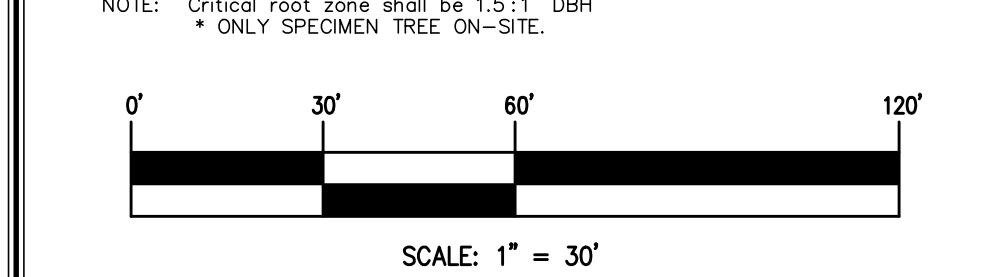
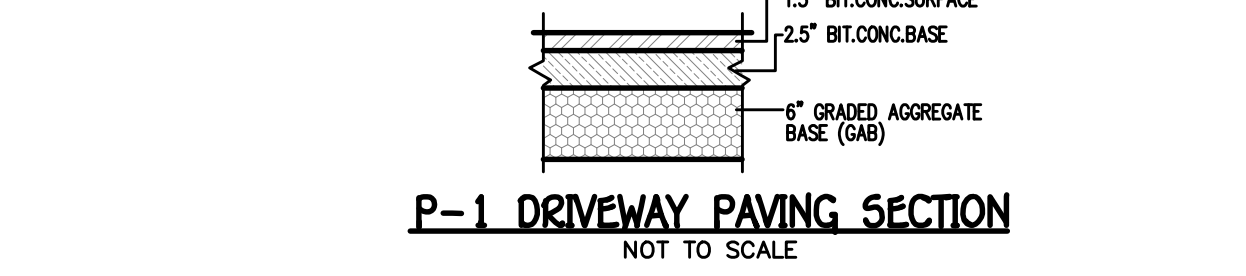
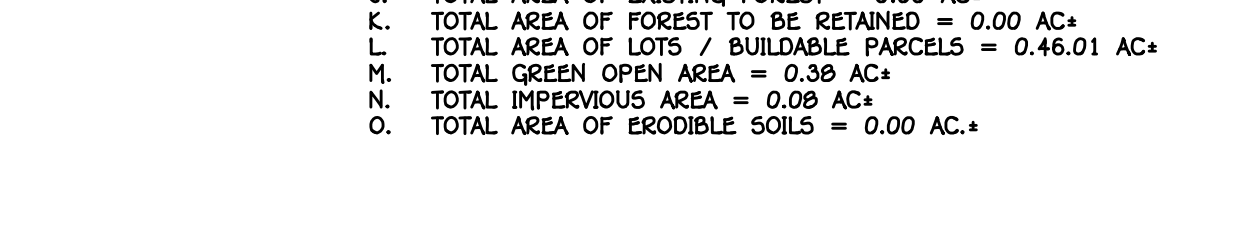
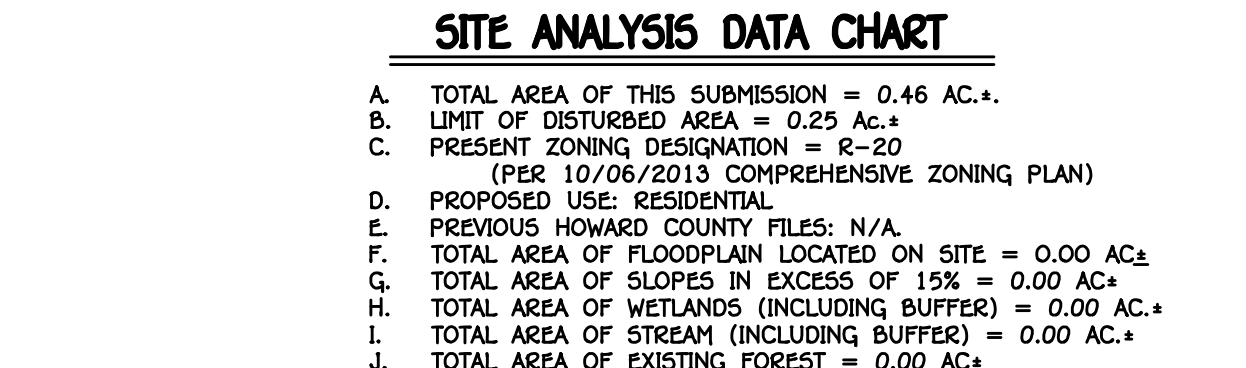
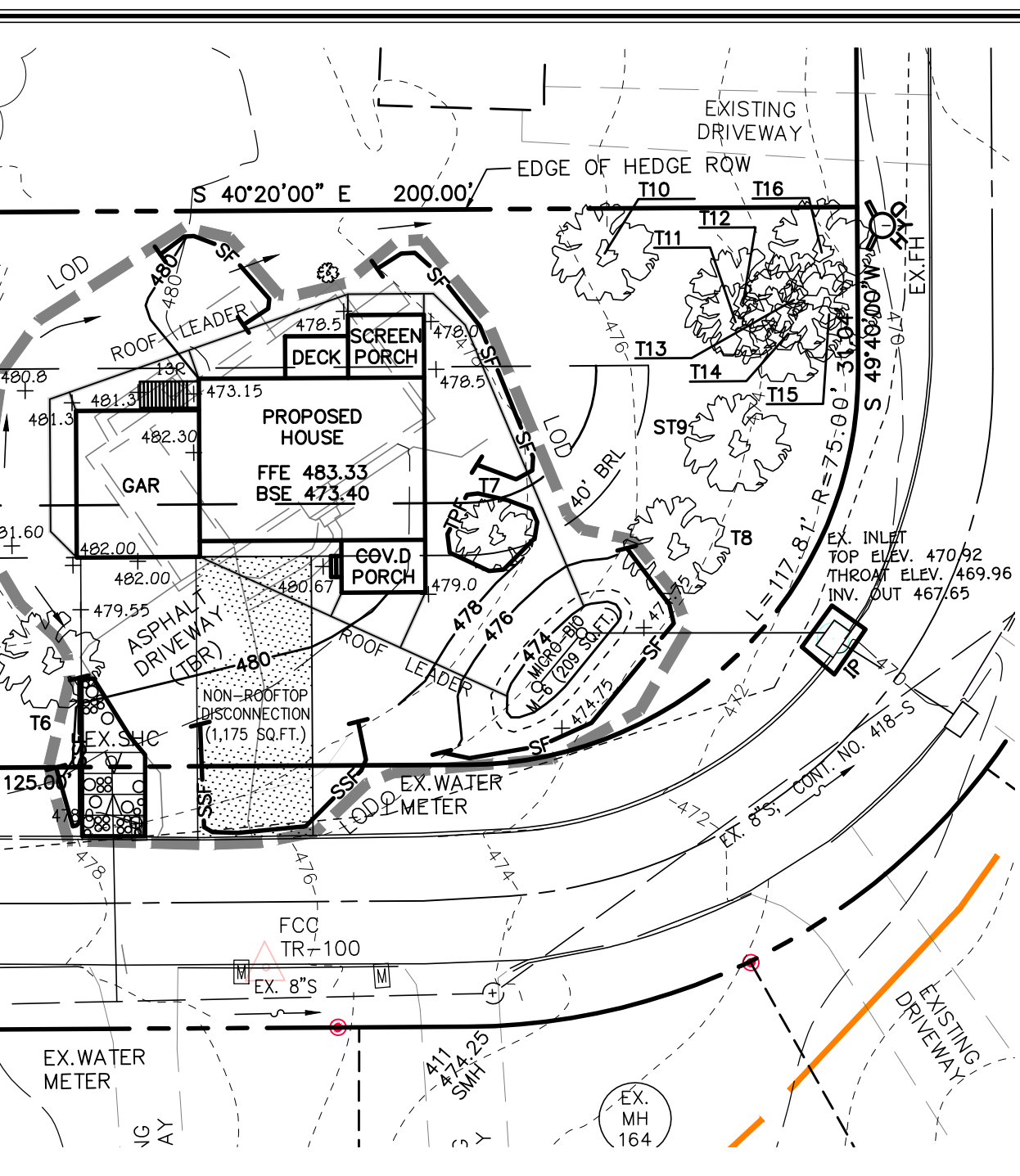


