

SEDIMENT CONTROL IS PROVIDED UNDER F-01-15. ANY ADDITIONS OR REMOVAL OF SEDIMENT CONTROL MEASURES ARE SHOWN ON THIS PLAN AND SHALL BE DONE IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR

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.

SEEDBED 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:

- 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 (9 LBS./1000 SQ.FT.).
- 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.FT. OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF 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 AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

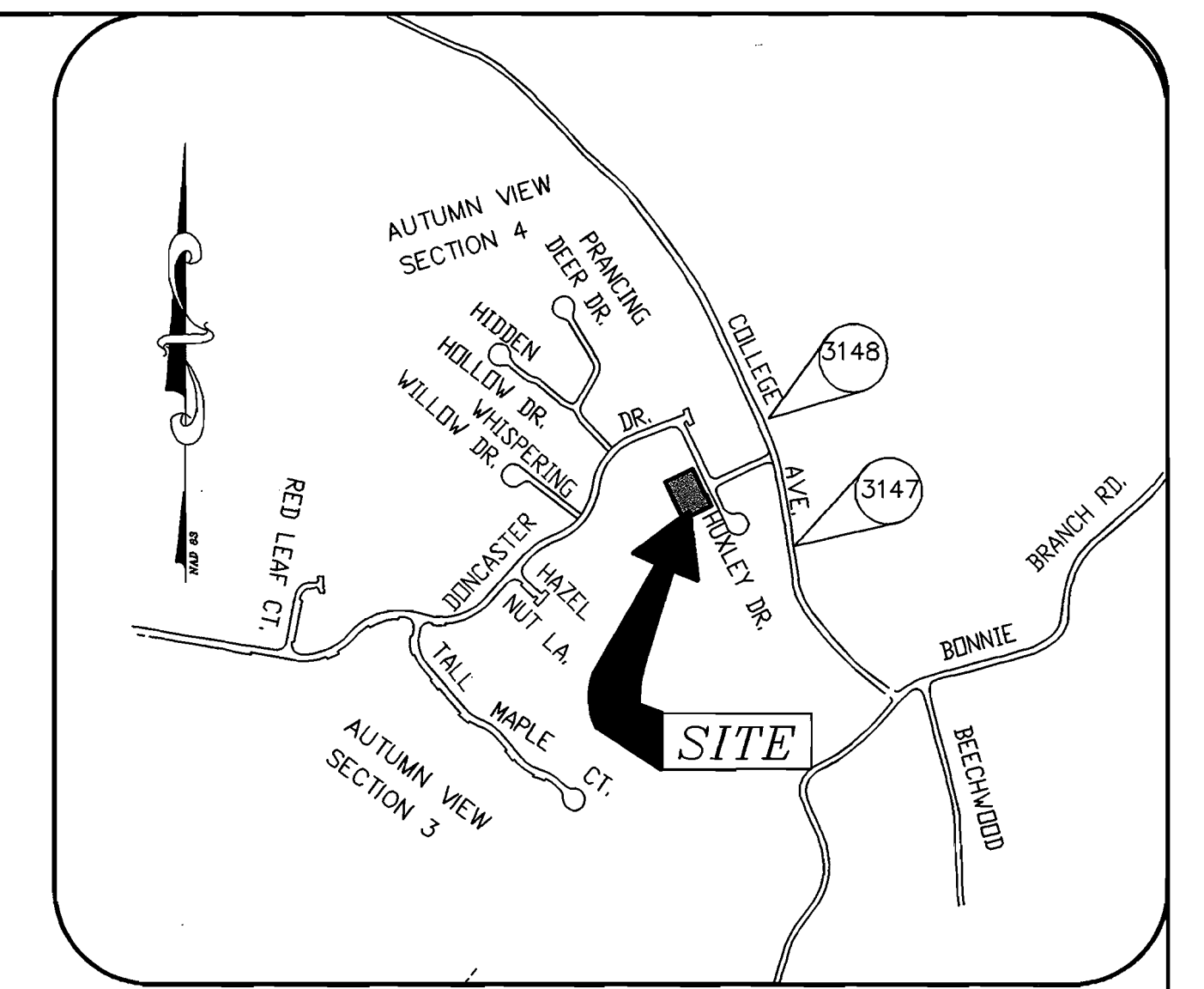
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 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.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE:	0.382 ACRES
AREA DISTURBED:	0.414 ACRES
AREA TO BE ROOFED OR PAVED:	0.133 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.281 ACRES
TOTAL CUT:	1,500 CU. YDS.
TOTAL FILL:	1,500 CU. YDS.

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. (NOT REQUIRED)
CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (1 DAY)
- CHECK SUPER SILT FENCES AND REPAIR AS NECESSARY. (2 DAYS)
- COMPLETE CONSTRUCTION AS SHOWN. (60 DAYS)
- COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (5 DAYS)
- SEED AND MULCH ALL REMAINING DISTURBED AREAS. (2 DAYS)
- UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 685-0123
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:

LOCATION:	TAX MAP 31 - P/O PARCEL 75, LOTS 397 & 398- SECOND ELECTION DISTRICT.
ZONING:	R-ED
TOTAL PROJECT AREA:	16,619 SQ.FT.
PROPOSED USE FOR SITE:	RESIDENTIAL
TOTAL NUMBER OF UNITS:	3
TYPE OF PROPOSED UNIT:	SFD
DPZ FILE NOS.:	F-01-15, F-02-147, SP-98-012, & F-99-045
- 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 SYSTEM AS 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.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3729-D.
- 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.
- NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON SITE PER F-01-15.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-15.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-01-015.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - 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.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

