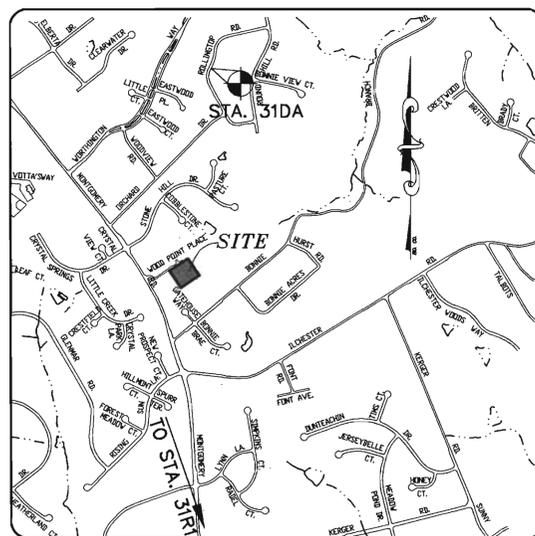


# SITE DEVELOPMENT PLAN BOWEN'S PLANTATION

## LOTS 2 THRU 4 SINGLE FAMILY DETACHED SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 1	8108 WOOD POINT PLACE
LOT 2	8110 WOOD POINT PLACE
LOT 3	8112 WOOD POINT PLACE

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
BOWEN PLANTATION		N/A	PARCEL 507		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
16479-16480	8	R-20	31	SECOND	602700
WATER CODE	SEWER CODE				
G-01	125502B				
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.					



### VICINITY MAP

SCALE: 1"=1000'

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

### GENERAL NOTES:

- SITE DATA:  
ZONING: R-20  
TAX MAP: 31 PARCEL 507  
DEED REFERENCE: 555/26  
GROSS AREA: 1.382 ACRES ±  
MINIMUM LOT SIZE: 20,022 SQ. FT.  
NUMBER OF BUILDABLE LOTS: 3
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDBERG BOENDER AND ASSOCIATES ON OR ABOUT JAN. 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 31R1 N 565303.465 E 1372517.678 EL.=401.678  
STA 31DA N 571982.645 E 1372144.970 EL.=482.359
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN JAN. 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR A NEW DWELLING 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 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.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT MARCH 2003, F-03-104.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$ 15,900.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT, UNDOC. P-03-104.  
\* 0.03 ACRES OF AFORESTATION AND 0.70 ACRES OF REFORESTATION.
- LANDSCAPING FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 1 SHADE TREE ON LOT 2 IN THE AMOUNT OF \$300.00, 2 SHADE TREES ON LOT 3 IN THE AMOUNT \$600.00, AND 4 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$1,200.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWIT 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 PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. AND 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.
- STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT.
- DRIVEWAY ENTRANCE DETAIL IS PER HO.CO. STD. R-6.03.

**OWNER**  
RONALD B. WILDMAN  
4747 BONNIE BRANCH ROAD  
ELLICOTT CITY, MD 21043  
(410) 869-9999

**BUILDER**  
TRINITY HOMES  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(443) 324-9806

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

*Michael Pflum* 4/13/04  
SIGNATURE OF DEVELOPER DATE  
MICHAEL PFLUM  
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.

*R. JACOB HIKMAT* 4/13/04  
SIGNATURE OF ENGINEER DATE  
R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

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

*Jim Meyer* 4/26/04  
NRC - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

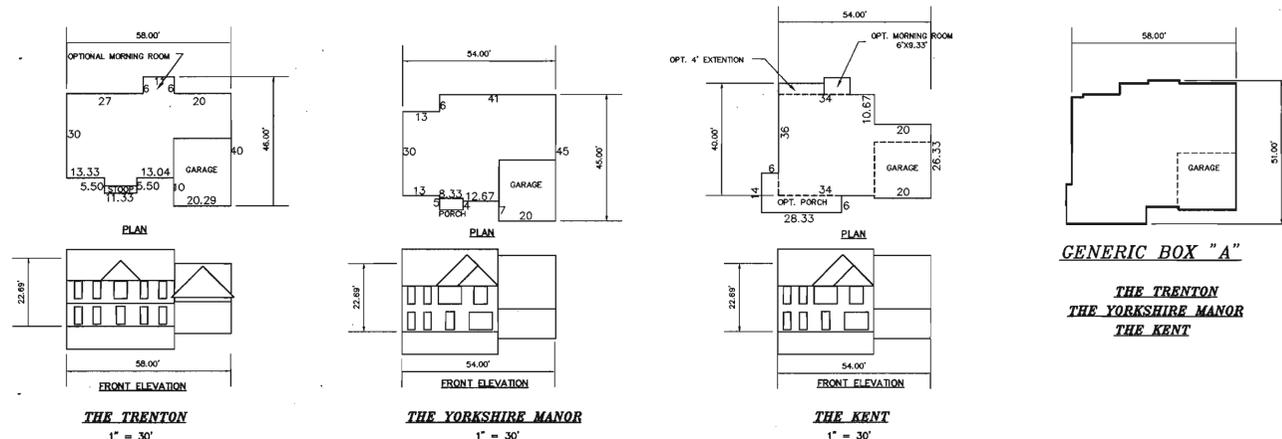
*John K. Volante* 4/26/04  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chris Williams* 5/3/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Chris Williams* 5/3/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Paula Laugel* 5/11/04  
DIRECTOR DATE

