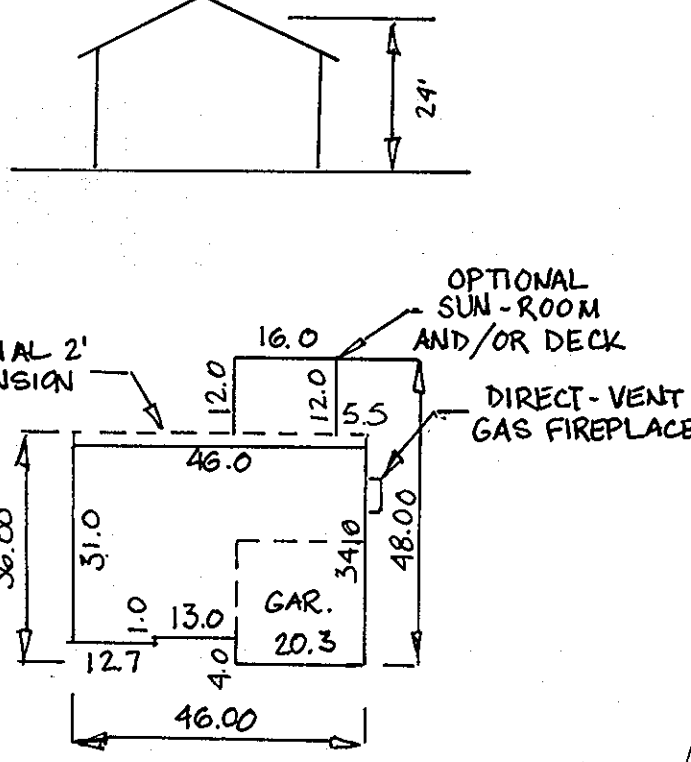


HOUSE MODEL "A"
ACCOMMODATES THE BIRMINGHAM HOUSE MODEL W/ ALL OPTIONS



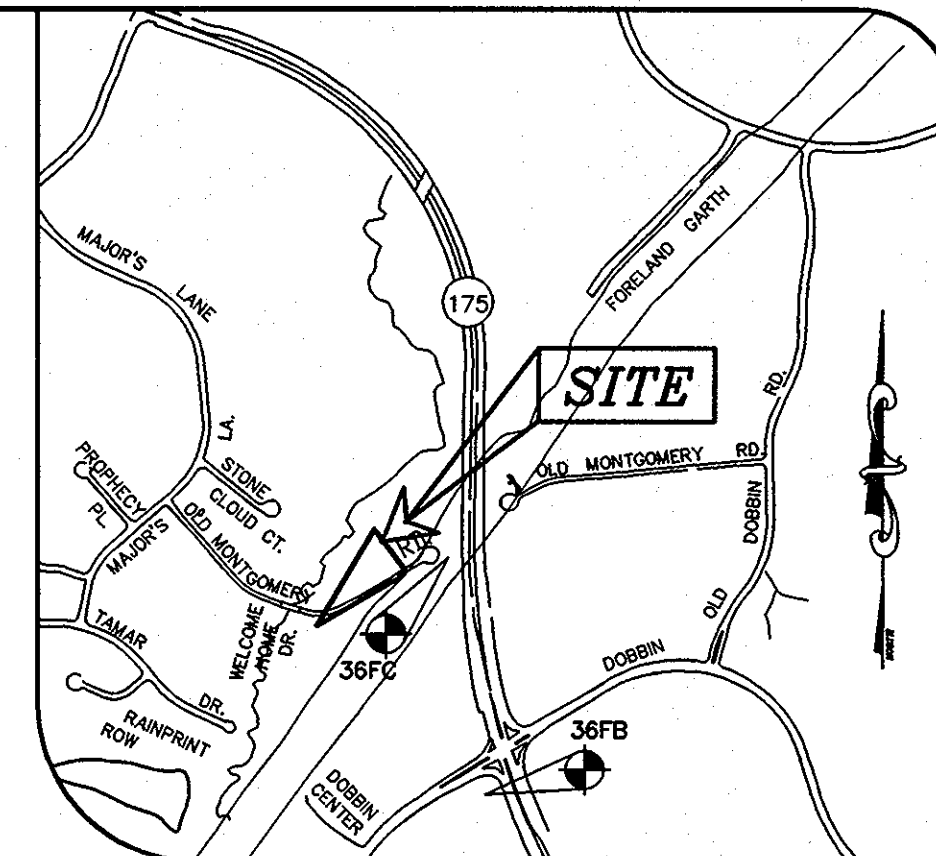
THE BIRMINGHAM

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 2	8902 OLD MONTGOMERY ROAD
LOT 3	8906 OLD MONTGOMERY ROAD
LOT 4	8910 OLD MONTGOMERY ROAD