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T2	Black Cherry, 5.5"	-	-
T3	White Oak, 22"	FAIR CONDITION	-
T4	Black Oak, 29"	FAIR CONDITION-SOME LIMB DIEBACK	-
T5	Flowering Dogwood, 3"	-	-
T6	White Oak, 27"	-	-
T7	Japanese Maple, 6"	MULTI-STEM	-
T8	Black Oak, 17.18"	FAIR, LIMB DIEBACK	-
*ST9	Black Oak, 33.19.5"	POOR CONDITION-TRUNK ROT	-
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T11	Black Oak, 3"	-	-
T12	Tulip Poplar, 20"	-	-
T13	Black Oak, 6"	-	-
T14	Black Gum, 11"	-	-
T15	White Oak, 22.5"	-	-
T16	White Oak, 15.5"	FAIR CONDITION-LIMB DIEBACK	-
T17	Mockernut Hickory, 17"	-	-
T18	Black Oak, 3"	OFFSITE	-
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T20	Black Oak, 6"	OFFSITE	-
T21	Hemlock, 3"	OFFSITE	-

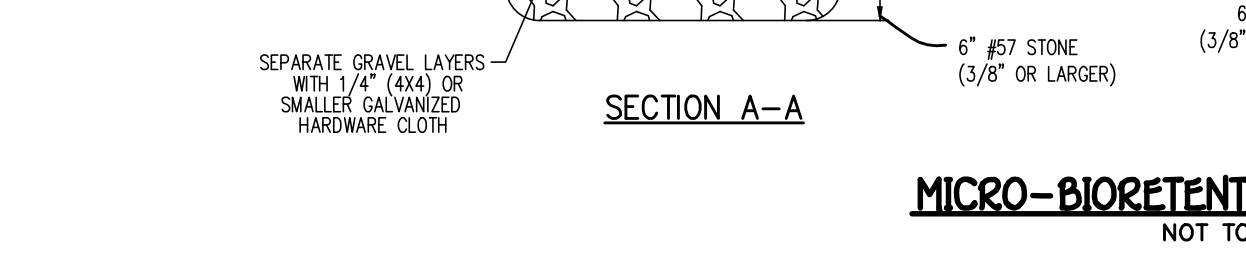


DATE	DESCRIPTION	REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PLACE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2999



