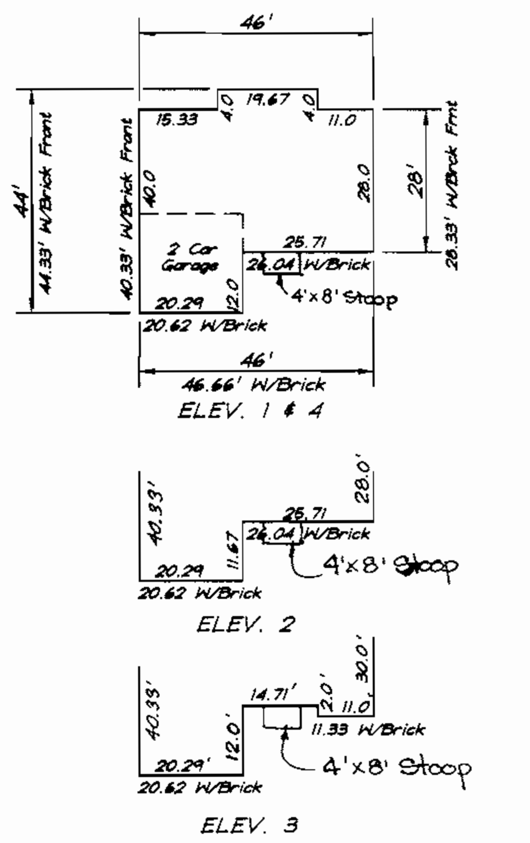

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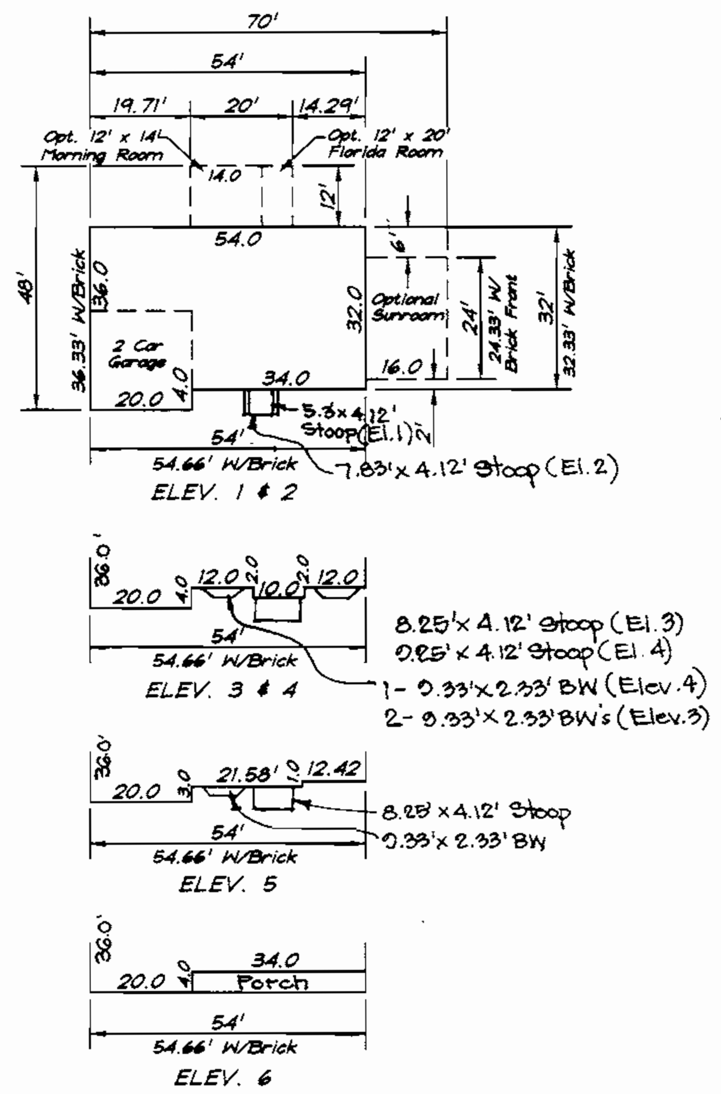

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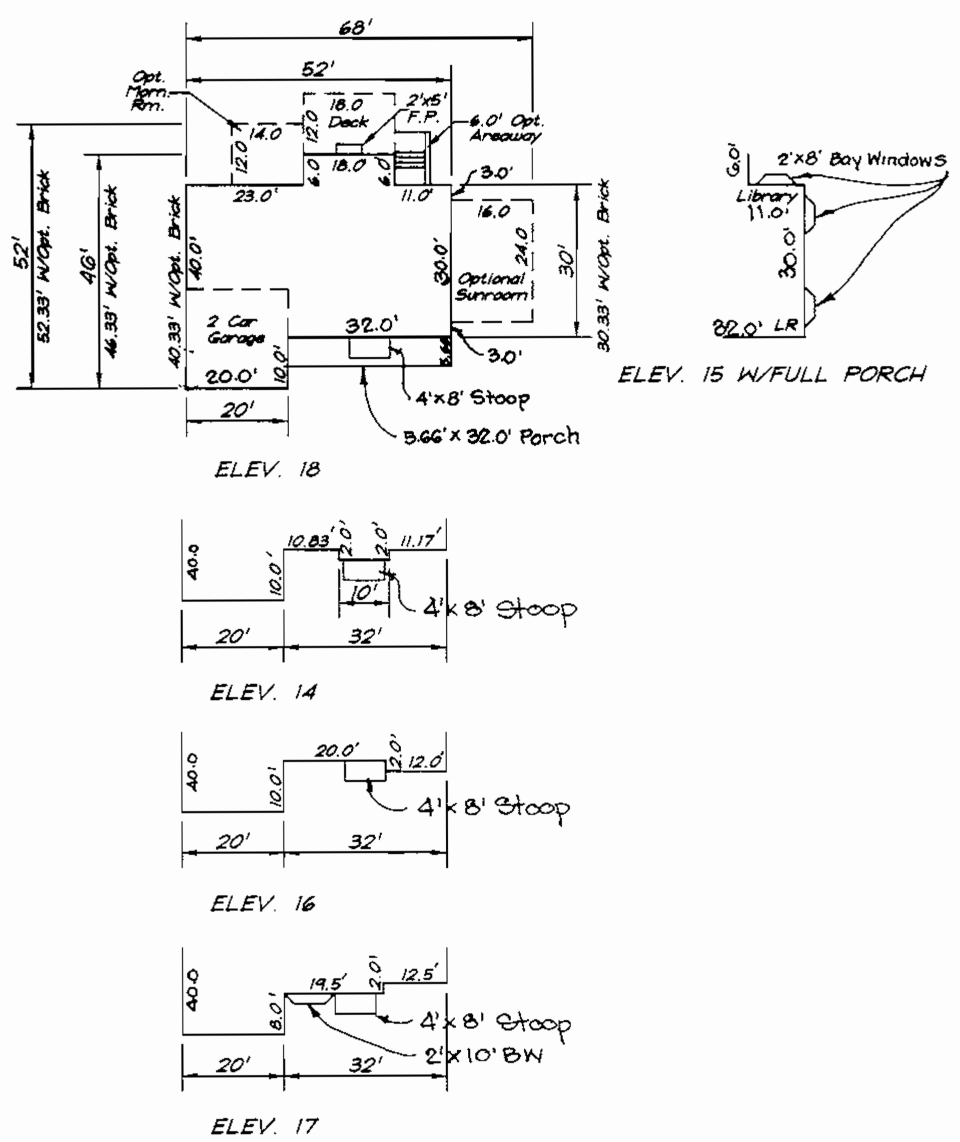

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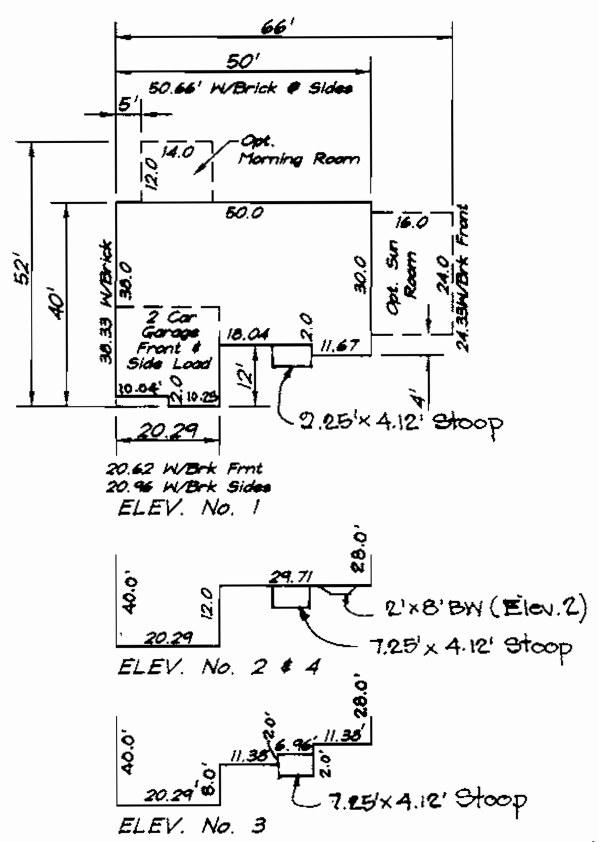

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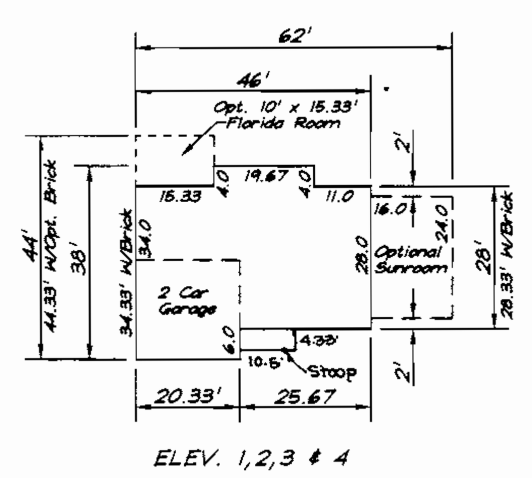
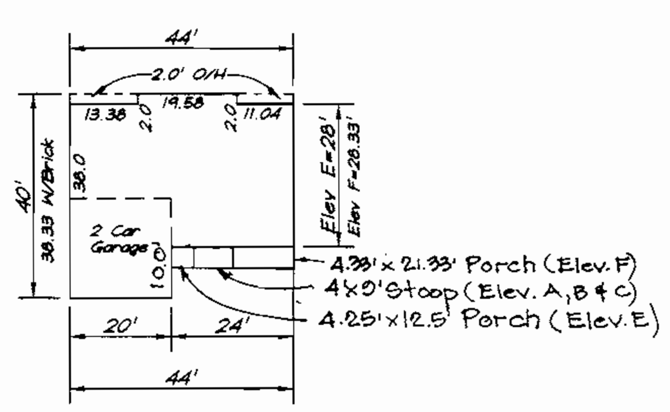