SPECIMEN TREES	
KEY	SPECIES
ST#1	30" MAPLE
ST#2	32" MAPLE

SOIL CLASSIFICATION:

CmB2	(B)	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.
Co	(C)	CODORUS SILT LOAM
NeB2	(B)	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
NeC2	(B)	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
- SITE DATA:
ZONING: R-12
TAX MAP 36 PARCEL 246
DEED REFERENCE: 8395/563
GROSS AREA: 0.88 ACRES ±
MINIMUM LOT SIZE: 12,000 SQ. FT.
LIMIT OF DISTURBED AREA: 0.82 ACRES ±
NUMBER OF PROPOSED BUILDABLE LOTS: 3
DPZ FILES: F-05-131
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2004.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL 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 36FB, 36FC
STA. No. 36FB N 557,337.568 E 1,364,092.640 ELEV. 387.882
STA. No. 36FC N 559,312.569 E 1,363,698.170 ELEV. 375.790
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ONSITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS.
- WETLAND DELINEATION ARE BASED ON FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOC. ON OR ABOUT JUNE 2003, UNDER F-05-131.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY AFFORESTATION OF 0.25 ACRES OF FOREST FINANCIAL SURETY FOR THE 0.25 ACRES (10,890 SQ. FT.) OF AFFORESTATION HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,445.00, UNDER F-05-131. 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.
- 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 OBLIGATIONS HAVE BEEN SATISFIED UNDER F-05-131.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (10 SHADE TREES) HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$3,000.00, UNDER F-05-131.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED 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.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (GULCHES/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.
- 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) 393-2533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. WHEN 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 R-6.06.
- PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA WATER AND SEWER CONTRACT # 24-4292-D.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING NON ROOFTOP DISCONNECTION CREDIT AND SHEET FLOW TO THE BUFFER, UNDER F-05-131.

LEGEND

- # PERIMETER LANDSCAPE EDGE
- EXISTING TREES
- TPF TREE PROTECTIVE FENCING
- STABILIZED CONSTRUCTION ENTRANCE
- BSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- DENOTES AREA DEDICATED TO HO.CO. FOR A PURPOSE OF PUBLIC ROAD
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES 100 YR FLOODPLAIN
- PERIMETER SHADE TREE PER F-05-131

DEVELOPER'S/OWNER'S CERTIFICATE

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

3/19/07 DATE
MEMBER ELKHORN DISTRICT

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 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.

3/19/07 DATE
MEMBER ELKHORN DISTRICT

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.

