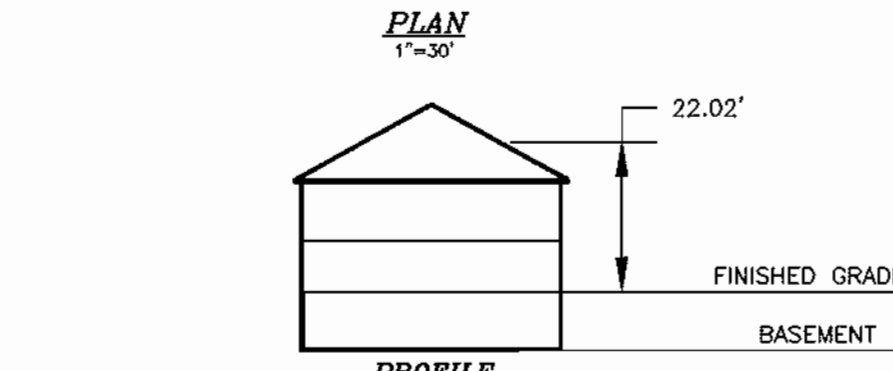
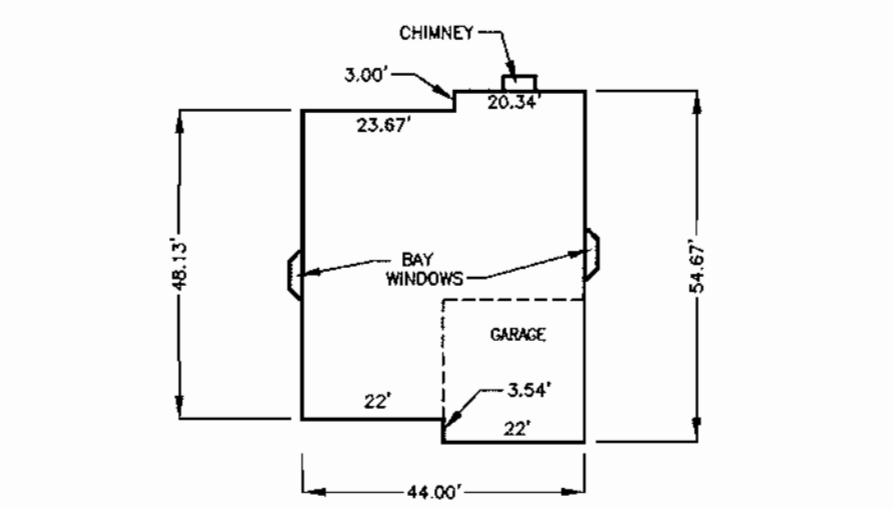


INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS
3	STORMWATER MANAGEMENT DETAILS & BORING LOGS

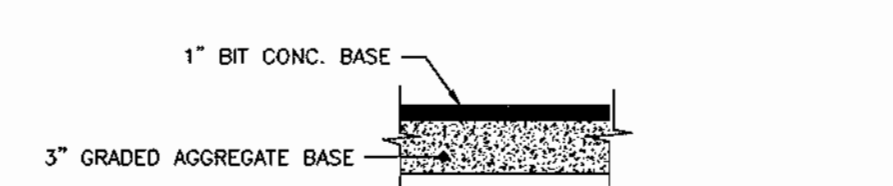
ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
399	4556 COLLEGE AVENUE

SEWER HOUSE CONNECTION		
PARCEL NO.	INV. @ EX. 6" MAIN	MIN. CELLAR EL.
399	253.58	260.6

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	TAX MAP #	LOT/PARCEL #
TAYLOR-GIFT PROPERTY	N/A	399		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.
337/288	4	R-20	31	2ND
WATER CODE	SEWER CODE	CENSUS TRACT		
F-05 (TEST GRADE 700)	1252600	602302		
PROPOSED IMPROVEMENTS: SINGLE FAMILY DWELLING, GRADING & SEDIMENT CONTROL.				



THE PERRY
NOTE: THE PROPOSED HOUSE SHALL BE CONSTRUCTED SUCH THAT THE ELEVATION FACING BONNIE BRANCH ROAD GIVES THE APPEARANCE OF AN ARCHITECTURAL FRONT.



DRIVEWAY PAVING SECTION
N.T.S.

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Donald P. Remm 8/30/04
SIGNATURE OF DEVELOPER DATE
DONALD P. REMM
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

John M. Robertson 8/27/04
SIGNATURE OF ENGINEER DATE
JOHN M. ROBERTSON
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers 9-7-04
SDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John M. Robertson 9-7-04
HOWARD SOIL CONSERVATION DISTRICT DATE

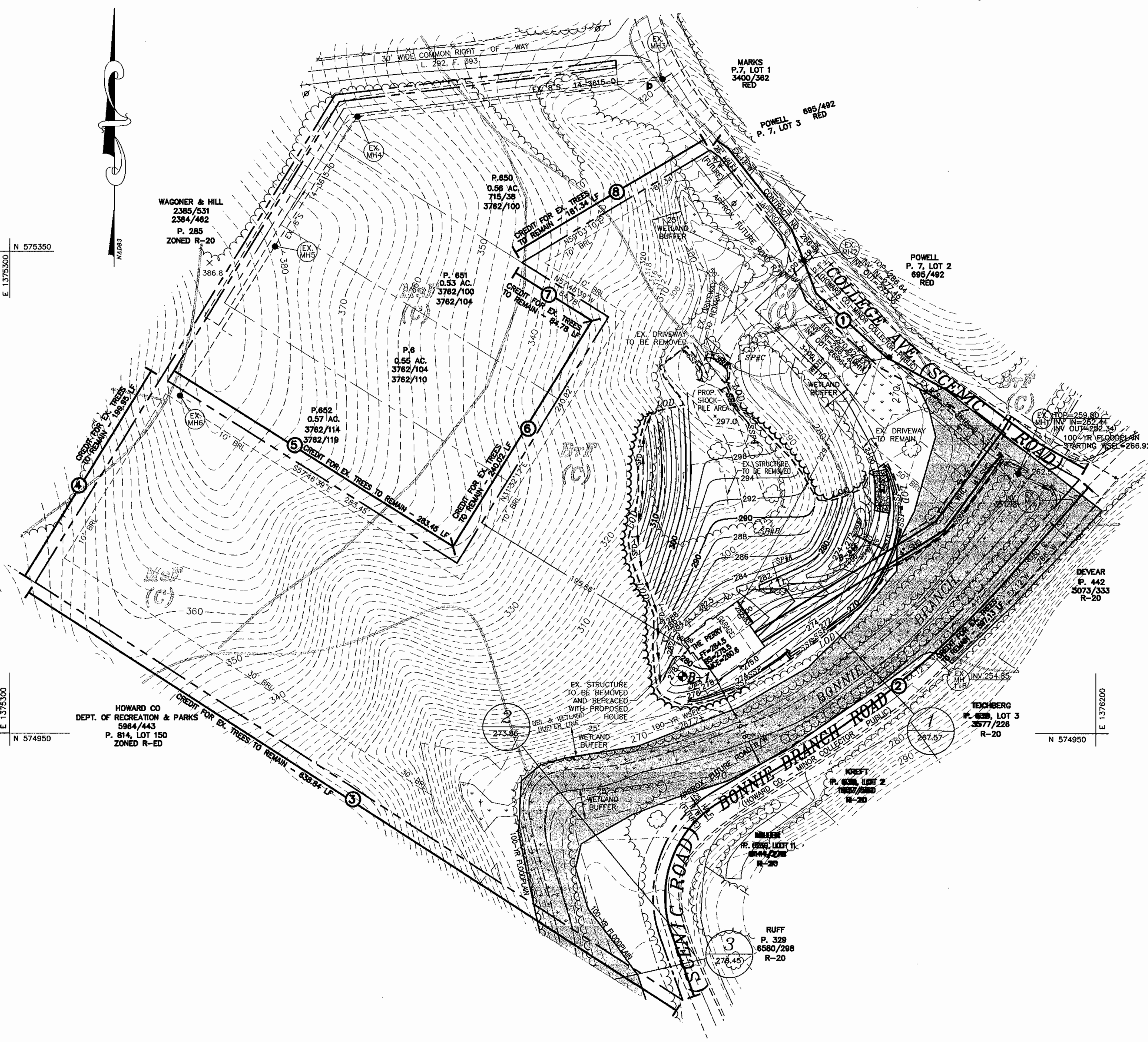
APPROVED: DEPARTMENT OF PLANNING AND ZONING

John M. Robertson 9/10/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cinda Hamrick 7/2/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark A. Tougle 7/21/04
DIRECTOR DATE

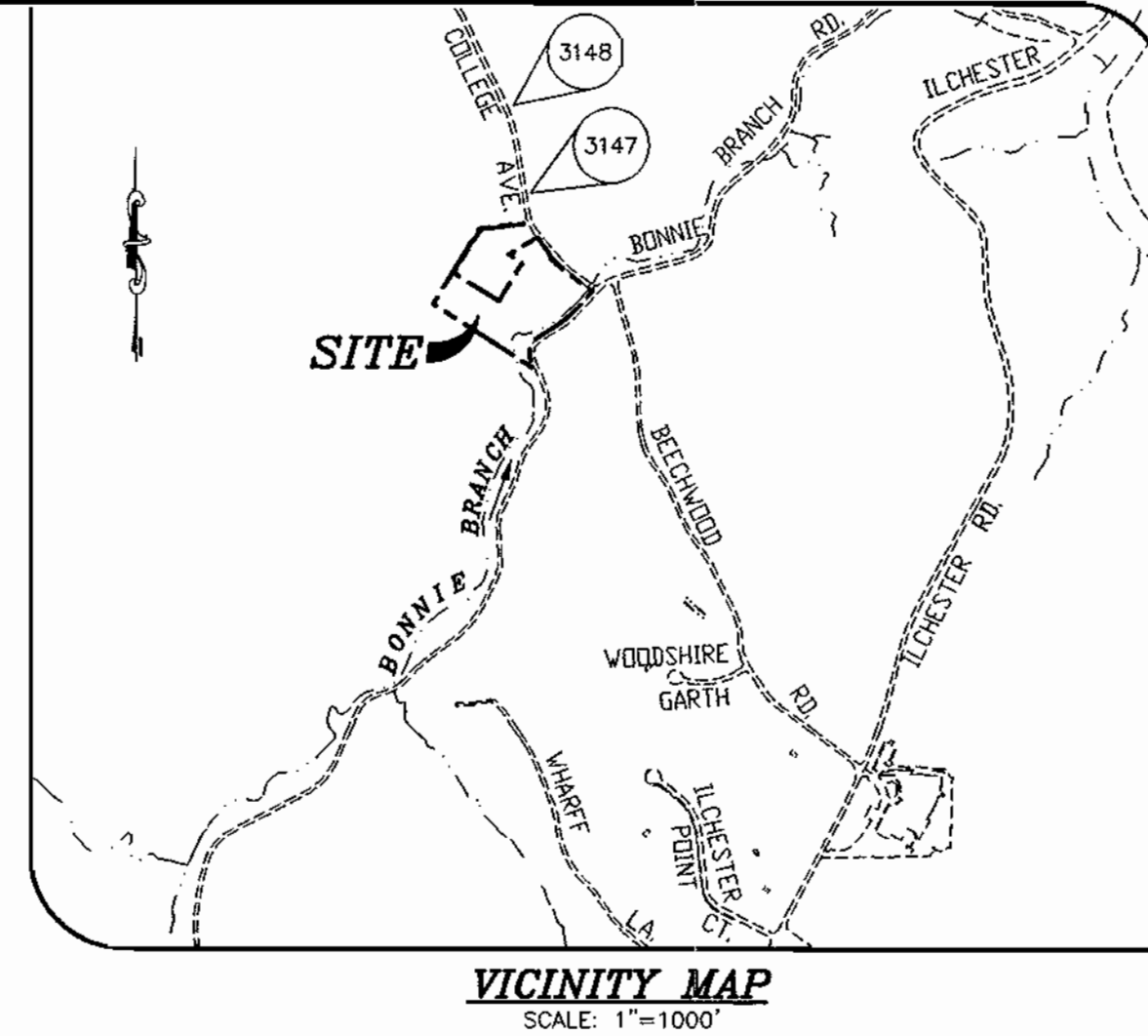
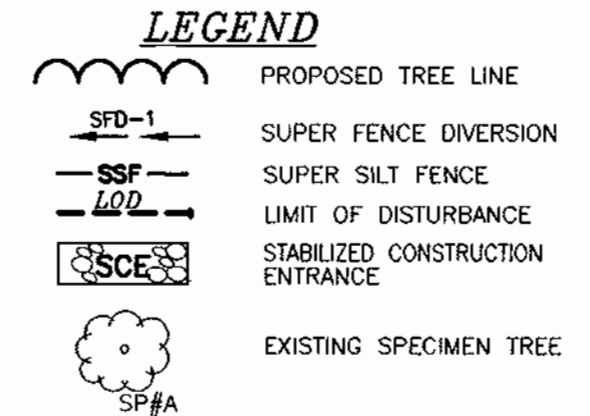
CATEGORY	ADJACENT TO ROADWAYS								TOTAL
	A (PERIMETER 1)	B (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	A (PERIMETER 8)	
LANDSCAPE TYPE	N/A (PERIMETER 1)	N/A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	A (PERIMETER 8)	
LINEAR FEET OF PERIMETER	425.59 LF	597.13 LF	638.84 LF	199.95 LF	283.45 LF	240.02 LF	84.78 LF	181.34 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES 425.59 LF	YES 597.13 LF	YES 638.84 LF	YES 199.95 LF	YES 283.45 LF	YES 240.02 LF	YES 84.78 LF	YES 181.34 LF	
NUMBER OF PLANTS REQUIRED									
SHADE TREES	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED									
SHADE TREES	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0	0	0



