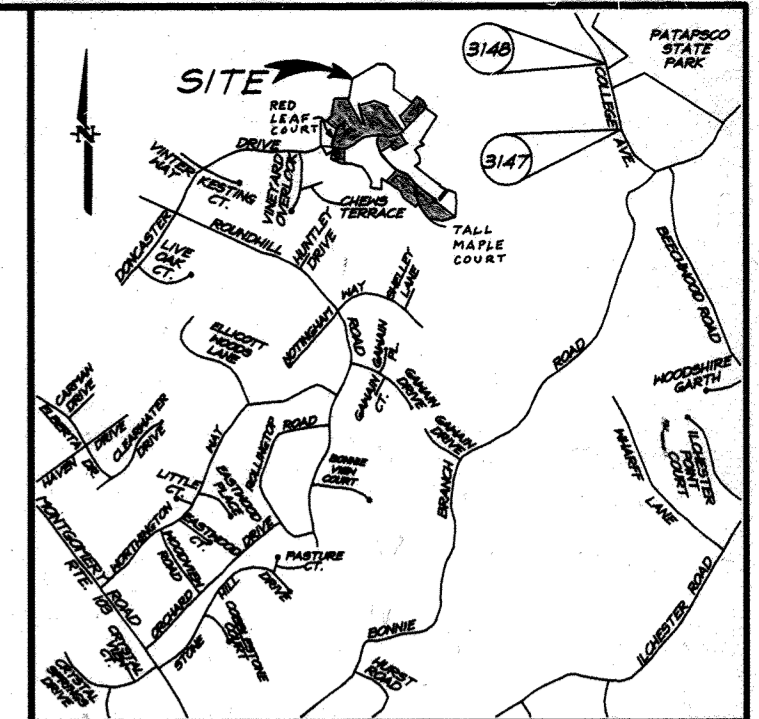


NO	REVISIONS	DATE
1	REVISED GENERIC BOXES 5, 6, 7, 10 & 12, ADDED OPT. MORN. ROOM TO CHAUCER ADD FLORIDA ROOM TO ASHVILLE	7-20-00
2	Rev. opt. Morn. Rm., add opt. Florida Rm. to Chaucer	1-17-01
3	Rev. Rockingham Hse. Typ.	3-27-01

**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	4522 Red Leaf Court
83	4508 Red Leaf Court
84	4504 Red Leaf Court
85	4440 Dencaster Drive
86	4436 Dencaster Drive
87	4432 Dencaster Drive
88	4428 Dencaster Drive
89	4424 Dencaster Drive
90	4420 Dencaster Drive
91	4416 Dencaster Drive
92	4412 Dencaster Drive
93	4408 Dencaster Drive
94	4404 Dencaster Drive
95	4400 Dencaster Drive
96	4396 Dencaster Drive
97	4392 Dencaster Drive
98	4388 Dencaster Drive
99	4384 Dencaster Drive
100	4380 Dencaster Drive
101	4376 Dencaster Drive
102	4403 Dencaster Drive
103	4407 Dencaster Drive
104	4601 Tall Maple Court
105	4600 Tall Maple Court
106	4656 Tall Maple Court
107	4652 Tall Maple Court
108	4644 Tall Maple Court
109	4640 Tall Maple Court
110	4636 Tall Maple Court
111	4632 Tall Maple Court
112	4628 Tall Maple Court
113	4624 Tall Maple Court
114	4443 Dencaster Drive

**GENERAL NOTES:**

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.73 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: S-96-15, S-99-01, F-98-10, F-99-45, W & S Contract #14-3729-D.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-99-45 prepared by Milderberg, Boender & Assoc., Inc.
- 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.
- 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.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
- 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.
- Stormwater Management is provided per: F-99-45 (On-site Extended Detention, privately owned & privately maintained).
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (14 feet serving more than one residence).
  - Surface - 6 inches of compacted crusher run base with tar and chip coating.
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H2S loading).
  - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- All grading and limits of disturbance are in accordance with the approved road drawings F-99-45. Landscape survey has been made a part of the Developers Agreement.
- Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape survey has been made a part of the Developers Agreement.
- The Forest Conservation Easements have been established to fulfill the requirements of section 16.12.00 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:**

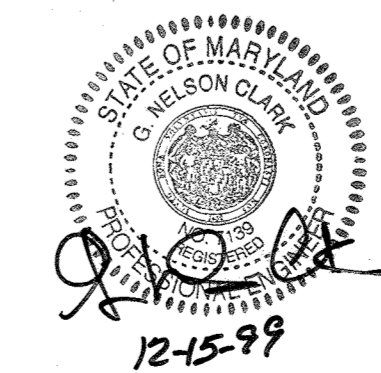
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-99-17 and/or approved Water and Sewer Plans Contract #24-3639-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	79-101, 107-109, 125-133 & 147
PLAT NO. 13891	BLOCK NO.	ZONE
13892, 13893	3	R-ED
13896 & 13897		
WATER CODE	SEWER CODE	
E-18	7602000	

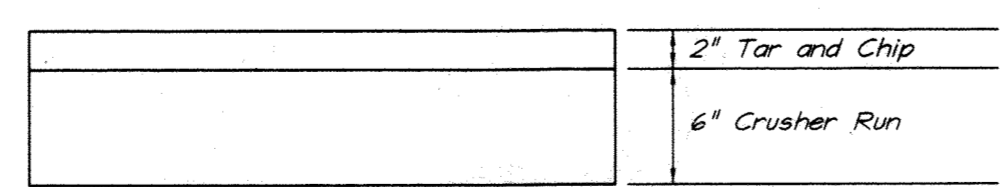
**CLARK • FINEPROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

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

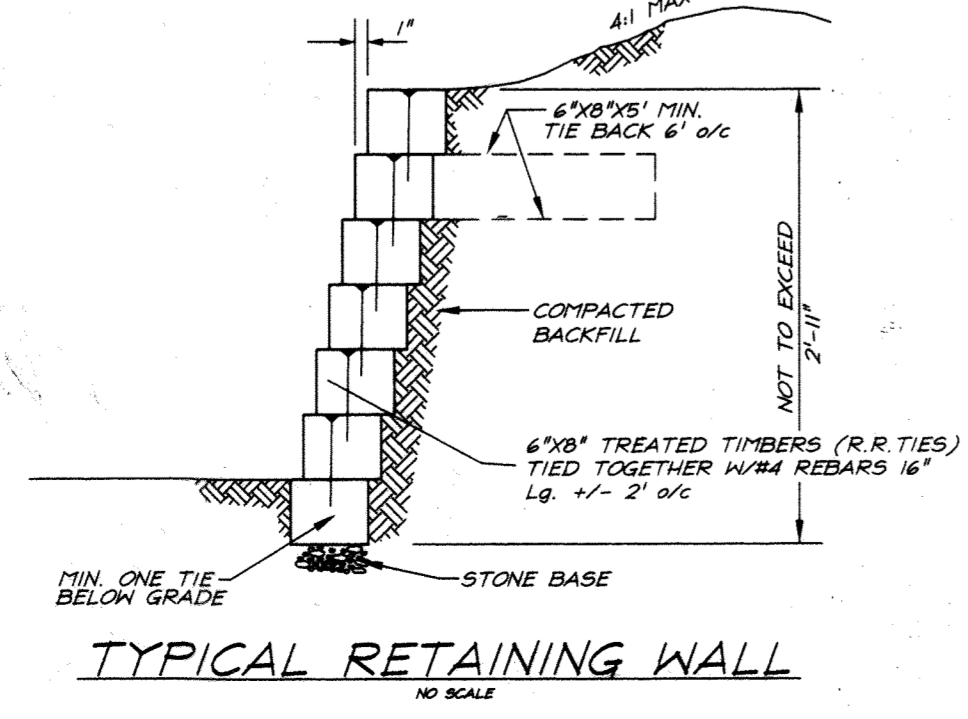
SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 OF 6



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



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



TYPICAL RETAINING WALL  
NO SCALE

**ASHTON II**  
ELEV. 1 & 4  
ELEV. 2  
ELEV. 3  
ELEV. 5  
ELEV. 6  
ELEV. 15 W/FULL PORCH  
ELEV. 18 (Stoop)  
ELEV. 14  
ELEV. 16  
ELEV. 17  
ELEV. 1  
ELEV. No. 2  
ELEV. No. 3  
ELEV. No. 4  
ELEV. No. 5  
ELEV. 1, 2, 3 & 4  
ELEV. 1 THRU 5

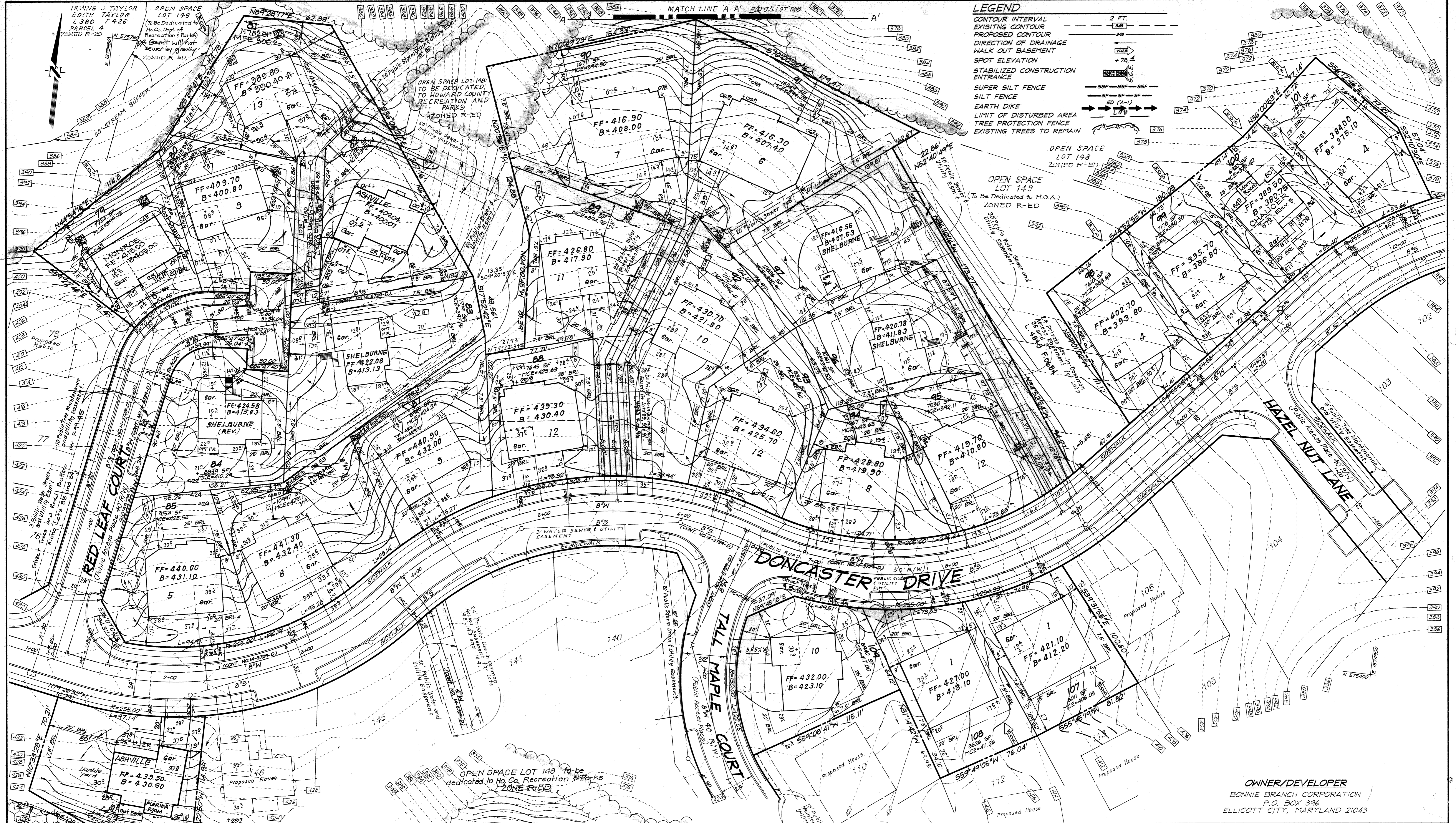
**MONROE**

**ROCKINGHAM**

**SHELburne**  
LOTS 83, 84, 96 & 97 ONLY

**CHAUCER**

APPROVED: DEPARTMENT OF PLANNING & ZONING  
DATE: 1/16/00  
DATE: 1/10/00  
DATE: 1/12/00



**LEGEND**

- CONTOUR INTERVAL 2 FT.
- EXISTING 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

IRVING J. TAYLOR  
EDITH TAYLOR  
L 380 F 426  
PARCEL 4  
ZONED R-ED

OPEN SPACE  
LOT 148  
To Be Dedicated to  
Ho. Co. Dept. of  
Recreation & Parks  
FF=390.40  
B=390.40

ASHVILLE  
FF=409.70  
B=400.80

MONROE  
FF=419.50  
B=409.00

SHEL BURNE (REV.)  
FF=424.58  
B=415.63

ASHVILLE  
FF=409.40  
B=400.7

SHEL BURNE  
FF=422.08  
B=413.13

ASHVILLE  
FF=426.80  
B=417.90

SHEL BURNE  
FF=416.56  
B=407.83

SHEL BURNE  
FF=420.78  
B=411.83

SHEL BURNE  
FF=419.70  
B=410.80

SHEL BURNE  
FF=428.80  
B=419.90

SHEL BURNE  
FF=434.60  
B=425.70

SHEL BURNE  
FF=439.30  
B=430.40

SHEL BURNE  
FF=440.90  
B=432.00

SHEL BURNE  
FF=441.30  
B=432.40

SHEL BURNE  
FF=440.00  
B=431.10

ASHVILLE  
FF=433.50  
B=430.60

FLORIDA ROOM

OPEN SPACE  
LOT 149  
To Be Dedicated to H.O.A.  
ZONED R-ED

OPEN SPACE  
LOT 148  
ZONED R-ED

OPEN SPACE  
LOT 148  
To be  
dedicated to Ho. Co. Recreation & Parks  
ZONED R-ED

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

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

APPROVED, DEPARTMENT OF PLANNING & ZONING  
1/6/00  
DATE

1/16/00  
DATE

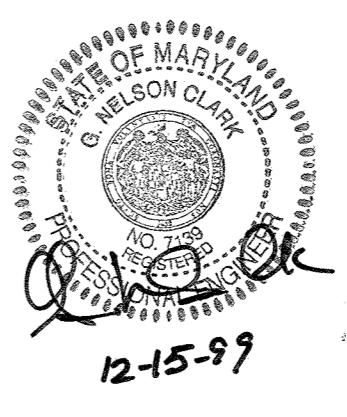
1/12/00  
DATE

**DRY WELL CHART**

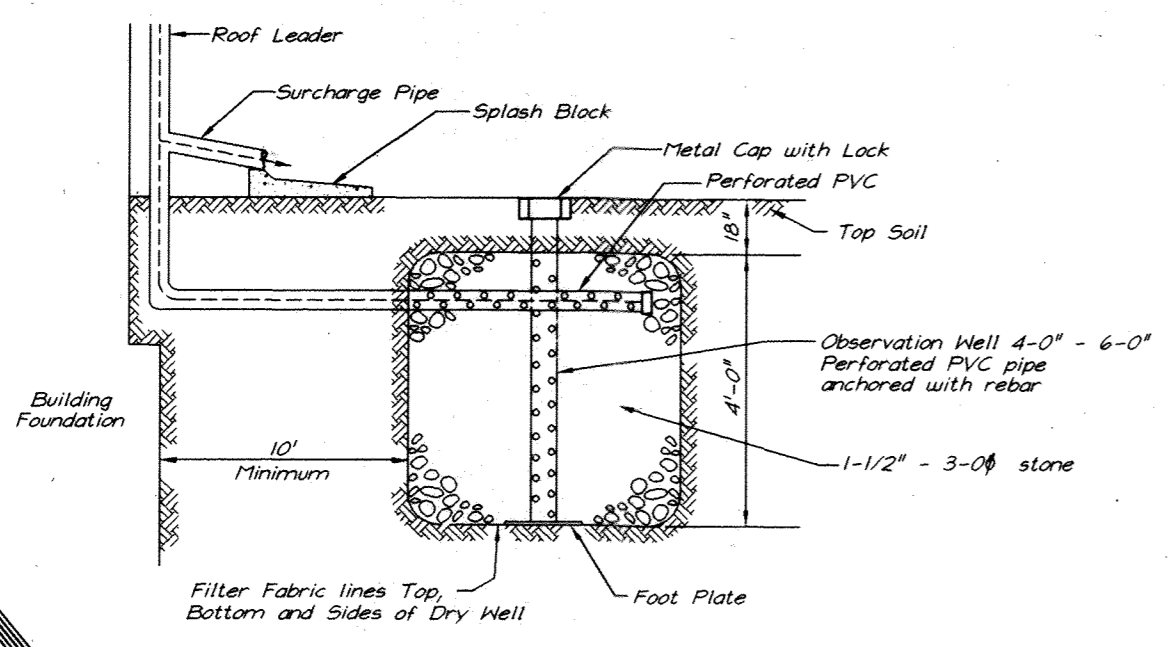
LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
79	188.5 cf	104.04 cf	2	57.5x73.0 deep
80	209.5 cf	216 cf	2	6.0x6.0 deep
81	198 cf	198 cf	2	6.0x6.0 x 75.0 deep

