

- 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. ** The plan opproval authority may nat require single family residences to use geotextile.
- Stone crushed oggregote (2" to 3") or reclaimed or recycled concrete equivolent shall be ploced at least 6" deep over the length and width of
- 5. Surface Water all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe hos to be sized according to the drainage. When the SCE is located at a high spot and hos no drainage to convey, o pipe will not be necessary. Pipe should be sized occording to the amount of runoff to be canveyed. A 6" minimum will be required.
- 6. Location A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must trovel over the entire length of the stobilized construction entronce.

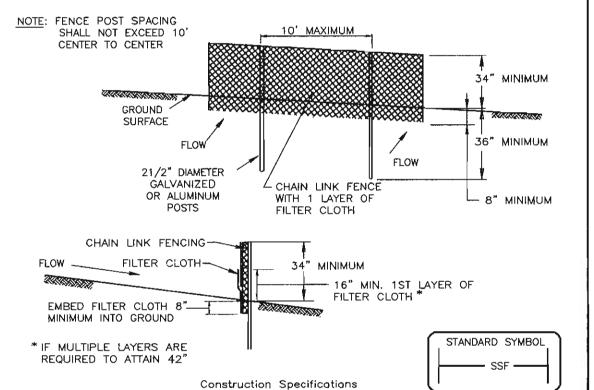
SOIL CONSERVATION SERVICE F = 17 - 9WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE

DETAIL 33 - SUPER SILT FENCE

MARYLAND DEPARTMENT OF ENVIRONMENT

WATER MANAGEMENT ADMINISTRATION



. Fencing shall be 42" in height and constructed in accordance with the lotest Maryland State Highwoy Details for Choin Link Fencing. The specification for a 6' fence shall be used, substituting 42" fobric and 6' length

2. Choin link fence shall be fostened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

develop in the silt fence, or when silt reaches 50% of fence height

6. Maintenance shall be performed as needed and silt buildups removed when "bulges"

7. Filter cloth sholl be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Closs F:

Tensile Strength 50 lbs/in (min.) Test: MSMT 509 20 lbs/in (min.) Test: MSMT 509 Tensile Modulus 0.3 gal/ft ²/minute (max.) Test: MSMT 322 Flow Rate Test: MSMT 322 Filtering Efficiency 75% (min.) MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE

CONSTRUCTION SEQUENCE: I. Obtain grading permit. Install tree protection fence: . Install sediment and erosion cantrol devices and stabilize Excavate for foundations, rough arade and temporarily stabilize. . Construct structures, sidewalks and driveways. 3. Finol grade, install Erosion Control Matting and stabilize in occordance with standards and specifications. 7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.

* Delay construction of houses an lots:

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other occeptable means before seeding, if not previously

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 November 15, seed with 2 1/2 bushel per ocre 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 Navember 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible n the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tans 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.) af emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallans per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

SEDIMENT AND EROSION CONTROL NOTES

- A <u>minimum of 48 hours</u> natice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Cantral 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 ta be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. 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 cantrol stuctures dikes, perimeter slopes and all slapes areater than 3:1 b) 14 days as to oll other disturbed or graded oreas on the
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accardance with Val.1 Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm
- 5. All disturbed oreas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STAND-ARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permonent seedings, sod, temporary seeding and mulching (Sec G).
 Temparory stabilization with mulch alone con only be done when
- recommended seeding dates do not allow for proper germination ond 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 fram the Howard County Sediment Control Inspector. 7. SITE ANALYSIS

00.01.
SIS:
Total Area of Site: 13,474 \$\frac{1}{4}\$
Area Disturbed: 11,907 \$\pi
Area to be roofed or poved: 4569 to
Areo to be vegetotively stabilized: 7338 to
Total Cut: 224 cy
Total Fill: GOG CY
Offsite Waste/Barrow Area Location:

- 8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same
- 9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- 10. On all sites with disturbed areas in excess of 2 acres, appraval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before praceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection ogency is made.
- Trenches for the construction of utilities shall be backfilled and stobilized within one working day, or is limited to three pipe lengths
- 12. The tatal amount of earth dike = 13. The total amount of silt fence =
- 14. The total amount of super silt fence = 380 LF * It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's

