

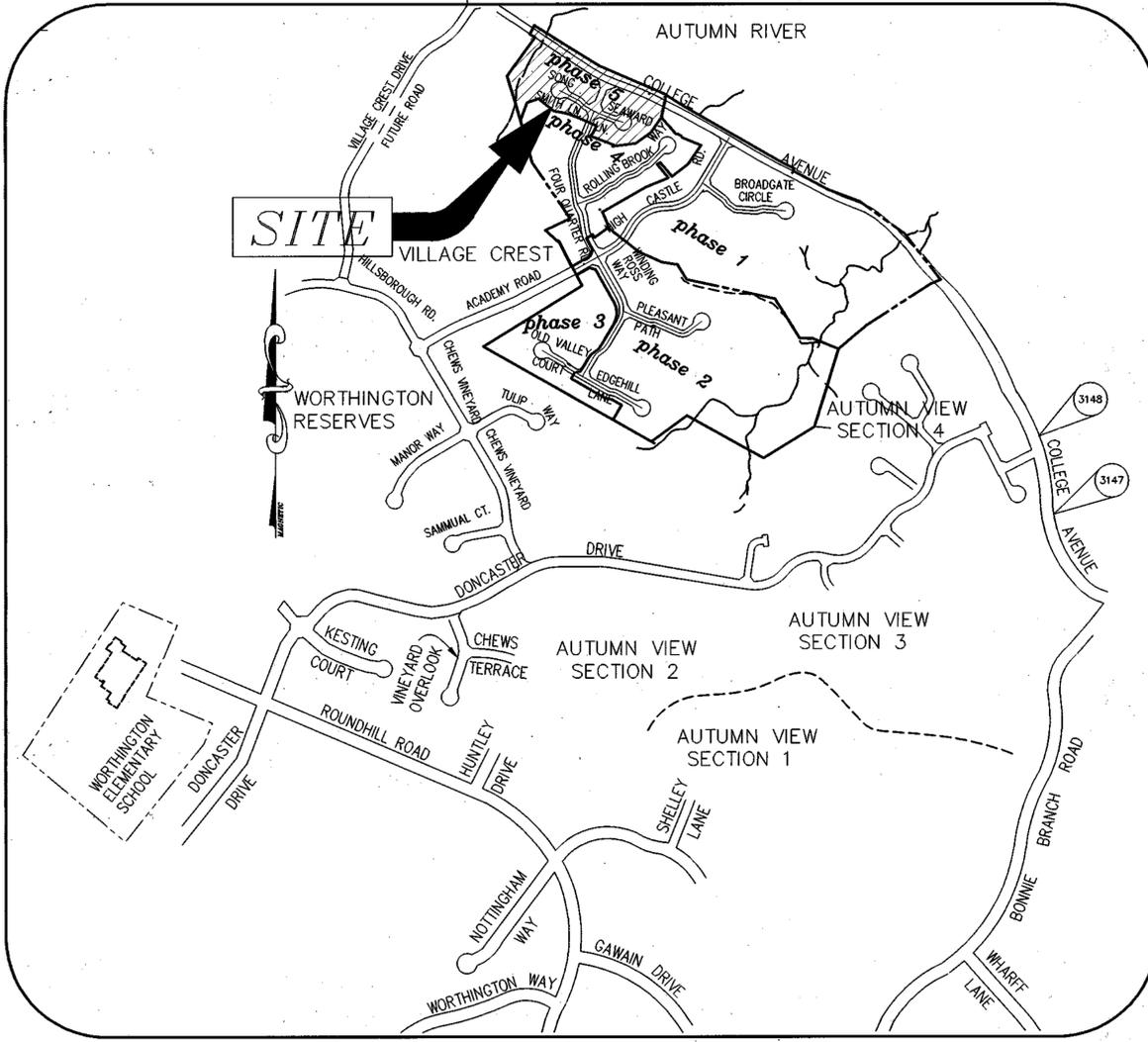
# ROAD CONSTRUCTION PLANS AUTUMN VIEW SECTION 5, PHASE 5 LOTS 380-396 & AND OPEN SPACE LOT 399 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- GENERAL NOTES:**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS EXCEPT FOR WAIVERS LISTED HEREIN.
  - PROJECT BACKGROUND: TAX MAP 25 PARCEL 75  
ZONING: R-ED  
ELECTION DISTRICT: 2ND  
SECTION: 5  
PHASE: 5  
GROSS AREA: 7.45± Ac  
PROVIDED OPEN SPACE: 1.59 ± Ac  
REQUIRED OPEN SPACE: 7.45 X 25%=1.86 Ac  
ROAD DEDICATION: 1.82± Ac  
NUMBER OF BUILDABLE LOTS: 17  
AREA OF BUILDABLE LOTS: 4.24± Ac  
NUMBER OF OPEN SPACE LOTS: 1  
TOTAL NUMBER LOTS: 18  
PREVIOUS OPZ FILE NUMBERS: S-99-01, PB-329, PB-354, F-09-45, F-01-15, F-01-23, F-01-38, F-01-192, P-02-09, AMENDED S-99-01, F-03-011
  - TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINDS AERIAL MAPPING CO., INC. DATED MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
  - COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148  
STA No. 3147 N 575,798.0794 EL= 335.987  
(IRON ROD) E 1,375,801.7684  
STA No. 3148 N 576,015.4313 EL= 379.248  
(CONCRETE MONUMENT) E 1,375,770.4364
  - BOUNDARY IS BASED ON A SURVEY PERFORMED ON OR ABOUT MARCH 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
  - STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND WILL BE PROVIDED UNDER AUTUMN VIEW SECTION 5 PHASES 1 AND 4.
  - WETLANDS AND STREAM DELINEATION FOR ALL OF AUTUMN VIEW SECTION 5 IS BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. DATED DECEMBER 1995.
  - NO WETLANDS EXIST ON THIS PHASE OF AUTUMN VIEW SECTION 5.
  - FLOODPLAIN INFORMATION IS BASED ON A FLOODPLAIN STUDY BY FREDERICK WARD AND ASSOCIATES THIS STUDY WAS DONE FOR VILLAGE CREST UNDER P-01-020
  - NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
  - ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
  - TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998, APPROVED AUGUST 20, 1999.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, WATER AND SEWER ARE PUBLIC.
  - THIS PLAN WAS SUBMITTED PRIOR TO NOV. 15, 2001 AND THUS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS.
  - WATER AND SEWER IS PUBLIC. IT IS PROVIDED THRU THE EXTENSION OF CONTRACT # 14-4079-D
  - NO STEEP SLOPES EXIST ON SITE.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 3 (F-09-45) 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 2 (F-01-38). 62.67 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACRES OF AUTUMN VIEW SECTIONS 3, 4, AND 5 (PHASE 1 THRU 5). THESE EXISTING FOREST CONSERVATION EASEMENTS UNDER AUTUMN VIEW SECTION 3 AND 5, PHASES 1 & 2, SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR AUTUMN VIEW SECTION 3, 4, AND 5, PHASES 1 THRU 5. NO ADDITIONAL EASEMENT AREA ON-SITE OR OFF-SITE IS REQUIRED.
  - THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS ARE AS FOLLOWS:
- | STREET NAME       | STATION | OFFSET | FIXTURE/POLE TYPE   |
|-------------------|---------|--------|---|
| FOUR QUARTER ROAD | 11+15   | 30' RT | 100 WATT HPS W/OPR COLORIAL POST-TOP MOUNTED ON A 14' FIBERGLASS POLE |
| FOUR QUARTER ROAD | 9+10    | 25' RT | 100 WATT HPS W/OPR COLORIAL FIBERGLASS POLE                           |
- IN ACCORDANCE WITH THE SCENIC ROAD GUIDELINES OF SUBDIVISION SECTION 16.125, PB-329, S-99-01 AND AMENDED S-99-01, LOTS 386-391 MUST BE DEVELOPED WITH HOUSES THAT HAVE REAR ENTRY GARAGES AND THE FRONT OF THE UNITS FACING COLLEGE AVENUE.
  - THIS PROJECT IS SUBJECT TO P.B. CASE NO. 329 APPROVED ON JULY 1, 1999
  - THIS PROJECT IS SUBJECT TO P.B. CASE NO. 354 APPROVED ON DECEMBER 13, 2001
  - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENT (JUNE 1993)" A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
  - DRY WELLS TO BE USED ON LOTS 381 TO 392