SYMBOL	DESCRIPTION
Bf	BRANDYWINE LOAM, 25% TO 60% SLOPES (TYPE C)
Co	CODORUS SILT LOAM (TYPE C)
Msf	MONTALTO AND RELAY VERY STONEY SILT LOAMS, 25% TO 60% SLOPES (TYPE C)

NOTE: ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED AT THE END OF EACH WORKING DAY.

SPECIMEN TREES	
KEY	SPECIMEN TREES
SP#A	48" KENTUCKY COFFEE TREE
SP#B	36" KENTUCKY COFFEE TREE
SP#C	48" KENTUCKY COFFEE TREE



GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS 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.
- PROJECT BACKGROUND:
TAX MAP: 31 PARCEL: 399, BLOCK 4.
ELECTION DISTRICT: SECOND.
ZONING: R-20
DEED REFERENCE: L. 7227, F. 0052
- AREA TABULATION
A. TOTAL TRACT AREA: 5.83 AC ±
B. AREA OF BUILDABLE LOTS: 5.83 AC ±
C. LIMIT OF DISTURBANCE: 0.84 AC ±
D. PROPOSED USE: SFD
E. NUMBER OF PROPOSED BUILDABLE LOTS: 1
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY STATION STATIONS NO. 3147 & 3148 (ALL UNITS IN FEET).
STA No. 3147 N 575,798.0794 EL. = 335.987
(IRON ROD) E 1,375,801.7684
STA No. 3148 N 575,015.4313 EL. = 379.248
(CONCRETE MONUMENT) E 1,375,770.4364
- WATER SERVICE IS PROVIDED BY CONTRACT NO. 266-W AND SEWER SERVICE IS PROVIDED BY CONTRACT NO. 14-3615-D
- ALL EXISTING STRUCTURES ON PARCEL 399 TO BE REMOVED UNLESS OTHERWISE NOTED.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. AND PREVIOUSLY APPROVED UNDER AUTUMN VIEW SECTION III, F-99-045.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN 25' OF THE WETLANDS AND THEIR BUFFERS EXCEPT AS SHOWN ON THE APPROVED PLAN FOR THE PROPOSED WATER AND SEWER HOUSE CONNECTIONS.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- DISTURBANCE FOR PROPOSED SEWER AND WATER HOUSE CONNECTIONS (SHC & WHC) IS AN ESSENTIAL DISTURBANCE WITHIN WETLANDS, STREAMS, REQUIRED BUFFERS, AND FLOODPLAINS, PER SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- THE PROPOSED HOUSE SHALL BE CONSTRUCTED SUCH THAT THE ELEVATION FACING BONNIE BRANCH ROAD GIVES THE APPEARANCE OF AN ARCHITECTURAL FRONT.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENT HAS BEEN FULFILLED BY RETENTION OF EXISTING TREES. FINANCIAL SURETY IS NOT REQUIRED.
- THIS PROJECT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 40,000 SQUARE FEET ON A SINGLE LOT.
- WETLANDS AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT APRIL 2003.
- STORMWATER MANAGEMENT IS PROVIDED THROUGH THE USE OF A PRIVATE RAIN GARDEN AND A PRIVATE DRY SWALE IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS AND THE 2000 MARYLAND STORMWATER DESIGN MANUAL.

OWNER
TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105

Project date: SEP. 04
Illustration date: 03-016
Scale: MAP
Approval: RJH
Description: TAYLOR-GIFT PROPERTY PARCEL 399
Revisions: 1 OF 3

TAYLOR-GIFT PROPERTY
PARCEL 399
TAX MAP 31 - GRID 4
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5079 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

STANDARD SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND' STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONSTRUCTION AND MATERIAL SPECIFICATIONS: 1. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS... 2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

DESIGN CRITERIA: Table with columns for Slope, Slope Steepness, Slope Length (maximum), and Silt Fence Length (maximum). Rows include 0-10%, 10-20%, 20-33%, 33-50%, and 50%+ slopes.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTE, REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS... 2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS...

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM AT LOCATION INDICATED (1 DAY)
3. CONSTRUCT SUPER SILT FENCES AND SUPER FENCE DIVERSION (1 DAY)
4. CLEAR SITE PER LIMIT INDICATED (3 DAYS)
5. BRING SITE TO GRADE INDICATED ON THE PLAN (10 DAYS)
6. BLOCK UPSTREAM END OF DRIVEWAY CULVERT (NOT TO BE REMOVED UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR)
7. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.

OWNER: TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105

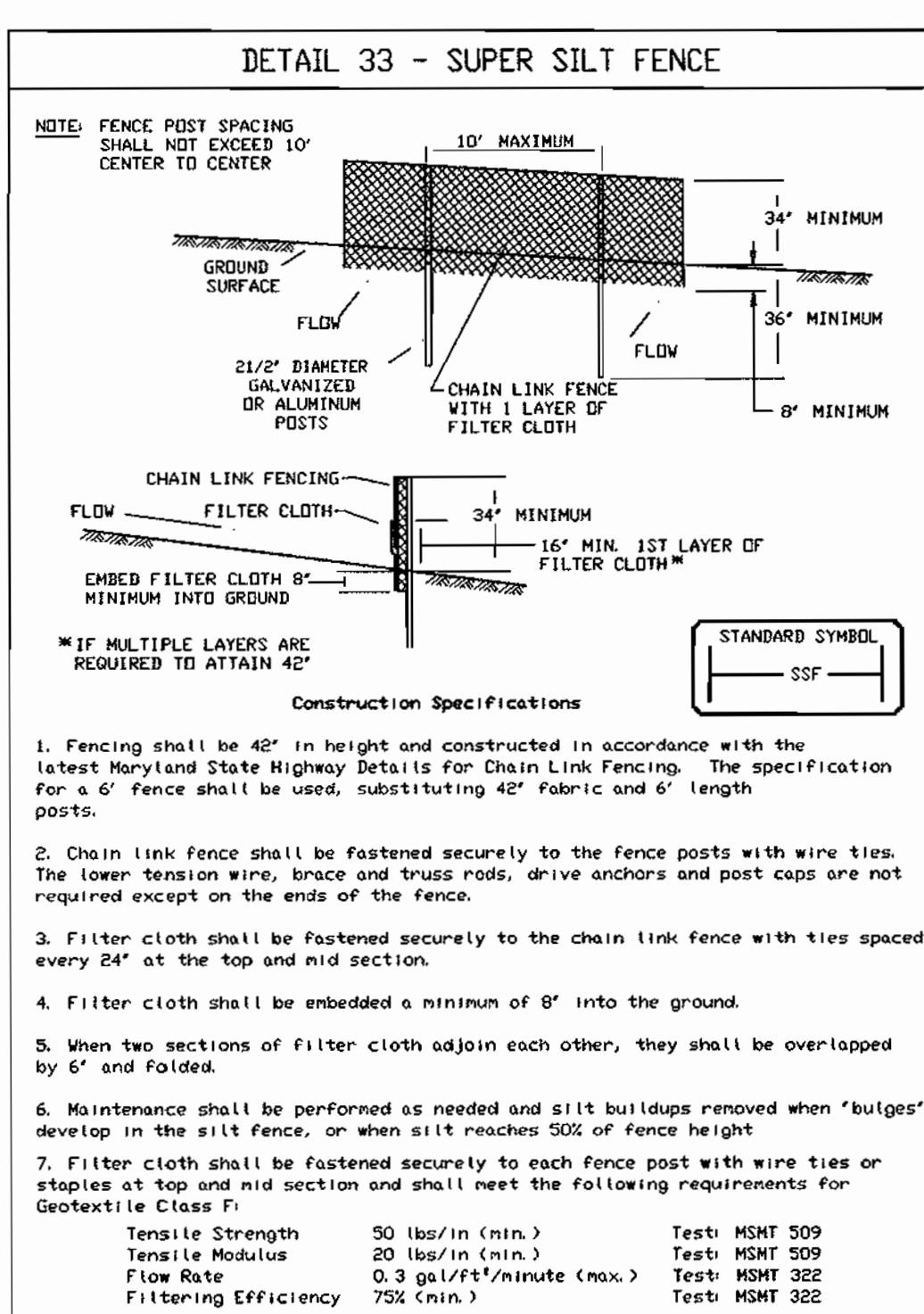


Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE H-25-3, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

SUPER SILT FENCE

Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE H-25-3, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