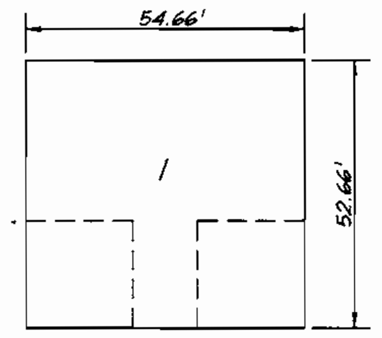
SHELBURNE

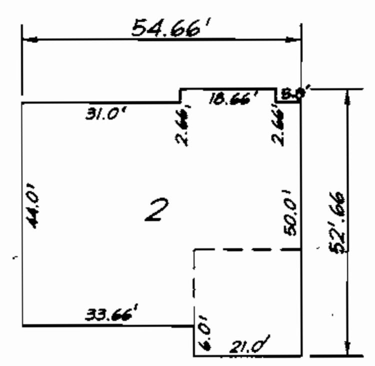
LOTS 83,84,96 ¢ 97 ONLY

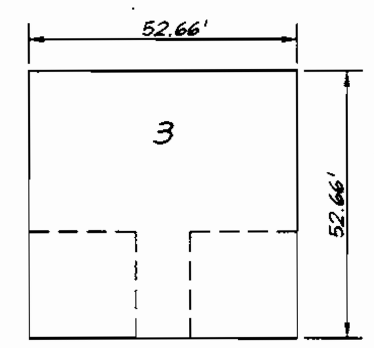


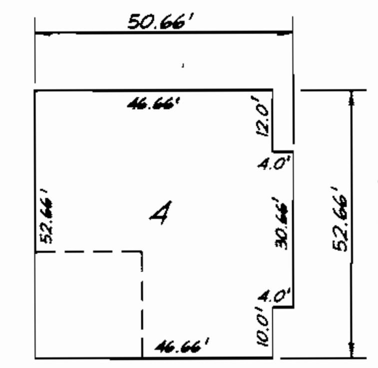
ELEV. A,B,C,E AND F

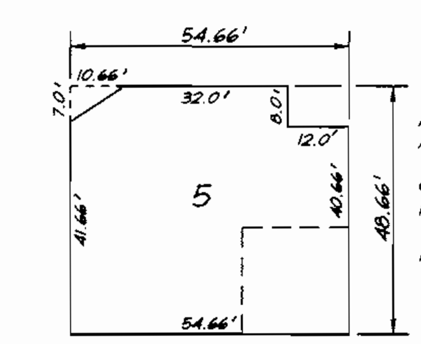
CHAUCER

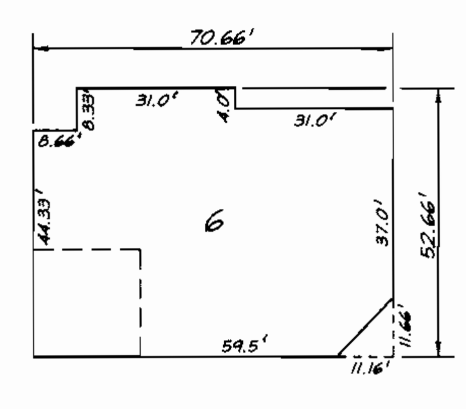


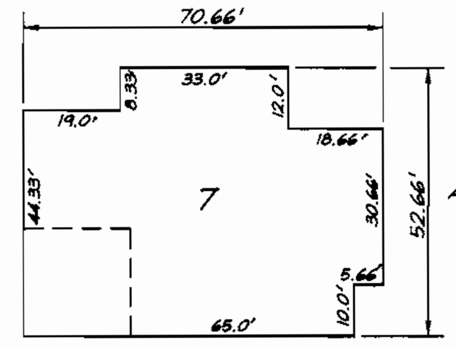


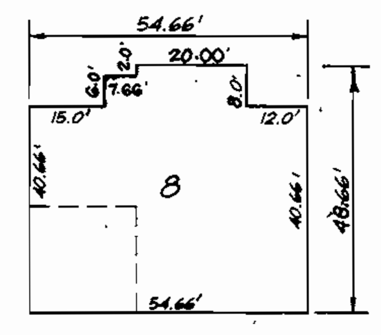


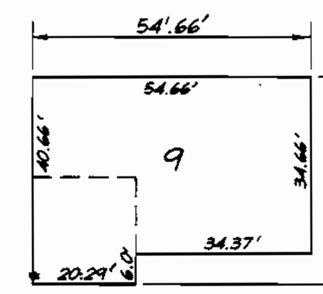


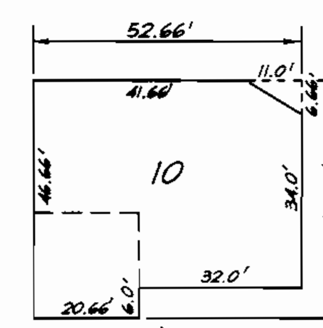


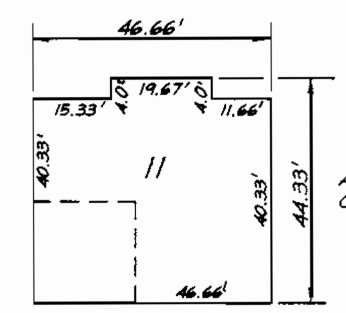


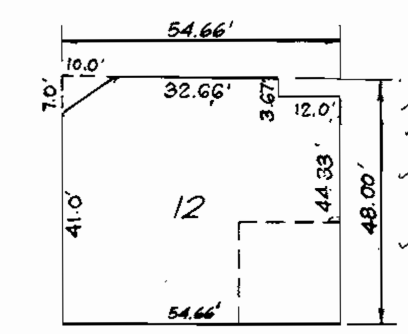


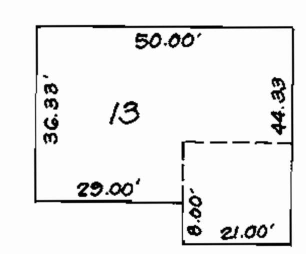








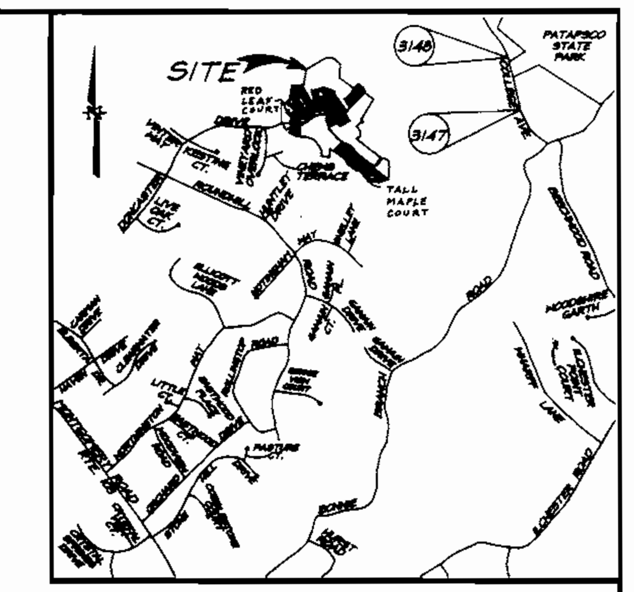




BENCH MARKS

Ho. Co. Monument No. 3147 = N 575598.0794
E 1375801.7684

Ho. Co. Monument No. 3148 = N 576015.4313
E 1375770.4364



VICINITY MAP
Scale : 1"=2000'

ADDRESS CHART

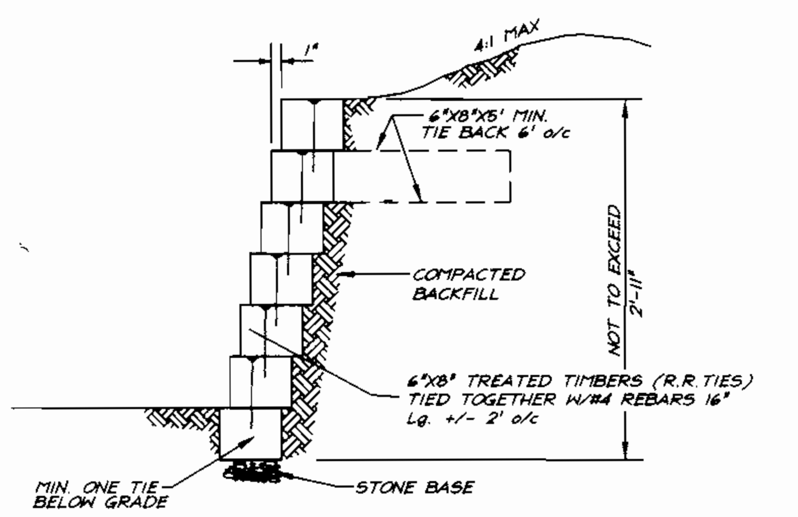
LOT NUMBER	STREET ADDRESS
79	4513 Red Leaf Court
80	4517 Red Leaf Court
81	4521 Red Leaf Court
82	4512 Red Leaf Court
83	4508 Red Leaf Court
84	4504 Red Leaf Court
85	4440 Doncaster Drive
86	4436 Doncaster Drive
87	4432 Doncaster Drive
88	4428 Doncaster Drive
89	4424 Doncaster Drive
90	4420 Doncaster Drive
91	4416 Doncaster Drive
92	4412 Doncaster Drive
93	4408 Doncaster Drive
94	4404 Doncaster Drive
95	4400 Doncaster Drive
96	4396 Doncaster Drive
97	4392 Doncaster Drive
98	4388 Doncaster Drive
99	4384 Doncaster Drive
100	4380 Doncaster Drive
101	4376 Doncaster Drive
107	4403 Doncaster Drive
108	4407 Doncaster Drive
109	4601 Tall Maple Court
125	4660 Tall Maple Court
126	4656 Tall Maple Court
127	4652 Tall Maple Court
128	4648 Tall Maple Court
129	4644 Tall Maple Court
130	4640 Tall Maple Court
131	4636 Tall Maple Court
132	4632 Tall Maple Court
133	4628 Tall Maple Court
147	4443 Doncaster Drive

GENERAL NOTES:

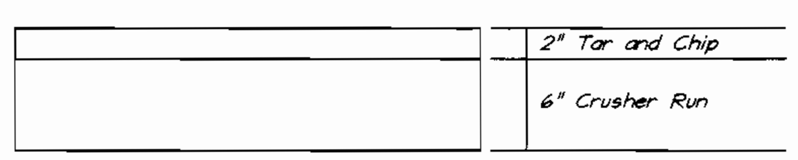
1. Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 8.73 ac
3. The total number of lots included in this submission is: 36
4. Improvement to property : Single Family Detached
5. SHC elevvations shown are located at the property line.
6. Department of Planning and Zoning reference file numbers are: S- 96-15, S-99-01, P-98-10, F-99-45, W ¢ S Contract #14-3729-D.
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender ¢ Assoc., Inc.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 3147 and 3148.
12. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
15. In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows or chimneys not more than 16' feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
16. Stormwater Management is provided per: F-99-45.(On-site Extended Detention, privately owned ¢ privately maintained).
17. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width - 12 feet (14 feet serving more than one residence).
    b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
    c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
    d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
    e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    f) Structure clearances - minimum 12 feet.
    g) Maintenance - Sufficient to insure all weather use.
18. All grading and limits of disturbance are in accordance with the approved road drawings F-99-45.
19. Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape surety has been made a part of the Developers Agreement.
20. The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation act. Clearing, Grading, or construction is not permitted within the Forest Conservation Easement, except as shown on an approved Road Construction Drawing for F-99-45 or the Site Development Plan. Forest Management Practices as described in the Deed of Forest Conservation Easements are Permitted.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-17 and/or approved Water and Sewer Plans Contract #24-3639-D.



TYPICAL RETAINING WALL
NO SCALE



PAVING SECTION FOR USE-IN-COMMON DRIVEWAY
Not To Scale

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	1/10/00 DATE
DIRECTOR	1/12/00 DATE

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 ¢ 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 ¢ 6 of 6

STATE OF MARYLAND G. NELSON CLARK REGISTERED PROFESSIONAL ENGINEER
12-15-99

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	79-101, 107-109, 125-133 ¢ 147

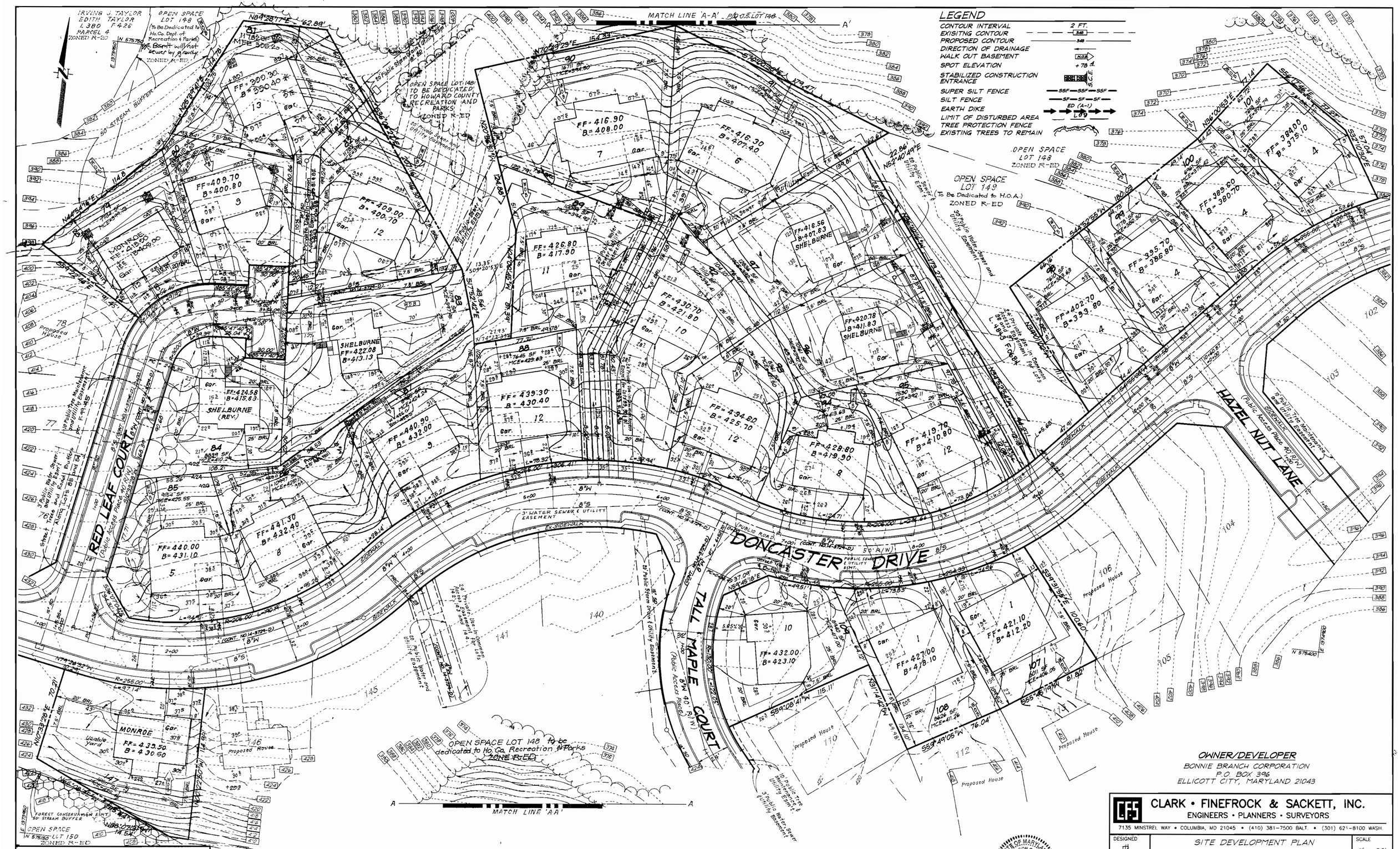
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
13891 13892, 13893 13896 ¢ 13897	3	R-ED	31	2ND	6027

WATER CODE	SEWER CODE
E-18	7602000

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 ¢ 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3	DRAWING 1 of 6
CHECKED JME	TAX MAP 31 PARCELS 5,13 AND P/O 4 ¢ 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SDP 00-26



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/6/00
DIRECTOR — DATE 1/12/00

STATE OF MARYLAND — JAMES NELSON CLARK — No. 11668
12-15-99

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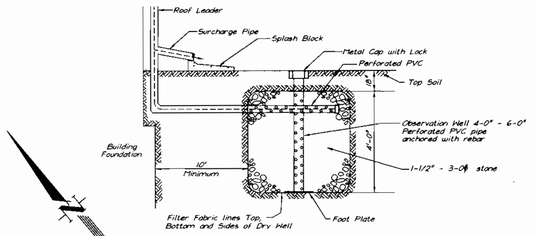
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JM	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147 AUTUMN VIEW SECTION 3 TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'
DRAWN: BLP		DRAWING: 2 of 6
CHECKED: JME		JOB NO.: 99-052
DATE: 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO.: 99-052-X

SDP 00-26



TYPICAL DRY WELL CROSS SECTION

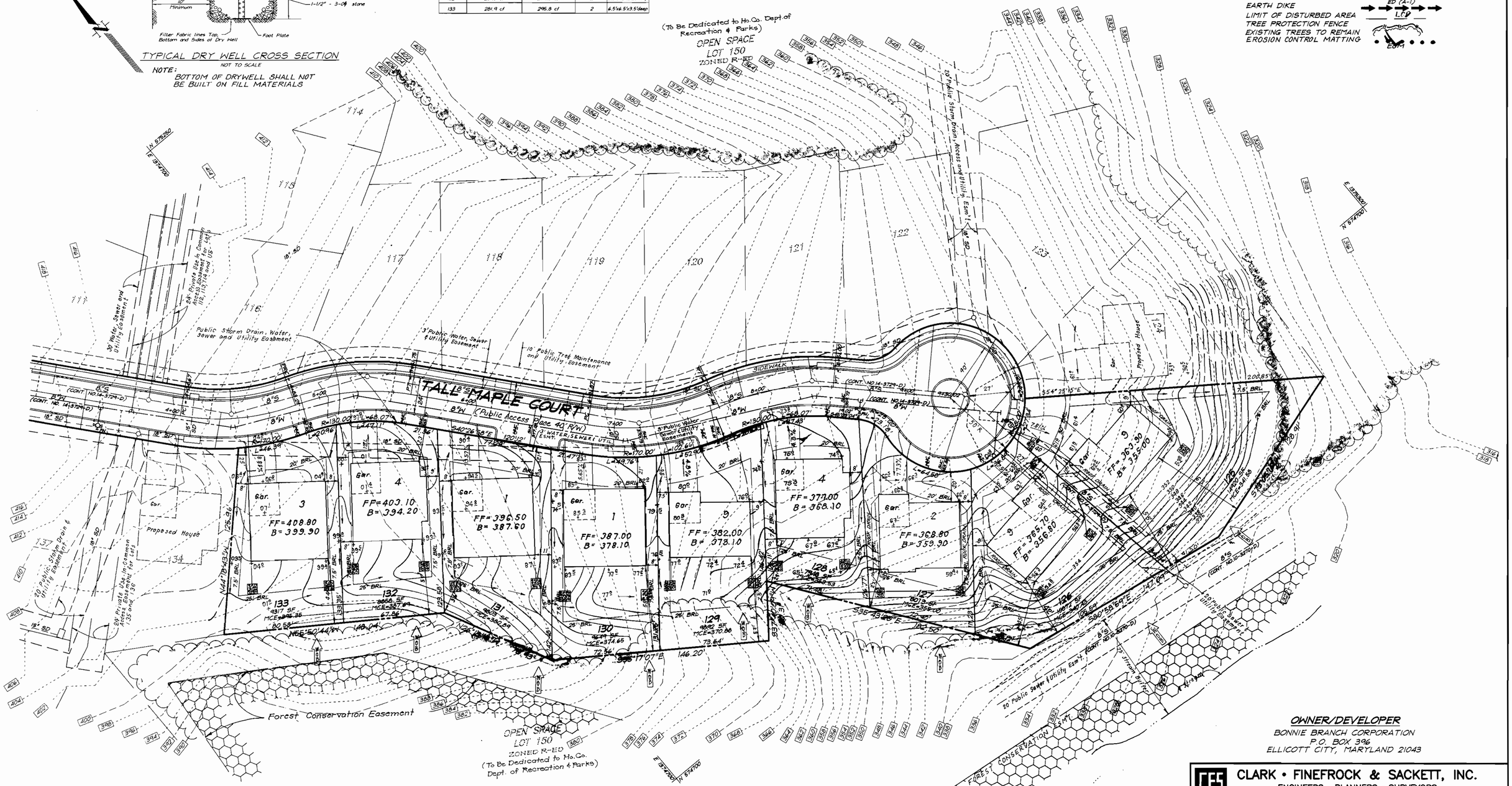
NOT TO SCALE

NOTE: BOTTOM OF DRYWELL SHALL NOT BE BUILT ON FILL MATERIALS

DRY WELL CHART				
LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No WELLS	SIZE WELLS
125	209.5 cf	216 cf	2	6'x6'x3'deep
126	209.5 cf	216 cf	2	6'x6'x3'deep
127	264 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
128	261.6 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
129	209.5 cf	216 cf	2	6'x6'x3'deep
130	292.7 cf	294 cf	2	7'x7'x3'deep
131	292.7 cf	294 cf	2	7'x7'x3'deep
132	261.6 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
133	281.9 cf	295.8 cf	2	6.5'x6.5'x3.5'deep

