

BENCH MARKS

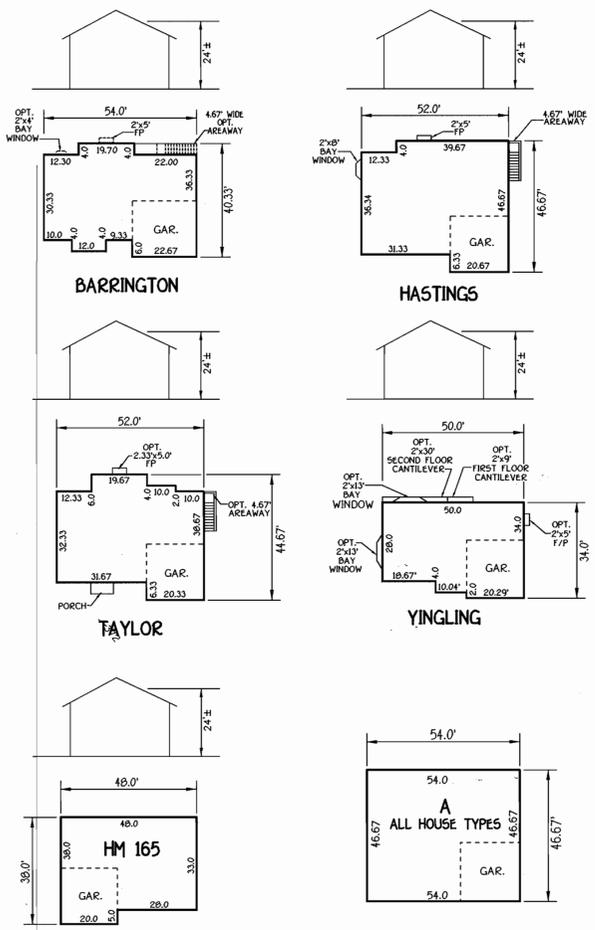
3147
N. 175,960.9842
E. 416,380.5461
LOC. NEAR THE INTERSECTION
OF BONNIE BRANCH ROAD &
COLLEGE AVENUE
E.L. 4335.987

3148
N. 176,982.1419
E. 416,045.0472
LOC. NEAR THE INTERSECTION
OF BONNIE BRANCH ROAD &
COLLEGE AVENUE
E.L. 4379.248

VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

- THE PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS 0.3740 AC.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 2 SFD.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: 5-96-15, SP-98-12-5-99-01-P-98-10-P-98-12-F-99-45, F-01-15 AND WAS CONT. 14-3729-D, 14-3902-D.
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS: CONTRACT 14-3729-D, 143902-D AND APPROVED ROAD CONSTRUCTION PLANS: F-99-45 & F-01-15.
- ANY DAMAGE TO COUNTY RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE TOPOGRAPHY WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-01-15, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE HANCOCK STATUTE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS 3147 AND 3148.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-8880 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 FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R.6.06.
- IN ACCORDANCE WITH SECTION 1281(K) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, 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-01-15. CONTROL WILL BE PROVIDED BY EXTENDED FACILITIES WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- NO FLOOD PLAINS EXIST ON THIS SITE.
- PERIMETER LANDSCAPING AND STREET SIDE LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-15.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 3.54 ACRES PER F-01-15.
- NO WETLANDS OR STREAMS EXIST ON THIS SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO INSTALLATION OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS AND BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER ROADWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, FOREST CONSERVATION EASEMENT OR STREAM BUFFERS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-15.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, STREET SIDE LANDSCAPING SHALL BE PROVIDED ON LOT 165 AS SHOWN ON THIS SITE PLAN. SURETY FOR THE REQUIRED TWO SHADE TREES AND THREE EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$600.00 (SURETY FOR ONE SHADE TREE AND ONE EVERGREEN TREE WAS PREVIOUSLY POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-15 FOR THIS LOT).
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STD. DETAILS R-6.03 AND R-6.05.



PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AANR) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable deformities. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heated-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all appendices.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

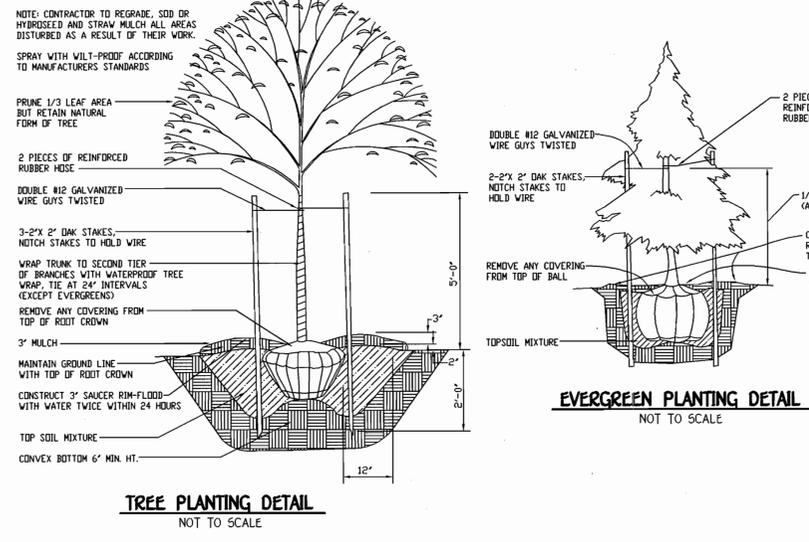
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.



SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	SHADE TREES	EVERGREEN TREES	TOTAL TREES
165*	P-1	ADJACENT TO ROADWAY	B	102'	2	3	5

* THE PROPOSED SIDE STREET TREES PLANTINGS APPROVED UNDER THE ROAD CONSTRUCTION DRAWINGS FOR F-01-15 HAVE BEEN RELOCATED TO ALONG PRANCING DEER DRIVE SURETY FOR THE ONE SHADE TREE AND ONE EVERGREEN TREE WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS LOT UNDER F-01-15 ACCORDINGLY THE BUILDER SHALL ONLY BE REQUIRED TO POST SURETY FOR THE ADDITIONAL PLANTINGS OF TWO EVERGREEN TREES AND ONE SHADE TREE.

LANDSCAPING PLANT LIST (LOT 165)

QTY.	KEY	NAME	SIZE
2	○	ACER SACCHARUM "GREEN MOUNTAIN" GREEN MOUNTAIN/SUGAR MAPLE	2 1/2"-3" CALIPER FULL CROWN B/B
3	●	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HGT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stephen F. Forney 2-12-03
STEVE FORNEY DATE

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---S-F---	SUPER SILT FENCE
→	EARTH DIKE
LOD	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-01-15

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
165	4356 DONCASTER DRIVE
204	4404 HUXLEY DRIVE

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
4100 165 - 2025

STATE OF MARYLAND
PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE
I 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.
Earl D. Collins 3-12-03
Earl D. Collins Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Steve Forney 3-12-03
Signature of Developer STEVE FORNEY Date

Reviewed for HOWARD SCD and meets Technical Requirements.
John C. Roberts 3/25/03
John C. Roberts Date
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John C. Roberts 3/25/03
John C. Roberts Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamm 4/16/03
Cindy Hamm Date
Chief, Development Land Development
Mark A. Wyle 3/25/03
Mark A. Wyle Date
Director - Department of Planning and Zoning

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 395
ELLICOTT CITY, MARYLAND 21043
410-480-9105

BUILDER
HILLTON REED
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-480-9105