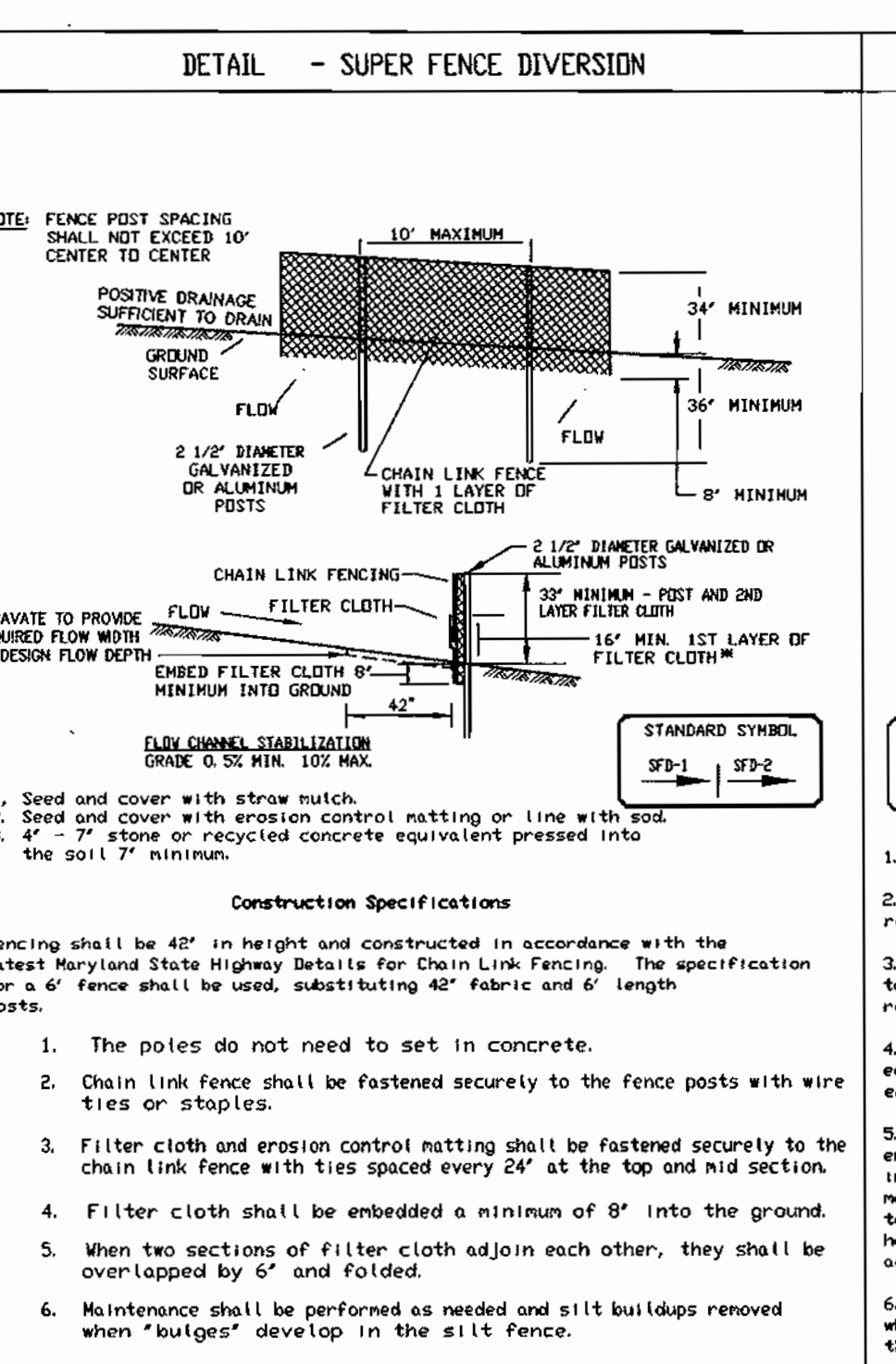


Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE F-17-3A, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

SUPER FENCE DIVERSION

Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE F-17-3A, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

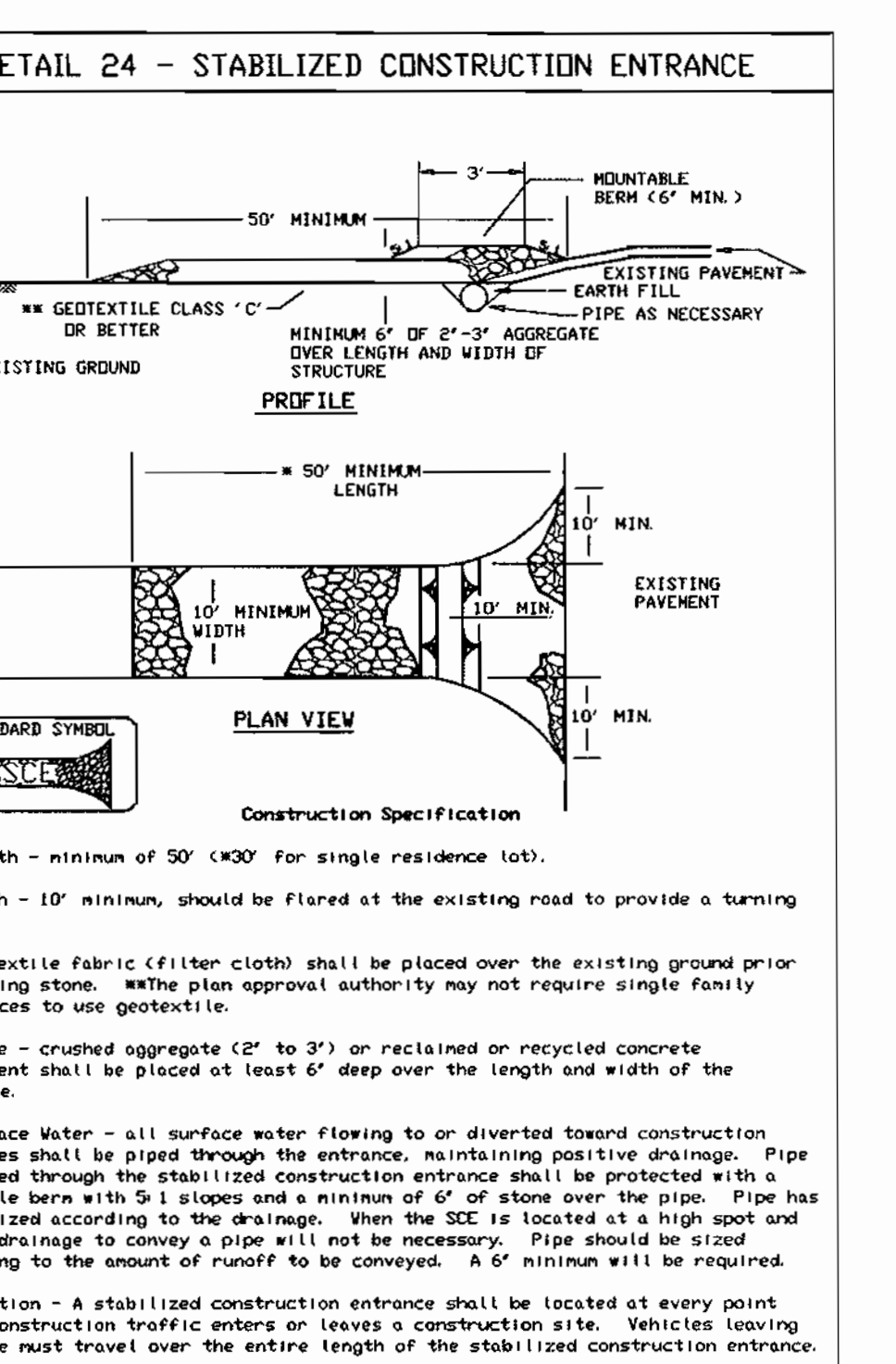


Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE F-17-3, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

STABILIZED CONSTRUCTION ENTRANCE

Table with columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE F-17-3, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

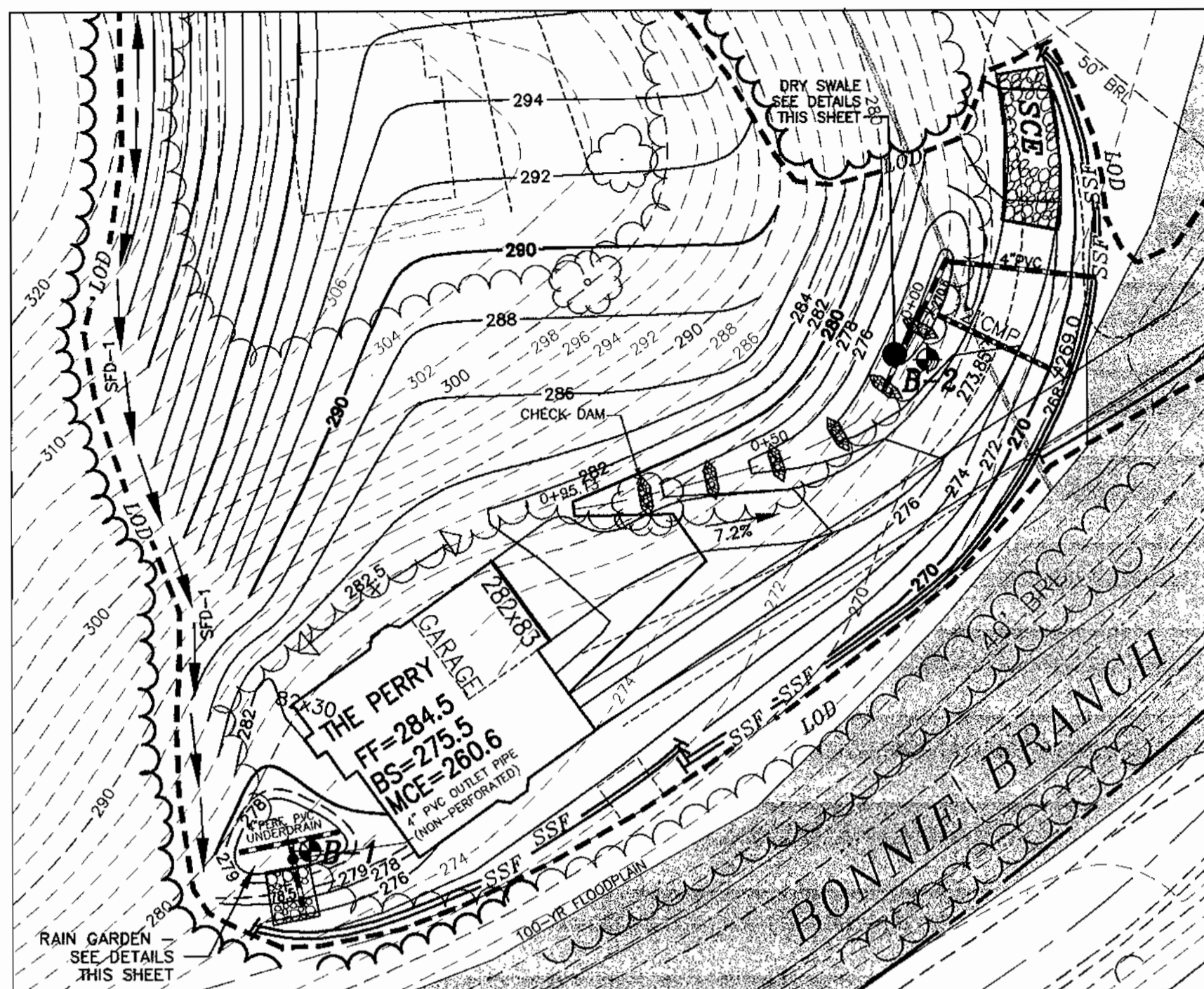
BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

- 1. NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
2. PLACE MATERIALS IN A LOCATION AND MANNER THAT DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
3. DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE...

- 10. STORMWATER MANAGEMENT RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
11. CULVERTS SHALL BE CONSTRUCTED AND ANY RIPRAP PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER.

DEVELOPER'S CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF INVOLVEMENT... ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN AND ALL SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE REQUIREMENTS OF THE NONTIDAL WETLANDS AND WATERWAYS DIVISION... APPROVED: DEPARTMENT OF PLANNING AND ZONING

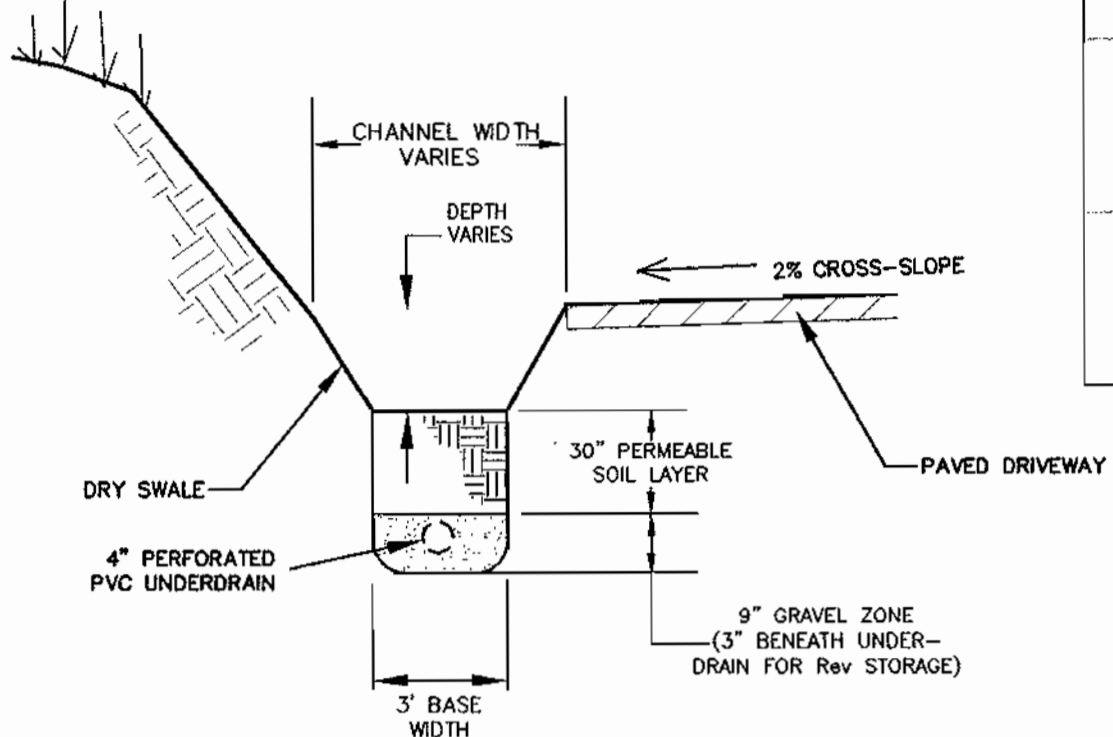
TAYLOR - GIFT PROPERTY PARCEL 399 TAX MAP 31 - GRID 4 HOWARD COUNTY, MARYLAND SECOND ELECTION DISTRICT SEDIMENT CONTROL NOTES AND DETAILS MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 5072 Dorsay Hill Drive, Suite 202, Ellicott City, Maryland, 21042 (410) 987-0296 Fax (410) 987-5521 Wash.