LEGEND

CONTOUR INTERVAL	2 FT.
EXISITNG CONTOUR	348
PROPOSED CONTOUR	348
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	W.O.B.
SPOT ELEVATION	+78.4
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.
SUPER SILT FENCE	SSF
SILT FENCE	SF
EARTH DIKE	ED (A-1)
LIMIT OF DISTURBED AREA	L.O.D.
TREE PROTECTION FENCE	
EXISTING TREES TO REMAIN	
EROSION CONTROL MATTING	ECM



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/00
DIRECTOR	DATE 1/12/00

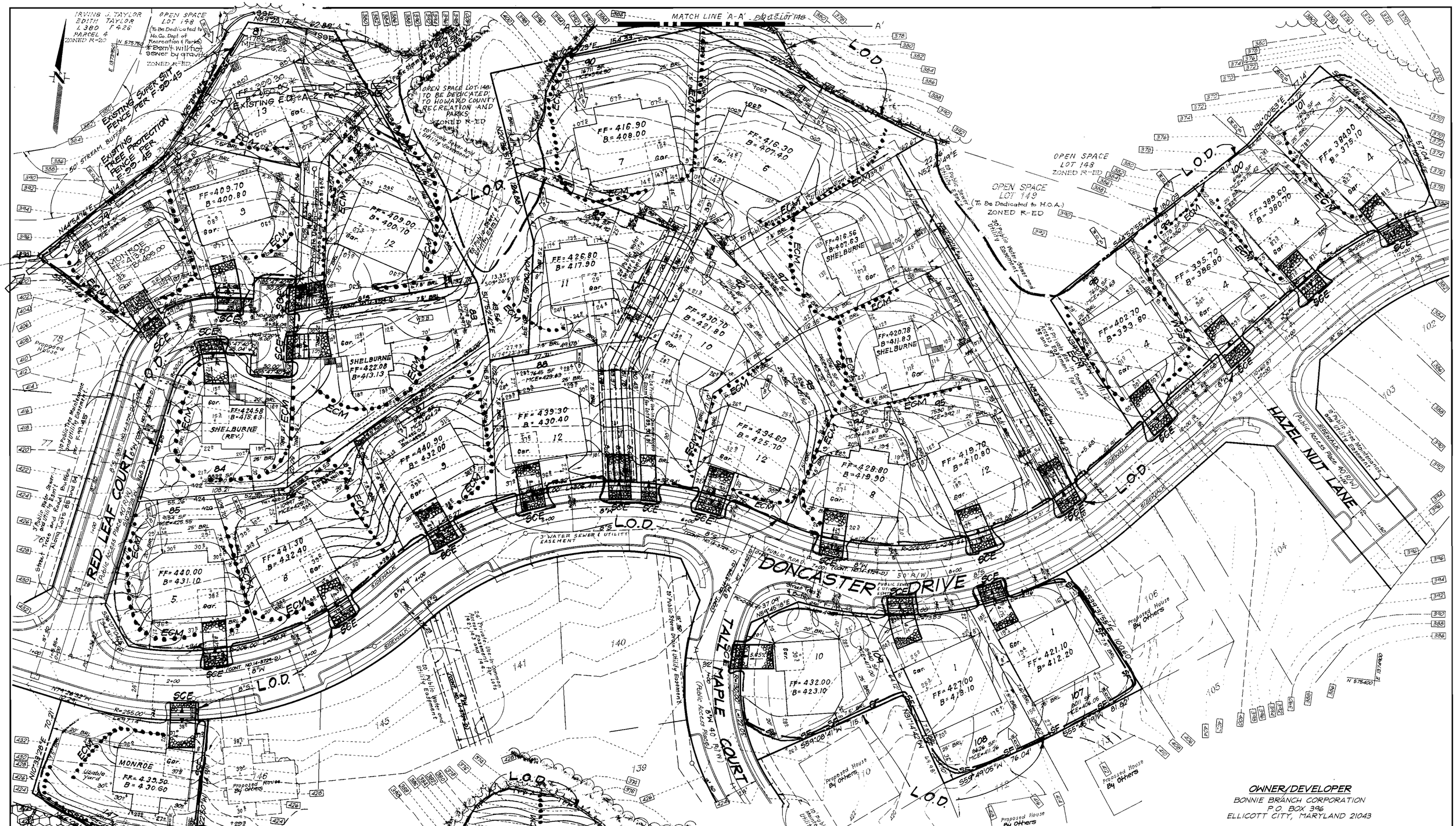
STATE OF MARYLAND — G. NELSON CLARK — No. 11701

12-15-99

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JJJ	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3	DRAWING 3 of 6
CHECKED JME	TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SDP 00-26



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

Reviewed for HOWARD S.C.D. and meets Technical Requirements.
Signature Date
U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District
J.R. Robertson/GG 12/30/99
Approved Date

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 1/10/00
DIRECTOR — DATE 1/12/00

Existing SSF PER F-90-45

DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
79	163 cf	181.5 cf	2	5.5'x5.5'x3'deep
80	209.5 cf	216 cf	2	6'x6'x3'deep
81	198 cf	198 cf	2	6'x6'x2.75'deep

DEVELOPER'S/BUILDERS CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Signature of Developer/Builder — Date 8/6/99

ENGINEER'S CERTIFICATE

I hereby certify that this plan for 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.

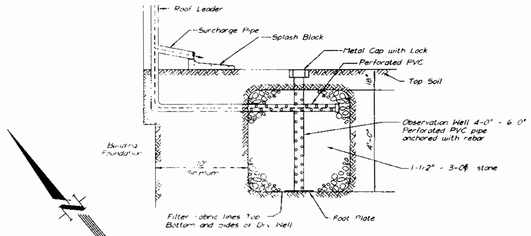
G. Nelson Clark — Date 10.7.99

STATE OF MARYLAND — G. NELSON CLARK — No. 7198

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JM	SEDIMENT & EROSION CONTROL PLAN LOTS 79-101, 107-109, 125-133 & 147 AUTUMN VIEW SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'
DRAWN: BLP		DRAWING: 4 of 6
CHECKED: JME		JOB NO.: 99-052
DATE: 8-2-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO.: 99-052SE

SDP 00-26



TYPICAL DRY WELL CROSS SECTION

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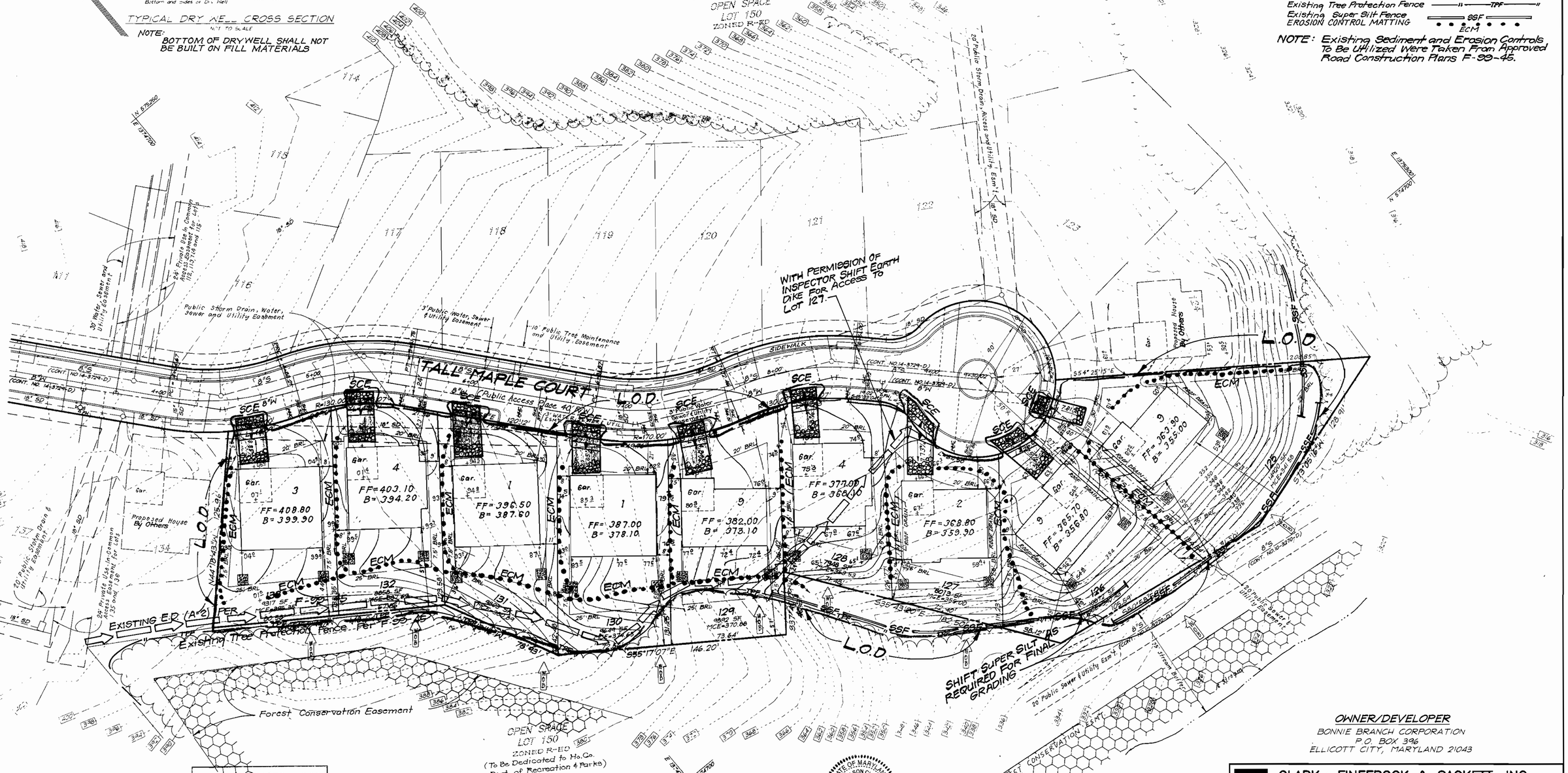
133	281.9 cf	295.8 cf	2	6.5'x6.5'x3.5'deep

LEGEND

CONTOUR INTERVAL	2 FT.
EXISITNG CONTOUR	348
PROPOSED CONTOUR	348
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	WOB
SPOT ELEVATION	+ 78.4
STABILIZED CONSTRUCTION ENTRANCE	SCE
SUPER SILT FENCE	SSF
SILT FENCE	SF
Existing Earth Dike	Ex. E.D.
LIMIT OF DISTURBED AREA	L.O.D.
TREE PROTECTION FENCE	
EXISTING TREES TO REMAIN	
Existing Tree Protection Fence	TPF
Existing Super Silt Fence	SSF
EROSION CONTROL MATTING	ECM

NOTE: Existing Sediment and Erosion Controls To Be Utilized Were Taken From Approved Road Construction Plans F-99-45.



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

Reviewed for HOWARD S.C.D. and meets Technical Requirements.
Signature / Date
U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District
Approved / Date

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"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Signature of Developer/Builder — Date 8/6/99

ENGINEER'S CERTIFICATE

I hereby certify that this plan for 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.

G. Nelson Clark — Date 10-7-99

STATE OF MARYLAND — G. NELSON CLARK — No. 7151

APPROVED: DEPARTMENT OF PLANNING & ZONING

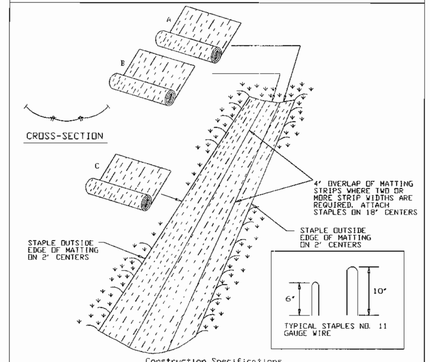
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/11/00
DIRECTOR	DATE 1/12/00

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JW	SEDIMENT & EROSION CONTROL PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3	DRAWING 5 of 6
CHECKED JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-SE

SDP 00-26

DETAIL 30 – EROSION CONTROL MATTING



Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

2. Staple the 4" overlap in the channel center using an 18" spacing between staples.

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

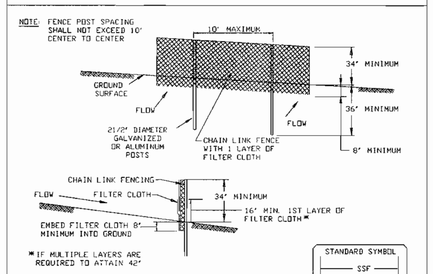
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE K - 22 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE



Construction Specifications

1. 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.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

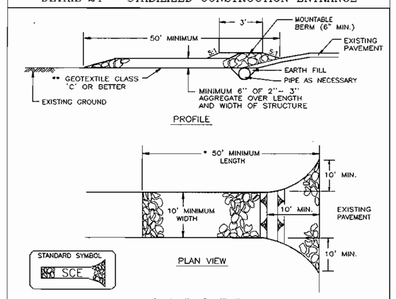
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. 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: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE K - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

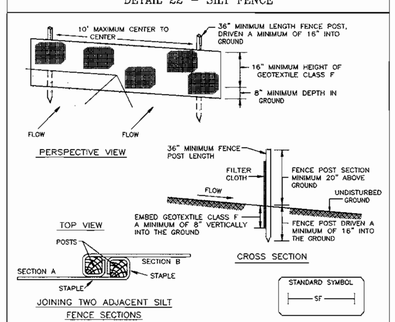


Construction Specification

1. Length – minimum of 50' (* 30' for a single residence lot).
2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.
3. 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.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. 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 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE 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.
6. 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile 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: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/minute (max.)	Test: MSMT 322
Filtering Eggeciency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

21.0 STANDARDS 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 vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. 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.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. 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 plans.