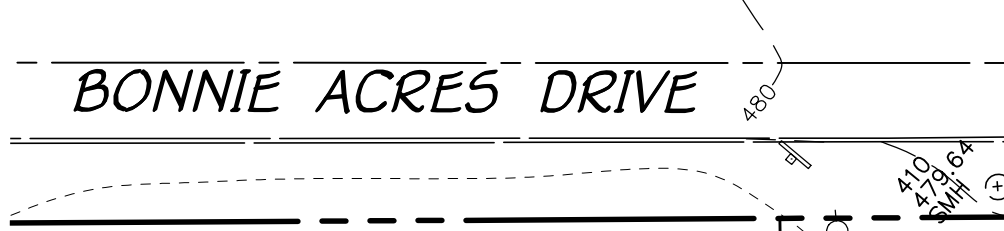
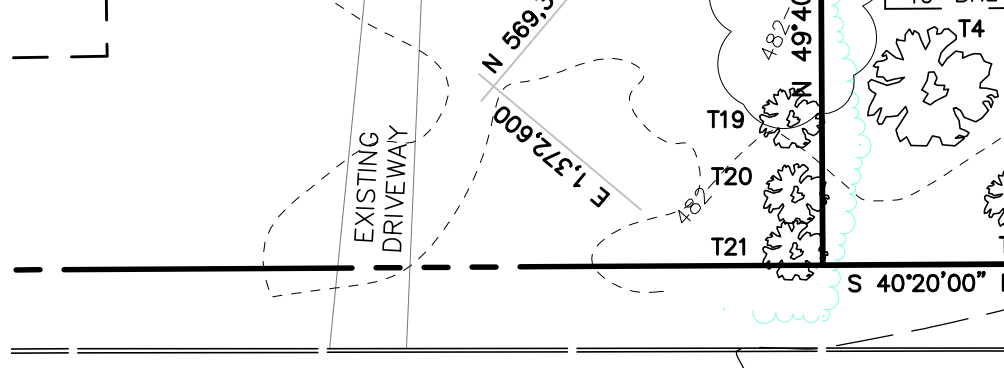
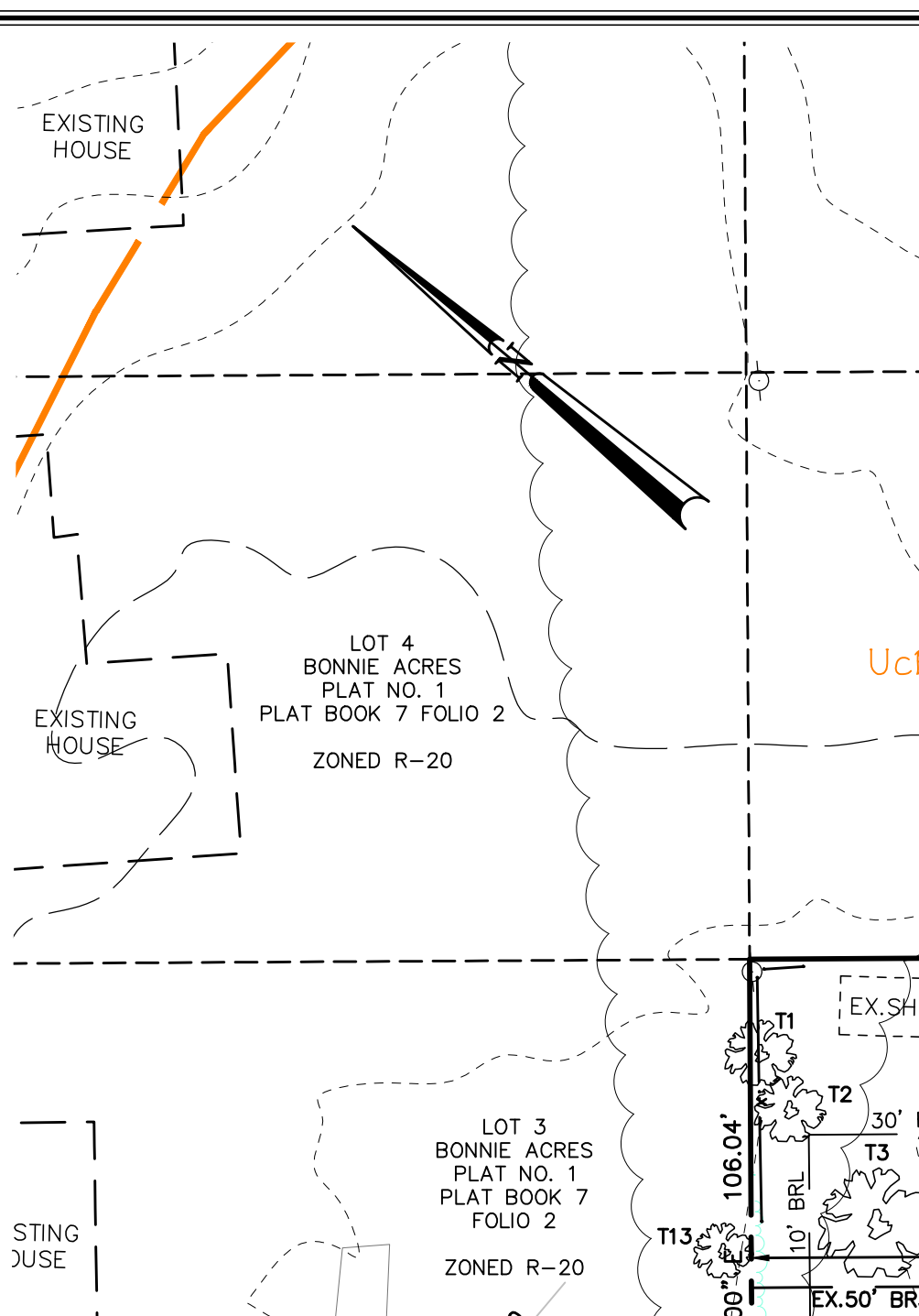
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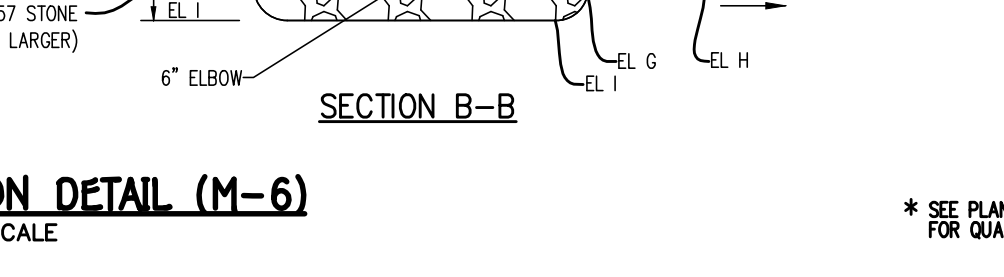
DATE	DESCRIPTION	REVISION BLOCK

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2016.

