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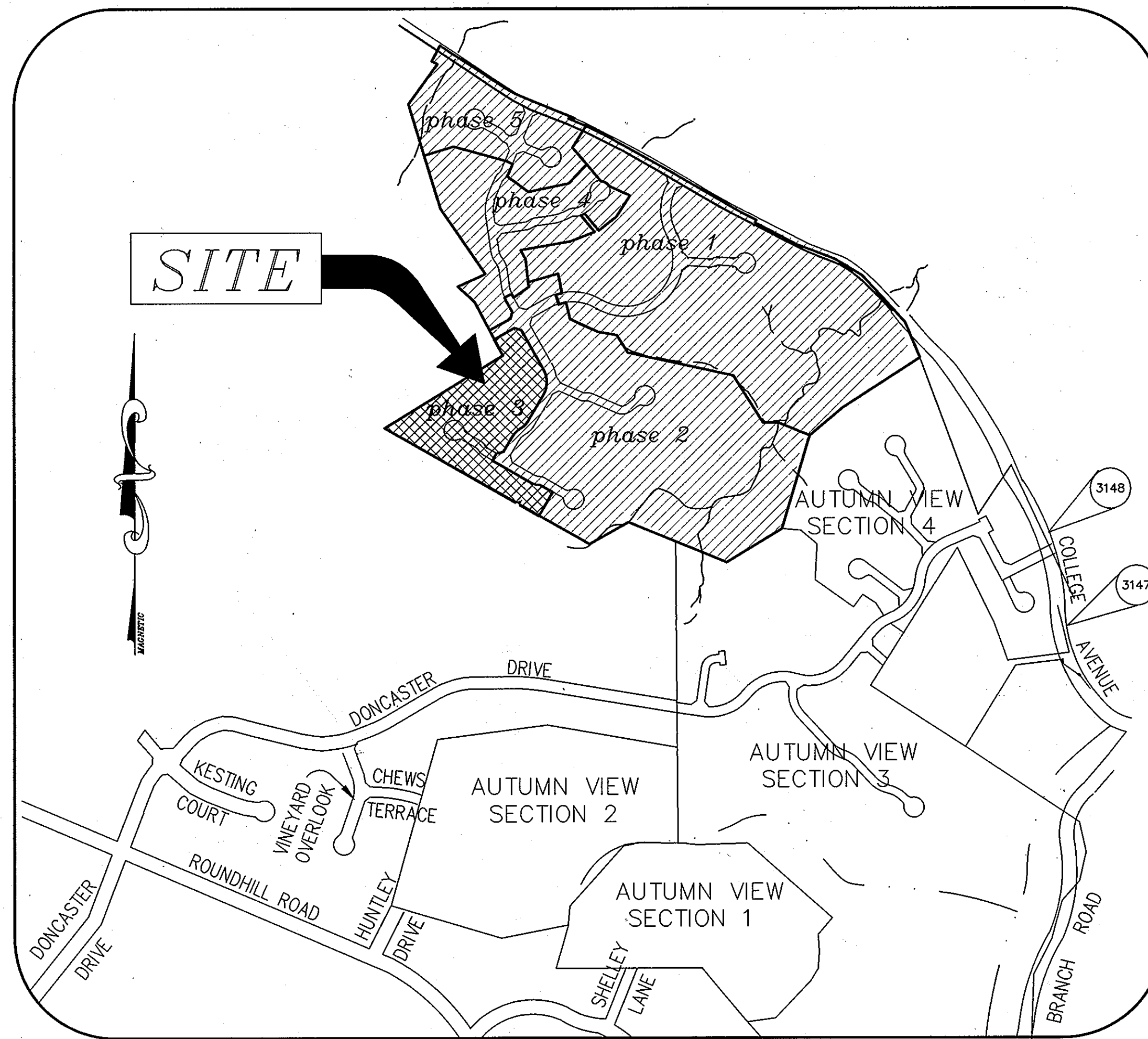
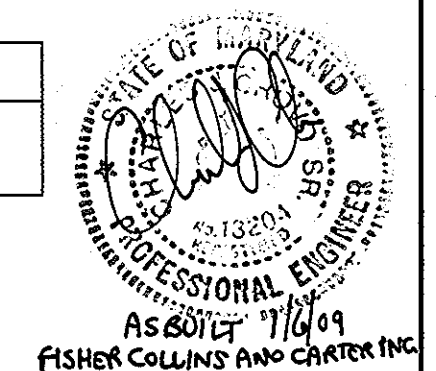
ROAD CONSTRUCTION PLANS AUTUMN VIEW SECTION 5, PHASE 3 LOT 301 THRU 335 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:
LOCATION: TAX MAP 25 & 31, P/O PARCEL 75
ZONING: R-ED
ELECTION DISTRICT: 2ND
SECTION: 5
PHASE: 3
DPZ FILES: S-99-01 APPROVED 7/1/99, PB 329
P-01-08 APPROVED 1/26/01.
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3147 AND 3148.
STA. 3147 N575598.0794, E137591.7684 EL.335.987
STA. 3148 N575015.4313, E1375770.4364 EL.379.248
- BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC., INC. PERFORMED IN OR ABOUT MAY, 2000.
- STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED UNDER PHASE 2 (F-01-38). STORMWATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED.
- HOUSES NOT CONTROLLED BY THE SWM PONDS TO HAVE DRY WELLS AT SDP STAGE. SEE DETAIL ON SHEET 4 OF 5.
- NO WETLANDS EXISTS ON THIS SITE.
- NO FLOODPLAIN EXISTS ON THIS SITE.
- DEED REFERENCE: P/O PARCEL 75, L. 5105 F. 652.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998, APPROVED AUGUST 20, 1999.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC WATER CONTRACT NO. 266-W. SEWER PROVIDED VIA PROPOSED PUMP STATION.
- PROPOSED WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3974-D.
- P.B. CASE NO. 329, APPROVED ON JULY 1, 1999, **PB 354 APPROVED 01/10/02**.
- ALL LOTS WILL HAVE A MINIMUM OF 2 ON-SITE PARKING SPACES. NO STREET PARKING SPACES ARE REQUIRED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 3 (F-99-45) 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 1 (F-01-23), AND 13.96 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38)). 50.13 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 & 2). THE REMAINING 12.54 ACRES IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.03 UNLESS OTHERWISE NOTED.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STREAM BUFFER AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
- 8,500 S.F. OF PREVIOUSLY CREDITED 19,500 S.F. OF OPEN SPACE (SEE SECTION 5, PHASE 2, F-01-38) WILL BE CREDITED TO THIS PHASE. REMAINING 1,500 S.F. OF OPEN SPACE WILL BE APPLIED TO FUTURE PHASES OF SECTION 5.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III(1993) AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 2993) THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS ARE AS FOLLOWS:

