

- SHEET INDEX**
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 - SHEET 2 SITE & GRADING PLAN
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TRAFFIC NOTE:
 ANY DEVICES CONCERNING PARKING MUST BE RESOLVED BY THE APPLICANT WITH THE APPLICANT'S MANAGEMENT OFFICE. IF COMPLAINTS ARE RECEIVED CONCERNING LACK OF PARKING, OR SOMEONE NOT BEING ABLE TO PARK IN CLOSE PROXIMITY TO THE BUILDING THEY WILL BE REFERRED BACK TO THE MANAGEMENT OFFICE. THE COUNTY WILL NOT RESOLVE THIS PROBLEM. IT IS RECOMMENDED THAT THE MANAGEMENT OFFICE PROVIDE ASSIGNED PARKING SPACES.

PERMIT ACQUISITION NOTE:
 THE APPLICANT MUST APPLY FOR ANY NECESSARY PERMITS FOR POOL AND ONE-STORY RENTAL LEASING OFFICE AND/OR COMMUNITY CENTER BUILDING ONE-YEAR PERMIT FROM THE COUNTY ENGINEERING DIVISION'S LETTER APPROVING THE AS-BUILT.

AS-BUILT NOTE:
 THE EXISTING RETAIL OFFICE WILL BE CONVERTED TO A MAINTENANCE AND STORAGE AREA. THIS UNIT WILL NOT BE USED FOR AS A RESIDENTIAL DWELLING.

***COVERAGE PER PARCEL:**

SITE AREA	PAR B-2	496,094 SF
	PAR B-1	257,450 SF
COVERAGE ALLOWABLE	PAR B-2	149,826 SF
	PAR B-1	77,235 SF
PROVIDED	PAR B-2	54,385 SF (11%)
	PAR B-1	32,000 SF (12%)

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 8-26-70
Sharon H. Ferrell

TABULATION

30 FEET PER UNIT	834	1000	600	568	TOTAL	GROSS AREA
BUILDING NUMBER	TYPE A	TYPE B	TYPE C			SF
1	0	0	0	0	0	4,544
2	1	1	0	0	2	4,544
3	1	1	0	0	2	4,544
4	6	18	1	1	24	24,624
5	6	18	1	1	24	24,624
6	12	12	1	1	24	23,088
7	18	18	1	1	36	34,632
8	12	12	1	1	24	23,088
9	6	18	1	1	24	24,624
10	12	12	1	1	24	23,088
11	12	12	1	1	24	23,088
12	6	18	1	1	24	24,624
TOTALS	90	188	24	24	232	239,112

NO BASEMENTS

FILE NUMBER

PLAN IDENTIFICATION:
 APPLICANT NAME: MATHIEVS - PHILLIPS INC.
 ADDRESS: PO BOX 11600
 PITTSBURGH 25 PENNA 15228

TELEPHONE NUMBER: 412-251-2524

PROGRESS DATA CHART

DATE	INITIALS

REVISIONS RECEIVED BY H.C.P.C.

APPROVAL OF SITE PLAN

BUILDING PERMIT APPLICATION RECEIVED

BUILDING PERMIT APPLICATION RELEASED

USE & OCCUPANCY APPLICATION RECEIVED

USE & OCCUPANCY FIELD INSPECTION

USE & OCCUPANCY PERMIT RELEASED

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT. DATE 8-28-70

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING. DATE 8-31-70

APPROVED DIVISION OF LAND DEVELOPMENT. DATE 8-27-70

APPROVED FOR "BIDULE" WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. DATE 8/27/70

APPROVED DATE 8-27-70

NOTES

- EXISTING CONTOURS 420
- FINISHED CONTOURS 460
- FIRST FLOOR ELEVATION 1ST FL. 468.50
- ENTRY ELEVATION ENT. 473.00
- SPOT ELEVATION 473
- STEP RISE 6"
- STEP SIZE 6"
- DIRECTION OF DRAINAGE
- CONCRETE WALK
- ASPHALT PAVING
- ALL INTERIOR STREETS TO REMAIN PRIVATE
- LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING
- ALL UNITS FOR RENTAL
- SOIL STABILIZATION**
- ALL DISTURBED AREAS TO BE SEEDED OR TOPDRESSED TO PREVENT SOIL EROSION
- ALL DRAINAGE SWALES TO BE TAMPED, ROLLED AND SODDED

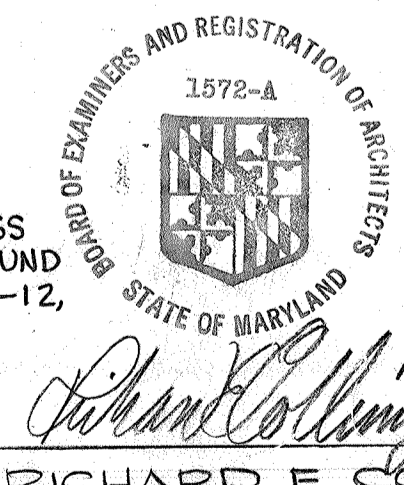
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH HOWARD CO. ZONING REGULATIONS SEC. 7-04B, 7-06 & 7-07

SITE ANALYSIS

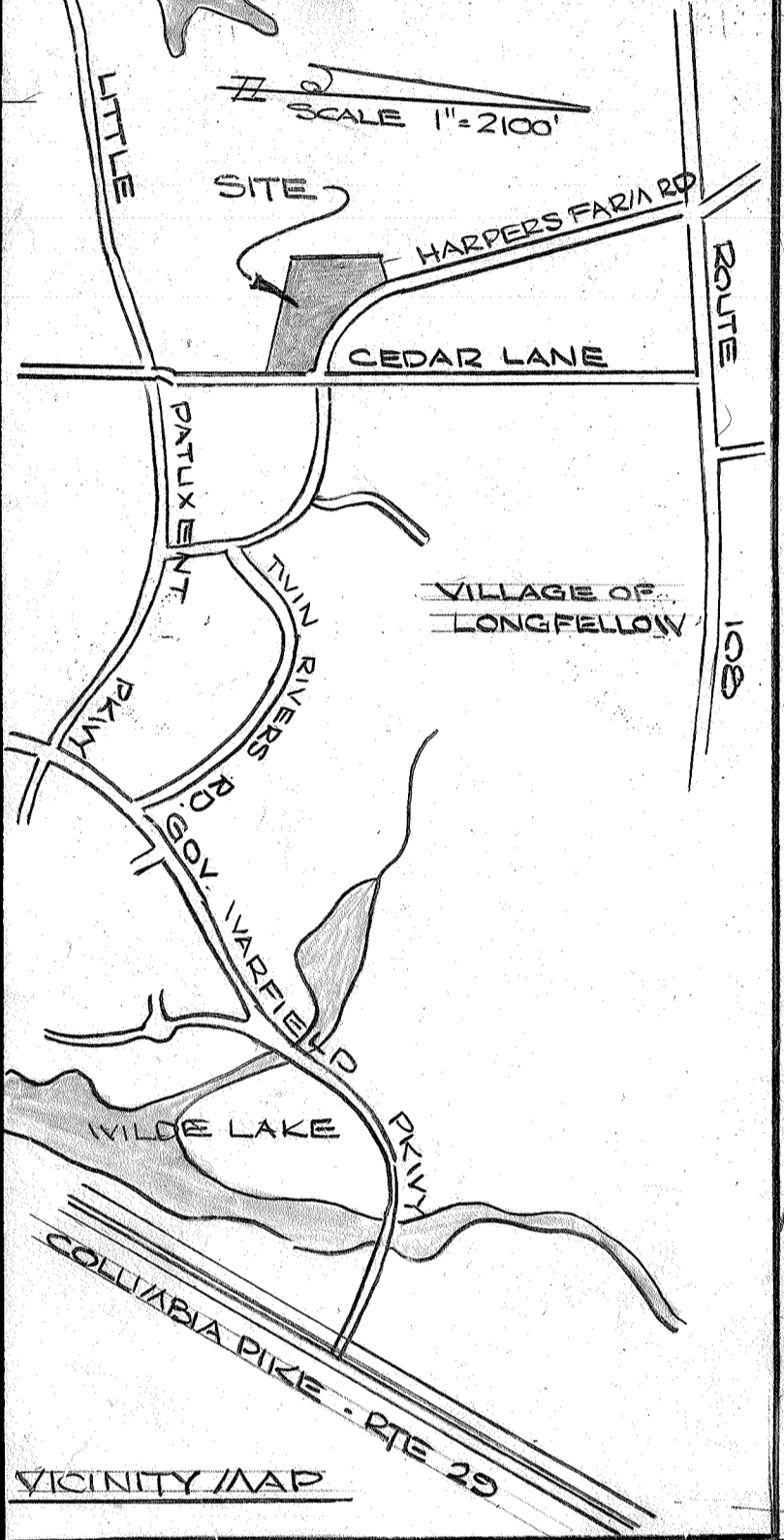
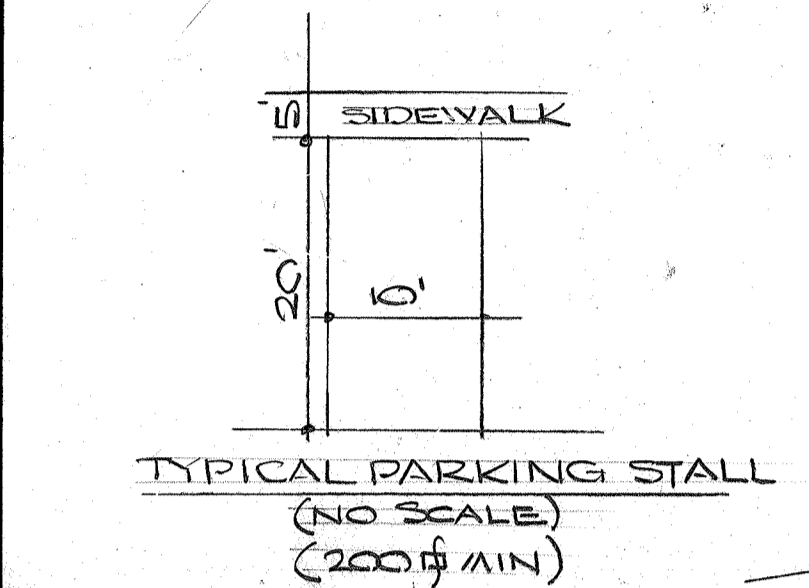
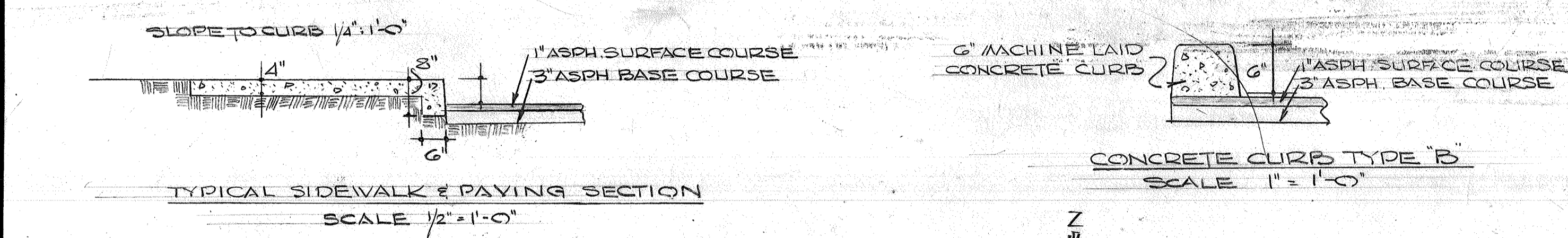
AREA OF SITE	11,259 AC.
SQUARE FEET	753,544.44 SF
UNIT COUNT	
ALLOWABLE	259
PROVIDED	252
COVERAGE *	
ALLOWABLE	226,063 SF (30%)
PROVIDED	27,575 SF (11.6%)
PARKING	
REQUIRED (1:5 TO 1)	278
PROVIDED	279
ZONING	NEWTOWN (RENTAL APTS)

ASBUILT

REVISION No. 1
 PROPOSED PLAN VIEW OF LEASING OFFICE AND FITNESS ROOM BUILDING MAY BE FOUND ON SHEETS 1, 4, 6, 8, 11-12, & 16 OF 16.



RICHARD E. COLLINS JR.



LAND OF SCARBOROUGH ASSOCIATION INC. TAX MAP 28 PAR 532 LOTS 1-52 PLAT #1828 USE: RESIDENTIAL TOWNHOMES ZONED: NEWTOWN (HT)

LAND OF HARPER'S FARM TAX MAP 28 PAR 532 LOTS 1-52 PLAT #1828 USE: RESIDENTIAL TOWNHOMES ZONED: NEWTOWN (HT)

OWNER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11786 VILSHIRE BOULEVARD, 5TH FLR. LOS ANGELES, CA 90025

DEVELOPER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11786 VILSHIRE BOULEVARD, 5TH FLR. LOS ANGELES, CA 90025

AS-BUILT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS AS-BUILT PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN HEREIN CONSTRUCTED AS SHOWN ON THIS AS-BUILT PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.
 PATRICK C. RICHMOND, JR. P.E. #1697, DATE: 04/27/19

NO.	DESCRIPTION	DATE
2	MODIFY BLDG SIZE, EXTEND RETAINING WALL	04-10-15
1	ADD PAR LEASING OFFICE, PARKING POOL, SUNGATE	01-30-15

COLLINS & KRONSTADT LEAHY & HOGAN COLLINS
 architects · planners · engineers
 1111 spring street · silver spring, maryland

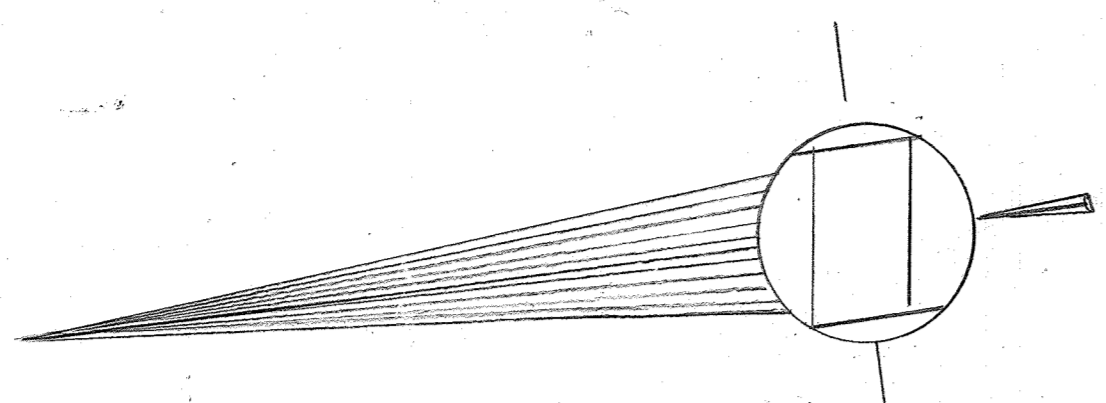
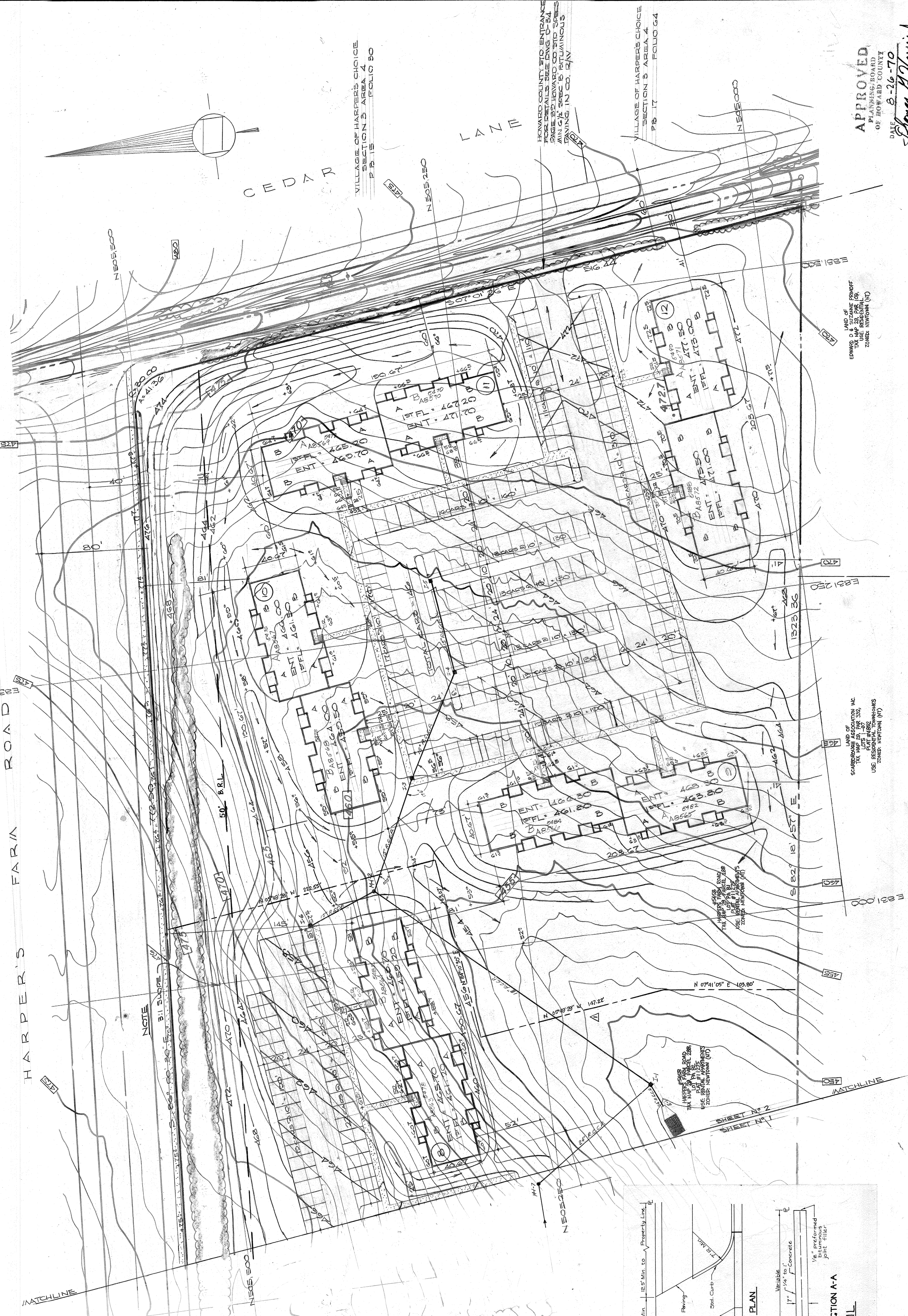
SITE GRADING PLAN

VILLAGE OF HARPER'S CHOICE 5TH ELECTION DISTRICT
 PARCEL "B" SECTION 15 AREA B PLAT BOOK 18 FOLIO 25
 FINAL DEVELOPMENT PLAN PHASE 26 PB 15 FOLIOS 40 TO 43, COLUMBIA MD.

