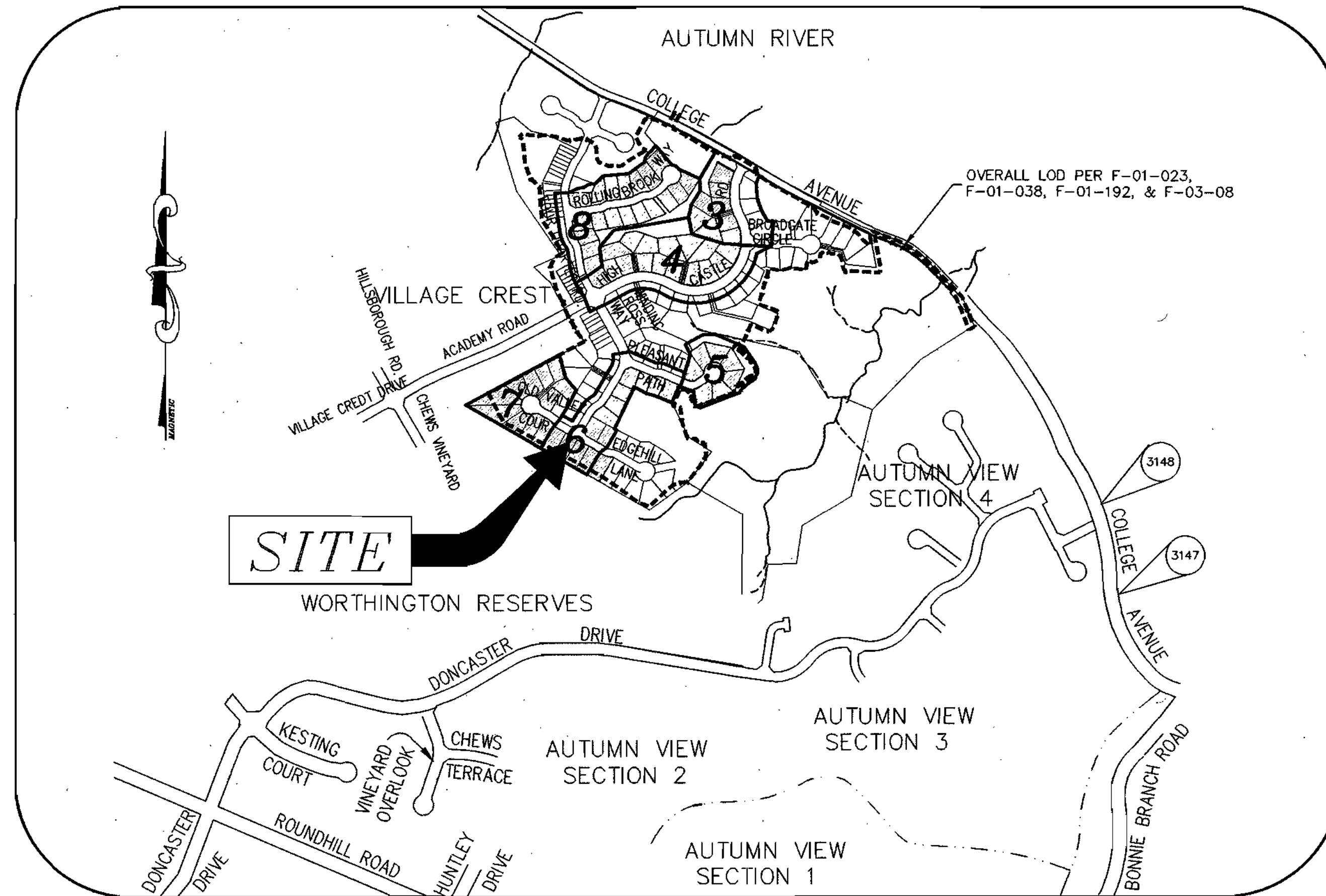


SHEET INDEX

1	COVER SHEET
2	GENERIC BOX DETAILS
3	SITE DEVELOPMENT PLAN - LOTS 249 THRU 256
4	SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262
5	SITE DEVELOPMENT PLAN - LOTS 274 THRU 280
6	SITE DEVELOPMENT PLAN - LOTS 281-289 & 303-306
7	SITE DEVELOPMENT PLAN - LOTS 307-317
8	SITE DEVELOPMENT PLAN - LOTS 360-378
9	SEDIMENT & EROSION CONTROL DETAILS

SITE DEVELOPMENT PLAN AUTUMN VIEW-SECTION 5

PHASE 1, LOTS 236-256 (F-01-023)
 PHASE 2, LOTS 260-262 & 274-289 (F-01-038)
 PHASE 3, LOTS 303-317 (F-01-192)
 PHASE 4, LOTS 360-378 (F-03-08)
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=500'

ADDRESS CHART

LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
236	8082 HIGH CASTLE ROAD	275	4321 PLEASANT PATH	313	4326 OLD VALLEY COURT
237	8078 HIGH CASTLE ROAD	276	4325 PLEASANT PATH	314	4322 OLD VALLEY COURT
238	8074 HIGH CASTLE ROAD	277	4329 PLEASANT PATH	315	4318 OLD VALLEY COURT
239	8070 HIGH CASTLE ROAD	278	4328 PLEASANT PATH	316	4314 OLD VALLEY COURT
240	8066 HIGH CASTLE ROAD	279	4324 PLEASANT PATH	317	4310 OLD VALLEY COURT
241	8062 HIGH CASTLE ROAD	280	4320 PLEASANT PATH	360	4301 ROLLING BROOK WAY
242	8058 HIGH CASTLE ROAD	281	4312 PLEASANT PATH	361	4305 ROLLING BROOK WAY
243	8054 HIGH CASTLE ROAD	282	4308 PLEASANT PATH	362	4309 ROLLING BROOK WAY
244	8050 HIGH CASTLE ROAD	283	4304 PLEASANT PATH	363	4313 ROLLING BROOK WAY
245	8046 HIGH CASTLE ROAD	284	4300 PLEASANT PATH	364	4317 ROLLING BROOK WAY
246	8042 HIGH CASTLE ROAD	285	8135 WINDING ROSS WAY	365	4321 ROLLING BROOK WAY
247	8038 HIGH CASTLE ROAD	286	8145 WINDING ROSS WAY	366	4325 ROLLING BROOK WAY
248	8034 HIGH CASTLE ROAD	287	8149 WINDING ROSS WAY	367	4332 ROLLING BROOK WAY
249	8030 HIGH CASTLE ROAD	288	8153 WINDING ROSS WAY	368	4328 ROLLING BROOK WAY
250	8026 HIGH CASTLE ROAD	289	8207 EDGEHILL LANE	369	4324 ROLLING BROOK WAY
251	8022 HIGH CASTLE ROAD	303	8208 EDGEHILL LANE	370	4320 ROLLING BROOK WAY
252	8018 HIGH CASTLE ROAD	304	8204 EDGEHILL LANE	371	4316 ROLLING BROOK WAY
253	8014 HIGH CASTLE ROAD	305	4301 OLD VALLEY COURT	372	4312 ROLLING BROOK WAY
254	8010 HIGH CASTLE ROAD	306	4305 OLD VALLEY COURT	373	4308 ROLLING BROOK WAY
255	8006 HIGH CASTLE ROAD	307	4309 OLD VALLEY COURT	374	4304 ROLLING BROOK WAY
256	8002 HIGH CASTLE ROAD	308	4313 OLD VALLEY COURT	375	8045 FOUR QUARTER ROAD
260	8086 HIGH CASTLE ROAD	309	4317 OLD VALLEY COURT	376	8049 FOUR QUARTER ROAD
261	8090 HIGH CASTLE ROAD	310	4321 OLD VALLEY COURT	377	8053 FOUR QUARTER ROAD
262	8061 FOUR QUARTER ROAD	311	4325 OLD VALLEY COURT	378	8057 FOUR QUARTER ROAD
274	4317 PLEASANT PATH	312	4330 OLD VALLEY COURT		

SEDIMENT CONTROL IS PROVIDED UNDER F-01-023, F-01-038, F-01-192 & F-03-008. ANY ADDITIONS OR REMOVAL OF SEDIMENT CONTROL MEASURES IS SHOWN ON THESE PLAN AND SHALL BE DONE IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR

LEGEND

- TREE PROTECTIVE FENCING
- WETLANDS
- EX. FOREST CONSERVATION EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE DIVERSION
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- EXTERIOR LIGHT FIXTURE
- PERIMETER, STREET SIDE AND STREET TREE PLANTINGS
- 4'x4' DRY WELL

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-ED 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.
- 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 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) 393-3533
 - 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 - SECOND ELECTION DISTRICT.
 - LEGISLATION : 6919/F337
 - ZONING : R-ED
 - TOTAL PROJECT AREA : 14.85 AC.
 - PROPOSED USE FOR SITE : RESIDENTIAL.
 - TOTAL NUMBER OF UNITS : 74
 - TYPE OF PROPOSED UNIT : SFD
 - DPZ FILE NOS. : F-01-023, F-01-038, F-01-192, F-03-08, AMENDED S-99-01, PB-329, PB-354, P-02-09, F-01-08, F-02-09
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83. THIS SURVEY IS PREPARED WITH 2 FOOT CONTOURS.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEMS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148
 - STA. 3147 N575598.0794 E137581.7684 EL.335.987 (IRON PIPE)
 - STA. 3148 N576015.4313 E1375770.4364 EL.379.248 (IRON PIPE)
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 5.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-4079-D, 14-3974-D, 14-3895-D, 14-3896-D. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED UNDER F-01-023, F-01-038, F-03-008. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- WETLANDS AND STREAM DELINEATION IS BY WILDMAN ENVIRONMENTAL SERVICES, DATED OCTOBER 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-023, F-01-038, F-01-192, F-03-008.
- 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-01-038) & 21.45 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38), 59.66 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 THRU 4). THE REMAINING 3.01 ACRES IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
- PERIMETER AND STREET SIDE LANDSCAPING AND STREET TREE PLANTINGS IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-01-023 (PHASE 1, LOTS 236-256), F-01-038 (PHASE 2, LOTS 260-262 & 274-289), F-01-192 (PHASE 3, LOTS 303-317), F-03-008 (PHASE 4, LOTS 360-378). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 12B OF THE 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.
- ARTICLES OF INCORPORATION FOR TAYLOR PROPERTIES COMMUNITY ASSOC., INC. PROPERTY HOA. IDENTIFICATION 006178222.
- THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- FOR FLAGSTEM OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.
- THE USE-IN-COMMON MAINTENANCE AGREEMENTS HAVE BEEN RECORDED AS FOLLOWS:
 - SECTION 5, PHASE 1, F-01-023, LOTS 251-253: L07223, F072
 - SECTION 5, PHASE 1, F-01-023, LOTS 242-244: L07223, F075
 - SECTION 5, PHASE 1, F-01-023, LOTS 248-250: L07223, F078
 - SECTION 5, PHASE 3, F-01-192, LOTS 314-316: L07223, F178

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

John Rice 6/3/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 Milderberg 6/15/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Murphy 6/22/04
 USA/NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John P. Keston 6/22/04
 HOWARD COUNTY NATURAL RESOURCE CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. Keston 12/20/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MJD DATE

Andy Keston 7/8/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John P. Keston 7/15/04
 DIRECTOR (Acting) DATE

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME		SECTION/AREA		PARCEL:	
AUTUMN VIEW		SECTION 5 (PHASES 1-4)		75	
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
15957-15961	11	R-ED	25 & 31	2ND	6027.00
15965-15969					
15982-15984					
16581-16583					
WATER CODE			SEWER CODE		
F-05, G-01			1252300		

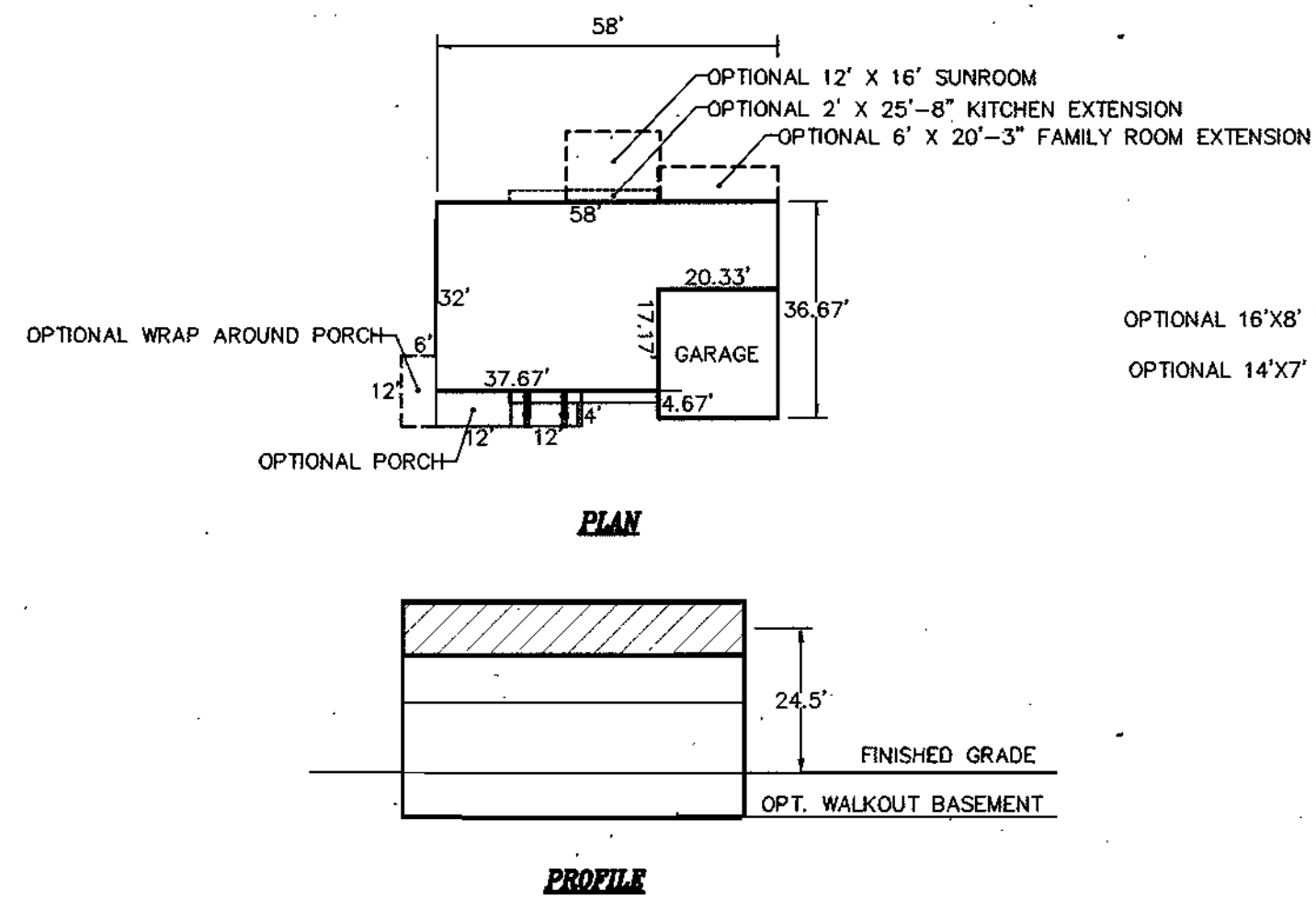
OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

PROJECT: 02-105
 DATE: JUNE 2004
 ILLUSTRATION: HSP
 SCALE: 1"=30'
 APPROVAL: JBM

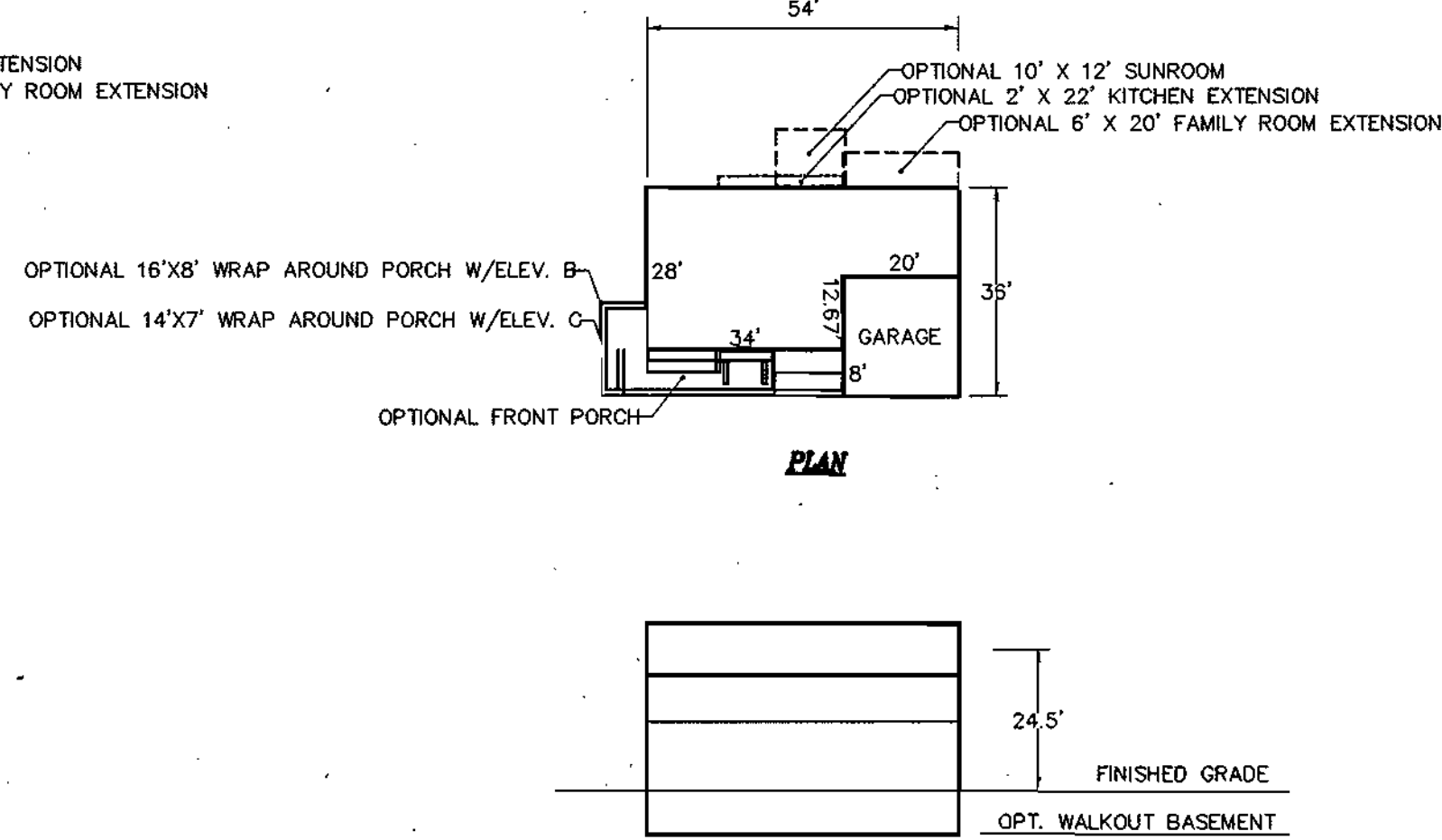
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0266, Fax: (301) 621-5521, Wash. (410) 987-0268 Fax

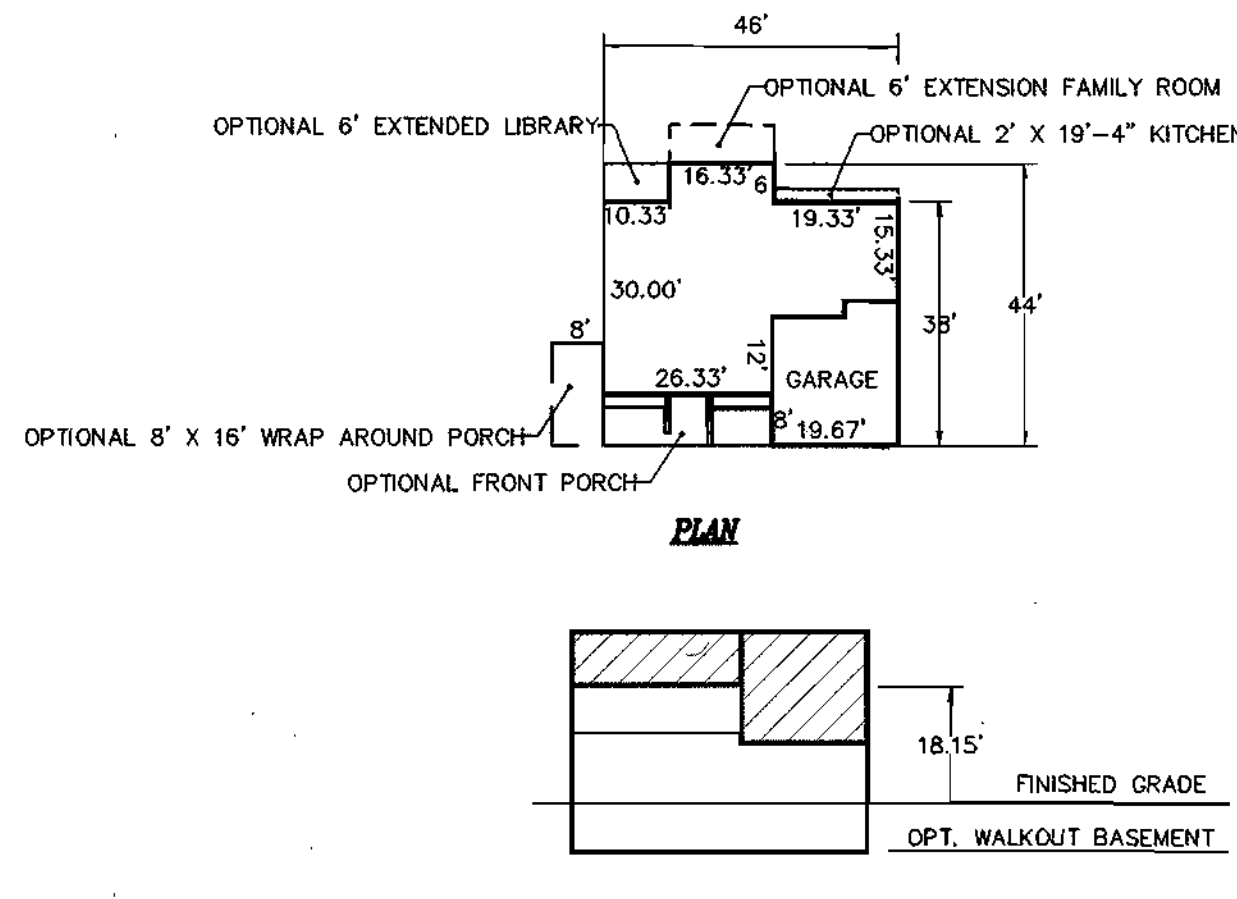
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 SDP-04-58



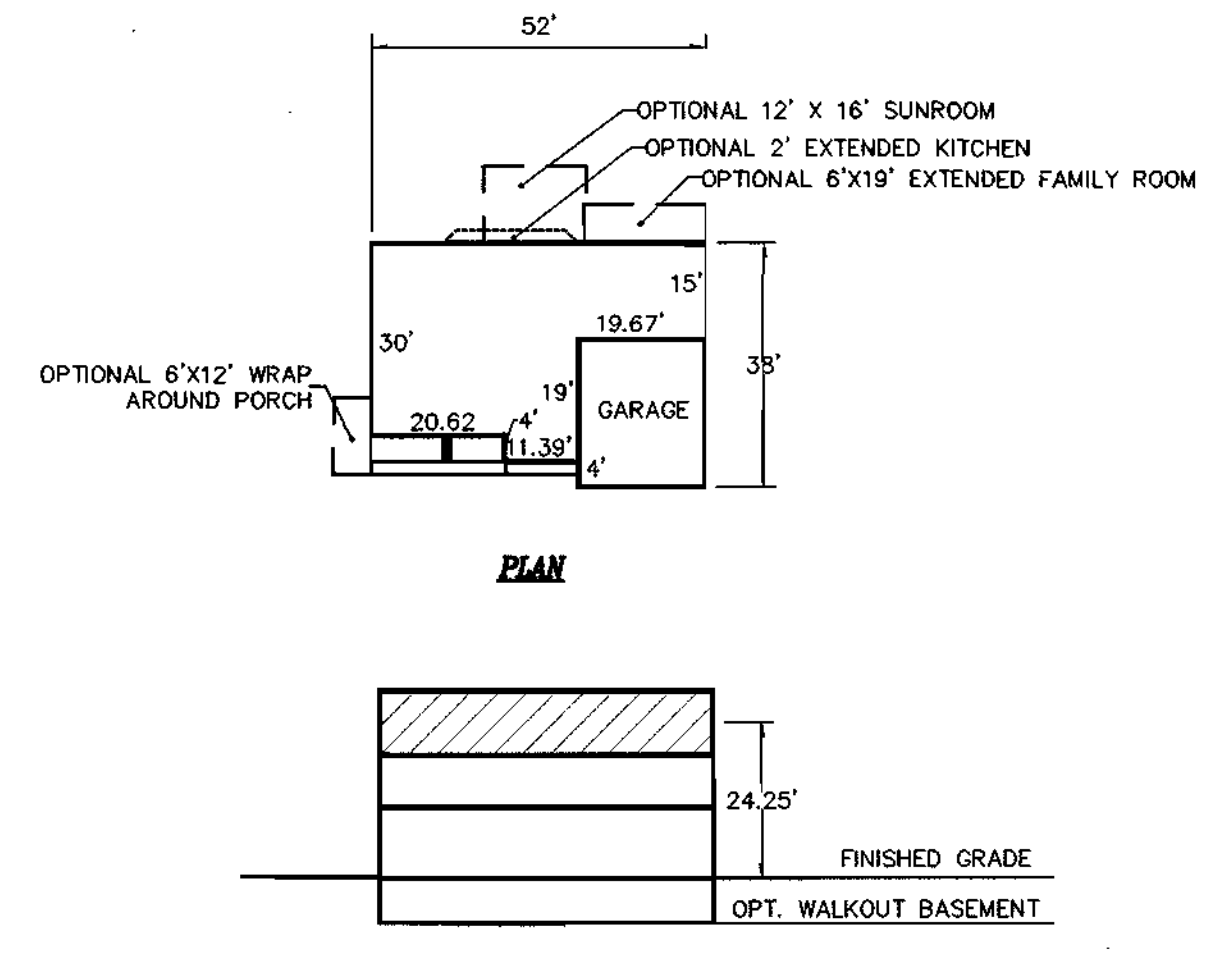
BERKSHIRE



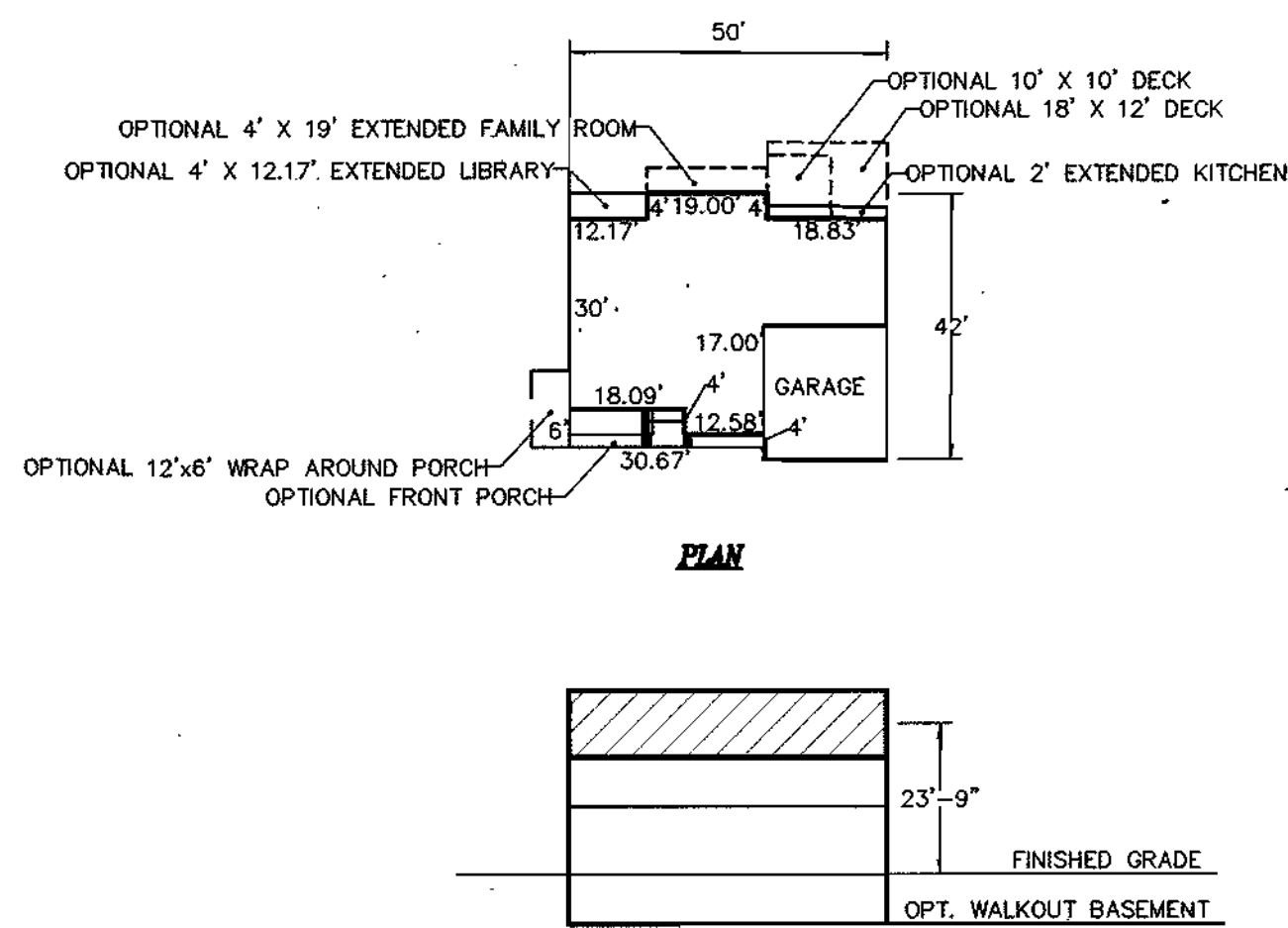
NEWTON



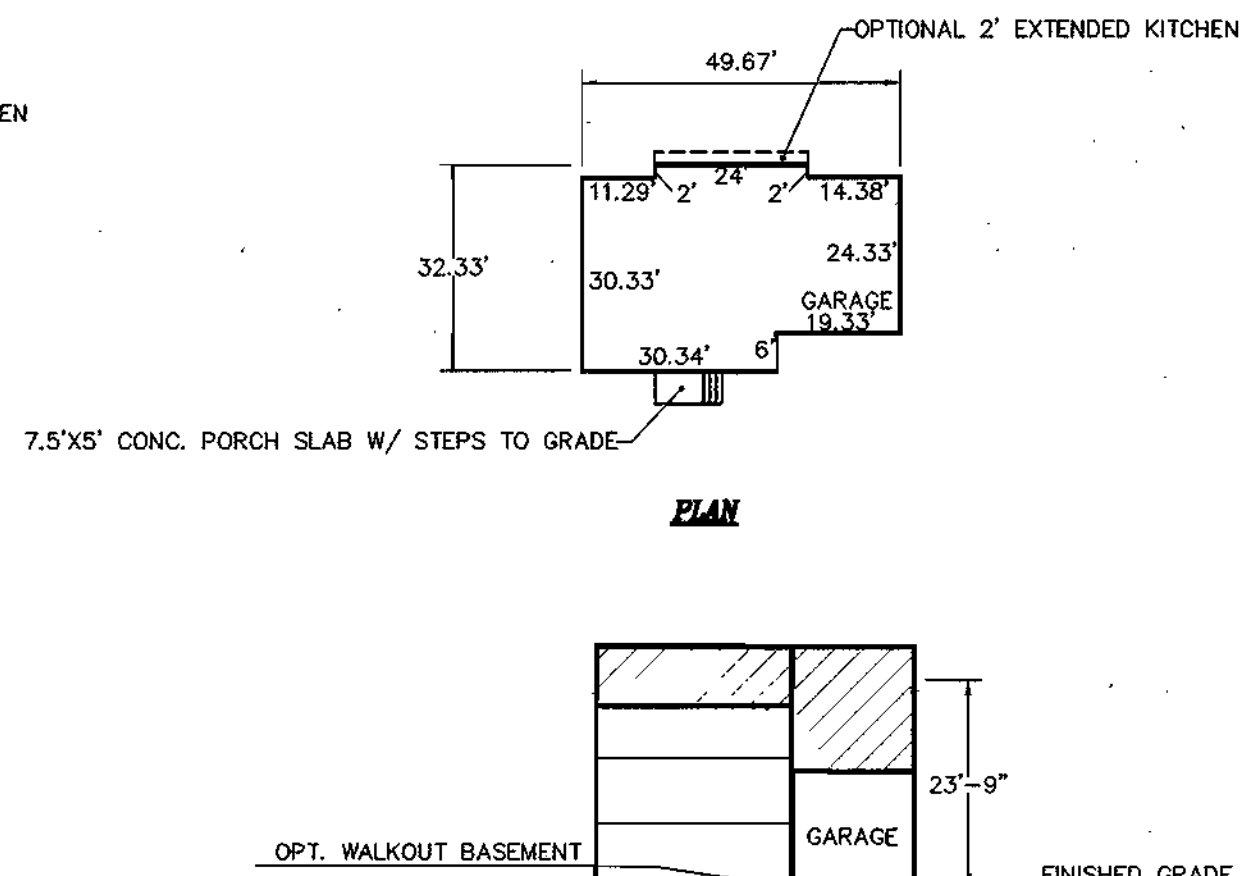
PRINCETON



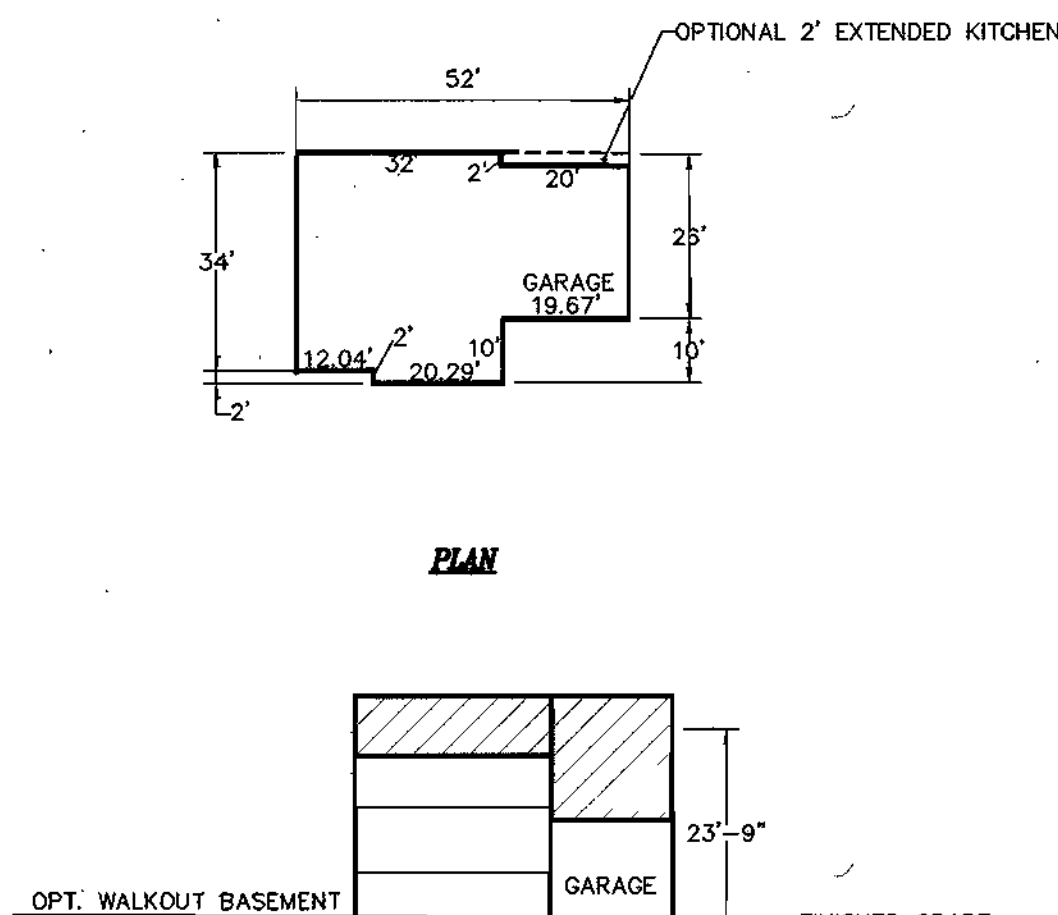
WATERFORD



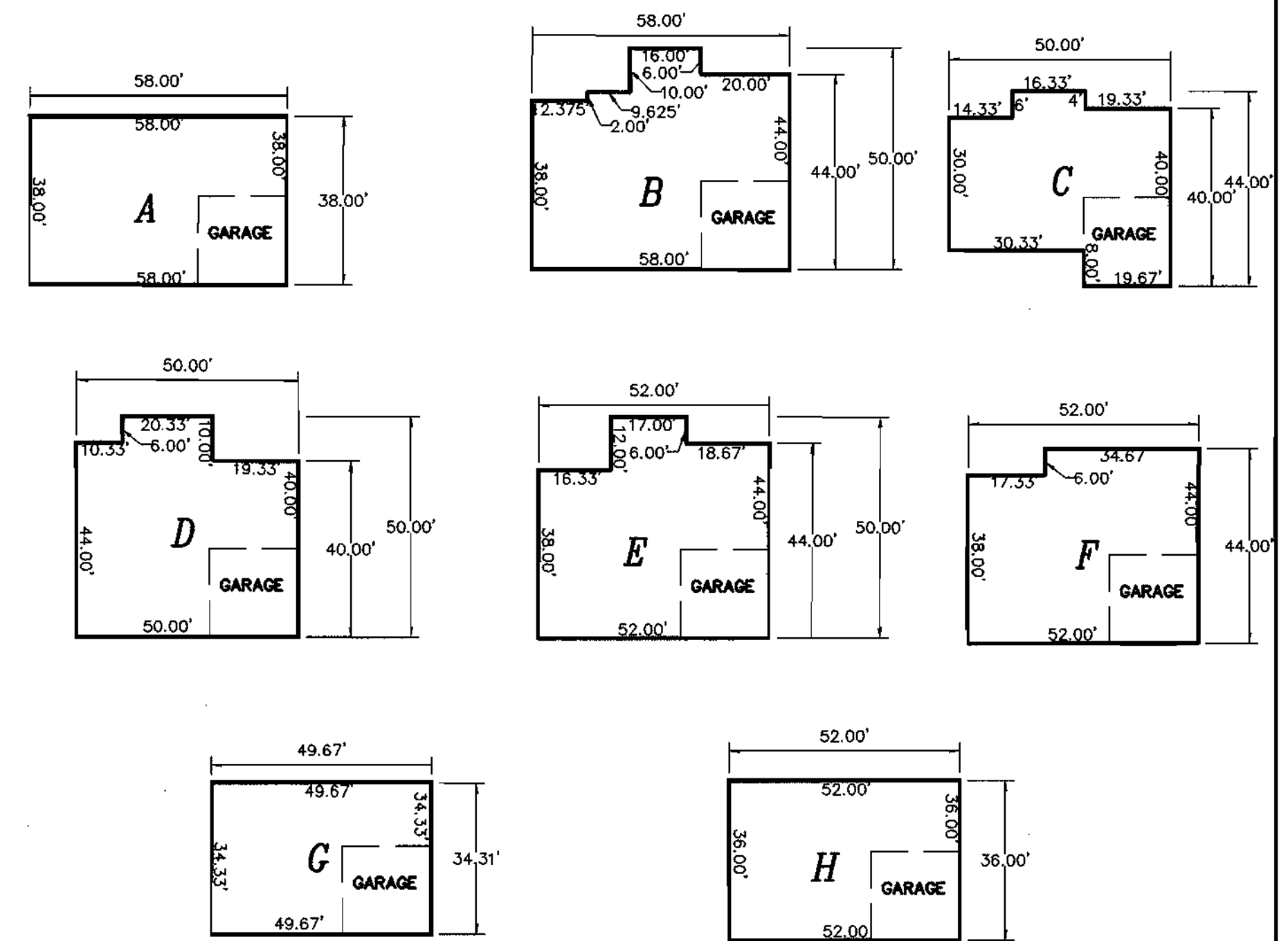
OVERTON



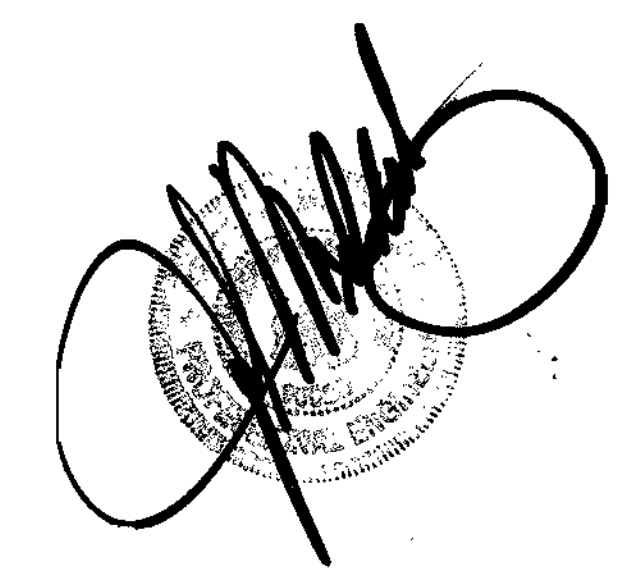
McKINLEY



LEXINGTON



GENERIC TYPE	BERKSHIRE	NEWTON	OVERTON	PRINCETON	WATERFORD	McKINLEY	LEXINGTON
A	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED
B	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NO EXTENDED LIBRARY	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED
C	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
D	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
E	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY	NO EXTENDED KITCHEN	NOT INCLUDED	NOT INCLUDED
F	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NO EXTENDED KITCHEN NO EXTENDED SUNROOM	NOT INCLUDED	NOT INCLUDED
G	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	NOT INCLUDED
H	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS



OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

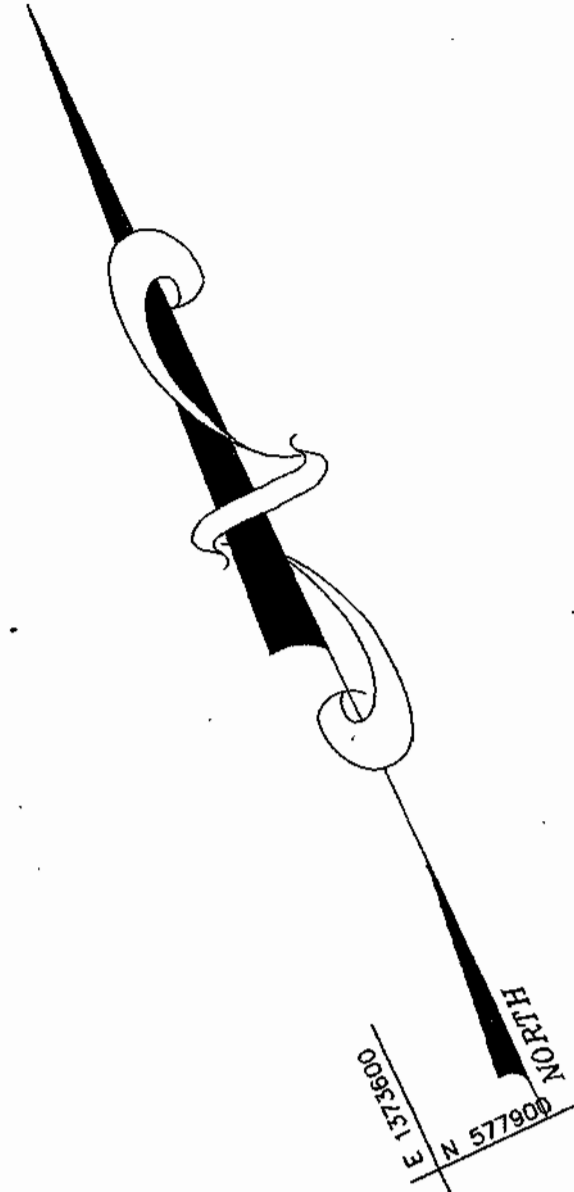
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 6/30/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MJD
 [Signature] DATE: 7/16/04
 CHIEF, DIVISION OF LAND DEVELOPMENT SS
 [Signature] DATE: 7/15/04
 DIRECTOR [Signature]

Project: 02-105
 Illustration: HSP
 Scale: 1"=30'
 Date: JUNE 2004
 Engineering: HSP
 Approval: JBM

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 GENERIC BOX DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorssey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0298 Fax. (301) 621-5321 Wash. (410) 987-0298 Fax.

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	807.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



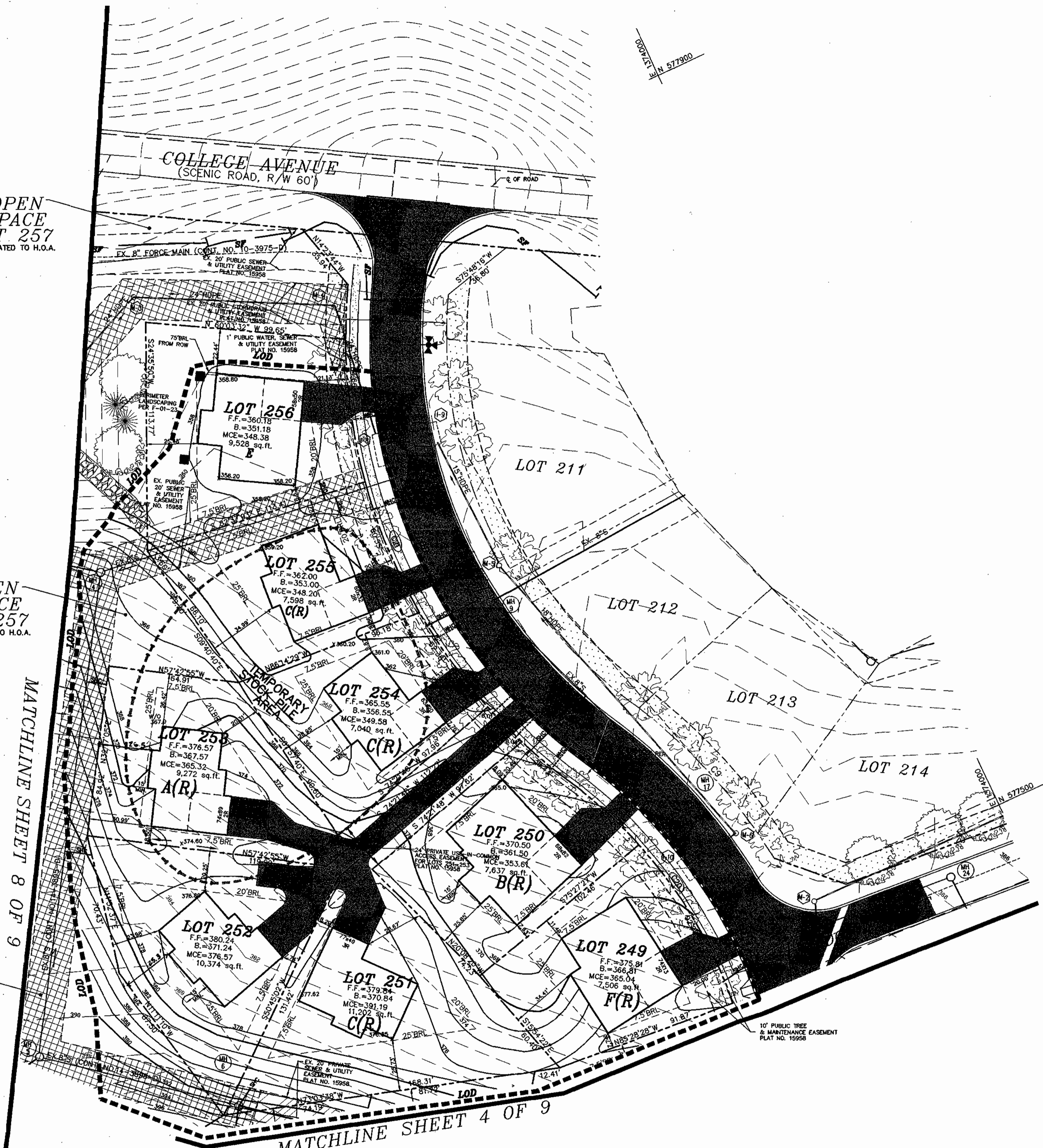
OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

RECREATIONAL
OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



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

John R. Ri...
SIGNATURE OF DEVELOPER
DATE: 6/22/04

JOHN RICHMOND AMERICAN HOMES OF MD.
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 B. Mildenberg
SIGNATURE OF ENGINEER
DATE: 6/22/04

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim M...
SIGNATURE OF NRC SERVICE
DATE: 6/22/04

USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

John K. K...
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT
DATE: 6/22/04

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David...
SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/5/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION M&Z

John...
SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/5/04

CHIEF, DIVISION OF LAND DEVELOPMENT

John...
SIGNATURE OF DIRECTOR
DATE: 7/5/04

DIRECTOR

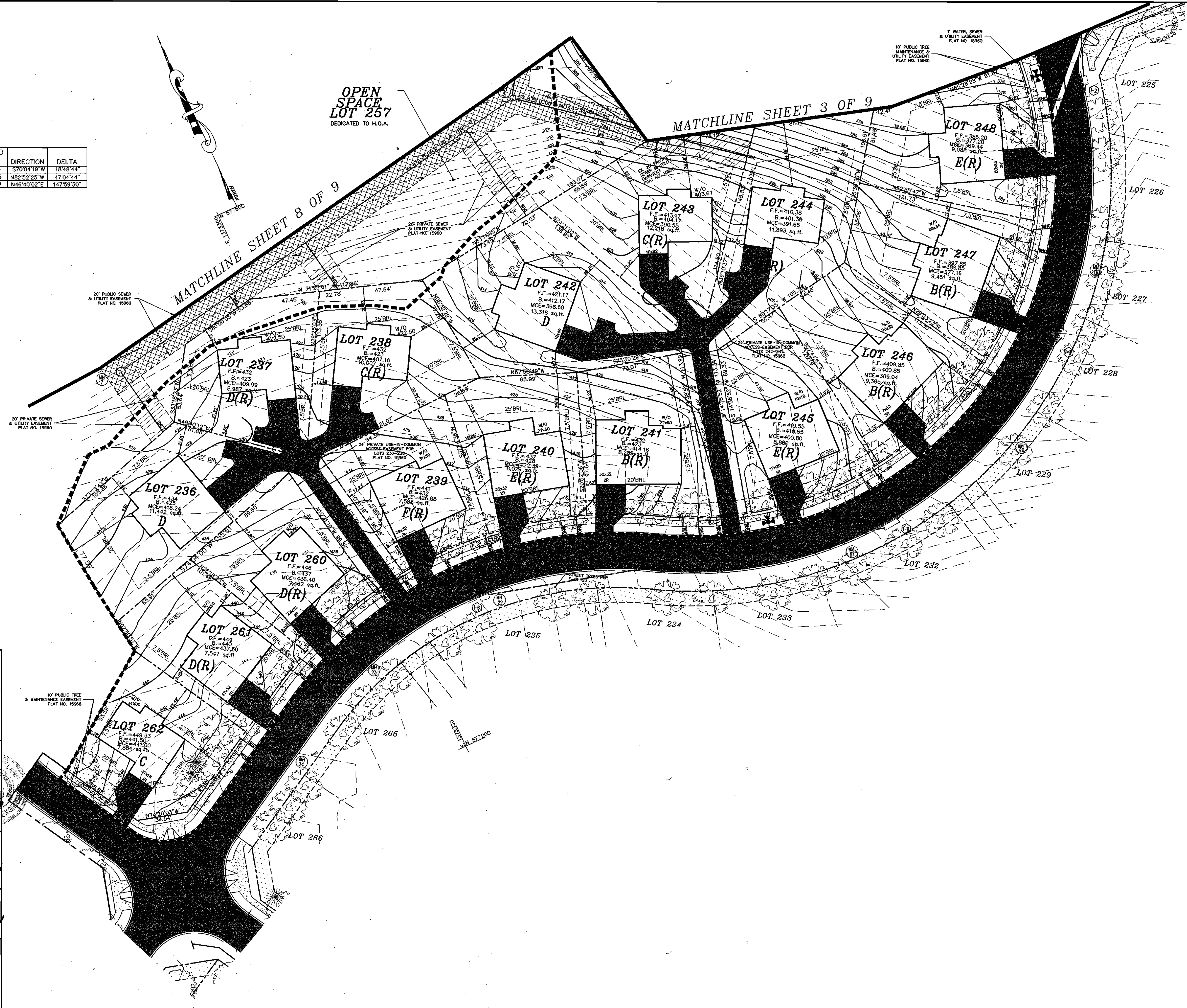
OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

date	JUNE 2004
project	02-105
illustration	HSP
scale	HSP
approval	HSP
revision	1"
date	1"-90'

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland - 21042
(410) 997-0296 Fax: (301) 821-5521 Wash. (410) 997-0298 Fax

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.38	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



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 NATURAL RESOURCE CONSERVATION SERVICE.

John R...
 SIGNATURE OF DEVELOPER
 DATE: 6/22/04

JOHN RICHMOND AMERICAN HOMES OF MD.
 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 B. Miltenberg
 SIGNATURE OF ENGINEER
 JOHN B. MILTENBERG
 PRINTED NAME OF ENGINEER

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

Jim Myers 6/22/04
 NATURE OF SERVICE: NATURAL RESOURCE CONSERVATION SERVICE
 DATE

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

John R. Whitson 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Deane 6/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

John R. Whitson 7/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

John R. Whitson 7/15/04
 DIRECTOR
 DATE

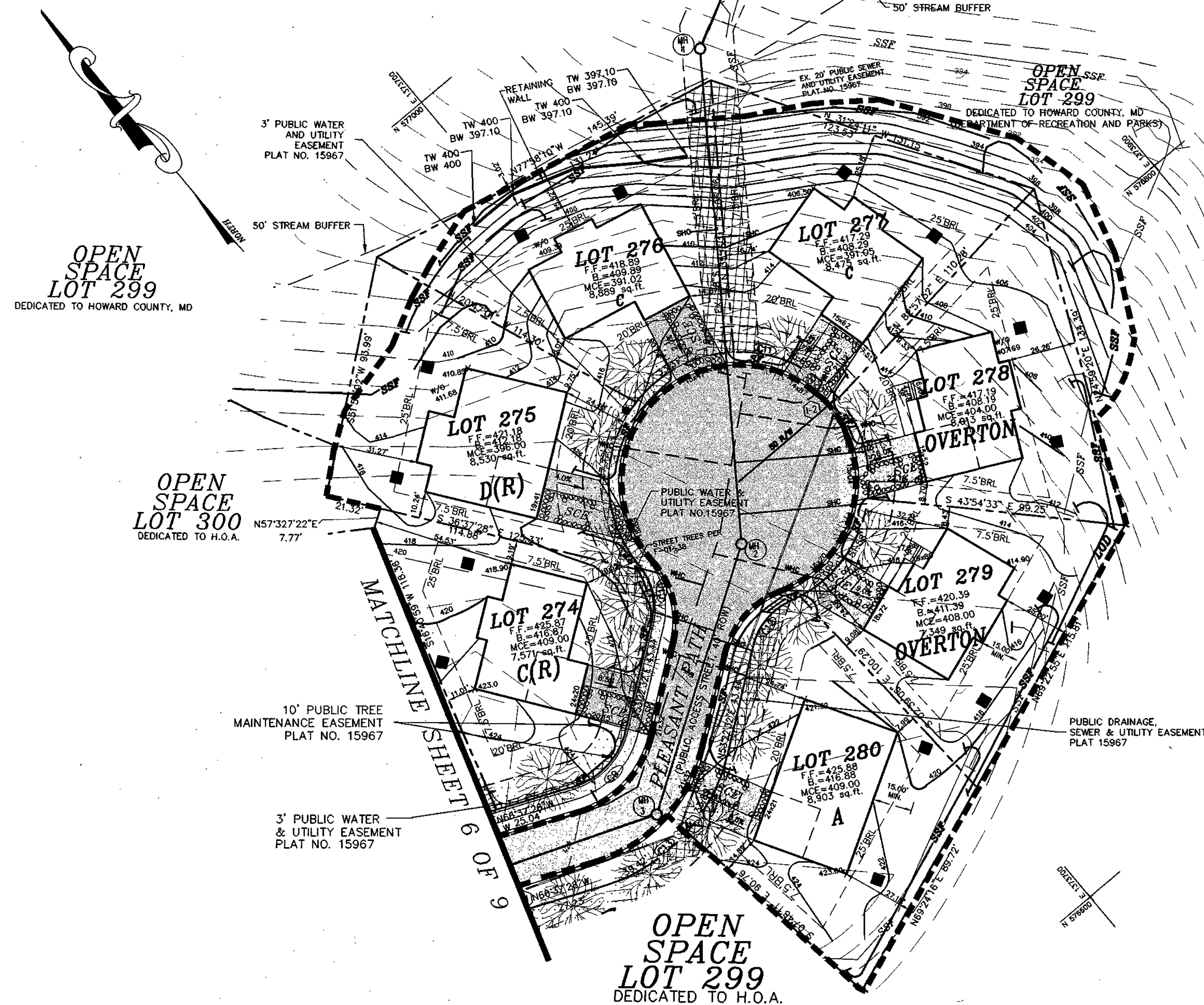
project	date	approval
02-106	JUNE 2004	HSP
illustration	engineering	HSP
		approval
	scale	1"=30'

no.	description	date
	revisions	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0298 Fax: (301) 821-5521 Wash. (410) 987-0298 Fax

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C9	31.42	36.00	17.32	30.00	N83°22'32"E	60°00'00"
C10	23.18	25.00	12.50	22.36	N20°48'38"E	53°57'48"
C11	249.81	50.00	37.50	60.00	N36°37'28"W	286°15'37"
C12	23.18	25.00	12.50	22.36	S79°58'27"W	53°57'48"
C13	73.30	70.00	40.41	70.00	N83°22'32"E	60°00'00"



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

[Signature] 6/3/04
 SIGNATURE OF DEVELOPER DATE

JOHN BICE, RICHMOND AMERICAN HOMES OF MD.
 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.

[Signature] 6/3/04
 SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

[Signature] 6/22/04
 USDC NATURAL RESOURCE CONSERVATION SERVICE DATE

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

[Signature] 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (MRS) DATE

[Signature] 7/8/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/15/04
 DIRECTOR DATE

date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	JBM

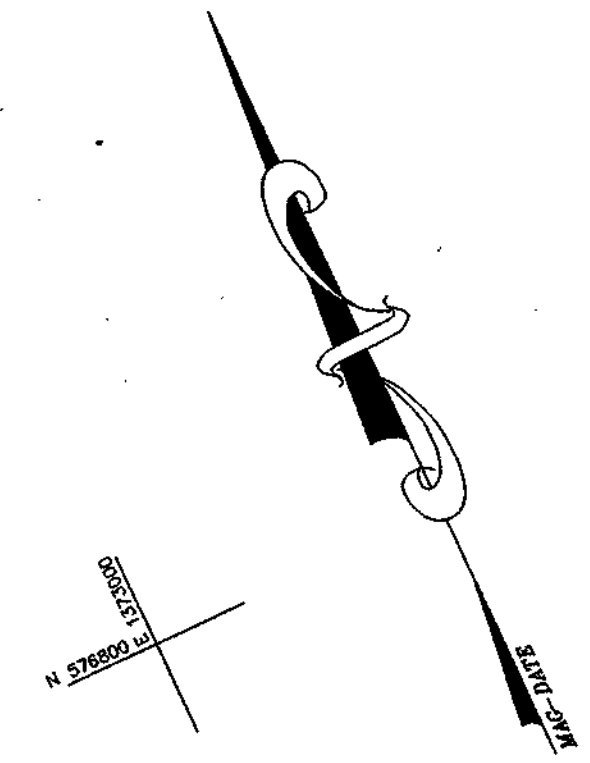
no.	description	revisions

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 274 THRU 280

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Surveyors Planners
 5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042
 (410) 397-0286 Fax: (301) 621-5521 Wash. (410) 397-0288 Fax.

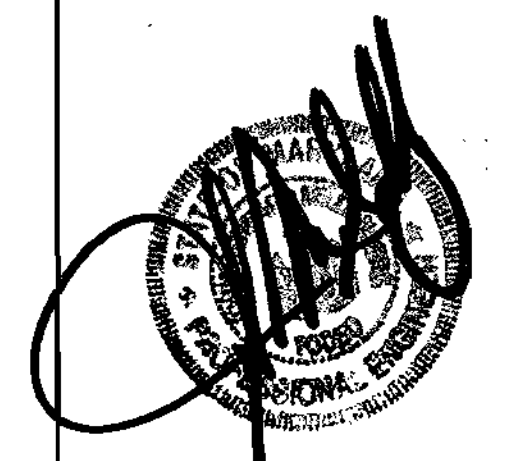
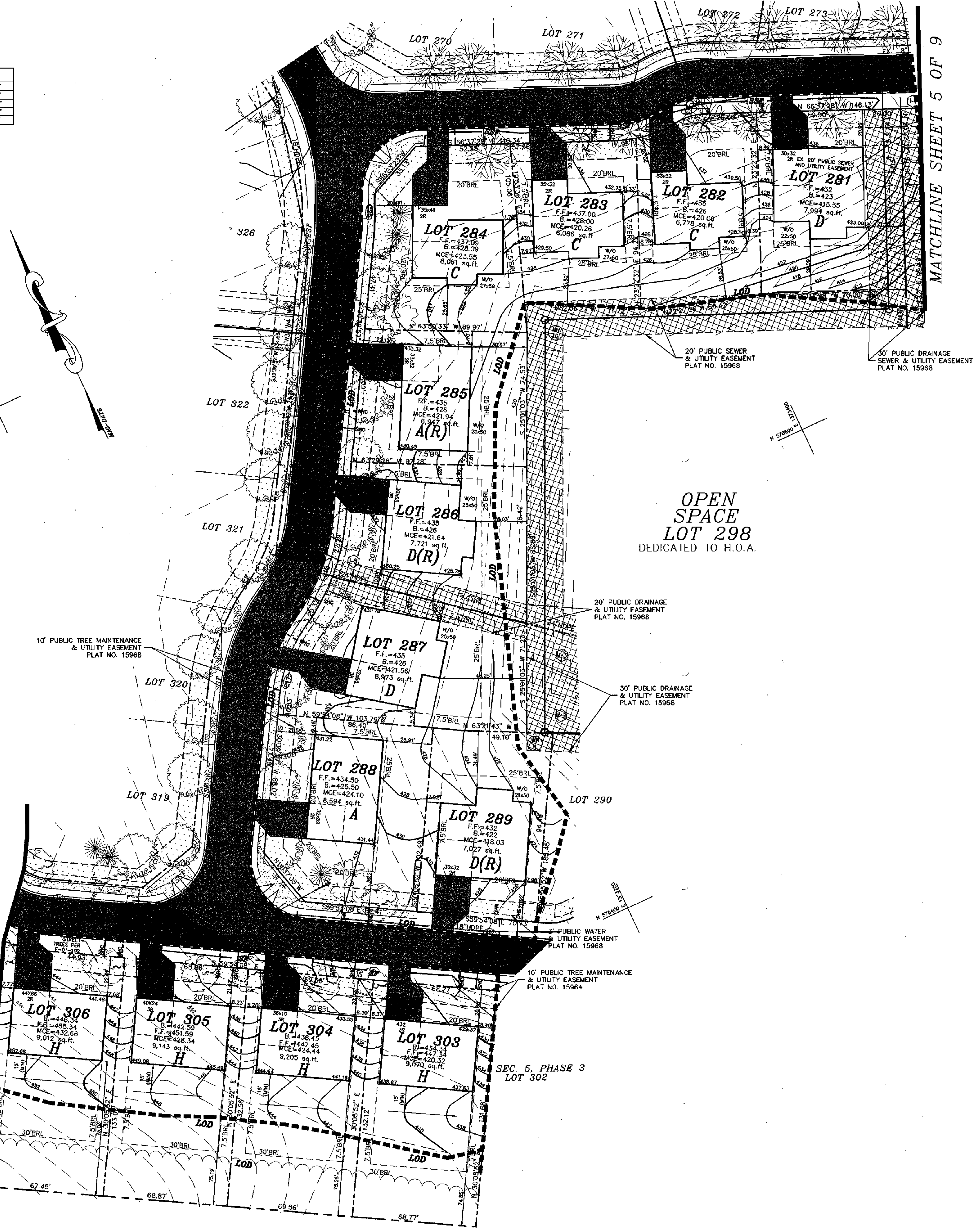
OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C7	15.71	30.00	8.04	15.53	N81°37'28"W	30°00'00"
C8	36.65	70.00	18.76	36.23	S81°37'28"E	30°00'00"
C15	62.83	120.00	32.15	62.12	N45°39'57"E	30°00'00"
C17	41.89	80.00	21.44	41.41	S45°39'57"W	30°00'00"
C25	27.70	170.00	13.88	27.67	N20°59'30"E	09°20'13"



MATCHLINE SHEET 7 OF 9

MATCHLINE SHEET 5 OF 9



DEVELOPER'S CERTIFICATE

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

J.B.R. 6/16/04
SIGNATURE OF DEVELOPER DATE

JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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.