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
OLD VALLEY COURT	24-59	47' R	100 watt HPS VAPOR COLONIAL POST-TOP MOUNTED ON A 14' FIBERGLASS POLE



VICINITY MAP

SCALE: 1"=500'

AREA TABULATION:

	EXISTING SECTION 3	SECTION 4	SECTION 5	SECTION 3, 4 & 5	SECTION 5 PHASE 1	SECTION 5 PHASE 2	SECTION 5 PHASE 3
GROSS AREA:	87.39 AC ±	19.08 AC ±	84.91 AC ±	191.39 AC ±	31.15 AC ±	29.87 AC ±	6.87 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	11.44 AC ±	26.69 AC ±	6.28 AC ±	5.16 AC ±	0
AREA OF FLOODPLAIN:	6.19 AC ±	0	2.03 AC ±	8.22 AC ±	0.90 AC ±	0.67 AC ±	0
NET AREA:	68.00 AC ±	17.03 AC ±	71.44 AC ±	156.48 AC ±	23.97 AC ±	24.04 AC ±	6.87 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	16.46 AC ±	14.39 AC ±	32.64 AC ±	63.27 AC ±	9.93 AC ±	7.26 AC ±	5.88 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	0	1.12 AC ±	0	1.12 AC ±	0	0	0.40 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.39 AC ±	33.76 AC ±	64.39 AC ±	9.93 AC ±	7.26 AC ±	6.28 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±	2.12 AC ±	7.62 AC ±	16.53 AC ±	2.75 AC ±	2.51 AC ±	0.36 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±	4.77 AC ±	21.23 AC ±	47.85 AC ±	7.89 AC ±	7.47 AC ±	1.72 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±	6.89 AC ±	41.67 AC ±	108.91 AC ±	18.47 AC ±	20.10 AC ±	0.24 AC ±
NON CREDITED OPEN SPACE:	0.06 AC ±	0.08 AC ±	0.20 AC ±	0.34 AC ±	0.093 AC ±	0.06 AC ±	0.07 AC ±
CREDITED OPEN SPACE:	60.44 AC ±	6.81 AC ±	41.47 AC ±	108.54 AC ±	18.38 AC ±	20.04 AC ±	0.17 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,250 S.F.	44,500 S.F.	61,750 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	44,500 S.F.	61,750 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	136	34	142	312	47	48	13
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72	56	156	284	46	38	27
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	22	22	0	0	7
NUMBER OF PROPOSED BUILDABLE LOTS:	72	56	178	306	46	38	34
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	3	7	13	3	3	1
NUMBER OF BULK PARCELS:	1	0	0	1	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	76	59	185	321	49	41	35

AREA OF BULK PARCEL "A": 4.32 AC ±
*GROSS AREA OF PHASE 4 (INCLUDING PARCEL "A"): 23.41 AC ±

SECTION 5 SUMMARY
TOTAL NUMBER OF BUILDABLE LOTS/UNITS ALLOWED: 178
TOTAL NUMBER OF BUILDABLE LOTS/UNITS -PHASE 1-PROPOSED: 46
TOTAL NUMBER OF BUILDABLE LOTS/UNITS -PHASE 2-PROPOSED: 36
TOTAL NUMBER OF BUILDABLE LOTS/UNITS -PHASE 3-PROPOSED: 34
TOTAL NUMBER OF BUILDABLE LOTS/UNITS REMAIN: 62