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**LEGEND**

- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD
- DENOTES AREA OF 15%-24.99% SLOPES
- DENOTES PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- DENOTES TREE MAINTENANCE AND UTILITY EASEMENT
- DENOTES PUBLIC SEWER, DRAINAGE AND UTILITY EASEMENT



**VICINITY MAP**  
SCALE: 1"=500'

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC VISUAL INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 11-4-03  
DATE  
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

*[Signature]* 1/16/03  
DATE  
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

*[Signature]* 4/17/03  
DATE  
USDA - NATURAL RESOURCES SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION MEET THE TECHNICAL REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 4/17/03  
DATE  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 11-24-03  
DATE  
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 12/2/01  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 1/5/03  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION



	EXISTING SECTION 3 F-99-45	SECTION 4 F-01-15	SECTION 5 PHASE 1 F-01-23	SECTION 5 PHASE 2 F-01-38	SECTION 5 PHASE 3 F-01-192	SECTION 5 PHASE 4 F-03-008	SECTION 5 PHASE 5 F-03-208	SECTION 5	SECTION 3, 4 & 5
GROSS AREA:	87.39 AC ±	19.08 AC ±	31.15 AC ±	29.87 AC ±	6.87 AC ±	9.30 AC ±	7.45 AC ±	84.64 AC ±	191.11 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	6.28 AC ±	5.16 AC ±	0	0	0	11.44 AC ±	26.69 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±	0	0.90 AC ±	0.67 AC ±	0	0	0.53 AC ±	2.10 AC ±	8.29 AC ±
NET AREA:	68.00 AC ±	17.03 AC ±	23.97 AC ±	24.04 AC ±	6.87 AC ±	9.30 AC ±	6.92 AC ±	71.10 AC ±	156.13 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	16.46 AC ±	14.39 AC ±	9.93 AC ±	7.26 AC ±	5.87 AC ±	3.85 AC ±	4.24 AC ±	31.15 AC ±	62.00 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	0	0	0	0	0.40 AC ±	1.14 AC ±	4.24 AC ±	1.54 AC ±	7.32 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.39 AC ±	9.93 AC ±	7.26 AC ±	6.27 AC ±	5.01 AC ±	8.48 AC ±	32.71 AC ±	63.56 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±	2.12 AC ±	2.75 AC ±	2.51 AC ±	0.36 AC ±	1.31 AC ±	1.62 AC ±	8.55 AC ±	16.78 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±	4.77 AC ±	7.79 AC ±	7.47 AC ±	1.72 AC ±	2.33 AC ±	1.86 AC ±	21.17 AC ±	47.79 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±	6.89 AC ±	18.47 AC ±	20.10 AC ±	0.24 AC ±	3.00 AC ±	1.59 AC ±	43.40 AC ±	110.79 AC ±
NON CREDITED OPEN SPACE:	0.06 AC ±	0.08 AC ±	0.09 AC ±	0.06 AC ±	0.07 AC ±	0.08 AC ±	0	0.30 AC ±	0.44 AC ±
CREDITED OPEN SPACE:	60.44 AC ±	6.81 AC ±	18.47 AC ±	20.04 AC ±	0.17 AC ±	2.92 AC ±	1.59 AC ±	43.19 AC ±	110.44 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,000 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.	10,750 S.F.	4,250 S.F.	44,500 S.F.	76,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	15,000 S.F.	19,500 S.F.	0	11,000 S.F.	0	44,750 S.F.	76,750 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA X 2):	136	54	47	48	16	13	13	159	309
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72	56	46	38	27	21	17	149	277
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	0	0	7	22	0	29	29
NUMBER OF PROPOSED BUILDABLE LOTS:	72	56	46	38	34	43	17	178	306
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	3	3	3	1	1	1	9	16
NUMBER OF BULK PARCELS:	1	0	0	0	0	0	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	77*	59	49	41	35	44	18	187	323*