STEPHANIE TUTE Date



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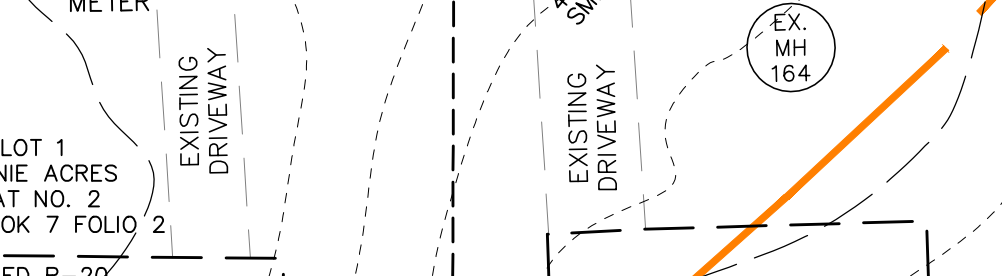
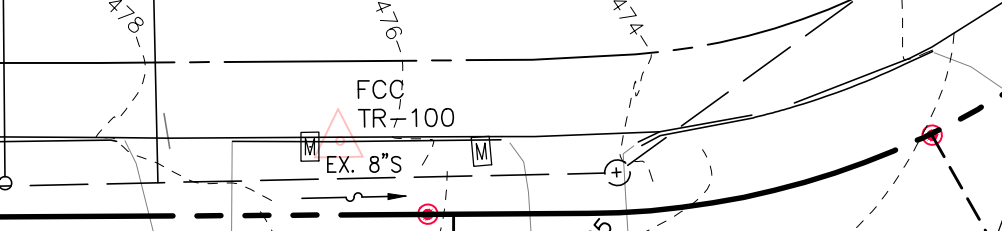
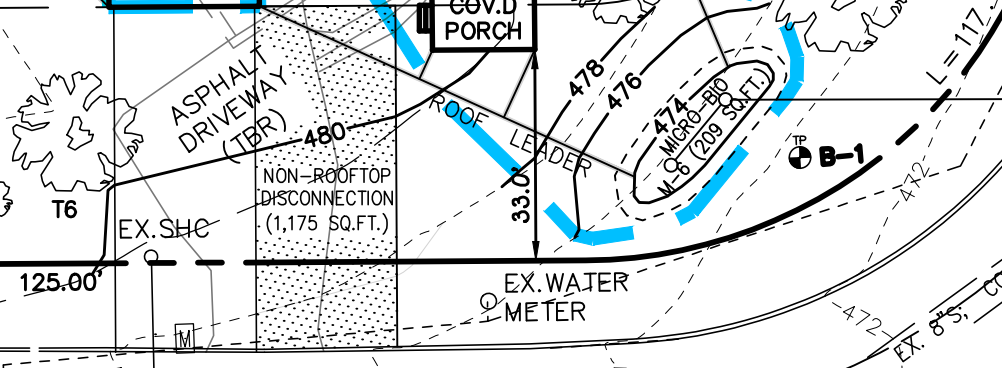
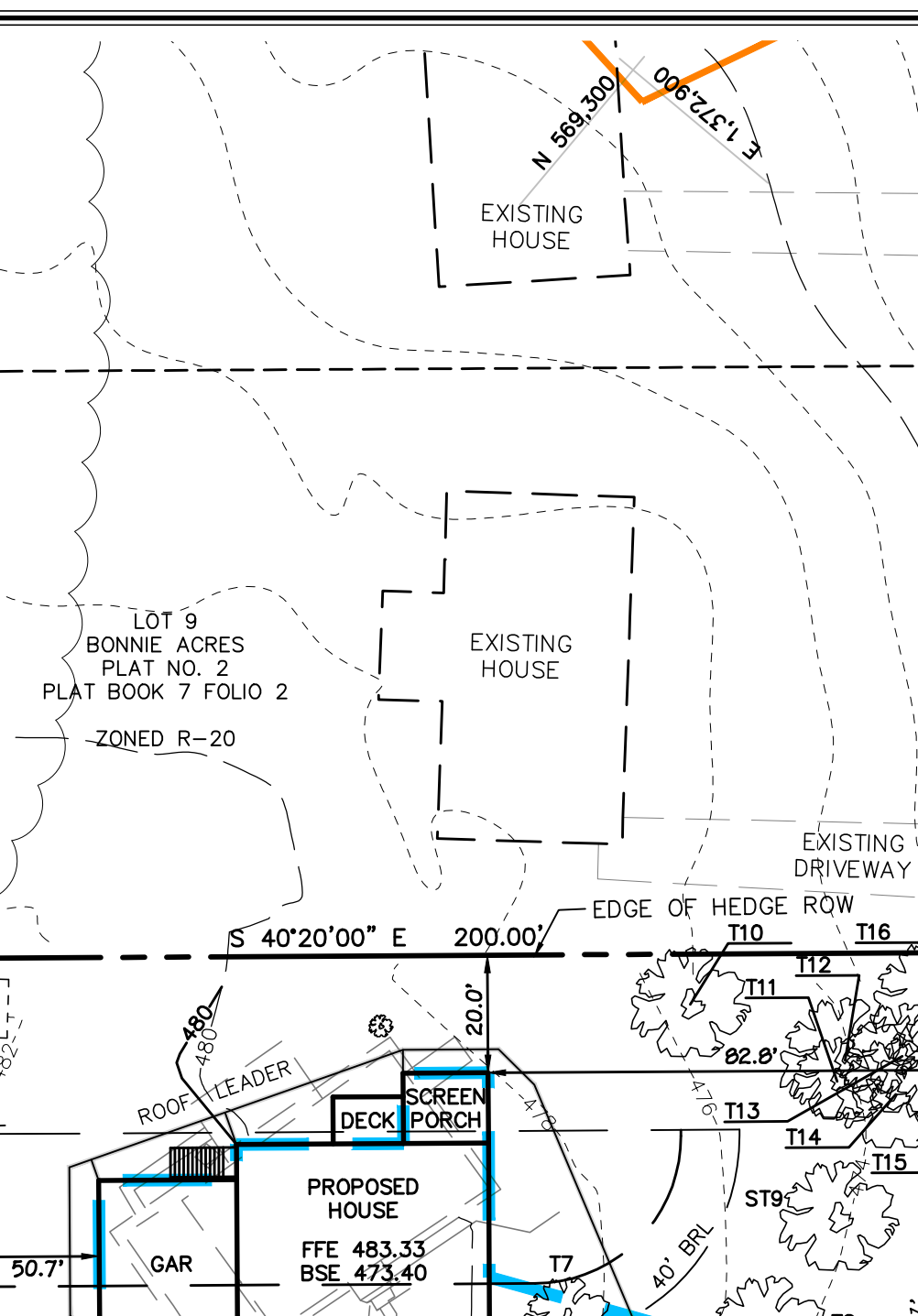
DATE	DESCRIPTION	REVISION BLOCK