**CREDIT OF 1,500 S.F. OF RECREATIONAL OPEN SPACE WILL BE APPLIED TO FUTURE PHASES OF SECTION 5.

OWNER/DEVELOPER

BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MD 21043

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Bruce Taylor, Pres 12/4/01
SIGNATURE OF DEVELOPER DATE
BRUCE TAYLOR, PRES
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER'S OBLIGATIONS AND MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Jim Mays 12/16/01
SIGNATURE OF ENGINEER DATE
JIM MAYS
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE
Jim Mays 12/16/01
DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Blanton 12/20/01
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

Richard M. Rane 1-16-02
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Conita Rane 1/23/02
DATE

John K. Blanton 12/24/01
DATE

COVER SHEET (FINAL)

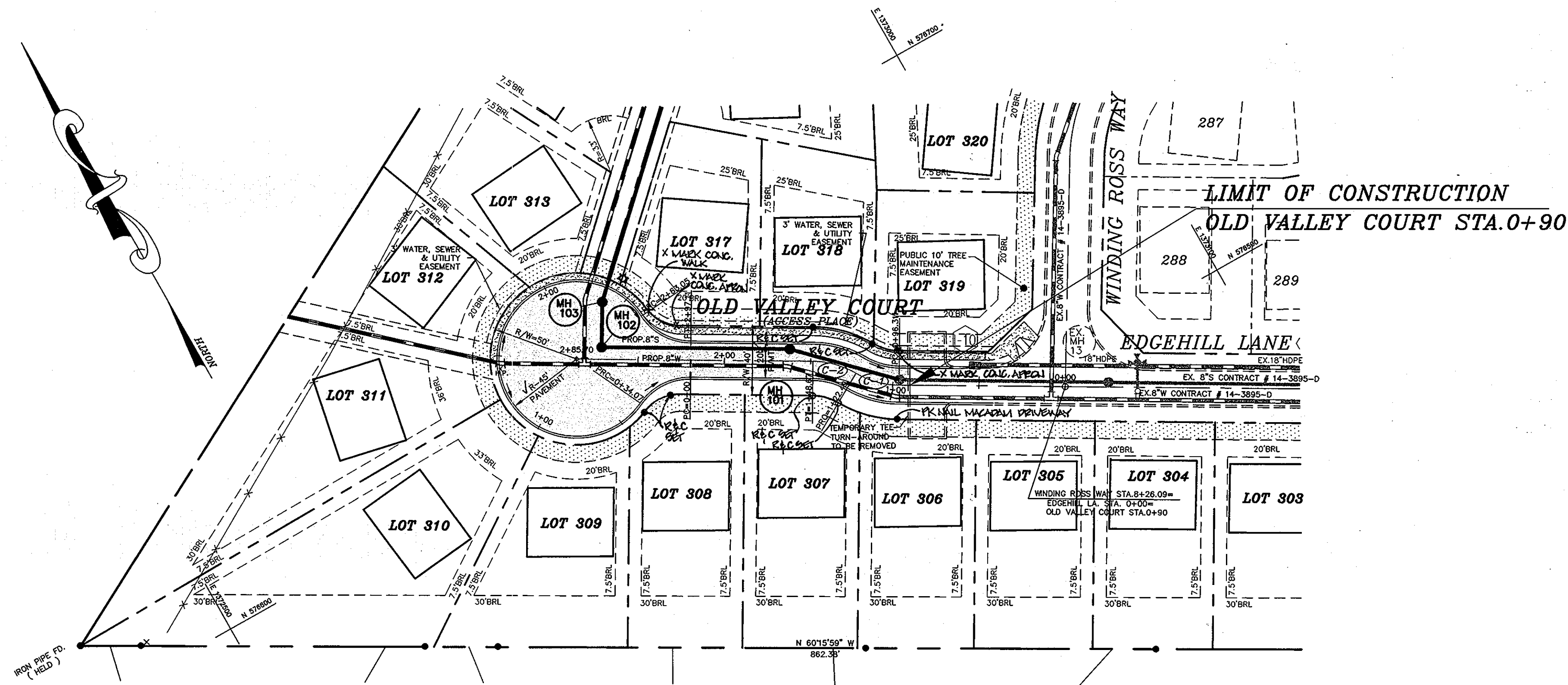
date	MAY 2001
illustration	engineering
scale	MMP
revision	approval
AS SHOWN	JDM

1	REVISIONS PER ROAD AS-BUILT	1/10/02
no.	description	date

AUTUMN VIEW, SECTION 5, PHASE 3
LOTS: 301-335
TAX MAP 25 & 31, P/O PARCEL 75
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0296 Fax (301) 821-6521 Wash. (410) 987-0298 Fax

