

SITE DEVELOPMENT PLAN

VIEW TOP ESTATES

LOT : 13

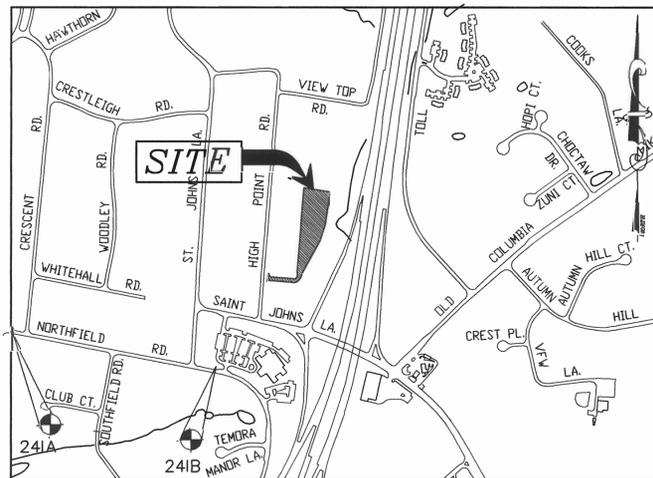
2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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

ADDRESS CHART	
LOT NO.	STREET ADDRESS
13	4055-B HIGH POINT RD.

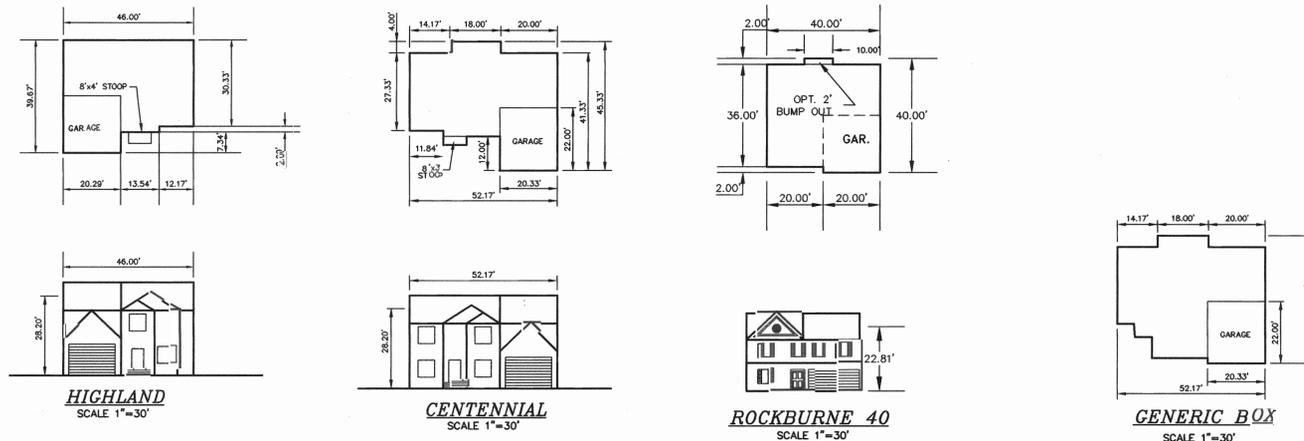
PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #		
VIEW TOP ESTATES	N/A	13		
PLAT # OR L/P	BLOCK #	ZONE	TAX MAP	ELIC. DIST.
17700	17	R-20	24	2ND
WATER CODE	SEWER CODE	CENSUS TRACT		
-	-	6023.06		
PROPOSED IMPROVEMENTS:				
SFD				