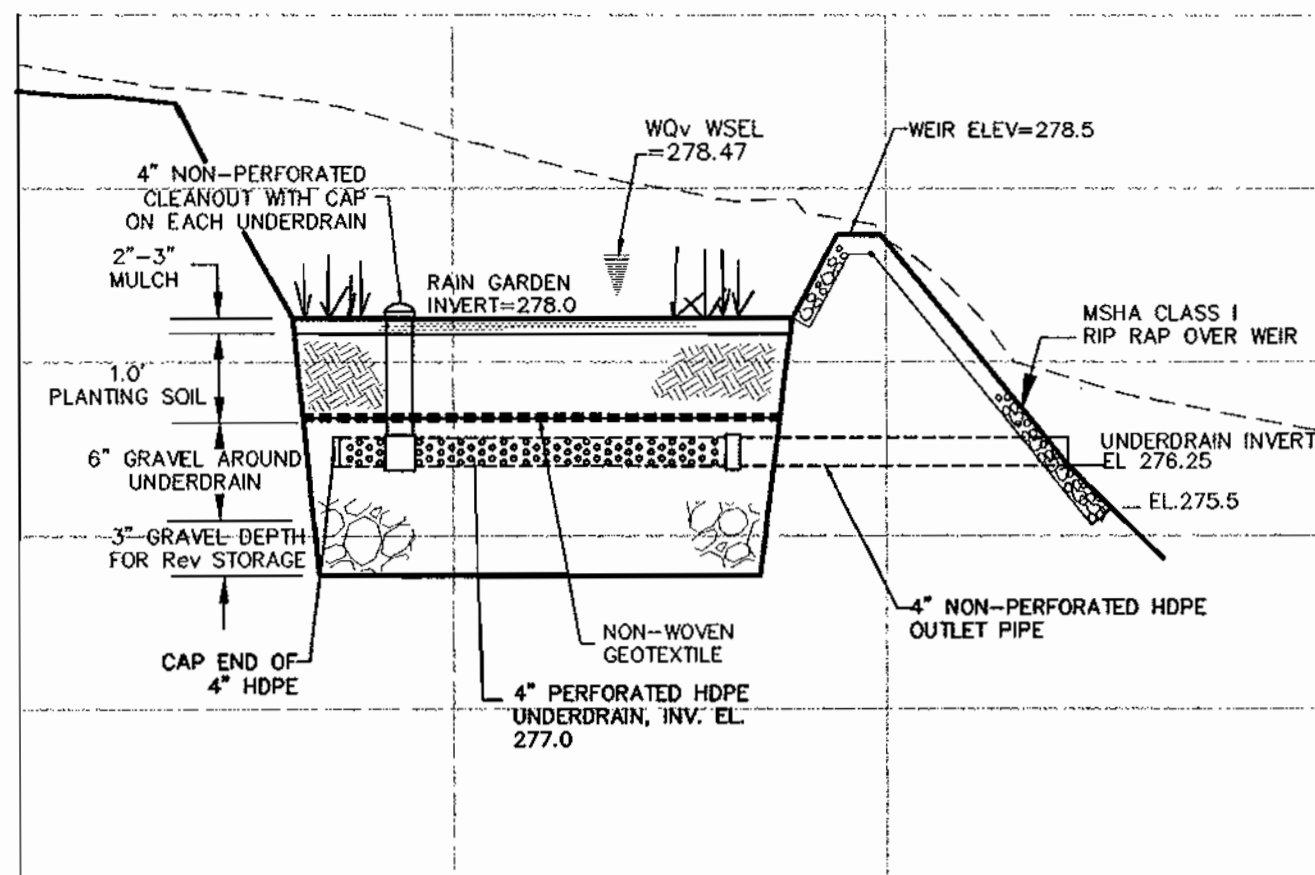
RAIN GARDEN & DRY SWALE PLAN VIEW
SCALE: 1"=30'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATE RAIN GARDEN

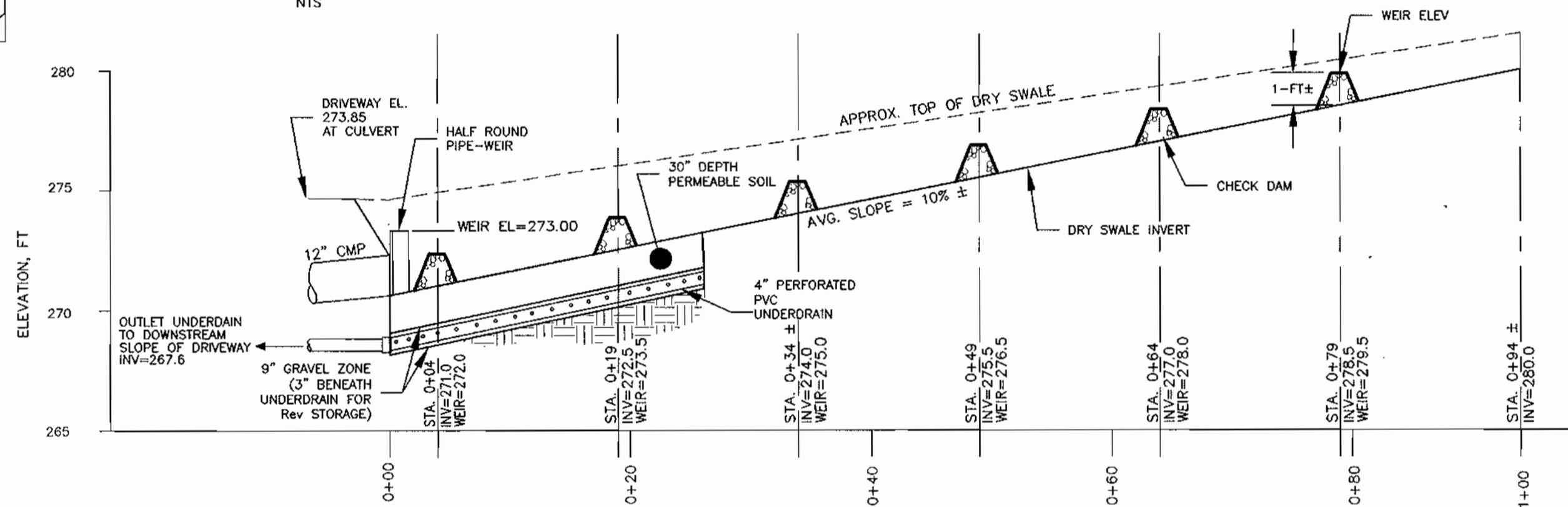
1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEPOSIT STAKES AND WIRES.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.
5. UNDERDRAIN SHALL BE FLUSHED AT LEAST ONCE PER YEAR TO ENSURE PROPER DRAINAGE.



DRY SWALE DETAIL
NTS



RAIN GARDEN DETAIL
NTS



DRY SWALE LONGITUDINAL PROFILE
NTS

MAINTENANCE SCHEDULE FOR RAIN GARDEN

Note: SWM Facility will be privately maintained.

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMUCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO TO THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED (OPTIONAL)	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIES, DEPENDS ON INSECT OR DISEASE INFESTATION N/A
WATERING OF PLANT MATERIAL SHALL TAKE PLACE AT THE END OF EACH DAY FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES.	BY HAND	N/A	WHENEVER NEEDED

STORMWATER MANAGEMENT BY DRAINAGE AREA

NO	CATAGORY	VOLUME REQ'D (CFT)		VOLUME PROVIDED (CFT)		NOTES
		DA#1	DA#2	DA#1	DA#2	
1	WQv	234	450	234	450	NO PROMISED VIA RAIN GARDEN AND DRY SWALE
2	Rev	30	58	30	58	REV. STORAGE PROVIDED IN GRAVEL RESERVOIR BELOW RAIN GARDEN & DRY SWALE
3	Cpv	N/A			N/A	Cpv TREATMENT NOT REQ'D AS 1-YR PEAK RUNOFF FROM SITE < 2 cfs
4	Qp	N/A			N/A	NOT REQ'D - Q10 PROP. LESS THAN Q10 EXIST.
5	Qf	N/A			N/A	NOT REQ'D - Q100 PROP. LESS THAN Q100 EXIST.

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
PROJECT NAME: TAYLOR-GIFT PROPERTY SWM BORING # B-1
LOCATION: HOWARD COUNTY, MARYLAND JOB # 04104A

DATUM: HAMMER WT. 140LBS. HOLE DIAMETER 6" FOREMAN MARK STAWAS
SURF. ELEV. 276.63 HAMMER DROP 30 INCHES ROCK CORE DIA. INSPECTOR
DATE STARTED 01-08-04 PIPE SIZE 2 INCHES OD BORING METHOD HSA DATE COMPLETE 01-08-04

ELEV.	SOIL DESCRIPTION COLOR, MOISTURE, DENSITY, SIZE, PROPORTION	STRA. DEPTH	DEPTH SCALE	SAMPLE CON	BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					3" TOPSOIL
	BROWN, MOIST, SOFT CLAYEY SILT, TRACE GRAVEL (ML)	2.5		I	4-3-2	1	13"	NO GROUND WATER WAS ENCOUNTERED WHILE DRILLING
	BROWN, MOIST, MEDIUM STIFF SILT, TRACE TO LITTLE SAND (ML)	5		I	2-2-4	2	18"	
		7.0		I	2-3-7	3	18"	
	LIGHT BROWN, VERY DENSE SILTY SAND WITH ROCK FRAGMENTS (SM) DECOMPOSED ROCK	9.9		D	7-10-50/5"	4	17"	CAVED IN AT 7.5' AT COMPLETION
	BOTTOM OF HOLE AT 9.9'							
		15						
		20						

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED. L-INTACT, U-UNDISTURBED, CA-CONTINUOUS FLIGHT AUGER, RC-ROCK CORE.
SAMPLER CONDITIONS: D-DISINTEGRATED, L-INTACT, U-UNDISTURBED, L-LOST.
GROUND WATER DEPTH AT COMPLETION: DRY FT., AFTER FT.
BORING METHOD: HSA-HOLLOW STEM AUGERS, CFA-CONT. FLIGHT AUGERS, DC-DRIVING CASING, MD-MUD DRILLING.
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30". COUNT MADE AT 6" INTERVALS.