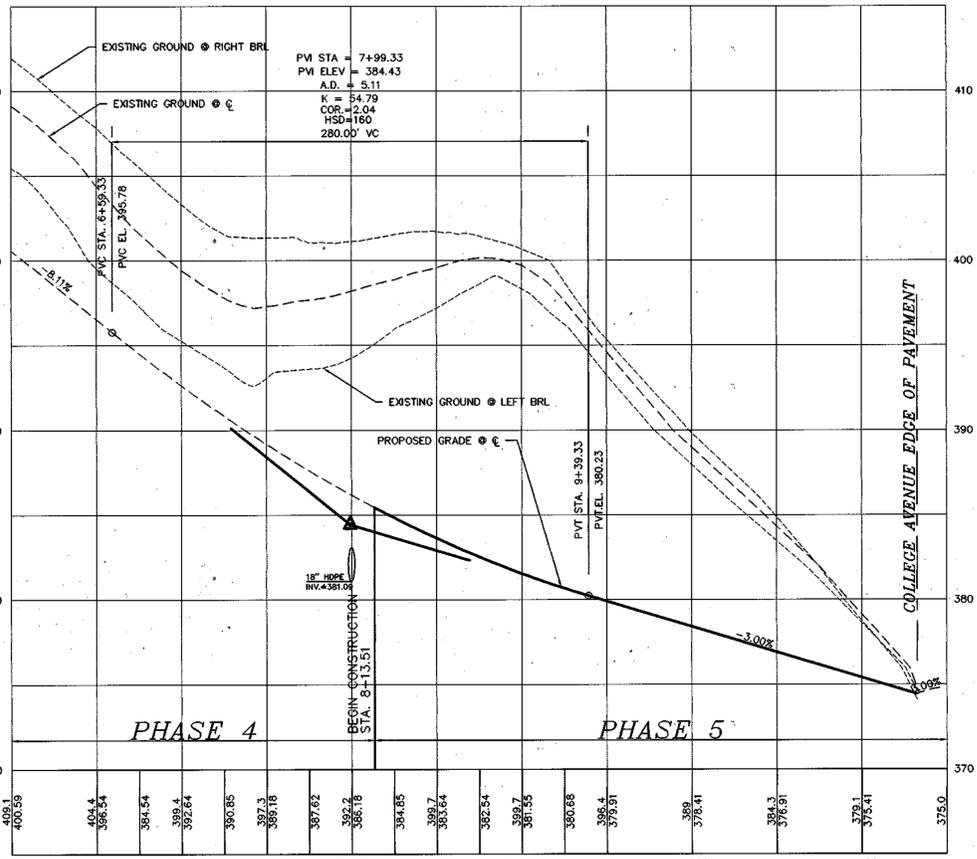
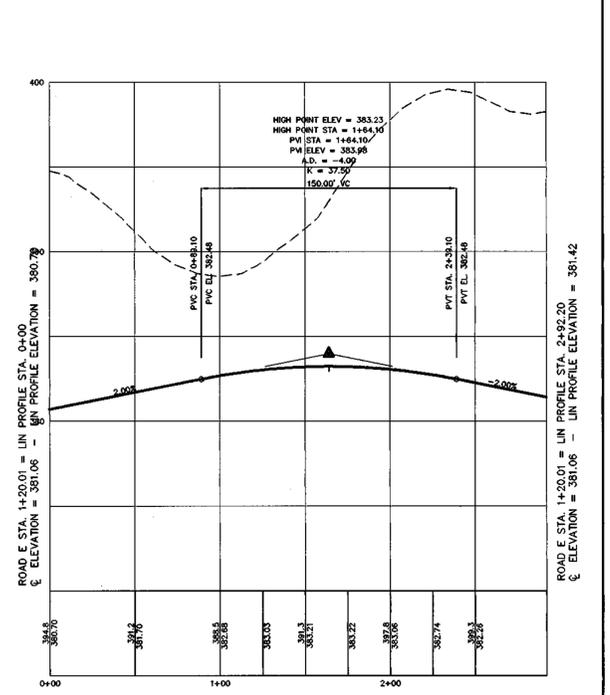
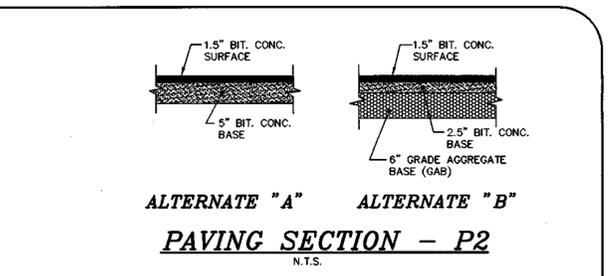
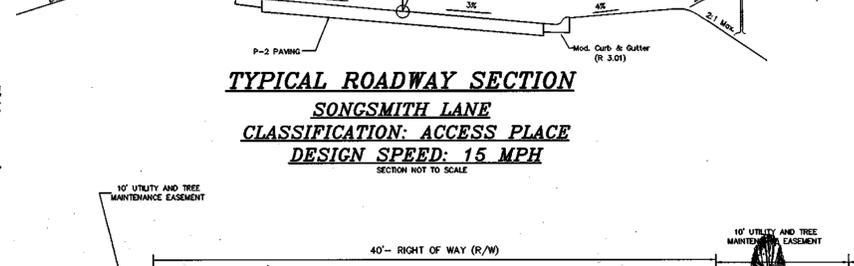
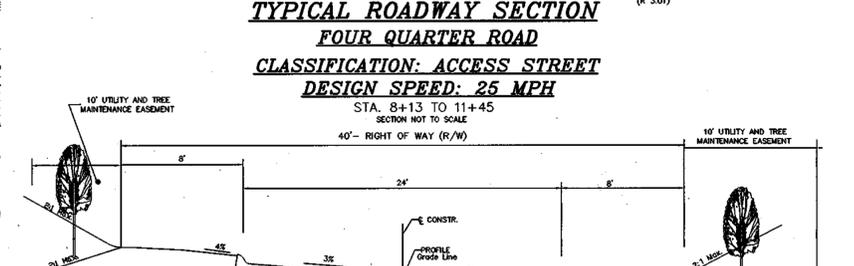
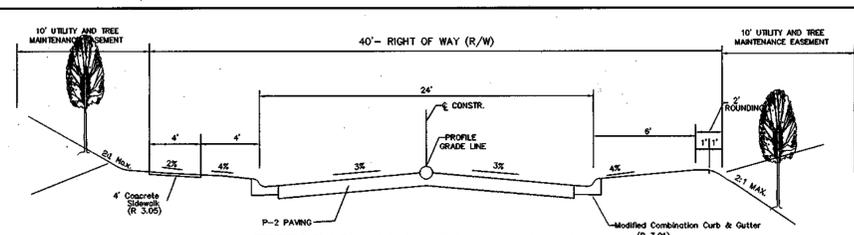
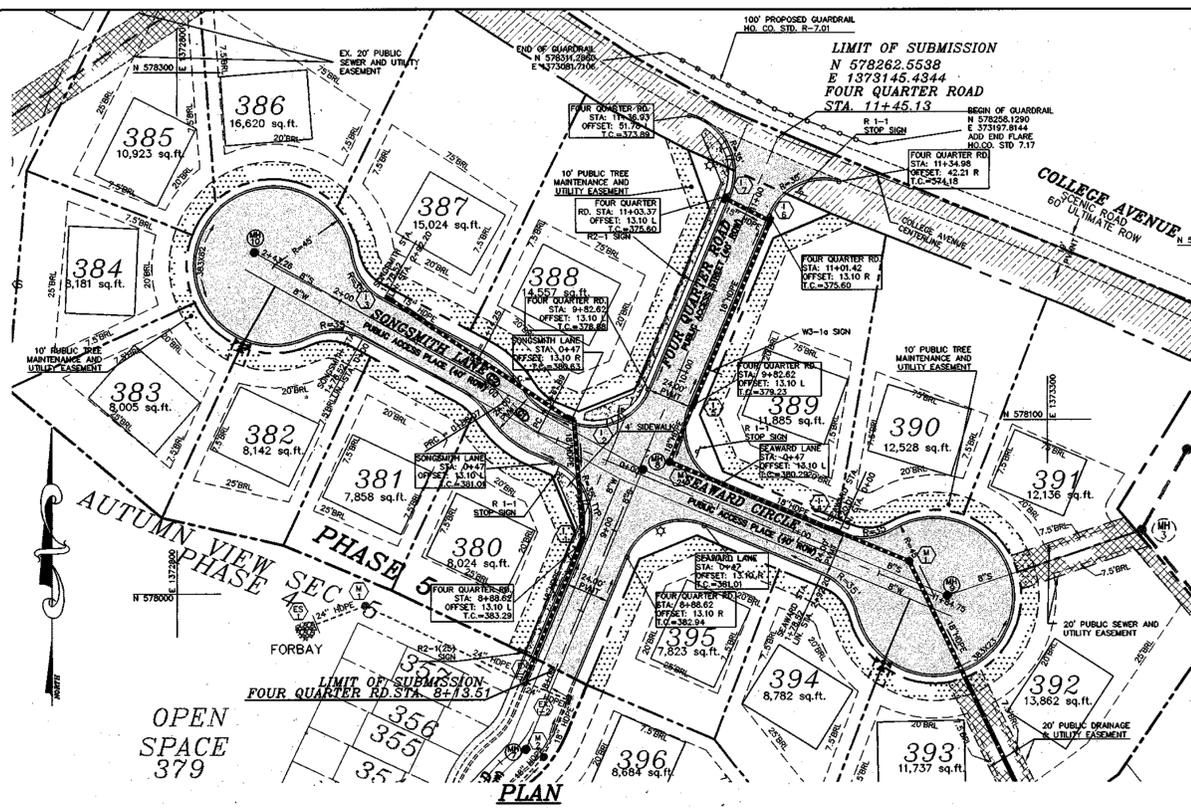
OWNER: AUTUMN VIEW BUSINESS TRUST, 8000 MAIN STREET, ELLICOTT CITY, MD 21043

\* : INCLUDING BULK PARCEL A      \*\* : 250 sq.ft. EXTRA RECREATIONAL OPEN SPACE PROVIDED FOR THE FUTURE RESUBDIVISION OF LOT 205 AUTUMN VIEW SECTION 4 F-01-15.

Project	02002	date	JUNE 2003
illustration	SAA	approval	JBM
scale	NTS	description	
revisions		date	

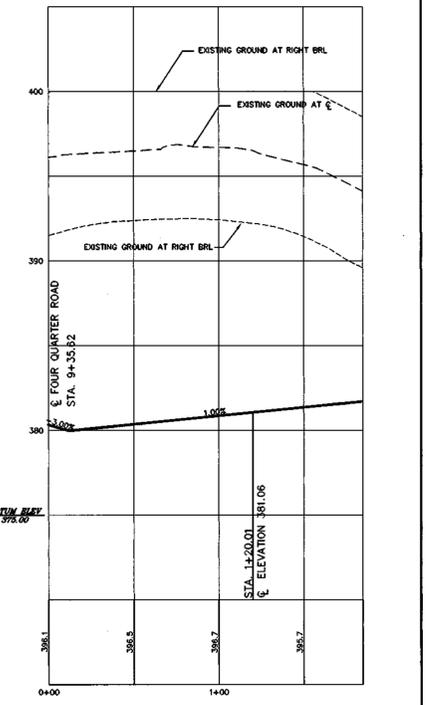
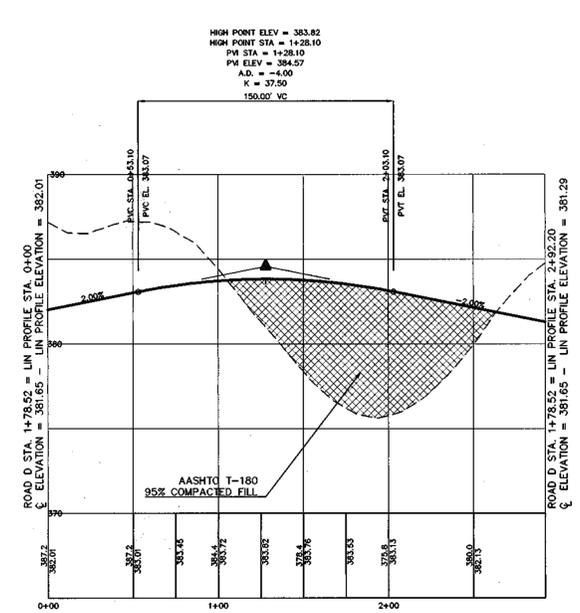
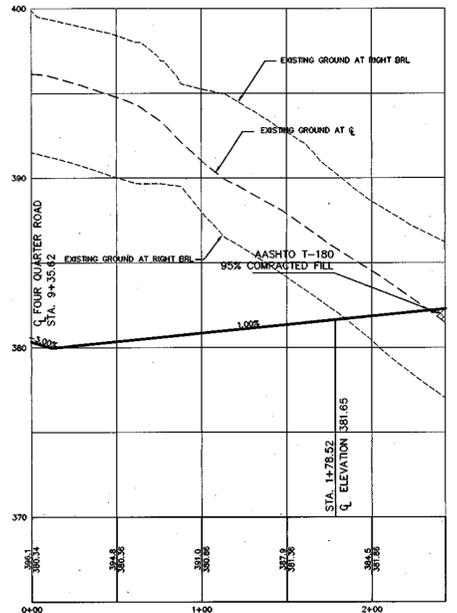
**AUTUMN VIEW, SECTION 5, PHASE 5  
LOTS 380-396 & AND OPEN SPACE LOT 399  
TAX MAP 25, PARCEL 75  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
COVER SHEET**