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 02/02/04 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 : 24 LOT : 13
ELECTION DISTRICT : SECOND
ZONING : R-20
RECORD PLAT NO. : 17700
DPZ FILE NO. : F-02-028
RESUBDIVISION OF LOT 10 TO LOTS 12 AND 13.
- AREA TABULATION**
A. TOTAL PROJECT AREA: 0.90 AC±
B. AREA OF PLAN SUBMISSION: 0.44 AC±
C. LIMIT OF DISTURBANCE: 0.22 AC±
D. PROPOSED USE: SFD
E. TOTAL NO. OF UNITS PROPOSED: 1
F. TOTAL NO. OF UNITS PROPOSED: 1
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT OCTOBER 2001. AND FINAL GRADES PER SDP-02-152.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 241A, 241B.
STA. No. 241A N 579,167.025 ELEV. 357.838
E 1,360,260.255
STA. No. 241B N 579,700.503 ELEV. 391.45
E 1,362,302.965
- WATER AND SEWER IS PUBLIC. CONTRACT NO. 10-W, 31-S AND 683-S.
- THE STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED UNDER F-02-67. STORMWATER MANAGEMENT IS BEING PROVIDED BY ON-SITE CREDITS.
- NO STRUCTURES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXIST ON-SITE.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED : AUGUST, 2001. (UNDER F-02-028)
- FOREST CONSERVATION REGULATIONS HAVE BEEN MET UNDER F-02-67 BY RETENTION OF 0.74 ACRES OF EXISTING FOREST WHICH MEETS/EXCEEDS THE BREAK-POINT OF 0.71 ACRES OF REQUIRED RETENTION. SURETY FOR THE ON-SITE RETENTION OF 0.71 ACRES (30,927.6 SQ. FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$6,136.00.
- PERIMETER LANDSCAPING FOR THIS SITE IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-02-07. REQUIRING 9 SHADE TREES ON LOT 9 AND 13 SHADE TREES ON LOT 12 AND 13 (FORMERLY LOT 10). POSTING OF LANDSCAPE SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND THE FILING OF BUILDING PERMITS FOR THE SUBJECT LOTS: (F-02-152)
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PROJECT IS SUBJECT TO WAIVER PENALTY WP-02-41 TO WAIVE SECTION 16.121(a) OF THE SUBDIVISION REGULATIONS WHICH REQUIRES 40' OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS WHICH WAS APPROVED ON DEC. 24 2001, SUBJECT TO THE FOLLOWING CONDITIONS:
a. A 12' WIDE PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 11 SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE OF LOT 10 TO ENSURE SAFE FIRE AND EMERGENCY VEHICULAR ACCESS TO THE OPEN SPACE LOT.
b. THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT AS SHOWN ON THE FINAL PLAT F-02-67, AND THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 9, 10 AND FUTURE RESUBDIVIDED LOTS SHALL ALSO INCLUDE OPEN SPACE LOT 11.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS AND THEIR BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- IN ACCORDANCE WITH SECTION 12(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 OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-67 BY PROVIDING 0.74 AC OPEN SPACE LOT # 11.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER EXPENSE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRMS, 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1.5" MIN.)
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES - (CULVERTS/BRIDGES) - CAPABLE OF 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. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SDP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SUBDIVISION PLAT FOR F-02-028 WAS RETURNED ON SEPTEMBER 16, 2005 AS PLAT # 17700 AMONG THE LAND RECORDS OF HOWARD COUNTY.
- NOISE GENERATED FROM US ROUTE 29 HAS BEEN MITIGATED BY THE NOISE WALL. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 36 dBA NOISE EXPOSURE. THE 36 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVEL ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



OWNER/DEVELOPER
HARMONY BUILDERS
1228 COLUMBIA ROAD
ELICOTT CITY, MD 21042
(410) 431-0835

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 FISCAL ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher Beann 12/14/05
SIGNATURE OF DEVELOPER DATE
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 Milenderberg 12/14/05
SIGNATURE OF ENGINEER DATE
PRINTED NAME OF ENGINEER

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

Jim Meyer 12/13/05
DATE

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

John Milenderberg 12/13/05
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Conde Hammett 12/14/05
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Stephen Caffery 12/22/05
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

John Milenderberg 12/22/05
DATE
DIRECTOR

project	01-024	date	DEC. 2005
illustration	MMM	engineering	MMM
scale	NTS	approval	MMM

description	revisions

VIEW TOP ESTATES
LOT 13
TAX MAP 24
COVER SHEET

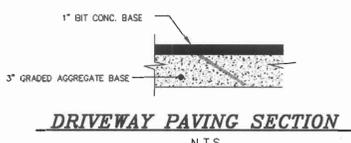
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5070 Dunsay Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5321 Wash. (410) 997-0298 Fax.