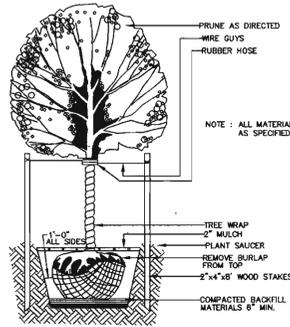
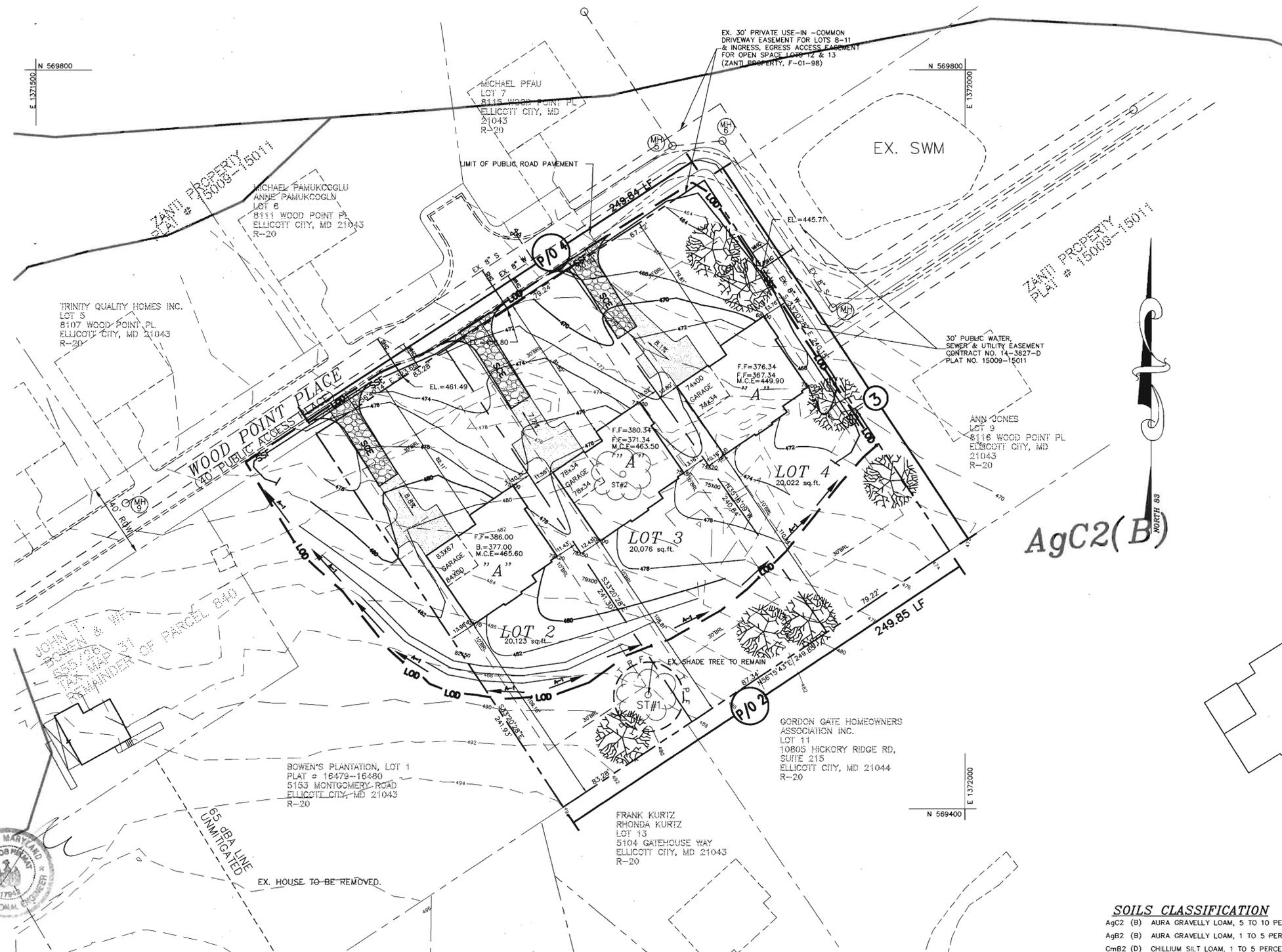


Project	02094	date	FEB. 2004
Illustration	SAA	engineering	SAA
scale	1"=90'	approval	SAA

description	revisions	date

BOWEN'S PLANTATION  
SINGLE FAMILY DETACHED  
TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
HOWARD COUNTY  
SECOND ELECTION DISTRICT  
COVER SHEET

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



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
 NOT TO SCALE

**DEVELOPER'S/OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Michael Paw  
 NAME: MICHAEL PAW DATE: 4/13/04

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

Michael Paw  
 SIGNATURE OF DEVELOPER DATE: 4/13/04  
 Michael Paw  
 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.