J. Mildenberg 4/16/04
SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Mays 6/22/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John P. Britton 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Damiano 6/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Chris Damiano 7/8/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John P. Britton 7/15/04
DIRECTOR DATE

HP: V02-105 (V.M.C.) S0P 02105-S0P-2.DWG

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

Project	02-105	date	JUNE 2004
Illustration	HSP	engineering	HSP
scale	1"=80'	approval	JBM

no.	description	revisions	date

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4

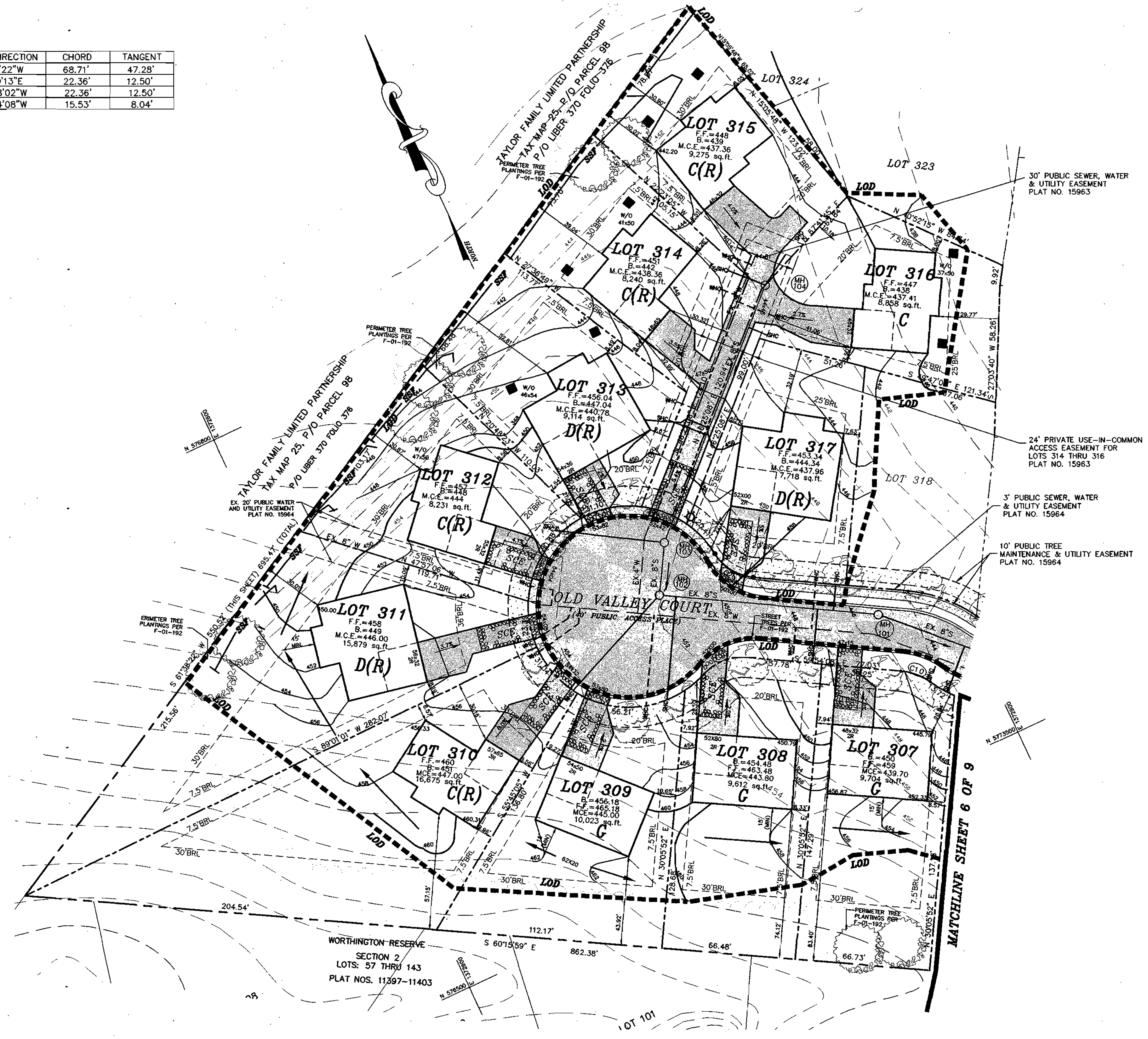
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN - LOTS 281-289 & 303-306

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 651-5521 Wash. (410) 997-0298 Fax.

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'



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

J.R. 6/3/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

John B. Mildenberg 6/1/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
 USE OF NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Johnston 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

W. Williams 6/23/04
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE
W. Williams 7/5/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
W. Williams 7/15/04
 DIRECTOR DATE

date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	HSP
revisions	JBM

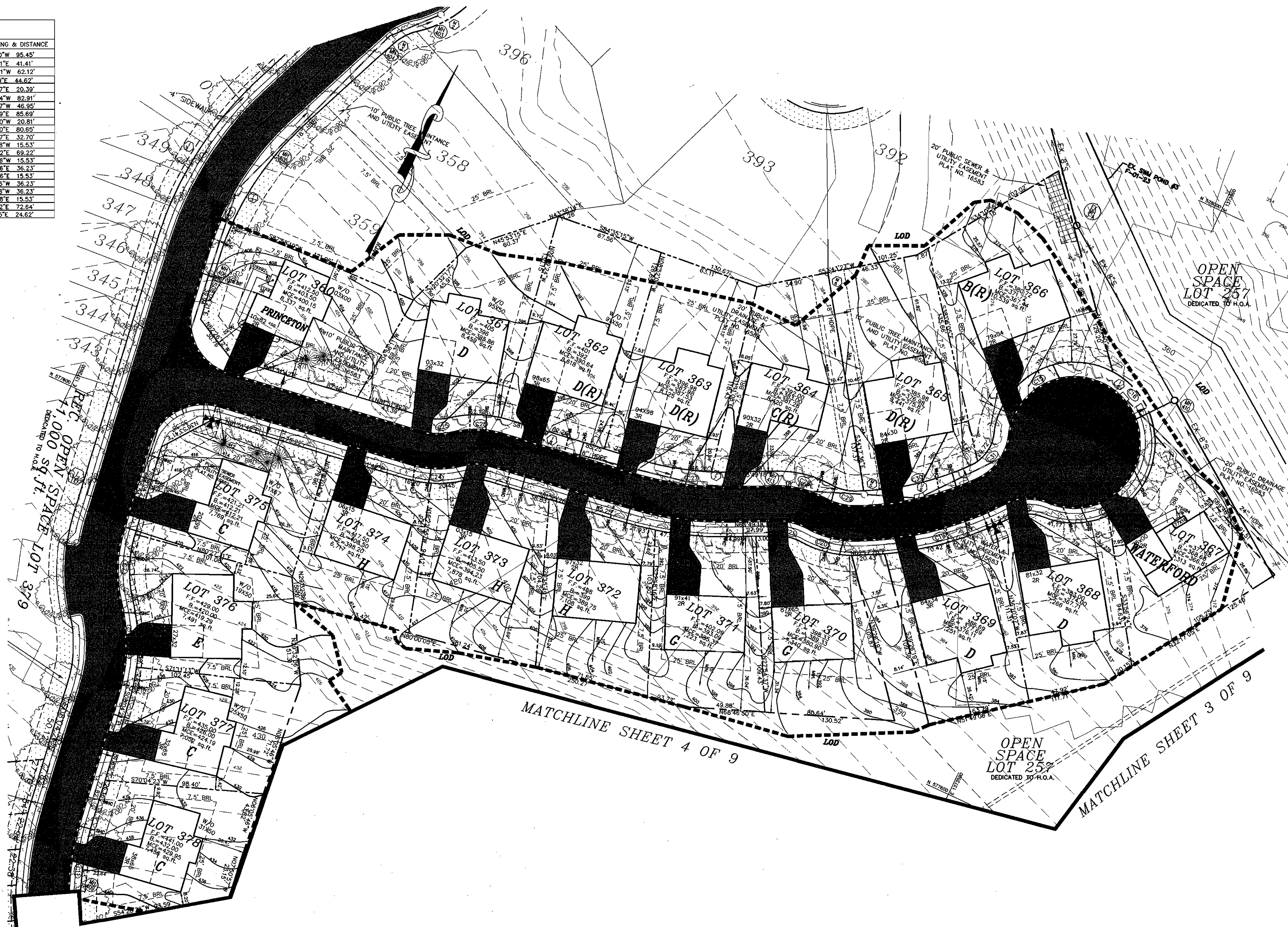
no.	description	revisions	date

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 307 THRU 317

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0596 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C5	180.00'	96.60'	49.50'	30°45'01"	S07°16'10"W 95.45'
C7	80.00'	41.89'	21.44'	30°00'00"	S23°04'21"E 41.41'
C8	120.00'	62.83'	32.15'	30°00'00"	N23°04'21"W 62.12'
C11	180.00'	44.73'	22.48'	14°14'17"	S15°11'26"E 44.62'
C13	180.00'	20.40'	10.21'	06°29'38"	S25°33'27"E 20.39'
C15	50.00'	87.76'	74.16'	112°01'19"	S37°32'44"W 82.91'
C16	50.00'	48.87'	26.59'	56°00'00"	N56°26'37"W 46.95'
C17	50.00'	102.92'	83.11'	117°56'11"	N28°31'29"E 85.69'
C18	25.00'	21.46'	11.44'	49°11'09"	S62°54'00"W 20.81'
C19	219.65'	81.11'	41.02'	21°09'29"	N48°53'10"E 80.65'
C20	70.00'	33.01'	16.82'	27°01'02"	N60°18'47"E 32.70'
C21	30.00'	15.71'	8.04'	30°00'00"	S78°49'18"W 15.53'
C22	220.00'	69.51'	35.05'	18°06'08"	N72°52'22"E 69.22'
C23	30.00'	15.71'	8.04'	30°00'00"	S66°55'26"W 15.53'
C24	70.00'	36.65'	18.76'	30°00'00"	N66°55'26"E 36.23'
C25	30.00'	15.71'	8.04'	30°00'00"	N66°55'26"E 15.53'
C26	70.00'	36.65'	18.76'	30°00'00"	S66°55'26"W 36.23'
C28	70.00'	36.65'	18.76'	30°00'00"	S78°49'18"W 36.23'
C29	30.00'	15.71'	8.04'	30°00'00"	N78°49'18"E 15.53'
C30	180.00'	73.14'	37.08'	23°16'52"	N52°10'52"E 72.64'
C31	25.00'	25.75'	14.15'	59°00'21"	N11°02'15"E 24.62'



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

John S. R.
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 W. Miltenberg
 SIGNATURE OF ENGINEER
 JOHN W. MILTENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer
 USE - NATURAL RESOURCE CONSERVATION SERVICE
 DATE

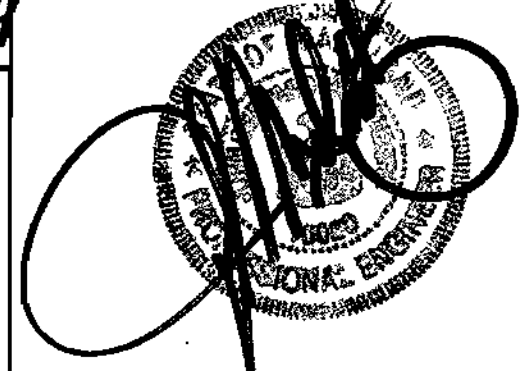
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John A. Whitson
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED, DEPARTMENT OF PLANNING AND ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (MKS)
 DATE

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature]
 DIRECTOR (C&Z/MKS)
 DATE



Project	02-105
date	JUNE 2004
illustration	HSP
scale	1"=30'
approval	HSP
revisions	JBM

no.	description	date

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Drexel Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0298 Fax (301) 621-5321 Wash. (410) 997-0298 Fax

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

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 ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (8 LBS./1000 SQ.FT.)
2) ACCEPTABLE - APPLY 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 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.F.T. OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.F.T. OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.F.T.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH APPLIED 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.F.T.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.F.T.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.F.T.) 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.

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.F.T.)

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.F.T.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.F.T.). 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.F.T.) 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.F.T.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.F.T.) 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

- 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, (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', AND REVISIONS THERETO.
3) 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.
4) 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.
5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 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.
6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

Table with 2 columns: SITE ANALYSIS, TOTAL AREA OF SITE: 14.85 ACRES, AREA DISTURBED: 15.30 ACRES, AREA TO BE ROOFED OR PAVED: 9.0 ACRES, AREA TO BE VEGETATIVELY STABILIZED: 6.30 ACRES, TOTAL CUT: 30,000 CU. YDS., TOTAL FILL: 30,000 CU. YDS., TOTAL WASTE/BORROW AREA LOCATION: (NOT REQUIRED).

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.
10) 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.
11) 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

- I. 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.
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
II. 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

- I. 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.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
i. 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 COHESIVE TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHUNKS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
iii. 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.
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
i. 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 PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
d. 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.
ii. 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.
iii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
V. SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE TOPSOIL APPLICATION:
i. 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.
ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
iii. 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 FORMATION OF DEPRESSIONS OR WATER POCKETS.
iv. 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 SEEDING PREPARATION.
VI. 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:
i. 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.
b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, 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.
c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
ii. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, 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 ROUGHTEN 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 APED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVAL OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WITH MOUNTABLE BERMS AT LOCATIONS INDICATED. (1 DAY)
3. CONSTRUCT SILT FENCES, SUPER SILT FENCES (3 DAYS)
4. CHECK AND REPAIR SEDIMENT ALL SEDIMENT BASINS AS NEEDED (1 DAY)
5. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
6. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT FROM BASIN WHEN THEIR CLEANOUT ELEVATION HAVE BEEN REACHED.
7. STABILIZE DISTURBED AREAS. (3 DAYS)
8. 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 (10 DAYS)

NOTE:

- 1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A. 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS ON THE SITE.

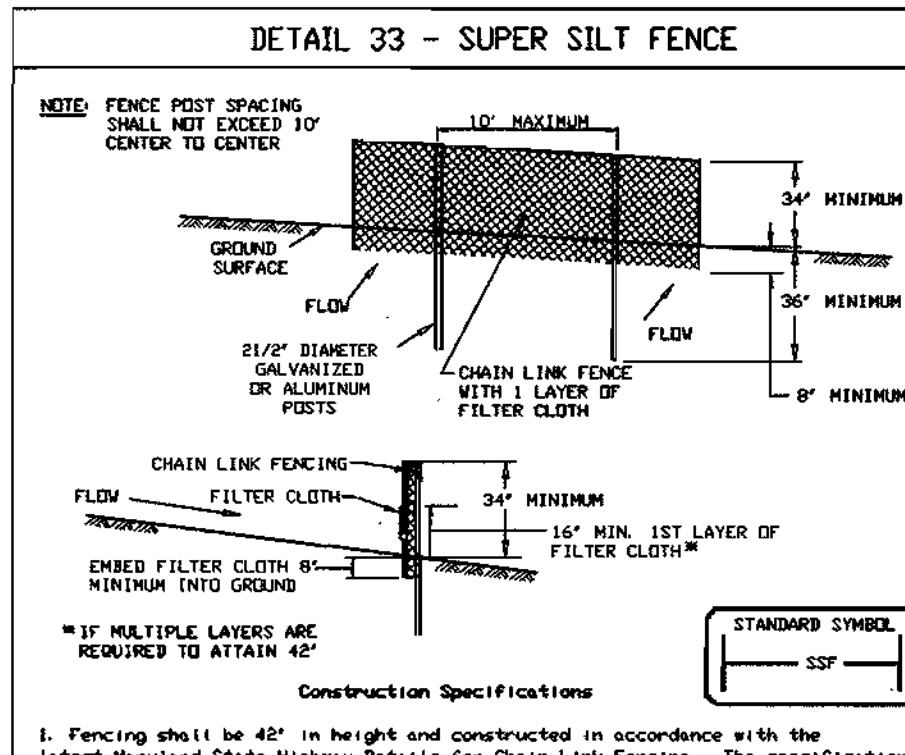
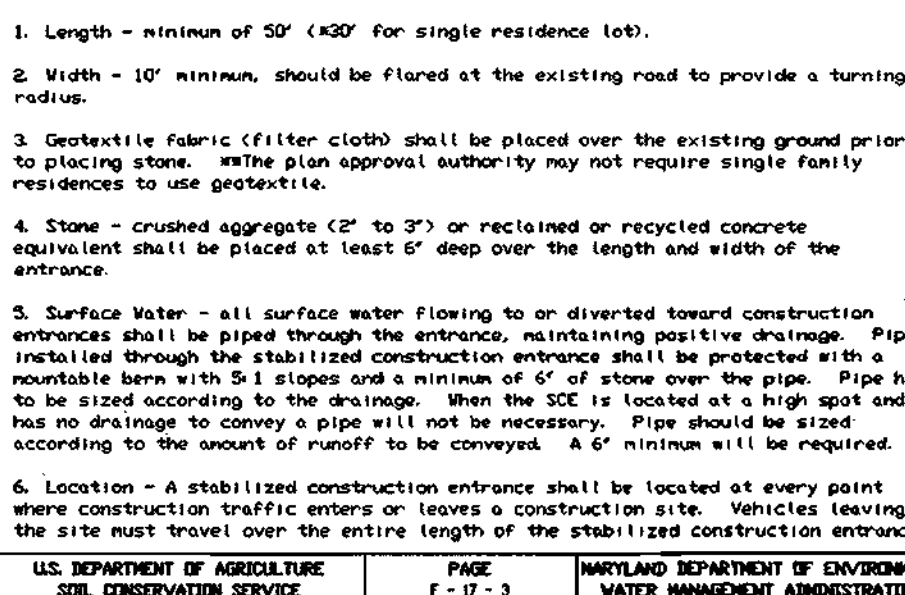
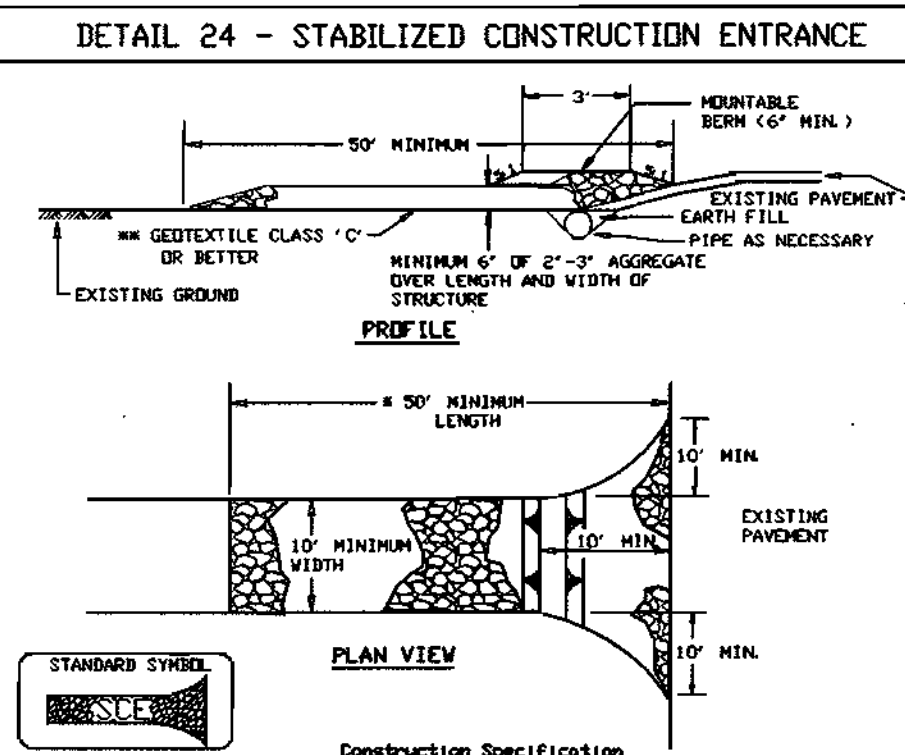
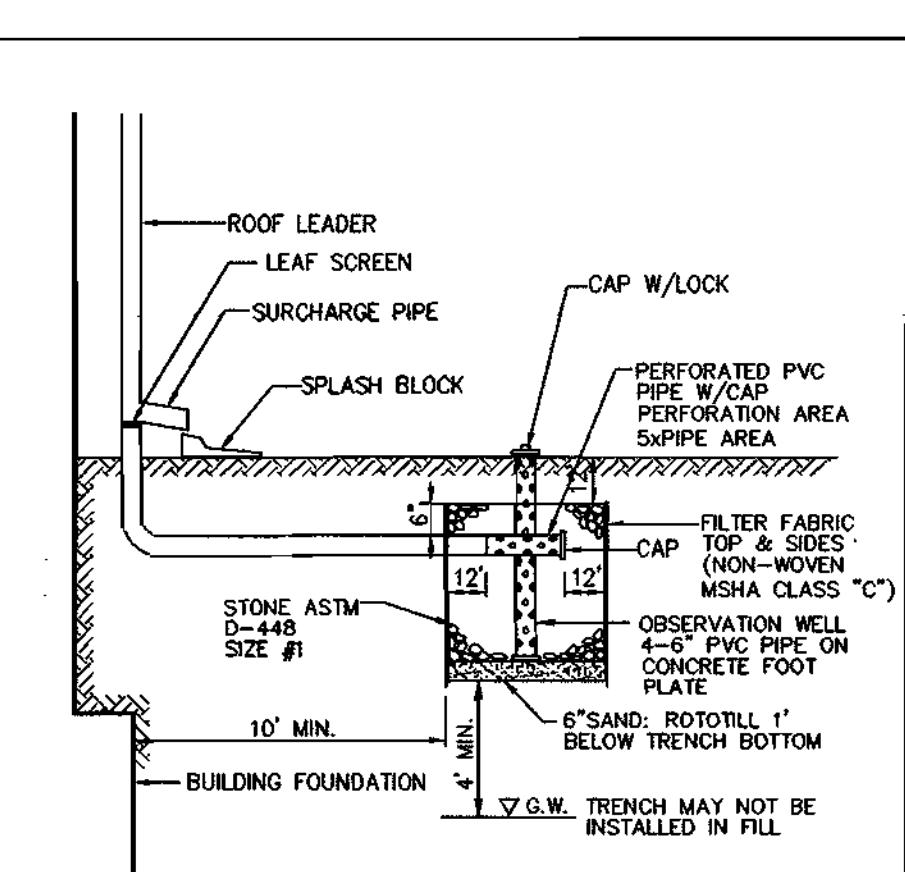


Table with 4 columns: Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows include 0-10%, 10-20%, 20-30%, 30-50%, and 50+.



Construction Specifications for Super Silt Fence. Lists requirements for fence height, chain link fencing, filter cloth, and testing requirements.

Construction Specifications for Silt Fence. Lists requirements for fence posts, geotextile fabric, and testing requirements.

Silt Fence Design Criteria table with 3 columns: Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum).

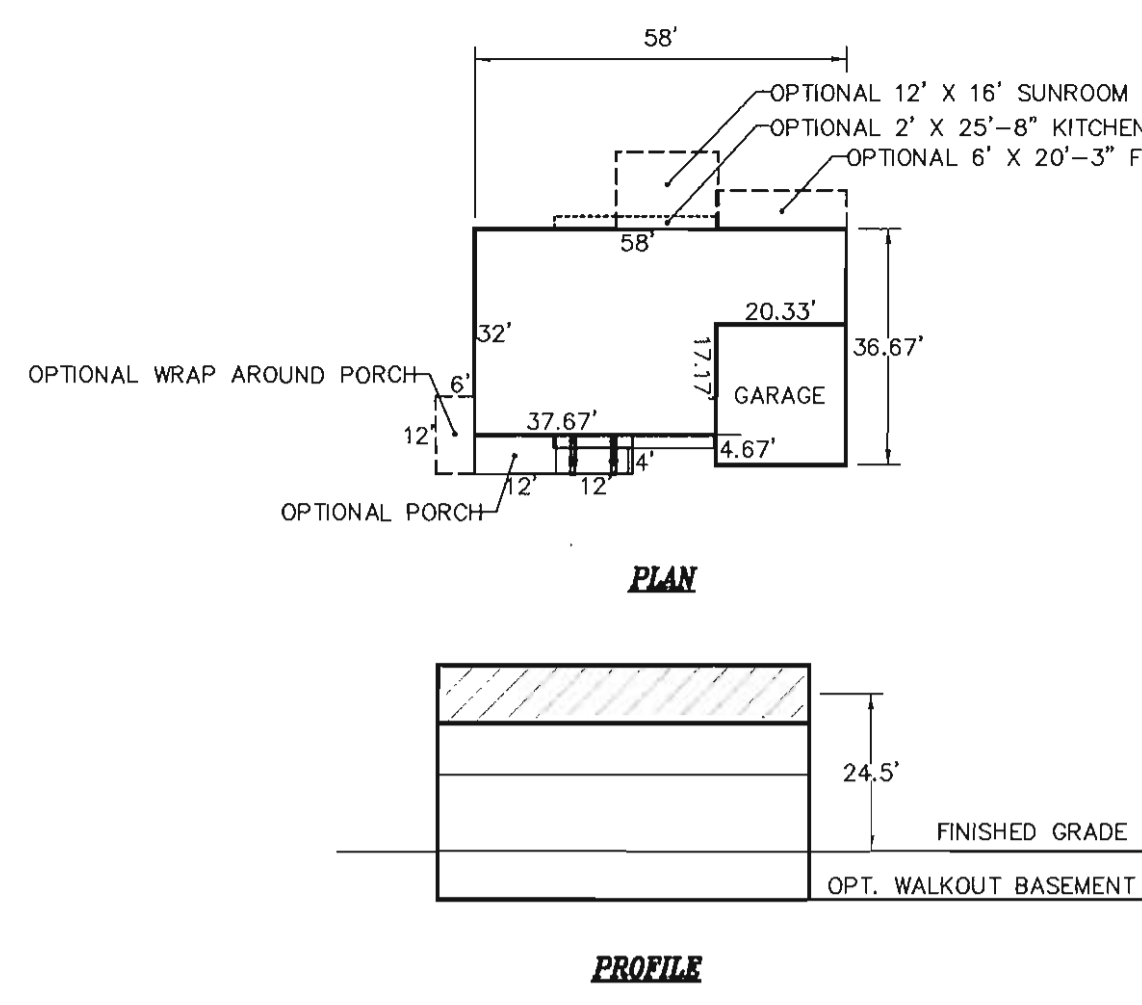
Note: In areas of less than 2% slope and sandy soils (USA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

Developers Certificate and Engineer's Certificate sections with signatures and dates for John Rice and John Milberg.

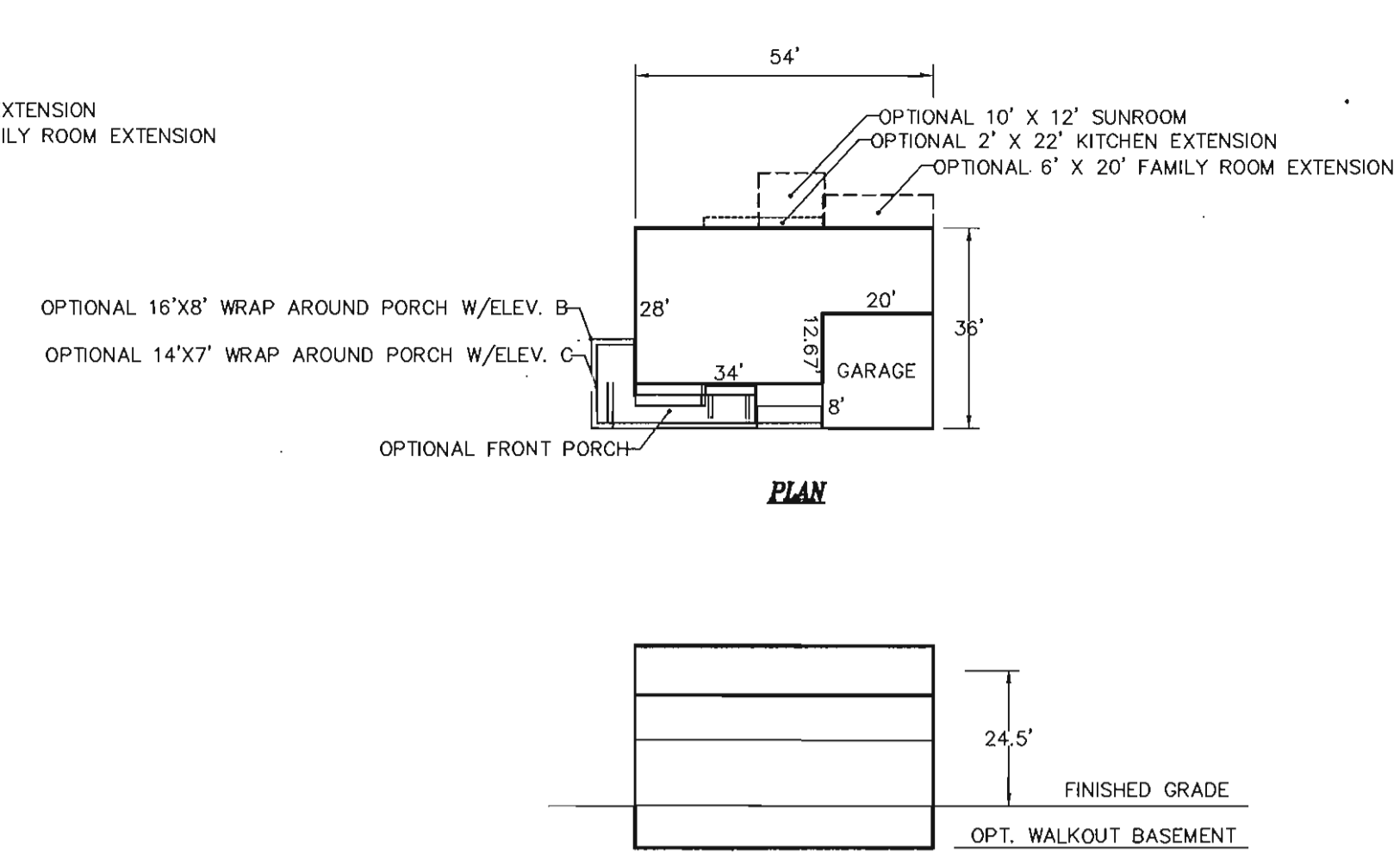
HOWARD SOIL CONSERVATION DISTRICT stamp and Department of Planning and Zoning approval stamp.

Project information: date JUNE 2004, project 02105, illustration 102105-SEPC001.dwg, project name AUTUMN VIEW SECTION 5 PHASES 1,2,3 & 4, and MILDENBERG, BOENDER & ASSOC., INC. logo and address.

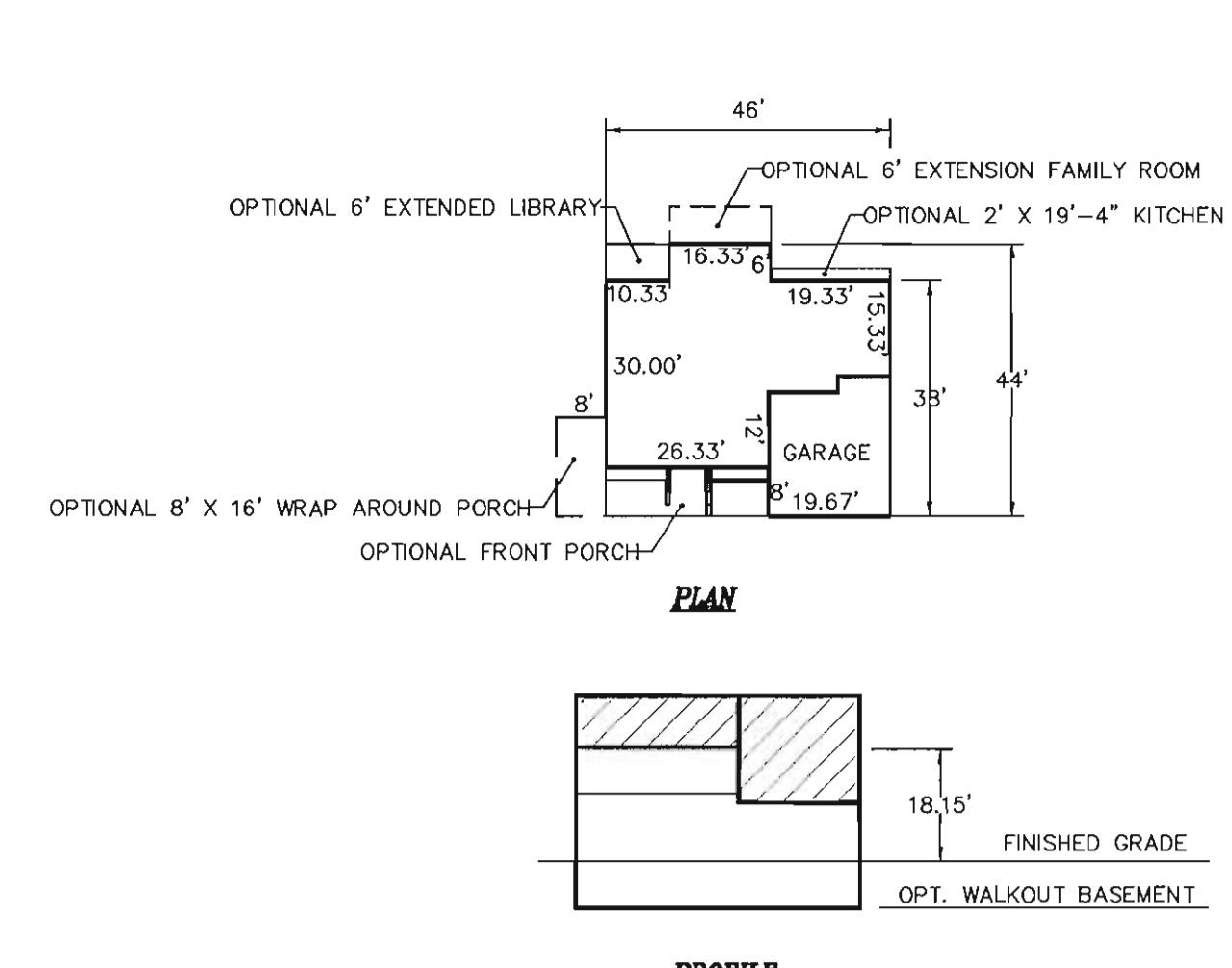
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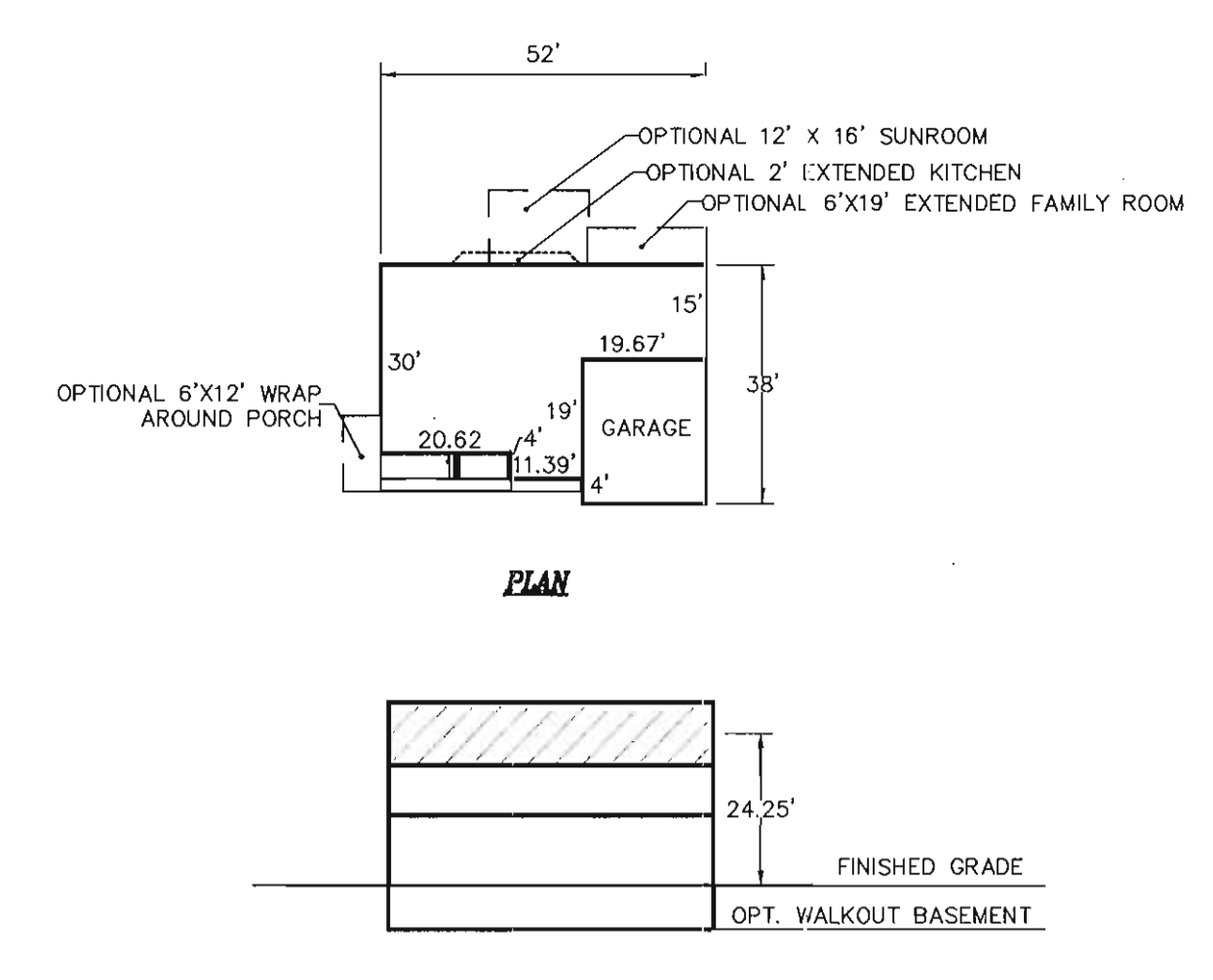
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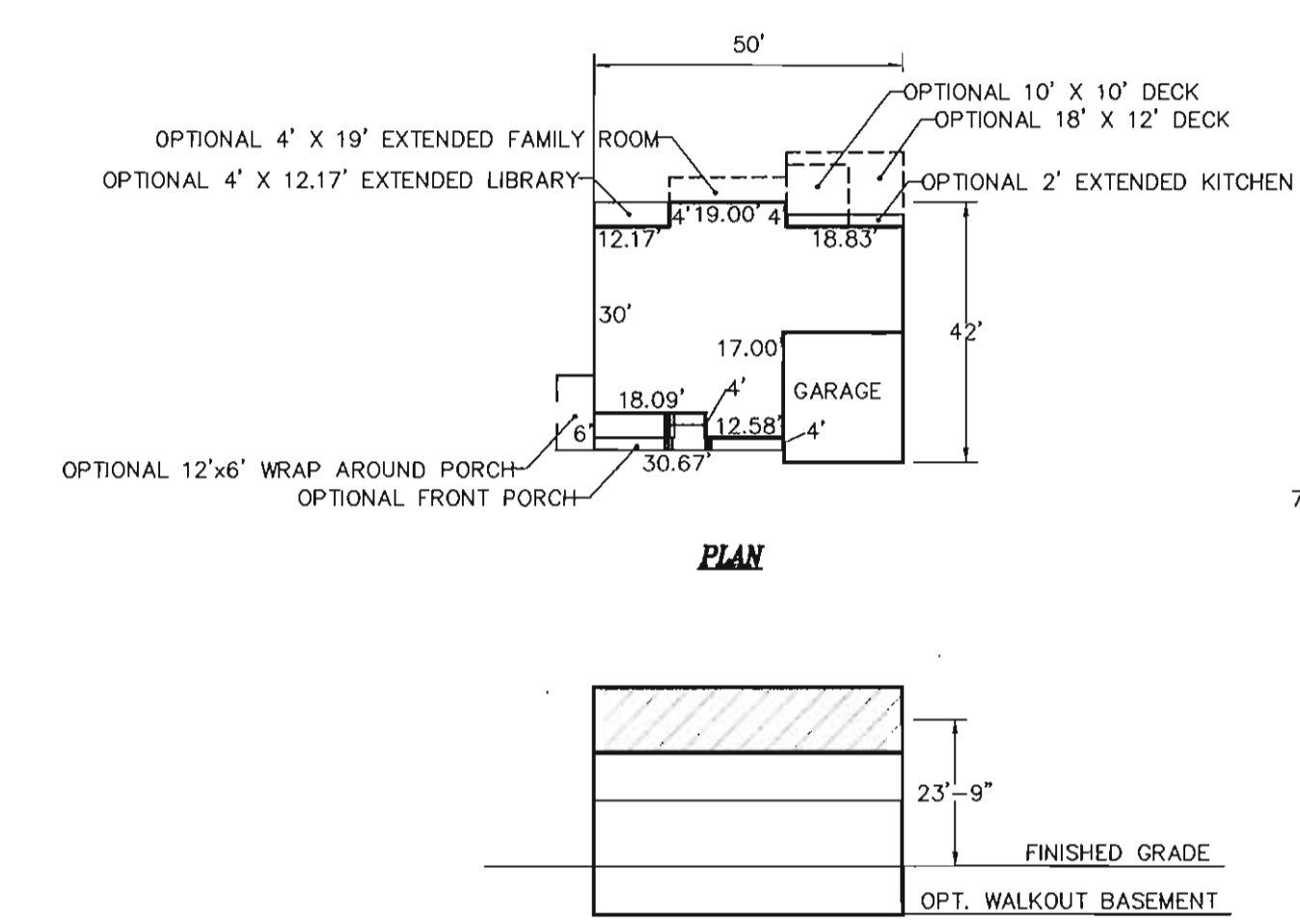
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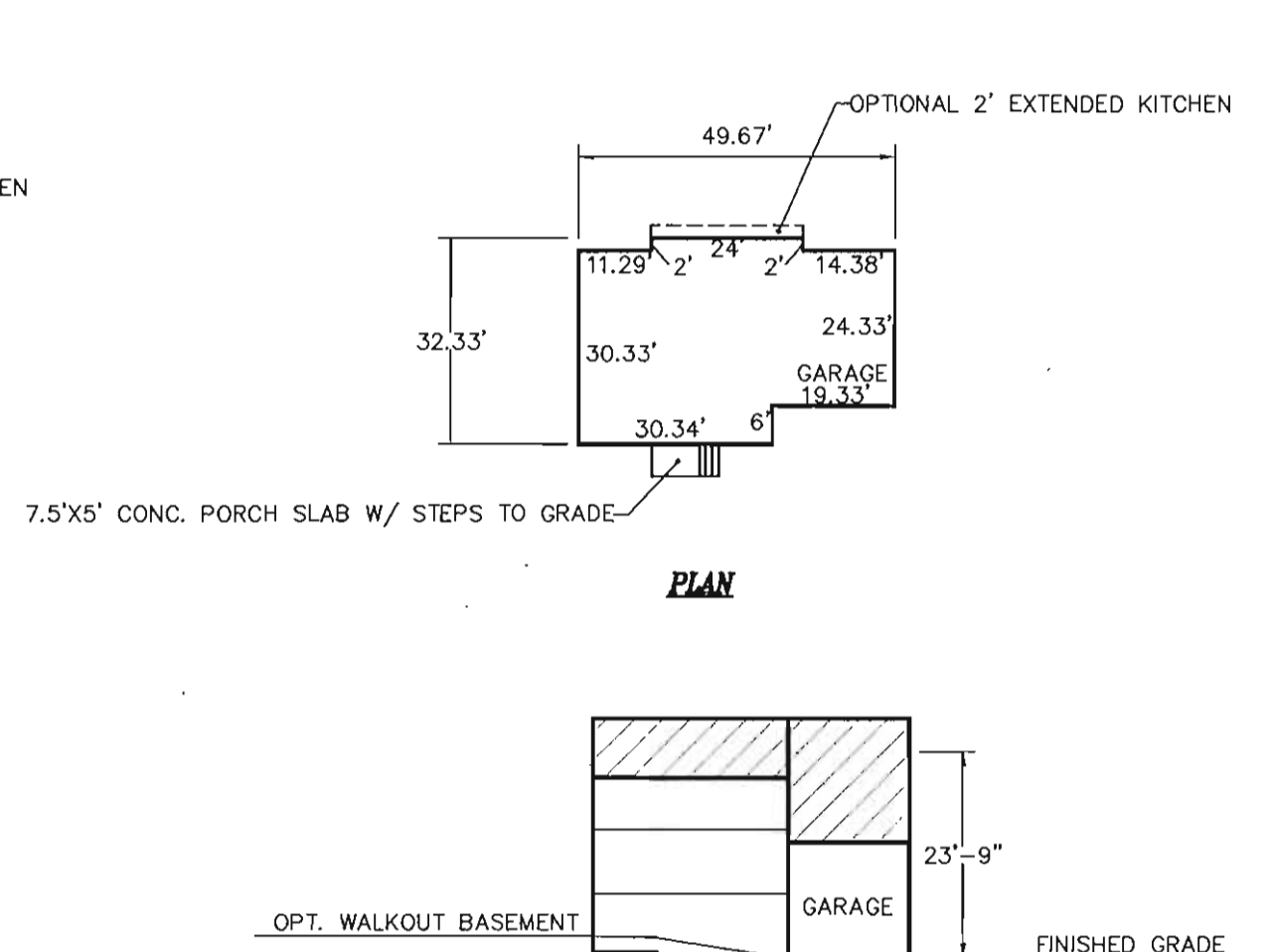
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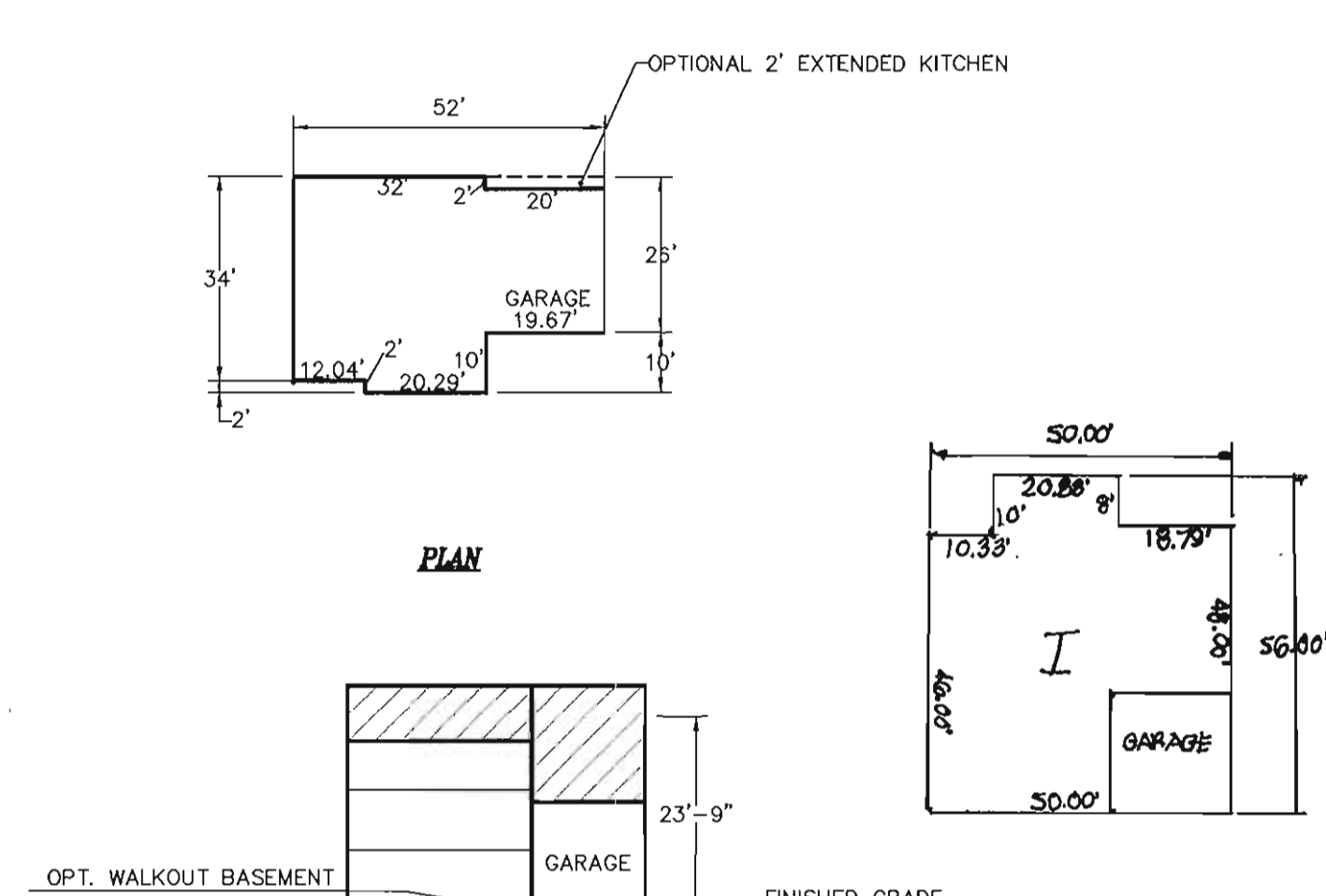
WATERFORD



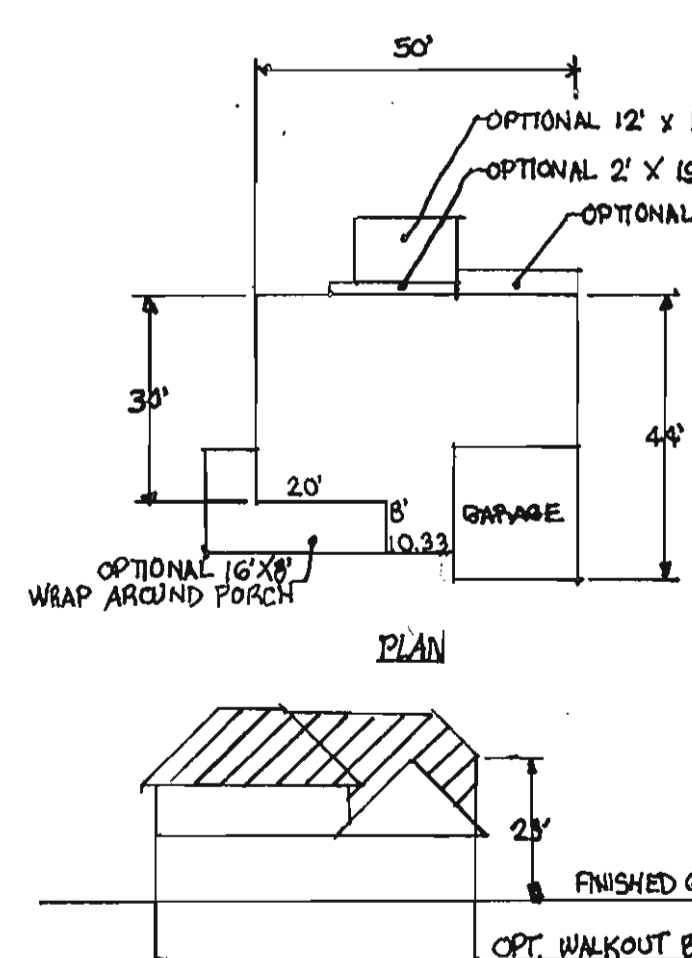
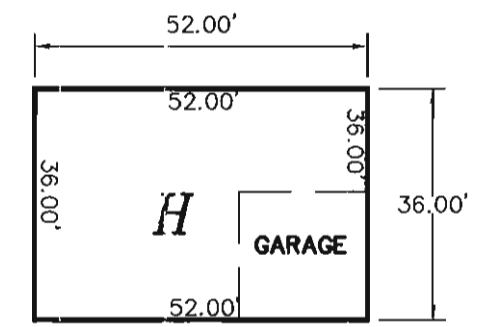
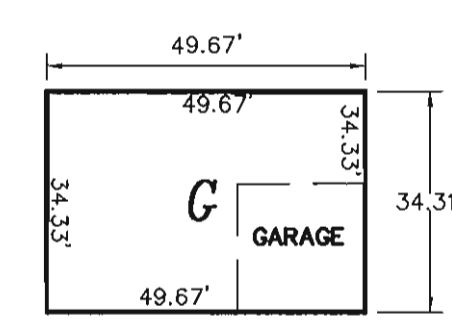
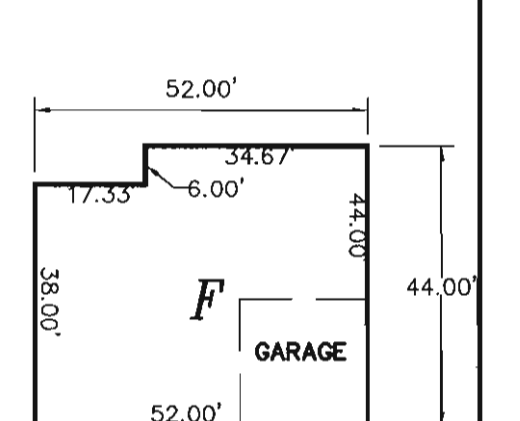
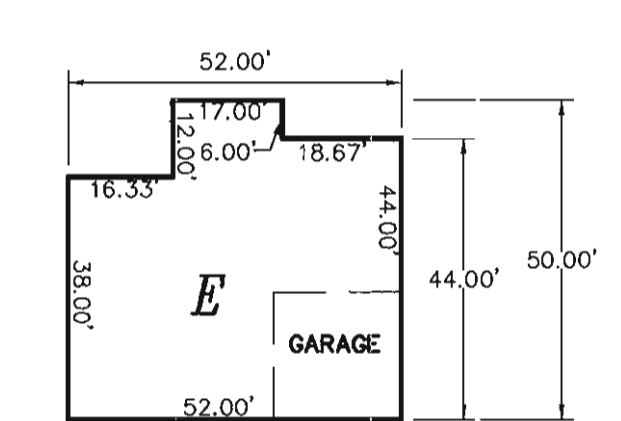
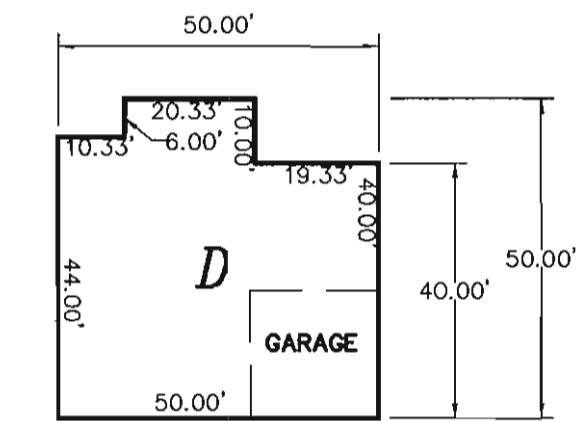
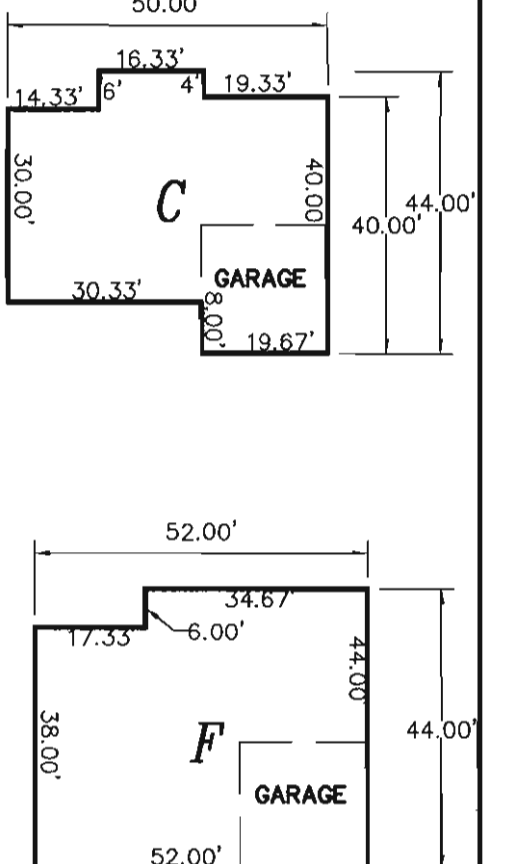
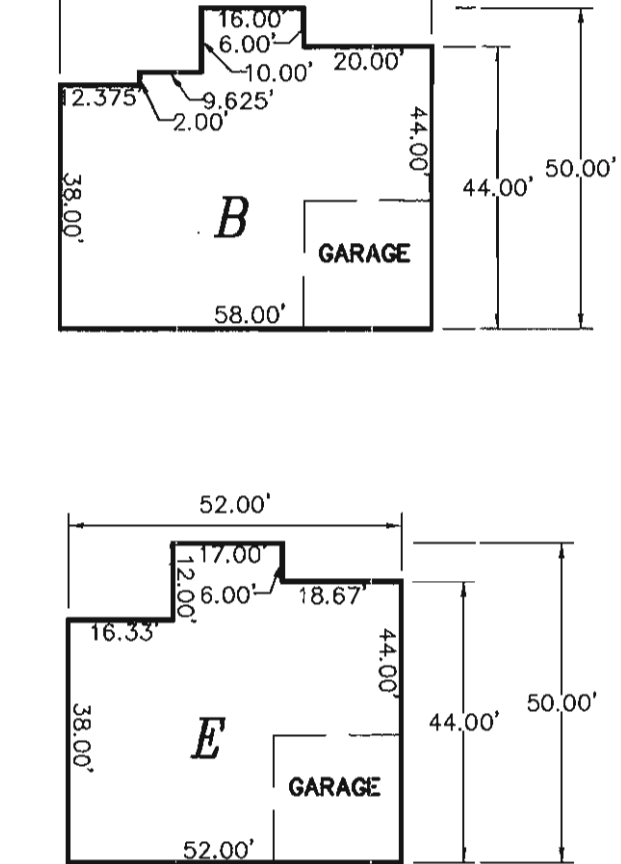
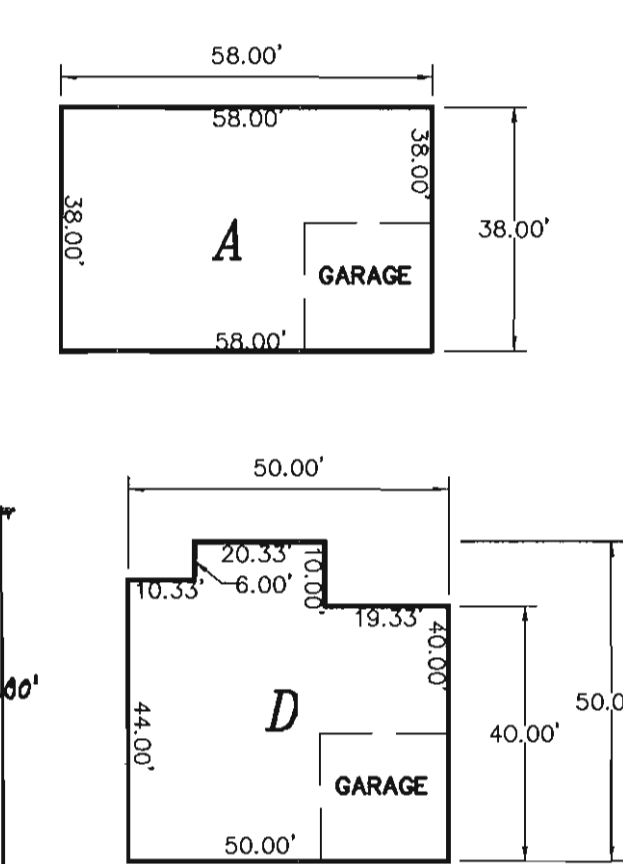
OVERTON



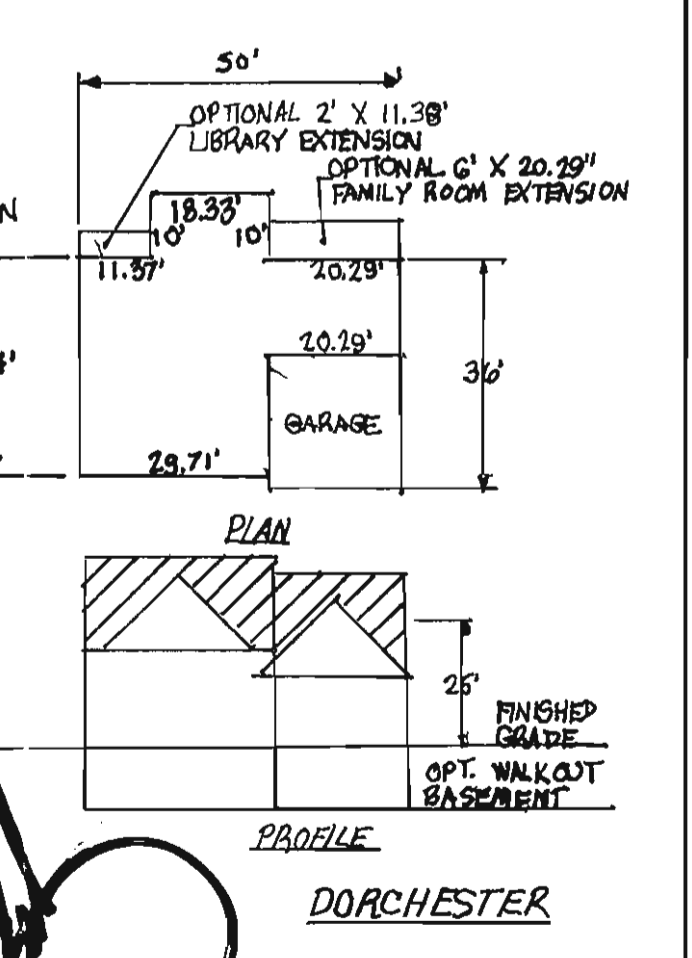
McKINLEY



LEXINGTON



CARLYLE



DORCHESTER

GENERIC TYPE	BERKSHIRE	NEWTON	OVERTON	PRINCETON	WATERFORD	McKINLEY	LEXINGTON	CARLYLE	DORCHESTER
A	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
B	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NO EXTENDED LIBRARY	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
C	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
D	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM
E	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY	NO EXTENDED KITCHEN	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
F	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NO EXTENDED KITCHEN NO EXTENDED SUNROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
G	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
H	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED
I	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS

NOTE: SIDE PORCHES MAY NOT PROJECT INTO SIDE SETBACKS.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA, MD 21045-5856

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MJD 6/30/04
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT BS 7/16/04
 [Signature]
 DIRECTOR OF PLANNING AND ZONING 7/15/04

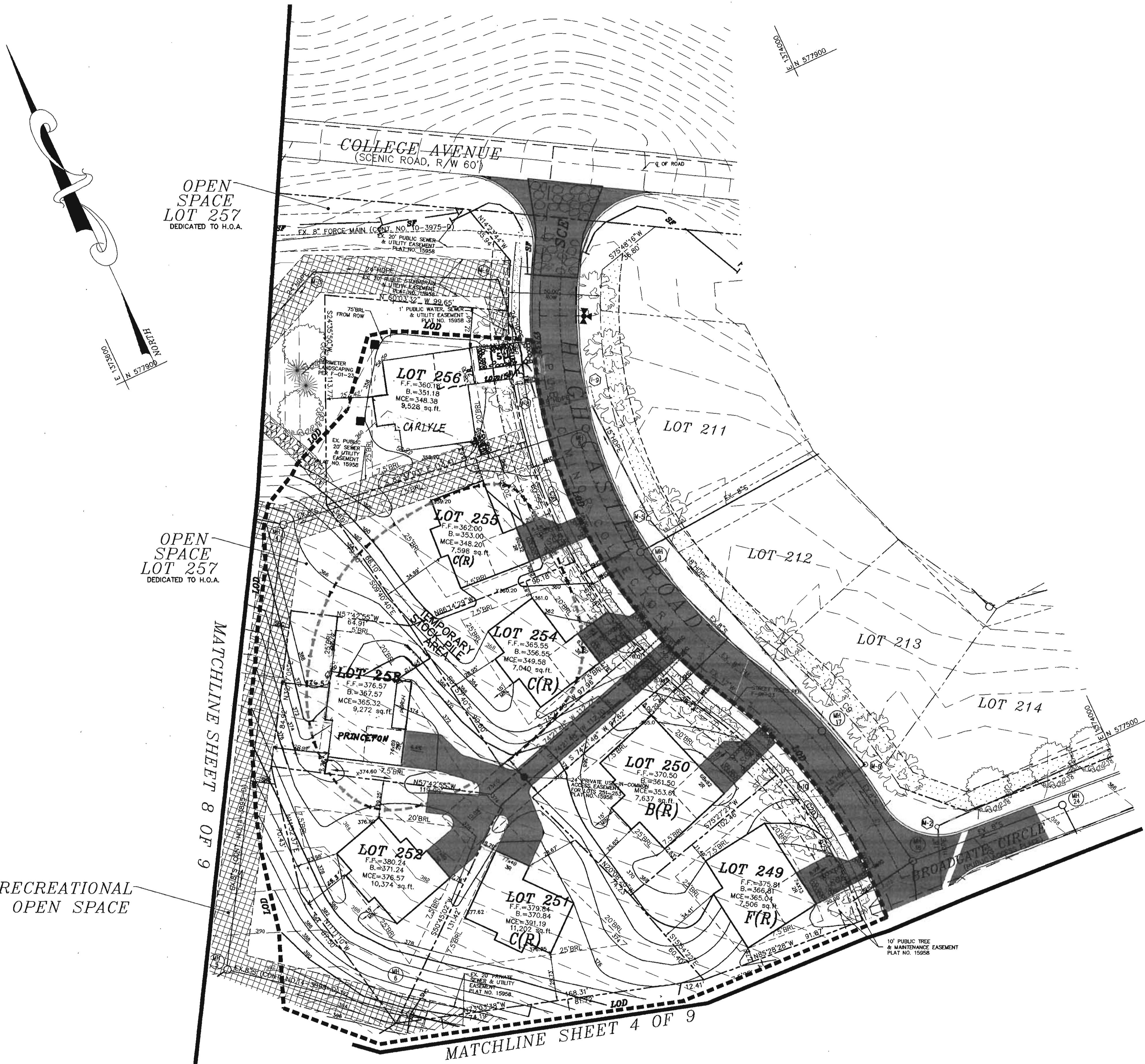
date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	HSP
revisions	

no.	1	date	11/28/04
description	ADDITION OF TWO NEW HOUSE TYPES, REVISIONS TO MATERIAL, ADDITION OF GENERIC BOX I.		
revisions			

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GENERIC BOX DETAILS

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

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



DEVELOPER'S CERTIFICATE

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

John B. Miltenberg 6/12/04
 SIGNATURE OF DEVELOPER

JOHN B. MILTENBERG
 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 B. Miltenberg 6/12/04
 SIGNATURE OF ENGINEER

JOHN B. MILTENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer 6/12/04
 USDO - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John B. Miltenberg 6/12/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John B. Miltenberg 6/12/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAB DATE

John B. Miltenberg 7/5/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John B. Miltenberg 7/5/04
 DIRECTOR DATE

date	JUNE 2004
project	02-105
illustration	HSP
scale	1" = 30'
approval	JBM

no.	1	description	REVISED HOUSE TYPES ON LOTS 253 AND 256	date	7/1/04
no.		revisions		date	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0598 Fax.

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
CT	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.85	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

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 NATURAL RESOURCE CONSERVATION SERVICE.