**MILDENBERG,  
BOENDER & ASSOC., INC.**  
Engineers Surveyors  
5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 987-0286 Fax (410) 987-0288 Fax



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	50.00'	26.18'	13.40'	30°00'00"	S47°05'55"E 25.88'
C2	50.00'	26.18'	13.40'	30°00'00"	N47°05'55"W 25.88'



APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Walter J. ...* 11/24/03  
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*...* 12/2/03  
CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF DEVELOPMENT ENGINEERING DIVISION  
*...* 1/25/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

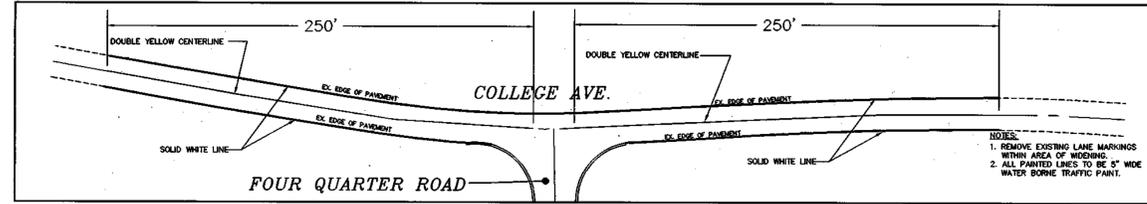
**OWNER**  
AUTUMN VIEW BUSINESS TRUST  
8000 MAIN STREET  
ELLICOTT CITY, MD 21043

Project date: JUNE 2003  
Illustration: 02082  
Scale: 1"=50'  
Approval: SAA, SAA, JBM

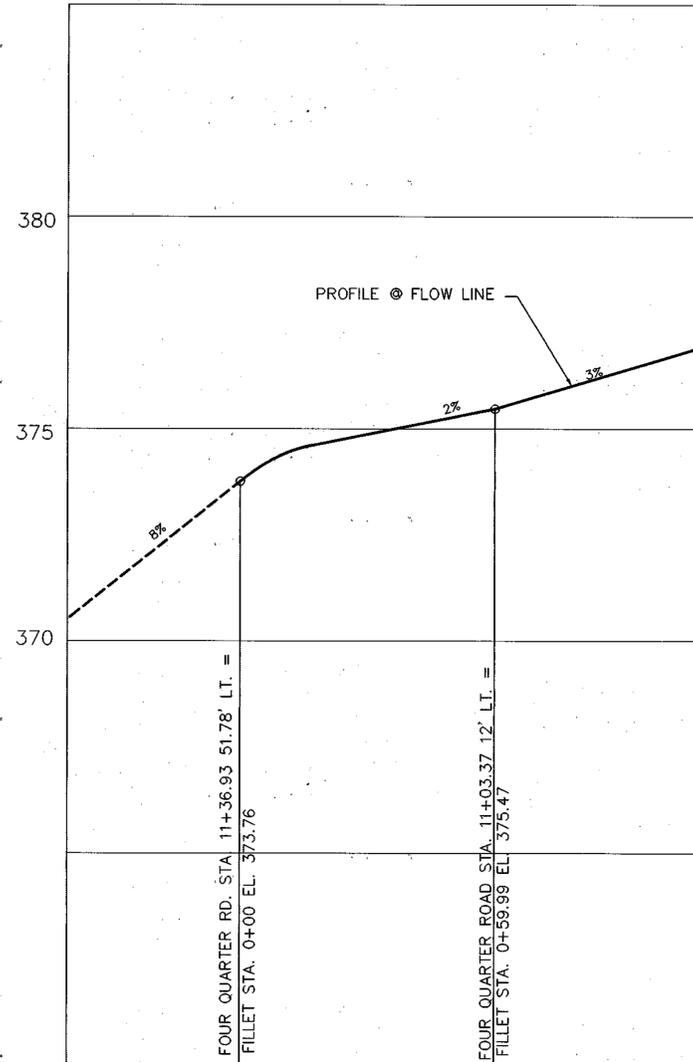
description: ROAD PROFILES AND DETAILS

**AUTUMN VIEW, SECTION 5, PHASE 5**  
LOTS 380-396 & AND OPEN SPACE LOT 399  
TAX MAP 25, PARCEL 75  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT

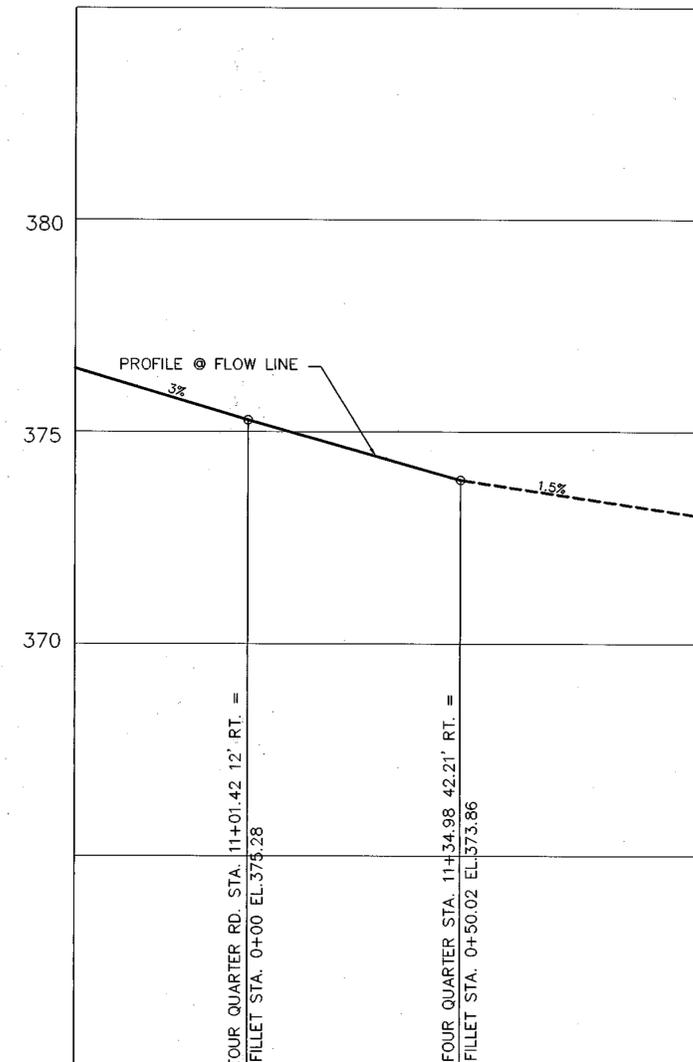
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Drexel Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0288 Fax: (410) 997-0288



**STREET MARKING PLAN**  
SCALE 1"=50'



**COLLEGE AVENUE RIGHT TURN  
TO FOUR QUARTER ROAD**  
SCALE: HOR. 1" = 20', VER 1" = 2'



**FOUR QUARTER ROAD RIGHT TURN  
TO COLLEGE AVENUE**  
SCALE: HOR. 1" = 20', VER 1" = 2'



APPROVED: DEPARTMENT OF PUBLIC WORKS  
*William J. ...* 11-24-03  
 CHIEF BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*C. ...* 12/2/03  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 APPROVED: DEPARTMENT OF ENGINEERING  
*M. ...* 11/25/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**OWNER**  
 AUTUMN VIEW BUSINESS TRUST  
 8000 MAIN STREET  
 ELLICOTT CITY, MD 21043

Project	02082	date	OCT. 2002
Illustration	SAA	engineering	SAA
Scale	AS SHOWN	approval	JBM

no.	description	date

**AUTUMN VIEW, SECTION 5, PHASE 5**  
 LOTS 380-396 & AND OPEN SPACE LOT 399  
 TAX MAP 25, PARCEL 75  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
**FILLET PROFILES & STREET MARKING PLAN**

**MILDENBERG,  
BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Bldg. (301) 621-5521 Res. (410) 997-0298 Fax.



**HOWARD SOIL CONSERVATION DISTRICT**

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE SOLICITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 400 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) AT TIME OF SEEDING.
- ACCEPTABLE - APPLY 2 TONS PER ACRE SOLICITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING.