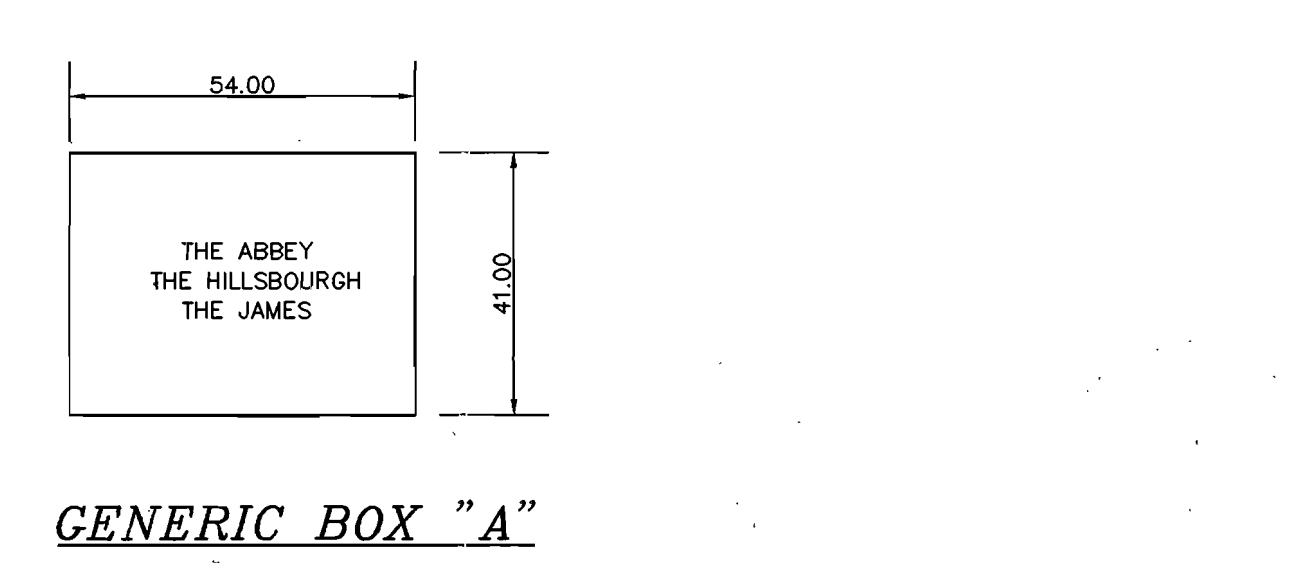
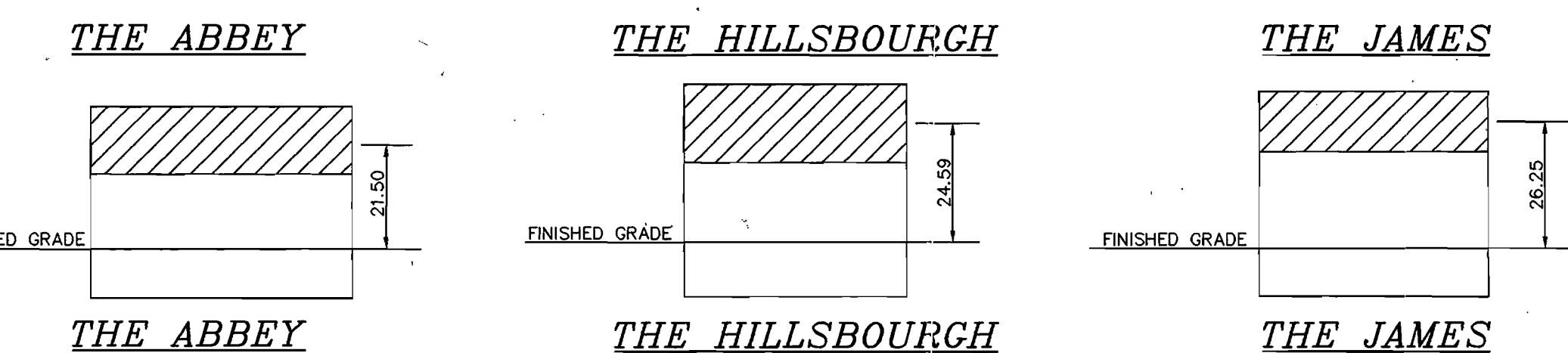
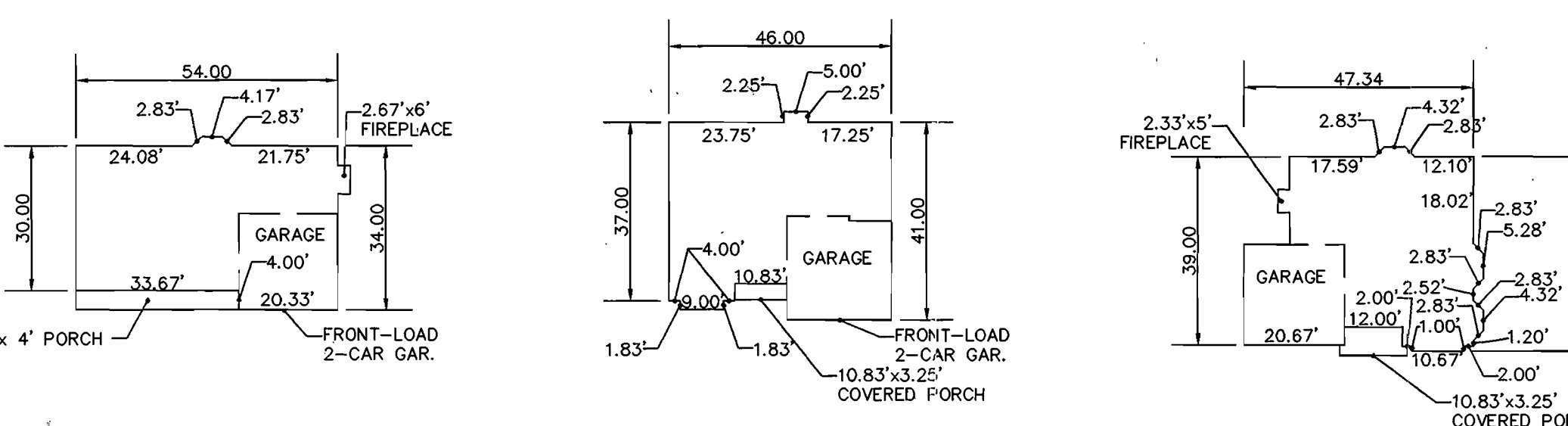
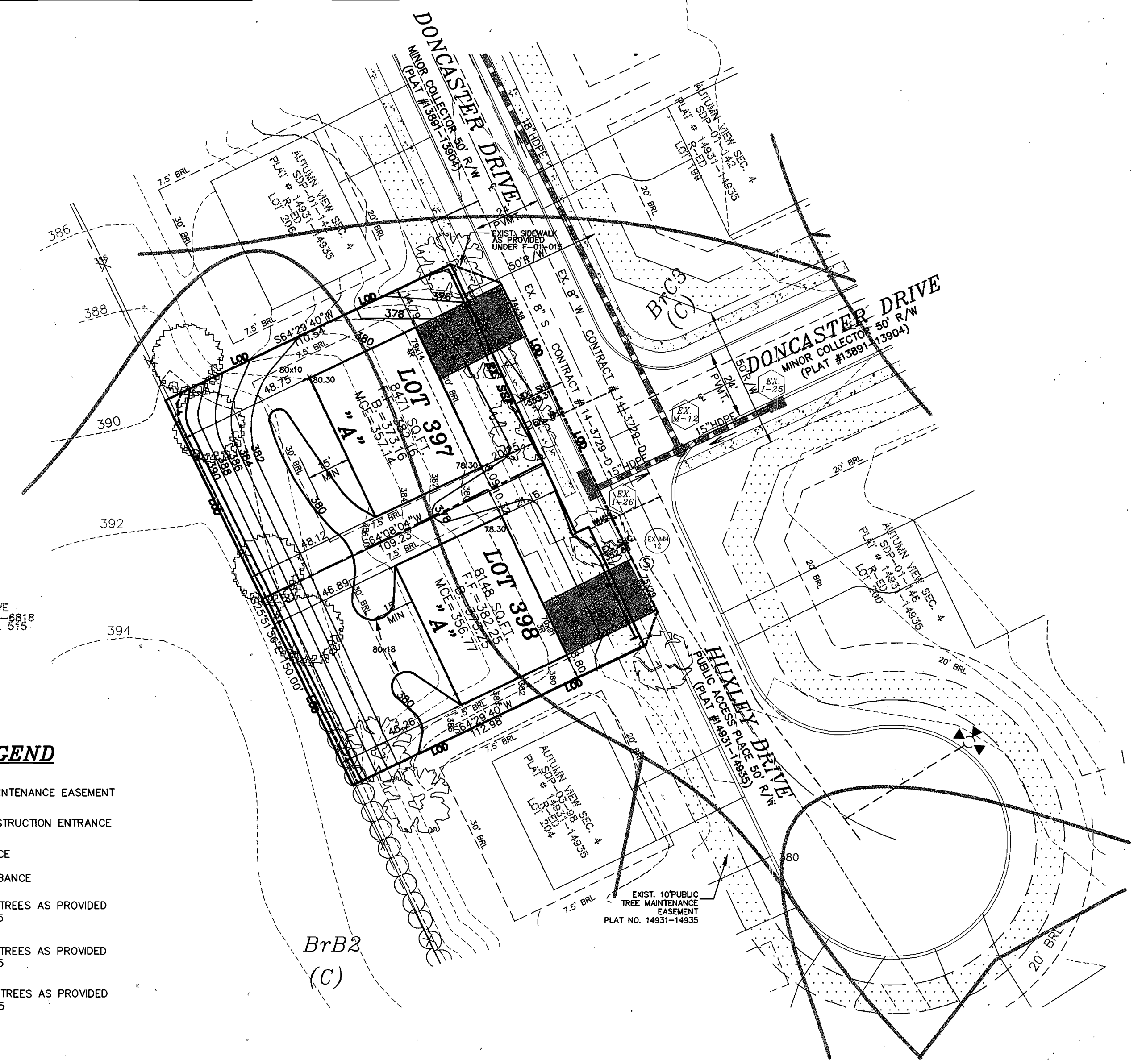
PERMIT INFORMATION BLOCK