Construction and Material Specifications

I. 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.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. 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 a 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger that 1 and 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 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.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

iii. For sites having disturbed areas over 5 acres:

i. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher
b. Organic content of topsoil shall be not less than 1.5 percent by weight
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used
d. No sod or seed shall be placed on soil 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: 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.

ii. Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization–Section I–Vegetative Stabilization Methods and Materials

V. Topsoil Application

i. 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.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall 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 shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be place while 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.

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

1) Preferred–Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 10-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.)

2) Acceptable–Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. 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 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing 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 November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

1. 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).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
   a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
   b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol.1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec G). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. 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.
7. SITE ANALYSIS:

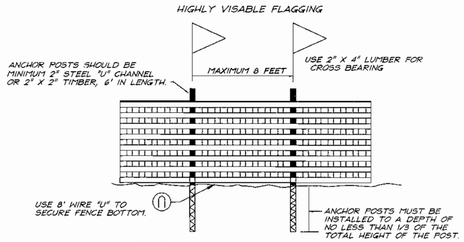
Total Area of Site:	8.23 AC.
Area Disturbed:	8.18 AC.
Area to be roofed or paved:	2.79 AC.
Area to be vegetatively stabilized:	5.39 AC.
Total Cut:	9215 C.Y.
Total Fill:	9299 C.Y.
Offsite Waste/Borrow Area Location:	*

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
10. 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 any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
12. The total amount of silt fence = 457 LF
13. The total amount of super silt fence = 120 LF
14. The total amount of earth dike = –
15. The Storm Drain System is being used to convey sediment laden water to SWM ponds & Sediment basins 1 & 2.
16. The Builder is responsible for protecting stabilized lots from Sediment laden run off.

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Stds. and Specs:	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7



NOTES:
1. Forest protection device only.
2. Retention area will be set as part of the review process.
3. Boundaries of retention area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protection signage should be used.
6. Device should be maintained throughout construction.

BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Cheryl Simmons / GS. 12/30/99
Signature Date
U.S. Natural Resources Conservation Service

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

J.R. Robertson / GS. 12/30/99
Approved

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/00
DIRECTOR	DATE 1/12/00

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary".

James A. Funk — NAME
8/6/99 — DATE

ENGINEER'S CERTIFICATE

I hereby 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.

G. NELSON CLARK — NAME
10-7-99 — DATE

STATE OF MARYLAND — G. NELSON CLARK — No. 7138 — PROFESSIONAL ENGINEER

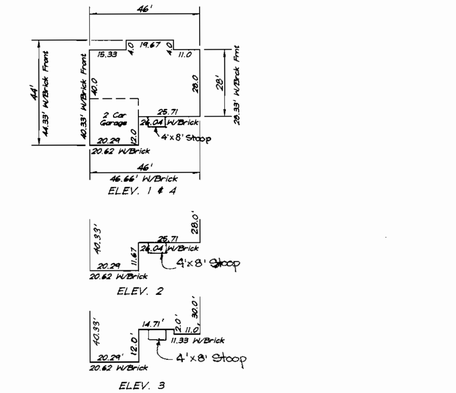
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

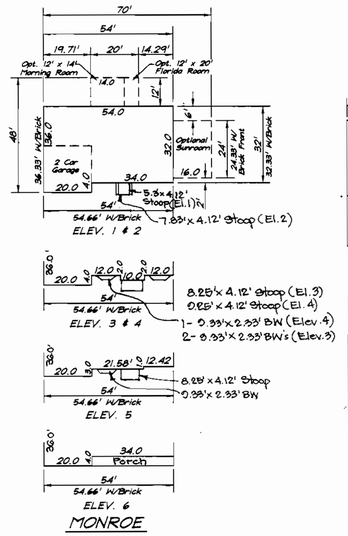
DESIGNED JME	SEDIMENT & EROSION CONTROL DETAILS	SCALE AS SHOWN
DRAWN K.B.	LOTS 79-101, 107-109, 125-133 AND 147	DRAWING 6 of 6
CHECKED JME	AUTUMN VIEW	JOB NO. 99-052
DATE 8-6-99	TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-SE

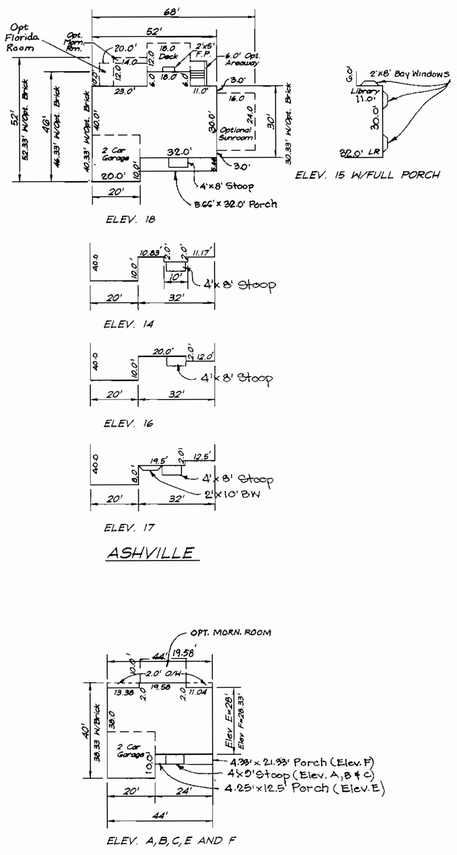
(8) D:\99052\SE-BASE

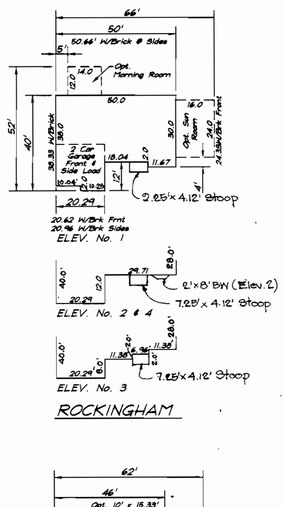
SDP 00-26

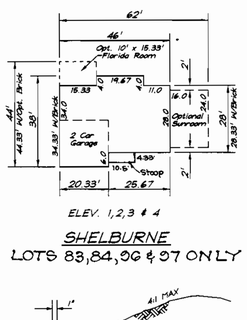
No.	REVISIONS	DATE
1	REVISED GENERIC BOXES 5,6,7,10 & 12, ADDED OPT. MORN. ROOM TO CHAUCER ADD FLORIDA ROOM TO ASHVILLE	7-20-00

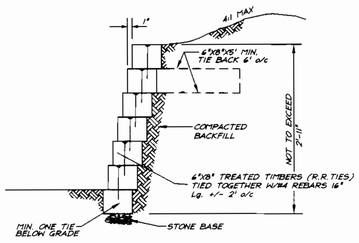


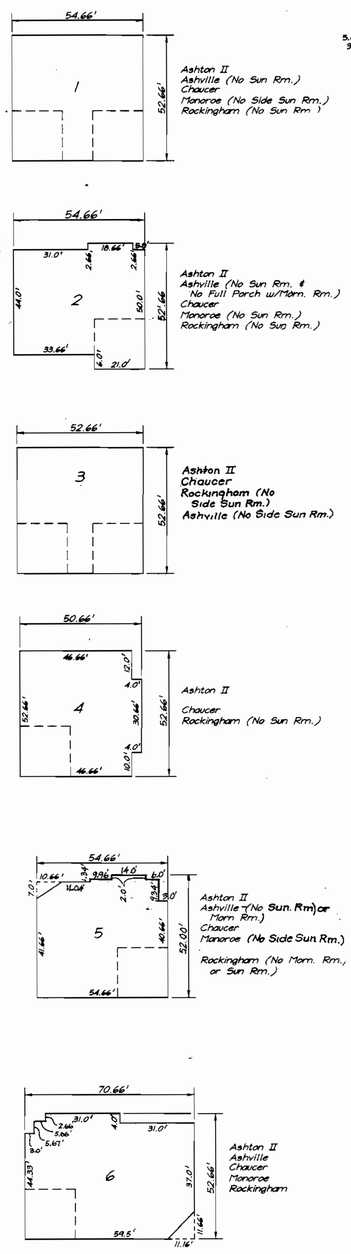


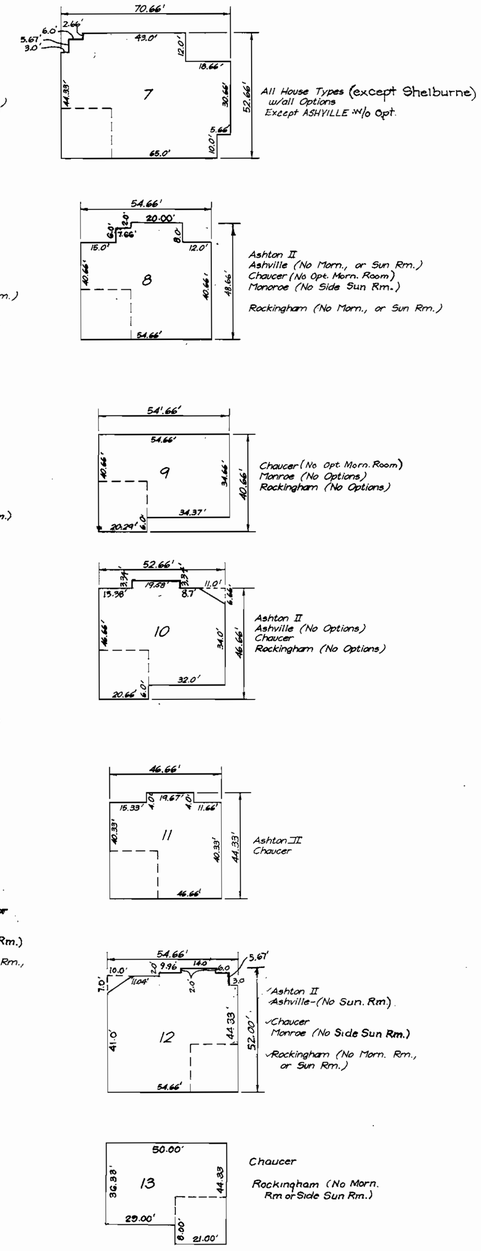












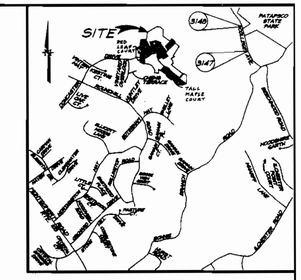
ADDRESS CHART

LOT NUMBER	STREET ADDRESS	
79	4513	Red Leaf Court
80	4517	Red Leaf Court
81	4521	Red Leaf Court
82	4512	Red Leaf Court
83	4508	Red Leaf Court
84	4504	Red Leaf Court
85	4440	Doncaster Drive
86	4436	Doncaster Drive
87	4432	Doncaster Drive
88	4428	Doncaster Drive
89	4424	Doncaster Drive
90	4420	Doncaster Drive
91	4416	Doncaster Drive
92	4412	Doncaster Drive
93	4408	Doncaster Drive
94	4404	Doncaster Drive
95	4400	Doncaster Drive
96	4396	Doncaster Drive
97	4392	Doncaster Drive
98	4388	Doncaster Drive
99	4384	Doncaster Drive
100	4380	Doncaster Drive
101	4376	Doncaster Drive
107	4403	Doncaster Drive
108	4407	Doncaster Drive
109	4601	Tall Maple Court
125	4660	Tall Maple Court
126	4656	Tall Maple Court
127	4652	Tall Maple Court
128	4648	Tall Maple Court
129	4644	Tall Maple Court
130	4640	Tall Maple Court
131	4636	Tall Maple Court
132	4632	Tall Maple Court
133	4628	Tall Maple Court
147	4443	Doncaster Drive

BENCH MARKS

Ho. Co. Monument No. 3147 = N 575598.0794
E 1375801.7684

Ho. Co. Monument No. 3148 = N 576015.4313
E 1375770.4364



VICINITY MAP

Scale : 1"=2000'

GENERAL NOTES:

1. Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 8.73 ac
3. The total number of lots included in this submission is: 36
4. Improvement to property : Single Family Detached
5. SHC elevvations shown are located at the property line.
6. Department of Planning and Zoning reference file numbers are: S- 96-15, S-99-20, P-98-10, F-99-45, W & S Contract #14-3729-D.
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., Inc.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 3147 and 3148.
12. The contractor shall notify the Department of Public Works/ Division of Construction inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
15. In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows or chimneys not more than 16' feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
16. Stormwater Management is provided per: F-99-45.(On-site Extended Detention, privately owned & privately maintained).
17. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width - 12 feet (14 feet serving more than one residence).
    b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
    c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
    d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
    e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    f) Structure clearances - minimum 12 feet.
    g) Maintenance - Sufficient to insure all weather use.
18. All grading and limits of disturbance are in accordance with the approved road drawings F-99-45.
19. Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape surety has been made a part of the Developers Agreement.
20. The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation act. Clearing, Grading, or construction is not permitted within the Forest Conservation Easement except as shown on an approved Road Construction Drawing for F-99-45 or the Site Development Plan. Forest Management Practices as described in the Deed of Forest Conservation Easements are Permitted.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-17 and/or approved Water and Sewer Plans Contract #24-3639-D.

