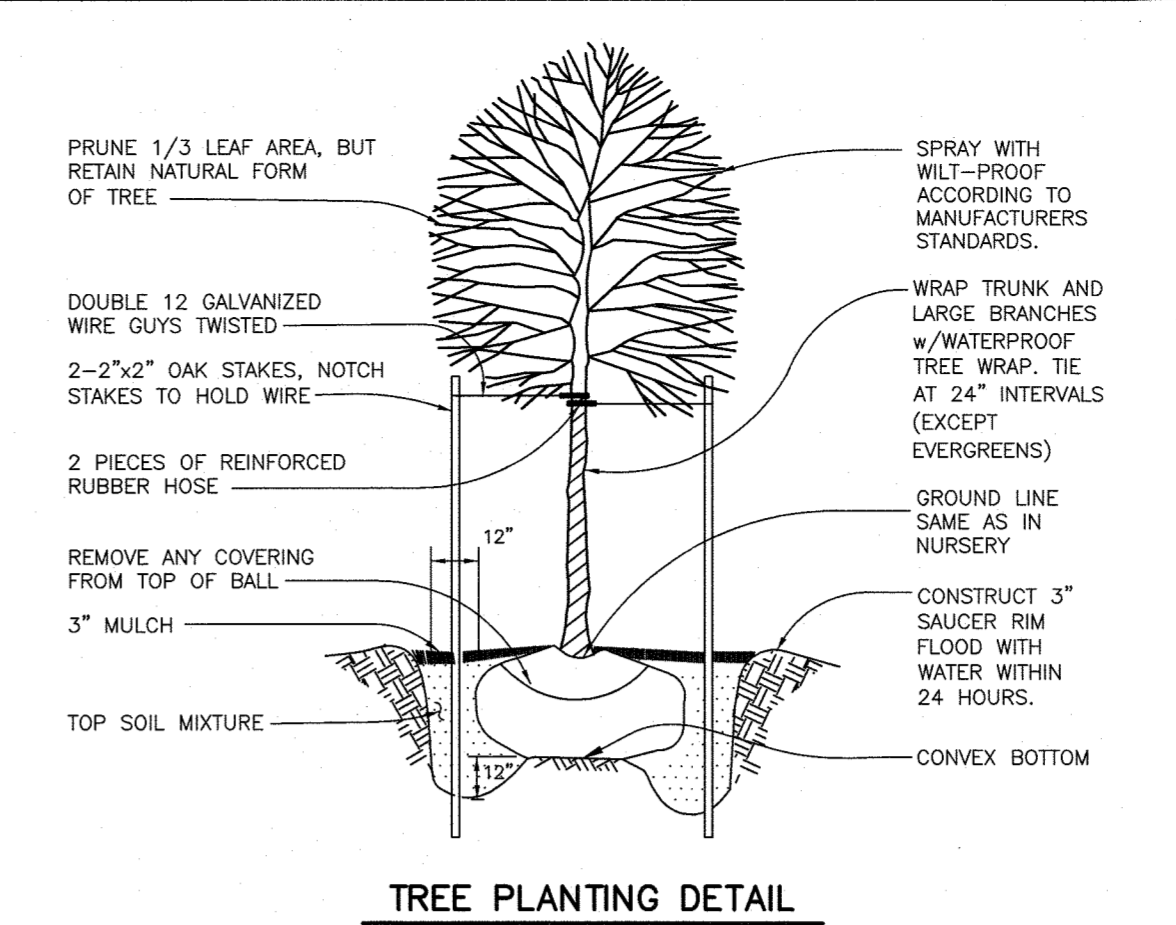
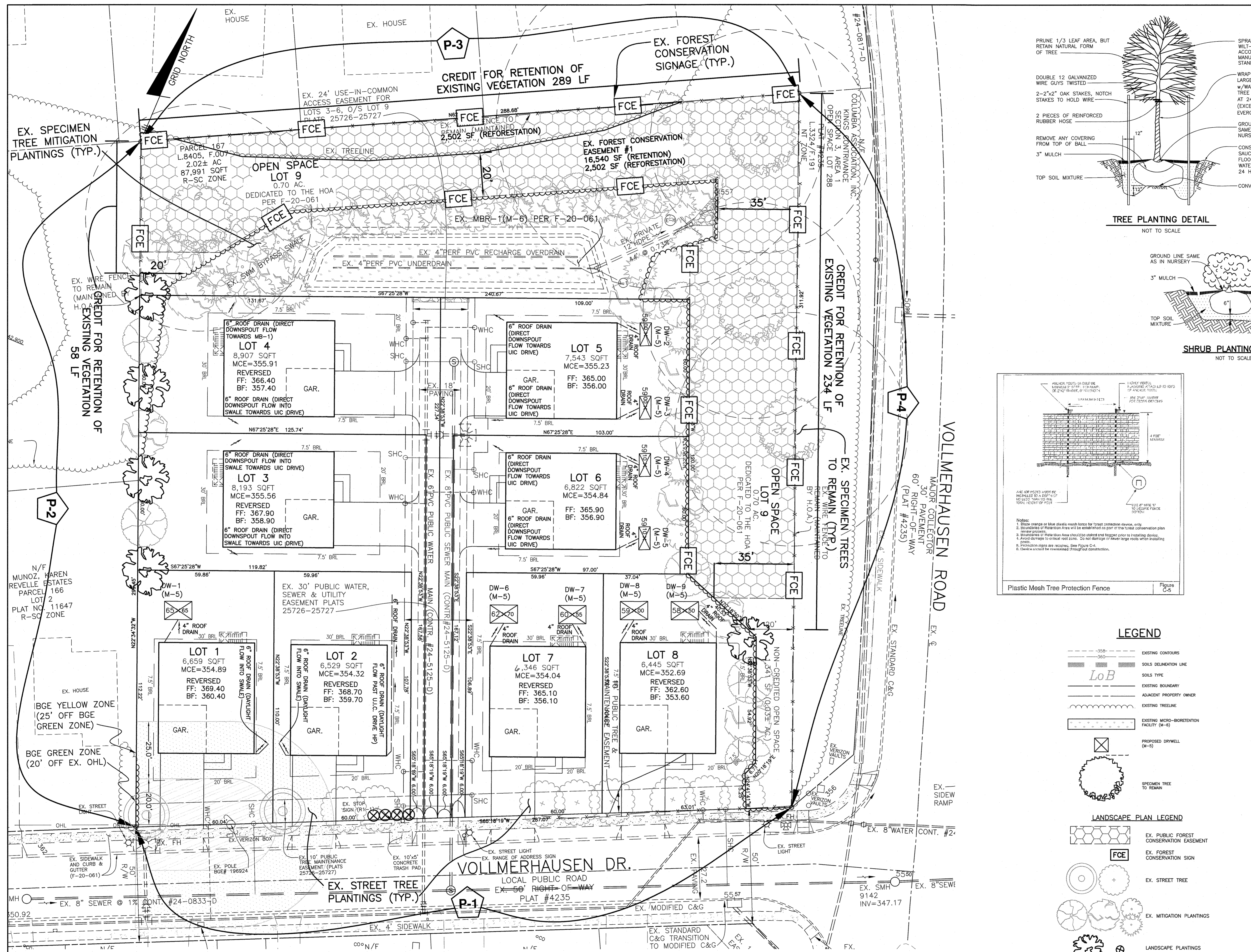
DESIGN: MCR DRAFT: MCR