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1 1/2 TONS PER ACRE OF KENTUCKY 31 TALL FESCUE FOR PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE OF KENTUCKY 31 TALL FESCUE FOR PERIOD AUGUST 15 THRU NOVEMBER 15, SEED WITH 60 LBS. PER ACRE OF KENTUCKY 31 TALL FESCUE FOR PERIOD NOVEMBER 15 THRU FEBRUARY 28. PROJECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOE. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/3 GAL PER ACRE 15 GRAINED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/4 GAL PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED BY A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHES PER ACRE OF ANNUAL RYE (32 LBS./1000 SQ.FT.) FOR PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WHEAT (100 LBS./1000 SQ.FT.) FOR PERIOD NOVEMBER 15 THRU NOVEMBER 15, SEED WITH 3 LBS. PER ACRE OF WHEAT (100 LBS./1000 SQ.FT.) FOR PERIOD NOVEMBER 15 THRU NOVEMBER 15, SEED WITH 3 LBS. PER ACRE OF WHEAT (100 LBS./1000 SQ.FT.) FOR PERIOD NOVEMBER 15 THRU NOVEMBER 15.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WHEAT STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/3 GAL PER ACRE 15 GRAINED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/4 GAL PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL STANDARDS AND METHODS NOT COVERED.

**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. (3-3-1855)
  - 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 THEREOF.
  - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, Dikes, FORTIFIED SLOPES AND ALL SLOPES GREATER THAN 3:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
  - ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
  - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND PERMITS DIVISION (SECTION 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES 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 PERMITS DIVISION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
  - SITE ANALYSIS:
 

TOTAL AREA OF SITE:	7.45 ACRES
AREA DISTURBED:	4.55 ACRES
AREA TO BE ROADED OR PAVED:	2.10 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	2.80 ACRES
TOTAL CUT:	15,000 CU. YDS.
TOTAL FILL:	10,000 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	NOT REQUIRED
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DEVELOPED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POUD CONSTRUCTION AND PROVIDE THE HOWARD DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 11-9-03

Signature: *[Signature]* DATE: 11/24/03

Signature: *[Signature]* DATE: 11/17/03

Signature: *[Signature]* DATE: 11/17/03

Signature: *[Signature]* DATE: 11/25/03

APPROVED: DEPARTMENT OF PUBLIC WORKS

Signature: *[Signature]* DATE: 11-24-03

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* DATE: 11/21/03

Signature: *[Signature]* DATE: 11/25/03

- 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 PERMITS EROSION AND SEDIMENT CONTROL MEASURES. APPROVAL OF THE INSPECTION AGENCY IS REQUIRED FOR ANY CHANGES TO THE BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**  
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

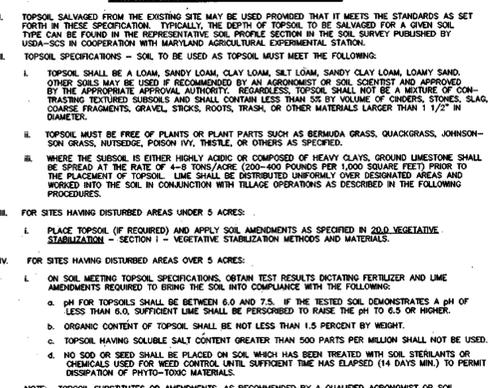
**PURPOSE**  
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADE.

**CONDITIONS WHERE PRACTICE APPLIES**

- THIS PRACTICE 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.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLAN.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A Mixture OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERBERIDA GRASS, QUACKGRASS, JOHNSON-GRASS, NUTBUDDE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HEAVILY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-6 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
  - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
    - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
  - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
    - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
      - pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERFORMED TO RAISE THE pH TO 6.5 OR HIGHER.
      - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
      - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
      - NO SOIL OR SEED SHALL 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 PHYTO-TOXIC MATERIALS.



- NOTE: DRY WELLS ARE TO BE PROVIDED AT EACH DOWNSPOUT DRAINING AWAY FROM THE ROAD.
- 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.
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
  - SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE TOPSOIL APPLICATION.
  - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
  - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ABOUT 4" - 8" HIGHER IN ELEVATION.
  - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
  - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHICH THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
  - ALTERNATIVE FOR PERMANENT TOPSOILING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.
    - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
      - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
      - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
      - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
    - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB./1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

**TEMPORARY DUST CONTROL MEASURES**

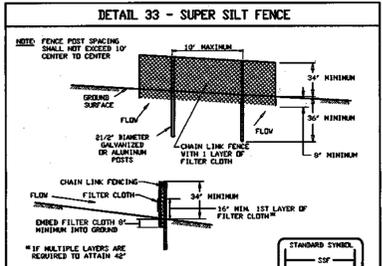
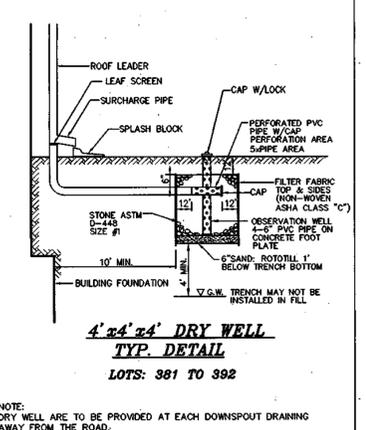
- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED, AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND INTERFERE WITH WIND-DRIVEN PLOWS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT. (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WITH MOUNTABLE AND V SHAPED BERMS AT LOCATIONS INDICATED. (1 DAY)
- CONSTRUCT SILT FENCES, SUPER SILT FENCES (3 DAYS)
- CHECK AND REPAIR SEDIMENT BASINS # 4 & 3 AS NEEDED. (1 DAY)
- WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
- CONSTRUCT PAVEMENT AND CURB AND GUTTER AS INDICATED. (10 DAYS)
- WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR CONVERT THE V SHAPED BERM INTO MACADAM.
- STABILIZE DISTURBED AREAS. (3 DAYS)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (10 DAYS)
- WITH PERMISSION FROM SEDIMENT CONTROL INSPECTOR CONTRACTOR SHALL FLUSH ALL STORM DRAIN SYSTEMS PRIOR TO CONVERSION OF SEDIMENT BASIN TO STORM WATER MANAGEMENT POND. (2 DAYS)
- CONVERT SEDIMENT BASINS TO SWM POND. (10 DAYS)

**NOTE:**

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - 7 CALENDAR DAYS FOR ALL PERMITTED SLOPES AND ALL SLOPES GREATER THAN 3:1.
  - 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS ON THE SITE.



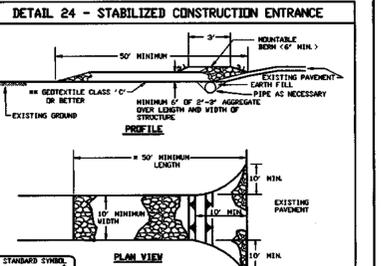
**Construction Specifications**

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and cross rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When the sections of filter cloth adjoin each other, they shall be overlapped by 6" and fastened.
- Maintenance shall be performed as needed and silt bulges removed when 'bulging' develops in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