**REVISIONS**

NO.	DESCRIPTION	DATE
5	Rev. grad. lot 81 to show As-Built Conditions	12-14-01
4	Rev. use of grad. lot 82 to show existing conditions	11-29-01
3	Rev. use of grad. 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. hcc of grad., lot 147, from Monroe to Ashville	7-19-00



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



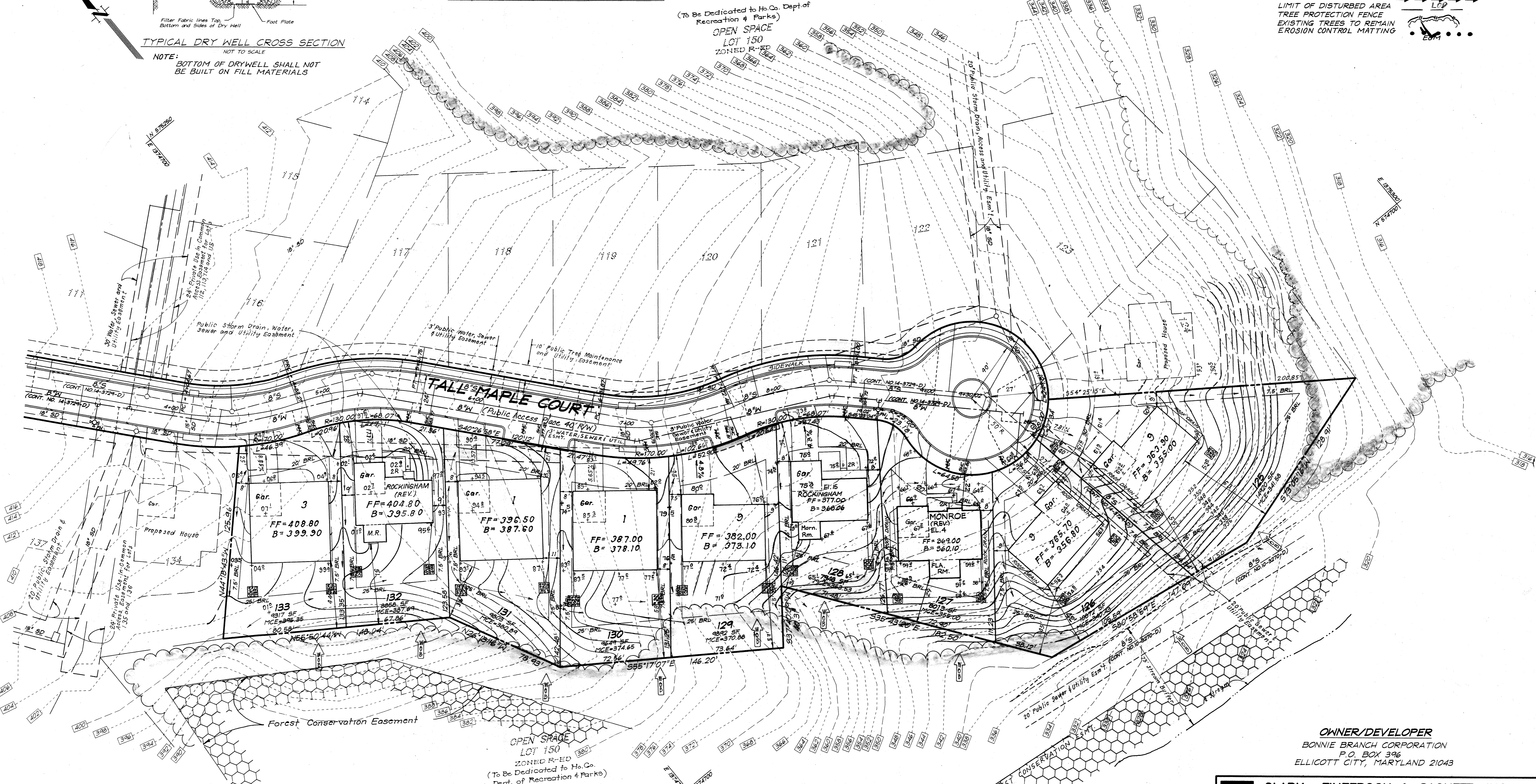
TYPICAL DRY WELL CROSS SECTION  
NOT TO SCALE

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

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.
- EXISTING CONTOUR: ---
- PROPOSED CONTOUR: - - -
- DIRECTION OF DRAINAGE: →
- WALK OUT BASEMENT: [Symbol]
- SPOT ELEVATION: +78.4
- STABILIZED CONSTRUCTION ENTRANCE: [Symbol]
- SUPER SILT FENCE: -SSF-SSF-SSF-
- SILT FENCE: -SF-SF-SF-
- EARTH DIKE: ED (A-1)
- LIMIT OF DISTURBED AREA: LDP
- TREE PROTECTION FENCE: [Symbol]
- EXISTING TREES TO REMAIN: [Symbol]
- EROSION CONTROL MATTING: [Symbol]



**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: [Signature]	SITE DEVELOPMENT PLAN	SCALE: 1" = 30'
DRAWN: BLP	LOTS 79-101, 107-109, 125-133 & 147	DRAWING: 3 of G
CHECKED: JME	<b>AUTUMN VIEW</b>	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	FILE NO.: 99-052-X

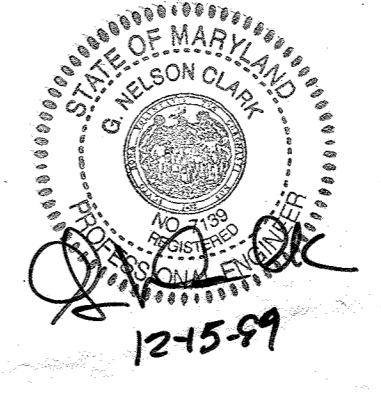
FOR: PULTE HOMES  
 1501 S. Edgewood Street, Suite K  
 Baltimore, Maryland 21227

APPROVED: [Signature]  
 DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1/6/00

[Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 1/10/00

[Signature]  
 DIRECTOR  
 DATE: 1/12/00

No.	REVISIONS	DATE
1	Rev. hse. of grad. lot 127 from 2 box to Monroe (Rev.)	2-27-01
2	Rev. hse. of grad. lot 128 from 4 box to Rockingham. El. 15	3-6-01
3	Rev. hse. of grad. lot 132 to show As-Built Conditions	8-2-01
4	Rev. grad. lot 127 to show As-Built Conditions	9-24-01





APPROVED DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE 11/6/99  
 DATE 11/2/99

Reviewed for **HOWARD** S.C.D. and meets Technical Requirements.  
 Signature: *Cheryl Szymanski*  
 Date: *11/1/99*  
 U.S. Natural Resources Conservation Service  
 This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District  
 Signature: *J.P. Robertson*  
 Date: *11/2/99*

**DRY WELL CHART**

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
79	163 cf	161.5 cf	2	5'5"x5'3" deep
80	209.5 cf	216 cf	2	6'5"x3' deep
81	198 cf	198 cf	2	6'5"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: *James A. Hank*  
 Date: *8/16/99*

**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.

Signature of Engineer: *G. Nelson Clark*  
 Date: *10.7.99*

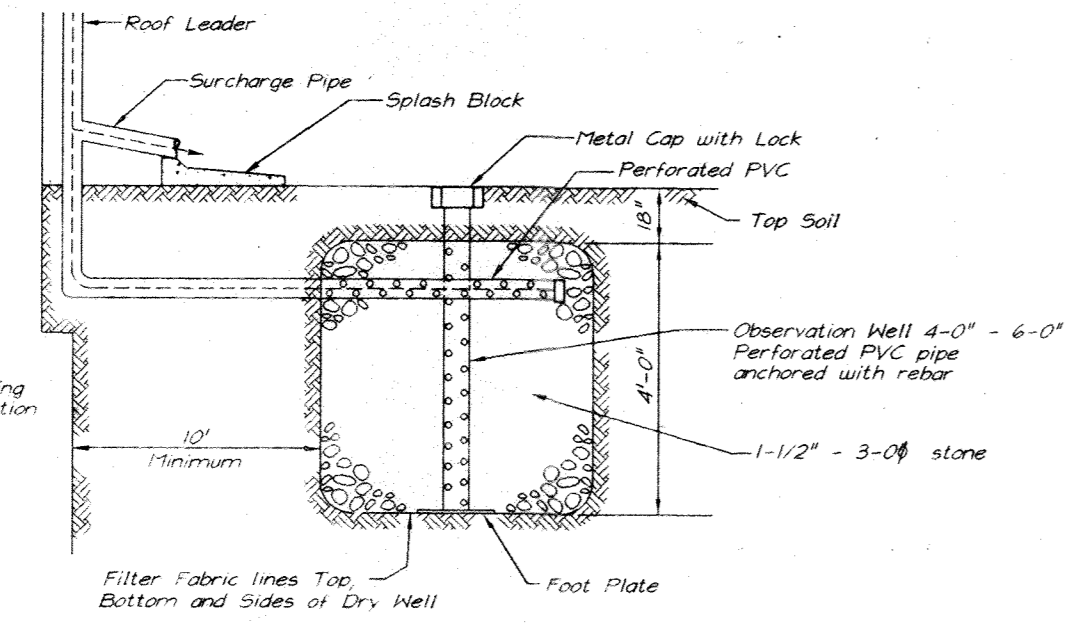


OWNER/DEVELOPER  
 BONNIE BRANCH CORPORATION  
 P.O. BOX 396  
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**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'
DRAWN		DRAWING	4 of 6
CHECKED		JOB NO.	99-052
DATE		FILE NO.	99-052SE

FOR: PULTE HOMES  
 1501 S. Edgewood Street, Suite K  
 Baltimore, Maryland 21227



TYPICAL DRY WELL CROSS SECTION  
NOT TO SCALE

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

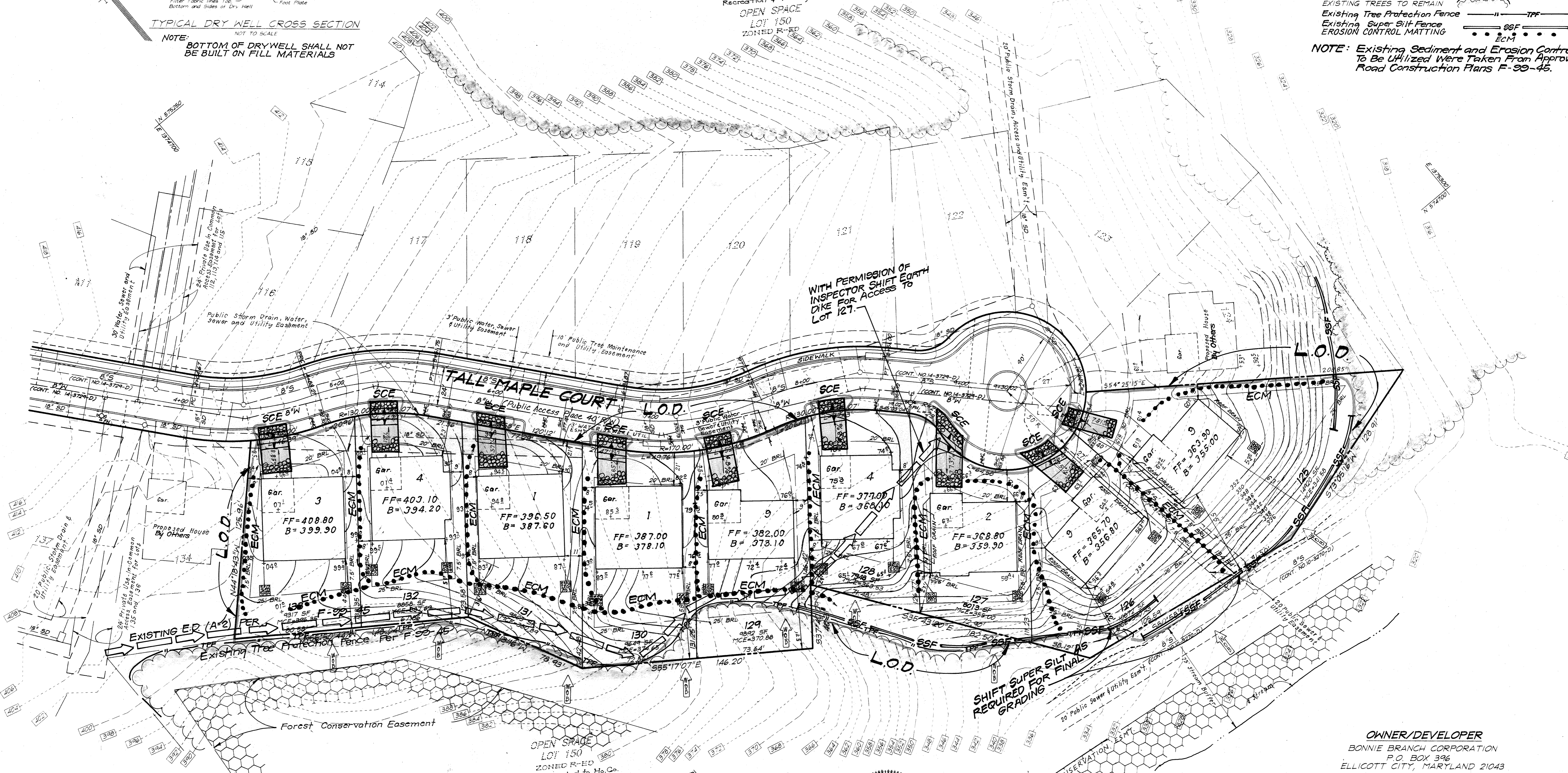
LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
125	204.5 cf	216 cf	2	6"x6"x3' deep
126	204.5 cf	216 cf	2	6"x6"x3' deep
127	264 cf	274.6 cf	2	6.5"x6.5"x3.25' deep
128	261.6 cf	274.6 cf	2	6.5"x6.5"x3.25' deep
129	204.5 cf	216 cf	2	6"x6"x3' deep
130	242.7 cf	244 cf	2	7"x7"x3' deep
131	242.7 cf	244 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	286.8 cf	2	6.5"x6.5"x3.5' deep

(To Be Dedicated to Ho. Co. Dept of Recreation & Parks)  
OPEN SPACE  
LOT 150  
ZONED R-ED

**LEGEND**

- CONTOUR INTERVAL: 2 FT.
- EXISTING CONTOUR: 348
- PROPOSED CONTOUR: 348
- DIRECTION OF DRAINAGE: (Arrow symbol)
- WALK OUT BASEMENT: (Arrow symbol)
- SPOT ELEVATION: +70 ±
- STABILIZED CONSTRUCTION ENTRANCE: (Symbol)
- SUPER SILT FENCE: (Symbol)
- SILT FENCE: (Symbol)
- Existing Earth Dike: (Symbol)
- LIMIT OF DISTURBED AREA: (Symbol)
- TREE PROTECTION FENCE: (Symbol)
- EXISTING TREES TO REMAIN: (Symbol)
- Existing Tree Protection Fence: (Symbol)
- Existing Super Silt Fence: (Symbol)
- EROSION CONTROL MATTING: (Symbol)

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



Reviewed for HOWARD S.C.D. and meets Technical Requirements.  
*Angela Sumner* / 10/12/99  
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* / 10/12/99  
Approved Date

**DEVELOPER'S/BUILDERS CERTIFICATE**  
"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."  
*James A. Hunt* / 8/6/99  
Signature of Developer/Builder Date