PROJECT
AUTUMN VIEW SECTION 4 LOT NO. 165 & 204

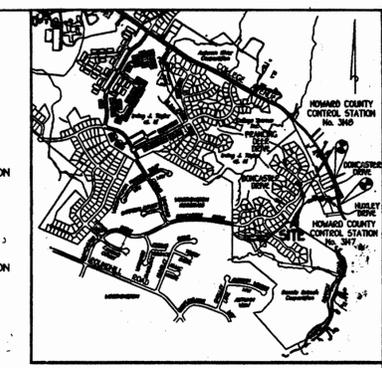
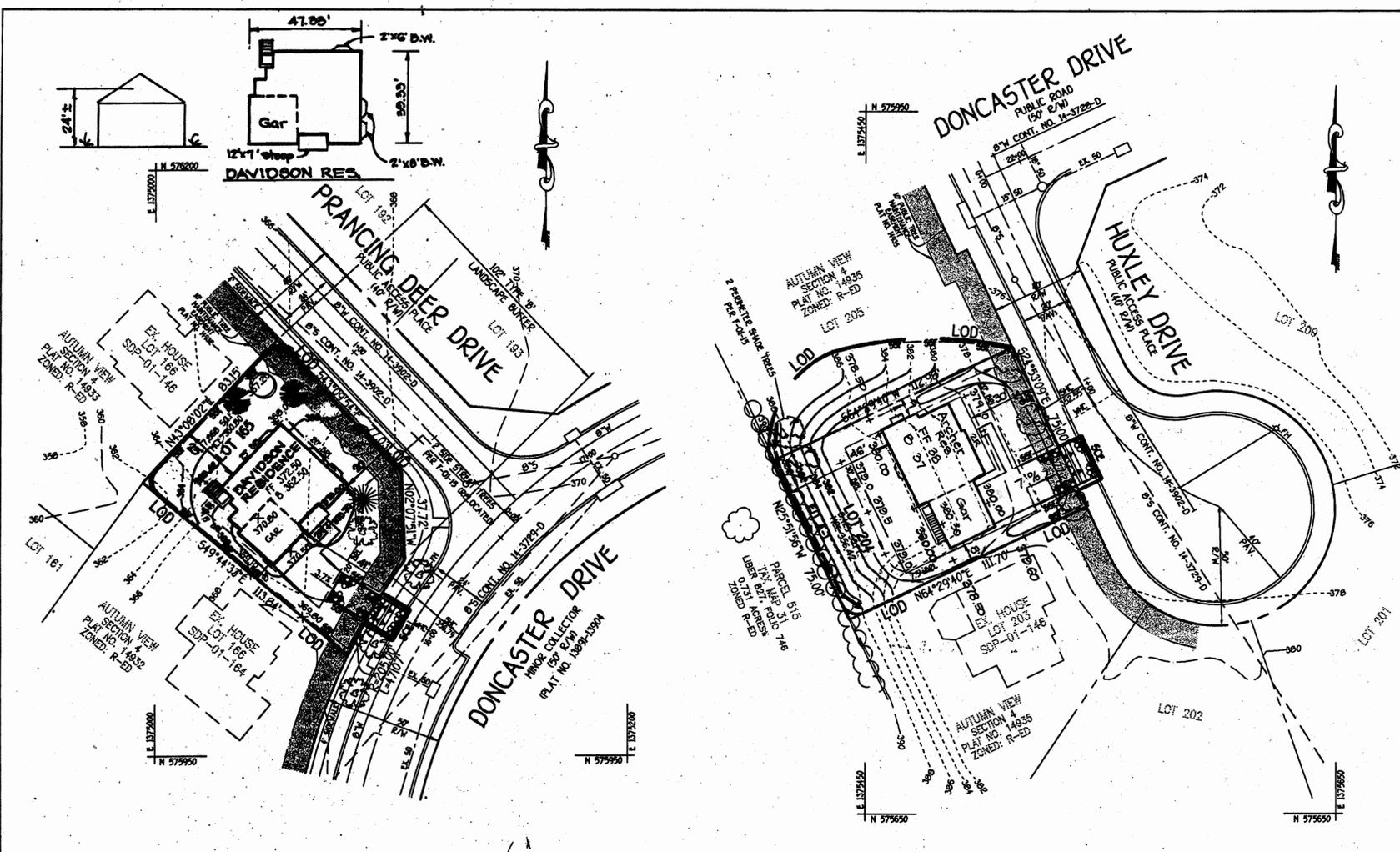
PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
14932 & 14935	3	RED	31	SECOND	6027

WATER CODE F-05 **SEWER CODE** 1252600

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED AUTUMN VIEW SECTION 4 LOTS 165 & 204

