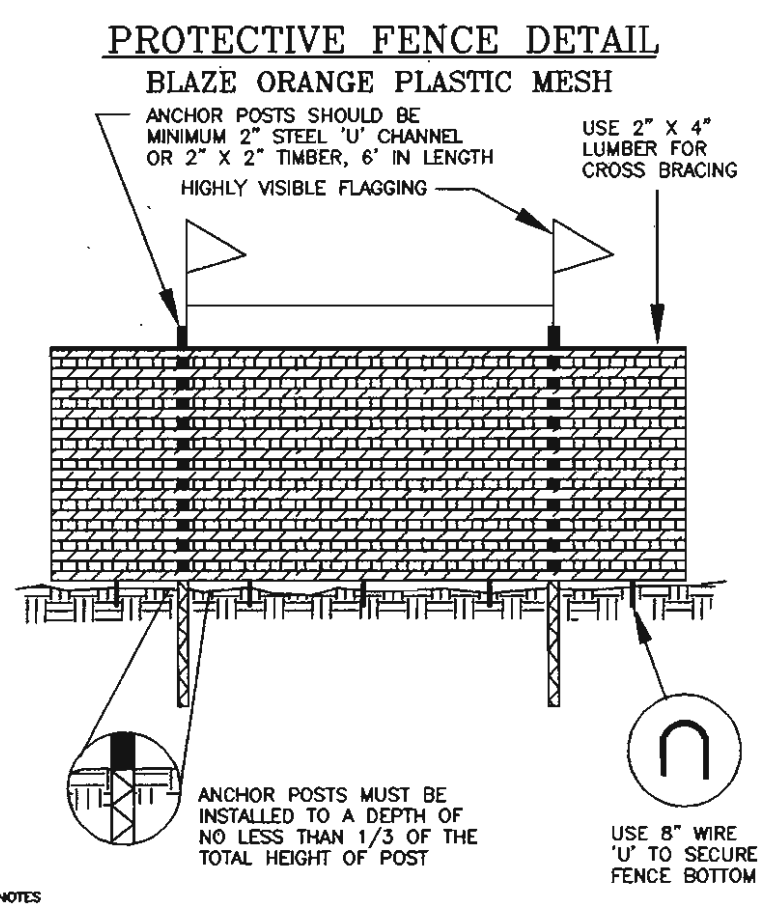


SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	379.65 LF	166.33 LF	382.32 LF	
LINEAR FEET OF PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, CREDIT FOR EX. TREES TO REMAIN 60 LF	N/A	N/A	
NUMBER OF PLANTS REQUIRED	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	2 SHADE TREES * 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES * 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE * 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS
CREDIT ALONG PERIMETER 1 FOR ONE EX. 14" SILVER MAPLE AND ONE EX. 18" RED MAPLE. CREDIT ALONG PERIMETER 2 FOR ONE EX. 28" RED MAPLE, ONE EX. 24" CHERRY, AND ONE 18" SUGAR MAPLE. CREDIT ALONG PERIMETER 3 FOR ONE EX. 4" LOCUST.				

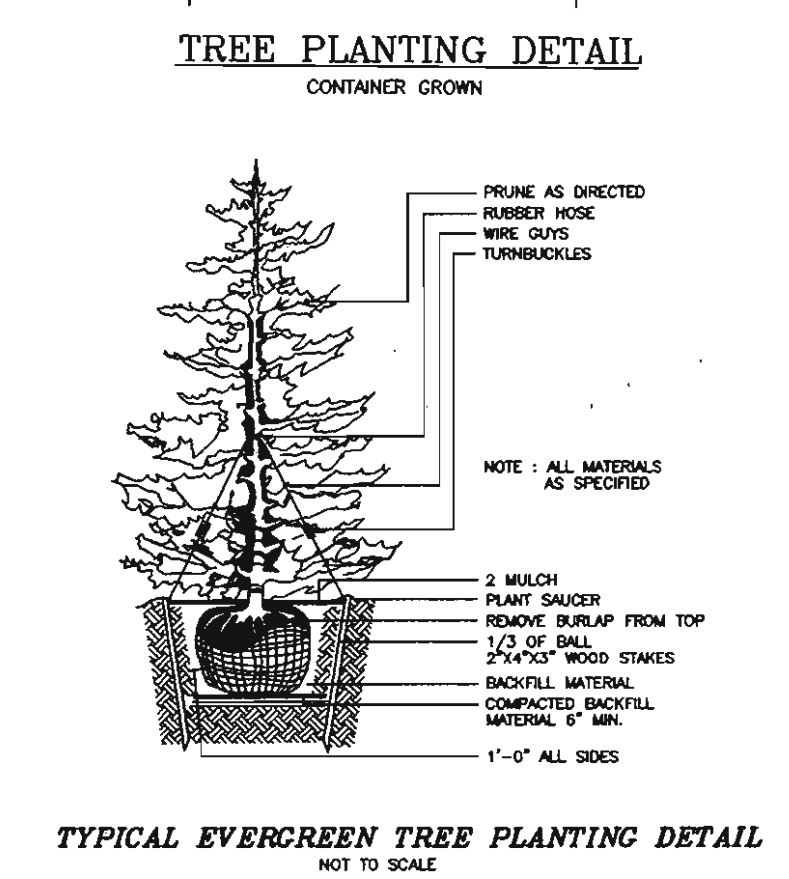
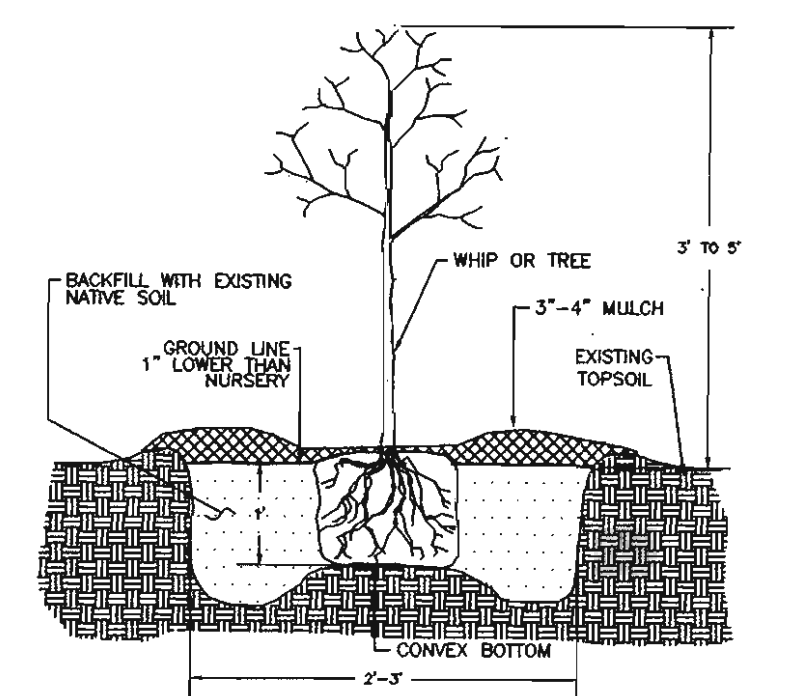