**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* / 10-7-99  
Signature Date

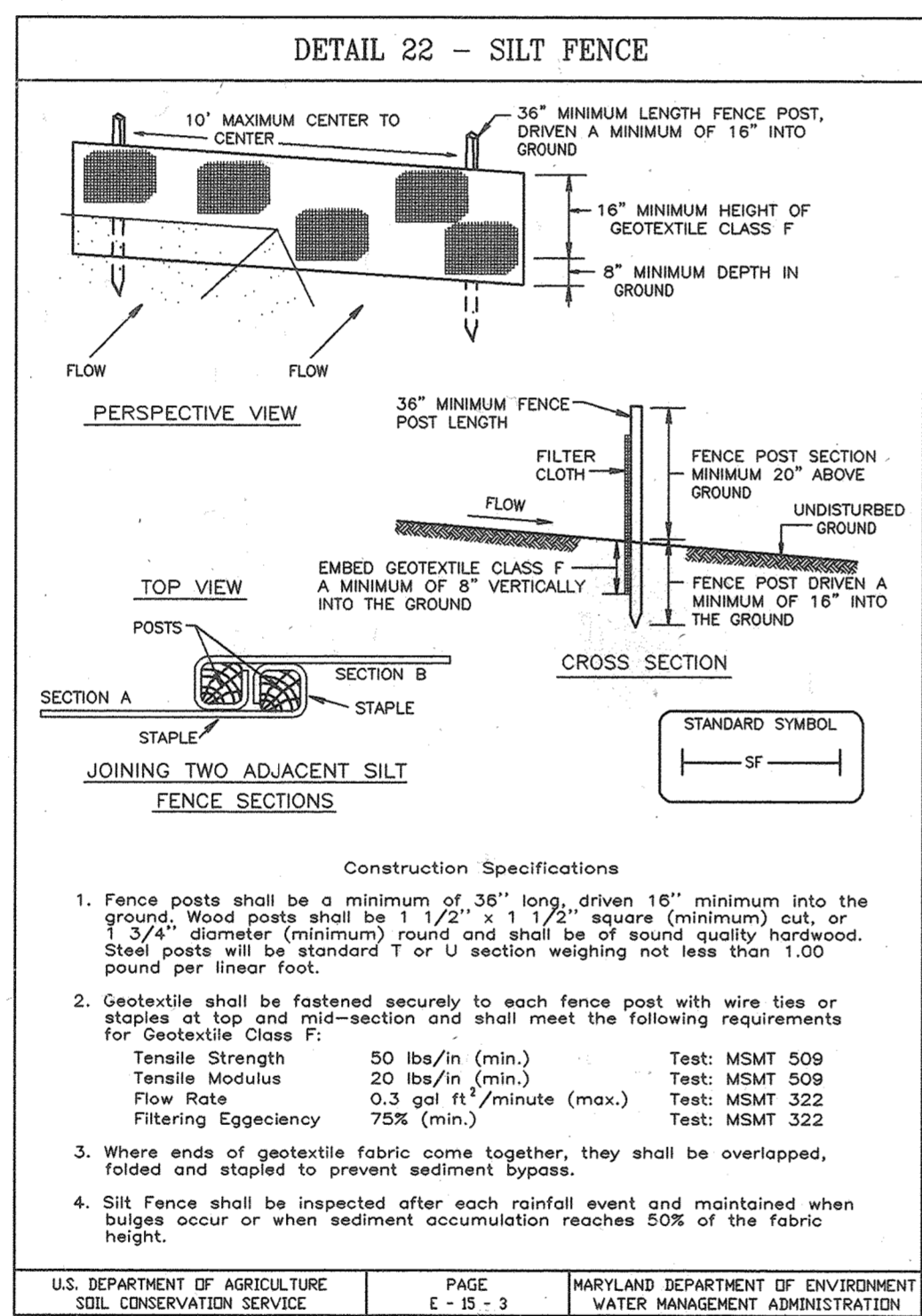
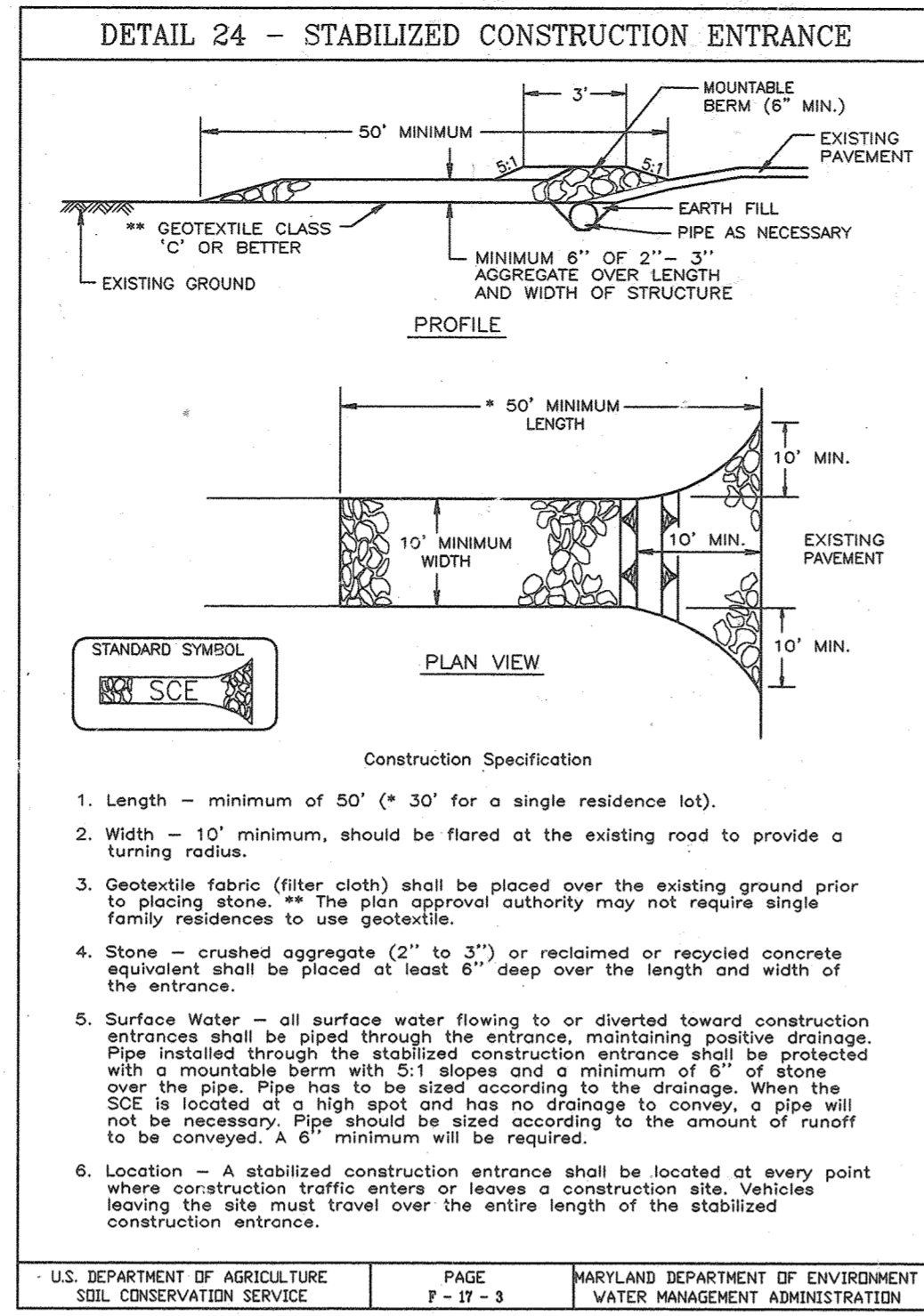
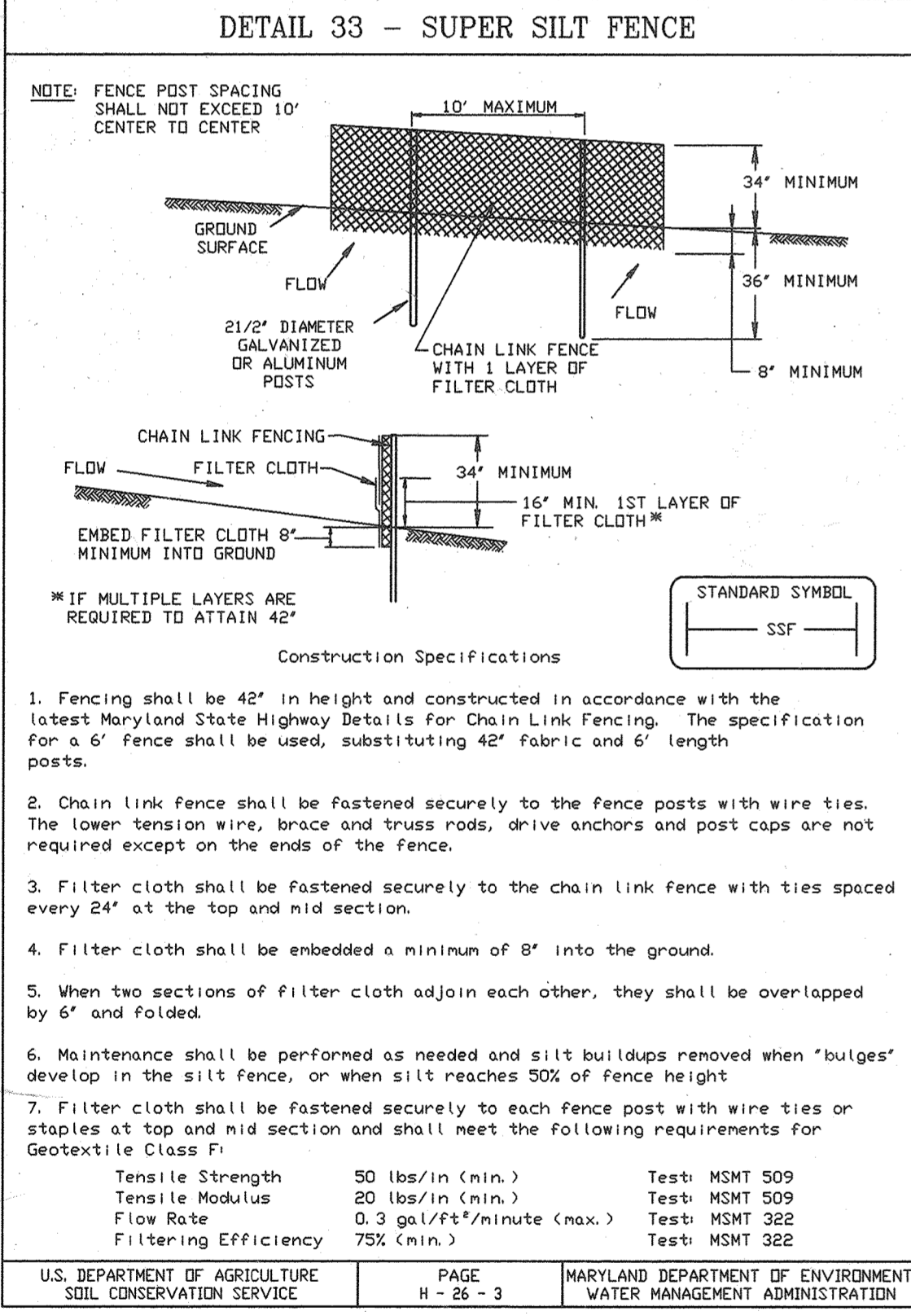
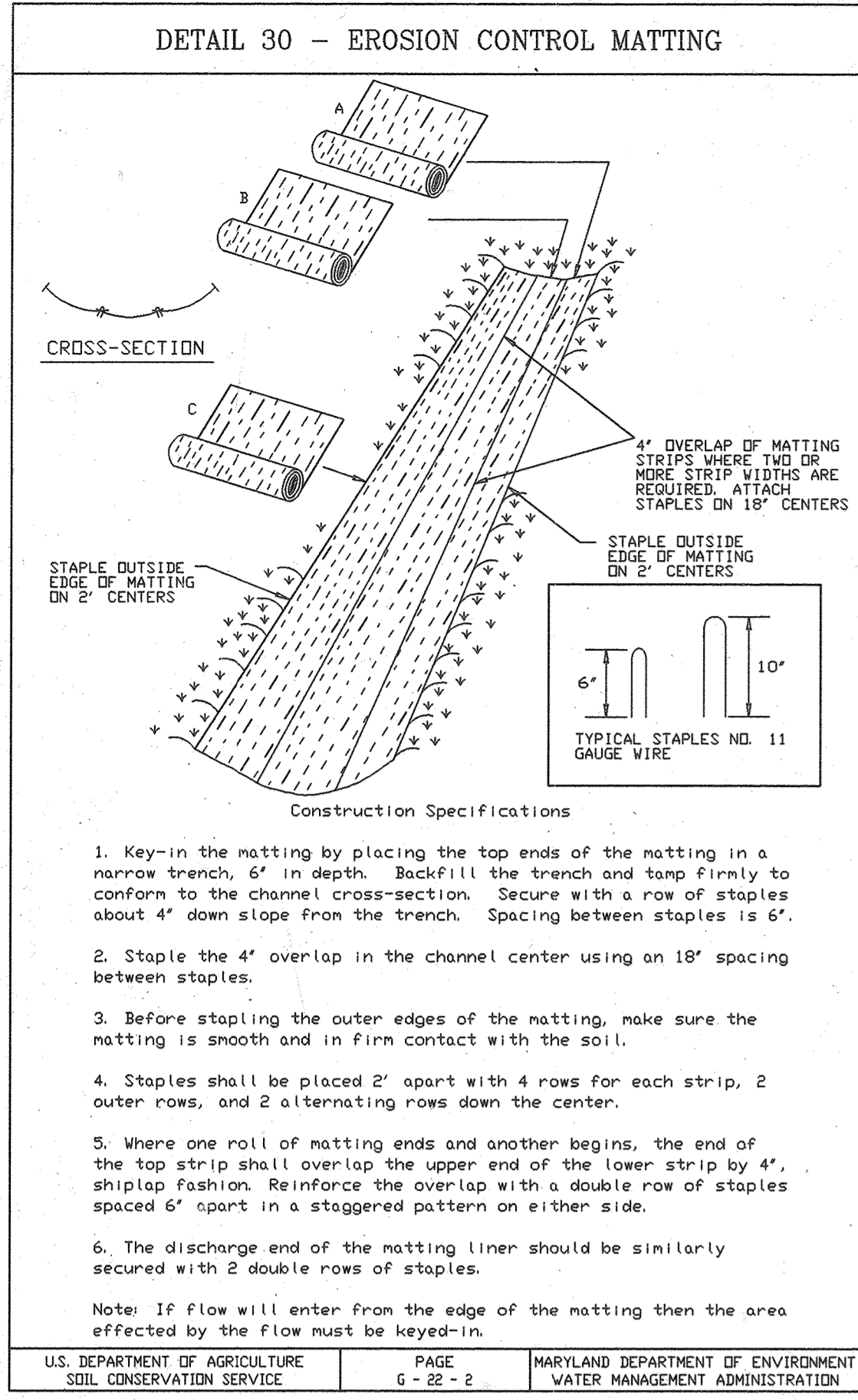


**OWNER/DEVELOPER**  
BONNIE BRANCH CORPORATION  
P.O. BOX 396  
ELLCOTT CITY, MARYLAND 21043

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

DESIGNED: [Signature]	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> 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'
DRAWN: BLP		DRAWING: 5 of 6
CHECKED: JME		JOB NO.: 99-052
DATE: 8-6-99		FILE NO.: 99-052-5E

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*Chris Hromada* / 11/10/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Chris Hromada* / 11/10/99  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*Chris Hromada* / 11/10/99  
DIRECTOR



Reviewed for HOWARD S.C.D. and meets Technical Requirements  
*Cheryl Simon / 65* 12/20/99  
 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 / 65* 12/20/99  
 Approved  
 NAME DATE

### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition**  
 Placement of topsoil over a prepared subsoil prior to establishment of 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**

- 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 vegetable 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 plans.

**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 Experiment 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 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 than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
  - When 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.
- 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.

**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./100 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 30-0-0 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by applying 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. 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 unweeded 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 reseeding.

**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 ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre 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 unweeded 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.

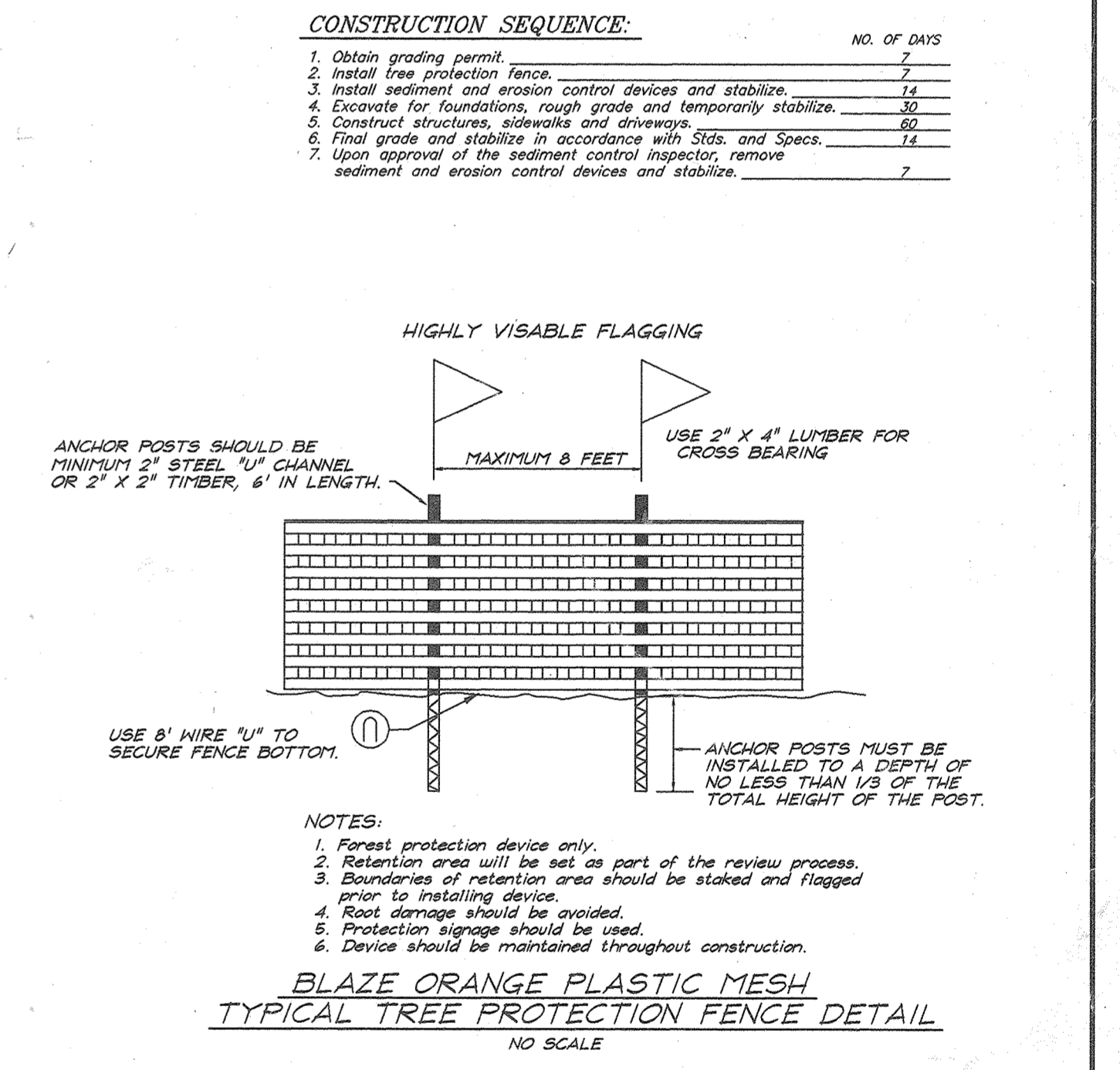
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

### SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, 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.
- 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.
- 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 seedings 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.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:
 

Total Area of Site:	8.23 AC.
Area Disturbed:	2.18 AC.
Area to be roofed or paved:	2.78 AC.
Area to be vegetatively stabilized:	5.39 AC.
Total Fill:	6015 cu. yd.
Total Erosion:	328 cu. yd.
Offsite Waste/Borrow Area Location:	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DWS Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with 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.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 452 LF
- The total amount of super silt fence = 120 LF
- The total amount of silt fence = 572 LF
- The Storm Drain System is being used to convey sediment laden water to SWM ponds & Sediment basins 1 & 2.
- 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.