DATE	7007	DATE	JULY 1970
SCALE	1" = 20'		

HOWARD RESEARCH & DEVELOPMENT CORP.
463 FOLIO 106

HARPER'S FARM ROAD



CEDAR

VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 4
P.B. 15 FOLIO 90

LAZLE

HOWARD COUNTY, MD. IS TO BE OPENED FOR DETAILS SEE DRAWING PAGE 30 HOWARD COUNTY IS TO BE OPENED FOR DETAILS SEE DRAWING PAGE 30 HOWARD COUNTY IS TO BE OPENED FOR DETAILS SEE DRAWING PAGE 30

VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 4
P.B. 17 FOLIO 64

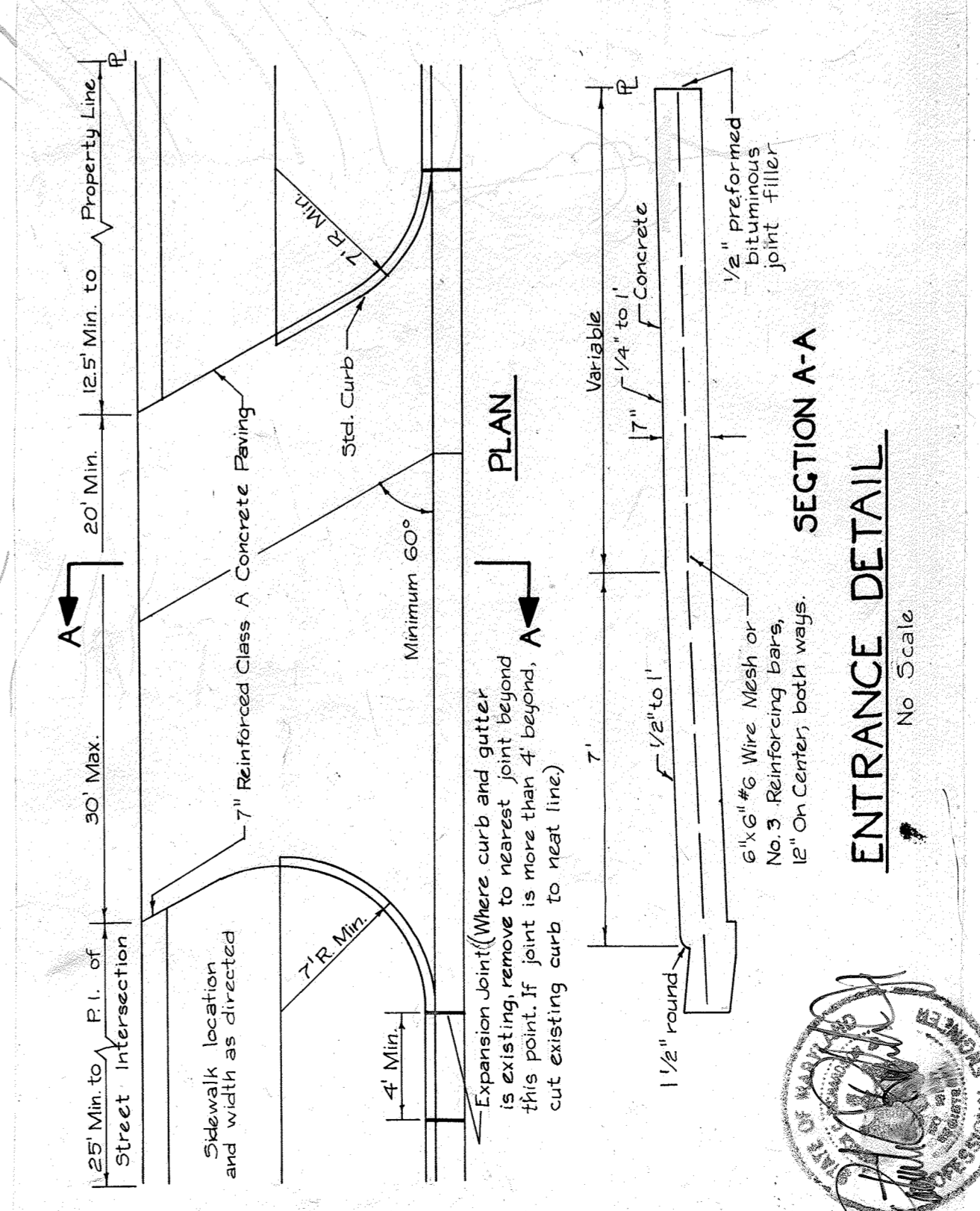
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-26-70
Edward H. Harper

SHEET
1 of 16

SITE GRADING PLAN
VILLAGE OF HARPER'S CHOICE - SELECTION DISTRICT
PARCELS SECTION 3 AREA 3 PLAT BOOK 16 FOLIO 25
FINAL DEVELOPMENT PLAN PHASE B & P.B. 15 FOLIO 90 & P.B. 17 FOLIO 64
P.W.T. JULY 1970 1"=30'

APPROVED
COLLINS & KRONSTADT 504 301
LEAHY HOGAN COLLINS 587-8642
architects planners engineers
1111 spring street silver spring, maryland

NO.	DESCRIPTION	DATE
1	200 PAVEMENT LINE OF RELEASE PHASE B & C	07-29-70



USE SECTION OF 7/14/74 ONLY
(REVISION #1), (AS SHOWN)
FOR INFORMATION OF THE ENGINEER, THE DOCUMENTS WERE APPROVED BY THE BOARD OF APPEALS AND THE BOARD OF SUPERVISORS OF HOWARD COUNTY, MARYLAND, ON 04/27/70.
DATE 04/27/70
BY: [Signature]

ASBUILT
CEDAR PLACE APARTMENTS PROPERTY
11746 WASHINGTON BOULEVARD, 5TH FLOOR
LOS ANGELES, CA 90025
CEDAR PLACE APARTMENTS PROPERTY
11746 WASHINGTON BOULEVARD, 5TH FLOOR
LOS ANGELES, CA 90025

SDP 71-11C



GENERAL NOTES NON-RESIDENTIAL SDP

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY CURRIE AND ASSOCIATES DATED FEB. 7, 2014.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 291A AND 35C2 WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- STORMWATER MANAGEMENT APPLICATIONS WILL CONSIST OF THE FOLLOWING ESD PRACTICES: PERMEABLE PAVEMENT (A-2), AND MICRO BIORETENTION (M-6). THESE ARE PRIVATE FACILITIES OWNED AND MAINTAINED BY CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC.
- EXISTING UTILITIES ARE BASED ON FIELD LOCATION SURVEY BY CURRIE AND ASSOCIATES, ALTA SURVEY BY STV, INC. DATED APRIL 5, 2013, AND COUNTY GIS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- THE EXISTING TOPOGRAPHY WITH APPROVED REQUIREMENTS AS IT IS A CONTINUED USE. THE FOLLOWING CRITERIA APPLIES: 1) THE EXISTING LEASING OFFICE WILL RELOCATE FROM INSIDE THE EXISTING APARTMENT BUILDING TO THE NEW BUILDING; 2) THERE WILL BE NO INCREASE IN ADT'S; 3) USE OF NEW BUILDING AND POOL FACILITY WILL BE SOLELY FOR TENANTS; AND 4) NO NEW APARTMENTS ARE PROPOSED AS THERE ARE NO ALLOCATIONS TO DO SO.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT AND NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE AT 410-313-2455.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE AND FILTER LOG AT LOCATIONS SHOWN ON PLAN. (3 DAYS)
- UPON RECEIVING NOTIFICATION TO PROCEED FROM THE INSPECTOR, CLEAR AND GRUB SITE AND BEGIN SITE GRADING. INCLUDING INSTALLATION OF RETAINING WALLS. CONTRACTOR TO COORDINATE WITH PLACEMENT OF UNDERDRAIN OUTFALLS FOR MICRO BIORETENTION FACILITIES. (15 DAYS)
- EXCAVATE FOR AND INSTALL POOL CONCRETE DECK, UNDERDRAINS AND PERVIOUS PAVING. CONTRACTOR SHALL NOT INSTALL FILTER MEDIA FOR MICRO BIORETENTION FACILITIES UNTIL A TIME WHEN THE SITE IS STABILIZED WITH ESTABLISHED VEGETATION OR HARD SURFACE. (30 DAYS)
- CONSTRUCTION PERVIOUS PARKING AREA (2 DAYS)
- ONCE THE POOL AREA HAS BEEN BROUGHT TO GRADE AND/OR STABILIZED, CONTRACTOR MAY REMOVE THE STABILIZED CONSTRUCTION ENTRANCE TO CONTINUE WORK ON THE BUILDING CONSTRUCTION, WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR. (30 DAYS)
- FINE GRADE AND PERMANENTLY STABILIZE ONCE FINISHED GRADES HAVE BEEN ACHIEVED. (NOTE: CUT MATERIAL SHALL BE PLACED IN TEMPORARY STOCKPILE AREA OR HAULED OFF-SITE IMMEDIATELY.) ONCE VEGETATION HAS BEEN ESTABLISHED, COMPLETE INSTALLATION OF MICRO BIORETENTION FACILITIES INCLUDING FILTER MEDIA AND STONE/RIPRAP CHANNEL PROTECTION. PERMANENTLY STABILIZE. (30 DAYS)
- FINE GRADE REMAINING AREAS AND PROVIDE PERMANENT STABILIZATION. (2 DAYS)
- WITH PERMANENT STABILIZATION AND WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR REMOVE ANY REMAINING SEDIMENT CONTROL AND STABILIZE AREAS DISTURBED AS PART OF THE REMOVAL. (2 DAYS)

STABILIZATION NOTE

TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR WITHIN THE TIME FRAMES REQUIRED BY THE 2011 STANDARD AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATA DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
TOTAL AREA OF SITE: 2.33 AC
AREA TO BE ROOFED OR PAVED: 0.31 AC
AREA TO BE VEGETATIVELY STABILIZED: 0.20 AC
TOTAL CUT: 810 CY
TOTAL FILL: 10 CY
OFFSITE WASTE/BORROW AREA LOCATION TBD.
- ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE CLOUT-FILLED TO THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
- A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

DAILY STABILIZATION NOTE:

FOR STONE/RIPRAP OUTFALLS (WHERE THE INSTALLATION OF CONTROLS WOULD BE MINIMAL); CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE STABILIZED BY THE END OF THE WORK DAY. STABILIZATION SHALL BE AS FOLLOWS:

- FOR OUTFALLS, THE APPLICATION OF STONE AND CONCRETE (LEVEL SPREADER).
- FOR VEGETATED AREAS,
 - PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES.
 - PERMANENT SEED AND MULCH FOR ALL OTHER AREAS. ANY AREAS WHICH CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE (SEE UTILITY NOTE).

UTILITY NOTE

- CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY.
- PLACE ALL EXCAVATED MATERIAL ON THE UPHILL SIDE OF THE TRENCH.
- ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE REPAIRED IMMEDIATELY.

LIMIT OF DISTURBANCE = 16,310 SF (0.37 AC.)

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT-APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
John M. Kee
SIGNATURE OF DEVELOPER (NAME OF DEVELOPER) JOHN M. KEE
DATE: 6-8-15

ENGINEER'S CERTIFICATE:
I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Patrick C. Richardson, Jr. PE
SIGNATURE OF ENGINEER (PATRICK C. RICHARDSON, JR. PE)
DATE: 5/29/15

EXISTING CONDITION VIEW
SCALE: 1" = 20'
0' 20' 40' 60'
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John L. Roberts
HOWARD SOIL CONSERVATION DISTRICT
DATE: 6/10/15

ESC LEGEND

 STABILIZED CONSTRUCTION ENTRANCE W/ MOUNTABLE BERM
 SUPER SILT FENCE
 TEMPORARY STOCKPILE
 FILTER LOG

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 11/22/15

PROPOSED CONDITION VIEW
SCALE: 1" = 20'
0' 20' 40' 60'
I HEREBY CERTIFY THAT, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.
PATRICK C. RICHARDSON, JR. PE #16597, DATE: 04/27/19
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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021

MICRO BIORETENTION STORMWATER NOTE
1) ONCE THE SITE IS STABILIZED WITH ESTABLISH VEGETATION; RETAINING WALL, POOL, POOL DECK AND SIDEWALK INSTALLED; AND BUILDING UNDER ROOF, GRADE FOR AND INSTALL ALL PERTINENT FEATURES ASSOCIATED WITH THE STORMWATER MICRO BIORETENTION. SEE SEQUENCE OF CONSTRUCTION STEP #5. (NOTE: PVC UNDERDRAINS SHALL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR, PRIOR TO VEGETATIVE ESTABLISHMENT.)
2) FOR DETAILED CONSTRUCTION, SEE STORMWATER PLANS SHEET 7 & 8 OF 9. IMMEDIATE STABILIZATION MAY BE ACHIEVED BY USE OF SOD.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/91.
VERTICAL - NAVD 88.

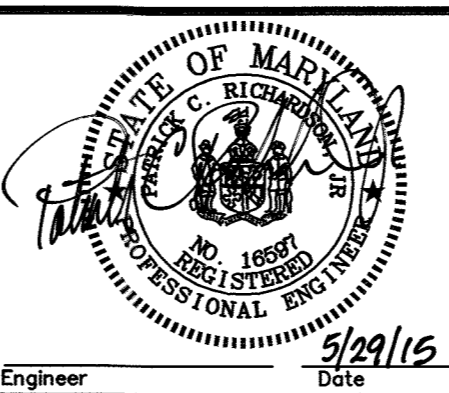
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cheryl E. ...
Chief, Development Engineering Division
Vet ...
Chief, Division of Land Development
Paul ...
Director

6-19-15
6-25-15
6/25/15

THE SIMPLIFIED ECP APPROVAL GRANTED ON JULY 11, 2013

Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

ASBUILT
5/29/15



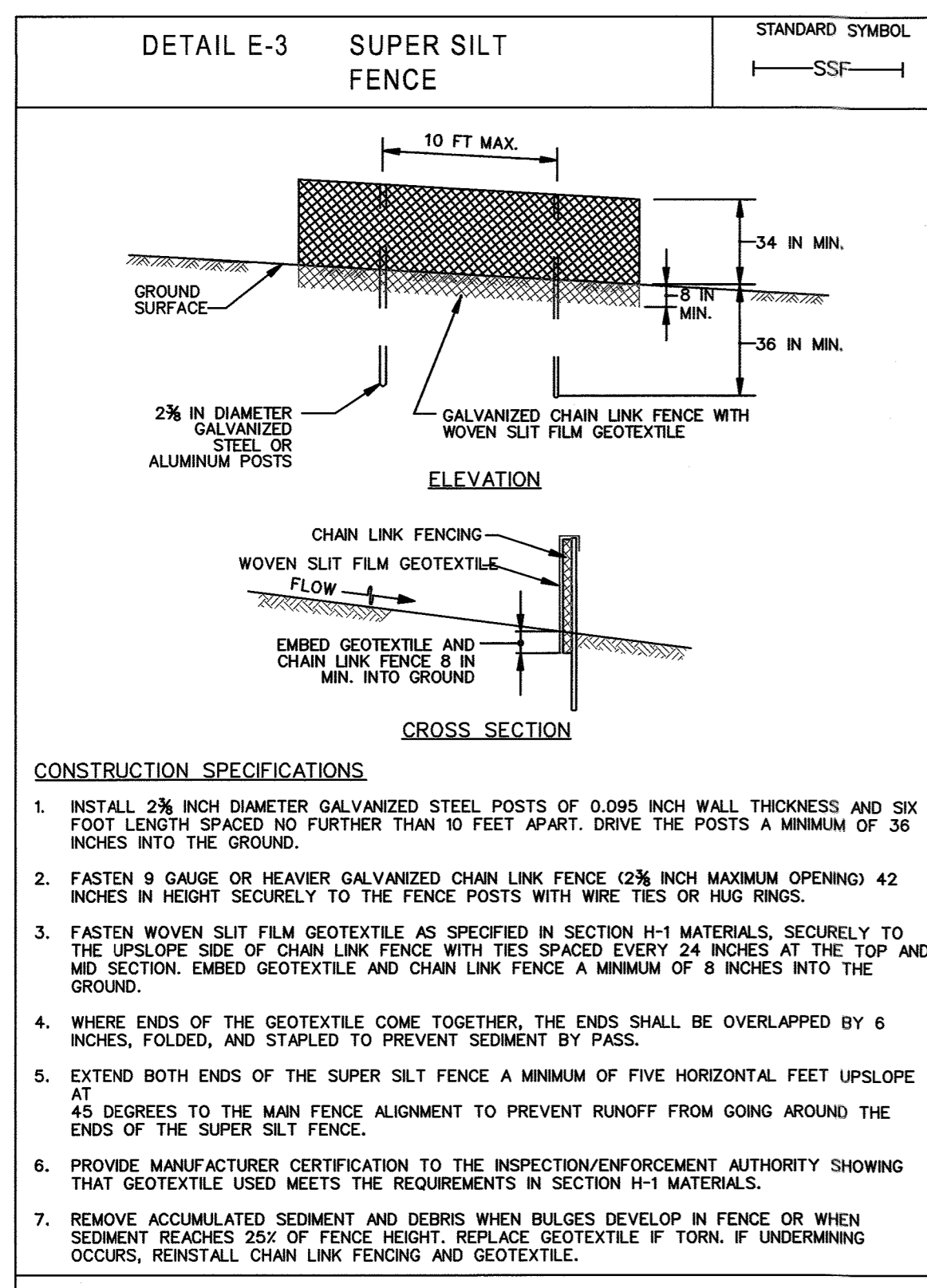
OWNERS/DEVELOPER
OWNER:
CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
11766 WILSHIRE BOULEVARD, 5TH FLR
LOS ANGELES, CA 90025
DEVELOPER:
CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
11766 WILSHIRE BOULEVARD, 5TH FLR
LOS ANGELES, CA 90025