LEGEND

TPF	TREE PROTECTIVE FENCE
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
	75' ROOFTOP DISCONNECTION @ 5%
	LAND DEDICATED TO HOWARD CO., MD. FOR PURPOSE OF A PUBLIC ROAD PLAT NO. 16611

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
12		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5' - 6' HT.
20 TOTAL				
		8 SHADE TREES, 12 EVERGREENS		



DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Christopher L. Brown 4/14/04

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 EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher L. Brown 4/14/04

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.

R. Jacob Hikmat 4/14/04

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

Jim Mays 4/29/04

USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

John K. Robertson 4/29/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Randy Khamat 4/30/04

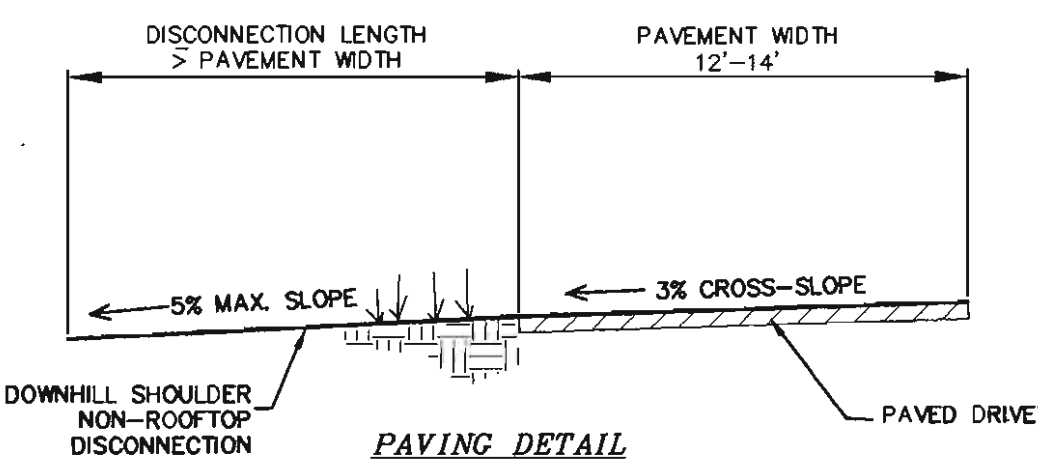
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Randy Khamat 4/30/04

CHIEF, DIVISION OF LAND DEVELOPMENT

Randy K. Logg 4/30/04

DIRECTOR



SOILS CLASSIFICATION:

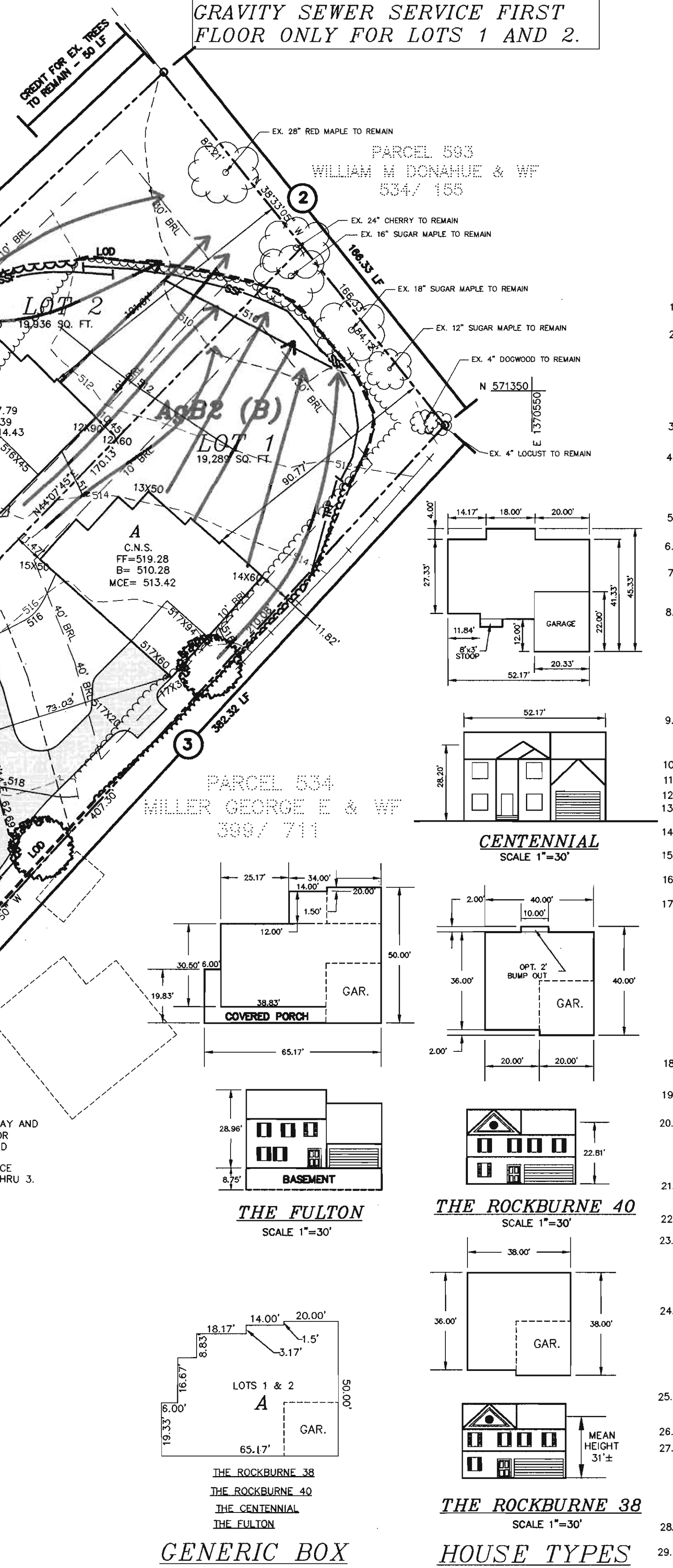
AgB2 (B) AURA GRAVELLY LOAMS, 1% TO 5% SLOPES, MODERATELY ERODED

OWNER:

CHRISTOPHER BROWN
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042
(410) 461-0833

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
WOODROW PROPERTY	N/A	PARCEL 68
PLAT # OR L/F	BLOCK #	ZONE
16611	8	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
31	SECOND	802306
WATER CODE	SEWER CODE	
G-01	1257025	
PROPOSED IMPROVEMENTS:		
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.		



ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 1	4943 MONTGOMERY ROAD
LOT 2	4944 MONTGOMERY ROAD

- GENERAL NOTES**
1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/12/04 COMPREHENSIVE ZONING PLAN.
2. SITE ANALYSIS DATA:
TAX MAP: 31, PARCEL: 68, GRID: 8
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 0.90 AC±
PROPOSED USE: SINGLE FAMILY DETACHED.
DPZ FILES: F-03-186, WP-04-027
3. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUD SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. ON FEBRUARY 2003.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 37B4:
STA. NO. 31R1 N 563,303.465 ELEV. 401.748 STA. NO. 37B4 N 563,928.548 ELEV. 402.115
E 1,367,517.678
5. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 AND 2 WILL BE SERVED UNDER CONTRACT # 419-S & 64-W.
6. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
7. 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.
8. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
- | | |
|---|----------------|
| MISS UTILITY VERIZON TELEPHONE COMPANY | 1-800-257-7777 |
| HOWARD COUNTY BUREAU OF UTILITIES | (410) 725-9976 |
| AT&T CABLE LOCATION DIVISION | (410) 313-4200 |
| BALTIMORE GAS & ELECTRIC | (410) 393-3533 |
| STATE HIGHWAY ADMINISTRATION | (410) 685-0123 |
| HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION | (410) 313-1880 |
9. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 8 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
10. ALL AREAS ARE MORE OR LESS.
11. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
12. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
13. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
14. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
15. NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 05/17/2003.
16. NO FOREST EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 05/17/2003.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-50 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
18. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE ADJUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
19. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. IT IS AVAILABLE AT THAT TIME.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
21. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 45-2003.
22. DRIVEWAY INTERSECTION FOR LOTS 1 THRU 3 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
23. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT EXCEED GENERALLY DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
24. LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 5 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$1,500.00 AND 3 SHADE TREES & 12 EVERGREENS ON LOT 2 IN THE AMOUNT OF \$2,700.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT. THE TWELVE (12) EVERGREENS PROPOSED ALONG THE SOUTHERN EDGE OF THE PORTION OF USE-IN-COMMON DRIVEWAY SERVING LOTS 1 AND 2 HAVE BEEN INCLUDED TO PROVIDE SCREENING DUE TO THE FRONT TO REAR HOUSE ORIENTATIONS BETWEEN THE FRONT OF LOTS 1 AND 2 AND THE REAR OF LOT 3.
25. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.25 ACRES (10,890 SQ. FT) IN THE AMOUNT OF \$5,445.00. (F-03-186)
26. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
27. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HERETHWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
28. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
29. SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER SHALL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
30. THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-04-027, REQUEST WAIVER TO SECTION 16.121(e)(1), WHICH REQUIRES OPEN SPACE LOTS OR AREAS SHALL HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES. WAIVER PETITION WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON SEPTEMBER 18, 2003.

Project date	03-018	APR. 2004	APR. 2004
Illustration	MMT	MMT	APR. 2004
Scale	1"=90'		
Approval			
date			
description			
revisions			
no.			

