

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE DEVELOPMENT PLAN
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5	SEDIMENT EROSION CONTROL NOTES AND DETAILS
6	STORMWATER MANAGEMENT PLAN
7	STORMWATER MANAGEMENT NOTES AND DETAILS
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN NOTES AND DETAILS

# SITE DEVELOPMENT PLAN

## GOINS PROPERTY LOTS 2-4

### R-20 ZONING DISTRICT

#### TAX MAP No. 17 GRID No. 16 PARCEL NO. 72

### 2ND ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

- General Notes:**
- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17EF AND NO. 310E.  
STA. 17EF N 594,243.880 E 1,358,578.648 ELEV. = 473.65  
STA. 310E N 593,815.262 E 1,355,774.821 ELEV. = 453.94
  - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2019 BY FISHER, COLLINS AND CARTER, INC.
  - R.L. DEMONSTRATING BUILDING RESTRICTION LINE.
  - ALL AREAS ARE MORE OR LESS (±).
  - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1 - 1/2" MINIMUM);
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
    - STRUCTURE CLEARANCE - MINIMUM 12 FEET;
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - ENTRANCE CONSTRUCTED PER HOWARD COUNTY STANDARD DETAIL 2-6-01.

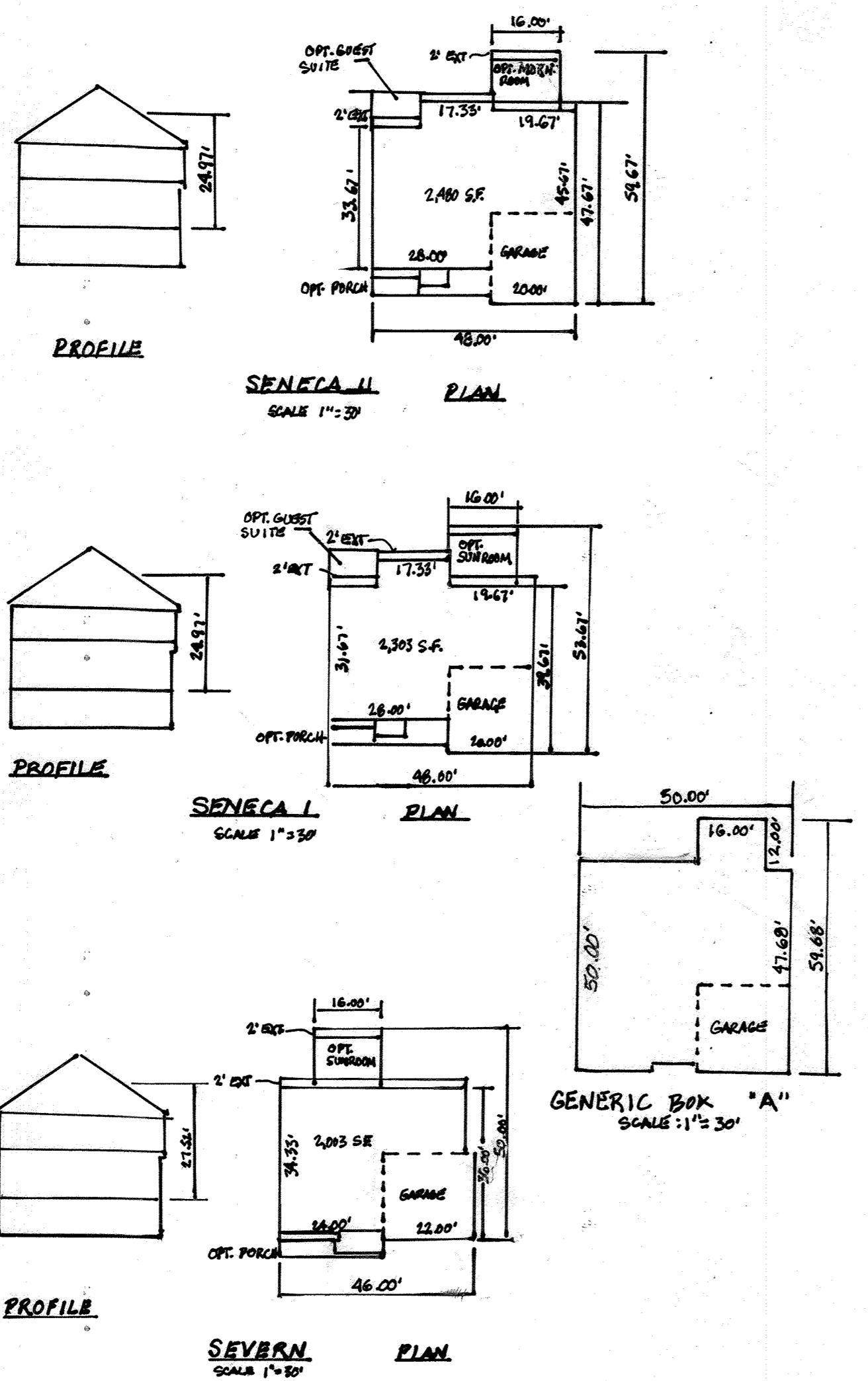
- THIS PLAN IS SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: F-14-045, ECP-13-042, WP-15-006, F-20-050, AND PLAT 25789.
- NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES ON THIS SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B 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.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER UNDER AN ADVANCE DEPOSIT ORDER AGREEMENT (ADO).
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED UNDER F-14-045.
- A COMMUNITY MEETING WAS HELD ON APRIL 26, 2012 WHICH IDENTIFIED THE ULTIMATE SUBDIVISION OF THE GOINS PROPERTY INTO LOT 1 (EXISTING HOUSE) AND LOTS 2, 3 AND 4 WITH NEW HOMES, F-14-045.
- THIS SDP IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 10/06/13 COMPREHENSIVE ZONING PLAN DEVELOPMENT REGULATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES (18 SHADE AND 6 SHRUBS) SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$5,000.
- THE 35' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 THRU 4 WAS RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF F-14-045 PLAT 25789 LIBER 18444 FOLIO 7B.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, FLOODPLAIN OR FOREST CONSERVATION EASEMENTS WITHIN THIS SDP SUBMISSION LIMITS.
- NO HISTORIC STRUCTURES EXIST WITHIN THE LIMITS OF THIS SITE DEVELOPMENT PLAN SUBMISSION.
- PROPERTY IS A MINOR SUBDIVISION AND IS EXEMPT FROM APFO TRAFFIC REPORT IN ACCORDANCE WITH SECTION 4.7.B.5. OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III-ROADS AND BRIDGES.
- NO NOISE STUDY IS REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL VOLUME III, ROADS, BRIDGES, SECTION 5.2.F.2.
- ON JULY 31, 2014 THE PLANNING DIRECTOR APPROVED WP-15-006 TO WAIVE SECTION 16.120(C)(2) WHICH REQUIRES ALL LOTS FOR SINGLE FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTS ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY, SUBJECT TO THE FOLLOWING CONDITIONS:
  - AS PART OF THE FINAL SUBDIVISION PLAN, F-14-045 THE PROPOSED USE-IN-COMMON DRIVEWAY SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES.
  - APPROVAL OF F-14-045 FINAL SUBDIVISION PLAN FOR THE SUBJECT PROPERTY BY THE DEPARTMENT OF PLANNING AND ZONING AND THE SEC REVIEW AGENCIES FOR ESTABLISHMENT OF LOT 1-4 GOINS PROPERTY.
  - THE APPLICANT SHALL PROPOSE AND SECURE A NEW SHARED USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR THE RANDALL PROPERTY UNLESS THE EXISTING RECORDED DRIVEWAY MAINTENANCE AGREEMENT FOR THE RANDALL PROPERTY IS SUFFICIENT FOR THE 4 LOTS.

**SITE ANALYSIS DATA CHART**

- TOTAL AREA OF THIS SUBMISSION = 1.70 AC.±
- LIMIT OF DISTURBED AREA = 1.42 AC.± (SWM BASED ON LOD)
- PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
- PREVIOUS HOWARD COUNTY FILES: F-14-045, ECP-13-042, WP-15-006, F-20-050, AND PLAT 25789
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0 AC±
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0 AC±
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC±
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC±
- TOTAL AREA OF EXISTING FOREST = 0.49 AC±
- TOTAL AREA OF FOREST TO BE RETAINED = 0.20 AC±
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.70 AC±
- TOTAL IMPERVIOUS AREA = 0.38 AC±
- TOTAL AREA OF ERODIBLE SOILS = 0 AC±
- TOTAL AREA OF GREEN OPEN SPACE = 1.32 AC±