John R...
SIGNATURE OF DEVELOPER
DATE: 6/12/04

JOHN RICHIE, RICHMOND AMERICAN HOMES OF MD.
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 B. Mildenberg
SIGNATURE OF ENGINEER
DATE: 6/12/04

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Myers
SIGNATURE OF NATURAL RESOURCE CONSERVATION SERVICE
DATE: 6/22/04

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

John M. K...
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT
DATE: 6/22/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris...
SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/30/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION
MAB

...
SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/8/04

CHIEF, DIVISION OF LAND DEVELOPMENT

...
SIGNATURE OF DIRECTOR
DATE: 7/15/04

DIRECTOR

date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	HSP
approval	JRM

no.	1	description	GENERAL BOX 1 ON VTO LOTS 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262	date	11/22/04
revisions					

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4

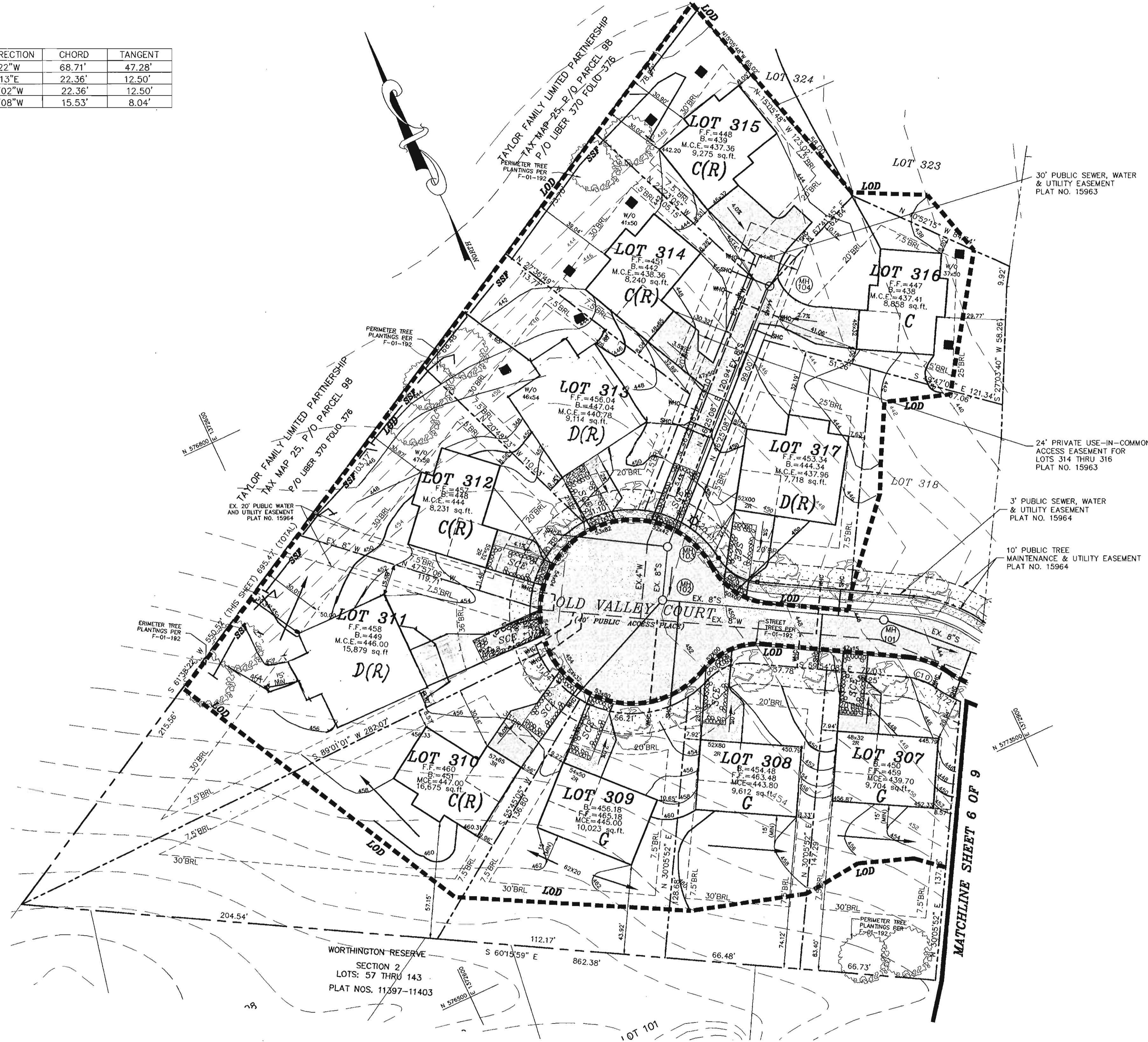
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 997-0238 Fax.

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'



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

J.R. 6/3/04
SIGNATURE OF DEVELOPER DATE

JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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 Milder 6/3/04
SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Robertson 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark J. ... 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 7/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 7/15/04
DIRECTOR DATE

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

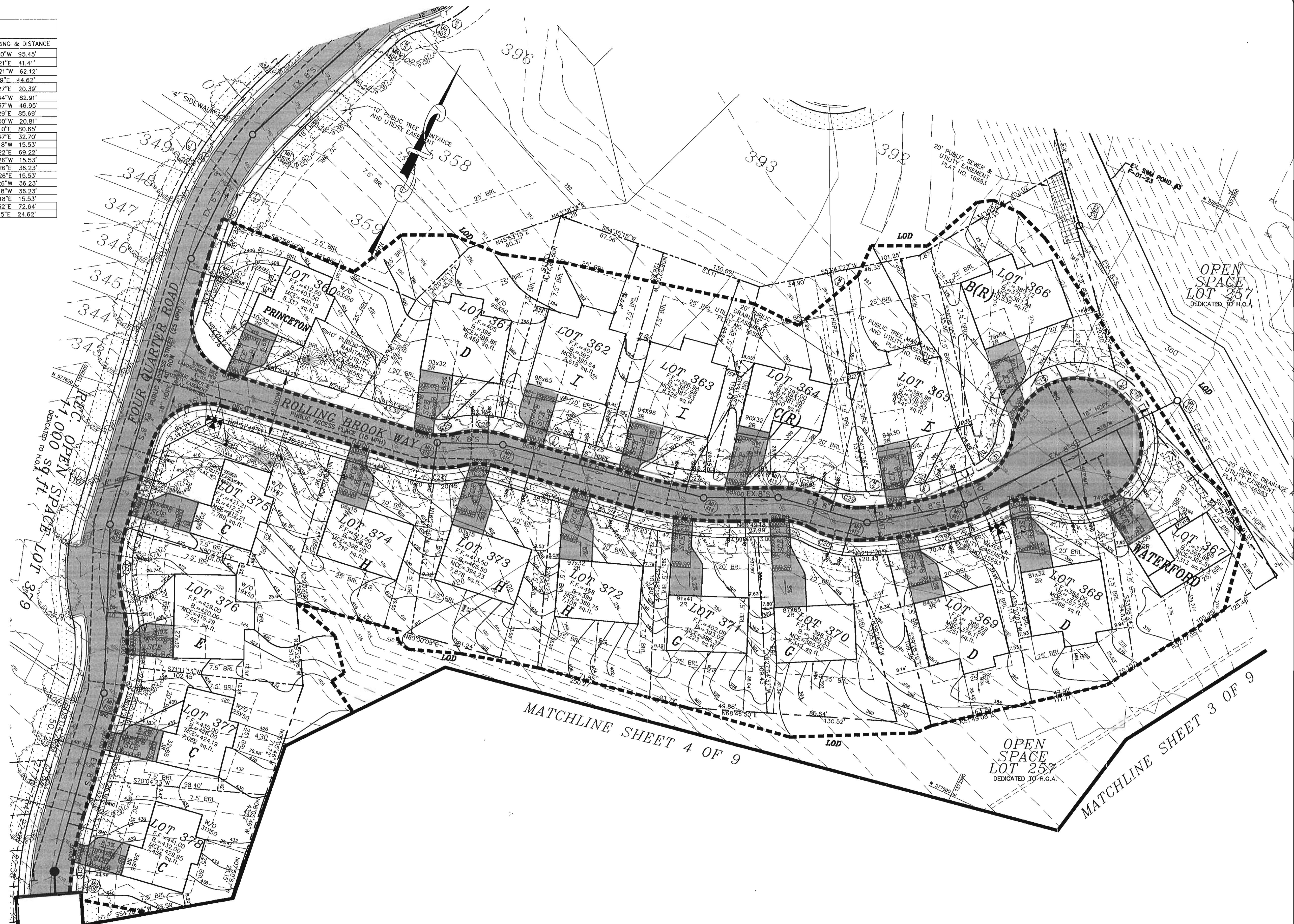
Project	02-105	date	JUNE 2004
illustration	HSP	engineering	HSP
scale	1" = 30'	approval	JBM

no.	1	description	INCORPORATE GEOTECH BOX 1 ON TO LOTS 311 & 313	date	11/22/04
revisions					

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 307 THRU 317

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsou Hall Drive, Suite 202, Beltsville City, Maryland, 21042
(410) 997-0286 Fax: (301) 621-5321 Wash. (410) 997-0288 Fax.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C5	180.00'	96.60'	49.50'	30°45'01"	S071°10'10"W 95.45'
C7	80.00'	41.89'	21.44'	30°00'00"	S23°04'21"E 41.41'
C9	120.00'	62.83'	32.15'	30°00'00"	N23°04'21"W 62.12'
C11	180.00'	44.73'	22.48'	147°43'17"	S151°12'28"E 44.62'
C13	180.00'	20.40'	10.21'	06°29'38"	S25°33'27"E 20.39'
C15	50.00'	97.76'	74.16'	112°01'19"	S37°32'44"W 82.91'
C16	50.00'	48.87'	26.59'	56°00'00"	N58°26'37"W 46.95'
C17	50.00'	102.92'	83.11'	117°56'11"	N28°31'29"E 85.69'
C18	25.00'	21.46'	11.44'	49°11'09"	S62°54'00"W 20.81'
C19	219.85'	81.11'	41.02'	21°09'29"	N48°53'10"E 80.85'
C20	70.00'	33.01'	16.82'	27°01'02"	N80°18'47"E 32.20'
C21	30.00'	15.71'	8.04'	30°00'00"	S78°49'18"W 15.53'
C22	220.00'	69.51'	35.05'	18°06'08"	N72°52'22"E 69.22'
C23	30.00'	15.71'	8.04'	30°00'00"	S66°55'26"W 15.53'
C24	70.00'	36.65'	18.76'	30°00'00"	N66°55'26"E 36.23'
C25	30.00'	15.71'	8.04'	30°00'00"	N66°55'26"E 15.53'
C26	70.00'	36.65'	18.76'	30°00'00"	S66°55'26"W 36.23'
C28	70.00'	36.65'	18.76'	30°00'00"	S78°49'18"W 36.23'
C29	30.00'	15.71'	8.04'	30°00'00"	N78°49'18"E 15.53'
C30	180.00'	73.14'	37.08'	23°16'52"	N52°10'52"E 72.64'
C31	25.00'	25.75'	14.15'	59°00'21"	N11°02'15"E 24.62'



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

John R. Rice 6/10/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg 6/10/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
 USE - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John A. Whitson 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

Chris Harris 6/22/04
 CHIEF DEVELOPMENT ENGINEERING DIVISION MMS DATE

Chris Harris 7/1/04
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

John Callahan 7/15/04
 DIRECTOR DATE



OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

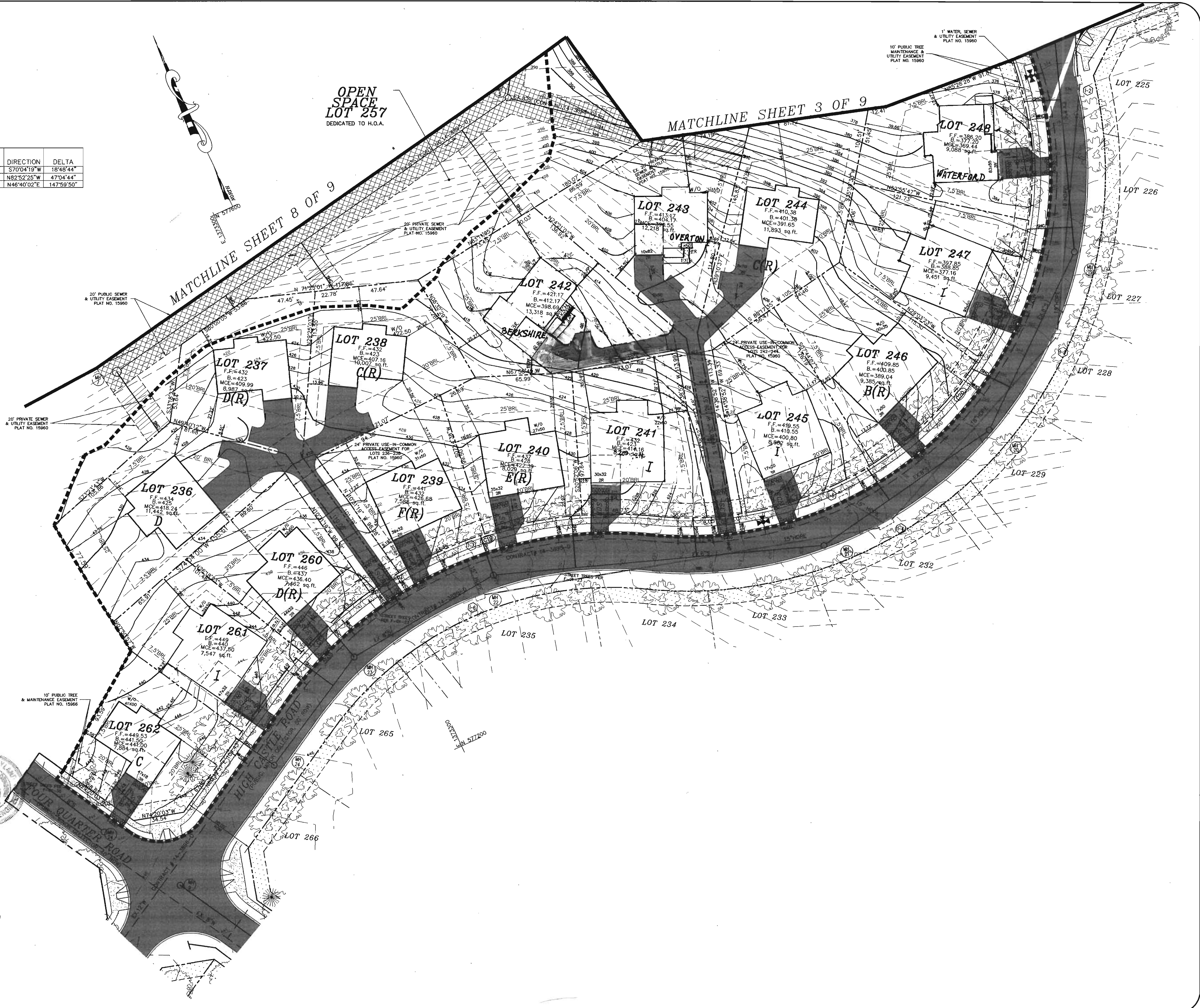
Project	date
02-105	JUNE 2004
Illustration	engineering
HSP	HSP
scale	1"=30'
approval	JBM

1	DESCRIPTION	DATE
1	REVISION: GENERIC BOX 1 ON LOTS 362, 363 & 366.	
	REVISIONS	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



OPEN SPACE LOT 257 DEDICATED TO H.O.A.

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 3 OF 9

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 NATURAL RESOURCE CONSERVATION SERVICE.

John Ric
 SIGNATURE OF DEVELOPER
 JOHN RICHMOND AMERICAN HOMES, CO. MD.
 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 B. Mildeberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Myers 6/22/04
 USFS - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John M. Winton 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris D'Amico 6/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John LaFleur 7/5/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John LaFleur 7/15/04
 DIRECTOR DATE

Project	02-105	date	JUNE 2004
Illustration	HSP	illustration	engineering
scale	1"=30'	approval	HSP
revisions		description	JBM

no.	1	description	INCORPORATE COMMENTS FROM LOT 248	date	11/22/04
no.	2	description	INCORPORATE COMMENTS FROM LOT 248	date	11/22/04

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 Engineers Planners
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 397-0236 Fax (301) 621-5521 Wash. (410) 397-0238 Fax

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 3 OF 9

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

John Ri...
DATE: 6/18/04

JOHN RI... RICHMOND AMERICAN HOMES OF MD.
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 B. Mildenberg
DATE: 6/18/04

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Myers
DATE: 6/22/04

JIM MYERS
NATURAL RESOURCE CONSERVATION SERVICE

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

John M. Kinton
DATE: 6/22/04

JOHN M. KINTON
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris...
DATE: 6/22/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION

...
DATE: 7/8/04

CHEF, DIVISION OF LAND DEVELOPMENT

...
DATE: 7/15/04

DIRECTOR

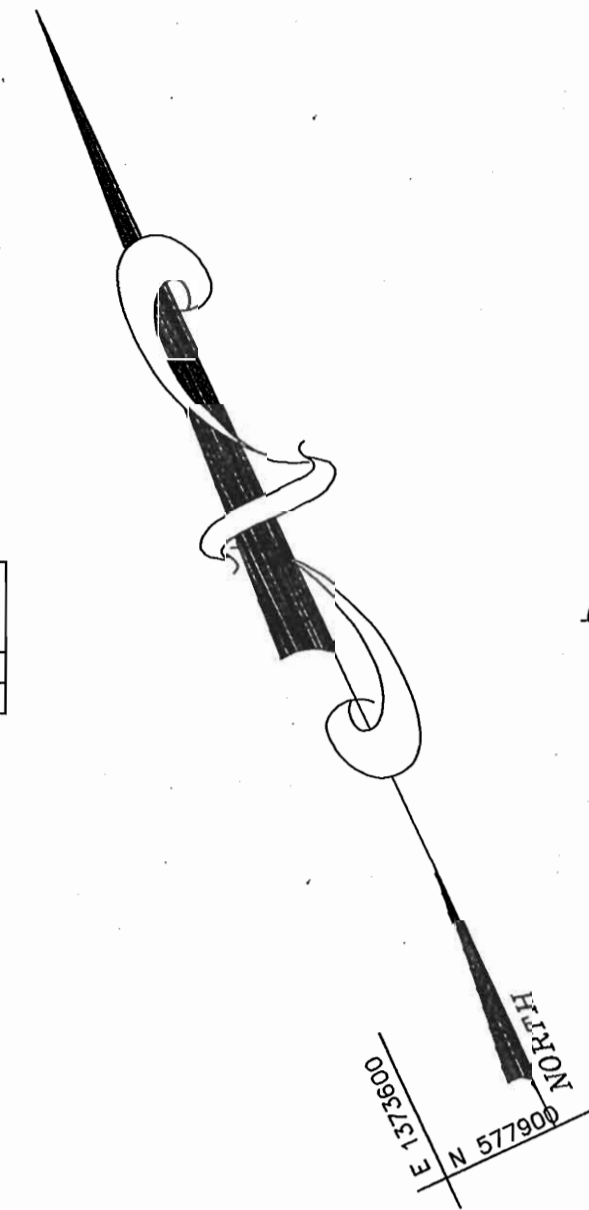
date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	HSP
revision	JBM

2/revs	4/04
1	REVISED HOME TYPES ON LOTS 243, 245
2	REVISED HOME TYPES ON LOTS 242, 243, 246
3	INCORPORATED GENERIC BOX 7 INTO LOTS 241, 242, 243, 244
no.	11/22/04
description	INCORPORATED GENERIC BOX 7 INTO LOTS 241, 242, 243, 244
revisions	

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

MILDENBERG, BOENDER & ASSOC., INC.
5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax: (301) 821-5521 Wash. (410) 987-0286 Fax

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.38	276.29	157.85	273.73	S00°39'34"W	59°23'11"



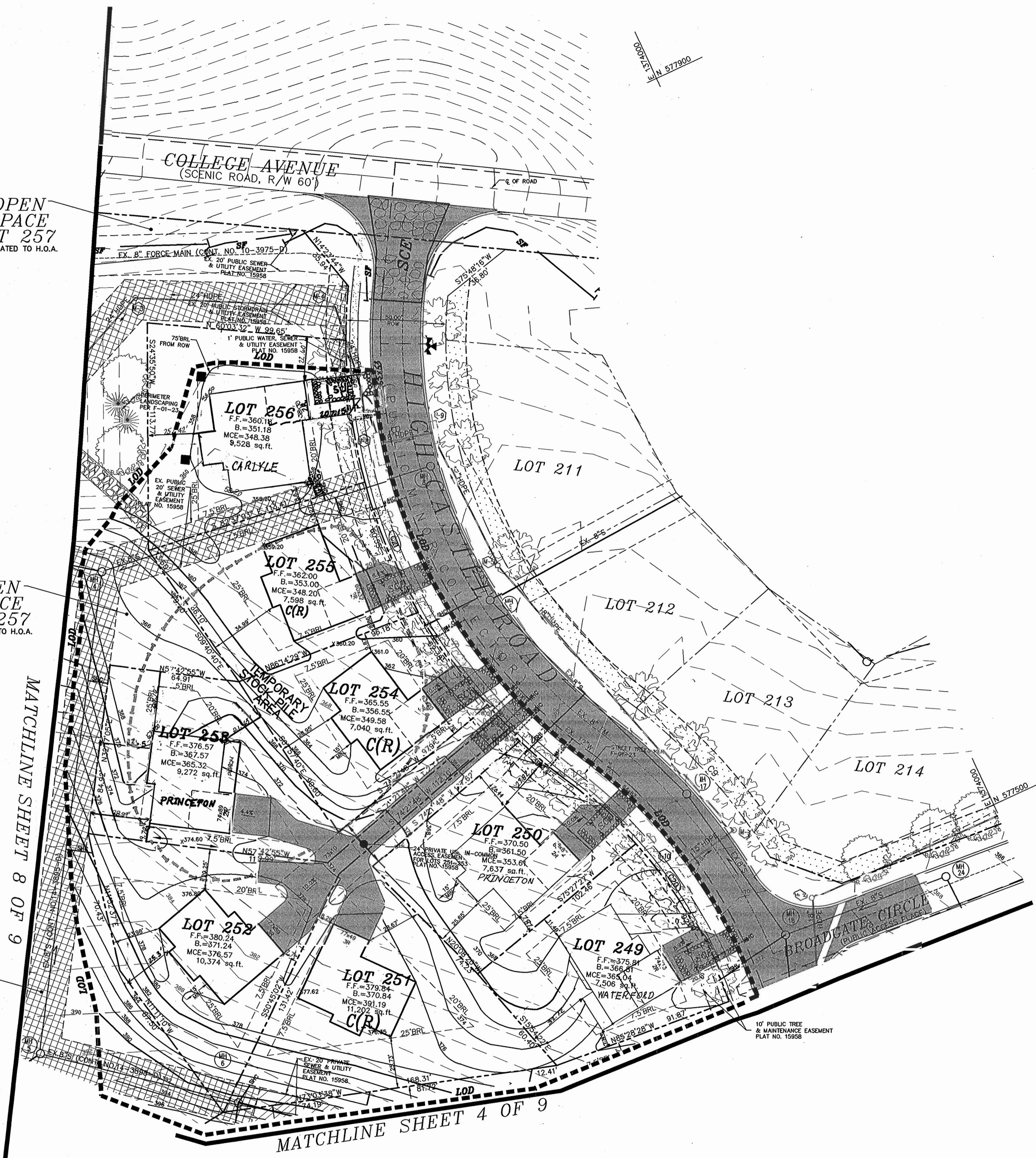
OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

RECREATIONAL
OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



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

John Ri
SIGNATURE OF DEVELOPER
DATE: 6/22/04

JOHN RICHMOND AMERICAN HOMES OF MD.
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 Ri
SIGNATURE OF ENGINEER
DATE: 6/22/04

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Meyer
USDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE: 6/22/04

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

John Ri
DATE: 6/22/04

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

William Dammann
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/23/04

William Dammann
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/5/04

John Ri
DIRECTOR, P&Z DIVISION
DATE: 7/15/04

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

project	date	approval
02-105	JUNE 2004	HSP
illustration	engineering	HSP
HSP	HSP	HSP
scale	scale	approval
1"=30'	1"=30'	JBM

no.	description	date
1	REVISED HOUSE TYPES ON LOTS 250 & 251	6/22/04
2	REVISED HOUSE TYPES ON LOTS 250 & 251	6/22/04

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

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

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



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 APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

John R. [Signature]
 SIGNATURE OF DEVELOPER
 DATE: 6/22/04

JOHN RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg [Signature]
 SIGNATURE OF ENGINEER
 DATE: 6/22/04

JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Myers [Signature] 6/22/04
 DATE

USA - NATURAL RESOURCE CONSERVATION SERVICE

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

John M. [Signature] 6/22/04
 DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/23/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/8/04
[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/15/04
 DIRECTOR

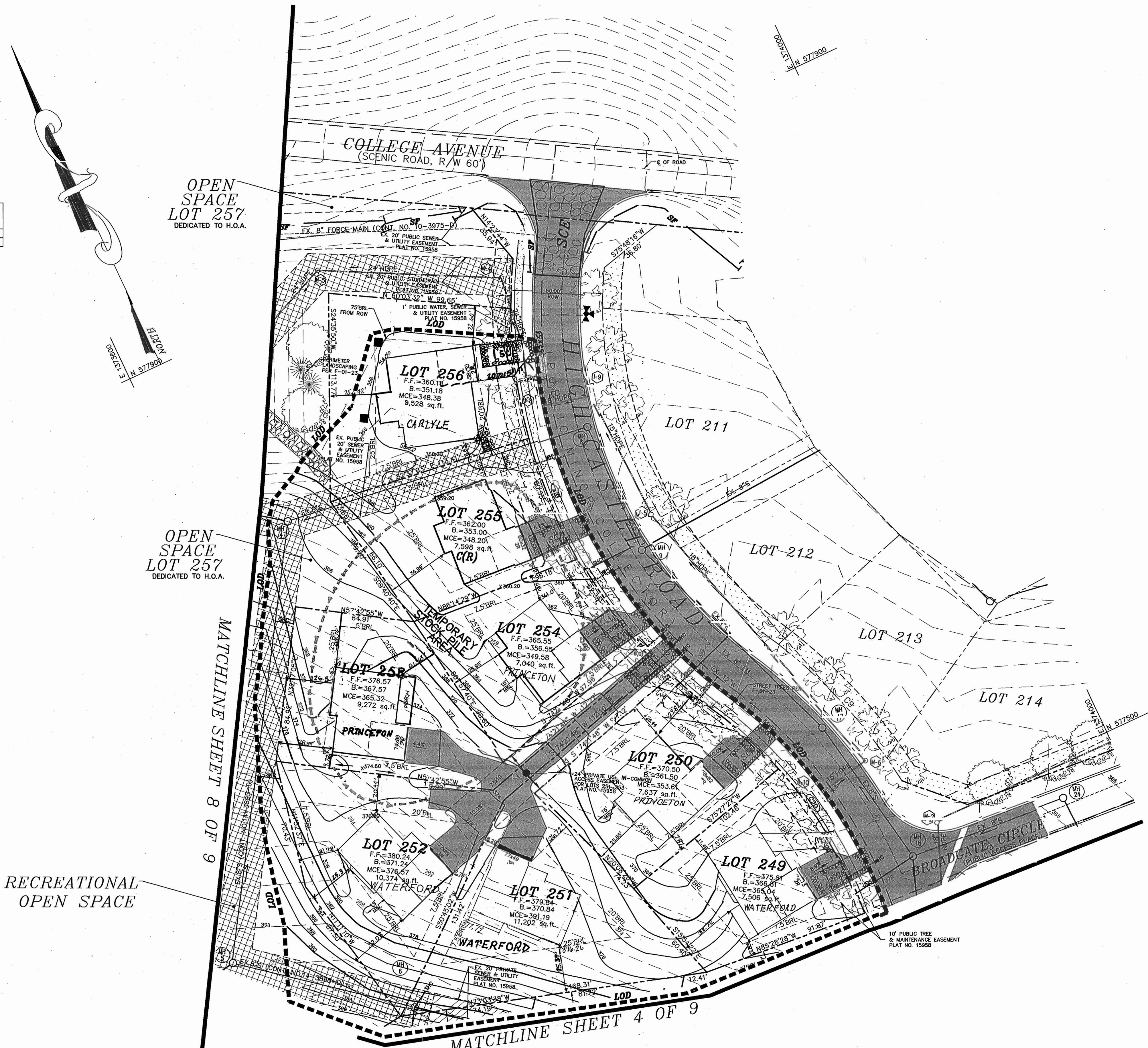
date	JUNE 2004
project	02-106
illustration	HSP
scale	1" = 30'
approval	HSP
approval	JBM

date	11/22/04
description	INCORPORATE GENERAL EX-1 ON TO LOTS 241, 242, 243 & 245
revisions	2. REVISED HOUSE TYPES ON LOTS 243 & 245
revisions	3. REVISED HOUSE TYPES ON LOTS 242, 243 & 245
revisions	4. REVISED HOUSE TYPES ON LOTS 236, 237, 244 & 246

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 Planners
 Engineers
 5072 Densy Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0298 Fax (410) 987-0298 Wash. (301) 821-5321 Wash. (410) 987-0298 Fax

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.36	276.29	157.55	273.73	S00°39'34"W	59°23'11"



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

John Rice 6/18/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg 6/18/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Mays 6/22/04
 SIGNATURE OF NRC SERVICE DATE
 USFS - NATURAL RESOURCE CONSERVATION SERVICE

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

John K. Robertson 6/22/04
 SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Lamm 6/22/04
 SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MA3

John G. ... 7/6/04
 SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

John G. ... 7/15/04
 SIGNATURE OF DIRECTOR DATE
 DIRECTOR

RECREATIONAL
OPEN SPACE

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9

date	JUNE 2004
project	02-105
illustration	HSP
scale	1" = 30'
approval	JBM

1/04	REVISED HOUSE TYPES ON LOTS 252 + 254	date	
3	REVISED HOUSE TYPES ON LOT 251	description	
4	REVISED HOUSE TYPES ON LOTS 250	revisions	
2	REVISED HOUSE TYPES ON LOTS 253 AND 254		
1			

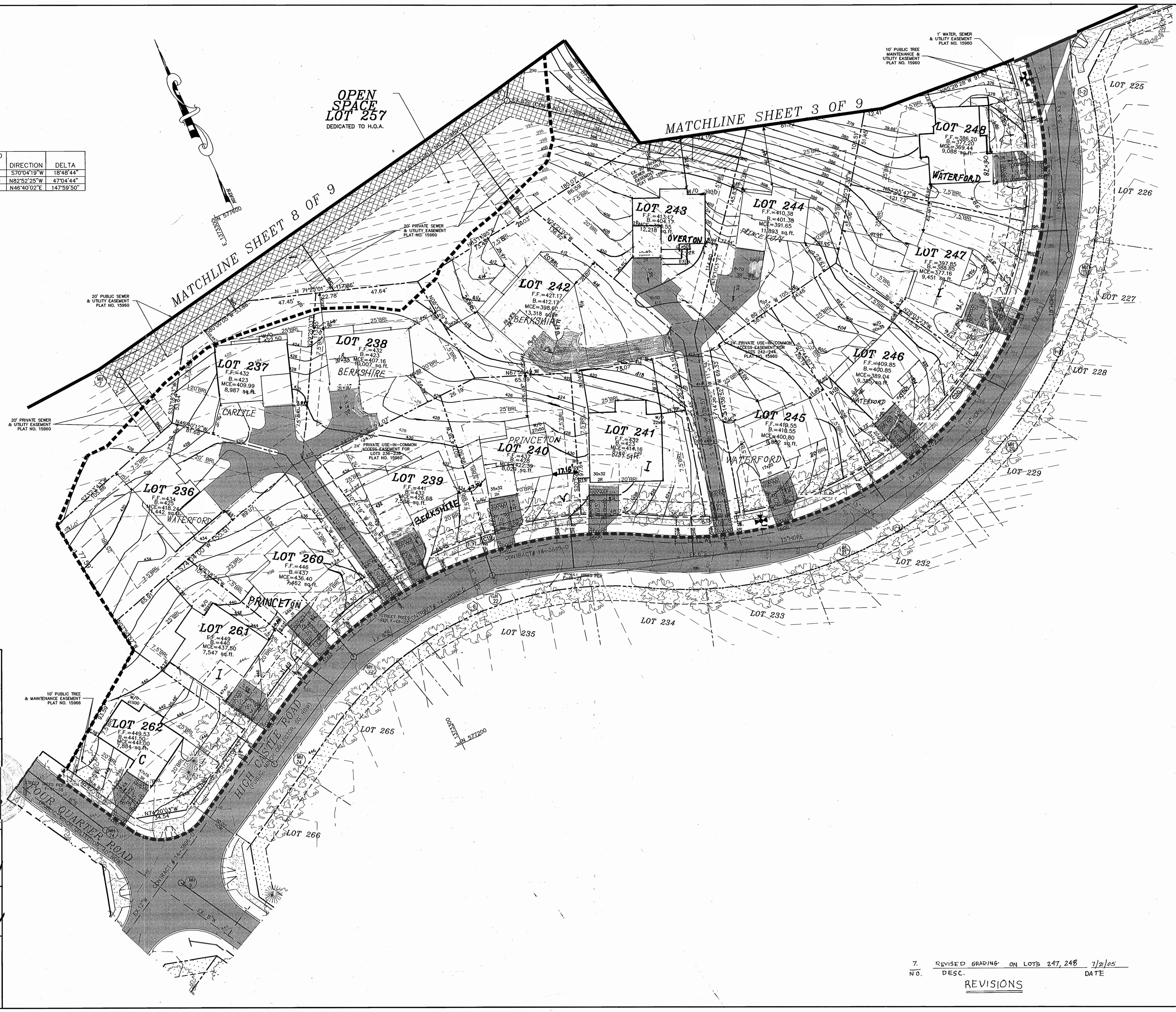
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

H:\02-105\DWG\SDP\02105-SDP-5.DWG

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

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 APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

John R. ...
SIGNATURE OF DEVELOPER
DATE: 6/22/04

JOHN RICHMOND AMERICAN HOMES OF MD.
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 B. Mildenberg
SIGNATURE OF ENGINEER
DATE: 6/22/04

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Myers
DATE: 6/22/04

USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

John M. ...
DATE: 6/22/04

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/15/04

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/15/04

DIRECTOR

date	project	illustration	scale	approval
JUNE 2004	02-105	HSP	1"=30'	JBM

no.	description	date
1	INDICATED GENERIC BOLD ON TO LOTS 241	11/22/04
2	REVISED HOUSE TYPES ON LOTS 242, 243 & 246	1/04
3	REVISED HOUSE TYPES ON LOTS 242, 243 & 246	2/05
4	REVISED HOUSE TYPES ON LOTS 239 & 240	3/05
5	REVISED HOUSE TYPES ON LOTS 239, 241 & 242	4/05

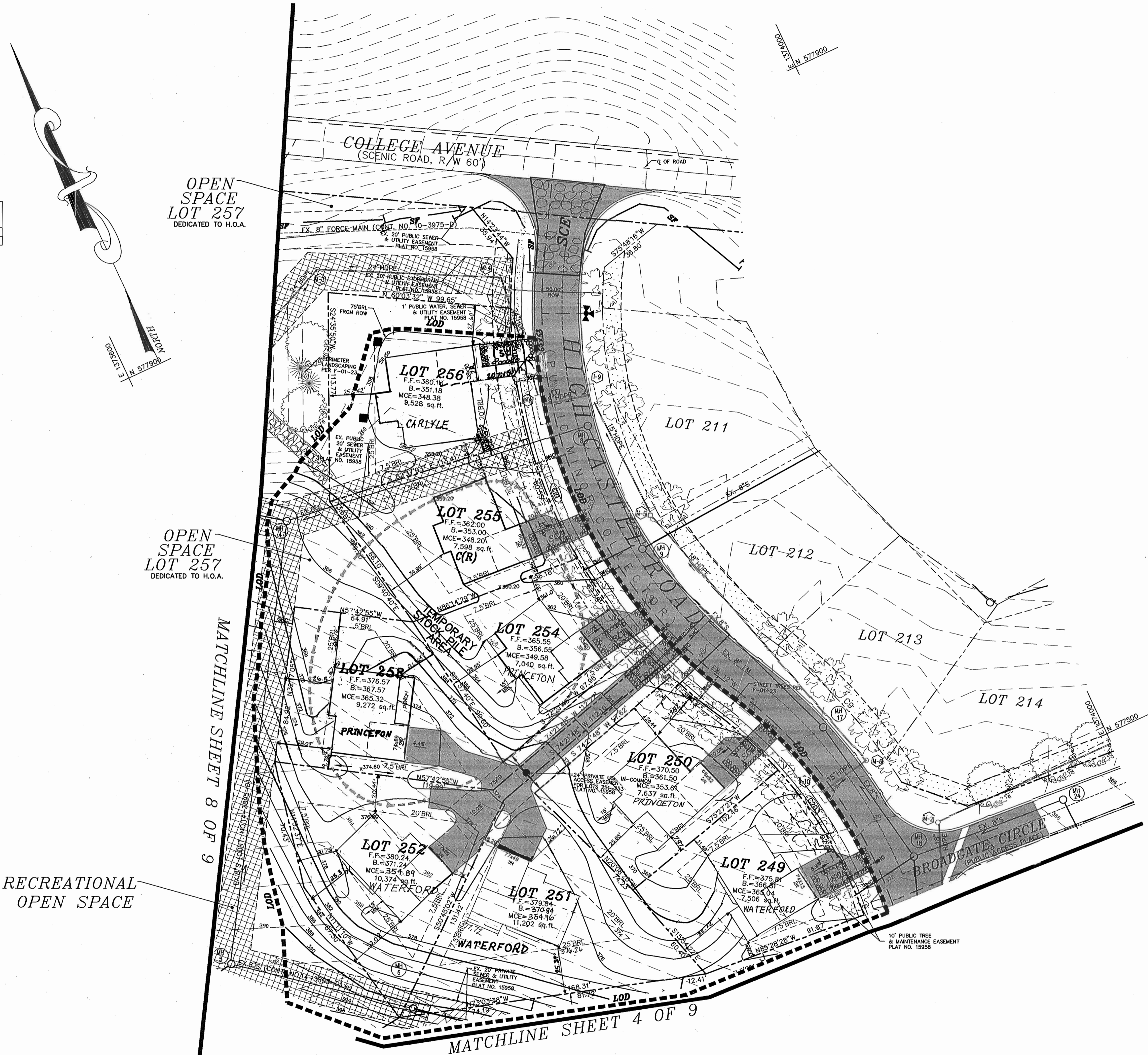
AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

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

NO.	DESC.	DATE
7.	REVISED GRADING ON LOTS 247, 248	7/21/05

REVISIONS

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



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

John Re 6/18/04
 SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

John B. Mildenberg 6/18/04
 SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
 REGISTERED NAME OF ENGINEER

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

Jim Mays 6/22/04
 USFS - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Robertson 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael Cannon 6/30/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAB DATE

Collette 7/8/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Debra Coffey 7/15/04
 DIRECTOR DATE

RECREATIONAL
OPEN SPACE

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9

Project	02-105	date	JUNE 2004
Illustration	HSP	engineering	HSP
Scale	1"=90'	approval	JBM

4/05	1/05	3/2/05	4/2/05	4/2/05	date
5	4	3	2	1	no.
RELOCATE THE SIC FOR LOTS 251 AND 252					description
REVISED HOUSE TYPES ON LOTS 251 & 254					
REVISED HOUSE TYPES ON LOT 251					
REVISED HOUSE TYPES ON LOTS 251, 254 & 256					
REVISED HOUSE TYPES ON LOTS 251 AND 254					revisions

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

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.

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

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CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N48°40'02"E	147°59'50"
C21	286.38	276.29	157.95	273.73	S00°39'34"W	59°23'11"



DEVELOPER'S CERTIFICATE

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John Ri 6/18/04
 SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

John B. Mildeberg 6/18/04
 SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
 USFS NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Robertson 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

William J. ... 6/30/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

... 6/11/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 11/5/04
 DIRECTOR DATE

RECREATIONAL OPEN SPACE

9/1/05 REVISED GRADING ON LOT 249

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dersy Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 937-0296 Fax: (301) 621-5521 Wash. (410) 937-0298 Fax

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

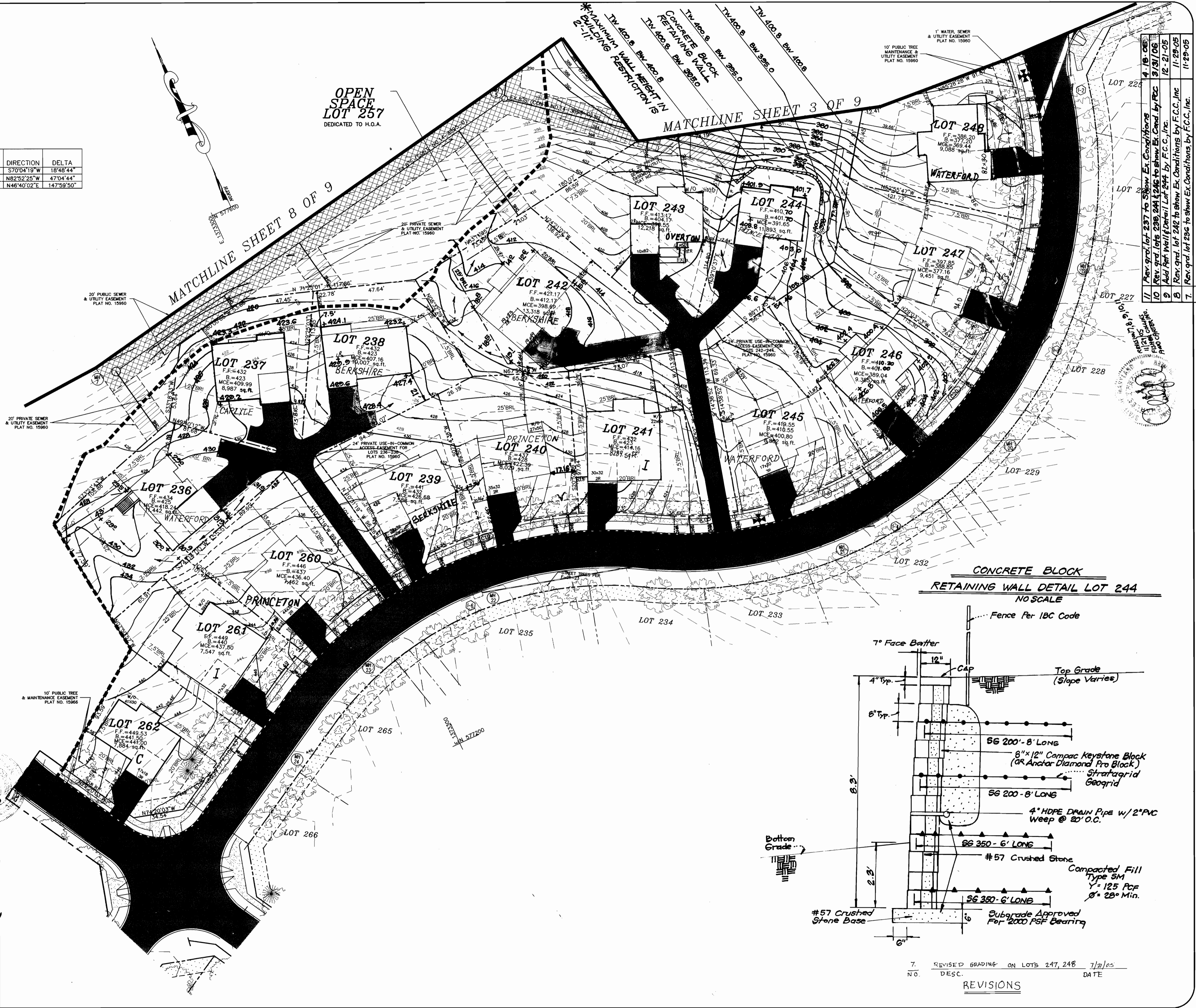
3 OF 9

SDP-04-58

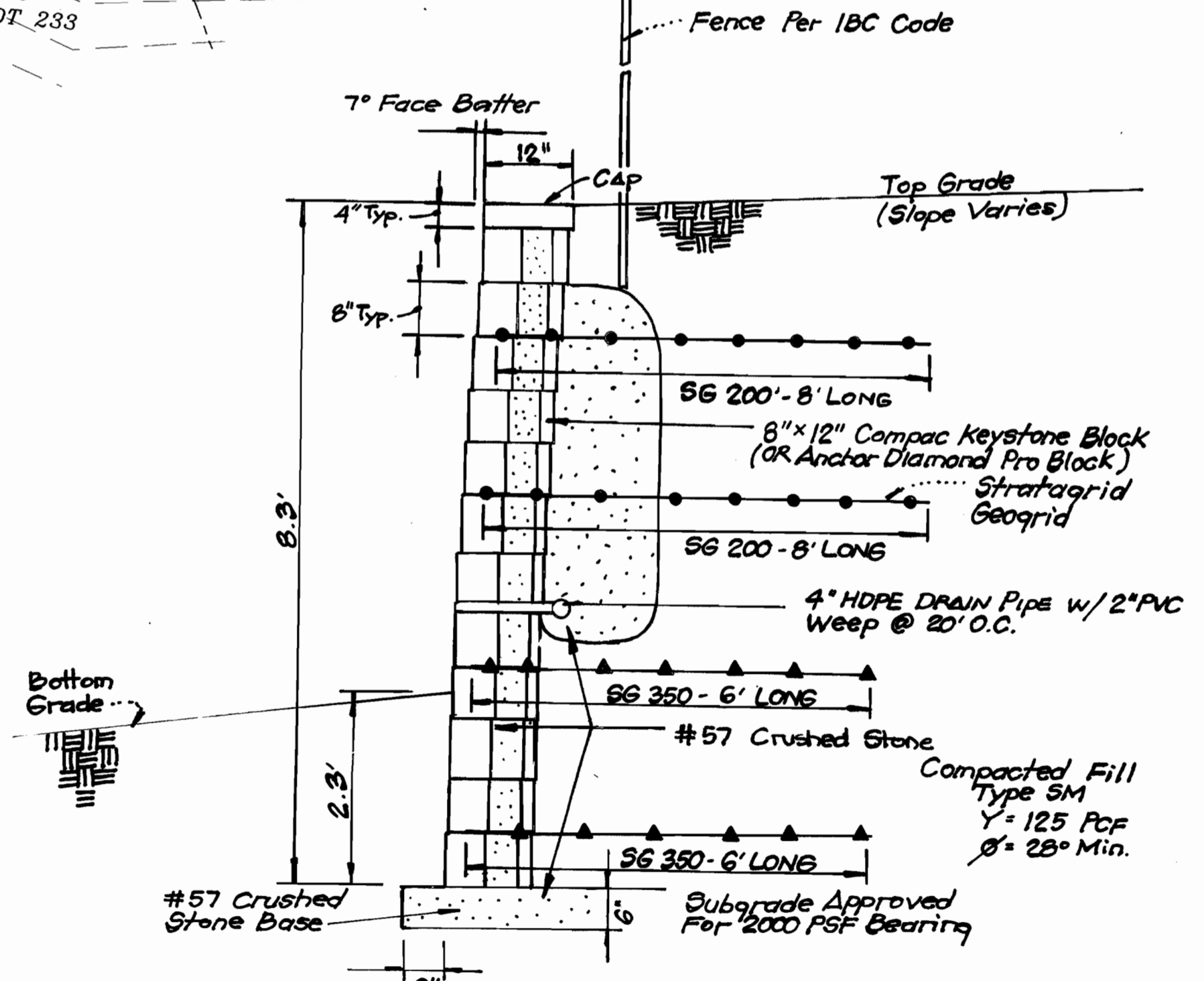
Project	02-105	Date	JUNE 2004
Illustration	HSP	Engineering	HSP
Scale	1"=30'	Approval	JBM

4/05	REVISED GRADING ON LOT 249	9/1/05
4/05	RELOCATE THE SHC ON LOTS 251 AND 252	4/05
3/1/05	REVISED HOUSE TYPES ON LOTS 253, 254 & 255	3/1/05
4/20/05	REVISED HOUSE TYPES ON LOT 251	4/20/05
4/20/05	REVISED HOUSE TYPES ON LOTS 250 & 251	4/20/05
4/20/05	REVISED HOUSE TYPES ON LOTS 253 AND 254	4/20/05

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"



**CONCRETE BLOCK
RETAINING WALL DETAIL LOT 244
NO SCALE**



REVISIONS		
NO.	DESC.	DATE
7.	REVISED GRADING ON LOTS 247, 248	7/2/05

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 NATURAL RESOURCE CONSERVATION SERVICE.

John Ri...
SIGNATURE OF DEVELOPER
DATE: 6/15/04

JOHN RICHMOND AMERICAN HOMES OF MD.
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 B. Mil...
SIGNATURE OF ENGINEER
DATE: 6/22/04

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Myers
DATE: 6/22/04

USA - NATURAL RESOURCE CONSERVATION SERVICE

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

John R. ...
DATE: 6/22/04

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John ...
DATE: 6/22/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/5/04

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/15/04

DIRECTOR

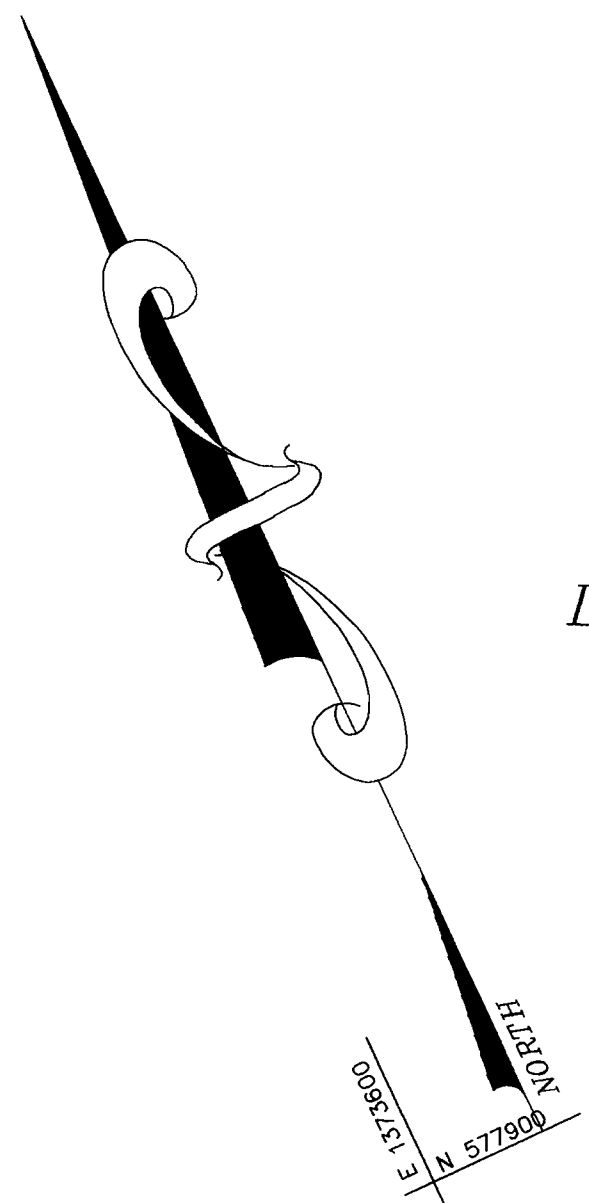
NO.	DESCRIPTION	DATE
1	INCOMPLETE GENERIC BLOT 1 ON TO LOTS 244, 245, 247 & 248	11/22/04
2	REVISIONS	4/04
3	REVISIONS	11/22/04
4	REVISIONS	11/22/04
5	REVISIONS	11/22/04
6	REVISIONS	11/22/04
7	REVISIONS	11/22/04

PROJECT	DATE	BY	SCALE
02-106	JUNE 2004	HSP	1"=30'
02-106	JUNE 2004	HSP	1"=30'
02-106	JUNE 2004	HSP	1"=30'

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

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

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°58'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



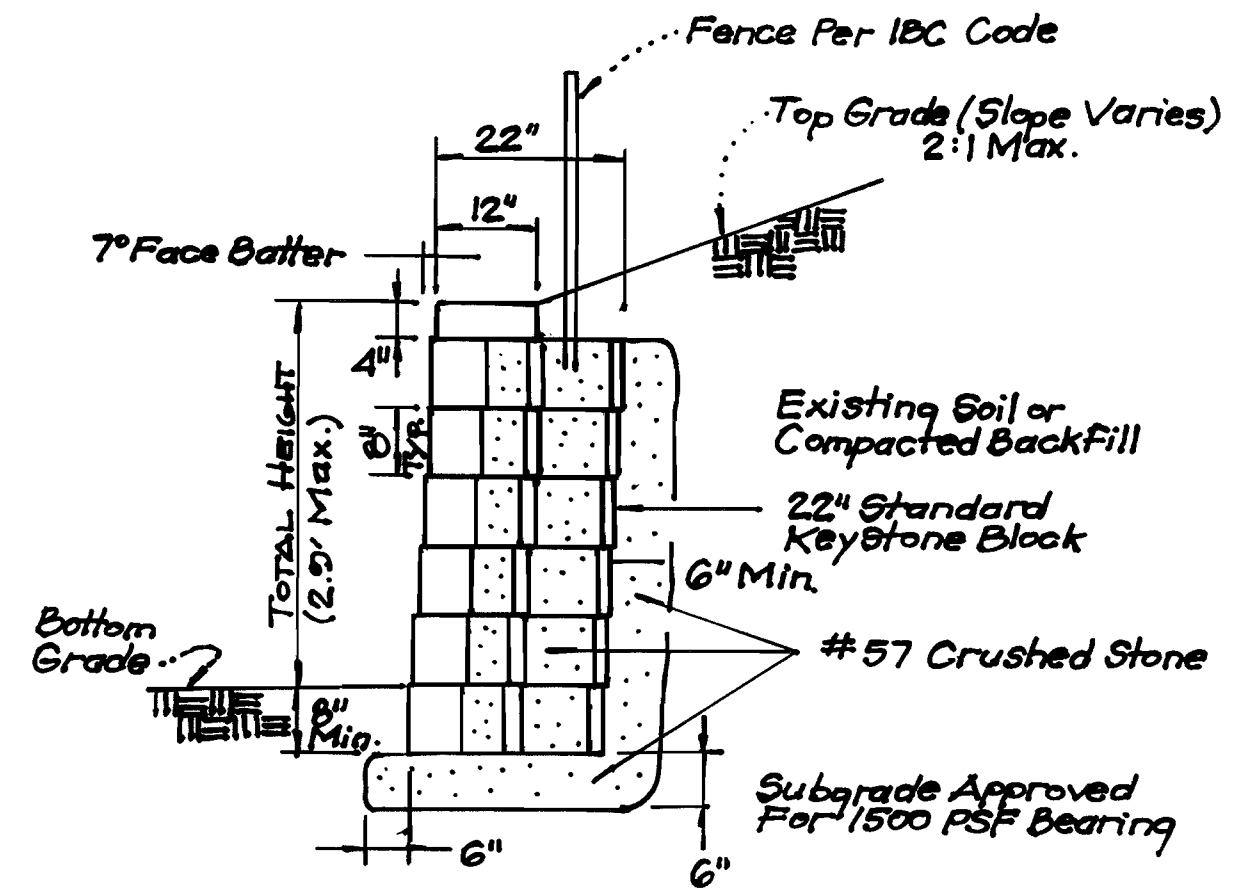
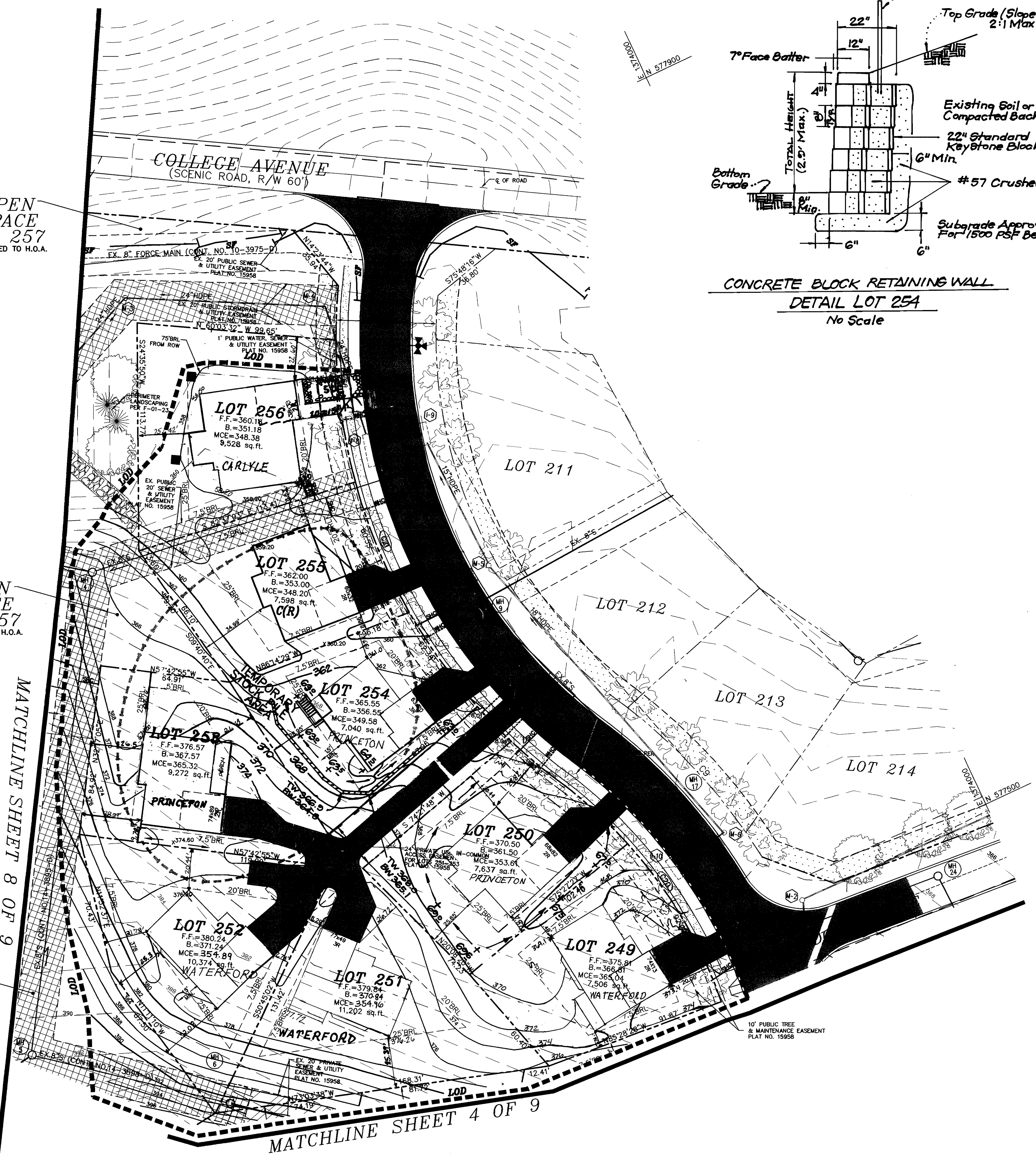
OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

RECREATIONAL
OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



CONCRETE BLOCK RETAINING WALL
DETAIL LOT 254
No Scale

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

Signature: *John Ri...* Date: 6/12/04
JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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.