HUNTINGTON POINT
LOTS 1 thru 8

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42, GRID: 22, PARCEL: 167
ZONED: R-SC
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

GRADING AND SEDIMENT & EROSION CONTROL PLAN

DATE: MAY, 2021 BEI PROJECT NO. 2952
SCALE: AS SHOWN SHEET 5 OF 7



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY				ADJACENT TO PERIMETER PROPERTIES			
	NO	NO	NO	NO	NO	NO	NO	NO
PERIMETER NO.	P-1	P-2	P-3	P-4	P-1	P-2	P-3	P-4
LANDSCAPE TYPE	NONE	A	A	A	NONE	A	A	A
SHADE TREES	0	1:60	1:60	1:60	0	1:60	1:60	1:60
EVERGREEN TREES	0	0	0	0	0	0	0	0
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)	N/A	300	289	312	N/A	300	289	312
CREDIT FOR EXISTING VEGETATION: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES	YES	YES	N/A	YES	YES	YES
CREDIT FOR WALL, FENCE, OR BERM: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	N/A	NO	NO	NO
NUMBER OF PLANTS REQUIRED:								
SHADE TREES	0	4	0	1	0	4	0	1
EVERGREEN TREES	0	0	0	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0
SHRUBS	4	0	0	0	4	0	0	0
TOTALS								
NUMBER OF PLANTS PROVIDED:								
SHADE TREES	0	4	0	1	0	4	0	1
EVERGREEN TREES	0	0	0	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0
SHRUBS	4	0	0	0	4	0	0	0
TOTALS								

* A CONDITION OF THE APPROVAL OF WP-19-081 REQUIRES THE REPLACEMENT MITIGATION OF 22 SPECIMEN TREES AT A RATIO OF 2:1, FOR A TOTAL OF 44 TREES MITIGATION.

