

GENERAL NOTES

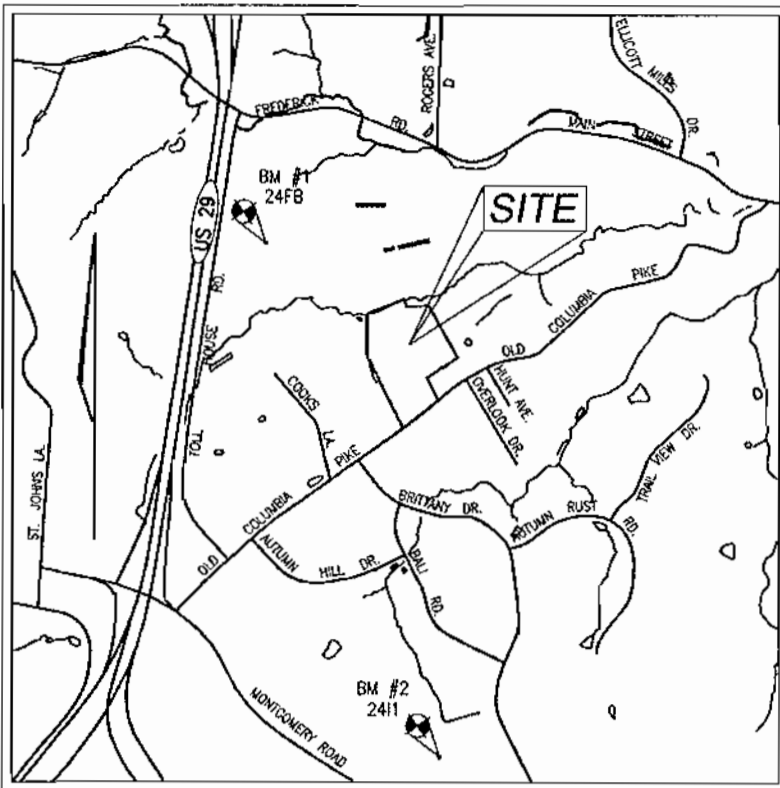
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 VERIZON TELEPHONE: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 6.50 AC.
 PRESENT ZONING: R-ED
 LIMIT OF DISTURBANCE: 6.24 AC.±
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24, PARCEL 255, GRID 18
 ZONING: R-ED
 DEED REFERENCE: 1059/264
 DPZ REFERENCES: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/1993 COMPREHENSIVE ZONING REGULATIONS.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS OR 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 PROJECT BOUNDARY IS BASED ON A SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED JUNE 2001.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC SURVEY PREPARED POTOMAC AERIAL SURVEYS, INC, DATED FEBRUARY 2001, AND F-03-119.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 24FB & 2411
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONTRACT NO. 14-4054-D.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER CONTRACT NUMBER F-03-119. THE TWO STORMWATER MANAGEMENT FACILITIES ARE 1-YR EXTENDED DETENTION FACILITIES (POCKET PONDS) FOR WQv AND Cpv AND ALSO PROVIDE 10-YR AND 100-YR MANAGEMENT (TIBER BRANCH WATER SHED).
- STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCES, DATED NOVEMBER 2000, AND THE AERIAL PHOTOGRAMETRIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, INC. NO WETLANDS OCCUR ON THIS SITE.
- FLOODPLAIN SHOWN ON-SITE IS APPROXIMATE USING P. 31-43 OF THE TIBER/HUDSON FP STUDY, HO. CO. CAPITAL PROJECT NO C-4-0119.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THIS SITE BY FREDERICK WARD ASSOCIATES, DATED FEBRUARY, 2001, AND APPROVED UNDER F-03-119.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, DATED OCTOBER 2002 AND APPROVED UNDER F-03-119.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST FOREST CONSERVATION EASEMENTS.
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE SUBDIVISION REGULATIONS OF THE HOWARD COUNTY LANDSCAPE MANUAL AND PB-352 (APP. 6/13/01) ARE AS PROVIDED UNDER F-03-119. A FINANCIAL SURETY IN THE AMOUNT OF \$16,350.00 FOR THE REQUIRED 40 SHADE TREES AND 29 EVERGREEN TREES WAS POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- OPEN SPACE LOTS 34 AND 36 ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 35 IS OWNED AND MAINTAINED BY HOWARD COUNTY DEPT. OF RECREATION AND PARKS.
- THE HOUSE ON LOT 1 SHALL BE ORIENTED TO FACE OLD COLUMBIA PIKE (SCENIC ROAD) PER F-03-119.
- EXISTING STRUCTURES ON LOT 33 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE PROPERTY IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS SITE NUMBER HO-623, THE NELSON HOUSE.
- OLD COLUMBIA PIKE IS A SCENIC ROAD.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING 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 OF DEPTH OVER DRIVEWAY SURFACE
 F. MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE
- THIS PROJECT, PB CASE NO. 352, WAS APPROVED BY THE PLANNING BOARD AND SIGNED ON JUNE 13, 2001.
- WP-03-26: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 25, 2002, TO WAIVE SECTION 16.102.c.(2) TO BE ALLOWED TO TRANSFER A PORTION OF PARCEL "565", TAX MAP NO. 18, TO PARCEL "255", BY DEED ADJOINER INSTEAD OF BY RECORDING A SUBDIVISION PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE ADJOINER DEED MUST BE RECORDED PRIOR TO SIGNATURE APPROVAL OF THE PENDING PLAN FOR THE WOODS OF TIBER BRANCH SUBDIVISION.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING/GRADING PERMIT.
- MDE PERMIT APPLICATION TRACKING NUMBER FOR STREAM CROSSING: 02-NT-0473/200360710
- THE PROPOSED DRYWELLS FOR LOTS 3, 5, 6, 8-11, 13-15, 19, 20, AND 22-28 ARE TO BE CONSTRUCTED AS PART OF THE SITE DEVELOPMENT PHASE. REFER TO SHEET 5 OF 6 FOR DRYWELL CHART AND DETAIL.
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO R-6.03 AND R-6.05.
- THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS RECORDED IN LIBER 7947 AT FOLIO 317 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

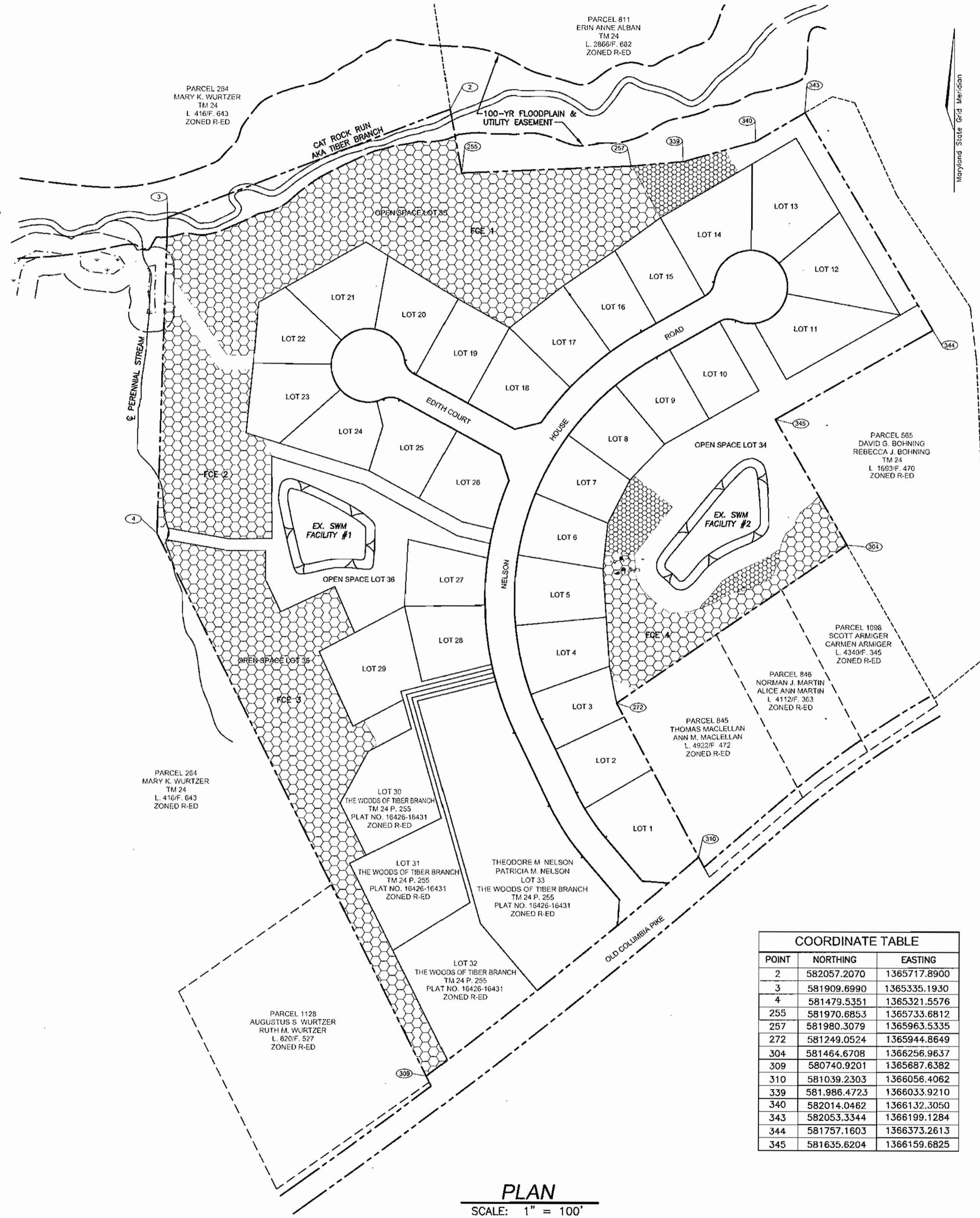
LOTS 1-29

HOWARD COUNTY, MARYLAND



BENCHMARK INFORMATION			
NO	NORTHING	EASTING	ELEVATION
24FB	582652.103	1364255.930	423.282
2411	577298.654	1366075.133	437.805

VICINITY MAP
SCALE: 1" = 2000'



COORDINATE TABLE		
POINT	NORTHING	EASTING
2	582057.2070	1365717.8900
3	581909.6990	1365335.1930
4	581479.5351	1365321.5576
255	581970.6853	1365733.6812
257	581980.3079	1365963.5335
272	581249.0524	1365944.8649
304	581464.6708	1366256.9637
309	580740.9201	1365687.6382
310	581039.2303	1366056.4062
339	581986.4723	1366033.9210
340	582014.0462	1366139.3050
343	582053.3344	1366199.1284
344	581757.1603	1366373.2613
345	581635.6204	1366159.6825

PLAN
SCALE: 1" = 100'

ADDRESS CHART

LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
1	3908 NELSON HOUSE ROAD	16	3951 NELSON HOUSE ROAD
2	3912 NELSON HOUSE ROAD	17	3947 NELSON HOUSE ROAD
3	3916 NELSON HOUSE ROAD	18	3943 NELSON HOUSE ROAD
4	3920 NELSON HOUSE ROAD	19	3904 EDITH COURT
5	3924 NELSON HOUSE ROAD	20	3908 EDITH COURT
6	3928 NELSON HOUSE ROAD	21	3912 EDITH COURT
7	3932 NELSON HOUSE ROAD	22	3917 EDITH COURT
8	3936 NELSON HOUSE ROAD	23	3913 EDITH COURT
9	3940 NELSON HOUSE ROAD	24	3909 EDITH COURT
10	3944 NELSON HOUSE ROAD	25	3905 EDITH COURT
11	3948 NELSON HOUSE ROAD	26	3939 NELSON HOUSE ROAD
12	3952 NELSON HOUSE ROAD	27	3935 NELSON HOUSE ROAD
13	3963 NELSON HOUSE ROAD	28	3931 NELSON HOUSE ROAD
14	3959 NELSON HOUSE ROAD	29	3927 NELSON HOUSE ROAD
15	3955 NELSON HOUSE ROAD		

PERMIT INFORMATION CHART

PROJECT NAME		SECTION/AREA	LOT/PARCEL
THE WOODS OF TIBER BRANCH		N/A	LOTS 1-29
PLAT REF	BLOCK NO	ZONE	TAX MAP
16426-16431	18	R-ED	24
ELECT DIST		CENSUS TR	
2ND		6028.00	
WATER CODE:		SEWER CODE: 5060000	
C-01			

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1 OF 6
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	2 OF 6
SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	4 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 6
LANDSCAPE DETAILS AND HOUSE TYPES	6 OF 6

NO.	REVISION	DATE

COVER SHEET

SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
DATE

[Signature] 10/1/04
DATE

[Signature] 10/1/04
DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8/24/04
DATE

[Signature]
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

[Signature] 8/23/04
DATE

[Signature]
SIGNATURE OF DEVELOPER

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

[Signature] 9/1/04
DATE

USDA NATURAL RESOURCES CONSERVATION SERVICE

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

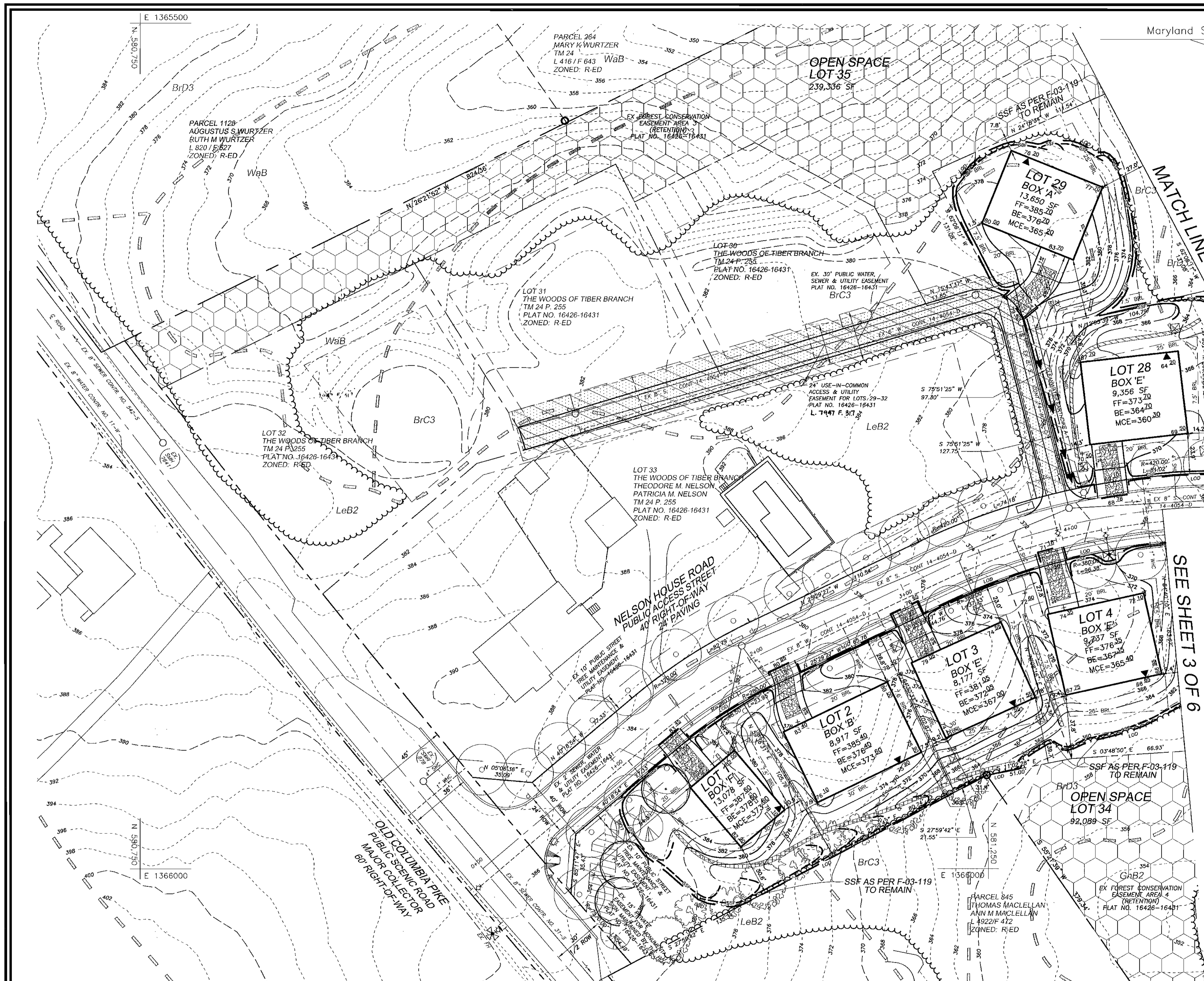
[Signature] 9/1/04
DATE

HOWARD SCD

OWNER/DEVELOPER
THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

1 SHEET OF 6



Maryland State Grid Meridian

LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119

AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

PLAN
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ

[Signature] 10/1/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/1/04 DATE
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/24/04 DATE
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

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[Signature] 8/23/04 DATE
 SIGNATURE OF DEVELOPER

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

[Signature] 9/1/04 DATE
 USA - NATURAL RESOURCE CONSERVATION SERVICE

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

[Signature] 9/1/04 DATE
 HOWARD SCD

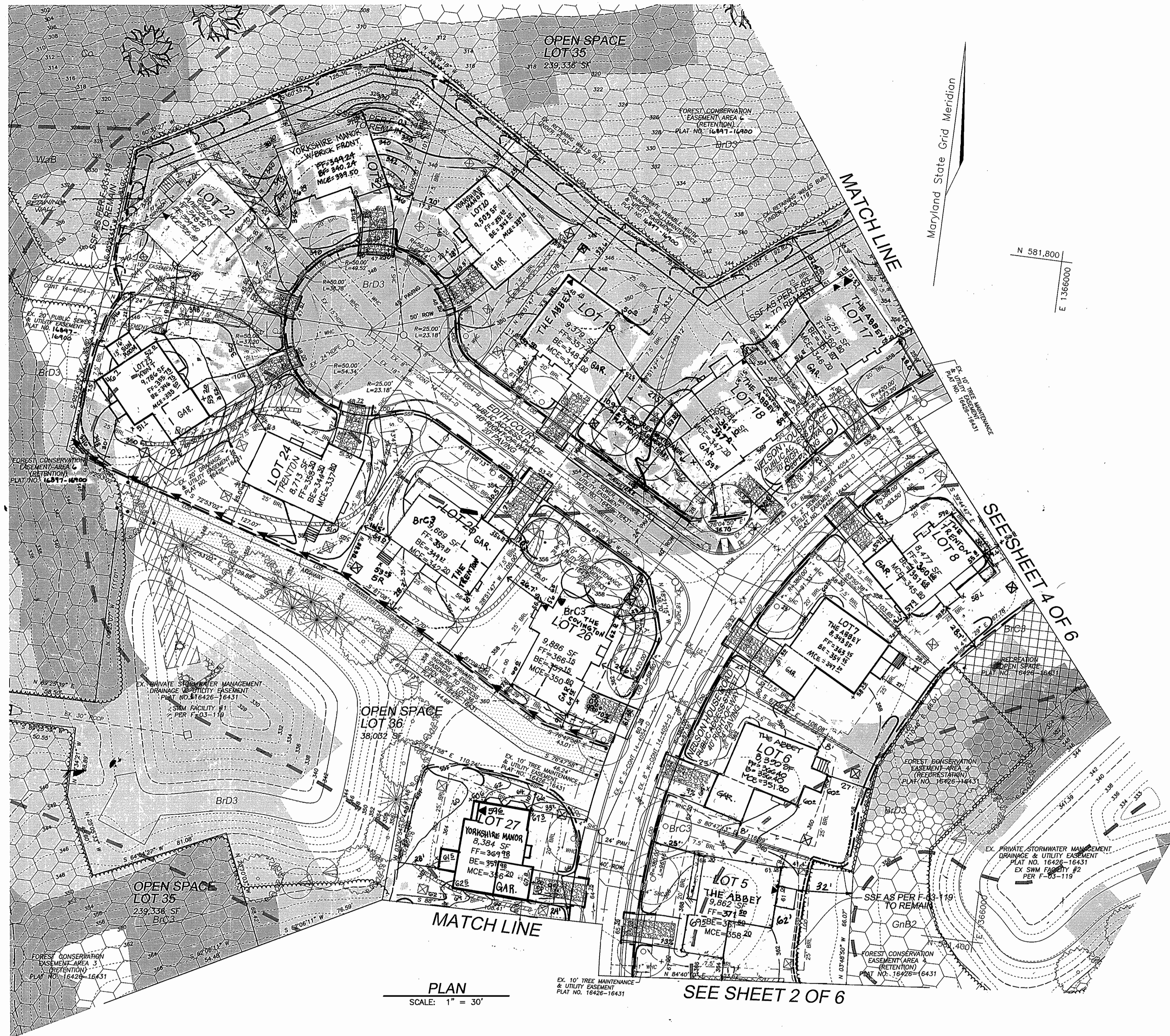
OWNER/DEVELOPER
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 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
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DESIGN BY: GMH
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 DATE: AUGUST 2004
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2 SHEET OF 6



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
- EARTHDIKE
- EROSION CONTROL MATTING
- EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
- PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
- LANDSCAPING AS SHOWN ON F-03-119
- STREET TREE AS SHOWN ON F-03-119
- PROPOSED LANDSCAPING

SOILS LEGEND

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WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/26/06
7	ADD ABBEY HOUSE MODEL LOT 6	12/12/05
6	REVISE HOUSE ELEV. LOT 8 PER AS-BUILT	10/18/05
5	ADD YORKSHIRE MANOR TO LOT 27	7/15/05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4/22/04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12/22/04
1	REVISE FIRST FLOOR ELEV. LOT 5	12/1/04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1-29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/1/04
 10/1/04
 10/1/04

BY THE ENGINEER

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Signature: Robert H. Vogel, PE
 DATE: 8/23/04

BY THE DEVELOPER

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Signature: Michael Plan
 DATE: 8/23/04

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

Signature: Jim M...
 DATE: 9/1/04

Signature: Jim R. Johnson
 DATE: 9/1/04

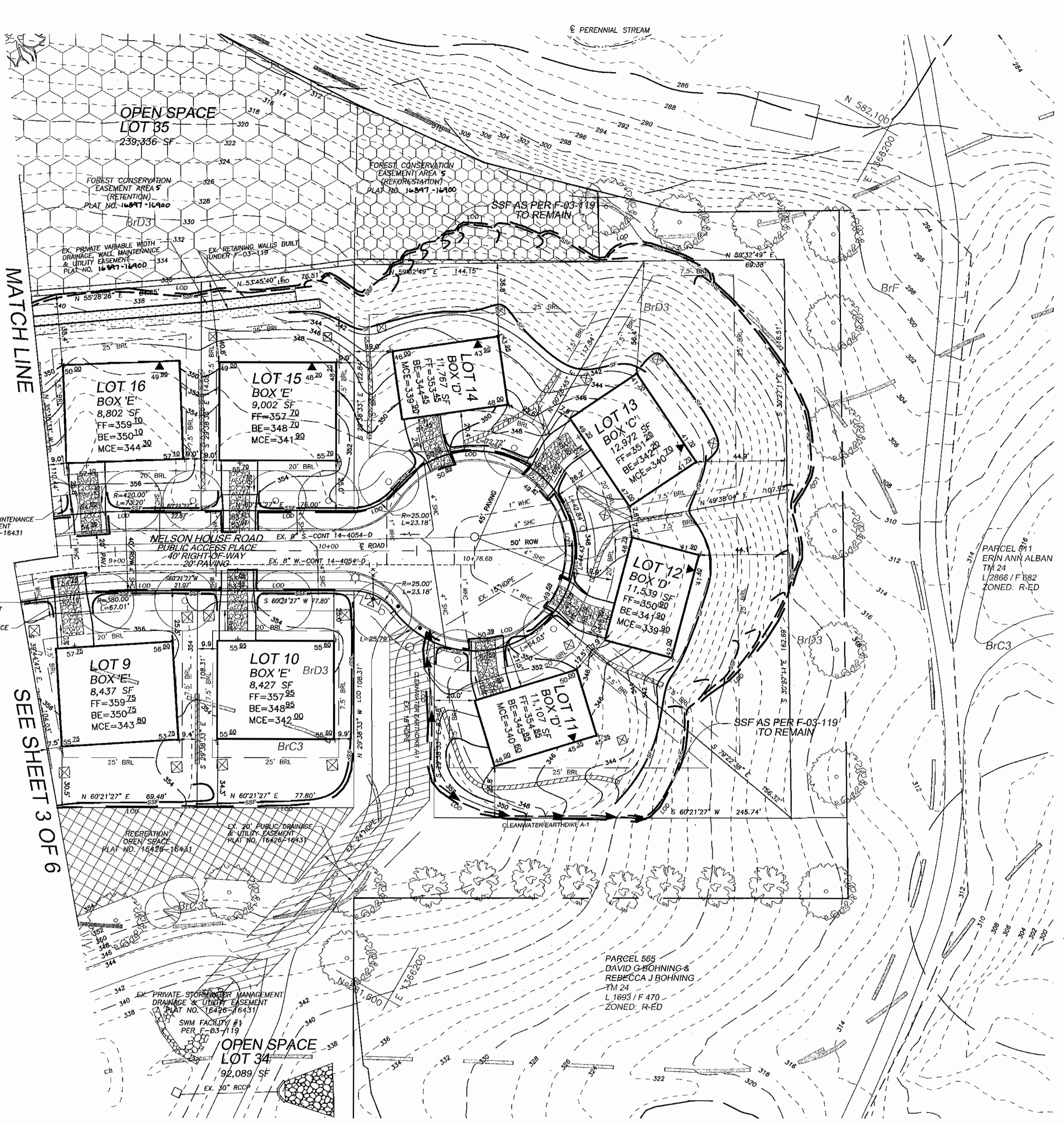
NO.	REVISION	DATE
16	REVISE LOT 22 TO REFLECT AS-BUILT CONDITIONS	11/10/02
15	REVISE LOT 22 TO AMESBURY	12/12/01
13	REVISE LOT 24 TO TRENTON	6-7-01
11	REVISE LOT 21 TO REFLECT AS-BUILT CONDITIONS	5-4-00
10	LOT 21 YORKSHIRE MANOR, BRICK	6-23-00
9	REVISE GRADING LOT 23 TO AS-BUILT	5-24-00

OWNER/DEVELOPER

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DESIGN BY: GMH
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3 SHEET OF 6



LEGEND

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PROPOSED CONTOUR	AS SHOWN ON F-03-119
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EARTHDIKE	AS SHOWN ON F-03-119
EROSION CONTROL MATTING	AS SHOWN ON F-03-119
EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN	AS SHOWN ON F-03-119
PROPOSED DRYWELL, TYPICAL	(FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
LANDSCAPING AS SHOWN ON F-03-119	AS SHOWN ON F-03-119
STREET TREE AS SHOWN ON F-03-119	AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
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Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LoB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHY
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MHT DATE

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/04
 DIRECTOR DATE

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/24/04
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER DATE
 MICHAEL PLOW

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

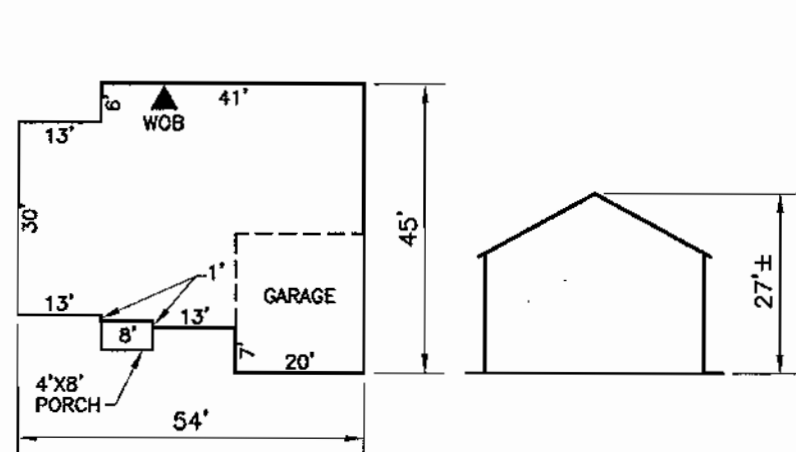
[Signature] 9/1/04
 U.S. NATURAL RESOURCES SERVICE DATE