WAIVERS AND ALTERNATIVE COMPLIANCES:  
SEE GENERAL NOTE 39

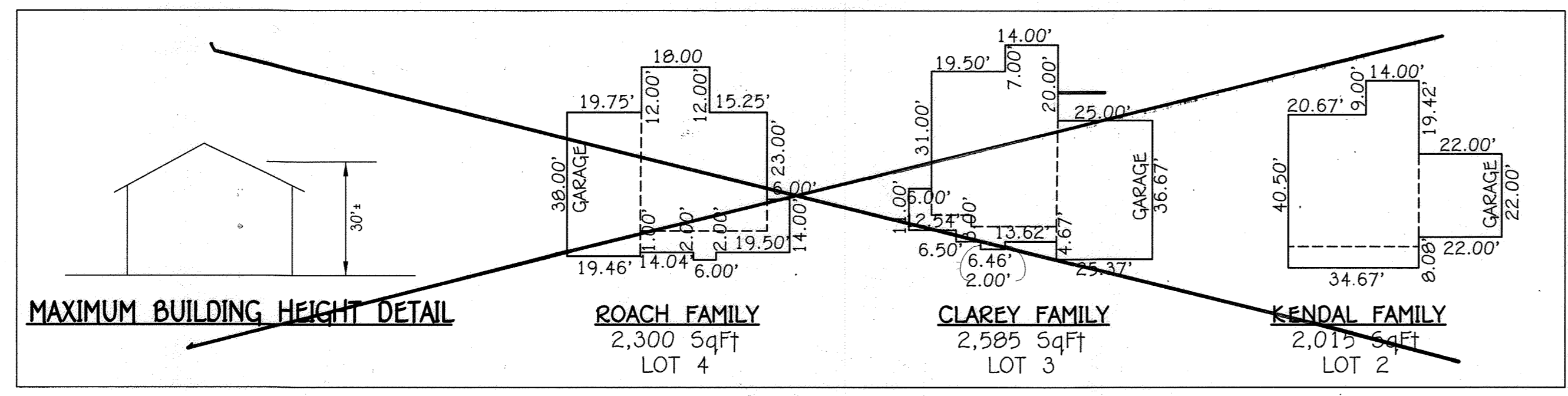
LEGEND	
SYMBOL	DESCRIPTION
---472---	EXISTING CONTOUR 2' INTERVAL
---470---	EXISTING CONTOUR 10' INTERVAL
- - -472- - -	PROPOSED CONTOUR 2' INTERVAL
- - -470- - -	PROPOSED CONTOUR 10' INTERVAL
~~~~~	EXISTING TREELINE
X X X	EXISTING FENCELINE
□ □ □	EXISTING WOOD FENCELINE
○	PROPOSED MODIFIED DRYWELL
+	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION
○ TAM	PROPOSED AMERICAN LINDEN
○ UAV	PROPOSED AMERICAN ELM
○ CA	PROPOSED SUMMERSWET CLETHRA SHRUB
---	EXISTING 30' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT
---	EXISTING 30' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT
---	PROPOSED 35' WIDE PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
---	EXISTING PAVEMENT
□	PROPOSED ROCK OUTFALL PROTECTION
□	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
DF	DIVERSION FENCING
TPF/SSF	TREE PROTECTION & SUPER SILT FENCE
TPF/DF	TREE PROTECTION & DIVERSION FENCING
---	LIMIT OF DISTURBANCE
---	DRAINAGE DIVIDE DW13 & DW14
---	DRAINAGE DIVIDES TO DW1-DW12
GhB	SOIL TYPES
M&C	SOIL TYPES
---	DRAINAGE DIVIDE FOR DIVERSION FENCING
○	SWM SOIL BORING



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 17EF  
N 594,243.880 E 1,358,578.648 ELEVATION: 473.65'

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 310E  
N 593,815.262 E 1,355,774.821 ELEVATION: 453.94'

REFER TO HOWARD CO. ADC MAP 28-A6



**HOUSE MODELS**  
SCALE: 1" = 30'

NO.	REVISION	DATE
2	REV MODELS SENECA I, II, AND SEVERN BOX	JULY 2022
1	ADD HOUSE MODELS SENECA I, II, SEVERN AND SEVERN BOX "A"	5/20/22

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2055



**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. 27202, EXPIRATION DATE: 1/25/24.

Paul G. Cavanaugh  
2/10/2022  
SIGNATURE OF LICENSED PROFESSIONAL PAUL G. CAVANAUGH DATE

**OWNER**  
GOINS PROPERTY, LLC  
C/O MR. CHARLES ZEPP, JR.  
SYKESVILLE, MARYLAND 21784  
PHONE: 410-984-4051

**DEVELOPER**  
CUMBERLAND DEVELOPMENT  
CUSTOM HOMES LLC.  
4132 SALEM BOTTOM ROAD  
WESTMINSTER, MD. 21157  
ATTN: MR. CURTIS CUMBERLAND  
PHONE: 301-252-1122

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
2	2824 GREENBOWER WAY
3	2826 GREENBOWER WAY
4	2828 GREENBOWER WAY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

LOT NUMBER	STREET ADDRESS	DATE
2	2824 GREENBOWER WAY	4/13/2022
3	2826 GREENBOWER WAY	4/14/2022
4	2828 GREENBOWER WAY	4/14/2022

Director: Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.
GOINS PROPERTY LOTS 2 THRU 4	N/A	72

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02

PREVIOUS HOWARD COUNTY FILES:  
F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789

TITLE SHEET

## Goins Property

Lots 2 Thru 4

ZONED: R-20  
TAX MAP #17, GRID #16, PARCEL #72  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2022  
SHEET 1 OF 9

SDP-21-042

Soils Legend		
SOIL	NAME	CLASS
GhB	Glennel-Urban land complex, 0 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

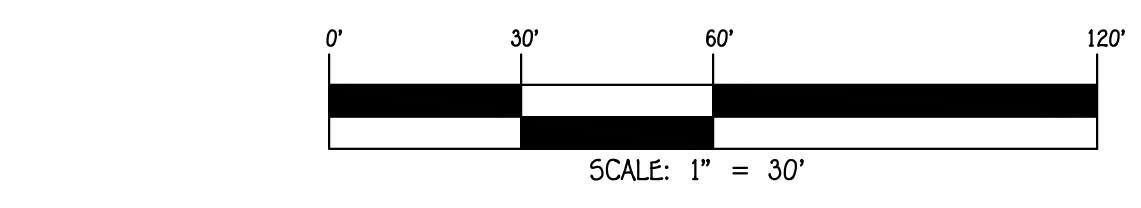
Easement Legend	
	Existing 24' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lot 2 And 3, Randall Property Subdivision (Plat Nos. 21316 And 21317) And The Future Subdivision Of The Goins Property, Parcel 72
	Existing 30' Wide Public Water, Sewer & Utility Easement (Plat No. 21317)

LEGEND	
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	EXISTING TREELINE
	EXISTING FENCELINE
	EXISTING WOOD FENCELINE
	PROPOSED MODIFIED DRYWELL
	PROPOSED DRIVEWAY DISCONNECTION
	PROPOSED SPOT ELEVATION
	PROPOSED AMERICAN LINDEN
	PROPOSED AMERICAN ELM
	PROPOSED SUMMERSWEET CLETHRA SHRUB
	EXISTING 30' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT
	PROPOSED 35' WIDE PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
	EXISTING PAVEMENT
	PROPOSED ROCK OUTFALL PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	SUPER SILT FENCE
	DIVERGENCE FENCING
	TREE PROTECTION & SUPER SILT FENCE
	TREE PROTECTION & DIVERGENCE FENCING
	LIMIT OF DISTURBANCE
	DRAINAGE DIVIDE DW13 & DW14
	DRAINAGE DIVIDES TO DW1-DW12
	SOIL TYPES
	DRAINAGE DIVIDE FOR DIVERGENCE FENCING
	SWM SOIL BORING



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE  
 ELIJAH CITE, HOWARD 21042  
 (410) 461 - 2855

NO.	REVISION	DATE



**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. 27020, EXPIRATION DATE: 1/25/24.  
 Paul G. Cavanaugh 2/10/2022  
 SIGNATURE OF LICENSED PROFESSIONAL PAUL G. CAVANAUGH DATE

**OWNER**  
 GOINS PROPERTY, LLC  
 C/O MR. CHARLES ZEPP, JR  
 SYKESVILLE, MARYLAND 21784  
 PHONE: 410-984-4851

**DEVELOPER**  
 CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 ATTN: MR. CURTIS CUMBERLAND  
 PHONE: 301-252-1122

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
	Date			4/13/2022	
	Date			4/14/2022	
	Date			4/14/2022	
Director - Department of Planning and Zoning					
PROJECT		PHASE		PARCEL NO.	
GOINS PROPERTY LOTS 2 THRU 4		N/A		72	
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02
PREVIOUS HOWARD COUNTY FILES: F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789					

EXISTING CONDITIONS PLAN

## Goins Property

Lots 2 Thru 4

ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 2 OF 9

50P-21-042

**Soils Legend**

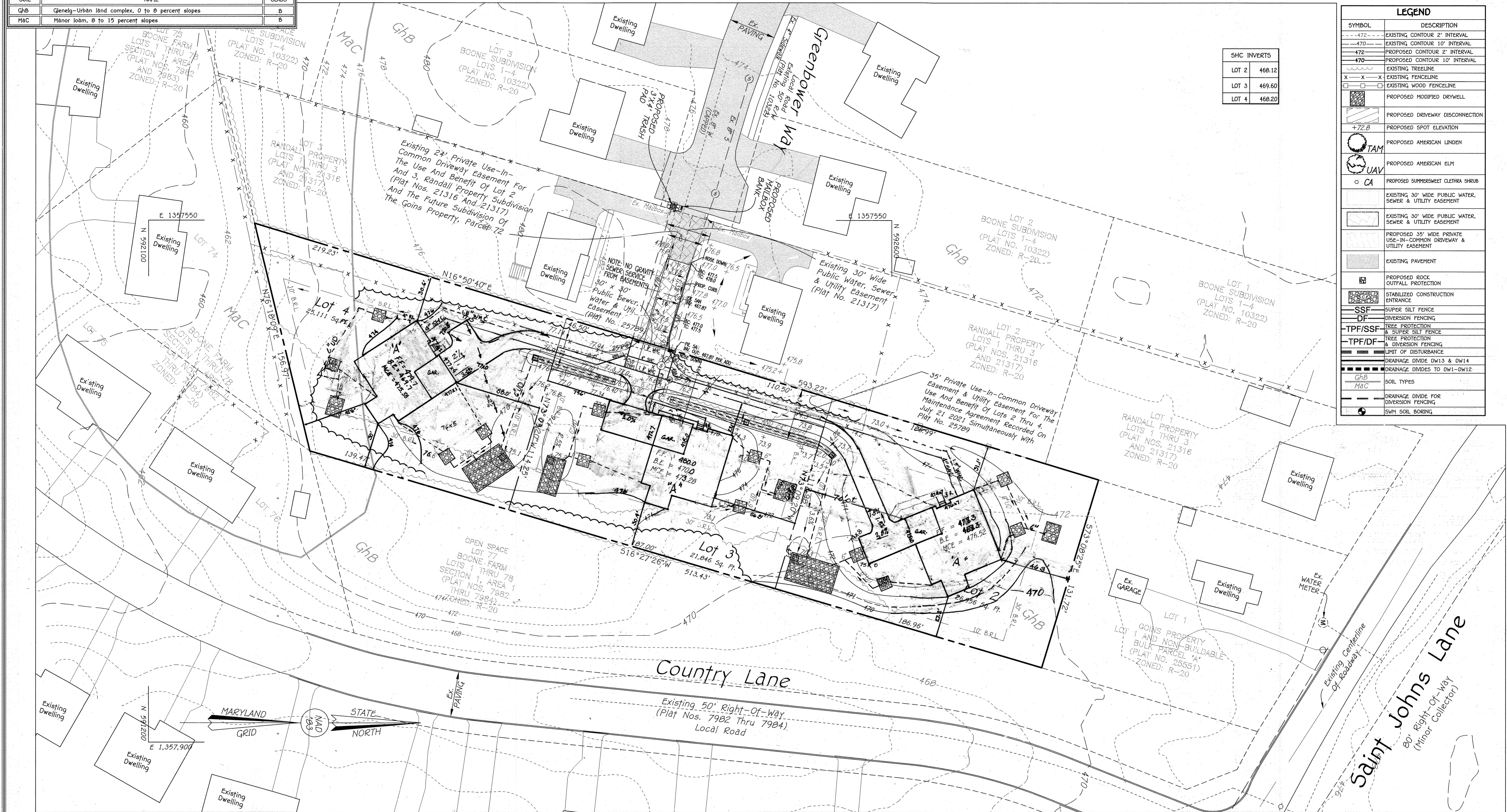
SOIL	NAME	CLASS
GhB	Glens-Urban land complex, 0 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

SHC INVERTS

LOT 2	468.12
LOT 3	469.60
LOT 4	468.20

**LEGEND**

SYMBOL	DESCRIPTION
---472---	EXISTING CONTOUR 2' INTERVAL
---470---	EXISTING CONTOUR 10' INTERVAL
---472---	PROPOSED CONTOUR 2' INTERVAL
---470---	PROPOSED CONTOUR 10' INTERVAL
~~~~~	EXISTING TREELINE
x x x	EXISTING FENCELINE
□	EXISTING WOOD FENCELINE
■	PROPOSED MODIFIED DRYWELL
▨	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION
TAM	PROPOSED AMERICAN LINDEN
UAV	PROPOSED AMERICAN ELM
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GhB	SOIL TYPES
MaC	SOIL TYPES
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○	SWM SOIL BORING



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10872 BALTIMORE NATIONAL PIKE  
 ELKLOFT CITY, MARYLAND 21042  
 (410) 461-1099

NO.	REVISION	DATE
1	ADD GENERIC BOX "A" TO LOTS 2-4	JULY 2022
2	REV GENERIC BOX	JULY 2022

**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. 27020, EXPIRATION DATE: 1/25/24.

Paul G. Cavanaugh 2/10/2022

SIGNATURE OF LICENSED PROFESSIONAL PAUL G. CAVANAUGH DATE

**OWNER**  
 GOINS PROPERTY, LLC  
 C/O MR. CHARLES ZEPP, JR  
 SYKESVILLE, MARYLAND 21784  
 PHONE: 410-984-4051

**DEVELOPER**  
 CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC.  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 ATTN: MR. CURTIS CUMBERLAND  
 PHONE: 301-252-1122

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Approved by: *Chad Edmondson* Date: 4/13/2022  
 Director of Land Development  
 Approved by: *Mary Kendall* Date: 4/14/2022  
 Chief Development Engineering Division  
 Director: Department of Planning and Zoning FOR: 4/14/2022

PROJECT	PHASE	PARCEL NO.			
GOINS PROPERTY LOTS 2 THRU 4	N/A	72			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02

PREVIOUS HOWARD COUNTY FILES:  
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**SITE DEVELOPMENT PLAN**

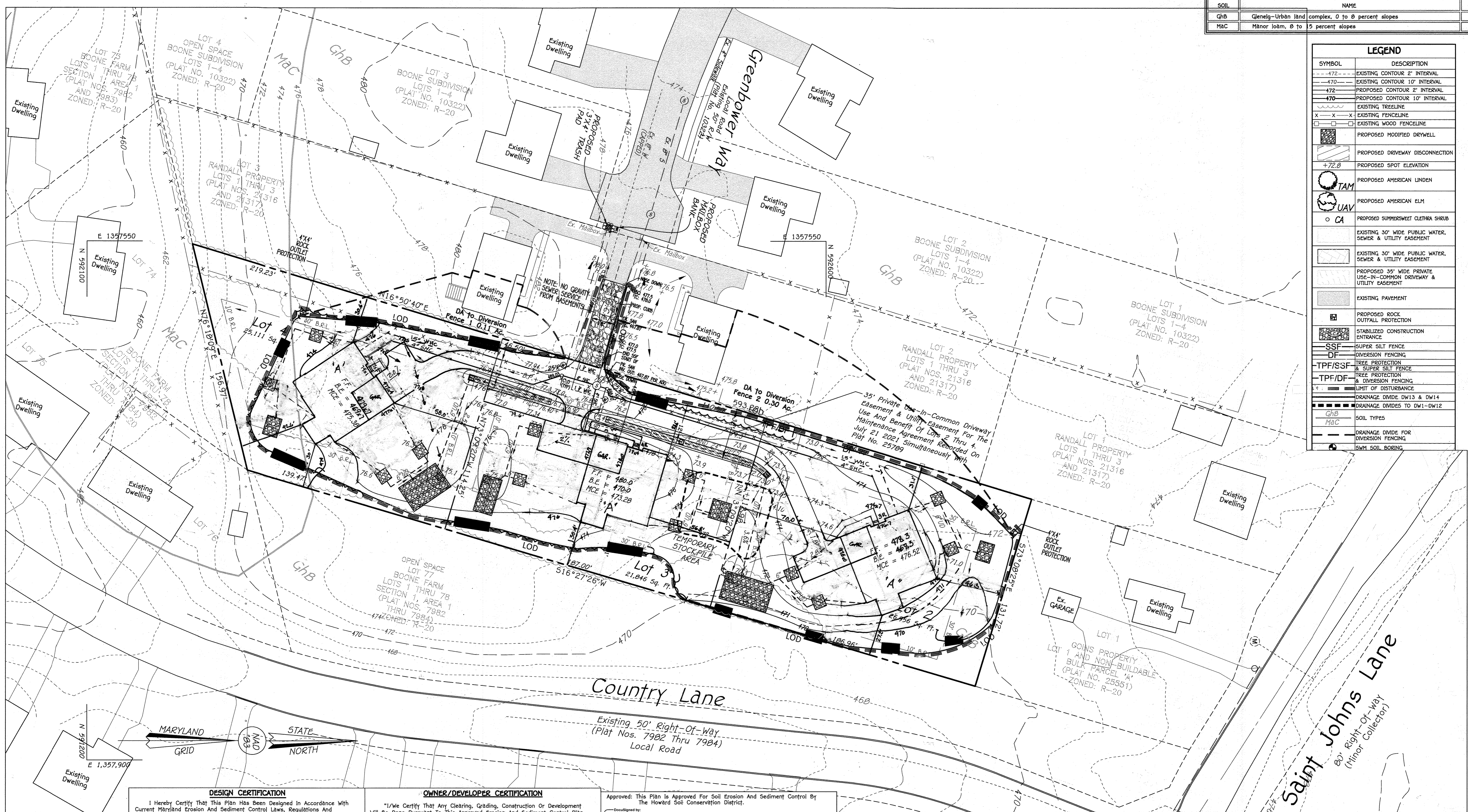
**Goins Property**  
 Lots 2 Thru 4

ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 3 OF 9

SOP-21-042

Soils Legend		
SOIL	NAME	CLASS
GhB	Glenn-Urban land complex, 0 to 8 percent slopes	B
MaC	Manor loam, 8 to 5 percent slopes	B