APPROVED: DEPARTMENT OF PLANNING & ZONING

*Cheryl Simon / 65* 12/20/99  
 Signature Date  
 U.S. Natural Resources Conservation Service

APPROVED: DEPARTMENT OF PLANNING & ZONING

*Cheryl Simon / 65* 12/20/99  
 Signature Date  
 U.S. Natural Resources Conservation Service

### 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, also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

*Jamaal Shank* 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

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

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

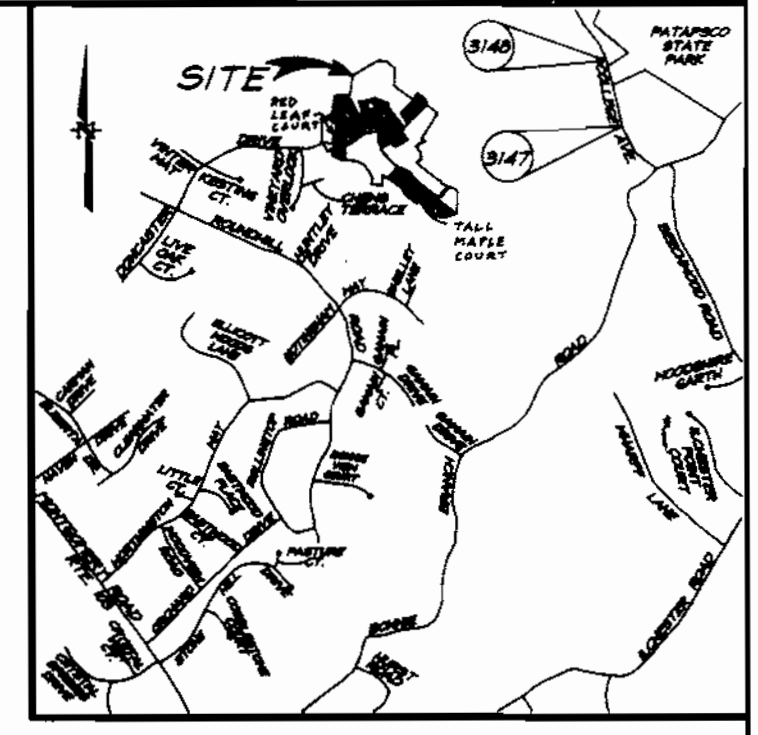
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DRAWN	K.B.	DRAWING	6 OF 6
CHECKED	J.M.E.	JOB NO.	99-052
DATE	8-6-99	FILE NO.	99-052-SE

FOR: PULTE HOMES  
 1501 S. Edgewood Street, Suite K  
 Baltimore, Maryland 21227

N <sup>o</sup>	REVISIONS	DATE
1	REVISED GENERIC BOXES 5, 6, 7, 10 & 12, ADDED OPT. MORN. ROOM TO CHAUCEY ADD FLORIDA ROOM TO ASHVILLE	7-20-00

**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 Dancaster Drive
86	4436 Dancaster Drive
87	4432 Dancaster Drive
88	4428 Dancaster Drive
89	4424 Dancaster Drive
90	4420 Dancaster Drive
91	4416 Dancaster Drive
92	4412 Dancaster Drive
93	4408 Dancaster Drive
94	4404 Dancaster Drive
95	4400 Dancaster Drive
96	4396 Dancaster Drive
97	4392 Dancaster Drive
98	4388 Dancaster Drive
99	4384 Dancaster Drive
100	4380 Dancaster Drive
101	4376 Dancaster Drive
107	4403 Dancaster Drive
108	4407 Dancaster Drive
109	4601 Tall Maple Court
125	4600 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 Dancaster Drive

**GENERAL NOTES:**

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.73 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: S-96-15, S-99-01, F-98-10, F-99-45, W & S Contract #14-3729-D.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., Inc.
- 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.
- 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.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
- In accordance with Sect. 126 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.
- Stormwater Management is provided per: F-99-45 (On-site Extended Detention, privately owned & privately maintained).
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (14 feet serving more than one residence).
  - Surface - 6 inches of compacted crusher run base with tar and chip coating.
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
  - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- All grading and limits of disturbance are in accordance with the approved road drawings F-99-45.
- 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.
- 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 P/F 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. 13899	BLOCK NO.	ZONE
13892, 13893	3	R-ED
13896 & 13897		
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	2ND	6027
WATER CODE	SEWER CODE	
E-18	7602000	

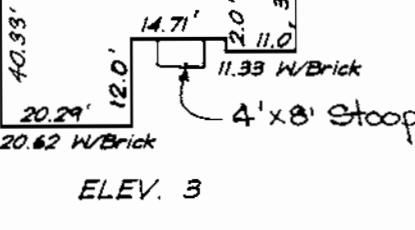
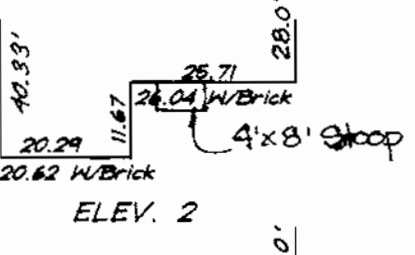
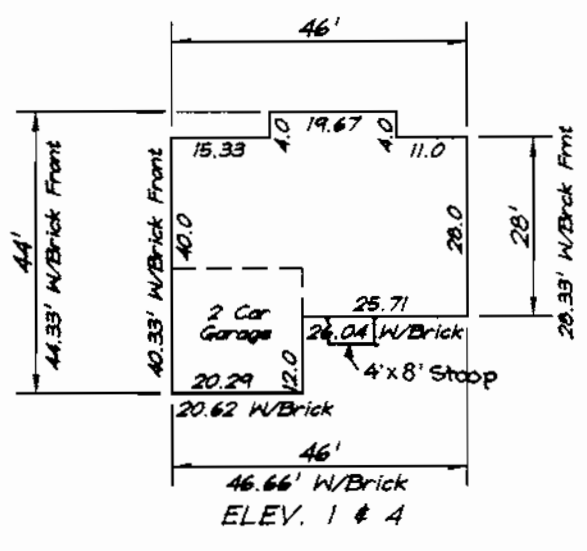
**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

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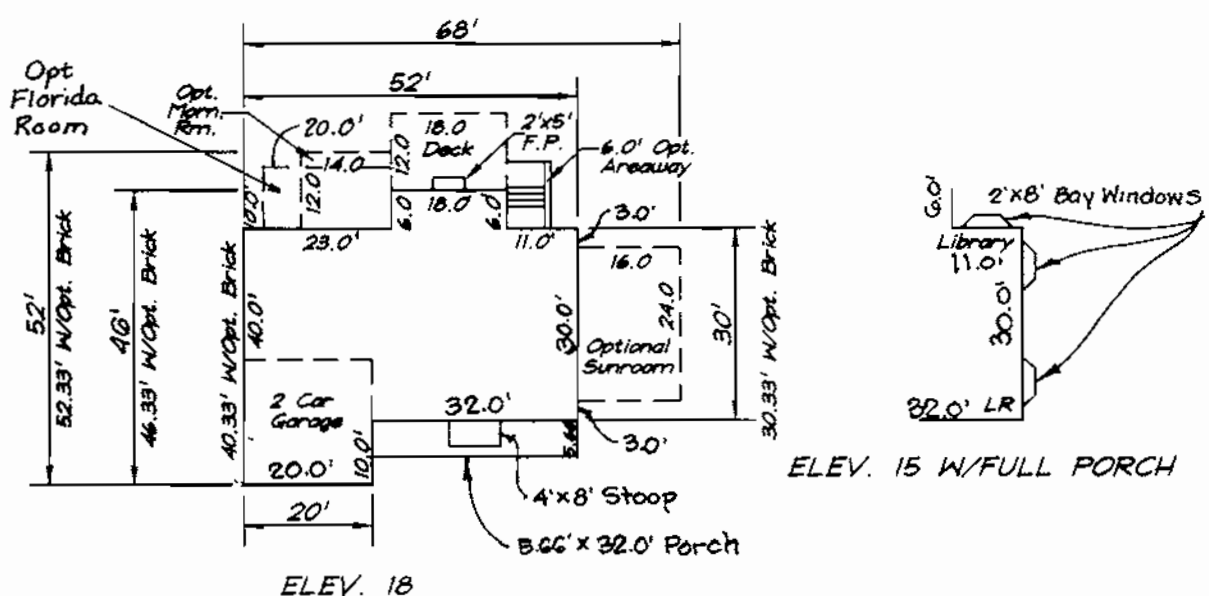
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BLP	SITE DEVELOPMENT PLAN
CHECKED	JOB NO.
JME	49-052
DATE	FILE NO.
8-6-99	99-052-X

FOR: FULTE HOMES  
1501 S. Edgewood Street, Suite K  
Baltimore, Maryland 21227

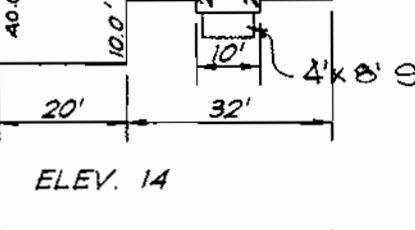
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DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 OF 6



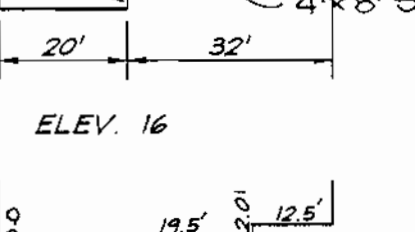
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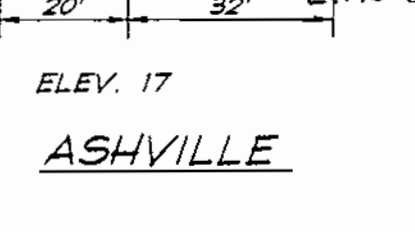
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**ELEV. 14**

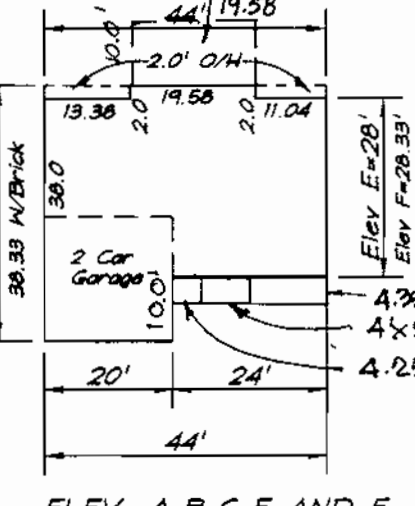


**ELEV. 16**

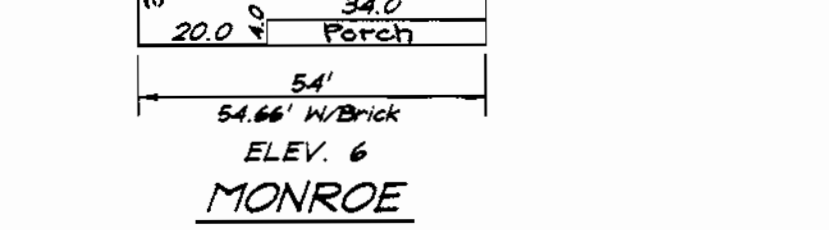
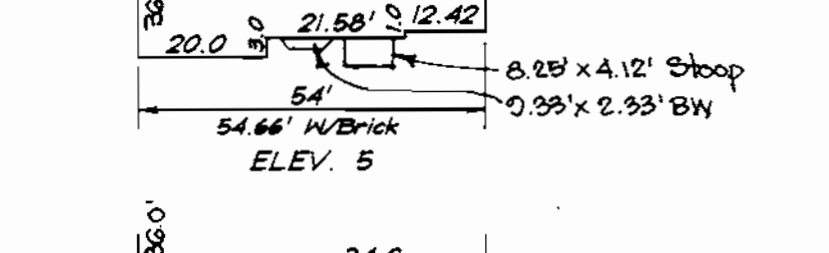
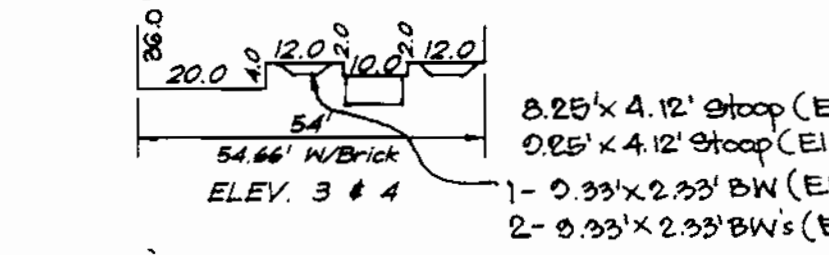
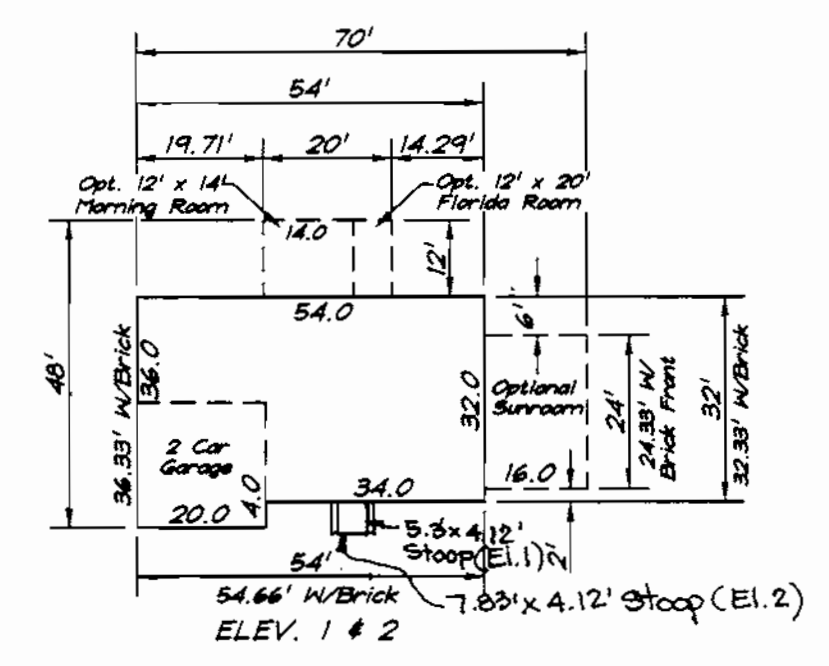