SUBDIVISION NAME			SECTION/AREA	LOTS/PARCELS	
AUTUMN VIEW			THREE	79-101, 107-109, 125-133 & 147	
PLAT NO. 13891/13892, 13893/13896 & 13897	BLOCK NO. 3	ZONE R-ED	TAX MAP NO. 31	ELECTION DIST. 2ND	CENSUS TRACT 6027
WATER CODE E-18			SEWER CODE 7602000		

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147 AUTUMN VIEW SECTION 3 TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN BLP		DRAWING 1 of 6
CHECKED JME		JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

STATE OF MARYLAND — G. NELSON CLARK — No. 7168 — PROFESSIONAL ENGINEER
12-15-99

2" Tar and Chip	
6" Crusher Run	

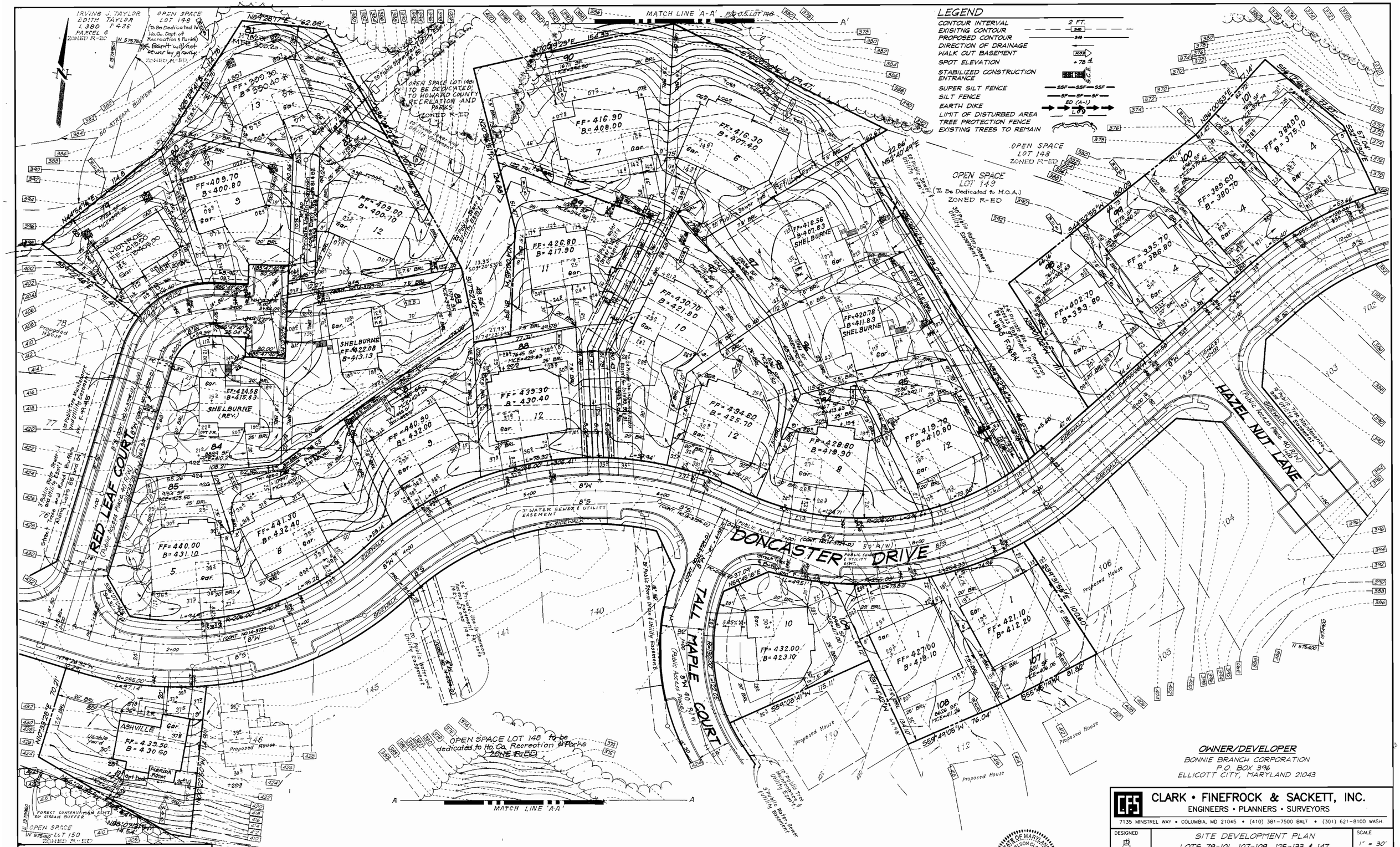
PAVING SECTION FOR USE-IN-COMMON DRIVEWAY
Not To Scale

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/00
DIRECTOR	DATE 1/12/00

SDP 00-26


LEGEND
CONTOUR INTERVAL 2 FT.
EXISITNG CONTOUR
PROPOSED CONTOUR
DIRECTION OF DRAINAGE
WALK OUT BASEMENT
SPOT ELEVATION
STABILIZED CONSTRUCTION ENTRANCE
SUPER SILT FENCE
SILT FENCE
EARTH DIKE
LIMIT OF DISTURBED AREA
TREE PROTECTION FENCE
EXISTING TREES TO REMAIN
MATCH LINE 'A-A'
RED LEAF COURT
DONCASTER DRIVE
TALL MAPLE COURT
HAZEL NUT LANE
OPEN SPACE LOT 148 (TO BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS) ZONED R-ED
OPEN SPACE LOT 149 (To Be Dedicated to H.O.A.) ZONED R-ED
OPEN SPACE LOT 150 ZONED R-ED
OPEN SPACE LOT 148 to be dedicated to Ho. Co. Recreation & Parks ZONED R-ED
MONROE
ASHVILLE
SHELBURNE
SHELBURNE (REV.)
Proposed House
DRY WELL CHART
LOT NO. | VOLUME REQUIRED | VOLUME PROVIDED | NO. WELLS | SIZE WELLS
79 | 188.5 cf | 104.04 cf | 2 | 5'x5.7'x3'deep
80 | 204.5 cf | 216 cf | 2 | 6'x6'x3'deep
81 | 198 cf | 198 cf | 2 | 6'x6'x2.75'deep
2 | Rev. Generic Boxes on lots 82,85,88,90,91,92,93,95 & 109 | 7-20-00
1 | Rev. hse. & grd., lot 147, from Monroe to Ashville | 7-19-00
Nº | REVISIONS | DATE
APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT 1/12/00 DATE
DIRECTOR 1/12/00 DATE
STATE OF MARYLAND JAMES NELSON CLARK No. 10000 12-15-99
OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT • (301) 621-8100 WASH.
DESIGNED JM
DRAWN BLP
CHECKED JME
DATE 8-6-99
SITE DEVELOPMENT PLAN
LOTS 79-101, 107-109, 125-133 & 147
AUTUMN VIEW
SECTION 3
TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504
SECOND (2ND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: PULTE HOMES
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
SCALE 1" = 30'
DRAWING 2 of 6
JOB NO. 99-052
FILE NO. 99-052-X

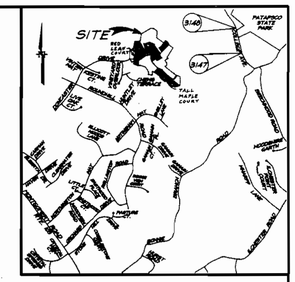
SDP 00-26

Nº	REVISIONS	DATE
1	REVISED GENERIC BOXES 5,6,7,10 & 12, ADDED OPT. MORN. ROOM TO CHAUCER ADD FLORIDA ROOM TO ASHVILLE	7-20-00
2	Rev. opt. Morn. Rm., add opt. Florida Rm. to Chaucer	1-17-01

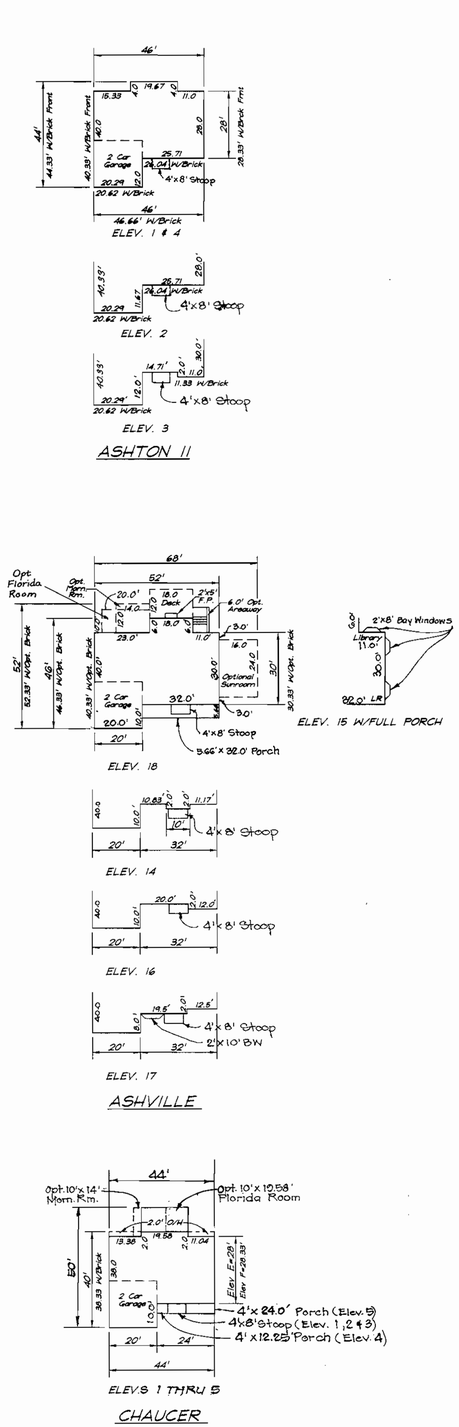
BENCH MARKS

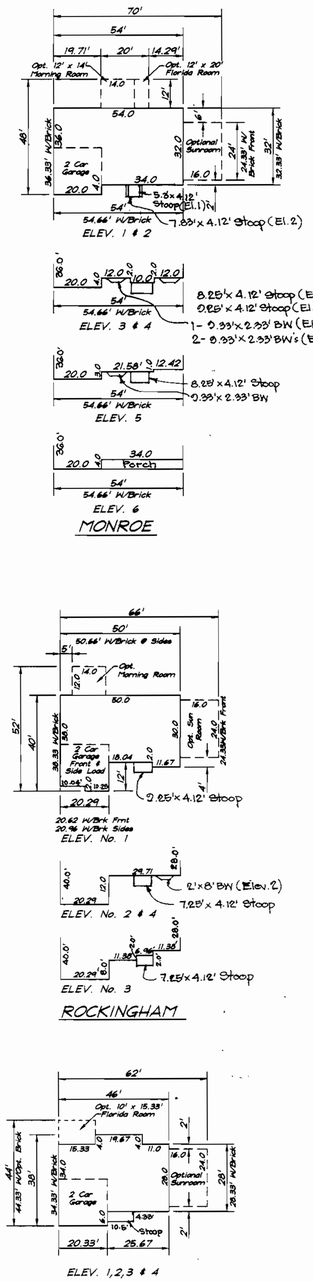
Ho. Co. Monument No. 3147 = N 575598.0794
E 1375801.7684

Ho. Co. Monument No. 3148 = N 576015.4313
E 1375770.4364

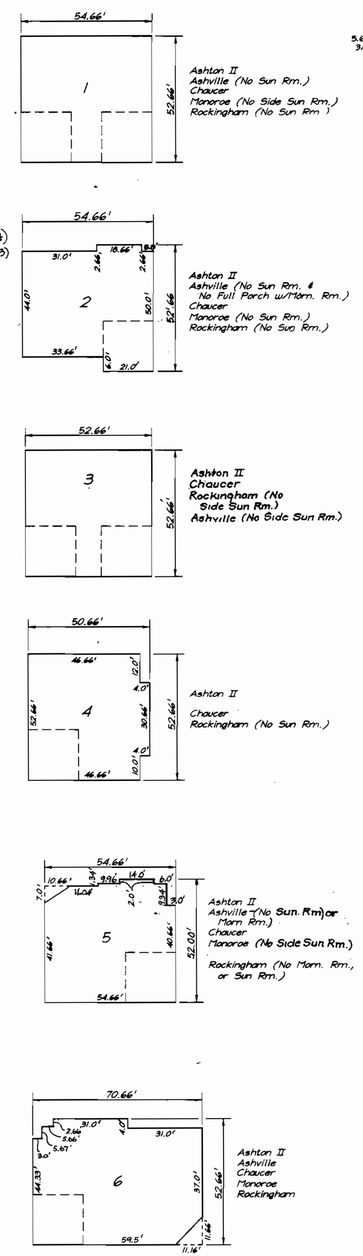


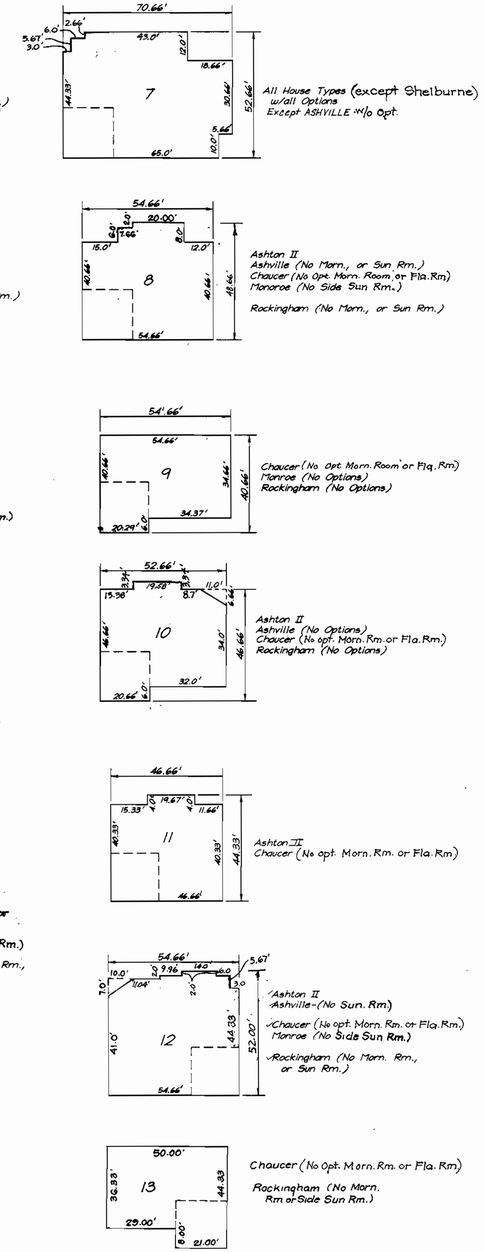
VICINITY MAP
Scale : 1"=2000'





TYPICAL RETAINING WALL
NO SCALE





ADDRESS CHART

LOT NUMBER	STREET ADDRESS	
79	4519	Red Leaf Court
80	4517	Red Leaf Court
81	4521	Red Leaf Court
82	4512	Red Leaf Court
83	4508	Red Leaf Court
84	4504	Red Leaf Court
85	4440	Doncaster Drive
86	4436	Doncaster Drive
87	4432	Doncaster Drive
88	4428	Doncaster Drive
89	4424	Doncaster Drive
90	4420	Doncaster Drive
91	4416	Doncaster Drive
92	4412	Doncaster Drive
93	4408	Doncaster Drive
94	4404	Doncaster Drive
95	4400	Doncaster Drive
96	4396	Doncaster Drive
97	4392	Doncaster Drive
98	4388	Doncaster Drive
99	4384	Doncaster Drive
100	4380	Doncaster Drive
101	4376	Doncaster Drive
107	4403	Doncaster Drive
108	4407	Doncaster Drive
109	4401	Tall Maple Court
125	4660	Tall Maple Court
126	4656	Tall Maple Court
127	4652	Tall Maple Court
128	4648	Tall Maple Court
129	4644	Tall Maple Court
130	4640	Tall Maple Court
131	4636	Tall Maple Court
132	4632	Tall Maple Court
133	4628	Tall Maple Court
147	4443	Doncaster Drive

GENERAL NOTES:

1. Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 8.73 ac
3. The total number of lots included in this submission is: 36
4. Improvement to property : Single Family Detached
5. SHC elevations shown are located at the property line.
6. Department of Planning and Zoning reference file numbers are: S- 96-15, S-99-21, P-98-10, F-99-45, W & S Contract #14-3729-D.
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., Inc.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 3147 and 3148.
12. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
15. In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows or chimneys not more than 6 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
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17. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width - 12 feet (14 feet serving more than one residence).
    b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
    c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
    d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
    e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    f) Structure clearances - minimum 12 feet.
    g) Maintenance - Sufficient to insure all weather use.
18. All grading and limits of disturbance are in accordance with the approved road drawings F-00-49.
19. Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-00-49. Landscape surety has been made a part of the Developer's Agreement.
20. The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation act. Clearing, Grading, or construction is not permitted within the Forest Conservation Easement except as shown on an approved Road Construction Drawing for F-99-45 or the Site Development Plan. Forest Management Practices as described in the Deed of Forest Conservation Easements are Permitted.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-17 and/or approved Water and Sewer Plans Contract #24-3639-D.