LEGEND	
SYMBOL	DESCRIPTION
- - - 472 - - -	EXISTING CONTOUR 2' INTERVAL
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TAM	PROPOSED AMERICAN LINDEN
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GhB	SOIL TYPES
MaC	SOIL TYPES
---	DRAINAGE DIVIDE FOR DIVERSION FENCING
o	SWM SOIL BORING



**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.

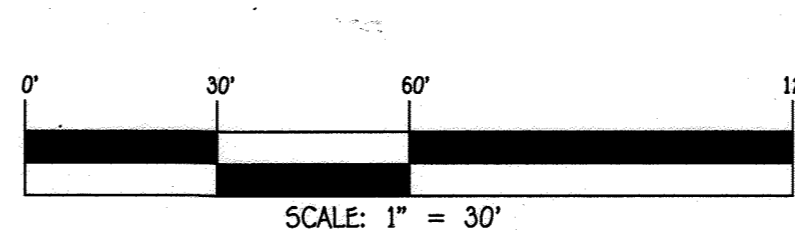
Paul G. Cavanaugh  
 Designer's Signature  
 Paul G. Cavanaugh  
 Printed Name  
 2/11/2022  
 Date  
 PE  
 RD Registration No.  
 P.E., R.L.S., or R.L.A. (circle one)

**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 the responsible personnel involved in the construction project will have a certificate of training at a Maryland Department of the Environment (MDE) approved training program for the control on 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."

CURTIS CUMBERLAND  
 Owner's/Developer's Signature  
 CURTIS CUMBERLAND  
 Printed Name & Title  
 2/11/2022  
 Date  
 Owner

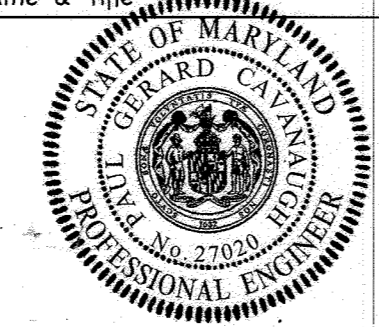
Approved: This Plan Is Approved For Soil Erosion And Sediment Control By The Howard Soil Conservation District.  
 Documented by:  
 Alexander Bratovic  
 4/14/2022  
 Date  
 Howard Soil Conservation District  
 Approved: Department of Planning And Zoning  
 Chief, Division of Land Development  
 Date  
 Chief, Development Engineering Division  
 Date

NOTE: STOCKPILE AREA SPEC. SHOWN ON SHEET 5



**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. 27020, EXPIRATION DATE: 1/25/24.

Paul G. Cavanaugh  
 SIGNATURE OF LICENSED PROFESSIONAL  
 PAUL G. CAVANAUGH  
 DATE  
 2/11/2022



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Documented by:	Date				
Chief, Division of Land Development	4/13/2022				
Chad Edmondson	4/14/2022				
Chief, Development Engineering Division	Date				
Mary Kendall	4/14/2022				
Director, Department of Planning and Zoning	Date				
PROJECT	PHASE	PARCEL NO.			
GOINS PROPERTY LOTS 2 THRU 4	N/A	72			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02
PREVIOUS HOWARD COUNTY FILES: F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789					

**SEDIMENT EROSION CONTROL PLAN**  
**Goins Property**  
 Lots 2 Thru 4  
 ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 4 OF 9

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALDWIN NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-1000

NO.	REVISION	DATE
1	REV GENERAL BOX	JULY 2022
1	ADD GENERAL BOX "A" TO LOTS 2-4	MAY 2022

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

- A. Soil Preparation
1. Temporary Stabilization
2. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

- B. Topsoiling
1. Topsoil to be placed over prepared subsoil prior to establishment of permanent vegetation.
2. Topsoil available from an existing site may be used provided it meets the standards set forth in these specifications...

- C. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more...

PERMANENT SEEDING NOTES (B-4-5)

- A. Seed Mixtures
1. General Use
2. Turfgrass Mixtures
3. Kentucky Bluegrass/Perennial Ryegrass
4. Tall Fescue/Kentucky Bluegrass
5. Kentucky Bluegrass/Perennial Ryegrass
6. Kentucky Bluegrass/Perennial Ryegrass/Tall Fescue

Permanent Seeding Summary table with columns for Hardness Zone, Application Rate, Seeding Dates, Seeding Depth, and Fertilizer Rate.

Table with columns for No., Species, Application Rate, Seeding Dates, Seeding Depth, and Fertilizer Rate.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-B)

- 1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material...

Table with columns for Species, Application Rate, Seeding Dates, Seeding Depth, and Fertilizer Rate.

DESIGN CERTIFICATION
I hereby certify that this Plan has been designed in accordance with Current Maryland Erosion and Sediment Control Laws and Regulations...

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...

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...

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

- 1. General Use
2. Turfgrass Mixtures
3. Kentucky Bluegrass/Perennial Ryegrass
4. Tall Fescue/Kentucky Bluegrass
5. Kentucky Bluegrass/Perennial Ryegrass
6. Kentucky Bluegrass/Perennial Ryegrass/Tall Fescue

- A. Seeding
1. Specifications
2. Application
3. Mulching
4. Mowing

Table with columns for No., Species, Application Rate, Seeding Dates, Seeding Depth, and Fertilizer Rate.

STANDARD STABILIZATION NOTE

- 1. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

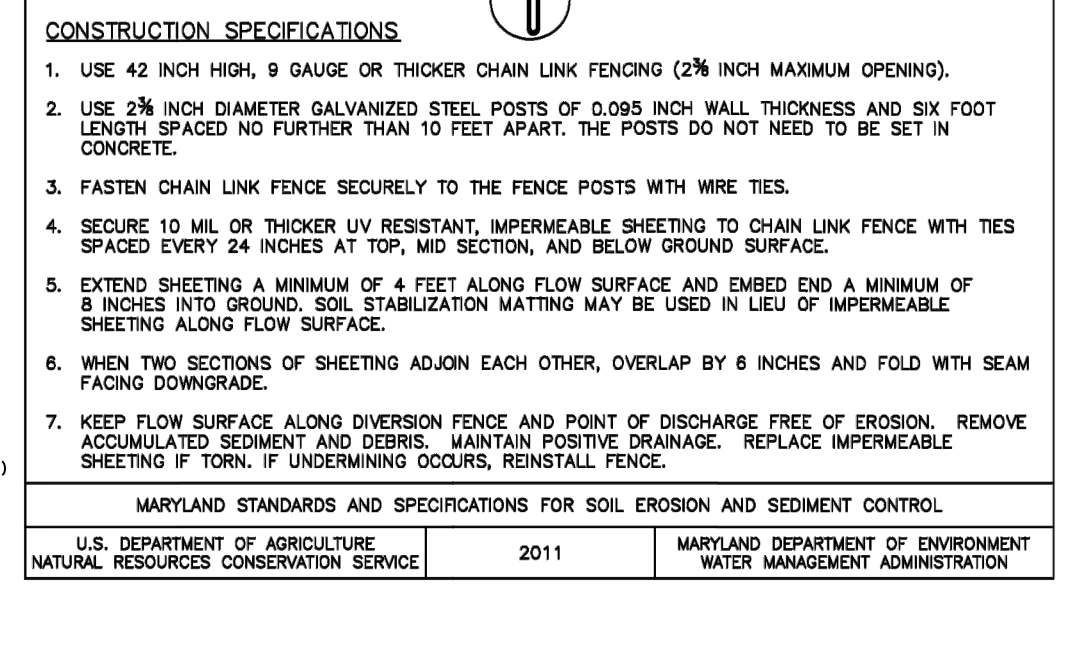
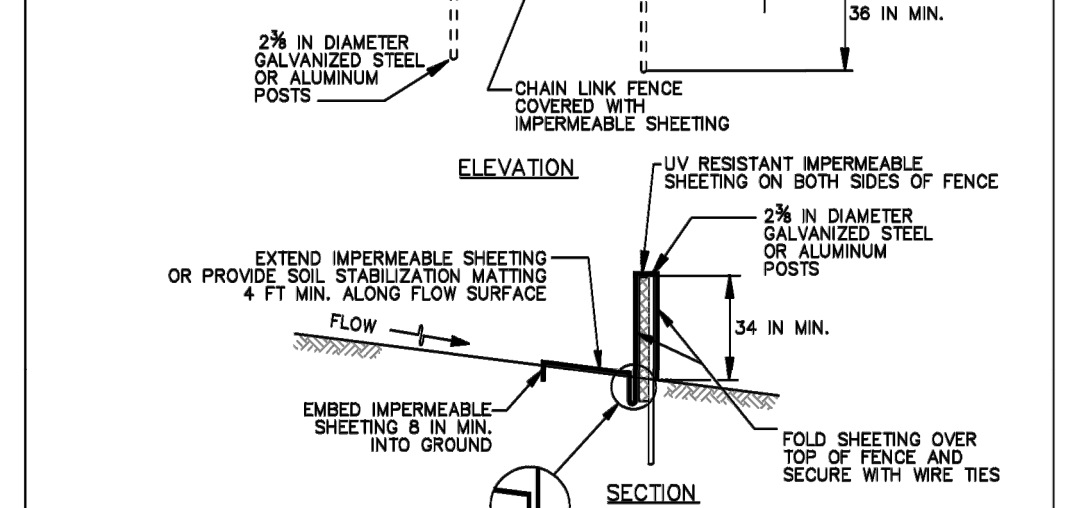
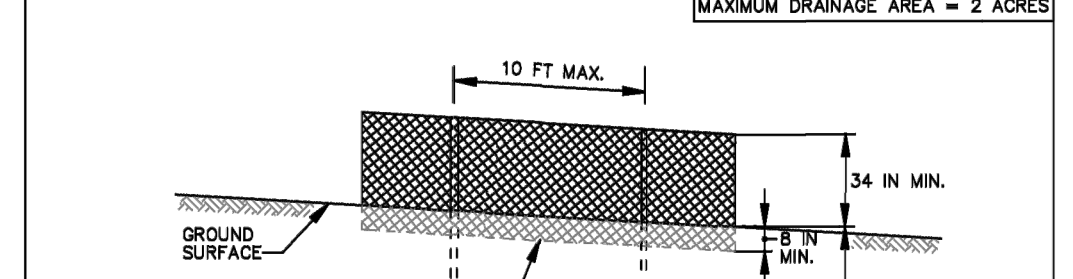
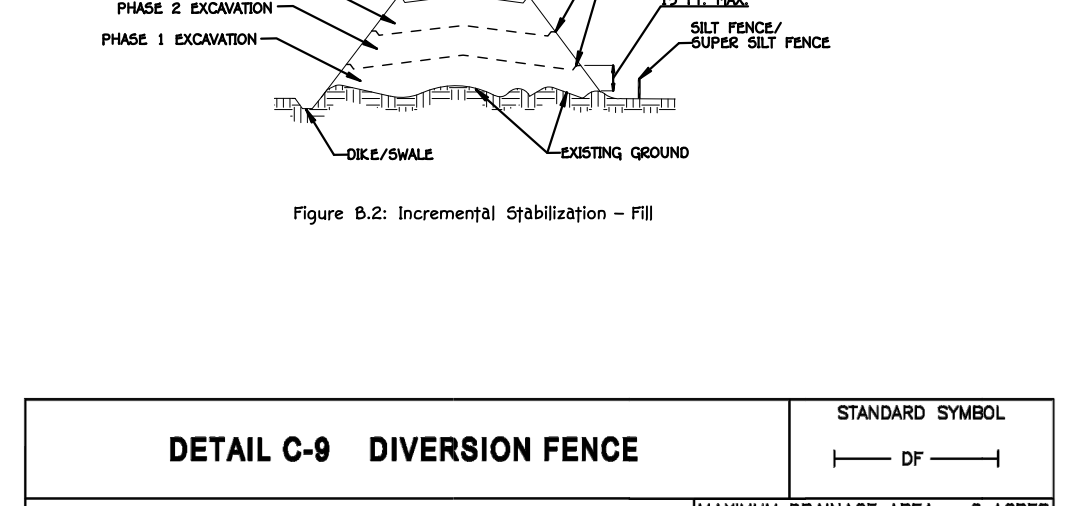
- SEQUENCE OF CONSTRUCTION
1. Obtain grading permits. (2 weeks)
2. Notify 'MMS UTILITY' at least 48 hours before any work at 410-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 at least 24-hours before.