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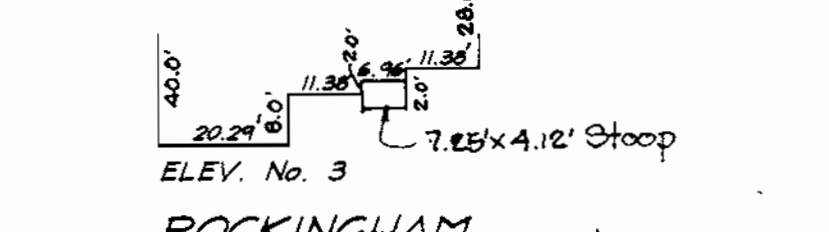
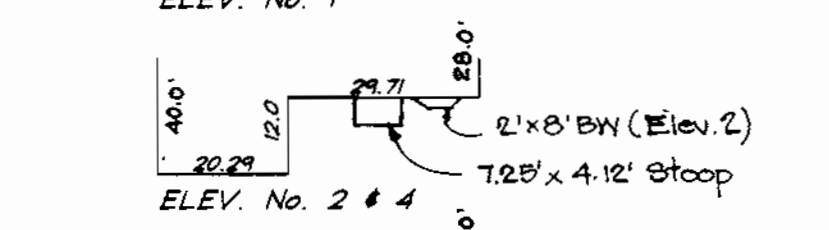
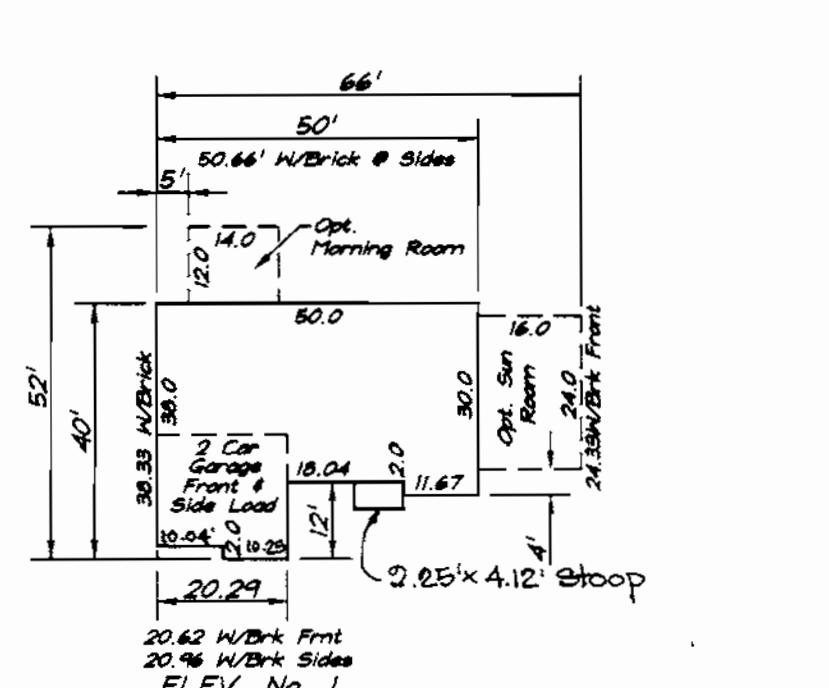
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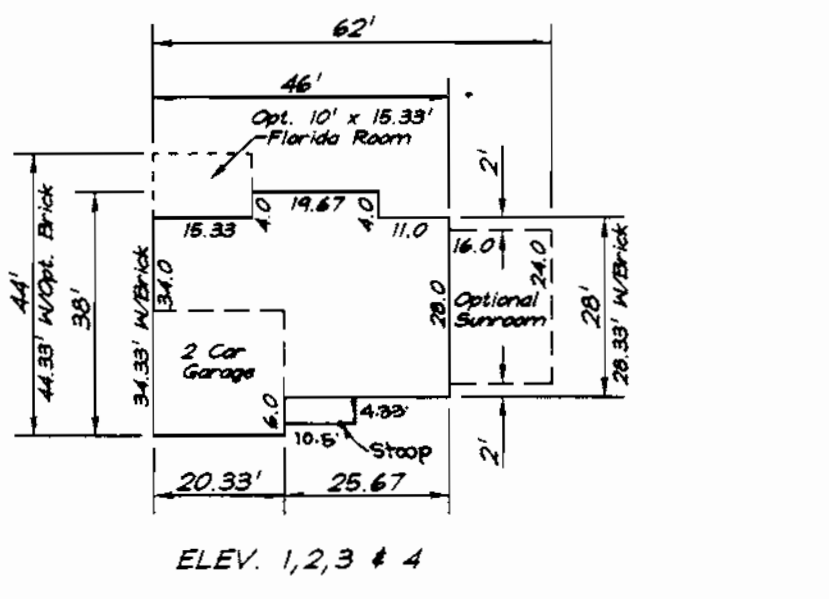
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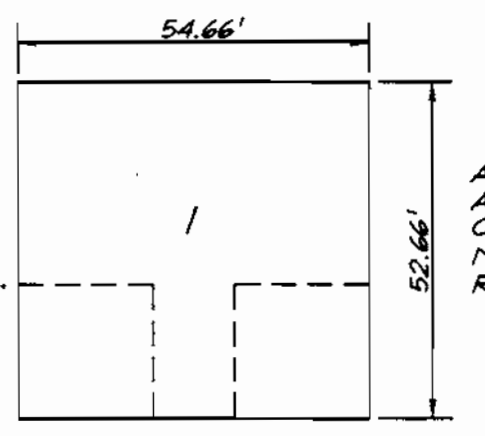
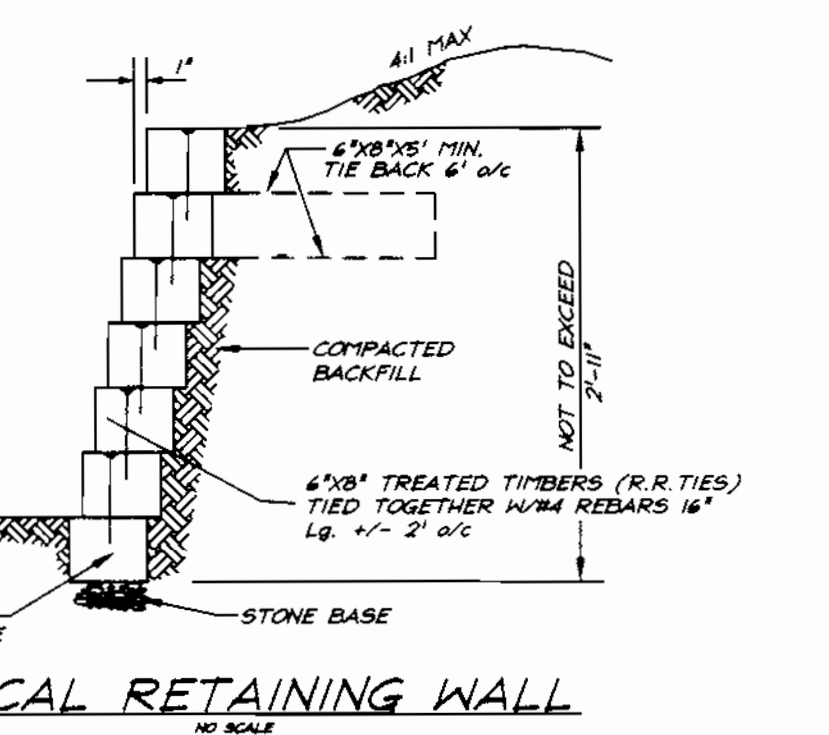
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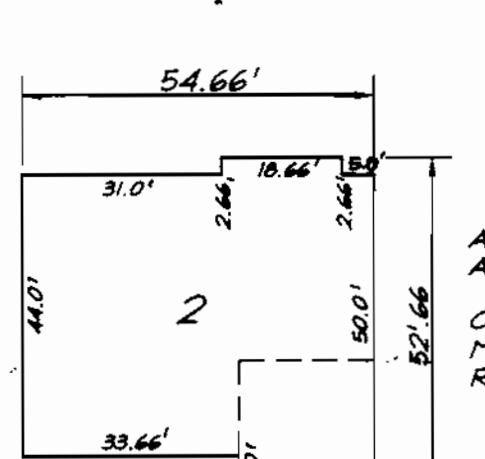
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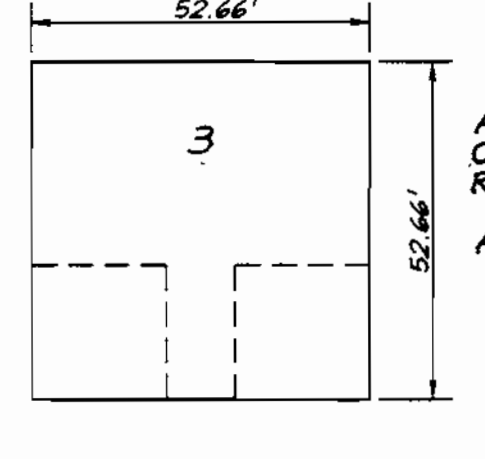
**SHELBURNE**  
LOTS 83, 84, 96 & 97 ONLY



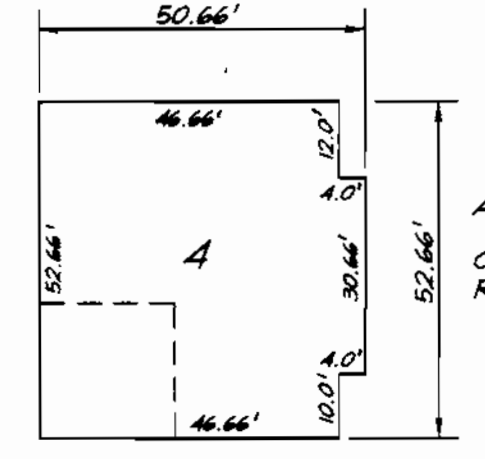
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Monroe (No Side Sun Rm.)  
Rockingham (No Sun Rm.)



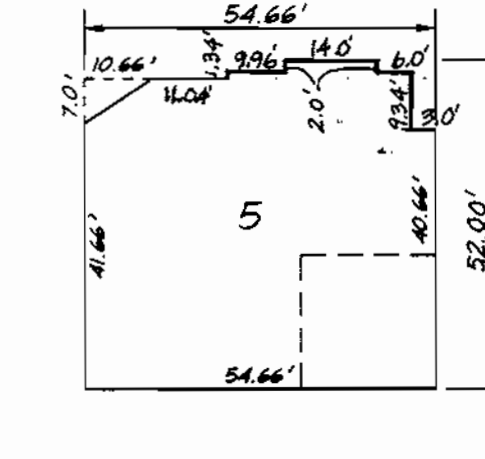
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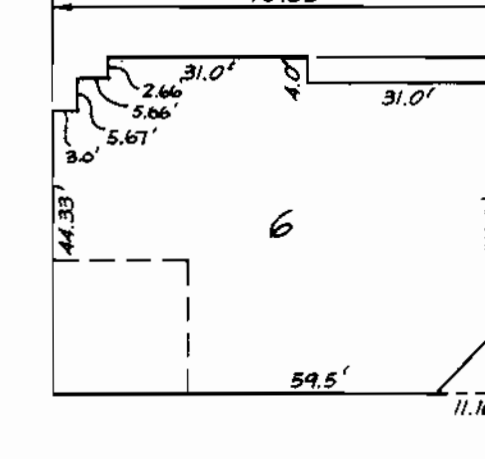
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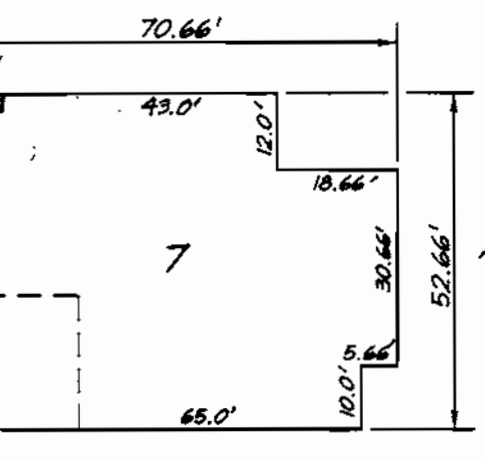
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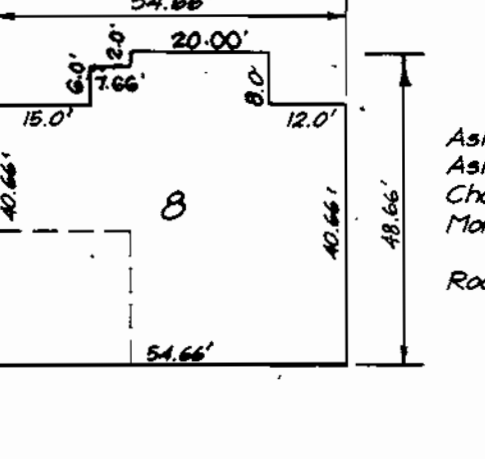
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Rockingham (No Morn. Rm. or Sun Rm.)



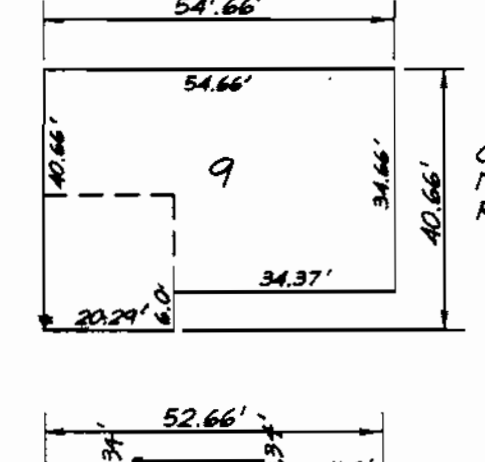
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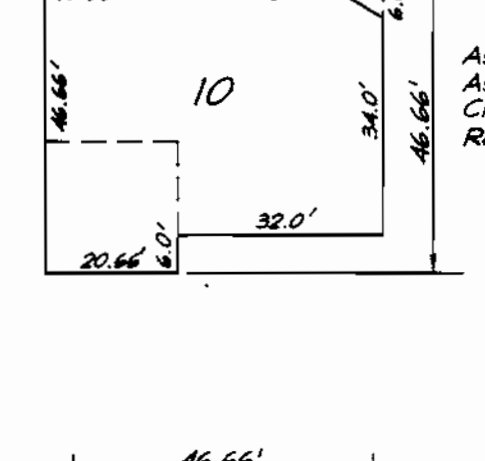
All House Types (except Shelburne) w/all Options Except ASHVILLE w/o opt.



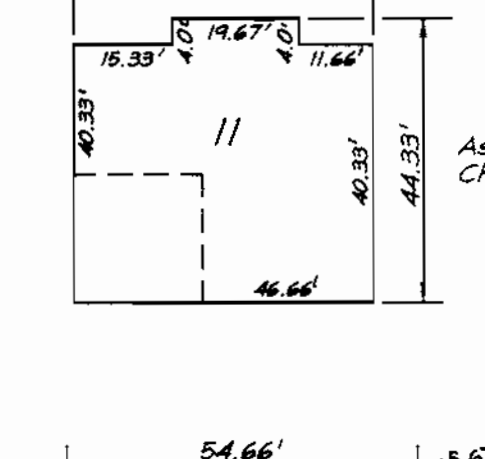
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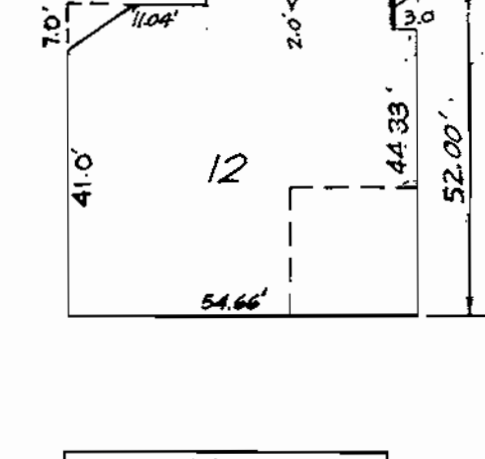
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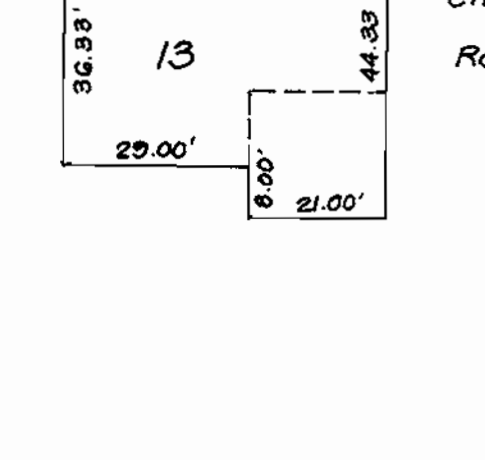
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Ashton II  
Chaucey



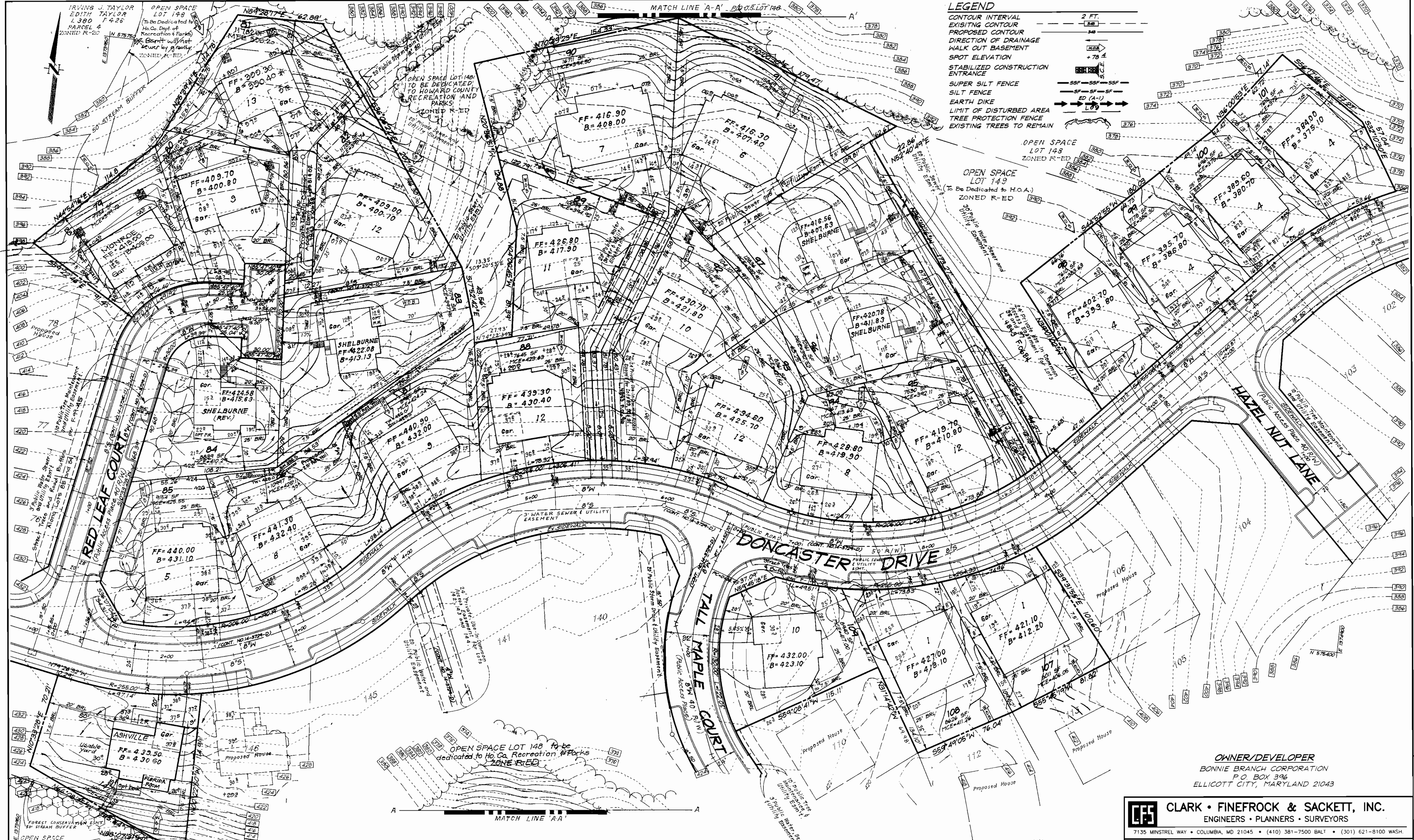
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Chaucey  
Monroe (No Side Sun Rm.)  
Rockingham (No Morn. Rm. or Sun Rm.)