SUBDIVISION NAME AUTUMN VIEW SECTION 4		SECTION/AREA	PARCEL: P/O 814	
PLAT NO. 16146	BLOCK(S) 3	ZONING R-ED	TAX MAP NO. 31	ELECTION DISTRICT 2ND
CENSUS TRACT 6027.00		SEWER CODE 1252600		
WATER CODE F-05		SEWER CODE 1252600		

ADDRESS CHART

UNIT #	ADDRESS
397	4321 DONCASTER DRIVE
398	4400 HUXLEY DRIVE

OWNER/BUILDER
HAMILTON REED, LLC
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
(410) 461-6866



- LEGEND**
- PUBLIC TREE MAINTENANCE EASEMENT
 - STABILIZED CONSTRUCTION ENTRANCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
 - EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
 - EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
 - FIRE HYDRANT

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.

Stephen F. Torney 1-25-04
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.

R. JACOB HIKMAT 1/11/04
SIGNATURE OF ENGINEER DATE

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

Jim Meyer 2/3/04
NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Robinson 2/3/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 2/11/04
DATE

Chief, Division of Land Development 2/11/04
DATE

Director 2/15/04
DATE

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

PROJECT
DATE: JAN. 2004
ILLUSTRATION: 03-083
HSP
SCALE: 1"=30'
APPROVAL: JBM

REVISIONS

DATE

DESCRIPTION

NO.

AUTUMN VIEW, SEC. 4 LOTS 397 & 398
A RESUBDIVISION OF LOT 205
TAX MAP 31, P/O PARCEL 75
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT PLAN

1 OF 1

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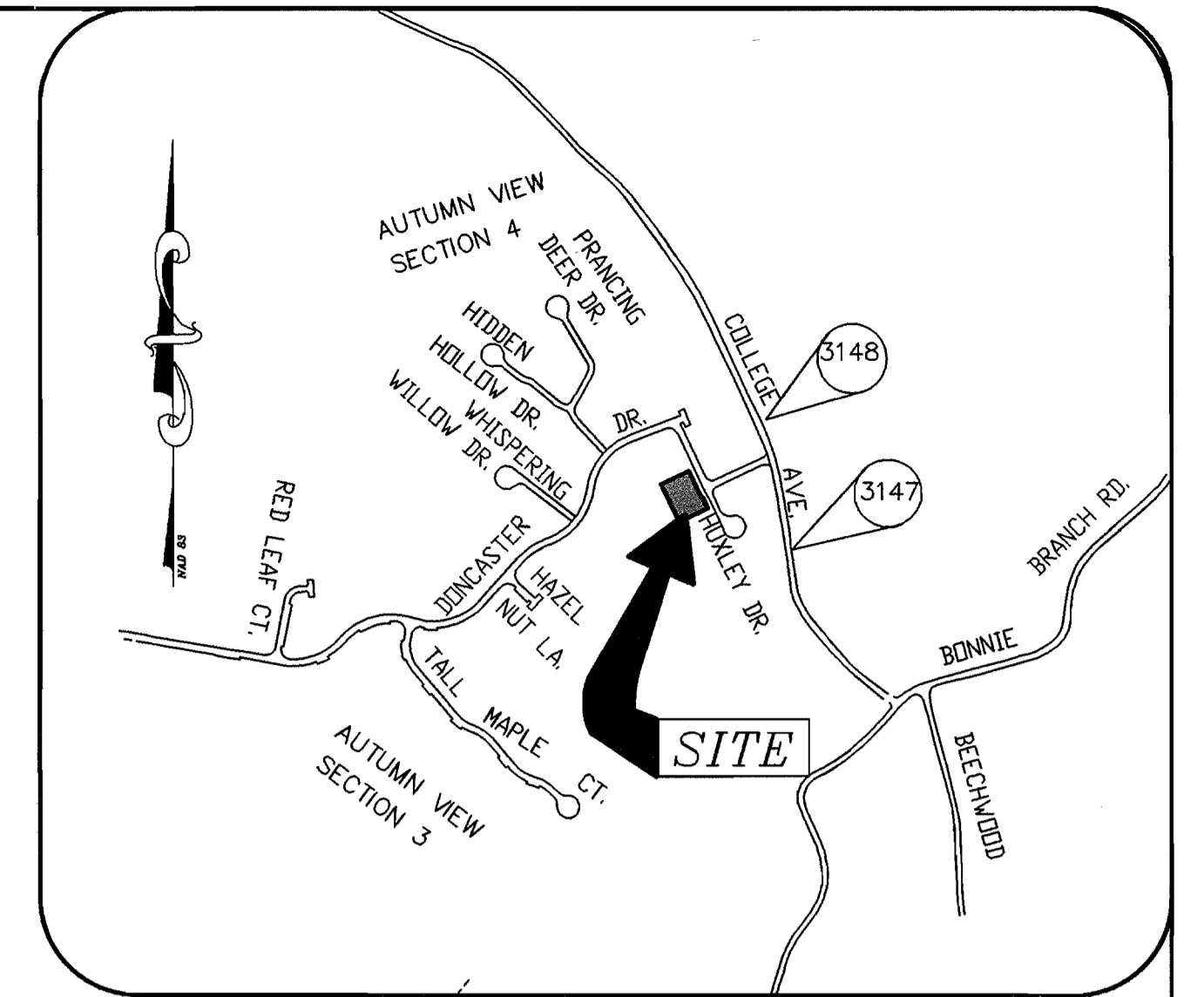
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SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (1 DAY)
3. CHECK SUPER SILT FENCES AND REPAIR AS NECESSARY. (2 DAYS)
4. COMPLETE CONSTRUCTION AS SHOWN. (60 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (5 DAYS)
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (2 DAYS)
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.