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

	2" Tar and Chip
	6" Crusher Run

PAVING SECTION FOR USE-IN-COMMON DRIVEWAY
Not To Scale

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

STATE OF MARYLAND
G. NELSON CLARK
No. 4568
12-15-99

APPROVED: DEPARTMENT OF PLANNING & ZONING

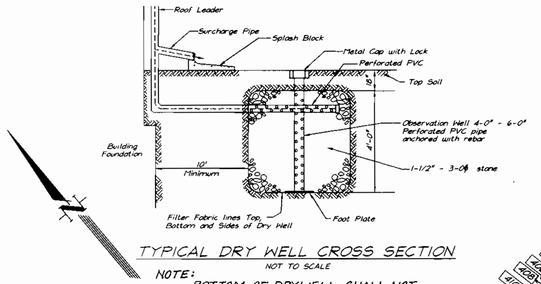
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/00
DIRECTOR	DATE 1/12/00

SUBDIVISION NAME: AUTUMN VIEW			SECTION/AREA: THREE	LOTS/PARCELS: 79-101, 107-109, 125-133 & 147	
PLAT NO. 13691, 13692, 13893, 13896 & 13897	BLOCK NO. 3	ZONE R-ED	TAX MAP NO. 31	ELECTION DIST. 2ND	CENSUS TRACT 6027
WATER CODE E-18			SEWER CODE 7602000		

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3	DRAWING 1 of 6
CHECKED JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SDP 00-26



TYPICAL DRY WELL CROSS SECTION

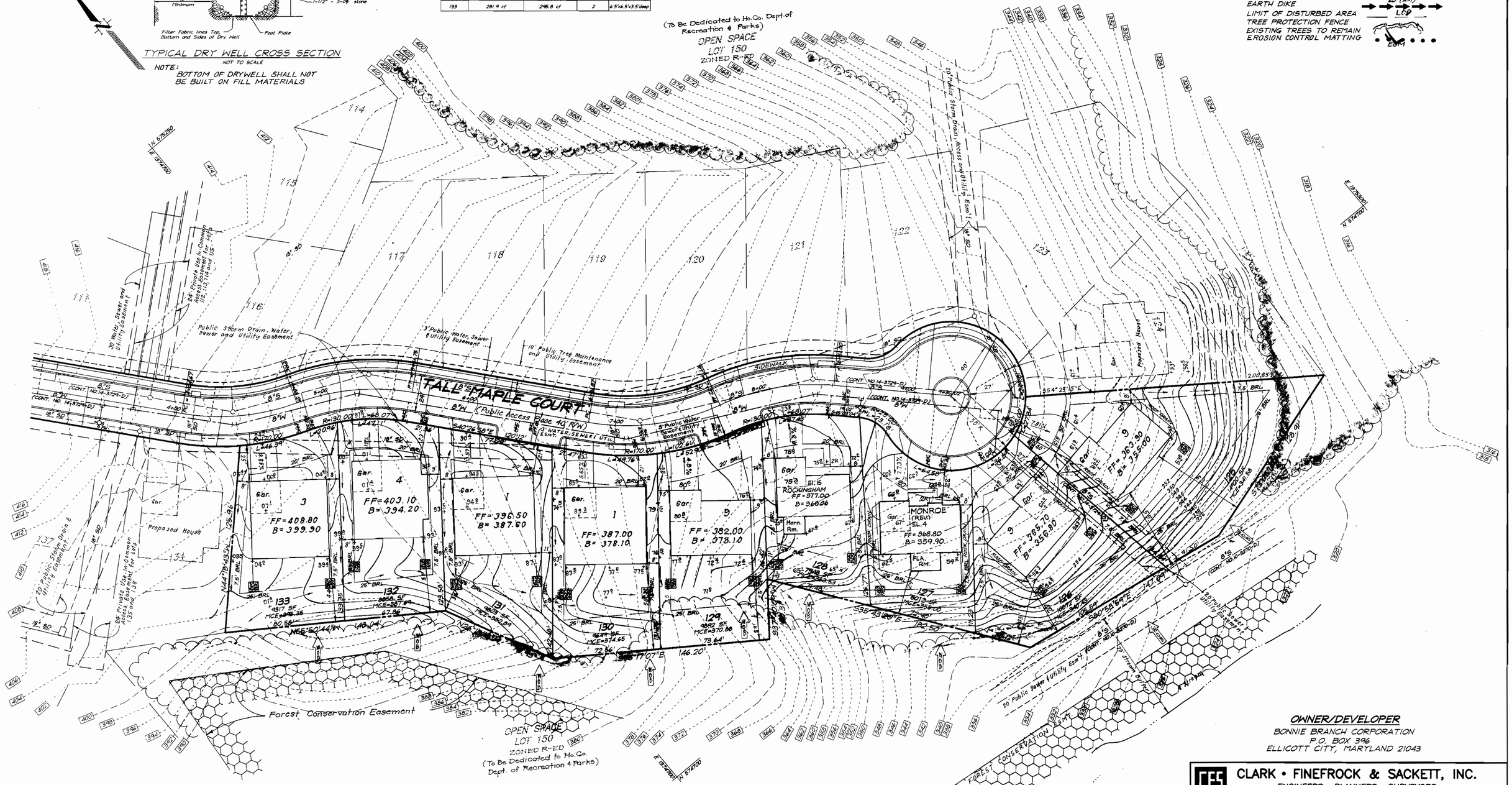
NOT TO SCALE

NOTE: BOTTOM OF DRYWELL SHALL NOT BE BUILT ON FILL MATERIALS

DRY WELL CHART				
LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
125	209.5 cf	216 cf	2	6'x6'x3'deep
126	209.5 cf	216 cf	2	6'x6'x3'deep
127	264 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
128	261.6 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
129	209.5 cf	216 cf	2	6'x6'x3'deep
130	292.7 cf	294 cf	2	7'x7'x3'deep
131	292.7 cf	294 cf	2	7'x7'x3'deep
132	261.6 cf	274.6 cf	2	6.5'x6.5'x3.25'deep
133	281.9 cf	296.8 cf	2	6.5'x6.5'x3.5'deep

LEGEND

CONTOUR INTERVAL	2 FT.
EXISITNG CONTOUR	348
PROPOSED CONTOUR	348
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	W.O.B.
SPOT ELEVATION	+78
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.
SUPER SILT FENCE	SSF
SILT FENCE	SF
EARTH DIKE	ED (A-1)
LIMIT OF DISTURBED AREA	LOD
TREE PROTECTION FENCE	
EXISTING TREES TO REMAIN	
EROSION CONTROL MATTING	ECM



OWNER/DEVELOPER

BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

STATE OF MARYLAND
G. NELSON CLARK
No. 7
12-15-99

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 1/6/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 1/10/00
DIRECTOR	DATE 1/12/00

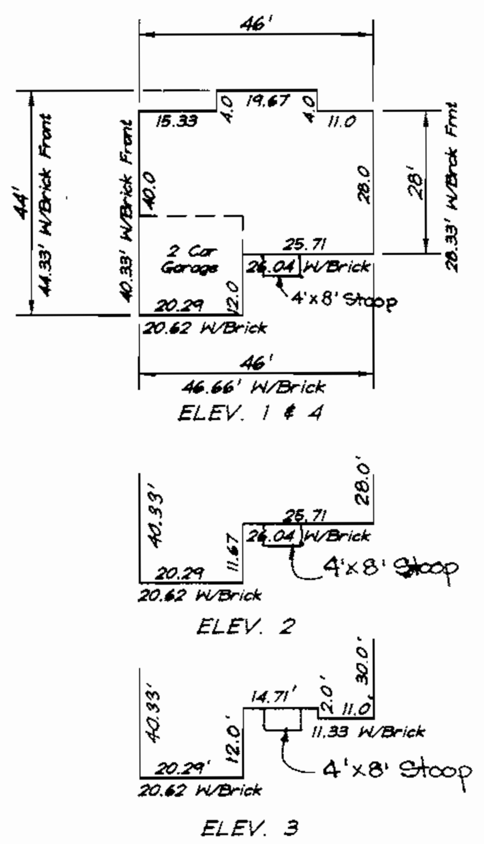
Nº:	REVISIONS	DATE
2	Rev. hse. & grd. lot 128 from 4 box to Rockingham. El.15	3-6-01
1	Rev. hse. & grd. lot 127 from 2 box to Monroe (Rev.)	2-27-01

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	**AUTUMN VIEW** SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 3 of 6
CHECKED JME		JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SDP 00-26

Nº	REVISIONS	DATE
1	REVISED GENERIC BOXES 5,6,7,10 & 12, ADDED OPT. MORN. ROOM TO CHAUCER ADD FLORIDA ROOM TO ASHVILLE	7-20-00
2	Rev. opt. Morn. Rm., add opt. Florida Rm. to Chaucer	1-17-01
3	Rev. Rockingham Hse. Typ.	3-27-01



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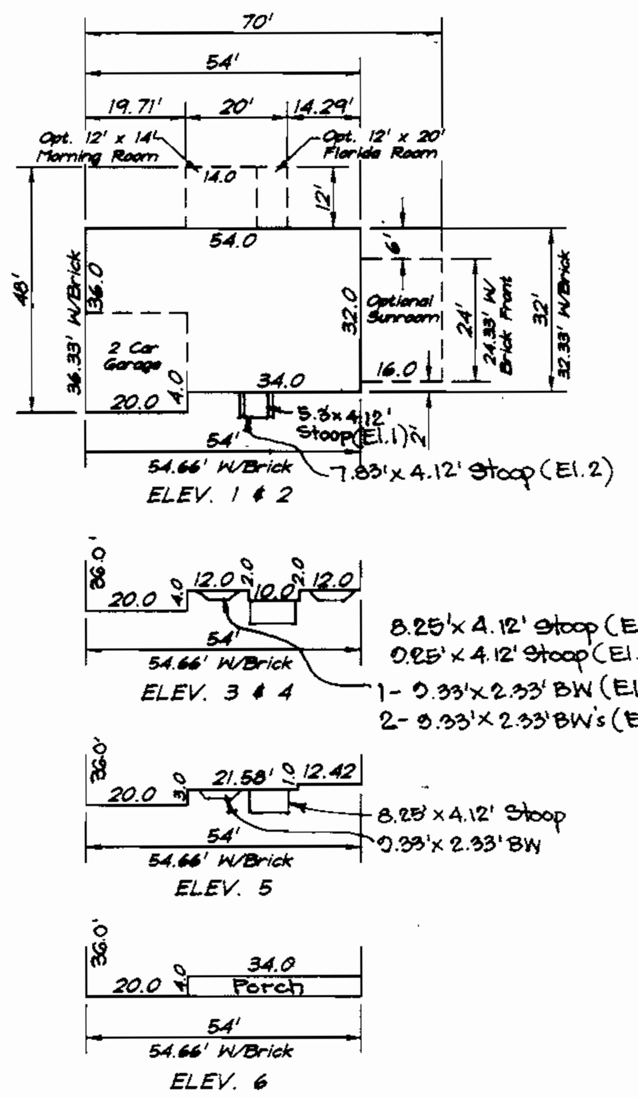
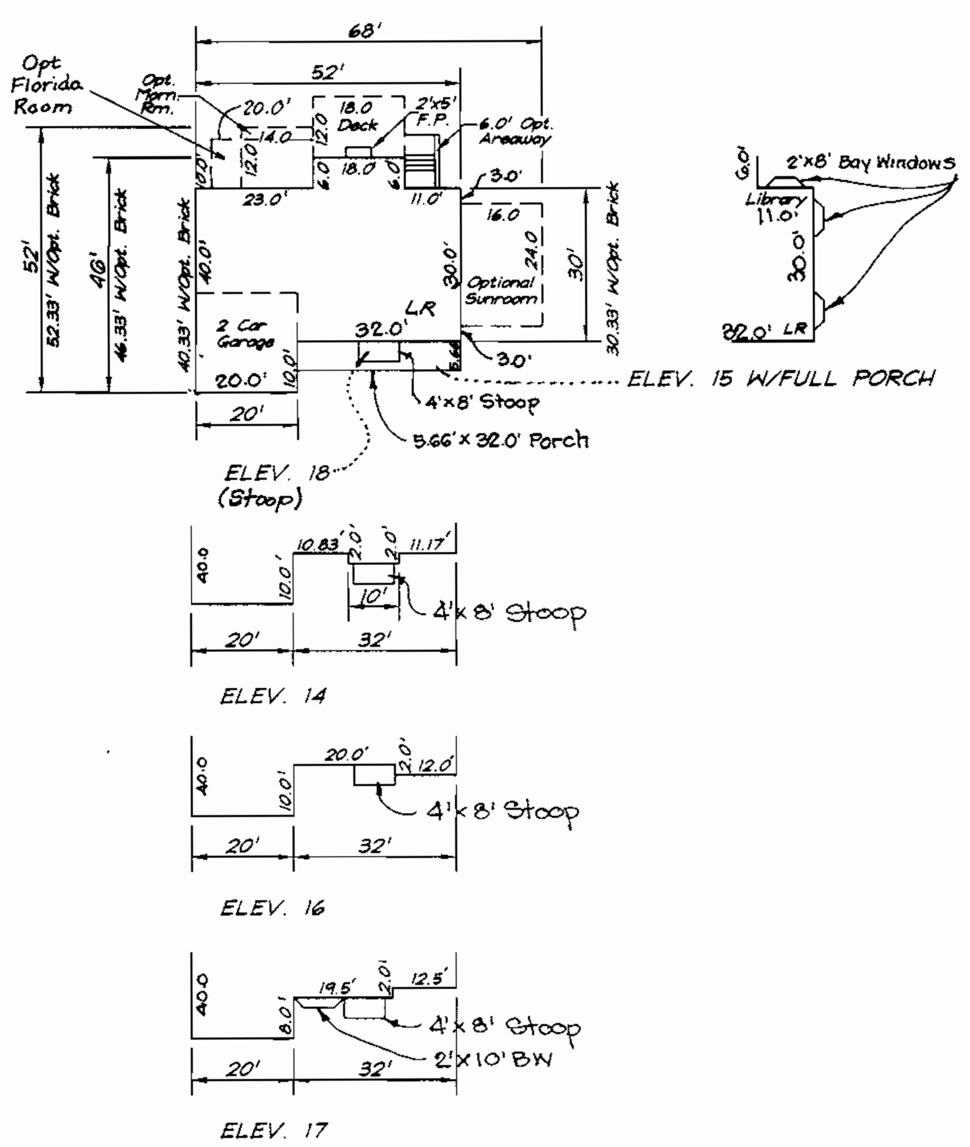
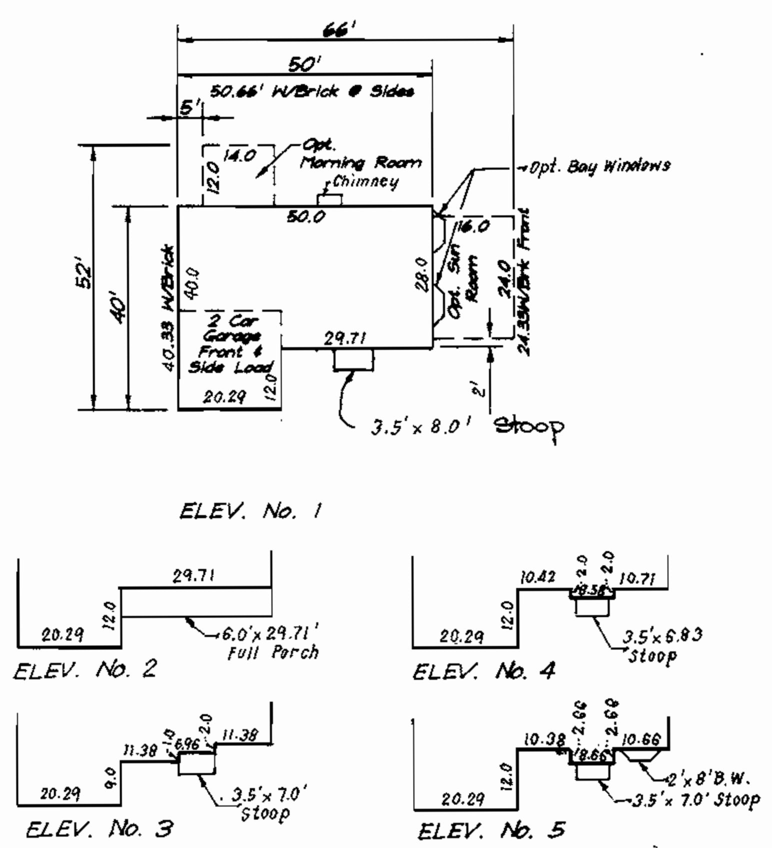