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...

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

- 1. General Use
2. Turfgrass Mixtures
3. Kentucky Bluegrass/Perennial Ryegrass
4. Tall Fescue/Kentucky Bluegrass
5. Kentucky Bluegrass/Perennial Ryegrass
6. Kentucky Bluegrass/Perennial Ryegrass/Tall Fescue

- A. Seeding
1. Specifications
2. Application
3. Mulching
4. Mowing



SEQUENCE OF CONSTRUCTION
1. Obtain grading permits. (2 weeks)
2. Notify 'MMS UTILITY' at least 48 hours before any work at 410-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 at least 24-hours before.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID) 410-313-1855 after the future LDD and protected areas are marked clearly in the field.
2. Construction sediment controls (refer to Figure B.1) to be installed prior to the start of earth disturbance.

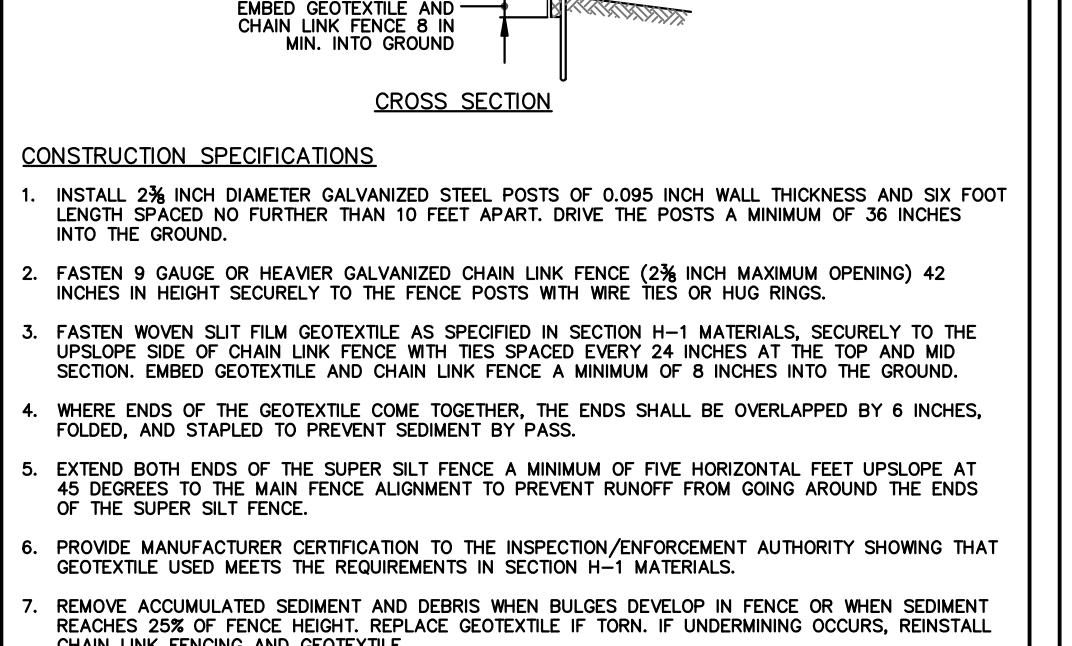
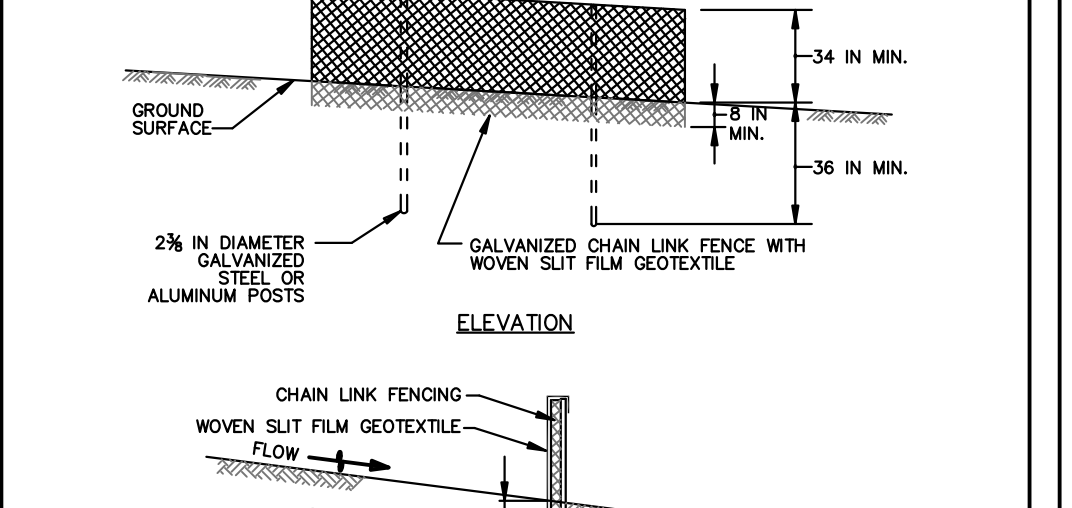
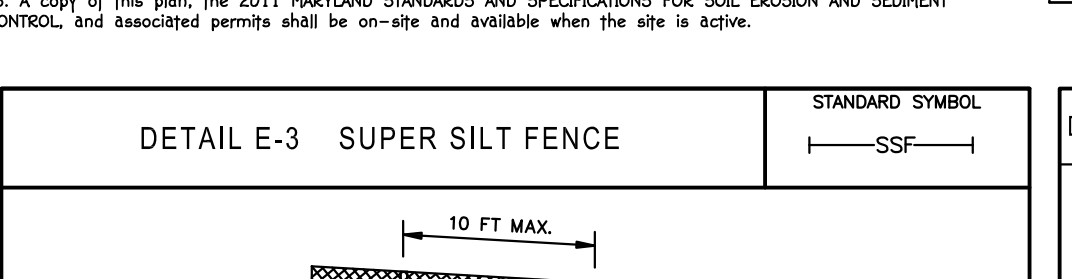
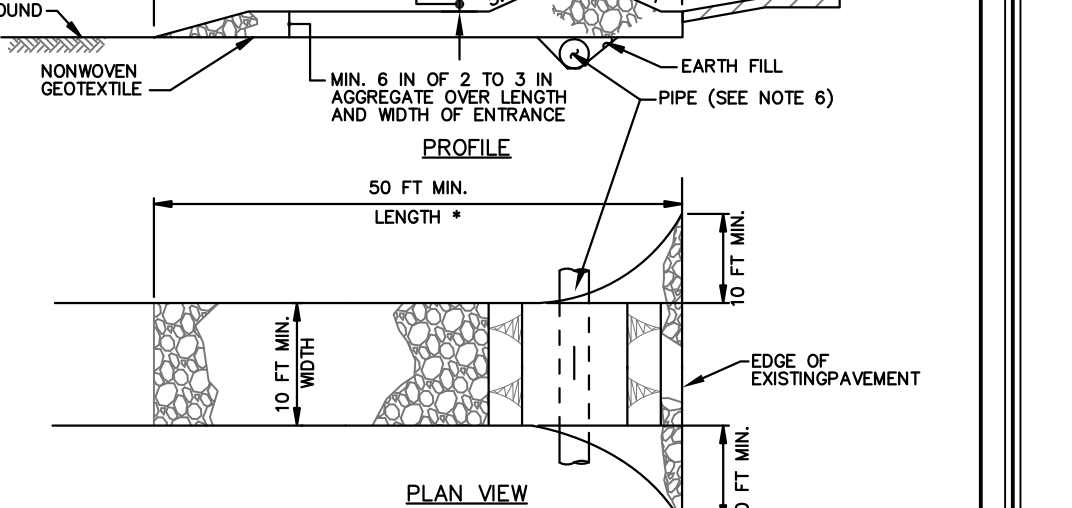
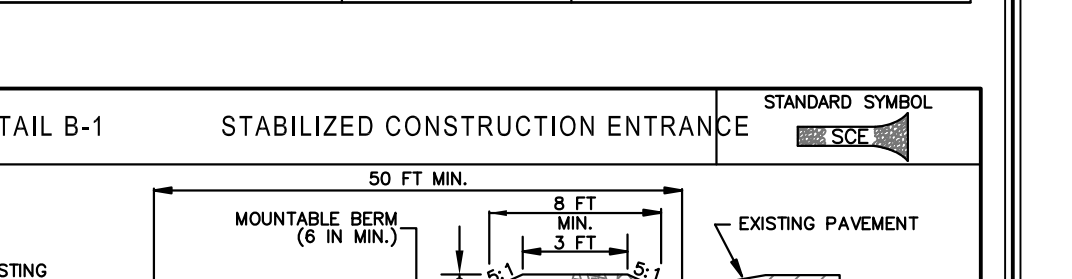


Table with columns for Project, Phase, Parcel No., and other details for GOINS PROPERTY LOTS 2 THRU 4.

- CONSTRUCTION SPECIFICATIONS
1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/8 TO 1/2 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED DEPTH AND MAINTAIN A MINIMUM OF 1/2 INCH CLEARANCE BETWEEN THE SUBGRADE AND RIPRAP.

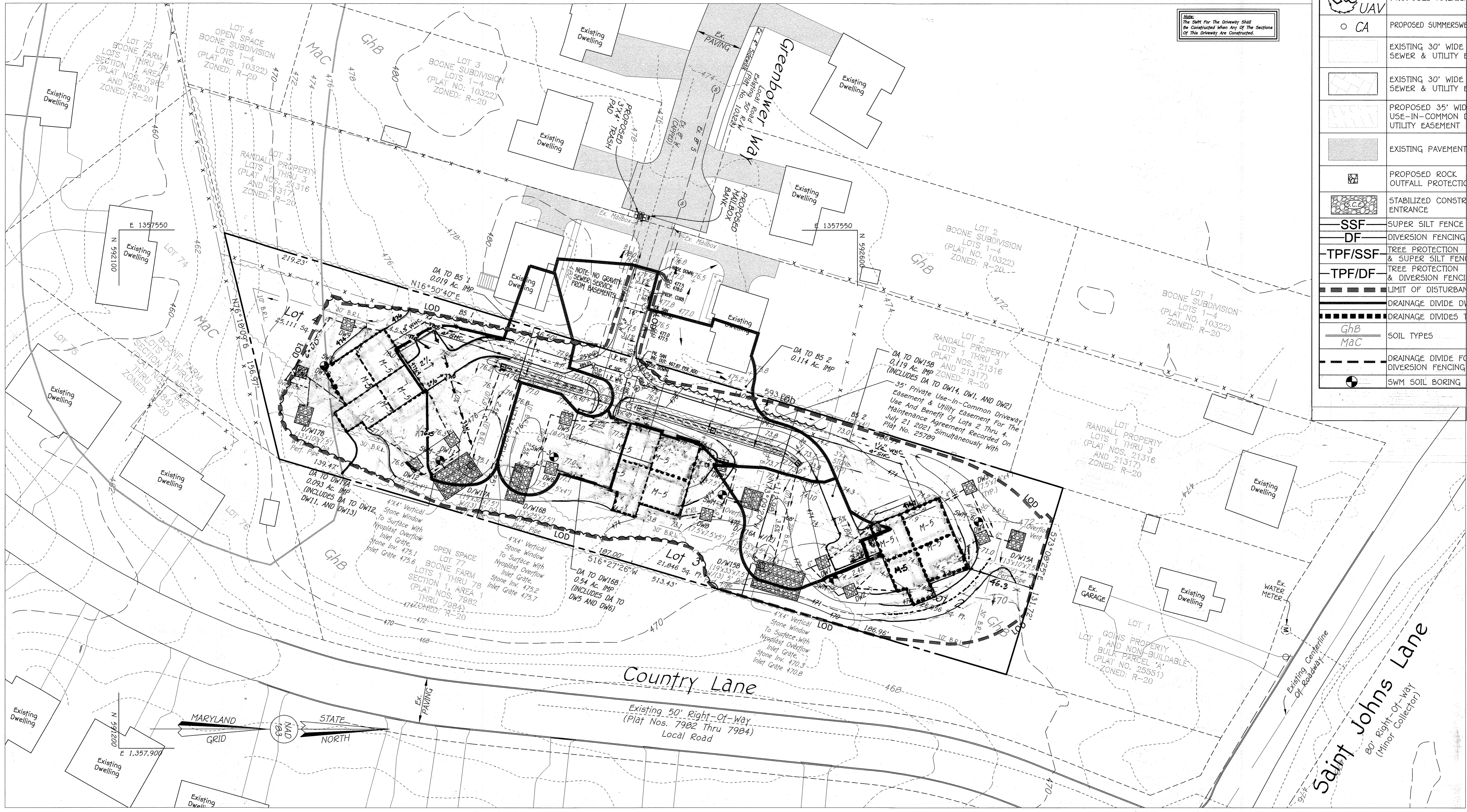


- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (+30 FEET FOR SINGLE RESURFACING LOT) USE MINIMUM WIDTH OF 10 FEET. FLARE SIDE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

Table with columns for Project, Phase, Parcel No., and other details for GOINS PROPERTY LOTS 2 THRU 4.