PERMANENT SEEDING NOTES

groding permit number of the time of construction

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE

SEEDBED PREPARATION: Loosen upper three inches of soil by roking, discing or other acceptable means before seeding, if nat previously

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/ 100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./

inches of soil. At the time of seeding, apply 400 lbs. per ocre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.) 2) Acceptable-Apply 2 tons per acre dolomatic limestone (92 lbs/ 1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper

1000 sq.ft.) before seeding. Harrow or disc into upper three

SEEDING: For the periads 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 Toll Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Toll 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 well anchored straw mulch and seed as saon 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

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 ofter application using mulch anchorn tool or 218 gollons per acre (5 gal/1000 sq.ft.) of emulsified osphalt on flat greas. On slapes B feet or higher, use 348 gollons

per acre (8 gal/1000 sq.ft.) for anchoring. MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

HOWARD THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL FROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

<u>Definition</u>

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose To provide a suitable soil medium for vegetable growth

Sails of concern have low moisture content. low nutrient levels, law pH, materials toxic to plants, and/or unocceptable soil arodation.

Conditions Where Practice Applies

- 1. This proctice is limited to oreas having 2:1 or flatter o. The texture of the exposed subsoil/parent
- material is not adequate to produce vegetative
- 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
- 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 feosible 11. Far the purpose of these Standards and Specifications, areas having slapes steeper than 2:1 require special

consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the oppropriate stabilization shown on the plans.

- Construction and Material Specifications I. Topsail salvaged from the existing site mov be used provided that it meets the standards os set farth 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
- II. Topsoil Specifications Soil to be used as topsoil must meet the following:

Agriculturol Experimental Station.

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 ar o soil scientist and approved by the appropriate opproval authority. Regardless, tapsoil shall not be a mixture of cantrasting textured subsoils and shall cantain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or ather materials larger than 1 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermudo grass, quackgrass, Johnsongross, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy cloys, 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 pracedures.

STREETTREE

PER FOI-204

PART OF

PARCEL 116

(COMMON OPEN AREA)

PLAT Nº 15539

III. For sites having disturbed areas under 5 acres:

Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization -Section 1 - Vegetative Stabilization Methods and

IV. For sites hoving disturbed areas over 5 acres:

- i. On soil meeting tapsail specifications, obtain test results dictoting fertilizer and lime omendments required to bring the soil into compliance with the
- a. pH far topsoil shall be between 6.0 and 7.5. If
- he tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed 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 sholl be placed on soil which

has been treated with soil sterilants or chemicals

used for weed control until sufficient time has elapsed (14 doys min.) to permit dissipation of

- NOTE: Topsoil substitutes or amendments, as recommended by a qualified agranomist or soil scientist and approved
- by the appropriate approval authority, may be used in
- ii. Place tapsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization—Section I— Vegetative Stabilization Methods and Materials.

V. Topsoil Application

(PUBLIC ACCESS PLACE)

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according

to this plan of development and plan for sediment and erasion control and

that all responsible personnel involved in the construction project will have

Training Program for the Control of Sediment and Erosion before beginning

a Certificate of Attendance at a Department of the Environment Approved

the project. I also authorize periodic on-site inspection by the Howard So

Conservation District or their authorized agents, as are deemed necessary"

EX PUBLIC STORM WATER MANAGEMENT ACCESS

WATER SEWER & UTILITY BASEMENT PLAT Nº 15539

- When topsoiling, maintain needed erasion and sediment control practices such as diversions. Grode 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, albeit 4"- 8" higher in elevation.
- iii. Topsail shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sadding or seeding can praceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or woter pockets.
- iv. Topsail shall not be place while the topsail or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that moy atherwise be detrimental to proper grading and seedbed preparation.

INLET

1 (PRIVATE)

SHEET INDEX DESCRIPTION SHEET NO. SITE DEVELOMENT, SEDIMENT & EDOSION CONTROLPLAN I OF !