EROSION & SEDIMENT CONTROL PLAN

VILLAGE OF HARPER'S CHOICE
PARCEL # 5 ARE 3
FINAL DEVELOPMENT PHASE 86

DESIGNED BY: BTK	SCALE: AS SHOWN	TAX MAP: 29	ADC MAP: 11	JOB #: 14038	SHEET: 8
DRAWN BY: BTK	DEED REF: 15174/135	GRID: 23	GRID 7: 11	PLAT REF: 11275	NO. 8
CHECKED BY: PCR	PARCEL: 288	11275	11275	FILES: BA\JOBS\2014\11038\DRAWINGS\14038sedp-8.dwg	OF 16

DRAWING COMPLETED: 01/30/15



H-1 STANDARDS & SPECIFICATIONS FOR MATERIALS

Table H.1: Geotextile Fabrics

PROPERTY	TEST METHOD	MINIMUM AVERAGE ROLL VALUE ¹			
		WOVEN SLIT FILM GEOTEXTILE		WOVEN MONOFILAMENT GEOTEXTILE	
		MD	CD	MD	CD
GRAB TENSILE STRENGTH	ASTM D-4832	2000 lb	2000 lb	3700 lb	2500 lb
GRAB TENSILE ELONGATION	ASTM D-4832	15%	10%	15%	50%
TRAPEZOIDAL TEAR STRENGTH	ASTM D-4833	75 lb	15 lb	100 lb	80 lb
PUNCTURE STRENGTH	ASTM D-824	250 lb	—	300 lb	—
APPARENT OPENING SIZE	ASTM D-4751	U.S. Sieve 30 (0.60 mm)	U.S. Sieve 30 (0.60 mm)	U.S. Sieve 70 (0.25 mm)	U.S. Sieve 70 (0.25 mm)
PERMITTIVITY	ASTM D-4491	0.05 sec	0.21 sec	0.21 sec	1.1 sec
ULTRAVIOLET RESISTANCE RETAINED AT 500 HOURS	ASTM D-4355	70% strength	70% strength	70% strength	70% strength

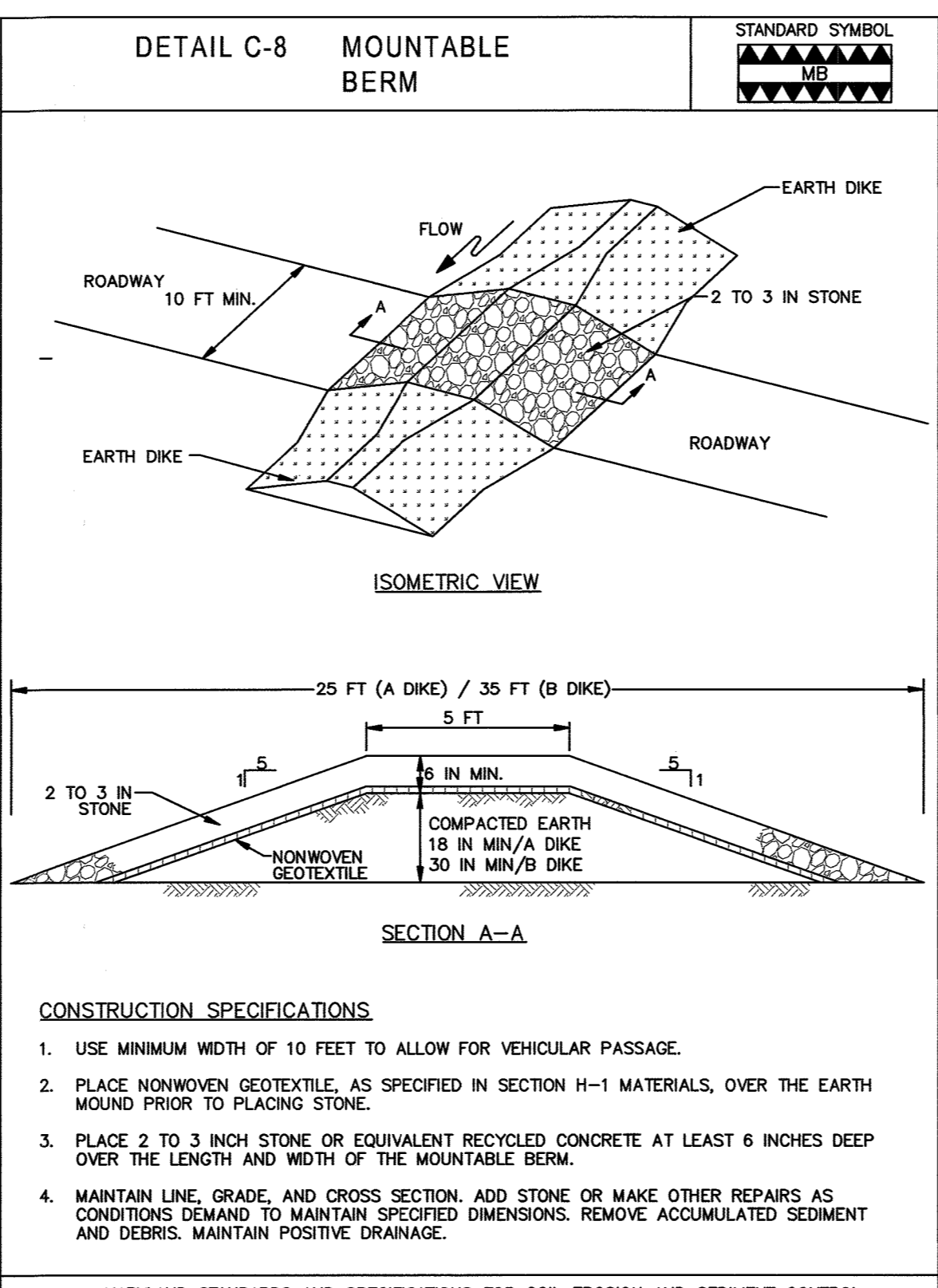
¹ ALL NUMERIC VALUES EXCEPT APPARENT OPENING SIZE (AOS) REPRESENT MINIMUM AVERAGE ROLL VALUES (MARY). MARYV IS CALCULATED AS THE TYPICAL MINUS TWO STANDARD DEVIATIONS. MD IS MACHINE DIRECTION; CD IS CROSS DIRECTION.

² VALUES FOR AOS REPRESENT THE AVERAGE MAXIMUM OPENING.

³ GEOTEXTILES MUST BE EVALUATED BY THE NATIONAL TRANSPORTATION PRODUCT EVALUATION PROGRAM (NITPEP) AND CONFORM TO THE VALUES IN TABLE H.1.

THE GEOTEXTILE MUST BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS AND MUST BE ROT AND MILDEW RESISTANT. THE GEOTEXTILE MUST BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS AND COMPOSED OF A MINIMUM OF 95 PERCENT BY WEIGHT OF POLYOLEFINS OR POLYESTERS, AND FORMED INTO A STABLE NETWORK SO THE FILAMENTS OR YARNS RETAIN THEIR DIMENSIONAL STABILITY RELATIVE TO EACH OTHER, INCLUDING SELVAGES.

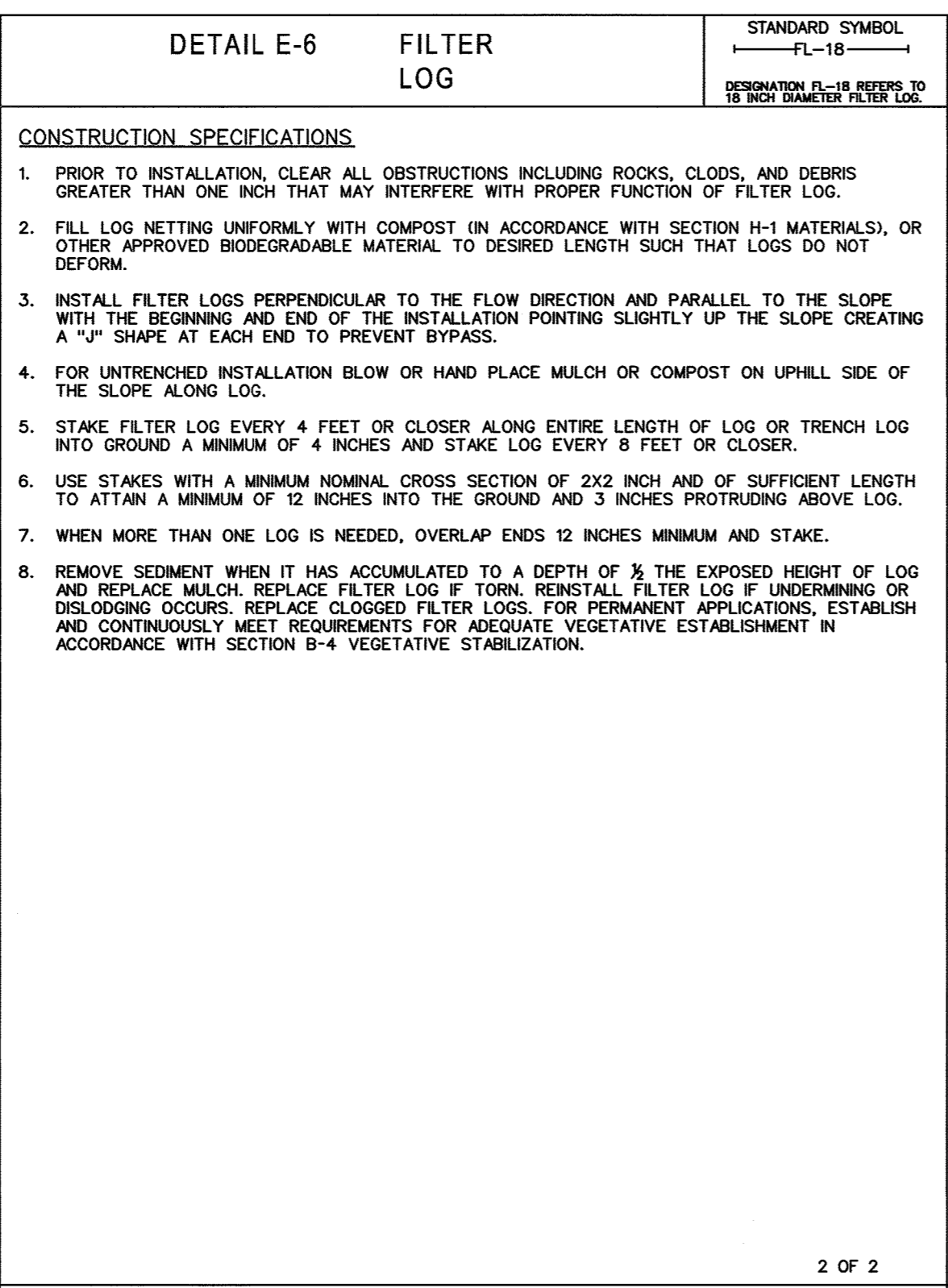
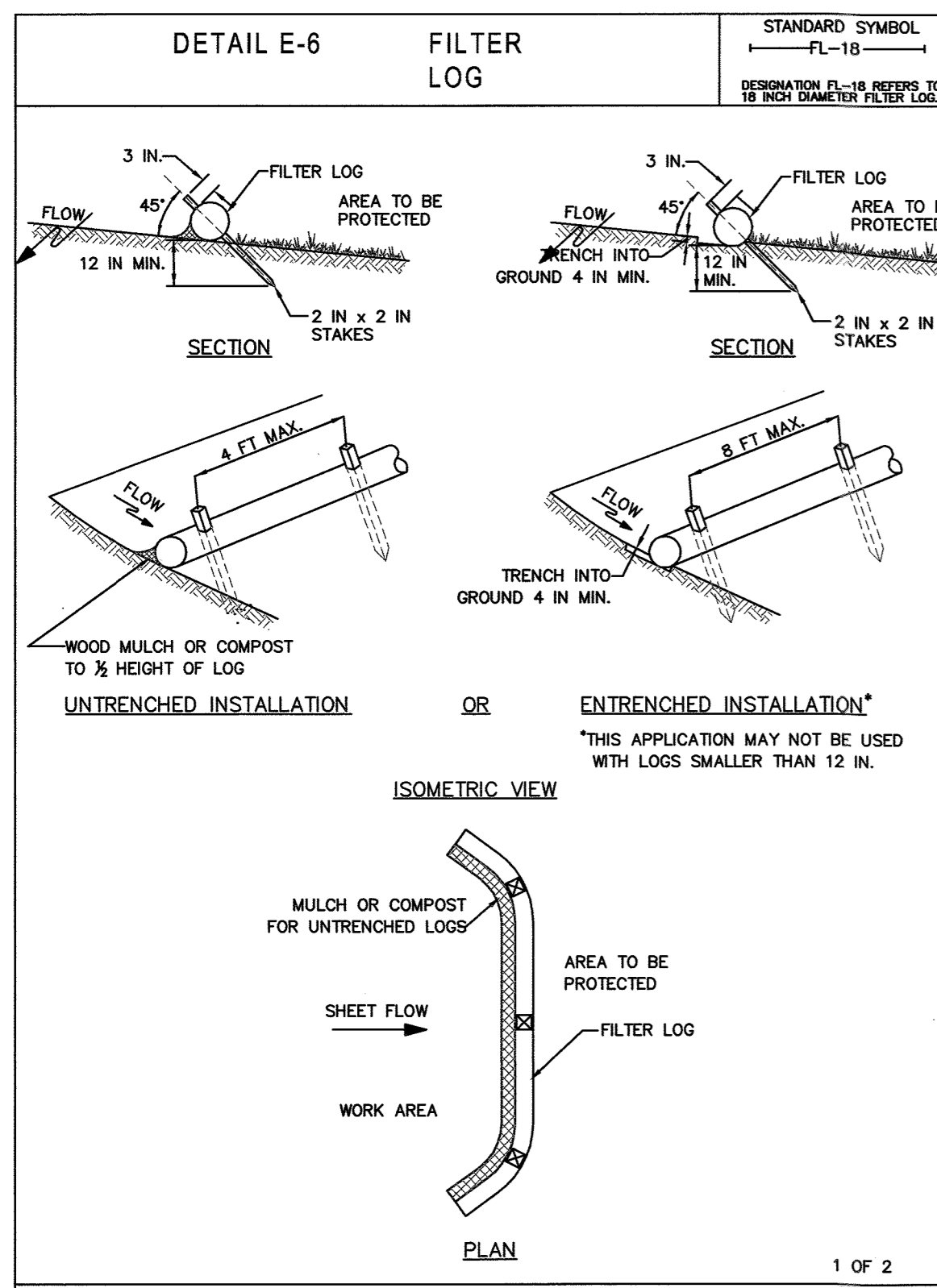
WHEN MORE THAN ONE SECTION OF GEOTEXTILE IS NECESSARY, OVERLAP THE SECTIONS BY AT LEAST ONE FOOT. THE GEOTEXTILE MUST BE PULLED TIGHT OVER THE APPLIED SURFACE. EQUIPMENT MUST NOT RUN OVER THE EXPOSED FABRIC. WHEN PLACING RIPRAP ON GEOTEXTILE, DO NOT EXCEED A ONE FOOT DROP HEIGHT.