Note: The SWM For The Driveway Shall Be Constructed When Any Of The Sections Of The Driveway Are Constructed.

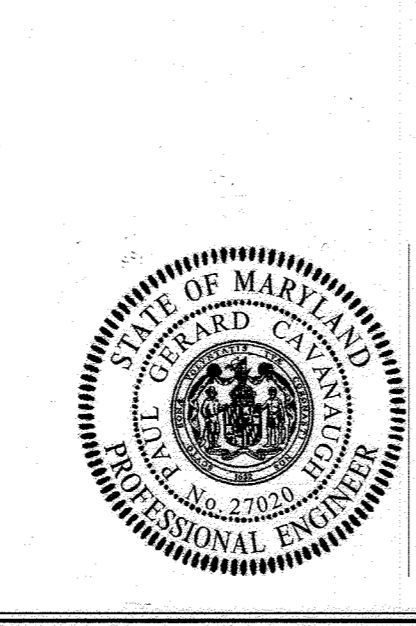
	PROPOSED AMERICA
	PROPOSED SUMMERSWE
	EXISTING 30' WIDE SEWER & UTILITY
	EXISTING 30' WIDE SEWER & UTILITY
	PROPOSED 35' WID USE-IN-COMMON UTILITY EASEMENT
	EXISTING PAVEMENT
	PROPOSED ROCK OUTFALL PROTECTIO
	STABILIZED CONSTR ENTRANCE
	SSF SUPER SILT FENCE
	DF DIVERSION FENCING
	TPF/SSF TREE PROTECTION & SUPER SILT FENCE
	TPF/DF TREE PROTECTION & DIVERSION FENCING
	LIMIT OF DISTURBAN
	DRAINAGE DIVIDE DV
	DRAINAGE DIVIDES T
	Soil Types G <b>h</b> B Ma <b>C</b>
	DRAINAGE DIVIDE FO DIVERSION FENCING
	SWM SOIL BORING



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21042  
 (410) 461 - 1099

NO.	REVISION	DATE
1	REV GENERAL BOX	7/2022
1	REV DRAINAGE AREAS	5/2022

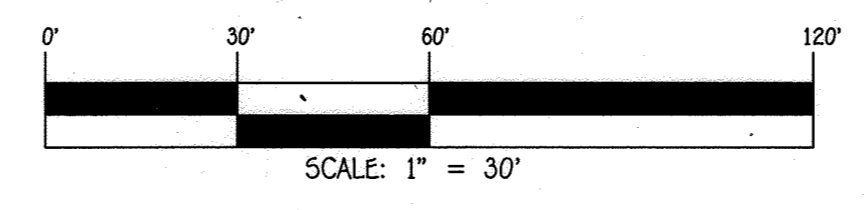
DATE	4/13/2022
DATE	4/14/2022
DATE	4/14/2022



**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. 27020, EXPIRATION DATE: 1/25/24.  
 Paul G. Cavanaugh 2/10/2022  
 SIGNATURE OF LICENSED PROFESSIONAL PAUL G. CAVANAUGH DATE

**OWNER**  
 GOINS PROPERTY, LLC  
 C/O MR. CHARLES ZEPP, JR.  
 SYKESVILLE, MARYLAND 21784  
 PHONE: 410-984-4051

**DEVELOPER**  
 CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC.  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 ATTN: MR. CURTIS CUMBERLAND  
 PHONE: 301-252-1122



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSign by:	4/13/2022
Chief of Land Development	Date
Chief of Planning and Zoning	4/14/2022
FOR	Date
Department of Planning and Zoning	4/14/2022

PROJECT	PHASE	PARCEL NO.			
GOINS PROPERTY LOTS 2 THRU 4	N/A	72			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02

PREVIOUS HOWARD COUNTY FILES:  
 F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789

**STORM WATER MANAGEMENT PLAN**

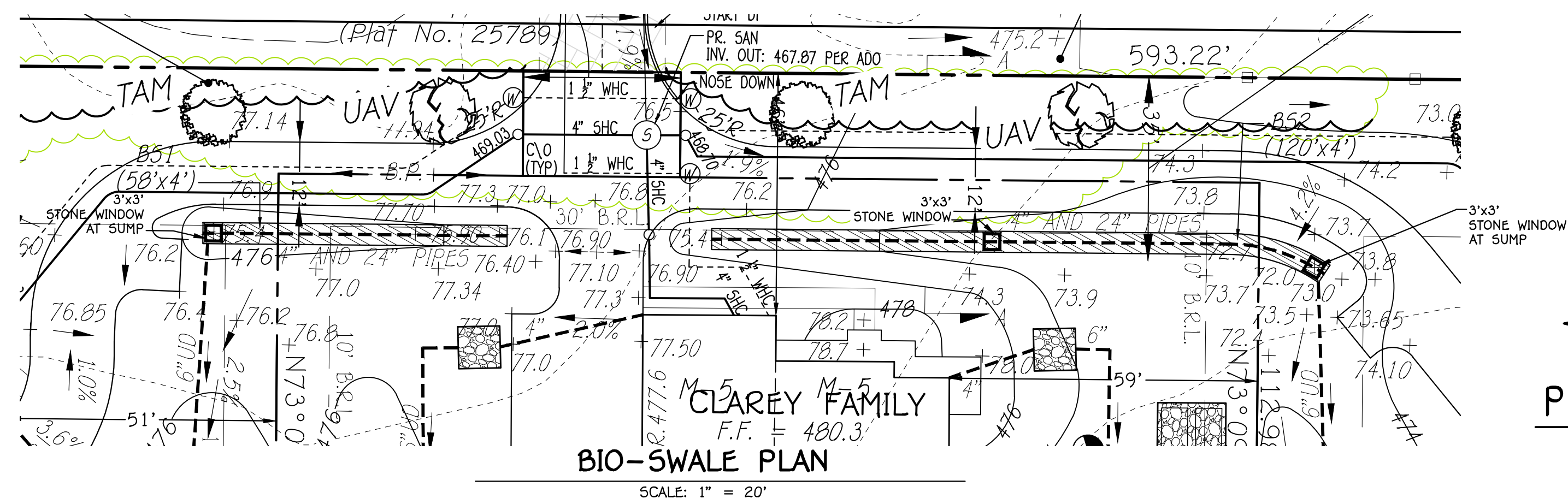
**Goins Property**  
 Lots 2 Thru 4

ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 6 OF 9

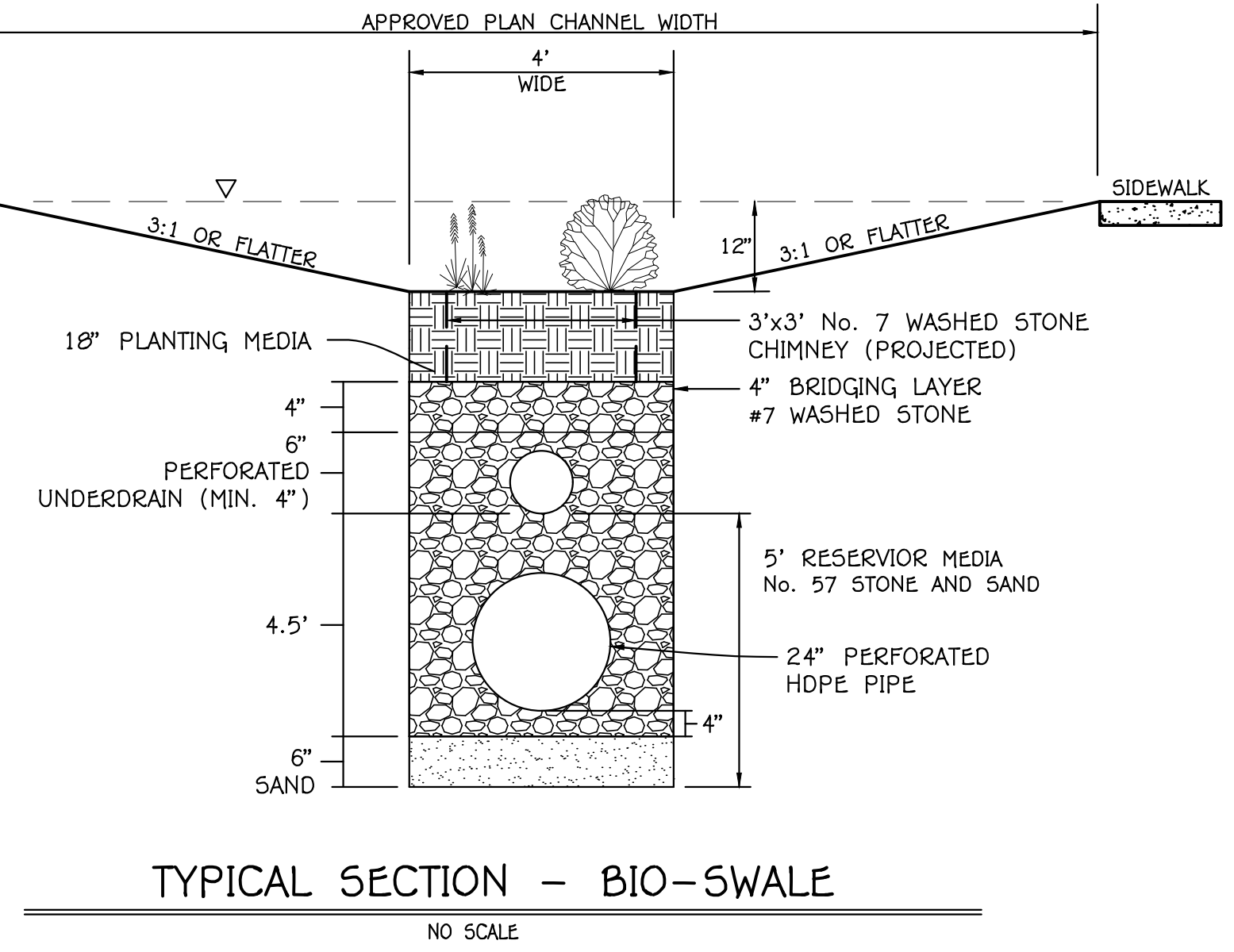
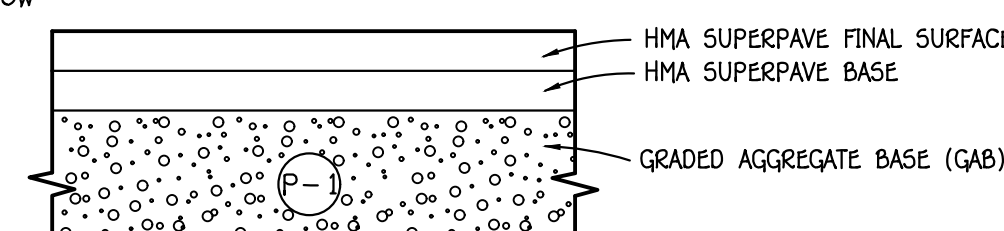
SDP-21-042

**STORMWATER MANAGEMENT PRACTICES**

LOT No.	ADDRESS	GREEN ROOF A-1 (Y/N)	PERMEABLE PAVING A-2 (Y/N)	REINFORCED TURT A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEET FLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERM M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	BIO-RETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTER M-9 (NUMBER)
2	2824 GREEN BOWER WAY											Y-6				
3	2826 GREEN BOWER WAY											Y-6				Y-2
4	2828 GREEN BOWER WAY											Y-6				



**P-1 PAVING SECTION**  
NOT TO SCALE



**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.

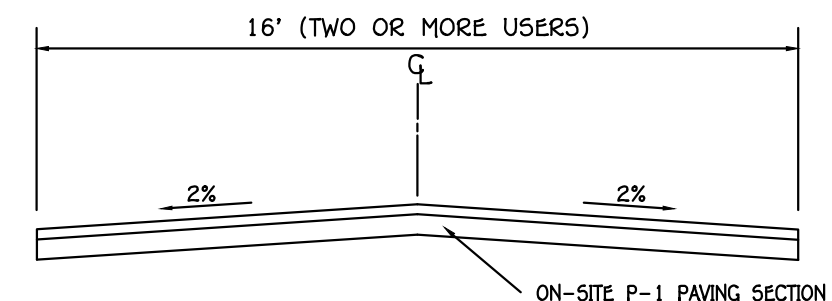
Designer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ MD Registration No. \_\_\_\_\_  
 P.E., R.L.S., or R.L.A. (circle one)

**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 the responsible personnel involved in the construction project will have a certificate of training at a Maryland Department of the Environment (MDE) approved training program for the control on 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."