ADDRESS CHART STREET ADDRESS LOT NUMBER 120 SSOODEEP WATER LANE

HIGHLY VISABLE FLAGGING

MAXIMUM 8 FEET

Retention area will be set as part of the review process.

Boundaries of retention area should be staked and flagged

6. Device should be maintained throughout construction

TYPICAL TREE PROTECTION FENCE DETAIL

16.5 x 16

MR 2 EXENSION

BLAZE ORANGE PLASTIC MESH

NO SCALE

I. Forest protection device only.

prior to installina device.

l. Root damage should be avoided

Protection signage should be used.

12.5, 15.0 , 16.5 , OPT PATIO

PATIO

3006.24 mysw.

44.00

2100

CRISFIELD

SCALE 1"-30

13,474

TOTAL LOTS

LOTCOVERAGE = 3006.2 = 22.3%

BENCH MARKS

ANCHOR POSTS SHOULD BE

MINIMUM 2" STEEL "U" CHANNEL OR 2" X 2" TIMBER, 6' IN LENGTH. ~

USE 8' WIRE "U" TO

OPEN SPACE

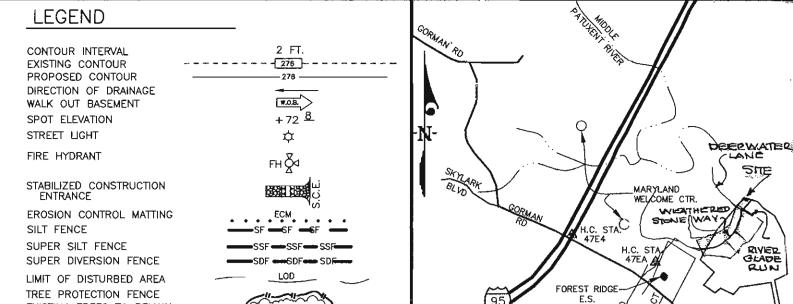
LOT 121

(PLAT Nº 16184)

SECURE FENCE BOTTOM.

NOTES:

HC STATION ATEA ELEV 338.91 HC STATION 17 EA ELEY 315.28



VICINITY MAP Scale: 1"=2000

GENERAL NOTES: 1. THIS SOP IS SUBJECT TO THE NEW R-ED ZONING DISTRICT REGULATIONS PERCOUNCIL BIOLN'75-2003 ADOPTED FEB2, 2004 AS PARTOFTHECOMPREHENSIVE ZONING PLAN USE 2" X 4" LUMBER FOR 2. The total area included in this submission is 0.309 Acres. 3. The total number of lots included in this submission is : \$ 4. Improvement to property: Single Family Detached

EXISTING TREES TO REMAIN

CROSS BEARING

--- ANCHOR POSTS MUST BE

INSTALLED TO A DEPTH OF

TAL HEIGHT OF THE POST

STREET TREES PER APPROVED

ROAD CONST. PLANS F.OI-204

- 5. Department of Planning and Zoning reference file numbers S-00-13, P-01-15, WP-01-88, WP-00-88, WP-00126, WP-01-60, WP-01-94, F-01-177, PB 335 F-01-185, AND WP 02-50. F-01-204. F-03-105, PLATN 16184
- 6. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3948-D and approved Road Construction plans F-01-204
- 7. Any damage to county owned rights—of—woy shall be corrected at the developer's expense.