R. JACOB HIKMAT  
 SIGNATURE OF ENGINEER DATE: 4/17/04  
 R. JACOB HIKMAT  
 PRINTED NAME OF ENGINEER

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

Jim Morgan  
 SIGNATURE OF DISTRICT MANAGER DATE: 4/26/04  
 JSDA - NATURAL RESOURCE CONSERVATION SERVICE

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

John R. Robertson  
 SIGNATURE OF DISTRICT MANAGER DATE: 4/26/04  
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Linda Kmetz  
 Chief, Division of Land Development  
 Mark L. Cagle  
 Director

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PROPERTIES			TOTAL
	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	249.85 LF	240.15 LF	249.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	4 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	1 SHADE TREE	N/A	N/A	1 SHADE TREE
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3 SHADE TREES	4 SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

SPECIMEN TREES

KEY	SPECIES
ST#1	41" BEECH
ST#2	34" BLACK GUM

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	☉	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
7 SHADE TREES				

SOILS CLASSIFICATION

- AgC2 (B) AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
- AgB2 (B) AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- CmB2 (D) CHILLIUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- SuB2 (B) SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- (D) LEONARDTOWN SILT LOAM, 3 OR 4 PERCENT SLOPES, POOR DRAINAGE
- SuB2 (B) SUNNYSIDE FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED

LEGEND

- LOO DENOTES LIMIT OF DISTURBANCE
- SSF DENOTES SUPER SILT FENCE
- # DENOTES PERIMETER LANDSCAPE EDGE
- TPF TREE PROTECTIVE FENCING

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 DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).

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

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, 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 WHEAT (COVERS) (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 15 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 SOO.

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

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 MAJOR CONSTRUCTION. (313-1855).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Table with 2 columns: SITE ANALYSIS, TOTAL AREA OF SITE, ACRES. Values include 1.36, 1.35, 0.24, 1.10, 800, 900, N/A.

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. ALSO AUTHORIZES PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

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.

APPROVED: DEPARTMENT OF PLANNING AND ZONING, CHIEF, DEVELOPMENT ENGINEERING DIVISION MK, 5/3/04 DATE. CHIEF, DIVISION OF LAND DEVELOPMENT, 5/4/04 DATE. DIRECTOR, 5/11/04 DATE.

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.

- 1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

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.

- 1. 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 CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

- 2. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- 3. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-6 TONS PER ACRE (200-400 POUNDS PER 1000 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.

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.

- 1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- 2. TOPSOIL APPLICATION: a. 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.

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

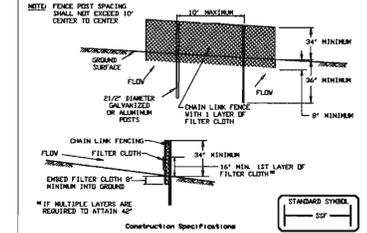
TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRUMPED OR TACKED TO PREVENT BLOWING.
- 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- 3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHSRL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

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)
- 4. CONSTRUCT SILT FENCE (TWO DAYS)
- 5. COMPLETE CONSTRUCTION AS SHOWN. (20 DAYS)
- 6. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED.(TWO DAYS)
- 7. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (TWO DAYS)
- 8. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (ONE DAY)

DETAIL 33 - SUPER SILT FENCE

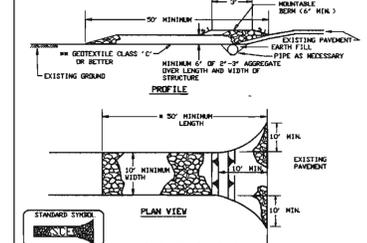


Construction Specifications: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State highway details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

SUPER SILT FENCE

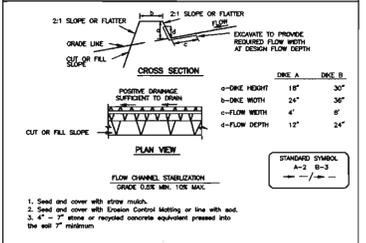
Table with columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Values include 0-10:1, 10-1:1, 20-2:1, 30-3:1, 50:1.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications: 1. Length - minimum of 30' (400' for single residence lots). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

DETAIL 1 - EARTH DIKE



Construction Specifications: 1. Seed and cover with straw mulch. 2. Seed and cover with Erosion Control Matting or live with seed. 3. 4\"/>

Project Information Table: Project 020984, FEB. 2004, illustration, SNA, SAA, scale 1\"/>

Table with columns: date, description, revisions. Includes entries for 1/11/04 and 5/11/04.