3/19/07 DATE
MEMBER ELKHORN DISTRICT

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

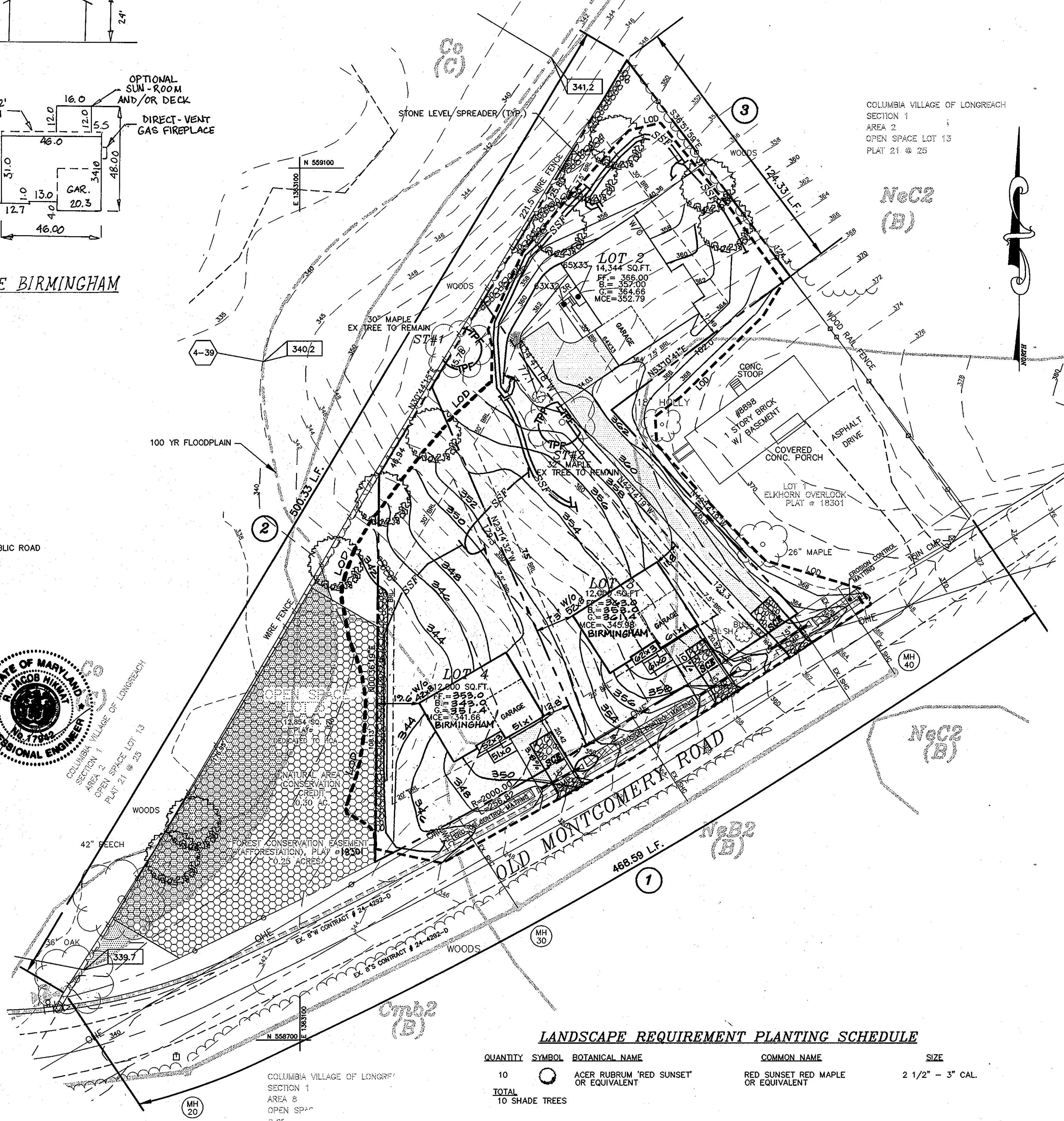
3/22/07 DATE
MEMBER ELKHORN DISTRICT

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

3/22/07 DATE
MEMBER ELKHORN DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

3/22/07 DATE
MEMBER ELKHORN DISTRICT



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	○	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				10 SHADE TREES

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		TOTAL
	N/A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 3)	
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 3)	
LINEAR FEET OF PERIMETER	468.59 LF	500.33 LF	124.33 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO		
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	

INDEX OF DRAWINGS			
NO.	DESCRIPTION	DATE	BY
1	SITE DEVELOPMENT PLAN		
2	NOTES AND DETAILS		

PERMIT CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	
ELKHORN OVERLOOK, LOTS 2 TO 4	N/A	246	
PLAT # OR L/P BLOCK #	ZONE	ELEC. DIST.	CENSUS TRACT
18301 11	R-12	36	SIXTH 606703
WATER CODE	E-4	SEWER CODE	5334200
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.			

OWNER
ELKHORN L.L.C.
C/O MILDENBERG, BOENDER & ASSOC.
5072 DORSEY HALL DR., ELLICOTT CITY, MD 21042
(410) 997-0296

date	MAP 07	approval	RH
project	04-015	illustration	MMT
		scale	1"=90'

REV. GRD LOTS 9-4 TO REFLECT AS-BUILT COND	5/24/11	description	
ADD BIRMINGHAM HSE TYPE REV. REV. MAPS. A	1/18/10	no.	
		revisions	

ELKHORN OVERLOOK
LOTS 2 THRU 4
TAX MAP 36 - PARCEL 246
HOWARD COUNTY, MARYLAND
6th 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 Fax