- 8. All roadways are private 9. The existing tapography was taken from Road Construction Plans
- prepared by Gutshick, Little & Weber, P.A. dated Dec., 2001 10. The coordinates shown hereon are bosed upon the Howard County Geodetic Control which is based upon the NAD 83 Coordinate System - Howard County Manuments
- Numbers: 47E4 & 47EA 11. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at
- least twenty—four (24) hours prior to the start of work. 12. The contractor shall notify "Miss Utility" at 1-800-257-7777
- at least 48 hours prior to any excavation work. 13. For driveway entrance details, refer to Ho. Co. Design Manual
- Volume IV details R.6.03 & R.6.05. 14. In accordance with Section 128 of the Ho. Co. zoning regulations,
- bay windows, chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. The 15' minimum distance between structures does not opply to referenced nor between open decks ond a dwelling structure or onother deck. As an advisory, the 15 distance daes apply to the second story overhong.
- 15. Woter quality and quantity treatment for the proposed roodways ond lot is being provided by extended detention facility, this facility will be privately owned and maintained by the homeowners ossociation, ASINDICATED ON FOI-204
- 16. No clearing, groding or construction is permitted within the required wetland, stream buffers or farest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown as "Forest Conservation Egsement" meet the minimum requirements of the forest
- conservation oct. 17. No clearing, grading or construction is permitted within the forest conservation easement. However, forest management practices
- as defined in the deed of forest conservation are allowed.
- 18. SHC Elevations shown are at the property line. 19. Driveways shall be provided prior to issuance of a use and occupancy permit for ony new dwellings to insure safe access for fire and emergency vehicles per the minimum requirements:
- a) Width—12' (14' serving more than one residence) b) Surface— 6" of compacted crusher run base with tor and chip cooting (c) Geometry-max. 15% grade, max. 10% grade change and min. 45'
- turning radius:
- (d) Structures (culverts/bridges) capable or 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) Maintenance—sufficient to insure all weather use. Stormwater management is provided by onsite facilities. Stormwater mangement
- 77. BOTH NOISE AND TRAFFIC STUDIES WERE APPROVED 20. facilities 2 & 3 will be owned and maintained by the homeowners assaciation Stormwater management facilities 1 & 2 are detention/retention (wet pond) acilities AS INDICATED ON FOI-204 Development of the Stone Lake site under the current Forest Conservation act requires approximately 19.61 acres of forest retention, 10.86 acres of forest HOMEOWNERS ASSOCIATED, ARTICLES OF THE INCORPORATION
 - clearing and approximately 8.69 acres of reforestation. Approximately 3.54 ocres of forest retention credit have been derived from development of Emerson Section 1, and will be used to partially defray the Stone Lake reforestation obligation. The remaining 5.15 acre reforestation requirement for Stone Lake will be satisfied on-site at the location shown on the Forest Conservation Plan. 12.96 acres of forest retention and 4.81 acres of reforestation have been approved and surety posted under F 01-177. An additional 6.65 acres of forest retention and an additional 0.34 acres of refarestation are indicated on-site at the ocations shown on the Forest Conservation Plan. UNDER F-01-201
 - THIS PLAN IS SUBJECT TO THE AMENDED SMEDITION OF THE SUBDIVISION AND LAND DEVELOPMENT RESULATIONS AS AMENDED UNDER COUNCIL BILL Nº 45-2003 Open space requirements for these lots have been provided under F-01-204 21 PERIMETER LANDSCAPING ANOTHEREQUIRED STREET TREES SHALL BE IN ACCORDANCE WITH APPROVED FOAD CONSTRUCTION DRAWINGS F-01-204
 - 25 ON JANUARY 16, 2001, WP-OI-GO, WAIVER SECTION 16.120 C. (2) TO PERMIT LOTS WITHOUTPUBLIC ROADFRONTAGE, AND IG . 120.C. (4) TO PERMIT THE LIENGTH OF PRIVATERBAD TO EXCEED 200' FOR SFA UNITS, WASGRANTED.

26 COMMON OPENAREA LOTTIG 19 FOR THE ESTABLISHMENT OF PRIVATE ROADWAYS. THE PRIVATE ROADWAYS INDICATED ON LOTTIG WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIAND WILL NOT RECEIVE PUBLIC MAINTENANCE.

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-01-204 and/or approved Water and Sewer Plans Contract.

SUBDIVISION N	ΔMF		SECTION/AREA	LOT	
300011131011 11	SOBDIVISION NAME		1 '.		
	STONE LAKI	=	N/A	120	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
16184	9/10	R-ED	47	6th	6069-02
WATER CODE			SEWER CODE		
FIE			61000	00	

CLARK FINEFROCK & SACKETT, INC. ENGINEERS - PLANNERS - SURVEYORS

7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH. SINGLE FAMILY DETACHED DESIGNED SITE DEVELOPMENT R.M.T.