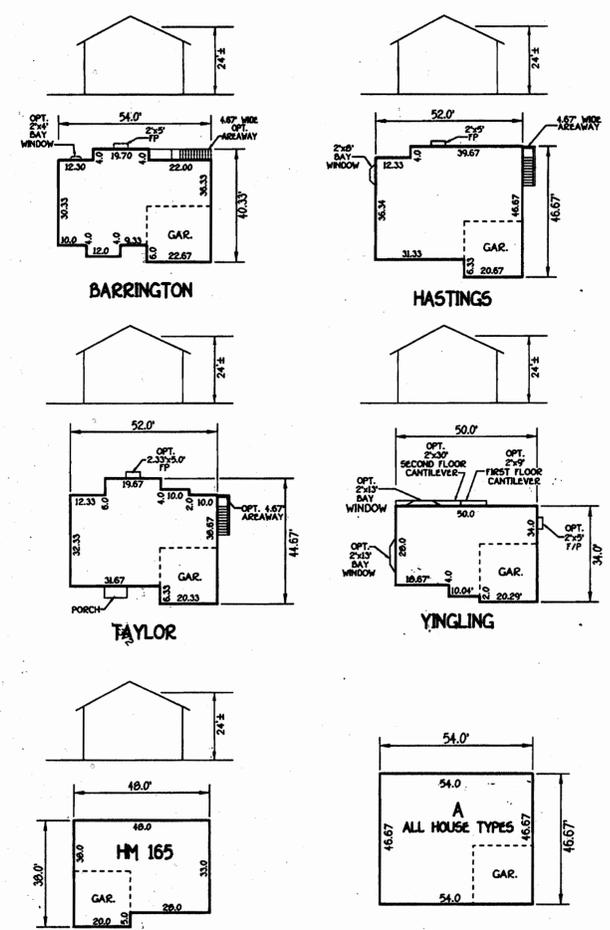
TAX MAP No: 25 & 31 PARCEL: 75
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JANUARY, 2003
SHEET 1 OF 2



BENCH MARKS

3147
N. 175.962.9842
E. 416.380.5481
LOC. NEAR THE INTERSECTION
OF BONNIE BRANCH ROAD &
COLLEGE AVENUE
E.L. 335.987

3149
N. 175.982.1419
E. 416.045.0472
LOC. NEAR THE INTERSECTION
OF BONNIE BRANCH ROAD &
COLLEGE AVENUE
E.L. 379.249



- GENERAL NOTES:**
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 - THE COORDINATES HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS 3147 AND 3149.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1800 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 FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION.
 - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R.6.06.
 - IN ACCORDANCE WITH SECTION 12B(X) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, 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-01-15. CONTROL WILL BE PROVIDED BY EXTENDED DETENTION FACILITIES WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
 - NO FLOOD PLAINS EXIST ON THIS SITE.
 - PERIMETER LANDSCAPING AND STREET SIDE LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-15.
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C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS AND BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (4-25 TONS).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER ROADWAY SURFACE.
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 - OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-15.
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 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STD. DETAILS R-6.03 AND R-6.05.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed descriptions as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, debilitating roots, non scale injuries, abnormality of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable infestations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug or heated-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", Chapter 10 "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Institute Chapter of the American Society of Landscape Architects, latest edition, including all amendments.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

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It shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

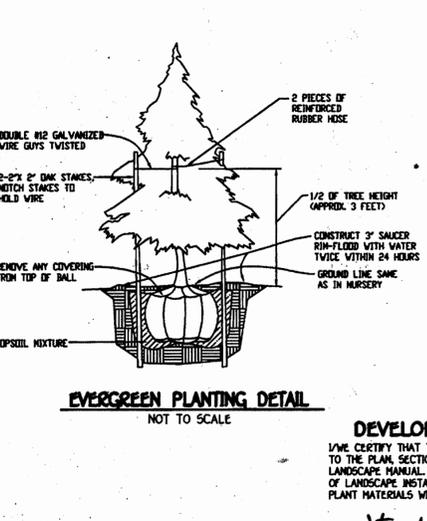
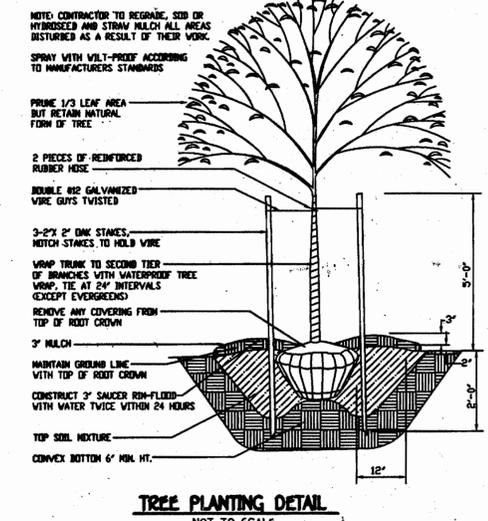
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure, Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part well-rotted cow or horse manure, Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Wind Control - Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.



SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	SHADE TREES	EVERGREEN TREES	TOTAL TREES
165	P-1	ADJACENT TO ROADWAY	B	102'	2	3	5

THE PROPOSED SIDE STREET TREES PLANTINGS APPROVED UNDER THE ROAD CONSTRUCTION DRAWINGS FOR F-01-15 HAVE BEEN RELOCATED TO ALONG PRANCING DEER DRIVE SURETY FOR THE ONE SHADE TREE AND ONE EVERGREEN TREE WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS LOT UNDER F-01-15. ACCORDINGLY THE BUILDER SHALL ONLY BE REQUIRED TO POST SURETY FOR THE ADDITIONAL PLANTINGS OF TWO EVERGREEN TREES AND ONE SHADE TREE.

LANDSCAPING PLANT LIST (LOT 165)

QTY.	KEY	NAME	SIZE
2	○	ACER SACCHARUM GREEN MOUNTAIN GREEN MOUNTAIN/SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN B/B
3	●	PINKIS STROBUS EASTERN WHITE PINE	6' - 8' HGT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stephen F. Founney 3-12-03
STEVE FOUNNEY DATE

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-56F-55F	SUPER SILT FENCE
---	EARTH DIKE
LOD	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-01-15

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
165	4356 DONCASTER DRIVE
204	4404 HUXLEY DRIVE

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS

FISHER, COLLINS & CARTER, INC.
SUA ENGINEERING CONSULTANTS & LAND SURVEYORS
CORPORATE SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
TEL: 410-486-9999

NO.	REVISION	DATE
3	Rev. base elev. to show As-Built Cond.	6-14-04
2	Rev. base elev. Lot 204 from A to B to Archer	10-2-03
1	Rev. base elev. Lot 165 add base typical	7-10-02

ENGINEER'S CERTIFICATE

I 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.

Earl D. Collins 3-12-03
Earl D. Collins Date

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Stephen F. Founney 3-12-03
Signature of Developer STEVE FOUNNEY Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Murray 3/25/03
JMD-Natural Resources Conservation Services Date

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

John K. Kubit 3/25/03
John K. Kubit Date

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MARYLAND 21043
410-480-9105

BUILDER
HAMILTON REED
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Craig Hanna 4/10/03
Craig Hanna Date