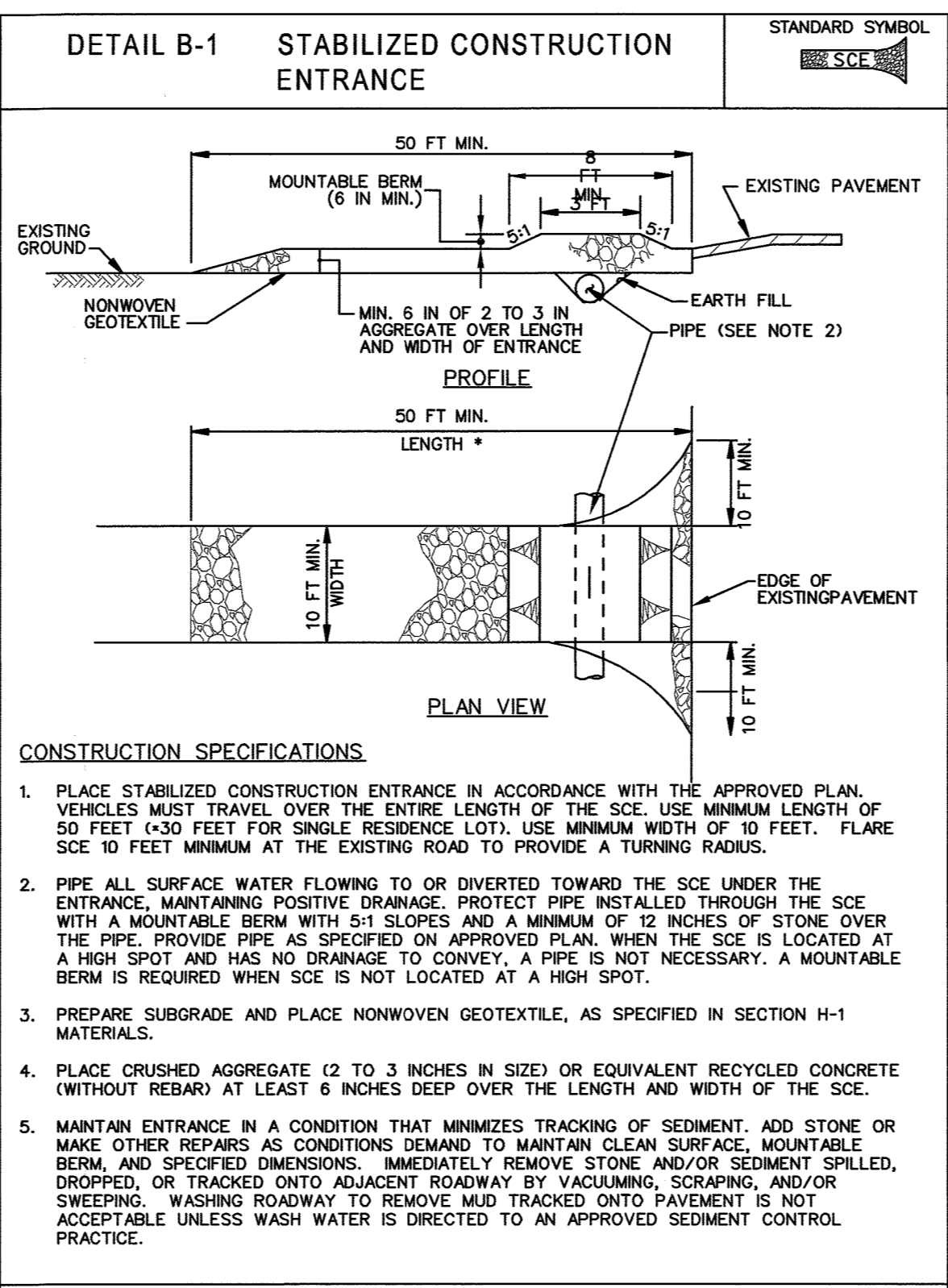
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011
 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 6-19-15
 Chief, Division of Land Development: *[Signature]* 6-25-15
 Director: *[Signature]* 6/25/15

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: 1/22/15

NO. 15-00119
 DATE: 04/27/19
 ASBUILT

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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
 HORIZONTAL - NAD 83/91.
 VERTICAL - NAVD 88.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208

OWNER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

DEVELOPER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

ADDRESS CHART

Lot/Parcel #	Street Addresses
PA B2 / 288	5458 HARPERS FARM ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.
VILLAGE OF HARPERS CHOICE	5 / 3	PA B2 / 288
PLAT #	Grid #	Zoning
11275	23	NT
Tax Map No.	Election District	Census Tract
29	5	6055.02
Water Code	Sewer Code	
--	--	

EROSION & SEDIMENT CONTROL DETAILS

DESIGNED BY:	BTK	SCALE:	AS SHOWN	TAX MAP:	29	ADC MAP:	11	JOB #:	14038	SHEET:	9
DRAWN BY:	BTK	DEED REF.:	15174/135	GRID:	23	PLAT REF.:	11275	FILES:	D:\J08\2014\11038\	NO.:	9
CHECKED BY:	PCR	PARCEL:	288	GRID:	23	PLAT REF.:	11275	DRAWINGS:	14038wdp-9.dwg	OF:	16

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

Approved: *[Signature]*
 Howard SCD 6/16/15

NO. 15-00119
 DATE: 04/27/19
 ASBUILT

PROFESSIONAL CERTIFICATION:
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 HORIZONTAL - NAD 83/91.
 VERTICAL - NAVD 88.

B-4-2 STANDARDS AND SPECIFICATIONS

SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

The process of preparing the soils to sustain adequate vegetative stabilization.
 To provide a suitable soil medium for vegetative growth.
 Conditions Where Practice Applies: Where vegetative stabilization is to be established.

- A. Soil Preparation**
- Temporary Stabilization**
 - Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
 - Permanent Stabilization**
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: If lowgrass will be planted, then soil with less than 30 percent silt plus clay would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with roller chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.
- B. Topsoiling**
- Topsoil to be placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
 - Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
 - Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design.
 - Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2 inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Topsoil Application**
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
- C. Soil Amendments (Fertilizer and Lime Specifications)**
- 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. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
 - Lime materials must be ground limestone (hydrated or burnt lime may be substituted when hydrous) which contains at least 50 percent of the total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
 - Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
 - Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B-4-3 STANDARDS AND SPECIFICATIONS

SEEDING AND MULCHING

The application of seed and mulch to establish vegetative cover.
 To protect disturbed soils from erosion during and at the end of construction.
 Conditions Where Practice Applies: To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

- A. Seeding**
- Specifications**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B-4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydrous seeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
 - Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Application**
 - Dry Seeding:** This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the soil at the rates prescribed on Temporary Seeding Table B.1. Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding:** Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.

B-4-3 STANDARDS AND SPECIFICATIONS continued

- Hydrous Seeding:** Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P₂O₅ (phosphorus), 200 pounds per acre; K₂O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately and without interruption.
 - When hydroseeding do not incorporate seed into the soil.
- Mulching**
 - Mulch Materials (In order of preference)**
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not frosty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 30 percent minimum.
 - Application
 - Apply mulch to all seeded areas immediately after seeding.
 - When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Anchoring**
 - Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Synthetic binders such as Acrylic DLR (Agra-Tack), DCA-70, Petrosel, Terra Tex II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

B-4-4 STANDARDS AND SPECIFICATIONS

TEMPORARY STABILIZATION

To stabilize disturbed soils with vegetation for up to 6 months.
 To use fast growing vegetation that provides cover on disturbed soils.
 Conditions Where Practice Applies: Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

- A. Seeding**
- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
 - For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
 - When stabilizing areas during a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (Lbs/Ac)	SEEDING DATE	SEEDING DEPTH	FERTILIZER RATE (10-20-20)		LIME RATE
					N	P205	
Hardness Zone (from Figure B.3): 7a							
Seed Mixture (from Table B.1): 1, 6 & 9							
BARLEY	98 Lbs/Ac	2.2 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Nov 30	1 INCH			
OATS	72 Lbs/Ac	1.65 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Nov 30	1 INCH			
CEREAL RYE	112 Lbs/Ac	2.57 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Dec 15	1 INCH	436 Lbs/Ac	10 Lbs/1,000 Sq Ft	2 Tons/Ac
ANNUAL REGRASS	40 Lbs/Ac	0.92 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Nov 30	1/2 INCH			
PEARL MILLET	20 Lbs/Ac	0.46 Lbs/1,000 Sq Ft	May 1 to Aug 14	1/2 INCH			

B-4-5 STANDARDS AND SPECIFICATIONS

PERMANENT STABILIZATION

To stabilize disturbed soils with permanent vegetation.
 To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.
 Conditions Where Practice Applies: Exposed soils where ground cover is needed for 6 months or more.

- A. Seed Mixtures**
- General Use**
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.

- Turfgrass Mixtures**
 - Areas where turf grass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture:** For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Rye: Full Sun Mixture:** For use in full sun area where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture:** For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fine Fescue: Shade Mixture:** For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.
- Notes: Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"**
- Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.**
- Ideal Times of Seeding for Turf Grass Mixtures**
 - Western MD:** March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b,6a)
 - Central MD:** March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
 - Southern MD, Eastern Shore:** March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a,7b)
 - Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level on the area to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.**
 - If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.**

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (Lbs/Ac)	SEEDING DATE	SEEDING DEPTH	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P205	K2O	
Hardness Zone (from Figure B.3): 7a								
Seed Mixture (from Table B.1): 1, 6 & 9								
1	CREEPING GRASS	10 Lbs/Ac	0.23 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; May 1 to May 31	1/2 IN			
6	PERENNIAL BLUEGRASS	25 Lbs/Ac	0.57 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Oct 31	1/2 IN	45 lbs/ac (1.0 lb/1,000 sq ft)	90 lbs/ac (2.0 lb/1,000 sq ft)	2 tons/ac (5 lbs/1,000 sq ft)
9	KENTUCKY BLUEGRASS	40 Lbs/Ac	0.92 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Oct 31	1/2 IN			

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (Lbs/Ac)	SEEDING DATE	SEEDING DEPTH	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P205	K2O	
Hardness Zone (from Figure B.3): 7a								
Seed Mixture (from Table B.1): 1, 6 & 9								
1	CREEPING GRASS	10 Lbs/Ac	0.23 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; May 1 to May 31	1/2 IN			
6	PERENNIAL BLUEGRASS	25 Lbs/Ac	0.57 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Oct 31	1/2 IN	45 lbs/ac (1.0 lb/1,000 sq ft)	90 lbs/ac (2.0 lb/1,000 sq ft)	2 tons/ac (5 lbs/1,000 sq ft)
9	KENTUCKY BLUEGRASS	40 Lbs/Ac	0.92 Lbs/1,000 Sq Ft	Feb 15 to Apr 30; Aug 15 to Oct 31	1/2 IN			

*Between May 1 and August 14, add 3.5lbs per acre of Fostall or Pearl Millet to seed mixture No. 6 and 6.0lbs per acre of Fostall or Pearl Millet to seed mixture No. 9.

- B. Sod:** To provide quick cover on disturbed areas (2:1 grade or flatter).
- General Specifications**
 - Class of turf grass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transported when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transported within this period must be approved by an agronomist or soil scientist prior to its installation.
 - Sod Installation**
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are buried tight in order to prevent voids which would cause air drying of the roots.
 - Wherever possible, lay sod with the long edge parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure soil contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.
 - Sod Maintenance**
 - In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
 - After the first week, sod watering is required as necessary to maintain adequate moisture content.
 - Do not mow until the sod is firmly rooted. No more than 1/3 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

B-4-1 STANDARDS AND SPECIFICATIONS

INCREMENTAL STABILIZATION

Establishment of vegetative cover on cut and fill slopes.
 Purpose: To provide timely vegetative cover on cut and fill slopes as work progresses.
 Conditions Where Practice Applies: Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

- A. Incremental Stabilization - Cut Slopes**
- Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.
 - Construction sequence example (Refer to Figure B.1):
 - Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.
 - Perform Phase 1 excavation, prepare seedbed, and stabilize.
 - Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as necessary.
 - Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.
- Notes:** Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

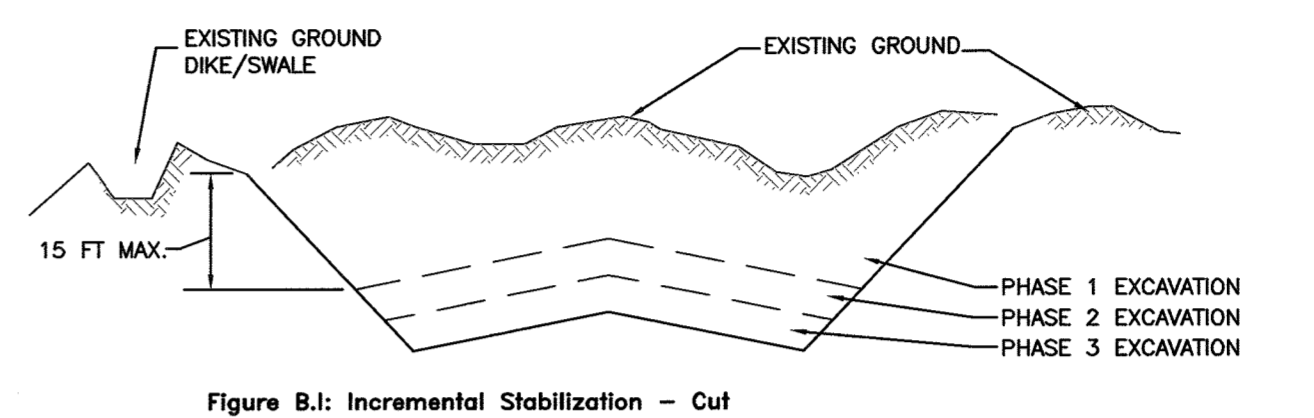


Figure B.1: Incremental Stabilization - Cut

- B. Incremental Stabilization - Fill Slopes**
- Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses.
 - Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans.
 - At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
 - Construction sequence example (Refer to Figure B.2):
 - Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.
 - At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
 - Place Phase 1 fill, prepare seedbed, and stabilize.
 - Place Phase 2 fill, prepare seedbed, and stabilize.
 - Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.
- Notes:** Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

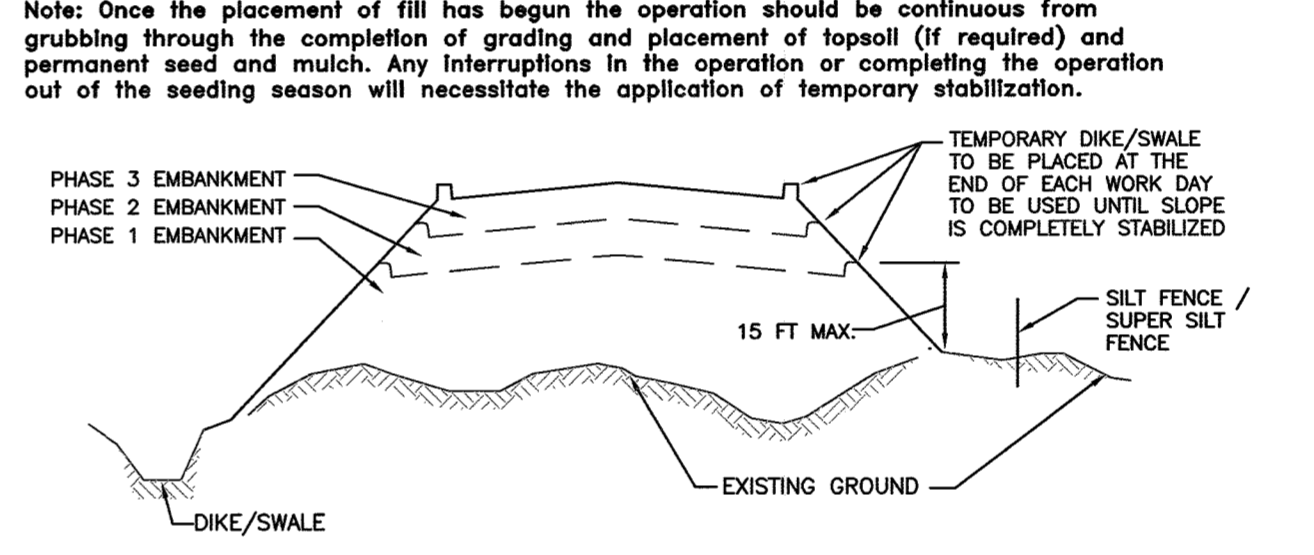


Figure B.2: Incremental Stabilization - Fill

B-4-8 STANDARDS AND SPECIFICATIONS

STOCKPILE AREA

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.
 Purpose: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.
 Conditions Where Practice Applies: Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

- A. Specifications**
- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
 - The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
 - Runoff from the stockpile area must drain to a suitable sediment control practice.
 - Access the stockpile area from the upgrade side.
 - Clear water runoff into the stockpile area must be minimized by use of a diversion device and ensure the earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
 - Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
 - Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
 - If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance
 The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edin* Date: 6-19-15

Chief, Division of Land Development: *Wesley S. ...* Date: 6-25-15

Director: *...* Date: 6/25/15

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208

APPROVED PLANNING BOARD HOWARD COUNTY

DATE: 6/22/15

ASBUILT

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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/91. VERTICAL - NAVD 88.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DISTRICT ENGINEER

Approved: *Howard SCD* 6/16/15

ADDRESS CHART

Lot/Parcel #	Street Addresses
PA B2 / 288	5458 HARPERS FARM ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.			
VILLAGE OF HARPERS CHOICE	5 / 3	PA B2 / 288			
PLAT #	Grid #	Zoning	Tax Map No.	Election District	Census Tract
11275	23	NT	29	5	6055.02