Chaucey  
Rockingham (No Morn. Rm. or Side Sun Rm.)

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

APPROVED: DEPARTMENT OF PLANNING & ZONING  
1/6/00 DATE  
1/10/00 DATE  
1/12/00 DATE



**LEGEND**

- CONTOUR INTERVAL 2 FT.
- EXISTING 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

**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	<b>SITE DEVELOPMENT PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> 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
DRAWN		1" = 30'
CHECKED		DRAWING
DATE		2 OF 6
		JOB NO.
	99-052	FILE NO.
	99-052-X	

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature]  
 DATE: 11/6/00  
 DATE: 11/10/00  
 DATE: 11/2/00

**DRY WELL CHART**

LOT NO.	144' REQ'D	VOLUME REQ'D (CF)	NO. OF 144" SIZ. WELLS	SIZE WELLS
79	188.5 CF	104.04 CF	2	6" x 6" x 8' deep
80	144.0 CF	41.11 CF	2	6" x 6" x 8' deep
81	144.0 CF	41.11 CF	2	6" x 6" x 8' deep

**REVISIONS**

2	Rev. Generic Boxes on lots 82, 85, 88, 90, 91, 92, 93, 95 & 109	7-20-00
1	Rev. hcc-4 9rd., lot 147, from Monroe to Ashville	7-19-00
NR		

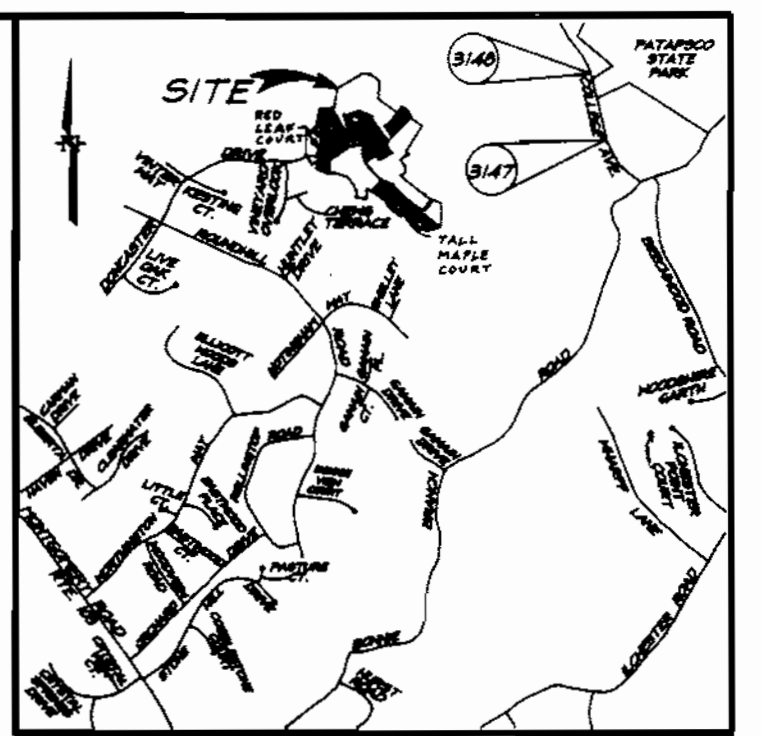




NO.	REVISIONS	DATE
1	REVISED GENERIC BOXES 5,6,7,10 & 12, ADDED OPT. MORN. ROOM TO CHAUCER ADD FLORIDA ROOM TO ASHVILLE	7-20-00
2	Rev. opt. Morn. Rm., add opt. Florida Rm. to Chaucer	1-17-01

**BENCH MARKS**

Ho. Co. Monument No. 3147 = N 575598.0794  
E 137580.7684  
Ho. Co. Monument No. 3148 = N 576015.4313  
E 1375770.4364



**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	4482 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
102	4403 Doncaster Drive
103	4407 Doncaster Drive
104	4401 Tall Maple Court
105	4405 Tall Maple Court
106	4409 Tall Maple Court
107	4413 Tall Maple Court
108	4417 Tall Maple Court
109	4421 Tall Maple Court
110	4425 Tall Maple Court
111	4429 Tall Maple Court
112	4433 Tall Maple Court
113	4437 Tall Maple Court
114	4441 Tall Maple Court
115	4445 Tall Maple Court
116	4449 Tall Maple Court
117	4453 Tall Maple Court
118	4457 Tall Maple Court
119	4461 Tall Maple Court
120	4465 Tall Maple Court
121	4469 Tall Maple Court
122	4473 Tall Maple Court
123	4477 Tall Maple Court
124	4481 Tall Maple Court
125	4485 Tall Maple Court
126	4489 Tall Maple Court
127	4493 Tall Maple Court
128	4497 Tall Maple Court
129	4501 Tall Maple Court
130	4505 Tall Maple Court
131	4509 Tall Maple Court
132	4513 Tall Maple Court
133	4517 Tall Maple Court
134	4521 Tall Maple Court
135	4525 Tall Maple Court
136	4529 Tall Maple Court
137	4533 Tall Maple Court
138	4537 Tall Maple Court
139	4541 Tall Maple Court
140	4545 Tall Maple Court
141	4549 Tall Maple Court
142	4553 Tall Maple Court
143	4557 Tall Maple Court
144	4561 Tall Maple Court
145	4565 Tall Maple Court
146	4569 Tall Maple Court
147	4573 Tall Maple Court

**GENERAL NOTES:**

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.73 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: S-96-15, S-99-01, P-98-10, F-99-45, W # 5 Contract #14-3729-D.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., Inc.
- 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.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
- 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.
- Stormwater Management is provided per: F-99-45, (On-site Extended Detention, privately owned & privately maintained).
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (14 feet serving more than one residence).
  - Surface - 6 inches of compacted crusher run base with tar and chip coating.
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
  - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- All grading and limits of disturbance are in accordance with the approved road drawings F-99-45.
- 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.
- 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.

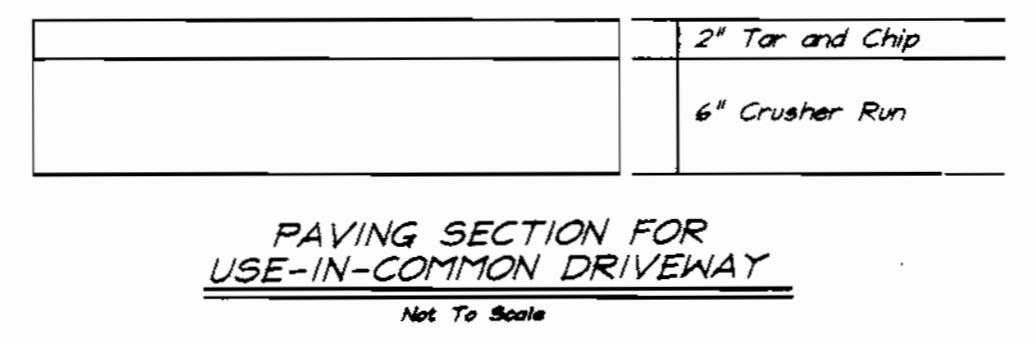
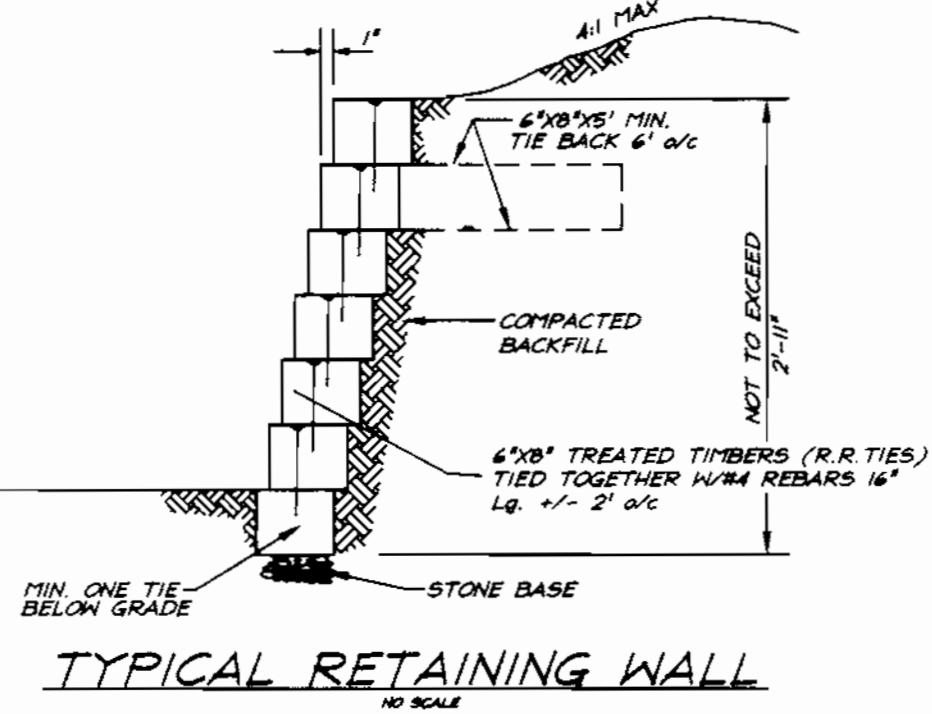
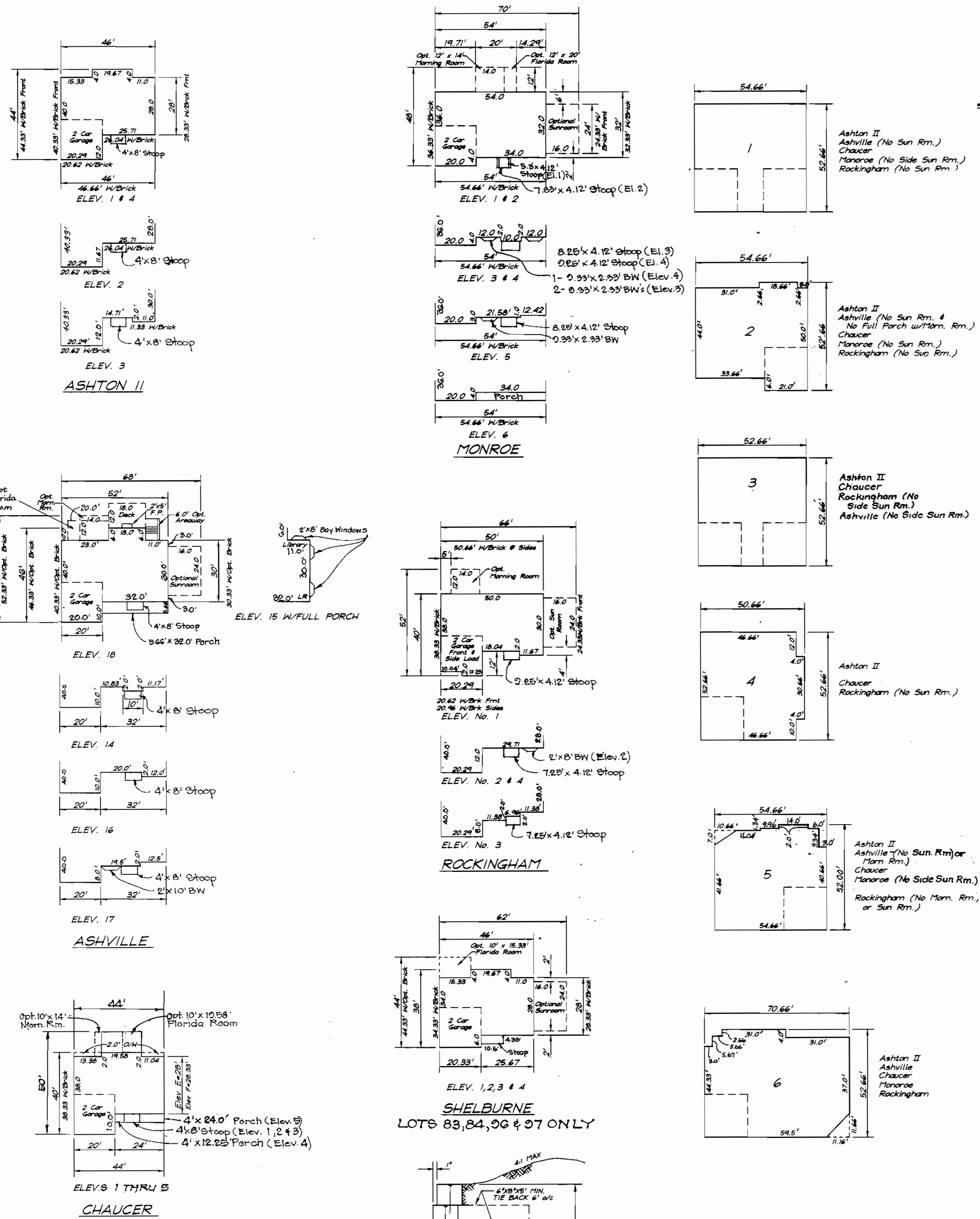
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	79-101, 107-109, 125-133 & 147
PLAT NO. 13899	BLOCK NO.	ZONE
13892, 13893	3	R-ED
13896 # 13897		
WATER CODE	E-18	SEWER CODE
		7602000

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

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

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> 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 3
CHECKED JME		JOB NO. 99-052
DATE 8-6-99		FILE NO. 99-052-X
		FOR: PULTE HOMES 1501 S. Edgewood Street, Suite K Baltimore, Maryland 21227

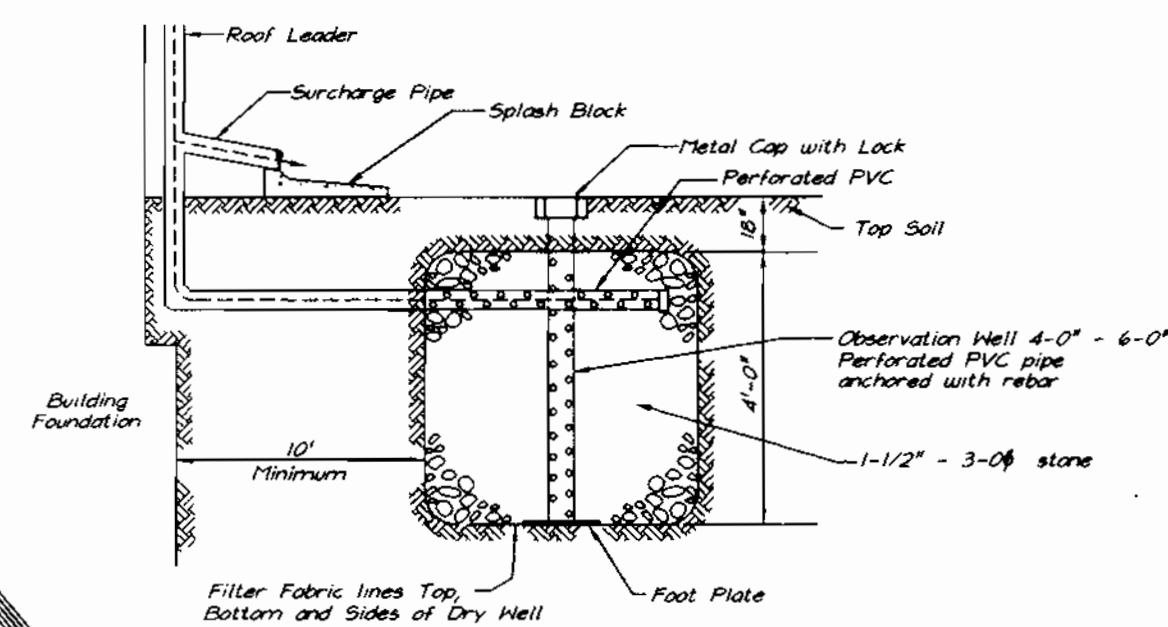
SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 OF 6