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

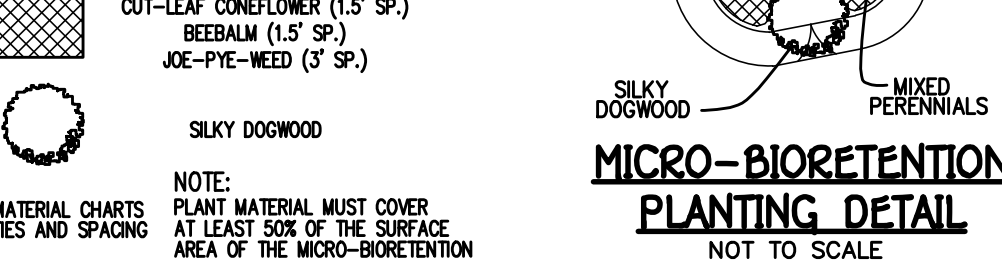
Signature of Engineer Date

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer Date

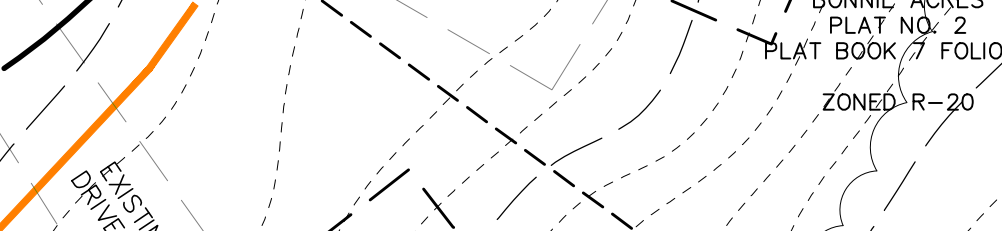
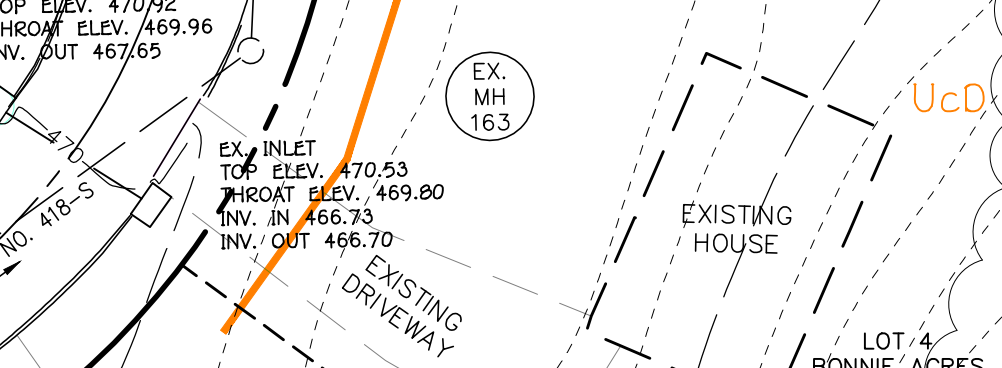
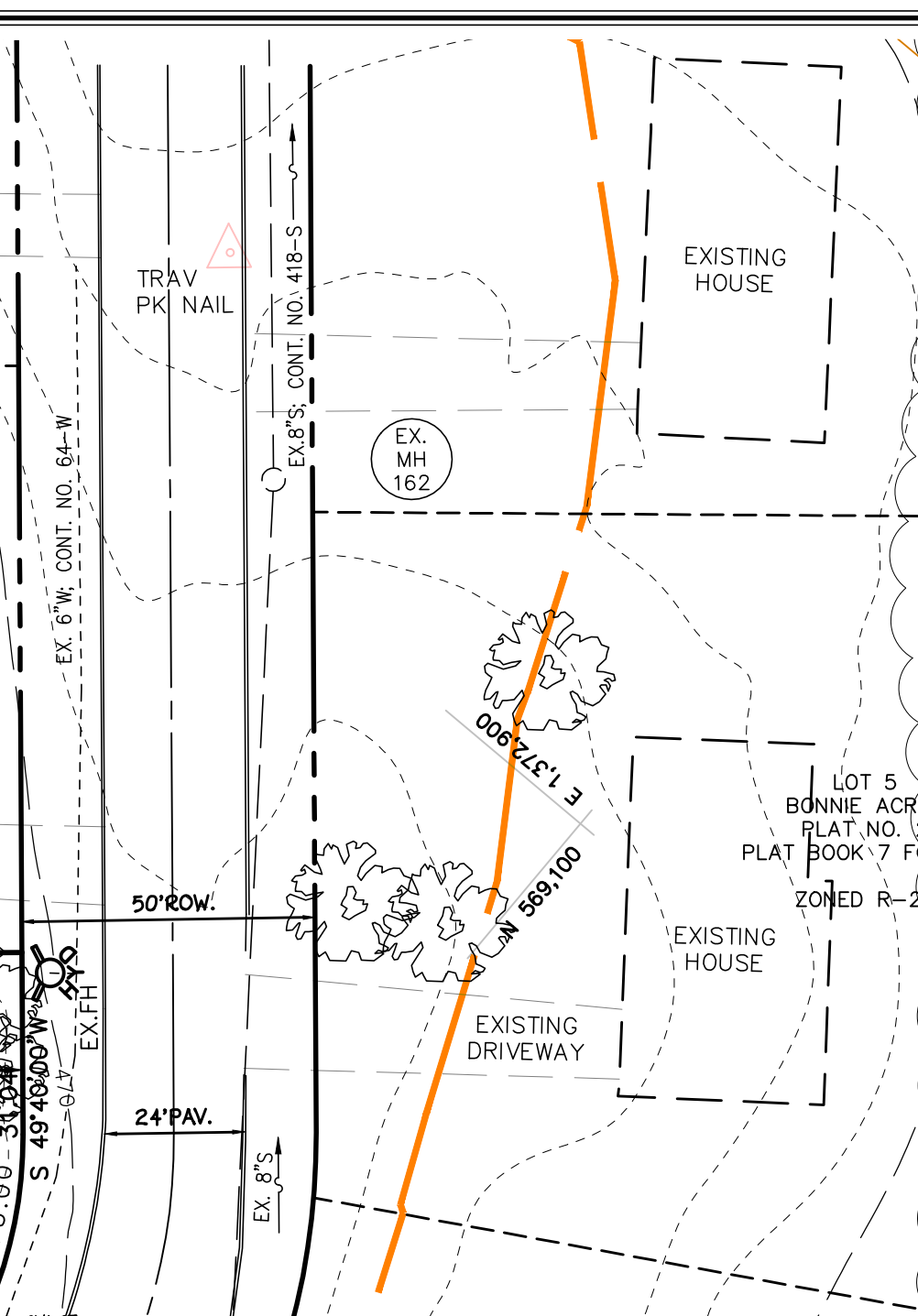