BOWEN'S PLANTATION SINGLE FAMILY DETACHED TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4 SECOND ELECTION DISTRICT HOWARD COUNTY SEDIMENT CONTROL NOTES AND DETAILS

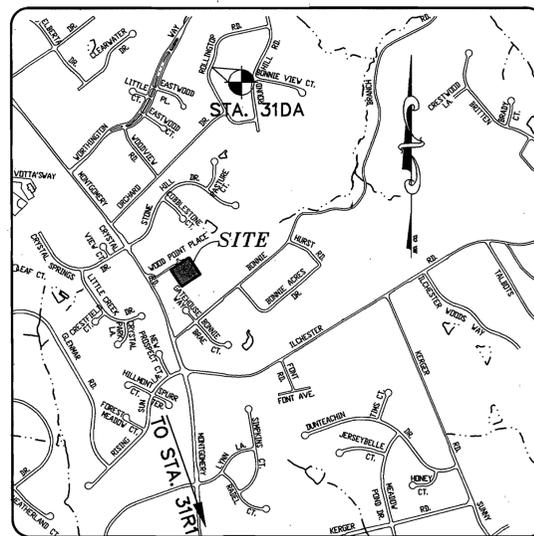
MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors. 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland, 21042 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

# SITE DEVELOPMENT PLAN BOWEN'S PLANTATION

## LOTS 2 THRU 4 SINGLE FAMILY DETACHED SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 1	8108 WOOD POINT PLACE
LOT 2	8110 WOOD POINT PLACE
LOT 3	8112 WOOD POINT PLACE

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
BOWEN PLANTATION		N/A	PARCEL 507		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
16479-16480	8	R-20	31	SECOND	602700
WATER CODE		SEWER CODE			
G-01		1255028			
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.					



### VICINITY MAP

SCALE: 1"=1000'

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

### GENERAL NOTES:

- SITE DATA:  
ZONING: R-20  
TAX MAP 31 PARCEL 507  
DEED REFERENCE: 555/26  
GROSS AREA: 1,382 ACRES ±  
MINIMUM LOT SIZE: 20,022 SQ. FT.  
NUMBER OF BUILDABLE LOTS: 3
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT JAN. 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 31R1 N 565303.465 E 1372517.678 EL=401.678  
STA 31DA N 571982.645 E 1372144.970 EL=482.359
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN JAN. 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR A NEW DWELLING 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 RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S 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.
- WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDENBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT MARCH 2003, F-03-104.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT\* ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$15,900.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT, UND00 P-03-104.  
\* 0.03 ACRES OF AFORESTATION AND 0.70 ACRES OF REFORESTATION.
- LANDSCAPING FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 1 SHADE TREE ON LOT 2 IN THE AMOUNT OF \$300.00, 2 SHADE TREES ON LOT 3 IN THE AMOUNT \$600.00, AND 4 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$1,200.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING 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 PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, AND 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.
- STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT.
- DRIVEWAY ENTRANCE DETAIL IS PER H.O.C.O. STD. R-6.03.

**OWNER**  
RONALD B. WILDMAN  
4747 BONNIE BRANCH ROAD  
ELLICOTT CITY, MD 21043  
(410) 869-9999

**BUILDER**  
TRINITY HOMES  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(443) 324-9806

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

*Michael Plan*  
SIGNATURE OF DEVELOPER  
4/13/04  
DATE

**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*  
SIGNATURE OF ENGINEER  
4/13/04  
DATE

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

*Jim Meyer*  
NADA - NATURAL RESOURCE CONSERVATION SERVICE  
4/26/04  
DATE

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

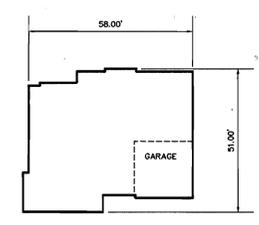
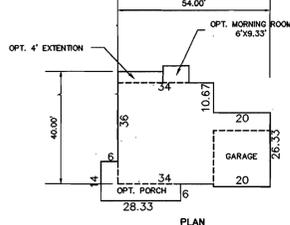
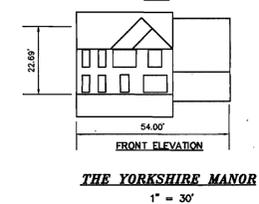
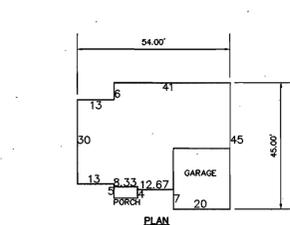
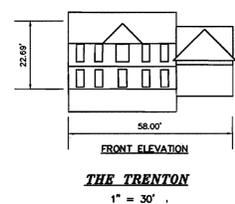
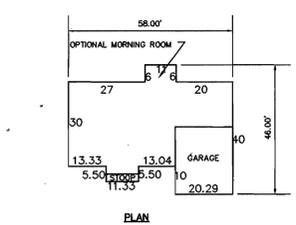
*John R. Kolton*  
HOWARD SOIL CONSERVATION DISTRICT  
4/26/04  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

