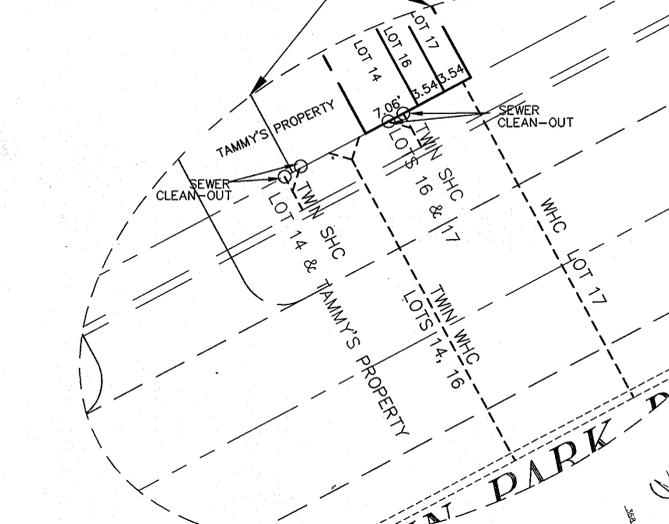
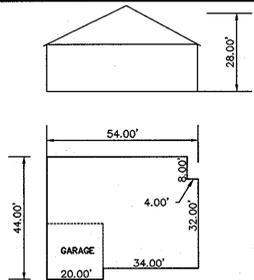


EX. PRIVATE 24' USE-IN-COMMON EASEMENT
EX. PRIVATE 24' WATER AND SEWER EASEMENT
PLAT NO. 17935



DETAIL "A"
SCALE: 1"=10'



HOUSE MODEL "A"

LOT/PARCEL NO.	STREET ADDRESS
LOT 14	9784 GWYNN PARK DRIVE
LOT 16	9786 GWYNN PARK DRIVE
LOT 17	9778 GWYNN PARK DRIVE



OWNER
RAFAT, INC.
C/O MILDENBERG, BOENDER AND ASSOC., INC.
5072 DORSEY HALL DR. SUITE 202
ELLCOTT CITY, MD 21042
(410) 997-0296

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.

DATE: 3/14/07

SIGNATURE OF DEVELOPER: R. JACOB HIKMAT
PRESIDENT, RAFAT INC.

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.

DATE: 3/14/07

SIGNATURE OF ENGINEER: R. JACOB HIKMAT

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

DATE: 3/19/07

SIGNATURE: Jim Meyer
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

DATE: 3/19/07

SIGNATURE: John P. Johnston
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 3/6/07

SIGNATURE: Chris Hantz
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 4/4/07

SIGNATURE: Mark D'Arcy
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 4/5/07

SIGNATURE: [Signature]
DIRECTOR

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

DATE: 3/14/07

SIGNATURE: R. JACOB HIKMAT
PRESIDENT, RAFAT INC.

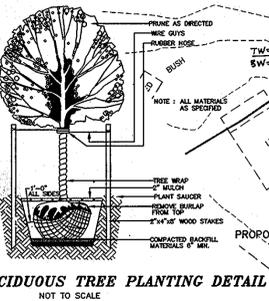
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
17	○	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
7	☼	PICEA ABIES	NORWAY SPRUCE	6'-8' HT.
TOTAL		24 TREES (17 SHADE TREES AND 7 EVERGREEN TREES)		

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES							TOTAL
	A (PERIMETER 1)	B* (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	
LANDSCAPE TYPE	A (PERIMETER 1)	B* (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	
LINEAR FEET OF PERIMETER	191.98LF	286.11 LF	64.73 LF	648.09 LF	147.80 LF	244.13 LF	191.72 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES, 648.09 LF. OF EXISTING TREES	YES, 147.80 LF. OF EXISTING TREES	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	17 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	6 SHADE TREES 7 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 7 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	17 SHADE TREES 7 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* LANDSCAPING FOR PERIMETER 2 HAS BEEN UPGRADED FROM TYPE "A" TO TYPE "B".



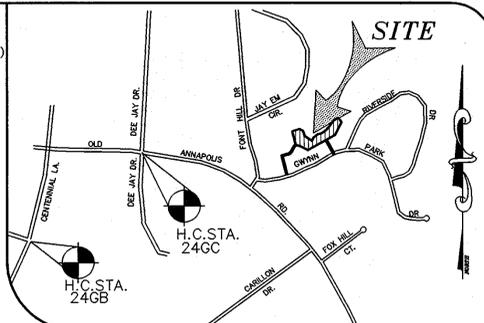
TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SOILS

- GB2 = GLENLEIGH LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
- GB2 = GLENLEIGH SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE C)
- MB2 = MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
- MIC2 = MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
- MID2 = MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- MID3 = MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED (TYPE B)

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- DENOTES EX. TREE APPROVED UNDER F-06-49.



VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- SITE DATA:
ZONING: R-20
TAX MAP 24 PARCEL 539 GRID 20 (LOT 9 AND NON-BUILDABLE PARCEL A)
DEED REFERENCE: 4723/269, 8199/217
GROSS AREA: 1.37 ACRES ±
MINIMUM LOT SIZE: 18,896 SQ. FT.
LIMIT OF DISTURBED AREA: 1.16 ACRES ±
NUMBER OF PROPOSED BUILDABLE LOTS: 3
DPZ FILES: F-06-049, F-00-104, WP-05-085, F-04-208
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT OCTOBER 2004.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER LOCAL BILL # 50-2001.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24GB AND 24GC.
STA. No. 24GB N 579,069.4692 ELEV. 493.00
E 1,350,441.8687
STA. No. 24GC N 578,868.85413 ELEV. 493.59
E 1,352,120.6963
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAIN EXIST ON SITE PER F-06-049.
- WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATE NOVEMBER 2004, UNDER F-06-049.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINISH GRADE SURVEY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES AND 7 EVERGREEN TREES) IN THE AMOUNT OF \$6,150.00 AND WILL BE PROVIDED WITH THE GRADING PERMIT.
- THE FOREST CONSERVATION REQUIREMENT IS PROVIDED UNDER F-00-104. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA ON-SITE RESTORATION OF 1.72 AC IN FOREST CONSERVATION EASEMENT A & B FOR RED FOX ESTATE (F-00-104). SURETY IN THE AMOUNT OF \$ 7,492.30 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR F-00-104.
- ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-00-104 BY DETENTION FACILITY AND STORMCCEPTOR. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- OPEN SPACE WAS PROVIDED UNDER F-00-104, BY PROVIDING 2.27 ACRES OF CREDITED OPEN SPACE INCLUDING 2.12 ACRES DEDICATED TO HOWARD COUNTY.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS).
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.
- 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 INSPECTIONS 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) 313-4900
AT&T CABLE LOCATION DIVISION (410) 385-5533
BALTIMORE GAS & ELECTRIC (410) 885-5523
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 12B 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.
- DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-99-124 REQUESTED ON JUNE 1, 1999, TO ALLOW GRADING FOR THE CONSTRUCTION OF A DRIVEWAY ACROSS A STREAM. DENIED ON JULY 27, 2000. THE DENIAL WAS APPEALED IN CASE NO. 432D.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-05-85 WAIVER TO SECTION 16.121(c)(2) AND 16.1100, DENIED ON JUNE 2005, AND TO SECTION 16.120(c)(2)(i) REQUIRING THAT LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT ACCESS FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL APPROVED ON JUNE 27, 2005. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE RESUBDIVISION DESIGN SHALL BE IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REGARDING R-20 ZONED IN-FILL REQUIREMENTS FOR LOT SIZE AND OPEN SPACE PROVISIONS. ALL PROPOSED LOTS (LOTS 13-17 AND THE RESUBDIVISION OF LOT 29) MUST MAINTAIN LOT SIZE OF 18,000 SQUARE FEET EXCLUSIVE OF PIPESTEM. IN ADDITION, 10% OF THE CUMULATIVE GROSS ACRES OF LOT 9 AND LOT 29 MUST BE CREATED AS OPEN SPACE TO BE DEDICATED TO HOWARD COUNTY.
2. THE EXISTING HOUSE ON LOT 9 MUST COMPLY WITH THE CURRENT ZONING REGULATIONS WITH RESPECT TO THE BUILDING ENVELOPE.
- THE USE IN COMMON DRIVEWAY WILL BE UTILIZED BY LOT 1, TAMMY'S PROPERTY AND LOTS 14, 16, 17 OF RED FOX ESTATE.
- STOCKPILING WILL NOT BE PERMITTED ON SITE.
- EXISTING WATER AND SEWER HOUSE CONNECTIONS FOR TAMMY'S PROPERTY TO BE ABANDONED AND/OR RELOCATED AS DETERMINED IN THE FIELD.