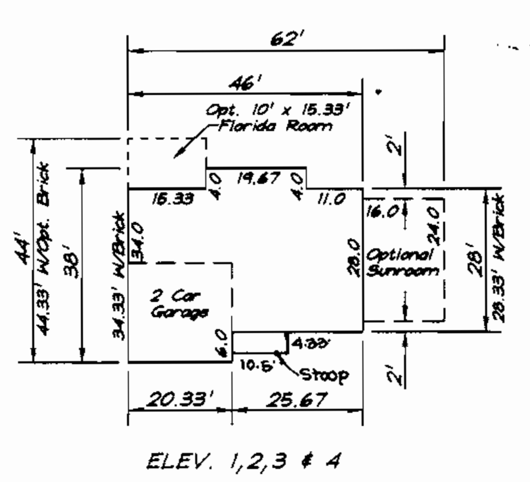
MONROE



ASHVILLE

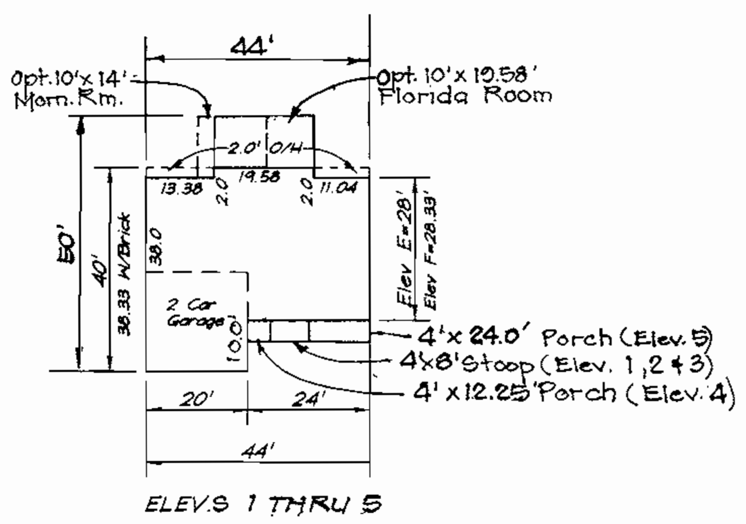


ROCKINGHAM

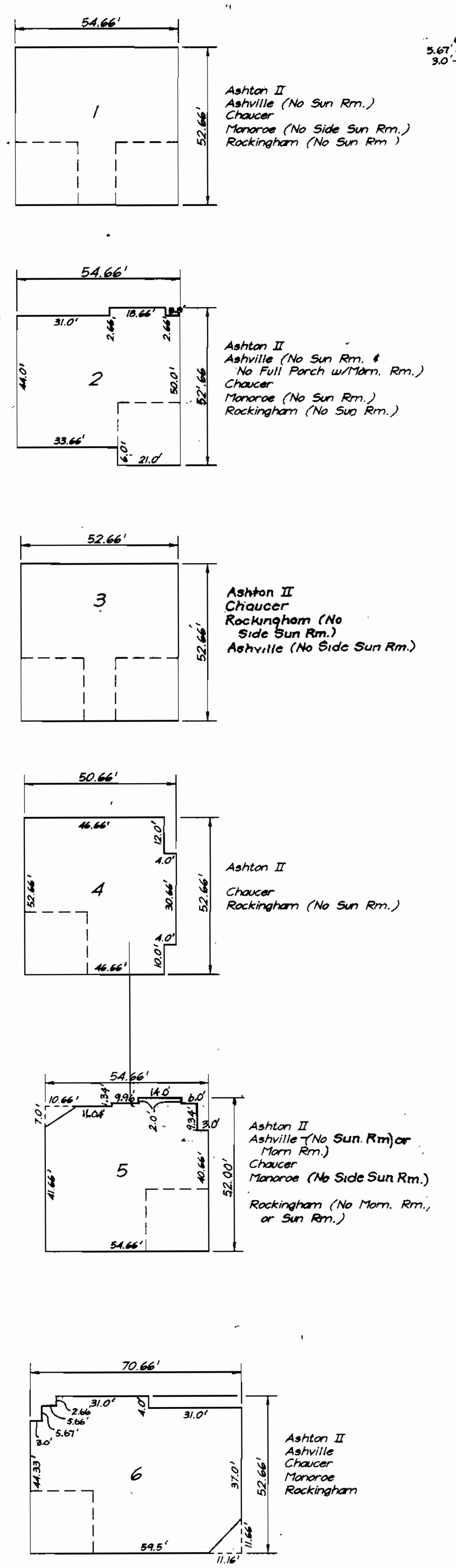


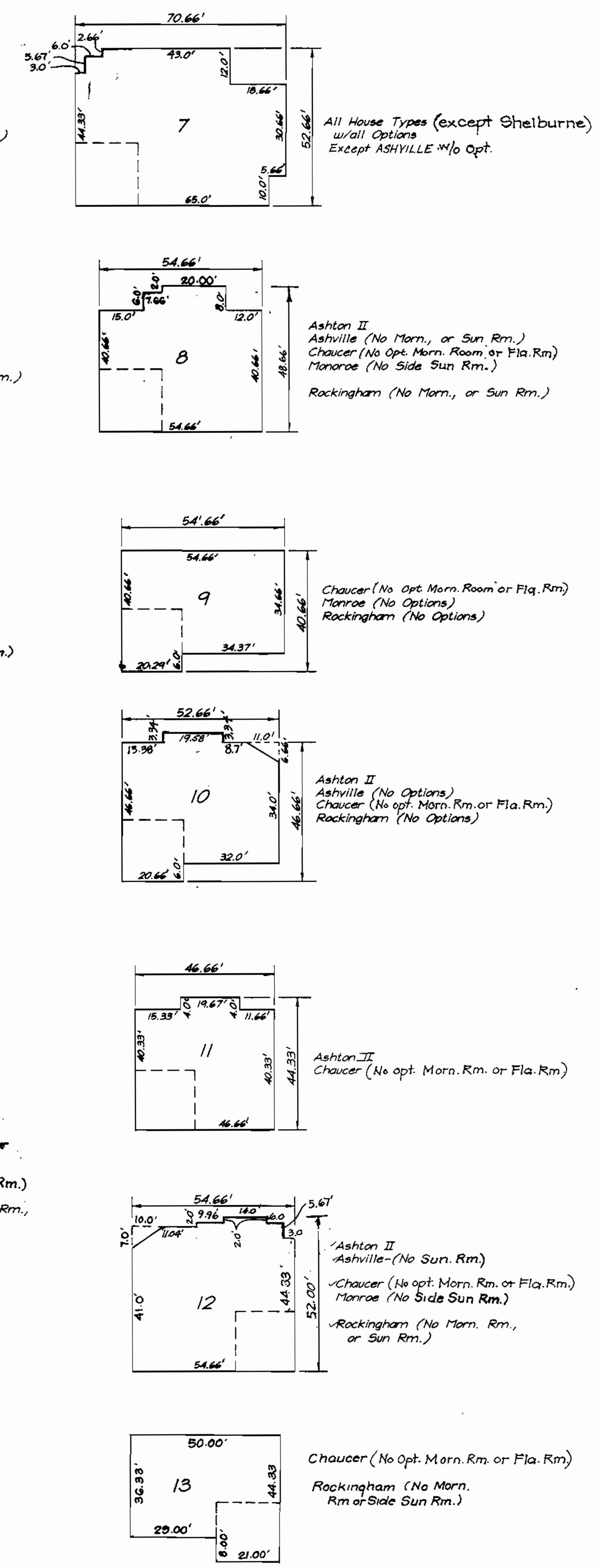
SHELBURNE

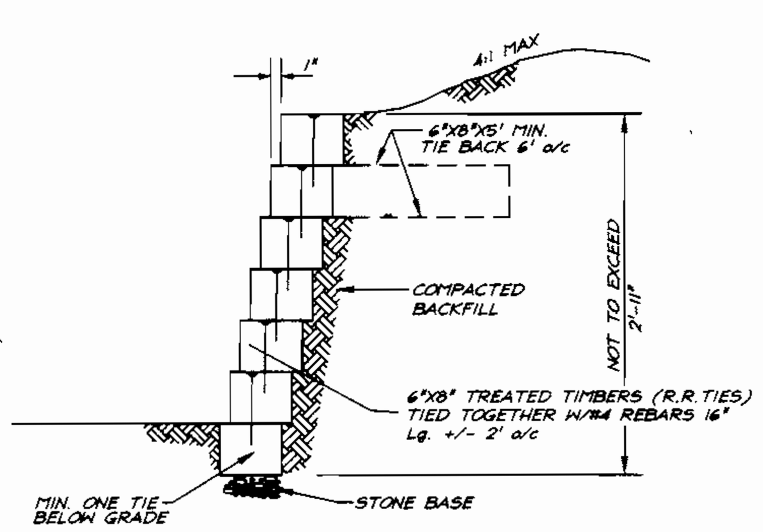
LOTS 83,84,96 & 97 ONLY



CHAUCER

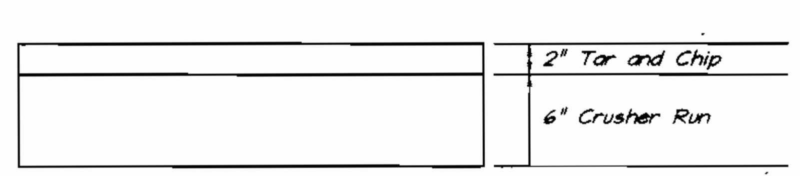






TYPICAL RETAINING WALL

NO SCALE



PAVING SECTION FOR USE-IN-COMMON DRIVEWAY

Not To Scale

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	1/10/00 DATE
DIRECTOR	1/12/00 DATE

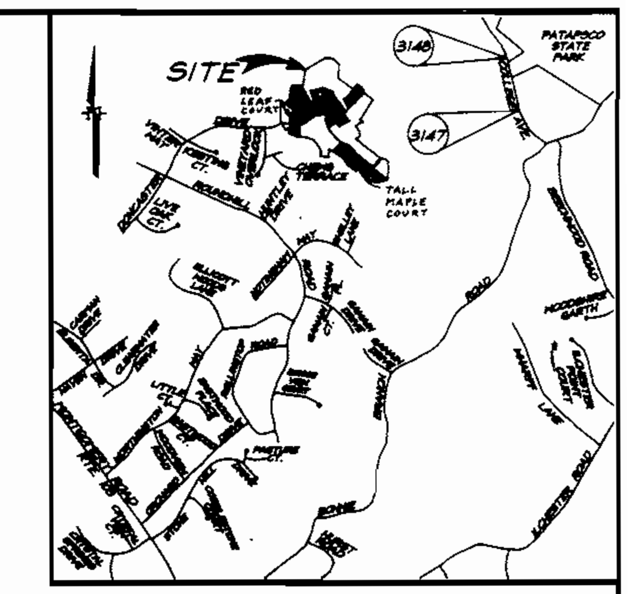
OWNER/DEVELOPER

BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

BENCH MARKS

Ho. Co. Monument No. 3147 = N 575598.0794 E 1375801.7684

Ho. Co. Monument No. 3148 = N 576015.4313 E 1375770.4364



VICINITY MAP
Scale : 1"=2000'

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
79	4513 Red Leaf Court
80	4517 Red Leaf Court
81	4521 Red Leaf Court
82	4512 Red Leaf Court
83	4508 Red Leaf Court
84	4504 Red Leaf Court
85	4440 Doncaster Drive
86	4436 Doncaster Drive
87	4432 Doncaster Drive
88	4428 Doncaster Drive
89	4424 Doncaster Drive
90	4420 Doncaster Drive
91	4416 Doncaster Drive
92	4412 Doncaster Drive
93	4408 Doncaster Drive
94	4404 Doncaster Drive
95	4400 Doncaster Drive
96	4396 Doncaster Drive
97	4392 Doncaster Drive
98	4388 Doncaster Drive
99	4384 Doncaster Drive
100	4380 Doncaster Drive
101	4376 Doncaster Drive
107	4403 Doncaster Drive
108	4407 Doncaster Drive
109	4601 Tall Maple Court
125	4660 Tall Maple Court
126	4656 Tall Maple Court
127	4652 Tall Maple Court
128	4648 Tall Maple Court
129	4644 Tall Maple Court
130	4640 Tall Maple Court
131	4636 Tall Maple Court
132	4632 Tall Maple Court
133	4628 Tall Maple Court
147	4443 Doncaster Drive

GENERAL NOTES:

1. Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 8.73 ac
3. The total number of lots included in this submission is: 36
4. Improvement to property : Single Family Detached
5. SHC elevvations shown are located at the property line.
6. Department of Planning and Zoning reference file numbers are: S- 96-15, S-99-01, P-98-10, F-99-45, W & S Contract #14-3729-D.
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., Inc.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 3147 and 3148.
12. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
15. In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows or chimneys not more than 16' feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
16. Stormwater Management is provided per: F-99-45.(On-site Extended Detention, privately owned & privately maintained).
17. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width - 12 feet (14 feet serving more than one residence).
    b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
    c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
    d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
    e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    f) Structure clearances - minimum 12 feet.
    g) Maintenance - Sufficient to insure all weather use.
18. All grading and limits of disturbance are in accordance with the approved road drawings F-99-45.
19. Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape surety has been made a part of the Developers Agreement.
20. The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation act. Clearing, Grading, or construction is not permitted within the Forest Conservation Easement; except as shown on an approved Road Construction Drawing for F99-45 or the Site Development Plan. Forest Management Practices as described in the Deed of Forest Conservation Easements are Permitted.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-17 and/or approved Water and Sewer Plans Contract #24-3639-D.