Signature: *John B. Mildenberg* Date: 6/12/04
JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Signature: *Jim Meyer* Date: 6/12/04
JIM MEYER
NATURAL RESOURCE CONSERVATION SERVICE

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

Signature: *John K. Ricketts* Date: 6/12/04
JOHN K. RICKETTS
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Michael Damman* Date: 6/30/04
MICHAEL DAMMAN
CHIEF, DEVELOPMENT ENGINEERING DIVISION MA3

Signature: *Alan...* Date: 7/5/04
ALAN...
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *David...* Date: 7/15/04
DAVID...
DIRECTOR (ACTING)



8 Rev. grad. lot 250 to show Ex. Conditions 4-10-06
7 Add Retaining Wall & Detail Lot 254 by F.C.C., Inc. 12-21-05

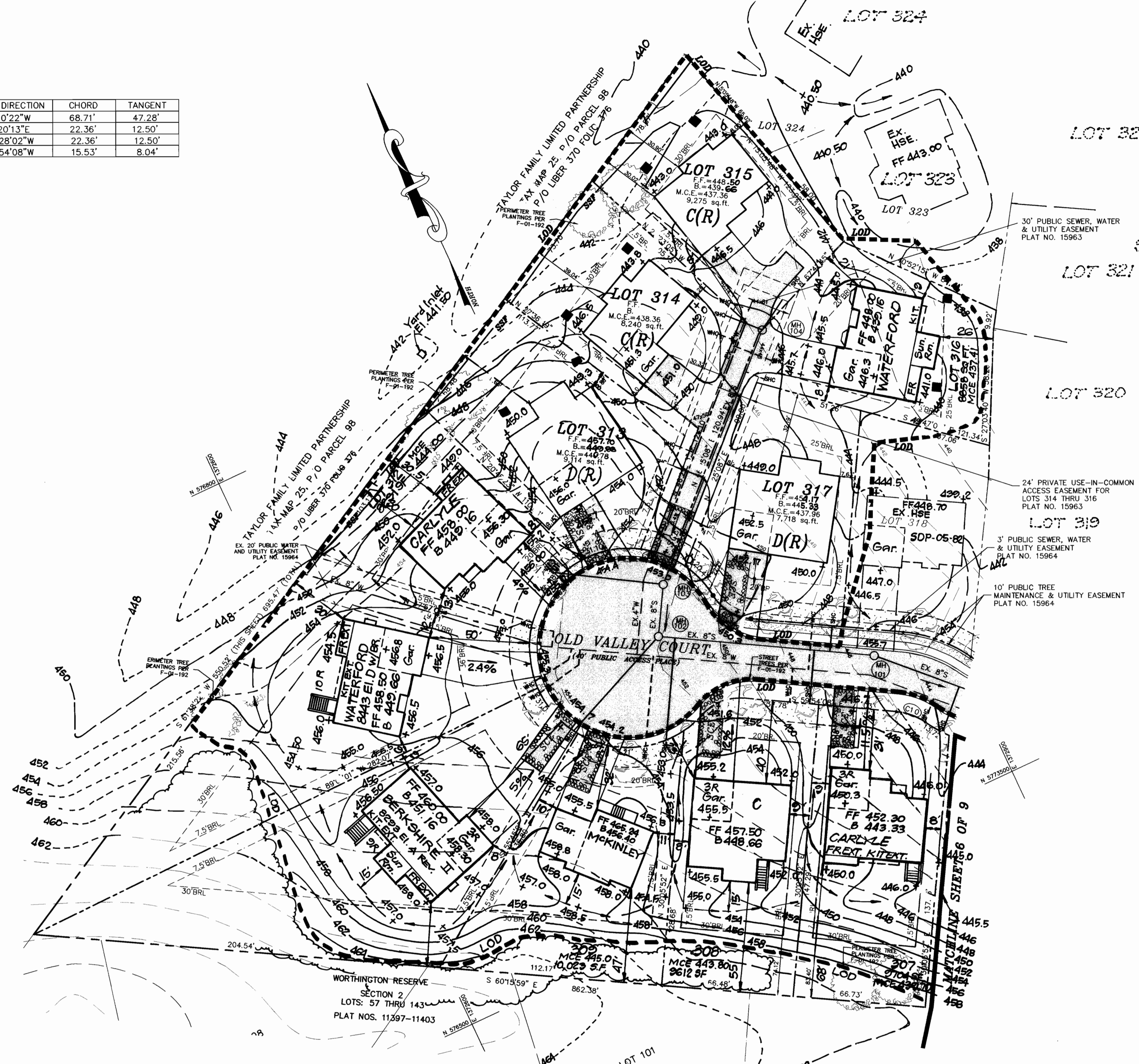
no.	description	date
1	REVISED HOUSE TYPES ON LOTS 253 AND 254	4/05
2	REVISED HOUSE TYPES ON LOTS 251 AND 252	4/05
3	REVISED HOUSE TYPES ON LOTS 251 AND 252	3/2/05
4	REVISED HOUSE TYPES ON LOTS 251 AND 252	4/05
5	REVISED HOUSE TYPES ON LOTS 251 AND 252	4/05
6	REVISED HOUSE TYPES ON LOTS 251 AND 252	4/05
7	REVISED HOUSE TYPES ON LOTS 251 AND 252	4/05

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

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

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'



AUTUMN VIEW SECTION 5 PHASE 3
SDP-05-082



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

J.R. 6/3/04
SIGNATURE OF DEVELOPER DATE
JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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 B. Miltenberg 6/3/04
SIGNATURE OF ENGINEER DATE
JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John A. Clinton 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

MAJ 6/23/04
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

SP 7/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DR 7/15/04
DIRECTOR DATE

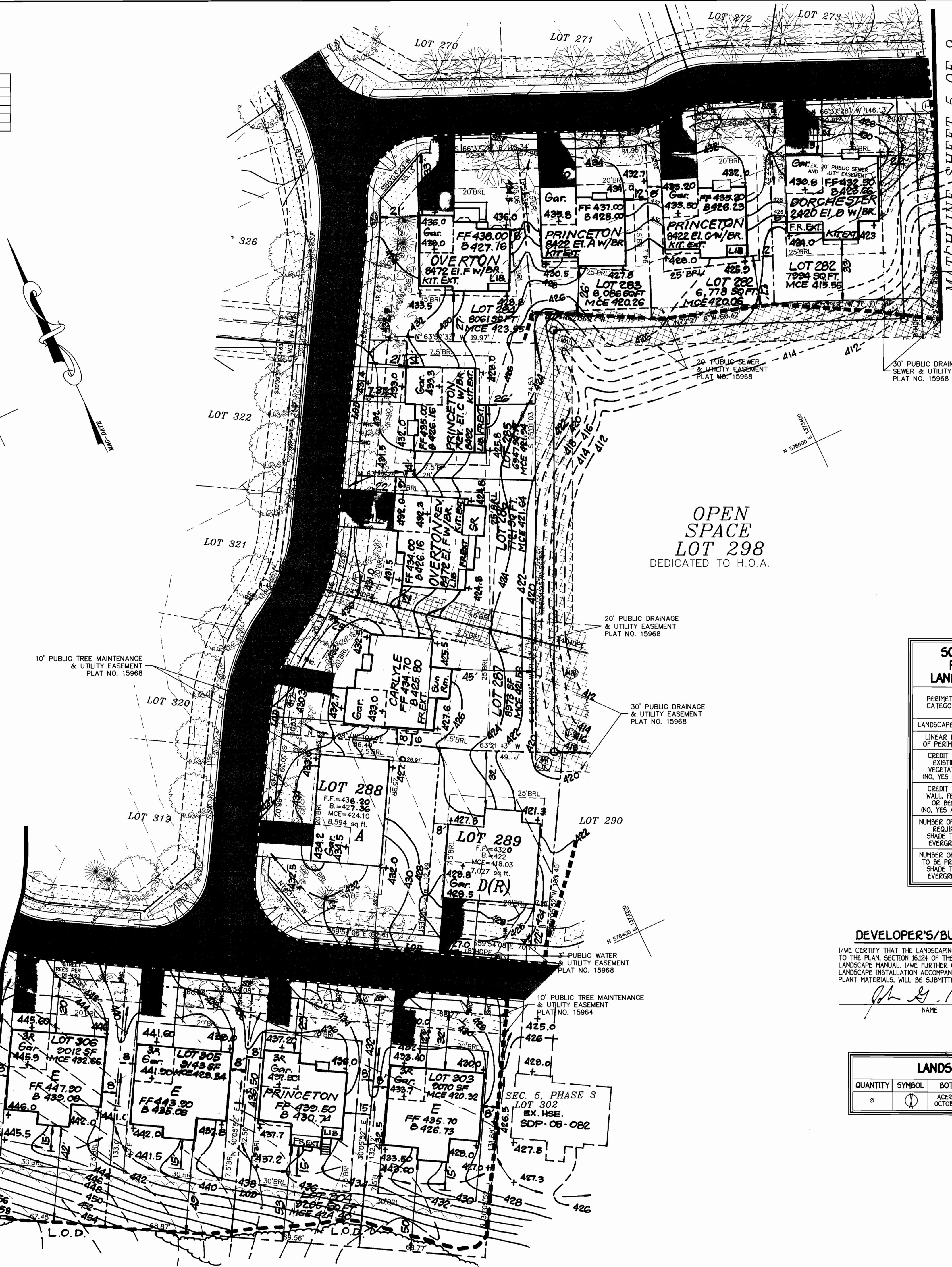
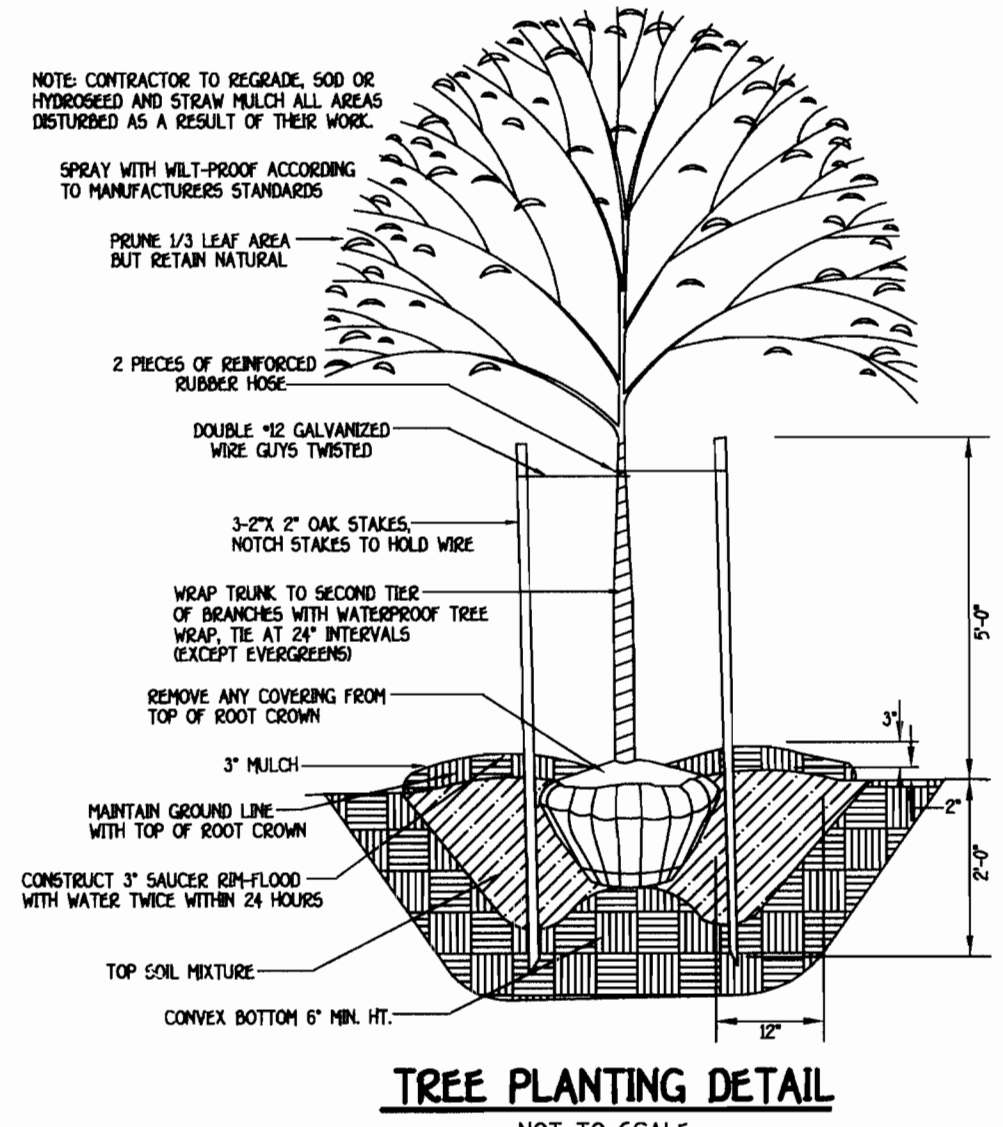
no.	description	revisions	date
6	Rev. has. of plat of 312 by FCC, Inc.		5-28-05
5	Rev. has. of plat of 307 by FCC, Inc.		5-28-05
4	Rev. Generic Easement plat by FCC, Inc. 4-3-05		4-3-05
3	Rev. has. of plat of 311 by FCC, Inc.		3-10-05
2	Rev. has. of plat of 316 by FCC, Inc.		1-27-05
1	INCORPORATE GENERIC BOX I ONTO LOTS 311 & 313		11/17/04

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 307 THRU 317

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0226 Balt. (301) 621-5521 Wash. (410) 997-0298 Pex.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C7	15.71	30.00	8.04	15.53	N81°37'28"W	30°00'00"
CR	36.65	70.00	18.76	36.23	S81°37'28"E	30°00'00"
C15	62.83	120.00	32.15	62.12	N45°39'57"E	30°00'00"
C17	41.89	80.00	21.44	41.41	S45°39'57"W	30°00'00"
C25	27.70	170.00	13.88	27.67	N25°59'50"E	09°20'13"



PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	289 LF.
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO
CREDIT FOR WALL, FENCE OR BERM (NO, YES AND #)	NO
NUMBER OF TREES REQUIRED	4
SHADE TREES	0
EVERGREENS	0
NUMBER OF TREES TO BE PROVIDED	0
SHADE TREES	0
EVERGREENS	0

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John B. Rice 4-4-06
NAME DATE

QUANTITY	SYMBOL	BOTANICAL	COMMON NAME	SIZE
8	(Symbol)	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2" - 3"

DEVELOPERS CERTIFICATE

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

John B. Rice 4/16/06
SIGNATURE OF DEVELOPER DATE

JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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 B. Mildeberg 4/16/06
SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John L. Whitson 6/22/04
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John D. Williams 6/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 7/8/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John L. Whitson 7/15/04
DIRECTOR DATE

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

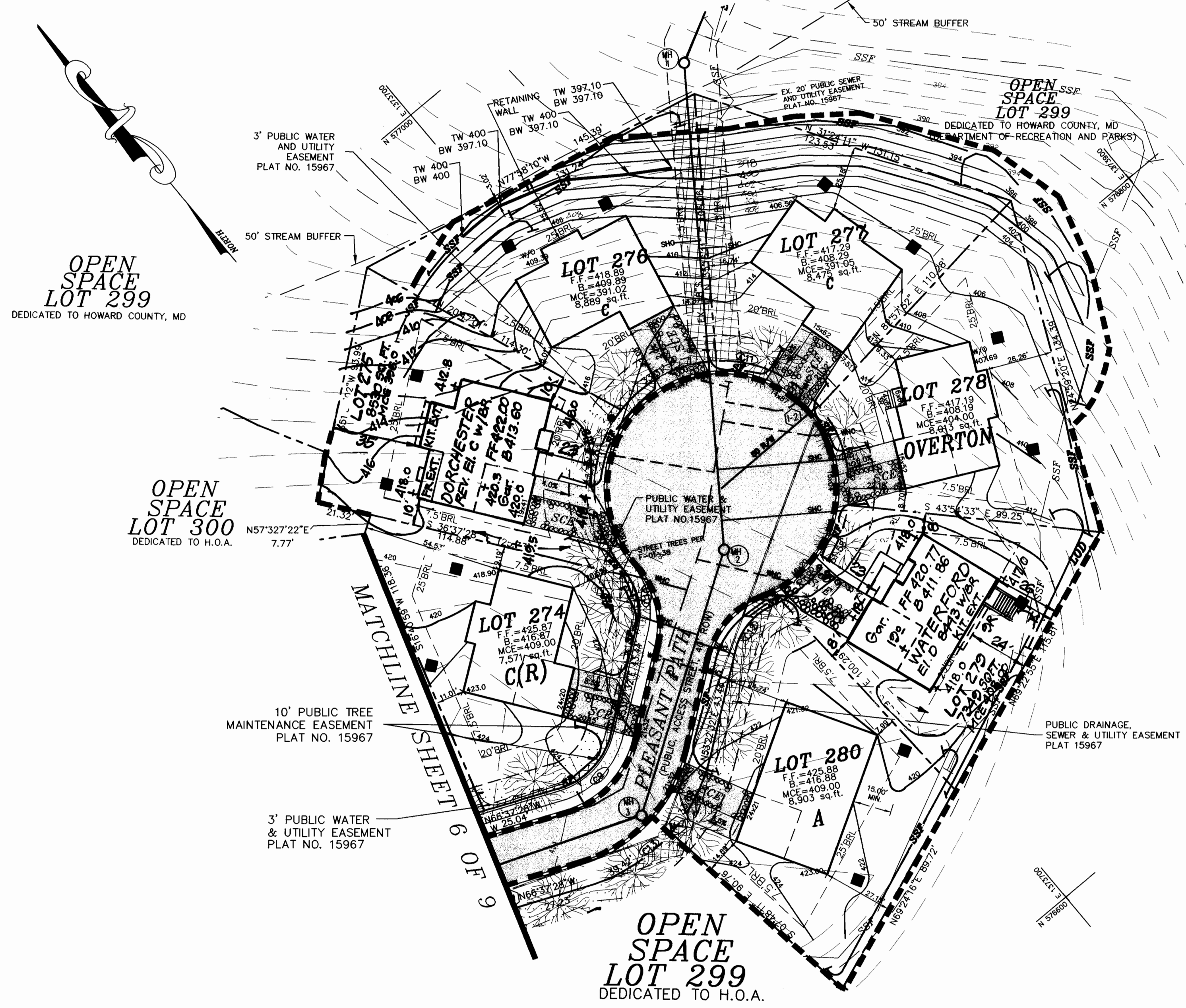
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash.

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT AND LANDSCAPE PLAN
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
- LOTS 281-289 & 303-306

6 OF 9

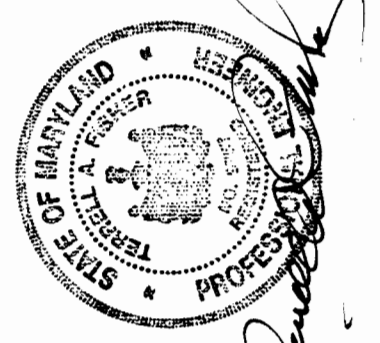
DATE: JUNE 2004
PROJECT: 02-105
ILLUSTRATION: HSP
SCALE: 1" = 30'
APPROVAL: HSP
DATE: 5-4-06
PROJECT: 02-105
DATE: 5-4-06
REVISIONS: 1/29-06
1/18-06
1/16-06

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C9	31.42	30.00	17.32	30.00	N83°22'32"E	60°00'00"
C10	23.18	25.00	12.50	22.36	N26°48'38"E	53°07'48"
C11	249.81	50.00	37.50	66.00	N36°37'28"W	286°15'37"
C12	23.18	25.00	12.50	22.36	S79°56'27"W	53°07'48"
C13	73.30	70.00	40.41	70.00	N83°22'32"E	60°00'00"



— SSF — EXISTING SSF
 - - SSF - - PROPOSED SSF

NOTE. EX. SSF PROVIDED UNDER F-01-38 TO BE RELOCATED TO THE LOCATIONS SHOWN.



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

John Rice 6/3/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Miltenberg 6/3/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILTENBERG
 PRINTED NAME OF ENGINEER

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

Jan Murray 6/22/04
 USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John M. Roberts 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard Williams 6/22/04
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

John Smith 7/6/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Smith 7/15/04
 DIRECTOR DATE

date	JUNE 2004
project	02-105
illustration	HSP
scale	1"=30'
approval	HSP
approval	JBM

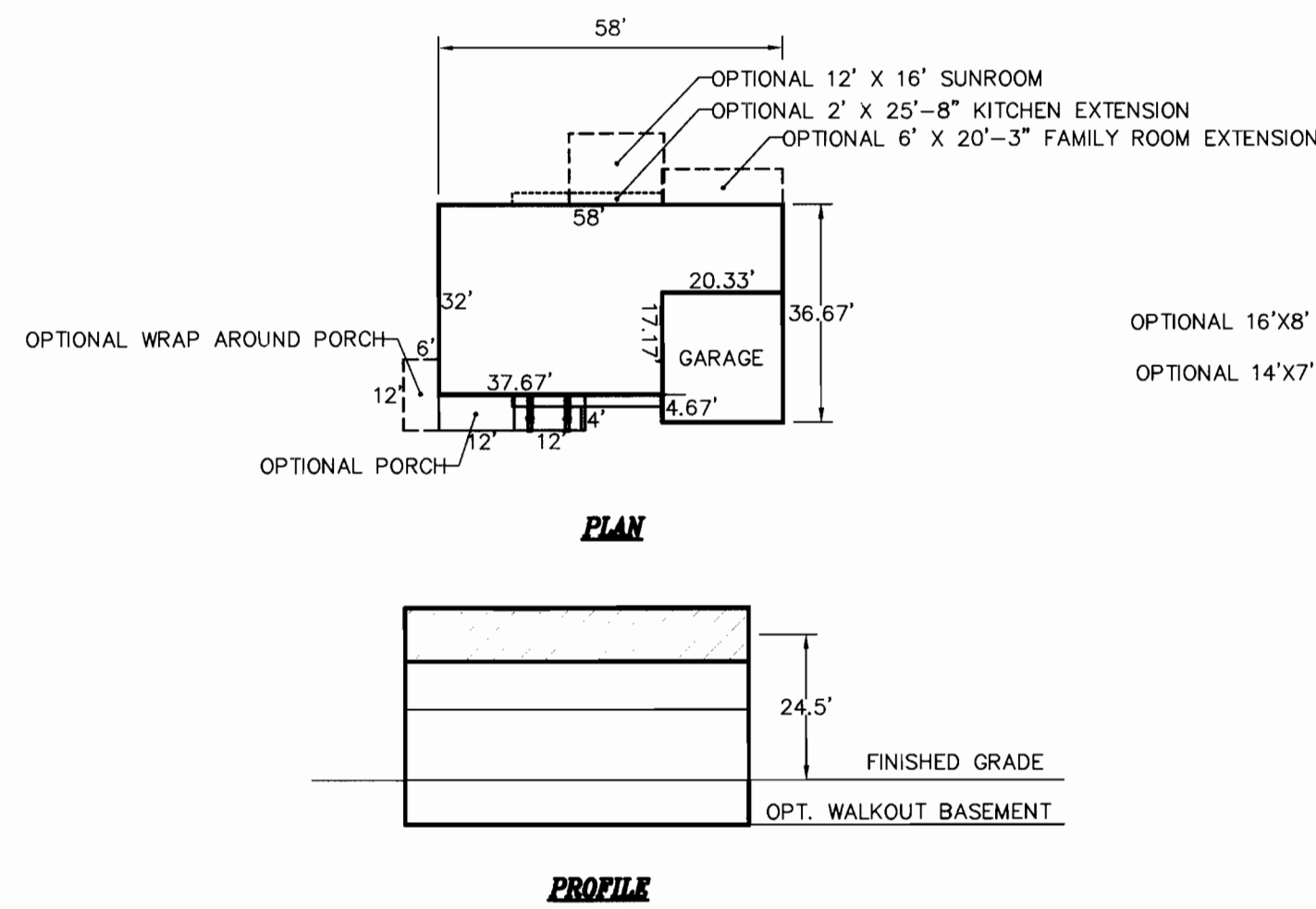
no.	2	date	9-10-06
description	Rev. Ass. for Lot 279 by FCC, Inc.	revisions	
no.	1	date	7-19-06
description	Rev. Ass. for Lot 278 by FCC, Inc.	revisions	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 SITE DEVELOPMENT PLAN - LOTS 274 THRU 280

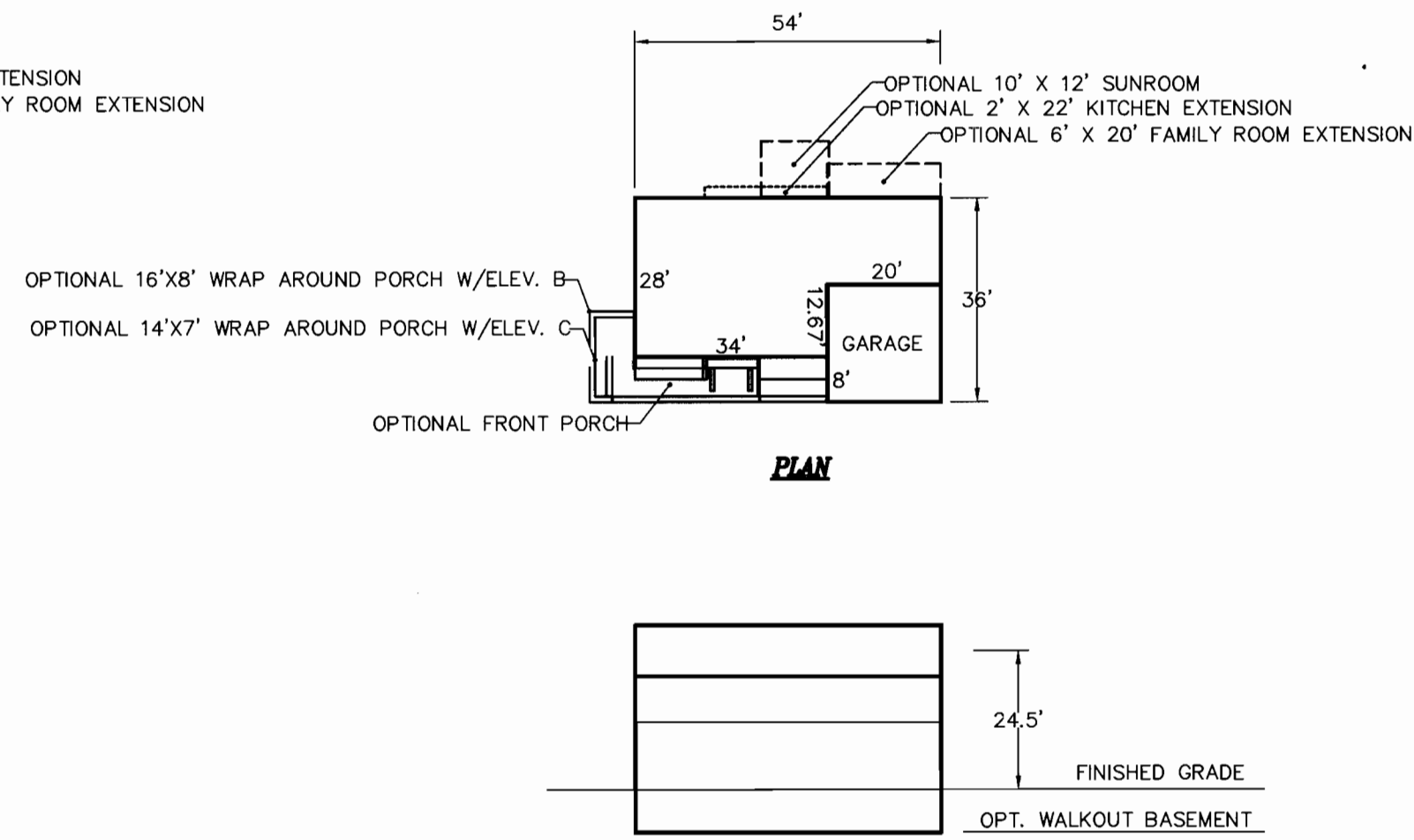
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

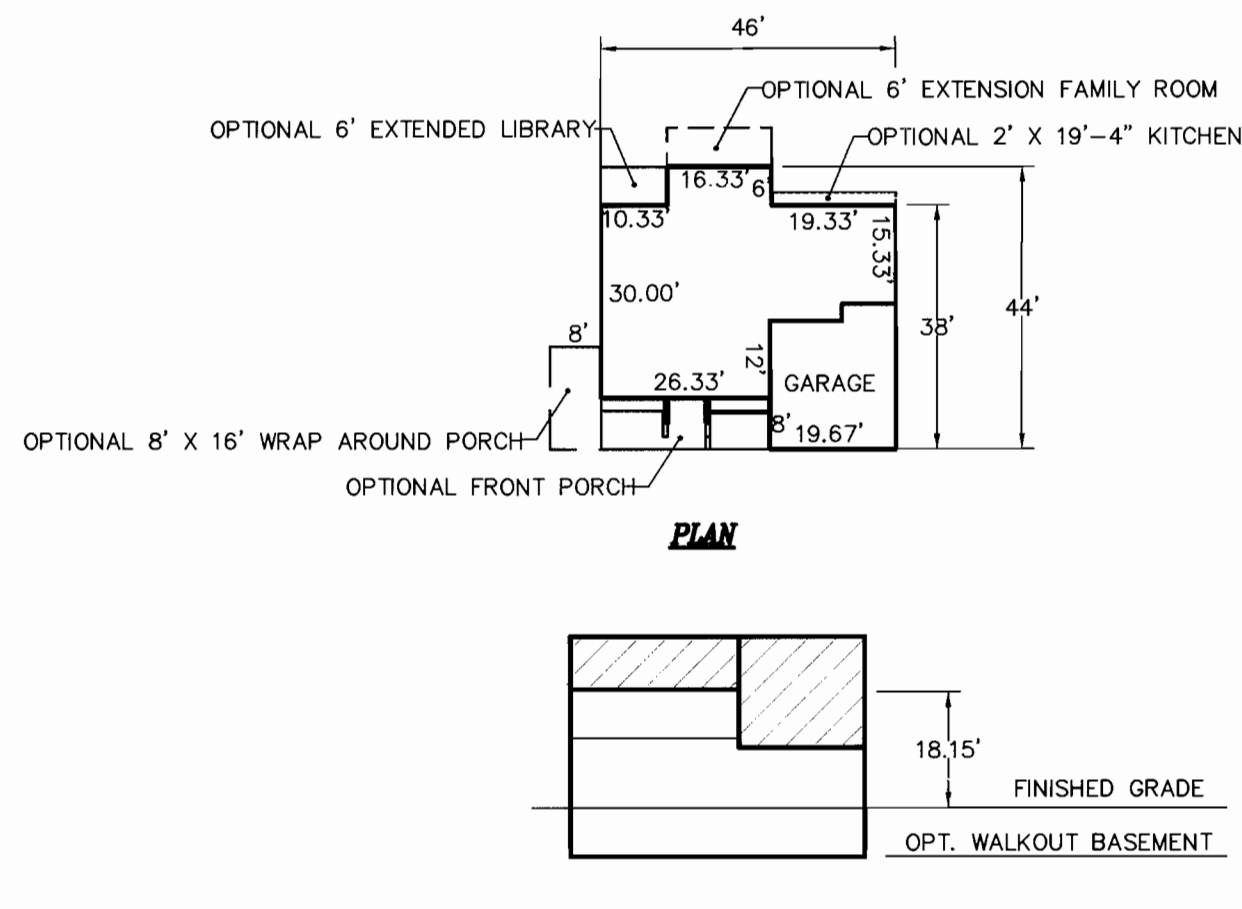
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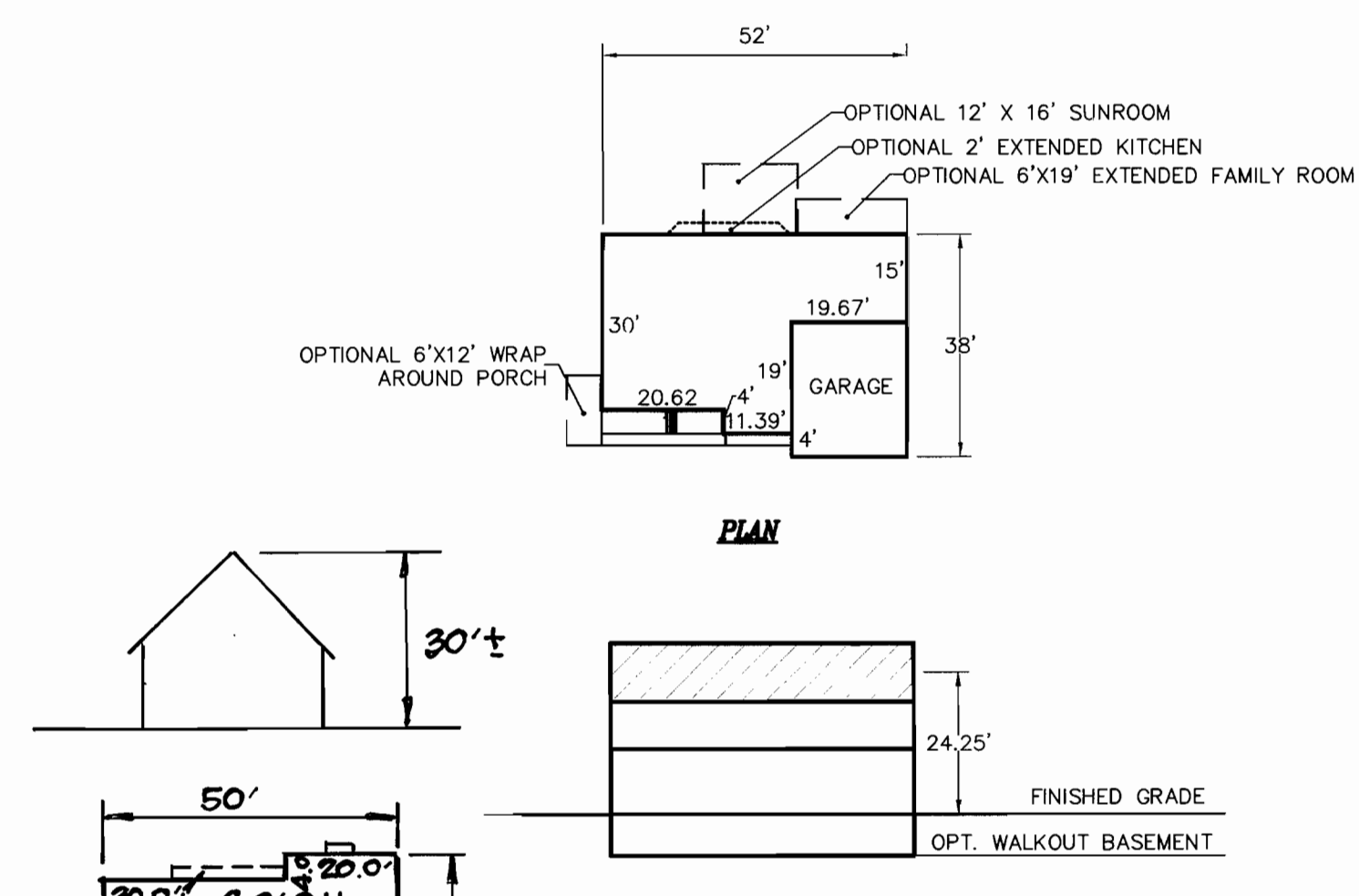
BERKSHIRE



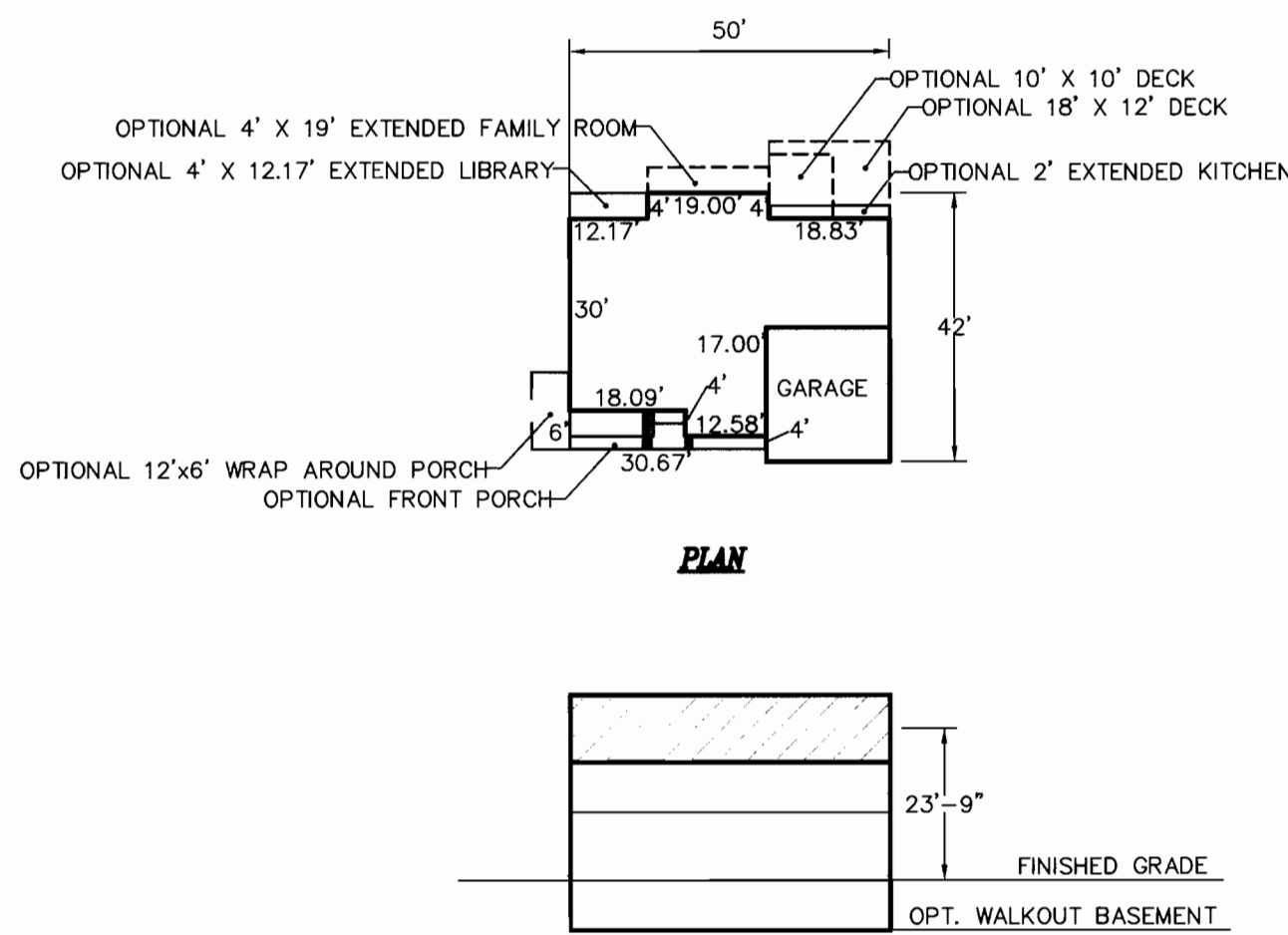
NEWTON



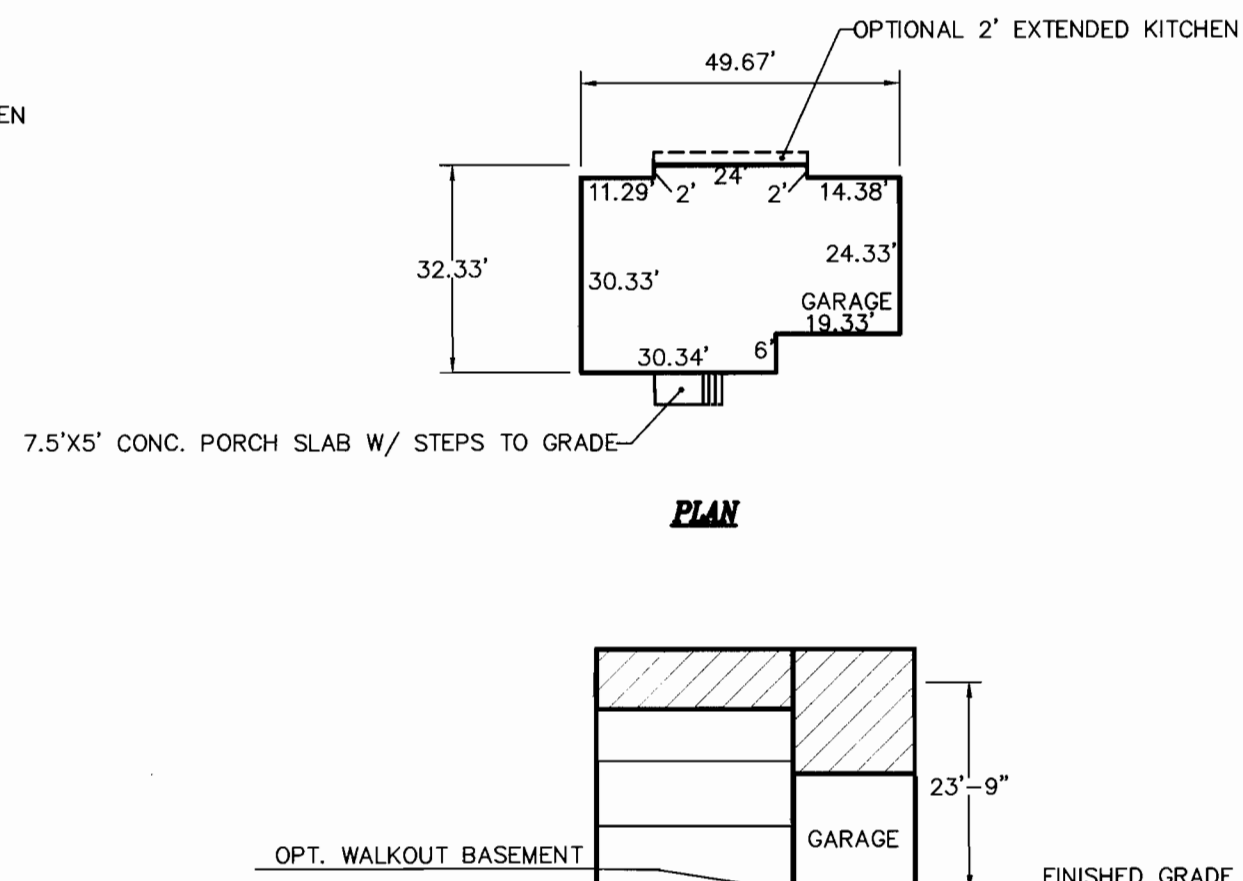
PRINCETON



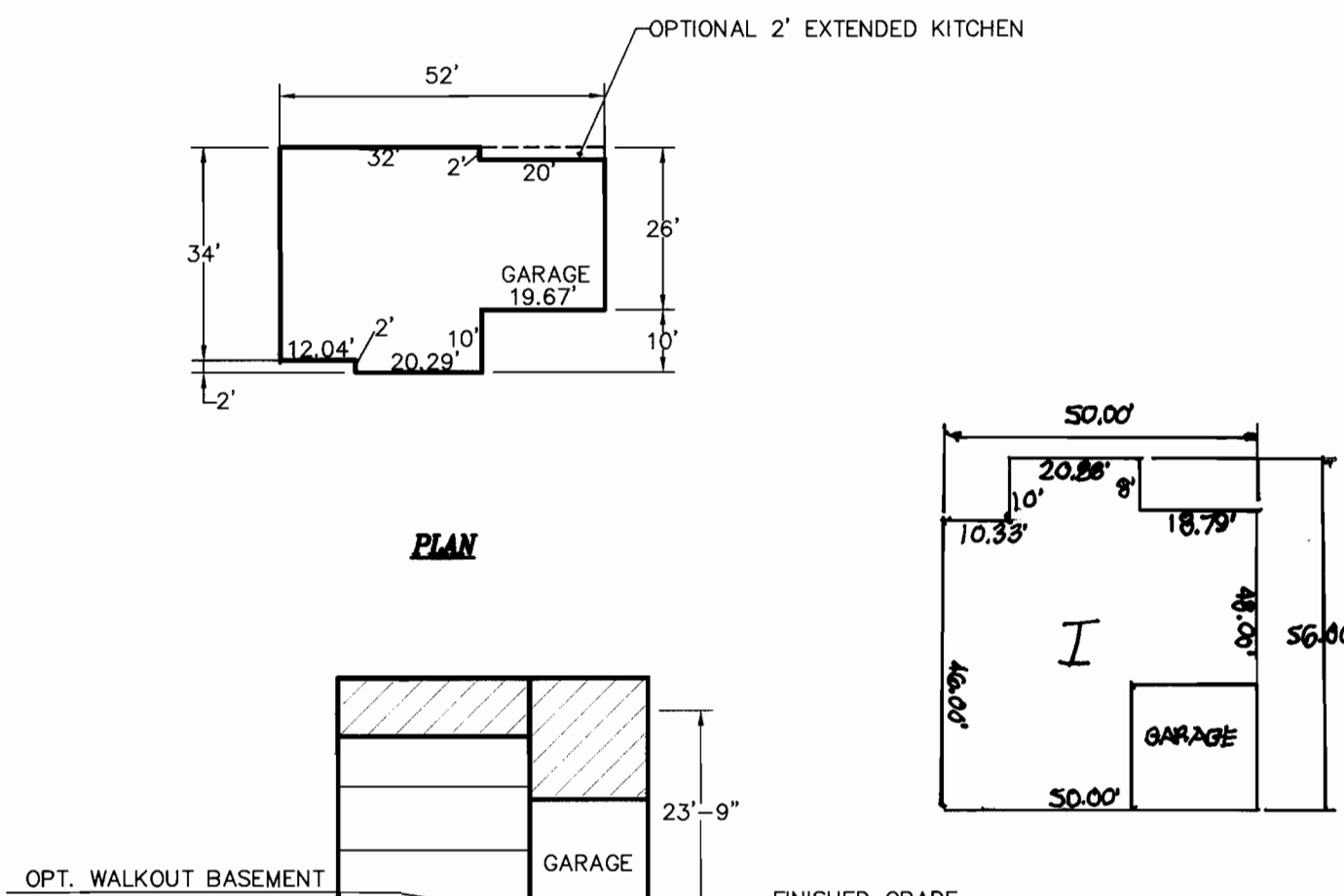
WATERFORD



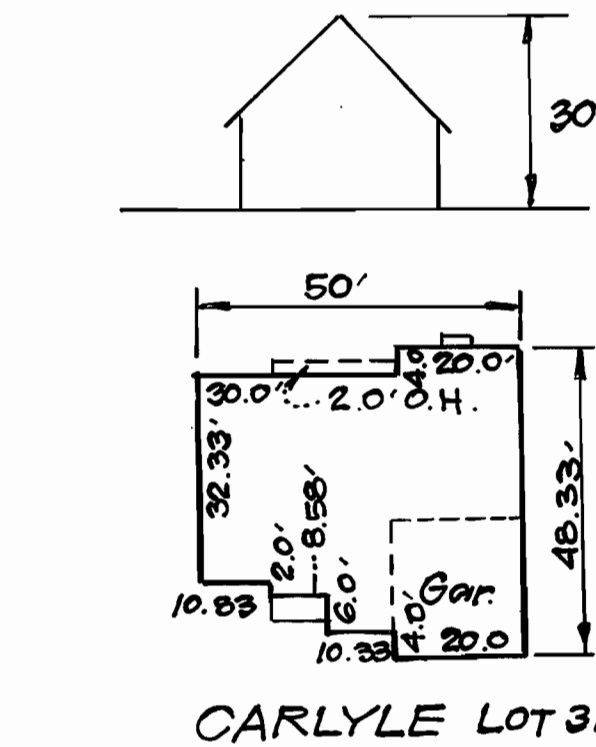
OVERTON



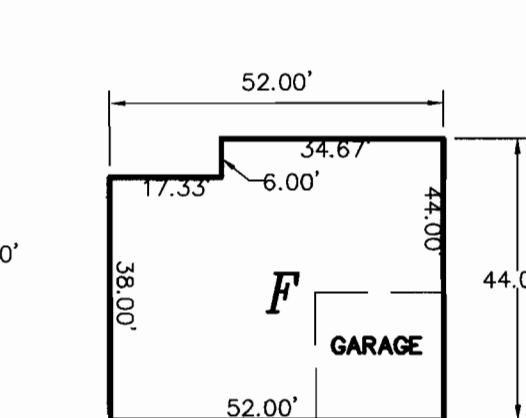
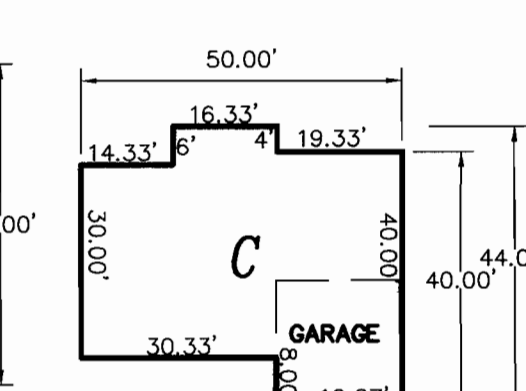
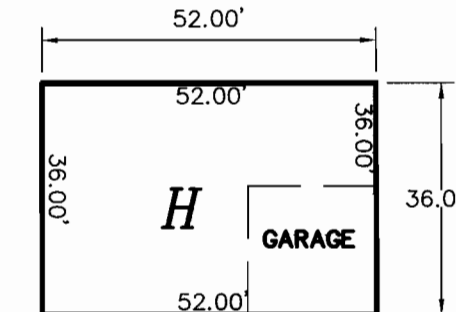
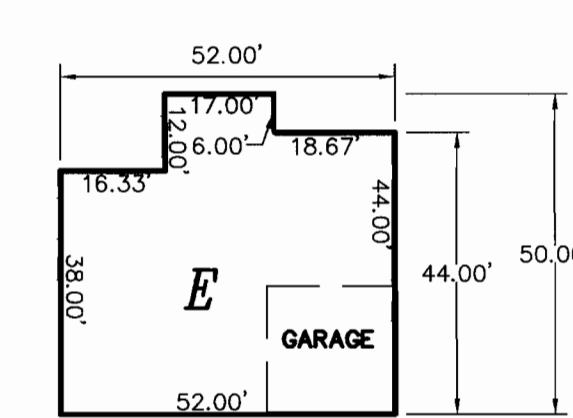
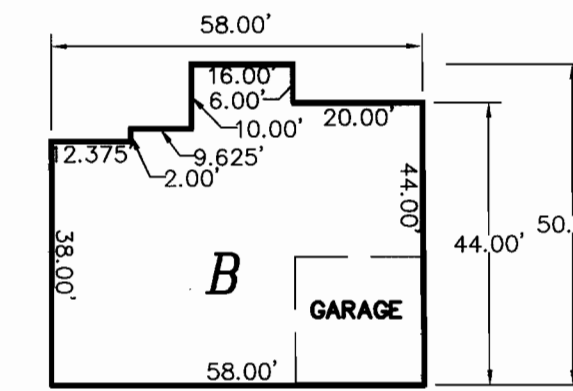
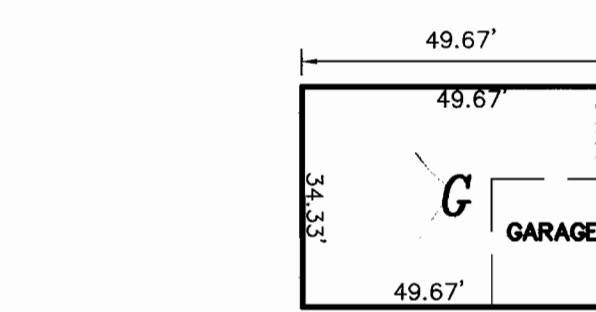
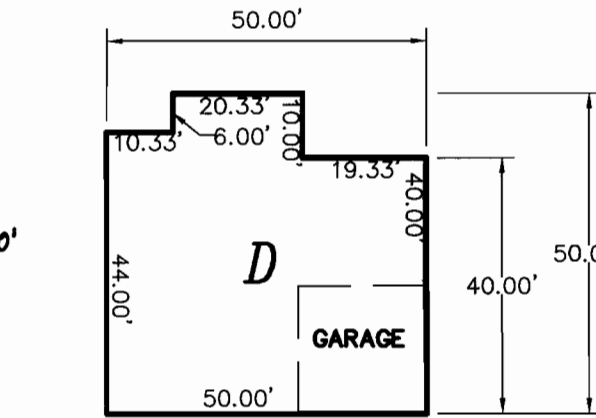
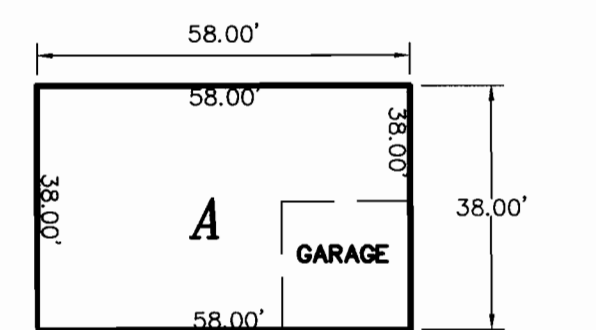
McKINLEY



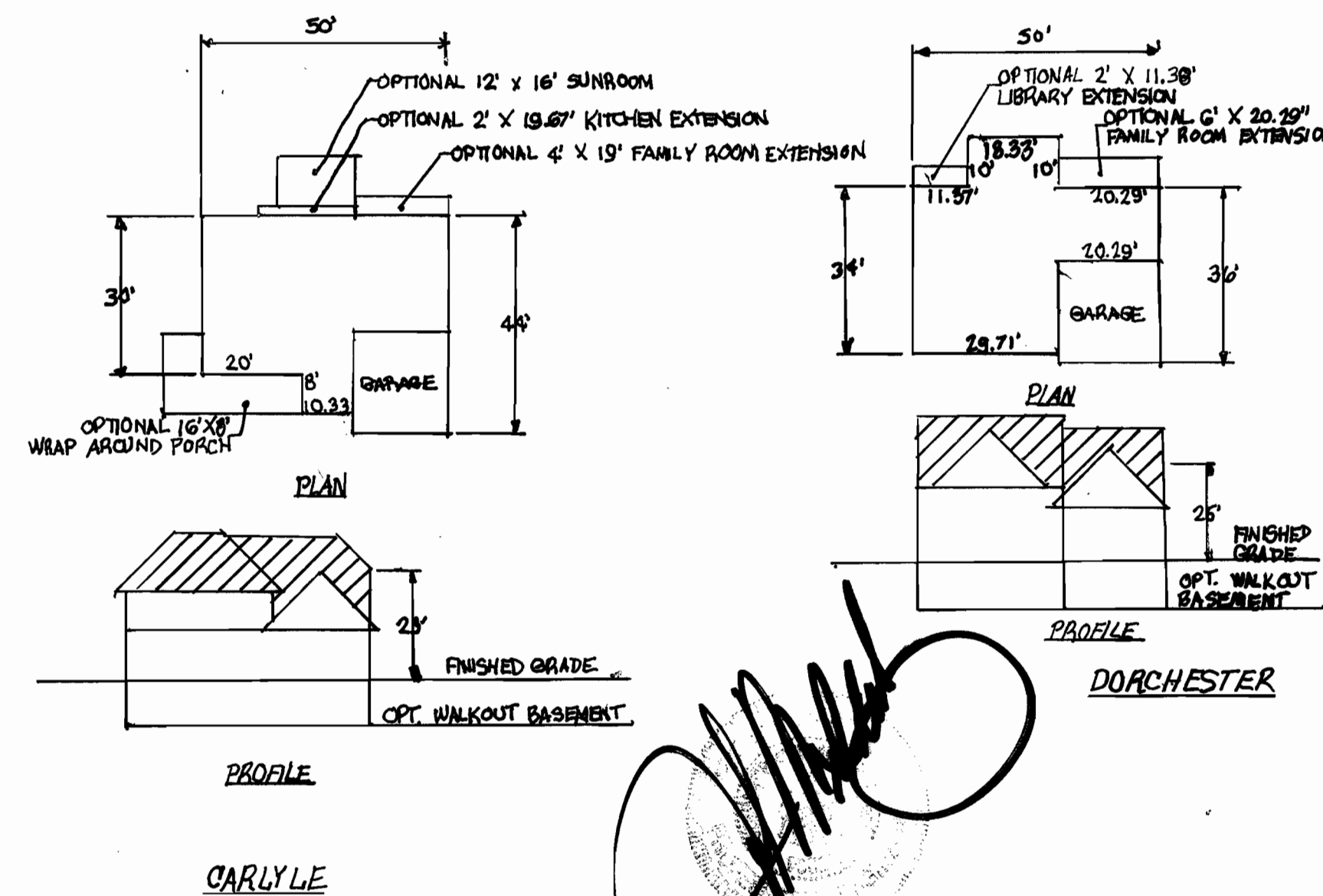
LEXINGTON



CARLYLE LOT 312



GENERIC TYPE	BERKSHIRE	NEWTON	OVERTON	PRINCETON	WATERFORD	McKINLEY	LEXINGTON	CARLYLE	DORCHESTER
A	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
B	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NO EXTENDED LIBRARY	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
C	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
D	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM
E	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY	NO EXTENDED KITCHEN	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
F	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NO EXTENDED KITCHEN NO EXTENDED SUNROOM	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
G	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
H	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED
I	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS



DORCHESTER

NOTE: SIDE PORCHES MAY NOT PROJECT INTO SIDE SETBACKS.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA, MD 21045-5856

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/20/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MMD
 [Signature] 7/15/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 7/15/04
 DIRECTOR [Signature]



project	02-105	date	JUNE 2004
illustration	HSP	engineering	HSP
scale	1"=30'	approval	JBM

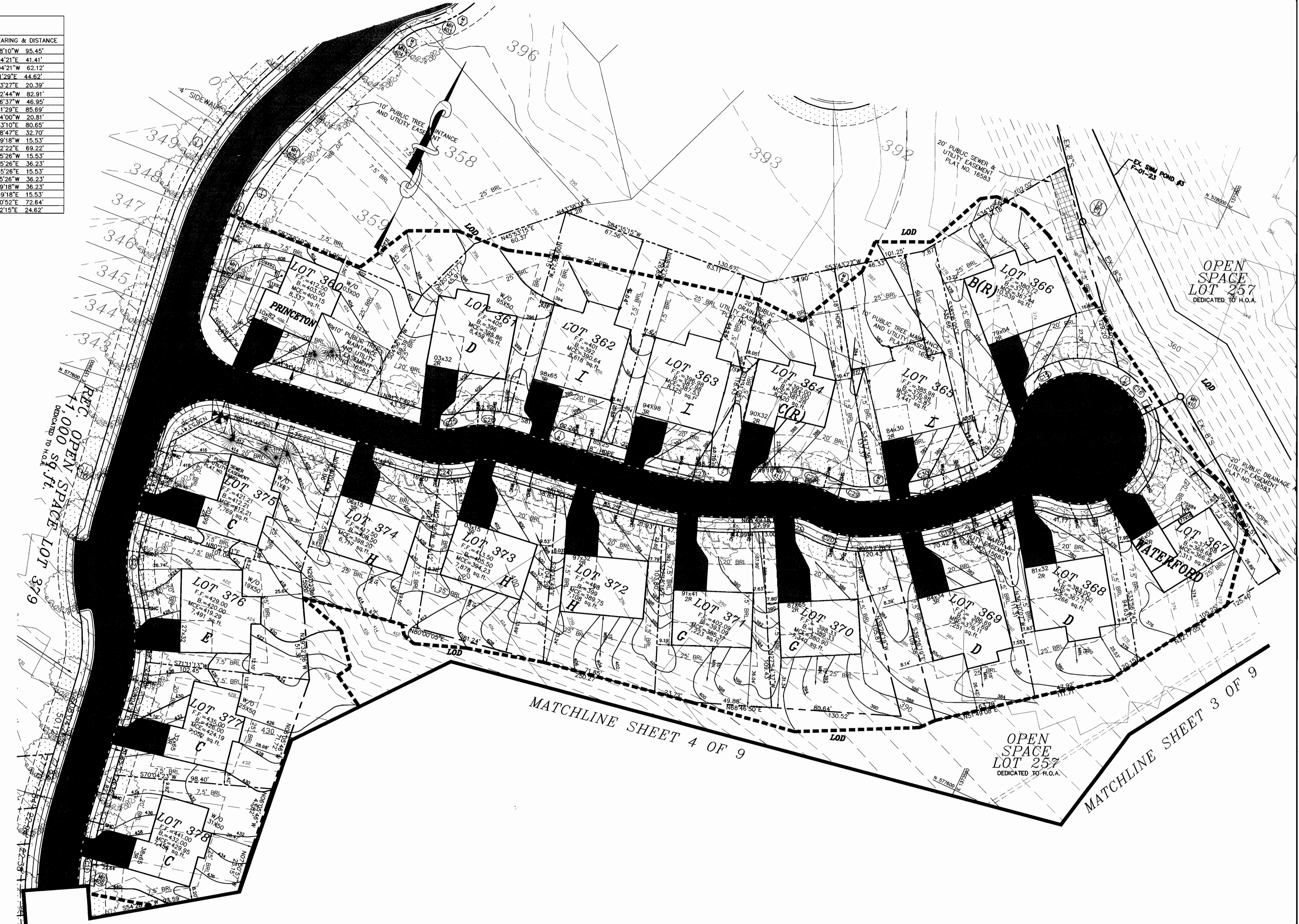
no.	1	date	6-24-04
description	ADD CARLYLE HSE. TYPE FOR LOT 312		
revisions	ADDITION OF TWO NEW HOUSE TYPES, REVISIONS TO MATRIX, ADDITION OF GENERIC BOX I.		

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
GENERIC BOX DETAILS

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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C5	180.00'	96.60'	49.50'	30°45'01"	S07°18'10"W 95.45'
C7	80.00'	41.89'	21.44'	30°00'00"	S23°04'21"E 41.41'
C9	120.00'	62.83'	32.15'	30°00'00"	N23°04'21"W 62.12'
C11	180.00'	44.73'	22.48'	14°14'17"	S15°11'28"E 44.62'
C13	180.00'	20.40'	10.21'	06°29'38"	S25°32'27"E 20.39'
C15	50.00'	97.76'	74.16'	112°01'19"	S37°32'44"W 82.91'
C16	50.00'	48.87'	26.59'	56°00'00"	N58°26'37"W 46.69'
C17	50.00'	102.92'	83.11'	117°56'11"	N28°31'29"E 85.69'
C18	25.00'	21.46'	11.44'	49°11'09"	S62°34'00"W 20.81'
C19	219.65'	81.11'	41.02'	21°09'29"	N48°53'10"E 80.65'
C20	70.00'	33.01'	16.82'	27°01'02"	N80°18'47"E 32.70'
C21	30.00'	15.71'	8.04'	30°00'00"	S78°49'18"W 15.53'
C22	220.00'	69.51'	35.05'	18°06'08"	N72°52'22"E 69.22'
C23	30.00'	15.71'	8.04'	30°00'00"	S66°55'26"W 15.53'
C24	70.00'	36.65'	18.76'	30°00'00"	N66°55'26"E 36.23'
C25	30.00'	15.71'	8.04'	30°00'00"	N66°55'26"E 15.53'
C26	70.00'	36.65'	18.76'	30°00'00"	S66°55'26"W 36.23'
C28	70.00'	36.65'	18.76'	30°00'00"	S78°49'18"W 36.23'
C29	30.00'	15.71'	8.04'	30°00'00"	N78°49'18"E 15.53'
C30	180.00'	73.14'	37.08'	23°16'52"	N52°10'52"E 72.64'
C31	25.00'	25.75'	14.15'	59°00'21"	N11°02'15"E 24.62'



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

John J. Rice
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Mays
 USFS - NATURAL RESOURCE CONSERVATION SERVICE
 DATE

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

John K. Whitson
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

W. Williams
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

C. Harris
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

John A. Taylor
 DIRECTOR (C&Z) DIVISION
 DATE



OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

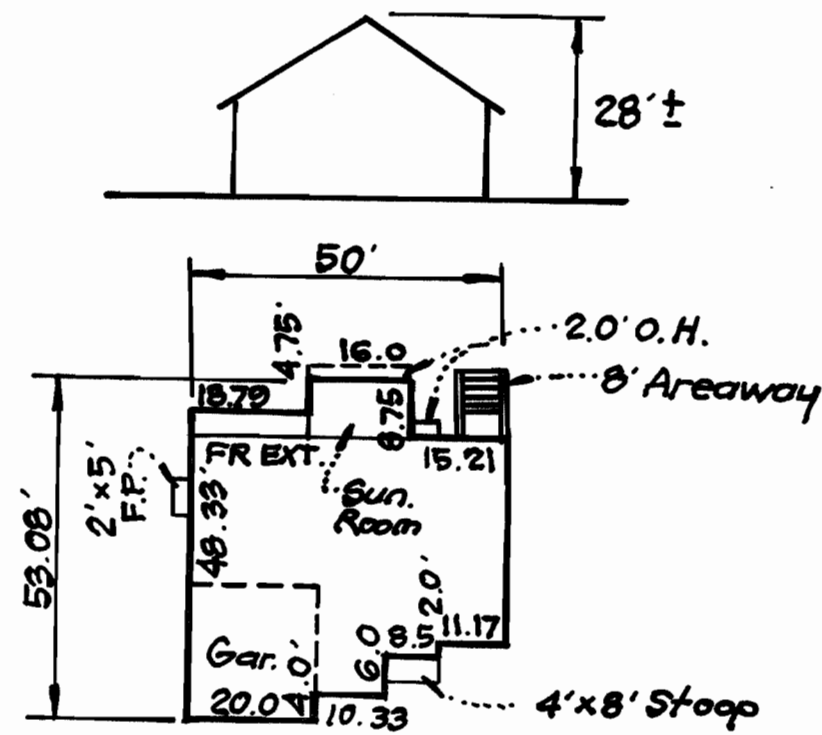
Project 02-105
 Illustration HSP
 Scale 1" = 30'
 Date JUNE 2004
 Engineering HSP
 Approval JBM

INCORPORATE GENERAL BLOT I ONTO LOTS 362, 365 & 366.
 description
 revisions
 date

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Fax (301) 621-5521 Wash.

CURVE TABLE					
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E 147°59'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W 59°23'11"



CARLYLE LOT 255

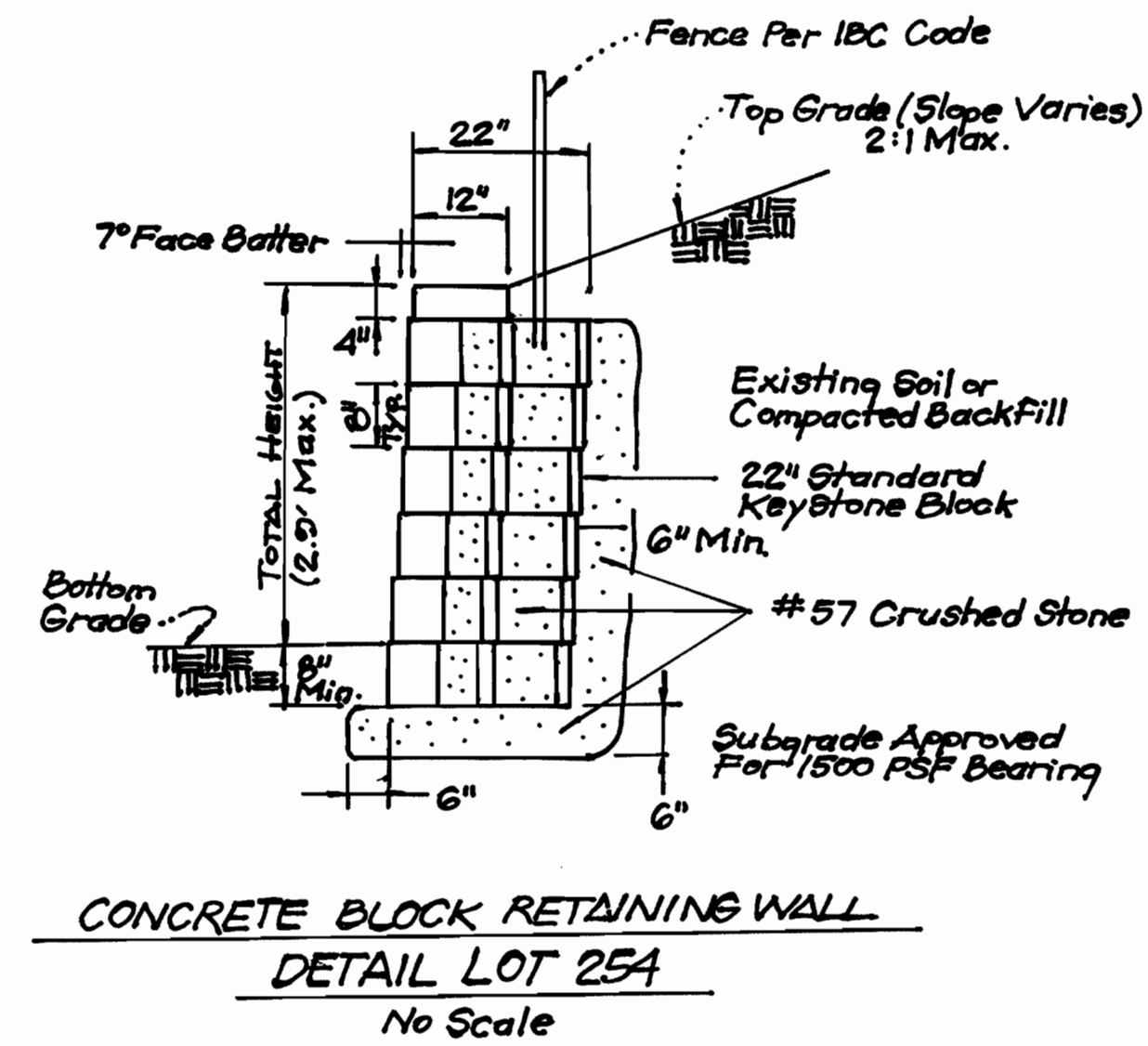
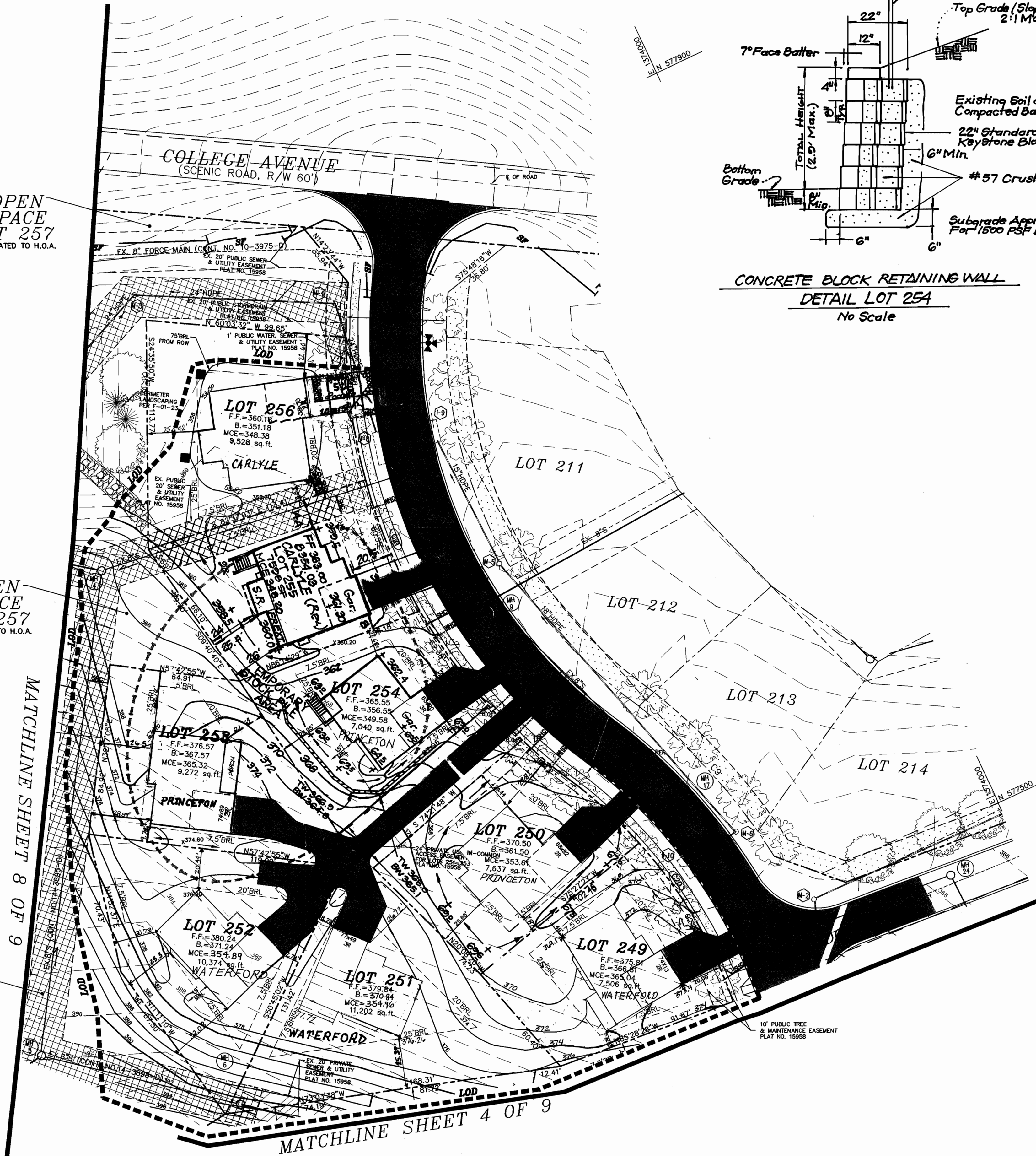
RECREATIONAL OPEN SPACE

OPEN SPACE LOT 257 DEDICATED TO H.O.A.

OPEN SPACE LOT 257 DEDICATED TO H.O.A.