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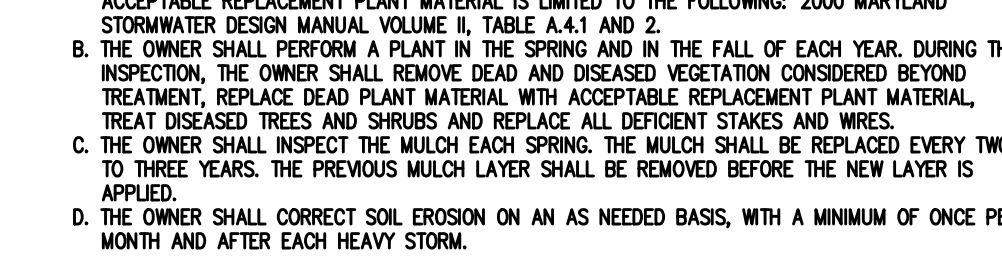


DATE	DESCRIPTION	REVISION BLOCK

DEVELOPER/OWNER
 JASON SCOTT STEINHORN & CAROL JEAN SCOTT
 5148 BONNIE ACRES DRIVE
 ELLICOTT CITY, MARYLAND 21043
 770-906-6350



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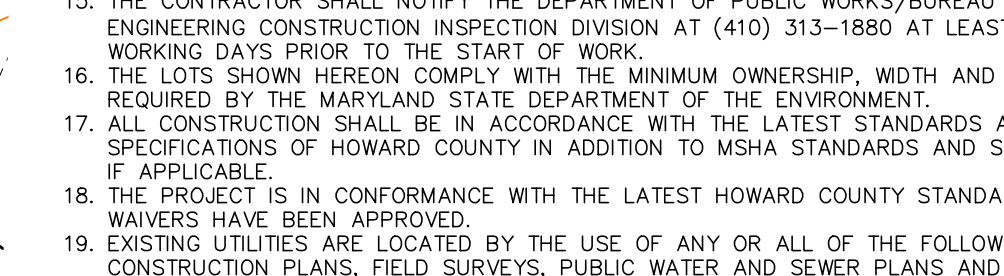
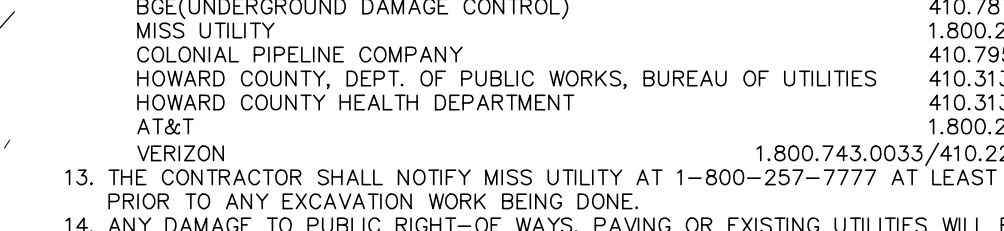
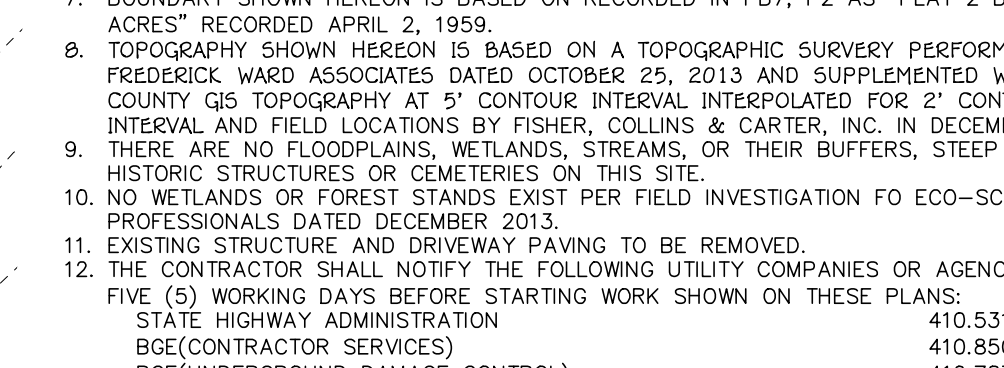
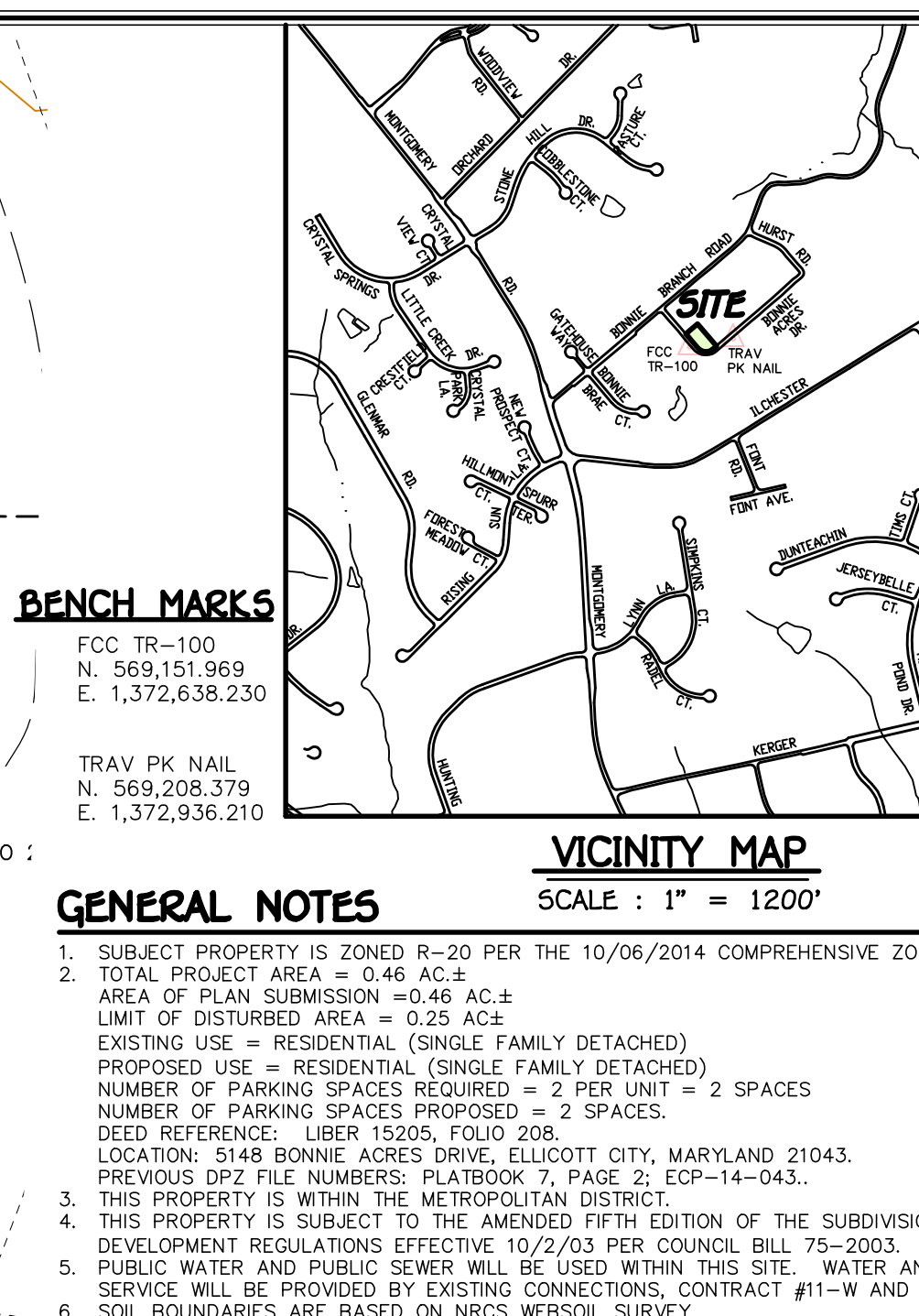
DATE	DESCRIPTION	REVISION BLOCK