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

STATE OF MARYLAND G. NELSON CLARK No. 139 REGISTERED PROFESSIONAL ENGINEER
12-15-99

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	79-101, 107-109, 125-133 & 147

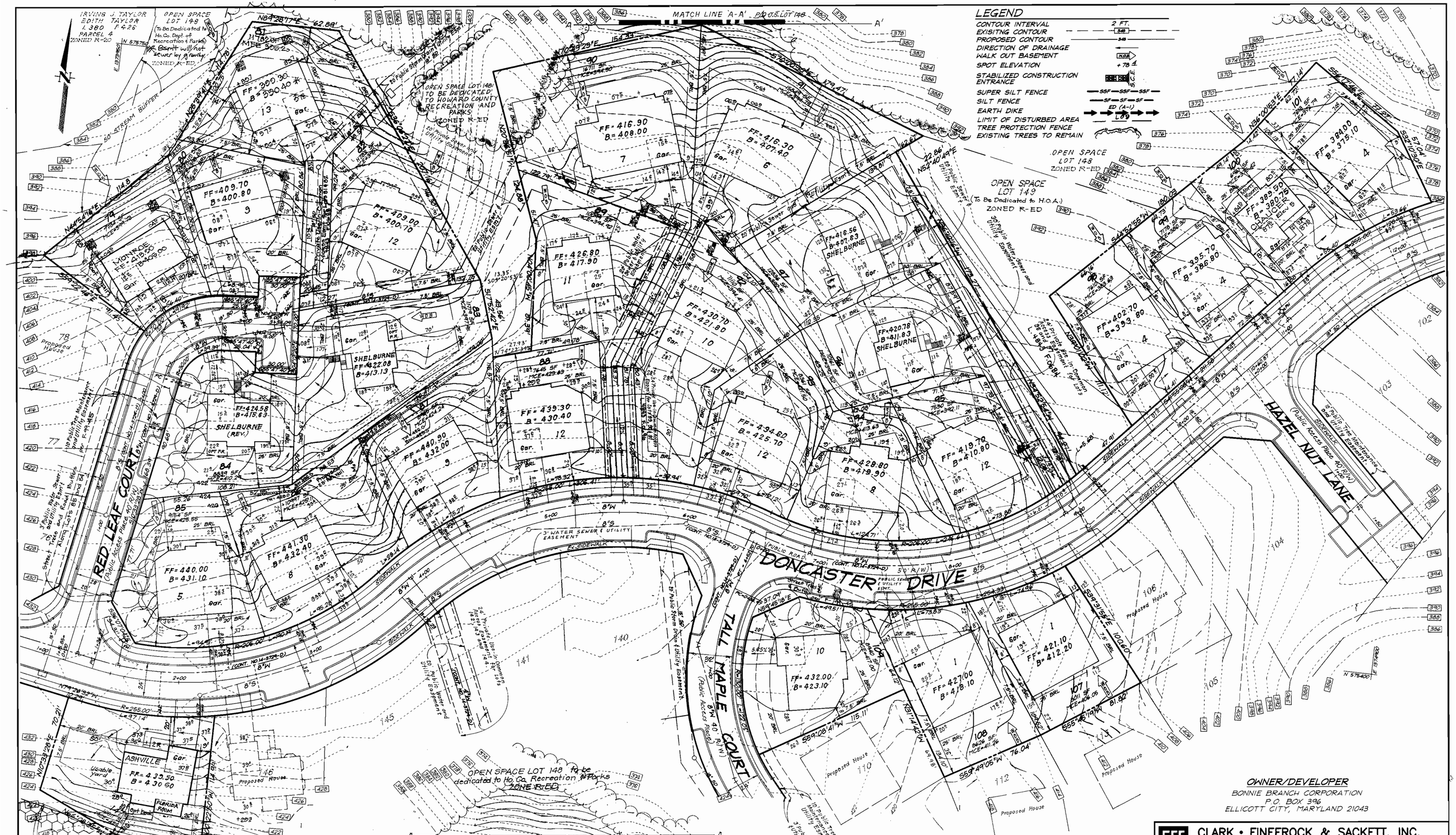
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
13891 13892, 13893 13896 & 13897	3	R-ED	31	2ND	6027

WATER CODE	SEWER CODE
E-18	7602000

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	**AUTUMN VIEW** SECTION 3	DRAWING 1 of 6
CHECKED JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

SDP 00-26



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3 TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 2 of 6
CHECKED JME		JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

STATE OF MARYLAND G. NELSON CLARK 12-15-99

APPROVED: DEPARTMENT OF PLANNING & ZONING

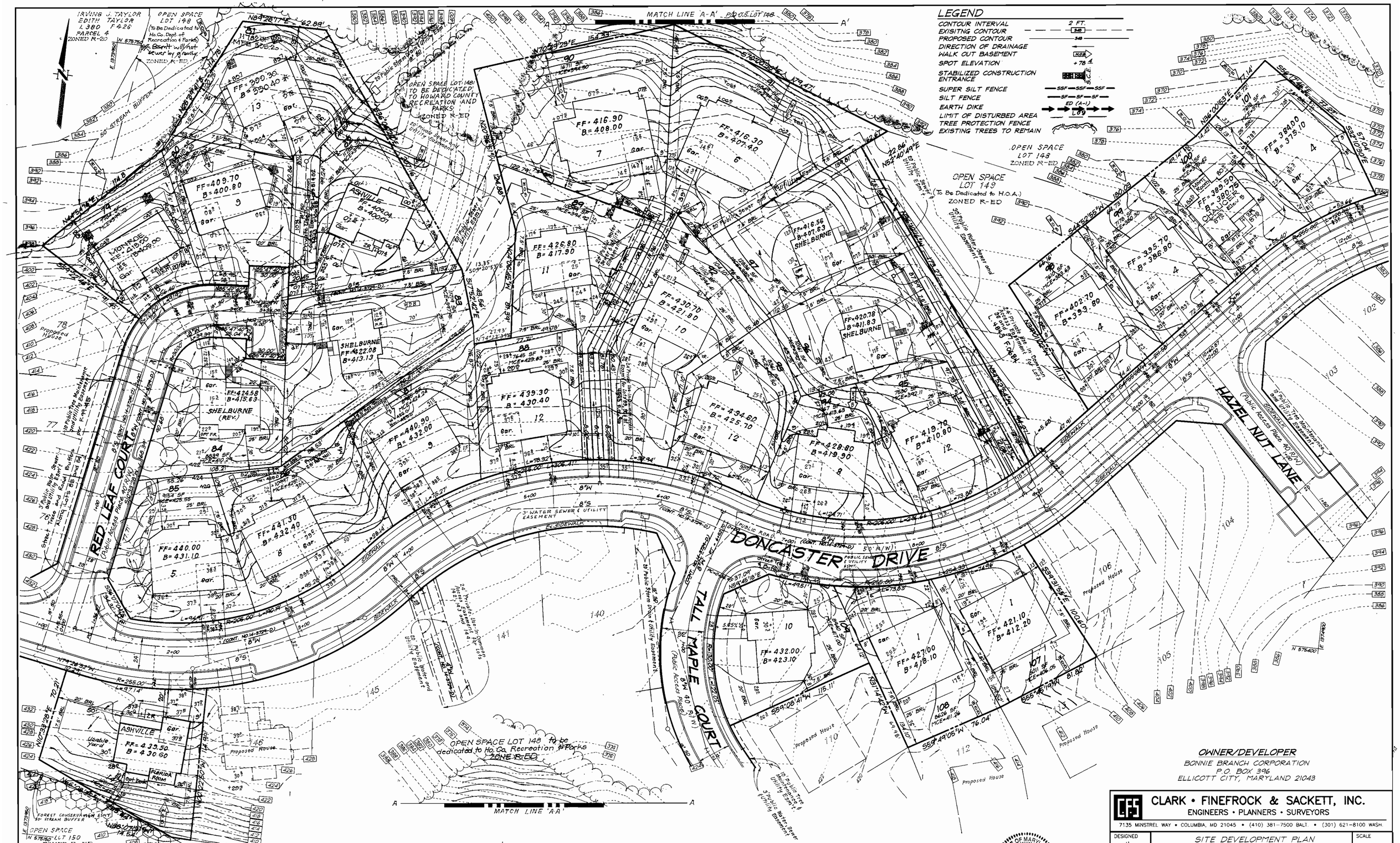
CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	1/10/00 DATE
DIRECTOR	1/12/00 DATE

DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
79	188.5 cf	194.04 cf	2	5.7'x5.7'x3'deep
80	204.5 cf	216 cf	2	6'x6'x3'deep
81	198 cf	198 cf	2	6'x6'x2.75'deep

No.	REVISIONS	DATE
3	Rev. hse. & grd. lot 100 from 4 Box to Chaucer	1-17-01
2	Rev. Generic Boxes on lots 82, 85, 88, 90, 91, 92, 93, 95 & 109	7-20-00
1	Rev. hse. & grd., lot 147, from Monroe to Ashville	7-19-00

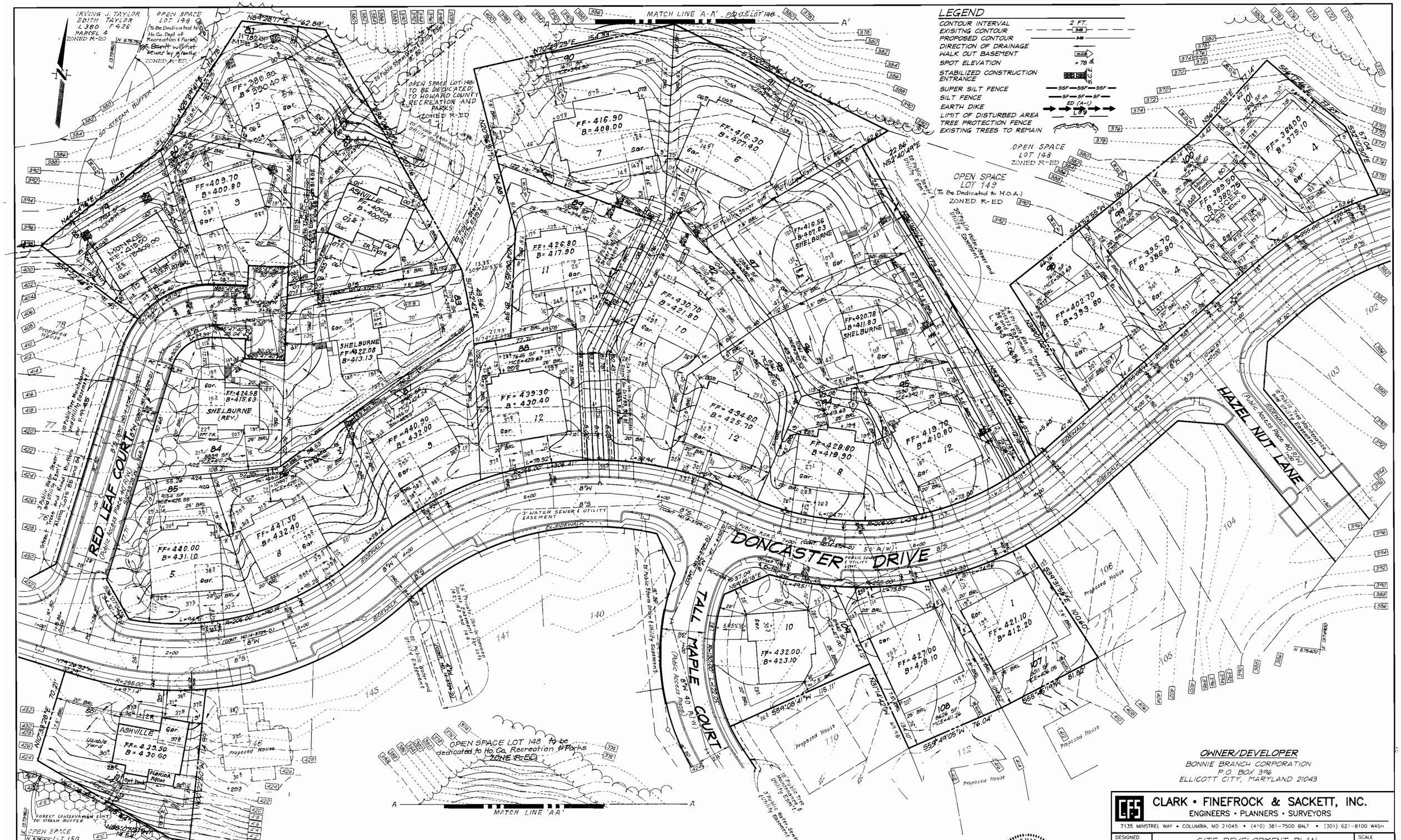
SDP 00-26



DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
79	188.5 cf	104.04 cf	2	5'x5'x3'deep
80	204.5 cf	216 cf	2	6'x6'x3'deep
81	198 cf	198 cf	2	6'x6'x2.75'deep

No.	REVISIONS	DATE
4	Rev. hse. & grd. lot 82 to show existing conditions	11-29-01
3	Rev. hse. & grd. lot 100 from 4 Box to Chaucer	1-17-01
2	Rev. Generic Boxes on lots 82, 85, 88, 90, 91, 92, 93, 95 & 109	7-20-00
1	Rev. hse. & grd., lot 147, from Monroe to Ashville	7-19-00



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DESIGNED	SITE DEVELOPMENT PLAN LOTS 79-101, 107-109, 125-133 & 147	SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 2 of 6
CHECKED JME		JOB NO. 99-052
DATE 8-6-99	FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227	FILE NO. 99-052-X

STATE OF MARYLAND G. NELSON CLARK
12-15-99

Nº	REVISIONS	DATE
5	Rev. Grd. lot 81 to show As-Built Conditions	12-14-01
4	Rev. hse. & grd. lot 82 to show existing conditions	11-29-01
3	Rev. hse. & grd. lot 100 from 4 Box to Chaucer	1-17-01
2	Rev. Generic Boxes on lots 82, 85, 88, 90, 91, 92, 93, 95 & 109	7-20-00
1	Rev. hse. & grd., lot 147, from Monroe to Ashville	7-19-00

DRY WELL CHART

[illegible]	188.5 cf	104.04 cf	5'x7'x5'x3' deep
[illegible]	[illegible]	[illegible]	[illegible] deep
[illegible]	[illegible]	[illegible]	[illegible] deep

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	1/10/00 DATE
DIRECTOR	1/12/00 DATE

SDP 00-26