LEGEND

- WETLANDS
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EX. SHADE TREE PROPOSED UNDER F-02-67
- RELOCATED SHADE TREE PROPOSED UNDER F-02-67



SOILS DESCRIPTIONS:

SYMBOL	DESCRIPTION
BrC3	Brandywine loam, 8% to 15% slopes, severely eroded
BrD3	Brandywine loam, 15% to 25% slopes, severely eroded
GIC3	Glenelig loam, 8% to 15% slopes, severely eroded
GnB2	Glenville silt loam, 3% to 8% slopes, moderately eroded
M1C3	Manor loam, 8% to 15% slopes, severely eroded
M1D3	Manor loam, 15% to 25% slopes, severely eroded
M1E	Manor loam, 25% to 45% slopes

DEVELOPER'S/OWNER'S CERTIFICATE

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

Christopher L. Be...
NAME: *Christopher L. Be...* DATE: *12/16/05*

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 PERSONS ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher L. Be...
NAME OF DEVELOPER: *Christopher L. Be...* DATE: *12/16/05*
PRINTED NAME OF DEVELOPER: **CHRISTOPHER BEAM**

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. Myers
NAME OF ENGINEER: *John M. Myers* DATE: *12/16/05*
PRINTED NAME OF ENGINEER: **JOHN M. MYERS**

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

John M. Myers *12/16/05*
NAME OF REVIEWER: *John M. Myers* DATE: *12/16/05*

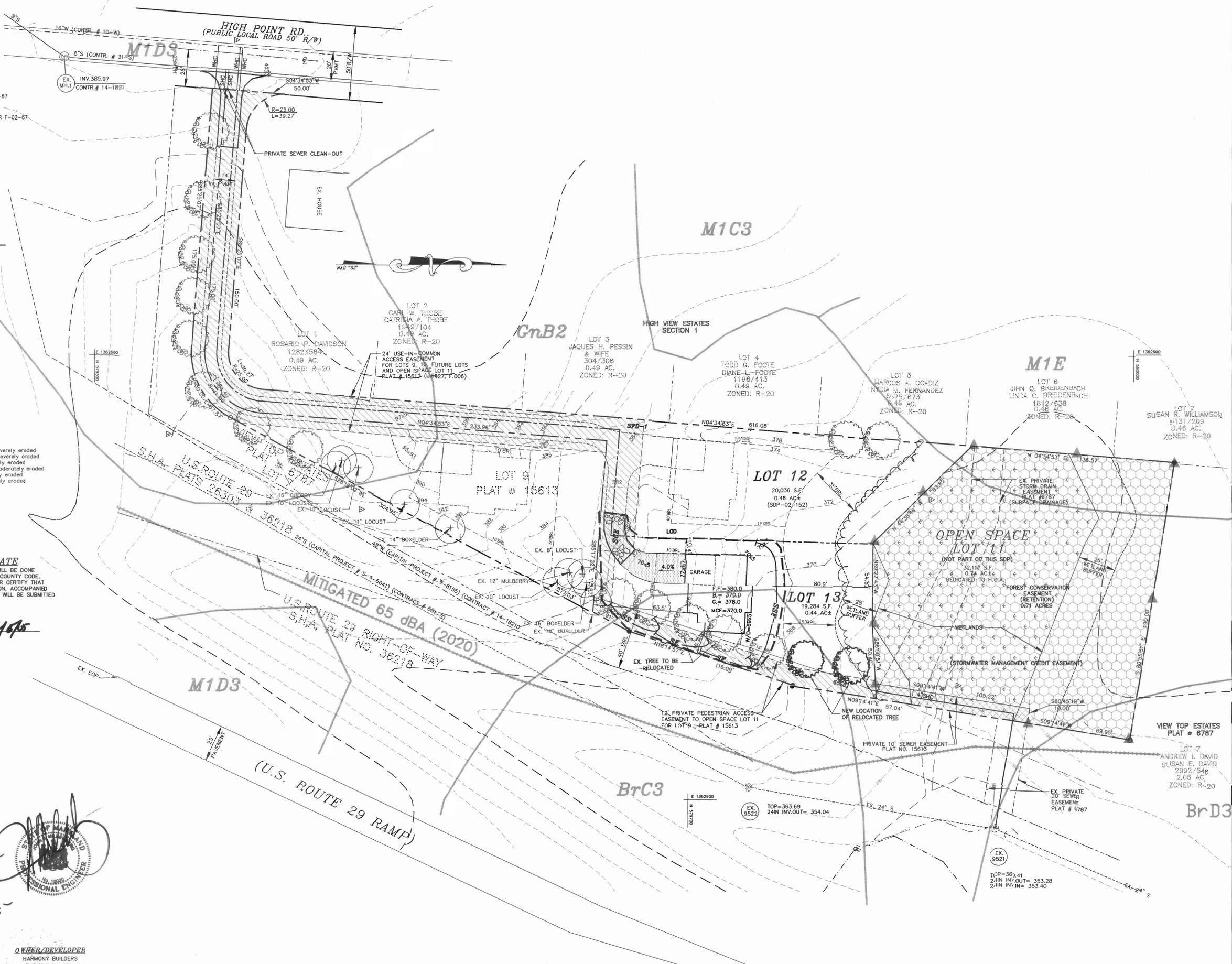
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John M. Myers *12/16/05*
NAME OF REVIEWER: *John M. Myers* DATE: *12/16/05*