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

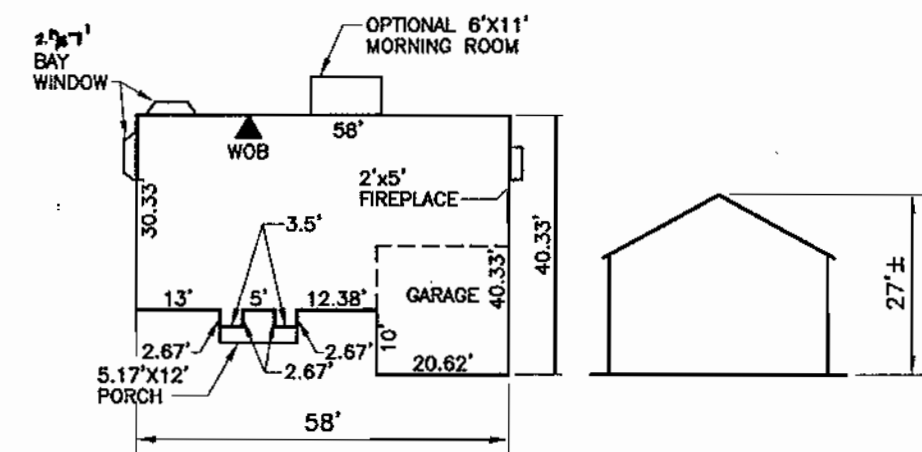
[Signature] 9/1/04
 HOWARD SCD DATE

OWNER/DEVELOPER

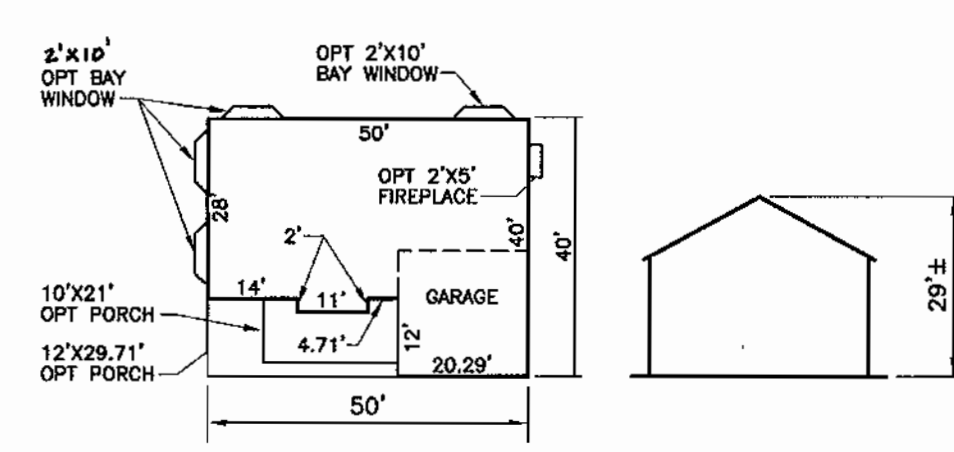
THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



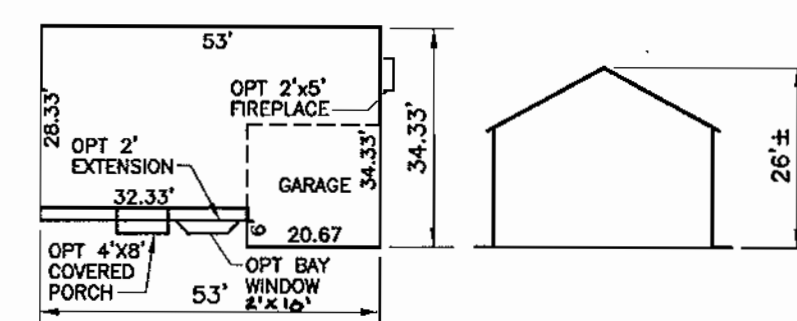
YORKSHIRE MANOR



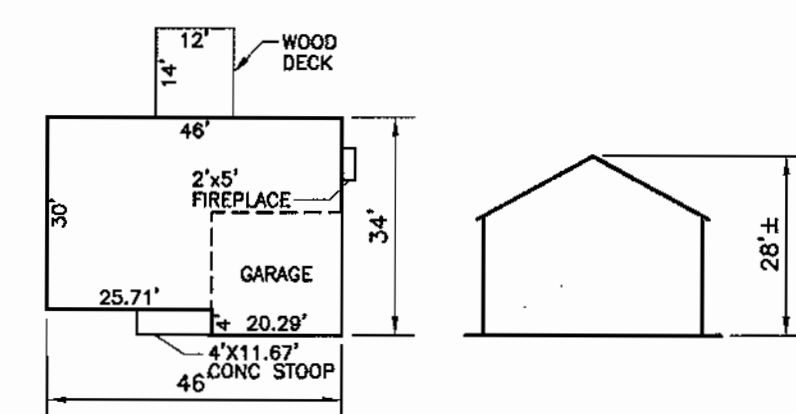
TRENTON



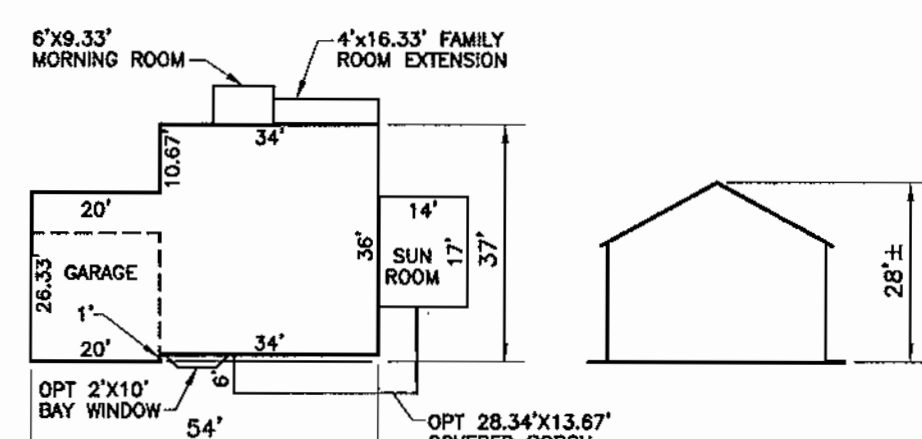
BELMONT



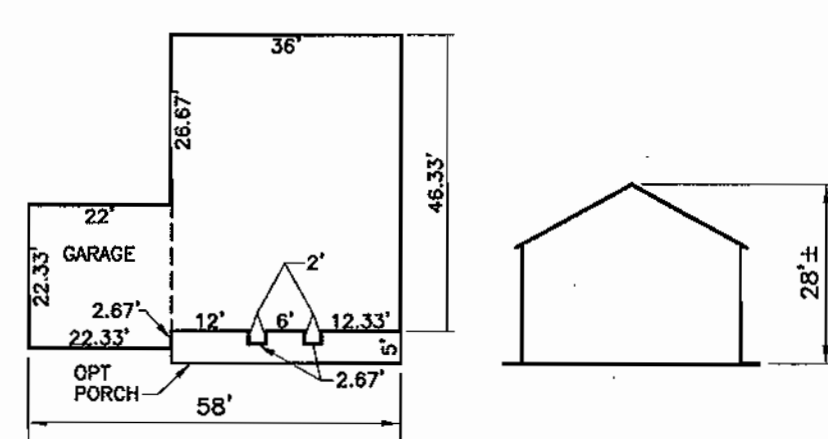
AMESBURY



POTOMAC II



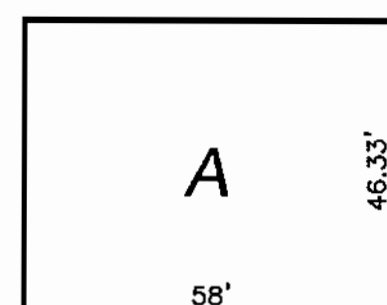
KENT



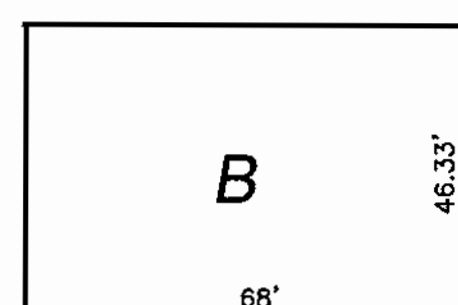
ABBEY

BUILDING FOOTPRINTS

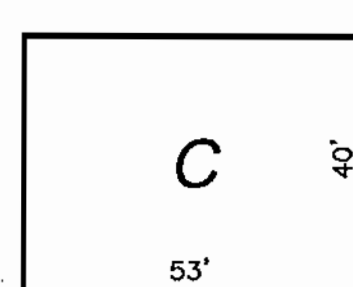
SCALE: 1"=30'



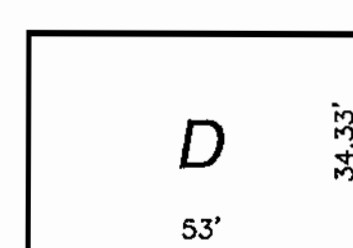
YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II



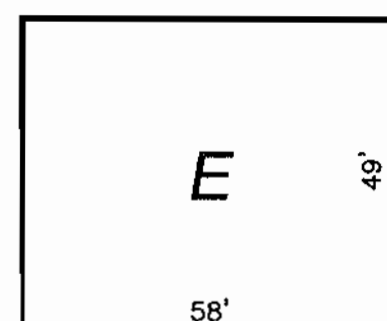
YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT
POTOMAC II



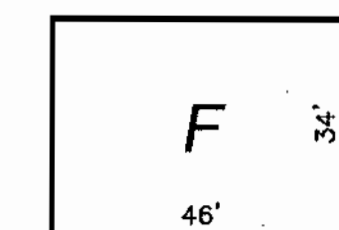
BELMONT
AMESBURY
POTOMAC II



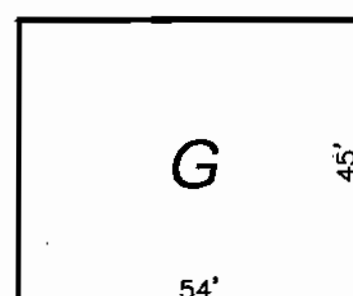
AMESBURY
POTOMAC II



YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
ABBEY
POTOMAC II



POTOMAC II



YORKSHIRE MANOR
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

GENERIC BOXES

SCALE: 1"=30'

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MDC DATE
[Signature] 10/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 10/1/04
DIRECTOR DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8/23/04
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

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

Jim Myers 9/1/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

[Signature] 9/1/04
THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD DATE

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
OR	4	QUERCUS RUBRA RED OAK	2 1/2" - 3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAHM PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

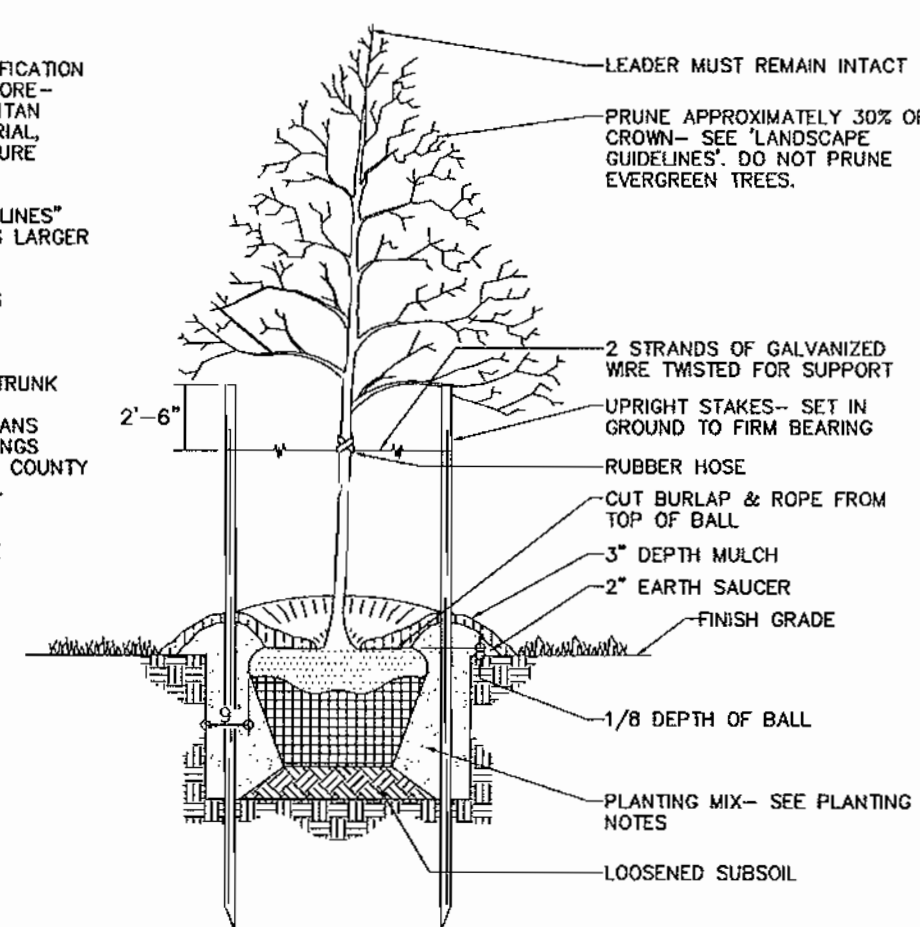
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)		
SHADE TREES	1:50 2	1:50 2
EVERGREEN TREES	1:40 3	1:40 3
SHRUBS	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

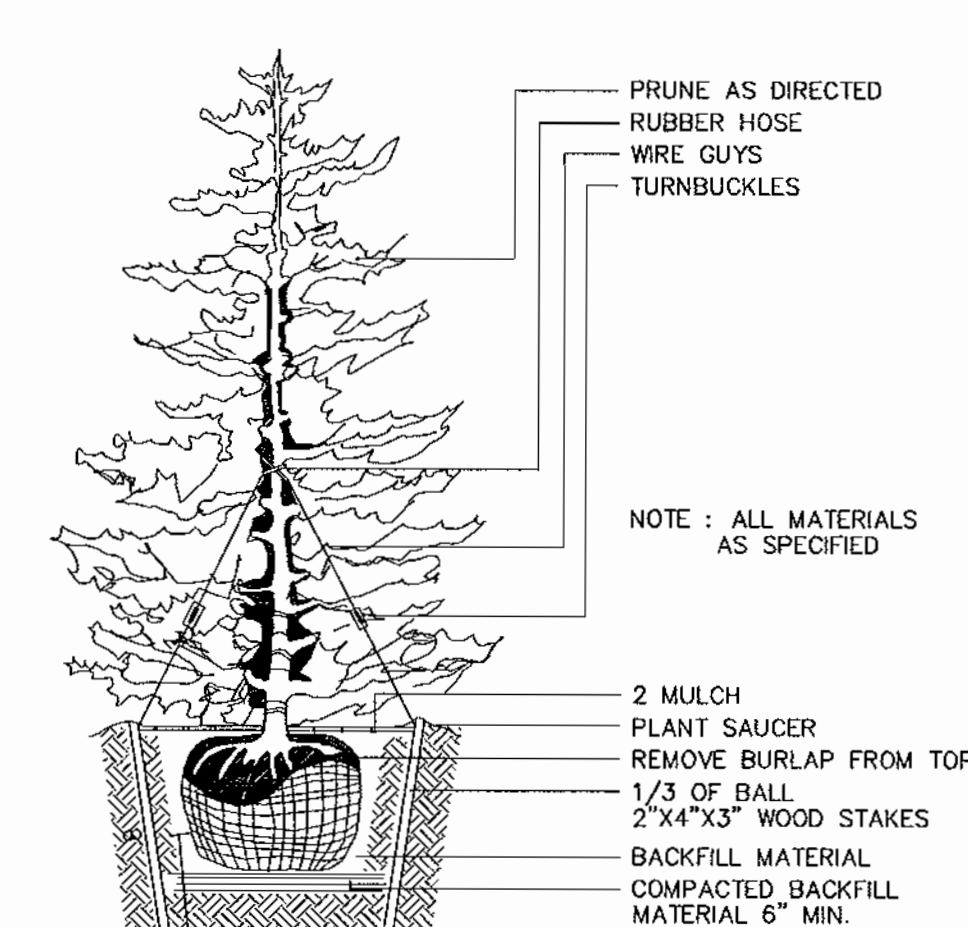
NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE - WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NO.	REVISION	DATE

**LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29**

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
WP-03-26 (APP 10/25/02), F-03-119, F-04-169
TAX MAP: 24 BLOCK: 18 PARCEL: 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961



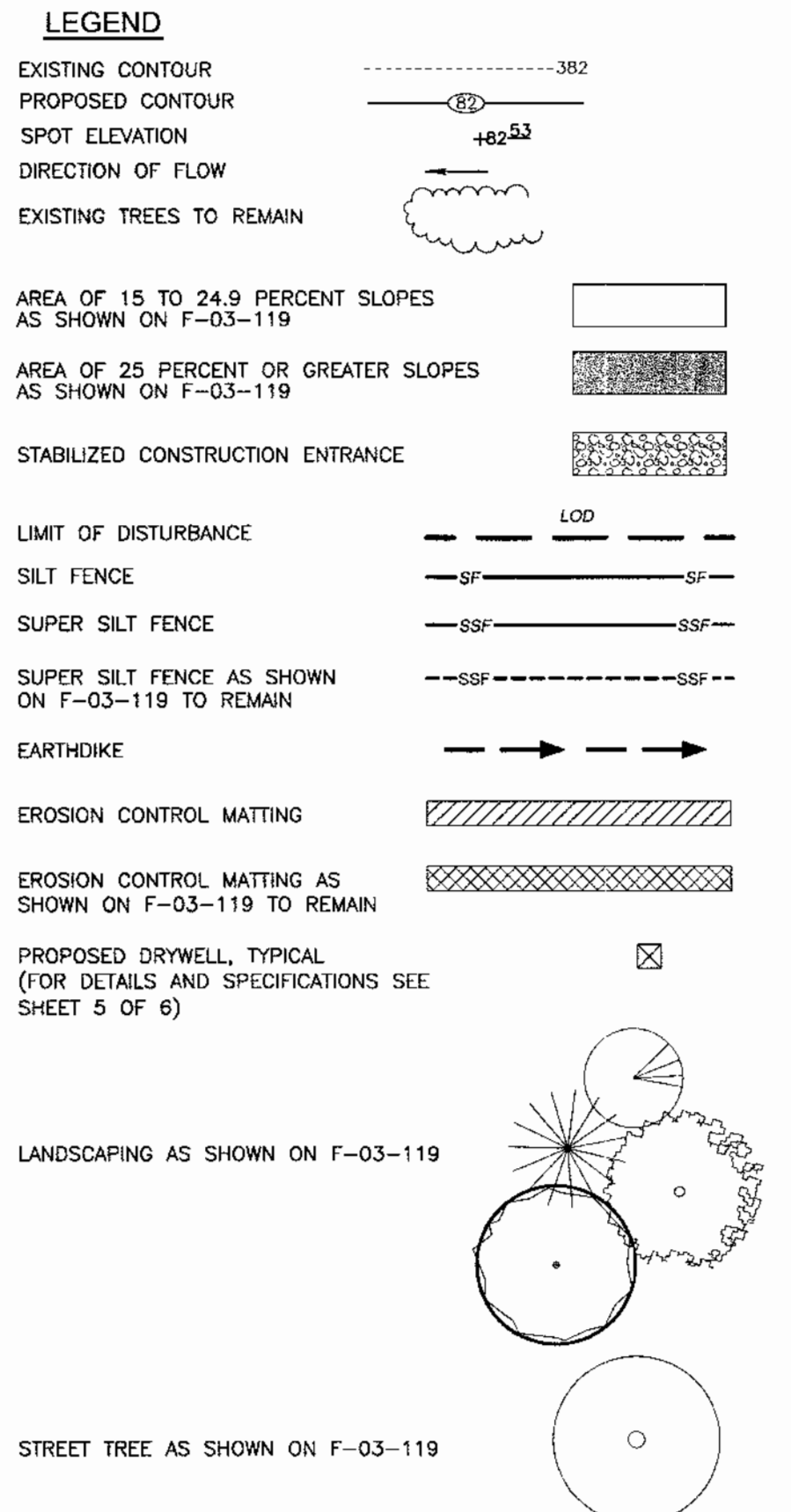
DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHY
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

6 SHEET OF 6

OWNER/DEVELOPER
THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023



Maryland State Grid Meridian



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrS2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	ODOROUS SILT LOAM, LEVEL	C	.49
GnB2	PLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeS2	EGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
1	ADD THE HIGHLAND MODEL TO LOT 29	12.1.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29
 REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
 TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: GMH
	DRAWN BY: GMH
	CHECKED BY: RHV
	DATE: AUGUST 2004
SCALE: AS SHOWN	
W.O. NO.: 00-80.00	
2 SHEET OF 6	

PLAN
 SCALE: 1" = 30'

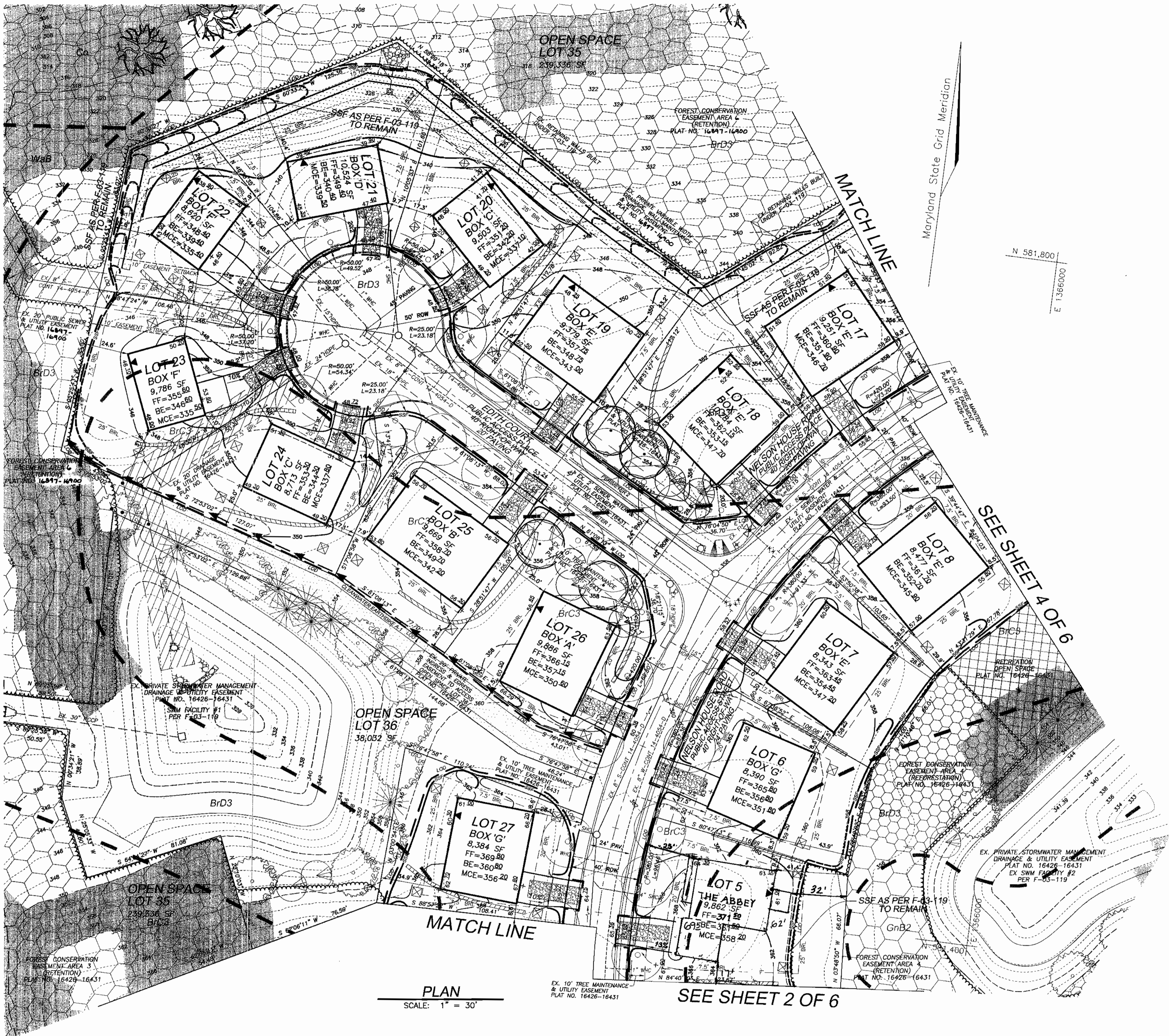
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/7/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/1/04
 DIRECTOR
 DATE: 10/1/04

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: Robert H. Vogel, PE
 DATE: 8/24/04

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
 SIGNATURE OF DEVELOPER: Michael Pflow
 DATE: 8/23/04

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 SIGNATURE: Jim Mayo
 DATE: 9/1/04
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 SIGNATURE: John C. Robertson
 DATE: 9/1/04
 HOWARD SCD

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TREES TO REMAIN
 - AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 - AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - SUPER SILT FENCE
 - SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 - EARTHDIKE
 - EROSION CONTROL MATTING
 - EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
 - PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 1 OF 6)
 - LANDSCAPING AS SHOWN ON F-03-119
 - STREET TREE AS SHOWN ON F-03-119
 - PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BbB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BcC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BdD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Cc	CODORUS SILT LOAM, LEVEL	C	.49
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LbB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: GMH	3 SHEET OF 6
	DRAWN BY: GMH	
	CHECKED BY: RHV	
	DATE: AUGUST 2004	
	SCALE: AS SHOWN	
W.O. NO.: 00-80.00		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8/23/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER

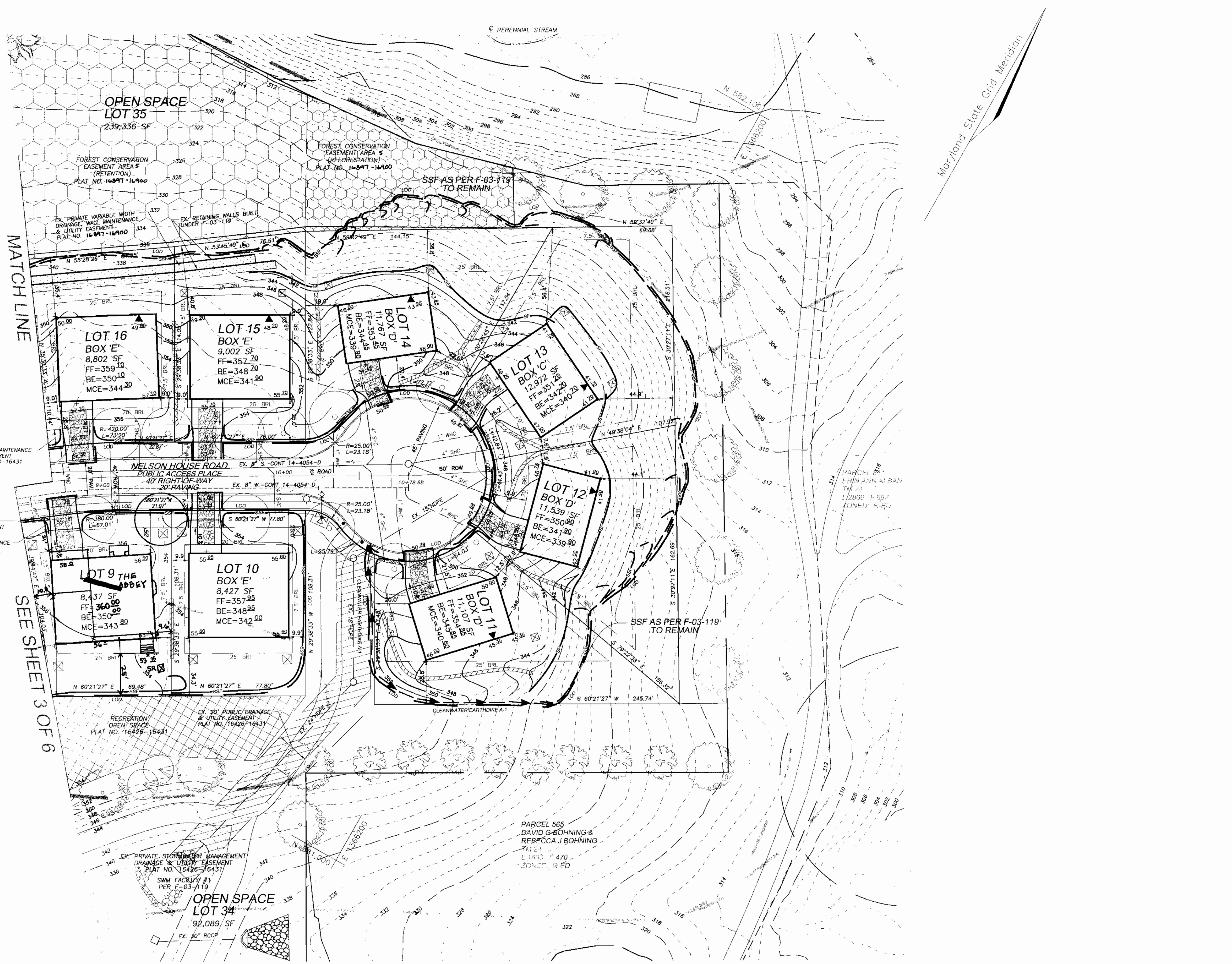
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 9/1/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE

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

[Signature] 9/1/04
 HOWARD SCD

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE
 LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 EARTHDIKE
 EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
 PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
 LANDSCAPING AS SHOWN ON F-03-119
 STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
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WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
1	HOUSE RESITE LOT 9	12.22.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad D. ... 9/7/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MACT
 DATE

Wanda ... 10/16/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

... 10/16/04
 DIRECTOR
 DATE

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Robert H. Vogel 8/23/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE
 DATE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

Michael Pfan 8/23/04
 SIGNATURE OF DEVELOPER
 DATE

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

Jim ... 9/1/04
 USIA - NATURAL RESOURCES CONSERVATION SERVICE
 DATE

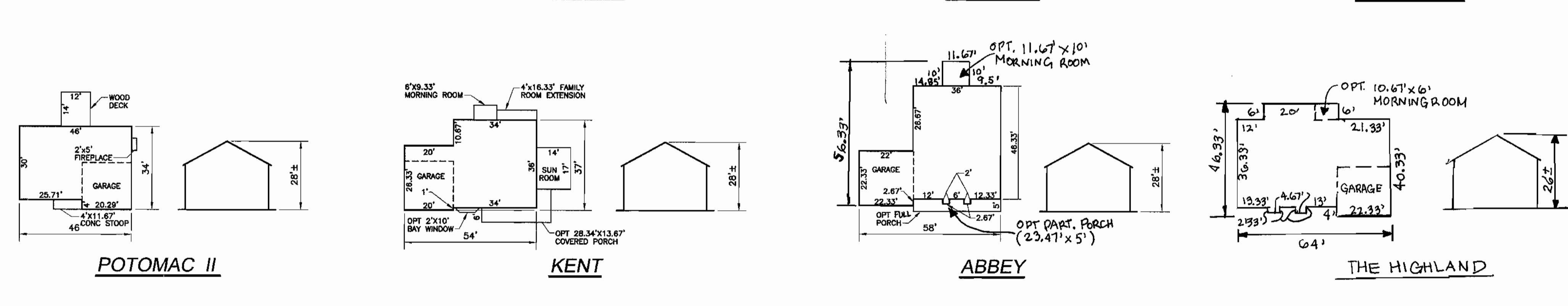
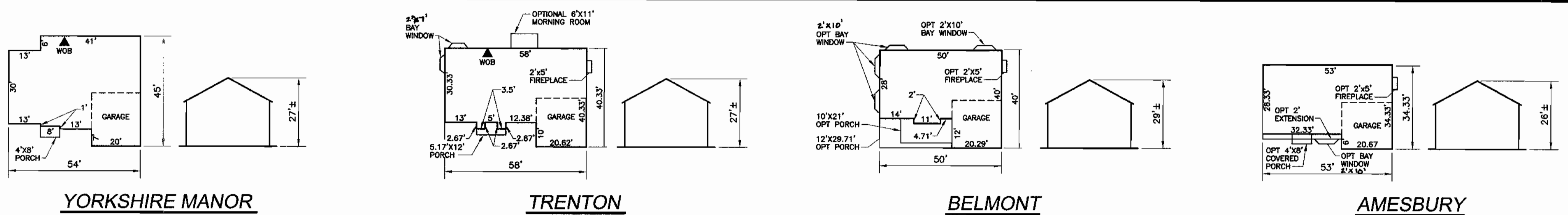
John ... 9/1/04
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION SERVICE
 DATE

OWNER/DEVELOPER

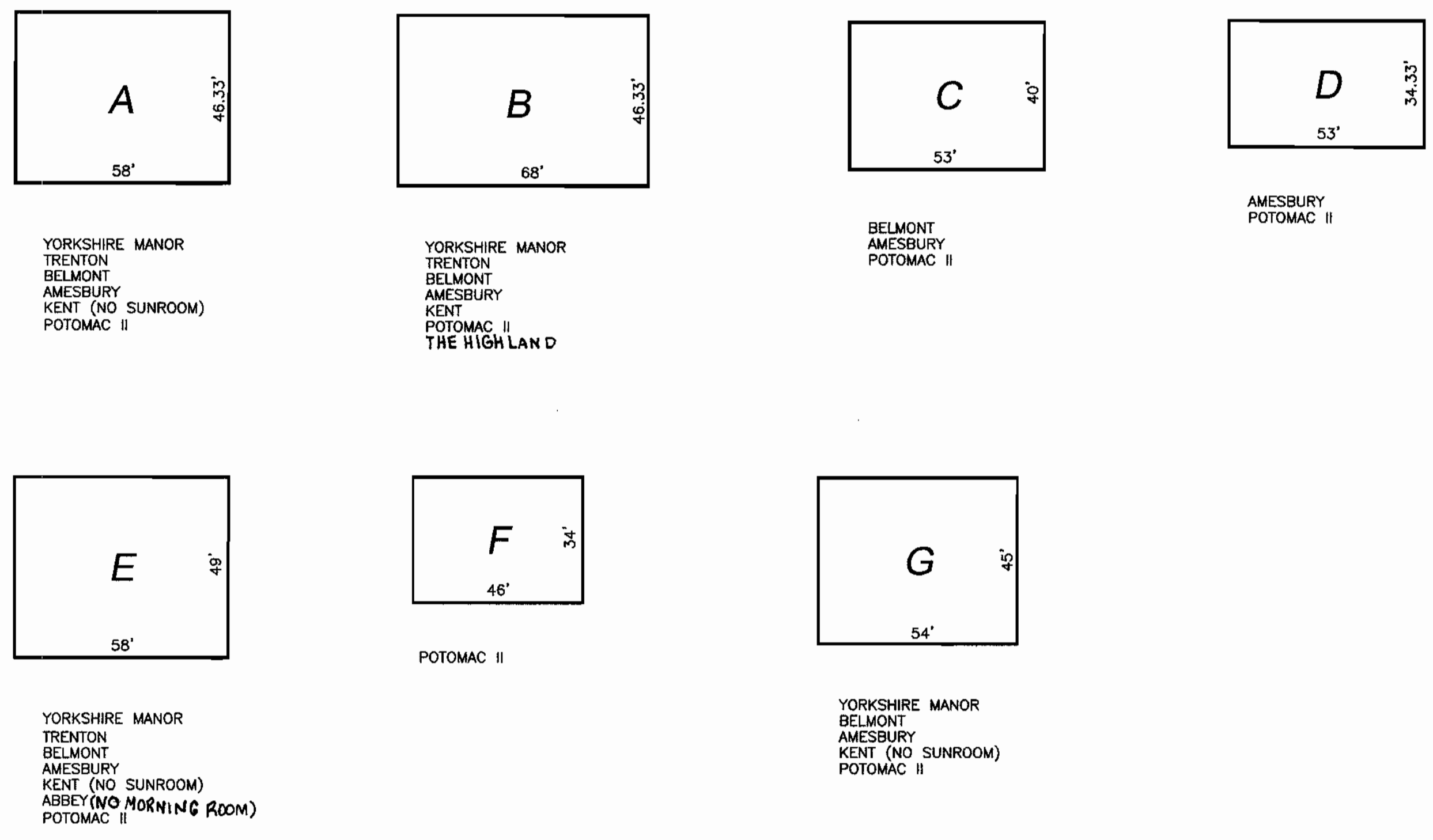
THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHW
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

4 OF 6



BUILDING FOOTPRINTS
SCALE: 1"=30'



GENERIC BOXES
SCALE: 1"=30'

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
OR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HT.	B & B

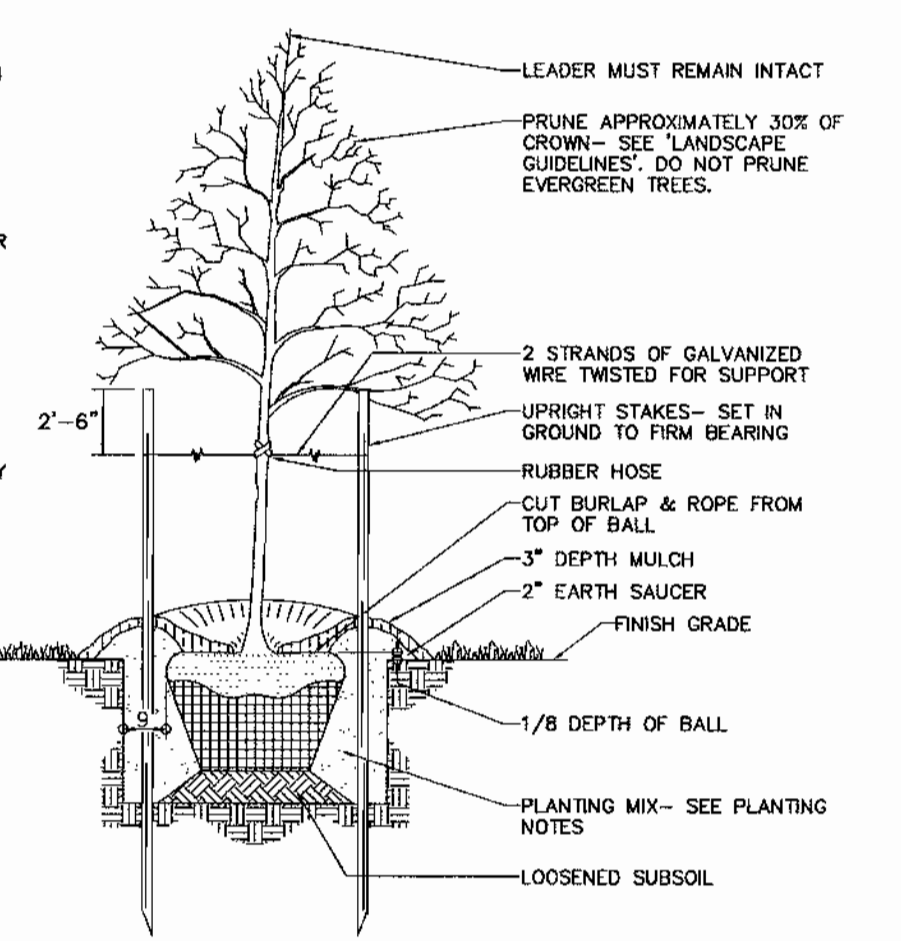
1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT IAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAW PLANTING SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF GRAVAME SAUCES.
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT
 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

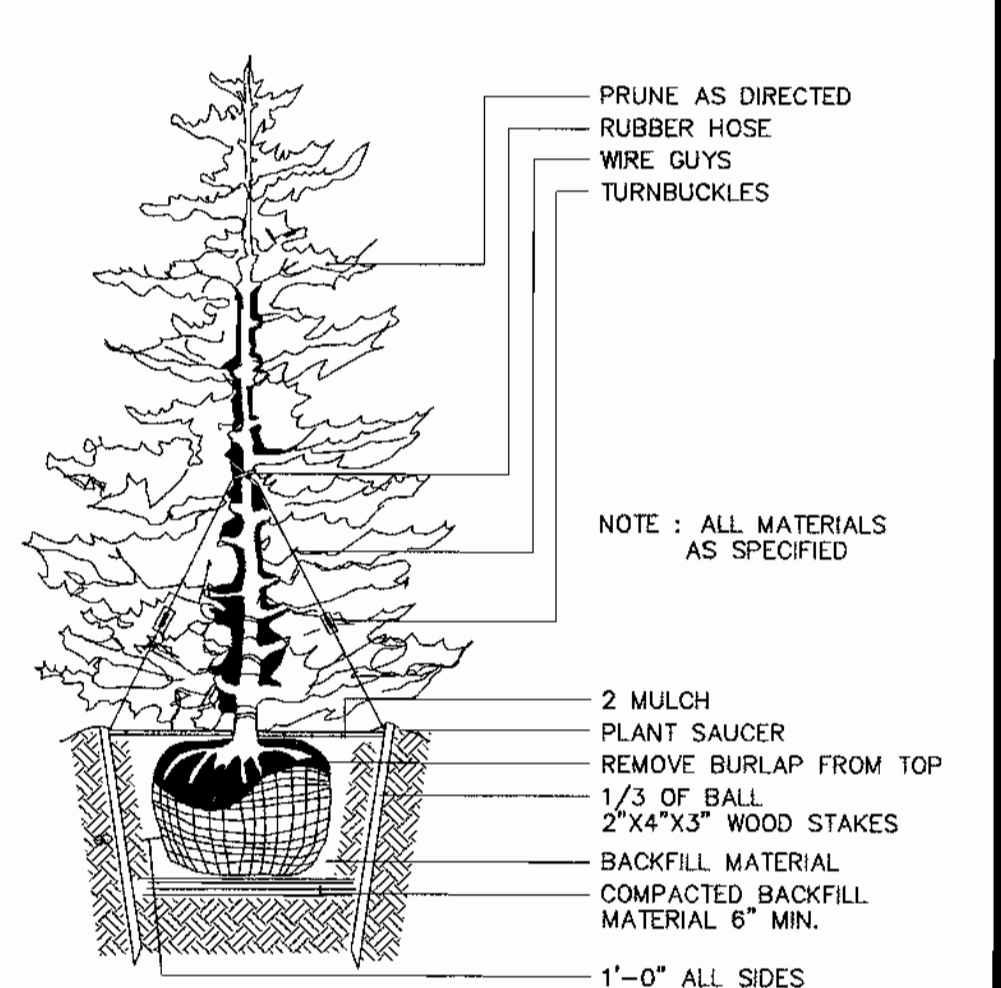
SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)		
SHADE TREES	1:50 2	1:50 2
EVERGREEN TREES	1:40 3	1:40 3
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

- NOTES**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
 - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NO.	ADD THE HIGHLAND MODEL	12.1.04
	REVISION	DATE

LANDSCAPE DETAILS AND HOUSE TYPES
 SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
 LOTS 1 - 29
 REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
 TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Michael Pflum 8/23/04
 SIGNATURE OF DEVELOPER DATE

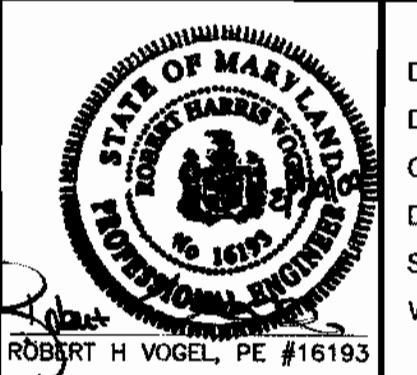
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9/7/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MWD DATE
 [Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 10/1/04
 DIRECTOR DATE

BY THE ENGINEER
 I/WE HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 8/23/04
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, PE

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
 Michael Pflum 8/23/04
 SIGNATURE OF DEVELOPER DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 [Signature] 9/1/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE DATE
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/1/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00



Maryland State Grid Meridian

LEGEND

EXISTING CONTOUR ---382

PROPOSED CONTOUR ---+82.53

SPOT ELEVATION 382

DIRECTION OF FLOW

EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119

AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE LOD

SILT FENCE SF

SUPER SILT FENCE SSF

SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING

EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
1	ADD THE ABBEY MODEL TO LOT LOT 28	7.25.05
2	ADD THE HIGHLAND MODEL TO LOT 29	12.1.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH

DRAWN BY: GMH

CHECKED BY: RHV

DATE: AUGUST 2004

SCALE: AS SHOWN

W.O. NO.: 00-80.00

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAT
DATE: 9/2/04

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/1/04

DIRECTOR
DATE: 10/1/04

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE
DATE: 8/24/04

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER
DATE: 8/23/04

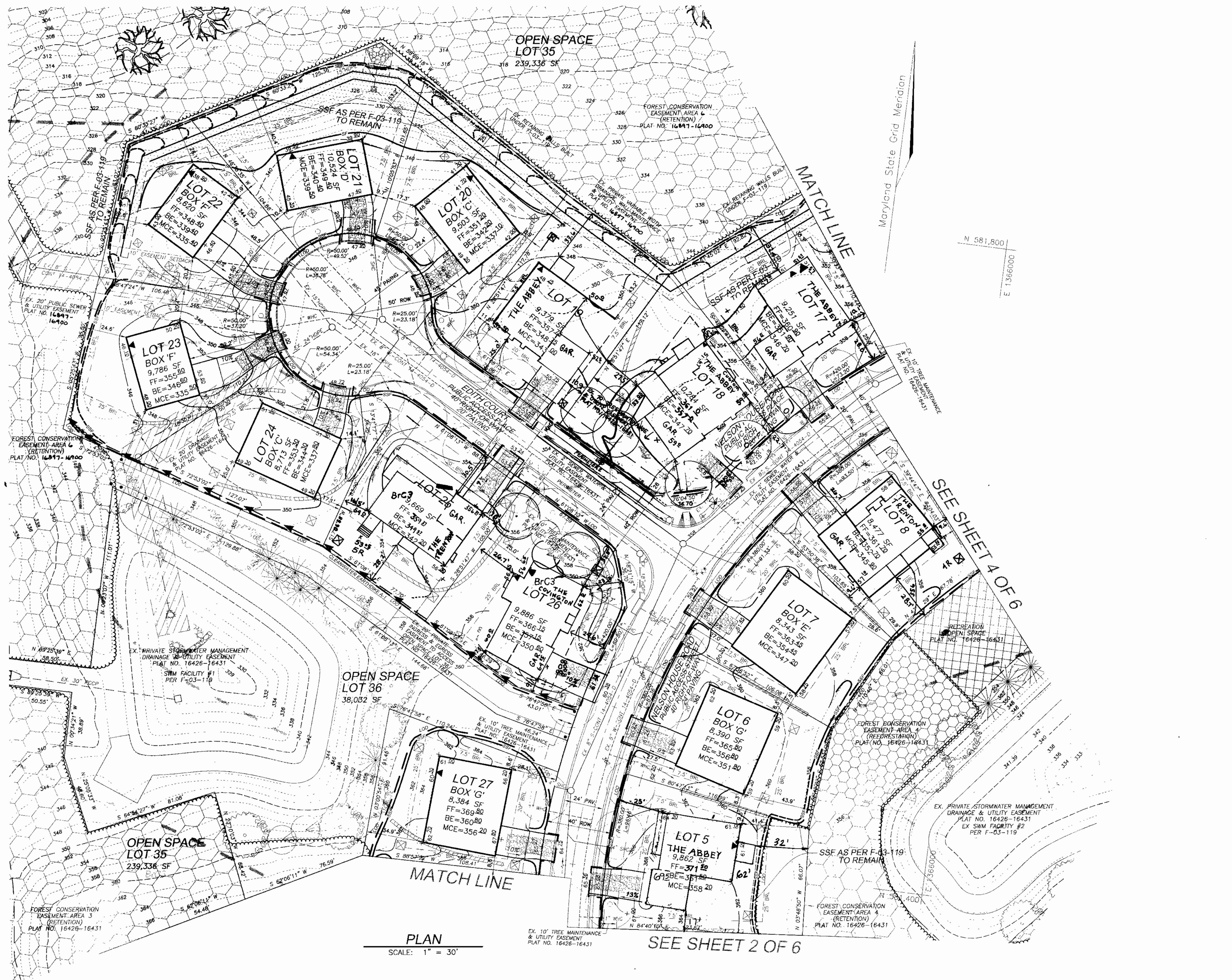
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

DATE: 9/1/04

DATE: 9/1/04

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

DATE: 9/1/04



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
- EARTHSHAKE
- EROSION CONTROL MATTING
- EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
- PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
- LANDSCAPING AS SHOWN ON F-03-119
- STREET TREE AS SHOWN ON F-03-119
- PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	24
Co	CODORUS SILT LOAM, LEVEL	C	49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	32
LaB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W/O NO: 00-80.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION #143
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

9/2/04
 10/1/04

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

8/2/04
 DATE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER
 Michael Pflum

8/23/04
 DATE

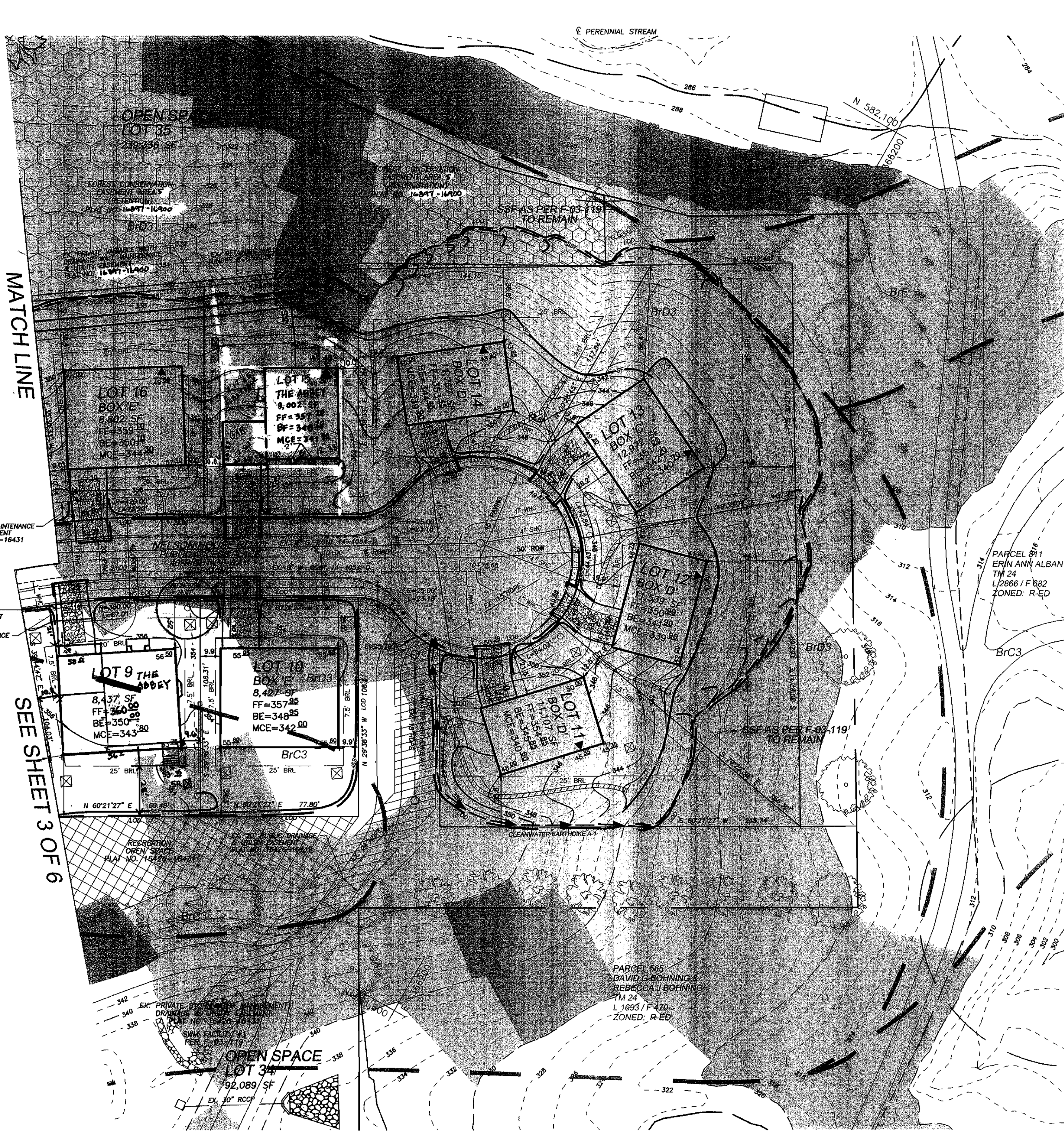
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

SIGNATURE OF REVIEWER
 Jim M. ... 9/1/04
 DATE

SIGNATURE OF REVIEWER
 Jim K. ... 9/1/04
 DATE



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TREES TO REMAIN
 - AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 - AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - SUPER SILT FENCE
 - SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 - EARTHDIKE
 - EROSION CONTROL MATTING
 - EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
 - PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
 - LANDSCAPING AS SHOWN ON F-03-119
 - STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LaB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	MATCHING SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
1	ADD ABBEY MODEL LOT 15	3.9.05
1	HOUSE RESITE LOT 9	12.22.06

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: <u>GMH</u>	4 SHEET OF 6
	DRAWN BY: <u>GMH</u>	
	CHECKED BY: <u>RHV</u>	
	DATE: <u>AUGUST 2004</u>	
	SCALE: <u>AS SHOWN</u>	
W.O. NO.: <u>00-80.00</u>		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/2/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAM DATE

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/04
 DIRECTOR DATE

BY THE ENGINEER

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[Signature] 8/23/04
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

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[Signature] 8/23/04
 SIGNATURE OF DEVELOPER DATE
 Michael Pflue

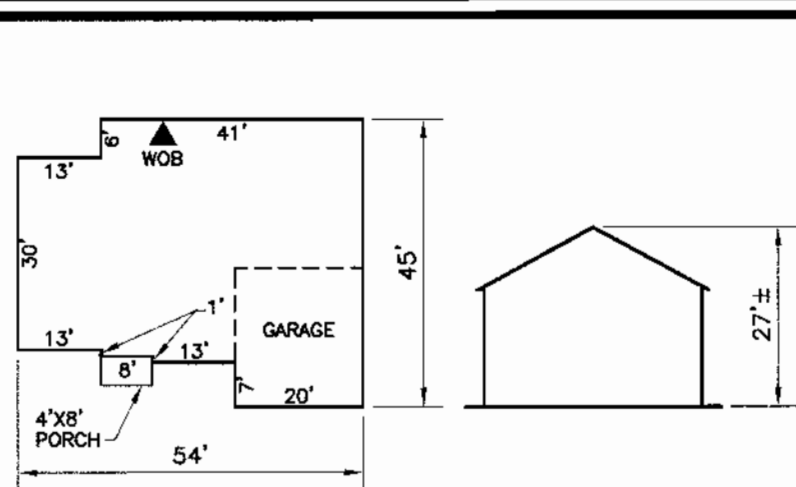
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 9/1/04
 UNIFORM NATURAL RESOURCES CONSERVATION SERVICE DATE

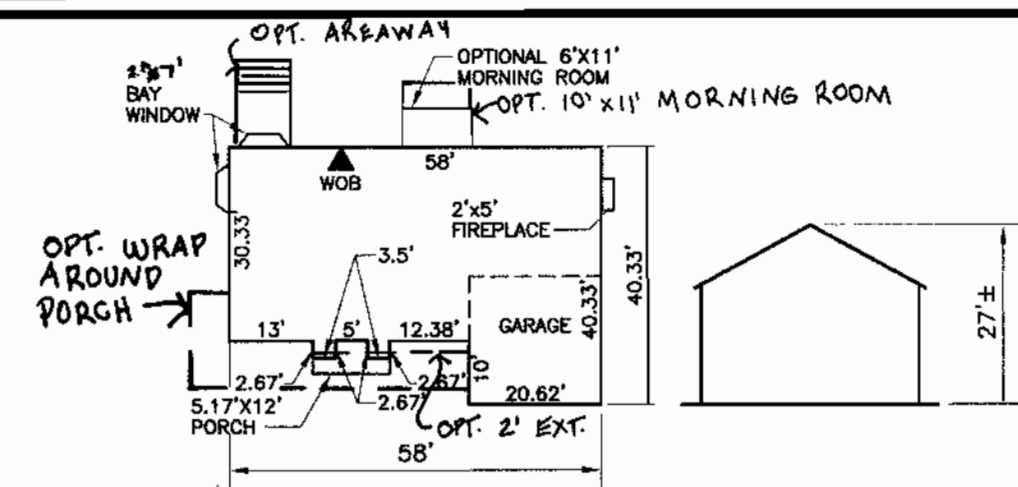
THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 9/1/04
 HOWARD SCD DATE