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
PROJECT NAME: TAYLOR-GIFT PROPERTY SWM BORING # B-2
LOCATION: HOWARD COUNTY, MARYLAND JOB # 04104A

DATUM: HAMMER WT. 140LBS. HOLE DIAMETER 6" FOREMAN MARK STAWAS
SURF. ELEV. 270.84 HAMMER DROP 30 INCHES ROCK CORE DIA. INSPECTOR
DATE STARTED 01-08-04 PIPE SIZE 2 INCHES OD BORING METHOD HSA DATE COMPLETE 01-08-04

ELEV.	SOIL DESCRIPTION COLOR, MOISTURE, DENSITY, SIZE, PROPORTION	STRA. DEPTH	DEPTH SCALE	SAMPLE CON	BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					3" TOPSOIL
	BROWN, MOIST, VERY LOOSE TO MEDIUM DENSE SILTY FINE SAND, TRACE ROCK FRAGMENTS, TRACE MICA (SM)	2.5		I	2-2-3	1	14"	NO GROUND WATER WAS ENCOUNTERED WHILE DRILLING
		5		I	15-7-11	2	13"	
		8.5		I	4-7-6	3	17"	
	BROWN AND BLACK, MOIST, VERY DENSE SILTY SAND WITH ROCK FRAGMENTS (SM) DECOMPOSED ROCK	10.9		D	22-50/3"	4	9"	CAVED IN AT 7.5' AT COMPLETION
	BOTTOM OF HOLE AT 9.9'							
		15						
		20						

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED. L-INTACT, U-UNDISTURBED, CA-CONTINUOUS FLIGHT AUGER, RC-ROCK CORE.
SAMPLER CONDITIONS: D-DISINTEGRATED, L-INTACT, U-UNDISTURBED, L-LOST.
GROUND WATER DEPTH AT COMPLETION: DRY FT., AFTER FT.
BORING METHOD: HSA-HOLLOW STEM AUGERS, CFA-CONT. FLIGHT AUGERS, DC-DRIVING CASING, MD-MUD DRILLING.
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30". COUNT MADE AT 6" INTERVALS.

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.
Signature: Donald R. Remer Jr. DATE: 8/21/04
PRINTED NAME OF DEVELOPER: Donald R. Remer Jr.

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 NATURAL RESOURCE CONSERVATION SERVICE.
Signature: John Milderberg DATE: 8/27/04
PRINTED NAME OF ENGINEER: John Milderberg

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Signature: Jim Myers DATE: 9-7-04
HOWARD SOIL CONSERVATION DISTRICT

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: John K. Robertson DATE: 9-7-04
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: [] DATE: 9/10/04
Signature: [] DATE: 9/21/04
Signature: [] DATE: 9/21/04

TAYLOR-GIFT PROPERTY PARCEL 399
TAX MAP 31 - GRID 4
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
STORMWATER MANAGEMENT DETAILS & BORING LOGS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5079 Dresser Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

OWNER
TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105

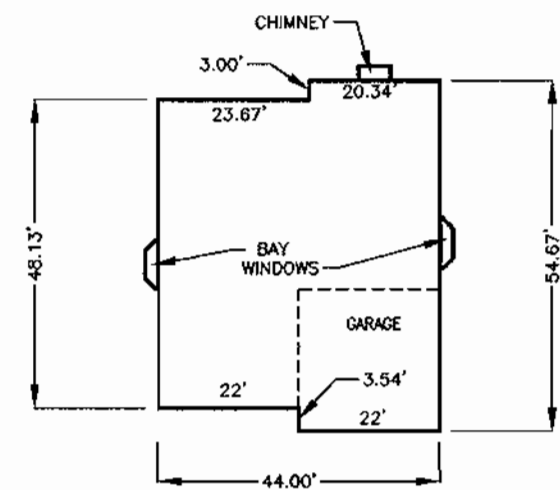
3 OF 3

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS
3	STORMWATER MANAGEMENT DETAILS & BORING LOGS

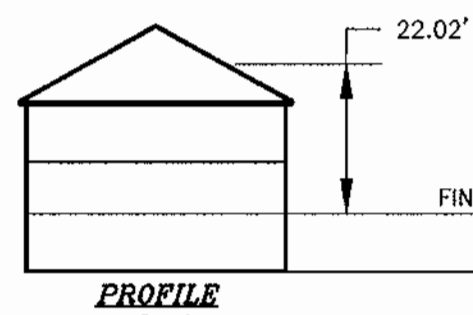
ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
399	4556 COLLEGE AVENUE

SEWER HOUSE CONNECTION		
PARCEL NO.	INV. @ EX. 8" MAIN	MIN. CELLAR EL.
399	253.58	280.6

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
TAYLOR-GIFT PROPERTY		N/A	399		
PLAT # OR L/P	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
331/283	4	R-20	31	2ND	602302
WATER CODES		SEWER CODE			
F-05 (TEST GRADE 700)		1252600			
PROPOSED IMPROVEMENTS:					
SINGLE FAMILY DWELLING, GRADING & SEDIMENT CONTROL.					

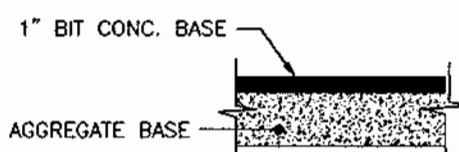


PLAN
1"=30'



PROFILE
1"=30'

THE PERRY
NOTE: THE PROPOSED HOUSE SHALL BE CONSTRUCTED SUCH THAT THE ELEVATION FACING BONNIE BRANCH ROAD GIVES THE APPEARANCE OF AN ARCHITECTURAL FRONT.



DRIVEWAY PAVING SECTION
N.T.S.

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Donald R. Lemme 8/30/04
SIGNATURE OF DEVELOPER
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

John M. Robertson 8/27/04
SIGNATURE OF ENGINEER
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers 9-7-04
SDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Robertson 9-7-04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John M. Robertson 9/10/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John M. Robertson 9/20/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

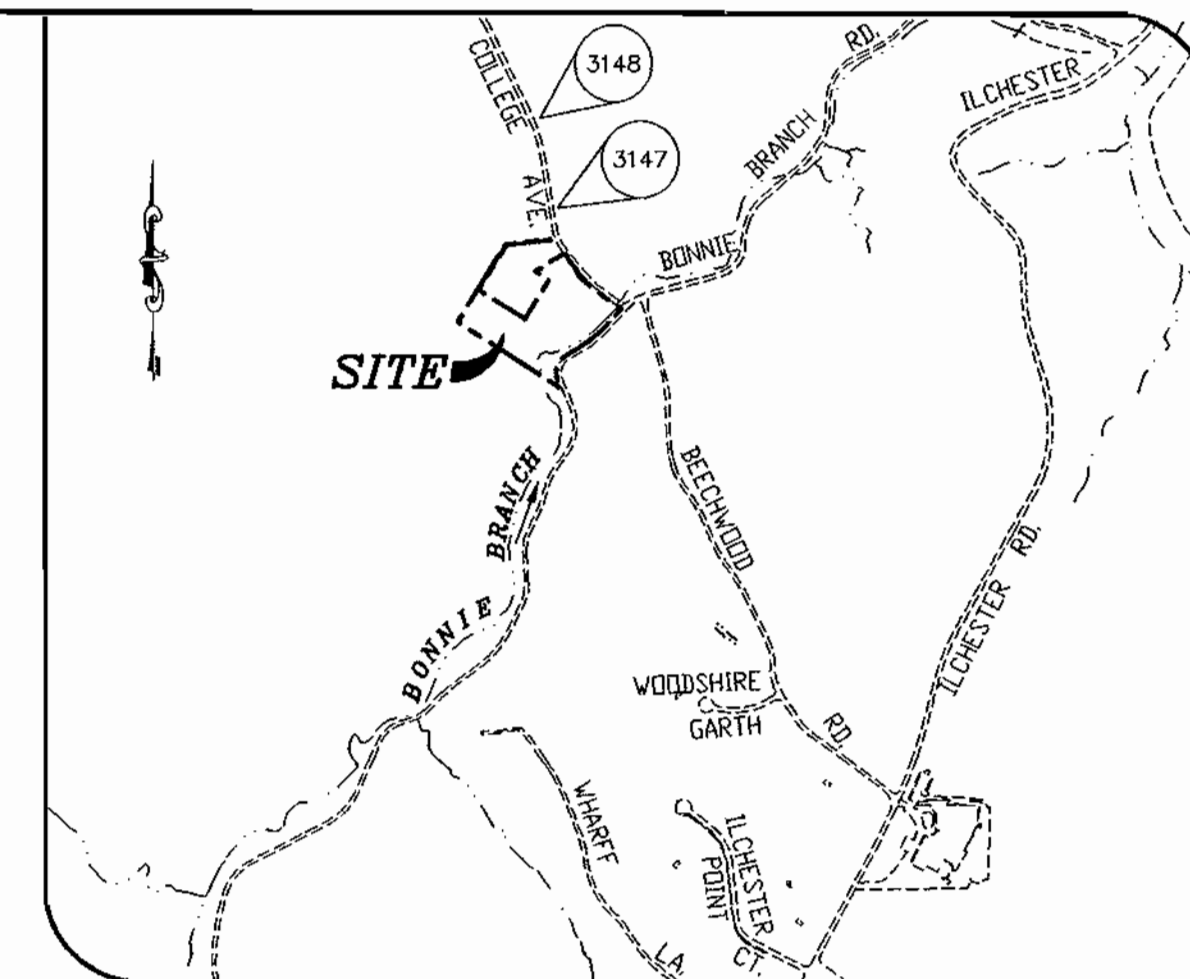
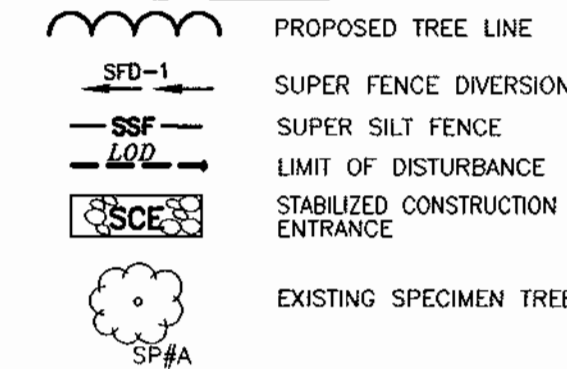
Mark A. Touge 9/21/04
DIRECTOR DATE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS								TOTAL
	A (PERIMETER 1)	B (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	A (PERIMETER 8)	
LANDSCAPE TYPE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LINEAR FEET OF PERIMETER	425.59 LF	597.13 LF	638.84 LF	199.95 LF	283.45 LF	240.02 LF	84.78 LF	181.34 LF	181.34 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES 425.59 LF	YES 597.13 LF	YES 638.84 LF	YES 199.95 LF	YES 283.45 LF	YES 240.02 LF	YES 84.78 LF	YES 181.34 LF	YES 181.34 LF
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

SPECIMEN TREES	
KEY	SPECIMAN TREES
SP#A	48" KENTUCKY COFFEE TREE
SP#B	36" KENTUCKY COFFEE TREE
SP#C	48" KENTUCKY COFFEE TREE