Mark A. Wright 4/10/03
Mark A. Wright Date

PROJECT	SECTION	LOT NO.
AUTUMN VIEW	4	165 & 204

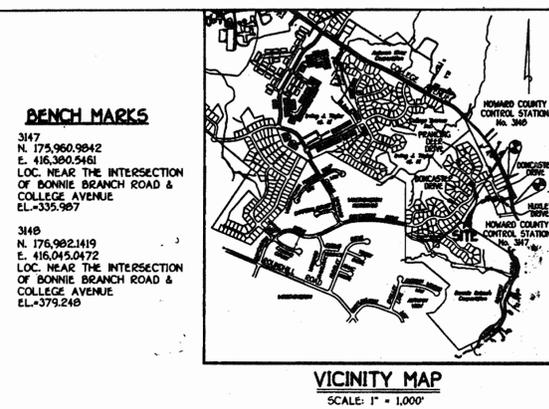
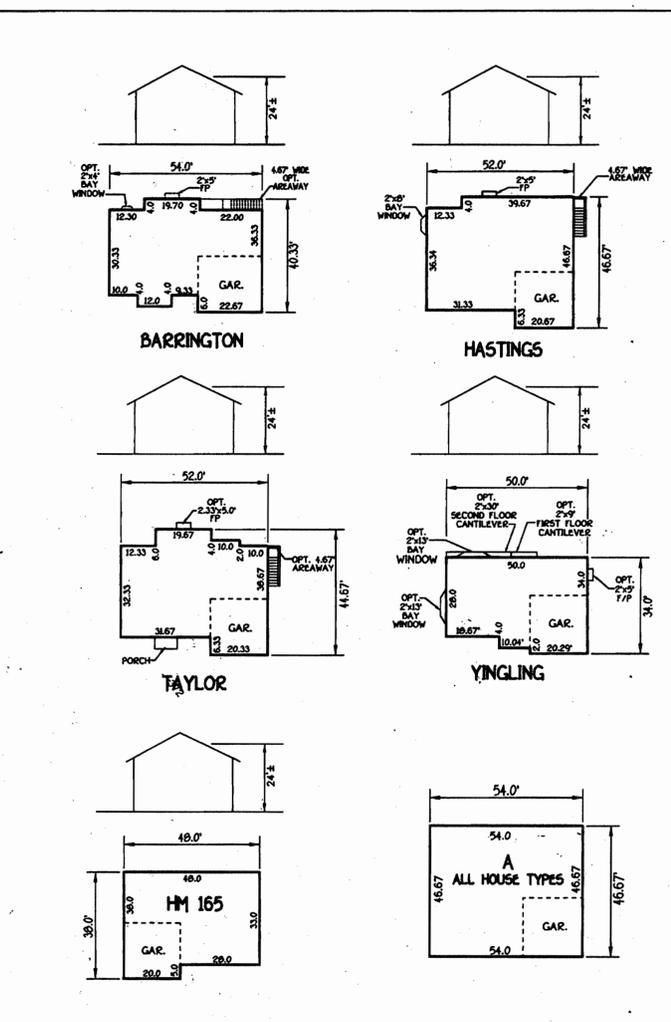
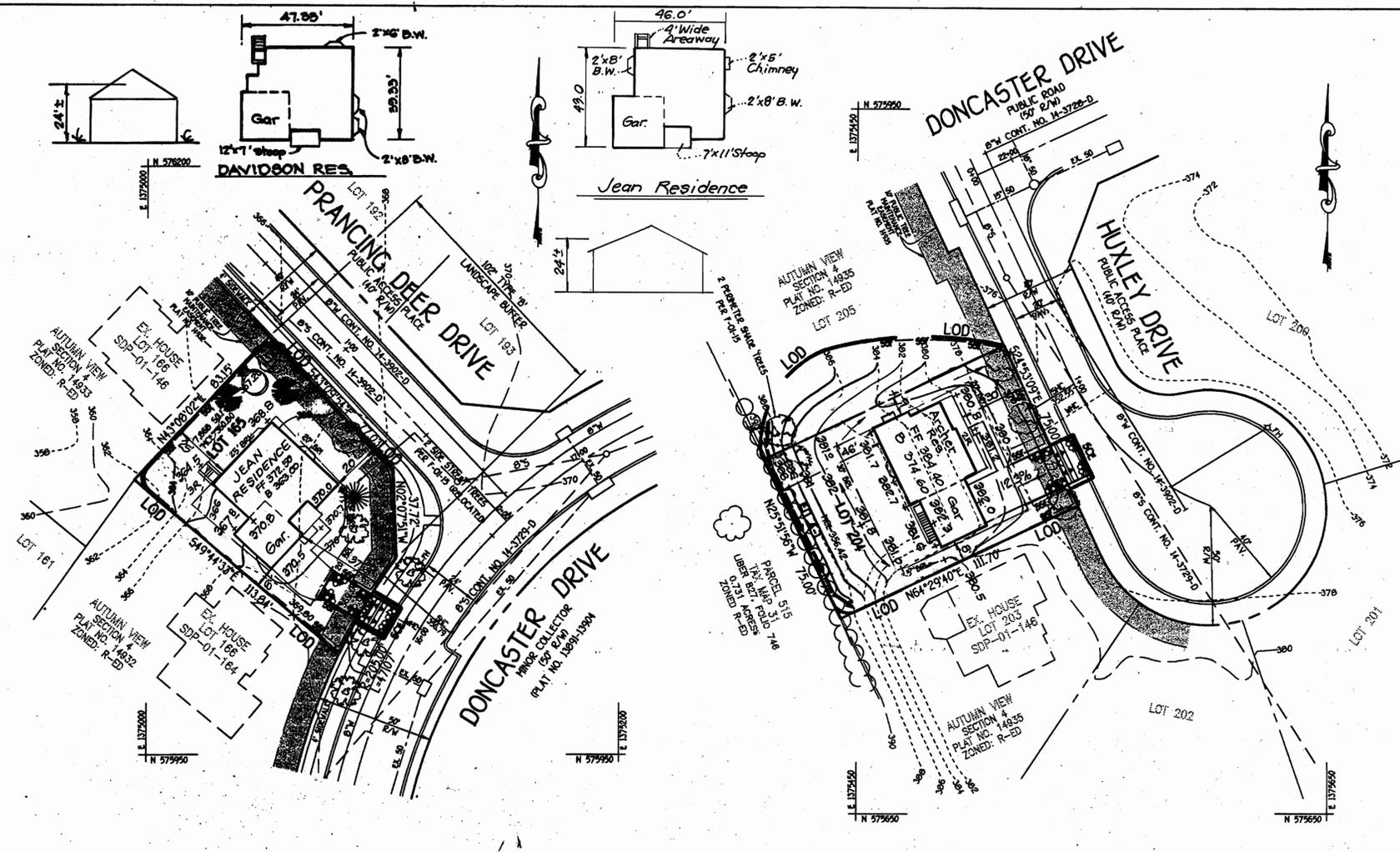
PLAT	BLOCK NO.	ZONE	JAI MAP.	ELEC. DIST.	CENSUS TR.
14932 & 14935	3	RED	31	SECOND	6027