WOODROW PROPERTY
LOTS 1 THRU 3
SINGLE FAMILY DETACHED
TAX MAP 31 - PARCEL 68 - GRID 8

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

SECOND ELECTION DISTRICT

MARYLAND

SITE DEVELOPMENT PLAN

1 OF 2

03-018/DWG/040/450/018300-000

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:

- 1) PREFERRED - APPLY 2 TONS PER ACRE... 2) ACCEPTABLE - APPLY 2 TONS PER ACRE... SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15...

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, 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...

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.

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

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS... 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN...

Table with 2 columns: Category (Total Area of Site, Area Disturbed, etc.) and Value (0.90 ACRES, 0.81 ACRES, etc.)

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

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...

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...

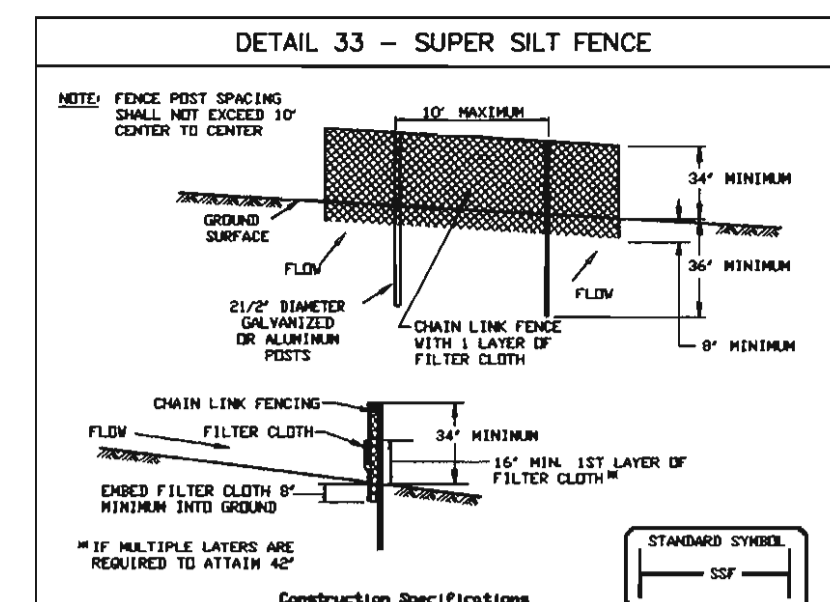
CONSTRUCTION AND MATERIAL SPECIFICATIONS: TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS... TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND...

TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY... 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER...

SEQUENCE OF CONSTRUCTION

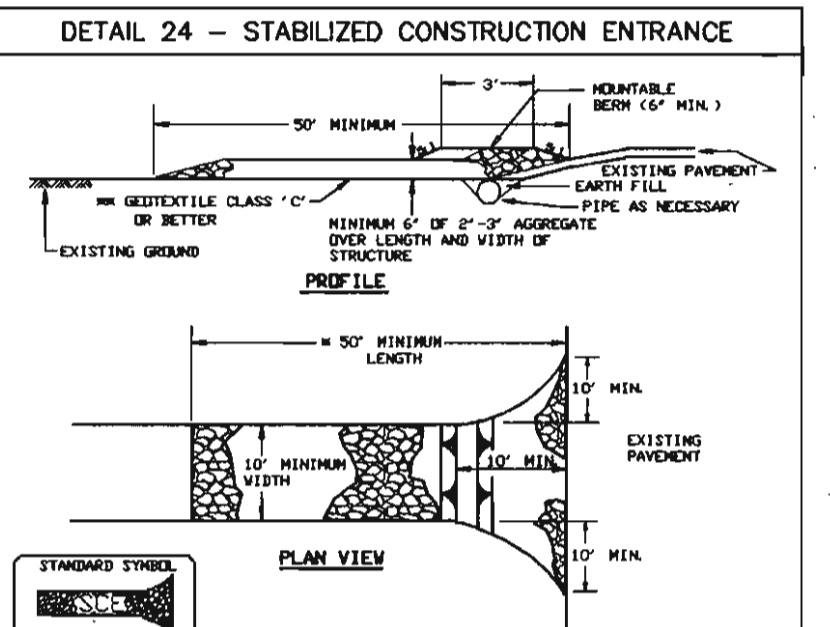
- 1. OBTAIN GRADING PERMIT (ONE DAY) 2. INSTALL TREE PROTECTIVE FENCING (ONE DAY) 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (ONE DAY)...



Construction Specifications: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details For Chain Link Fencing... 2. Chain link fence shall be fastened securely to the fence posts with wire ties...

Table for SUPER SILT FENCE design criteria. Columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows for slopes 0-10%, 10-20%, 20-33%, 33-50%.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE H-28-3A, MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



Construction Specification: 1. Length - minimum of 50' (500' for single residence lot). 2. Width - 12' minimum, should be flared at the existing road to provide a turning radius... 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone...

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE H-28-3A, MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

Project: 03-018 APR. 2004 engineering. Scale: NMT. Approval: RHH.

date: description: revisions: no. 1.

WOODROW PROPERTY LOTS 1 THRU 3 SINGLE FAMILY DETACHED - Graded. TAX MAP 31 - PARCEL 680 - Howard County, Maryland. SECOND ELECTION DISTRICT. SITE DEVELOPMENT PLAN.

