

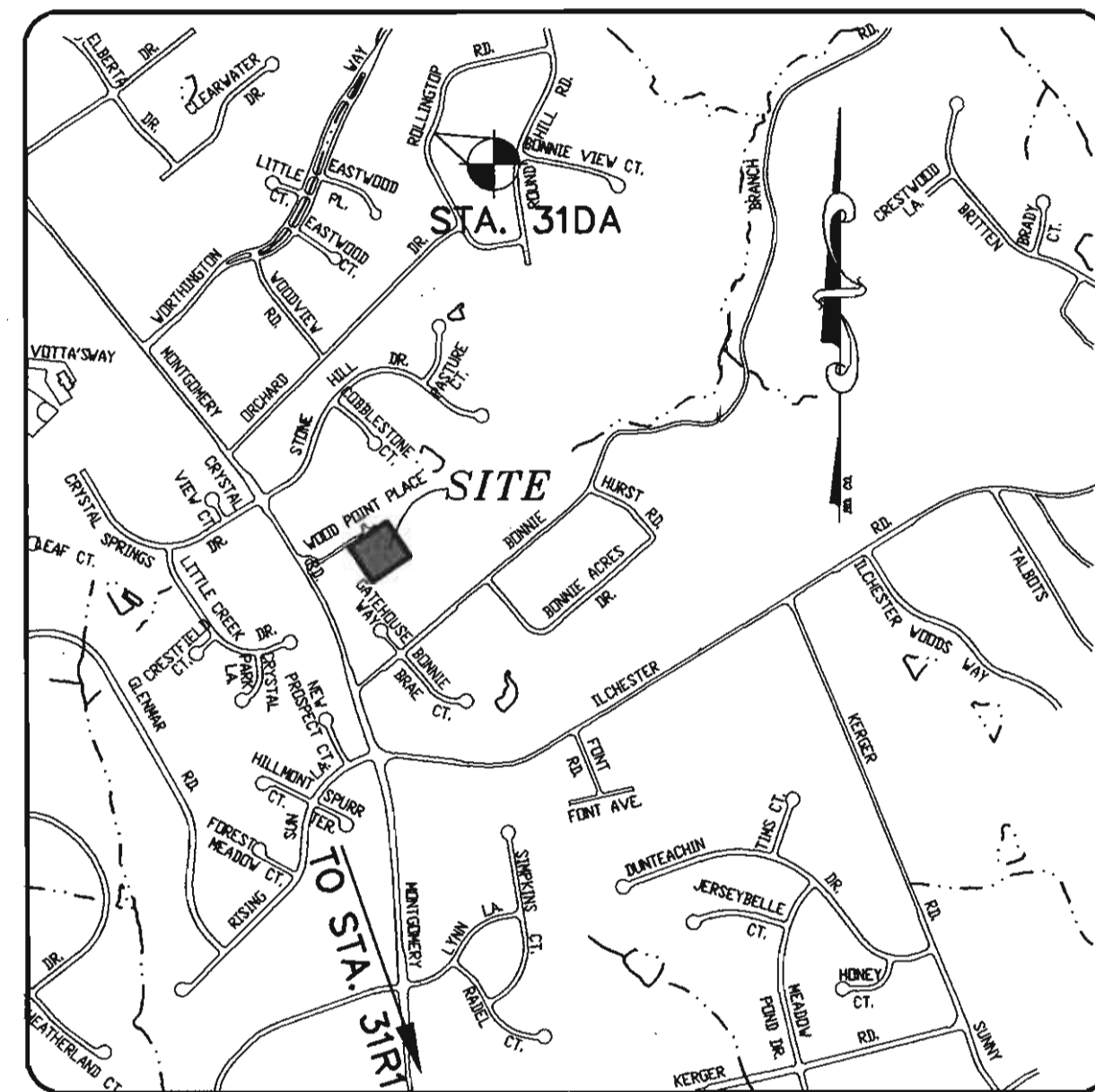


# SITE DEVELOPMENT PLAN BOWEN'S PLANTATION

## LOTS 2 THRU 4 SINGLE FAMILY DETACHED SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 1	8108 WOOD POINT PLACE
LOT 2	8110 WOOD POINT PLACE
LOT 3	8112 WOOD POINT PLACE

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #		
BOWEN PLANTATION	N/A	PARCEL 507		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST. CENSUS TRACT
16479-16480	8	R-20	31	SECOND 602700
WATER CODE	G-01	SEWER CODE	1255028	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.				