WATER CODE	SEWER CODE
F-05	1252600

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED AUTUMN VIEW SECTION 4 LOTS 165 & 204

TAX MAP NO: 25 & 31 PARCEL: 75
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JANUARY, 2003
SHEET 1 OF 2



- GENERAL NOTES:**
- THE PROPERTY IS ZONED R-ED PER THE 10/16/93 COMPREHENSIVE ZONING PLAN.
 - THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS 0.3740 AC.
 - THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 2 SFD.
 - SIC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
 - DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: S-96-15, SP-98-12.5-99-01-P-98-10-P-98-12.7-99-45, F-01-15 AND WAS CONT-14-3729-D, 14-3902-D.
 - UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS: CONTRACT 14-3729-D, 143902-D AND APPROVED ROAD CONSTRUCTION PLANS: F-99-15 & F-01-15.
 - ANY DAMAGE TO COUNTY RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THE TOPOGRAPHY WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-01-15, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON 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 FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION.
 - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R.6.06.
 - IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT 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-01-15. CONTROL WILL BE PROVIDED BY EXTENDED DETENTION FACILITIES WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - NO FLOOD PLANS EXIST ON THIS SITE.
 - PERIMETER LANDSCAPING AND STREET SIDE LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE, AND LANDSCAPE MANUAL AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-15.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 161202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 3.54 ACRES PER F-01-15.
 - NO WETLANDS OR STREAMS EXIST ON THIS SITE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE); B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM); C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE AND MINIMUM 45-FOOT TURNING RADII; D) STRUCTURES (CULVERTS AND BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS @ 25 LOADING; E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER ROADWAY SURFACE; F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, FOREST CONSERVATION OR STREAM BUFFERS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - THIS PLAN IS SUBJECT TO THE 5TH EDITION OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-15.
 - IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, STREET SIDE LANDSCAPING SHALL BE PROVIDED ON LOT 165 AS SHOWN ON THIS SITE PLAN. SURETY FOR THE REQUIRED TWO SHADE TREES AND THREE EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$600.00/SURETY FOR ONE SHADE TREE AND ONE EVERGREEN TREE WAS PREVIOUSLY POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-15 FOR THIS LOT.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STD. DETAILS R-6.03 AND R-6.05.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AANS) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, non sound injuries, diseases, insect pest eggs, borers and all forms of insect infestations or objectionable deformations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug or heated-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Institute of Landscape Architects, latest edition, including all amendments.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the reference requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