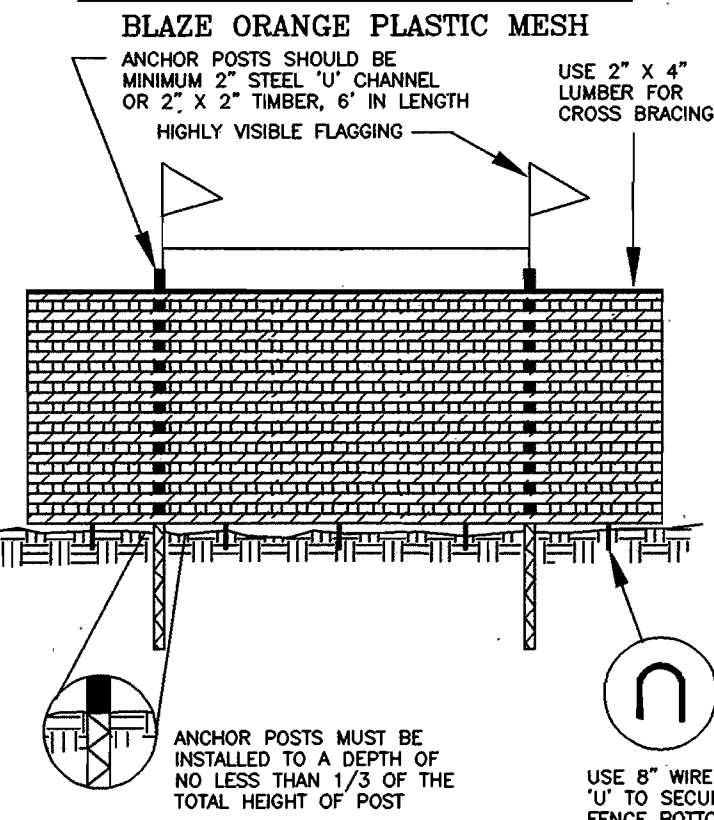
MILDENBERG, BOENDER & ASSOC., INC. Engineers, Planners, Surveyors. 5072 Doresey Hill Drive, Suite 202, Elkton City, Maryland, 21042. (410) 397-0286. Fax: (410) 397-0286.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	379.65 LF	166.33 LF	382.32 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, CREDIT FOR EX. TREES TO REMAIN 60 LF	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	5	3	6	14
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	2	3	1	6
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3	0	5	8
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

* CREDIT ALONG PERIMETER 1 FOR ONE EX. 14" SILVER MAPLE AND ONE EX. 18" RED MAPLE.
 CREDIT ALONG PERIMETER 2 FOR ONE EX. 28" RED MAPLE, ONE EX. 24" CHERRY, AND ONE 18" SUGAR MAPLE.
 CREDIT ALONG PERIMETER 3 FOR ONE EX. 4" LOCUST.

PROTECTIVE FENCE DETAIL



ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
 USE 6" WIRE TO SECURE FENCE BOTTOM.
 USE 2" x 4" LUMBER FOR CROSS BRACING.