Owner's/Developer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name & Title: \_\_\_\_\_  
 Approved: This Plan is Approved For Soil Erosion And Sediment Control By The Howard Soil Conservation District.  
 Howard Soil Conservation District: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved: Department Of Planning And Zoning: \_\_\_\_\_  
 Chief, Division Of Land Development: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chief, Development Engineering Division: \_\_\_\_\_ Date: \_\_\_\_\_

BORING	PROPOSED ELEV.	EXISTING ELEV.	PROPOSED BOTTOM	BORING BOTTOM (NO ROCK OR WATER)	SOIL:
SWM-1 N.T.S.	473.6	473.2	466.6	461.9	SILTY SAND WITH SOME GRAVEL
SWM-2 N.T.S.	476.5	475.0	469.0	463.5	SILTY SAND WITH SOME GRAVEL
SWM-3 N.T.S.	477.0	475.5	469.0	467.2	SILTY SAND WITH SOME GRAVEL
SWM-4 N.T.S.	474.0	472.0	465.5	461.0	SILTY SAND WITH SOME GRAVEL
SWM-5 N.T.S.	474.0	469.2	464.0	457.9	SILTY SAND WITH SOME GRAVEL
SWM-6 N.T.S.	472.0	471.8	464.5	460.3	SILTY SAND WITH SOME GRAVEL



**Typical Shared Use Drive Cross Section 'B-B'**  
NOT TO SCALE

**Operation And Maintenance Schedule For Bio-Swale (M-8)**

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

PAVING SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO >5	5 TO <7	>7	3 TO >5	5 TO <7	>7	
P-1	PARKING BAYS; PARKING DRIVE AISLES; RESIDENTIAL AND NON-RESIDENTIAL WITH NO RESIDENTIAL AND NON-RESIDENTIAL MORE THAN 2 HEAVY TRUCKS PER DAY	PAVEMENT MATERIAL (INCHES)						
		HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE FINAL SURFACE 19.0 MM PG 64-22, LEVEL 1 (ESAL)		2.0	2.0	2.0	3.5	3.0
		MIN. HMA WITH GAB		MIN. HMA WITH GAB				
		8.5	7.0	5.0	4.0	4.0	2.0	

**DRY WELL CHART**

LOT No.	DRYWELL No.	AREA PER DRYWELL	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W	D
LOT 2	1	452 SQ. FT.	65 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 2	2	339 SQ. FT.	49 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 2	3	482 SQ. FT.	69 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 2	4	545 SQ. FT.	80 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 3	5	787 SQ. FT.	113 C.F.	128 C.F.	100%*	8'	8'	5'
LOT 3	6	469 SQ. FT.	67 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 3	7	438 SQ. FT.	63 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 3	8	666 SQ. FT.	95 C.F.	113 C.F.	100%*	7.5'	7.5'	5'
LOT 4	9	380 SQ. FT.	55 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 4	10	488 SQ. FT.	70 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 4	11	580 SQ. FT.	83 C.F.	90 C.F.	100%*	7.5'	7.5'	4'
LOT 4	12	598 SQ. FT.	80 C.F.	90 C.F.	100%*	7.5'	7.5'	4'

\* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

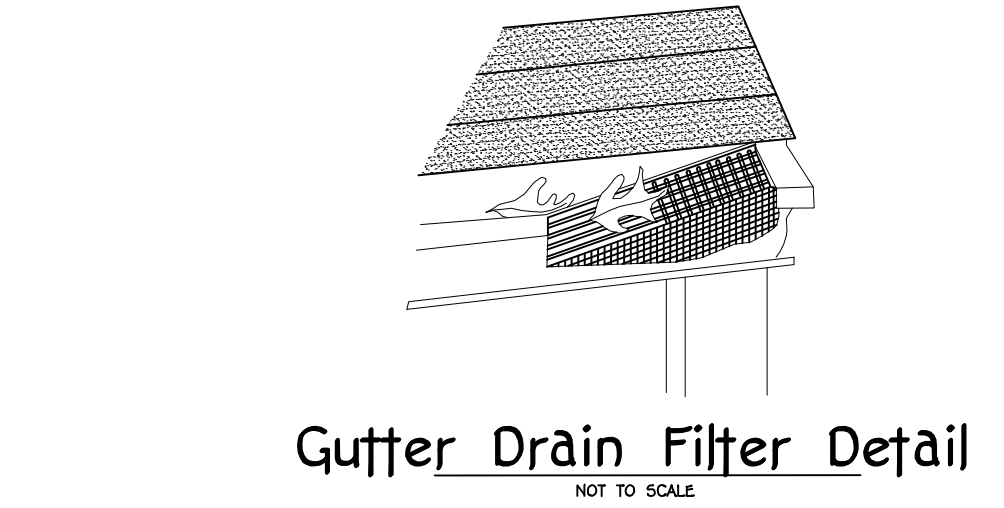
**100 YEAR STONE RECHARGE CHAMBERS**

LOT No.	DRYWELL No.	IMPERVIOUS AREA PER CHAMBER	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W	D
LOT 2	15A	1,176 SQ. FT.	792 C.F.	806 C.F.	100%*	10'	13'	7.5'
LOT 2	15B	6,273 SQ. FT.	4,226 C.F.	3,227 C.F.	100%*	33'	19'	7.5'
LOT 3	16A	2,291 SQ. FT.	800 C.F.	1,016 C.F.	100%*	13'	13'	7.5'
LOT 3	16B	2,352 SQ. FT.	1,585 C.F.	1,782 C.F.	100%*	25'	13'	7.5'
LOT 4	17A	5,140 SQ. FT.	3,463 C.F.	2,950 C.F.	100%*	30'	19'	7.5'
LOT 4	17B	1,133 SQ. FT.	763 C.F.	860 C.F.	100%*	10'	13'	7.5'
LOT 3	B51+	914 SQ. FT.	560 C.F.	560 C.F.	100%*	58'	4'	5'
LOT 3	B52+	3,005 SQ. FT.	1,040 C.F.	1,040 C.F.	100%*	120'	4'	5'
TOTAL	-	-	11,709 C.F.	12,185 C.F.	-	-	-	-

\* STONE AND PERFORATED 24" HOPE STORAGE BELOW  
 \*\* INCLUDES DRYWELLS

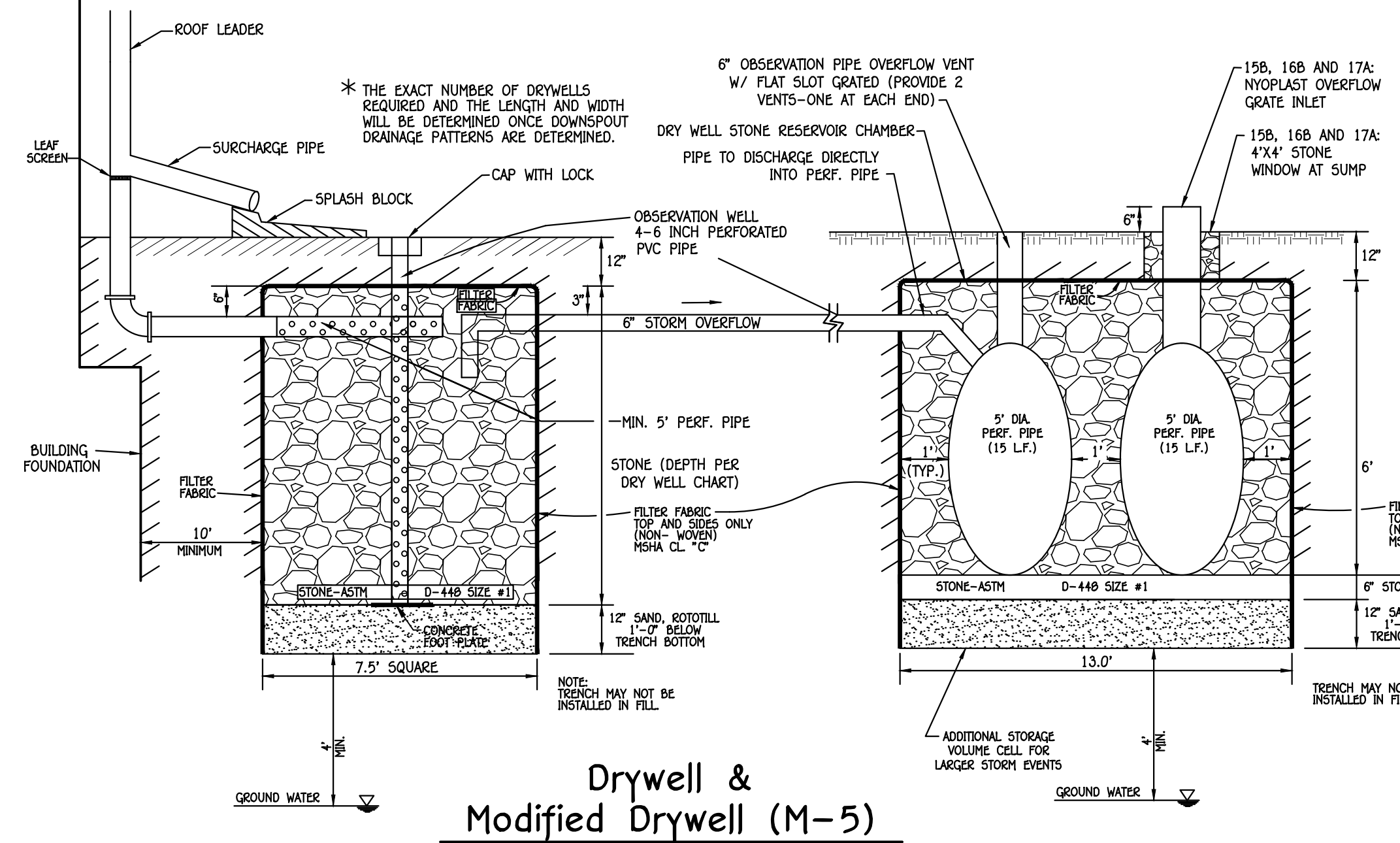
**BIO SWALE CHART**

LOT No.	DRYWELL No.	IMPERVIOUS AREA TO B5	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W
LOT 3	B51	914 SQ. FT.	259 C.F.	259 C.F.	100%*	58'	4'
LOT 3	B52	3005 SQ. FT.	600 C.F.	600 C.F.	100%*	120'	4'



**Operation And Maintenance Schedule For Drywells (M-5)**

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



**Drywell & Modified Drywell (M-5)**

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PIKE  
 CLARKE CITY, MARYLAND 21784  
 (410) 461-2995



**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. 27020, EXPIRATION DATE: 1/25/24.

Paul G. Cavanaugh 4/13/2022  
 SIGNATURE OF LICENSED PROFESSIONAL ENGINEER DATE

**OWNER**

GOINS PROPERTY, LLC  
 C/O MR. CHARLES ZEPF, JR  
 SIKESVILLE, MARYLAND 21784  
 PHONE: 410-984-4891

**DEVELOPER**

CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 ATTN: MR. CURTIS CUMBERLAND  
 PHONE: 301-252-1122

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

4/13/2022 Date  
 4/14/2022 Date  
 4/14/2022 Date

PROJECT: GOINS PROPERTY LOTS 2 THRU 4 PHASE: N/A PARCEL NO.: 72

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02

PREVIOUS HOWARD COUNTY FILES:  
 F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789