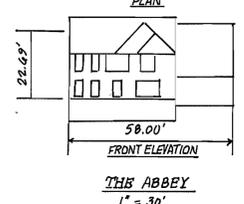
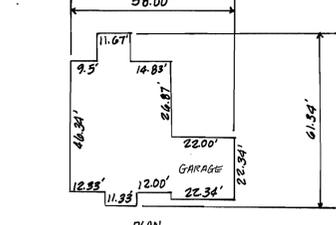
*Mike*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
5/3/04  
DATE

*Christy Hamat*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
5/6/04  
DATE

*Paul*  
DIRECTOR  
5/11/04  
DATE



**GENERIC BOX "A"**  
THE TRENTON  
THE YORKSHIRE MANOR  
THE KENT

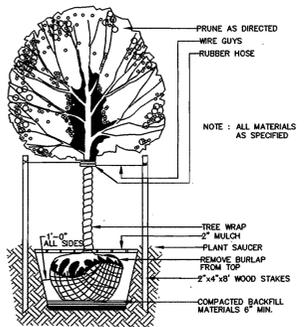


date	FEB. 2004
project	02094
illustration	engineering
scale	1"=30'
approval	SAASAA

no.	1	HOUSE TYPE REV. LOT 4 ADD THE ABBEY	date	8-11-04
description				
revisions				

BOWEN'S PLANTATION  
SINGLE FAMILY DETACHED  
TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
HOWARD COUNTY  
SECOND ELECTION DISTRICT  
COVER SHEET

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



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

**DEVELOPER'S/OWNER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.12A OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Plan 4/13/04  
NAME: MICHAEL PLAN DATE: 4/13/04

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

Michael Plan 4/13/04  
SIGNATURE OF DEVELOPER DATE: 4/13/04  
Michael Plan  
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.

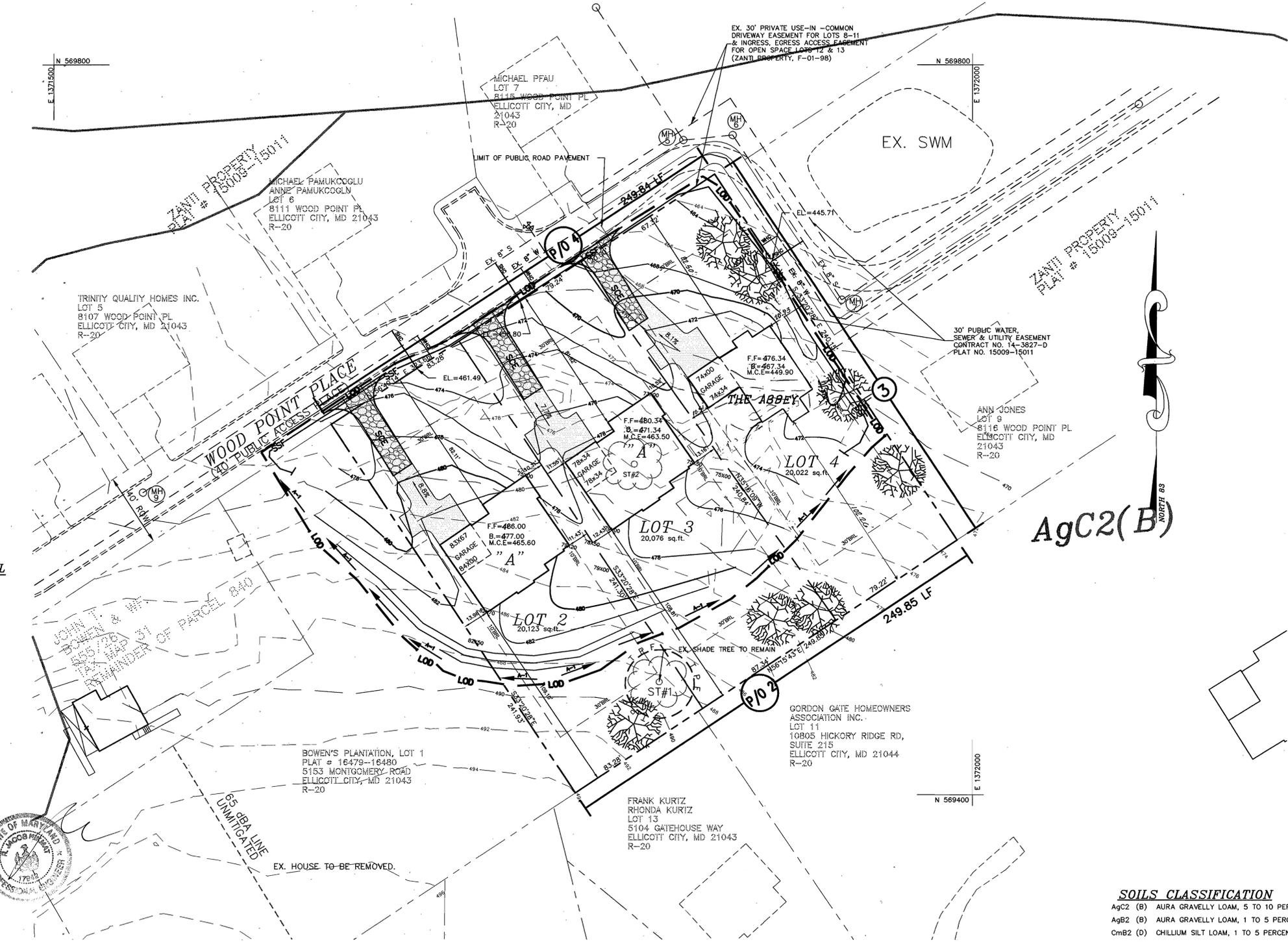
R. JACOB HIKMAT 4/17/04  
SIGNATURE OF ENGINEER DATE: 4/17/04  
R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