Water Code: --- Sewer Code: ---

OWNERS/DEVELOPER

OWNER: CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

DEVELOPER: CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

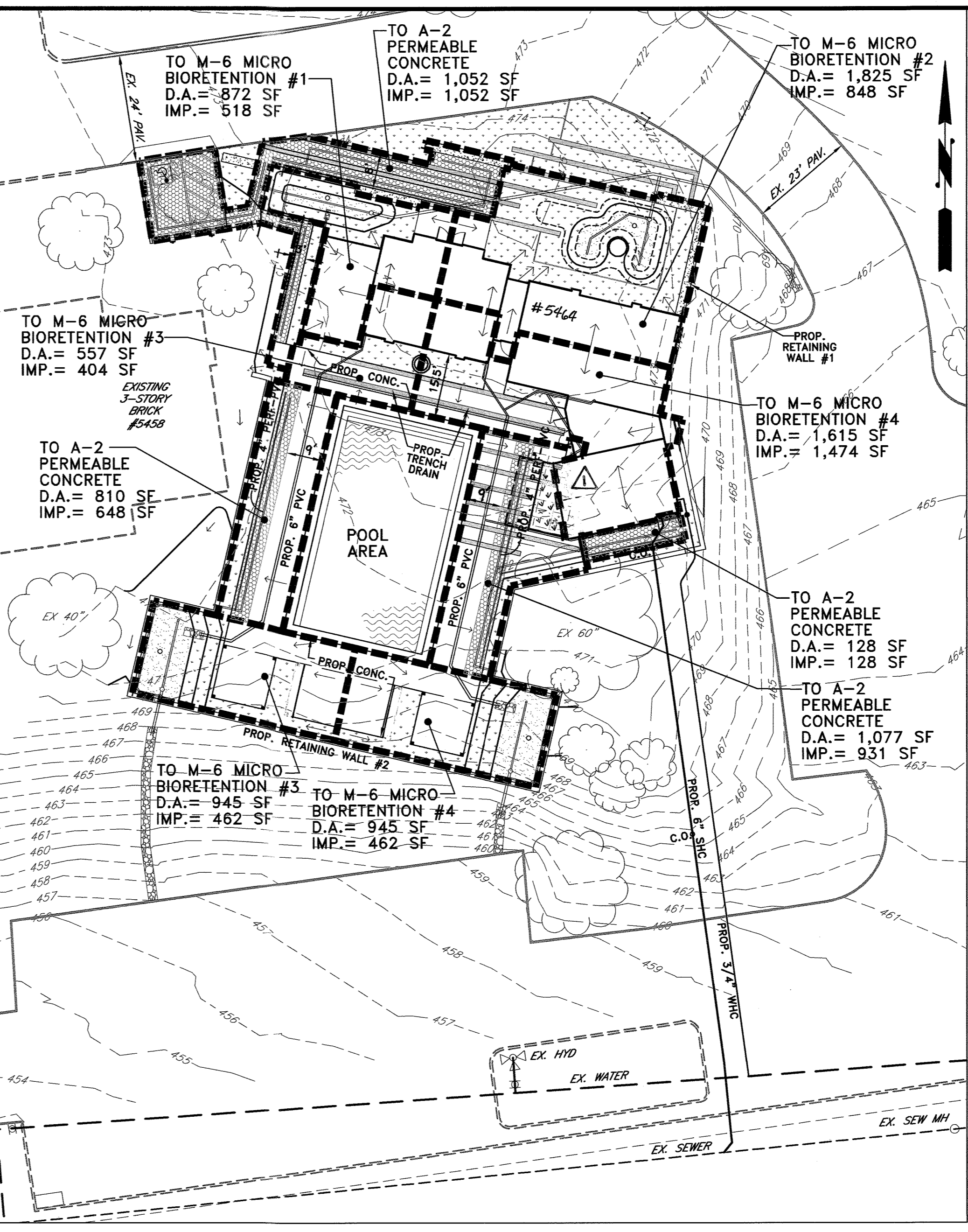
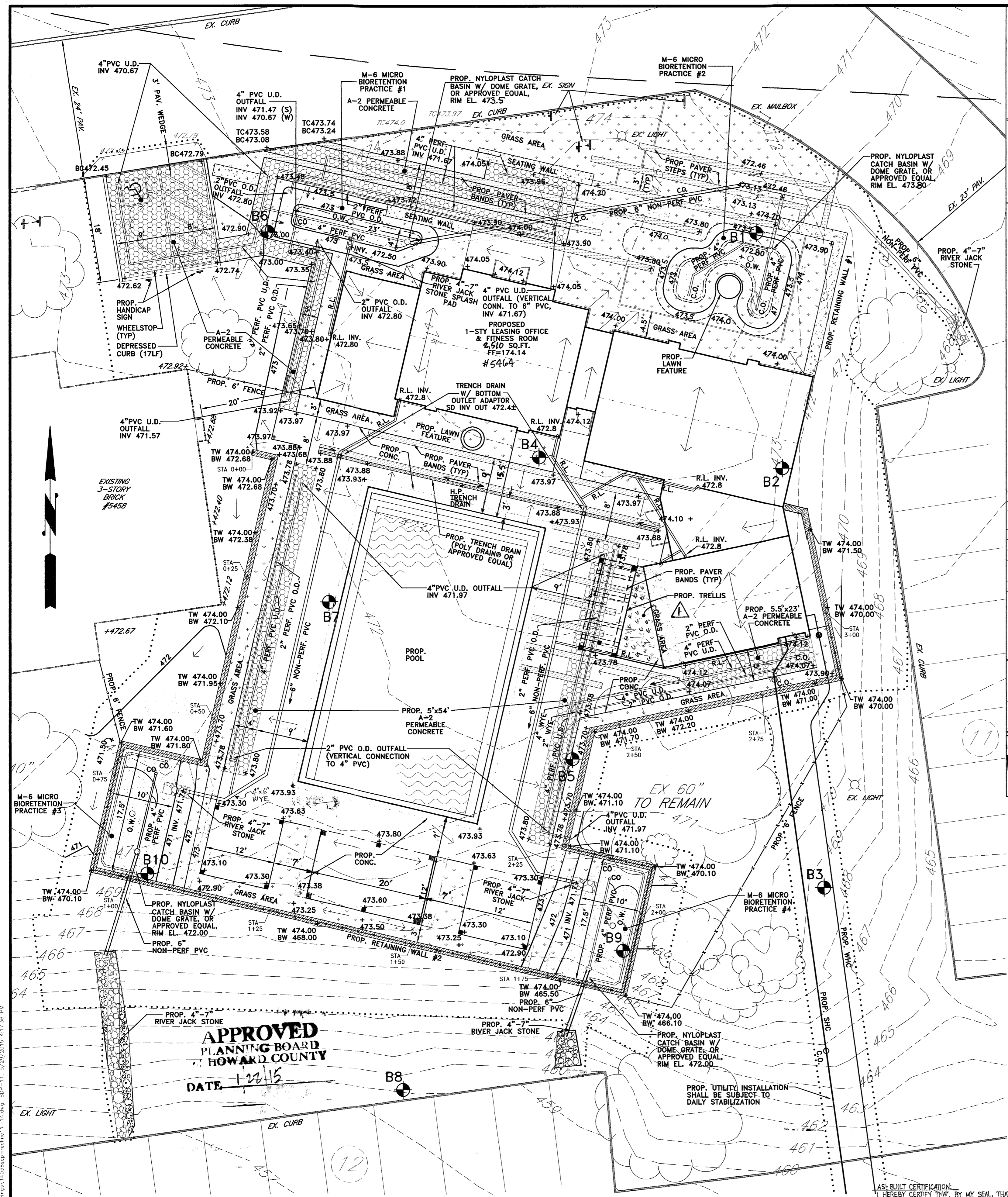
EROSION & SEDIMENT CONTROL NOTES

VILLAGE OF HARPERS CHOICE
 PARCEL # AREA 3
 FINAL DEVELOPMENT PHASE 86
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY:	SCALE:	TAX MAP:	ADC MAP 11:	SHEET:
BTk	AS SHOWN	29	GRID F7	
DRAWN BY:	DEED REF.:	GRID:	PLAT REF.:	NO.:
BTk		23		10
CHECKED BY:	PARCEL:	11275:	DRAWINGS:	OF:
PCR	15174/135	288	11275	16

DATE: 01/30/15

SDP 71-011C



DRAINAGE AREA MAP UTILITY CONNECTION PLAN
 SCALE: 1" = 20'
 0' 20' 40' 60'

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED & MAINTAINED A-2 PERMEABLE CONCRETE PAVING

- PAVEMENT SURFACES SHOULD BE SWEEPED AND VACUUMED (IF POREUS CONCRETE) TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE SHOULD BE CLEANED OUT AT REGULAR INTERVALS.
- DECIDERS SHOULD BE USED IN MODERATION. DECIDERS SHOULD BE NON-TOXIC AND SHOULD BE APPLIED AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT. SNOW PLOWING SHOULD BE DONE CAREFULLY WITH BLADES SET ONE INCH ABOVE THE PAVEMENT SURFACE. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED & MAINTAINED M-6 MICRO BIORETENTION

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE PERFORMED IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

HOWARD COUNTY CONTROL POINTS

NO.	NORTHING	EASTING	ELEV.
291A	568986.075	1343640.111	482.16
35C2	563920.837	1344204.123	463.41

ALL BENCHMARKS CONSIST OF A STAMPED BRASS OR ALUMINUM DISC SET IN CONCRETE. DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83 VERTICAL - NAVD 88

THE SIMPLIFIED ECP APPROVAL GRANTED ON JULY 14, 2014

ENVIRONMENTAL SITE DESIGN SUMMARY TABLE

PRACTICE	DIMENSIONS	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET ESdV (CF)*	TREATMENT VOLUME, ESdV (CF)	RECHARGE PROVIDED (CF)
A-2 PERMEABLE CONCRETE (W OF BLDG)	SEE PLAN	1052	1052	NA	208	NA
A-2 PERMEABLE CONCRETE (E OF POOL)	5' X 54'	1077	931	NA	53	36
A-2 PERMEABLE CONCRETE (W OF POOL)	5' X 54'	810	648	NA	53	36
A-2 PERMEABLE CONCRETE (REAR BLDG EXIT)	5.5' X 22.5'	124	124	1088	24	NA
M-6 MICRO BIORETENTION PRACTICE #1	AREA= 84 SF 3.0' MEDIA W/ 6" PONDING	872	518	NA	56 (75%)	11
M-6 MICRO BIORETENTION PRACTICE #2	AREA= 116 SF 3.0' MEDIA W/ 12" PONDING	1825	848	NA	154 (75%)	15
M-6 MICRO BIORETENTION PRACTICE #3	AREA= 213 SF 3.0' MEDIA W/ 12" PONDING	1502	866	NA	284 (75%)	28
M-6 MICRO BIORETENTION PRACTICE #4	AREA= 213 SF 3.0' MEDIA W/ 12" PONDING	2590	1936	NA	284 (75%)	28
TOTALS		9852	6923	1088	1114	154

ESdV PROVIDED	1,114 CF
ESdV REQUIRED	1,088 CF
REV PROVIDED	154 CF
REV REQUIRED	143 CF

* NOTE BIORETENTION FACILITIES ONLY REQUIRED STORE 75% OF THE ESdV TARGET VOLUME.
 ESdV = (Pe)(Rv)(A) / 12
 I = IMP. AREA / DRAINAGE AREA
 Pe = ESdV (12) / (Rv)(A)
 Rv = 0.05 + 0.009(I)

SOILS LEGEND
 GHB - GLENELG-URBAN LAND COMPLEX, (HSG B)
 SLOPES 0 TO 8% SLOPES
 ERODIBILITY K FACTOR.

ENVIRONMENTAL NOTES

- WATERSHED: MIDDLE PATUXANT
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO FLOODPLAINS OR WETLANDS EXIST ON SITE.
- HYDROLOGIC SOIL GROUP
- GLENELG-URBAN LAND COMPLEX, (GHB) - 'B' SOIL
- PROPOSED IMPROVEMENTS WILL ADD APPROXIMATELY 8,930 SF OF IMPERVIOUS AREA.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE THE SITE IS PART OF A PLANNED UNIT DEVELOPMENT.

SITE ANALYSIS DATA CHART

1. PROPERTY AREA.....	17.30 AC
2. AREA OF WETLAND AND WETLAND BUFFERS.....	0.0 AC
3. AREA OF FLOODPLAIN.....	0.0 AC
4. AREA OF FOREST.....	0.0 AC
5. AREA OF STEEP SLOPES 15% AND GREATER.....	0.04 AC (WITHIN LOD)
6. AREA OF STEEP SLOPES 25% AND GREATER.....	0.08 AC (WITHIN LOD)
7. LIMIT OF DISTURBANCE (LOD) / SITE AREA.....	0.38 AC
8. OPEN SPACE AREA.....	0.22 AC (WITHIN LOD)
9. PROPOSED IMPERVIOUS AREA.....	0.16 AC (WITHIN LOD)
10. PROPOSED/EXISTING USE OF THE SITE.....	RENTAL APARTMENTS

LIGHTING NOTE
 ALL LIGHTING WILL COMPLY WITH SECTION 134.0 OF THE ZONING REGULATIONS.

LIMIT OF DISTURBANCE = 16,310 SF (0.37 AC.)

ADDRESS CHART

Lot/Parcel #	Street Addresses
PA B2 / 288	5458 HARRERS FARM ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.
VILLAGE OF HARRERS CHOICE	5 / 3	PA B2 / 288
PLAT #	Grid #	Zoning
11275	23	NT
Tax Map No.	Election District	Census Tract
29	5	6055.02
Water Code	Sewer Code	

APPROVED: FOR PUBLIC OR PRIVATE WATER AND PUBLIC OR PRIVATE SEWERAGE SYSTEMS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

County Health Officer
 Howard County Health Department

Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

DATE: 1/22/15

6-19-15
 6-25-15
 6/25/15

PLAN VIEW
 SCALE: 1" = 10'
 0' 10' 20' 30'

AS-BUILT CERTIFICATION:
 I HEREBY CERTIFY THAT, BY MY SEAL, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.
 PATRICK C. RICHARDSON, JR. PE #16971, DATE: 04/21/15

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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/91. VERTICAL - NAVD 88.

Richardson Engineering, LLC
 30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208

OWNERS/DEVELOPER
 OWNER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025
 DEVELOPER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

STORMWATER MANAGEMENT PLAN
 VILLAGE OF HARRERS CHOICE
 PARCEL # B3 SECTION 5 AREA 3
 FINAL DEVELOPMENT PHASE B6
 HOWARD COUNTY, MARYLAND
 5TH ELECTION DISTRICT

DESIGNED BY: BTK
 DRAWN BY: BTK
 CHECKED BY: PCR

SCALE: AS SHOWN
 TAX MAP 29
 GRID 23
 DEED REF. 15174/135
 PARCEL 288

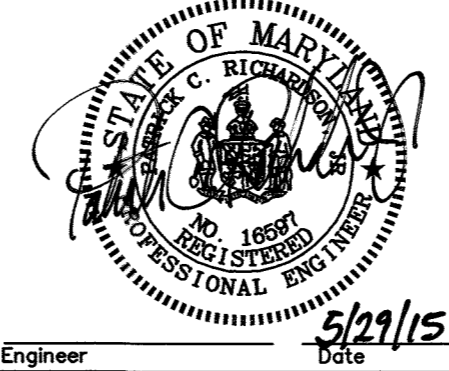
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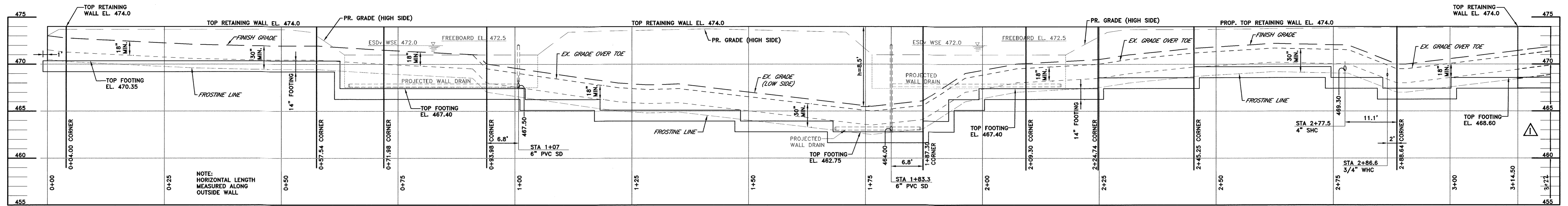
DATE: 01/30/15
 REVISION: BY