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: *12/16/05*
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: *12/16/05*
DIRECTOR: *[Signature]* DATE: *12/16/05*

OWNER/DEVELOPER
HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
(410) 431-0833



date	DEC 2005	engineering	MMX	approved
project	01-024	illustration	MMX	scale
no.		description		revisions

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VIEW TOP ESTATES
LOT 13
TAX MAP 24
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5672 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 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-LEVED 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.

SEED 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 UREA-FORM FERTILIZER (9 LBS./1000 SQ.FT.).
 2) ACCEPTABLE - 2 TONS PER ACRE DOLOMITIC 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 15 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 (.05 LBS./1000 SQ.FT.) OF SEEDING 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 SOD. OPTION (3) - SEED WITH 60 LBS./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 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 8 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 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, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU 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 (.07 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 SOD.

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 8 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. (313-1855).
 - ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR 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 1981 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 WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
 - ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 - SITE ANALYSIS:

TOTAL AREA OF SITE:	0.9	ACRES
AREA DISTURBED:	0.22	ACRES
AREA TO BE ROOFED OR PAVED:	0.1	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.12	ACRES
TOTAL CUT:	250	CU. YDS.
TOTAL FILL:	250	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR 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 PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
 - TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH 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 SPECIFICATION. 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 -- 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 CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, 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 2.0.0 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 PRESCRIBED 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.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 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 30MAR 26.04.05.
 - 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 APPLIED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

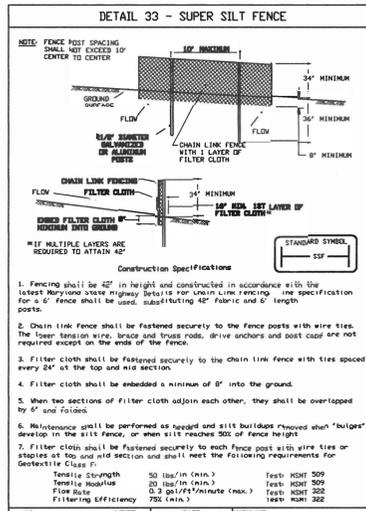
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