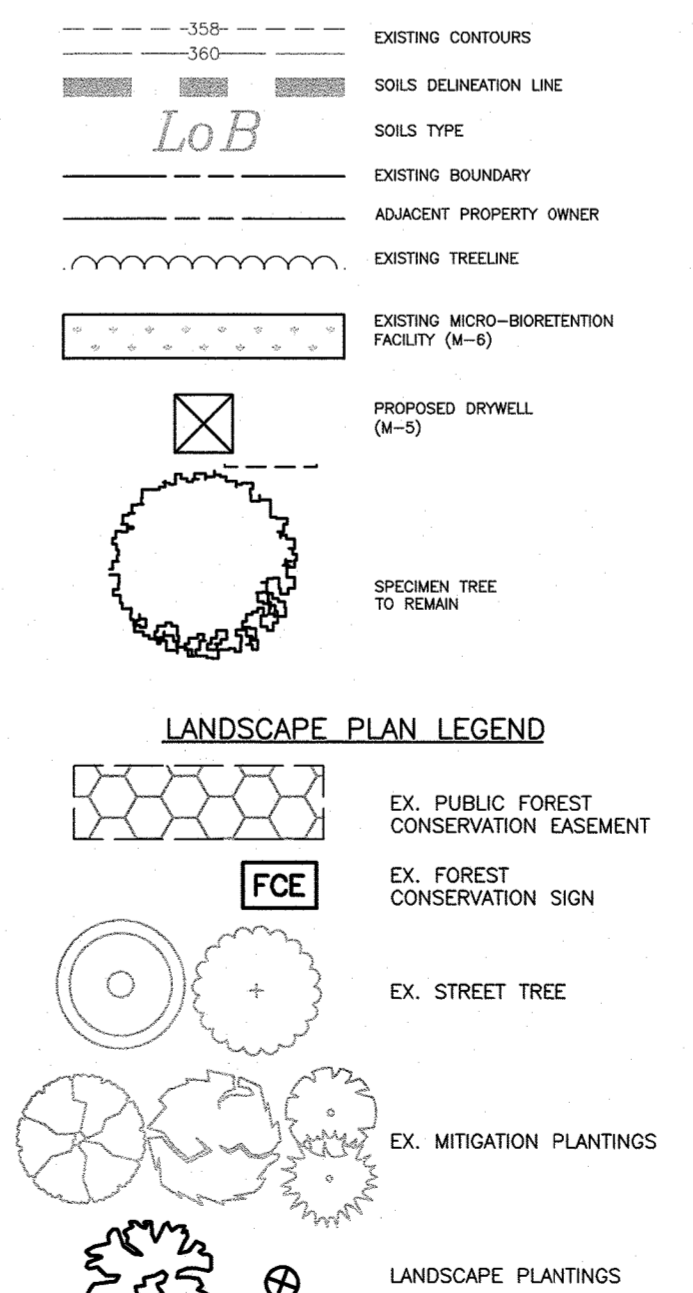
PERIMETER LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
	5	ACER RUBRUM ARMSTRONG (Armstrong Columnar Red Maple)	2'-1/2" - 3" cal.
	4	ILEX VERTICILLATA (Winterberry)	3' - 4' hgt.

LANDSCAPING NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
2. LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$14,820 FOR 37 SHADE TREES, 24 UNDERSTORY/ORNAMENTAL TREES, & 4 SHRUBS, WAS POSTED WITH F-20-061. PERIMETER LANDSCAPING REQUIRED UNDER THE SDP SHALL BE 9 TREES. SEE LANDSCAPE PLAN FOR LOCATIONS.
3. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
4. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED 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 RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
5. STREET LIGHT PLACEMENT, POLES, AND FIXTURES SHALL CONFORM TO HOWARD COUNTY DESIGN MANUAL, VOL. III (2006), SECTION 5.5.A. A MINIMUM OF 20 FT SHALL BE MAINTAINED BETWEEN STREET TREES AND STREET LIGHTS.
6. LANDSCAPE AREAS WILL BE PLANTED WITH A MINIMUM OF 2-1/2" TO 3" CALIPER TREES AND 2' - 3' TALL SHRUBS.
7. SPECIMEN TREE REMOVAL MITIGATION PLANTING IS TO BE IN ACCORDANCE WITH THIS PLAN AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. A TOTAL OF 56 TREES (A MIX OF DECIDUOUS AND EVERGREEN TREES) ARE PROPOSED TO MITIGATE THE LOSS OF 22 SPECIMEN TREES THAT WERE APPROVED FOR REMOVAL PER WP-19-081. PLEASE SEE THE LANDSCAPE PLAN FOR FINAL PLAN, F-20-061 FOR TREE MITIGATION PLANT LIST.

LEGEND



NO. DATE REVISION

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL TRAIL SUITE 3154 ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-COMENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 22590, expiring Dec. 31, 2021.

Clematis

OWNER: DEVELOPMENT PARTNERS, LLC
9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

BUILDER: CORNERSTONE HOMES, LLC
9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

RELEVANT FILE NUMBERS: ECP-19-042, S-19-008, WP-19-081, DMV-20-006, P-20-004, F-20-061

OWNER'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 OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

LEMB 6/2/21

HUNTINGTON POINT
LOTS 1 thru 8

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42, GRID: 22, PARCEL: 167
ZONED: R-30
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN, NOTES, & DETAILS

DATE: MAY, 2021 BEI PROJECT NO. 2952
SCALE: AS SHOWN SHEET 7 OF 7