ENGINEER'S CERTIFICATE
 Reviewed for HOWARD SCD and meets Technical Requirements.

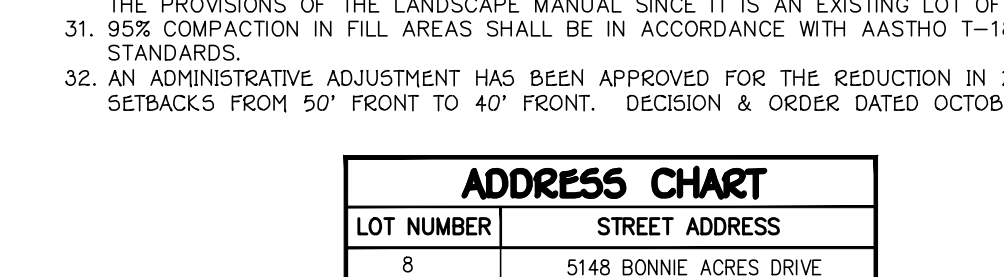
U.S.D.A.-Natural Resources Conservation Service Date

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

Howard SCD Date

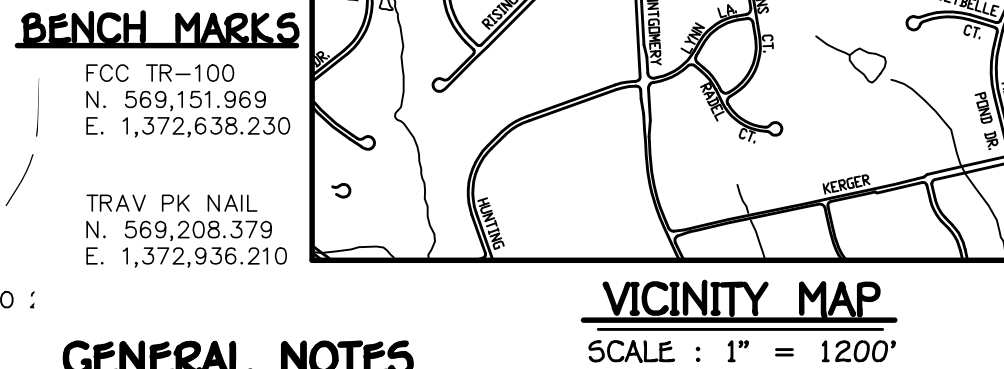


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DEVELOPER/OWNER
 JASON SCOTT STEINHORN & CAROL JEAN SCOTT
 5148 BONNIE ACRES DRIVE
 ELLICOTT CITY, MARYLAND 21043
 770-906-6350



BENCH MARKS
 FCC TR-100
 N. 569,151.969
 E. 1,372,638.230

TRAV PK NAIL
 N. 569,208.379
 E. 1,372,936.210

VICINITY MAP
 SCALE: 1" = 1200'