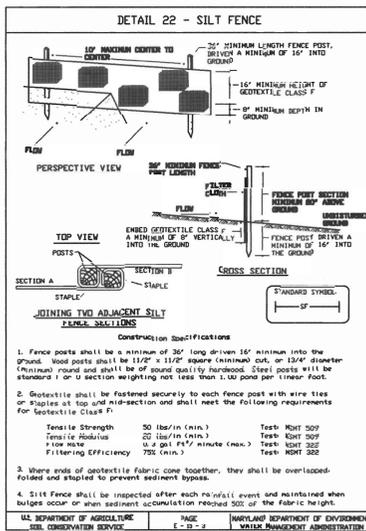
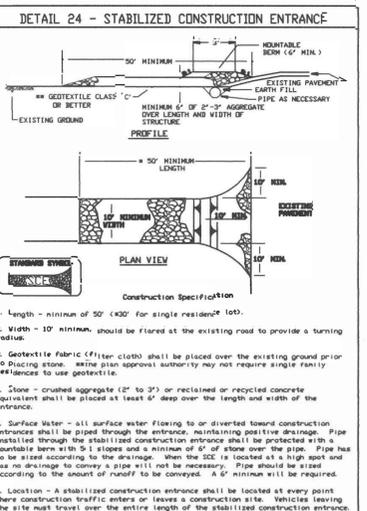
- OBTAIN GRADING FERMIT (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM AT LOCATION INDICATED.(1 DAY)
- CONSTRUCT SILT FENCES AND SUPER SILT FENCES. (1 DAY)
- CLEAR SITE PER LIMIT INDICATED.(1 DAYS)
- CONSTRUCT PROPOSED STRUCTURE (60 DAYS)
- BRING SITE TO GRADE INDICATED ON THE PLANS.(5 DAYS)
- 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.



SUPER SILT FENCE

Silt Fence Design Criteria

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	D:1	50 feet	250 feet



SILT FENCE

Silt Fence Design Criteria

Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

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.

Charles B. Brown 12/16/05
 SIGNATURE OF DEVELOPER DATE
Charlotte Brown
 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 THE LOCATION AND DESIGN OF THE STRUCTURES WITH THE USE OF THE MARYLAND NATURAL RESOURCE CONSERVATION SERVICE.

John Henderson 12/30/05
 SIGNATURE OF ENGINEER DATE
John Henderson
 PRINTED NAME OF ENGINEER

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

Jim Myerson 12/12/05
 OWNER/DEVELOPER
 HARMONY BUILDERS
 4228 COLUMBIA ROAD
 ELLICOTT CITY, MD 21042
 (410) 431-0833

John Henderson 12/13/05
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Henderson 12/13/05
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE
John Henderson 12/13/05
 CHIEF DIVISION OF LAND DEVELOPMENT DATE
John Henderson 12/13/05
 DIRECTOR DATE

DATE DEC. 2005
 PROJECT 01-024
 ILLUSTRATION MAM
 SCALE MAM
 AS SHOWN

DATE
 DESCRIPTION
 REVISIONS

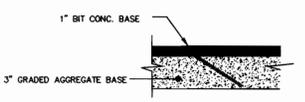
VIEW TOP EATATES
 LOT 13
 TAX MAP 24
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 SEDIMENT CONTROL NOTES AND DETAILS

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

3 OF 3
 SDP-06-41

LEGEND

- WETLANDS
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EX. SHADE TREE PROPOSED UNDER F-02-67
- RELOCATED SHADE TREE PROPOSED UNDER F-02-67



DRIVEWAY PAVING SECTION
N.T.S.

SOILS DESCRIPTIONS:

SYMBOL	DESCRIPTION
BrC3	Brandywine loam, 8% to 15% slopes, severely eroded
BrD3	Brandywine loam, 15% to 25% slopes, severely eroded
GnC3	Glenely loam, 5% to 15% slopes, severely eroded
GnB2	Glenely silt loam, 3% to 8% slopes, moderately eroded
M1C3	Manor loam, 8% to 15% slopes, severely eroded
M1D3	Manor loam, 15% to 25% slopes, severely eroded
M1E	Manor loam, 25% to 45% slopes

DEVELOPER'S/OWNER'S CERTIFICATE

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

Joseph L. Br...
NAME: _____ DATE: 12/15/05

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 DISTRICT NATURAL RESOURCES CONSERVATION SERVICE.