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

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

1/16/00  
1/10/00  
1/12/00



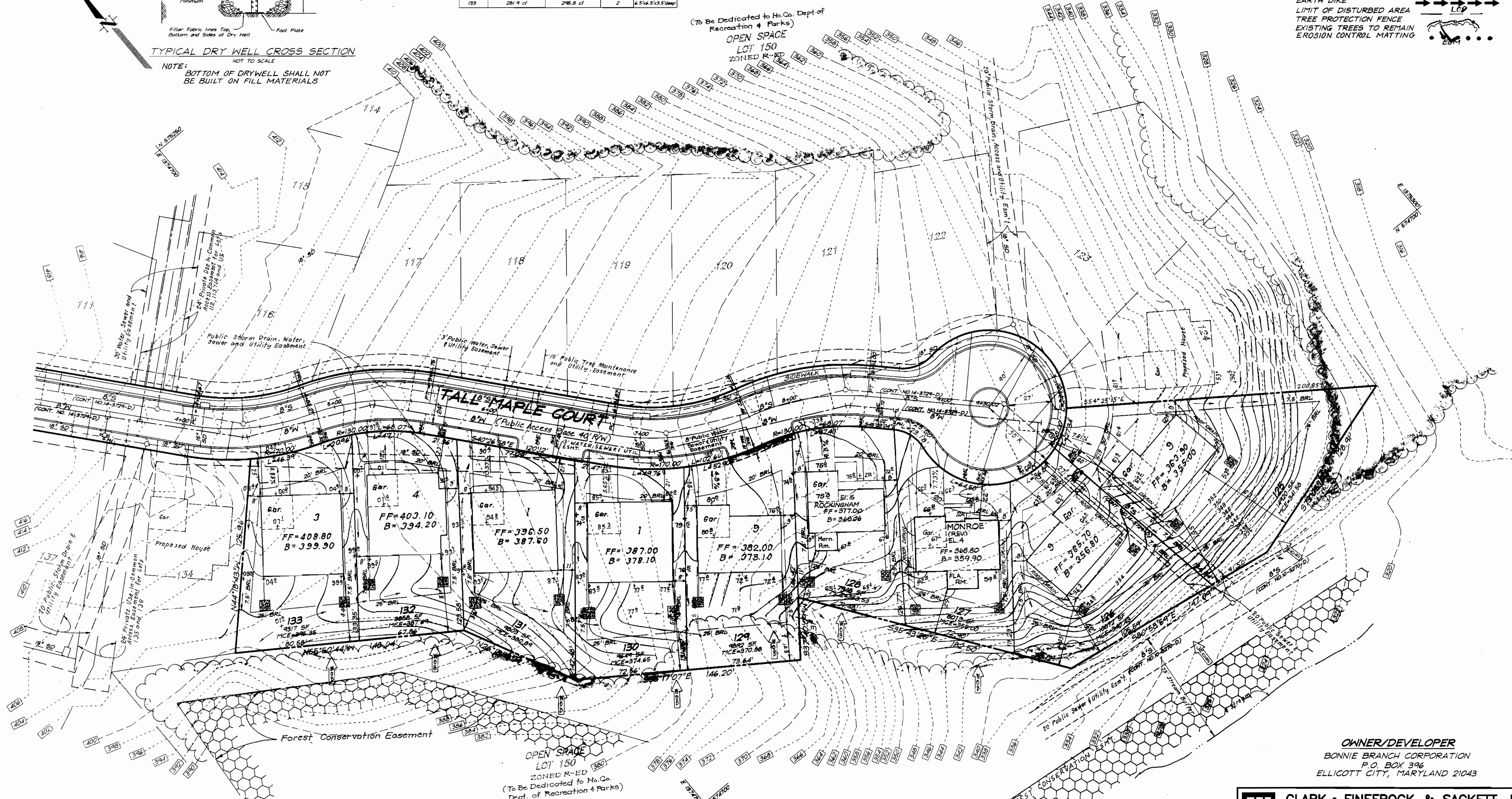
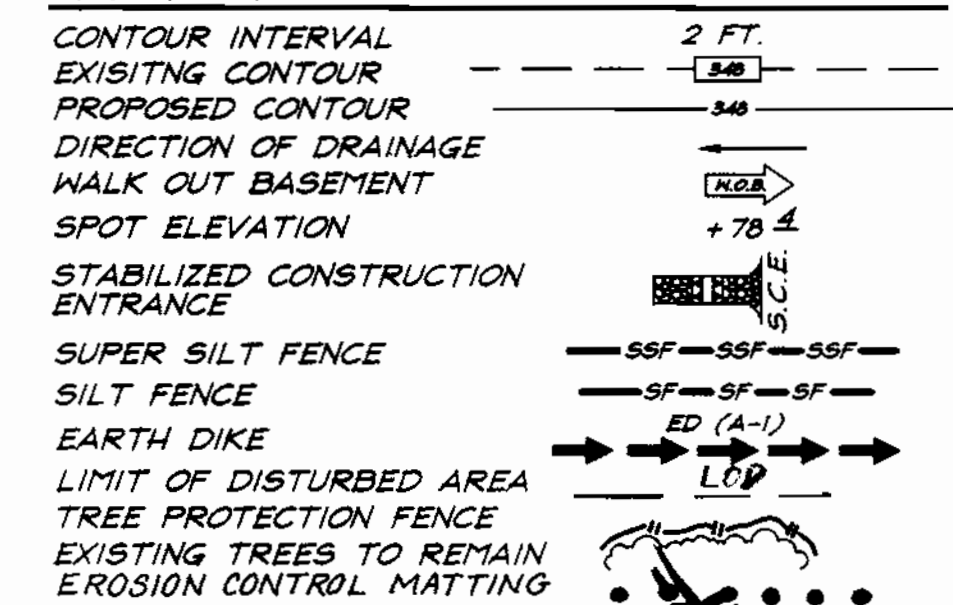
TYPICAL DRY WELL CROSS SECTION  
NOT TO SCALE

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

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	242.7 cf	244 cf	2	7"x7"x3' Deep
131	242.7 cf	244 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

(To Be Dedicated to Ho. Co. Dept of Recreation & Parks)  
OPEN SPACE  
LOT 150  
ZONED R-ED

LEGEND



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

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

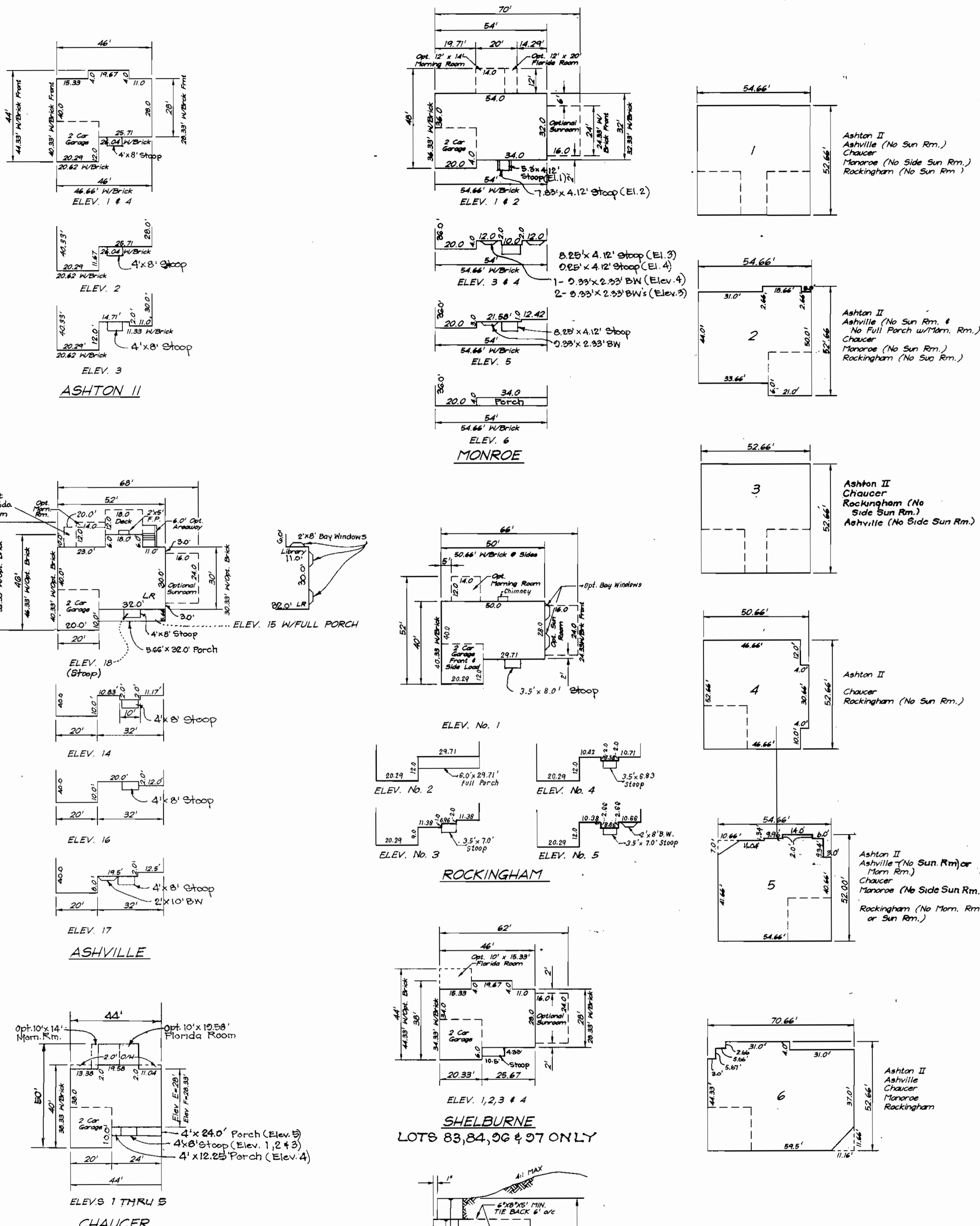
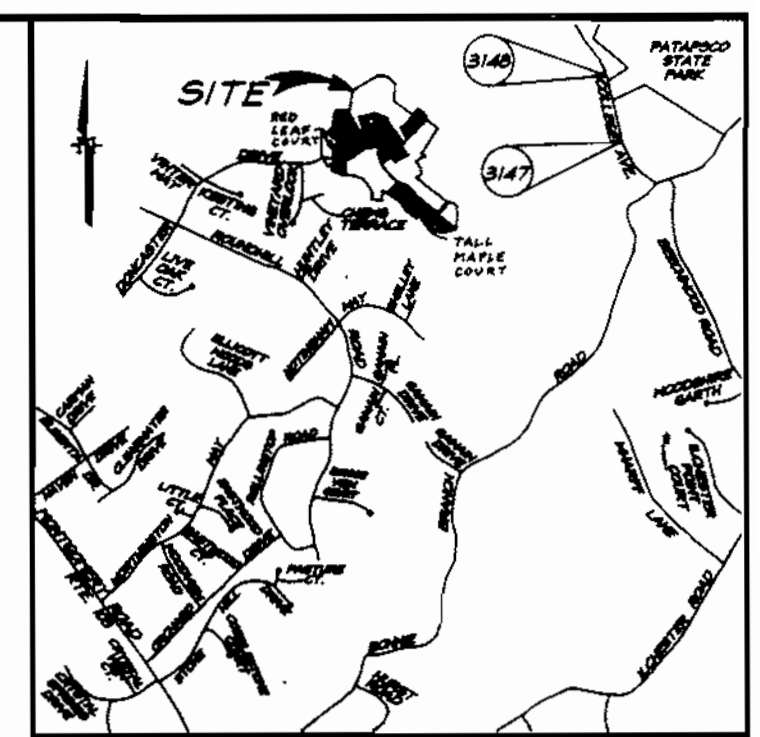
APPROVED: DEPARTMENT OF PLANNING & ZONING  
1/6/00  
1/10/00  
1/18/00  
DATE

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



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

**BENCH MARKS**  
 Ho. Co. Monument No. 3147 = N 575598.0794  
 E 1375801.7684  
 Ho. Co. Monument No. 3148 = N 576015.4313  
 E 1375770.4364



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
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86	4436 Dancaster Drive
87	4432 Dancaster Drive
88	4428 Dancaster Drive
89	4424 Dancaster Drive
90	4420 Dancaster Drive
91	4416 Dancaster Drive
92	4412 Dancaster Drive
93	4408 Dancaster Drive
94	4404 Dancaster Drive
95	4400 Dancaster Drive
96	4396 Dancaster Drive
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108	4417 Tall Maple Court
109	4421 Tall Maple Court
110	4425 Tall Maple Court
111	4429 Tall Maple Court
112	4433 Tall Maple Court
113	4437 Tall Maple Court
114	4441 Dancaster Drive

- GENERAL NOTES:**
- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 8.73 ac
  - The total number of lots included in this submission is: 36
  - Improvement to property: Single Family Detached
  - SHC elevations shown are located at the property line.
  - 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.
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
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  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
  - 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.
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  - Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
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    - Surface - 6 inches of compacted crusher run base with tar and chip coating.
    - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
    - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
    - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    - Structure clearances - minimum 12 feet.
    - Maintenance - Sufficient to insure all weather use.
  - All grading and limits of disturbance are in accordance with the approved road drawings F-20-4B.
  - Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-20-4B. Landscape surety has been made a part of the Developers Agreement.
  - 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. 13899/13892, 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	

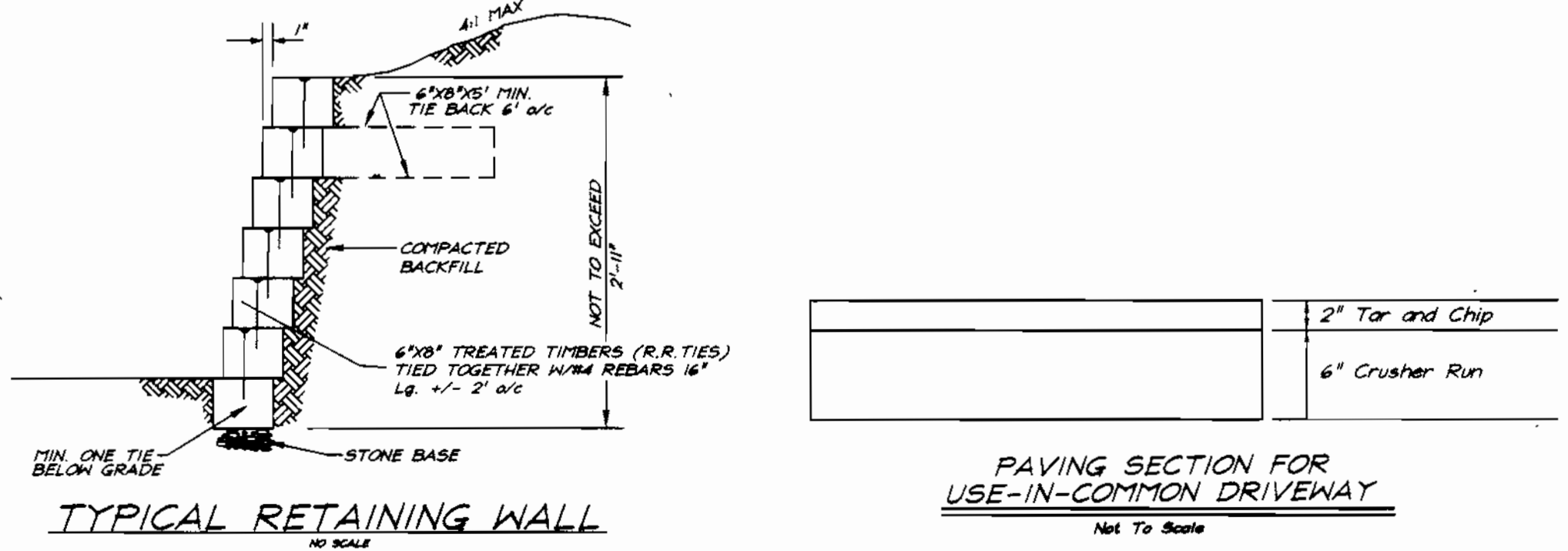
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> SECTION 3 PARCELS 5, 13 AND P/O 4 & 504 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'
DRAWN BLP		DRAWING 1 of 3
CHECKED JME		JOB NO. 99-052
DATE 8-6-99		FILE NO. 99-052-X