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



CONCRETE BLOCK RETAINING WALL DETAIL LOT 254 No Scale

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

John Rice 6/15/05
SIGNATURE OF DEVELOPER DATE

JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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 B. Miltenberg
SIGNATURE OF ENGINEER

JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/04
DATE

USDA NATURAL RESOURCE CONSERVATION SERVICE

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

John R. Blanton 6/22/04
DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David Dammann 6/30/04
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION M43

John R. Blanton 7/8/04
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

John R. Blanton 7/15/04
DATE
DIRECTOR, PLANNING



FOR REVISION No. 7, 8, 9, 10, 11

no.	description	date
1	ADD SUNSCREEN OPTION & FR EXT. LOT 255	10-2-05
2	REV. GRAD. LOT 254 TO SHOW EX. COND. BY F.C.C., INC.	9-22-05
3	REV. HSE. & GRAD. LOT 255 BY F.C.C., INC.	7-20-06
4	REV. GRAD. LOT 250 TO SHOW EX. CONDITIONS BY F.C.C.	4-18-06
5	ADD RETAINING WALL & DETAIL LOT 254 BY F.C.C., INC.	12-21-05

Project	date	approval
02-105	JUNE 2004	HSP
HSP	HSP	JBM

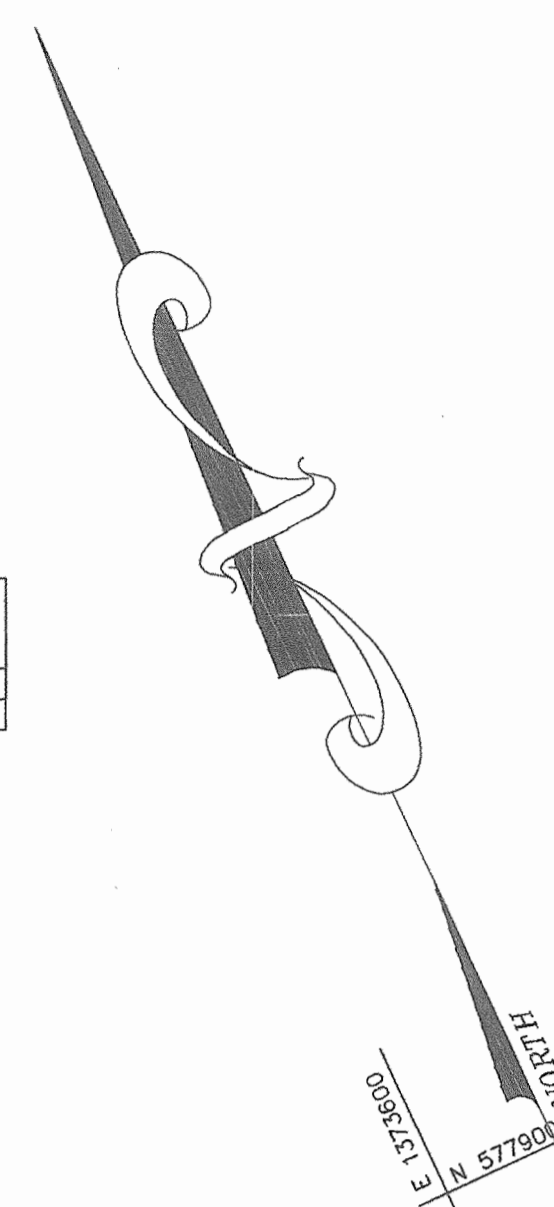
no.	description	date
1	RELOCATE THE SHC FOR LOTS 251 AND 252	4/15
2	REVISED HOUSE TYPES ON LOTS 251 & 254	5/1/05
3	REVISED HOUSE TYPES ON LOT 251	4/15/05
4	REVISED HOUSE TYPES ON LOTS 251 & 254	4/15/05
5	REVISED HOUSE TYPES ON LOTS 251 & 254	12/1/04

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
8200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°39'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



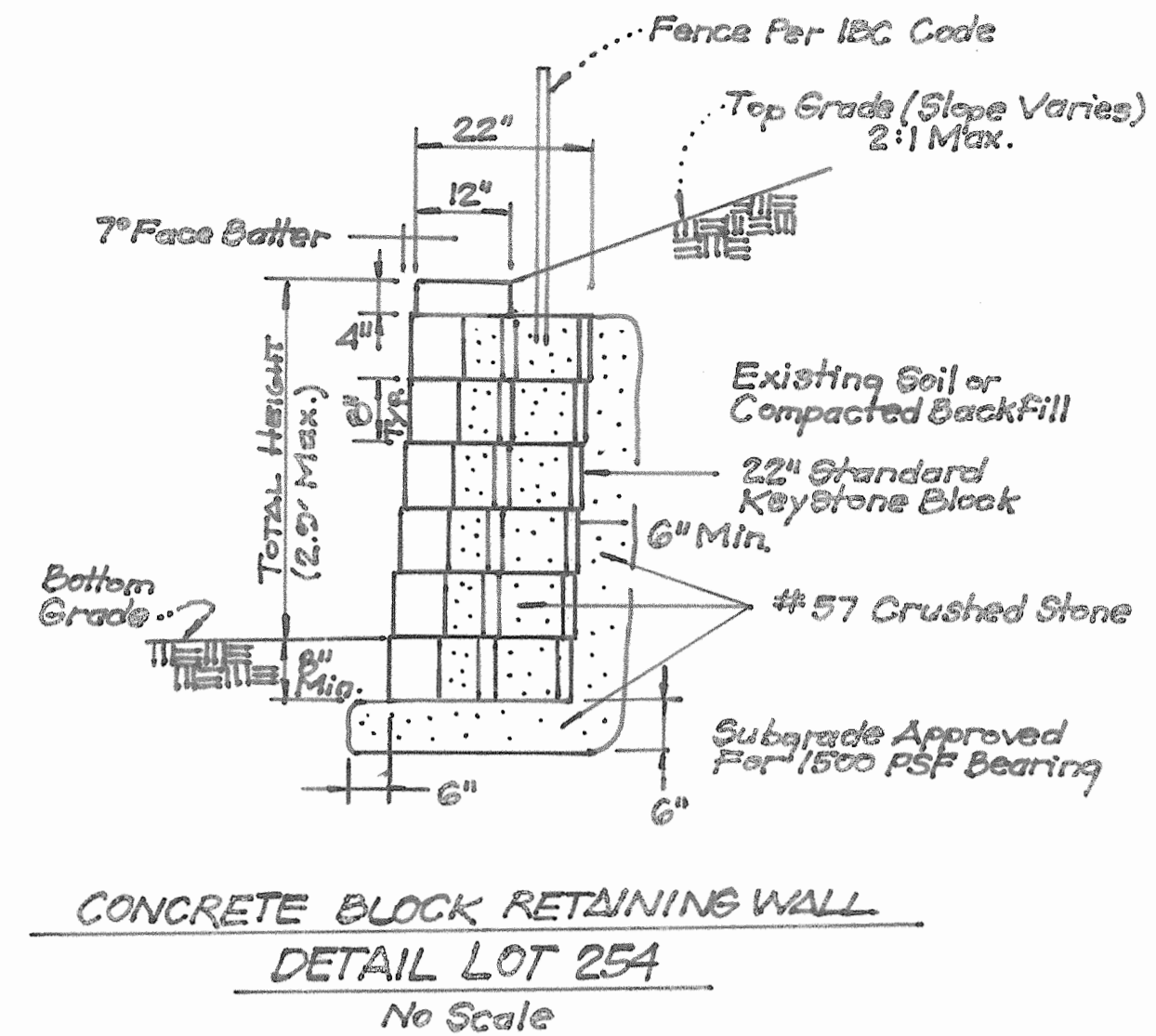
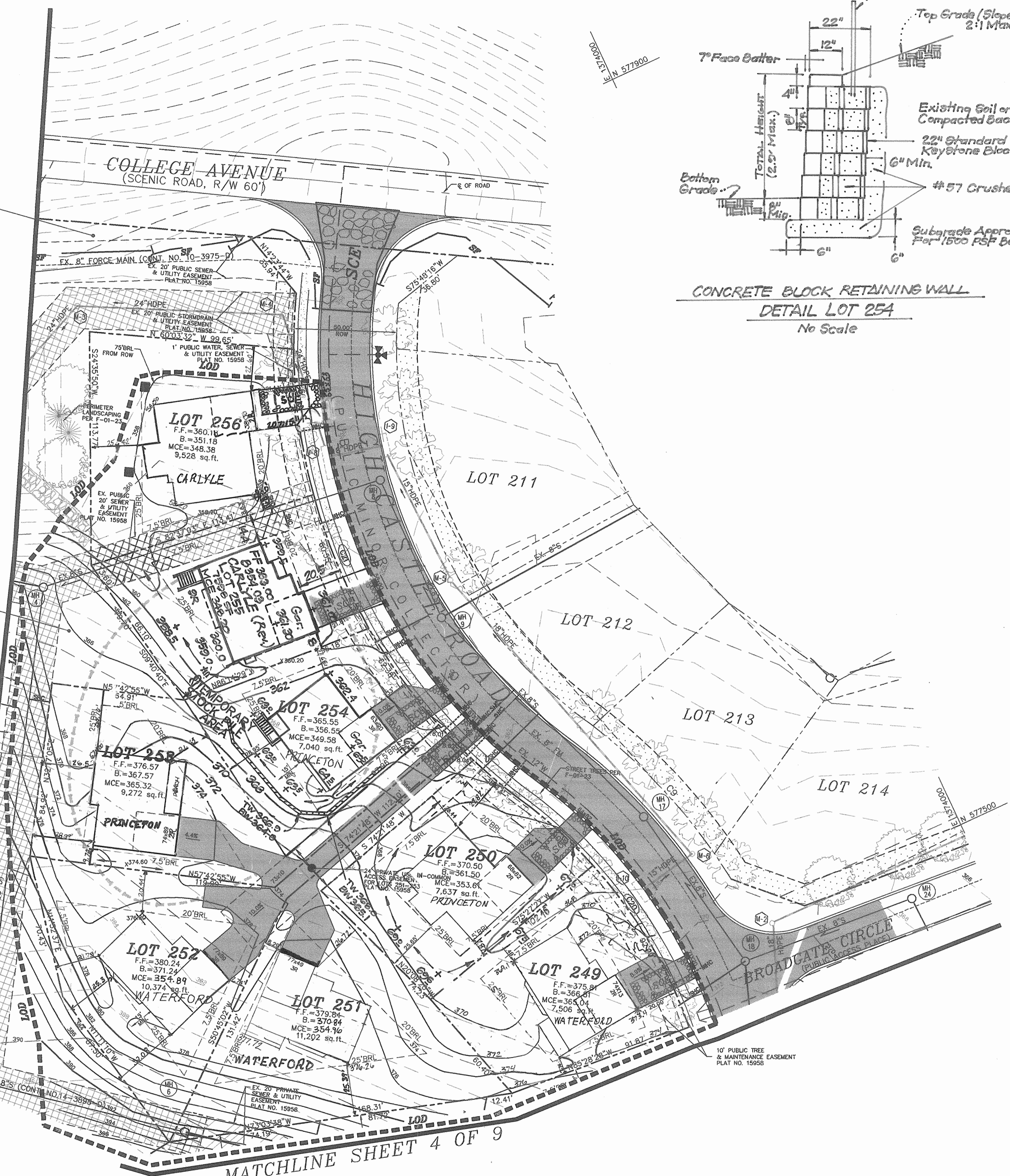
OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

OPEN SPACE
LOT 257
DEDICATED TO H.O.A.

RECREATIONAL
OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



10	Rev. grad. lot 254 to show Ex. Canal by F.C.C., Inc.	9-22-06
9	Rev. base & grad. lot 255 by F.C.C., Inc.	7-20-06
8	Rev. grad. lot 250 to show Ex. Conditions by F.C.C., Inc.	4-18-06
7	Add Retaining Wall & Detail Lot 254 by F.C.C., Inc.	12-21-05

1/05	RELOCATE THE SIC FOR LOTS 25, AND 257	1/05	date
4	REVISED HOUSE TYPE 04-04-05 #4150	4/05	date
5	REVISED HOUSE TYPE 04-04-05 #4150	4/05	date
7	REVISED HOUSE TYPE 04-04-05 #4150	4/05	date
1	REVISED HOUSE TYPE 04-04-05 #4150	4/05	date

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

Signature of Developer: *John Rei* DATE: 6/15/04

JOHN REI, RICHMOND AMERICAN HOMES OF MD.
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.

Signature of Engineer: *John B. Hildenberg* DATE: 6/15/04

JOHN B. HILDENBERG
PRINTED NAME OF ENGINEER

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

Signature: *Jim Mays* DATE: 6/22/04

JIM MAYS, NATURAL RESOURCE CONSERVATION SERVICE
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

Signature: *John K. Blanton* DATE: 6/22/04

JOHN K. BLANTON
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *Chris Cannon* DATE: 6/30/04

CHRIS CANNON, CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Signature: *John K. Blanton* DATE: 7/5/04

JOHN K. BLANTON, CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Signature: *John K. Blanton* DATE: 7/15/04

JOHN K. BLANTON, DIRECTOR, PLANNING & ZONING DATE

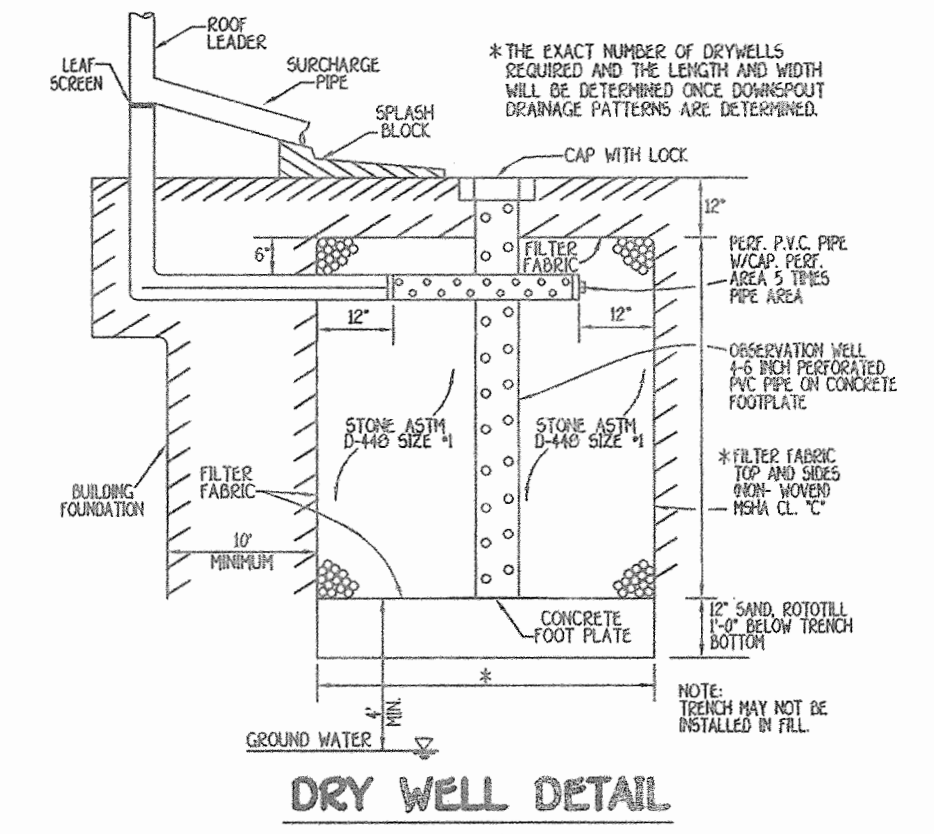
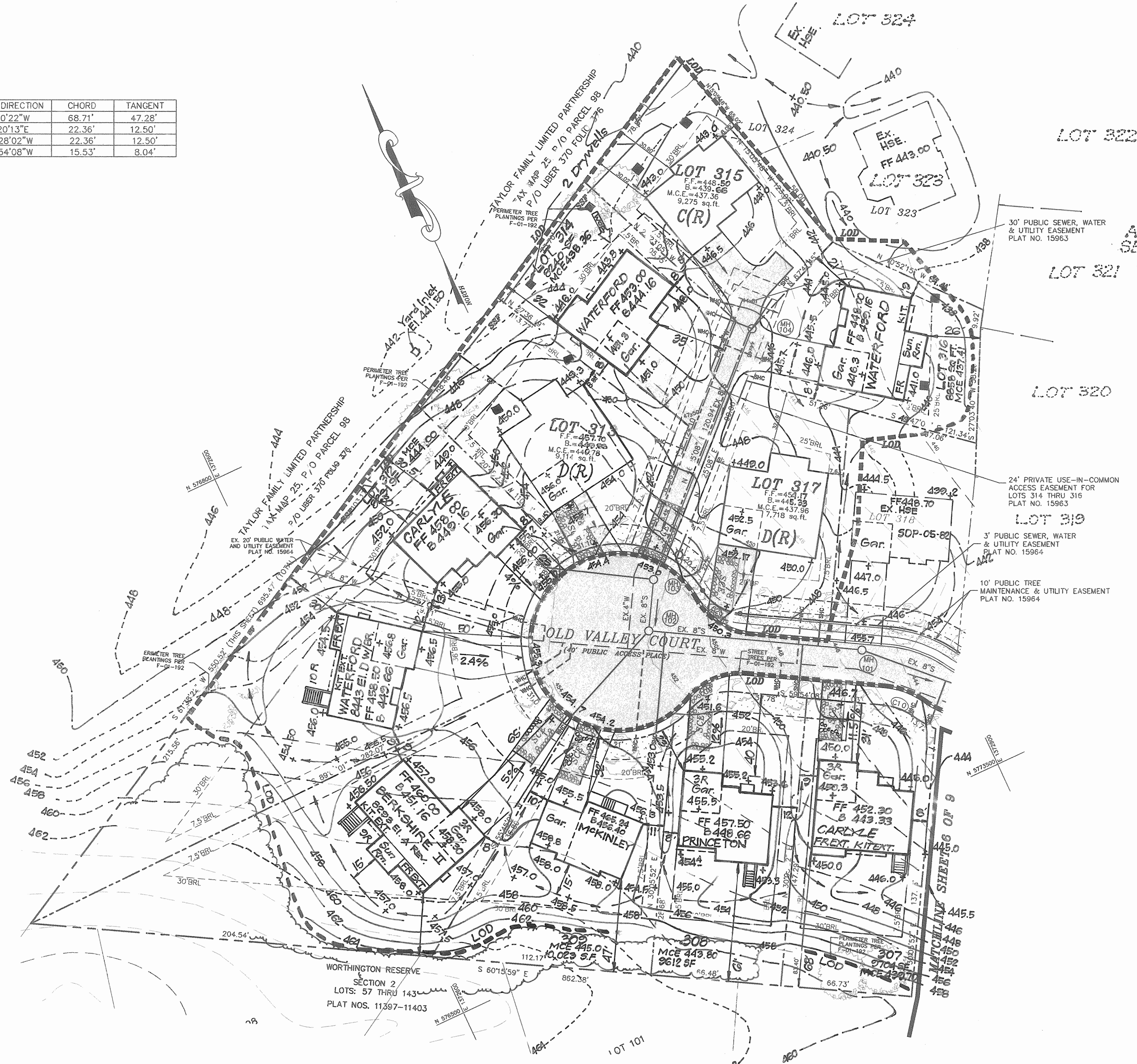


AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

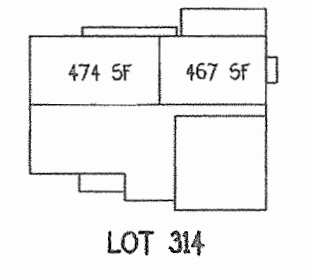
MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0296 Fax: (410) 997-0296

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'



LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L	W
LOT 314	500 SQ.FT. (MAX)	40 CF	100%	100%	3	3.5'	3.5' x 3.5'	



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

Signature: *John Rice* Date: 6/3/04
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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.

Signature: *John B. Mildenberg* Date: 6/3/04
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Signature: *Jim Meyer* Date: 6/22/04
 JIM MEYER
 NATURAL RESOURCE CONSERVATION SERVICE

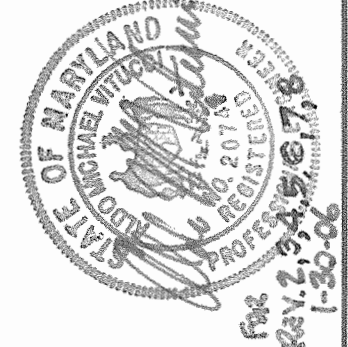
Signature: *John A. Butson* Date: 6/22/04
 JOHN A. BUTSON
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Don Williams* Date: 6/23/04
 DON WILLIAMS
 CHIEF OF DEVELOPMENT ENGINEERING DIVISION

Signature: *Chris Harris* Date: 7/5/04
 CHRIS HARRIS
 CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *John C. ...* Date: 7/15/04
 JOHN C. ...
 DIRECTOR

NO.	DESCRIPTION	DATE	REVISIONS
1	ISSUE FOR PERMIT	6/1/04	JBM
2	REV. HSE. EASEMENT	6/1/04	JBM
3	REV. HSE. EASEMENT	6/1/04	JBM
4	REV. HSE. EASEMENT	6/1/04	JBM
5	REV. HSE. EASEMENT	6/1/04	JBM
6	REV. HSE. EASEMENT	6/1/04	JBM
7	REV. HSE. EASEMENT	6/1/04	JBM
8	REV. HSE. EASEMENT	6/1/04	JBM



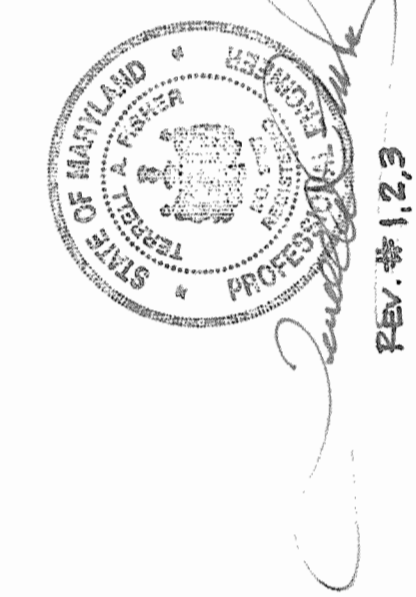
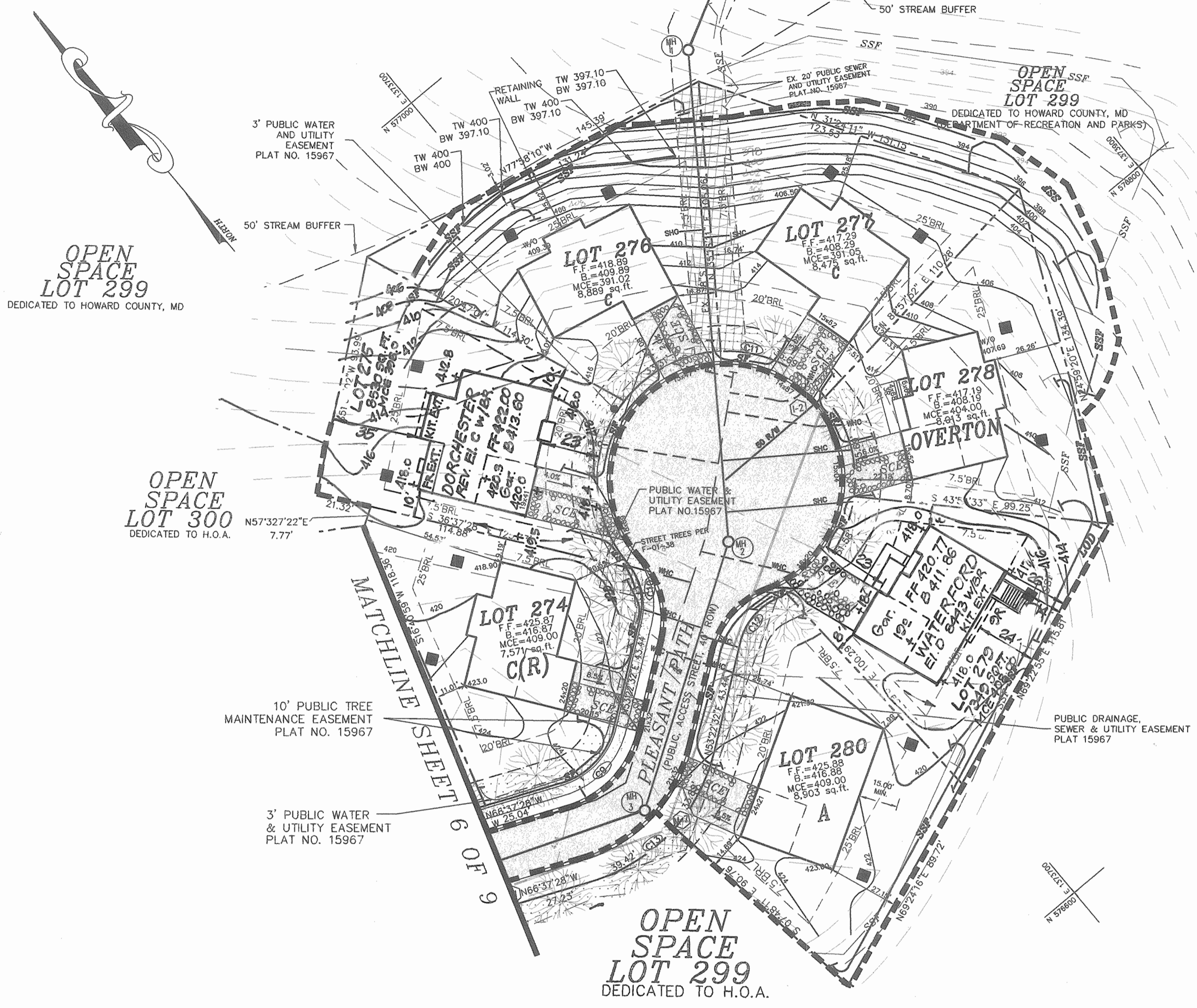
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SITE DEVELOPMENT PLAN - LOTS 307 THRU 317

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

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5656

CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C3	31.42	30.00	17.32	30.00	N83°22'32"E	60°00'00"
C10	23.18	25.00	12.50	22.36	N26°48'36"E	53°07'48"
C11	246.81	50.00	37.50	60.00	N38°37'28"W	286°15'37"
C12	23.18	25.00	12.50	22.36	S79°56'27"W	53°07'48"
C13	73.30	70.00	40.41	70.00	N83°22'32"E	60°00'00"



— SSF — EXISTING SSF
 - - SSF - - PROPOSED SSF

NOTE. EX. SSF PROVIDED UNDER F-01-38 TO BE RELOCATED TO THE LOCATIONS SHOWN.

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

John Rice 6/3/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg 6/3/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Murray 6/22/04
 USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John M. Robertson 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David D. Williams 6/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAB DATE

John A. Smith 7/8/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John A. Smith 7/15/04
 DIRECTOR DATE

project	02-105	date	JUNE 2004
illustration	HSP	engineering	HSP
scale	1"=30'	approval	JBM

no.	description	date
3	Rev. grad. lot 279 by FCC, Inc.	9-22-03
2	Rev. lot 279, lot 278 by FCC, Inc.	9-10-03
1	Rev. lot 279, lot 278 by FCC, Inc.	1-19-03

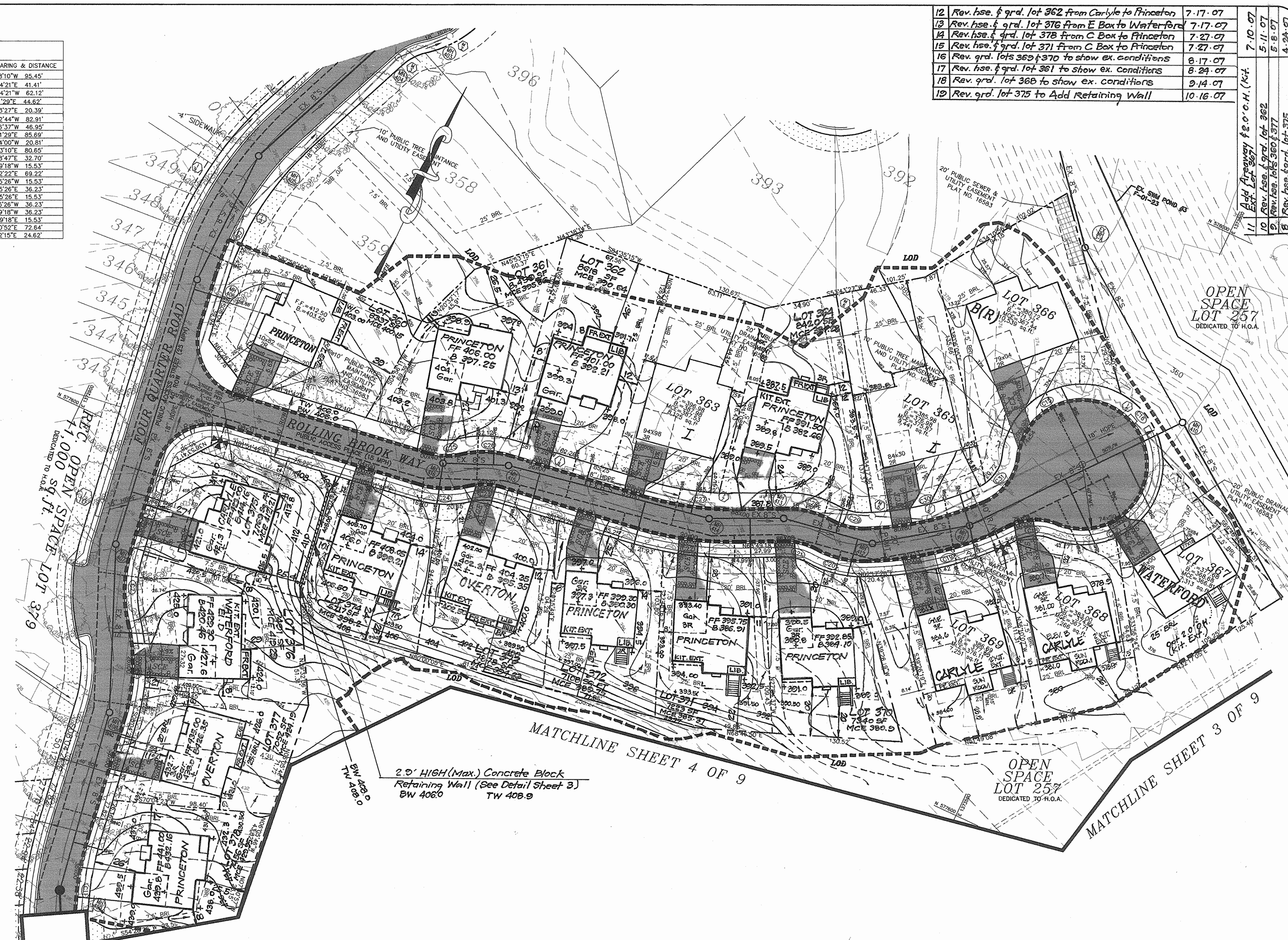
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 274 THRU 280

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

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBEN LN ST 190
 COLUMBIA MD 21045-5856

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C5	180.00'	96.60'	49.50'	30°45'01"	S07°18'10"W 95.45'
C7	80.00'	41.89'	21.44'	30°00'00"	S23°04'21"E 41.41'
C9	120.00'	62.83'	32.15'	30°00'00"	N23°04'21"W 62.12'
C11	180.00'	44.73'	22.48'	14°41'17"	S15°11'29"E 44.62'
C13	180.00'	20.40'	10.21'	06°29'38"	S25°33'27"E 20.39'
C15	50.00'	97.76'	74.16'	112°01'19"	S37°32'44"W 82.91'
C16	50.00'	48.87'	26.59'	56°00'00"	N58°26'37"W 46.95'
C17	50.00'	102.92'	83.11'	117°56'11"	N28°31'28"E 85.69'
C18	25.00'	21.46'	11.44'	49°11'09"	S62°54'00"W 20.81'
C19	219.65'	81.11'	41.02'	21°09'29"	N48°53'10"E 80.65'
C20	70.00'	33.01'	16.82'	27°01'02"	N80°18'47"E 32.70'
C21	30.00'	15.71'	8.04'	30°00'00"	S78°49'18"W 15.53'
C22	220.00'	69.51'	35.05'	18°06'08"	N72°52'22"E 69.22'
C23	30.00'	15.71'	8.04'	30°00'00"	S66°55'26"W 15.53'
C24	70.00'	36.65'	18.76'	30°00'00"	N66°55'26"E 36.23'
C25	30.00'	15.71'	8.04'	30°00'00"	N66°55'26"E 15.53'
C26	70.00'	36.65'	18.76'	30°00'00"	S66°55'26"W 36.23'
C28	70.00'	36.65'	18.76'	30°00'00"	S78°49'18"W 36.23'
C29	30.00'	15.71'	8.04'	30°00'00"	N78°49'18"E 15.53'
C30	180.00'	73.14'	37.08'	23°16'52"	N52°10'52"E 72.84'
C31	25.00'	25.75'	14.15'	59°00'21"	N11°02'15"E 24.62'

12	Rev. hse. f. grd. lot 362 from Carlyle to Princeton	7-17-07
13	Rev. hse. f. grd. lot 376 from E Box to Waterford	7-17-07
14	Rev. hse. f. grd. lot 378 from C Box to Princeton	7-27-07
15	Rev. hse. f. grd. lot 371 from C Box to Princeton	7-27-07
16	Rev. grd. lots 369 & 370 to show ex. conditions	8-17-07
17	Rev. hse. f. grd. lot 361 to show ex. conditions	8-24-07
18	Rev. grd. lot 368 to show ex. conditions	9-14-07
19	Rev. grd. lot 375 to Add Retaining Wall	10-16-07



10	Rev. hse. f. grd. lot 362	7-10-07
11	Rev. hse. f. grd. lot 377	5-11-07
12	Rev. hse. f. grd. lot 377	5-8-07
13	Rev. hse. f. grd. lot 375	4-24-07
14	Rev. hse. f. grd. lot 368	2-13-07

15	Rev. hse. f. grd. lot 372-374	3-19-07
16	Rev. hse. f. grd. lot 374	3-19-07
17	Rev. hse. f. grd. lot 370	2-6-07
18	Rev. hse. f. grd. lot 370	2-6-07
19	Rev. hse. f. gen. docs, lots 370-375 & 377 to eliminate Bsmi Gar. ties by FCC, Inc.	7-20-06
20	Revised Bsmi Gar. ties by FCC, Inc. lots 365 & 366.	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378
 HOWARD COUNTY, MARYLAND

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.

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

John S. Rice
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer
 USE - NATURAL RESOURCE CONSERVATION SERVICE
 DATE

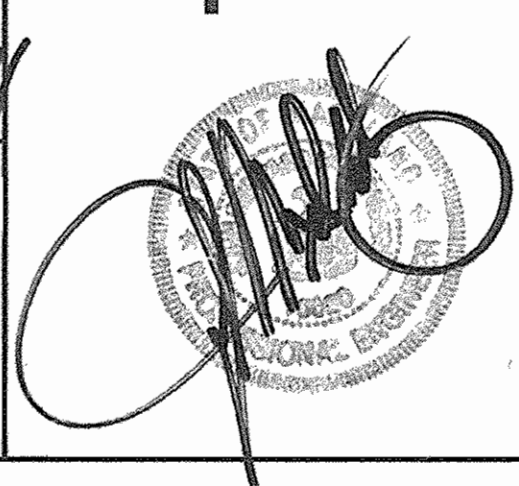
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John A. White
 HOWARD COUNTY SOIL CONSERVATION DISTRICT
 DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING
W. J. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (MRS)
 DATE

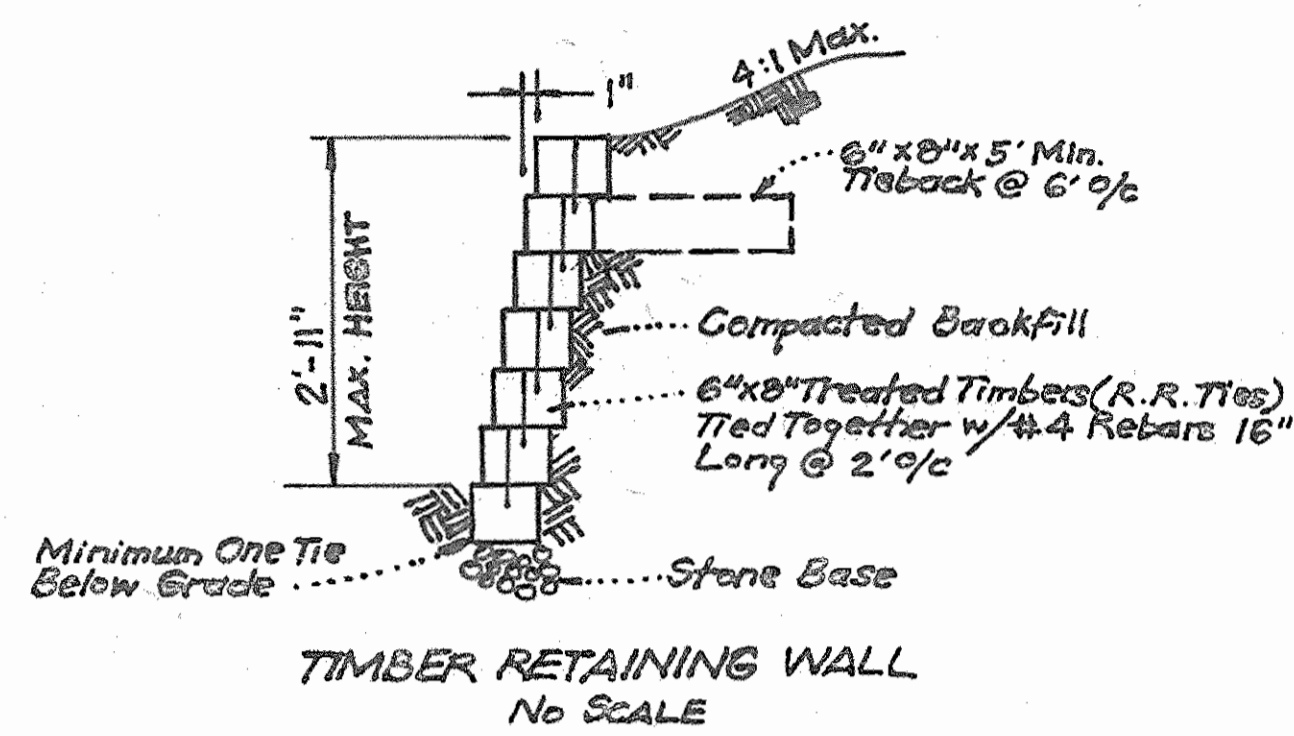
...
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

...
 DIRECTOR (S.D.P.)
 DATE

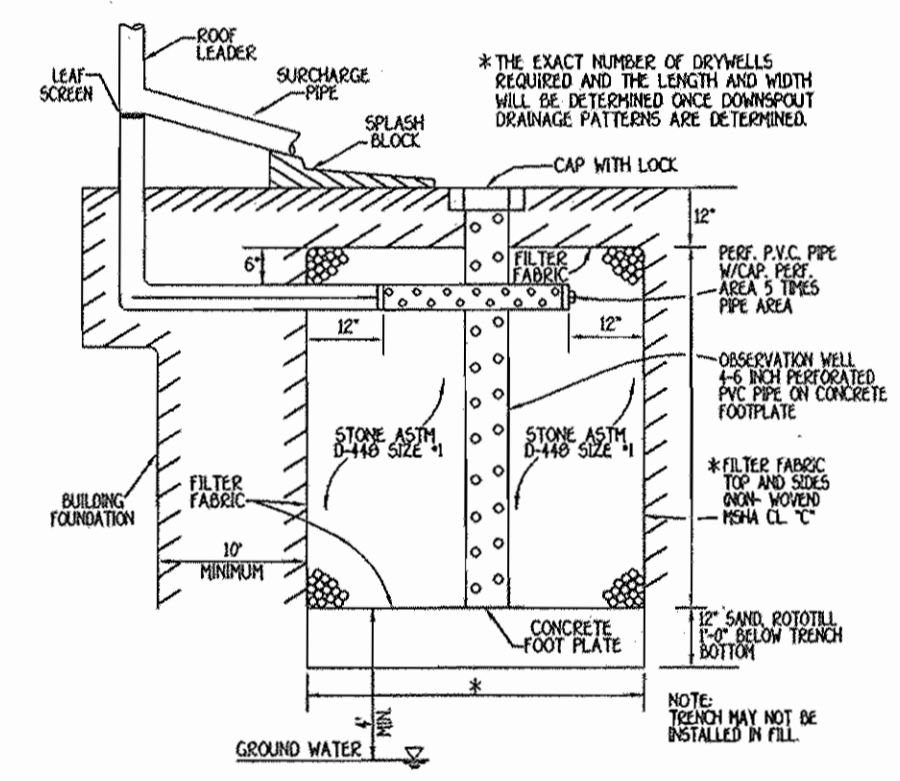


OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'

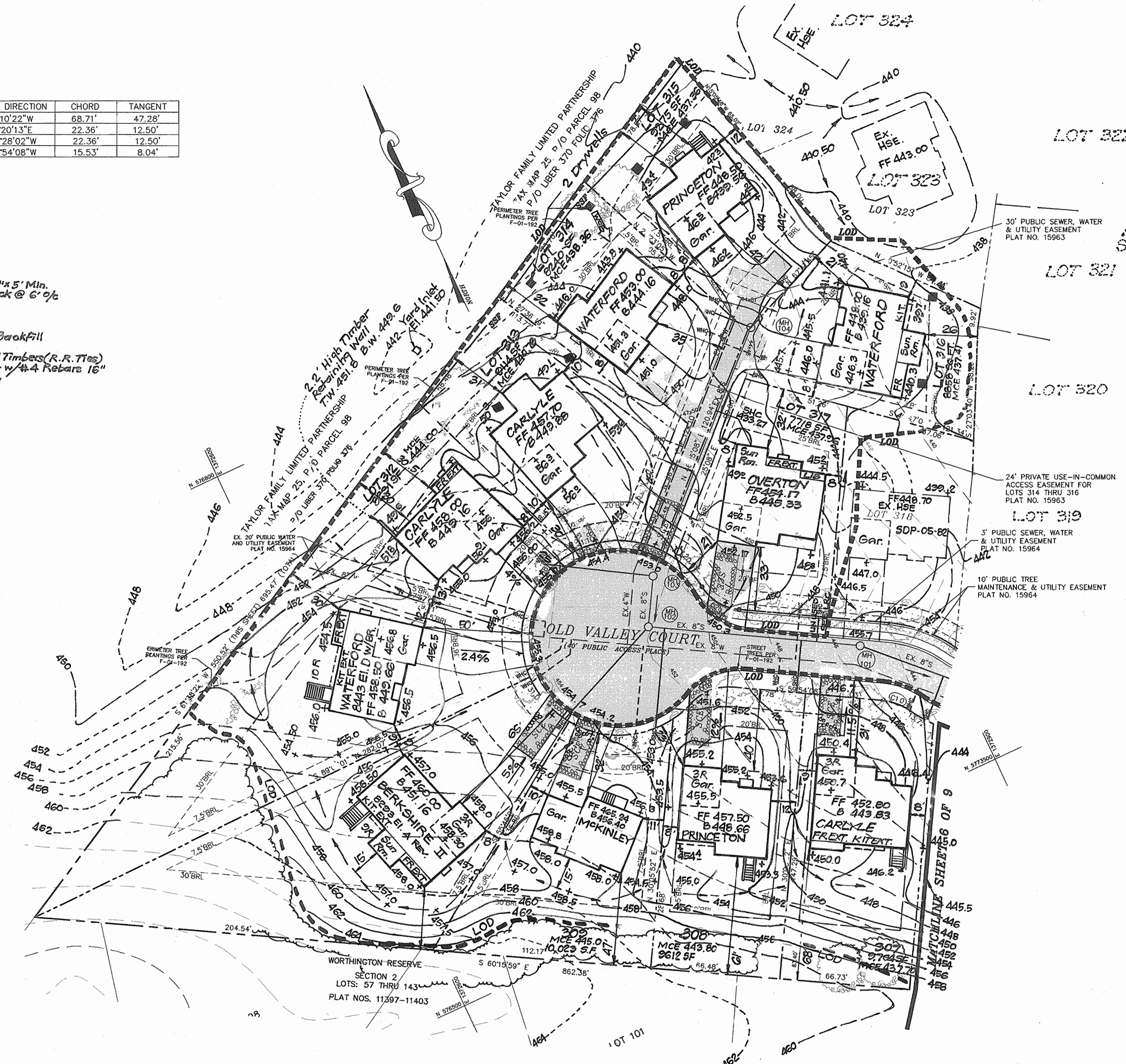
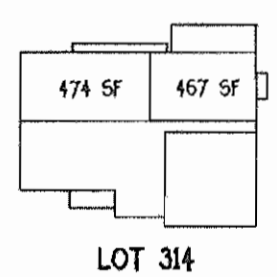


TIMBER RETAINING WALL
No SCALE



DRY WELL DETAIL
NOT TO SCALE

LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	NO. OF DRYWELLS	NO. OF TREATMENT	NO. OF DRYWELLS	W
LOT 314	500 SQFT (MAX)	40 CF	100E	100E	3	3.5' x 3.5' x 3.5'	



AUTUMN VIEW
SECTION 5 PHASE 3
SDP-05-082

NO.	DESCRIPTION	DATE
14	Rev. grad. lot 307 to show ex. conditions	10.5.07
13	Rev. grad. lot 315 to show ex. cond.	5.9.07
12	Rev. grad. lot 312. Add Ret Wall Detail	1.19.07
11	Rev. hse. grad. lot 317 to show ex. cond.	1.16.07
10	Rev. hse. grad. lot 316 to show ex. cond.	11.21.06
9	Rev. hse. grad. lot 313 to show ex. cond.	9.22.06
8	Rev. hse. grad. lot 309 by F.C.C. Inc.	7.20.06
7	Rev. hse. grad. lot 312 by FCC, Inc.	6.23.06
6	Rev. hse. grad. lot 307 by FCC, Inc.	5.26.06
5	Rev. hse. grad. lot 317 by FCC, Inc.	4.9.06
4	315 Rev. grad. lot 312-317 by FCC, Inc.	3.10.06
3	Rev. hse. grad. lot 316 by FCC, Inc.	1.27.06
2	Rev. hse. grad. lot 313 by FCC, Inc.	11/11/04
1	INDEPENDENT GEOTECH. REP. I. ON/TO LOTS 311 & 312	



AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT PLAN - LOTS 307 THRU 317
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0236 Fax: (301) 821-5821 Wash. (410) 387-0238 Fax

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

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

Signature: *J.R.* DATE: 6/3/04
JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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.

Signature: *John Mildenberg* DATE: 6/1/04
JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

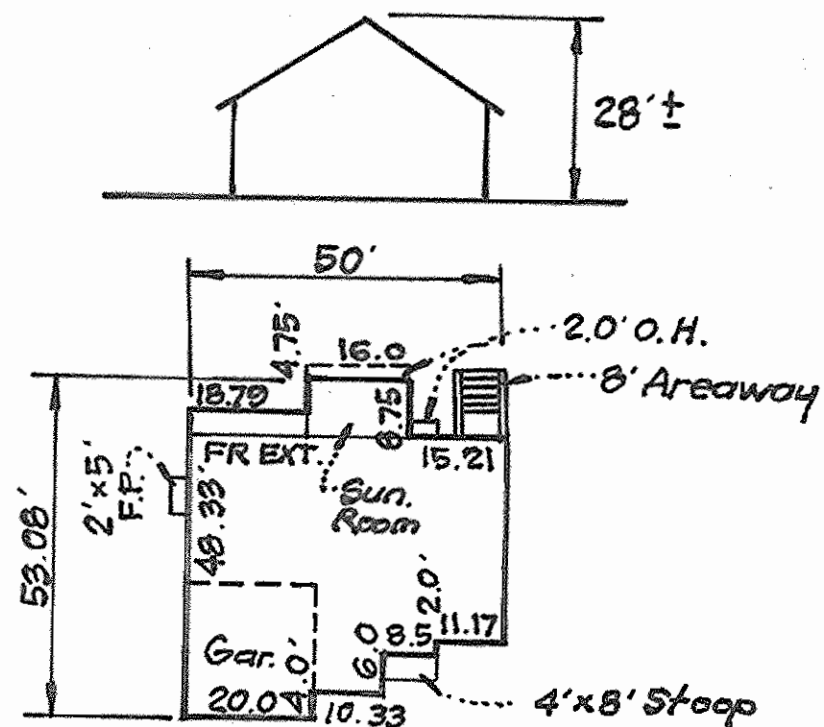
Signature: *Jim Meyer* DATE: 6/22/04
JIM MEYER, NATURAL RESOURCE CONSERVATION SERVICE

Signature: *John A. Robertson* DATE: 6/22/04
JOHN A. ROBERTSON, HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *W. Williams* DATE: 6/25/04
WILLIAMS, CHIEF DEVELOPMENT ENGINEERS DIVISION
Signature: *W. Harris* DATE: 7/5/04
HARRIS, CHIEF, DIVISION OF LAND DEVELOPMENT
Signature: *W. C. ...* DATE: 7/15/04
DIRECTOR, RICHMOND AMERICAN HOMES OF MD

PROJECT	DATE	SCALE	APPROVAL
02-105	JUNE 2004	1"=30'	JBM
Illustration	HSP		

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N48°40'02"E	147°59'50"
C21	286.38	276.29	157.55	273.73	S00°39'34"W	59°23'11"



CARLYLE LOT 255

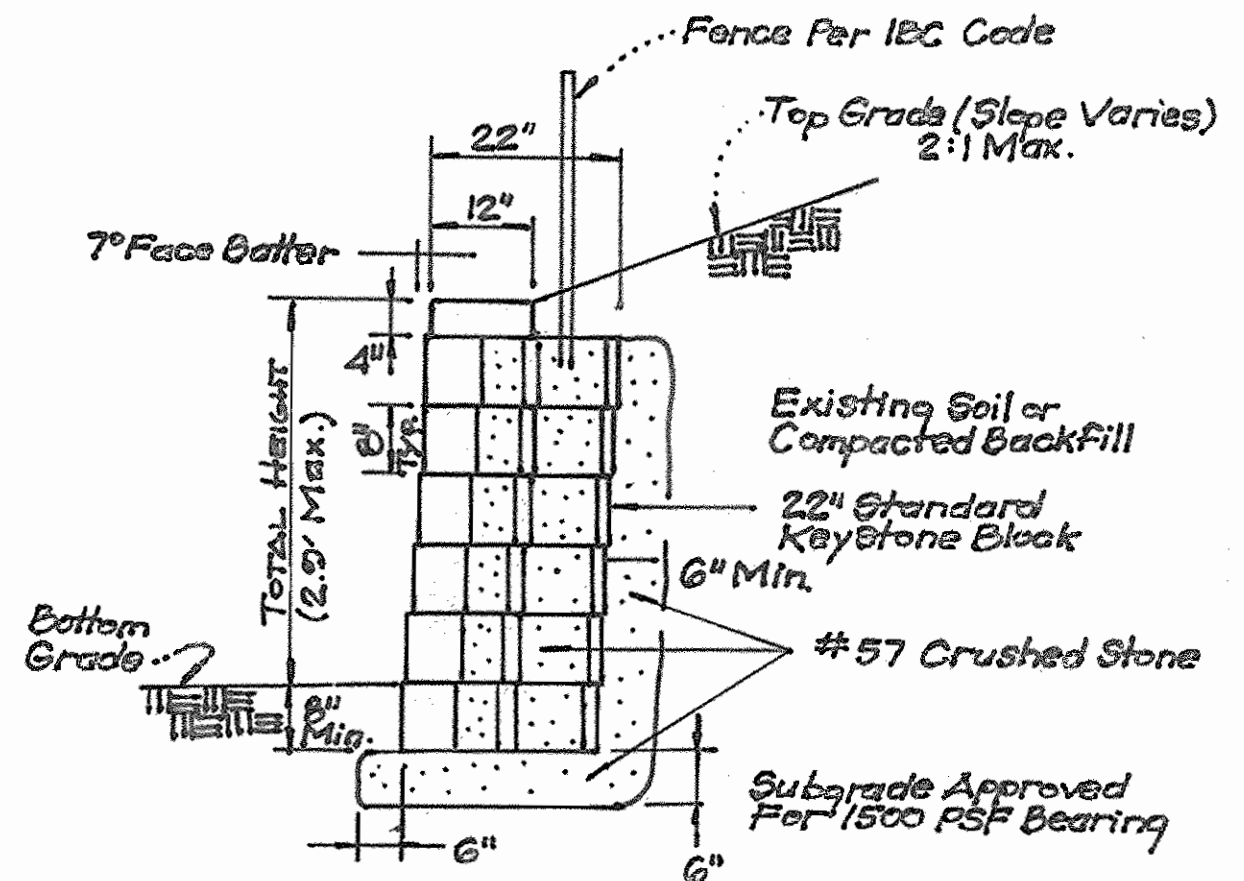
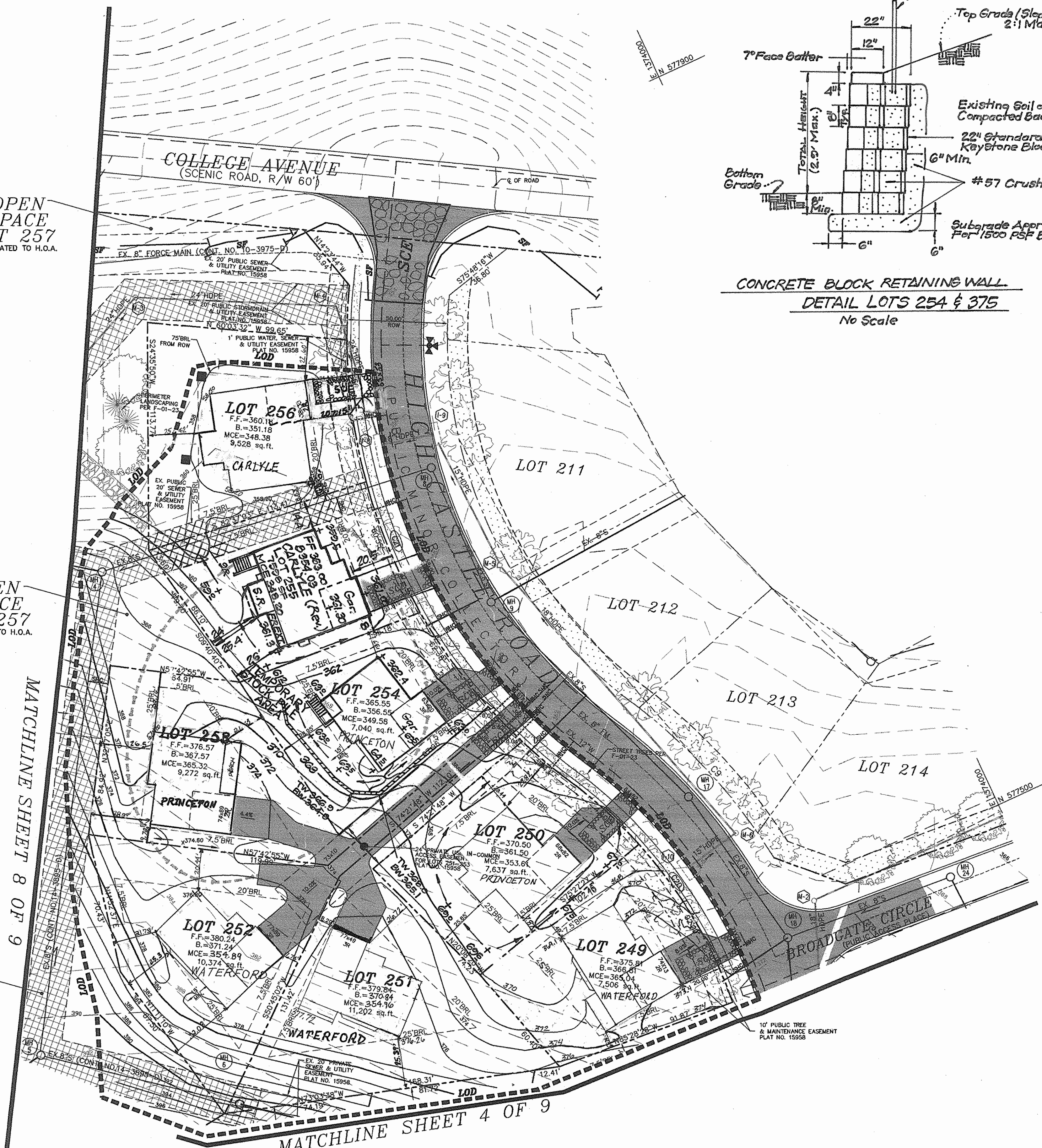
OPEN SPACE LOT 257 DEDICATED TO H.O.A.

OPEN SPACE LOT 257 DEDICATED TO H.O.A.