Joseph L. Br...
SIGNATURE OF DEVELOPER DATE: 12/15/05
PRINTED NAME OF DEVELOPER: **Joseph L. Br...**

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 RESOURCES CONSERVATION SERVICE.

Joseph L. Br...
SIGNATURE OF ENGINEER DATE: 12/15/05
PRINTED NAME OF ENGINEER: **Joseph L. Br...**

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

John M...
SIGNATURE OF SOIL CONSERVATION SERVICE DATE: 12/15/05
DISTRICT NATURAL RESOURCES CONSERVATION SERVICE

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

John M...
SIGNATURE OF SOIL CONSERVATION DISTRICT DATE: 12/15/05
HOWARD SOIL CONSERVATION DISTRICT

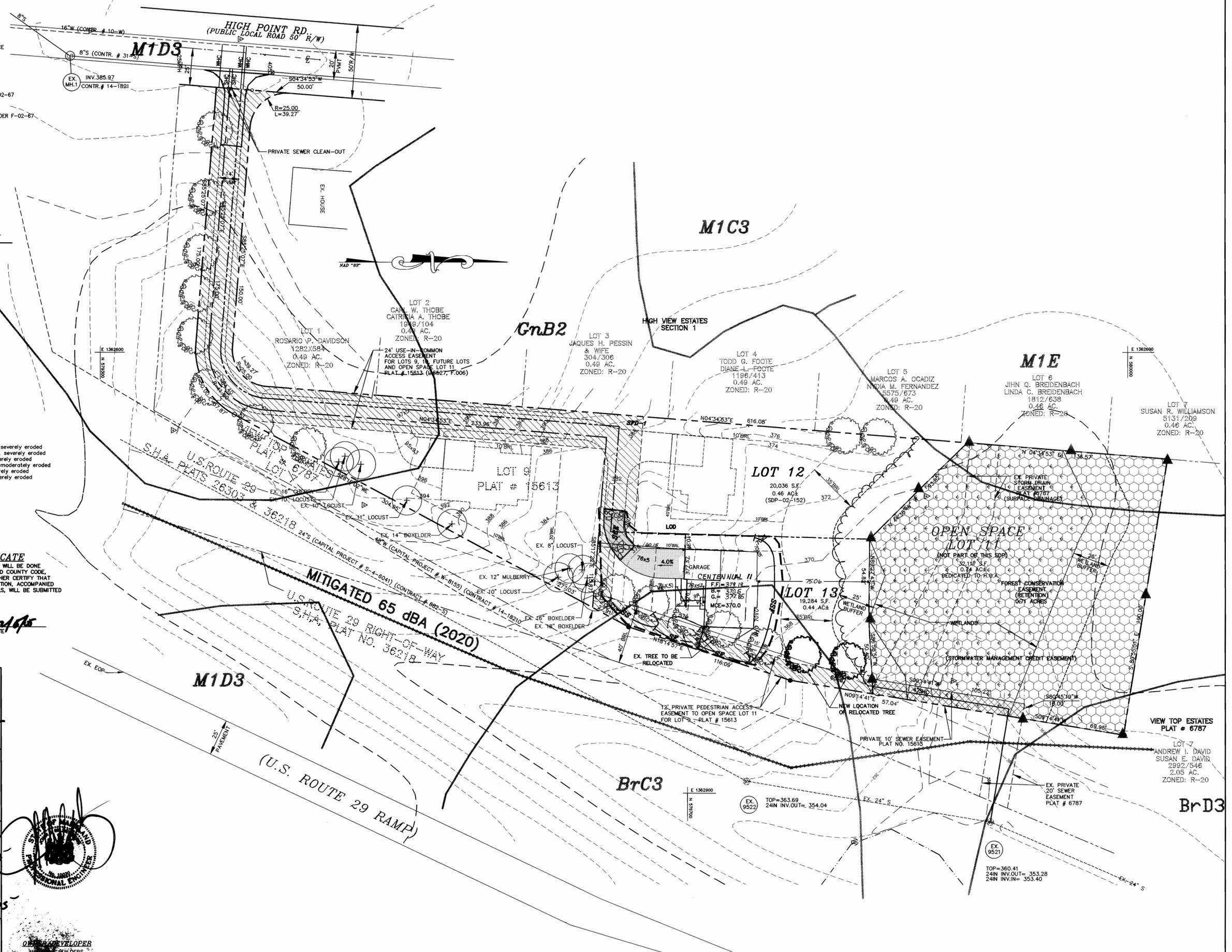
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris...
SIGNATURE OF DEPARTMENT OF PLANNING AND ZONING DATE: 12/15/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION

John M...
SIGNATURE OF DEPARTMENT OF PLANNING AND ZONING DATE: 12/15/05
CHIEF, DIVISION OF LAND DEVELOPMENT

John M...
SIGNATURE OF DEPARTMENT OF PLANNING AND ZONING DATE: 12/15/05
DIRECTOR

OWNER/DEVELOPER
MILDENBERG & ASSOC., INC.
PLANNERS/SURVEYORS
4228 COLUMBIA ROAD
BELLICOTT CITY, MD 21042
(410) 431-0883



Project	01-024	date	DEC-2005
Illustration	MM	engineering	MM
scale	1"=30'	approval	MM

1	REVISED HOUSETYPE PLAN LOT 13	6/12/06
	description	date
	revisions	

VIEW TOP ESTATES
LOT 13
TAX MAP 24
HOWARD COUNTY, MARYLAND
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) 621-5521 Wash. (410) 997-0298 Fax.

SITE DEVELOPMENT PLAN

VIEW TOP ESTATES

LOT : 13

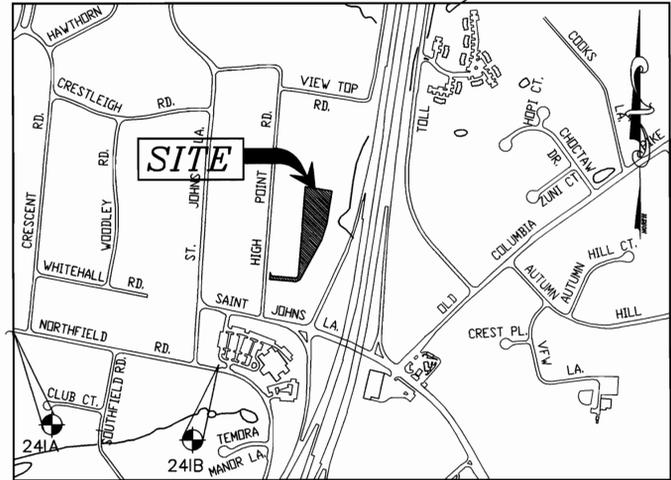
2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

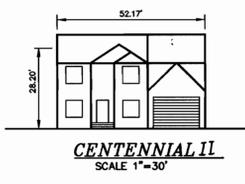
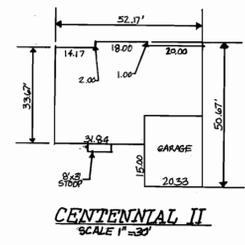
INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT NO.	STREET ADDRESS
13	4055-B HIGH POINT RD.