AS BUILT

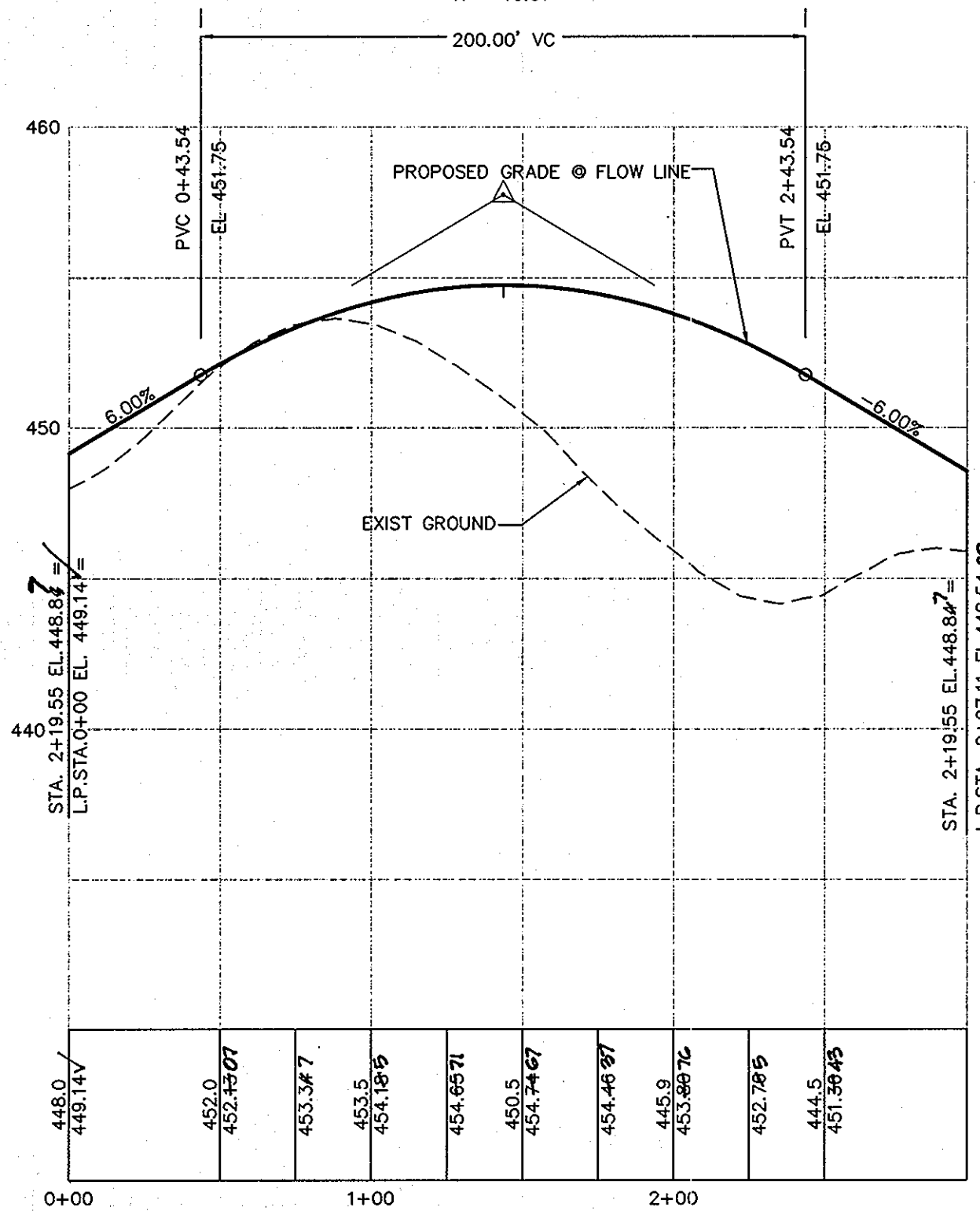


"OLD VALLEY COURT" PLAN VIEW
SCALE: 1"=50'