JOB # 14038
 FILES: B:\JOBS\2014\11038\ DRAWINGS\14038sdp-11.dwg

SHEET NO. 11 OF 16

SDP 71-011C

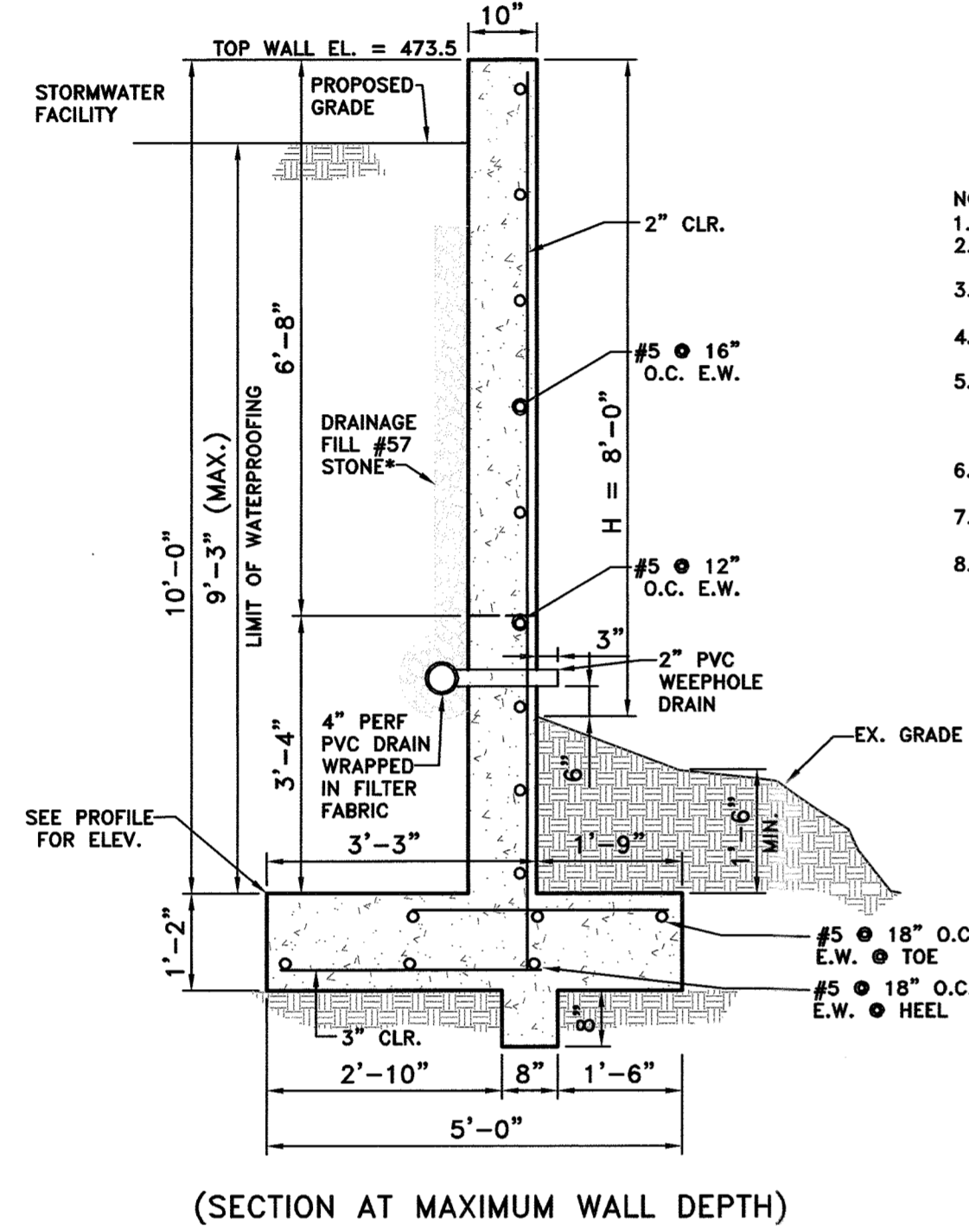
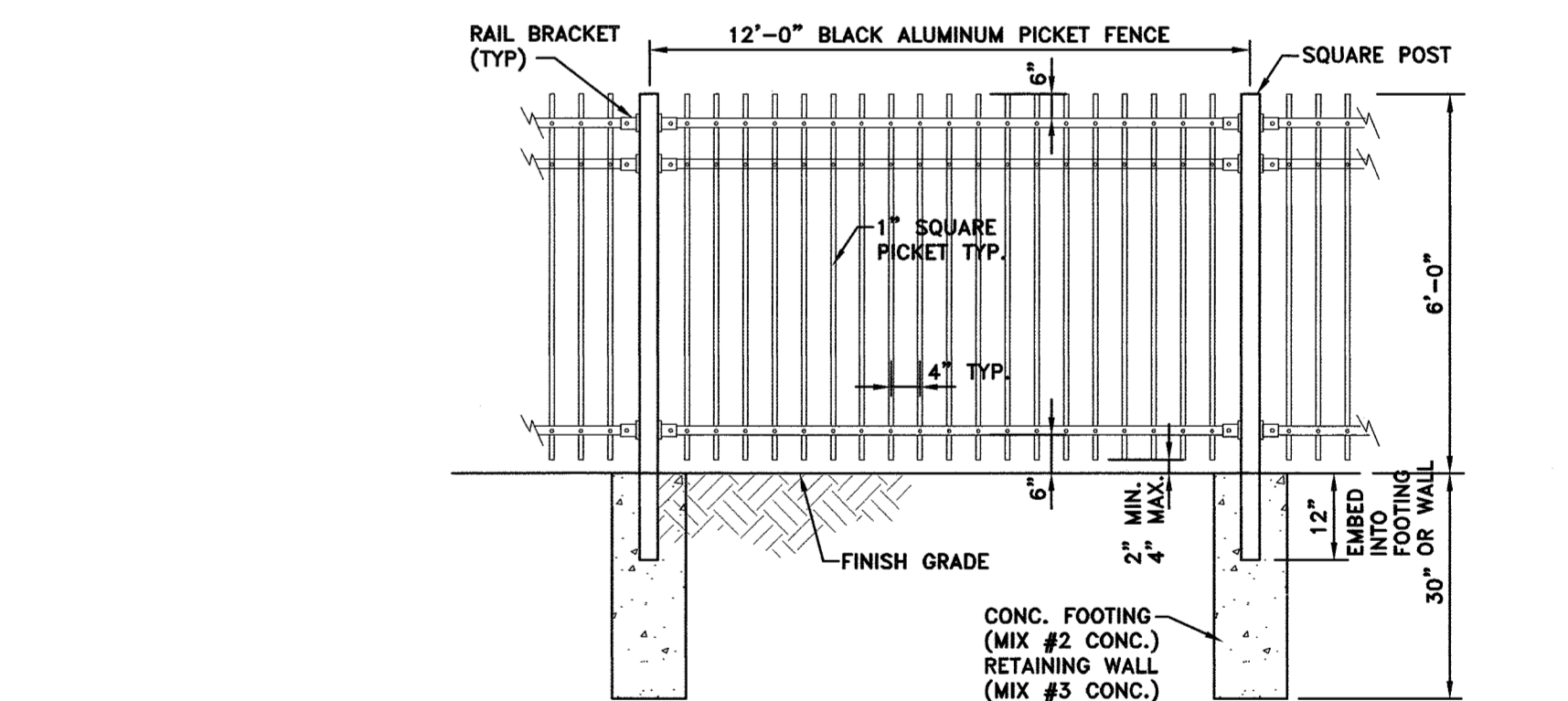
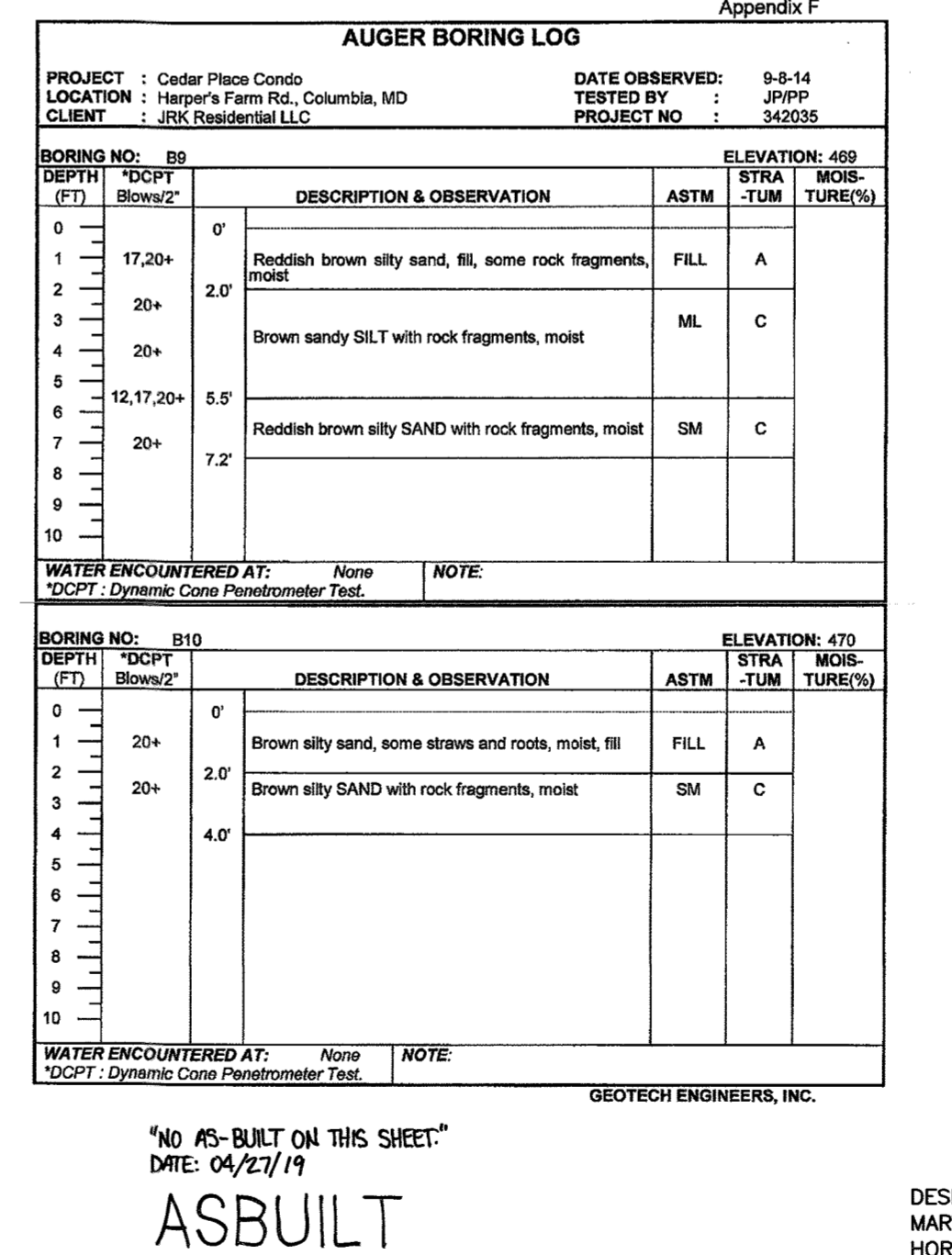
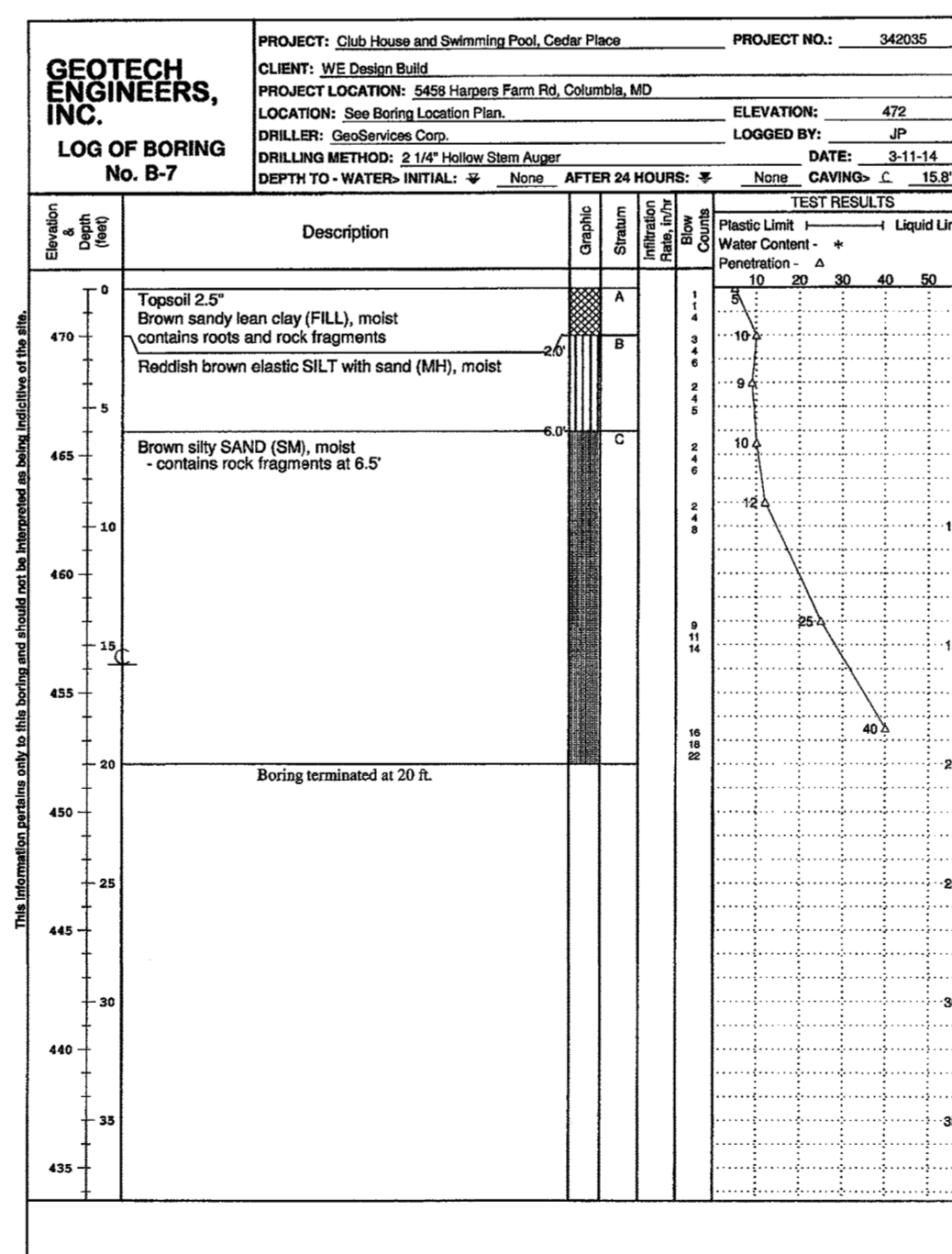
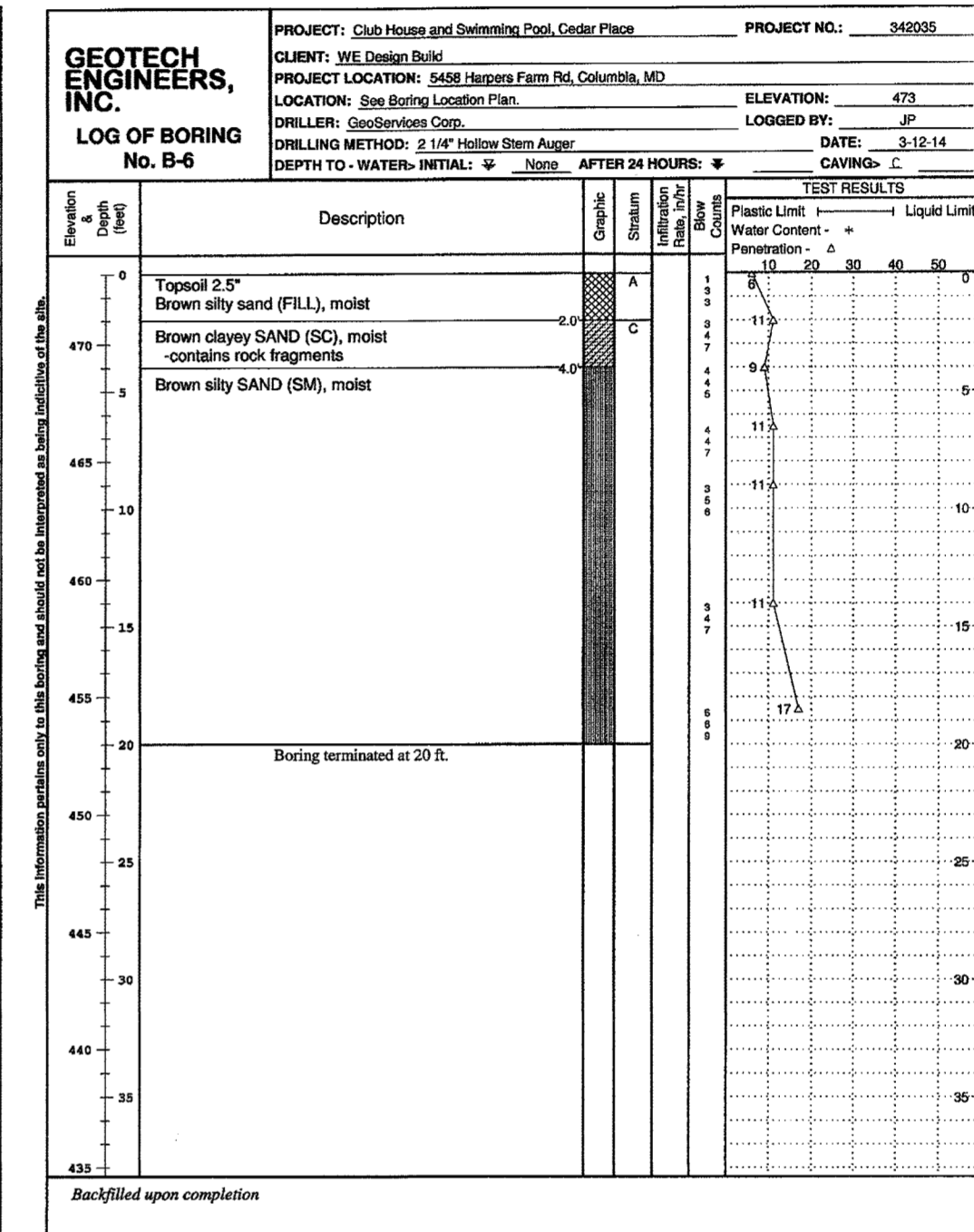
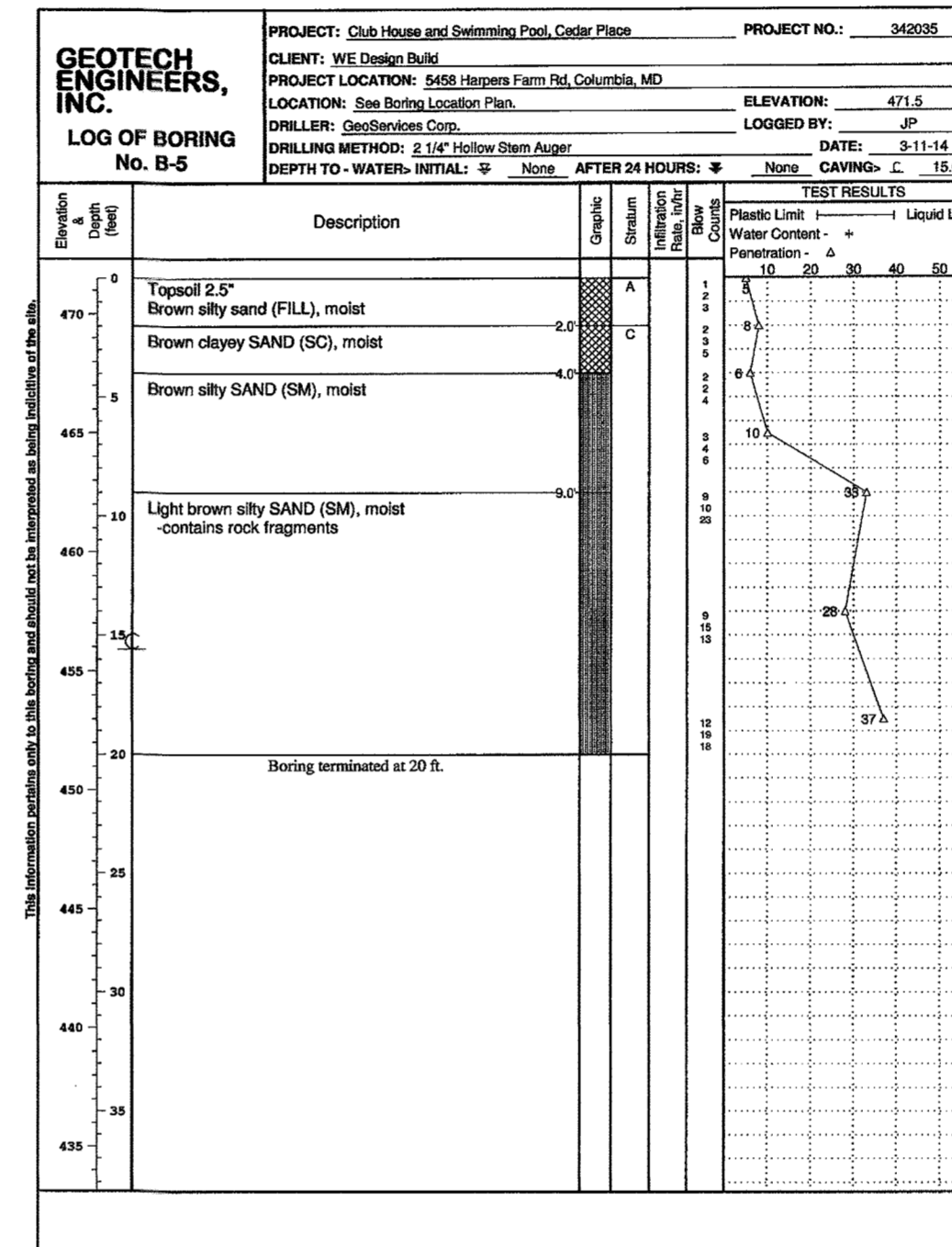
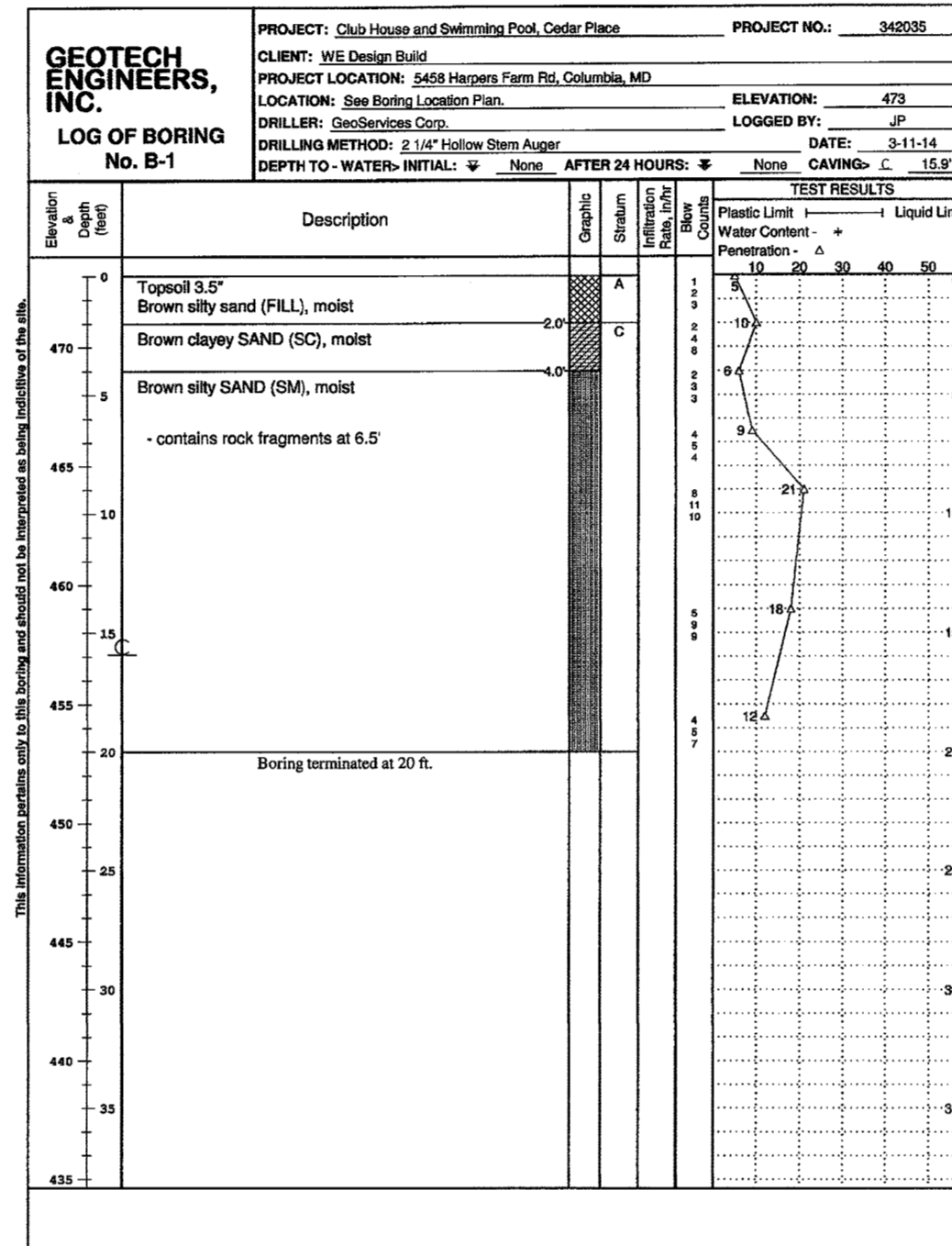