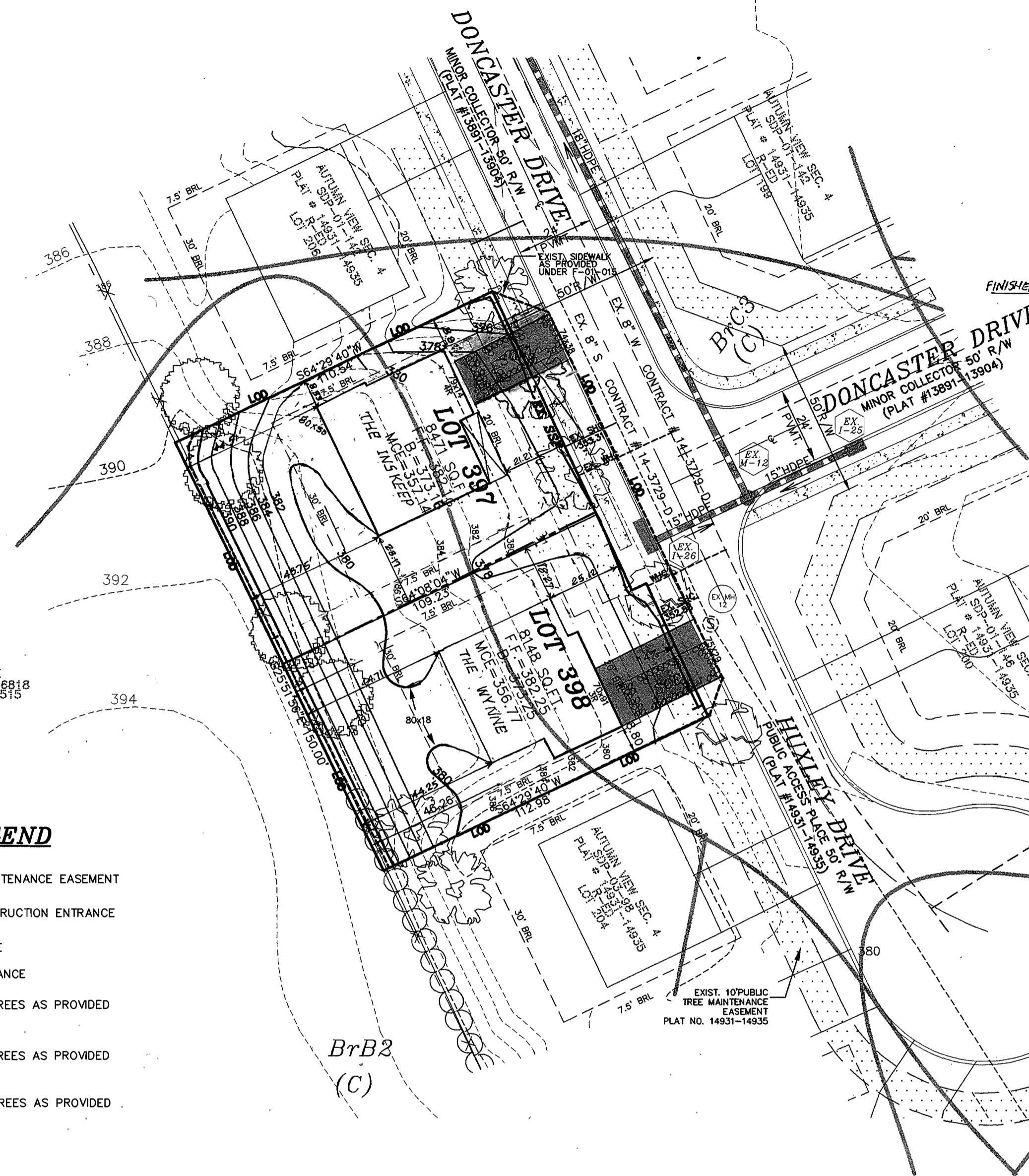
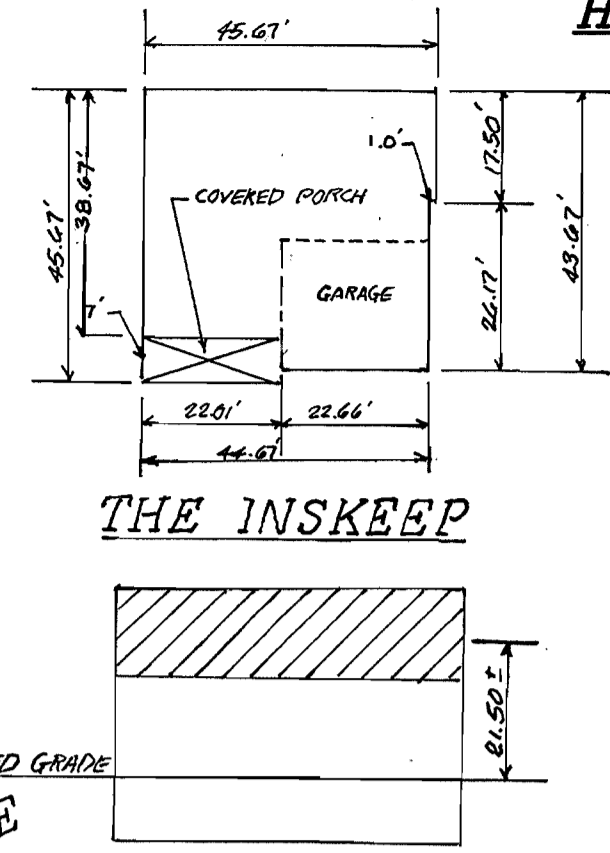


GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY 1-800-257-7777
 - C&P TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
5. PROJECT BACKGROUND:
 - LOCATION: TAX MAP 31 - P/O PARCEL 75, LOTS 397 & 398 - SECOND ELECTION DISTRICT. ZONING: R-ED
 - TOTAL PROJECT AREA: 16,619 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - TOTAL NUMBER OF UNITS: 2
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILE NOS.: F-01-15, F-02-147, SP-98-012, & F-99-045
6. 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 SURVEYS PREPARED WITH 2 FOOT CONTOURS.
7. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS 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)
8. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03.
9. WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3729-D.
10. 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.
11. NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON SITE PER F-01-15.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-15.
14. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED UNDER AUTUMN VIEW SECTION 3 (F-99-45), BY THE PLACEMENT OF 41.22 ACRES IN A FOREST CONSERVATION EASEMENT, 33.72 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW SECTION 3 AND 4 COMBINED. THE REMAINING 7.50 ACRES IS TO BE CREDITED TOWARD AUTUMN VIEW SECTION 5.
15. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-01-015.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 SAELYLY 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.
17. 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.
18. THIS PLAN IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PERMIT INFORMATION BLOCK				
SUBDIVISION NAME AUTUMN VIEW SECTION 4		SECTION/AREA		PARCEL: P/O 814
PLAT NO. 16146	BLOCK(S) 3	ZONING R-ED	TAX MAP NO. 31	ELECTION DISTRICT 2ND
			CENSUS TRACT 6027.00	
WATER CODE F-05		SEWER CODE 1252600		

ADDRESS CHART		OWNER/BUILDER
UNIT #	ADDRESS	HAMILTON REED, LLC
397	4321 DONCASTER DRIVE	8000 MAIN STREET
398	4400 HUXLEY DRIVE	ELLCOTT CITY, MARYLAND 21043
		(410) 461-6666



LEGEND

- PUBLIC TREE MAINTENANCE EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- FIRE HYDRANT

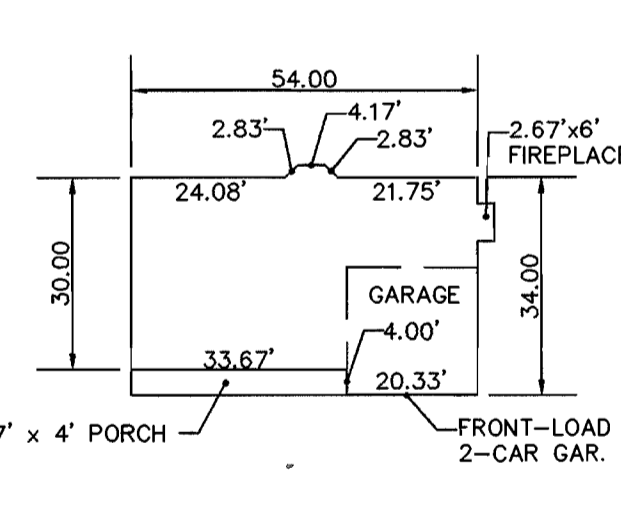
DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
Stephen F. Forney 1-25-04
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.
Jacob Hikmat 1/11/04
SIGNATURE OF ENGINEER DATE

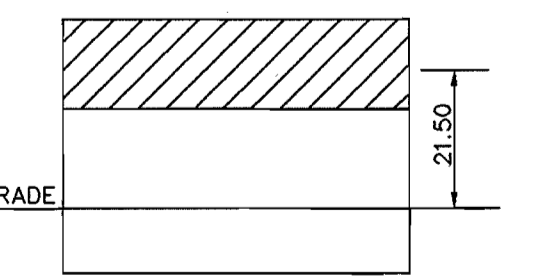
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim Murray 2/3/04
LUDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Kolton 2/3/04
HOWARD SOIL CONSERVATION DISTRICT DATE

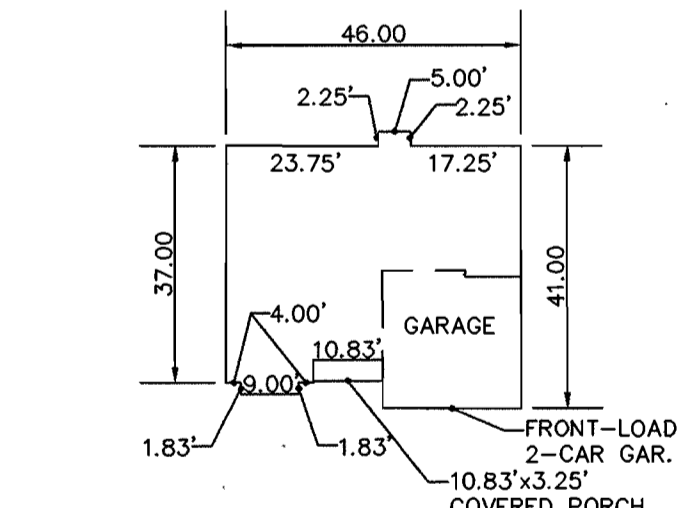
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael... 2/10/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Conrad Hammett 2/17/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark... 2/12/04
DIRECTOR DATE