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
VIEW TOP ESTATES	N/A	13			
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
17700	17	R-20	24	2ND	6023.06
WATER CODE	SEWER CODE				
-	-				
PROPOSED IMPROVEMENTS: SFD					



VICINITY MAP
SCALE: 1"=1000'



GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 02/02/04 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 : 24 , LOT : 13
ELECTION DISTRICT : SECOND.
ZONING: R-20
RECORD PLAT NO. : 17700.
DPZ FILE NO.: F-02-028
RESUBDIVISION OF LOT 10 TO LOTS 12 AND 13.
- AREA TABULATION**
A. TOTAL PROJECT AREA: 0.90 AC.±
B. AREA OF PLAN SUBMISSION: 0.44 AC.±
C. LIMIT OF DISTURBANCE: 0.22 AC.±
D. PROPOSED USE: SFD
E. TOTAL NO. OF UNITS ALLOWED: 1
F. TOTAL NO. OF UNITS PROPOSED: 1
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT OCTOBER 2001. AND FINAL GRADES PER SDP-02-152.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 241A, 241B.
STA. No. 241A N 579,167.025 ELEV. 357.838
E 1,360,260.255
STA. No. 241B N 578,753.503 ELEV. 391.45
E 1,362,302.965
- WATER AND SEWER IS PUBLIC. CONTRACT NO. 10-W, 31-S AND 682-S.
- THE STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED UNDER F-02-67. STORMWATER MANAGEMENT IS BEING PROVIDED BY ON-SITE CREDITS.
- NO STRUCTURES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXIST ON-SITE.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED : AUGUST , 2001. (UNDER F-02-028)
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET UNDER F-02-67 BY RETENTION OF 0.74 ACRES OF EXISTING FOREST WHICH MEETS/EXCEEDS THE BREAK-EVEN POINT OF 0.71 ACRES OF REQUIRED RETENTION. SURETY FOR THE ON-SITE RETENTION OF 0.71 ACRES (30,927.6 SQ. FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$6,136.00
- PERIMETER LANDSCAPING FOR THIS SITE IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-02-67; REQUIRING 9 SHADE TREES ON LOT 9 AND 13 SHADE TREES ON LOT 12 AND 13 (FORMERLY LOT 10). POSTING OF LANDSCAPE SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND THE FILING OF BUILDING PERMITS FOR THE SUBJECT LOTS. (FORM-02-152)
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-02-41 TO WAIVE SECTION 16.121(a) OF THE SUBDIVISION REGULATIONS WHICH REQUIRES 40' OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS. WHICH WAS APPROVED ON DEC. 24 2001, SUBJECT TO THE FOLLOWING CONDITIONS:
a. A 12' WIDE PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 11 SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE OF LOT 10 TO ENSURE SAFE FIRE AND EMERGENCY VEHICULAR ACCESS TO THE OPEN SPACE LOT.
b. THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT AS SHOWN ON THE FINAL PLAT F-02-67, AND THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 9, 10 AND FUTURE RESUBDIVIDED LOTS SHALL ALSO INCLUDE OPEN SPACE LOT 11.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS AND THEIR BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- IN ACCORDANCE WITH SECTION 12B(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 OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-67 BY PROVIDING 0.74 AC OPEN SPACE LOT # 11.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER EXPENSE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1.5" MIN.)
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES - (CULVERTS/BRIDGES) - CAPABLE OF 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. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SDP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SUBDIVISION PLAT FOR F-02-028 WAS RECORDED ON SEPTEMBER 16, 2005 AS PLAT # 17700 AMONG THE LAND RECORDS OF HOWARD COUNTY.
- NOISE GENERATED FROM US ROUTE 29 HAS BEEN MITIGATED BY THE NOISE WALL. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 36 dBA NOISE EXPOSURE. THE 36 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVEL ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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 BEGINS THE PROJECT. I ALSO AUTHORIZE PERSONS ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher Beaman 12/6/05
DATE 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 REGULATIONS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

John H. Hunsberger 12/6/05
DATE OF ENGINEER

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

Jim Manning 12/13/05
DATE

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

John H. Hunsberger 12/13/05
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

12/15/05
DATE

12/15/05
DATE

12/15/05
DATE



Project	01-024	Date	DEC. 2005
Illustration	MMX	Engineering	MMX
Scale	NTS	Approval	MMX

Prepared by	6/19/06	Date	
Checked by		Date	
Approved by		Date	

VIEW TOP ESTATES
LOT 13
TAX MAP 24
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

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) 997-0288 Fax.