THE HIGHLAND
SCALE 1"=30'

THE YORKSHIRE
SCALE 1"=30'

CENTENNIAL
SCALE 1"=30'

CENTENNIAL
SCALE 1"=30'

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	NOTES AND DETAILS

PERMIT CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
RED FOX ESTATE, LOTS 14, 16 & 17	N/A	539
PLAT # OR FLOOR #	TAX MAP	ELEC. DIST.
18179-80	20	R-20
14480, 18311	24	SECOND
WATER CODE	SEWER CODE	CENSUS TRACT
F-15	5740300	602306

PROPOSED IMPROVEMENTS:
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.

PROJECT	DATE	BY
98044	MAR 07	MMT
Illustration	engineering	approval
MMT	MMT	1"=90'

NO.	DESCRIPTION	DATE
1	MINOR GRADING REVISIONS	12/15/06
2	ADD HOME TYPE "CENTENNIAL" TO LOT 17	12/15/06
3	ADD HOME TYPE "YORKSHIRE" TO LOT 14	12/15/06
4	REVISE GRADING LOT 14 TO MATCH A-B-BUILD	12/15/06
5	ADD HOME TYPE "HIGHLAND" TO LOT 16	12/15/06
6	ADD HOME TYPE "HIGHLAND" TO LOT 16 TO MATCH A-B-BUILD	12/15/06

RED FOX ESTATE LOTS 14, 16 & 17
TAX MAP 24, PARCEL 539
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: (410) 997-0298

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.

SEEDING 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, SEED WITH 60 LBS. PER ACRE...

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...

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.

SEEDING 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...

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, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION... 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN...

Table with 2 columns: Item, Quantity. Includes TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE NEGATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, TOTAL WASTE/BORROW AREA LOCATION.

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. 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

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.

DEVELOPERS CERTIFICATE

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

SIGNATURE OF DEVELOPER: R. JACOB HIKMAT, PRESIDENT, RABBIT INC. DATE: 3/14/07

PRINTED NAME OF DEVELOPER: R. JACOB HIKMAT, PRESIDENT, RABBIT INC.

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: 3/14/07

PRINTED NAME OF ENGINEER: R. JACOB HIKMAT

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

SIGNATURE: Jim Mauer. DATE: 3/14/07

DATE: 3/14/07

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

SIGNATURE: John L. Burton. DATE: 3/14/07

DATE: 3/14/07

APPROVED: DEPARTMENT OF PLANNING AND ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE: 3/15/07

CHIEF, DIVISION OF LAND DEVELOPMENT. DATE: 4/4/07

DIRECTOR. DATE: 4/15/07

CONDITIONS WHERE PRACTICE APPLIES

- 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. b. 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.

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 PLAN.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

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

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.

- II. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES: 1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 1. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING: a. 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 PERISHED TO RAISE THE PH TO 6.5 OR HIGHER.

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.

- II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- V. TOPSOIL APPLICATION: 1. 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. 2. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 6" HIGHER IN ELEVATION.

TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 6" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING 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.

- IV. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERICAL FERTILIZER, COMPOSTED SLUDGE MAY BE APPLIED AS SPECIFIED BELOW.

- 1. 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: a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

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

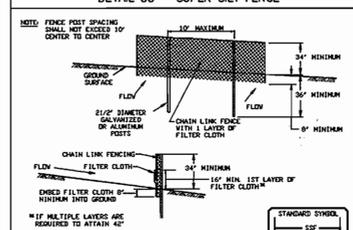
TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED 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. CHISEL-TYPE PLOWS APPLIED 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 SUPER SILT FENCE (TWO DAYS) 5. COMPLETE CONSTRUCTION AS SHOWN. (90 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 42" fence shall be used, substituting 42" fabric and 6" length posts. 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and brace rods, drive anchors and post caps are not required except on the ends of the fence.

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

SUPER SILT FENCE

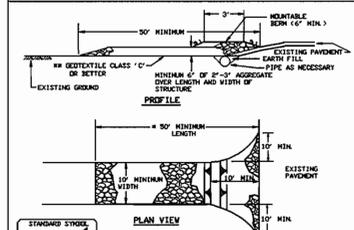
Design Criteria

Table with 4 columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows include 0-10%, 10-20%, 20-30%, 33-50%, 50%+.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

- 1. Length - minimum of 50' (20' for single residence lot). 2. Width - 10' 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. After plan approval authority has been received, single family residences to use geotextile.

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION.

Project information table: Project 96044, Date MAR 06, Engineering MMT, Approval RJH.

Revisions table with columns: No., Description, Date.

RED FOX ESTATE LOTS 14, 16 & 17. TAX MAP 24, PARCEL 539. HOWARD COUNTY, MARYLAND. SECOND ELECTION DISTRICT. NOTES AND DETAILS.

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