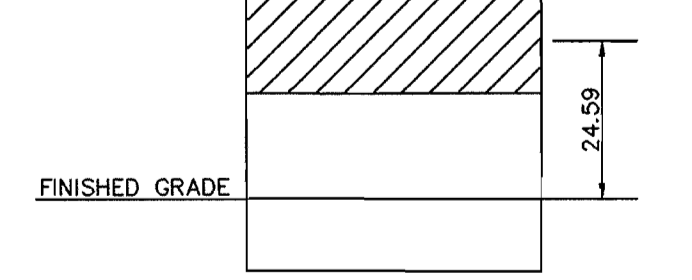
THE ABBEY



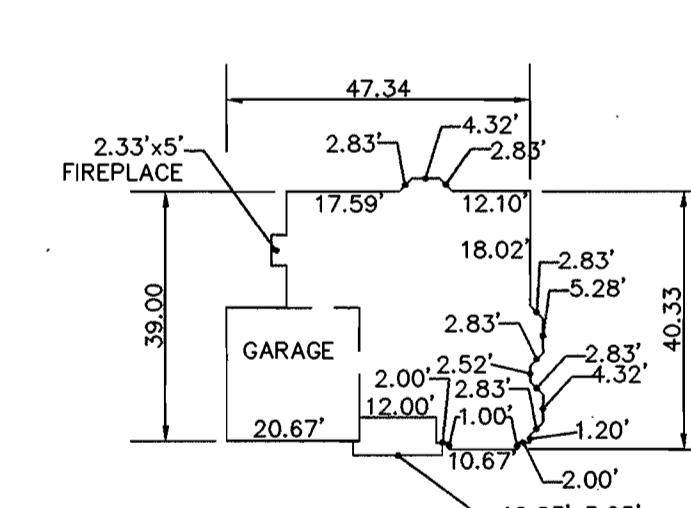
THE ABBEY



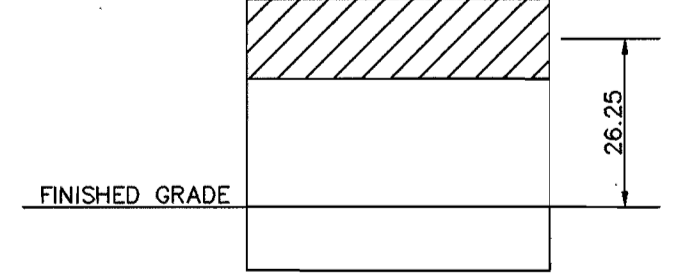
THE HILLSBOURGH



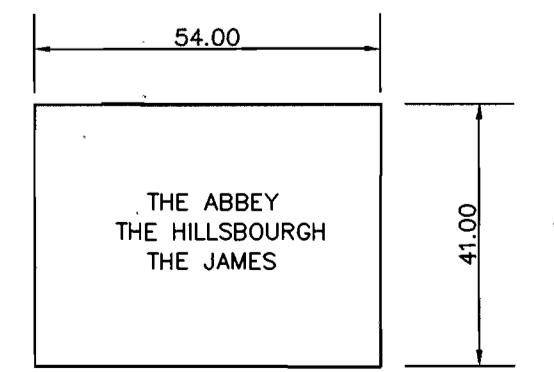
THE HILLSBOURGH



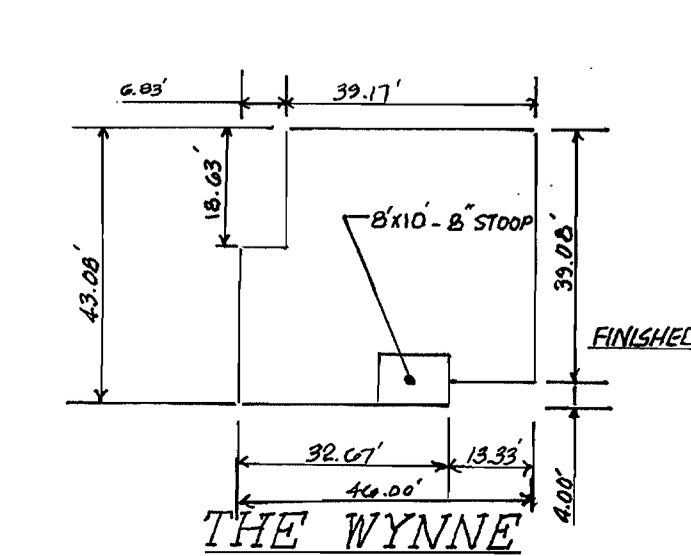
THE JAMES



THE JAMES



THE ABBEY THE HILLSBOURGH THE JAMES



THE WYNNE

Project	date	approval
05-083	JAN. 2004	JBM
illustration	engineering	
HSP	scale	
	1"=30'	

REVISE HOUSE TYPE ON LOTS 397 & 398	date
	4/18/04
DESCRIPTION	REVISIONS

AUTUMN VIEW, SEC. 4 LOTS 397 & 398
A RESUBDIVISION OF LOT 205
TAX MAP 31, P/O PARCEL 75
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0288 Fax (410) 997-0288

SEDIMENT CONTROL IS PROVIDED UNDER F-01-15. ANY ADDITIONS OR REMOVAL OF SEDIMENT CONTROL MEASURES ARE SHOWN ON THIS PLAN AND SHALL BE DONE IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR

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.

SEEDBED 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 UREA FORM FERTILIZER (9 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.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW. MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING. MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING. REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7) SITE ANALYSIS:

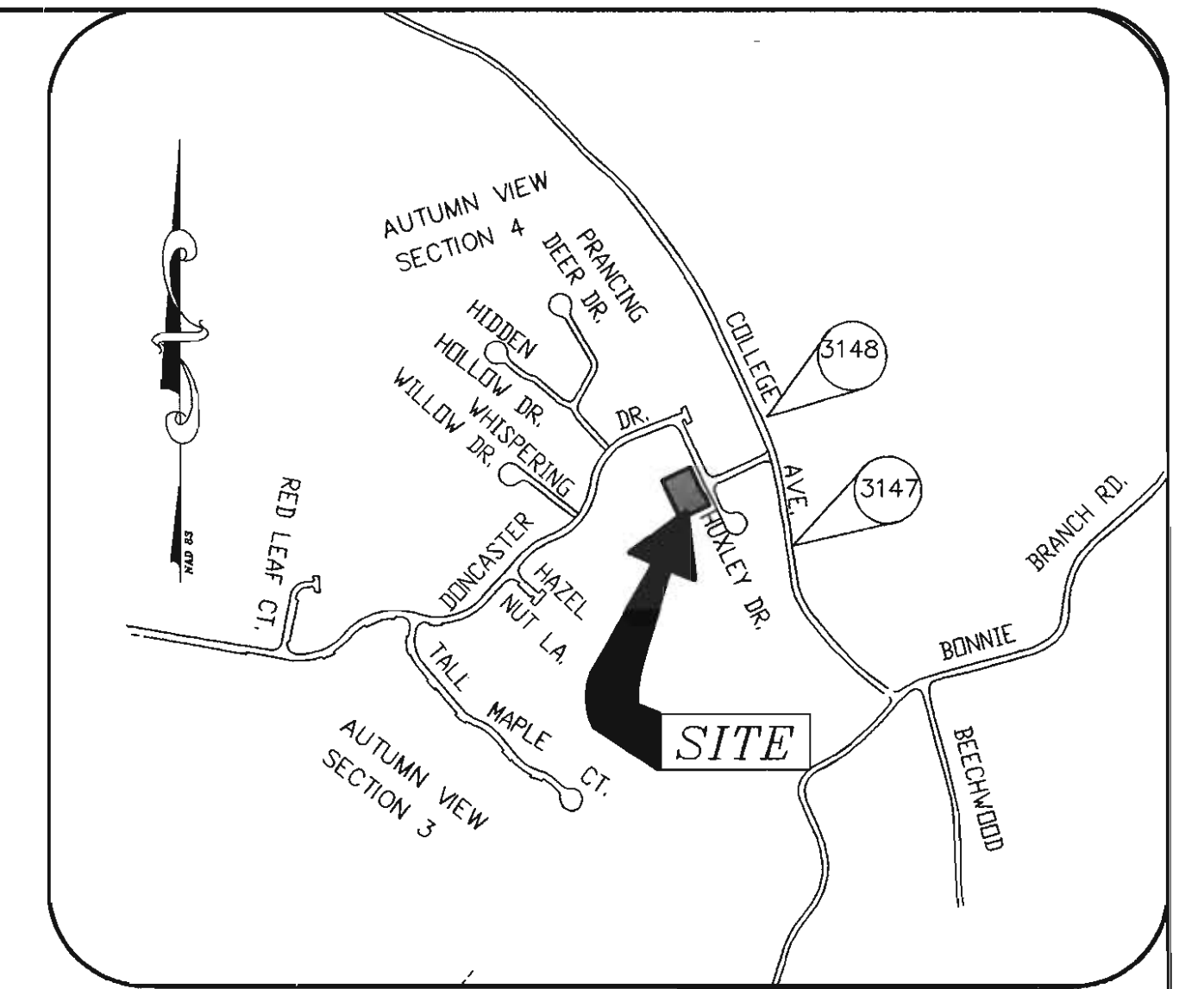
TOTAL AREA OF SITE:	0.382 ACRES
AREA DISTURBED:	0.414 ACRES
AREA TO BE ROOFED OR PAVED:	0.133 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.281 ACRES
TOTAL CUT:	1,500 CU. YDS.
TOTAL FILL:	1,500 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. (NOT REQUIRED) 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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (1 DAY)
3. CHECK SUPER SILT FENCES AND REPAIR AS NECESSARY. (2 DAYS)
4. COMPLETE CONSTRUCTION AS SHOWN. (60 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (5 DAYS)
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (2 DAYS)
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.



GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

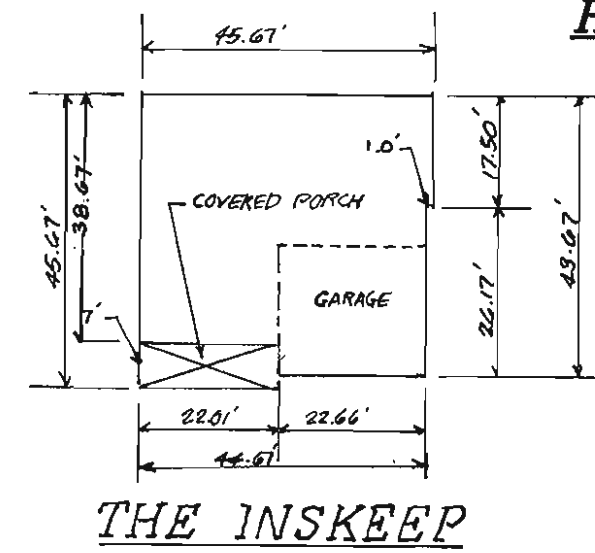
MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

PROJECT BACKGROUND: TAX MAP 31 - P/O PARCEL 75, LOTS 397 & 398 - SECOND ELECTION DISTRICT. ZONING: R-ED. TOTAL PROJECT AREA: 16,619 SQ.FT. PROPOSED USE FOR SITE: RESIDENTIAL. TOTAL NUMBER OF UNITS: 2. TYPE OF PROPOSED UNIT: SPD. DPZ FILE NOS.: F-01-15, F-02-147, SP-98-012, & F-99-045.

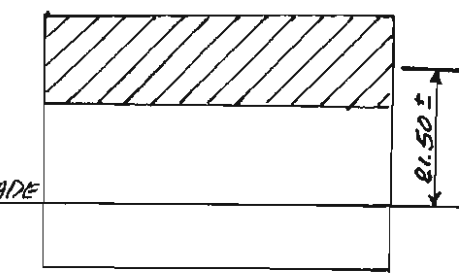
6. TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83. THIS SURVEY IS PREPARED WITH 2 FOOT CONTOURS.
7. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL 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).
8. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03.
9. WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3729-D.
10. 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.
11. NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON SITE PER F-01-15.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-01-15.
14. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-01-015.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 TONS (425 LOADS).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
17. 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.
18. THIS PLAN IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PERMIT INFORMATION BLOCK				
SUBDIVISION NAME	SECTION/AREA	PARCEL		
AUTUMN VIEW SECTION 4		P/O 814		
PLAT NO. 16146	BLOCK(S) 3	ZONING R-ED	TAX MAP NO. 31	ELECTION DISTRICT 2ND
			CENSUS TRACT 6027.00	
WATER CODE F-05		SEWER CODE 1252600		

UNIT #	ADDRESS	OWNER/BUILDER
397	4321 DONCASTER DRIVE	HAMILTON REED, LLC 8000 MAIN STREET ELLCOTT CITY, MARYLAND 21043 (410) 461-6666
398	4400 HUXLEY DRIVE	



THE INSKEEP



LEGEND

- PUBLIC TREE MAINTENANCE EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- EX. LANDSCAPE TREES AS PROVIDED UNDER F-01-015
- FIRE HYDRANT

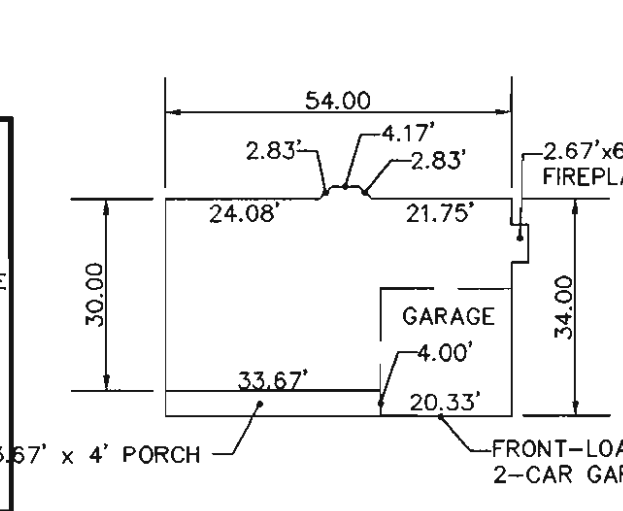
DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
Stephen F. Fomey 1-25-04
SIGNATURE OF DEVELOPER DATE
Stephen Fomey
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.
R. JACOB HIKMAT 1/11/04
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