### VICINITY MAP

SCALE: 1"=1000'

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

### GENERAL NOTES:

- SITE DATA:  
ZONING: R-20  
TAX MAP: 31 PARCEL: 507  
DEED REFERENCE: 555/26  
GROSS AREA: 1.382 ACRES ±  
MINIMUM LOT SIZE: 20,022 SQ. FT.  
NUMBER OF BUILDABLE LOTS: 3
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDBERG BOENDER AND ASSOCIATES ON OR ABOUT JAN. 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 31R1 N 565303.465 E 1372517.678 EL=401.678  
STA 31D4 N 571982.645 E 1372144.970 EL=482.359
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN JAN. 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR A NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - 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 (H25 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.
- WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT MARCH 2003, F-03-104.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$15,900.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT, UN002 P-03-104.  
\* 0.03 ACRES OF AFORESTATION AND 0.70 ACRES OF REFORESTATION.
- LANDSCAPING FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 1 SHADE TREE ON LOT 2 IN THE AMOUNT OF \$300.00, 2 SHADE TREES ON LOT 3 IN THE AMOUNT \$600.00, AND 4 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$1,200.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT.
- DRIVEWAY ENTRANCE DETAIL IS PER H.O.CO. STD. R-6.03.

**OWNER**  
RONALD B. WILDMAN  
4747 BONNIE BRANCH ROAD  
ELLCOTT CITY, MD 21043  
(410) 869-9999

**BUILDER**  
TRINITY HOMES  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(443) 324-9806

**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.

*Michael Plan* 4/13/04  
SIGNATURE OF DEVELOPER DATE

Michael Plan  
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* 4/13/04  
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 Myer* 4/26/04  
NDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