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

Jim Meyer 4/26/04  
SDSA - NATURAL RESOURCE CONSERVATION SERVICE DATE: 4/26/04

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

John R. Robertson 4/26/04  
HOWARD SOIL CONSERVATION DISTRICT DATE: 4/26/04  
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
5/3/04  
CHIEF DEVELOPMENT ENGINEERING DIVISION MK DATE: 5/3/04  
Cinda Ramona 4/6/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4/6/04  
Mark A. Cagle 5/11/04  
DIRECTOR DATE: 5/11/04



**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PROPERTIES			TOTAL
	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	249.85 LF	240.15 LF	249.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	4 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	1 SHADE TREE	N/A	N/A	1 SHADE TREE
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3 SHADE TREES	4 SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

**SPECIMEN TREES**

KEY	SPECIES
ST#1	41" BEECH
ST#2	34" BLACK GUM

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

**SOILS CLASSIFICATION**  
AgC2 (B) AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED  
AgB2 (B) AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
CmB2 (D) CHILLIUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
SuB2 (B) SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
(D) LEONARDTOWN SILT LOAM, 3 OR 4 PERCENT SLOPES, POOR DRAINAGE  
SuD2 (B) SUNNYSIDE FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED

**LEGEND**  
-LOO- DENOTES LIMIT OF DISTURBANCE  
-SF- DENOTES SUPER SILT FENCE  
# DENOTES PERIMETER LANDSCAPE EDGE  
-TPF- TREE PROTECTIVE FENCING

Project	02094	date	FEB. 2004
Illustration	SA	engineering	SA
Scale	1"=30'	approval	SA

HOUSE TYPE	REVISION	DATE
LOT 4		

**BOWEN'S PLANTATION**  
SINGLE FAMILY DETACHED  
TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
SITE DEVELOPMENT PLAN

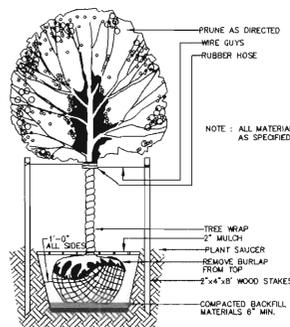
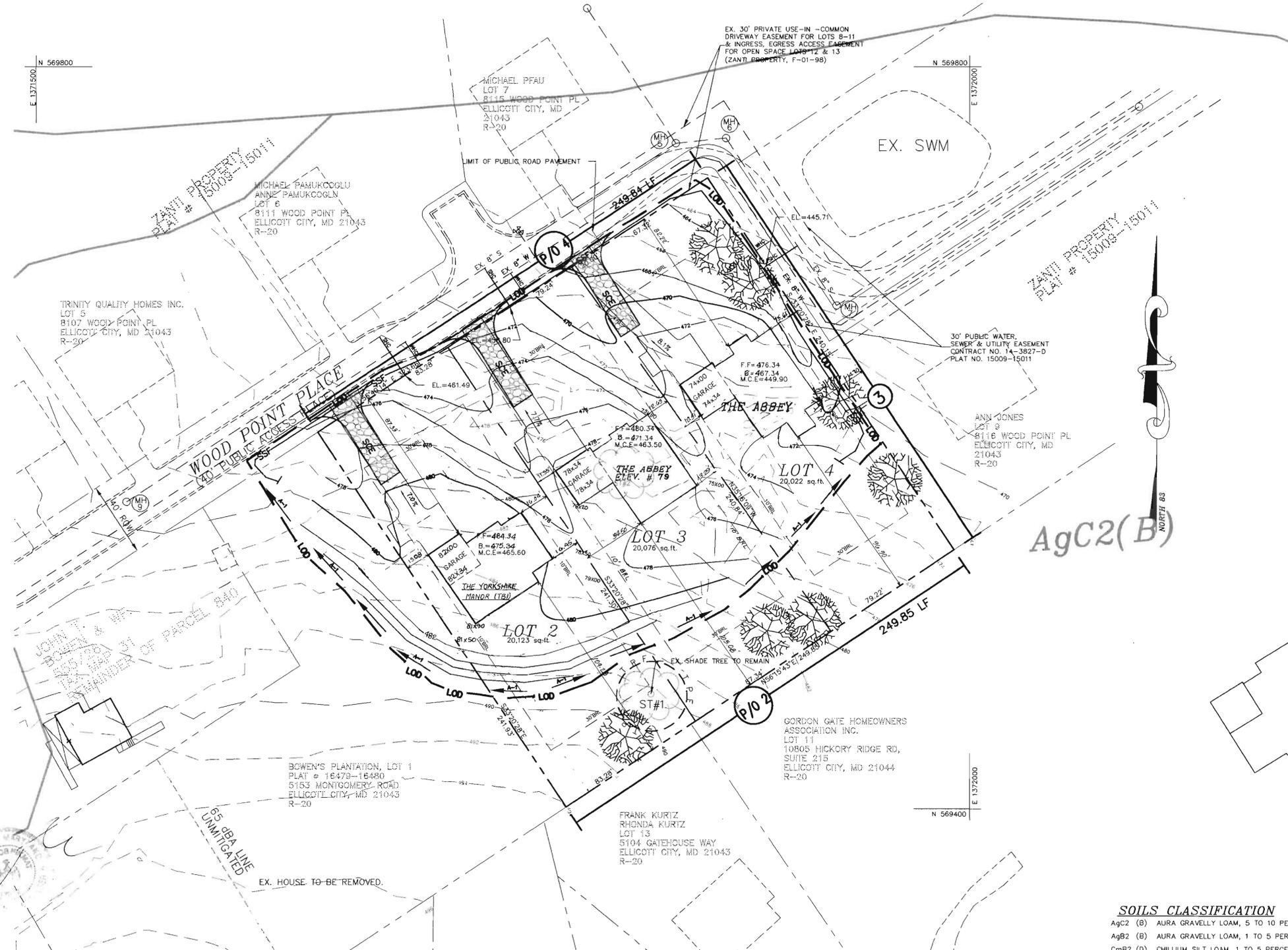
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax (301) 621-5321 Wash. (410) 997-0298 Fax