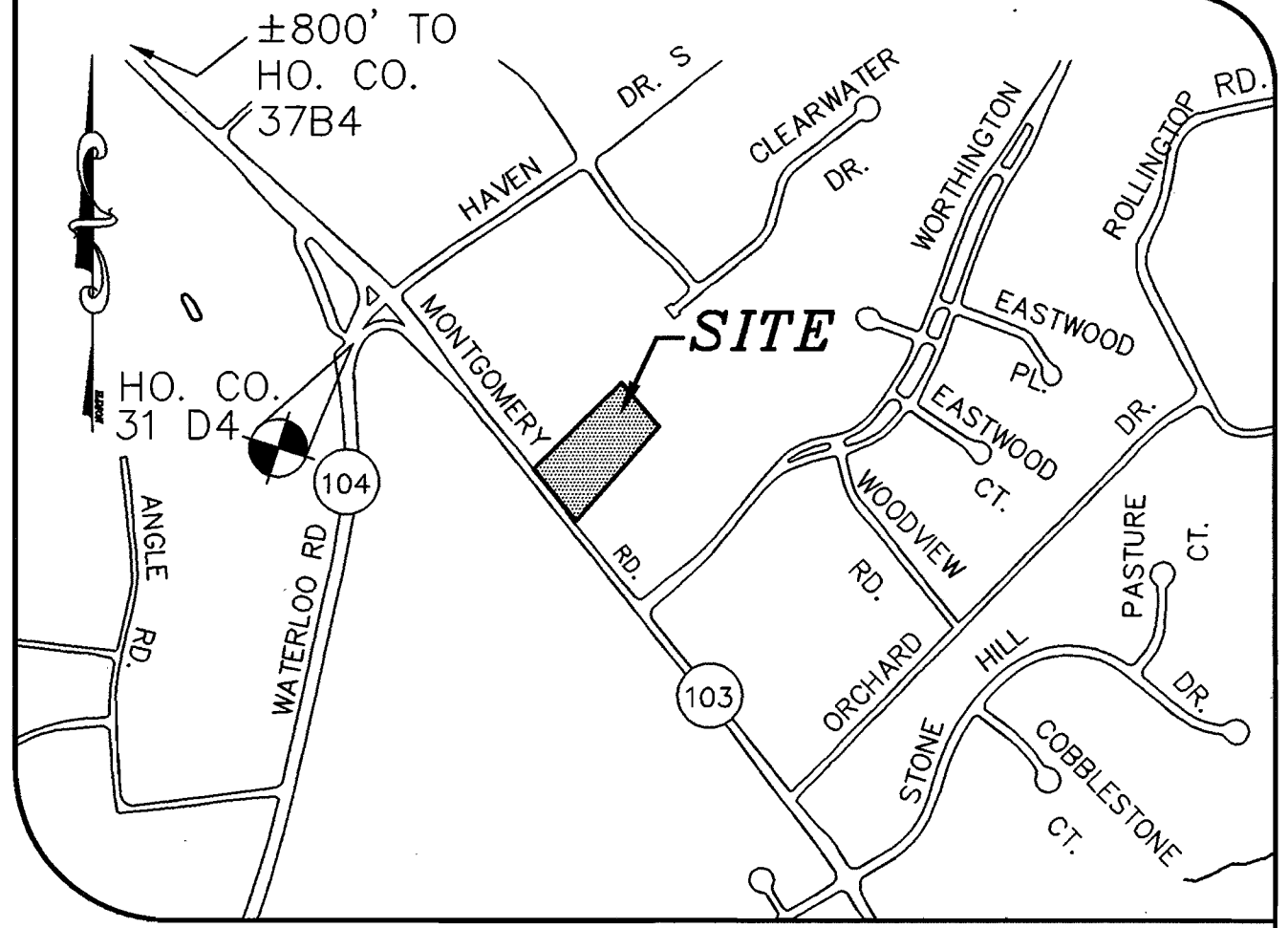
LEGEND

- TPF TREE PROTECTIVE FENCE
- LOD LIMIT OF DISTURBANCE
- SSF SUPER SILT FENCE
- 75' ROOFTOP DISCONNECTION @ 5%
- LAND DEDICATED TO HOWARD CO., MD. FOR PURPOSE OF A PUBLIC ROAD PLAT NO. 16611

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

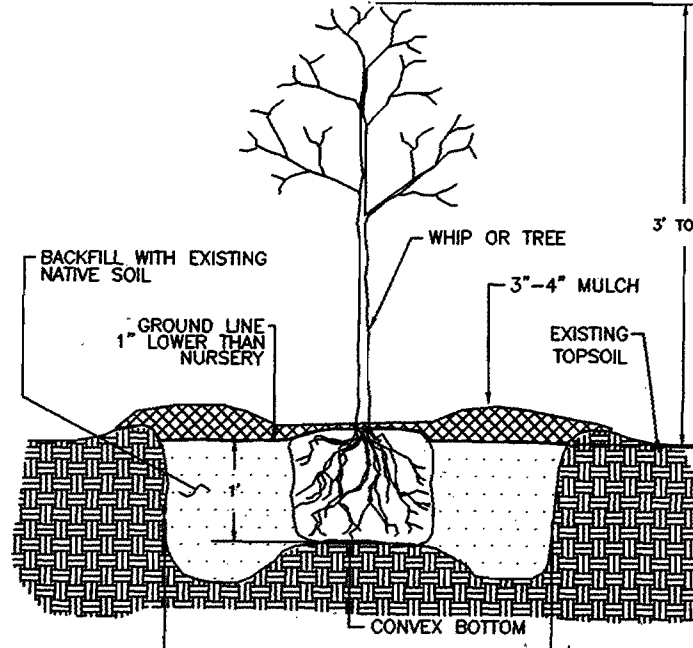
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
12	(Symbol)	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5" - 6" HT.
TOTAL				
20 TREES (8 SHADE TREES, 12 EVERGREENS)				

NOTE:
 GRAVITY SEWER SERVICE FIRST FLOOR ONLY FOR LOTS 1 AND 2.