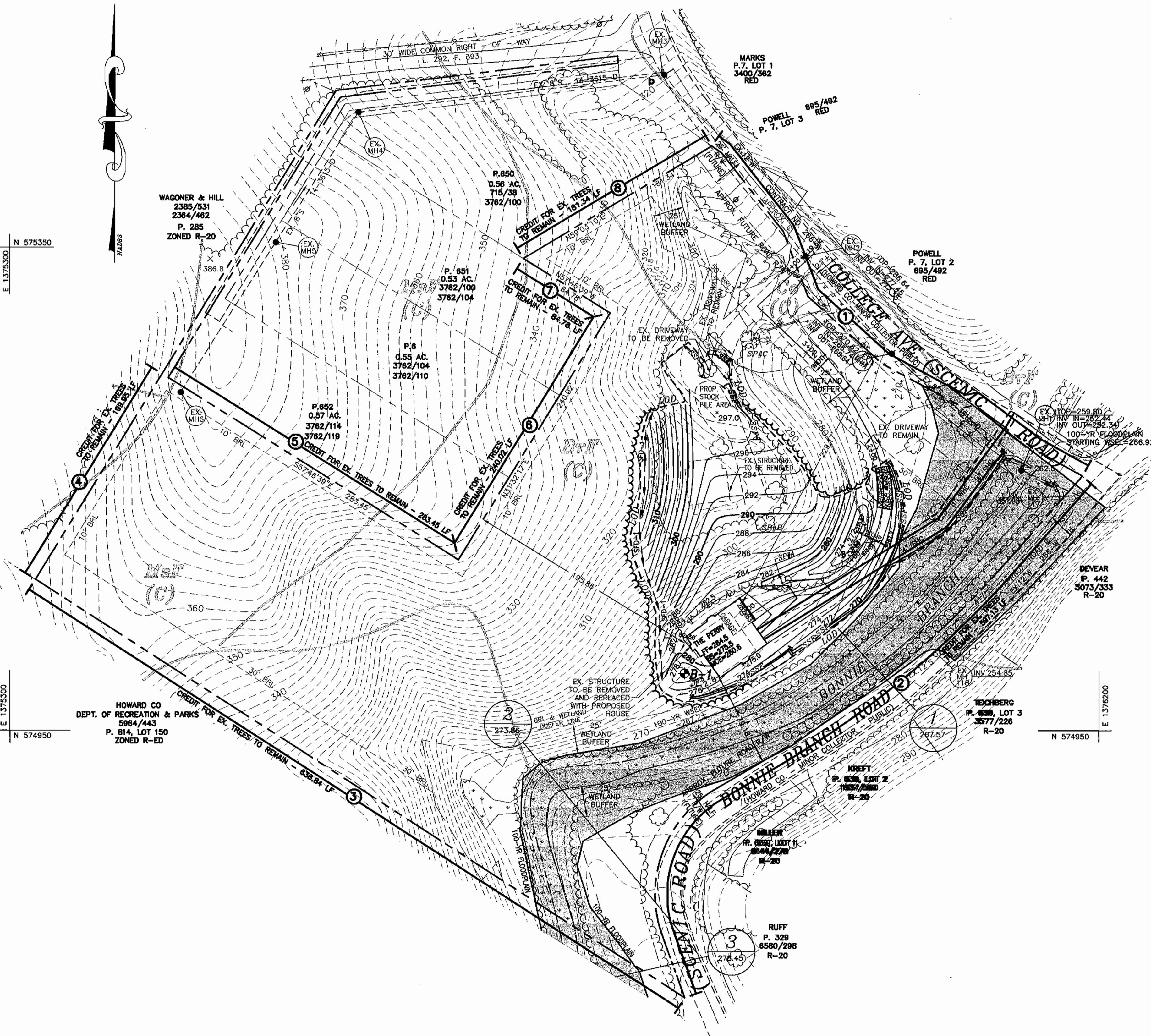
LEGEND



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS 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.
- PROJECT BACKGROUND:**
TAX MAP: 31 - PARCEL: 399, BLOCK 4.
ELECTION DISTRICT: SECOND.
ZONING: R-20
DEED REFERENCE: L 7227, F. 0052
- AREA TABULATION**
A. TOTAL TRACT AREA: 5.83 AC ±
B. AREA OF BUILDABLE LOTS: 5.83 AC ±
C. LIMIT OF DISTURBANCE: 0.84 AC ±
D. PROPOSED USE: SFD
E. NUMBER OF PROPOSED BUILDABLE LOTS: 1
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3147 & 3148 (ALL UNITS IN FEET).
STA No. 3147 N 575,798.0794 EL = 335.987
(IRON ROD)
STA No. 3148 N 576,015.4313 EL = 379.248
(CONCRETE MONUMENT) E 1,375,770.4364
- WATER SERVICE IS PROVIDED BY CONTRACT NO. 266-W AND SEWER SERVICE IS PROVIDED BY CONTRACT NO. 14-3615-D
- ALL EXISTING STRUCTURES ON PARCEL 399 TO BE REMOVED UNLESS OTHERWISE NOTED.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. AND PREVIOUSLY APPROVED UNDER AUTUMN VIEW SECTION III, F-99-045.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN 25' OF THE WETLANDS AND THEIR BUFFERS EXCEPT AS SHOWN ON THE APPROVED PLAN FOR THE PROPOSED WATER AND SEWER HOUSE CONNECTIONS.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- DISTURBANCE FOR PROPOSED SEWER AND WATER HOUSE CONNECTIONS (SHC & WHC) IS AN ESSENTIAL DISTURBANCE WITHIN WETLANDS, STREAMS, REQUIRED BUFFERS, AND FLOODPLAINS, PER SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- THE PROPOSED HOUSE SHALL BE CONSTRUCTED SUCH THAT THE ELEVATION FACING BONNIE BRANCH ROAD GIVES THE APPEARANCE OF AN ARCHITECTURAL FRONT.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENT HAS BEEN FULFILLED BY RETENTION OF EXISTING TREES. FINANCIAL SURETY IS NOT REQUIRED.
- THIS PROJECT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 40,000 SQUARE FEET ON A SINGLE LOT.
- BONNIE BRANCH ROAD AND COLLEGE AVENUE ARE SCENIC ROADS, DESIGNATED IN THE HOWARD COUNTY SCENIC ROADS INVENTORY.
- WETLANDS AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT APRIL 2003.
- STORMWATER MANAGEMENT IS PROVIDED THROUGH THE USE OF A PRIVATE RAIN GARDEN AND A PRIVATE DRY SWALE IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS AND THE 2000 MARYLAND STORMWATER DESIGN MANUAL.



SOILS DESCRIPTION	
SYMBOL	DESCRIPTION
Bf	BRANDYWINE LOAM, 25% TO 60% SLOPES (TYPE C)
Co	CODORUS SILT LOAM (TYPE C)
Msf	MONTALTO AND RELAY VERY STONEY SILT LOAMS, 25% TO 60% SLOPES (TYPE C)

NOTE: ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED AT THE END OF EACH WORKING DAY.

OWNER
TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105

TAYLOR-GIFT PROPERTY
PARCEL 399
TAX MAP 31 - GRID 4
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0236 Fax: (301) 621-5521 Wash. (410) 387-0238 Fax.

Project	SEP. 04	Engineering	MAP	Approval
09-016		Illustration	MAP	Scale
				1"=50'
				date
				description
				revisions
				no.

1 OF 3

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**HOWARD SOIL CONSERVATION DISTRICT
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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

- PREFERRED - APPLY 2 TONS PER ACRES DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE OF 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREA FORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOIL. OPTION (3) - SEED WITH 60 LBS. PER ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS 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 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (31-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND IN CONFORMANCE WITH THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WITH RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE:	5.83	ACRES
AREA DISTURBED:	0.84	ACRES
AREA TO BE ROOFED OR PAVED:	0.10	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.74	ACRES
TOTAL CUT:	1000	CU. YDS.
TOTAL FILL:	1000	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. QUANTITIES IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.
- 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 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 PERMETER 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 CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL 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 VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE 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 EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GINDERS, STONES, SLAG, COARSE FRAGMENTS, GRVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SOON GRASS, NUTSHELL, POISON IVY, HIBBLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSORBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - NOTE: SOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VI, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTE, REVISED 1973.

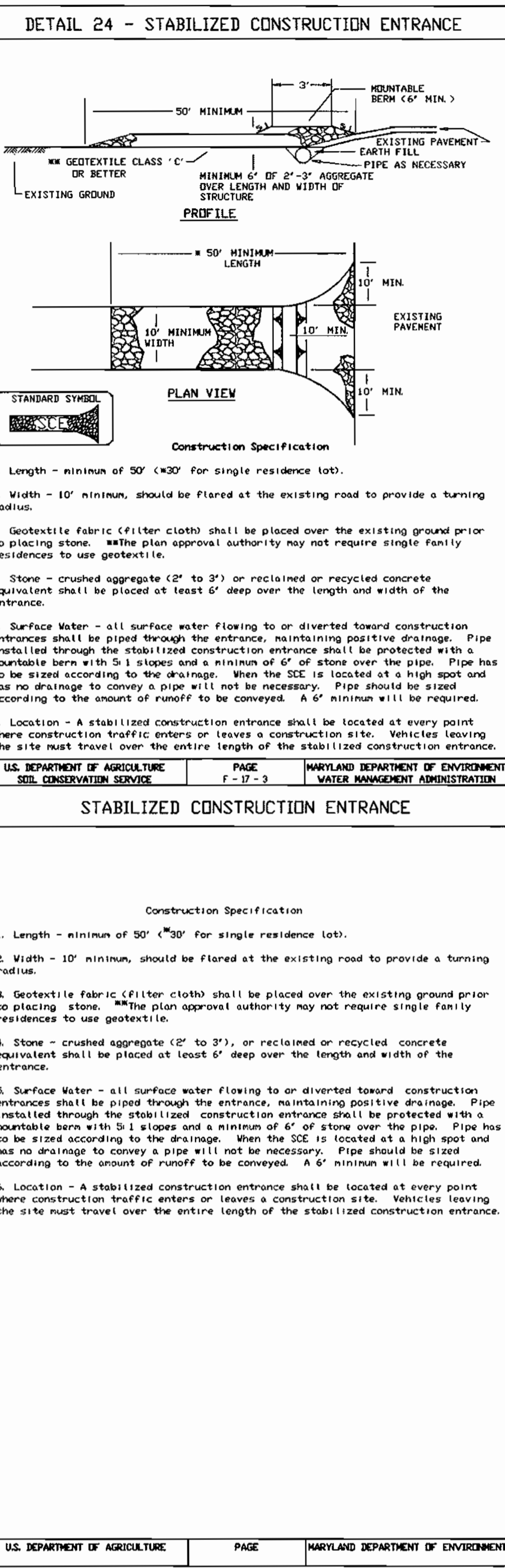
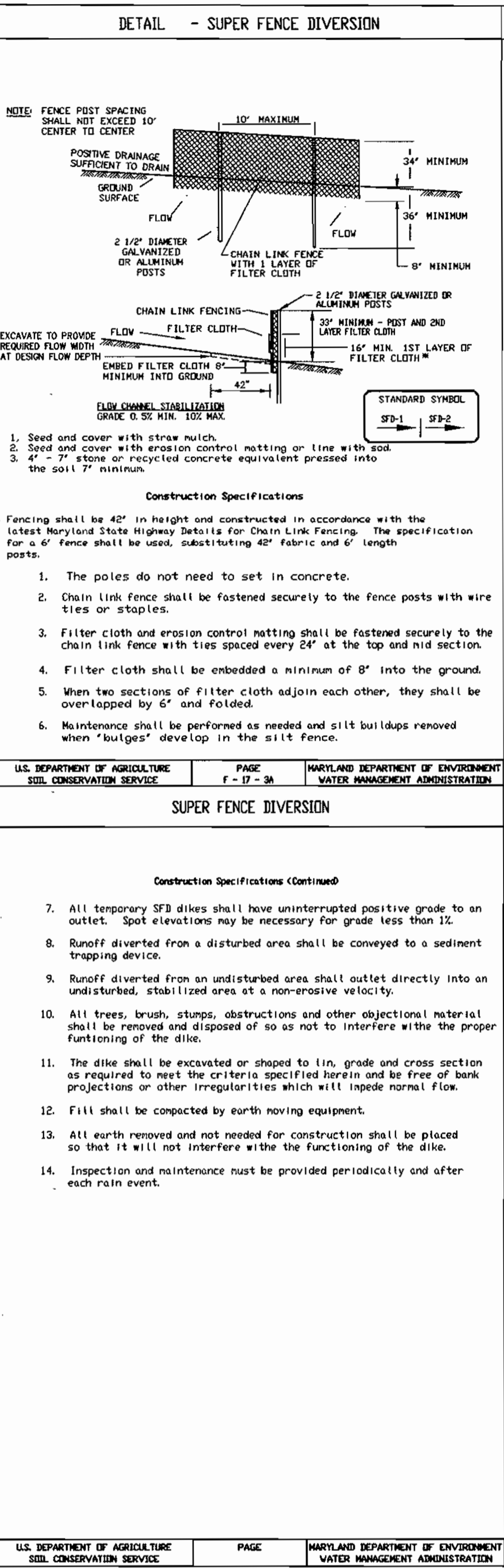
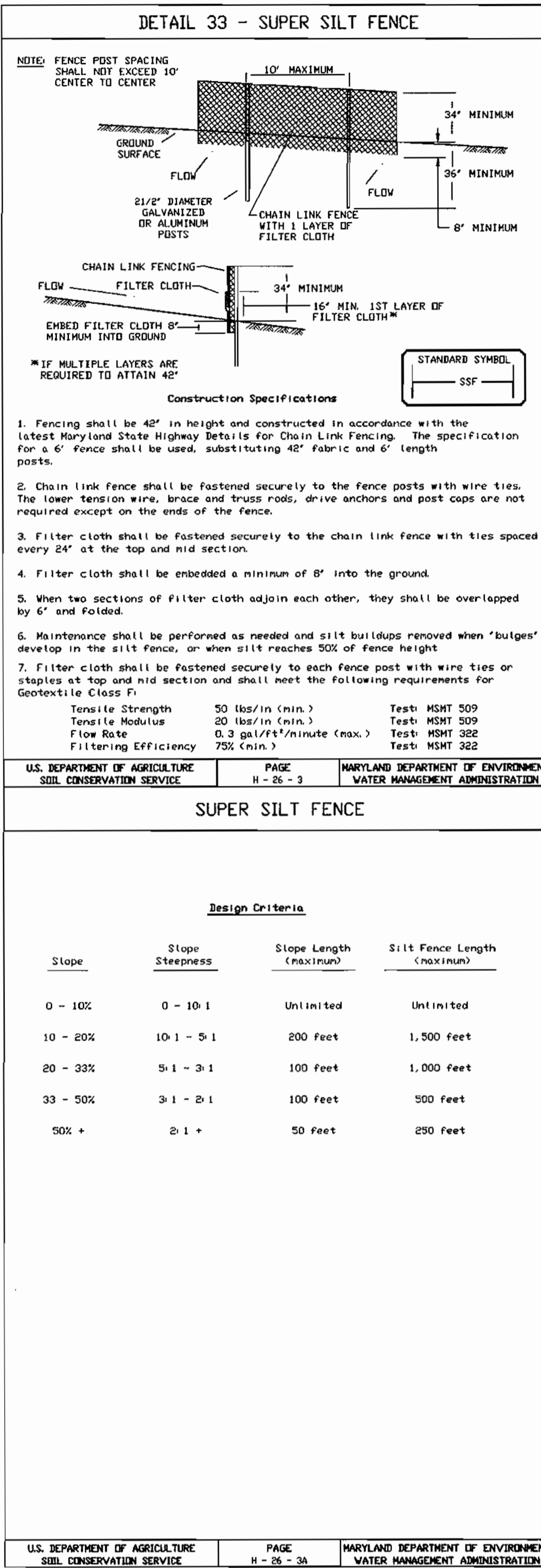
EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
- EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
- IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET.
- THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION.
- ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (1 DAY)
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM AT LOCATION INDICATED.(1 DAY)
 - CONSTRUCT SUPER SILT FENCES AND SUPER FENCE DIVERSION. (1 DAY)
 - CLEAR SITE PER LIMIT INDICATED.(3 DAYS)
 - BRING SITE TO GRADE INDICATED ON THE PLAN.(10 DAYS)
 - BLOCK UPSTREAM END OF DRIVEWAY CULVERT (NOT TO BE REMOVED UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR.)
 - WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.
- NOTE: ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED AT THE END OF EACH WORKING DAY.