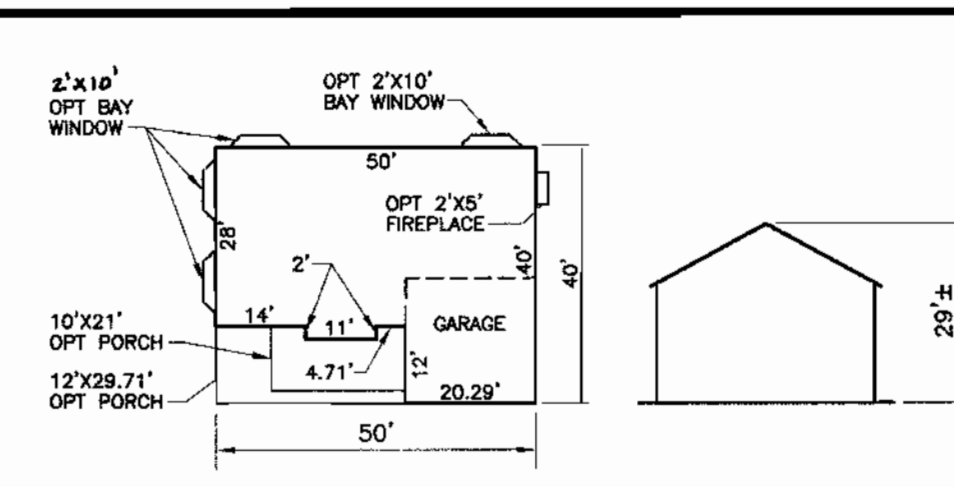
OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



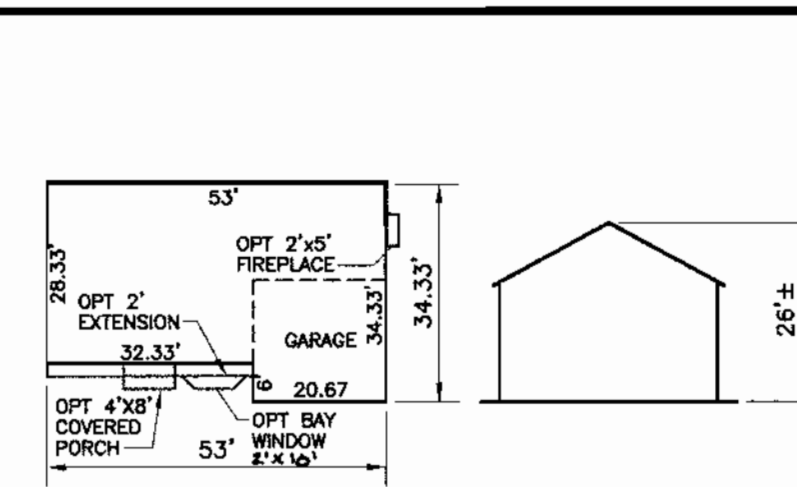
YORKSHIRE MANOR



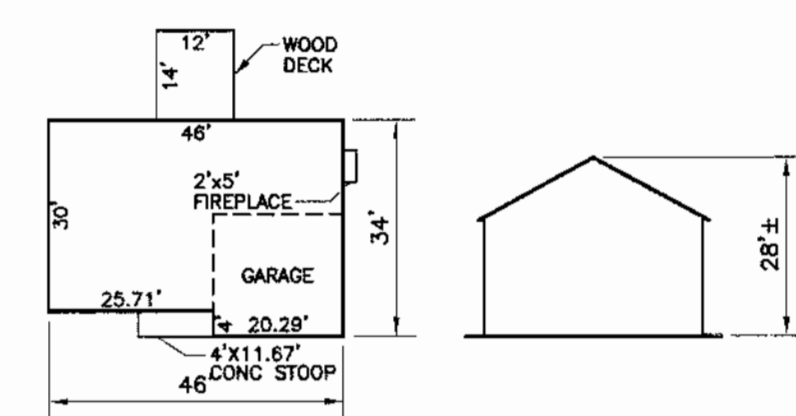
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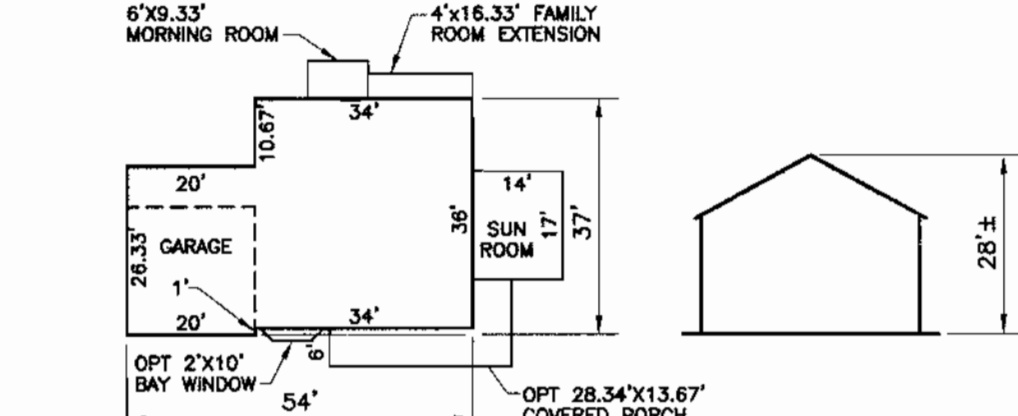
BELMONT



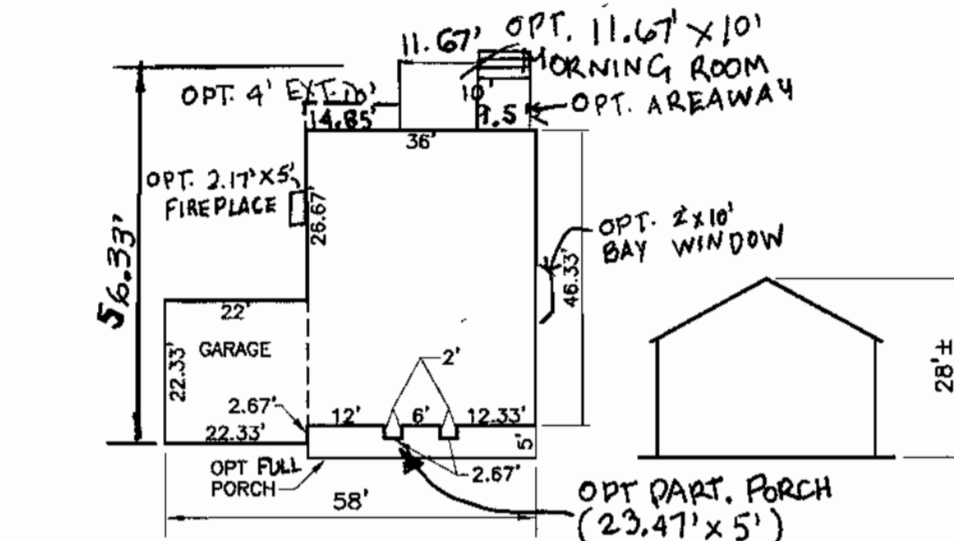
AMESBURY



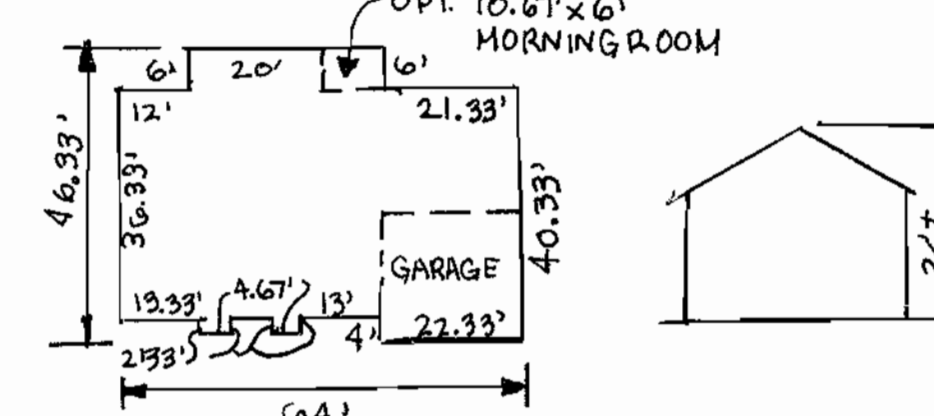
POTOMAC II



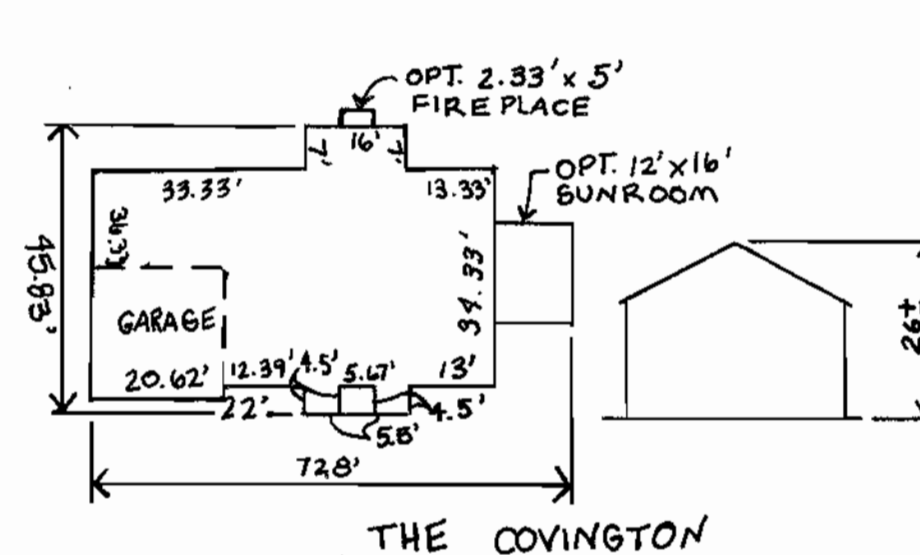
KENT



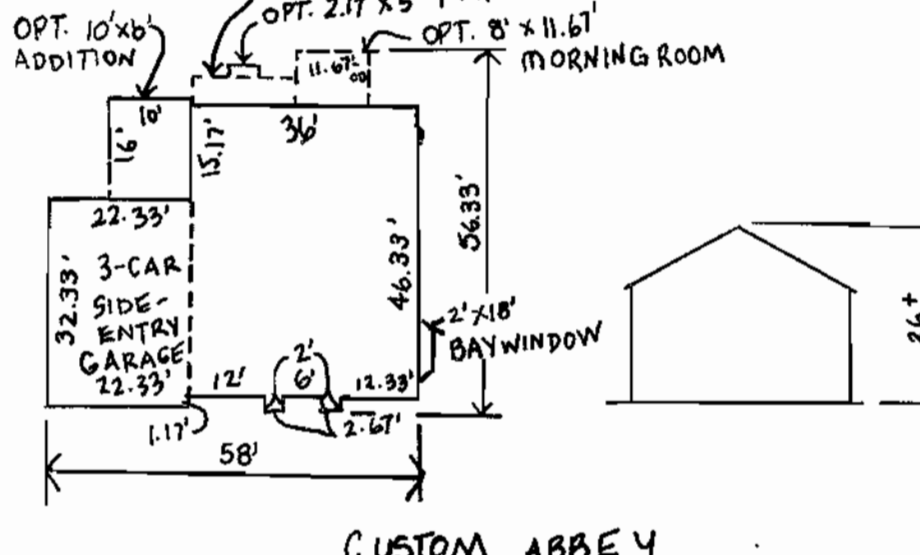
ABBEY



THE HIGHLAND



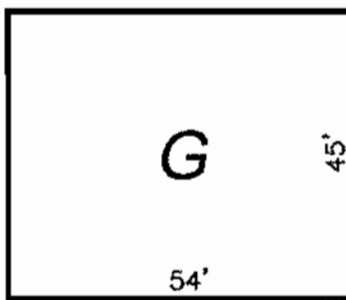
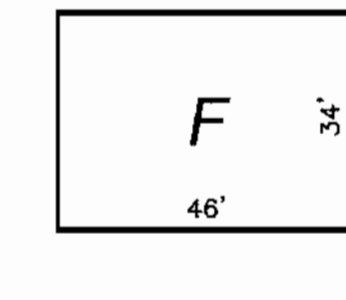
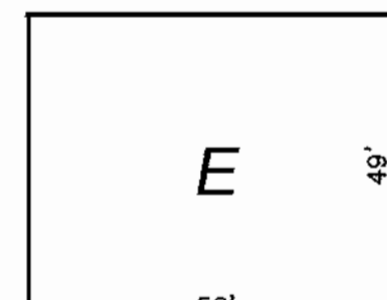
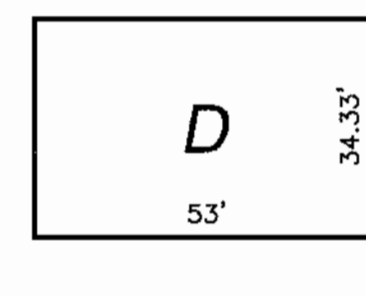
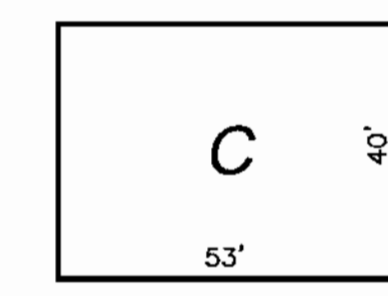
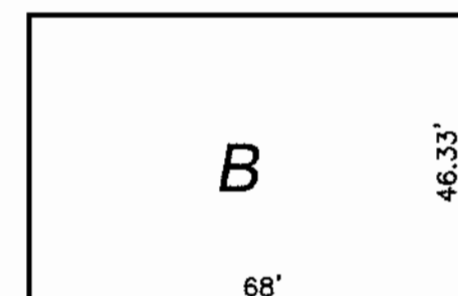
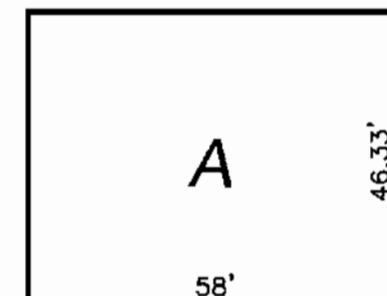
THE COVINGTON



CUSTOM ABBEY

BUILDING FOOTPRINTS

SCALE: 1"=30'



GENERIC BOXES

SCALE: 1"=30'

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	4	QUERCUS RUBRA RED OAK	2 1/2" - 3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT MAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOCAL PLANTING SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

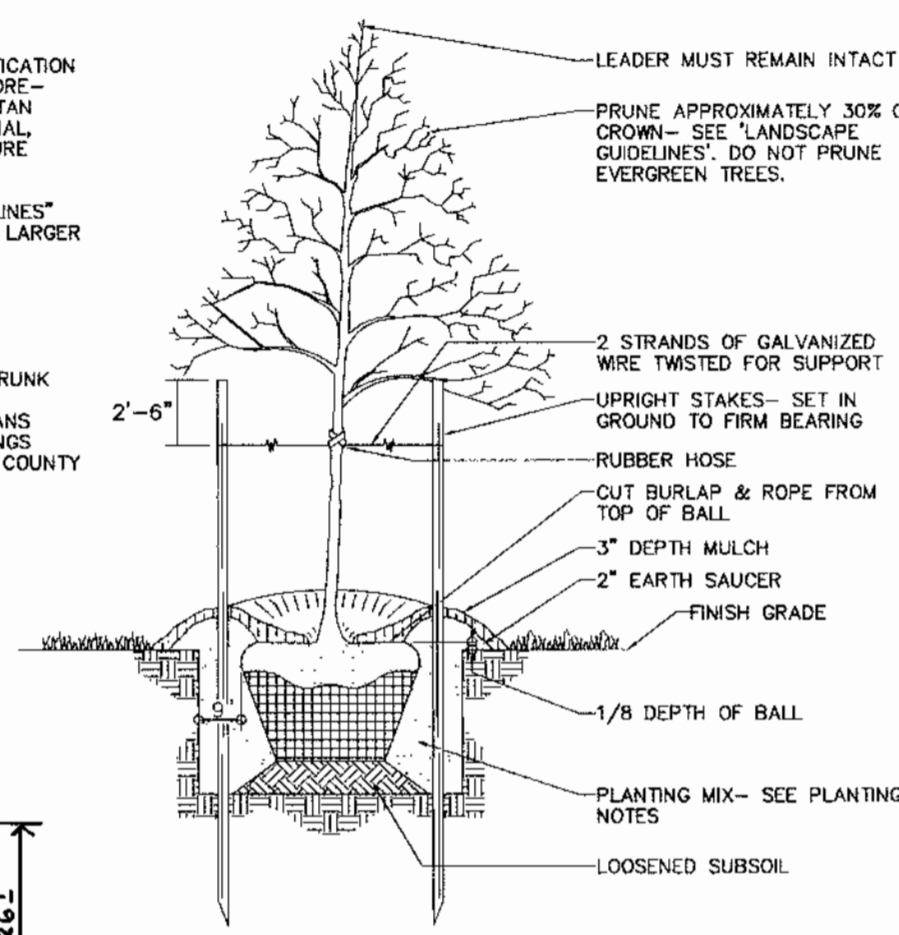
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (L ^F REMAINING)		
SHADE TREES	1:50 2	1:50 3
EVERGREEN TREES	1:40 2	1:40 3
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

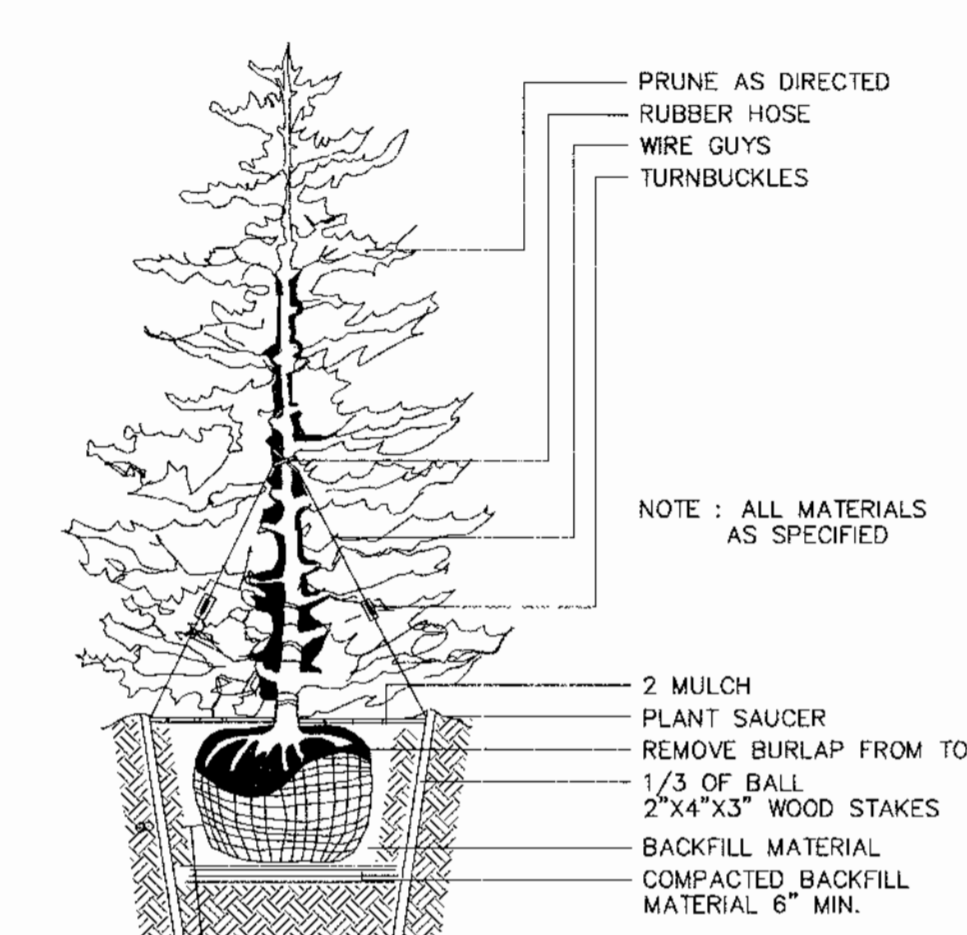
NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II

AMESBURY
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
ABBEY (NO MORNING ROOM)
POTOMAC
CUSTOM ABBEY (NO MORNING ROOM)

YORKSHIRE MANOR
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

NO.	REVISION	DATE
2	REVISE ABBEY + TRENTON; ADD COVINGTON + CUSTOM ABBEY	12.22.04
1	ADD THE HIGHLAND MODEL	12.1.04

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pflum
SIGNATURE OF DEVELOPER

8/23/04
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAD DATE

[Signature] 10/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/04
DIRECTOR DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] EP9404
SIGNATURE OF ENGINEER DATE

ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pflum
SIGNATURE OF DEVELOPER

8/23/04
DATE

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

Jim Mays 9/1/04
U.S. NATURAL RESOURCES SERVICE DATE

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

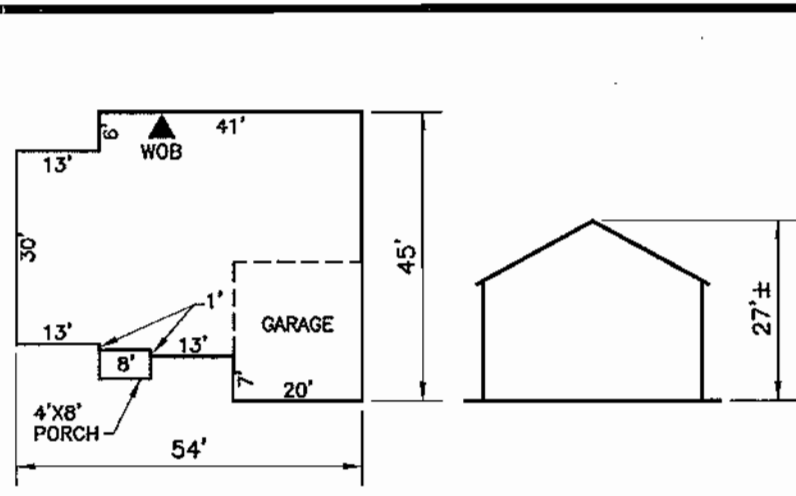
John Rowland 9/1/04
HOWARD SCD DATE

OWNER/DEVELOPER

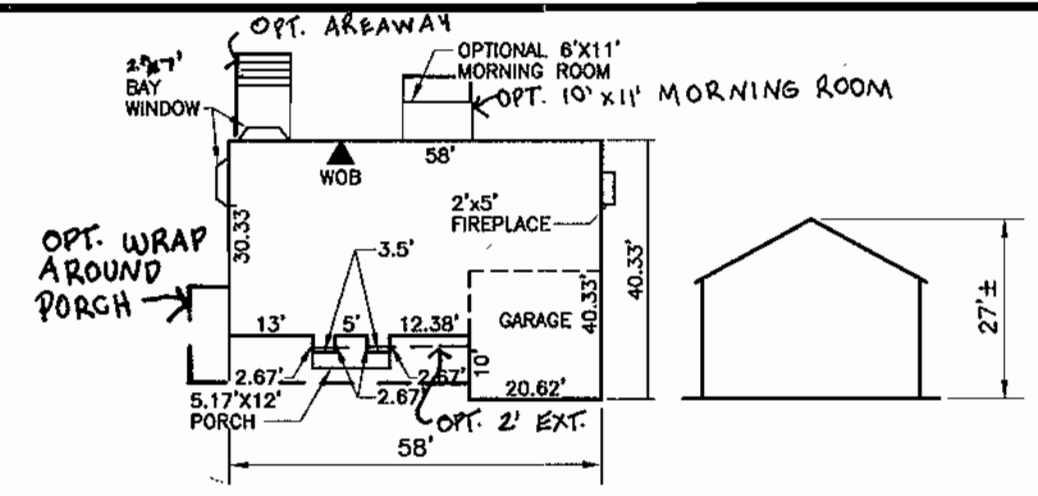
THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHY
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