1" = 30'SEDIMENTANDEROSION CONTROL PLAN LOT 120 DRAWING STONE LAKE R.M.T 1 OF 1 TAX MAP 47 PARCEL P/O 1047 GRID 10 JOB NO. CHECKED SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND 04-004 D.A.R. DATE FILE NO.

10630 LITTLE PATUXENT PARKWAY, SUITE 146 04-004-COLUMBIA, MARYLAND 21,044 (410) 730-2100 SDP-04-104

ENGINEER'S CERTIFICATE

[CF&S SERVER DRAWINGS] \CHARLES DRAWINGS\STONE-LAKE-BASE-SHEET-FOR-BOB.DWG (R14)

hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my persanal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Haward Soil Conservation

3-15-04

GENERAL NOTES CONT'D

MAINTAINED BY H.O.A

SITE ANALYSIS DATA CHART

LIMITOFDISTURBEDAREA = 11,9075F

- }

PRESENT ZONING NEW R. ED

TOTAL AREA PLAN SUBMISSION-0.309AC/13,171 SF

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

ASPART OF SKETCHPLANS-00-13 APPROVED 10/10/00

WERE REPORDED 2/27/02 IN LIBER GOIS FOLIO ALA THE SDAT

28 DEEPWATERLANE ISAPRIVATE ROAD AND SHALL BE

29"STONE LAKE COMMUNITY ASSOCIATION, INC. 15THE

OWNER / DEVELOPER

NU-HOMES, INC

10630 LITTLE PATUXENT PARKWAY, SUIT 146

COLUMBIA, MARYLAND 21044

	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

PE	RMIT	INF	ORMATIC	ON CHA	ART
SUBDIVISION NAM BOWEN PLANTA			SECTION/AREA N/A	LOT/PARCE P ARCE L	
PLAT # OR L/F 16479-16480		ZONE R-20	TAX MAP 31	ELEC. DIST. SECOND	CENSUS TRACT 602700
WATER CODE G-	WATER CODE SEWER CODE 1255028				
PROPOSED IMPRO CONSTRUC		ASSOCIÁTE	D GRADING, ANI	SEDIMENT CO	ONTROL

<u>OWNER</u> RONALD B. WILDMAN 4747 BONNIE BRANCH ROAD 7320 GRACE DRIVE ELLICOTT CITY, MD 21043 COLUMBIA, MARYLAND 21044 (410) 869-9999 (443) 324-9806

DEVELOPERS CERTIFICATE	
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRU ACCORDING TO THIS PLAN, AND THAT ANY RESPO	
INVOLVED IN THE CONSTRUCTION PROJECT WILL H.	AVE A CERTIFICATE OF
ATTENDANCE AT A DEPARTMENT OF THE ENVIRON TRAINING PROGRAM FOR THE CONTROL OF SEDIME	INT AND EROSION BEFORE
BEGINNING OF THE PROJECT. I ALSO AUTHORIZE F INSPECTION BY THE NATURAL RESOURCE CONSERV	
Mail of Phone	ulalan
VI/IA. II V I I I I I I I I I I I I I I I	///m/nu

INSPECTION BY THE NATURAL RESOURCE CONSERVATION	SERVICE.
Marked Pfm	4/3/04
SIGNATURE OF DEVELOPER	BATE
PRINTED NAME OF DEVELOPER	