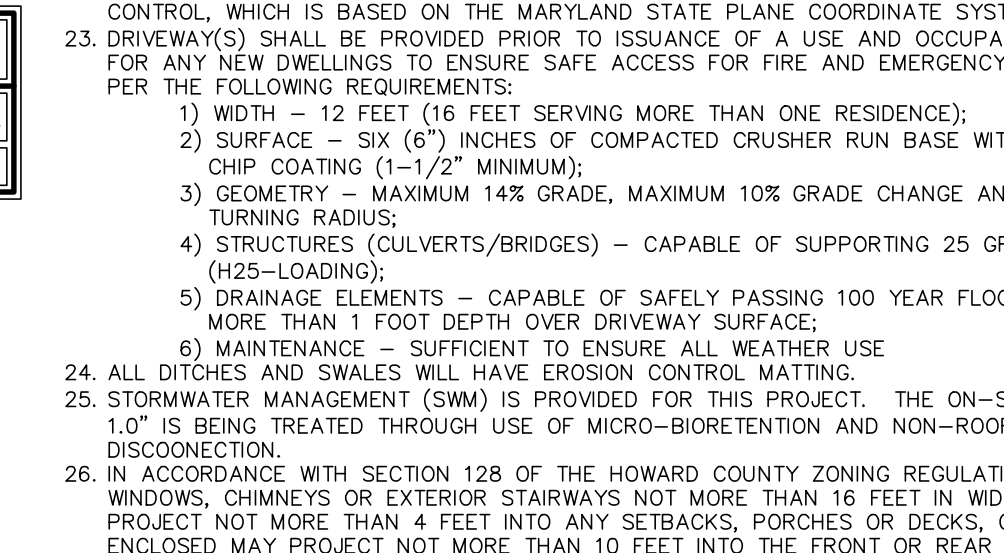
GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2014 COMPREHENSIVE ZONING PLAN.
- TOTAL PROJECT AREA = 0.46 AC±
- AREA OF PLAN SUBMISSION = 0.46 AC±
- LIMIT OF DISTURBED AREA = 0.25 AC±
- EXISTING USE = RESIDENTIAL (SINGLE FAMILY DETACHED)
- PROPOSED USE = RESIDENTIAL (SINGLE FAMILY DETACHED)
- NUMBER OF PARKING SPACES REQUIRED = 2 PER UNIT = 2 SPACES
- NUMBER OF PARKING SPACES PROPOSED = 2 SPACES.
- DEED REFERENCE: LIBER 15205, FOLIO 208.
- LOCATION: 5148 BONNIE ACRES DRIVE, ELLICOTT CITY, MARYLAND 21043.
- PROVISION DPZ FILE NUMBERS: PLATBOOK 7, PAGE 2; ECP-14-043.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITH THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTIONS, CONTRACT #11-W AND #32-S.
- SOIL BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY.
- BOUNDARY SHOWN HEREON IS BASED ON RECORDED IN PB7, P2 AS "PLAT 2 BONNIE ACRES" RECORDED APRIL 2, 1959.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 25, 2013 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 1' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL AND FIELD LOCATIONS BY FISHER, COLLINS & CARTER, INC. IN DECEMBER 2013.
- THERE ARE NO FLOODPLAINS, WETLANDS, STREAMS, OR THEIR BUFFERS, STEEP SLOPES, HISTORIC STRUCTURES OR CEMETERIES ON THIS SITE.
- NO WETLANDS OR FOREST STANDS EXIST PER FIELD INVESTIGATION FO ECO-SCIENCE PROFESSIONALS DATED DECEMBER 2013.
- EXISTING STRUCTURE AND DRIVEWAY PAVING TO BE REMOVED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

STATE HIGHWAY ADMINISTRATION	410.531.5533
BCE(CONTRACTOR SERVICES)	410.850.4620
BCE(UNDERGROUND DAMAGE CONTROL)	410.787.9068
MISS UTILITY	1.800.257.7777
COLONIAL PIPELINE COMPANY	410.795.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
VERIZON	1.800.743.0033/410.224.9210
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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 LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS, AND MISS UTILITY MARKINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- DRIVEWAY(S) 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 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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- STORMWATER MANAGEMENT (SWM) IS PROVIDED FOR THIS PROJECT. THE ON-SITE Pe OF 1.0" IS BEING TREATED THROUGH USE OF MICRO-BIORETENTION AND NON-ROOFTOP DISCONNECTION.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- EXISTING DRIVEWAY ENTRANCE IS BEING UTILIZED.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY EXECUTION OF A DECLARATION OF INTENT FOR CLEARING UNDER 20,000 SQUARE FEET OF FOREST.
- SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THIS LOT IS EXEMPT FROM THE PROVISIONS OF THE LANDSCAPE MANUAL SINCE IT IS AN EXISTING LOT OF RECORD.
- SEWER COMPACTOR IN FILL AREAS SHALL BE IN ACCORDANCE WITH AESTHETIC T-180 STANDARDS.
- AN ADMINISTRATIVE ADJUSTMENT HAS BEEN APPROVED FOR THE REDUCTION IN ZONING SETBACKS FROM 50' FRONT TO 40' FRONT. DECISION & ORDER DATED OCTOBER 17, 2013.

SOIL	NAME	CLASS	KFACTOR
UcB	Urban land-Chillum- Bettville complex, 0 to 5 percent slopes	D	0.37

MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 8	474.75	474.75	474.00	473.83	471.83	471.50	471.17	470.27	471.00



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

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARLAND STORMWATER DESIGN MANUAL VOLUME 1, TABLE A.1.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REPLACED 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.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
8	5148 BONNIE ACRES DRIVE

SITE DEVELOPMENT PLAN

BONNIE ACRES
 5148 BONNIE ACRES DRIVE
 LOT 8

TAX MAP No.: 31 GRD NO. 15 PARCEL No.: 413

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' DATE: JANUARY 21, 2014

SHEET 1 OF 2 **50P-14-045**