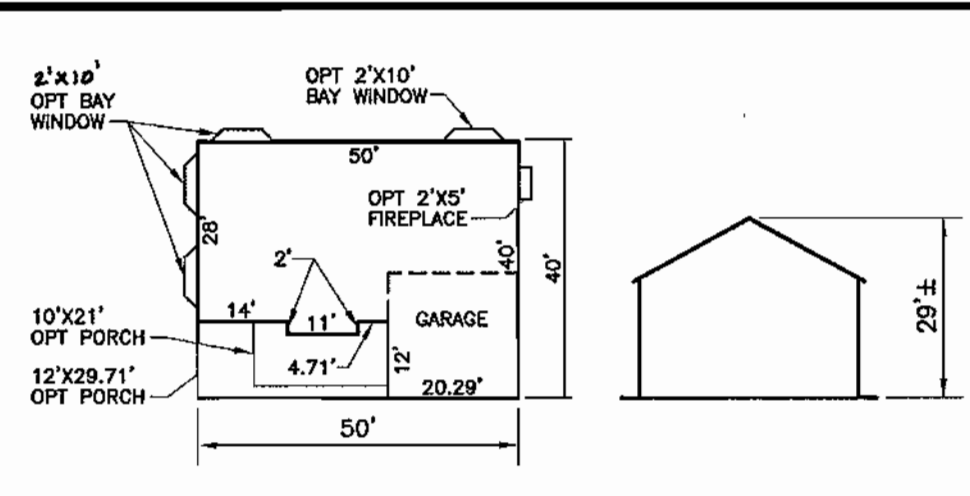
6 SHEET OF 6



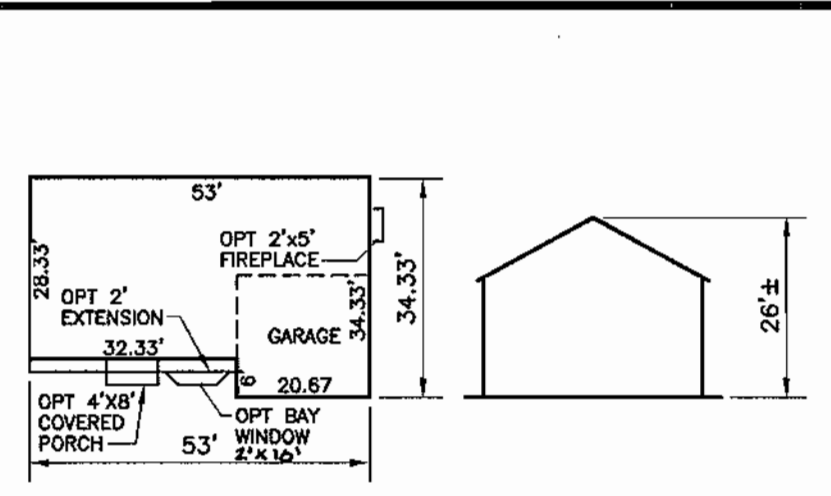
YORKSHIRE MANOR



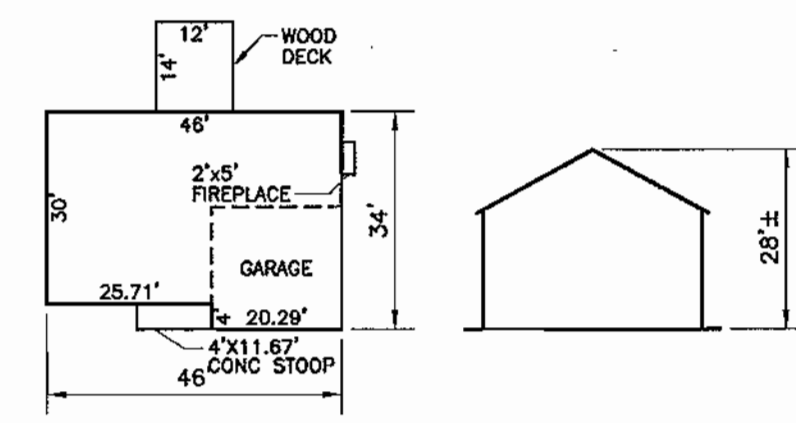
TRENTON



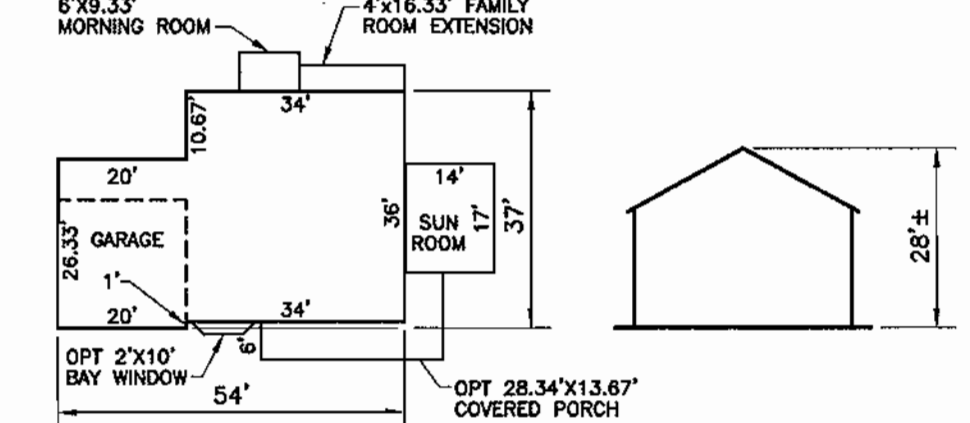
BELMONT



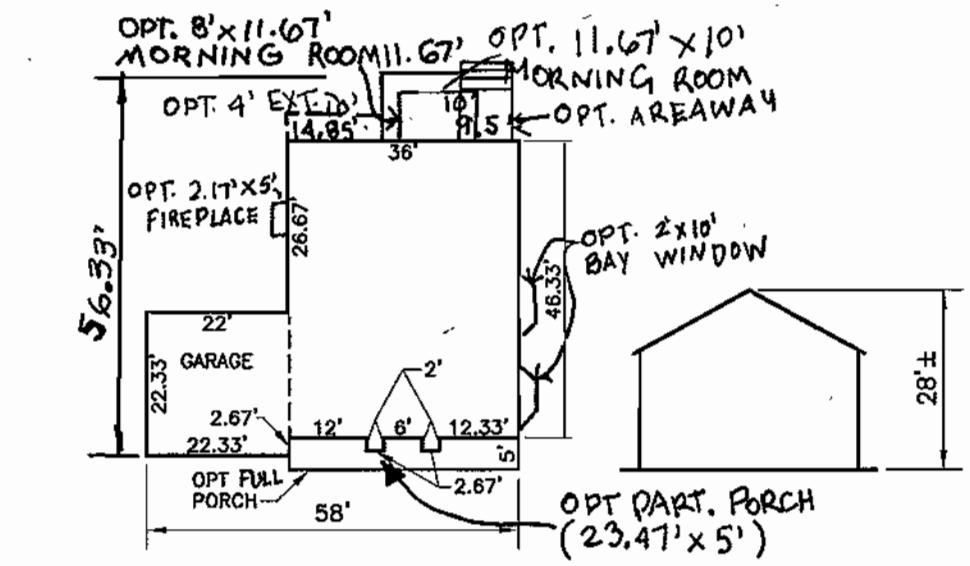
AMESBURY



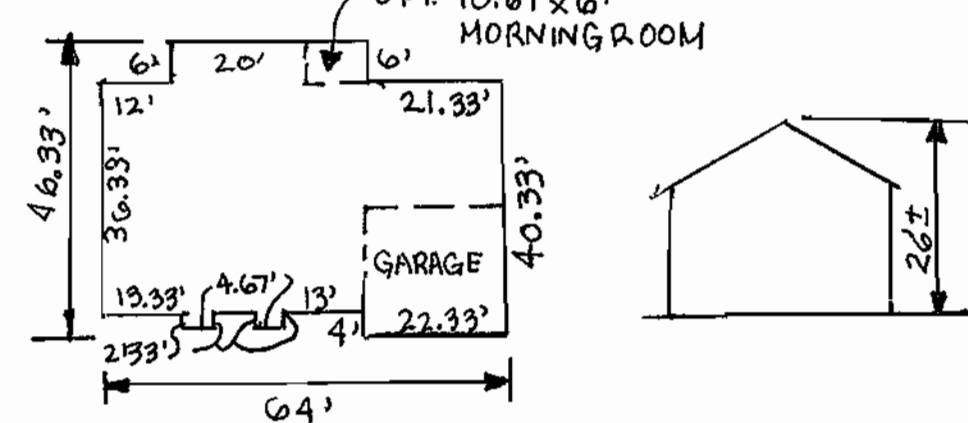
POTOMAC II



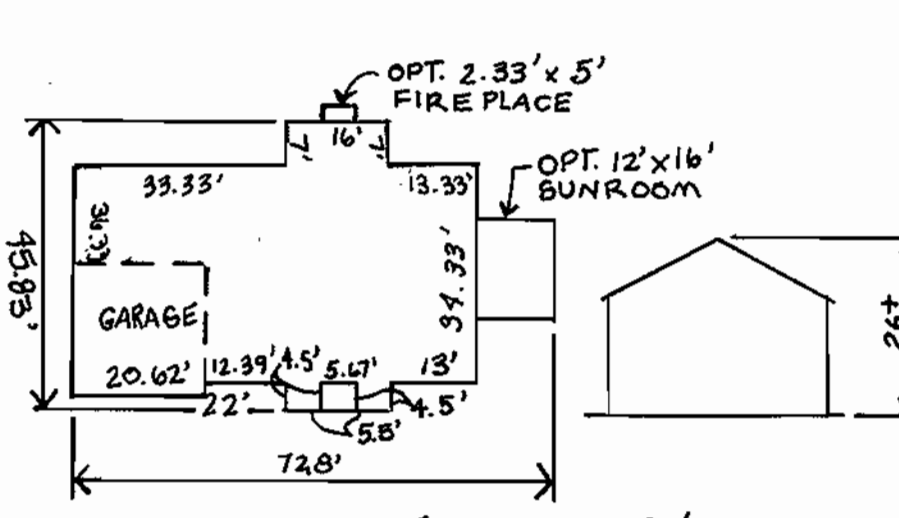
KENT



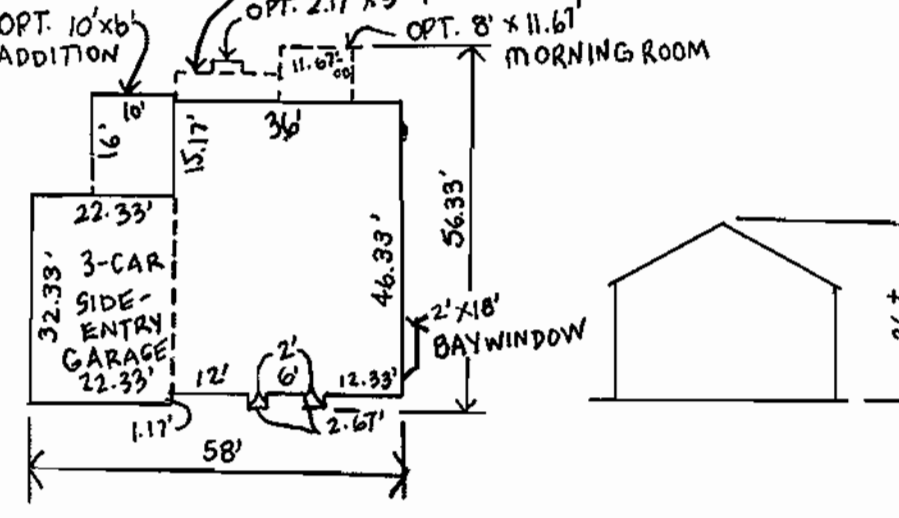
ABBEY



THE HIGHLAND



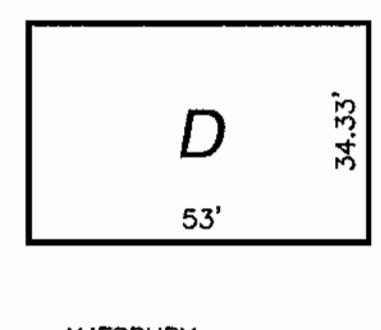
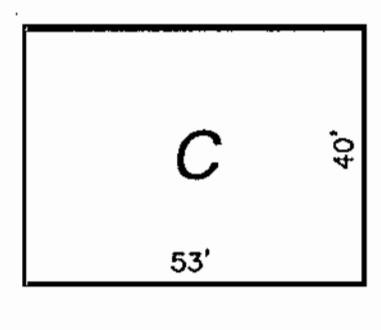
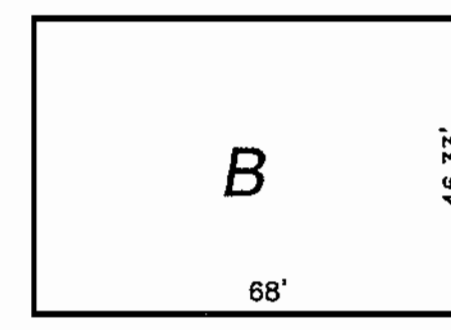
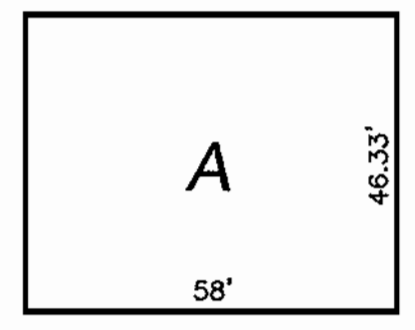
THE COVINGTON



CUSTOM ABBEY

BUILDING FOOTPRINTS

SCALE: 1"=30'

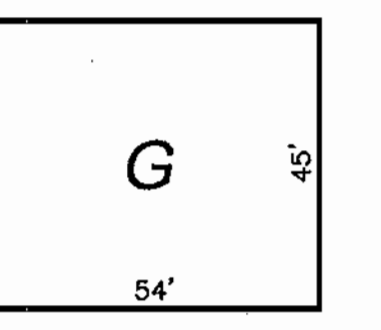
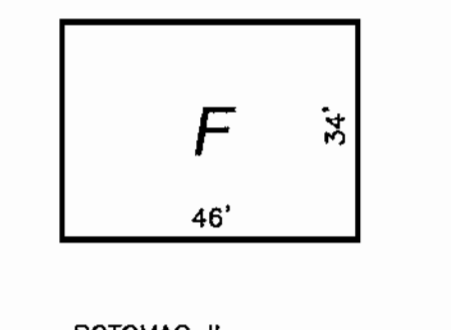
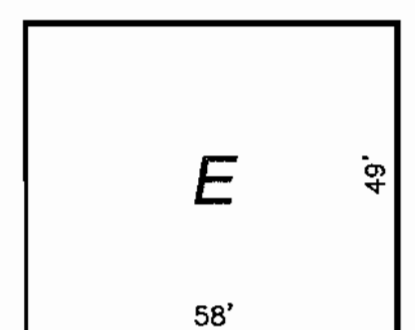


YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II

AMESBURY
POTOMAC II



YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
ABBEY (NO MORNING ROOM)
POTOMAC II
CUSTOM ABBEY (NO MORNING ROOM)

POTOMAC II

YORKSHIRE MANOR
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

GENERIC BOXES

SCALE: 1"=30'

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
OR	4	QUERCUS RUBRA RED OAK	2 1/2" - 3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HL.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT SAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCMW PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

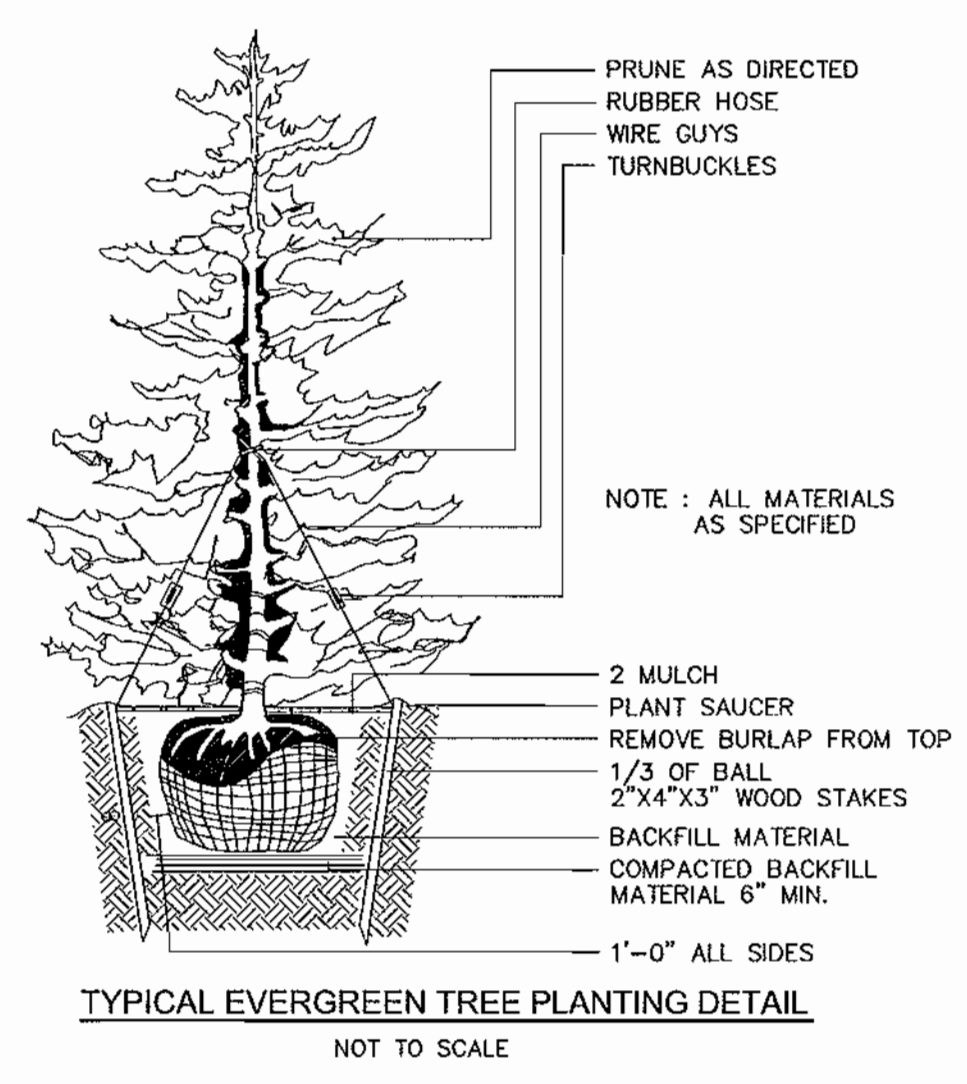
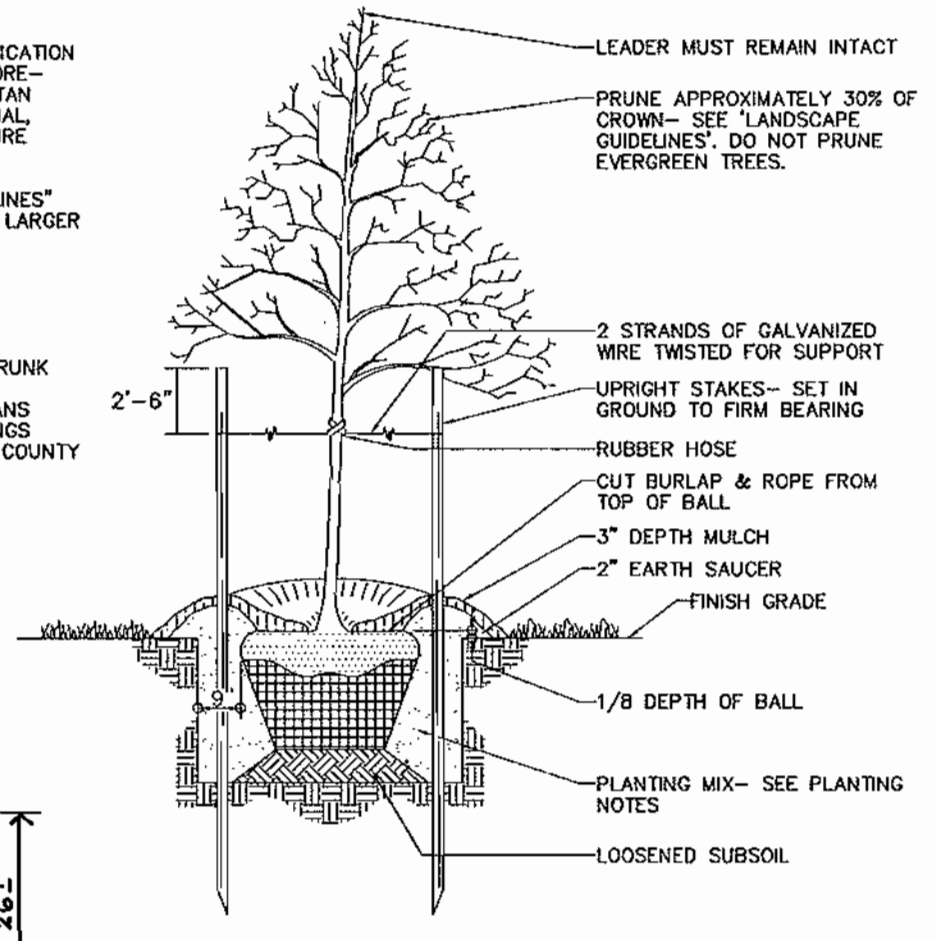
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SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	8	8
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)		
SHADE TREES	1:50 2	1:50 2
EVERGREEN TREES	1:40 3	1:40 3
SHRUBS	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL PRODUCT AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



NO.	REVISION	DATE
3	ADD MORNING ROOM TO ABBEY MODEL -	2.24.05
2	REVISE ABBEY + TRENTON; ADD COVINGTON + CUSTOM ABBEY	
1	ADD THE HIGHLAND MODEL -	12.1.04

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29
REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169
TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ 9/7/04
CHIEF, DIVISION OF LAND DEVELOPMENT 10/11/04
DIRECTOR 10/11/04

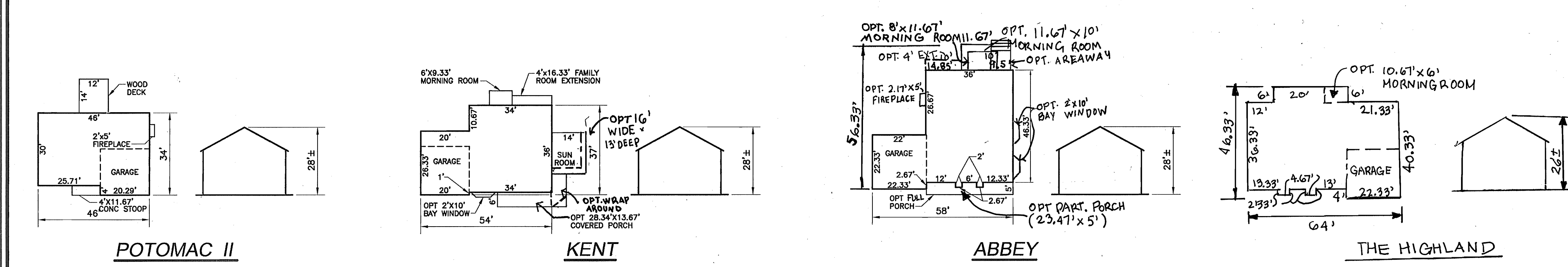
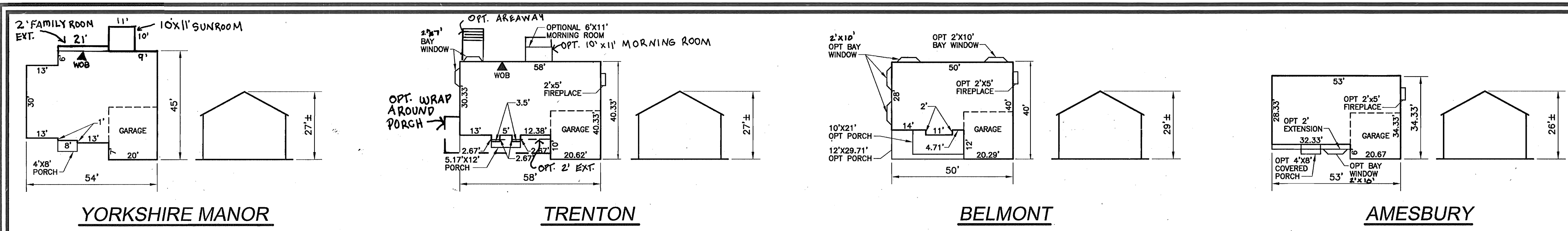
BY THE ENGINEER
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert H. Vogel 8/23/04
SIGNATURE OF ENGINEER DATE
ROBERT H VOGEL, PE

BY THE DEVELOPER
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

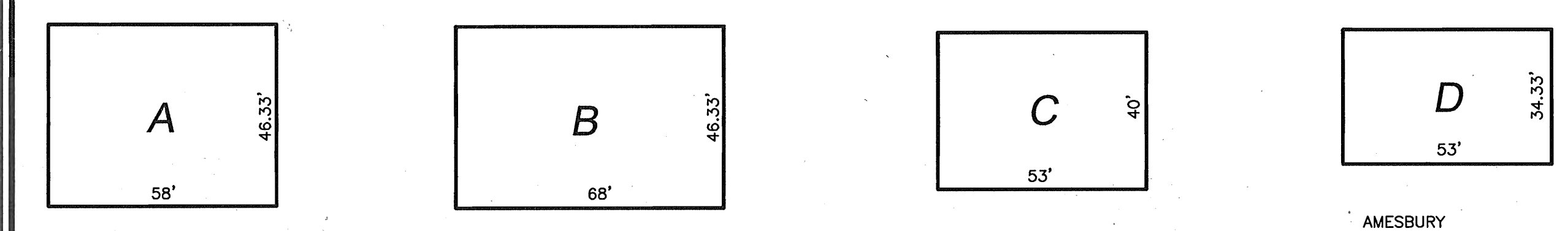
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Jim Myers 9/1/04
USDA - NATURAL RESOURCE CONSERVATION SERVICE
THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Rowton 9/1/04
HOWARD SCD DATE

OWNER/DEVELOPER
THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00
6 SHEET OF 6



BUILDING FOOTPRINTS
SCALE: 1"=30'



YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II

AMESBURY
POTOMAC II



YORKSHIRE MANOR (NO SUNROOM)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II
THE HIGHLAND (NO MORNING ROOM)
CUSTOM ABBEY (NO MORNING ROOM)

YORKSHIRE MANOR (NO SUNROOM)
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

GENERIC BOXES
SCALE: 1"=30'

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MDC DATE

[Signature] 10/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/04
DIRECTOR DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8/23/04
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

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

Jim Murray 9/1/04
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Jim Murray 9/1/04
HOWARD SOIL CONSERVATION SERVICE DATE

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HT.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AM SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LEAFY PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

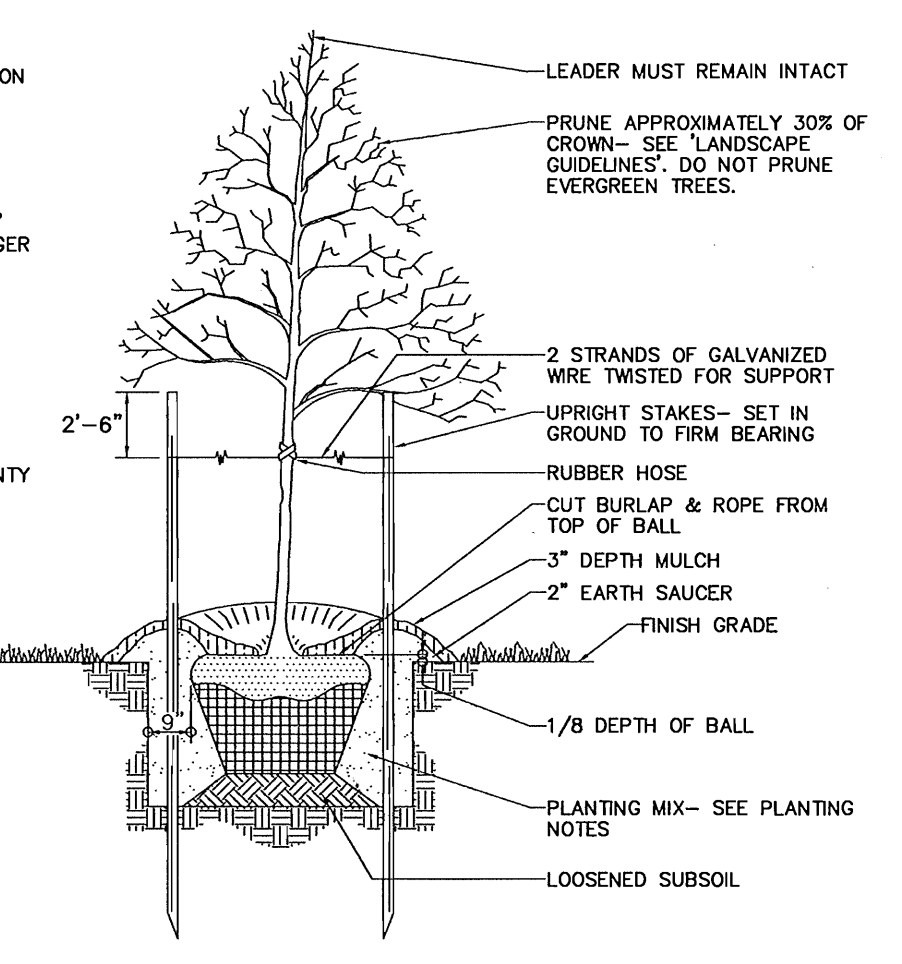
SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS
PERIMETER FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	8	8
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)	1:50 2	1:50 2
SHADE TREES	1:40 3	1:40 3
EVERGREEN TREES	-	-
NUMBER OF PLANTS PROVIDED	2	2
SHADE TREES	3	3
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

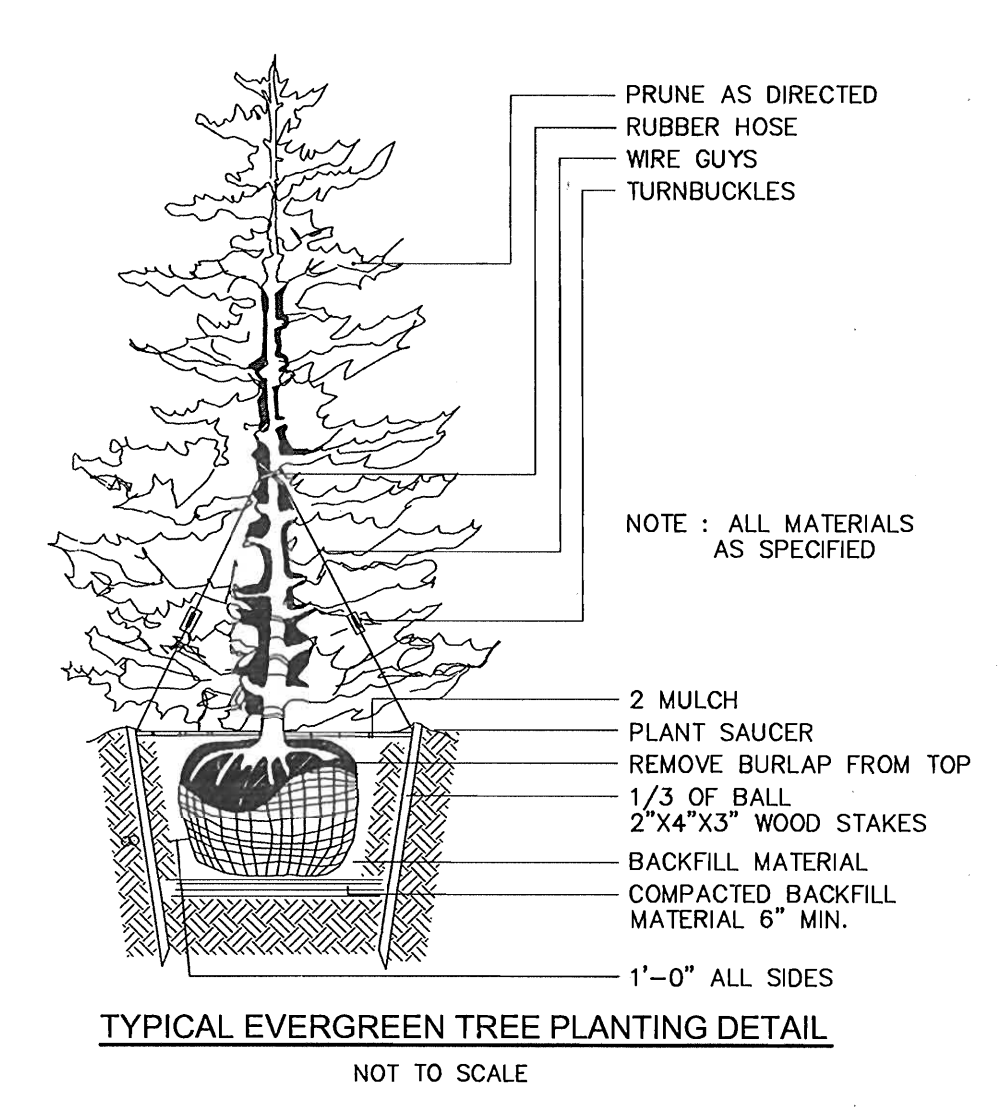
NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE, WASHINGTON METROPOLITAN AREA" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