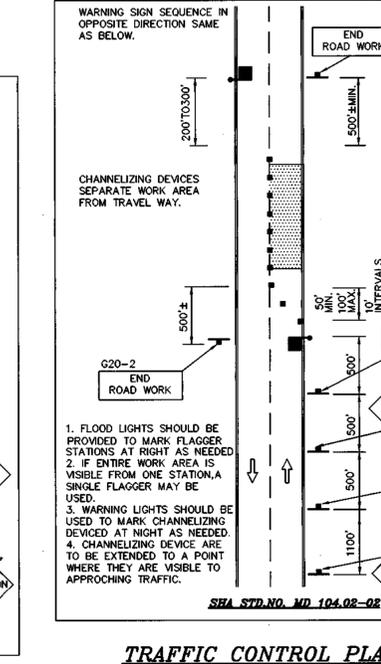
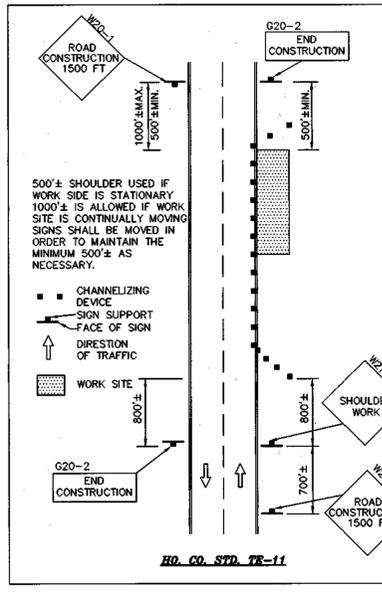
Tensile Strength	50 lbs/in. (min.)	Test: NHT 509
Tensile Modulus	20 lbs/in. (min.)	Test: NHT 509
Flow Rate	0.5 gal/minute (max.)	Test: NHT 322
Filtering Efficiency	75% (min.)	Test: NHT 322

**SUPER SILT FENCE**

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 1:1	Unlimited	Unlimited
10 - 20%	1:1 - 3:1	200 feet	1,500 feet
20 - 30%	3:1 - 1:1	100 feet	500 feet
30 - 50%	1:1 - 1:1	100 feet	500 feet
50% +	1:1 +	50 feet	250 feet



- Construction Specifications**
- Length - minimum of 50' (200' for single residence lots).
  - Width - 10' minimum, should be placed at the existing road to forming radius.
  - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
  - Slope - crushed aggregate (2" to 3") or crushed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
  - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slope and a minimum of 6" of stone over the pipe. Pipe shall be sized according to the drainage. When the SDC is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
  - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



**TRAFFIC CONTROL PLAN**

Project: OCT. 2002  
 Date: 02/08/02  
 Illustration: SAA  
 Scale: SAA  
 Approval: JBM

date: \_\_\_\_\_  
 description: \_\_\_\_\_  
 revisions: \_\_\_\_\_

**AUTUMN VIEW, SECTION 6, PHASE 6**  
 LOTS 380-396 & AND OPEN SPACE LOT 399  
 TAX MAP 26, PARCEL 75  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 SEDIMENT CONTROL NOTES AND DETAILS

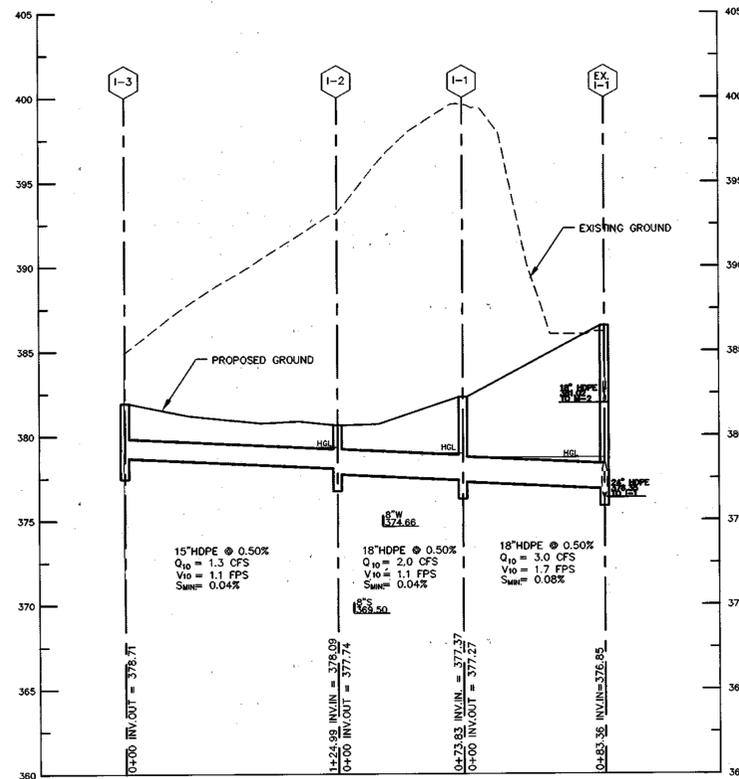
**MILDENBERG, BOENDER & ASSOC., INC.**  
 Planners  
 Engineers  
 Surveyors  
 5072 Dorsay Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0286 Fax: (301) 621-6521 Wash. (410) 987-0286 Fax

**STRUCTURE SCHEDULE**

NO.	LOCATION	TOP EL.	INV. IN	INV. OUT	COMMENTS
I-1	FOUR QUARTER RD. STA.8+86.12, O/S 14.35' LT.	382.34	377.37	377.27	TYPE A-5, H.C.STD. SD-4.01
I-2	SONGSMITH LANE STA.0+47.96, O/S 14.37' RT.	380.64	378.09	377.74	TYPE A-5, H.C.STD. SD-4.01
I-3	SONGSMITH LANE STA.1+76.02, O/S 14.35' RT.	381.92	---	378.71	TYPE A-5, H.C.STD. SD-4.01
I-4	SEAWARD CIRCLE STA.1+17.51, O/S 13.25' LT.	381.33	371.07	370.97	TYPE A-5, H.C.STD. SD-4.01
I-5	FOUR QUARTER RD. STA.9+85.12, O/S 14.35' RT.	379.15	371.97	371.87	TYPE A-5, H.C.STD. SD-4.01
I-6	FOUR QUARTER RD. STA.10+98.92, O/S 14.35' RT.	375.74	372.79	372.54	TYPE A-5, H.C.STD. SD-4.01
I-7	FOUR QUARTER RD. STA.11+00.87, O/S 14.35' LT.	375.68	---	372.93	TYPE A-5, H.C.STD. SD-4.01
M-1	SEAWARD CIRCLE STA.1+63.64, O/S 13.32' LT.	381.51	370.74	370.64	H.C.STD. G-5.12
M-2	FOUR QUARTER RD. STA.9+48.72, O/S 14.35' LT.	380.00	371.69	371.59	H.C.STD. G-5.12

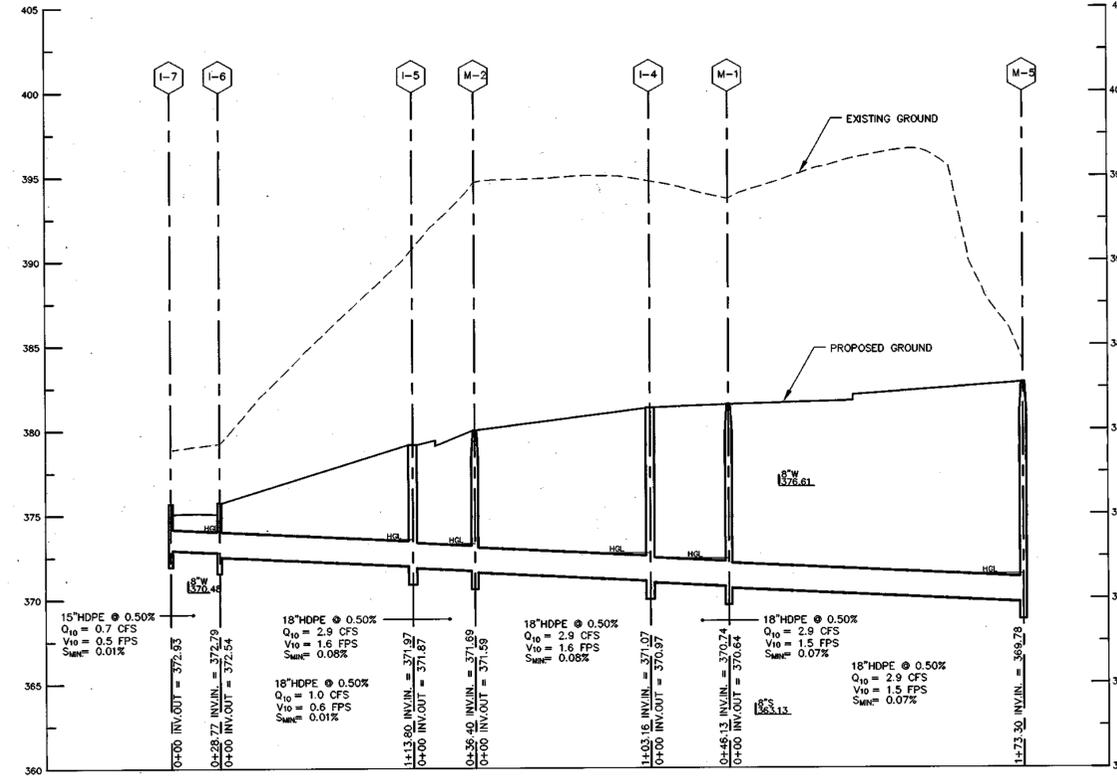
**PIPE SCHEDULE**

PIPE SIZE	LENGTH
15" HDPE	155 L.F.
18" HDPE	630 L.F.