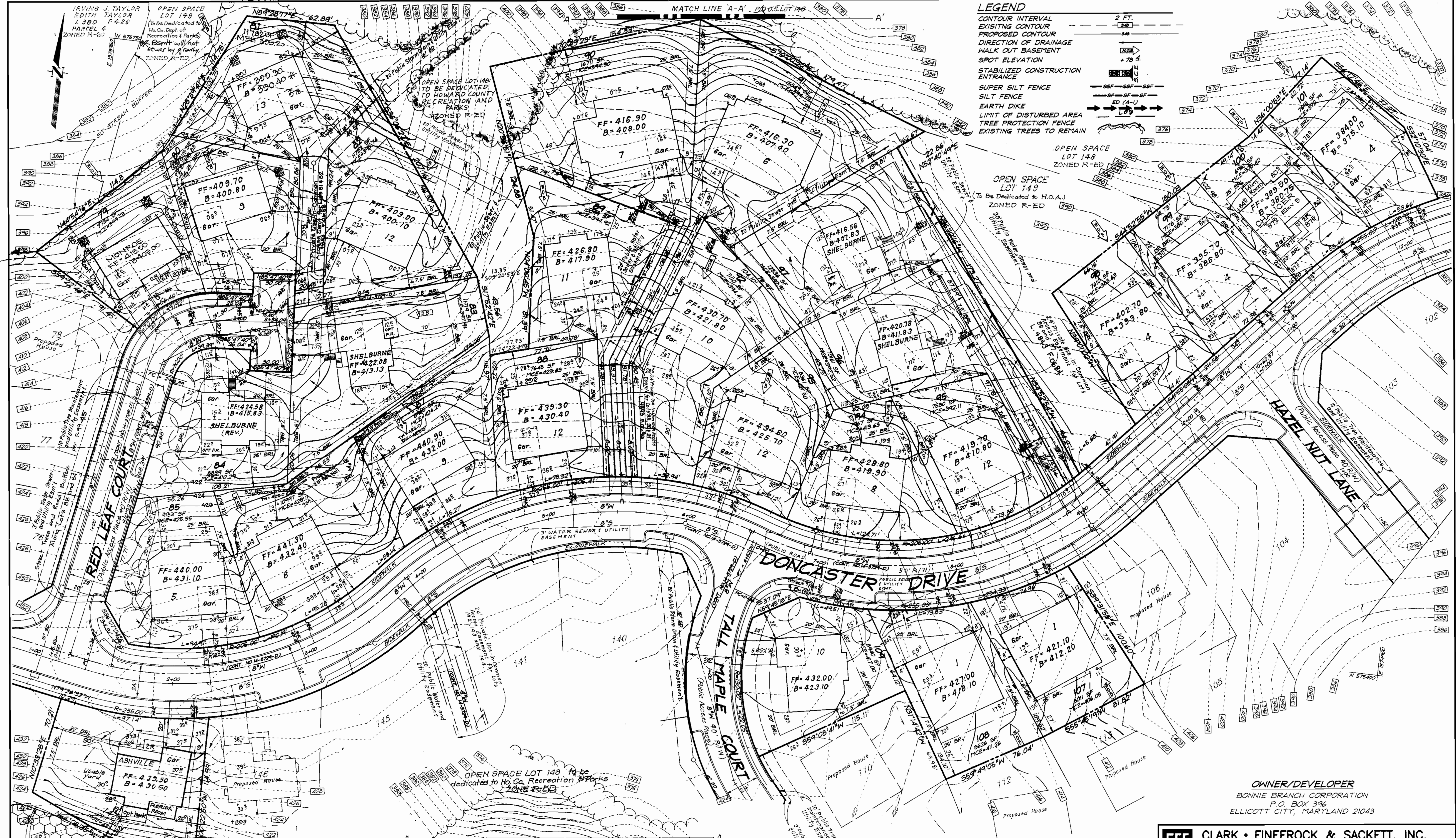
SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2 & 3 OF 3
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 OF 6



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

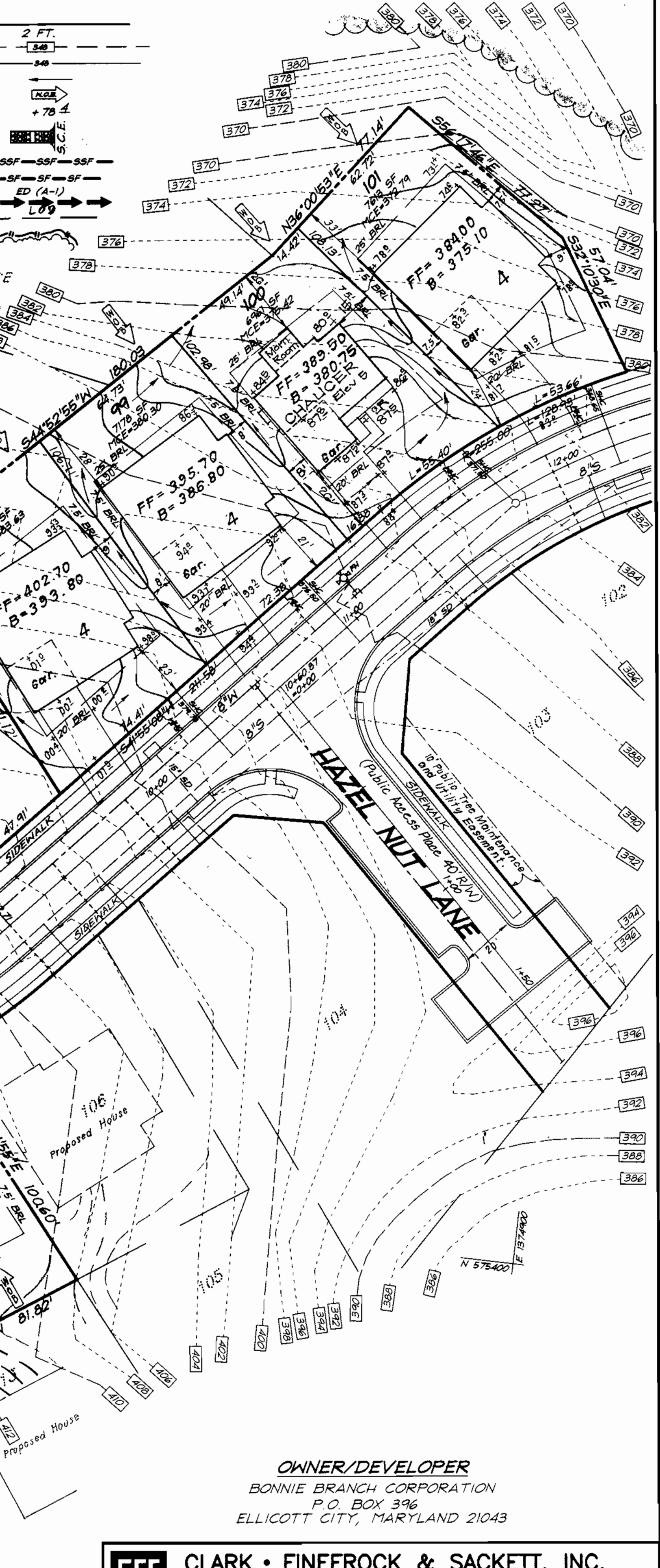


APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 1/16/00 DATE  
 [Signature] 1/10/00 DATE  
 [Signature] 1/12/00 DATE



**LEGEND**

- CONTOUR INTERVAL 2 FT.
- EXISTING 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



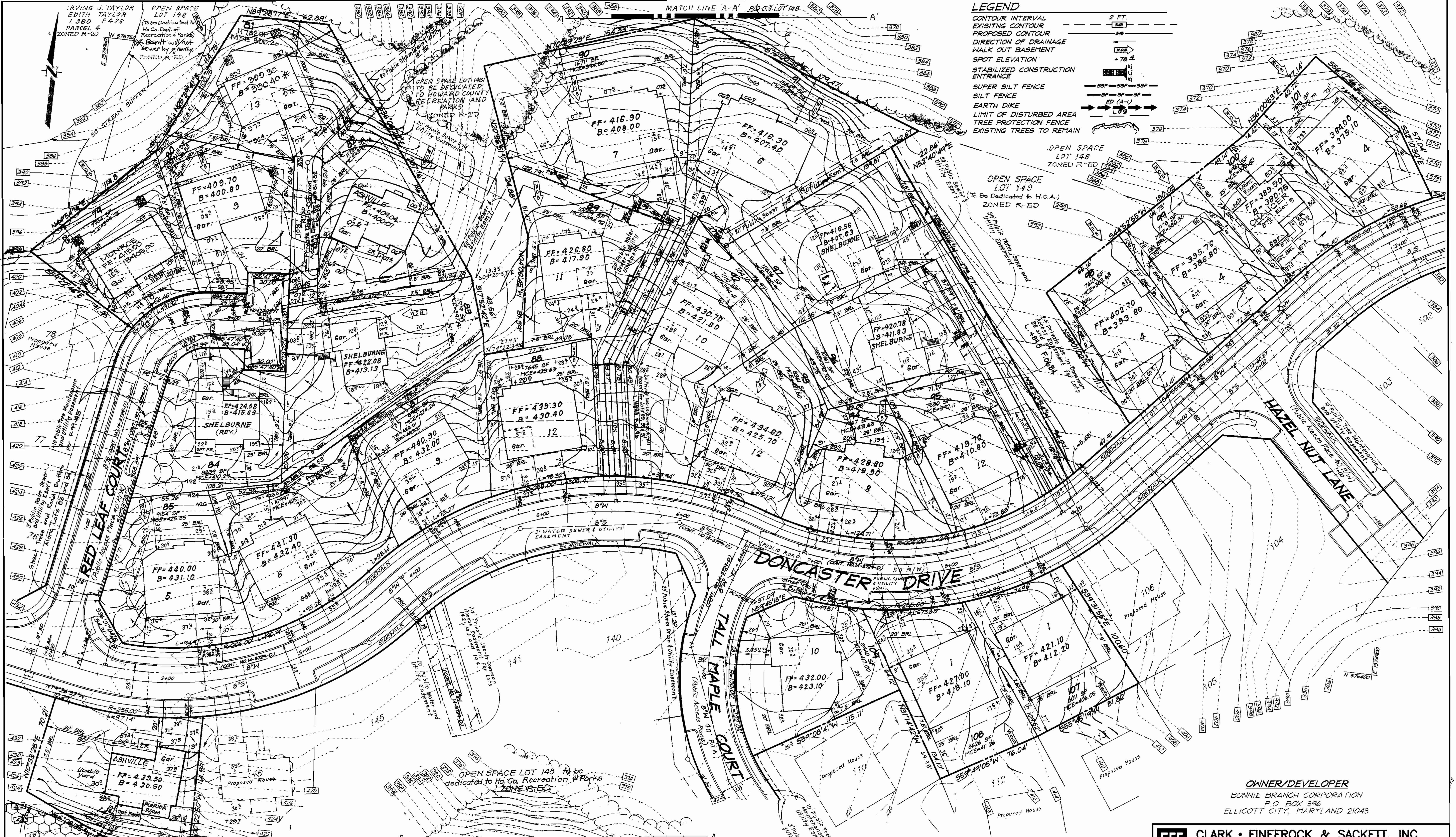
APPROVED DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE 11/6/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE 11/2/00  
 DIRECTOR

**DRY WELL CHART**

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. OF 18" DIA. 5' DEEP	NO. OF 30" DIA. 5' DEEP
79	1885 CF	104.04 CF	2	57.75 x 3' deep
80	224 CF	276 CF	2	6' x 6' x 3' deep
81	198 CF	198 CF	2	6' x 6' x 2' 75' deep

NO.	REVISIONS	DATE
3	Rev. hse. 4 qrd. 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. 4 qrd., lot 147, from Monroe to Ashville	7-19-00





**LEGEND**

- CONTOUR INTERVAL: 2 FT
- EXISTING CONTOUR: Dashed line
- PROPOSED CONTOUR: Solid line
- DIRECTION OF DRAINAGE: Arrow
- WALK OUT BASEMENT: Arrow
- SPOT ELEVATION: Circle with number
- STABILIZED CONSTRUCTION ENTRANCE: Dashed line with 'X's
- SUPER SILT FENCE: Line with 'S' symbols
- SILT FENCE: Line with 'SF' symbols
- EARTH DIKE: Line with 'ED (A-1)' symbols
- LIMIT OF DISTURBED AREA: Dashed line
- TREE PROTECTION FENCE: Line with 'L' symbols
- EXISTING TREES TO REMAIN: Circle with 'X'

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1/16/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 1/12/00

**DRY WELL CHART**

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
79	188.5 CF	104.04 CF	2	6" x 18" x 3' deep
80	234 CF	236 CF	2	6" x 18" x 3' deep
81	198 CF	198 CF	2	6" x 18" x 3' deep

**REVISIONS**

NO.	DESCRIPTION	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

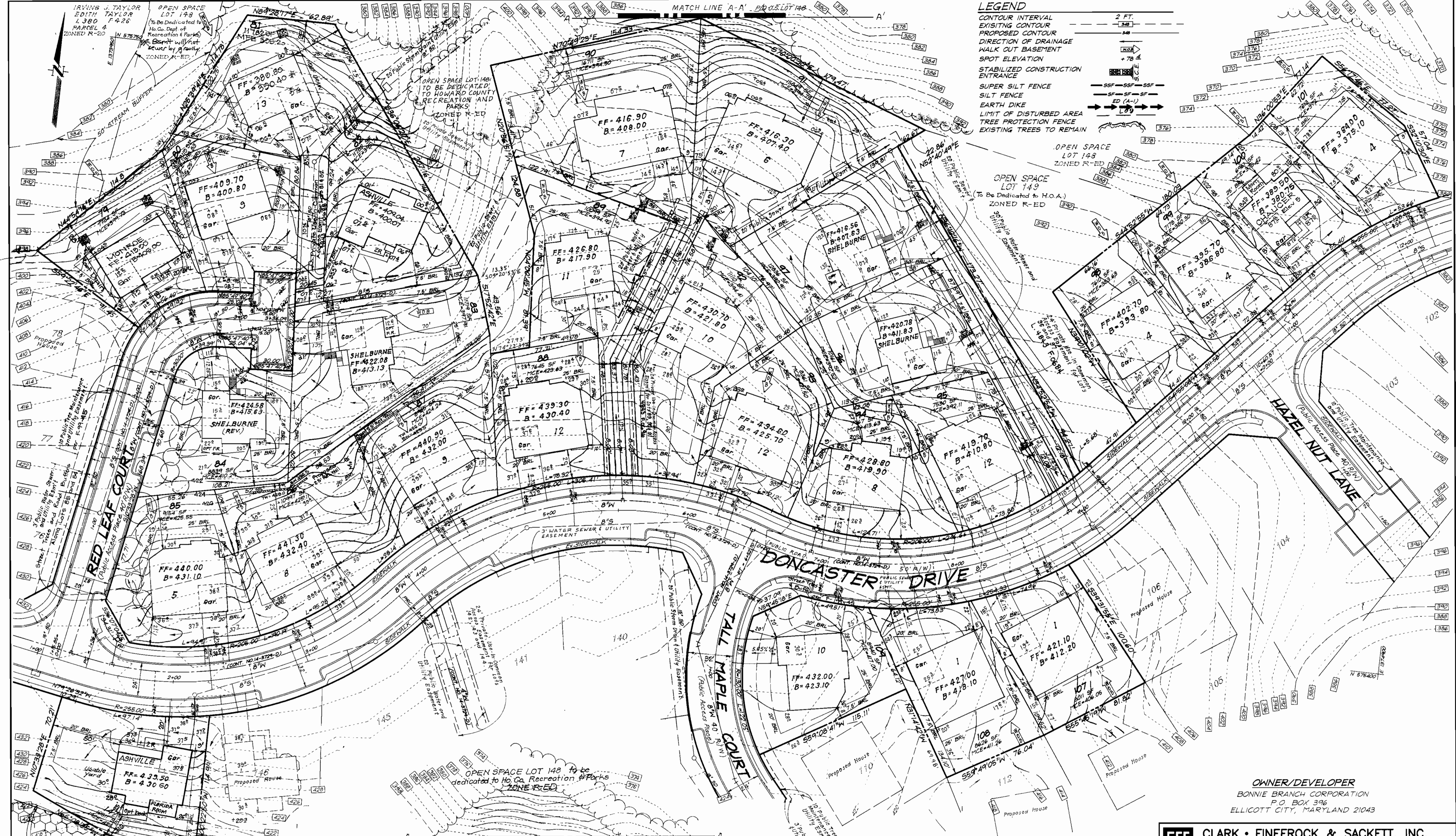
**OWNER/DEVELOPER**  
 BONNIE BRANCH CORPORATION  
 P.O. BOX 396  
 ELLICOTT CITY, MARYLAND 21043

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
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DESIGNED	<b>SITE DEVELOPMENT PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'	
DRAWN		DRAWING	2 of 6	
CHECKED		JME	JOB NO.	99-052
DATE		8-2-99	FILE NO.	99-052-X

FOR: PULTE HOMES  
 1501 S. Edgewood Street, Suite K  
 Baltimore, Maryland 21227





**LEGEND**

CONTOUR INTERVAL  
 EXISTING 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

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

DESIGNED	<b>SITE DEVELOPMENT PLAN</b> LOTS 79-101, 107-109, 125-133 & 147 <b>AUTUMN VIEW</b> SECTION 3 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE
DRAWN		1" = 30'
CHECKED		DRAWING
DATE		JOB NO.
		FILE NO.

FOR: PULTE HOMES  
 1501 S. Edgewood Street, Suite K  
 Baltimore, Maryland 21227

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DIVISION OF LAND DEVELOPMENT

11/6/00  
 11/10/00  
 11/2/00

**DRY WELL CHART**

1	188.0 CF	104.04 CF	57.17 x 10.50
2			
3			
4			
5			

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	11-17-01
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
NR	REVISIONS	DATE