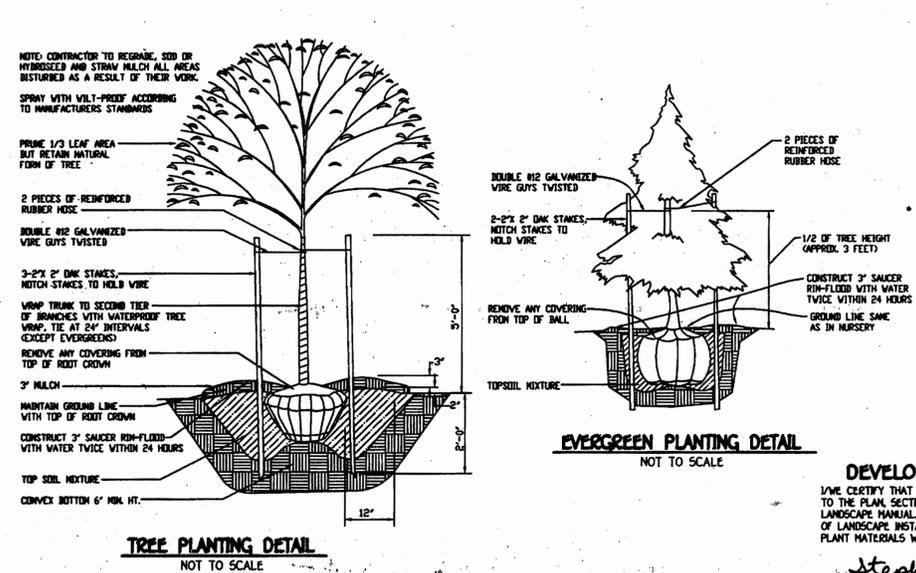
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Seed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its suitability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.



SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	SHADE TREES	EVERGREEN TREES	TOTAL TREES
165	P-1	ADJACENT TO ROADWAY	B	102'	2	3	5

THE PROPOSED SIDE STREET TREES PLANTINGS APPROVED UNDER THE ROAD CONSTRUCTION DRAWINGS FOR F-01-15 HAVE BEEN RELOCATED TO ALONG PRANCING DEER DRIVE SURETY FOR THE ONE SHADE TREE AND ONE EVERGREEN TREE WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS LOT UNDER F-01-15. ACCORDINGLY THE BUILDER SHALL ONLY BE REQUIRED TO POST SURETY FOR THE ADDITIONAL PLANTINGS OF TWO EVERGREEN TREES AND ONE SHADE TREE.

LANDSCAPING PLANT LIST (LOT 165)

QTY.	KEY	NAME	SIZE
2	○	ACER SACCHARIN 'GREEN MOUNTAIN'	2 1/2" - 3" CALIPER FULL CROWN B/B
3	●	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HGT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stephen F. Forney 3-12-03 DATE
STEVE FORNEY

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	SUPER SILT FENCE
---	EARTH DIKE
LOD	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-01-15

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS

FISHER, COLLINS & CARTER, INC.
ENGINEERING CONSULTANTS & LAND SURVEYORS
1800 48 - 2070

NO.	REVISION	DATE
5	Rev. 9rd. lot 204 to show As-Built Cond.	7-16-04
4	Rev. 9rd. lot 165 to show As-Built Cond.	7-9-04
3	Rev. use elev. to show As-Built Cond.	6/14/04
2	Rev. use 9rd. Lot 204 from A to Archer	10-2-03
1	Rev. use 9rd. Lot 165 add hwy. typical	7-10-03

ENGINEER'S CERTIFICATE

I 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.

Earl D. Collins 3-12-03 DATE
Earl D. Collins

DEVELOPER'S CERTIFICATE

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

Stephen F. Forney 3-12-03 DATE
Signature of Developer STEVE FORNEY

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Mylan 3/25/03 DATE
Jim Mylan
Soil Conservation District

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

John C. Roberts 3/25/03 DATE
John C. Roberts
Howard SCD

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MARYLAND 21043
410-480-9105

BUILDER
HAMILTON REED
8000 FAIR STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamm 4/16/03 DATE
Cindy Hamm
Chief, Division Land Development

Mark D. Temple 4/16/03 DATE
Mark D. Temple
Chief, Development Engineering Division

PROJECT AUTUMN VIEW
SECTION 4
LOT NO. 165 & 204

PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
14932 & 14935	3	RED	31	SECOND	6027

WATER CODE F-05
SEWER CODE 1252600

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SINGLE FAMILY DETACHED
AUTUMN VIEW
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LOTS 165 & 204

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SHEET 1 OF 2