RECREATIONAL OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



CONCRETE BLOCK RETAINING WALL
DETAIL LOTS 254 & 375
No Scale

no.	description	date
1	RELOCATED THE SHC FOR LOTS 251 AND 252	4/05
2	REVISED HOUSE TYPES ON LOT 251	9/05
3	REVISED HOUSE TYPES ON LOTS 250	9/05
4	REVISED HOUSE TYPES ON LOTS 250 AND 251	11/04
5	REVISED HOUSE TYPES ON LOTS 250 AND 251	11/04
6	REVISED HOUSE TYPES ON LOTS 250 AND 251	11/04
7	REVISED HOUSE TYPES ON LOTS 250 AND 251	11/04

no.	description	date
1	ADD RETAINING WALL & DETAIL LOT 254 BY F.C.C., INC.	12-21-05
2	ADD RETAINING WALL & DETAIL LOT 254 BY F.C.C., INC.	4-19-06
3	REV. USE & GRD. LOT 255 TO SHOW EX. CONDITIONS BY F.C.C., INC.	7-20-06
4	REV. GRD. LOT 255 TO SHOW EX. CONDITIONS	9-22-06
5	ADD SUNROOM OPTION & FR. EXT. LOT 255	10-2-06
6	ADD LOT 375 TO RETAINING WALL DETAIL	10-16-07

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

John R. Ri... 6/15/04
SIGNATURE OF DEVELOPER

JOHN RICHMOND AMERICAN HOMES OF MD.
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 B. Mildenberg 6/22/04
SIGNATURE OF ENGINEER

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Munn 6/22/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

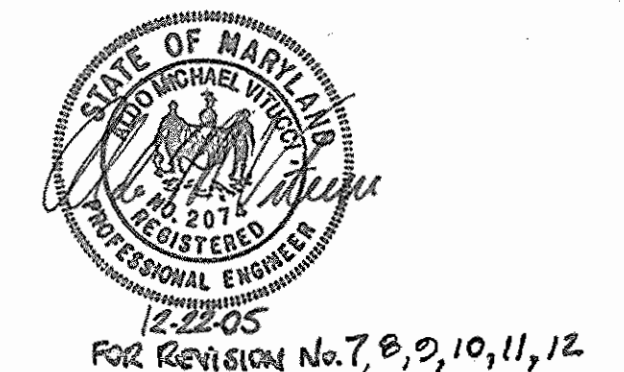
John K. Khaton 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael... 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MA3 DATE

... 7/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 7/15/04
DIRECTOR DATE



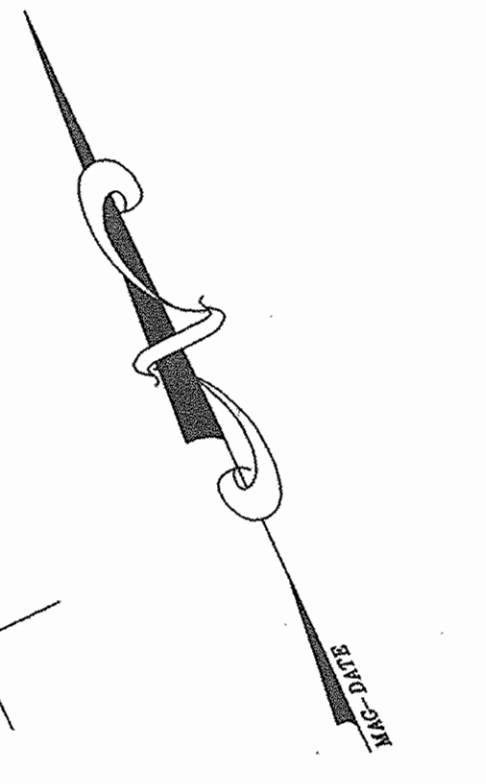
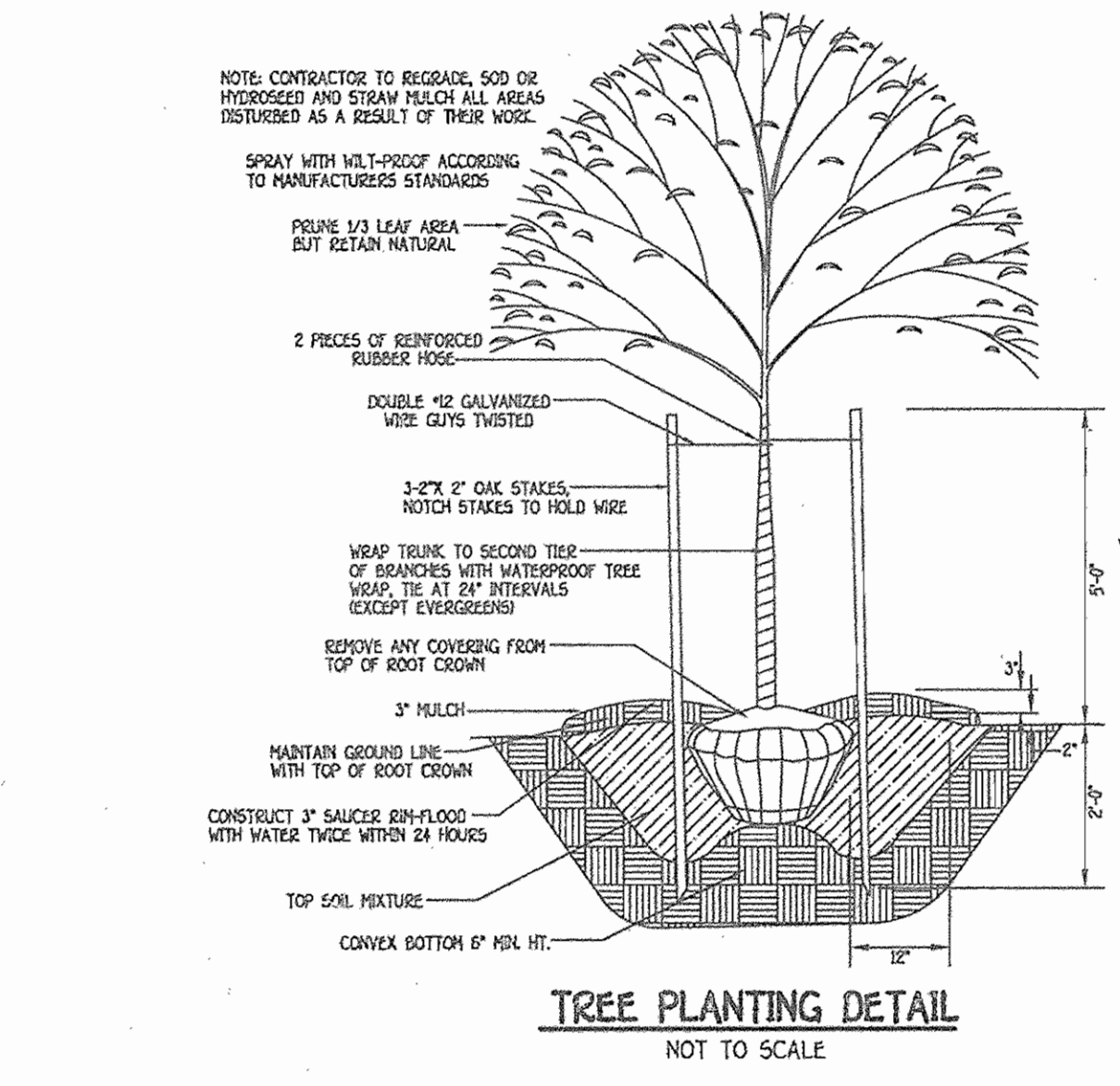
AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

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

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

HC: 102-105.DWG:SDP V02105-50P-5.DWG

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C7	15.71	30.00	8.04	15.53	N81°37'28"W	30°00'00"
C8	36.65	70.00	18.76	36.23	S81°37'28"E	30°00'00"
C16	62.83	120.00	32.15	62.12	N45°39'57"E	30°00'00"
C17	41.89	80.00	21.44	41.41	S45°39'57"W	30°00'00"
C25	27.70	170.00	13.88	27.67	N25°59'50"E	09°20'13"



PERIMETER CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	289 L.F.
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR WALL, FENCE OR BERM (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED SHADE TREES EVERGREENS	4 0
NUMBER OF TREES TO BE PROVIDED SHADE TREES EVERGREENS	9 0

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 15124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXCLUDED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John B. Rice 4-4-06
NAME DATE

QUANTITY	SYMBOL	BOTANICAL	COMMON NAME	SIZE
8	(Symbol)	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2" - 3"

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

John B. Rice 4/1/06
SIGNATURE OF DEVELOPER DATE

JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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 B. Miltenberg 4/1/06
SIGNATURE OF ENGINEER DATE

JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Jim M. Mays 6/2/06
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John B. Miltenberg 6/2/06
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John B. Miltenberg 6/2/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 7/18/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

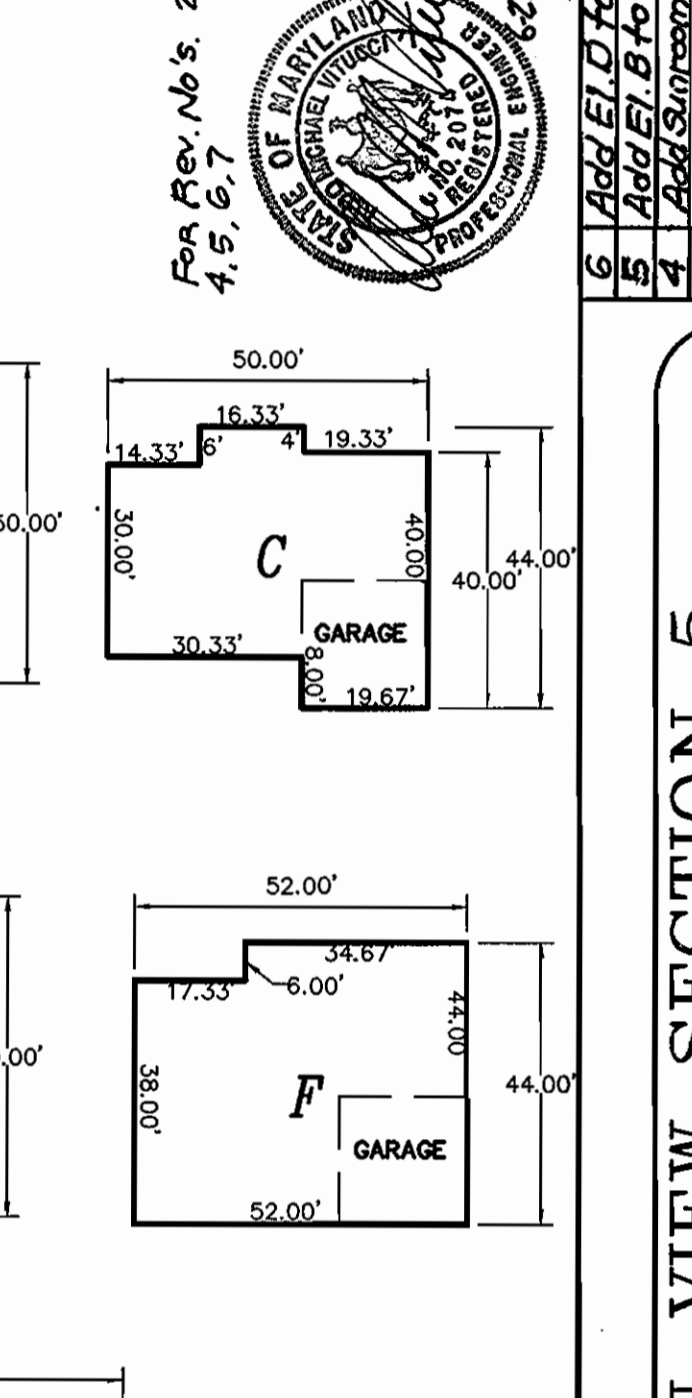
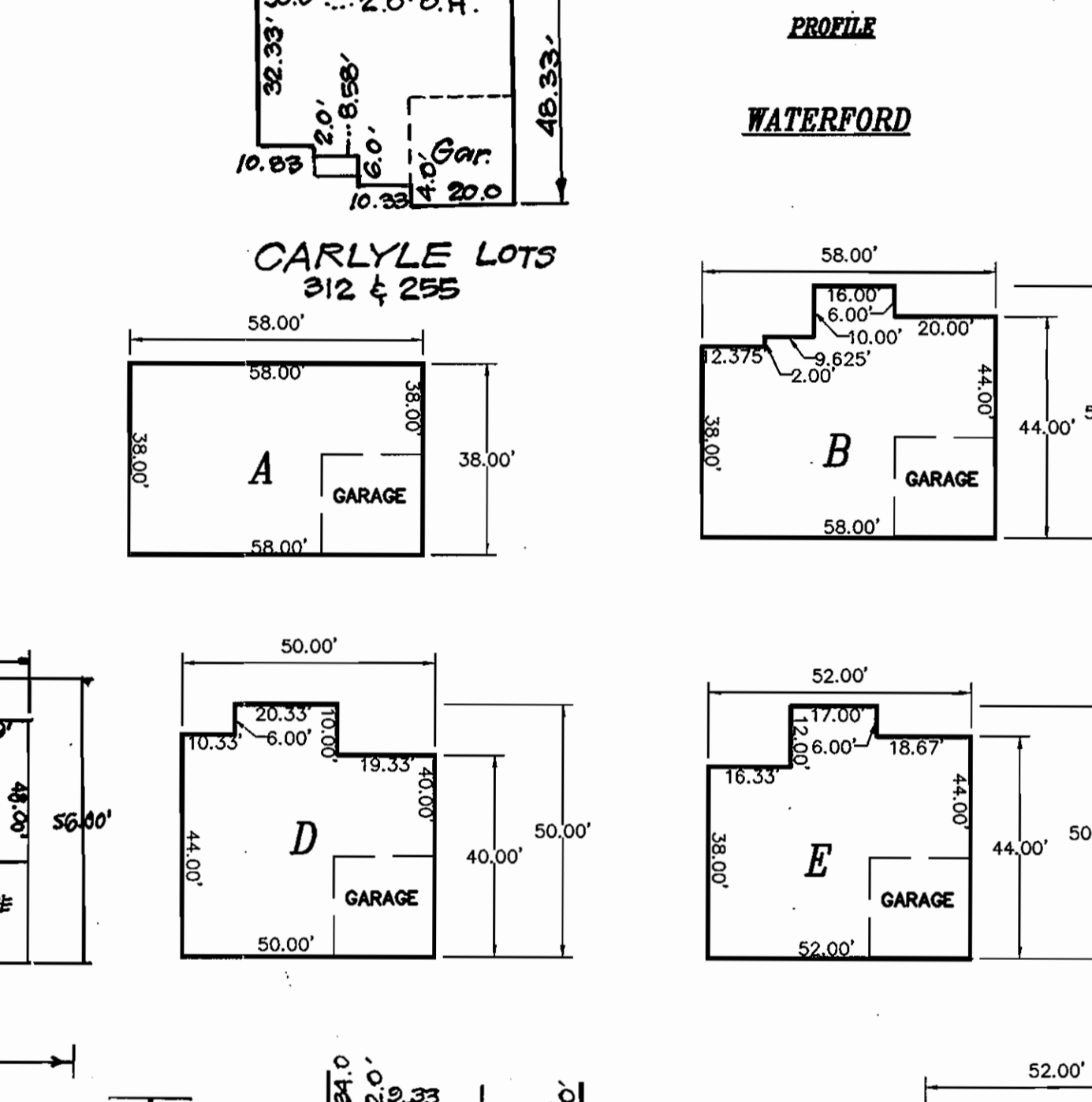
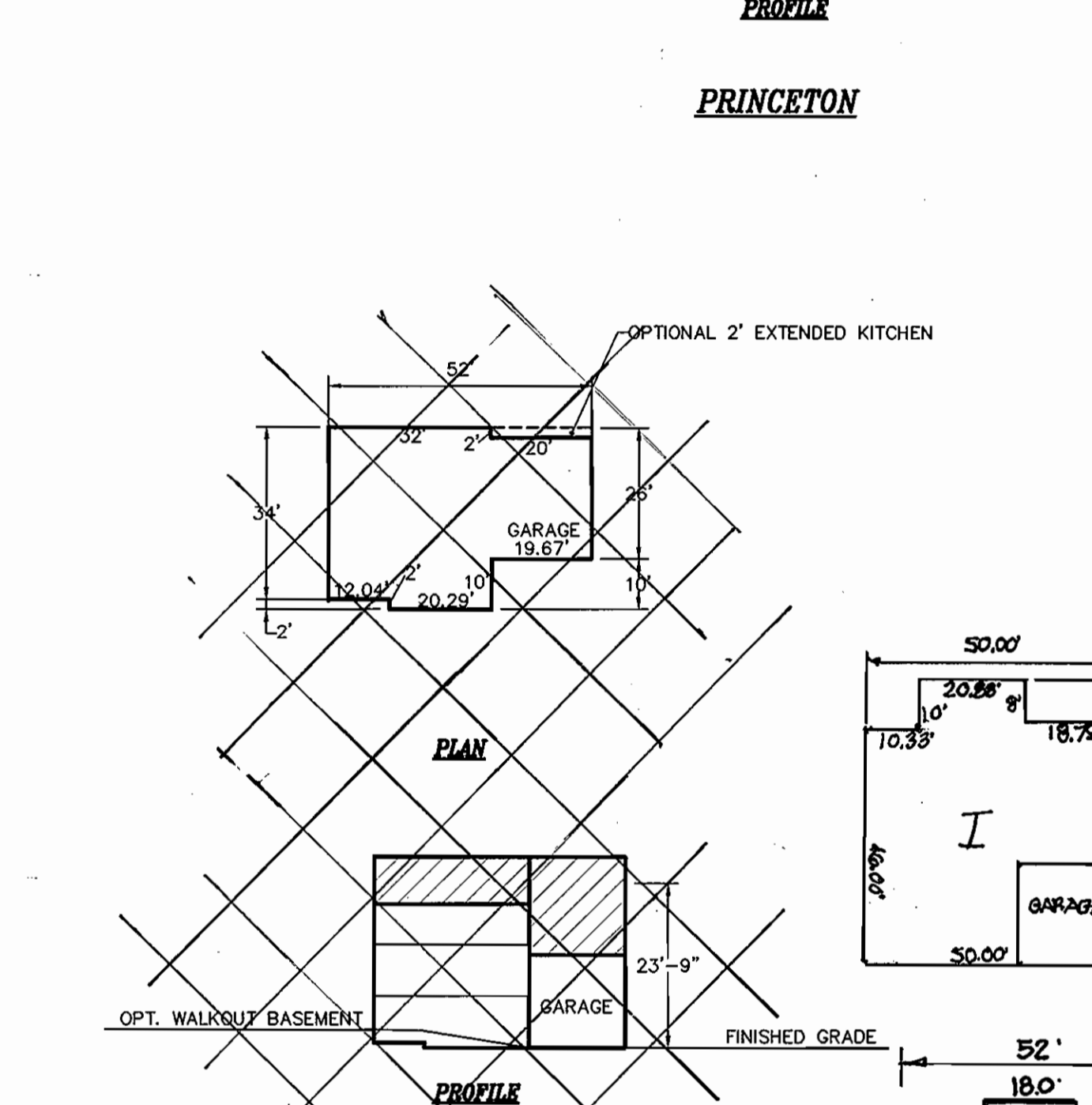
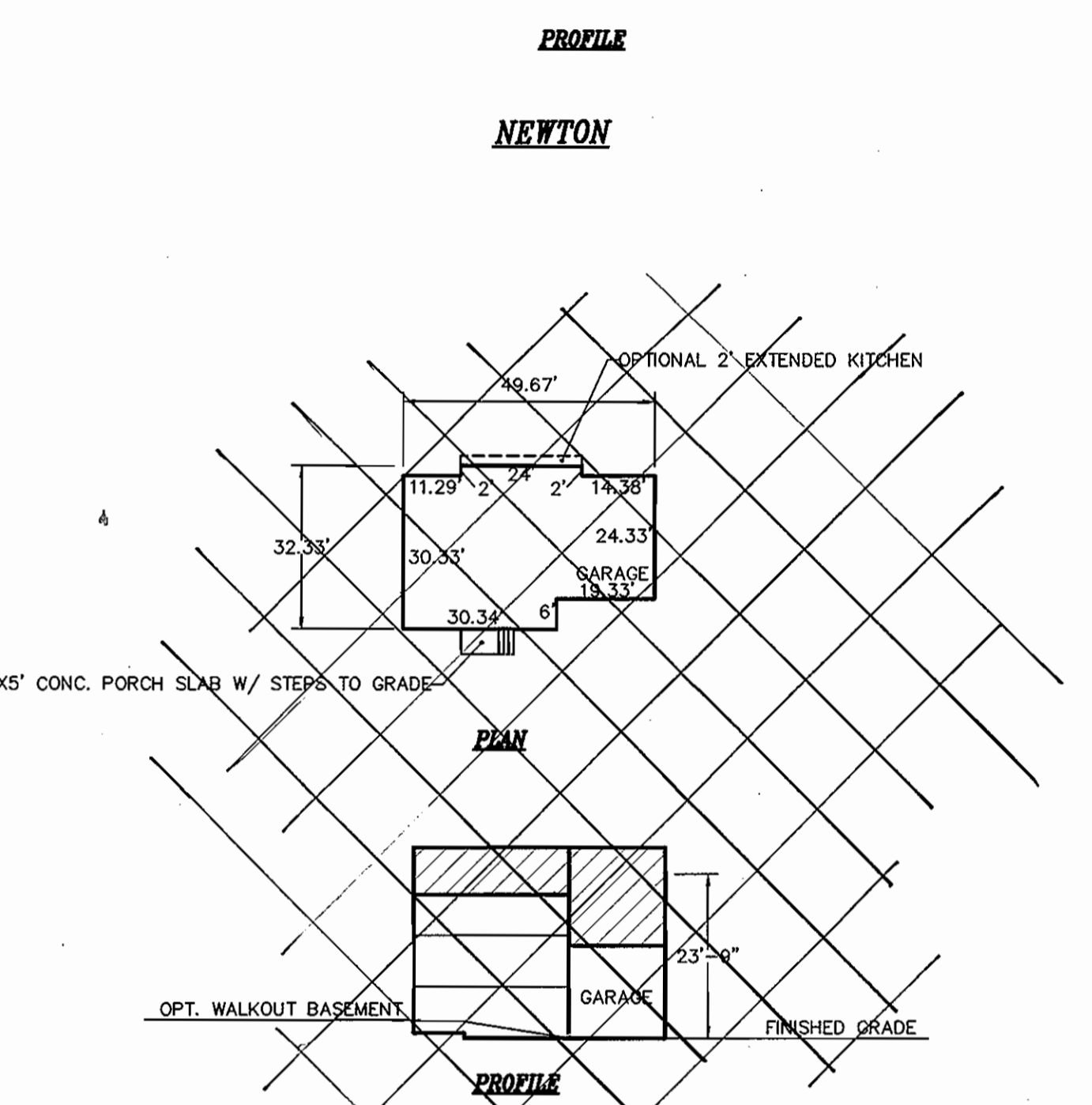
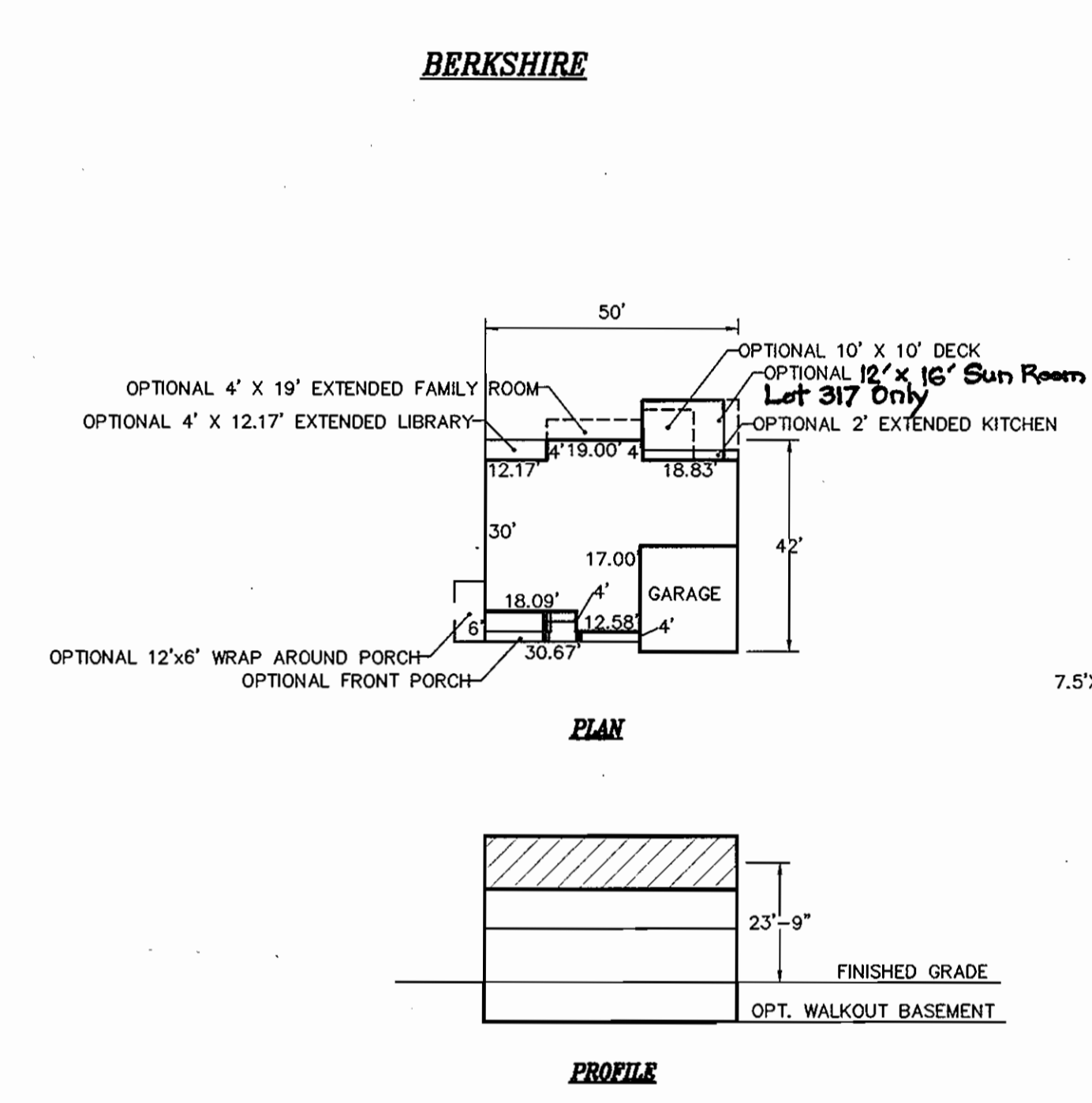
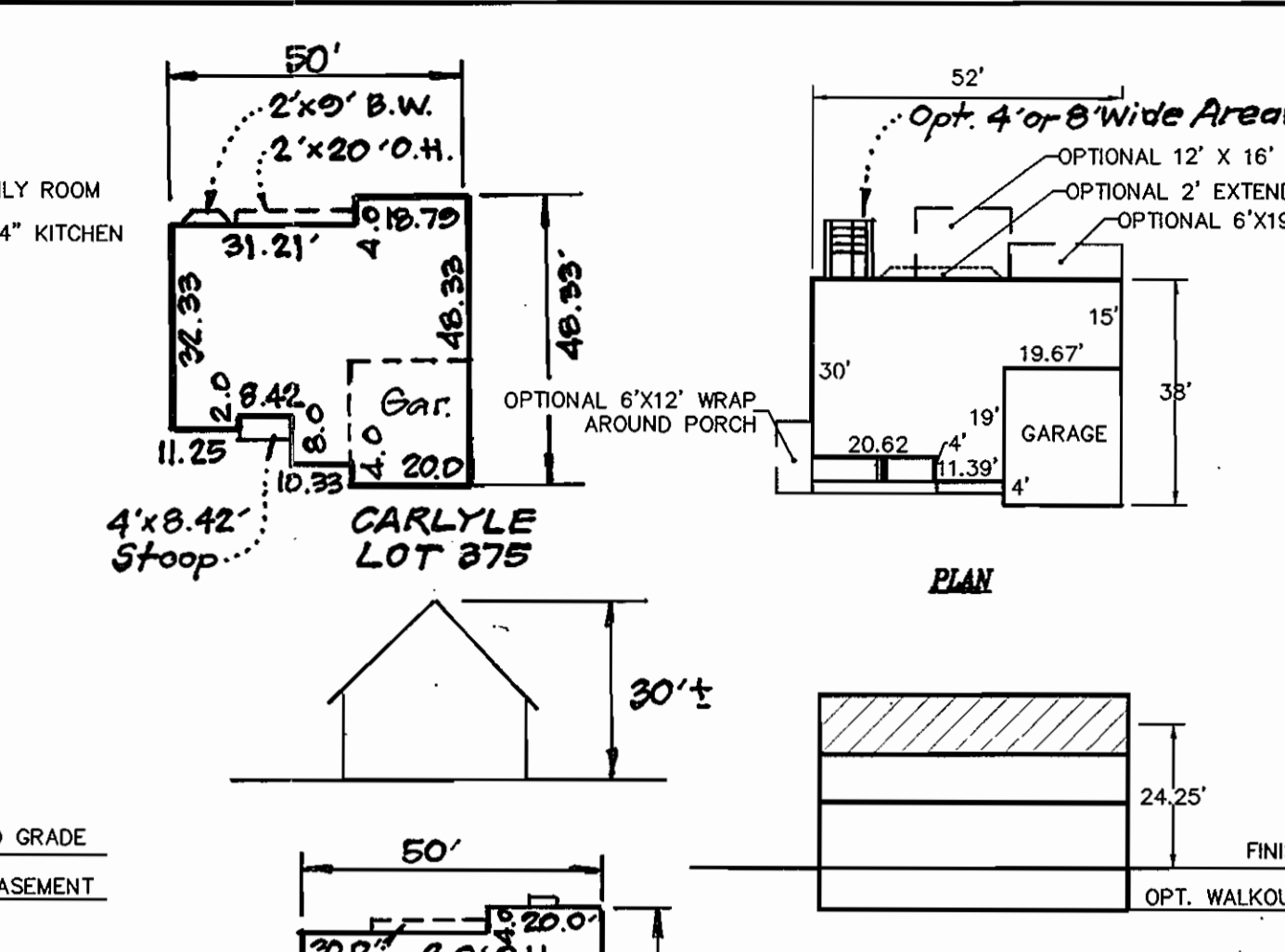
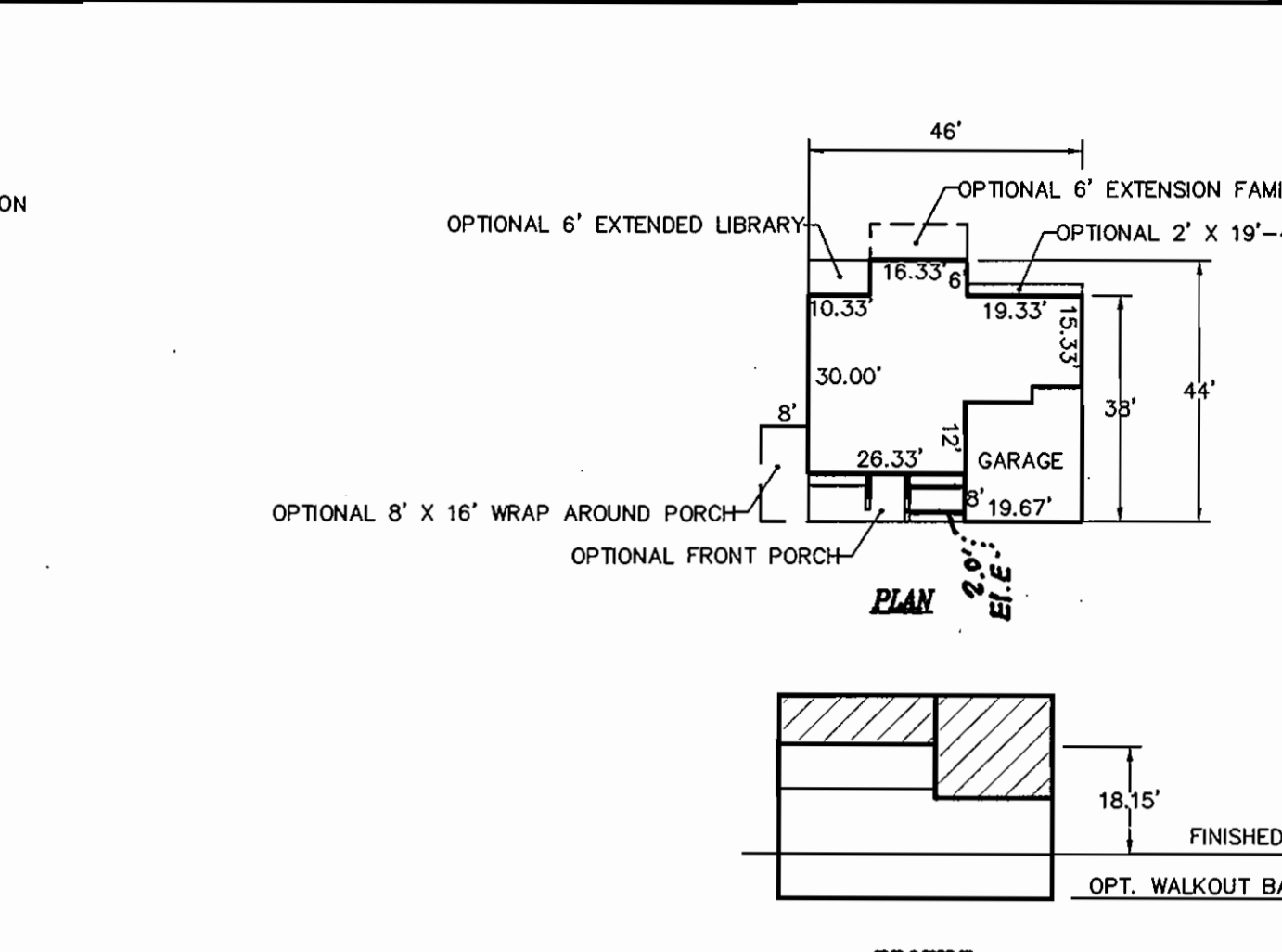
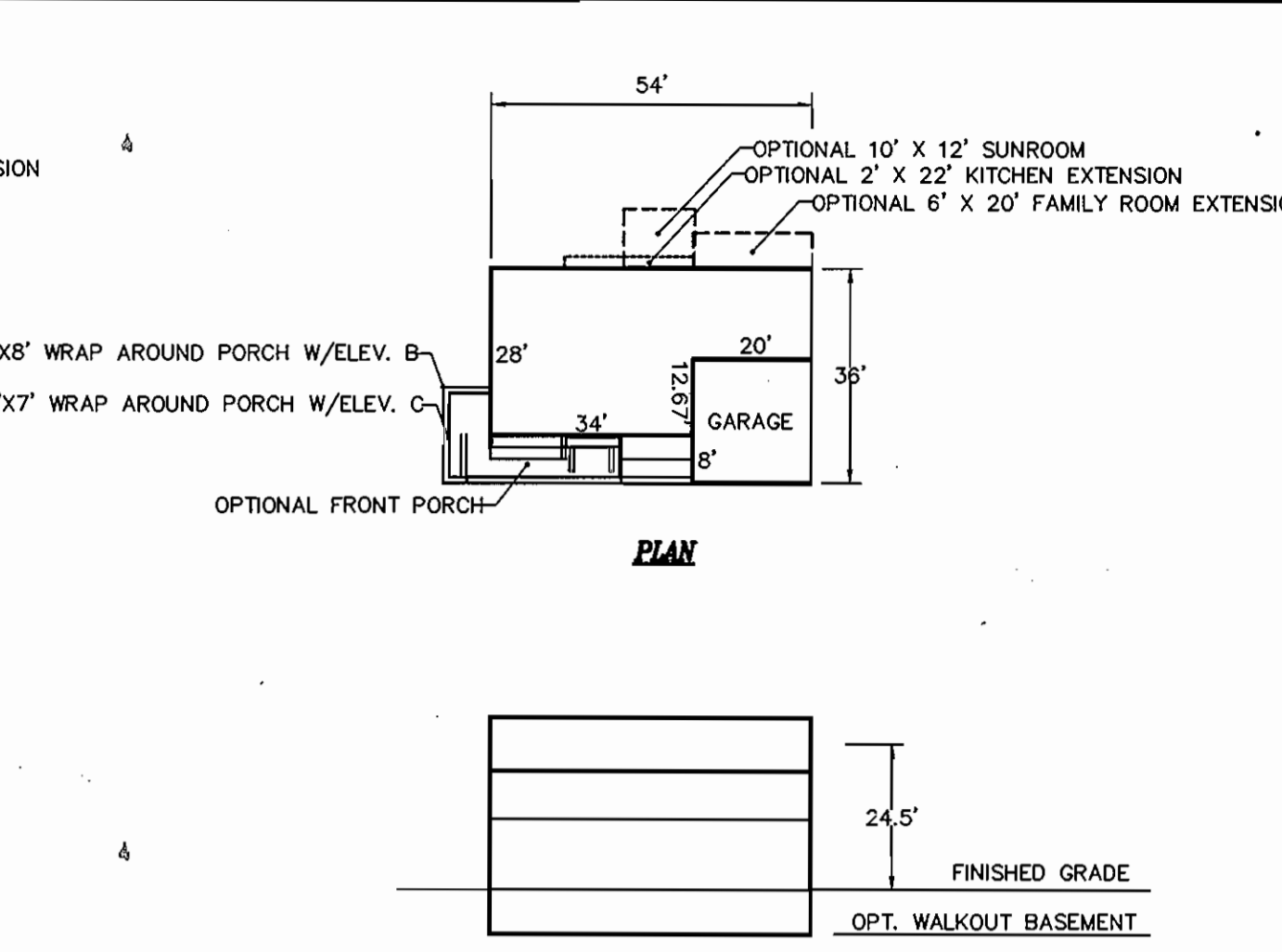
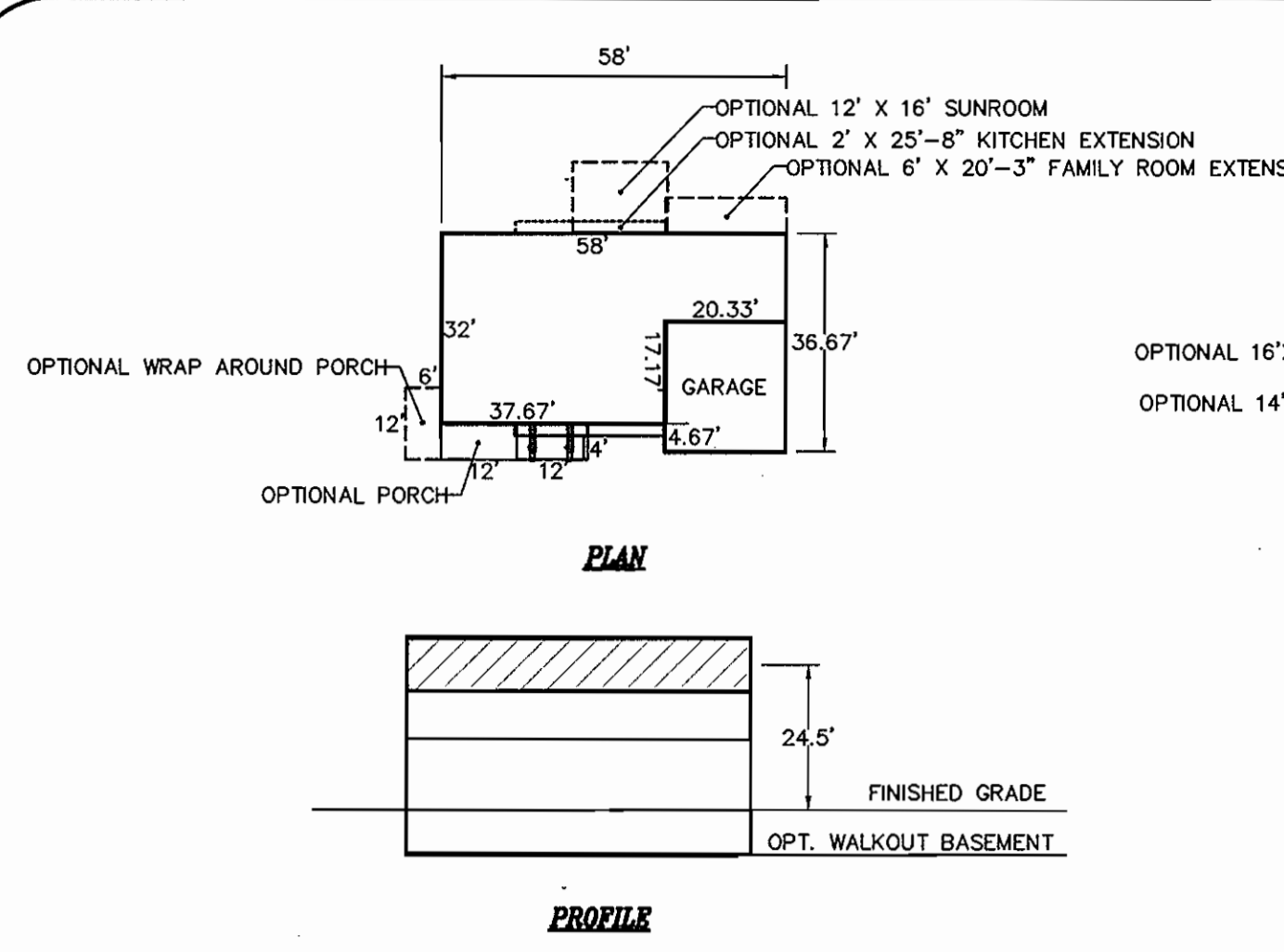
John B. Miltenberg 7/18/06
DIRECTOR DATE

11	Rev. hse. & grad. lot 285 to show ex. cond.	11-21-06
10	Rev. hse. and grade lots 286, 289 and 303 to show ex. conditions by F.C.C., Inc.	10-20-06
9	Rev. grad. lot 284 to show Ex. Conditions	6-15-06
8	Rev. hse. & grad. lot 288 to show as-built cond.	8-11-06
7	Rev. grad. lot 286 to show As-Built Cond.	7-26-06
6	Rev. hse. & grad. lot 284	6-16-06

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT AND LANDSCAPE PLAN
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
- LOTS 281-289 & 303-306

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.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856



NO.	REVISIONS	DATE
1.	Remove McKinley & Lexington House types, "G" & "H" Generic Boxes and added "J" Generic Box by FCC, Inc.	7-18-06

GENERIC TYPE	BERKSHIRE	NEWTON	OVERTON	PRINCETON	WATERFORD	CARLYLE	DORCHESTER
A	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED
B	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NO EXTENDED LIBRARY	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED
C	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM NO WRAP PORCH	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM NO WRAP PORCH	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
D	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM
E	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY	NO EXTENDED KITCHEN	NOT INCLUDED	NOT INCLUDED
F	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NO EXTENDED KITCHEN NO EXTENDED SUNROOM	NOT INCLUDED	NOT INCLUDED
J	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAM. RM NO WRAP PORCH	NO EXTENDED FAM. RM. NO EXTENDED LIBRARY NO WRAP PORCH	NO EXTENDED SUN ROOM NO EXTENDED FAM. RM. NO WRAP PORCH	NOT INCLUDED	NOT INCLUDED
I	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS

NO.	REVISIONS	DATE
1	ADD Opt. Acreway to Waterford Hse.	7.10.07
2	ADD ELEV to Princeton Hse. Typical	5.8.07
3	ADD Carlyle Hse. Type for Lot 212	3.12.07
4	ADD Sunroom Overlaid to Lot 217	7.16.06
5	ADD Sunroom Overlaid to Lot 255	7.20.06
6	ADD Carlyle Hse. Type for Lot 212	6.24.06
7	ADD Opt. Acreway to Waterford Hse.	11/28/04
8	ADD Opt. Acreway to Waterford Hse.	11/28/04

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GENERIC BOX DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dunes Hill Drive, Suite 202, Pikesville, Maryland 21042
(410) 987-0286 Fax: (410) 987-0288 Fax

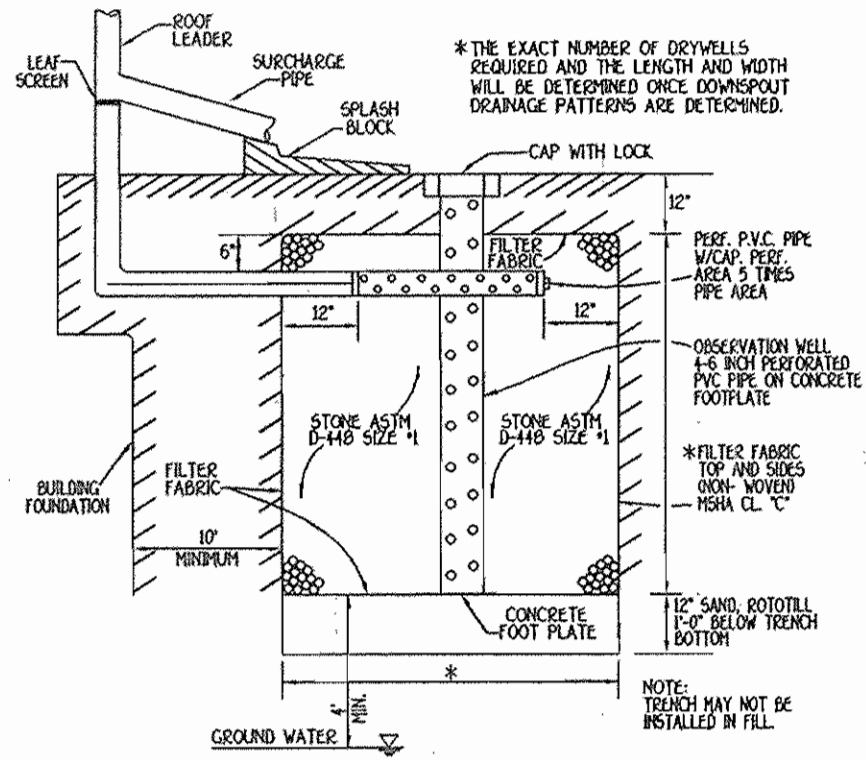
APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 6/30/06
DATE: 7/18/04
DATE: 7/15/04

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 19D
CUMMERS, MD 21045-5856

NOTE: SIDE PORCHES MAY NOT PROJECT INTO SIDE SETBACKS.

CURVE TABLE

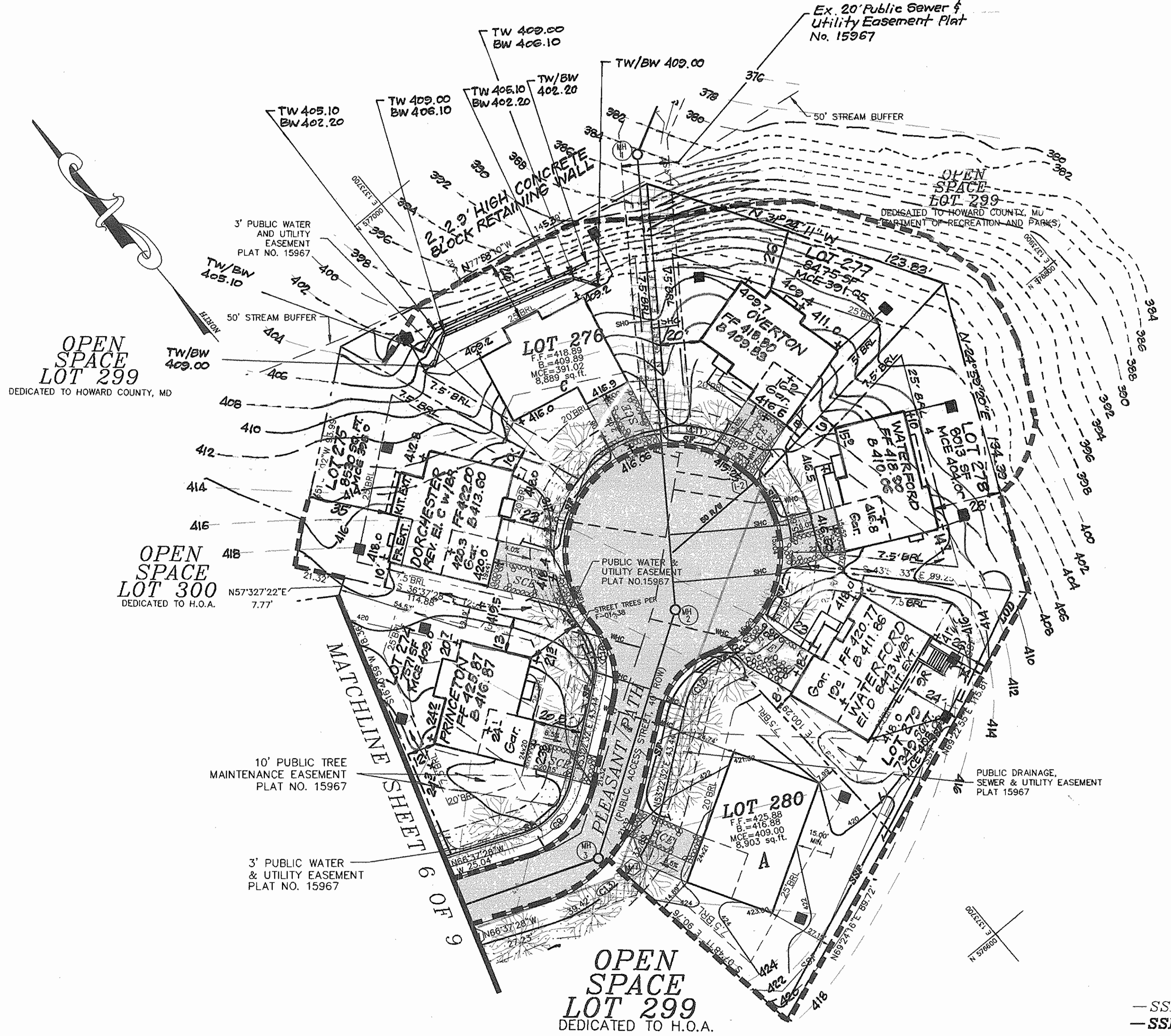
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C9	31.42	30.00	17.32	30.00	N83°22'32"E	60°00'00"
C10	23.18	25.00	12.50	22.36	N29°48'36"E	53°07'48"
C11	249.81	50.00	37.50	60.00	N36°37'28"W	286°15'37"
C12	23.18	25.00	12.50	22.36	S79°56'27"W	53°07'48"
C13	73.30	70.00	40.41	70.00	N83°22'32"E	60°00'00"



DRY WELL DETAIL
NOT TO SCALE

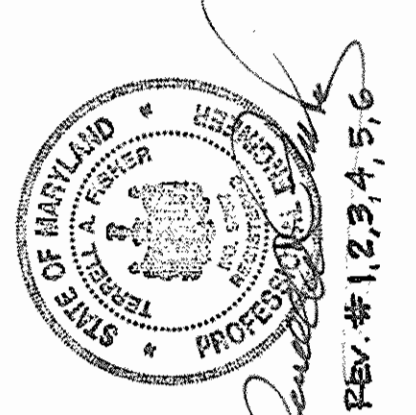
DRY WELL CHART

LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L	W
LOT 274	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 3.5'	3.5'
LOT 275	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 3.5'	3.5'
LOT 276	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 7.0'	3.5'
LOT 277	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 7.0'	3.5'
LOT 278	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 3.5'	3.5'
LOT 279	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 3.5'	3.5'
LOT 280	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5' x 3.5'	3.5'



—SSF— EXISTING SSF
—SSF— PROPOSED SSF

NOTE. EX. SSF PROVIDED UNDER F-01-38 TO BE RELOCATED TO THE LOCATIONS SHOWN.



project	date	1-23-07
02-105	JUNE 2004	
illustration	1-16-07	
HSP	11-21-06	
HSP	5-22-06	
HSP	3-10-06	
HSP	1-19-06	
scale	1"=30'	
approval	JBM	

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
SITE DEVELOPMENT PLAN - LOTS 274 THRU 280
HOWARD COUNTY, MARYLAND

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

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

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

[Signature] 6/3/09
SIGNATURE OF DEVELOPER DATE

JOHN RICE RICHMOND AMERICAN HOMES OF MD.
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.

[Signature] 6/3/09
SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

[Signature] 6/22/09
USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

[Signature] 6/22/09
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

[Signature] 7/6/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/15/04
DIRECTOR DATE

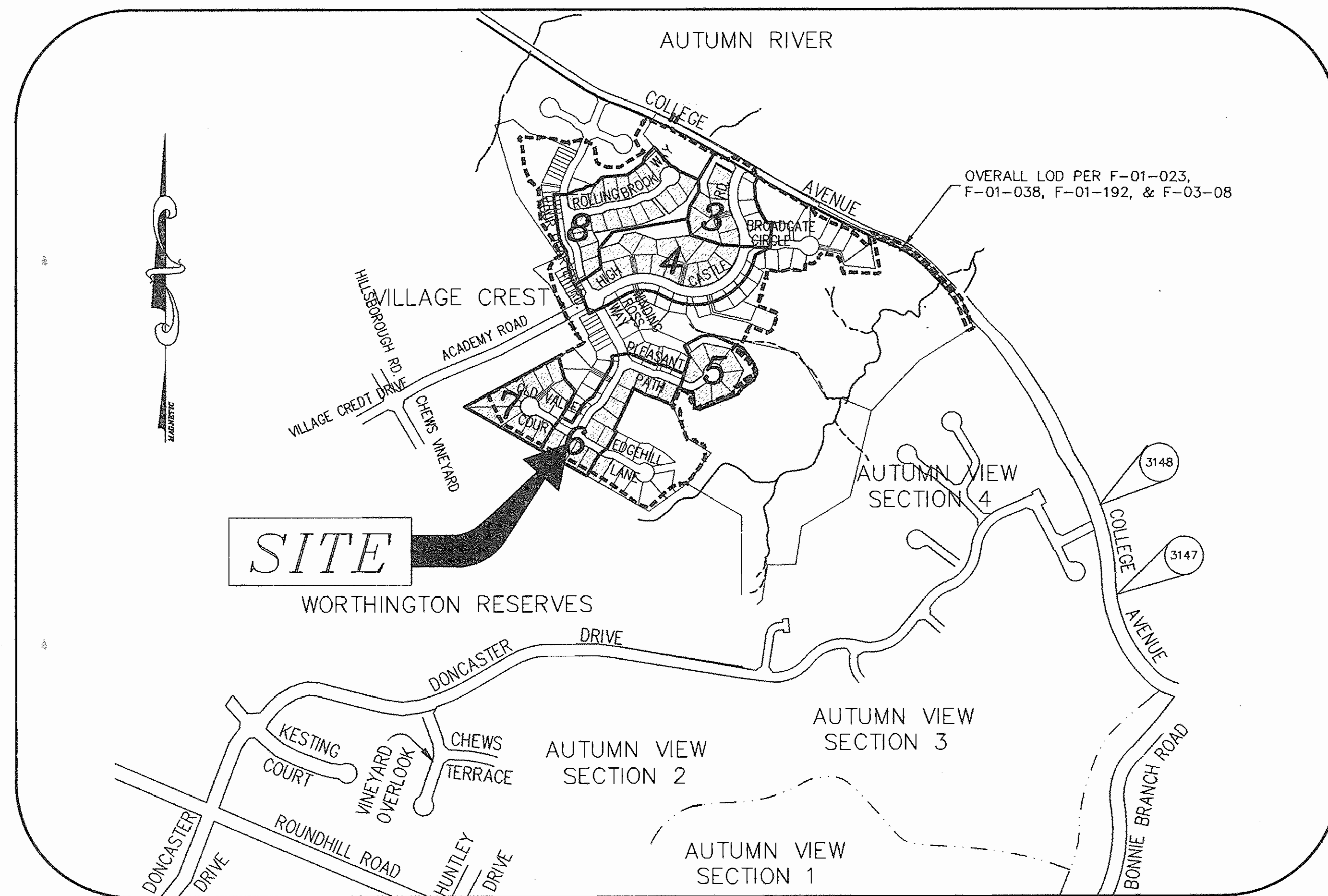
41-102-105 (VMS) SDP 102105-SDP-5.DWG

SHEET INDEX

1	COVER SHEET
2	GENERIC BOX DETAILS
3	SITE DEVELOPMENT PLAN - LOTS 249 THRU 256
4	SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262
5	SITE DEVELOPMENT PLAN - LOTS 274 THRU 280
6	SITE DEVELOPMENT PLAN - LOTS 281-289 & 303-306
7	SITE DEVELOPMENT PLAN - LOTS 307-317
8	SITE DEVELOPMENT PLAN - LOTS 360-378
9	SEDIMENT & EROSION CONTROL DETAILS

SITE DEVELOPMENT PLAN AUTUMN VIEW-SECTION 5

PHASE 1, LOTS 236-256 (F-01-023)
 PHASE 2, LOTS 260-262 & 274-289 (F-01-038)
 PHASE 3, LOTS 303-317 (F-01-192)
 PHASE 4, LOTS 360-378 (F-03-08)
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=500'

ADDRESS CHART

LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
236	8082 HIGH CASTLE ROAD	275	4321 PLEASANT PATH	313	4326 OLD VALLEY COURT
237	8078 HIGH CASTLE ROAD	276	4325 PLEASANT PATH	314	4322 OLD VALLEY COURT
238	8074 HIGH CASTLE ROAD	277	4329 PLEASANT PATH	315	4318 OLD VALLEY COURT
239	8070 HIGH CASTLE ROAD	278	4328 PLEASANT PATH	316	4314 OLD VALLEY COURT
240	8066 HIGH CASTLE ROAD	279	4324 PLEASANT PATH	317	4310 OLD VALLEY COURT
241	8062 HIGH CASTLE ROAD	280	4320 PLEASANT PATH	360	4301 ROLLING BROOK WAY
242	8058 HIGH CASTLE ROAD	281	4312 PLEASANT PATH	361	4305 ROLLING BROOK WAY
243	8054 HIGH CASTLE ROAD	282	4308 PLEASANT PATH	362	4309 ROLLING BROOK WAY
244	8050 HIGH CASTLE ROAD	283	4304 PLEASANT PATH	363	4313 ROLLING BROOK WAY
245	8046 HIGH CASTLE ROAD	284	4300 PLEASANT PATH	364	4317 ROLLING BROOK WAY
246	8042 HIGH CASTLE ROAD	285	8135 WINDING ROSS WAY	365	4321 ROLLING BROOK WAY
247	8038 HIGH CASTLE ROAD	286	8145 WINDING ROSS WAY	366	4325 ROLLING BROOK WAY
248	8034 HIGH CASTLE ROAD	287	8149 WINDING ROSS WAY	367	4332 ROLLING BROOK WAY
249	8030 HIGH CASTLE ROAD	288	8153 WINDING ROSS WAY	368	4328 ROLLING BROOK WAY
250	8026 HIGH CASTLE ROAD	289	8207 EDGEHILL LANE	369	4324 ROLLING BROOK WAY
251	8022 HIGH CASTLE ROAD	303	8208 EDGEHILL LANE	370	4320 ROLLING BROOK WAY
252	8018 HIGH CASTLE ROAD	304	8204 EDGEHILL LANE	371	4316 ROLLING BROOK WAY
253	8014 HIGH CASTLE ROAD	305	4301 OLD VALLEY COURT	372	4312 ROLLING BROOK WAY
254	8010 HIGH CASTLE ROAD	306	4305 OLD VALLEY COURT	373	4308 ROLLING BROOK WAY
255	8006 HIGH CASTLE ROAD	307	4309 OLD VALLEY COURT	374	4304 ROLLING BROOK WAY
256	8002 HIGH CASTLE ROAD	308	4313 OLD VALLEY COURT	375	8045 FOUR QUARTER ROAD
260	8086 HIGH CASTLE ROAD	309	4317 OLD VALLEY COURT	376	8049 FOUR QUARTER ROAD
261	8090 HIGH CASTLE ROAD	310	4321 OLD VALLEY COURT	377	8053 FOUR QUARTER ROAD
262	8094 HIGH CASTLE ROAD	311	4325 OLD VALLEY COURT	378	8057 FOUR QUARTER ROAD
274	4317 PLEASANT PATH	312	4330 OLD VALLEY COURT		

SEDIMENT CONTROL IS PROVIDED UNDER F-01-023, F-01-038, F-01-192 & F-03-008. ANY ADDITIONS OR REMOVAL OF SEDIMENT CONTROL MEASURES IS SHOWN ON THESE PLAN AND SHALL BE DONE IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR

LEGEND

- TREE PROTECTIVE FENCING
- WETLANDS
- EX. FOREST CONSERVATION EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE DIVERSION
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- EXTERIOR LIGHT FIXTURE
- PERIMETER, STREET SIDE AND AND STREET TREE PLANTINGS
- 4'x4' DRY WELL

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-ED 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.
- 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 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) 313-4600
 - 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 - SECOND ELECTION DISTRICT. L6918/F337
 - ZONING: R-ED
 - TOTAL PROJECT AREA: 14.85 AC.
 - PROPOSED USE FOR SITE: RESIDENTIAL.
 - TOTAL NUMBER OF UNITS: 74
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILE NOS.: F-01-023, F-01-038, F-01-192, F-03-08, AMENDED S-99-01, F-03-08, F-03-08, F-03-08, P-00-09, F-01-08, P-02-09
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83. THIS SURVEY IS PREPARED WITH 2 FOOT CONTOURS.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEMS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148
 - STA. 3147 N575598.0794, E137581.7684 EL.335.987 (IRON PIPE)
 - STA. 3148 N576015.4313, E1375770.4364 EL.379.248 (IRON PIPE)
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 5.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-4079-D, 14-3974-D, 14-3895-D, 14-3896-D. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED UNDER F-01-023, F-01-038, F-03-008. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- WETLANDS AND STREAM DELINEATION IS BY WILDMAN ENVIRONMENTAL SERVICES. DATED OCTOBER 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-023, F-01-038, F-01-192, F-03-008.
- 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 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38), 59.66 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 THRU 4). THE REMAINING 3.01 ACRES IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
- PERIMETER AND STREET SIDE LANDSCAPING AND STREET TREE PLANTINGS IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-01-023 (PHASE 1, LOTS 236-256), F-01-038 (PHASE 2, LOTS 260-262 & 274-289), F-01-192 (PHASE 3, LOTS 303-317), F-03-008 (PHASE 4, LOTS 360-378). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CURB RISE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 12B OF THE 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.
- ARTICLES OF INCORPORATION FOR TAYLOR PROPERTIES COMMUNITY ASSOC., INC. PROPERTY HOA. IDENTIFICATION D06178222.
- THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- FOR FLAGSTEM OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS WHICH WILL IMPROVE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.
- THE USE-IN-COMMON MAINTENANCE AGREEMENTS HAVE BEEN RECORDED AS FOLLOWS:
 - SECTION 5, PHASE 1, F-01-023, LOTS 251-253: L07223, F072
 - SECTION 5, PHASE 1, F-01-023, LOTS 249-248: L07223, F078
 - SECTION 5, PHASE 1, F-01-023, LOTS 236-238: L07223, F078
 - SECTION 5, PHASE 3, F-01-192, LOTS 314-316: L07223, F178

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME		SECTION/AREA		PARCEL:	
AUTUMN VIEW		SECTION 5 (PHASES 1-4)		75	
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
15957-15961 15965-15969 15962-15964 16581-16583	11	R-ED	25 & 31	2ND	6027.00
WATER CODE			SEWER CODE		
F-05, G-01			1252300		

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

date: JUNE 2004
 project: 02-105
 illustration: HSP
 scale: 1"=90'
 date: 9-14-07
 description: Rev. Address Lot 262 by Fcs, Inc.
 no. 1

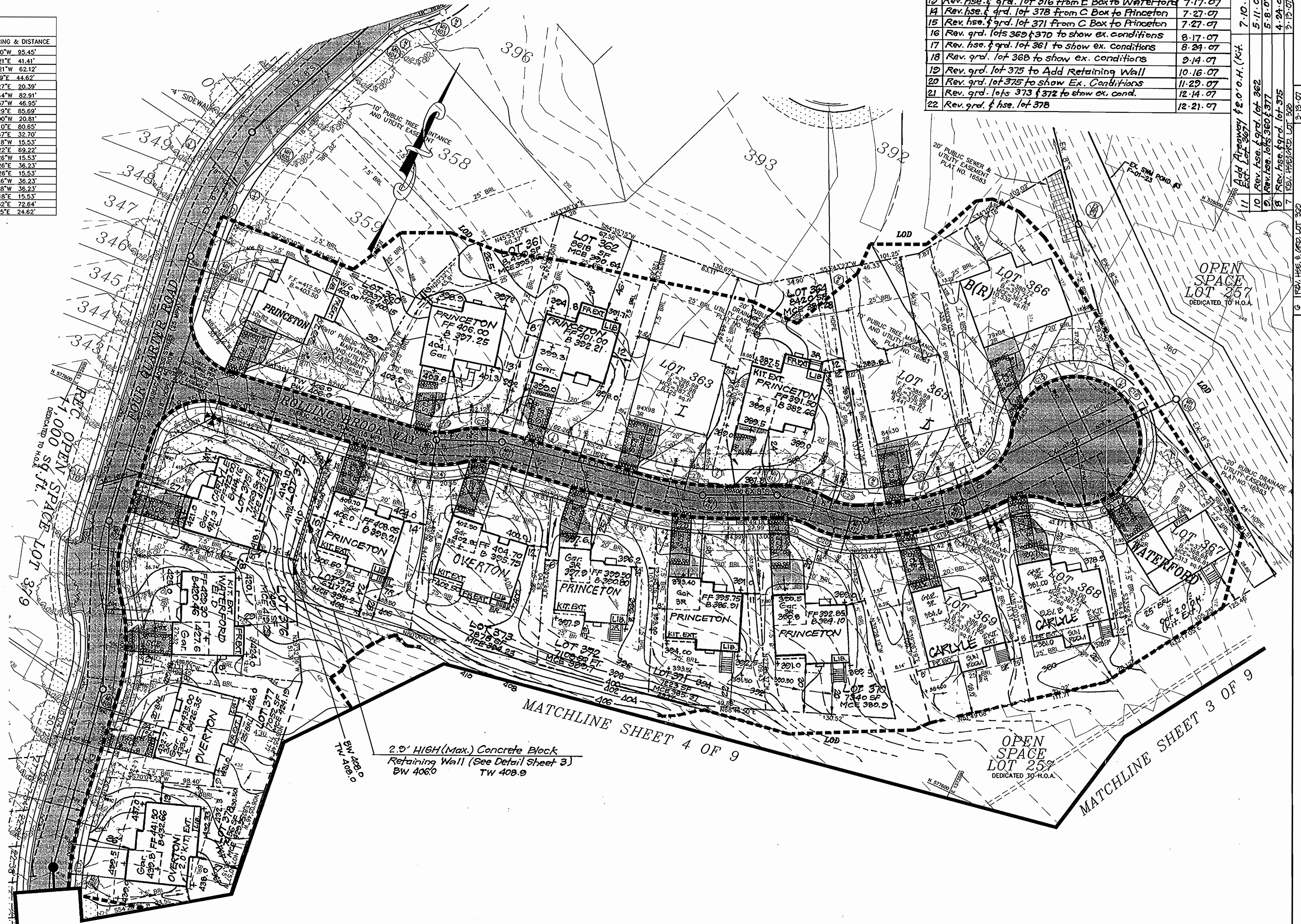
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 COVER SHEET

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Balt. (301) 621-5521 Wash. (410) 987-0298 Fax.