NO.	REVISION	DATE
4	ADD SUNROOM TO YORKSHIRE & 2' EXT.	4.22.05
3	ADD MORNING ROOM TO ABBEY MODEL - 2.24.05	12.22.04
2	REVISE ABBEY + TRENTON; ADD COVINGTON + CUSTOM ABBEY	
1	ADD THE HIGHLAND MODEL	12.1.04

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

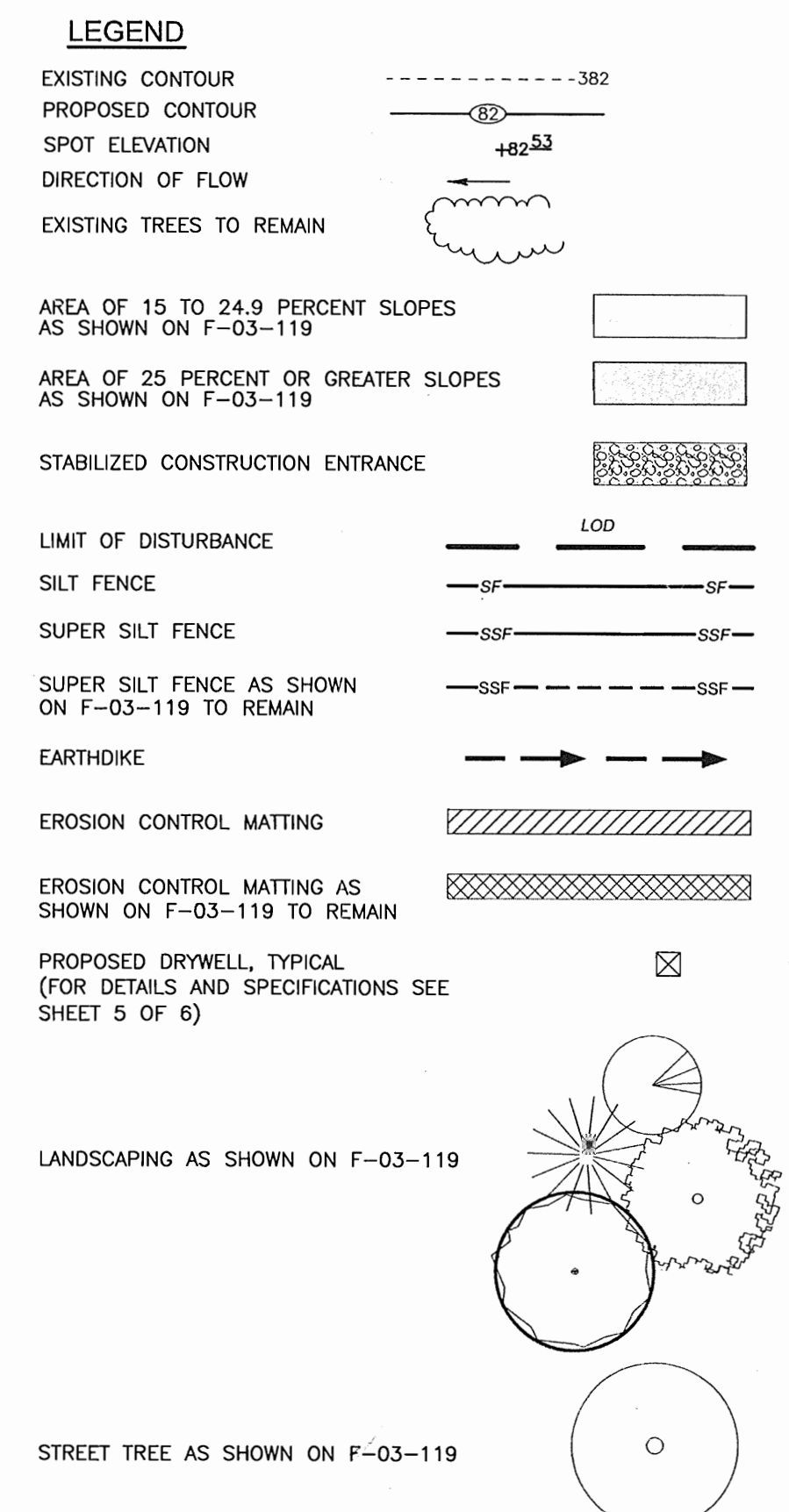
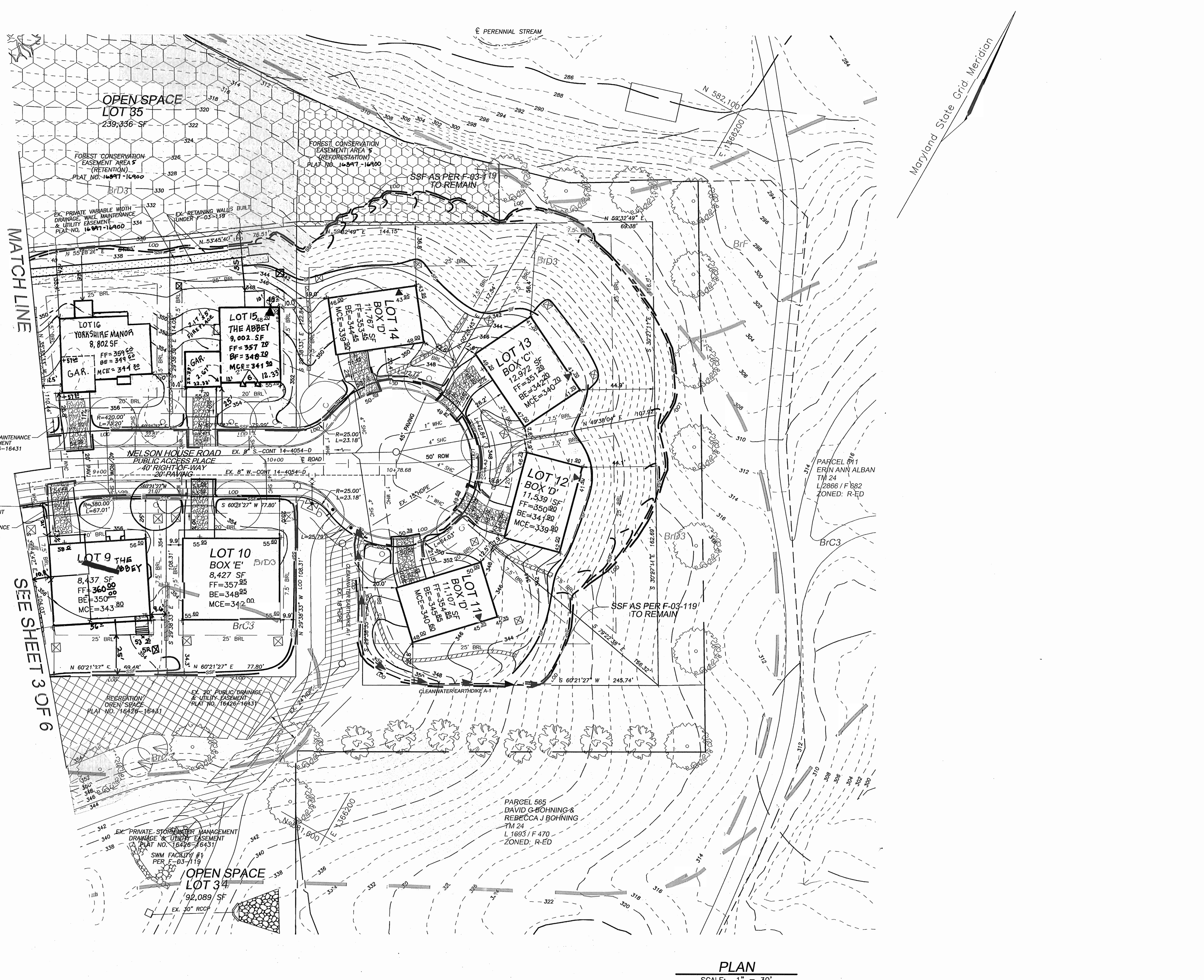
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

STATE OF MARYLAND
ROBERT H. VOGEL, PE #16193

6 SHEET OF 6



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	DESCRIPTION	DATE
4	ADD YORKSHIRE MANOR MODEL TO LOT 16	4.22.05
1	ADD ABBEY MODEL LOT 15	3.9.05
1	HOUSE RESITE LOT 9	12.22.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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DESIGN BY: GMH
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 CHECKED BY: RHV
 DATE: AUGUST 2004
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 W.O. NO.: 00-80.00

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M.A.T.
[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/23/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER

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

[Signature] 9/1/04
 LISA - NATURAL RESOURCES CONSERVATION SERVICE

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

[Signature] 9/1/04
 HOWARD SCD

PLAN
 SCALE: 1" = 30'



LEGEND

EXISTING CONTOUR: - - - - - 382

PROPOSED CONTOUR: - - - - - 382

SPOT ELEVATION: 482.53

DIRECTION OF FLOW: →

EXISTING TREES TO REMAIN: [Symbol]

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119: [Symbol]

AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119: [Symbol]

STABILIZED CONSTRUCTION ENTRANCE: [Symbol]

LIMIT OF DISTURBANCE: - - - - - LOD

SILT FENCE: - - - - - SF

SUPER SILT FENCE: - - - - - SSF

SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN: - - - - - SSF

EARTHDIKE: - - - - -

EROSION CONTROL MATTING: [Symbol]

EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN: [Symbol]

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6): [Symbol]

LANDSCAPING AS SHOWN ON F-03-119: [Symbol]

STREET TREE AS SHOWN ON F-03-119: [Symbol]

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
4	ADD THE YORKSHIRE MANOR TO LOT 4	7.15.05
3	ADD THE ABBEY MODEL TO LOT 2 & 3	7.25.05
1	ADD THE HIGHLAND MODEL TO LOT 2 & 3	12.1.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAT 9/7/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT 10/1/04 DATE
 DIRECTOR 10/1/04 DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ROBERT H. VOGEL, PE 8/29/04 DATE
 SIGNATURE OF ENGINEER

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pfan 8/23/04 DATE
 SIGNATURE OF DEVELOPER

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

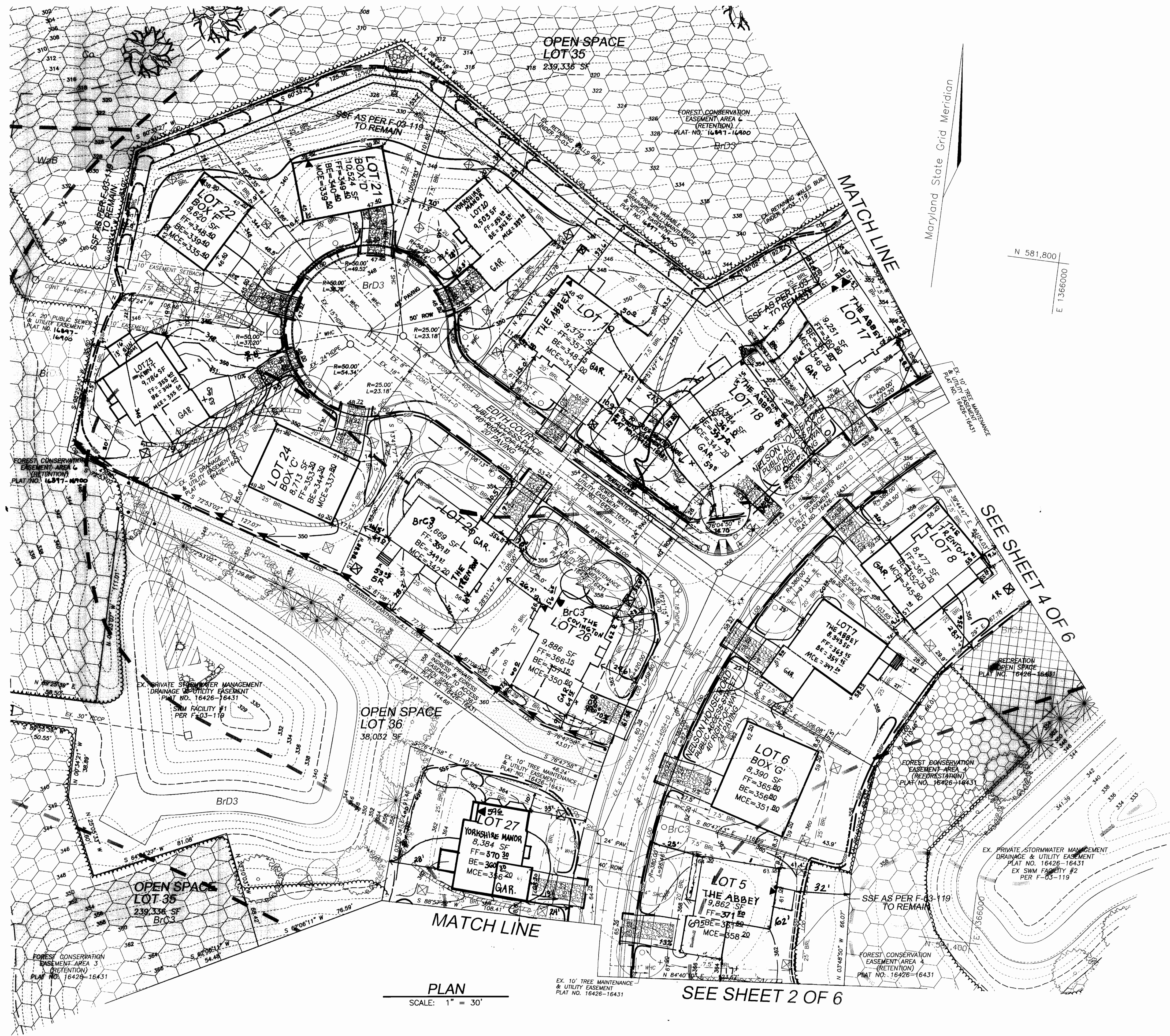
Jim M... 9/1/04 DATE
 USIA - NATURAL RESOURCES CONSERVATION SERVICE

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

John C. Robertson 9/1/04 DATE
 HOWARD SCD

OWNER/DEVELOPER

THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREES TO REMAIN	
AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119	
AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119	
STABILIZED CONSTRUCTION ENTRANCE	
LIMIT OF DISTURBANCE	
SILT FENCE	
SUPER SILT FENCE	
SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN	
EARTHDIKE	
EROSION CONTROL MATTING	
EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN	
PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)	
LANDSCAPING AS SHOWN ON F-03-119	
STREET TREE AS SHOWN ON F-03-119	
PROPOSED LANDSCAPING	

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LsB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WcB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: GMH	3 SHEET OF 6
	DRAWN BY: GMH	
	CHECKED BY: RHW	
	DATE: AUGUST 2004	
	SCALE: AS SHOWN	

W.O. NO.: 00-80.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION #1A-3
 DATE

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8/23/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE
 DATE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER
 DATE

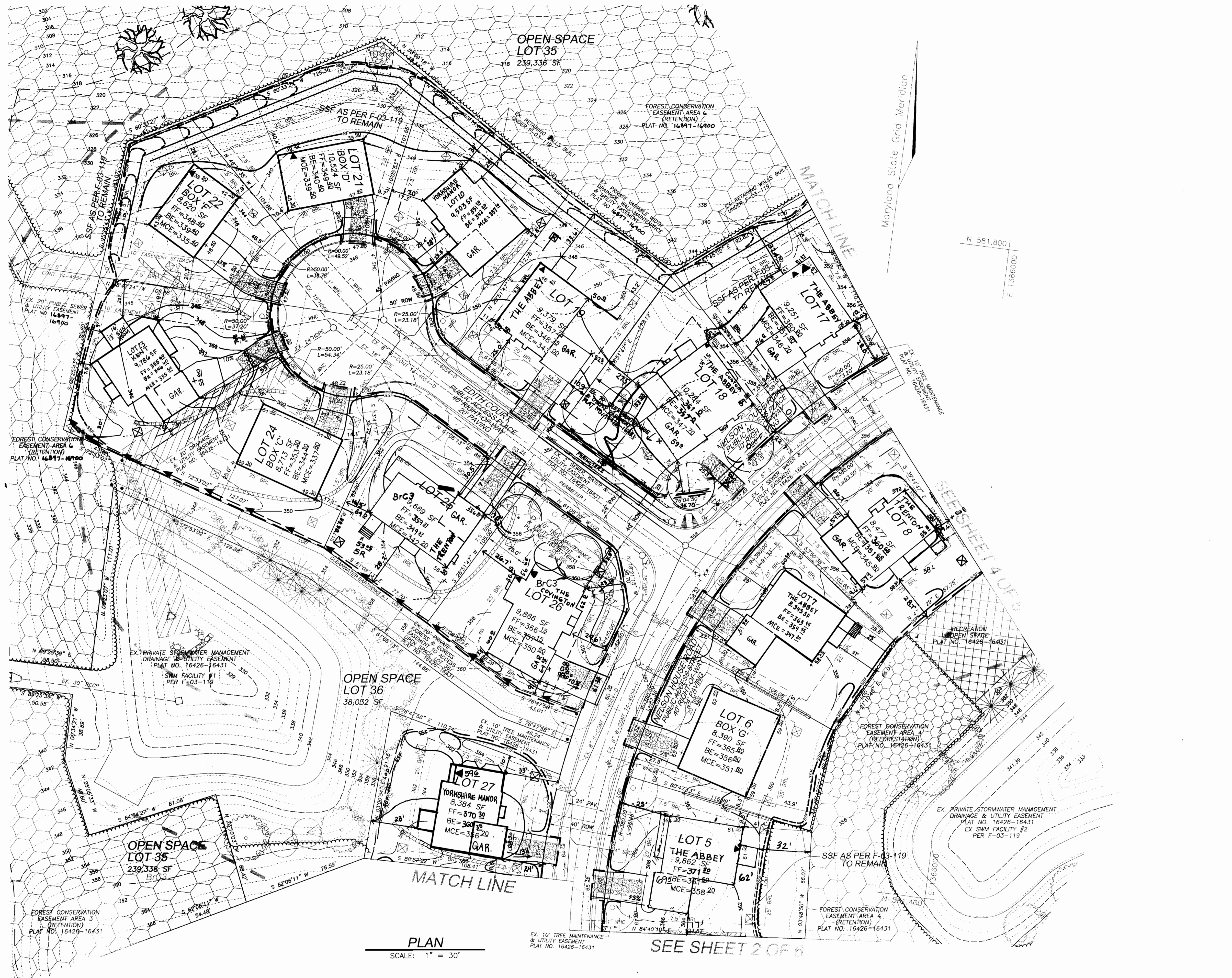
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 9/1/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE
 DATE

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

[Signature] 9/1/04
 HOWARD COUNTY
 DATE

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 EARTHDIKE
 EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
 PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BxR2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BxR3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BxR3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BxR7	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Cs	CODORUS SILT LOAM, LEVEL	C	.49
GxR2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LxR2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WxR	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
6	REVISE HOUSE ELEV. LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.9661

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RWV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/1/04
 DATE

9/1/04
 DATE

9/1/04
 DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: Robert H. Vogel, PE
 DATE: 8/23/04

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Signature of Developer: Michael Pfau
 DATE: 8/23/04

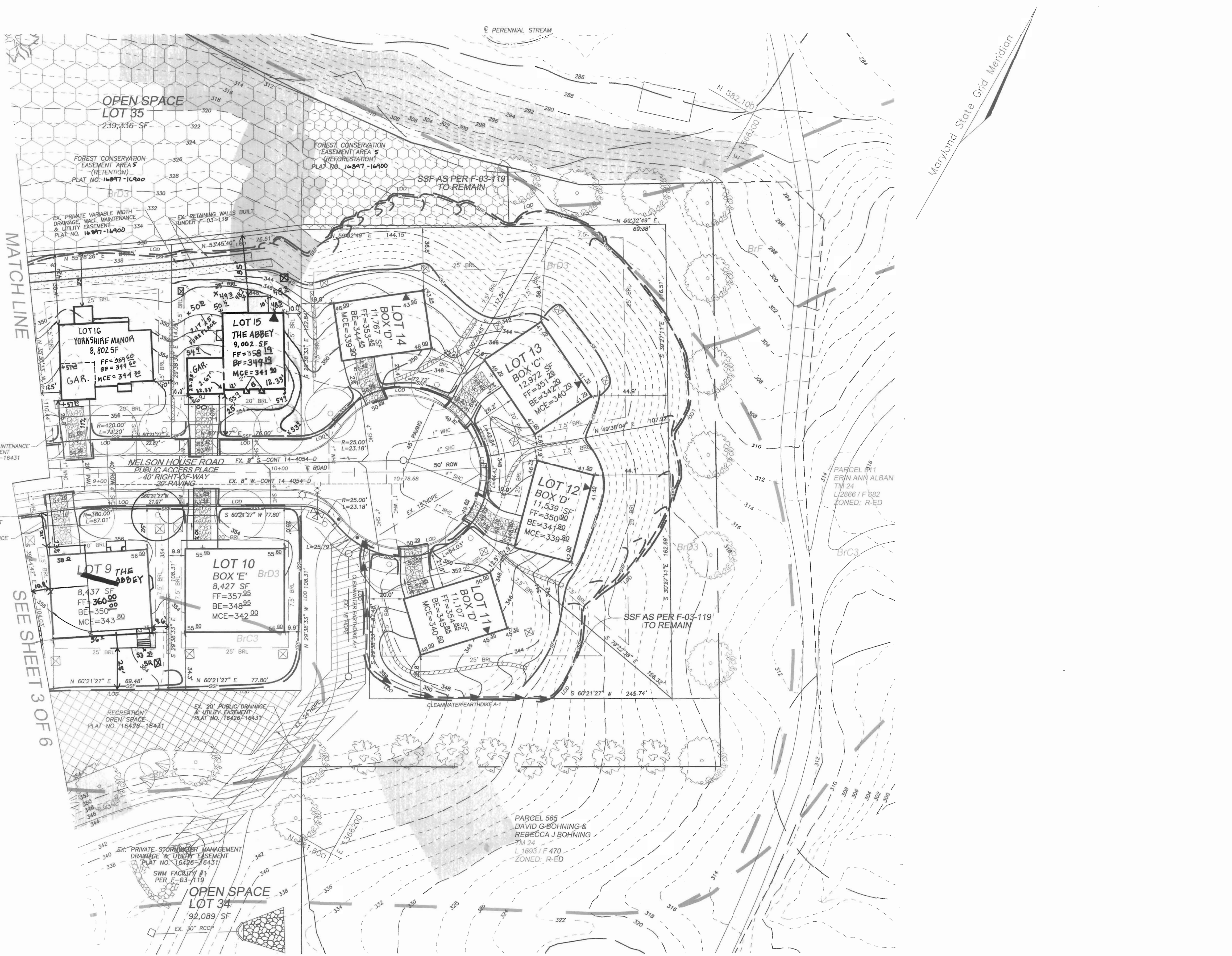
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Signature: Jim M...
 DATE: 9/1/04

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

Signature: Phil R. Robertson
 DATE: 9/1/04

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE
 EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 50 PERCENT SLOPES	C	.24
Cs	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
5	REVISE FIRST FLOOR & LOT GRADES. LOT 15 PER AS-BUILT	12.7.05
4	ADD YORKSHIRE MANOR MODEL TO LOT 16	4.22.05
1	ADD ABBEY MODEL LOT 15	3.9.05
1	HOUSE RESITE LOT 9	12.22.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
 LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

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DESIGN BY: GMH
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 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/2/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M&Z DATE

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/1/04
 DIRECTOR DATE

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/23/04
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER DATE
 MICHAEL PLAN

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

[Signature] 9/1/04
 USER - NATURAL RESOURCES DATE

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

[Signature] 9/1/04
 HOWARD SCD DATE

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
Br-B2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
Br-C3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
Br-D3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
Br-F	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
Gn-B2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
Lb-B2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
Wb-B	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
7	ADD ABBEY HOUSE MODEL LOT 6	12.12.05
6	REVISE HOUSE ELEV LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 1, 20, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, & 26	12.22.04
1	REVISE FIRST FLOOR ELEV LOT 5	12.11.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1-29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHW
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION #1A-3
 DATE

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/24/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE
 DATE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER
 DATE

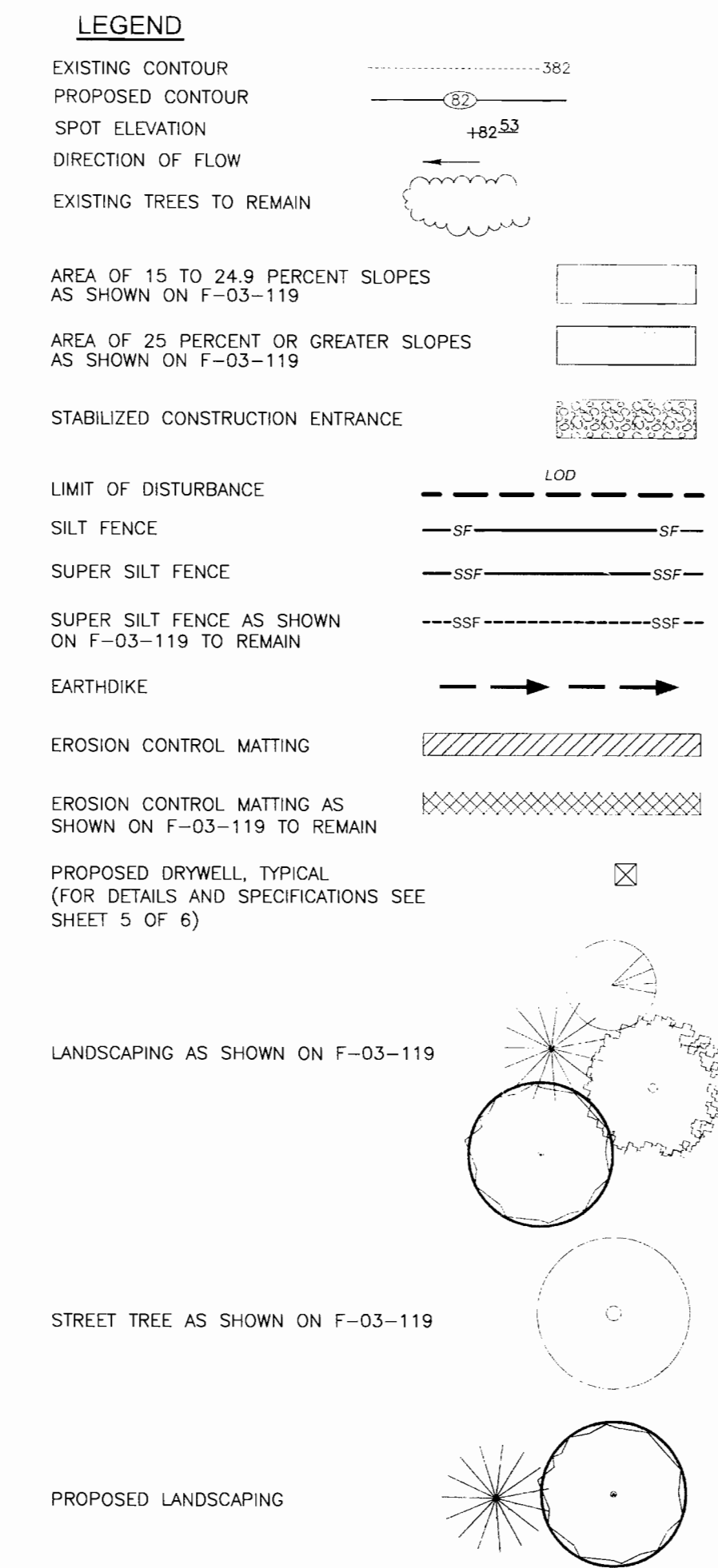
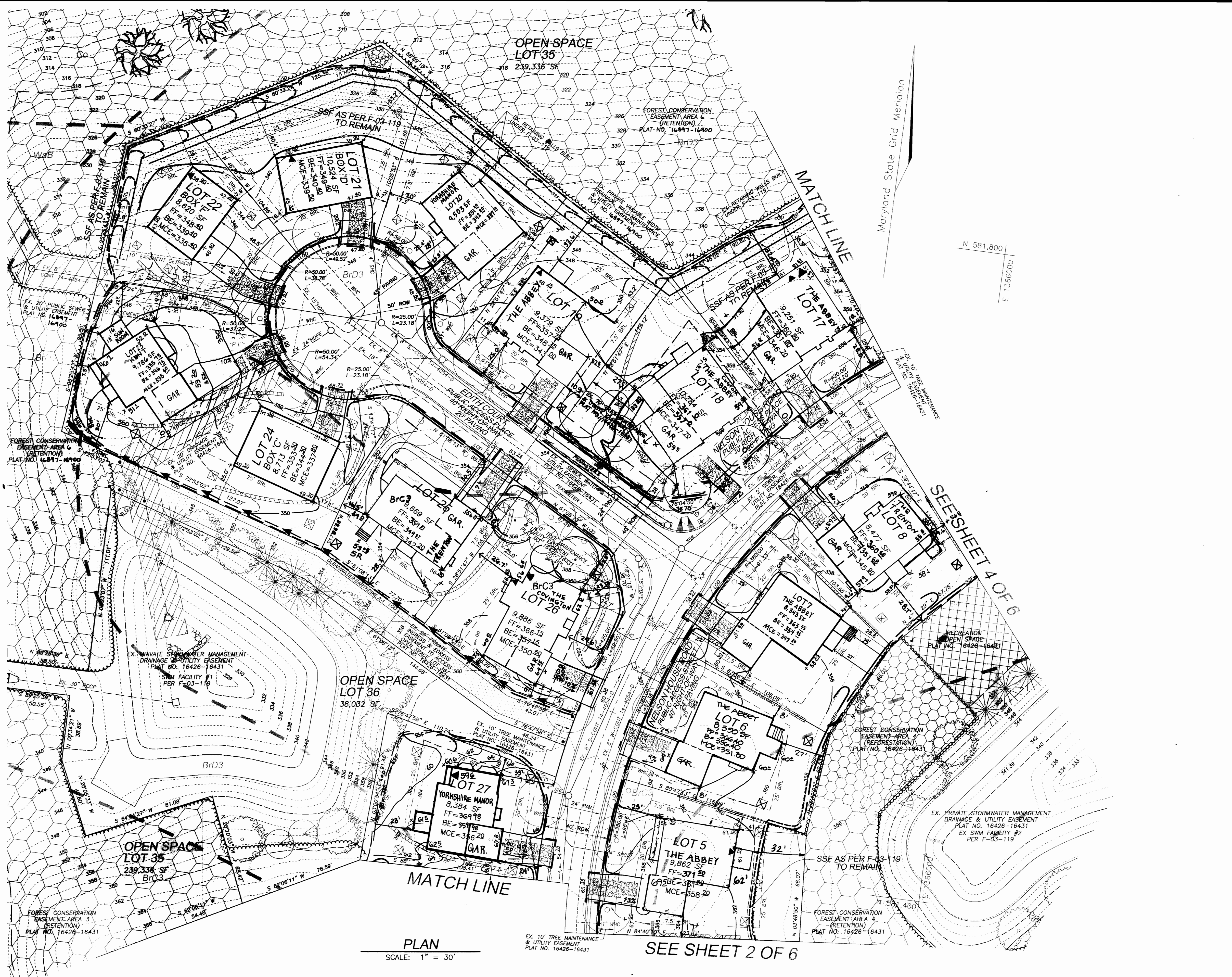
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 9/1/04
 USA - NATURAL RESOURCES
 CONSERVATION SERVICE