OWNER
TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-480-9105



BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

- NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- PLACE MATERIALS IN A LOCATION AND MANNER THAT DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF NON-TIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE.
- PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, OR WATERWAYS, OR PERMANENT MODIFICATION OF THE 100-YEAR FLOODPLAIN IN EXCESS OF THAT LOST UNDER THE ORIGINALLY AUTHORIZED STRUCTURE OR FILL.
- RECTIFY ANY NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, OR 100-YEAR FLOODPLAIN TEMPORARILY IMPACTED BY ANY CONSTRUCTION.
- ALL STABILIZATION IN THE NONTIDAL WETLAND AND NONTIDAL WETLAND BUFFER SHALL CONSIST OF THE FOLLOWING SPECIES: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (UNOLA SP.), AND/OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE NONTIDAL WETLANDS & WATERWAYS DIVISION. KENTUCKY 31 FESCUE SHALL NOT BE UTILIZED IN WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST-CONSTRUCTION GRADES AND ELEVATIONS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS IN TEMPORARILY IMPACTED AREAS.
- TO PROTECT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM:
 - USE 1 WATERS - IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD MARCH 1 THROUGH JUNE 15, INCLUSIVE, DURING ANY YEAR.

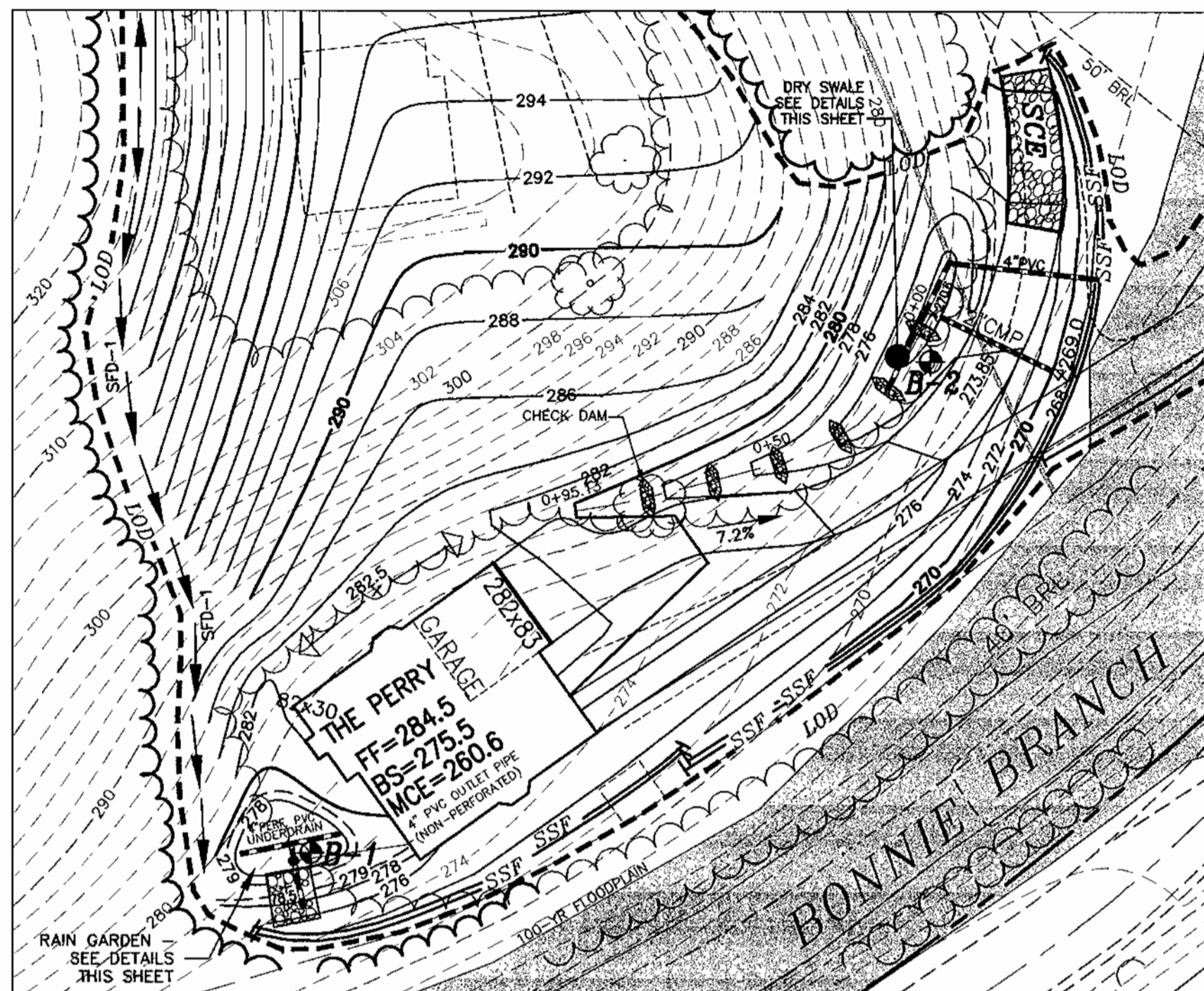
- STORMWATER MANAGEMENT RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
- CULVERTS SHALL BE CONSTRUCTED AND ANY RIPRAP PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER.

03-016 (1/16) (1/2018) - revised

Project	03-016	date	SEP. 04
Illustration	MAP	approval	engineering
MAP	MAP	scale	NTS
NTS	NTS	date	RUH

TAYLOR-GIFT PROPERTY
PARCEL 399
GRID 4
TAX MAP 31
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SEDIMENT CONTROL NOTES AND DETAILS

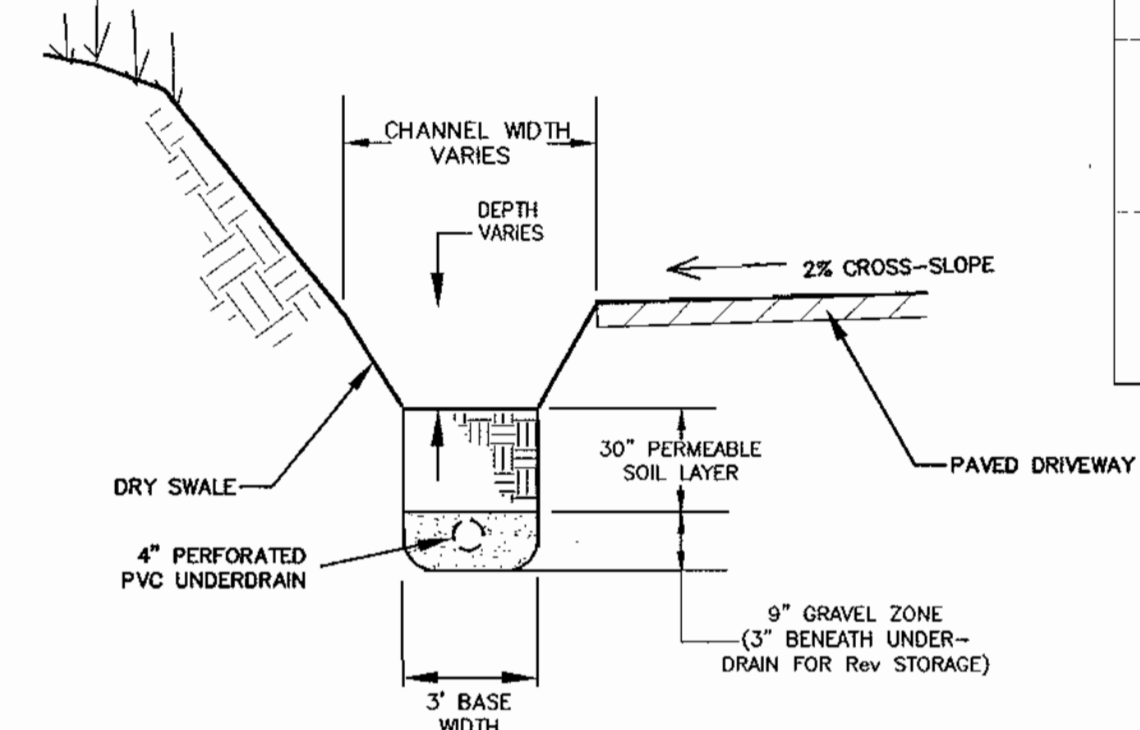
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elksoft City, Maryland 21042
(410) 997-0296 Fax
(410) 997-0296