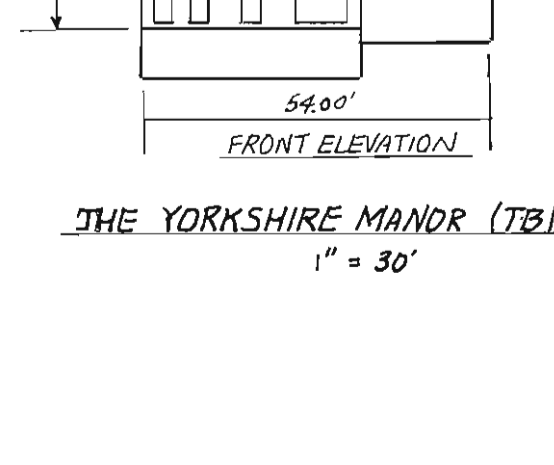
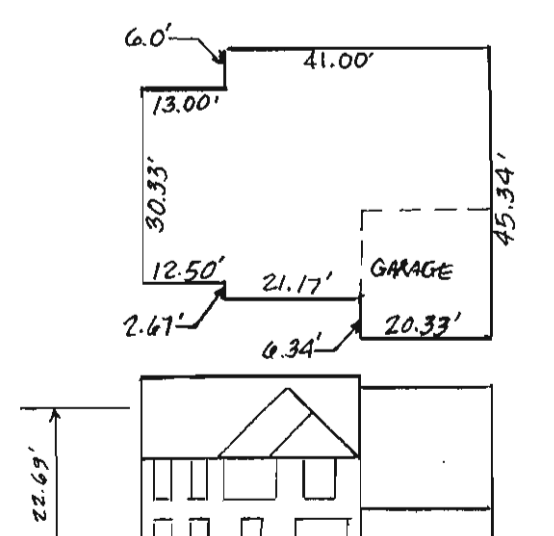
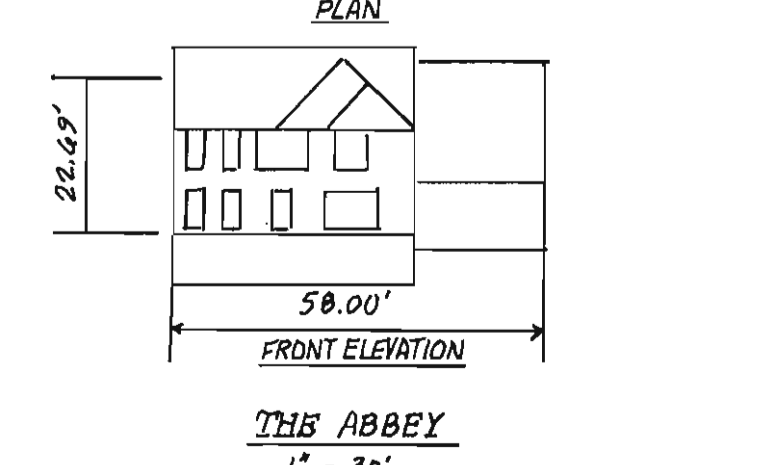
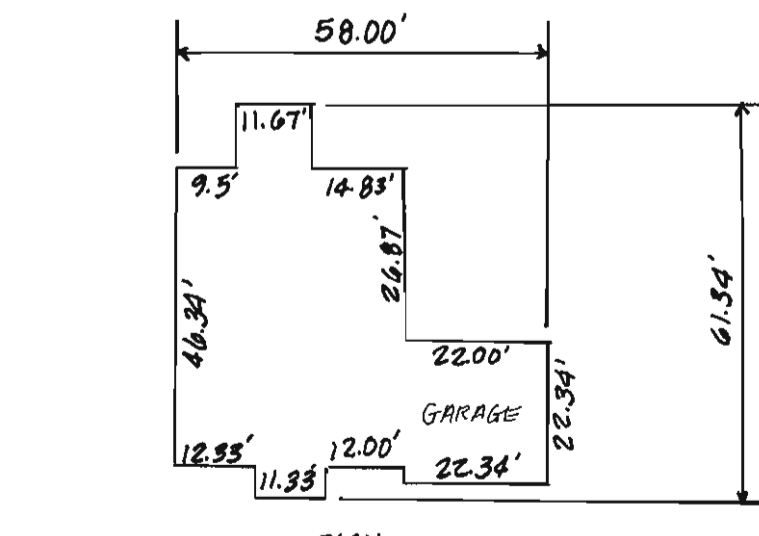
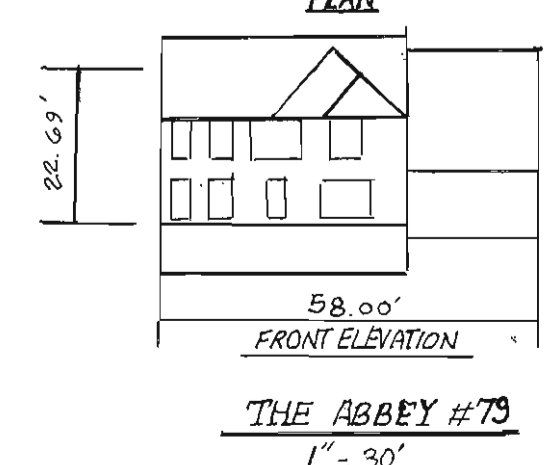
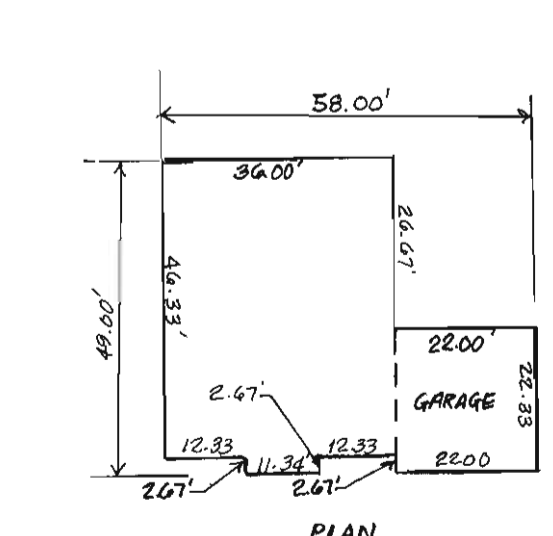
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John K. Robertson* 4/26/04  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Mike* 5/3/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paula* 5/11/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Paula* 5/11/04  
DIRECTOR DATE