RETAINING WALL PROFILE

SCALE: H: 1" = 10'
V: 1" = 5'

SOIL BORING LOGS

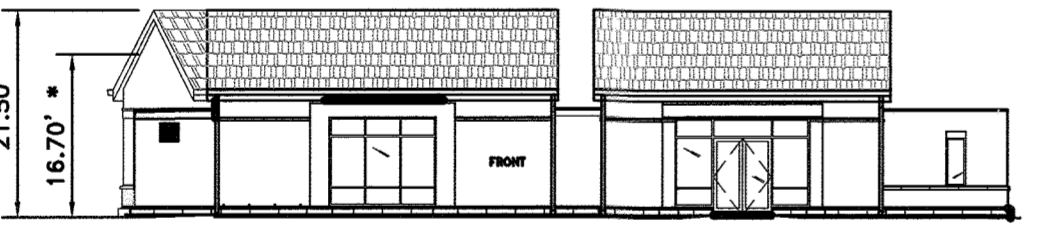


RETAINING WALL TYPICAL SECTION

SCALE: 1/2" = 1'

- NOTES:**
1. CONCRETE SHALL BE SHA MIX 3 (3500 PSI).
 2. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS.
 3. LAP SPICES SHALL BE A MINIMUM OF 32 BAR DIAMETERS.
 4. A MINIMUM 2" CLEARANCE SHALL BE MAINTAINED ON REINFORCING BARS FROM THE FACE OF CONCRETE.
 5. THE SECTION SHOWN REPRESENTS THE TALLEST PORTION OF THE WALL. SEGMENTS OF THE WALL THAT ARE SHORTER SHALL ALSO COMPLY WITH THE REINFORCING AS INDICATED.
 6. SOIL BENEATH THE FOOTING SHALL HAVE A PRESUMPTIVE BEARING CAPACITY OF 3000 PSF.
 7. WEEPHOLES PLACED EVERY 10' ON-CENTER, MINIMUM 6" FROM FINISHED GRADE.
 8. WATERPROOFING SHALL BE PLACED ON THE BACK FACE OF THE WALL FROM THE HEEL UP TO THE PROPOSED GRADE LINE, OR WATER SURFACE ELEVATION (WSE) OF ADJACENT BIORETENTION PONDING AREA.

* MEASURED FROM THE AVERAGE GRADE AT BUILDING TO MEAN HEIGHT BETWEEN RIDGE AND EAVE



PROFILE GROUND LIMIT

NOT TO SCALE

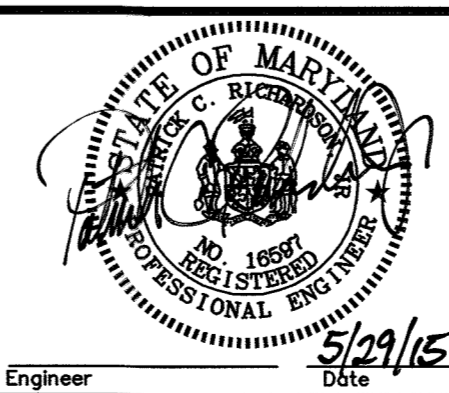
CONSTRUCTION NOTES:

1. RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER AND A (NCEI/W ACEI OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
2. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN. TESTING DOCUMENTATION MUST BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER TEST ASTM G17-399.
3. THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE SOILS TECHNICIAN. EACH EIGHT INCH LIFT MUST BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.

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

APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE: 1/29/15

Richardson Engineering, LLC
 30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208



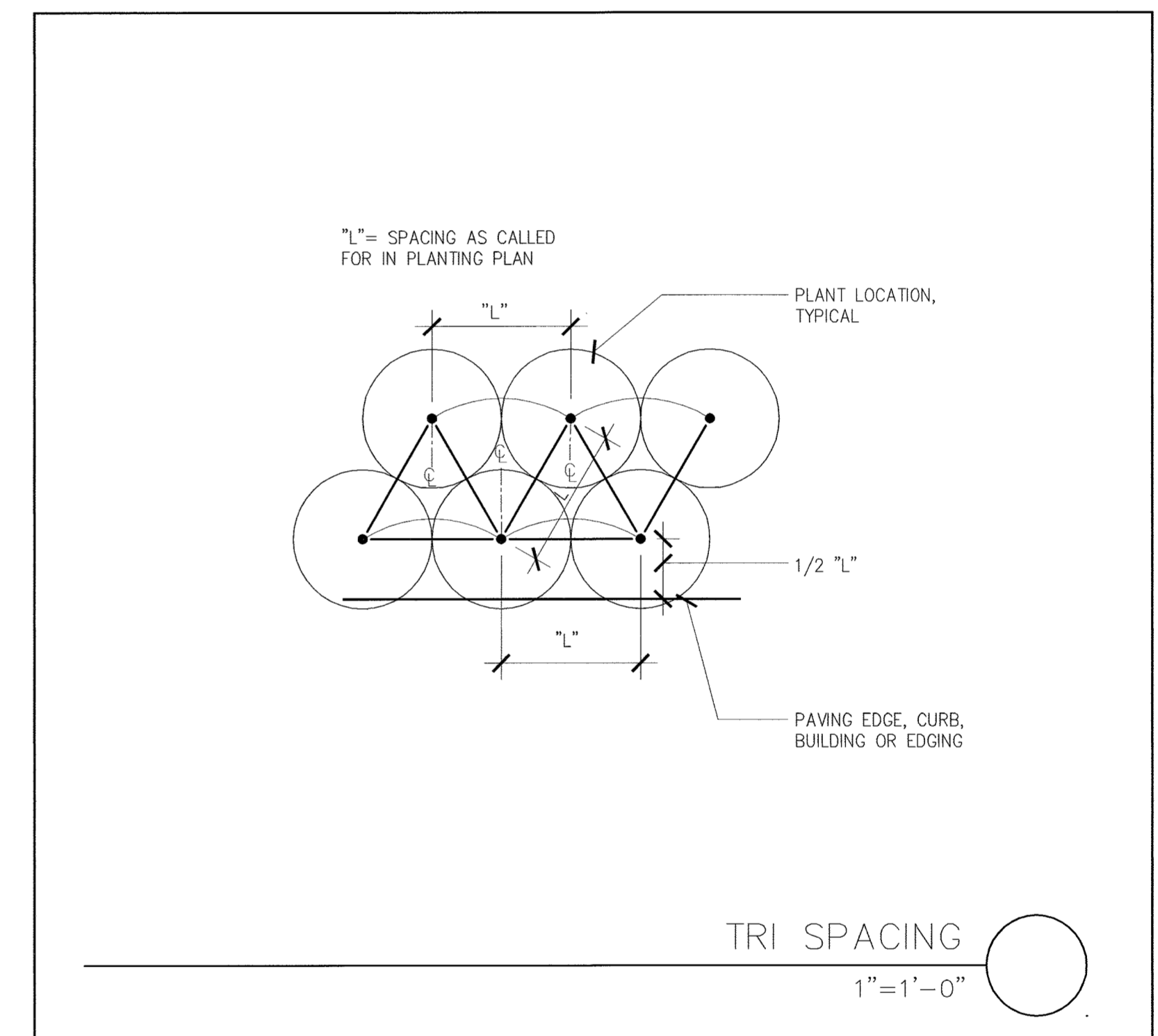
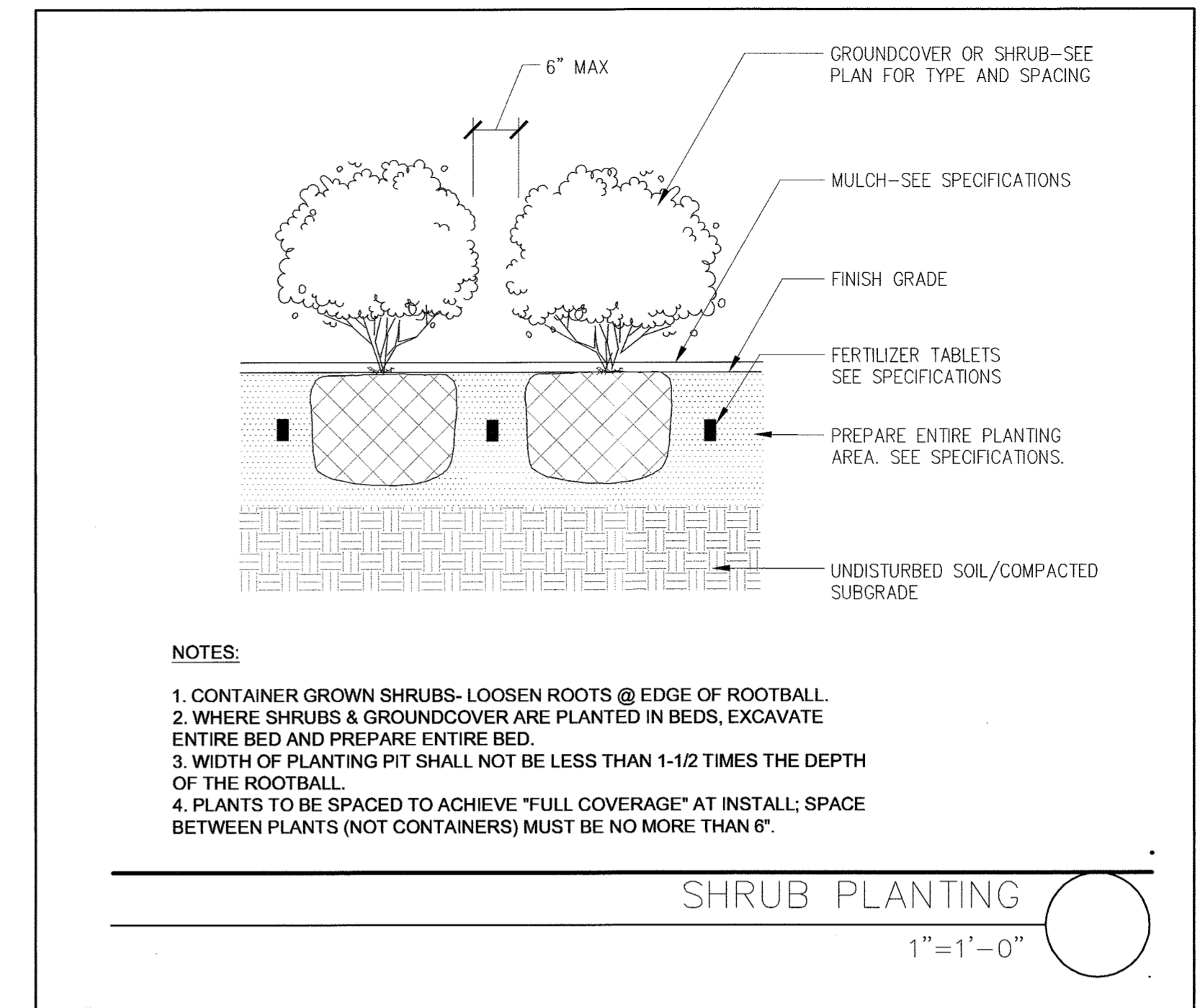
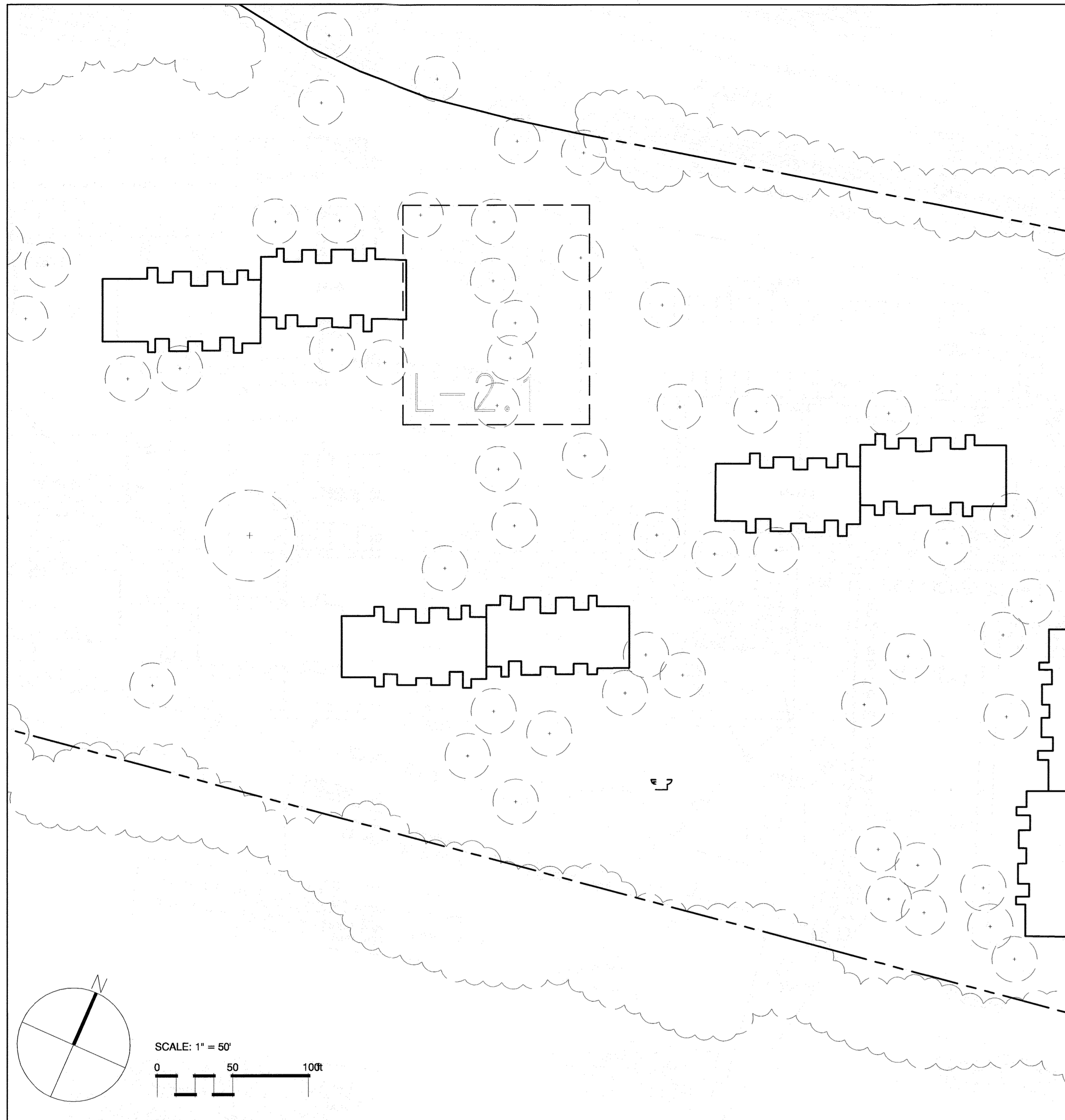
OWNERS/DEVELOPER
 OWNER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025
 DEVELOPER:
 CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