**STORM DRAIN I-3 TO EX. I-1**

SCALE: HOR. 1"=50'  
VER. 1"=5'



**STORM DRAIN I-7 TO EX. M-5**

SCALE: HOR. 1"=50'  
VER. 1"=5'



APPROVED: DEPARTMENT OF PUBLIC WORKS  
*William Z. ...* 11-24-03  
 CHIEF BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*...* 12/2/03  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 APPROVED: *...* 11/05/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MDT

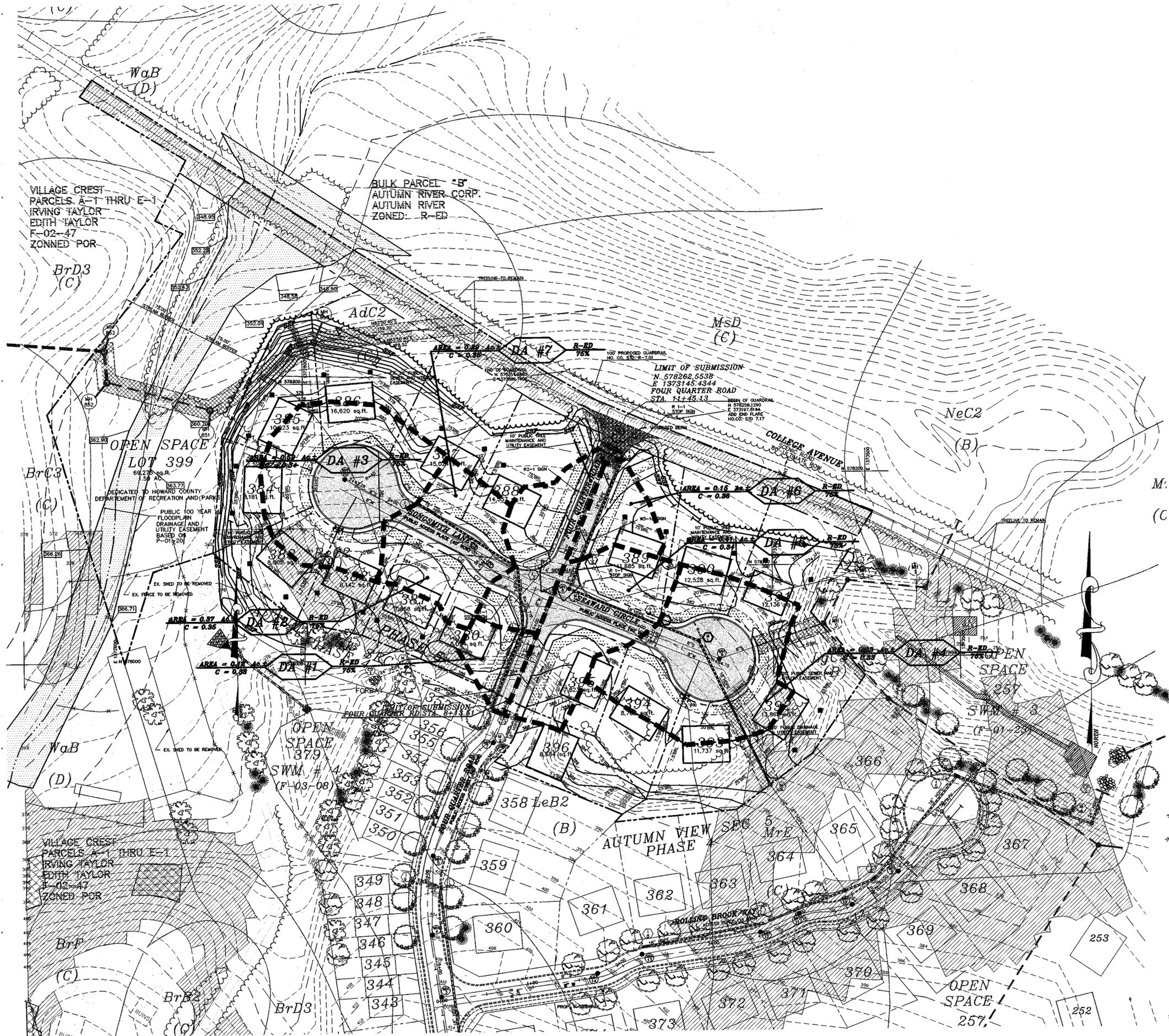
**OWNER**  
 AUTUMN VIEW BUSINESS TRUST  
 8000 MAIN STREET  
 ELLICOTT CITY, MD 21043

project: 02082  
 illustration: SAA  
 scale: 1"=50'  
 date: OCT. 2002  
 engineering: SAA  
 approval: JBM

no. \_\_\_\_\_  
 description \_\_\_\_\_  
 revisions \_\_\_\_\_  
 date \_\_\_\_\_

**AUTUMN VIEW, SECTION 5, PHASE 5**  
 LOTS 380-396 & AND OPEN SPACE LOT 399  
 TAX MAP 25, PARCEL 76  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
**STORM DRAIN PROFILES AND DETAILS**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax



VILLAGE CREST  
PARCELS A-1 THRU E-1  
IRVING TAYLOR  
EDITH TAYLOR  
F-02-47  
ZONED POR

BULK PARCEL "B"  
AUTUMN RIVER CORP.  
AUTUMN RIVER  
ZONED: R-ED

BrD3  
(C)

AdC2

MsD  
(C)

NeC2  
(B)

BrC3  
(C)

OPEN SPACE  
LOT 399  
69,270 sq.ft.  
DEDICATED TO HOWARD COUNTY  
DEPARTMENT OF RECREATION AND PARKS

PUBLIC 100 YEAR  
FLOODPLAIN  
DRAINAGE AND  
UTILITY EASEMENT  
BASED ON  
P-01-201

LIMIT OF SUBMISSION  
N 578262.5538  
E 1373145.4344  
FOUR QUARTER ROAD  
STA. 14+25.33

COLLEGE AVENUE  
SCENIC ROAD  
500' WIDE ROW

WaB  
(D)

VILLAGE CREST  
PARCELS A-1 THRU E-1  
IRVING TAYLOR  
EDITH TAYLOR  
F-02-47  
ZONED POR

BrB  
(C)

BrB2  
(C)

BrD3

AUTUMN VIEW SEC  
PHASE 5  
MrE

OPEN SPACE  
257

*[Signature]*  
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
10020

**OWNER**  
AUTUMN VIEW BUSINESS TRUST  
8000 MAIN STREET  
ELLCOTT CITY, MD 21043

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 11-24-03  
CHIEF BUREAU OF HIGHWAYS  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 12/2/03  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*[Signature]* 11/25/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION PLANS  
DATE

date	JUNE 2003
project	02082
illustration	SAA
scale	1" = 50'
approval	SAA
approval	JBM

no.	description	date

**AUTUMN VIEW, SECTION 6, PHASE 5**  
LOTS 380-396 & OPEN SPACE LOT 399  
TAX MAP 25, PARCEL 75  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
INLET DRAINAGE AREA MAP