project	02094	date	FEB. 2004
illustration	SA	engineering	SA
scale	1"=30'	approval	SA

no.	description	date
1	HOUSE TYPE REVISION LOT 2	8/15/04
2	HOUSE TYPE REVISION LOT 2	9/10/04
3	HOUSE TYPE REVISION LOT 2	9/15/04
4	HOUSE TYPE REVISION LOT 4	8/11/04

**BOWEN'S PLANTATION**  
**SINGLE FAMILY DETACHED**  
 TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 SITE DEVELOPMENT PLAN

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



**DEVELOPER'S/OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Plan 4/13/04  
 NAME DATE  
 MICHAEL PLAN

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

Michael Plan 4/13/04  
 SIGNATURE OF DEVELOPER DATE  
 MICHAEL PLAN  
 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.

R. JACOB HIKMAT 4/17/04  
 SIGNATURE OF ENGINEER DATE  
 R. JACOB HIKMAT  
 PRINTED NAME OF ENGINEER

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

Jim Meyer 4/20/04  
 NCSA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Robertson 4/20/04  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

5/3/04  
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE  
 4/6/04  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 5/11/04  
 DIRECTOR DATE

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PROPERTIES			TOTAL
	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	249.85 LF	240.15 LF	249.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	4 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	1 SHADE TREE	N/A	N/A	1 SHADE TREE
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3 SHADE TREES	4 SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

**SPECIMEN TREES**

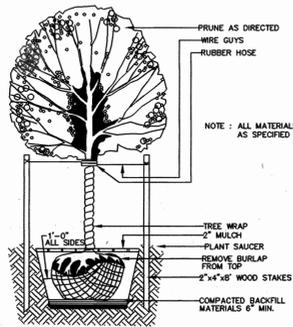
KEY	SPECIES
ST#1	41" BEECH
ST#2	34" BLACK GUM

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

**LEGEND**

- LOO DENOTES LIMIT OF DISTURBANCE
- SSF DENOTES SUPER SILT FENCE
- # DENOTES PERIMETER LANDSCAPE EDGE
- TPF TREE PROTECTIVE FENCING



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

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Michael Paw  
NAME: MICHAEL PAW DATE: 4/13/04  
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 BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Michael Paw  
SIGNATURE OF DEVELOPER DATE: 4/13/04  
Michael Paw  
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.