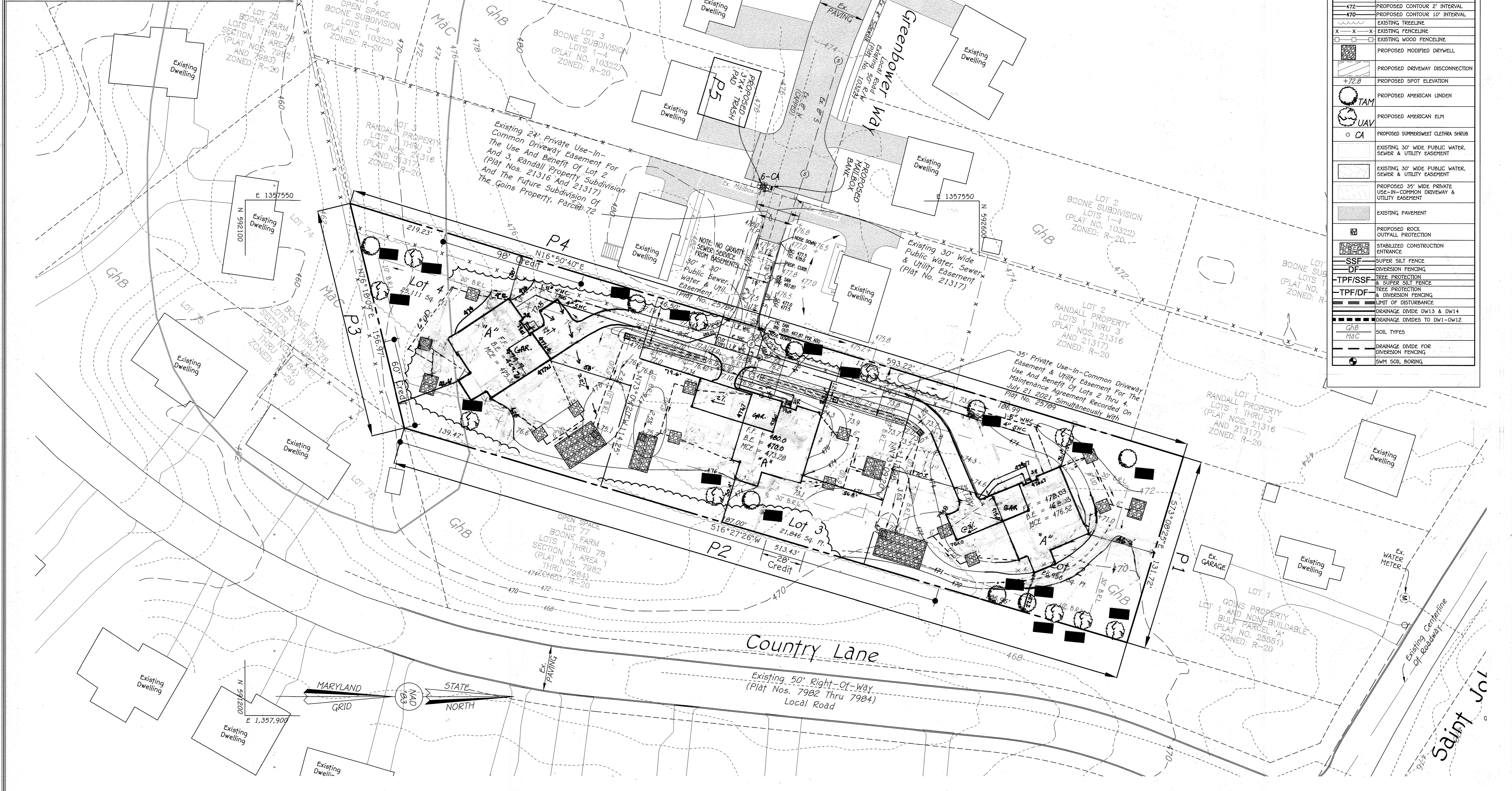
**STORM WATER MANAGEMENT NOTES AND DETAILS**

**Goins Property**  
 Lots 2 Thru 4

ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 7 OF 9

Soils Legend		
SOIL	NAME	CLASS
GhB	Glenn-Urban land complex, 0 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