Project	02094	date	FEB. 2004
Illustration	SA	approval	SA
scale	1"=30'		

Project	02094	date	10/14/04
Illustration	SA	approval	SA
scale	1"=30'		

COVER SHEET

BOWEN'S PLANTATION  
SINGLE FAMILY DETACHED  
TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
SECOND ELECTION DISTRICT  
HOWARD COUNTY

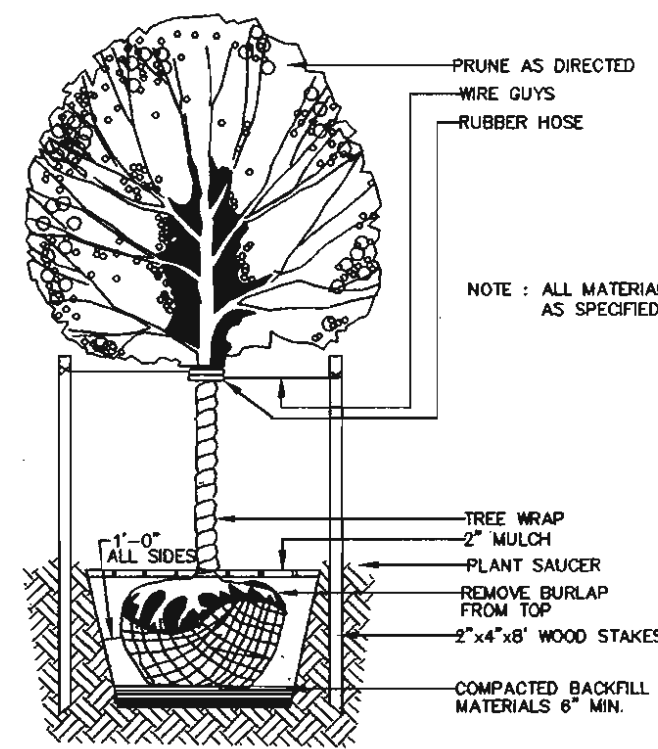
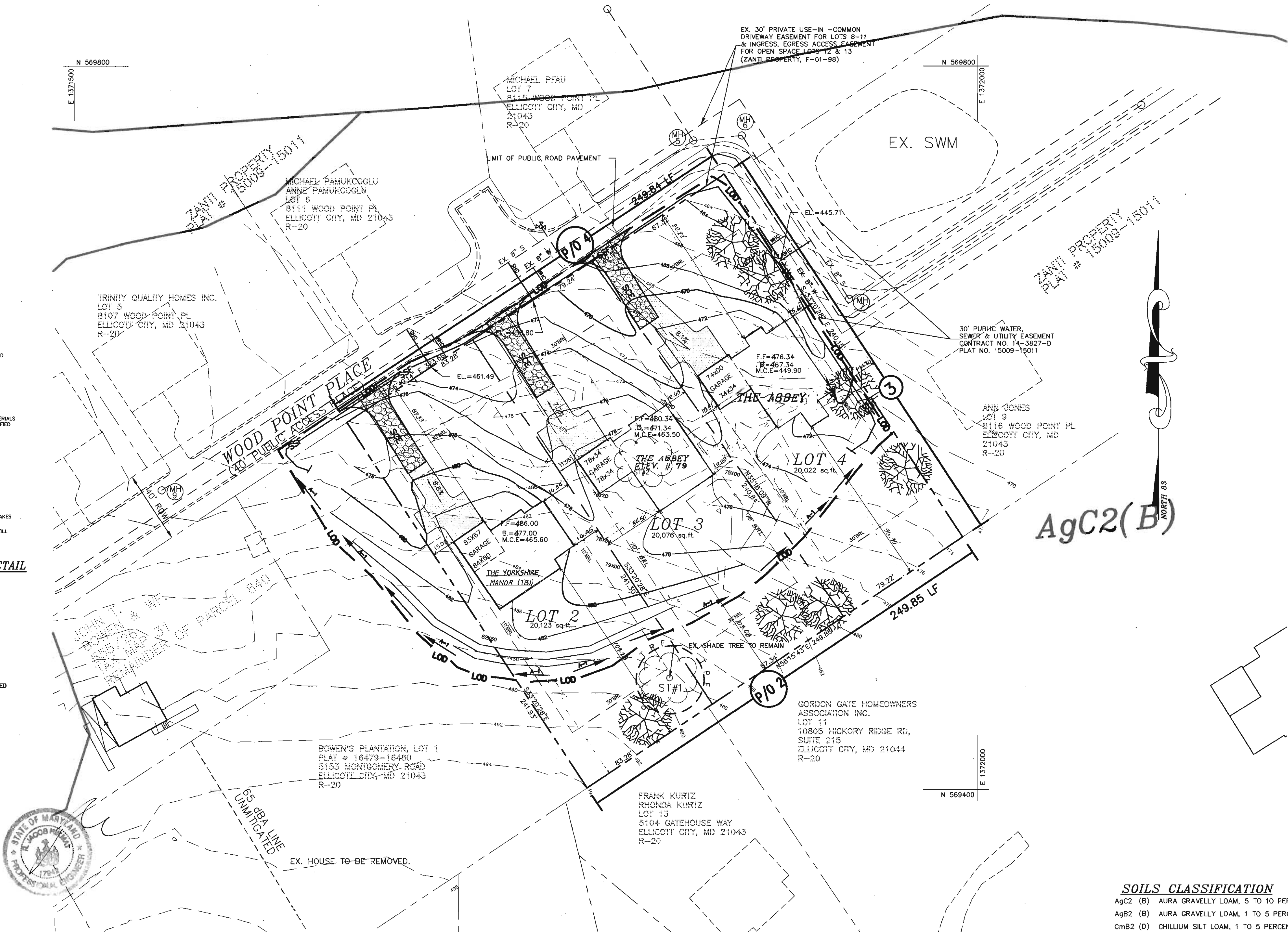
**MILDBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsou Hill Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Bldg. (301) 621-5521 Wash. (410) 997-0288 Fax.