DESIGNED BY: BTK		SCALE: AS SHOWN	TAX MAP 29	ADC MAP 11	JOB # 14038	SHEET NO. 14
DRAWN BY: BTK		DEED REF. 15174/135	GRID 23	PLAT REF. 11275	FILES: B:\J085\2014\11038\DRAWINGS\14038sdp-14.dwg	OF 16
CHECKED BY: PCR		PARCEL 288	11275	11275		

ADDRESS CHART		
Lot/Parcel #	Street Addresses	
PA B2 / 288	5458 HARPERS FARM ROAD	
PERMIT INFORMATION CHART		
Subdivision Name	Section/Area	Lot/Parcel No.
VILLAGE OF HARPERS CHOICE	5 / 3	PA B2 / 288
PLAT #	Zoning	Tax Map No.
11275	23	29
Election District	Census Tract	
5	6055.02	
Water Code	Sewer Code	
--	--	

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OVERALL SITE PLAN



BIDDING NOTES:
THE LANDSCAPE CONTRACTOR TO INCLUDE THE FOLLOWING INFORMATION IN THEIR BID:

1. REFERENCE THE DATE OF THE PLANS USED TO PREPARE THE BID
2. SEPARATE BIDS PER SHEET OR SPECIFIED AREAS.
3. SPECIFY WHETHER OR NOT COSTS INCLUDE LABOR
4. PROVIDE DEMOLITION COSTS
5. PROVIDE TREE RE-LOCATION COSTS (IF NOT INCLUDED IN DEMO COSTS)
6. PROVIDE QUANTITIES AND COST PER ITEM/UNIT:
 - a. EACH PLANT SPECIES BY SIZE - NOTE IF CONTAINER SIZE IS SUBSTITUTED FOR SMALLER OR LARGER SIZE.
 - b. LINEAR FEET OF HEADER MATERIAL
 - c. SQUARE FOOTAGE OF AREA TO RECEIVE 6" OF NEW TOPSOIL FOR PLANTING AREA (OR AMOUNT OF CUBIC YARDS)
 - d. SQUARE FOOTAGE OF AREA TO RECEIVE 4" TOPSOIL FOR LAWN (OR AMOUNT OF CUBIC YARDS)
 - e. SQUARE FOOTAGE OF AREA TO RECEIVE 2" MULCH COVER (OR AMOUNT OF CUBIC YARDS)
 - f. LINEAR FEET OF NEW IRRIGATION LATERAL LINES
 - g. ADDITIONAL IRRIGATION HEADS, VALVES, EQUIPMENT, ETC.
 - h. TREE STAKING MATERIALS (E.G. 2 STAKES PER TREE)
 - i. SQUARE FOOTAGE OF DECOMPOSED GRANITE WALKWAY (INCLUDE BASE ROCK AND STABILIZER)
 - j. SQUARE FOOTAGE OF ANY OTHER HARDSCAPE (GRAVEL, FLAGSTONE PAVERS, ETC.)

JRK PLANTING NOTES:

1. SEASONAL COLOR SHALL BE PLANTED IN THE FOLLOWING ORDER: YELLOW, RED, AND BLUE. YELLOW AT FOREGROUND.
2. ROWS OF SEASONAL COLOR SHALL NOT BE LESS THAN FOUR PLANTS WIDE OR MINIMUM 18" WIDE, WHERE POSSIBLE.
3. CONTRACTOR TO CONFIRM SEASONAL COLOR PLANT SELECTIONS ARE APPROVED BY JRK PRIOR TO PURCHASE AND INSTALLATION.
4. PLANTING AROUND SIGNAGE SHALL NOT BLOCK LETTERING.
5. MULCH SHALL BE 1/2" TO 1" SIZE BARK PIECES; BROWN COLOR, NOT BLACK OR RED.
6. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
7. PLANT SPACING: CONTRACTOR TO ENSURE "FULL COVERAGE" AT INSTALL. REFER TO TRI- SPACING AND SHRUB PLANTING DETAILS ON THIS SHEET. PRIOR TO INSTALLATION, CONTRACTOR MUST USE BEST EFFORTS TO RESEARCH AVAILABLE PLANT MATERIALS AND (A) INFORM LANDSCAPE DESIGNER IF AVAILABLE PLANTS ARE NOT LARGE ENOUGH TO ACHIEVE FULL COVERAGE, AND (B) ADJUST CONTAINER SIZE AND QUANTITIES ACCORDINGLY, BASED UPON THE HEIGHT AND WIDTH OF PLANTS.

APPROVED
PLANNING AND ZONING
HOWARD COUNTY
DATE: 4/22/15

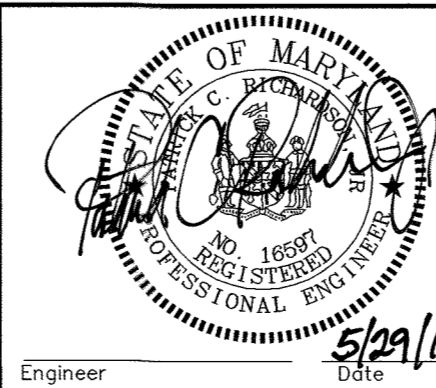
Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

"NO AS-BUILT ON THIS SHEET."
DATE: 04/22/15

ASBUILT

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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021



OWNERS/DEVELOPER

OWNER:
CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

DEVELOPER:
CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025

DESIGNED BY:		SCALE		TAX MAP	ADC MAP	JOB #	SHEET
DRAWN BY:		AS SHOWN		29	11	14038	15
CHECKED BY:		DEED REF.		GRID 23	GRID F7		
		15174/135		PARCEL 288	PLAT REF. 11275	FILES: D:\J08\2014\11038\DRAWINGS\14038sdp-15.dwg	OF 16

SHEET INDEX

- L2.0 PLANTING COVER SHEET
- L2.1 PLANTING PLAN

ADDRESS CHART			
Lot/Parcel #	Street Addresses		
PA B2 / 288	5458 HARPERS FARM ROAD		
PERMIT INFORMATION CHART			
Subdivision Name	Section/Area	Lot/Parcel No.	
VILLAGE OF HARPERS CHOICE	5 / 3	PA B2 / 288	
PLAT #	Grid #	Zoning	Tax Map No.
11275	23	NT	29
Water Code		Election District	
---		5	
Sewer Code		Census Tract	
---		6055.02	

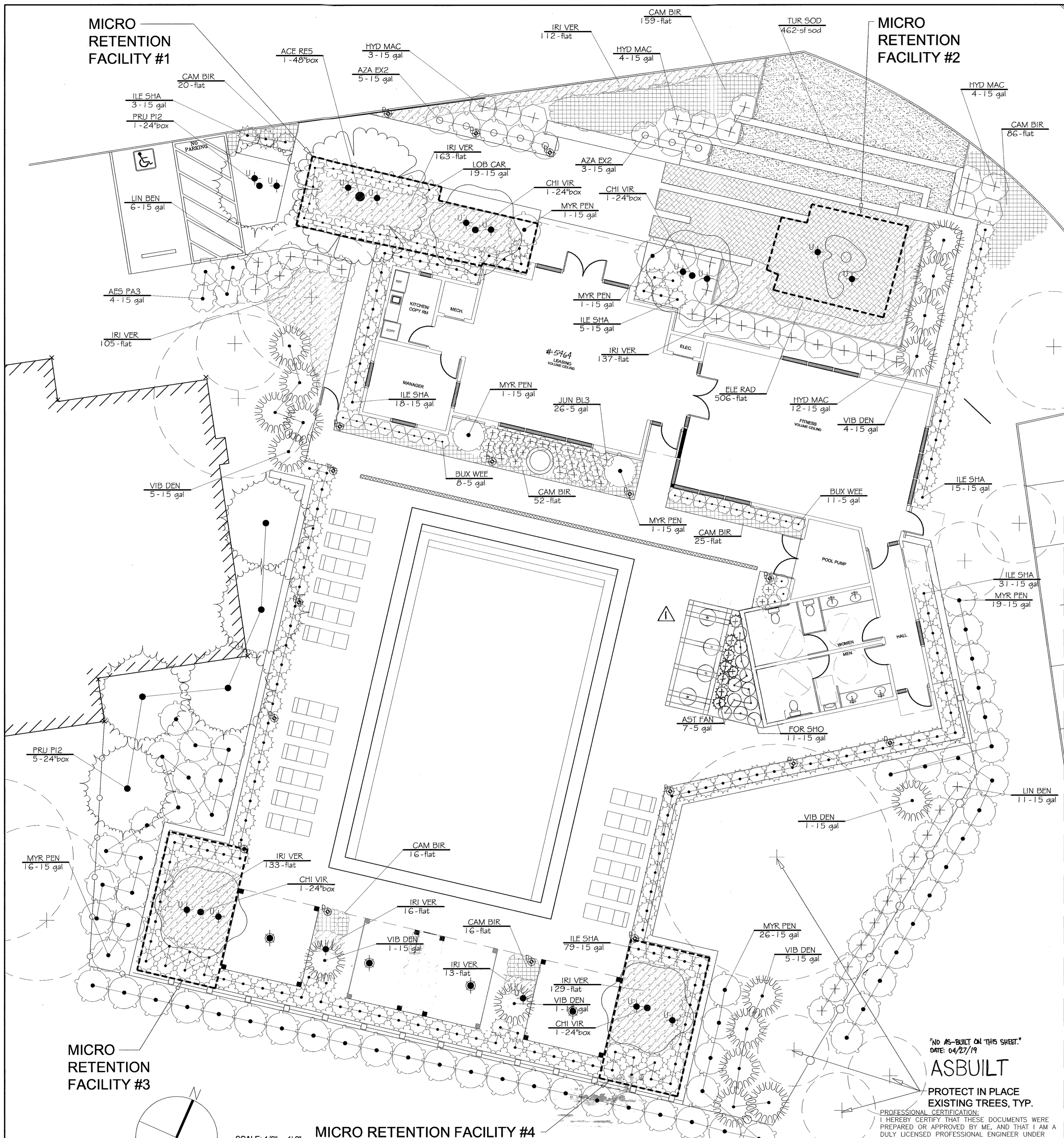
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris E. Smith 6-19-15
Chief, Development Engineering Division Date

Kathleen 6-25-15
Chief, Division of Land Development Date

John 6/25/15
Director Date



OVER- ALL PLANT SCHEDULE GRAND TOTALS * QUANTITIES INCLUDE ALL MICRO RETENTION AREAS BELOW

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTI	
	ACE RES	1	Acer rubrum	Red Maple	48"box	
	CHI VR	4	Chionanthus virginicus	White Fringetree	24"box	
	PRU PI2	6	Prunus sargentii 'Pink Flair'	Sargent Cherry	24"box	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AES PA3	4	Aesculus parviflora	Bottlebrush Buckeye	15 gal	
	AST FAN	11	Astilbe x arendsi 'Fanal'	Fanal Astilbe	5 gal	
	AZA EX2	8	Azalea Exbury Hybrid	Exbury Azalea	15 gal	
	BUX WEE	19	Buxus sinica insularis 'Wee Willie'	Wee Willie Boxwood	5 gal	
	FOR SHO	15	Forsythia x intermedia 'Show Off'	Golden-Bells	15 gal	
	HYD MAC	23	Hydrangea macrophylla	Largeteaf Hydrangea	15 gal	
	ILE SHA	151	Ilex glabra 'Shamrock'	Inkberry	15 gal	
	JUN BL3	25	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	
	LIN BEN	17	Lindera benzoin	Spicebush	15 gal	
	LOB CAR	19	Lobelia cardinalis	Cardinal Flower	15 gal	
	MYR PEN	65	Myrica pensylvanica	Northern Bayberry	15 gal	
	VIB DEN	17	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	15 gal	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTI	SPACING
	CAM BIR	355 sf	Campanula x 'Birch Hybrid'	Birch's Bellflower	flat	12" o.c.
	ELE RAD	486 sf	Eleocharis radicans	Miniature Rush	flat	12" o.c.
	IRI VER	772 sf	Iris versicolor	Blue Flag	flat	12" o.c.
	TUR SOD	462 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

PLANT SCHEDULE MICRO RETENTION AREA 1

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTI	QTY	
	ACE RES	Acer rubrum / Red Maple	48"box	1	
	CHI VR	Chionanthus virginicus / White Fringetree	24"box	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	ILE SHA	Ilex glabra 'Shamrock' / Inkberry	15 gal	4	
	LOB CAR	Lobelia cardinalis / Cardinal Flower	15 gal	19	
	MYR PEN	Myrica pensylvanica / Northern Bayberry	15 gal	1	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTI	SPACING	QTY
	IRI VER	Iris versicolor / Blue Flag	flat	12" o.c.	156 sf

NOTE:
 1. MICRO RETENTION AREAS SHOWN WITHIN LABELED, DASHED AREAS ON PLANTING PLAN.
 2. PLANT QUANTITIES FOR INDIVIDUAL MICRO RETENTION AREA ALSO INCLUDED IN "OVERALL PLANT SCHEDULE GRAND TOTAL".

PLANT SCHEDULE MICRO RETENTION AREA 2

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTI	SPACING	QTY
	IRI VER	Iris versicolor / Blue Flag	flat	12" o.c.	234 sf

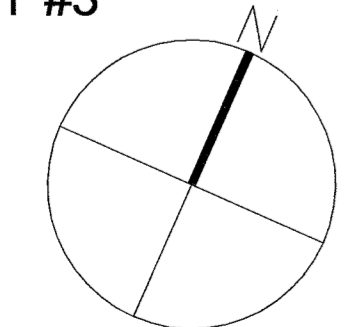
PLANT SCHEDULE MICRO RETENTION AREA 3

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTI	QTY	
	CHI VR	Chionanthus virginicus / White Fringetree	24"box	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	ILE SHA	Ilex glabra 'Shamrock' / Inkberry	15 gal	17	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTI	SPACING	QTY
	IRI VER	Iris versicolor / Blue Flag	flat	12" o.c.	127 sf

PLANT SCHEDULE MICRO RETENTION AREA 4

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTI	QTY	
	CHI VR	Chionanthus virginicus / White Fringetree	24"box	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	ILE SHA	Ilex glabra 'Shamrock' / Inkberry	15 gal	17	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTI	SPACING	QTY
	IRI VER	Iris versicolor / Blue Flag	flat	12" o.c.	123 sf

MICRO RETENTION FACILITY #3

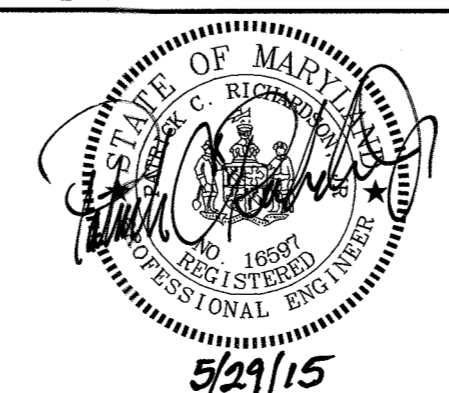


SCALE: 1/8" = 1'-0"
 0 8 16 ft

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: 6-19-15
 Chief, Division of Land Development: 6-25-15
 Director: 6/25/15

APPROVED: HARRIS COUNTY
 DATE: 1/22/15

Richardson Engineering, LLC
 30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208



OWNERS/DEVELOPER
 OWNER: CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
 11766 WILSHIRE BOULEVARD, 5TH FLR LOS ANGELES, CA 90025
 DEVELOPER: CEDAR PLACE APARTMENTS PROPERTY OWNERS LLC
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PLANTING PLAN
 VILLAGE OF HARPERS CHOICE
 PARCEL "B" SECTION 5 AREA 3
 FINAL DEVELOPMENT PHASE 86
 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

DATE	REVISION	BY
01/30/15		

9-10-15 A MODIFY BLDG; EXTEND RET WALL BYV

ADJ MAP 11 GRID F7
 TAX MAP 29
 AS SHOWN GRID 23
 DEED REF. PARCEL 288
 15174/135

ADC MAP 11
 JOB # 14038
 SHEET NO. 16 OF 16

FILES: D:\JOBS\2014\11038\ DRAWINGS\14038dp-16.dwg

ADDRESS CHART					
Lot/Parcel #	Street Addresses				
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PERMIT INFORMATION CHART					
Subdivision Name	Section/Area	Lot/Parcel No.			
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PLAT #	Grid #	Zoning	Tax Map No.	Election District	Census Tract
11275	23	NT	29	5	6055.02
Water Code	Sewer Code				
--	--				

"NO AS-BUILT ON THIS SHEET."
 DATE: 04/27/19
ASBUILT

PROTECT IN PLACE EXISTING TREES, TYP.
 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 NUMBER 16597, EXPIRATION DATE: 08-15-2015, 08-15-2021

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