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 397-0298 Fax

VILLAGE CREST  
PARCELS A-1 THRU  
IRVING TAYLOR  
EDITH TAYLOR  
F-02-47  
ZONED POR

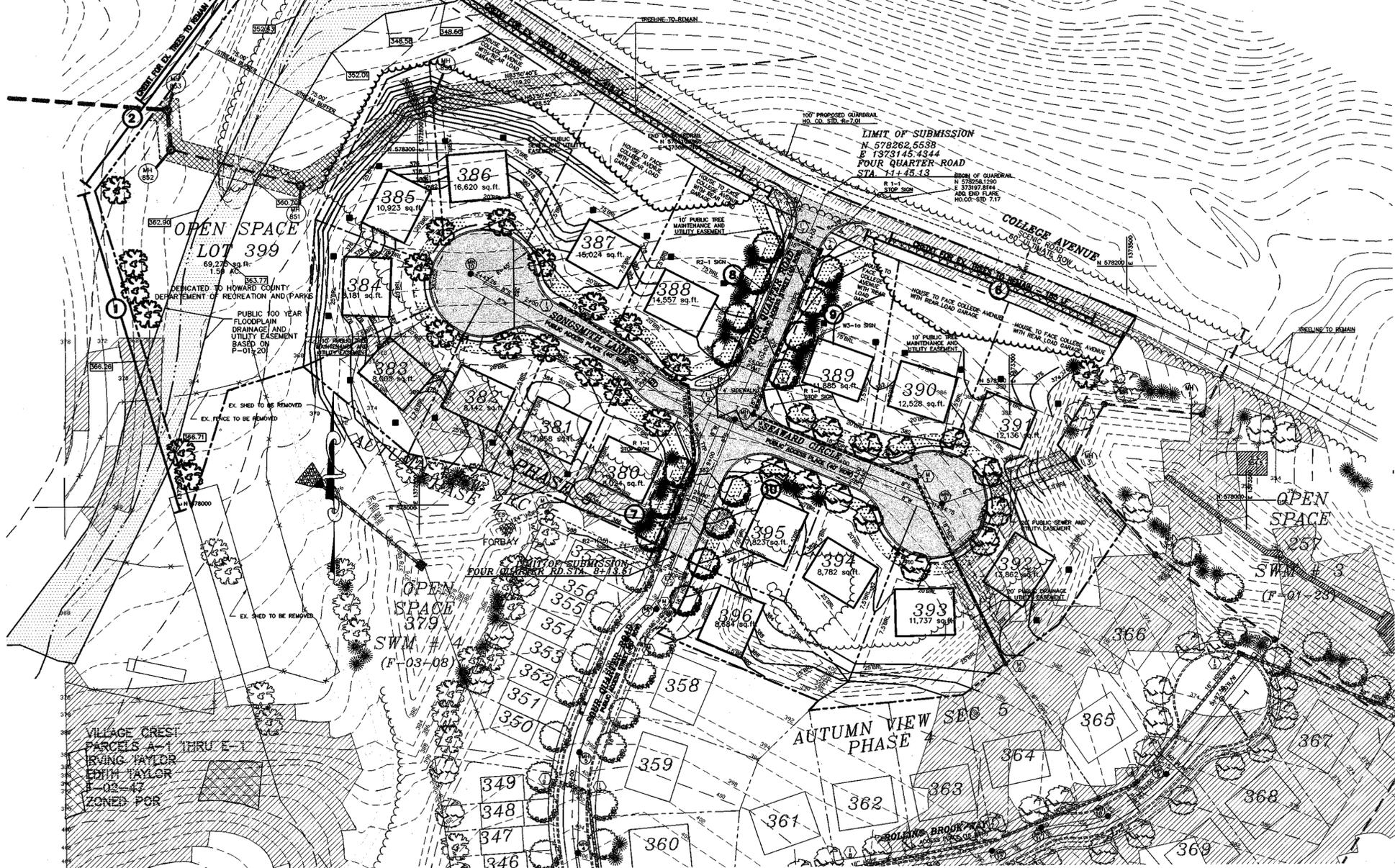
BULK PARCEL "B"  
AUTUMN RIVER CORP.  
AUTUMN RIVER  
ZONED: R-ED

NOTE: THIS DRAWING IS TO BE USED FOR FINAL LANDSCAPE  
& FOREST CONSERVATION PLAN PURPOSES ONLY.

- NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES, 12 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$6,900.00.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 3 (F-99-45), 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 2 (F-01-38), 62.67 ACRES OF WHICH IS THE REQUIRED BREAK-EVEN POINT FOR THE ACRES OF AUTUMN VIEW SECTIONS 3, 4, AND 5 (PHASE 1 THRU 5). THESE EXISTING FOREST CONSERVATION EASEMENTS UNDER AUTUMN VIEW SECTION 3 AND 5, PHASES 1 & 2, SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR AUTUMN VIEW SECTION 3, 4, AND 5, PHASES 1 THRU 5. NO ADDITIONAL EASEMENT AREA ON-SITE OR OFF-SITE IS REQUIRED.
  - A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

date	JUNE 2008	approval	
project	02082	engineering	
illustration	SAA/SID	SID	
scale	1"=50'		

no.		description		date
		revisions		



**LEGEND**

- DENOTES AREA OF 15%-24.99% SLOPES
- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES LANDSCAPING PROVIDED UNDER F-03-08, AUTUMN VIEW SECTION 5, PHASE 4 & F-01-23, AUTUMN VIEW SECTION 5, PHASE 1

**AUTUMN VIEW, SECTIONS 3 THRU 5 (PHASES 1 THRU 5)  
FOREST CONSERVATION DATA**

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	191.11
AREA WITHIN 100 YEAR FLOODPLAIN	8.29
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	182.82
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN (HIGH DENSITY)
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	36.56
C. AFForestation MINIMUM (15%)	27.42
D. EXISTING FOREST ON NET TRACT AREA	166.35
E. FOREST AREAS TO BE CLEARED	103.68
F. FOREST AREAS TO BE RETAINED	62.67
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	103.68
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	25.92
REFORESTATION FOR CLEARING ABOVE THRESHOLD	25.92
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.00
TOTAL REFORESTATION REQUIRED	0.00
REFORESTATION PROVIDED	0.00
RETENTION PROVIDED UNDER AUTUMN VIEW SECTION 3 (F-99-45)	41.22
RETENTION PROVIDED UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-23)	7.59
RETENTION PROVIDED UNDER AUTUMN VIEW SECTION 5, PHASE 2 (F-01-38)	13.86
TOTAL RETENTION PROVIDED UNDER AUTUMN VIEW SECTIONS 3, 4, & 5 (PHASES 1 THRU 5)	62.67

**SCHEDULE A - PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				ADJACENT TO ROADWAYS	
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)	B (PERIMETER 6)
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)	B (PERIMETER 6)
LINEAR FEET OF PERIMETER	281.98 LF	244.09 LF	32.89 LF	58.18 LF	504.36 LF	232.76 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 160 LF OF EXISTING TREES	NO	YES, 73.31 LF OF EXISTING TREES	YES, 418 LF OF EXISTING TREES	YES, 185 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS
NUMBER OF PLANTS PROVIDED	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS
CATEGORY	ADJACENT TO ROADWAYS				TOTAL	
	B (PERIMETER 7)	B (PERIMETER 8)	B (PERIMETER 9)	B (PERIMETER 10)		
LANDSCAPE TYPE	B (PERIMETER 7)	B (PERIMETER 8)	B (PERIMETER 9)	B (PERIMETER 10)		
LINEAR FEET OF PERIMETER	75.60 LF	110.91 LF	109.98 LF	51.59 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO		
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREE 3 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	17 SHADE TREES 12 EVERGREEN TREES 0 SHRUBS	
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	0 SHADE TREE 7 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 26 EVERGREEN TREES 0 SHRUBS	
TOTAL					39 TREES (13 SHADE TREES, 26 EVERGREENS)	

**STREET TREE CALCULATIONS**

STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
FOUR QUARTER ROAD	590 LF	15
SONGSMITH LANE	524 LF	13
SEAWARD CIRCLE	506 LF	13
TOTAL		41

**STREET TREE REQUIREMENT PLANTING SCHEDULE**

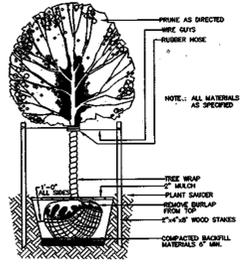
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
13		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
13		PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
15		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				41 STREET TREES

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
13		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
26		CUPPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5' - 6' HT.
TOTAL				39 TREES (13 SHADE TREES, 26 EVERGREENS)

*Signature*  
11/4/03

**OWNER**  
AUTUMN VIEW BUSINESS TRUST  
8000 MAIN STREET  
ELLICOTT CITY, MD 21043



**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Signature* 11-24-03  
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Signature* 11/2/03  
CHIEF DIVISION OF LAND DEVELOPMENT

*Signature* 11/25/03  
CHIEF DEVELOPMENT ENGINEERING DIVISION

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0238 Fax (301) 621-5621