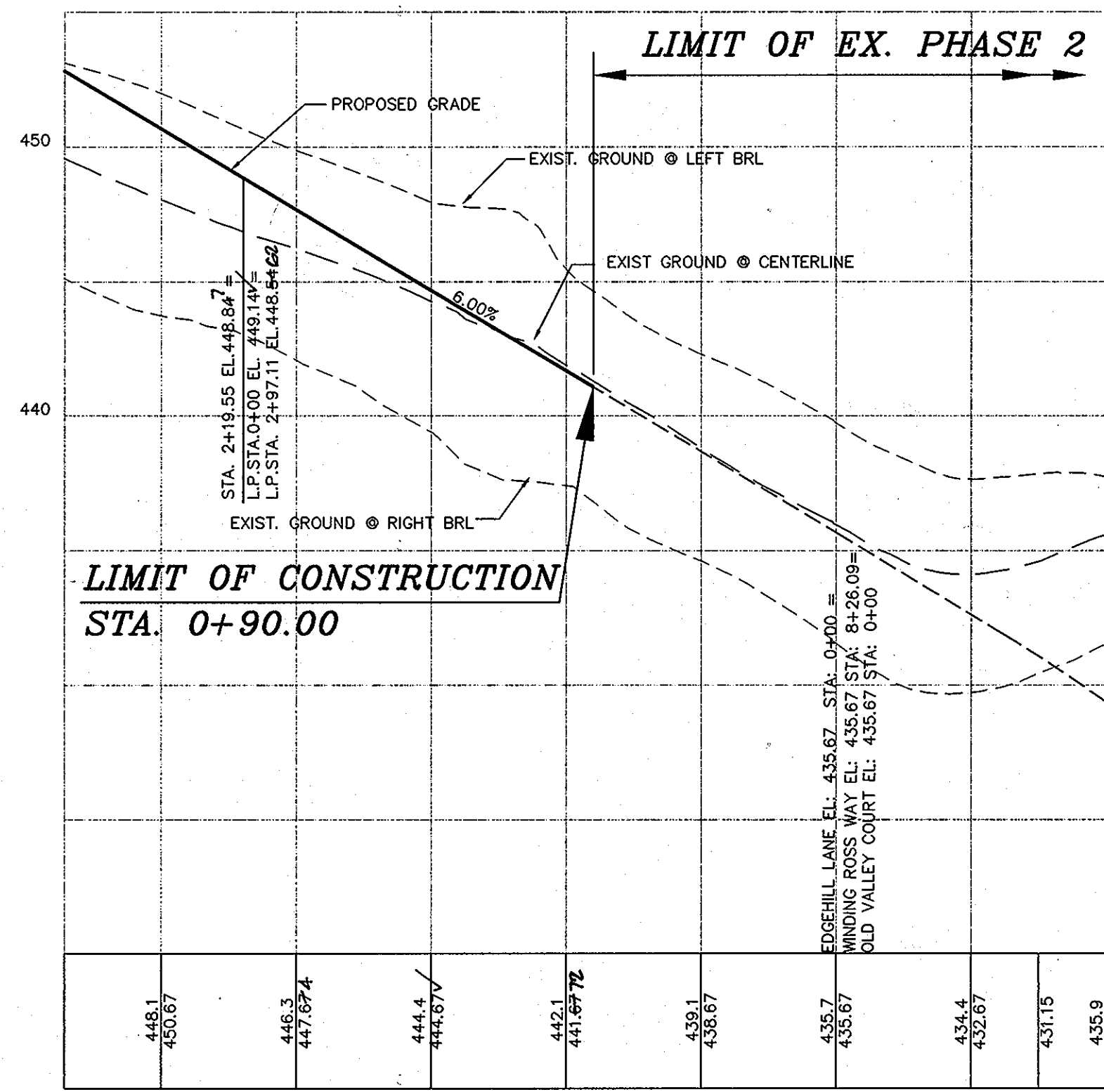
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	S60°46'39"W	DELTA
C1	50.00'	26.18'	13.40'	25.88'	S44°54'08"E	30°00'00"
C2	50.00'	26.18'	13.40'	25.88'	N44°54'08"W	30°00'00"

HIGH POINT ELEV = 454.7569
HIGH POINT STA = 1+43.54
PVI STA = 1+43.54
PVI ELEV = 457.75
A.D. = -12.00
K = 16.67

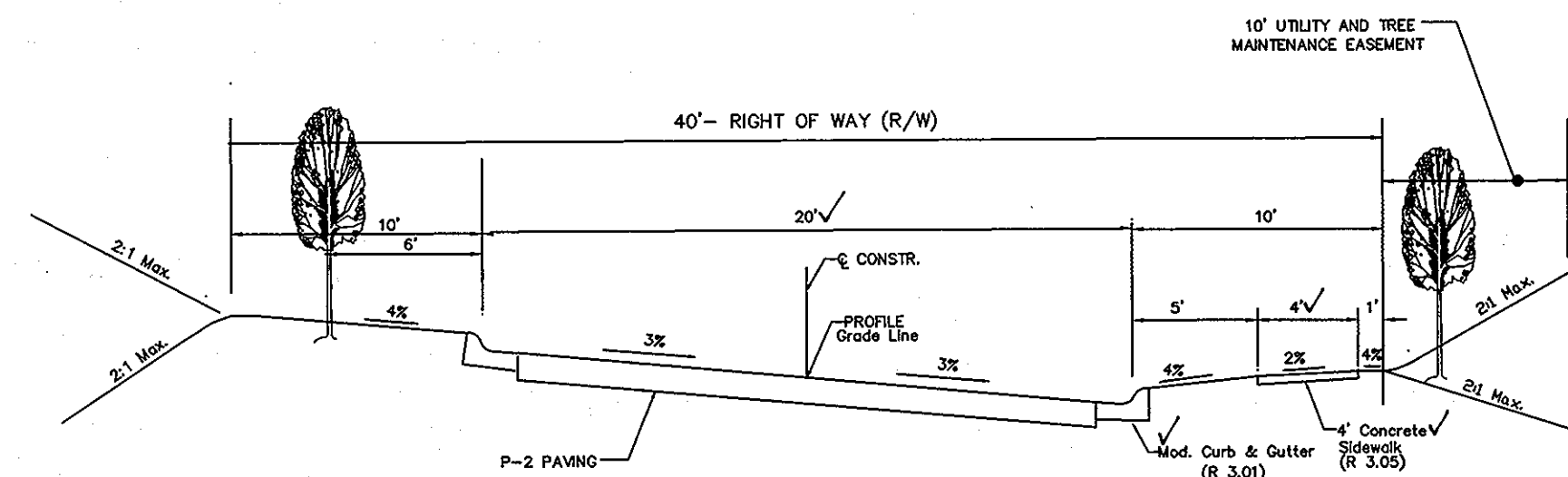


"OLD VALLEY COURT" LINEAR PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



"OLD VALLEY COURT" PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'