1 OF 9
 SDP-04-58

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C5	180.00'	96.80'	49.50'	30°45'01"	S07°18'10"W 95.45'
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12	Rev. hse. & grd. lot 362 from Carlyle to Princeton	7-17-07
13	Rev. hse. & grd. lot 376 from E Box to Waterford	7-17-07
14	Rev. hse. & grd. lot 378 from C Box to Princeton	7-27-07
15	Rev. hse. & grd. lot 371 from C Box to Princeton	7-27-07
16	Rev. grd. lots 369 & 370 to show ex. conditions	8-17-07
17	Rev. hse. & grd. lot 361 to show ex. conditions	8-24-07
18	Rev. grd. lot 368 to show ex. conditions	9-14-07
19	Rev. grd. lot 375 to Add Retaining Wall	10-16-07
20	Rev. grd. lot 375 to show Ex. Conditions	11-29-07
21	Rev. grd. lots 373 & 372 to show ex. cond.	12-14-07
22	Rev. grd. & hse. lot 378	12-21-07



date	project	illustration	HSP	approval
JUNE 2004	02-105	2.6-07	HSP	JBM
7-20-06		2.6-07	HSP	

no.	description	date
1	REV. HSE & GRD LOT 362	7-17-07
2	REV. HSE & GRD LOT 376	7-17-07
3	REV. HSE & GRD LOT 378	7-27-07
4	REV. HSE & GRD LOT 371	7-27-07
5	REV. GRD LOTS 369 & 370	8-17-07
6	REV. HSE & GRD LOT 361	8-24-07
7	REV. GRD LOT 368	9-14-07
8	REV. HSE & GRD LOT 375	10-16-07
9	REV. GRD LOT 375	11-29-07
10	REV. GRD LOTS 373 & 372	12-14-07
11	REV. GRD & HSE LOT 378	12-21-07

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Elkoot City, Maryland 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

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

John R. Rice 6/11/04
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg 6/11/04
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Morgan 6/22/04
 USE - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

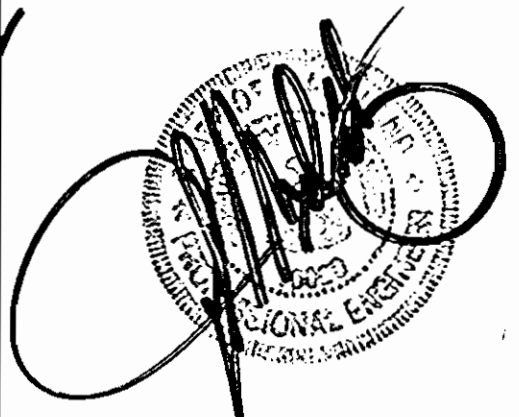
John H. Walters 6/22/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/21/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MRS DATE

[Signature] 7/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/15/04
 DIRECTOR DATE



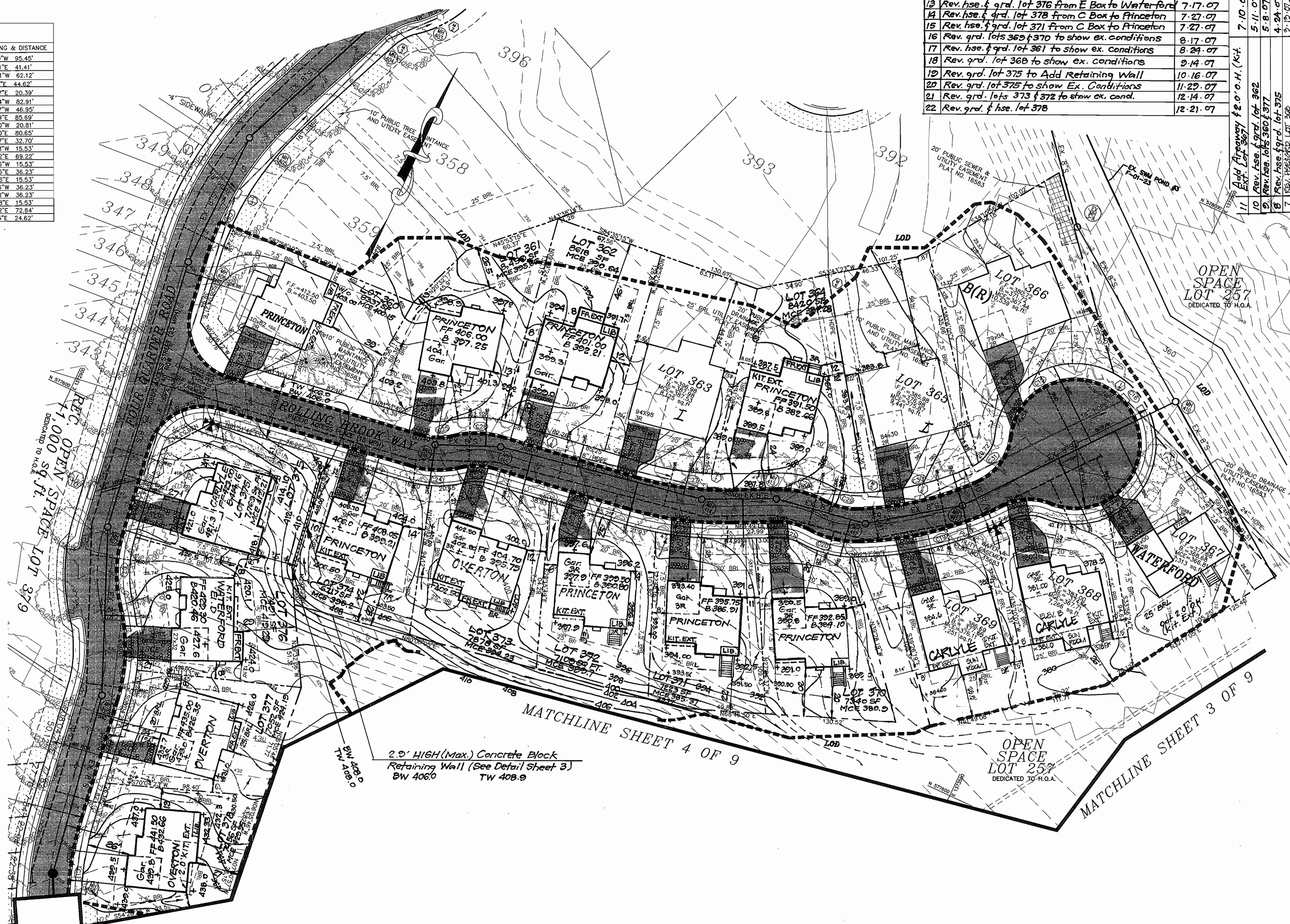
OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

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22	Rev. grd. & hse. lot 378	12-21-07

date	description	revision
7-10-07	11	Exc. Prop. 2007 P.E.O.O.H. (K)
5-11-07	10	Rev. hse. & grd. lot 362
5-8-07	9	Rev. hse. lots 360 & 377
4-24-07	8	Rev. hse. & grd. lot 375
3-12-07	7	Rev. hse. & grd. lot 362
3-12-07	6	Rev. hse. & grd. lot 362
2-6-07	5	Rev. hse. & grd. lot 372-374
2-6-07	4	Rev. hse. & grd. lot 370
7-20-06	3	Rev. & grd. & Gen. Notes, L&S 370-375 & 377 to eliminate Point Barre types by P.C., Inc. & incorporate generic box I over lots 362, 363 & 366.
	2	
	1	

date	description	revision
3-13-07	5	Rev. hse. & grd. lot 362
3-13-07	4	Rev. hse. & grd. lot 362
2-6-07	3	Rev. hse. & grd. lot 370
2-6-07	2	Rev. & grd. & Gen. Notes, L&S 370-375 & 377 to eliminate Point Barre types by P.C., Inc. & incorporate generic box I over lots 362, 363 & 366.
	1	



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

John S. Rice
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer
 SIGNATURE OF NRC SERVICE
 JIM MEYER
 PRINTED NAME OF NRC SERVICE

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

John A. Whitton
 SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT
 JOHN A. WHITTON
 PRINTED NAME OF HOWARD SOIL CONSERVATION DISTRICT

APPROVED, DEPARTMENT OF PLANNING AND ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&Z)
 DATE: 7/1/07

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/1/07

[Signature]
 DIRECTOR (A&Z)
 DATE: 7/1/07

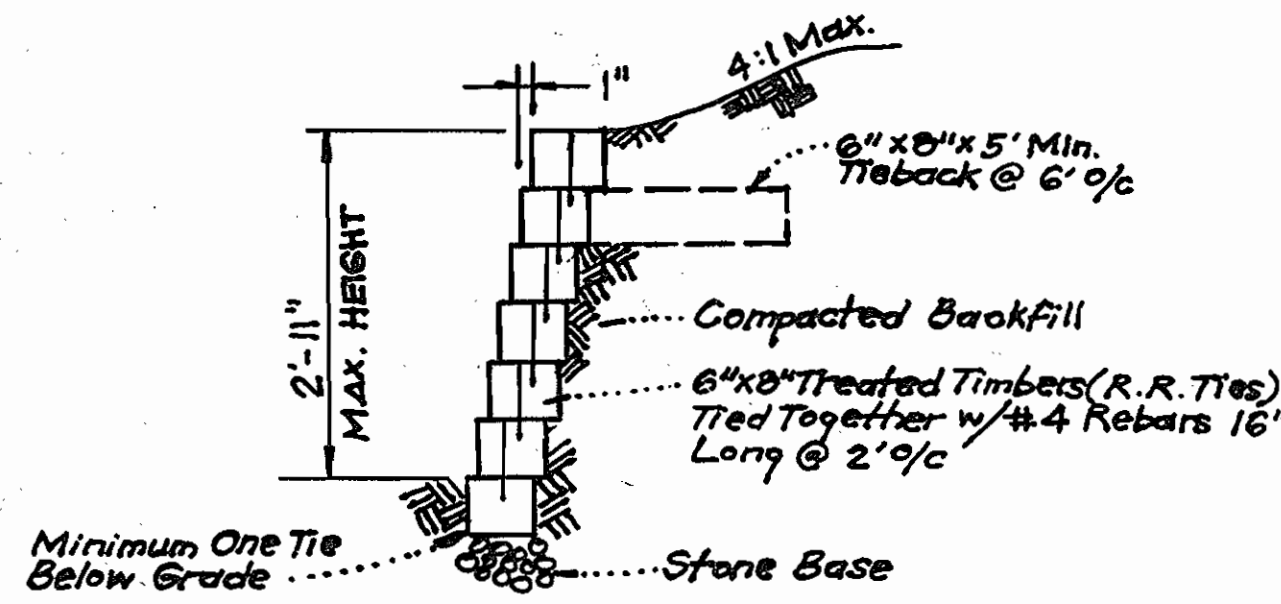


OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

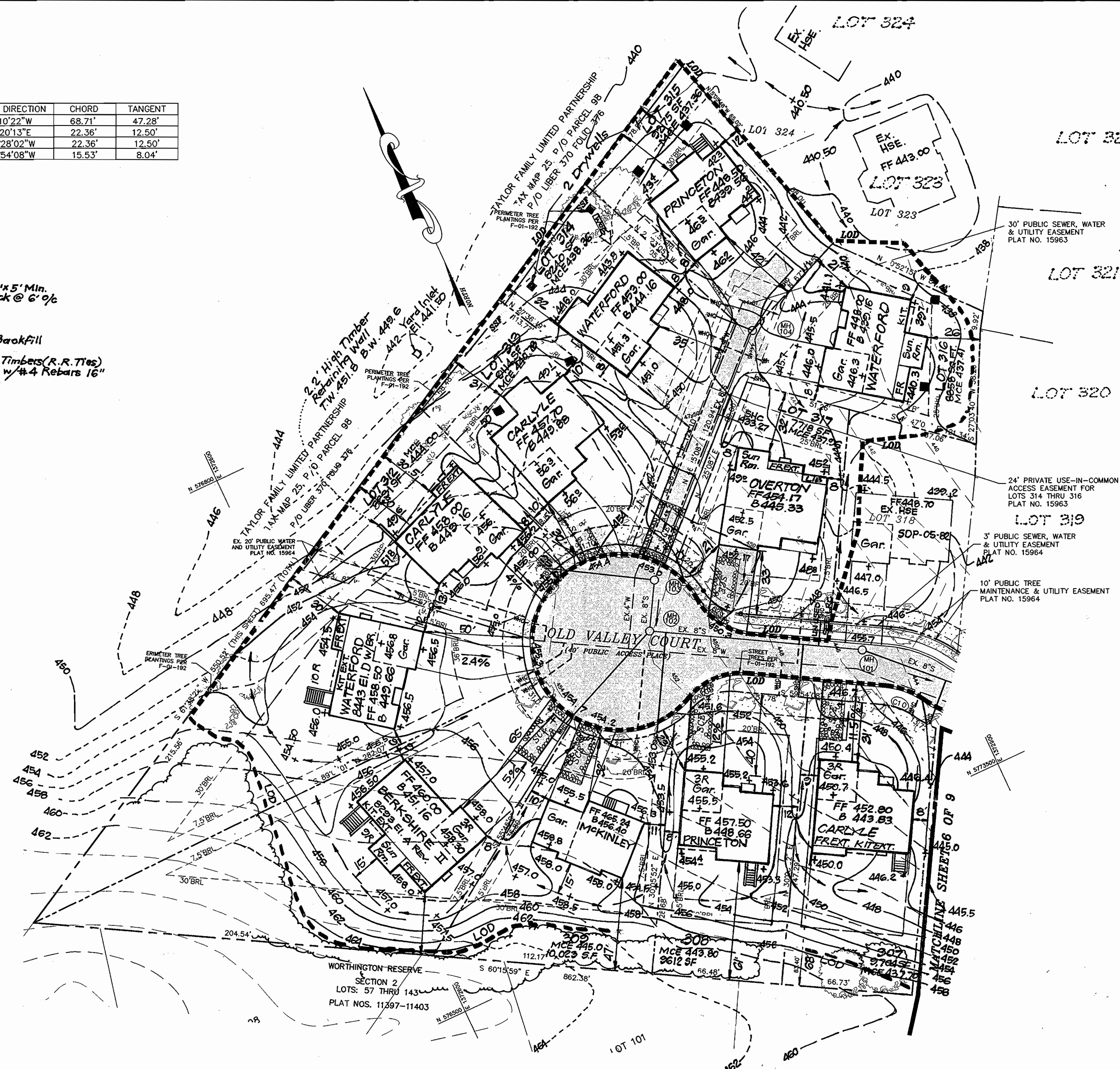
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax: (301) 821-5551 Wash. (410) 997-0298 Fax

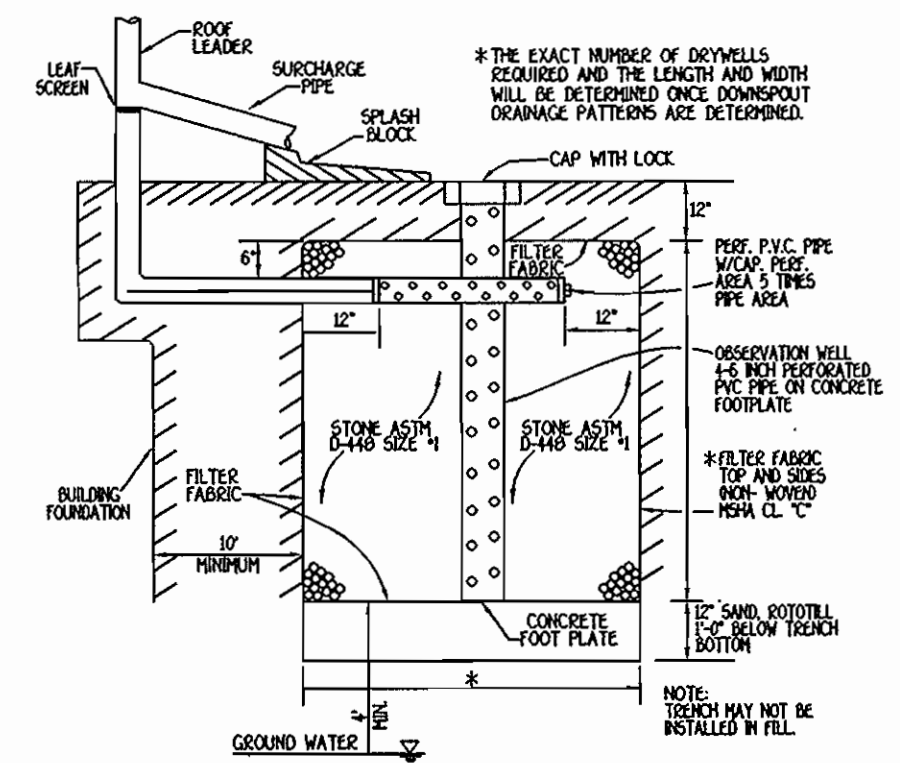
CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	50.00'	75.75'	86°48'06"	N50°10'22"W	68.71'	47.28'
C2	25.00'	23.18'	53°07'48"	S33°20'13"E	22.36'	12.50'
C9	25.00'	23.18'	53°07'48"	N86°28'02"W	22.36'	12.50'
C10	30.00'	15.71'	30°00'00"	N44°54'08"W	15.53'	8.04'



TIMBER RETAINING WALL
No SCALE

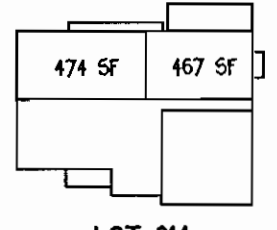


AUTUMN VIEW
SECTION 5 PHASE 3
SDP-05-082



DRY WELL DETAIL
NOT TO SCALE

LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L	W
LOT 314	500 SQ.FT. (MAX)	40 CF	100X	100X	3	3.5'	3.5' x 3.5'	



LOT 314

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

Signature: *John Rice* DATE: 6/3/04
JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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.

Signature: *John B. Miltenberg* DATE: 6/1/04
JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Signature: *Jim Meyer* DATE: 6/22/04
JIM MEYER, NATURAL RESOURCE CONSERVATION SERVICE
DATE

Signature: *John Robertson* DATE: 6/22/04
JOHN ROBERTSON, HOWARD SOIL CONSERVATION DISTRICT
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Mr. [illegible]* DATE: 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature: *Mr. [illegible]* DATE: 7/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature: *Mr. [illegible]* DATE: 7/15/04
DIRECTOR

NO.	DESCRIPTION	DATE
14	Rev. grad. lot 307 to show ex. conditions	10.5.07
13	Rev. hse. grad. lot 315 to show ex. cond.	5.8.07
12	Rev. grad. lot 312, Add Ret. Wall Detail	1.19.07
11	Rev. hse. grad. lot 317 to show ex. cond.	1.16.07
10	Rev. hse. grad. lot 316 to show ex. cond.	1.11.06
9	Rev. hse. grad. lot 313 to show ex. cond.	9.22.06
8	Rev. hse. grad. lot 309 by F.C.C. Inc.	7.20.06
7	Rev. hse. grad. lot 314 by F.C.C. Inc.	6.23.06
6	Rev. hse. grad. lot 307 by F.C.C. Inc.	5.26.06
5	Rev. hse. grad. lot 317 by F.C.C. Inc.	4.3.06
4	Rev. hse. grad. lot 316 by F.C.C. Inc.	3.10.06
3	Rev. hse. grad. lot 312 by F.C.C. Inc.	1.27.06
2	INCORPORATE GENERAL BOX 1 ON TO LOTS 311	11/21/04
1	INCORPORATE GENERAL BOX 1 ON TO LOTS 311	11/21/04

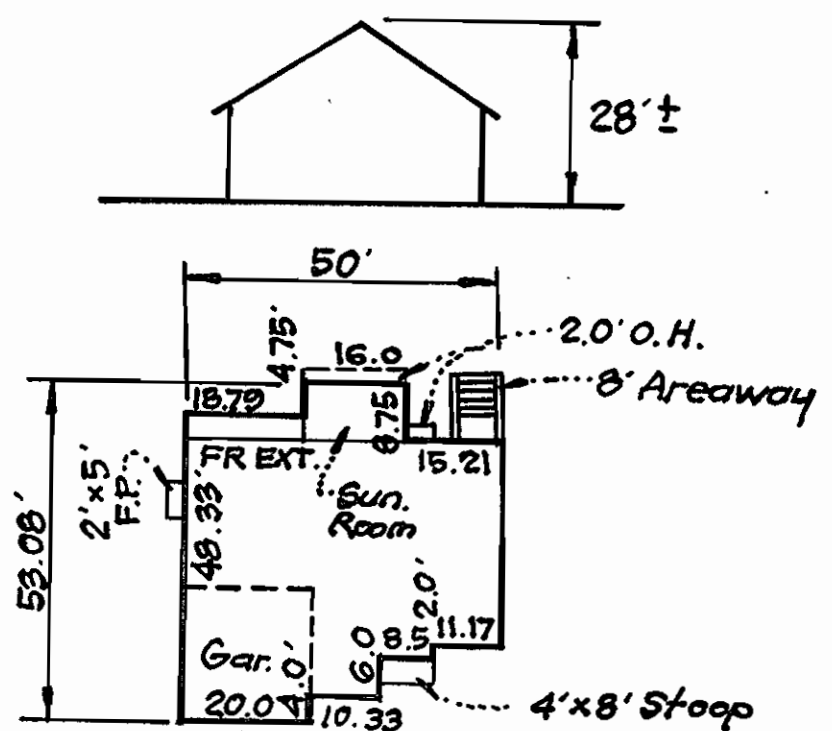


AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT PLAN - LOTS 307 THRU 317
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

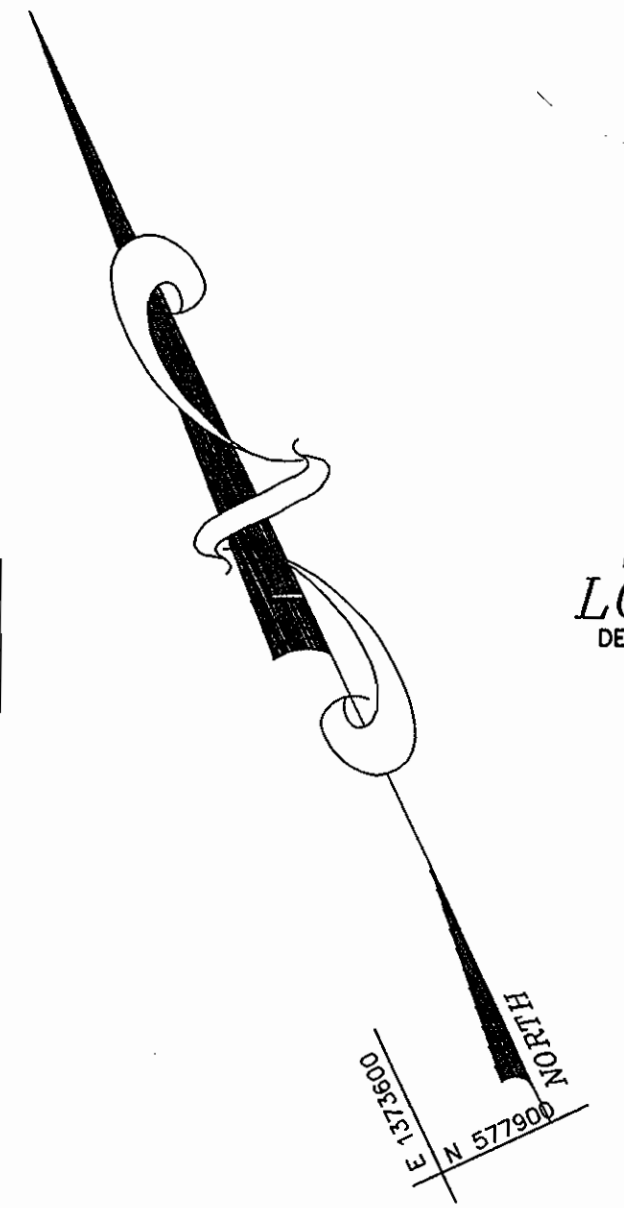
MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0298 Fax: (301) 821-5521 Wash. (410) 997-0298 Fax.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

CURVE TABLE						
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C20	607.01	235.00	819.47	451.79	N46°40'02"E	147°59'50"
C21	286.36	276.29	157.55	273.73	S00°39'34"W	59°23'11"



CARLYLE LOT 255



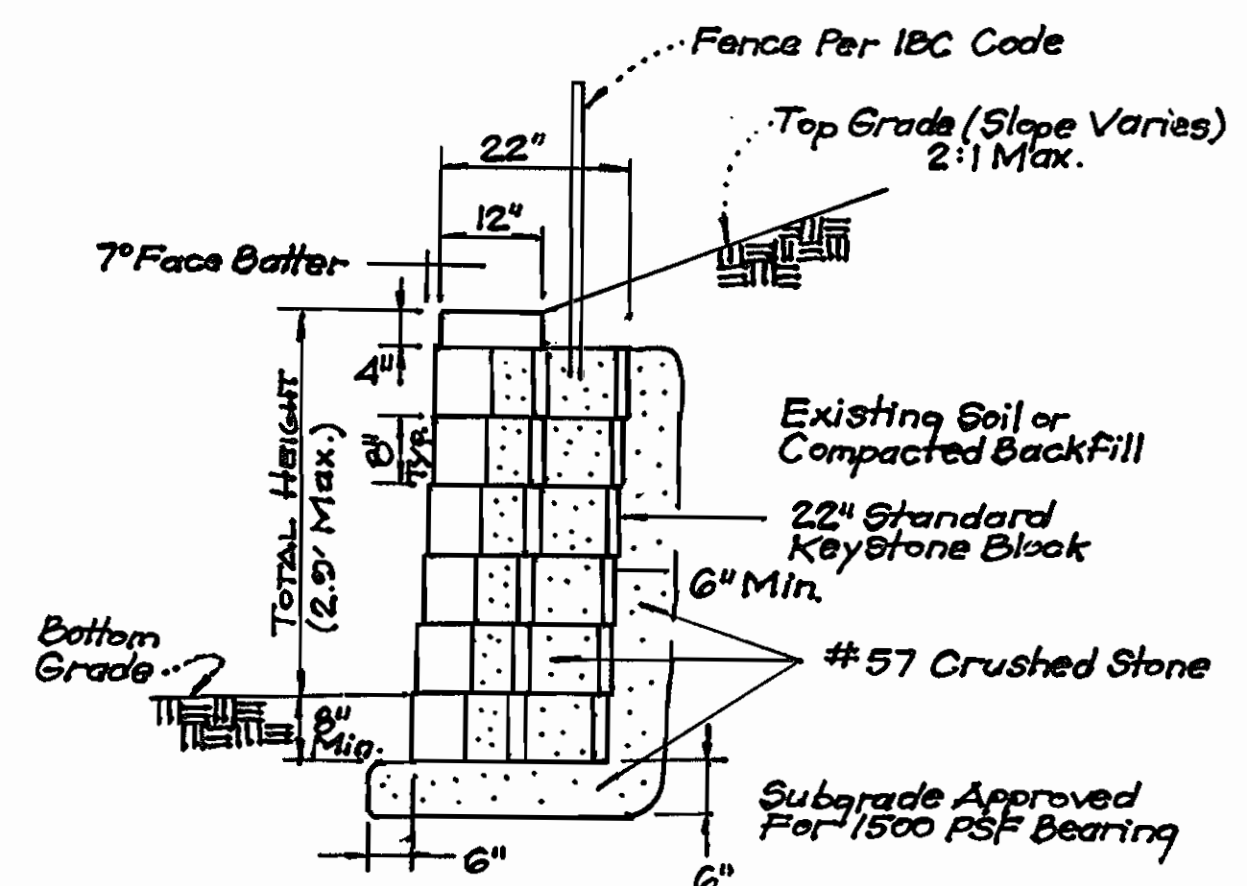
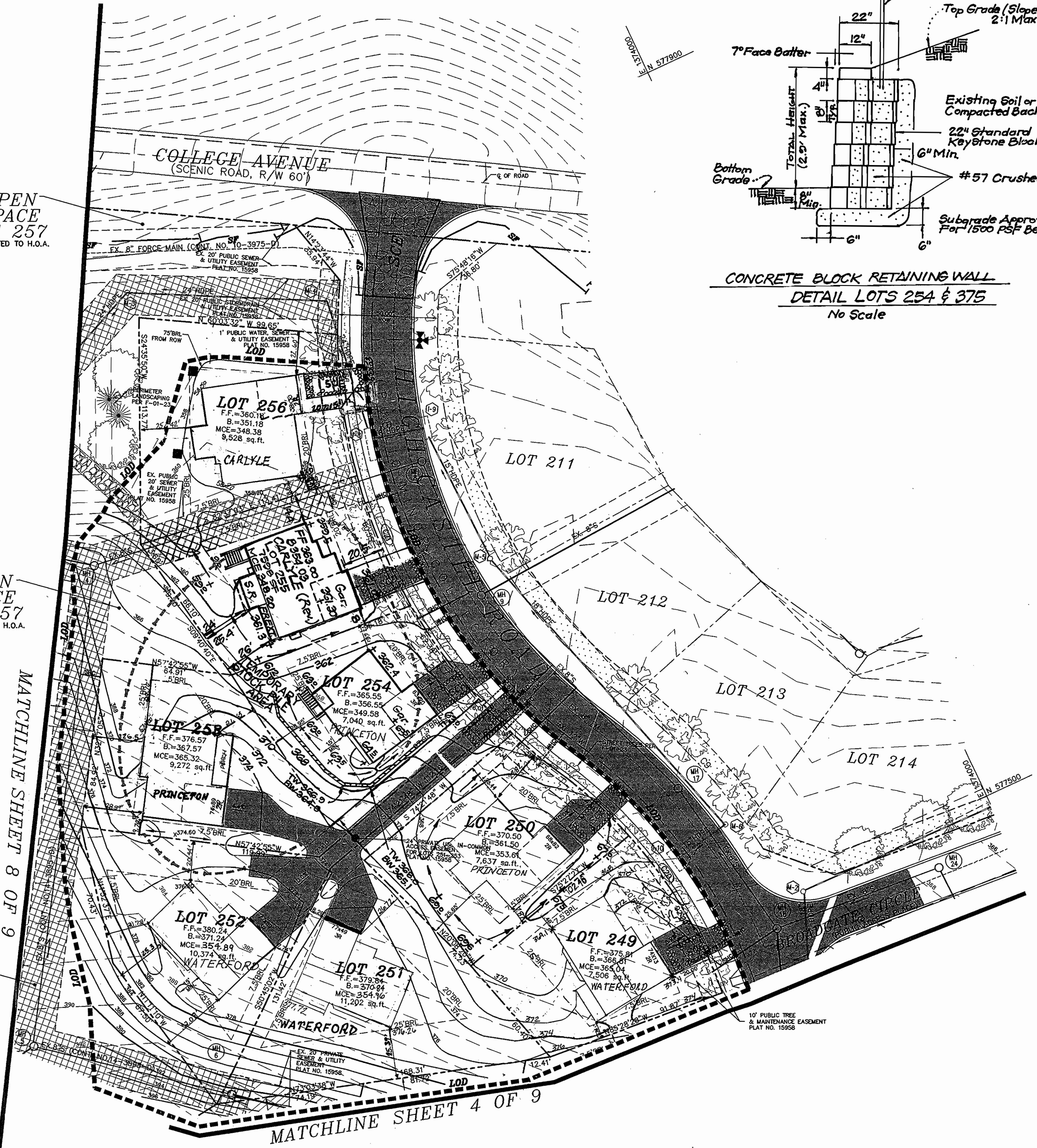
OPEN SPACE LOT 257
DEDICATED TO H.O.A.

OPEN SPACE LOT 257
DEDICATED TO H.O.A.

RECREATIONAL OPEN SPACE

MATCHLINE SHEET 8 OF 9

MATCHLINE SHEET 4 OF 9



CONCRETE BLOCK RETAINING WALL
DETAIL LOTS 254 & 257
No Scale

no.	description	date
1	ADD LOT 375 TO RETAINING WALL DETAIL	10.16.07
2	REV. GRAD. LOT 255 TO SHOW EX. CONDITIONS	4.13.07
3	ADD SUNROOM DETAIL FOR LOT 255	10.2.06
4	REV. GRAD. LOT 254 TO SHOW EX. COND. BY F.C.C., INC.	9.22.06
5	REV. ASS. LOT 255 BY F.C.C., INC.	7.20.06
6	REV. GRAD. LOT 250 TO SHOW EX. CONDITIONS BY F.C.C.	4.18.06
7	ADD RETAINING WALL & DETAIL LOT 254 BY F.C.C., INC.	12.21.05

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

John R... 6/12/04
SIGNATURE 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 B. Mildenberg 6/22/04
SIGNATURE OF ENGINEER

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

Jim Meyer 6/22/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. ... 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David ... 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION (M3) DATE

... 7/5/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 7/15/04
DIRECTOR (ACTING) DATE



122205
FOR REVISION NO. 7, 8, 9, 10, 11, 12

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

project	date	scale	approval
02-105	JUNE 2004	HSP	JBM

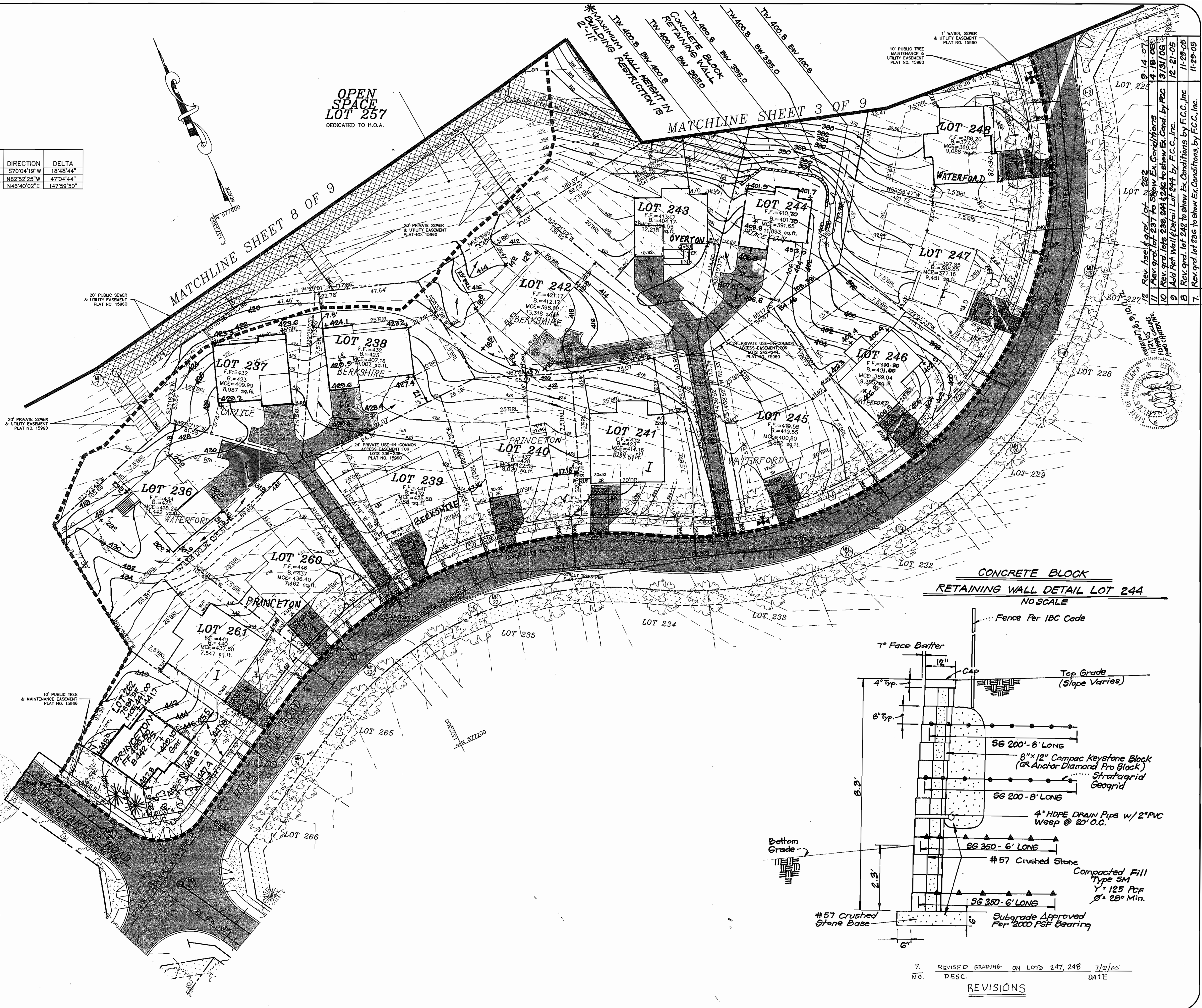
no.	description	date
1	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
2	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
3	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
4	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
5	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
6	REVISED HOUSE TYPES ON LOTS 254, 255	4/15
7	REVISED HOUSE TYPES ON LOTS 254, 255	4/15

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4

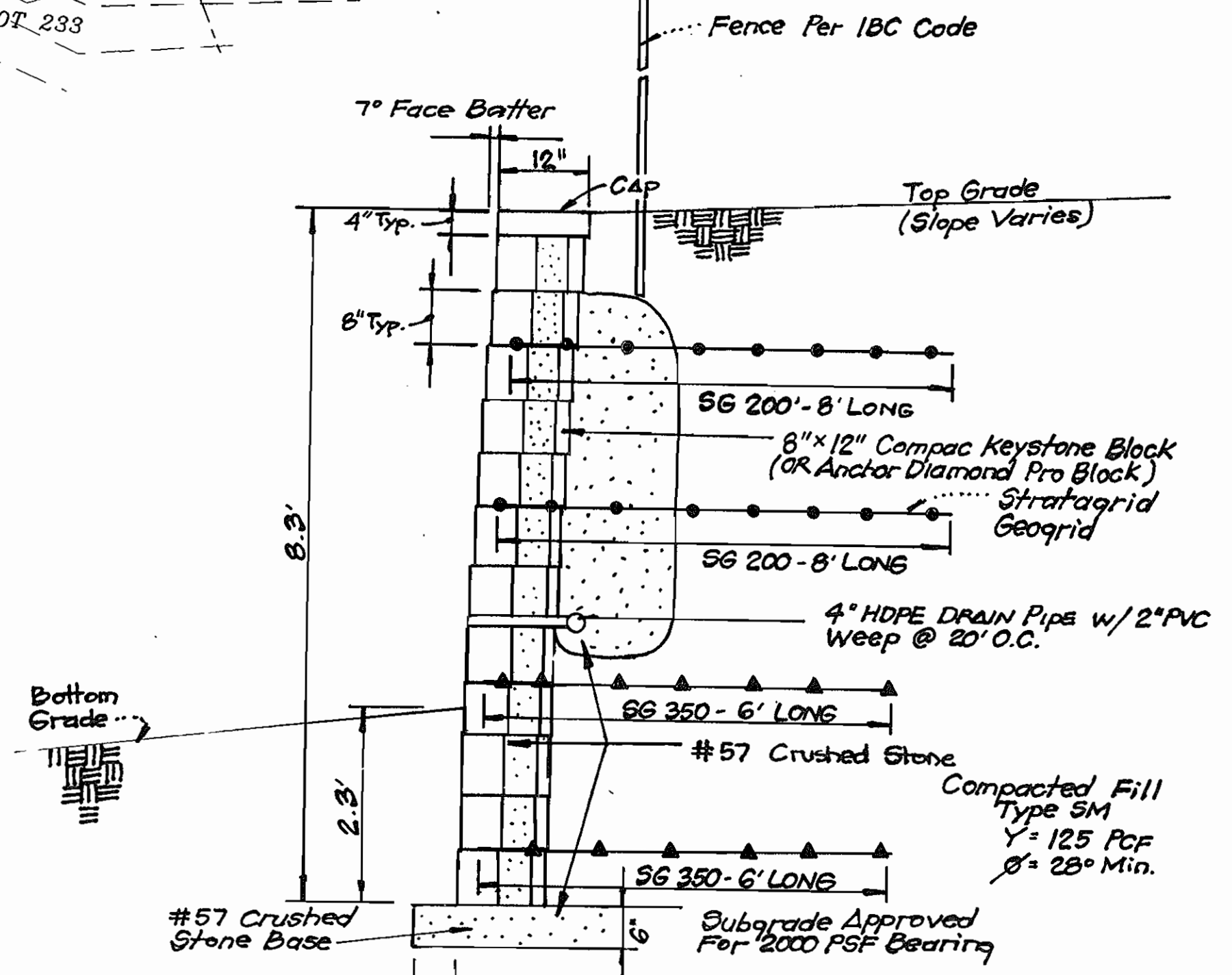
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 249 THRU 256

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Fax: (301) 621-5521 Wash. (410) 997-0998 Fax.

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C1	93.58	285.00	47.21	93.16	S70°04'19"W	18°48'44"
C19	234.18	285.00	124.16	227.65	N82°52'25"W	47°04'44"
C20	607.01	233.00	819.47	451.79	N46°40'02"E	147°59'50"



CONCRETE BLOCK RETAINING WALL DETAIL LOT 244
NO SCALE



NO.	REVISIONS	DESC.	DATE
7.	REVISED GRADING ON LOTS 247, 248		7/2/05

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.

John R. [Signature]
SIGNATURE OF DEVELOPER
DATE: 6/12/04

JOHN RICHMOND AMERICAN HOMES OF MD.
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 B. Miltenberg [Signature]
SIGNATURE OF ENGINEER
DATE: 6/12/04

JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Jim Myers [Signature]
DATE: 6/12/04

UPLA - NATURAL RESOURCE CONSERVATION SERVICE

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

John M. Britton [Signature]
DATE: 6/12/04

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/8/04

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/15/04

DIRECTOR

Project	date	02-105	JUNE 2004
Illustration	HSP	scale	1"=30'
approval	HSP	date	11-29-05
revisions	JBM	date	11-29-05

no.	description	date
1	UNAPPROPRIATE GENERIC BOX I ON LOTS 244, 245, 246, 247, 248	11/22/04
2	REVISED HOUSE TYPES ON LOTS 237, 240	3/1/05
3	REVISED HOUSE TYPES ON LOTS 243, 245, 246	2/1/05
4	REVISED HOUSE TYPES ON LOTS 242, 243, 248	2/1/05
5	UNAPPROPRIATE GENERIC BOX I ON LOTS 244, 245, 246, 247, 248	11/22/04

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

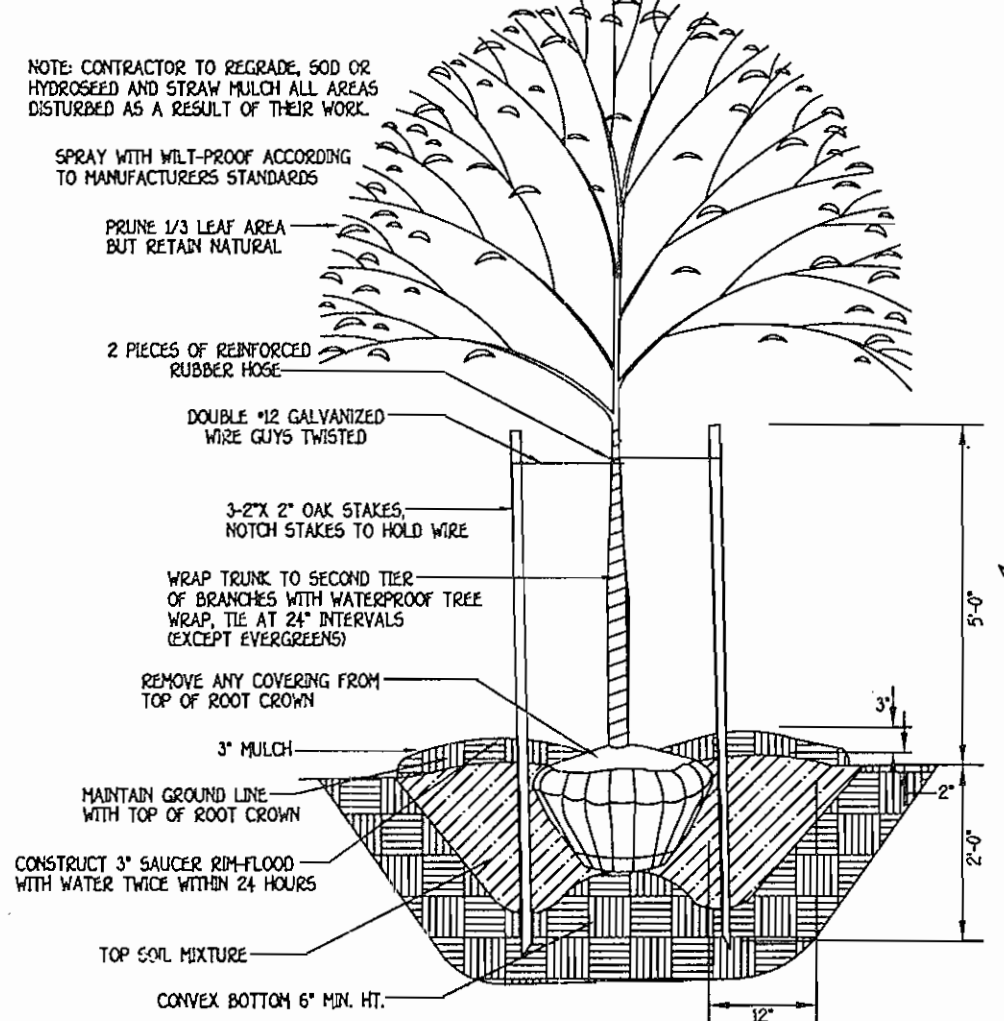
SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0236 Fax: (301) 627-5521 Wash. (410) 997-0238 Fax.

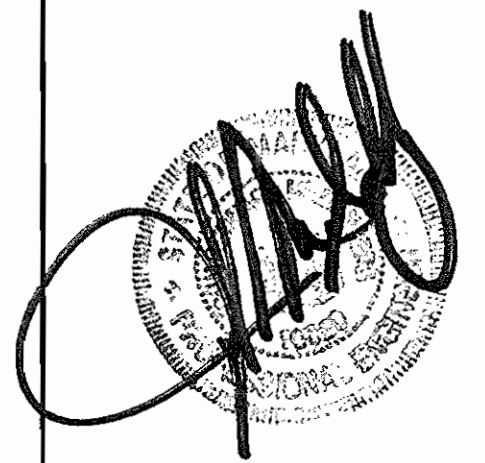
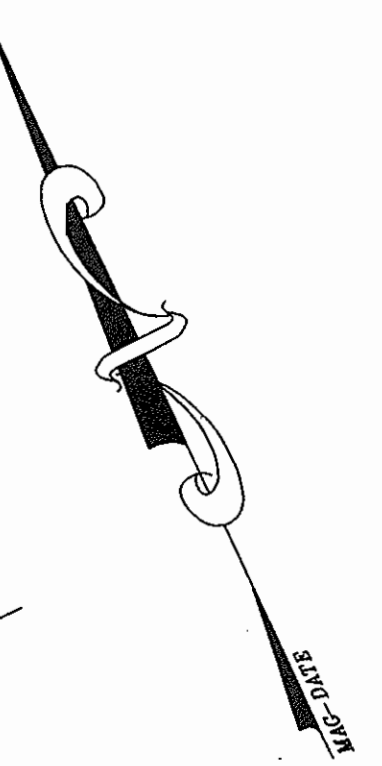
4 OF 9

SDP-04-58

CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C7	15.71	30.00	8.04	15.53	N81°37'28"W	30°00'00"
C8	36.65	70.00	18.76	36.23	S81°37'28"E	30°00'00"
C15	62.83	120.00	32.15	62.12	N45°39'57"E	30°00'00"
C17	41.89	80.00	21.44	41.41	S45°39'57"W	30°00'00"
C25	27.70	170.00	13.88	27.67	N25°59'50"E	09°20'13"



TREE PLANTING DETAIL
NOT TO SCALE



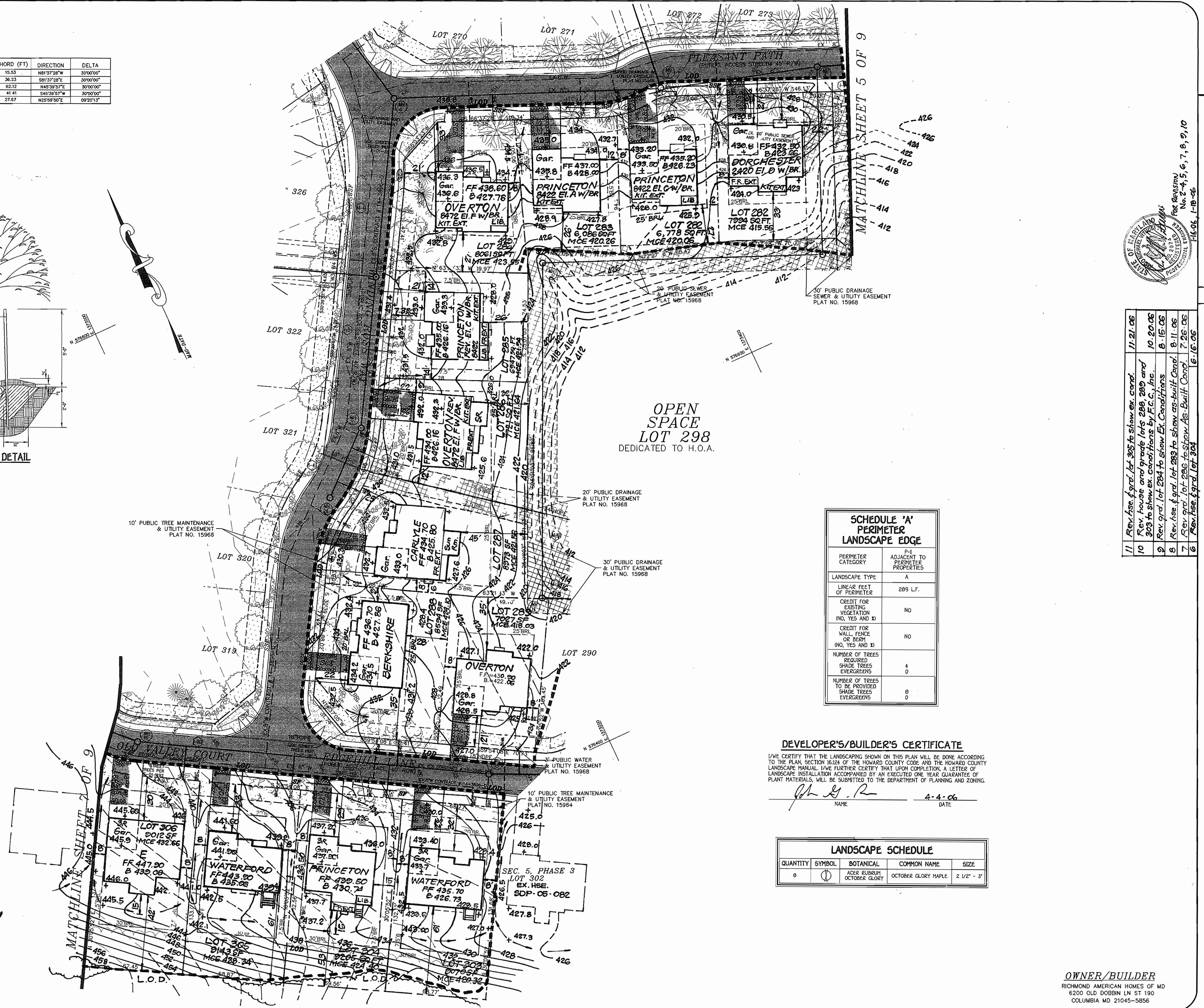
DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
J.R. 6/11/04
SIGNATURE OF DEVELOPER DATE
JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
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.
J.B.M. 6/11/04
SIGNATURE OF ENGINEER DATE
JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim M... 6/22/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John P. Blanton 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING
Carol Hamrick 6/23/04
DATE
Carol Hamrick 7/15/04
DATE
John A. ... 7/15/04
DATE
DIRECTOR



OPEN SPACE
LOT 298
DEDICATED TO H.O.A.

PERIMETER CATEGORY	P-I ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	289 LF.
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR WALL, FENCE OR BERM (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	4
SHADE TREES	0
EVERGREENS	0
NUMBER OF TREES TO BE PROVIDED	0
SHADE TREES	0
EVERGREENS	0

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
J.R. 4-4-06
NAME DATE

QUANTITY	SYMBOL	BOTANICAL	COMMON NAME	SIZE
0	(Symbol)	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2" - 3"
0	(Symbol)	OCTOBER GLORY		

- | | | |
|----|--|----------|
| 11 | Rev. hse. & grad. lot 285 to show ex. cond. | 1/12/06 |
| 10 | Rev. hse. and grade lots 288, 289 and 303 to show ex. conditions by F.C.C., Inc. | 10/20/06 |
| 9 | Rev. grad. lot 284 to show Ex. Conditions | 6/15/06 |
| 8 | Rev. hse. & grad. lot 282 to show as-built cond. | 8/11/06 |
| 7 | Rev. grad. lot 286 to show as-built cond. | 7/26/06 |
| 6 | Rev. hse. & grad. lot 284 | 6/16/06 |

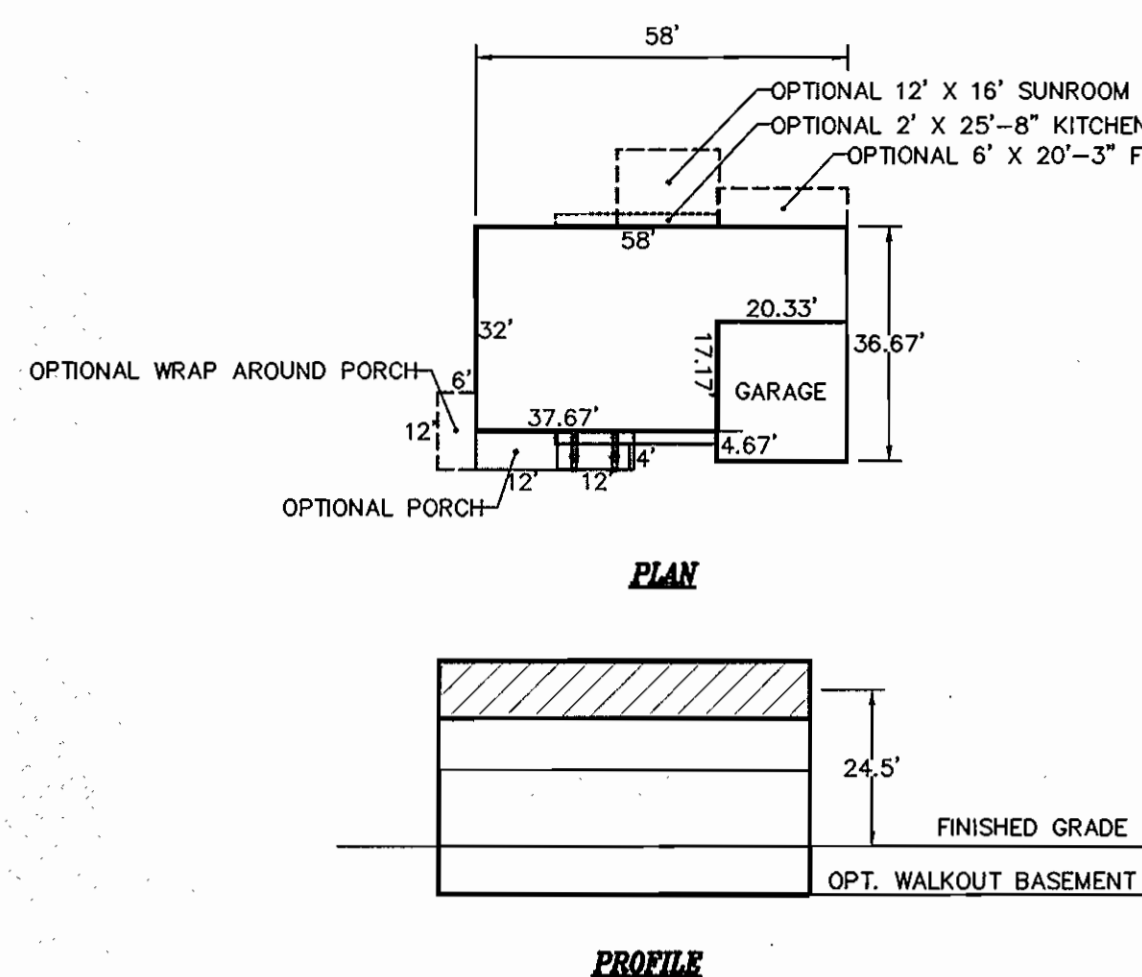
AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SITE DEVELOPMENT AND LANDSCAPE PLAN
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
LOTS 281-289 & 303-306

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042
(410) 987-0396 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

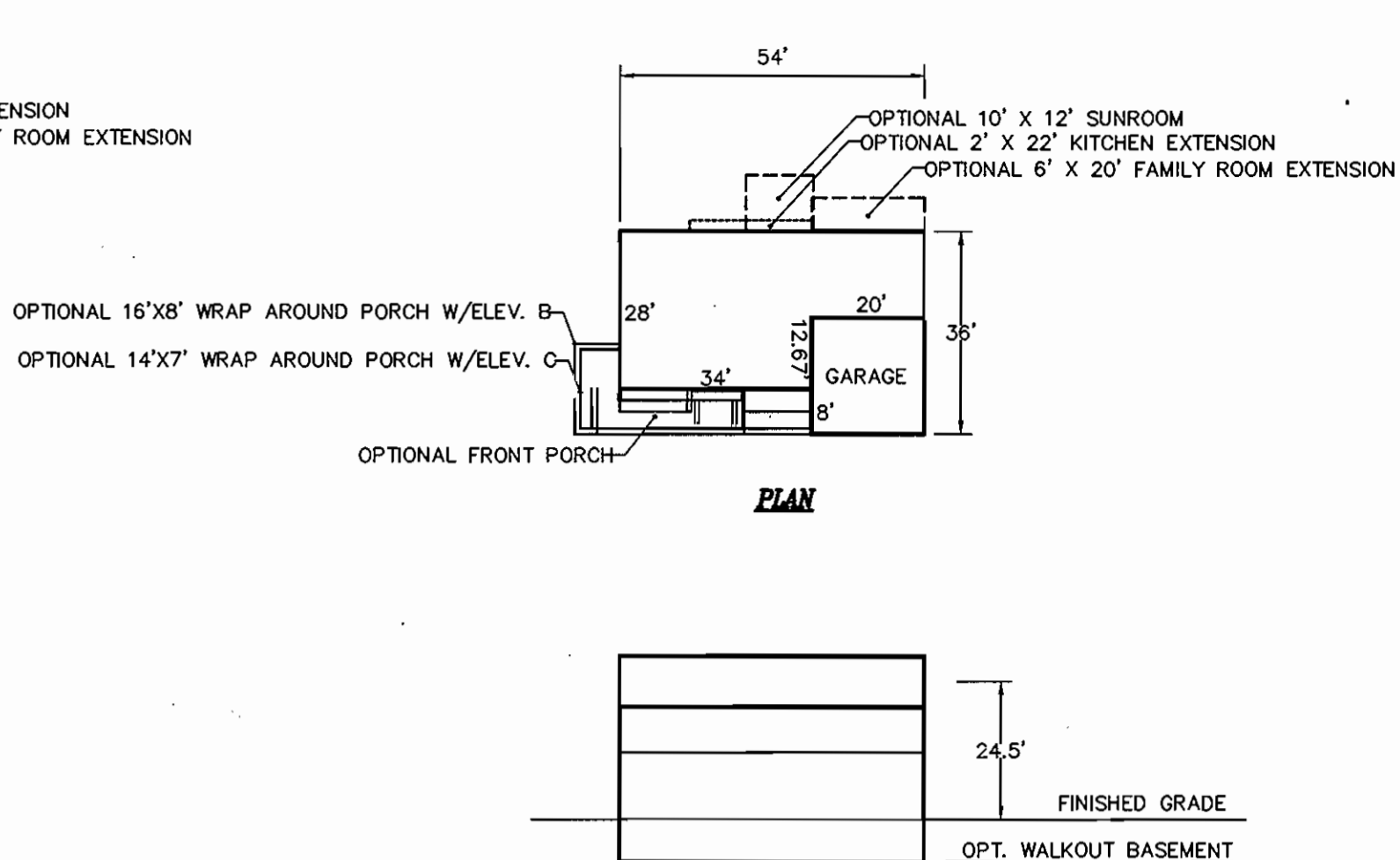
OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOSSIN LN ST 190
COLUMBIA MD 21045-5856

project date JUNE 2004
02-105
illustration HSP
scale HSP
approval JBM
1"=30'

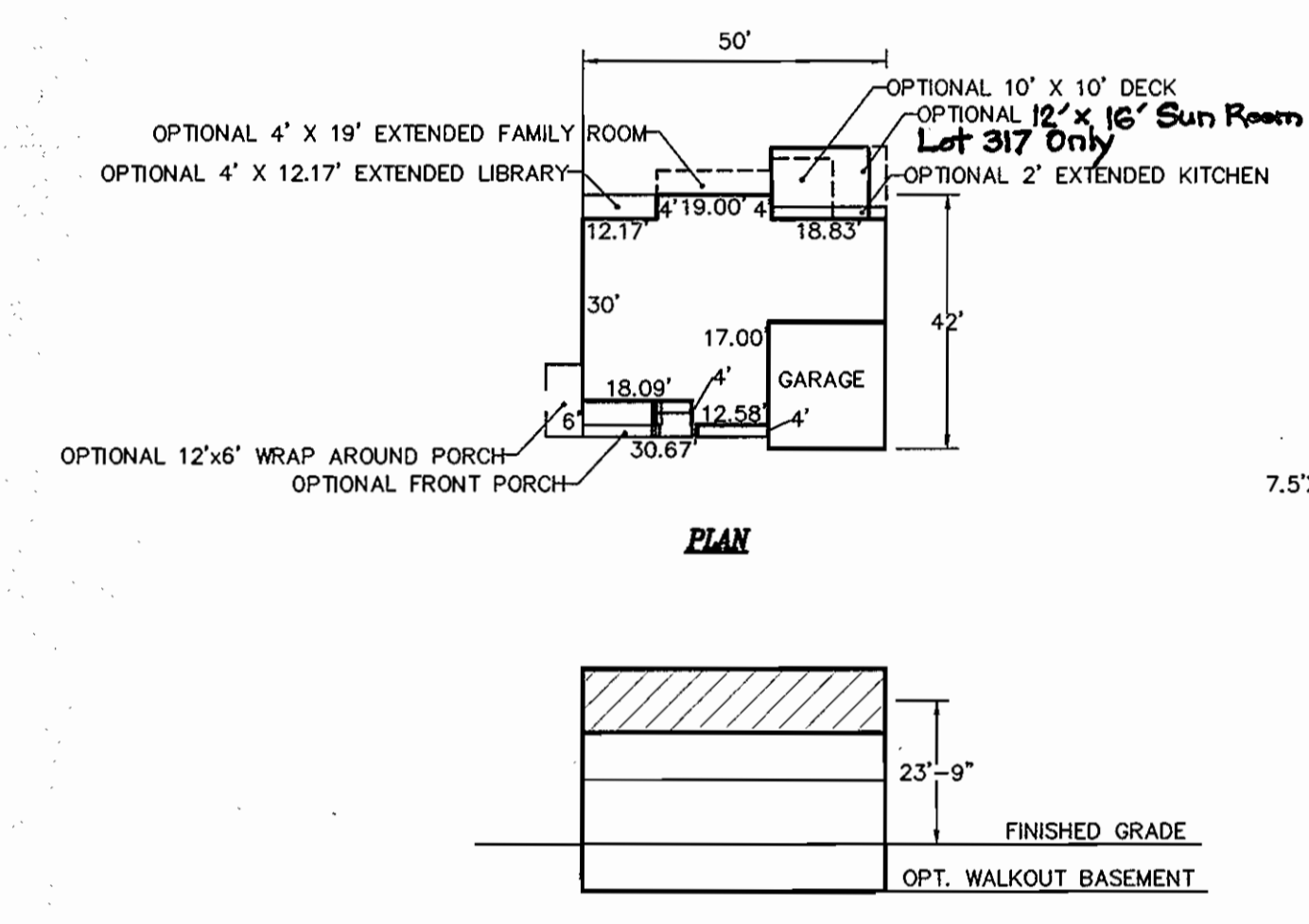
5 Add. Perimeter Landscaping lots 303-306, Rev. hse. and grad. lots 288, 289, 303, 306
4 Rev. hse. & grad. lot 284 to show Ex. Cond. by F.C.C., Inc. 1/23/06
3 Rev. hse. & grad. lot 285 by FCC, Inc. 1/18/06
2 Rev. House and grade lots 282, 284 and 286 by F.C.C., Inc. 1/16/06