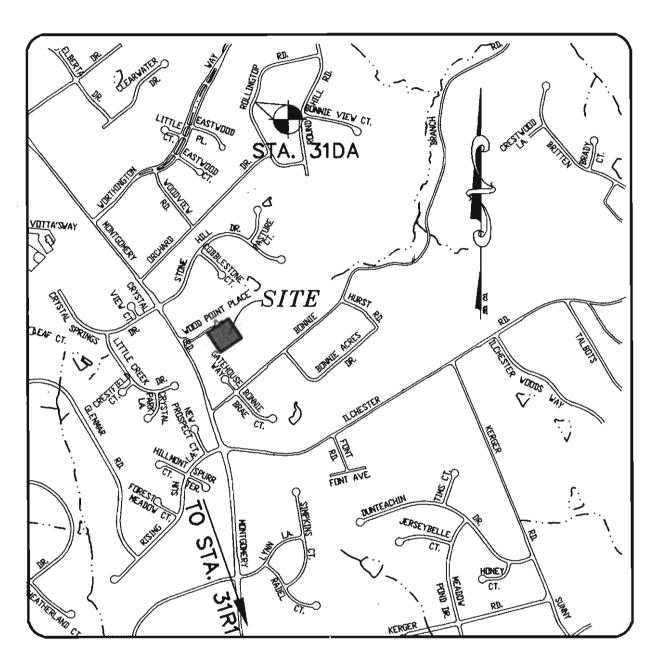
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL
REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL
KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE
CONSERVATION SERVICE.

	4/13/0
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.	
JODA - NATURAL RESOURCE CONSERVATION SERVICE	4/26/00 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT	4/26/04
APPROVED: DEPARTMENT OF PLANNING AND ZONING	

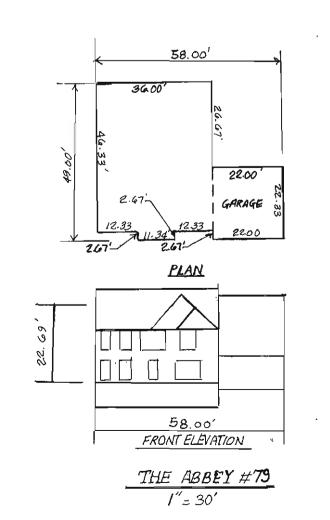
SITE DEVELOPMENT PLAN BOWEN'S PLANTATION

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



VICINITY MAP SCALE: 1'=1000'

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



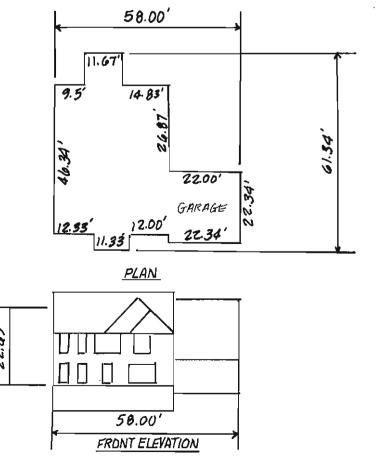
GENERAL NOTES:

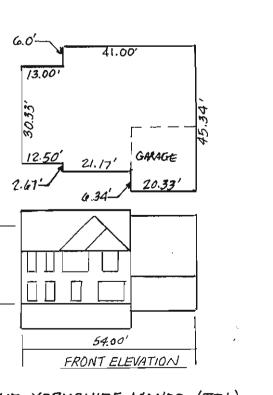
- 1. SITE DATA: ZONING : TAX MAP 31 PARCEL 507 DEED REFERENCE : GROSS AREA MINIMUM LOT SIZE :
- 2. THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG

1.382 ACRES ±

20,022 SQ. FT.

- STA 31R1 N 565303.465 E 1372517.678 EL.=401.678 STA 31DA N 571982.645 E 1372144.970 EL.=482.359
- 4. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY
- 6. 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:
 - A) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
- D) STRUCTURES (CULVERT/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.
- 7. WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDENBERG, BOENDER, & ASSOCIATES, INC, ON OR ABOUT MARCH 2003, F-03-104.
- 8. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
- 9. 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, UN DOC P. 03-104. * 0.03 ACRES OF AFORESTATION AND 0.70 ACRES OF REFORESTATION.
- 10. 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 \$600.0D, AND 4 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$1,200.00 IS TO BE POSTED AS PART OF THE GRADING PERMIT.
- 11. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. AND DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 12. STORMWATER MANAGMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT. 13. DRIVEWAY ENTRANCE DETAIL IS PER HO.CO. STD. R-6.03.