LEGEND	
SYMBOL	DESCRIPTION
---472---	EXISTING CONTOUR 2' INTERVAL
---470---	EXISTING CONTOUR 10' INTERVAL
-472-	PROPOSED CONTOUR 2' INTERVAL
-470-	PROPOSED CONTOUR 10' INTERVAL
~~~~~	EXISTING TREELINE
x x x	EXISTING FENCELINE
□ □ □	EXISTING WOOD FENCELINE
■	PROPOSED MODIFIED DRYWELL
▨	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION
○ TAM	PROPOSED AMERICAN LINDEN
○ UAV	PROPOSED AMERICAN ELM
○ CA	PROPOSED SUMMERSWEET CLETHRA SHRUB
▭	EXISTING 30' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT
▭	EXISTING 30' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT
▭	PROPOSED 35' WIDE PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
▭	EXISTING PAVEMENT
▭	PROPOSED ROCK OUTFALL PROTECTION
▭	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
DF	DIVERSION FENCING
TPF/SSF	TREE PROTECTION & SUPER SILT FENCE
TPF/DF	TREE PROTECTION & DIVERSION FENCING
---	LIMIT OF DISTURBANCE
---	DRAINAGE DIVIDE DW13 & DW14
---	DRAINAGE DIVIDES TO DW1-DW12
GhB	SOIL TYPES
MaC	SOIL TYPES
---	DRAINAGE DIVIDE FOR DIVERSION FENCING
○	SWM SOIL BORING



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDPOKE NATIONAL PIKE  
 ELKROTT CITY, MARYLAND 21042  
 (410) 461-2095

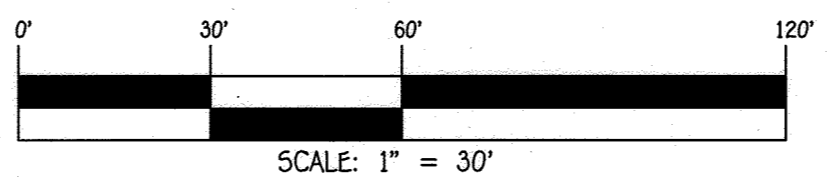
NO.	REVISION	DATE
2	REV GENERIC BOX	JULY 2022
1	ADD GENERIC BOX 'A' TO LOTS 2-4	MAY 2022



**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. 27020, EXPIRATION DATE: 1/25/24.  
 Paul G. Cavanaugh  
 SIGNATURE OF LICENSED PROFESSIONAL ENGINEER PAUL G. CAVANAUGH  
 DATE 2/10/2022

**OWNER**  
 CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC.  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 PHONE: 410-984-4051

**DEVELOPER**  
 CUMBERLAND DEVELOPMENT  
 CUSTOM HOMES LLC.  
 4132 SALEM BOTTOM ROAD  
 WESTMINSTER, MD. 21157  
 ATTN: MR. CURTIS CUMBERLAND  
 PHONE: 301-252-1122



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Date: 4/13/2022					
Head of Land Development: Chad Edmondson					Date: 4/14/2022
Department Engineering Division: Mary Kendall					Date: 4/14/2022
Director of Department of Planning and Zoning					Date:
PROJECT	PHASE	PARCEL NO.			
GOINS PROPERTY LOTS 2 THRU 4	N/A	72			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02
PREVIOUS HOWARD COUNTY FILES: F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789					

LANDSCAPE PLAN

**Goins Property**  
 Lots 2 Thru 4

ZONED: R-20  
 TAX MAP #17, GRID #16, PARCEL #72  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2022  
 SHEET 8 OF 9

SDP-21-042

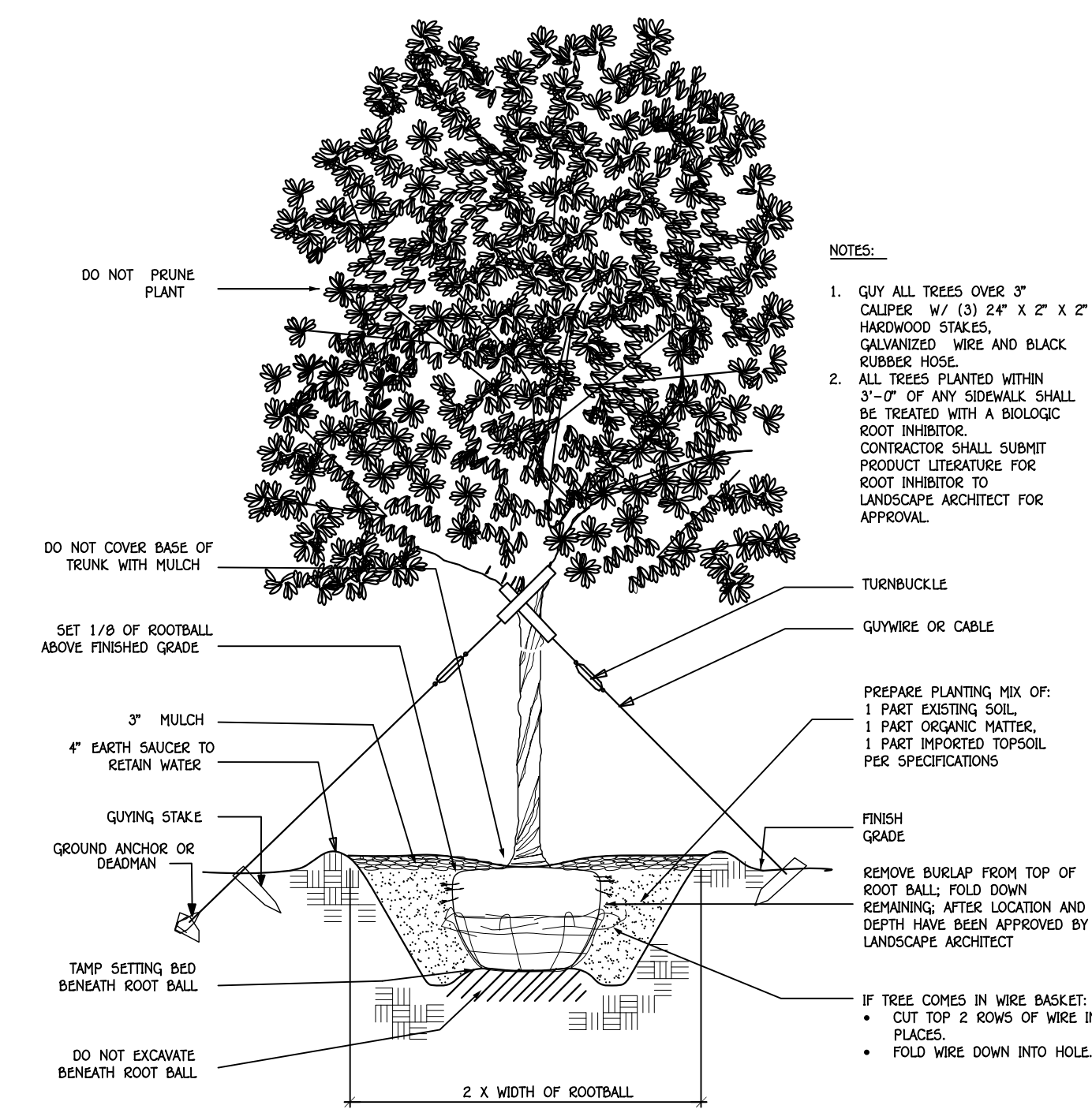
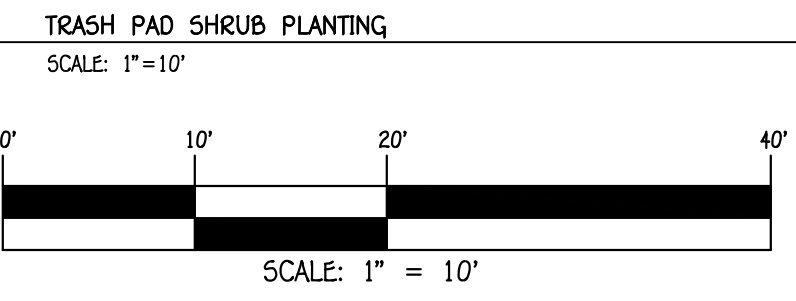
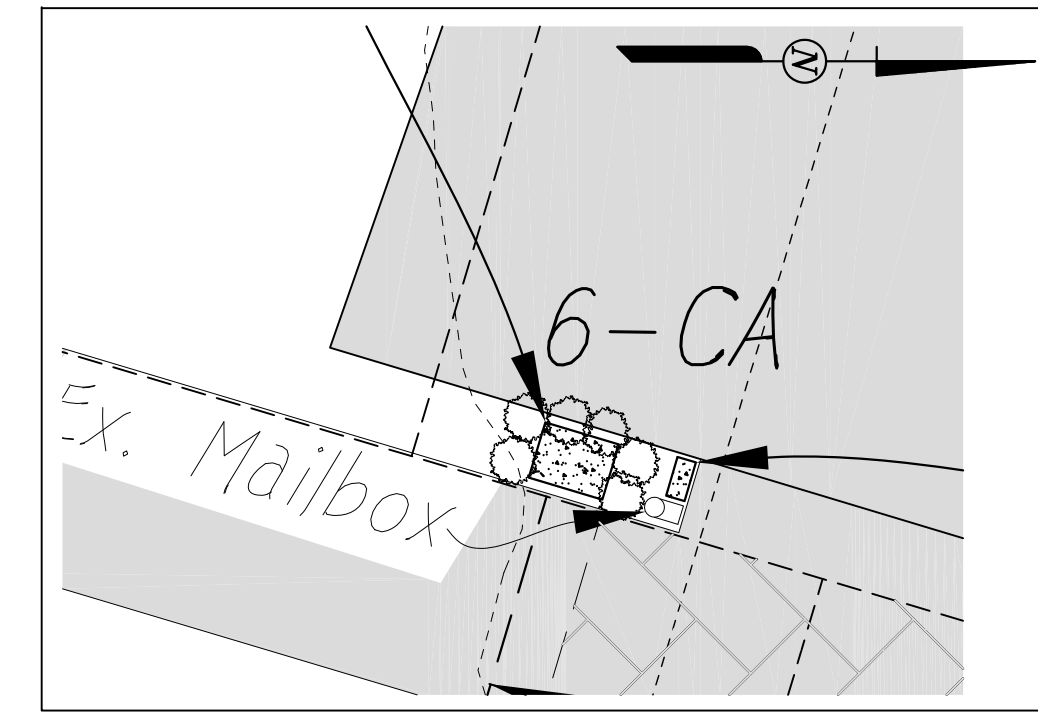


PERIMETER	PERIMETER LANDSCAPING CHART					Totals
	P1	P2	P3	P4	P5	
CATEGORY	SFD Adjacent To SFD	SFD Adjacent To Open Space	SFD Adjacent To SFD	SFD Adjacent To SFD	Trash Pad	
LANDSCAPE TYPE	N/A	A	A	A	D	
LINEAR FEET OF PERIMETER	131.72'	513.43'	156.97'	593.22'	14.00'	
TOSETT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES (28')	YES (60')	YES (98')	NO	
COVERT FOR WALL, FENCE OR BEAM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED						
SHRUBS	0	2	0	0	0	
EVERGREEN TREES	0	0	0	0	0	
SHRUBS	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED						
SHRUBS	0	0	0	0	0	10
EVERGREEN TREES	0	0	0	0	0	
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	6
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

NOTE: P-1 DOES NOT REQUIRE LANDSCAPE SINCE THE ADJACENT LOT 1 WAS PART OF THE ORIGINAL PROPERTY.

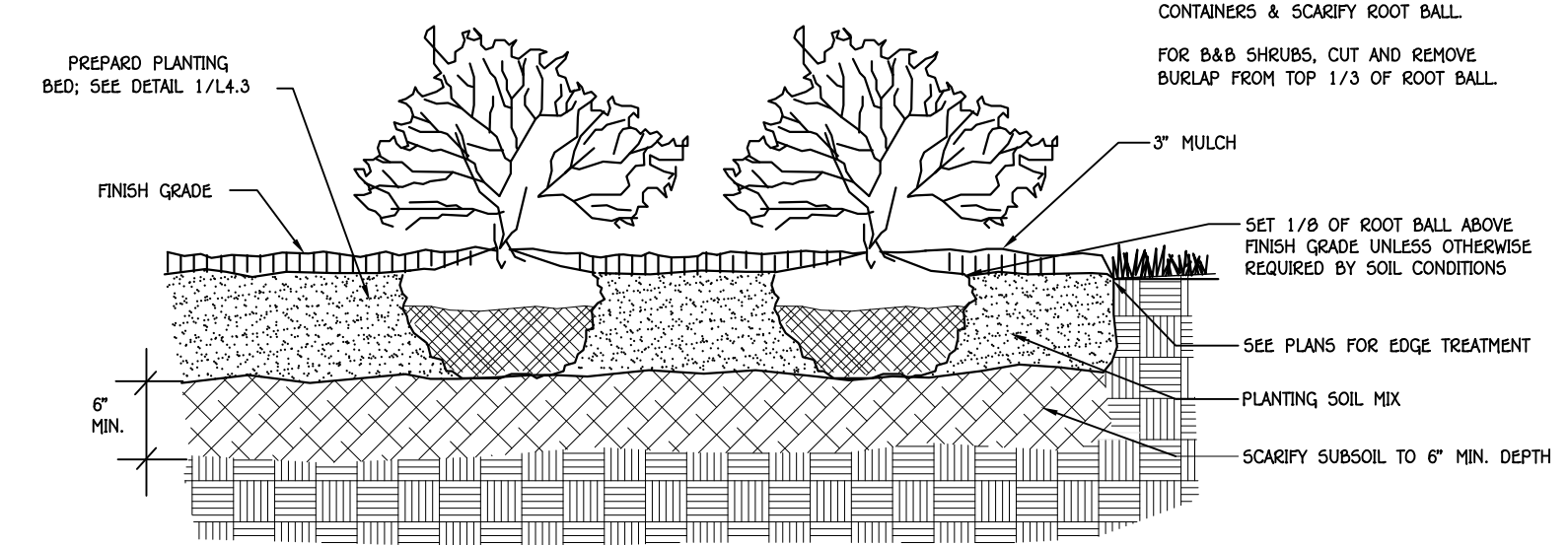
QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
<b>TREES - DECIDUOUS SHADE (18)</b>					
8	TAM	Tilia americana 'Redmond'	2-1/2" cal. min.	B & B	
		American Linden			
10	UAV	Ulmus americana 'Valley Forge'	2-1/2" cal. min.	B & B	
		American Elm			
<b>SHRUBS (6)</b>					
6	CA	Clethra alnifolia	2.5'-3' ht.	Cont.	24" o.c.
		Summer Sweet Clethra			

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES (18 SHADE AND 6 SHRUBS) SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$5,000.00.



- NOTES:**
1. GUY ALL TREES OVER 3" CALIPER W/ (3) 24" X 2" X 2" HARDWOOD STAKES, GALVANIZED WIRE AND BLACK RUBBER HOSE.
  2. ALL TREES PLANTED WITHIN 3'-0" OF ANY SIDEWALK SHALL BE TREATED WITH A BIOLOGIC ROOT INHIBITOR. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE FOR ROOT INHIBITOR TO LANDSCAPE ARCHITECT FOR APPROVAL.
- PREPARE PLANTING MIX OF:  
1 PART EXISTING SOIL,  
1 PART ORGANIC MATTER,  
1 PART IMPORTED TOPSOIL PER SPECIFICATIONS
- REMOVE BURLAP FROM TOP OF ROOT BALL, FOLD DOWN REMAINING. AFTER LOCATION AND DEPTH HAVE BEEN APPROVED BY LANDSCAPE ARCHITECT
- IF TREE COMES IN WIRE BASKET:  
• CUT TOP 2 ROWS OF WIRE IN 4 PLACES.  
• FOLD WIRE DOWN INTO HOLE.

3 DECIDUOUS TREE PLANTING - TYPICAL



2 SHRUB PLANTING - TYPICAL

**PLANTING SPECIFICATIONS**

1. CLEAR & GRUB ALL PLANTING AREAS AS INDICATED ON THE DRAWINGS.
2. PROVIDE PROTECTION FOR TREES, SHRUBS, AND PERENNIALS/GROUND COVERS THAT ARE TO BE PRESERVED.
3. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
4. ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
5. NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
6. PRIOR TO CONSTRUCTION OF PLANTING BEDS, THE CONTRACTOR SHALL STAKE OUT PLANTING BED LINES IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANTING BED LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
7. INSTALL ALL REQUIRED PLANTING AND LAWN SOILS AS PER DETAILS AND SPECIFICATIONS, AND ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS AND SPECIFICATIONS.
8. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE AND MAINTAIN POSITIVE DRAINAGE OF ALL LAWN AREAS, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
10. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL APPLY. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.
11. ALL PLANTS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION.
12. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PRIOR TO PLANTING, THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PLANTS IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANT LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
13. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SODDED; SEE PLAN FOR LOCATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANTS DURING THE WARRANTY PERIOD; REFER TO SPECIFICATIONS.

**Forest Conservation Worksheet  
Version 1.0**

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	2.00 Ac
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. NET TRACT AREA.....	2.00 Ac

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

ARA	MDR	IDA	HR	MPD	CIA
-----	-----	-----	----	-----	-----

INFORMATION FOR CALCULATIONS:

D. AFFORESTATION THRESHOLD.....	0.15% x D =	0.33
E. FOREST CONSERVATION THRESHOLD.....	0.20% x D =	0.44

EXISTING FOREST COVER:

F. EXISTING FOREST COVER WITHIN NET TRACT AREA.....	0
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	0

BREAK EVEN POINT:

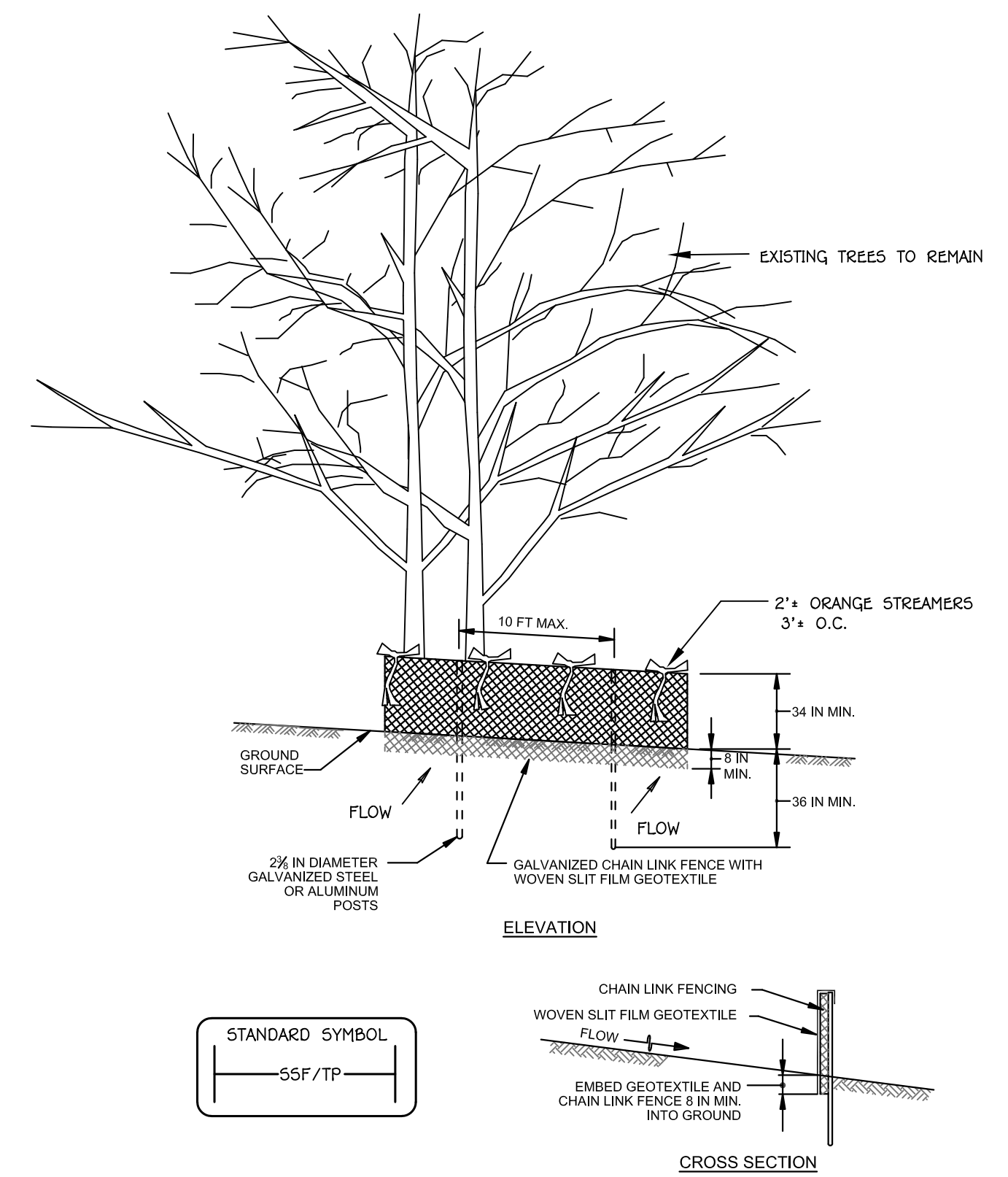
H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0
I. CLEARING PERMITTED WITHOUT MITIGATION.....	0

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED.....	0
K. TOTAL AREA OF FOREST TO BE RETAINED.....	0

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
P. TOTAL REFORESTATION REQUIRED.....	0
Q. TOTAL AFFORESTATION REQUIRED.....	0.33
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0
S. EXCESS FOREST CREDIT.....	0



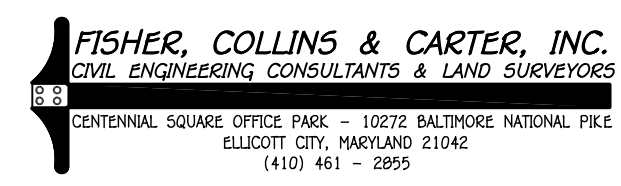
- CONSTRUCTION SPECIFICATIONS**
1. INSTALL 2x6 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
  2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2x6 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
  3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
  4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
  5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
  6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

**SUPER SILT FENCE, TREE PROTECTION FENCE**  
NOT TO SCALE

**LANDSCAPE DEVELOPER'S CERTIFICATE**

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

CURTIS CAVANAGH  
Name  
2/11/2022  
Date



NO.	REVISION	DATE



**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. 27020, EXPIRATION DATE: 1/25/24.

PAUL G. CAVANAGH  
SIGNATURE OF LICENSED PROFESSIONAL  
DATE: 2/11/2022

**OWNER**

GOINS PROPERTY, LLC  
C/O MR. CHARLES ZEPP, JR  
SYKESVILLE, MARYLAND 21784  
PHONE: 410-984-4851

**DEVELOPER**

CUMBERLAND DEVELOPMENT  
CUSTOM HOMES LLC,  
4132 SALEM BOTTOM ROAD  
WESTMINSTER, MD. 21157  
ATTN: MR. CURTIS CUMBERLAND  
PHONE: 301-252-1122

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Chief of Planning and Land Development					4/13/2022
Date					
Chief of Development Engineering Division					4/14/2022
Date					
Director - Department of Planning and Zoning					4/14/2022
Date					
PROJECT	PHASE	PARCEL NO.			
GOINS PROPERTY LOTS 2 THRU 4	N/A	72			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25789	16	R-20	17	SECOND	6023.02
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F-14-045, ECP-13-042, WP-15-006, F-20-050, and Plat 25789					

**LANDSCAPE PLAN  
NOTES AND DETAILS**

**Goins Property**  
Lots 2 Thru 4

ZONED: R-20  
TAX MAP #17, GRID #16, PARCEL #72  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2022  
SHEET 9 OF 9