CLASSIFICATION: ACCESS PLACE
DESIGN SPEED: 15 MPH



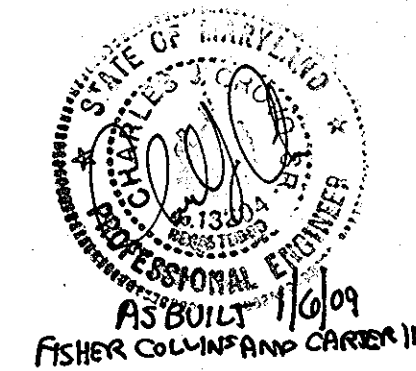
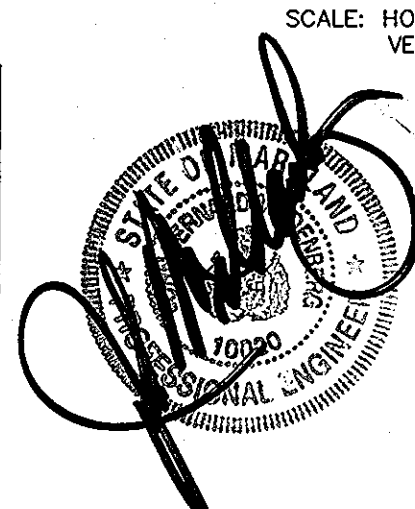
TYPICAL ROADWAY SECTION
CLASSIFICATION: ACCESS PLACE
DESIGN SPEED: 15 MPH
SECTION NOT TO SCALE

OWNER/DEVELOPER
BONNIE BRANCH, CORPORATION
P.O. BOX 396
ELLCOTT CITY, MD 21041

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Damer 1/16/02
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Conrad Kramer 1/23/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Damer 12/24/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



project	00-068	date	DEC 2001
illustration	MMP	engineering	JBM
scale	1"=50'	approval	JBM

no.	1	description	REVISION PER ROAD AS-BUILT	date	1/16/02
revisions					

AUTUMN VIEW, SECTION 5, PHASE 3
LOTS 301-335
TAX MAP 25 & 31, P/O PARCEL 75
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ROAD PLAN AND PROFILE

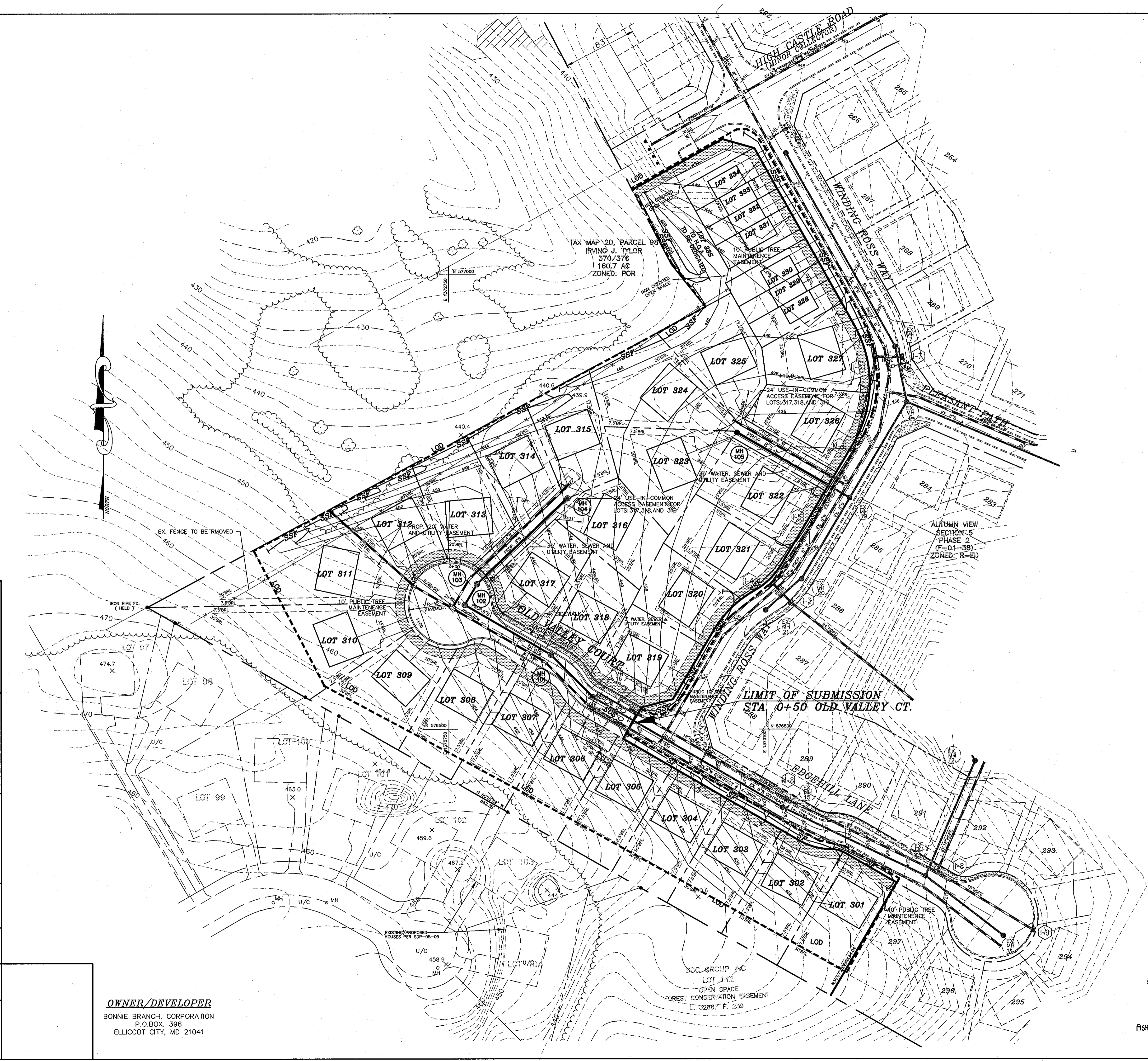
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