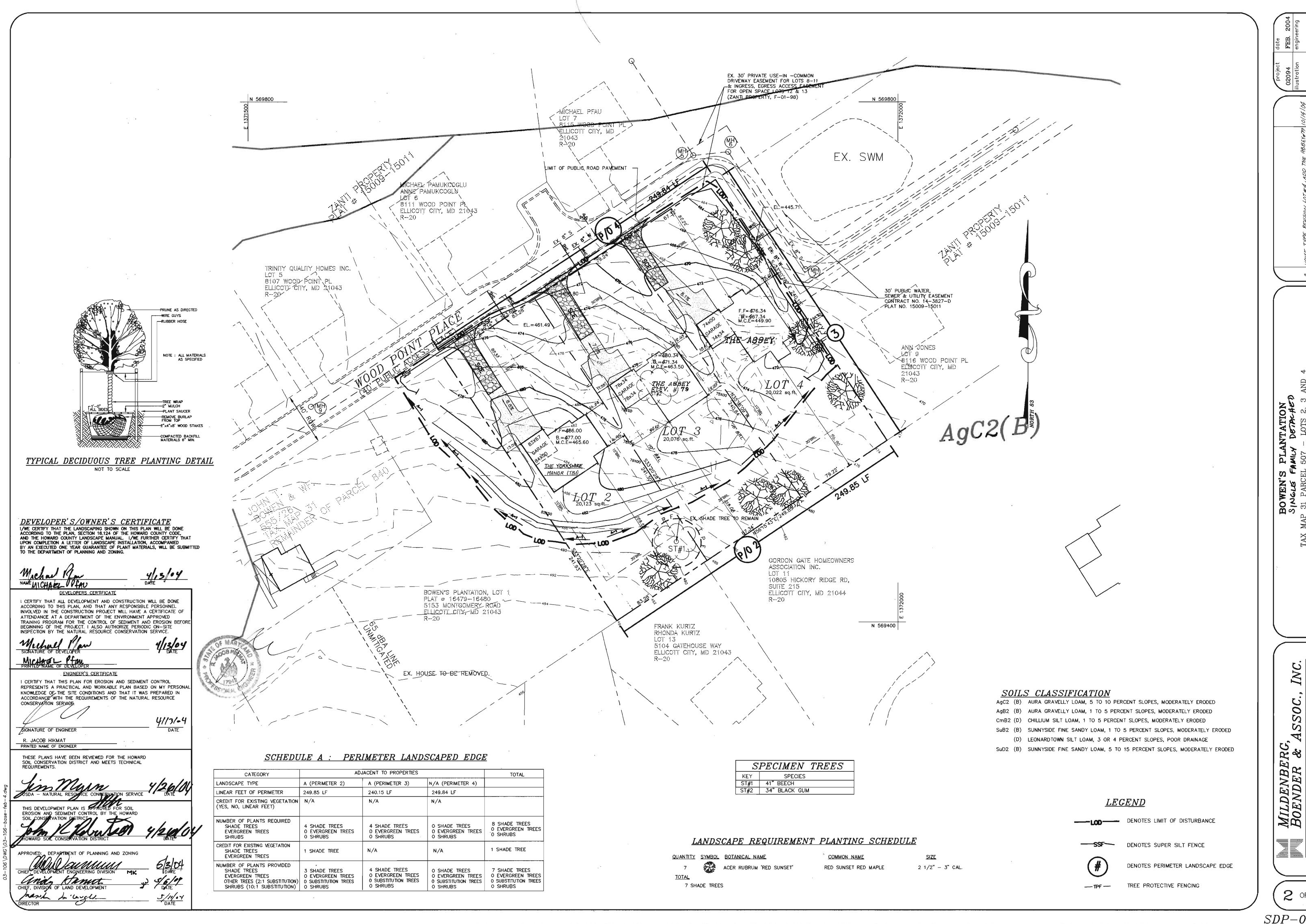




THE YORKSHIRE MANOR (TBI)

1" = 30'

of 3



SSO