Project	02094	date	FEB. 2004
illustration	SNA	engineering	SNA
scale	1" = 30'	approval	

no.	1	description	HOUSE TYPE REVISION LOT # 4	date	10/14/04
no.	2	description	HOUSE TYPE REVISION LOT # 2	date	9/15/04
no.	3	description	HOUSE TYPE REVISION LOT # 4	date	8/11/04
no.	4	description	HOUSE TYPE REVISION LOT # 4	date	

**BOWEN'S PLANTATION**  
**SINGLE FAMILY DETACHED**  
 TAX MAP 31 PARCEL 507 - LOTS 2, 3 AND 4  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Beltsville, Md., Maryland, 21042  
 (410) 997-0296 Fax: (301) 824-5351 Tech: (410) 997-0298 Fax



**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
 NOT TO SCALE

**DEVELOPER'S/OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN 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.

Michael Row  
 NAME: Michael Row DATE: 4/13/04

**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.

Michael Row  
 SIGNATURE OF DEVELOPER DATE: 4/13/04

**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  
 SIGNATURE OF ENGINEER DATE: 4/17/04

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

Jim Moran  
 SIGNATURE OF NRCSDA DATE: 4/20/04

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

John K. Robertson  
 SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE: 4/20/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 DATE: 6/3/04

Chris Klemm  
 SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4/6/04

Frank Laugel  
 SIGNATURE OF DIRECTOR DATE: 5/11/04

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PROPERTIES			TOTAL
	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 2)	A (PERIMETER 3)	N/A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	249.85 LF	240.15 LF	249.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	4 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	1 SHADE TREE	N/A	N/A	1 SHADE TREE
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3 SHADE TREES	4 SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

**SPECIMEN TREES**

KEY	SPECIES
ST#1	41" BEECH
ST#2	34" BLACK GUM

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
7				7 SHADE TREES

- LEGEND**
- LOD DENOTES LIMIT OF DISTURBANCE
  - SSF DENOTES SUPER SILT FENCE
  - # DENOTES PERIMETER LANDSCAPE EDGE
  - TPF TREE PROTECTIVE FENCING

03-106 (DWG) 03-106-1028-1028-4.dwg