Project	00-068	Date	DEC 2001
Illustration	MMP	Engineering	JBM
Scale	1"=60'	Approval	JBM

Revisions	1	DATE	1/10/02	DESCRIPTION	REVISED TO REFLECT AS-BUILT
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AUTUMN VIEW, SECTION 5, PHASE 3
 LOTS 301-335
 TAX MAP 25 & 31, P/O PARCEL 75
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax: (301) 621-5521 Wash. (410) 987-0288 Fax.



LEGEND

- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES AREA OF WETLANDS
- DENOTES LIMITS OF DISTURBANCE

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

 SIGNATURE DATE: _____

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EQUIPMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Bruce Taylor, Pres 12/6/01
 SIGNATURE OF DEVELOPER DATE
 PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER'S OBLIGATION TO ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

John K. Blawie 12/6/01
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

Jim Meyers 12/20/01
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

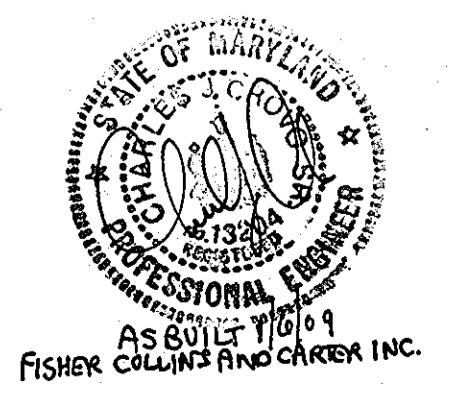
John K. Blawie 12/20/01
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard W. Donohue 1-16-02
 CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamb 1/23/02
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John K. Blawie 12/24/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER/DEVELOPER
 BONNIE BRANCH, CORPORATION
 P.O. BOX 396
 ELlicOTT CITY, MD 21041



AUTUMN VIEW, SECTIONS 3 THRU 5 (PHASES 1 THRU 3)

FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	174.02
AREA WITHIN 100 YEAR FLOODPLAIN	7.76
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	166.26
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN (HIGH DENSITY)
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (30%)	33.25
C. AFFORESTATION MINIMUM (15%)	24.94
D. EXISTING FOREST ON NET TRACT AREA	150.98
E. FOREST AREAS TO BE CLEARED	88.31
F. FOREST AREAS TO BE RETAINED	62.67
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	88.31
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	29.42
REFORESTATION FOR CLEARING ABOVE THRESHOLD	22.08
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	29.42
TOTAL REFORESTATION REQUIRED	0.00 (7.34 CREDIT)
TOTAL REFORESTATION PROVIDED	0.00
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 3 (F-99-145)	41.22
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 5, PHASE 1 (F-01-23)	7.59
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38)	13.86
TOTAL RETENTION PROVIDED UNDER AUTUMN VIEW, SECTIONS 3, 4, & 5 (PHASES 1 THRU 3)	62.67