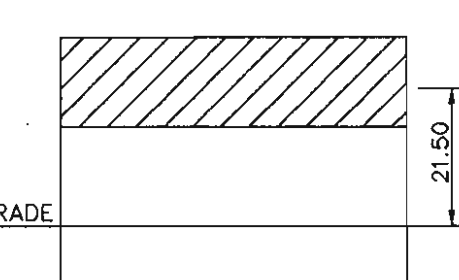
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim Myers 2/3/04
NDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 2/3/04
HOWARD SOIL CONSERVATION DISTRICT DATE

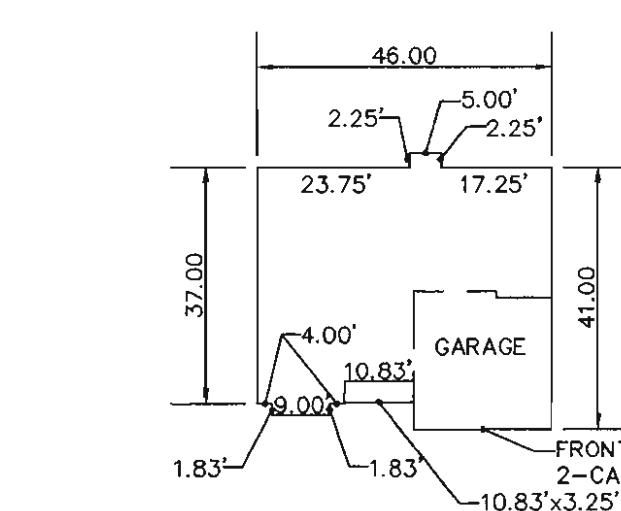
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Hammett 2/11/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION, M&T DATE
Chad Hammett 2/11/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark A. Wright 2/15/04
DIRECTOR DATE



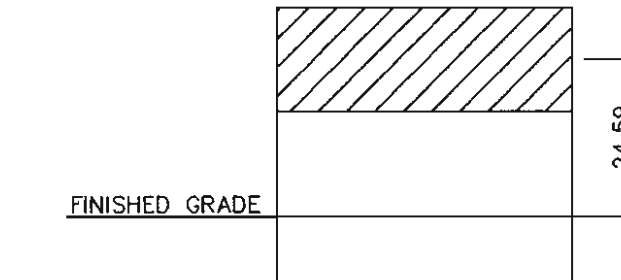
THE ABBEY



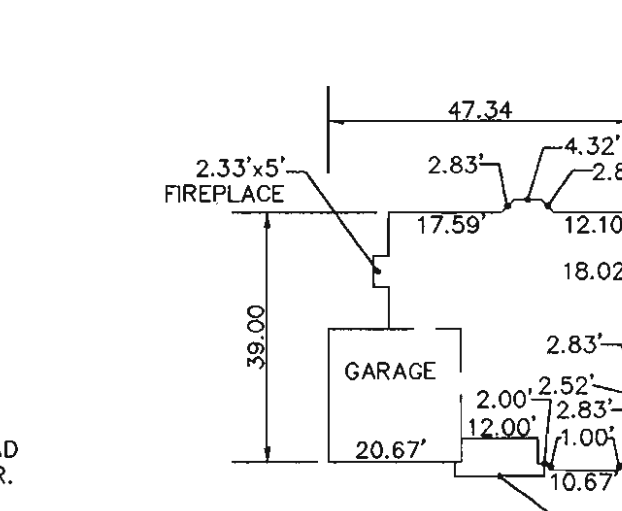
THE ABBEY



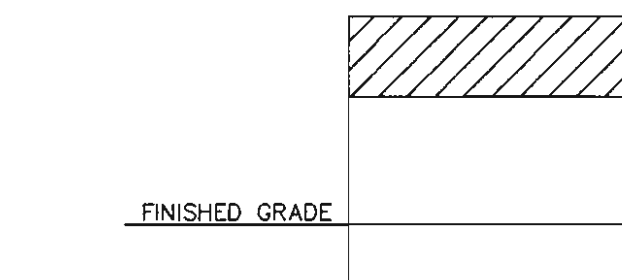
THE HILLSBOURGH



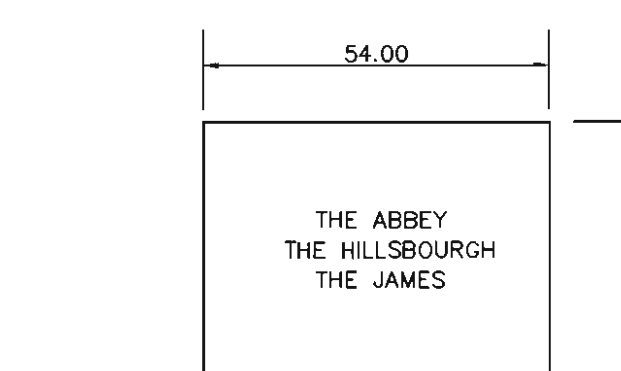
THE HILLSBOURGH



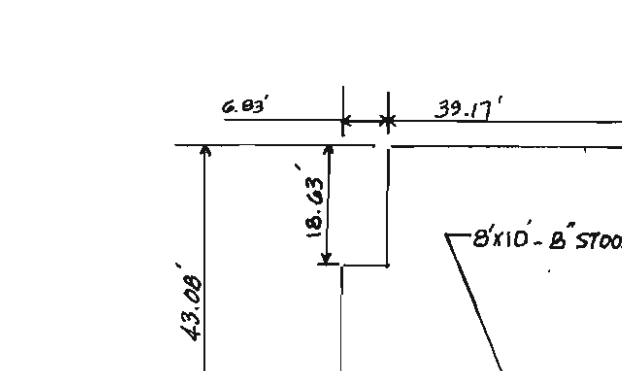
THE JAMES



THE JAMES



GENERIC BOX "A"



THE WYNNE

Project	date	description	revision
08-083	JAN. 2004	engineering	
		HSP	
		scale	1"=30'
		approval	JBM

NO.	DATE	DESCRIPTION	REVISIONS
1	11/21/04	REVISE GRADING LOT 398	
2	11/29/04	REVISE GRADING LOT 397	
3	4/18/04	REVISE HOUSE TYPE TO LOTS 397 & 398	

AUTUMN VIEW, SEC. 4 LOTS 397 & 398
A RESUBDIVISION OF LOT 205
TAX MAP 31, P/O PARCEL 75
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0236 Balt., (301) 821-5521 Wash., (410) 997-0238 Fax