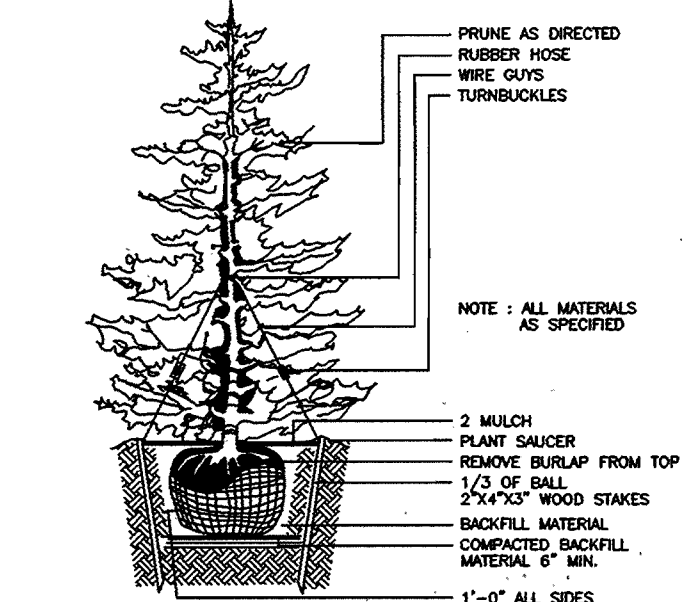


GENERAL NOTES VICINITY MAP

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS DATA:
 TAX MAP: 31, PARCEL: 68 GRID: 8
 ELECTION DISTRICT: SECOND.
 ZONING: R-20
 TOTAL AREA: 0.90 AC±
 PROPOSED USE: SINGLE FAMILY DETACHED.
 DPZ FILES: F-03-186, MP-04-027
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. INC. ON FEBRUARY 2003.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 37B4.
 STA. No. 31R1 N 563,303.465 ELEV. 401.748 STA. No. 37B4 N 563,928.548 ELEV. 402.115
 E 1,3672,517.678 E 1,373,109.059
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 AND 2 WILL BE SERVED UNDER CONTRACT # 419-S & 64-W.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 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 THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE COMPANY (410) 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES (410) 513-6906
 AT&T CABLE LOCATION DIVISION (410) 393-3533
 BALTIMORE GAS & ELECTRIC (410) 685-0123
 STATE HIGHWAY ADMINISTRATION (410) 531-5533
 HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 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 SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED HISTORIC RICHMOND CITY LANDMARK.
- NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 05/17/2003.
- NO FOREST EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 05/17/2003.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EXTENT OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING MATERIALS AND SERVICING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 45-2003.
- DRIVEWAY INTERSECTION FOR LOTS 1 THRU 3 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT EXCEED GENERALLY DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 5 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$1,500.00 AND 3 SHADE TREES & 12 EVERGREENS ON LOT 2 IN THE AMOUNT OF \$2,000.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT. THE TWELVE (12) EVERGREENS PROPOSED ALONG THE SOUTHERN EDGE OF THE PORTION OF USE-IN-COMMON DRIVEWAY SERVING LOTS 1 AND 2 HAVE BEEN INCLUDED TO PROVIDE SCREENING DUE TO THE FRONT TO REAR HOUSE ORIENTATIONS BETWEEN THE FRONT OF LOTS 1 AND 2 AND THE REAR OF LOT 3.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.25 ACRES (10,890 SQ. FT) IN THE AMOUNT OF \$5,445.00. (F-03-186)
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS, THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- THIS PLAN IS SUBJECT TO WAIVER PETITION, MP-04-027, REQUEST WAIVER TO SECTION 16.121(e)(1), WHICH REQUIRES OPEN SPACE LOTS OR AREAS SHALL HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES. WAIVER PETITION WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON SEPTEMBER 18, 2003.



TREE PLANTING DETAIL
CONTAINER GROWN



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: Christopher L. Brown DATE: 4/14/04

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 BECOMING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: Christopher L. Brown DATE: 4/14/04

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 OF ENGINEER: R. JACOB HIKMAT DATE: 4/14/04

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: 4/29/04

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

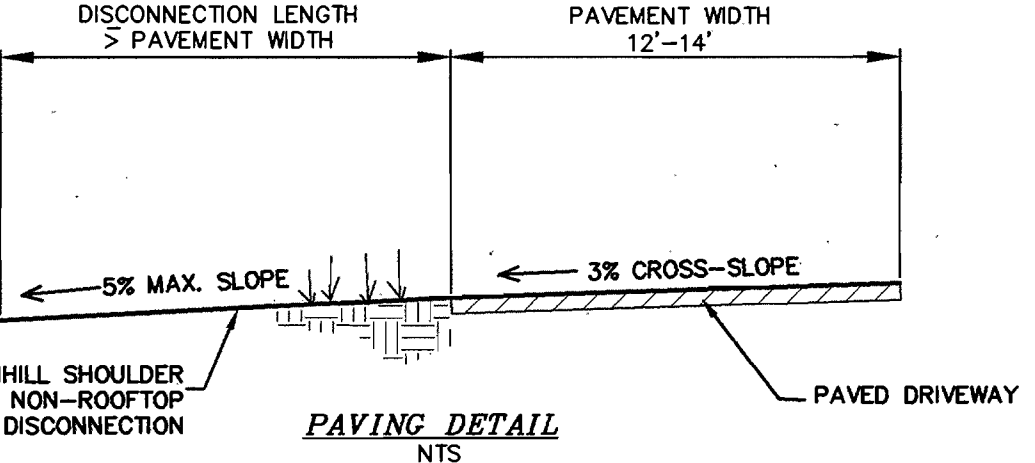
HOWARD SOIL CONSERVATION DISTRICT DATE: 4/29/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING DATE: 4/30/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5/2/04

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/14/04

DIRECTOR DATE: 5/14/04



SOILS CLASSIFICATION:

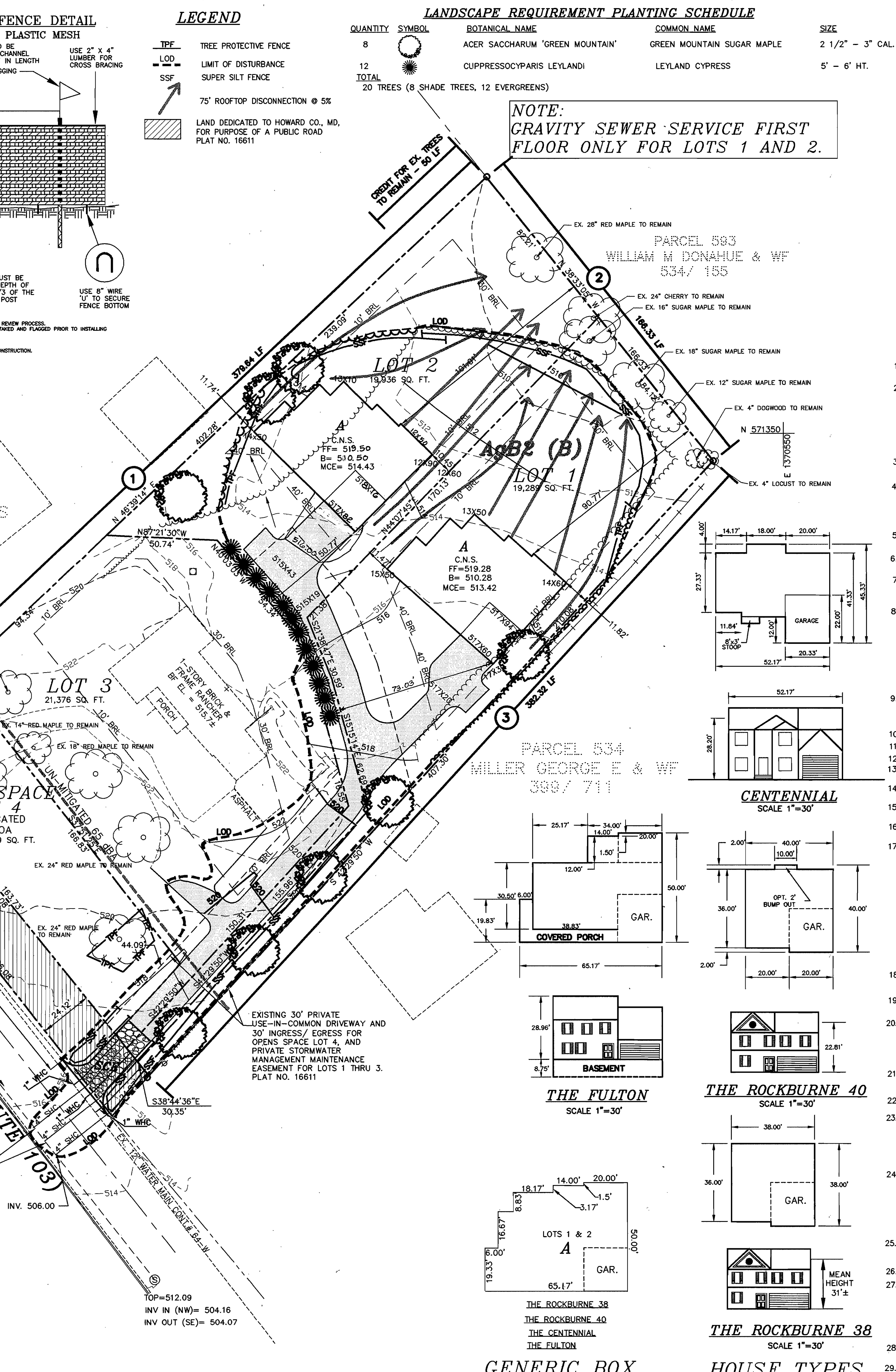
AgB2 (B) AURA GRAVELLY LOAMS, 1% TO 5% SLOPES, MODERATELY ERODED
 OWNER: CHRISTOPHER BROWN, 4228 COLUMBIA ROAD, ELLICOTT CITY, MARYLAND 21042, (410) 461-0833

PERMIT INFORMATION CHART

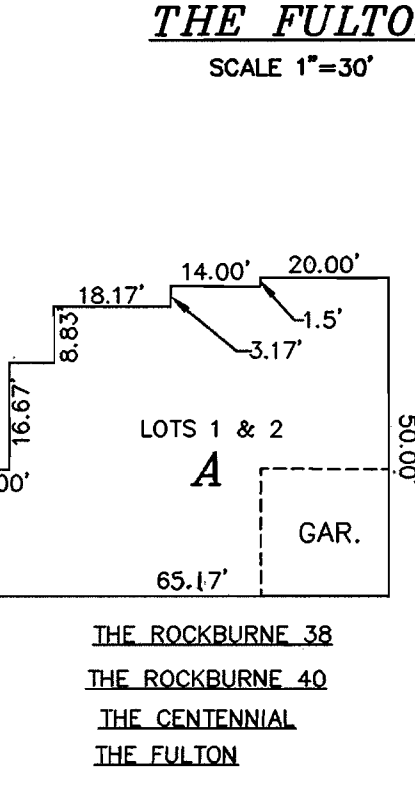
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
WOODROW PROPERTY	N/A	PARCEL 68
PLAT # OR L/F	BLOCK #	ZONE
16611	8	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
31	SECOND	602306
WATER CODE	SEWER CODE	
G-01	1257025	
PROPOSED IMPROVEMENTS:		
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL		

ADDRESS CHART

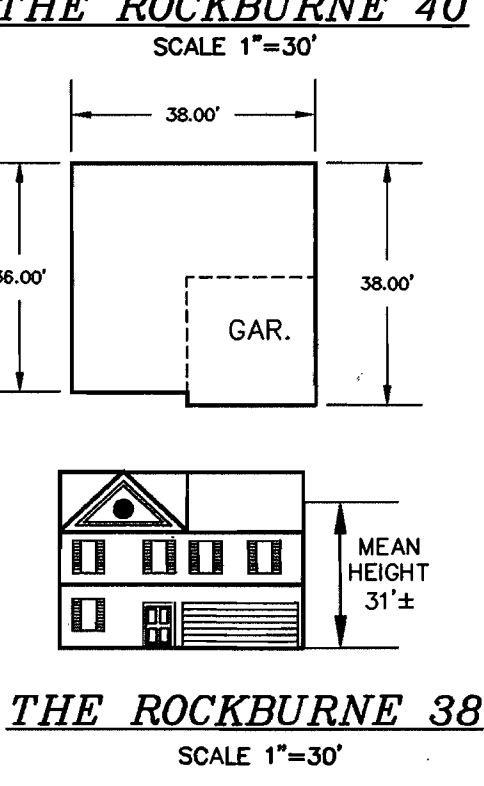
LOT/PARCEL NO.	STREET ADDRESS
LOT 1	4943 MONTGOMERY ROAD
LOT 2	4944 MONTGOMERY ROAD



GENERIC BOX



HOUSE TYPES



Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>

Project: 03-018
 Date: APR. 2004
 Illustration: engineering
 Scale: 1\"/>