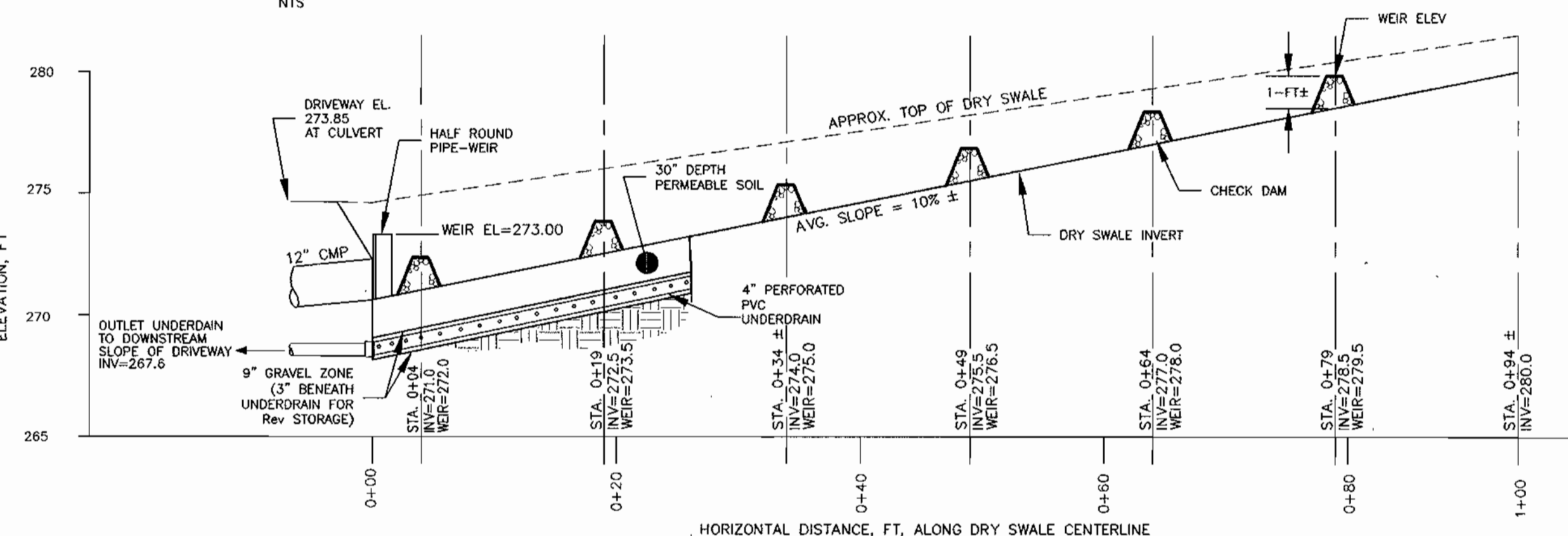
RAIN GARDEN & DRY SWALE PLAN VIEW
SCALE: 1"=30'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATE RAIN GARDEN

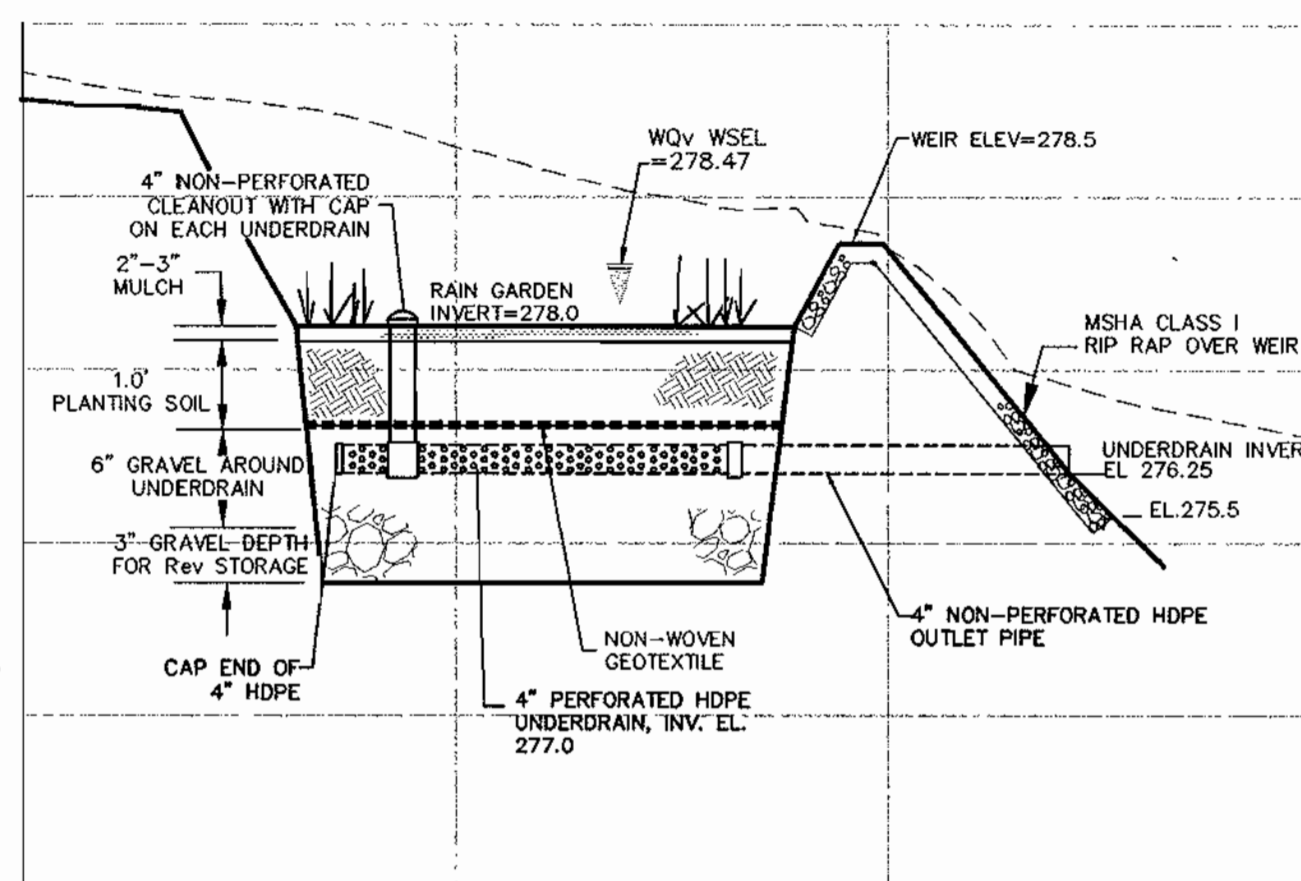
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.
- UNDERDRAIN SHALL BE FLUSHED AT LEAST ONCE PER YEAR TO ENSURE PROPER DRAINAGE.



DRY SWALE DETAIL
NTS



DRY SWALE LONGITUDINAL PROFILE
NTS



RAIN GARDEN DETAIL
NTS

MAINTENANCE SCHEDULE FOR RAIN GARDEN

Note: SWM Facility will be privately maintained.

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMULCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO TO THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED (OPTIONAL)	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIES, DEPENDS ON INSECT OR DISEASE INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE AT THE END OF EACH DAY FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES.	BY HAND	N/A	WHENEVER NEEDED

STORMWATER MANAGEMENT BY DRAINAGE AREA

NO	CATAGORY	VOLUME REQ'D (CFT)		VOLUME PROVIDED (CFT)		NOTES
		DA#1	DA#2	DA#1	DA#2	
1	WQv	234	450	234	450	WQV PROVIDED VIA RAIN GARDEN AND DRY SWALE
2	Rev	30	58	30	58	Rev. STORAGE PROVIDED IN GRAVEL RESERVOIR BELOW RAIN GARDEN & DRY SWALE
3	Cpv	N/A			N/A	Cpv TREATMENT NOT REQ'D AS 1-YR PEAK RUNOFF FROM SITE < 2 cfs
4	Qp	N/A			N/A	NOT REQ'D - Q10 PROP. LESS THAN Q10 EXIST.
5	Qf	N/A			N/A	NOT REQ'D - Q100 PROP. LESS THAN Q100 EXIST.

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
PROJECT NAME: TAYLOR-GIFT PROPERTY SWM BORING # B-1
LOCATION: HOWARD COUNTY, MARYLAND JOB # 04104A

DATUM: HAMMER WT. 140LBS. HOLE DIAMETER 6" FOREMAN MARK STAWAS
SURF. ELEV. 276.63 HAMMER DROP 30 INCHES ROCK CORE DIA. INSPECTOR
DATE STARTED 01-08-04 PIPE SIZE 2 INCHES OD BORING METHOD HSA DATE COMPLETE 01-08-04

ELEV.	SOIL DESCRIPTION COLOR, MOISTURE, DENSITY, SIZE, PROPORTION	STRA. DEPTH	DEPTH SCALE	SAMPLE CON	BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					3" TOPSOIL
	BROWN, MOIST, SOFT CLAYEY SILT, TRACE GRAVEL (ML)	2.5		I	4-3-2	1	13"	NO GROUND WATER WAS ENCOUNTERED WHILE DRILLING
	BROWN, MOIST, MEDIUM STIFF SILT, TRACE TO LITTLE SAND (ML)	5		I	2-2-4	2	18"	
		7.0		I	2-3-7	3	18"	
	LIGHT BROWN, VERY DENSE SILTY SAND WITH ROCK FRAGMENTS (SM) DECOMPOSED ROCK	9.9		D	7-10-50/5"	4	17"	CAVED IN AT 7.5' AT COMPLETION
	BOTTOM OF HOLE AT 9.9'							

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED
SAMPLER CONDITIONS: D-DISINTEGRATED, H-HORIZONTAL, PT-PRESSED SHELBY TUBE, CA-CONTINUOUS FLIGHT AUGER, RC-ROCK CORE
GROUND WATER DEPTH AT COMPLETION: DRY FT., AFTER FT.
BORING METHOD: HSA-HOLLOW STEM AUGERS, CFA-CONT. FLIGHT AUGERS, DC-DRIVING CASING, MD-MUD DRILLING

STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30". COUNT MADE AT 6" INTERVALS.

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
PROJECT NAME: TAYLOR-GIFT PROPERTY SWM BORING # B-2
LOCATION: HOWARD COUNTY, MARYLAND JOB # 04104A

DATUM: HAMMER WT. 140LBS. HOLE DIAMETER 6" FOREMAN MARK STAWAS
SURF. ELEV. 270.84 HAMMER DROP 30 INCHES ROCK CORE DIA. INSPECTOR
DATE STARTED 01-08-04 PIPE SIZE 2 INCHES OD BORING METHOD HSA DATE COMPLETE 01-08-04

ELEV.	SOIL DESCRIPTION COLOR, MOISTURE, DENSITY, SIZE, PROPORTION	STRA. DEPTH	DEPTH SCALE	SAMPLE CON	BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					3" TOPSOIL
	BROWN, MOIST, VERY LOOSE TO MEDIUM DENSE SILTY FINE SAND, TRACE ROCK FRAGMENTS, TRACE MICA (SM)	2.5		I	2-2-3	1	14"	NO GROUND WATER WAS ENCOUNTERED WHILE DRILLING
		5		I	15-7-11	2	13"	
		8.5		I	4-7-6	3	17"	CAVED IN AT 7.5' AT COMPLETION
	BROWN AND BLACK, MOIST, VERY DENSE SILTY SAND WITH ROCK FRAGMENTS (SM) DECOMPOSED ROCK	10.9		D	22-50/3"	4	9"	
	BOTTOM OF HOLE AT 9.9'							

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED
SAMPLER CONDITIONS: D-DISINTEGRATED, H-HORIZONTAL, PT-PRESSED SHELBY TUBE, CA-CONTINUOUS FLIGHT AUGER, RC-ROCK CORE
GROUND WATER DEPTH AT COMPLETION: DRY FT., AFTER FT.
BORING METHOD: HSA-HOLLOW STEM AUGERS, CFA-CONT. FLIGHT AUGERS, DC-DRIVING CASING, MD-MUD DRILLING

STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30". COUNT MADE AT 6" INTERVALS.

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature: Donald R. Kerner
Date: 8/21/04

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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature: John M. Robertson
Date: 8/27/04

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: Jim Myers
Date: 9-7-04

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

Signature: John R. Robertson
Date: 9-7-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: [Blank]
Date: 9/10/04
Signature: [Blank]
Date: 9/21/04
Signature: [Blank]
Date: 9/21/04

TAYLOR-GIFT PROPERTY
PARCEL 399
TAX MAP 31 - GRID 4
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
STORMWATER MANAGEMENT DETAILS & BORING LOGS

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

OWNER
TAYLOR GIFT, LLC
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043
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