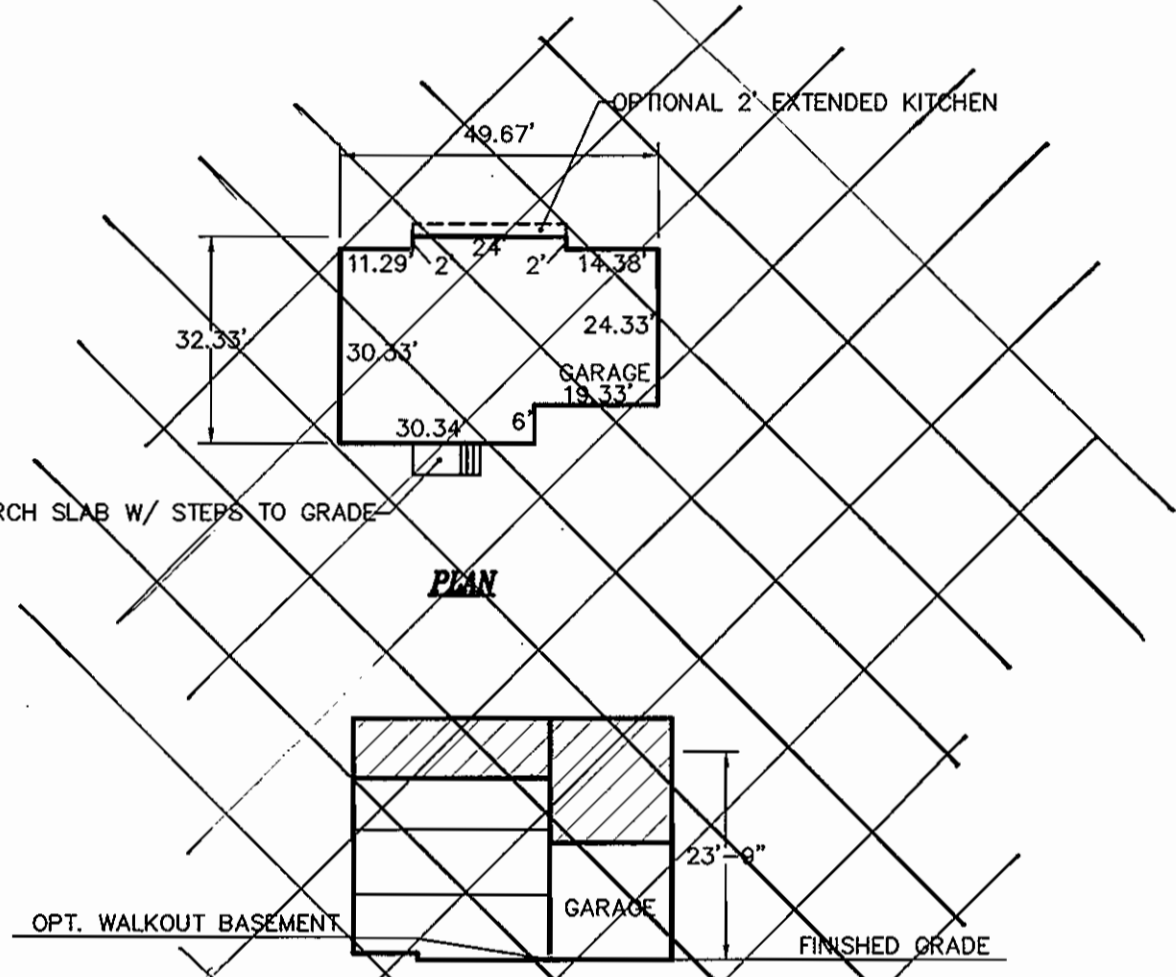
BERKSHIRE



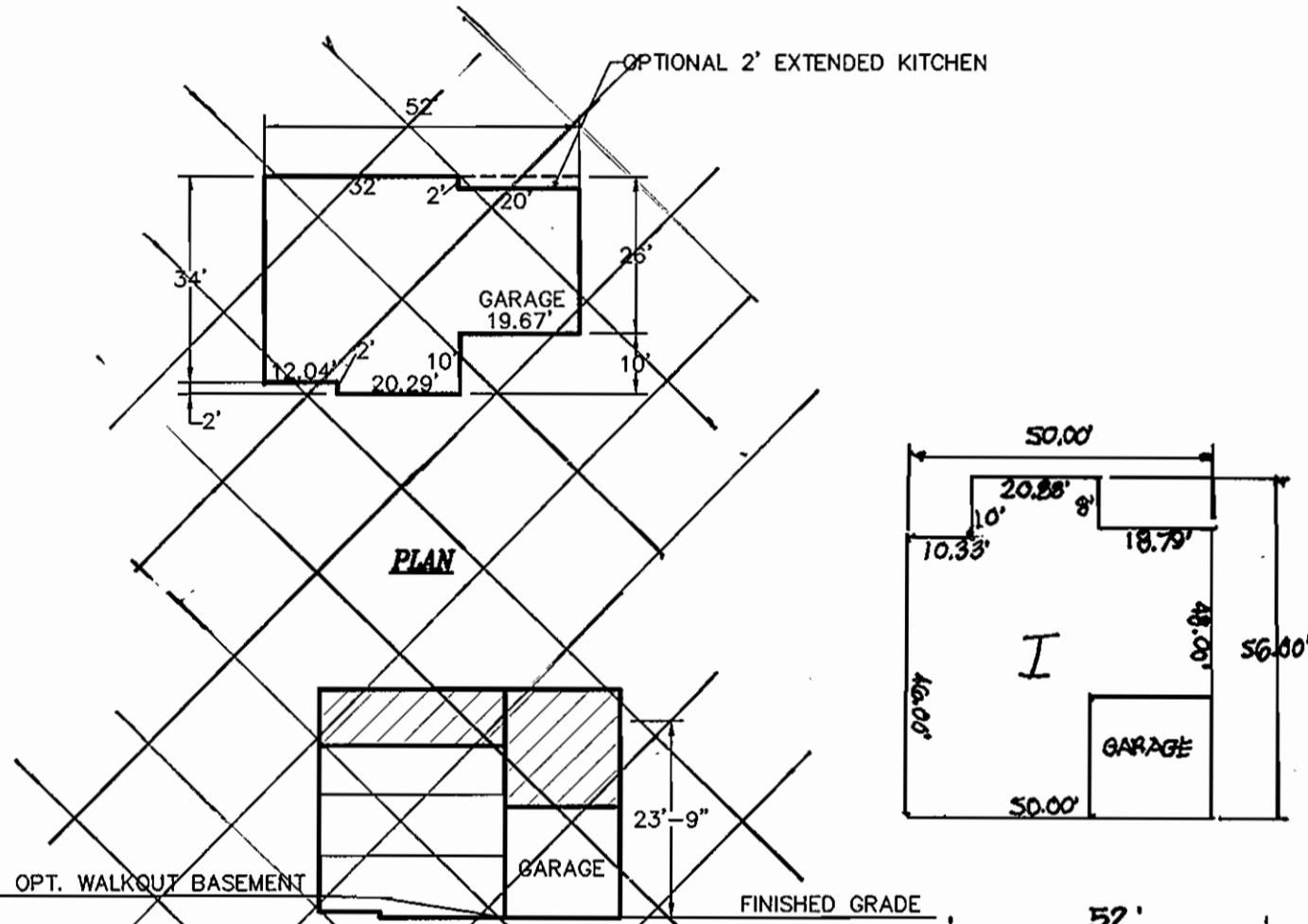
NEWTON



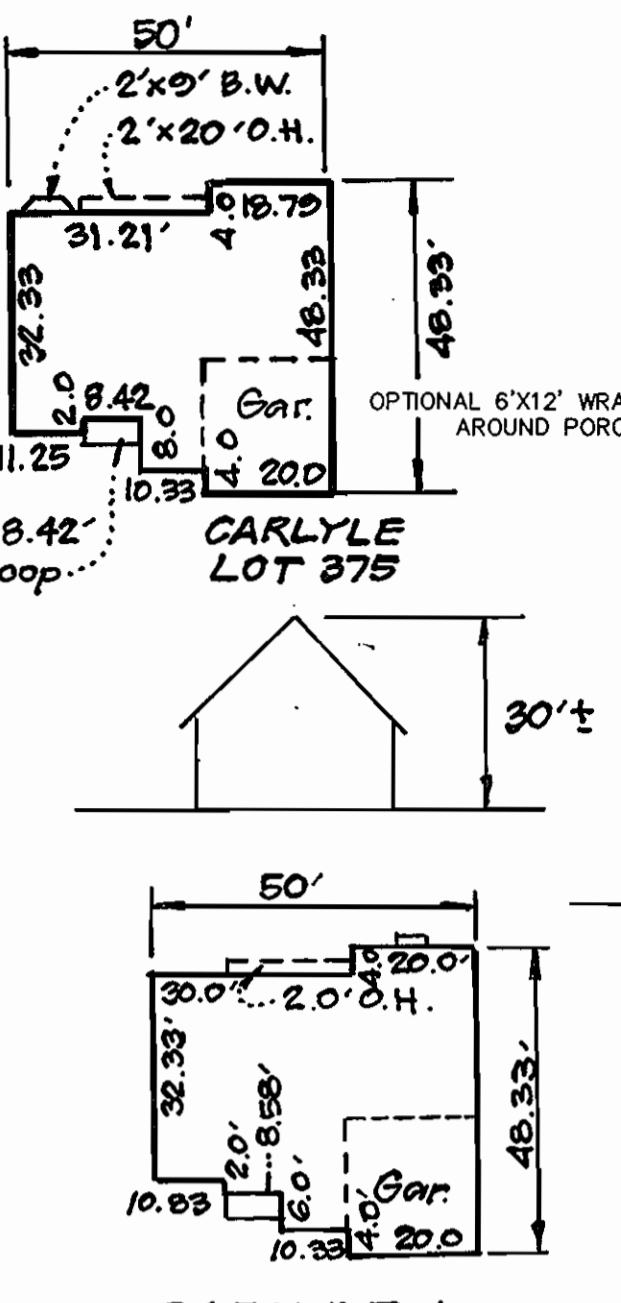
OVERTON



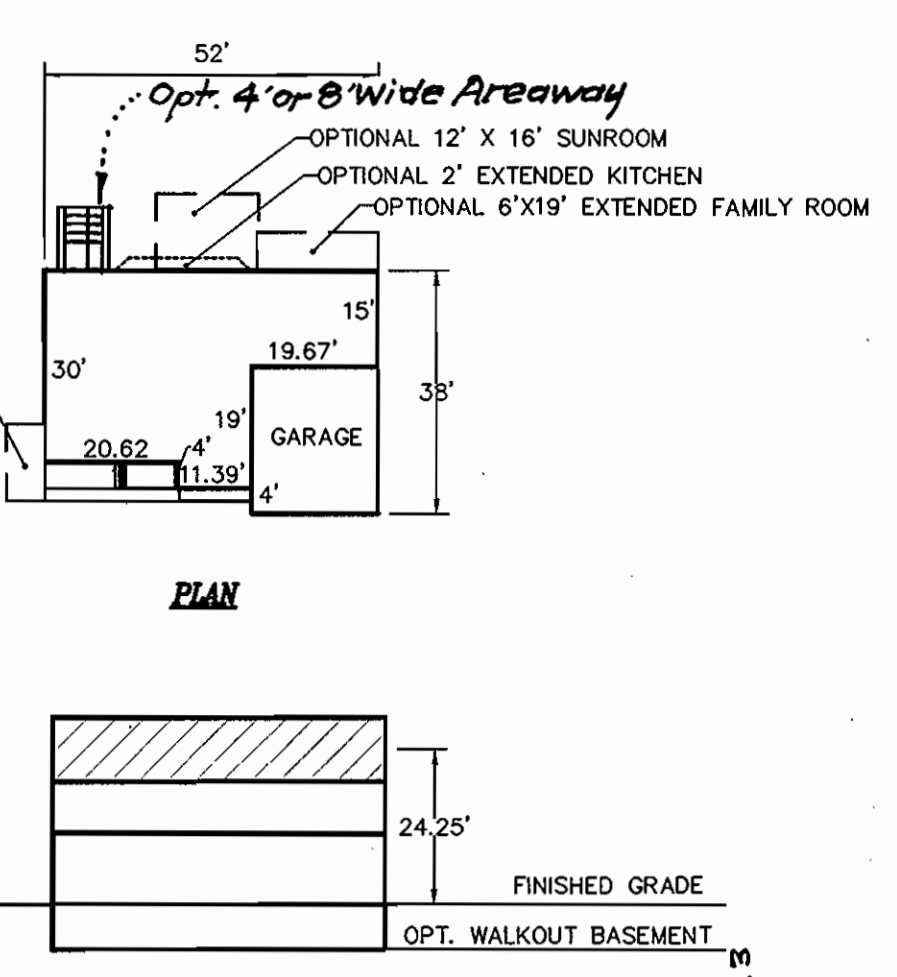
McKINLEY



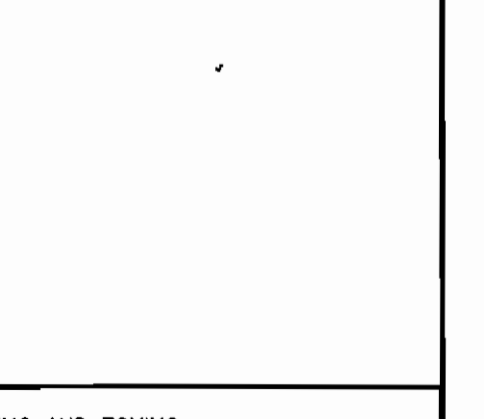
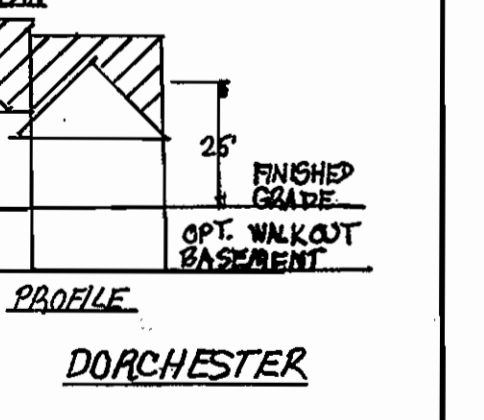
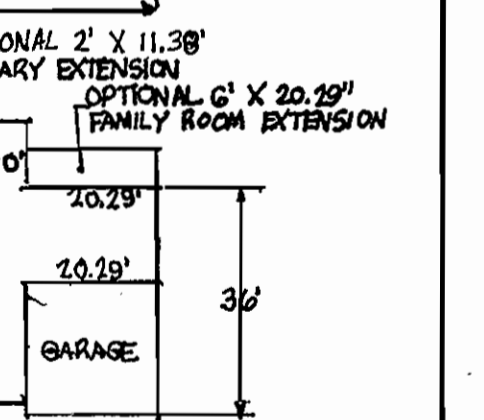
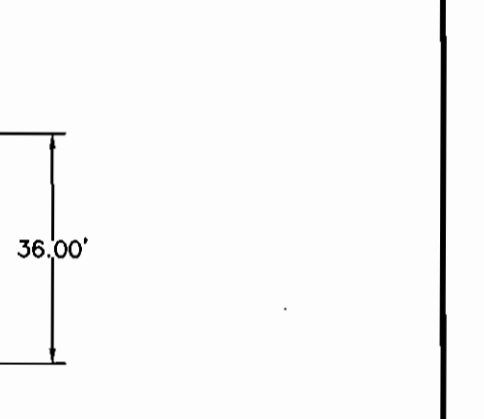
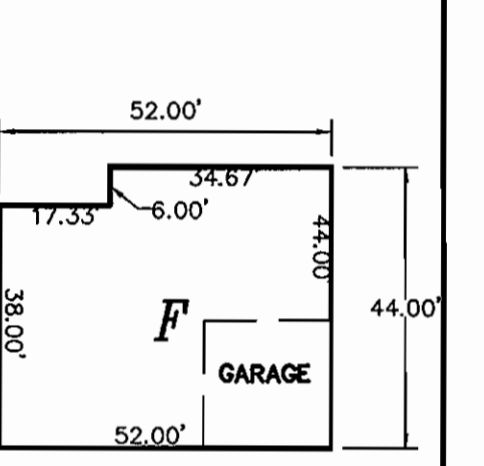
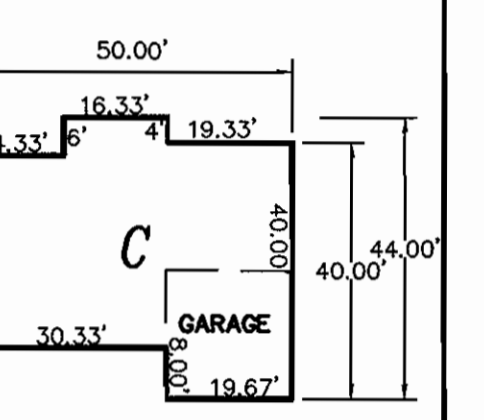
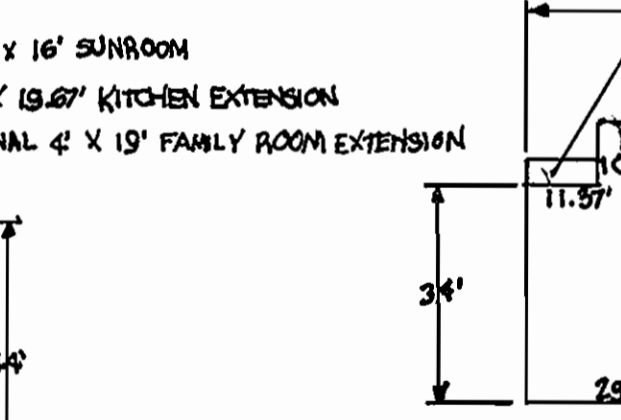
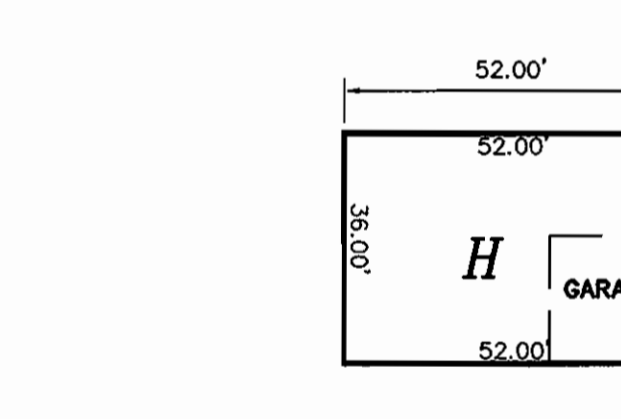
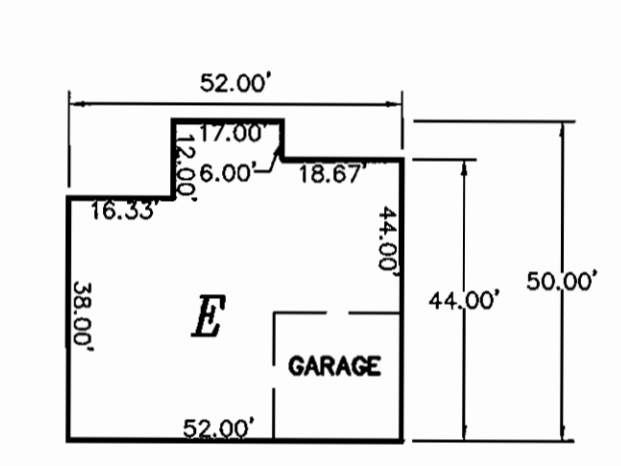
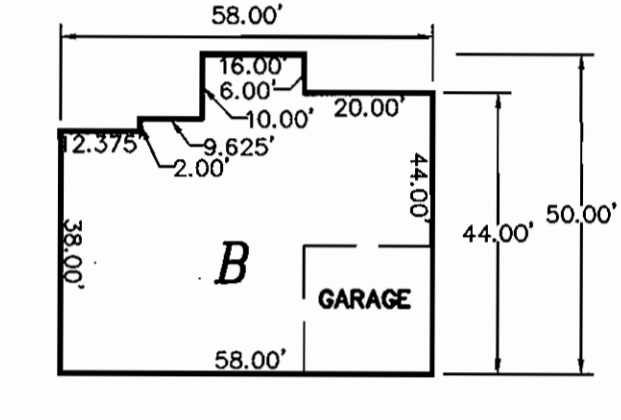
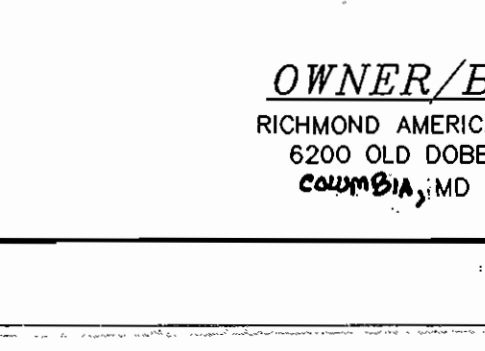
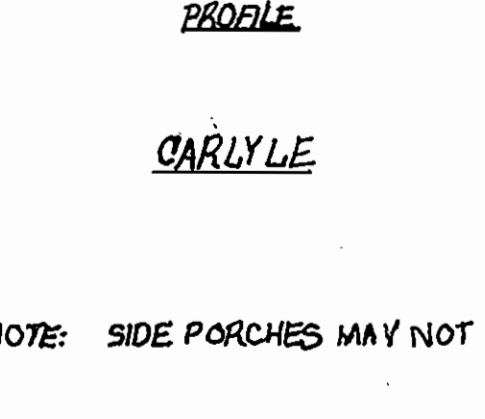
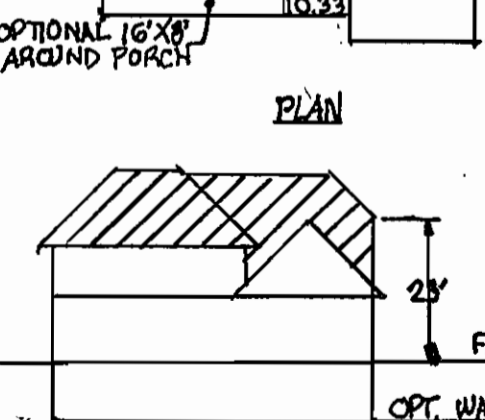
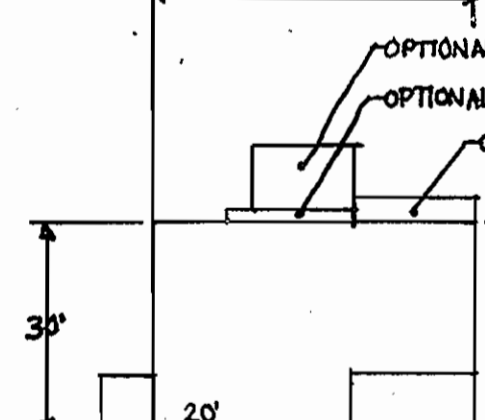
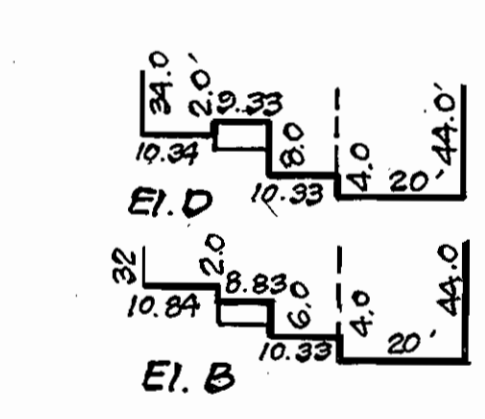
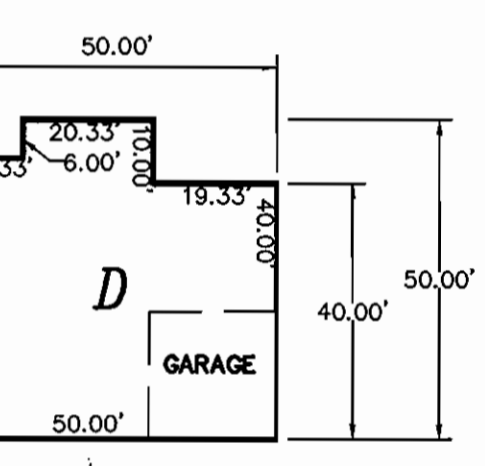
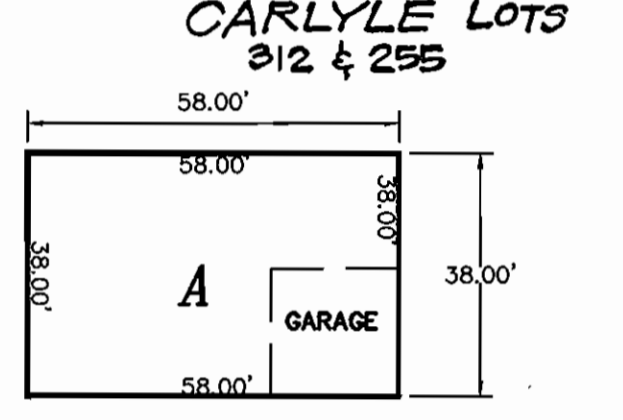
PRINCETON



CARLYLE

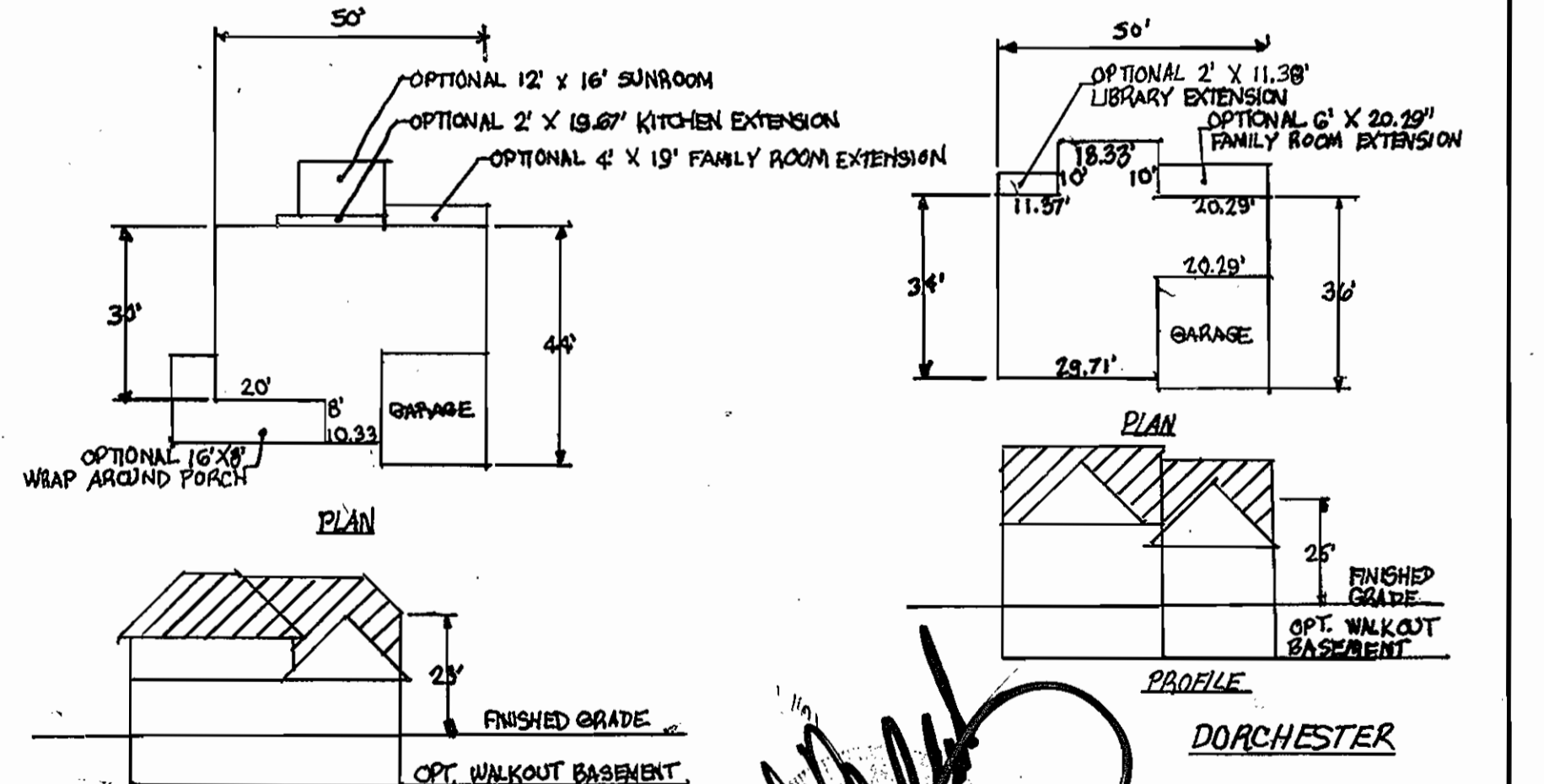


WATERFORD

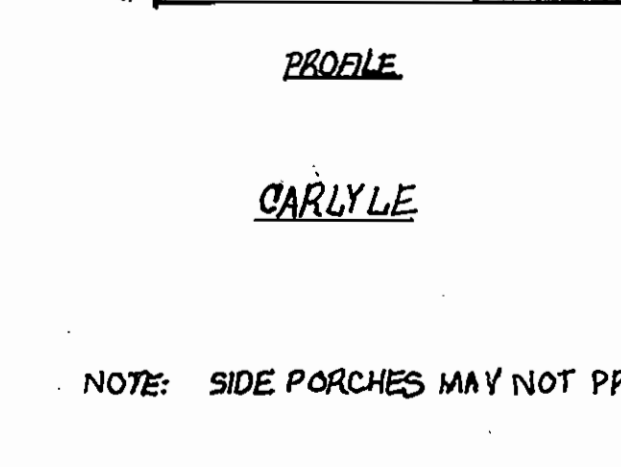


NO.	REVISIONS	DATE
1.	Remove McKinley & Lexington House types, "G" & "H" Generic Boxes and added "J" Generic Box by FCC, Inc.	7-18-06

GENERIC TYPE	BERKSHIRE	NEWTON	OVERTON	PRINCETON	WATERFORD	CARLYLE	DORCHESTER
A	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED	NO EXTENDED SUNROOM NO EXTENDED KITCHEN NO EXTENDED FAMILY ROOM	NOT INCLUDED	NOT INCLUDED
B	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NO EXTENDED LIBRARY	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED
C	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM NO WRAP PORCH	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM NO WRAP PORCH	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
D	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	NOT INCLUDED	NO EXTENDED FAMILY ROOM
E	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY	NO EXTENDED KITCHEN	NOT INCLUDED	NOT INCLUDED
F	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAMILY ROOM	NO EXTENDED SUNROOM	NOT INCLUDED	NOT INCLUDED
J	NOT INCLUDED	NOT INCLUDED	NO EXTENDED LIBRARY NO EXTENDED FAM. RM NO WRAP PORCH	NO EXTENDED FAM. RM. NO EXTENDED LIBRARY NO WRAP PORCH	NO EXTENDED SUN ROOM NO EXTENDED FAM. RM. NO WRAP PORCH	NOT INCLUDED	NOT INCLUDED
I	NOT INCLUDED	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS



DORCHESTER



CARLYLE

NOTE: SIDE PORCHES MAY NOT PROJECT INTO SIDE SETBACKS.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
CUMMERS, MD 21045-5856

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 6/30/06
DATE: 7/1/06
DATE: 7/15/06

- 9 Add Opt. Airway to Waterford Hse. 7-10-07
- 8 Add EIE to Princeton Hse. Typical 5-8-07
- 7 Add Carlyle Hse. Type for lot 375 4-24-07
- 6 Add EIE to Carlyle House Type 3-18-07
- 5 Add Sunroom to Overton for Lot 317 1-16-07
- 4 Label Carlyle Hse. Type for Lot 255 7-20-06
- 3 Add Carlyle Hse. Type for Lot 312 6-24-06
- 2 Add EIE to Carlyle House Type 11/26/04
- 1 ADDITION OF TWO NEW HOUSE TYPES, REVISIONS TO MATERIAL, ADDITION OF GENERIC BOX I. 11/26/04

project 02-105
date JUNE 2004
illustration HSP
scale HSP
approval JDM
1"=30'

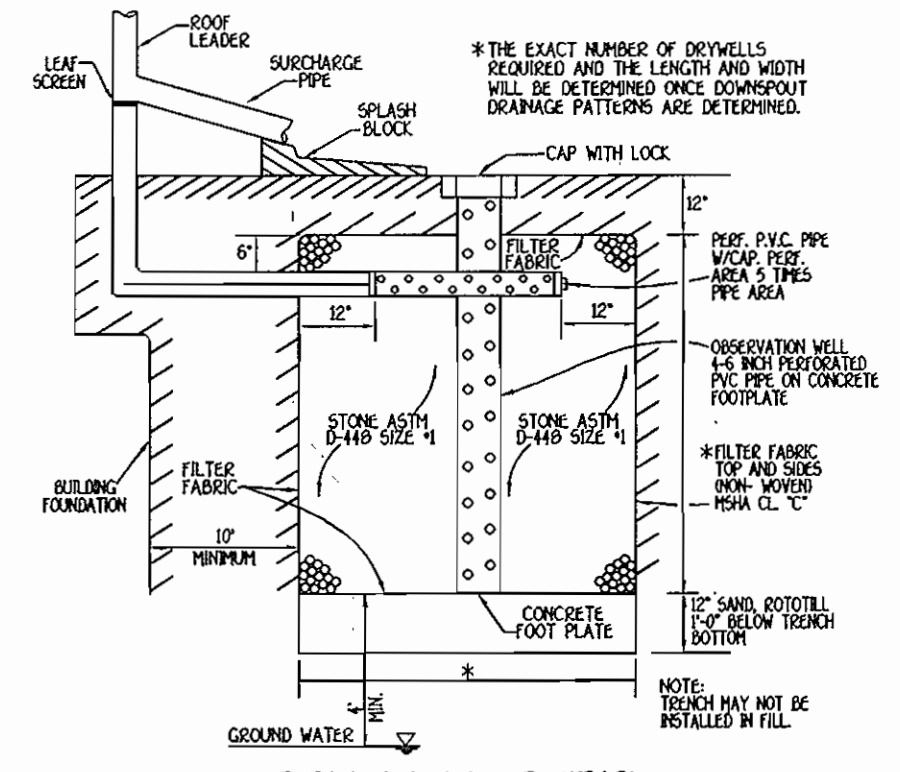
AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GENERIC BOX DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 397-0286 Fax: (301) 521-5521 Wash. (410) 397-0286 Fax.

CURVE TABLE

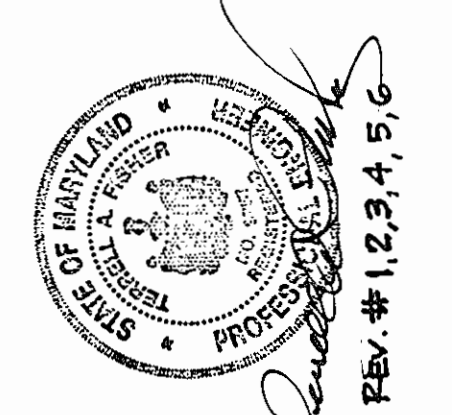
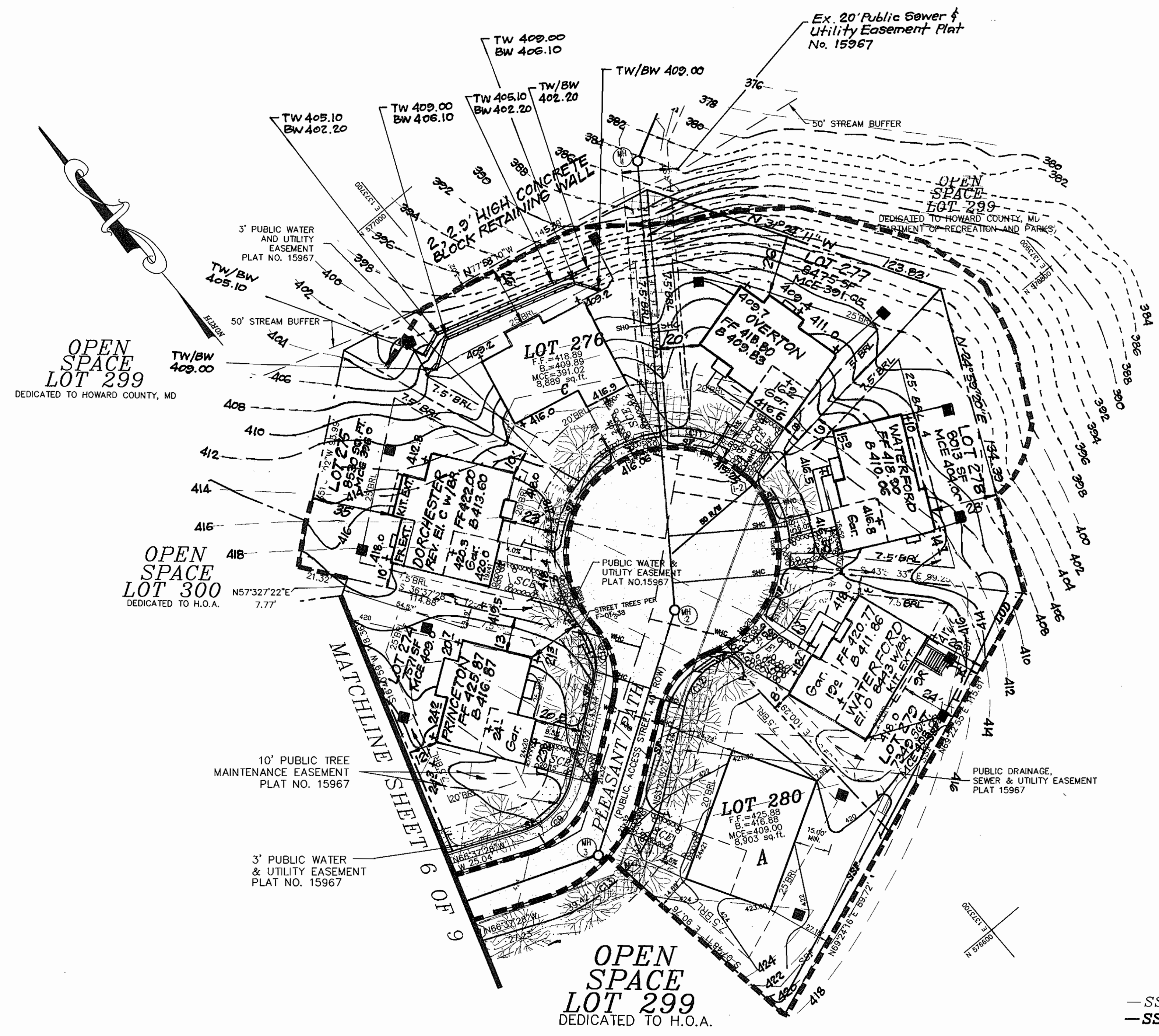
CURVE	LENGTH (FT)	RADIUS (FT)	TANGENT (FT)	CHORD (FT)	DIRECTION	DELTA
C9	31.42	30.00	17.32	30.00	N83°22'32"E	60°00'00"
C10	23.16	25.00	12.50	22.36	N26°48'38"E	53°07'48"
C11	249.81	50.00	37.50	60.00	N36°37'28"W	286°15'37"
C12	23.18	25.00	12.50	22.36	S79°52'27"W	53°07'48"
C13	73.30	70.00	40.41	70.00	N83°22'32"E	62°00'00"



DRY WELL DETAIL
NOT TO SCALE

DRY WELL CHART

LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L	W
LOT 274	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5'	3.5'
LOT 275	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5'	3.5'
LOT 276	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	7.0'	3.5'
LOT 277	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	7.0'	3.5'
LOT 278	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5'	3.5'
LOT 279	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5'	3.5'
LOT 280	500 SQ.FT. (MAX.)	40 CF	100X	100X	2	3.5'	3.5'	3.5'



—SSF— EXISTING SSF
-SSF- PROPOSED SSF

NOTE. EX. SSF PROVIDED UNDER F-01-38 TO BE RELOCATED TO THE LOCATIONS SHOWN.

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

John B. Miltenberg 6/3/04
SIGNATURE OF DEVELOPER DATE

JOHN B. MILTENBERG
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 B. Miltenberg 6/3/04
SIGNATURE OF ENGINEER DATE

JOHN B. MILTENBERG
PRINTED NAME OF ENGINEER

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

Jim Munn 6/22/04
USDA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John M. Robertson 6/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John M. Robertson 6/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John M. Robertson 7/8/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John M. Robertson 7/15/04
DIRECTOR DATE

project	02-105	date	JUNE 2004
illustration	HSP	illustration	engineering
scale	1"=30'	scale	HSP
approval	JBM	approval	JBM

no.	description	date
1	Rev. base & plat. lot 277 to show ex. cond.	1-23-07
2	Rev. base & plat. lot 278 to show ex. cond.	1-23-07
3	Rev. base & plat. lot 279 to show ex. cond.	1-23-07
4	Rev. base & plat. lot 280 to show ex. cond.	1-23-07
5	Rev. base & plat. lot 274 to show ex. cond.	1-23-07
6	Rev. base & plat. lot 277 to show ex. cond.	1-23-07

AUTUMN VIEW SECTION 5
PHASES 1, 2, 3 & 4
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN - LOTS 274 THRU 280

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Drexel Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0286 Fax: (301) 621-5321 Wash. (410) 987-0288 Fax.

OWNER/BUILDER
RICHMOND AMERICAN HOMES OF MD
6200 OLD DOBBIN LN ST 190
COLUMBIA MD 21045-5856

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 DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1 1/2 BUSHEL PER ACRE OF KENTUCKY 31 TALL FESCUE...

MULCHING - APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROOTED WEED FREE 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 (3.2 LBS./1000 SQ.FT.)

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROOTED 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...

Table with columns: SITE ANALYSIS, TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, TOTAL WASTE/BORROW AREA LOCATION.

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO FURNISH 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.

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

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

CONSTRUCTION AND MATERIAL SPECIFICATIONS

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

TEMPORARY DUST CONTROL MEASURES

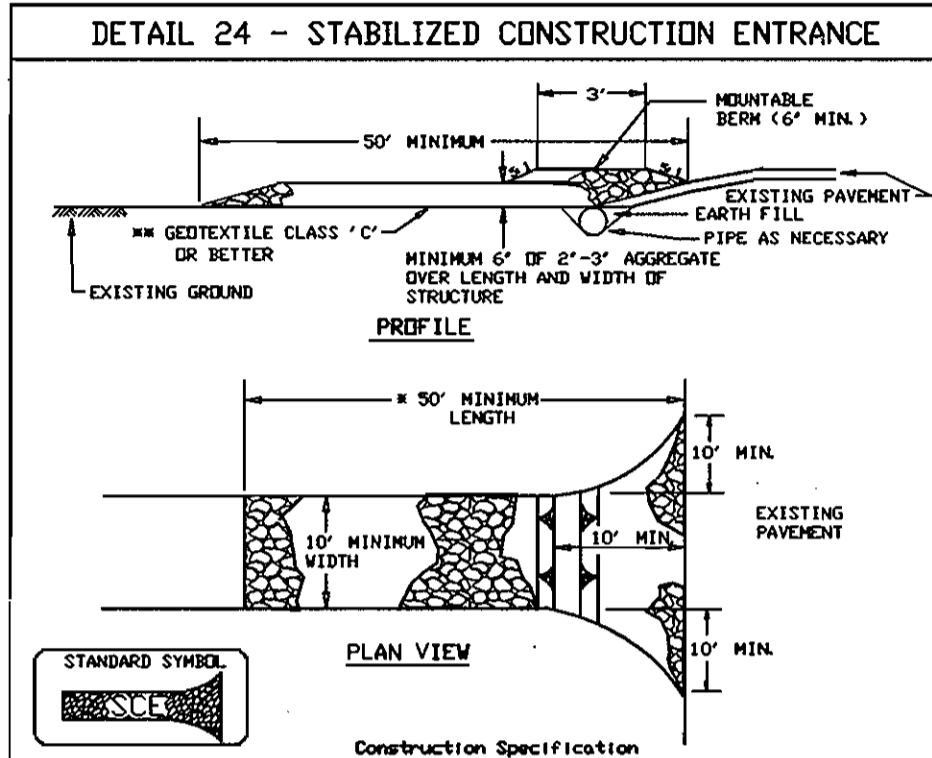
- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

SEQUENCE OF CONSTRUCTION

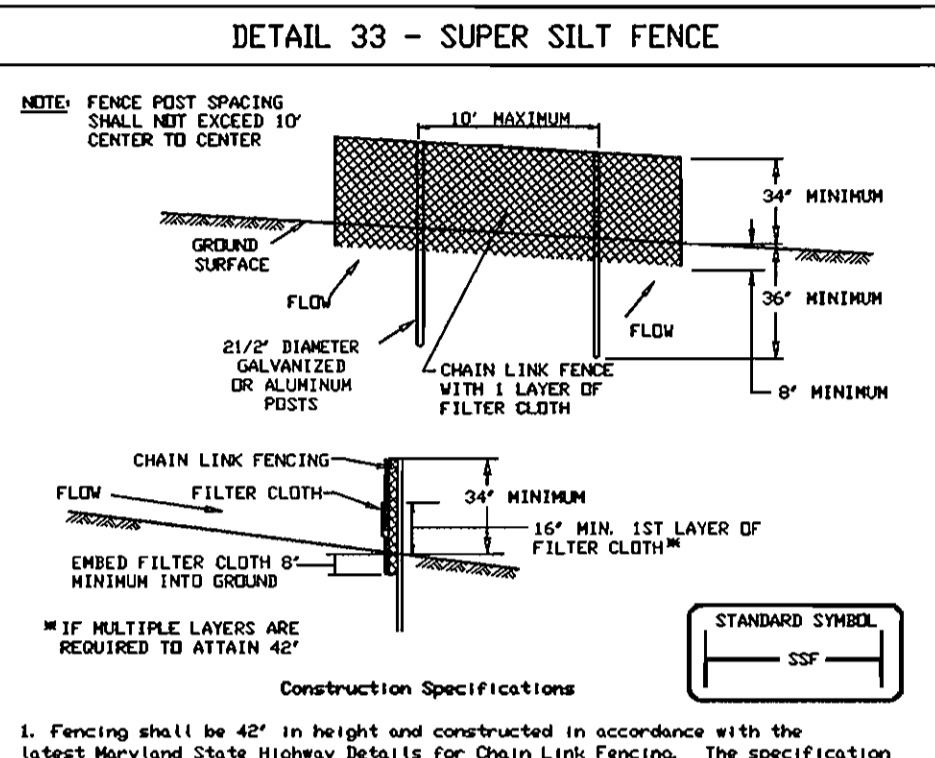
- 1. OBTAIN GRADING PERMIT. (1 DAY)

NOTE:

- 1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.



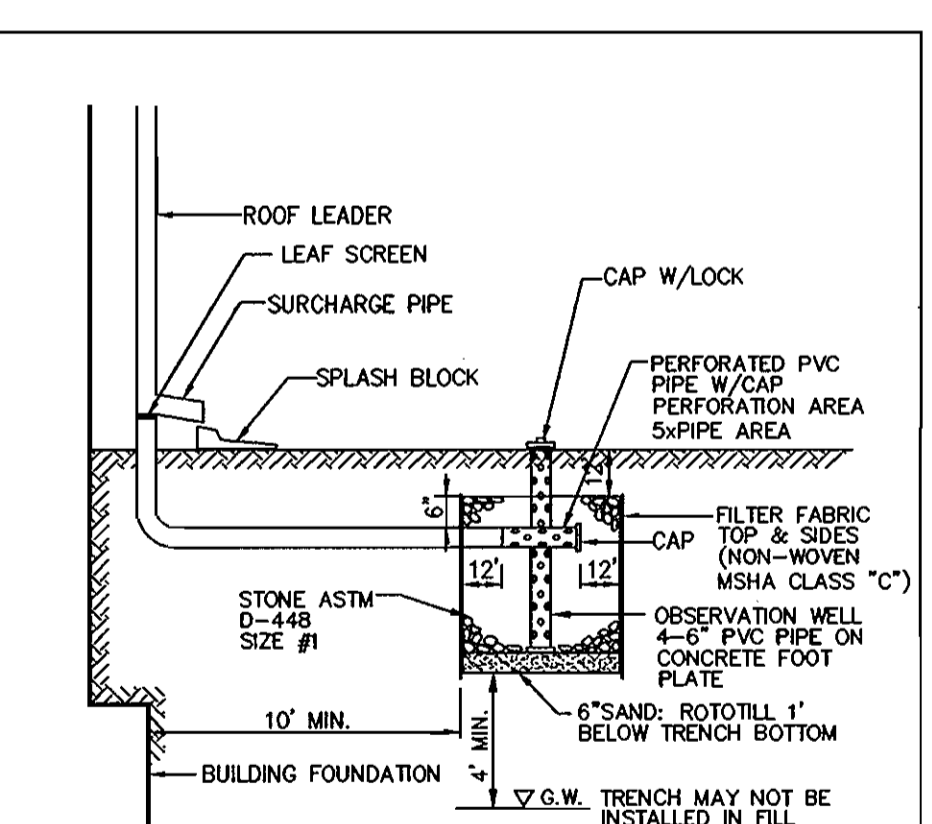
- 1. Length - minimum of 50' x 30' for single residence lot. 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.



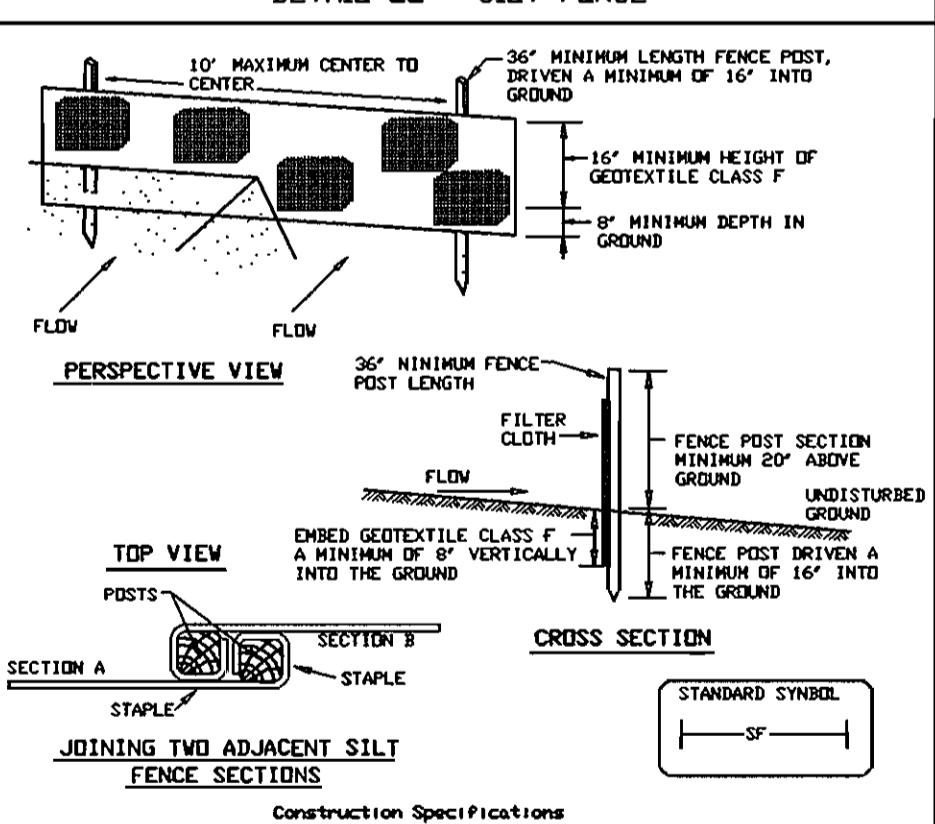
- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing.

Table titled SUPER SILT FENCE with columns: Slope, Slope Steepness, Slope Length (maximum), Silt Fence Length (maximum).

- 3. When the sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded. 4. Maintenance shall be performed as needed and silt buildings removed when 'bulges' develop in the silt fence...



DRY WELLS ARE TO BE PROVIDED AT EACH DOWNSPOUT DRAINING AWAY FROM THE ROAD.



- 1. Fence posts shall be a minimum of 36" long driven 36" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood.

Table titled SILT FENCE with columns: Slope Steepness, Slope Length, Silt Fence Length.

- 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass. 4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

DEVELOPER'S CERTIFICATE, ENGINEER'S CERTIFICATE, and approval stamps from the Howard Soil Conservation District and Department of Planning and Zoning.

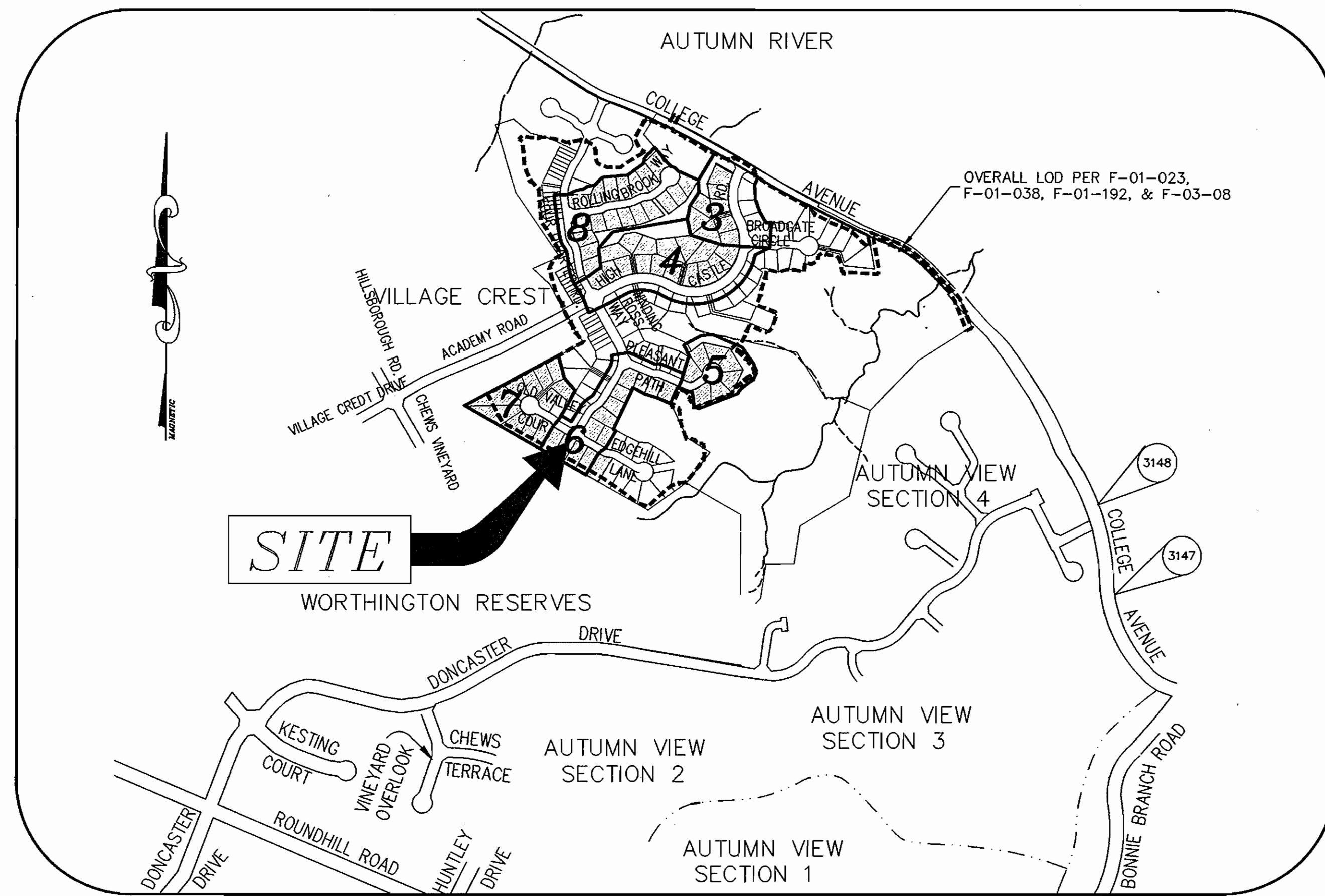
MILDENBERG, BOENDER & ASSOC., INC. logo and contact information. Includes address: 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042. Also includes project and revision tables.

SHEET INDEX

1	COVER SHEET
2	GENERIC BOX DETAILS
3	SITE DEVELOPMENT PLAN - LOTS 249 THRU 256
4	SITE DEVELOPMENT PLAN - LOTS 236-248 & 260-262
5	SITE DEVELOPMENT PLAN - LOTS 274 THRU 280
6	SITE DEVELOPMENT PLAN - LOTS 281-289 & 303-306
7	SITE DEVELOPMENT PLAN - LOTS 307-317
8	SITE DEVELOPMENT PLAN - LOTS 360-378
9	SEDIMENT & EROSION CONTROL DETAILS

SITE DEVELOPMENT PLAN AUTUMN VIEW - SECTION 5

PHASE 1, LOTS 236-256 (F-01-023)
 PHASE 2, LOTS 260-262 & 274-289 (F-01-038)
 PHASE 3, LOTS 303-317 (F-01-192)
 PHASE 4, LOTS 360-378 (F-03-08)
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=500'

ADDRESS CHART

LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
236	8082 HIGH CASTLE ROAD	275	4321 PLEASANT PATH	313	4326 OLD VALLEY COURT
237	8078 HIGH CASTLE ROAD	276	4325 PLEASANT PATH	314	4322 OLD VALLEY COURT
238	8074 HIGH CASTLE ROAD	277	4329 PLEASANT PATH	315	4318 OLD VALLEY COURT
239	8070 HIGH CASTLE ROAD	278	4328 PLEASANT PATH	316	4314 OLD VALLEY COURT
240	8066 HIGH CASTLE ROAD	279	4324 PLEASANT PATH	317	4310 OLD VALLEY COURT
241	8062 HIGH CASTLE ROAD	280	4320 PLEASANT PATH	360	4301 ROLLING BROOK WAY
242	8058 HIGH CASTLE ROAD	281	4312 PLEASANT PATH	361	4305 ROLLING BROOK WAY
243	8054 HIGH CASTLE ROAD	282	4308 PLEASANT PATH	362	4309 ROLLING BROOK WAY
244	8050 HIGH CASTLE ROAD	283	4304 PLEASANT PATH	363	4313 ROLLING BROOK WAY
245	8046 HIGH CASTLE ROAD	284	4300 PLEASANT PATH	364	4317 ROLLING BROOK WAY
246	8042 HIGH CASTLE ROAD	285	8135 WINDING ROSS WAY	365	4321 ROLLING BROOK WAY
247	8038 HIGH CASTLE ROAD	286	8145 WINDING ROSS WAY	366	4325 ROLLING BROOK WAY
248	8034 HIGH CASTLE ROAD	287	8149 WINDING ROSS WAY	367	4332 ROLLING BROOK WAY
249	8030 HIGH CASTLE ROAD	288	8153 WINDING ROSS WAY	368	4328 ROLLING BROOK WAY
250	8026 HIGH CASTLE ROAD	289	8207 EDGEHILL LANE	369	4324 ROLLING BROOK WAY
251	8022 HIGH CASTLE ROAD	303	8208 EDGEHILL LANE	370	4320 ROLLING BROOK WAY
252	8018 HIGH CASTLE ROAD	304	8204 EDGEHILL LANE	371	4316 ROLLING BROOK WAY
253	8014 HIGH CASTLE ROAD	305	4301 OLD VALLEY COURT	372	4312 ROLLING BROOK WAY
254	8010 HIGH CASTLE ROAD	306	4305 OLD VALLEY COURT	373	4308 ROLLING BROOK WAY
255	8006 HIGH CASTLE ROAD	307	4309 OLD VALLEY COURT	374	4304 ROLLING BROOK WAY
256	8002 HIGH CASTLE ROAD	308	4313 OLD VALLEY COURT	375	8045 FOUR QUARTER ROAD
260	8086 HIGH CASTLE ROAD	309	4317 OLD VALLEY COURT	376	8049 FOUR QUARTER ROAD
261	8090 HIGH CASTLE ROAD	310	4321 OLD VALLEY COURT	377	8053 FOUR QUARTER ROAD
262	8094 HIGH CASTLE ROAD	311	4325 OLD VALLEY COURT	378	8057 FOUR QUARTER ROAD
274	4317 PLEASANT PATH	312	4330 OLD VALLEY COURT		

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-ED 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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1860 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) 393-3533
 - BALTIMORE GAS & ELECTRIC: (410) 585-0123
 - STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION: (410) 313-1860
- PROJECT BACKGROUND:
 - TAX MAP 25 & 31 - P/O PARCEL 75 - SECOND ELECTION DISTRICT.
 - LOCATION: L6918/F337
 - ZONING: R-ED
 - TOTAL PROJECT AREA: 14.85 AC.
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - TOTAL NUMBER OF UNITS: 74
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILE NOS.: F-01-023, F-01-038, F-01-192, F-03-08, AMENDED S-99-01, PB-329, PB-354, P-00-09, P-01-08, P-02-09
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED MARCH 25, 1995. VERTICAL DATUM IS NAD 83. THIS SURVEY IS PREPARED WITH 2 FOOT CONTOURS.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEMS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148.
 - STA. 3147: N575598.0794, E137581.7684, EL335.987 (IRON PIPE)
 - STA. 3148: N576015.4313, E1375770.4364, EL379.248 (IRON PIPE)
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 5.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-4079-D, 14-3974-D, 14-3895-D, 14-3896-D. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED UNDER F-01-023, F-01-038, F-03-008. IT IS PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
- WETLANDS AND STREAM DELINEATION IS BY WILDMAN ENVIRONMENTAL SERVICES, DATED OCTOBER 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-023, F-01-038, F-01-192, F-03-008.
- 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-01-023), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-038). 59.66 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW, SECTIONS 3, 4, AND 5 (PHASE 1 THRU 4). THE REMAINING 3.01 ACRES IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
- PERIMETER AND STREET SIDE LANDSCAPING AND STREET TREE PLANTINGS IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-01-023 (PHASE 1, LOTS 236-256), F-01-038 (PHASE 2, LOTS 260-262 & 274-289), F-01-192 (PHASE 3, LOTS 303-317), F-03-008 (PHASE 4, LOTS 360-378). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- ARTICLES OF INCORPORATION FOR TAYLOR PROPERTIES COMMUNITY ASSOC., INC. PROPERTY HOA. IDENTIFICATION D06178222.
- THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- FOR FLAGSTEM OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACES, CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.
- THE USE-IN-COMMON MAINTENANCE AGREEMENTS HAVE BEEN RECORDED AS FOLLOWS:
 - SECTION 5, PHASE 1, F-01-023, LOTS 251-253: L07223, F072
 - SECTION 5, PHASE 1, F-01-023, LOTS 242-244: L07223, F075
 - SECTION 5, PHASE 1, F-01-023, LOTS 236-238: L07223, F078
 - SECTION 5, PHASE 3, F-01-192, LOTS 314-316: L07223, F178

SEDIMENT CONTROL IS PROVIDED UNDER F-01-023, F-01-038, F-01-192 & F-03-008. ANY ADDITIONS OR REMOVAL OF SEDIMENT CONTROL MEASURES IS SHOWN ON THESE PLAN AND SHALL BE DONE IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR

LEGEND

- TREE PROTECTIVE FENCING
- WETLANDS
- EX. FOREST CONSERVATION EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE DIVERSION
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- EXTERIOR LIGHT FIXTURE
- PERIMETER, STREET SIDE AND AND STREET TREE PLANTINGS
- 4'x4'x4' DRY WELL

SUBDIVISION NAME AUTUMN VIEW		SECTION/AREA SECTION 5 (PHASES 1-4)		PARCEL: 75	
PLAT NO. 15957-15961 15965-15969 15982-15984 16561-16563	BLOCK(S) 11	ZONING R-ED	TAX MAP NO. 25 & 31	ELECTION DISTRICT 2ND	CENSUS TRACT 6027.00
WATER CODE F-05, G-01			SEWER CODE 1252300		

OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

date	JUNE 2004	engineering	JRM
project	02-105	illustration	HSP
		HSP	approval
		HSP	scale
		HSP	1"=50'

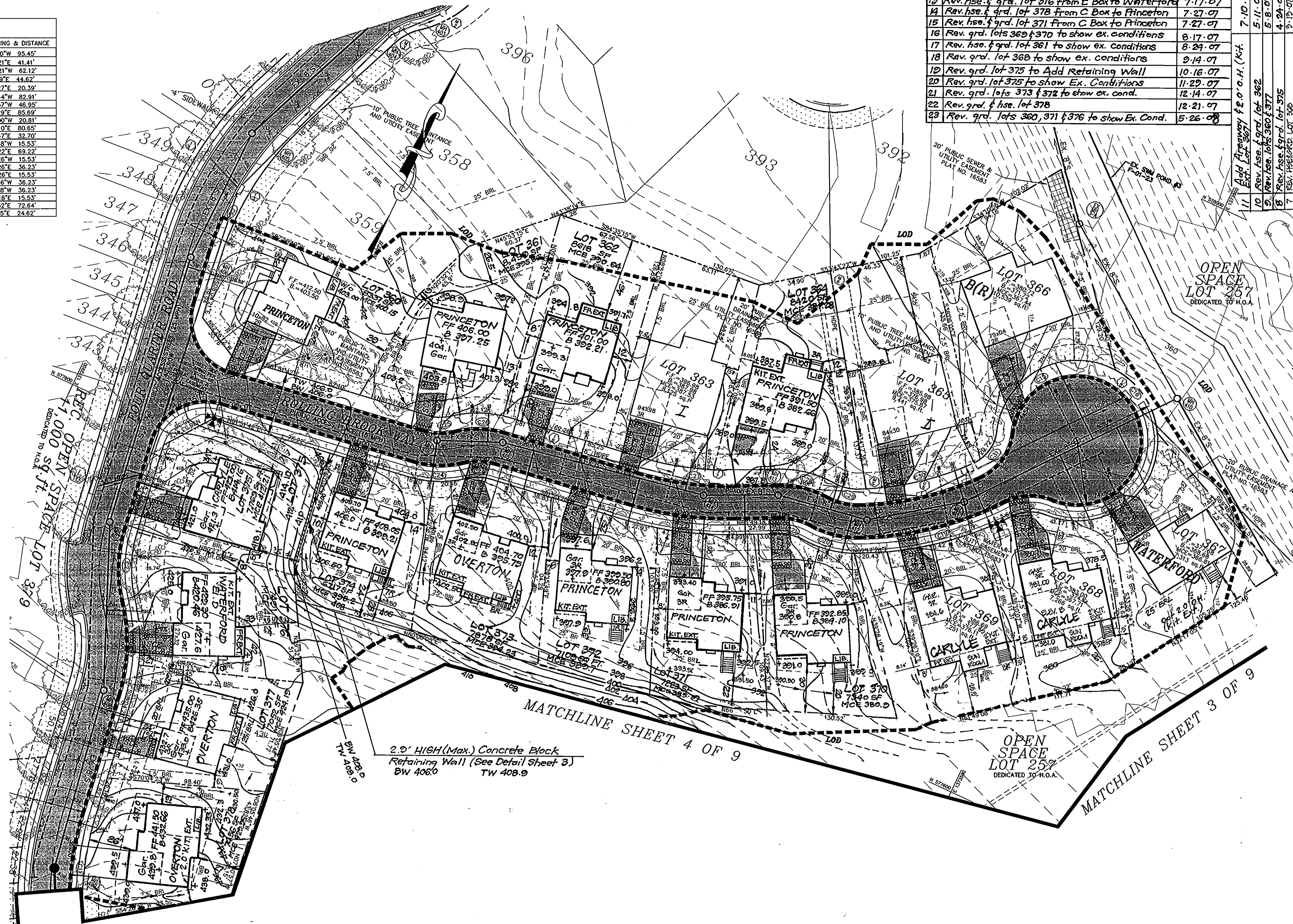
Rev. Address Lot 262 by FCC, Inc.
 9/14/07
 date
 no. revisions

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers - Planners - Surveyors
 5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
 (410) 397-0286 Fax: (301) 621-5521 Wash. (410) 397-0288 Fax

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
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22	Rev. grad. & hse. lot 378	12-21-07
23	Rev. grad. lots 360, 371 & 376 to show Ex. Cond.	5-26-08



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

John J. Rice 6/15/08
 SIGNATURE OF DEVELOPER DATE
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildenberg 6/15/08
 SIGNATURE OF ENGINEER DATE
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer 6/22/08
 US - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John H. White 6/22/08
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/20/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MRS DATE

[Signature] 7/1/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/15/08
 DIRECTOR DATE



OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

no.	description	date
1	ISSUED FOR PERMITS	6-15-08
2	REVISED PERMITS	6-22-08
3	REVISED PERMITS	6-22-08
4	REVISED PERMITS	6-22-08
5	REVISED PERMITS	6-22-08
6	REVISED PERMITS	6-22-08
7	REVISED PERMITS	6-22-08
8	REVISED PERMITS	6-22-08
9	REVISED PERMITS	6-22-08
10	REVISED PERMITS	6-22-08
11	REVISED PERMITS	6-22-08
12	REVISED PERMITS	6-22-08
13	REVISED PERMITS	6-22-08
14	REVISED PERMITS	6-22-08
15	REVISED PERMITS	6-22-08
16	REVISED PERMITS	6-22-08
17	REVISED PERMITS	6-22-08
18	REVISED PERMITS	6-22-08
19	REVISED PERMITS	6-22-08
20	REVISED PERMITS	6-22-08
21	REVISED PERMITS	6-22-08
22	REVISED PERMITS	6-22-08
23	REVISED PERMITS	6-22-08

PROJECT
 02-105
 illustration
 HSP
 scale
 1"=30'

DATE
 JUNE 2004
 engineering
 HSP
 approval
 JBM

SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
SITE DEVELOPMENT PLAN - LOTS 360 THRU 378

MILDENBERG, & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Belcoff City, Maryland 21042
 (410) 987-0236 Fax. (301) 621-5521 Wash. (410) 997-0238 Fax.

8 OF 9
 SDP-04-58

12	Rev. hse. & grd. lot 362 from Carlyle to Princeton	7-17-07
13	Rev. hse. & grd. lot 376 from E Box to Waterford	7-17-07
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23	Rev. grd. lots 380, 371 & 376 to show Ex. Cond.	5-26-08

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DEVELOPERS CERTIFICATE
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John S. Rice
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 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 B. Mildeberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDEBERG
 PRINTED NAME OF ENGINEER

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

Jim Meyer
 USER - NATURAL RESOURCE CONSERVATION SERVICE
 DATE

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

John A. ...
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED, DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&Z)
 DATE

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature]
 DIRECTOR
 DATE

2.0' HIGH (Max.) Concrete Block Retaining Wall (See Detail Sheet 3)
 BW 406.0 TW 408.9

MATCHLINE SHEET 4 OF 9

MATCHLINE SHEET 3 OF 9



OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

project	date
02-105	JUNE 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

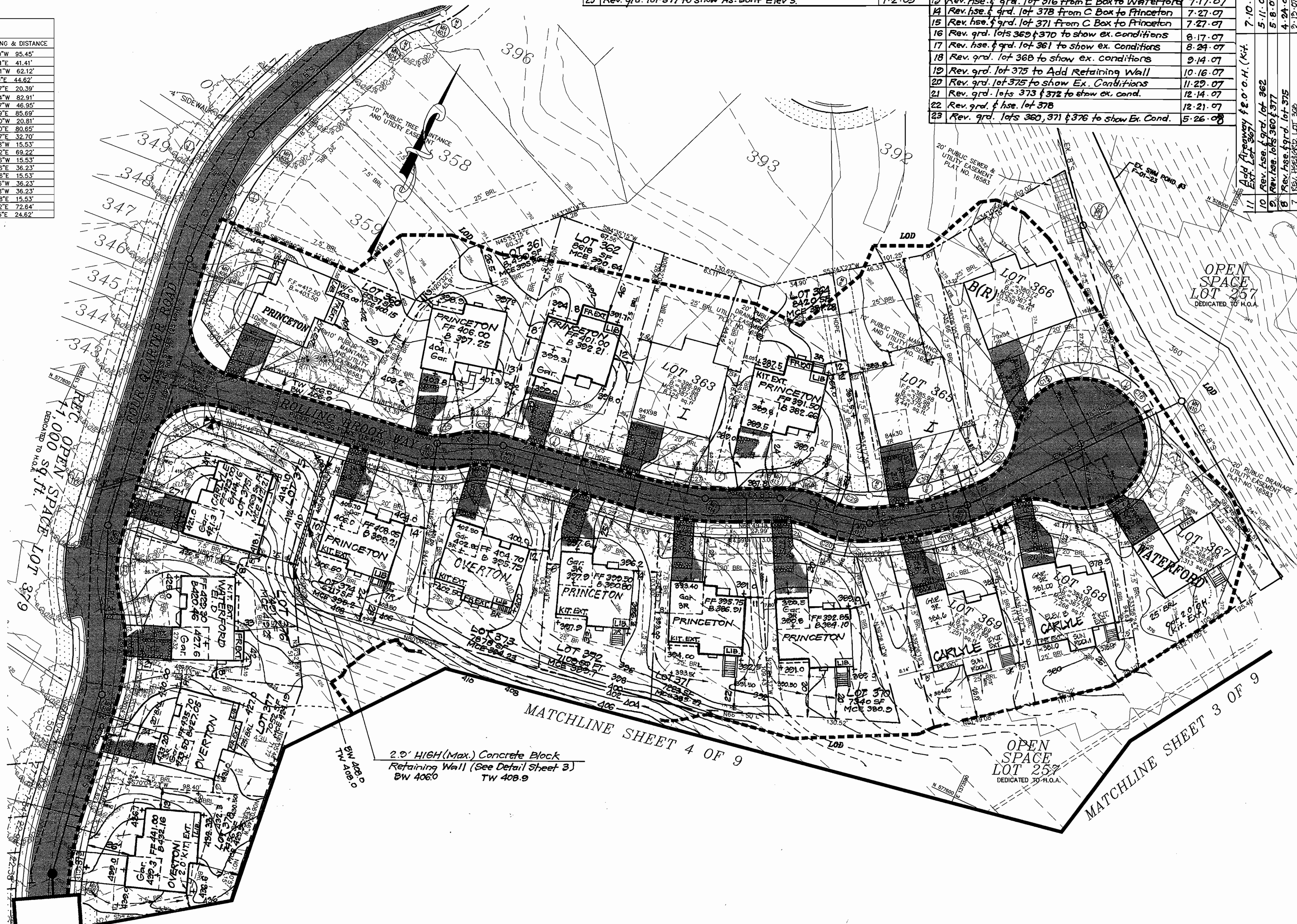
no.	description	date
1	REV. HSE. & GRD. LOT 362	7-17-07
2	REV. HSE. & GRD. LOT 376	7-17-07
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12	REV. GRD. LOTS 380, 371 & 376 TO SHOW EX. COND.	5-26-08

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378

MILDEBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0286 Bldg. (301) 821-5521 Wash. (410) 937-0298 Fax

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24	Rev. grad. lot 378 to show As-Built Elev's.	8.15.08	12	Rev. hse. & grad. lot 362 from Carlyle to Princeton	7.17.07
25	Rev. grad. lot 377 to show As-Built Elev's.	1.2.09	13	Rev. hse. & grad. lot 376 from E Box to Waterford	7.17.07
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John J. R.
 SIGNATURE OF DEVELOPER
 JOHN RICE, RICHMOND AMERICAN HOMES OF MD.
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
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John B. Mildenberg
 SIGNATURE OF ENGINEER
 JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER

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

Jim Mays
 USE - NATURAL RESOURCE CONSERVATION SERVICE
 DATE

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

John A. Whitaker
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&S)
 DATE

Chris Hancock
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

John A. Callahan
 DIRECTOR (P&Z-M&S)
 DATE



OWNER/BUILDER
 RICHMOND AMERICAN HOMES OF MD
 6200 OLD DOBBIN LN ST 190
 COLUMBIA MD 21045-5856

project	date	approval
02-105	JUNE 2004	HSP
illustration	engineering	HSP
scale	1"=30'	approval
scale		JBM

11	Rev. hse. & grad. lot 362	7.10.07
10	Rev. hse. & grad. lot 362	5.11.07
9	Rev. hse. & grad. lot 362	5.18.07
8	Rev. hse. & grad. lot 371	4.24.07
7	Rev. hse. & grad. lot 375	3.13.07
6	Rev. hse. & grad. lot 360	3.2.07
5	Rev. hse. & grad. lot 372-374	2.6.07
4	Rev. hse. & grad. lot 364	2.6.07
3	Rev. hse. & grad. lot 370	2.6.07
2	Rev. grad. & hse. lots 370-375 (ST) to eliminate Point Garfield types by FCC, Inc.	7.20.06
1	MANAGEMENT GENERAL BOX T OVER LOTS 360, 365 & 366.	

AUTUMN VIEW SECTION 5
 PHASES 1, 2, 3 & 4
 SITE DEVELOPMENT PLAN - LOTS 360 THRU 378
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

MILDENBERG, & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorney Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Fax (301) 621-5521 Wash. (410) 997-0238 Fax

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