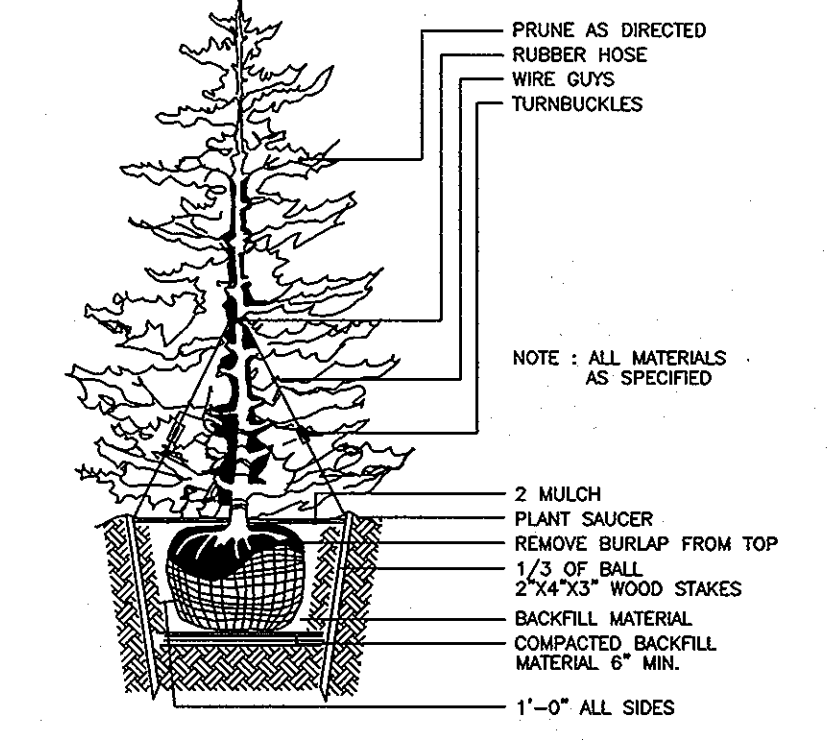
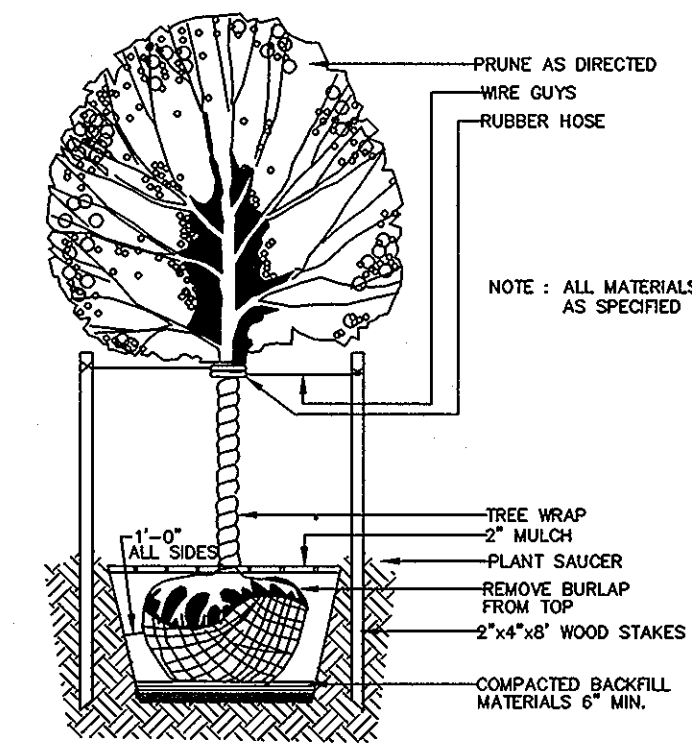
STREET TREE CALCULATIONS

STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
OLD VALLEY COURT	647 LF	16
TOTAL		16

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (25 SHADE TREES & 5 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 8,250.00.



STREET TREE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16	(Symbol)	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
TOTAL				16 STREET TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5	(Symbol)	PINUS STROBUS	EASTERN WHITE PINE	6" - 8' HT.
25	(Symbol)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				30 TREES (25 SHADE TREES & 5 EVERGREEN TREES)

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	862.38 LF	695.47 LF	152.30 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 731 LF OF EXISTING TREES	YES, 120 LF OF EXISTING TREES	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CATEGORY		ADJACENT TO ROADWAYS	
LANDSCAPE TYPE		B (PERIMETER 4)	
LINEAR FEET OF PERIMETER		113.64 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)		NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)		NO	
NUMBER OF PLANTS REQUIRED		1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	
NUMBER OF PLANTS PROVIDED		1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	
		TOTAL	
		18 SHADE TREE 5 EVERGREEN TREES 0 SHRUBS	

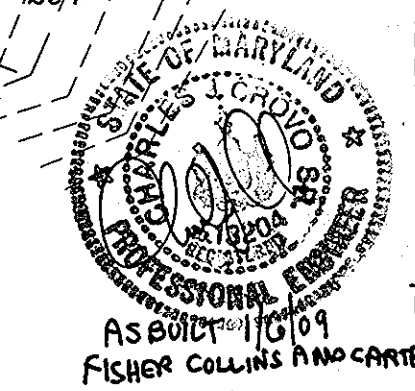
SCHEDULE C: RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	7
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU APTS)	7
NUMBER OF TREES PROVIDED (1:1 DU SFA; 1:3 DU APTS)	7

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH 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.

NAME: Bruce Taylor, Pres
DATE: 12/16/01



LEGEND

- Denotes area of 25% slopes or greater
- Denotes area of 100 year floodplain
- Denotes area of wetlands
- Denotes existing treeline
- Denotes proposed treeline
- Denotes perimeter landscape edge

APPROVED: DEPARTMENT OF PUBLIC WORKS Charles M. Danke CHIEF BUREAU OF HIGHWAYS DATE: 1-16-02
APPROVED: DEPARTMENT OF PLANNING AND ZONING Cindy Hamilton CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 1/24/02
APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 12/24/01

OWNER/DEVELOPER
BONNIE BRANCH, CORPORATION
P.O. BOX 396
ELLICOTT CITY, MD 21041

WORTHINGTON RESERVE
SECTION 2
LOTS: 57 - 143
PLAT # 11397-11403

Project	date	description	scale	approval
00-068	DEC 2001	engineering	MMP/SID	JBM
			MMP/SID	
			SID	

Project	date	description	scale	approval
1	1/16/02	REVISION PER ROAD AS-BUILT	1"=50'	JBM

AUTUMN VIEW, SECTION 5, PHASE 3
LOTS 301-335
TAX MAP 25 & 31, P/O PARCEL 75
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

AS BUILT