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

[Signature] 9/1/04
 HOWARD SCD
 DATE

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
L4B2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WgB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/26/04
7	ADD ABBEY HOUSE MODEL LOT 6	12.13.03
6	REVISE HOUSE ELEV. LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 1B PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 1A.1
 DATE

[Signature] 11/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 10/1/04
 DIRECTOR
 DATE

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/24/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE
 DATE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER
 DATE

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

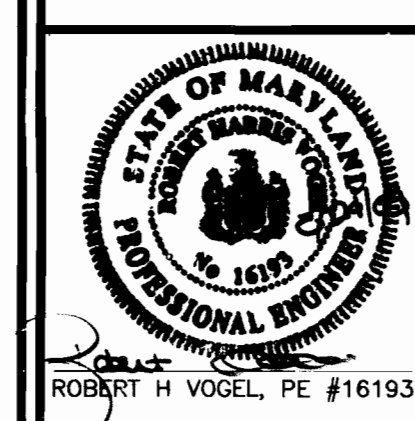
[Signature] 9/1/04
 US. NATURAL RESOURCES CONSERVATION SERVICE
 DATE

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

[Signature] 9/1/04
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

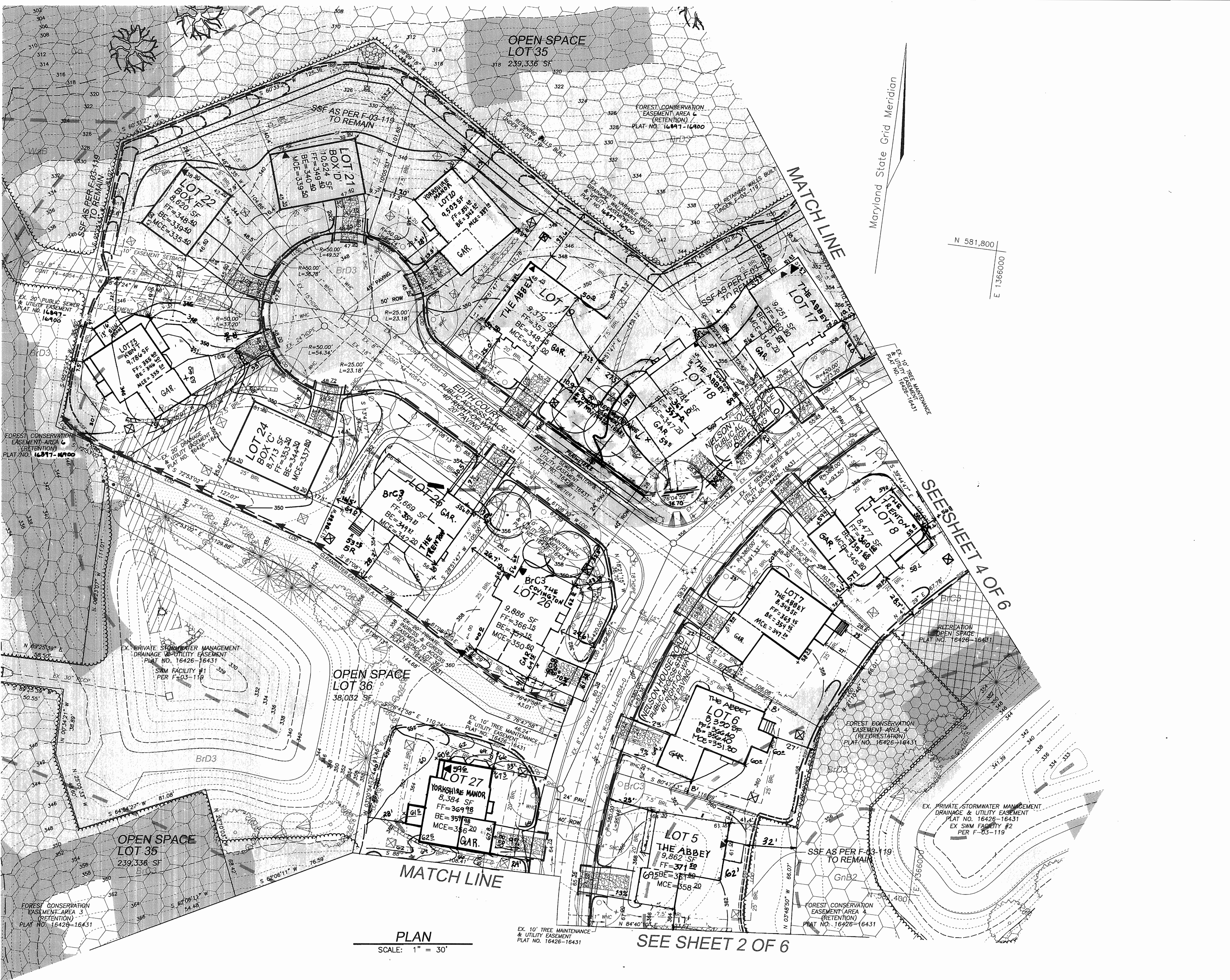
NO.	REVISION	DATE
9	REVISE GRADING LOT 23 TO AS-BUILT	5-24-04

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

3 SHEET OF 6



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 EARTHDIKE
 EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODDRUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LmB2	LEODRE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WgB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/20/06
7	ADD ABBEY HOUSE MODEL LOT 6	12.13.05
6	REVISE HOUSE ELEV. LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 20, 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
 LOTS 1-29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/1/04
 10/1/04
 10/1/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER
 MICHAEL P. P...
 DATE: 8/23/04

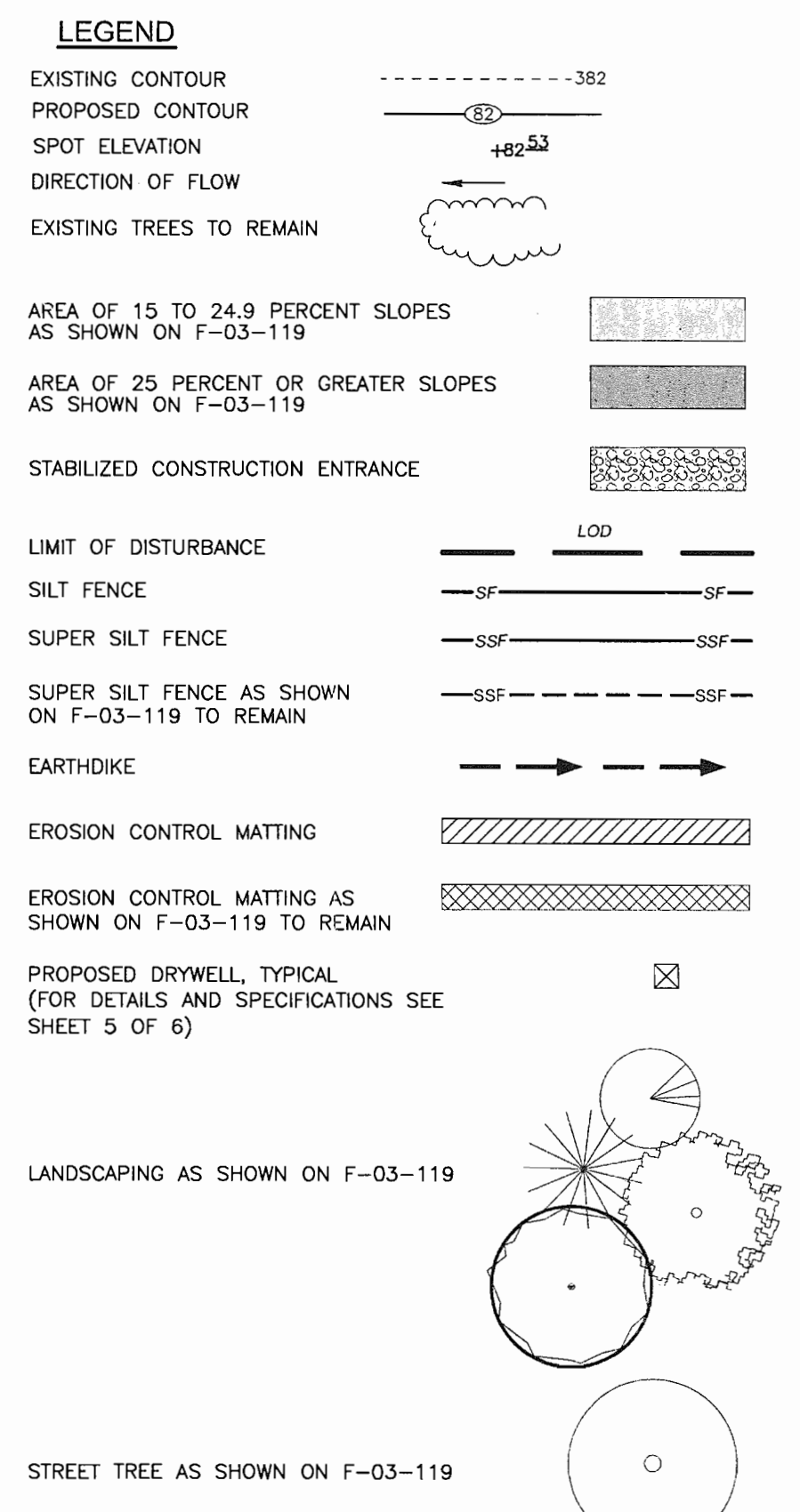
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

JIM M... 9/1/04
 DATE

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

JIM R. ROBERTSON 9/1/04
 DATE

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GrB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WgB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
7	REVISE GRADING ON LOT 15 TO AS-BUILT CONDITIONS	4/28/06
6	REVISE GRADING TO AS-BUILT LOT 10	4/25/06
5	REVISE FIRST FLOOR & LOT GRADES, LOT 15 PER AS-BUILT 12.7.05	
4	ADD YORKSHIRE MANOR MODEL TO LOT 16	4.22.05
1	ADD ABBEY MODEL LOT 15	3.9.05
1	HOUSE RESITE LOT 9	12.22.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
 THE WOODS OF TIBER BRANCH
 LOTS 1 - 29
 REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
 TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

4 SHEET OF 6

PLAN
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DIRECTOR

9/2/04
 10/1/04
 10/1/04

BY THE ENGINEER
 "I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 [Signature]
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

8/23/04

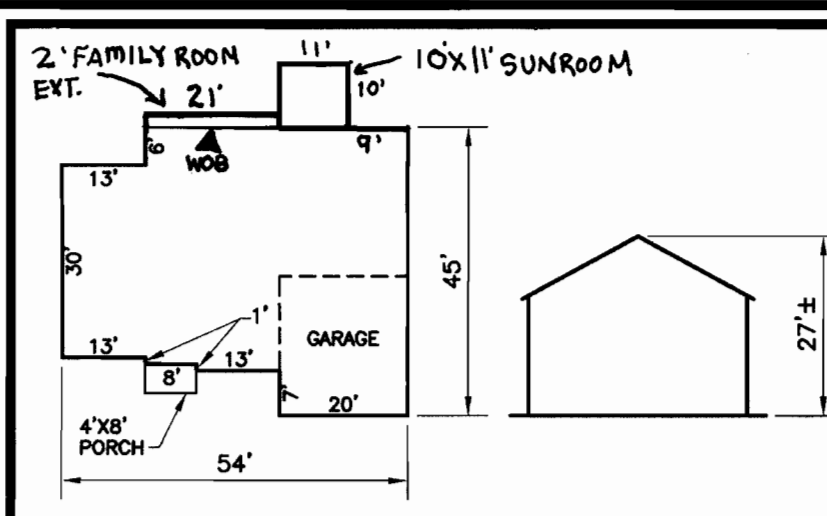
BY THE DEVELOPER
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
 [Signature]
 SIGNATURE OF DEVELOPER

8/23/04

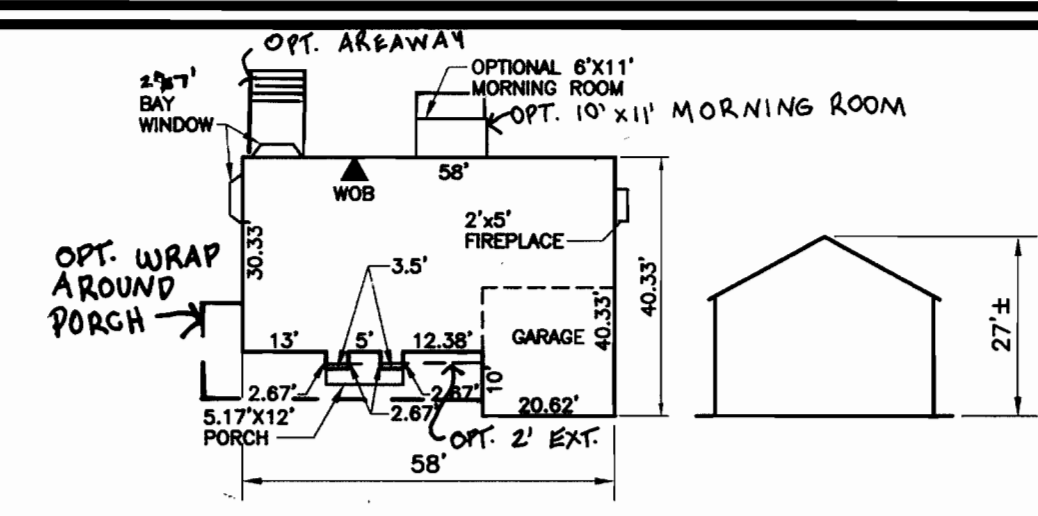
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 [Signature]
 [Signature]
 [Signature]

9/1/04
 9/1/04
 9/1/04

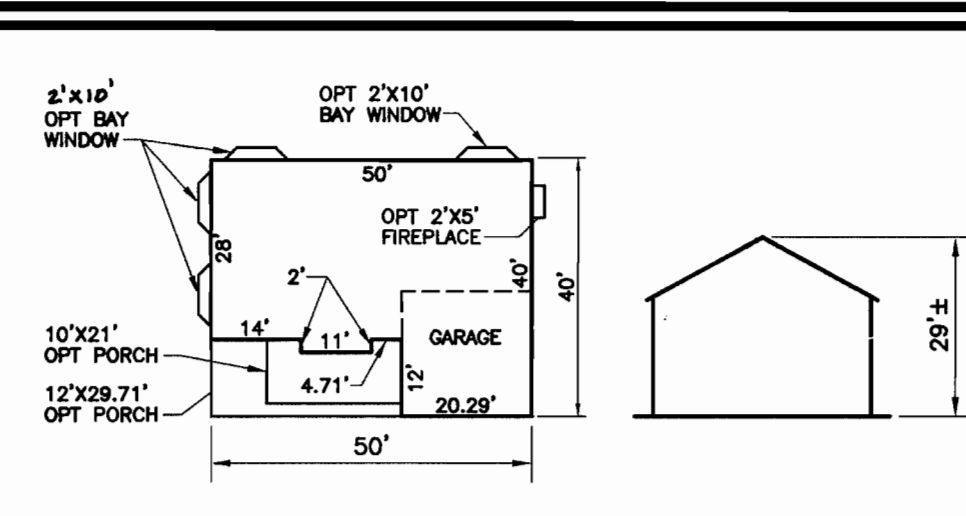
OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



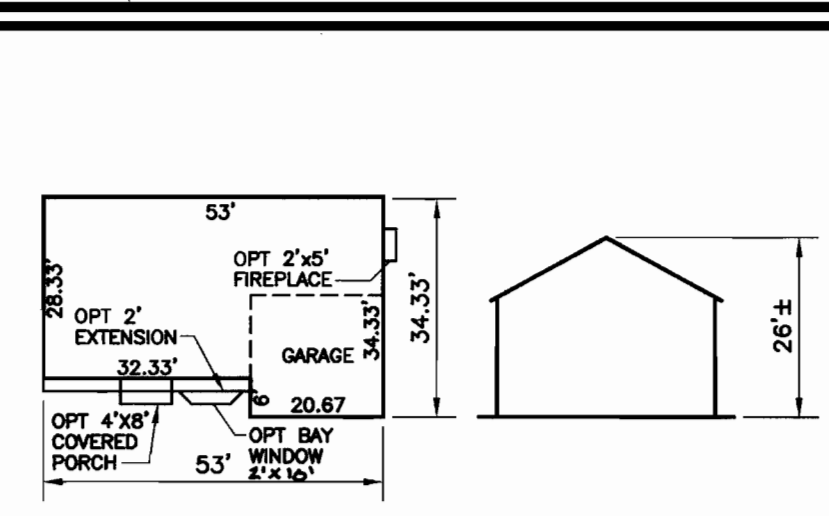
YORKSHIRE MANOR



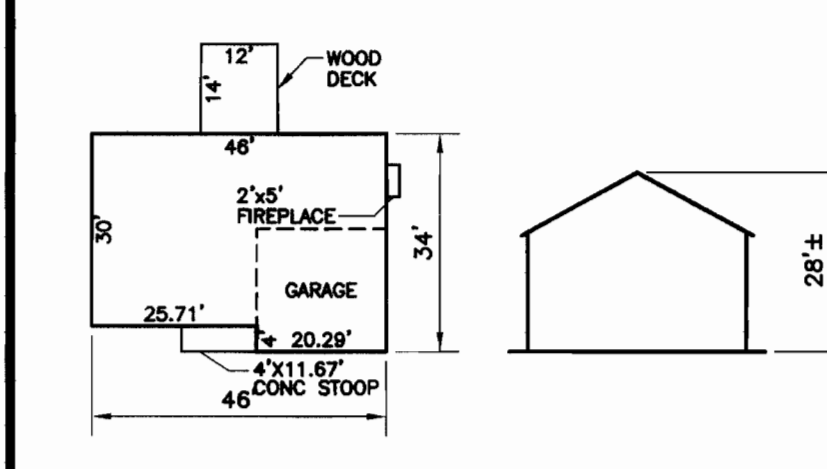
TRENTON



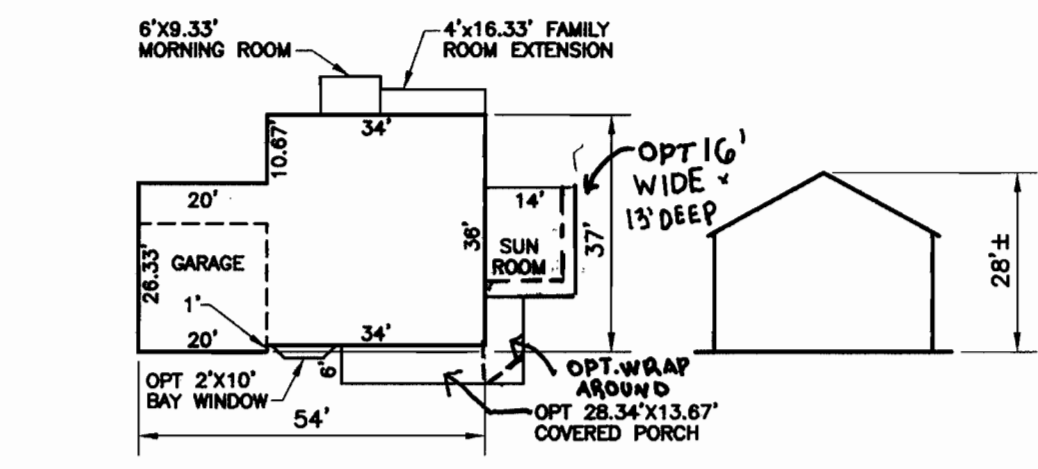
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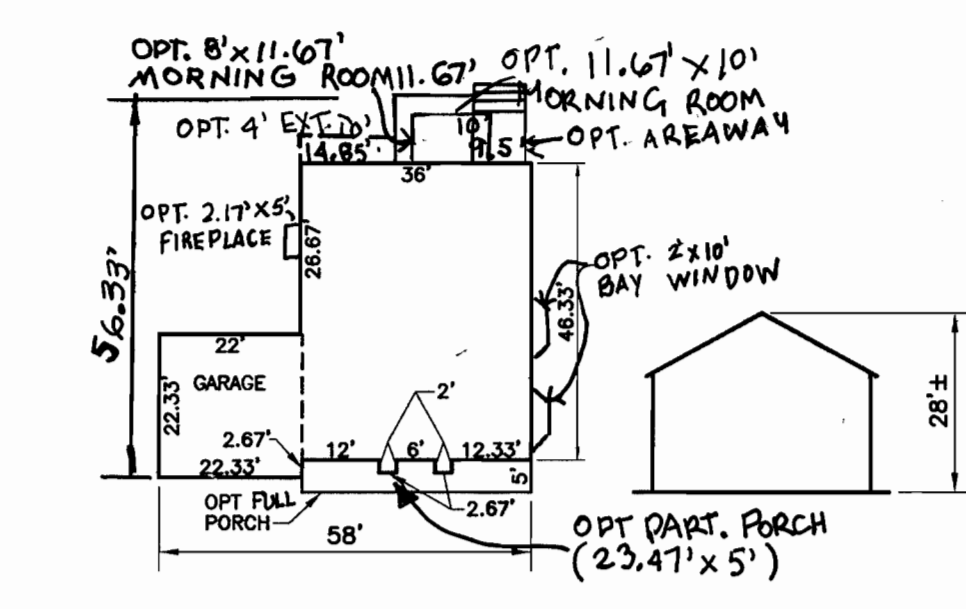
AMESBURY



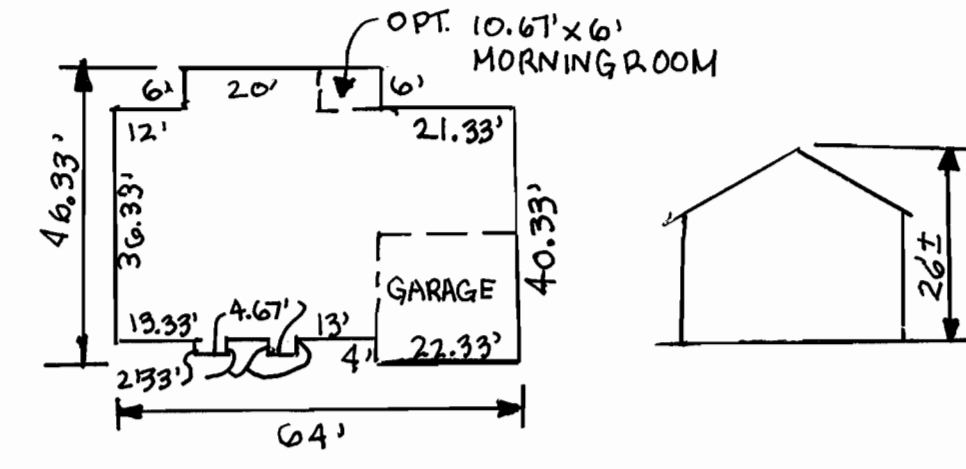
POTOMAC II



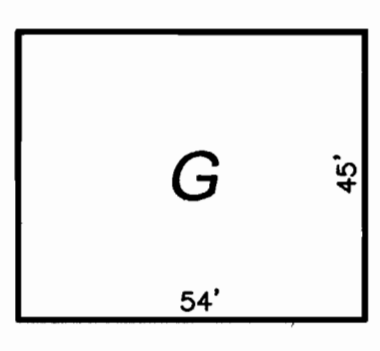
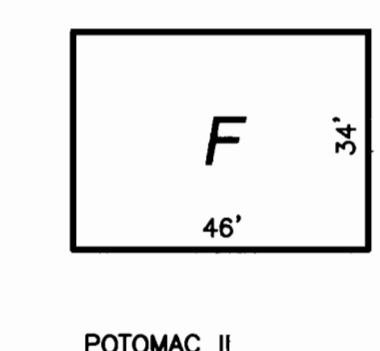
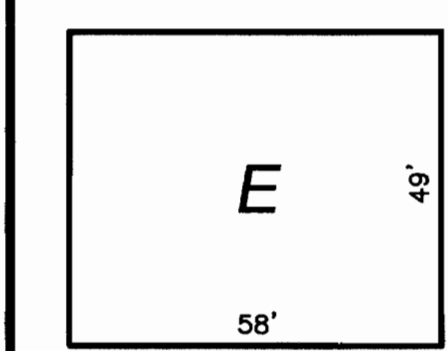
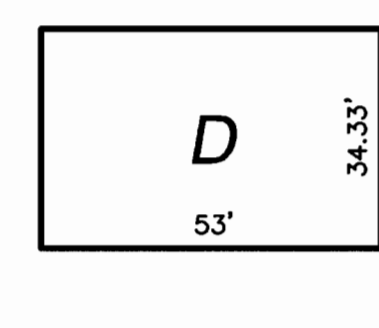
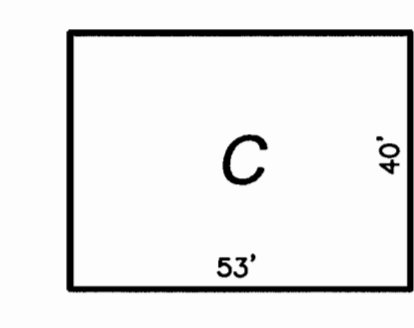
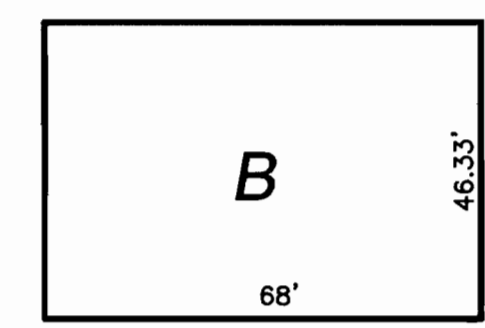
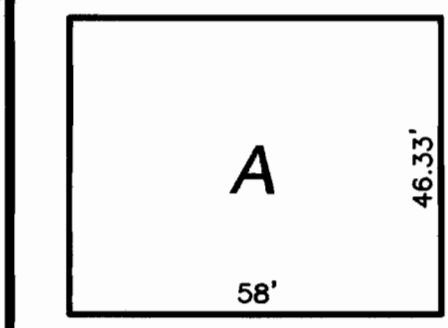
KENT