R. JACOB HIKMAT  
SIGNATURE OF ENGINEER DATE: 4/13/04  
R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

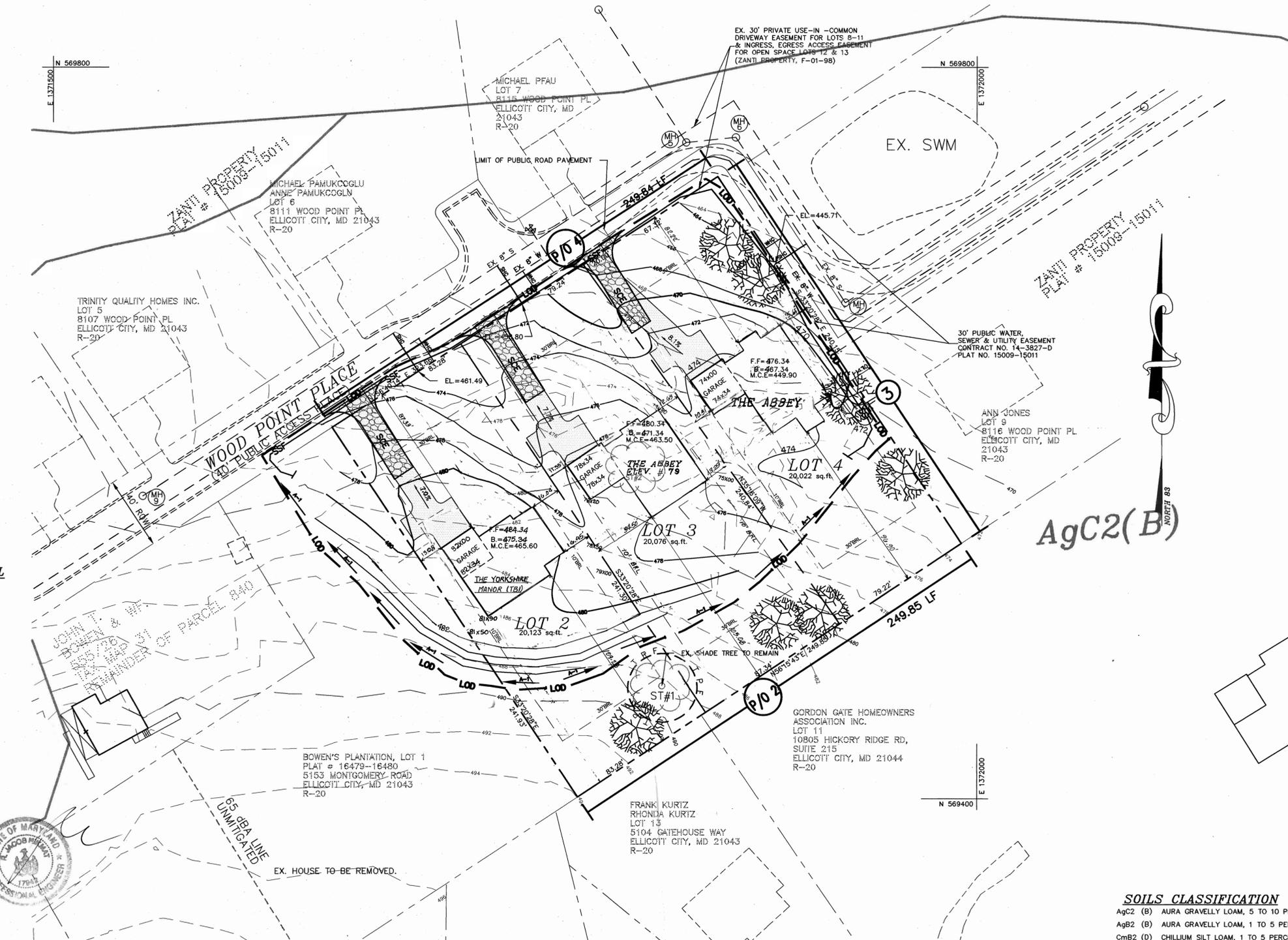
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer  
DATE: 4/26/04  
NCSA - NATURAL RESOURCE CONSERVATION SERVICE

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

John K. Robertson  
DATE: 4/26/04  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
6/2/04  
CHIEF DEVELOPMENT ENGINEERING DIVISION MK  
6/6/04  
CHIEF, DIVISION OF LAND DEVELOPMENT  
5/14/04  
DIRECTOR



SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PROPERTIES			TOTAL
	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
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LINEAR FEET OF PERIMETER	249.85 LF	240.15 LF	249.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	4 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	1 SHADE TREE	N/A	N/A	1 SHADE TREE
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3 SHADE TREES	4 SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

**SPECIMEN TREES**

KEY	SPECIES
ST#1	41" BEECH
ST#2	34" BLACK GUM

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

**SOILS CLASSIFICATION**  
AgC2 (B) AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED  
AgB2 (B) AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
CmB2 (D) CHILLIUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
Sub2 (B) SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
(D) LEONARDTOWN SILT LOAM, 3 OR 4 PERCENT SLOPES, POOR DRAINAGE  
Sud2 (B) SUNNYSIDE FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED

**LEGEND**

- LOO DENOTES LIMIT OF DISTURBANCE
- SSF DENOTES SUPER SILT FENCE
- # DENOTES PERIMETER LANDSCAPE EDGE
- TPF TREE PROTECTIVE FENCING

**MILDENBERG, BOENDER & ASSOC., INC.**  
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**BOWEN'S PLANTATION**  
SINGLE FAMILY DETACHED  
TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT PLAN

Project: 02094 Illustration: SAA SAA SAA  
date: FEB 2004 engineering: SAA SAA SAA approval: SAA SAA SAA  
1" = 30'

03-105 (DWG) 03-106-base-feb-04.dwg

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