ABBEY



THE HIGHLAND



GENERIC BOXES
SCALE: 1"=30'

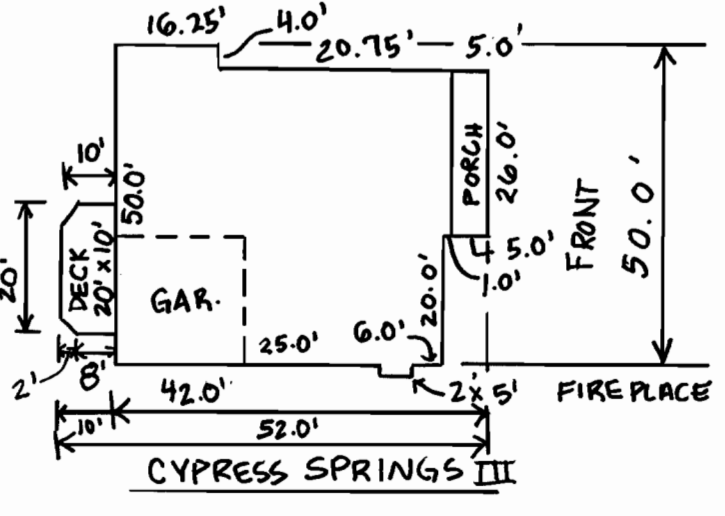
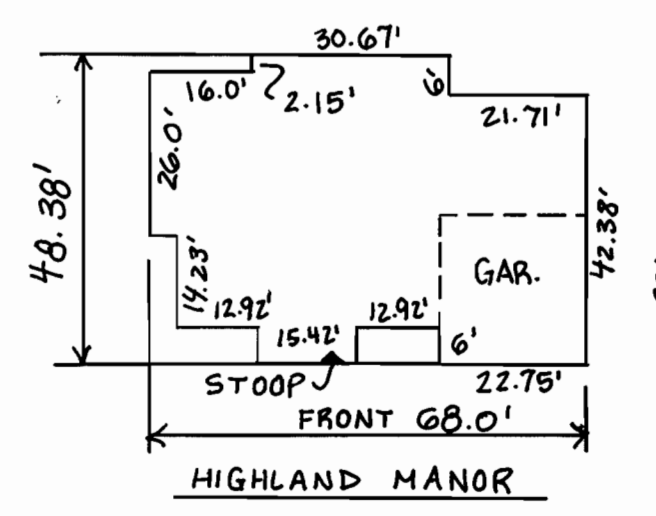
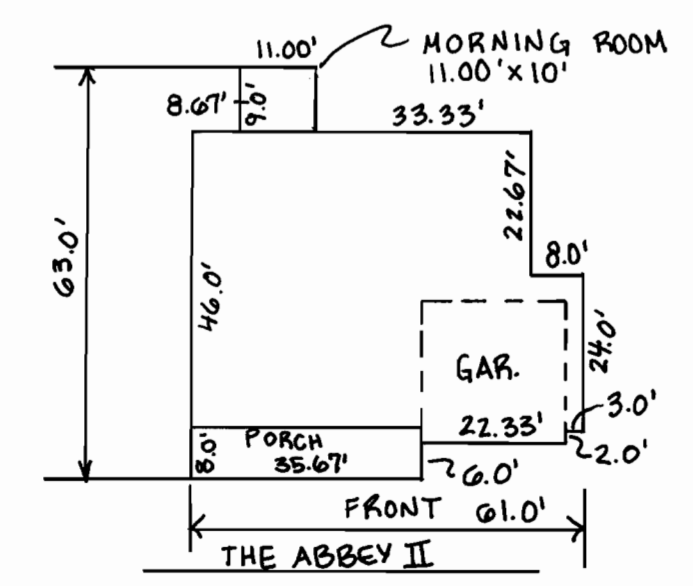
YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
ABBIE (NO MORNING ROOM)
POTOMAC II
CUSTOM ABBIE (NO MORNING ROOM)

YORKSHIRE MANOR (NO SUNROOM)
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II



LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

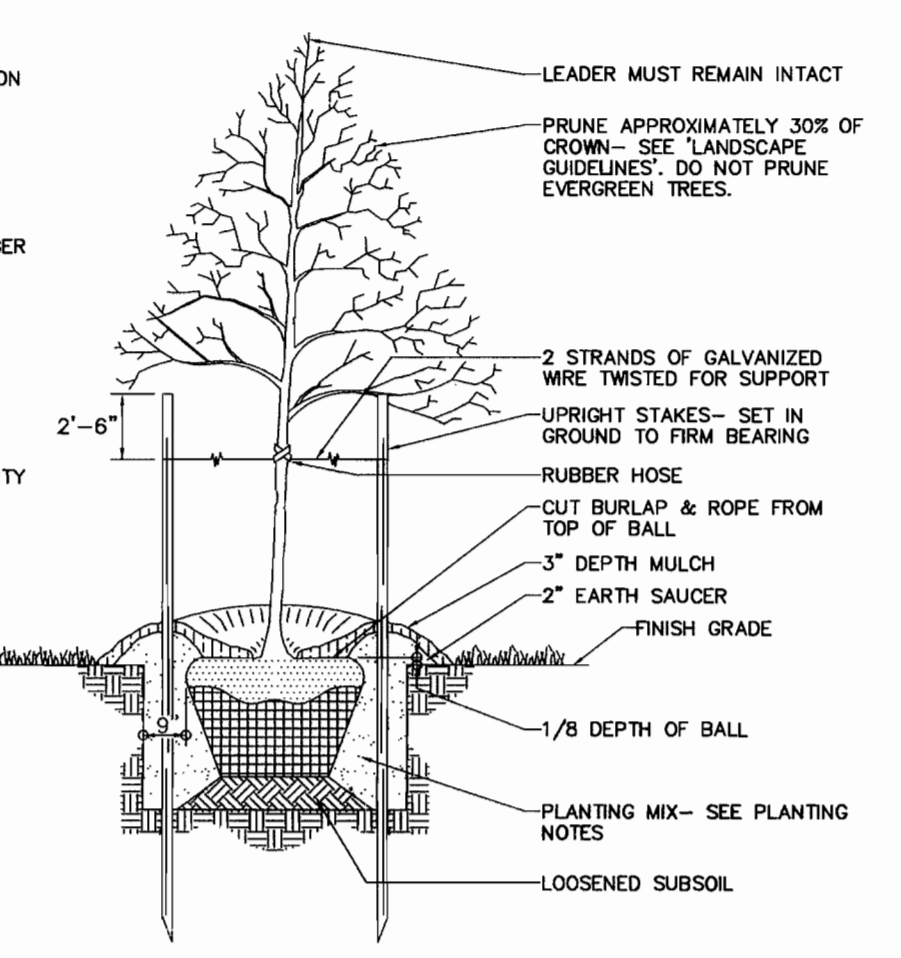
1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT JAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOCAL PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

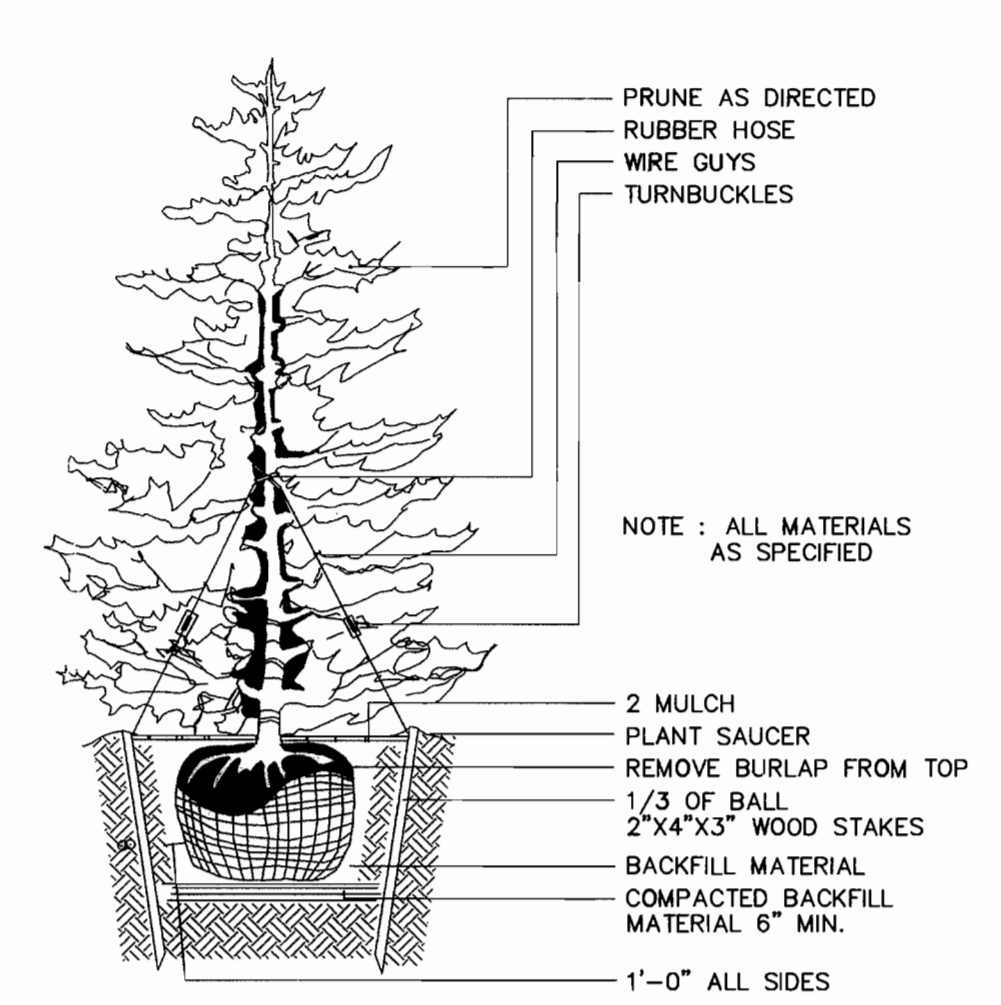
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER FRONTAGE DESIGNATION	B	2
LANDSCAPE TYPE	B	8
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	104	110
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (L.F. REMAINING)	1:50 2	1:50 2
SHADE TREES	1:40 3	1:40 3
EVERGREEN TREES	-	-
NUMBER OF PLANTS PROVIDED	2	2
SHADE TREES	3	3
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

- NOTES**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE, WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
 - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NO.	REVISION	DATE
5	ADD ABBEY II, HIGHLAND MANOR, AND CYPRESS SPRINGS III	4.11.06
4	ADD SUNROOM TO YORKSHIRE & 2' EXT.	4.22.05
3	ADD MORNING ROOM TO ABBEY MODEL - 2.24.05	12.22.04
2	REVISE ABBEY + TRENTON, ADD COVINGTON + CUSTOM ABBEY	12.22.04
1	ADD THE HIGHLAND MODEL	12.1.04

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29
REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169
TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 9/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION M&Z DATE
[Signature] 10/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 10/1/04
DIRECTOR DATE

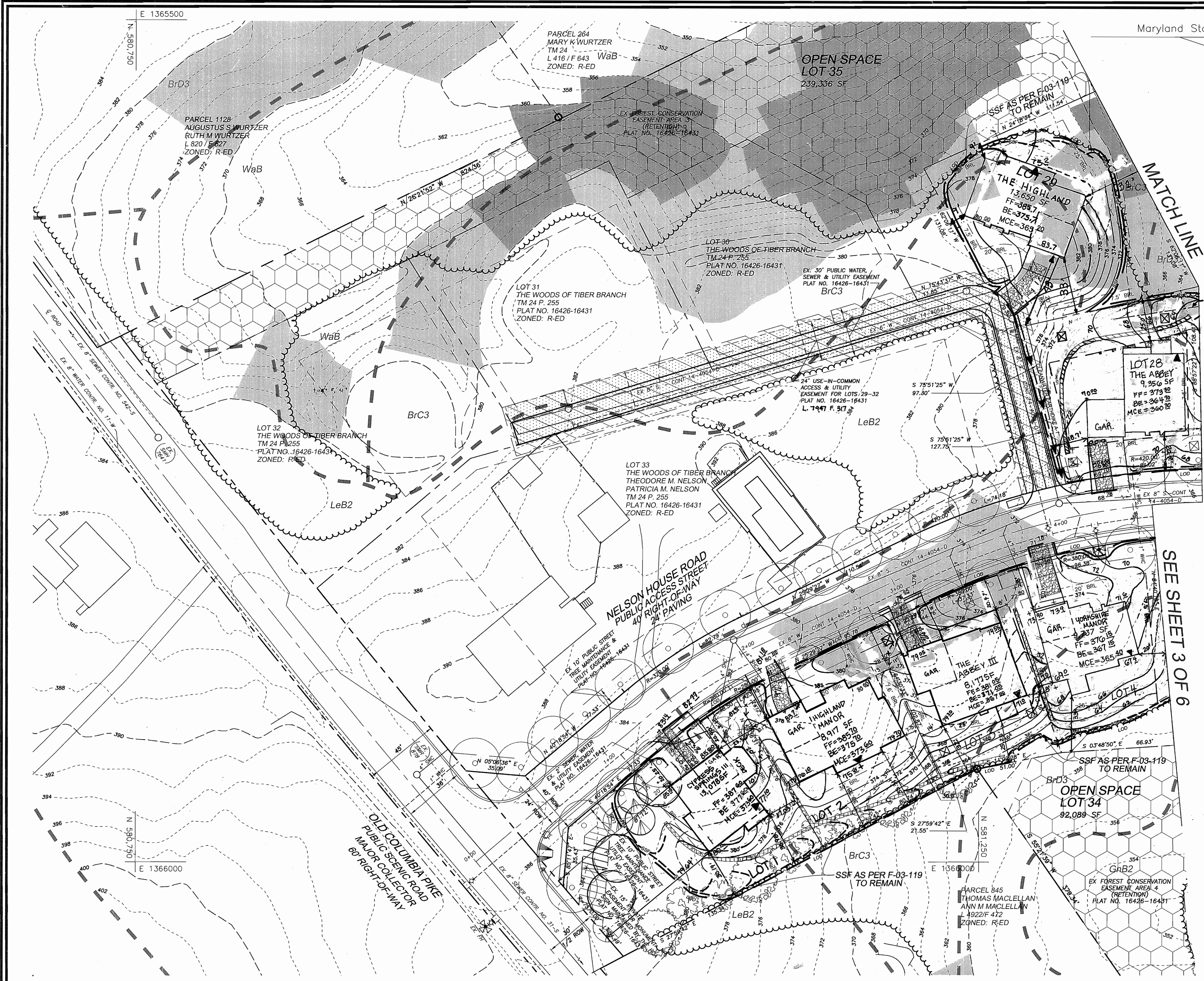
BY THE ENGINEER
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 8/24/04
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE

BY THE DEVELOPER
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Jim M. [Signature] 9/1/04
DATE
USDA - NATURAL RESOURCE CONSERVATION SERVICE
THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 9/1/04
DATE
HOWARD SCD

OWNER/DEVELOPER
THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00
6 SHEET OF 6
ROBERT H. VOGEL, PE #16193



Maryland State Grid Meridian

LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
6	REVISE GRADING LOTS 4 & 20	4/26/06
5	ADD THE CYRESS SPRINGS III, HIGHLAND MANOR, AND THE ABBEY III TO LOTS 1, 2, 3	4.11.06
4	ADD THE YORKSHIRE MANOR TO LOT 4	7.15.05
3	ADD THE ABBEY MODEL TO LOT 20	7.25.05
1	ADD THE HIGHLAND MODEL TO LOT 29	12.1.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RRV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

2 SHEET OF 6

PLAN
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/24/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER

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

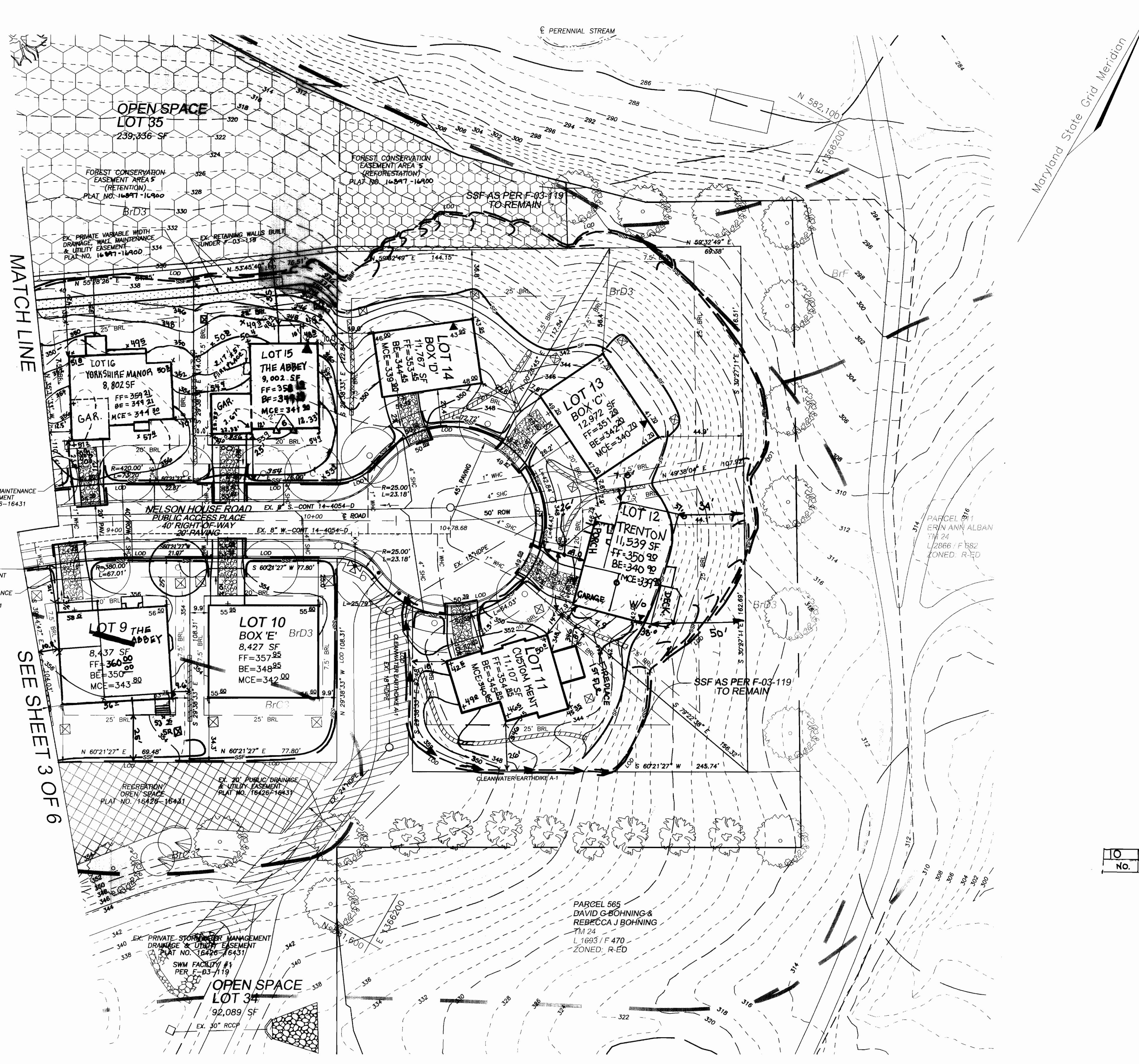
[Signature] 9/1/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE

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

[Signature] 9/1/04
 HOWARD SCD

OWNER/DEVELOPER

THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

EXISTING CONTOUR 382

PROPOSED CONTOUR +82.53

SPOT ELEVATION

DIRECTION OF FLOW

EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119

AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE

SILT FENCE

SUPER SILT FENCE

SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING

EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE	DESCRIPTION	DATE
10	Lot 12 - TRENTON	7.19.06		
7	REVISE GRADING ON LOT 15 TO AS-BUILT CONDITIONS	4/28/06		
6	REVISE GRADING TO AS-BUILT LOT 10	4/25/06		
5	REVISE FIRST FLOOR & LOT GRADES, LOT 15 PER AS-BUILT	12.7.05		
4	ADD YORKSHIRE MANOR MODEL TO LOT 16	4.22.05		
1	ADD ABBEY MODEL LOT 15	3.9.05		
1	HOUSE RESITE LOT 9	12.22.04		

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH

DRAWN BY: GMH

CHECKED BY: RHV

DATE: AUGUST 2004

SCALE: AS SHOWN

W.O. NO.: 00-80.00

ROBERT H. VOGEL, PE #18193

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION M.A.T.

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

9/7/04 DATE

10/1/04 DATE

10/1/04 DATE

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE

8/24/04 DATE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER

8/23/04 DATE

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

JIM MEYER
USDA - NATURAL RESOURCES CONSERVATION SERVICE

9/1/04 DATE

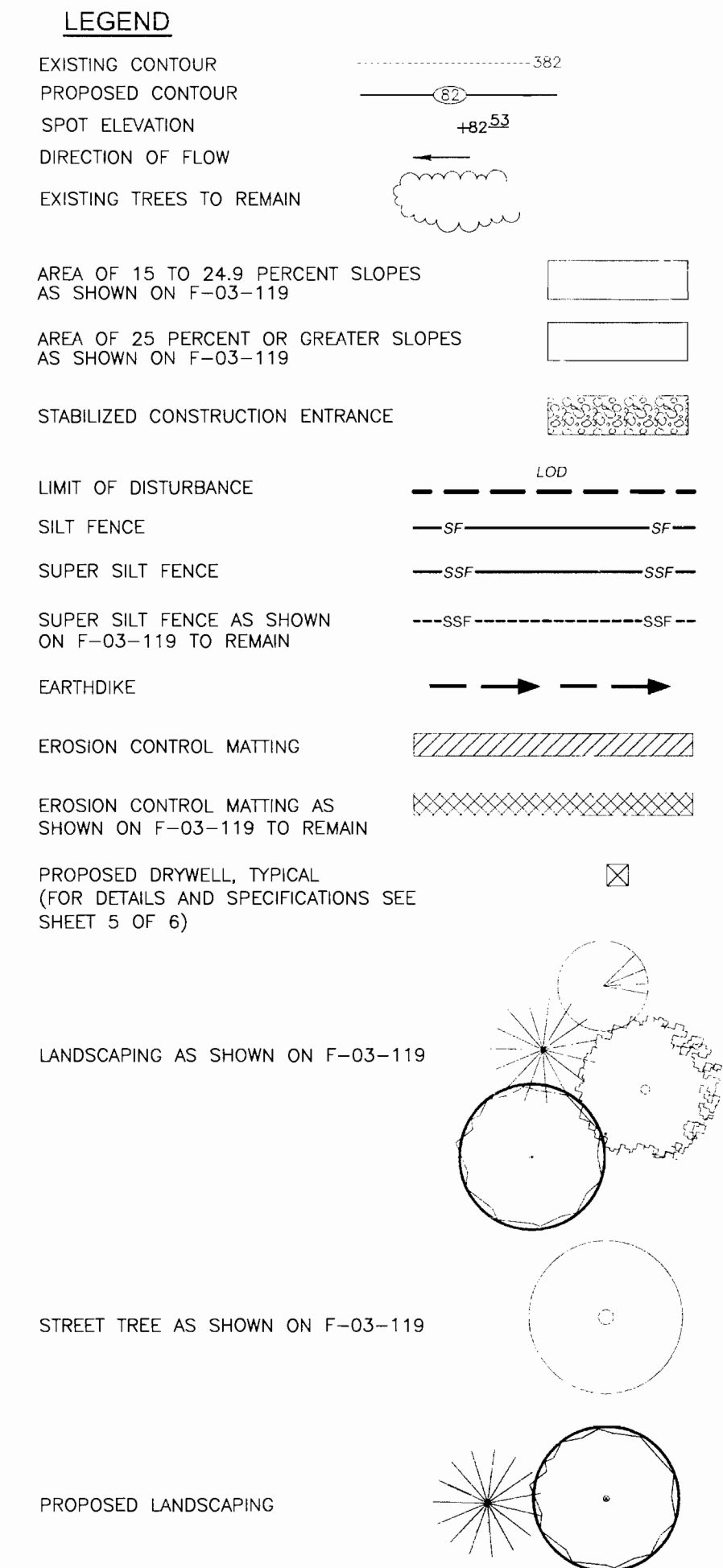
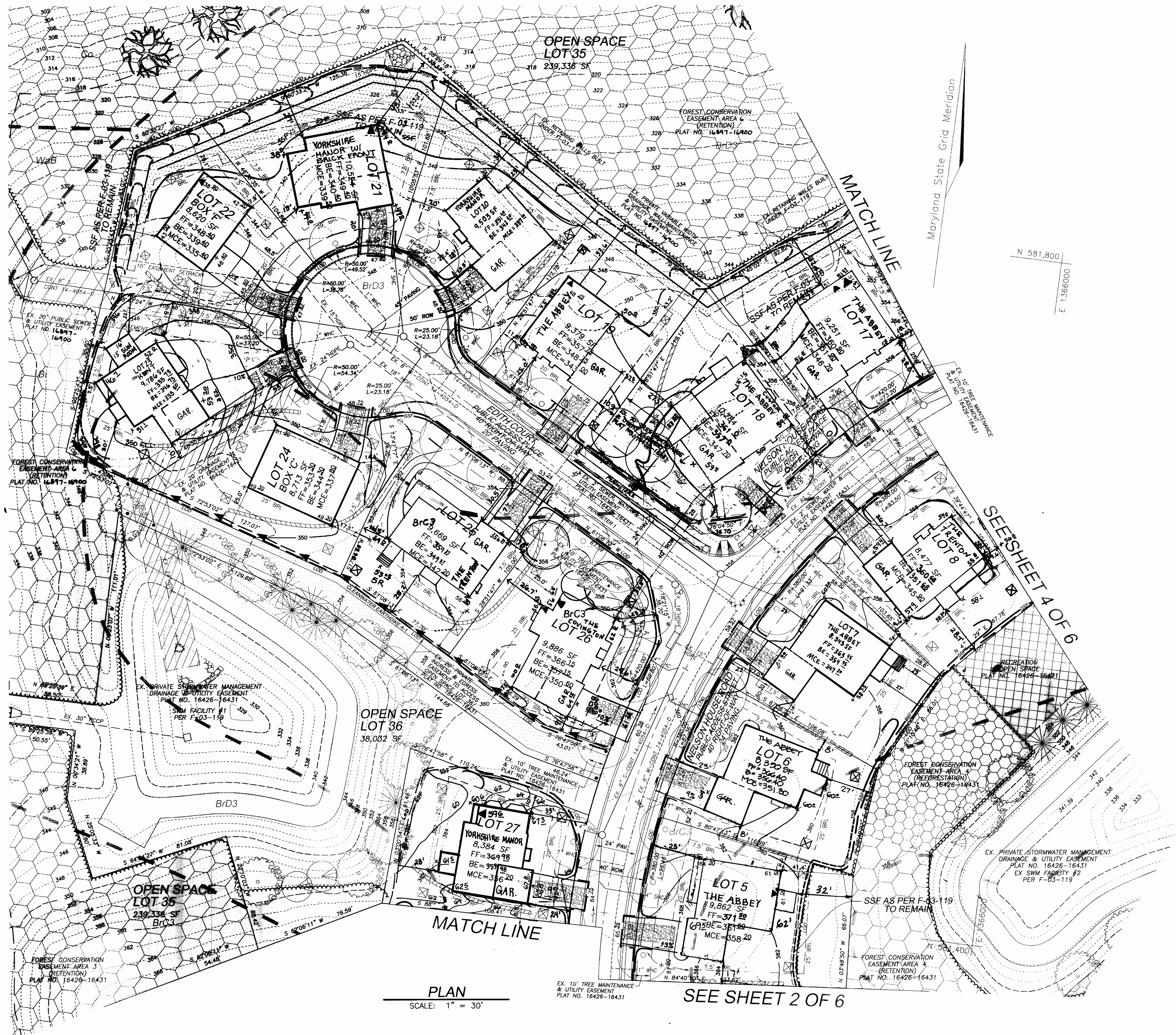
JOHN K. ROBERTSON
HOWARD SOIL CONSERVATION DISTRICT

9/1/04 DATE

NO.	REVISION	DATE
9	LOT 11 CUSTOM KENT	6.23.06

OWNER/DEVELOPER

THE WOODS OF TIBER BRANCH, LLC
C/O TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LbB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/20/06
7	ADD ABBEY HOUSE MODEL LOT 6	12.13.05
6	REVISE HOUSE ELEV. LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, & 26	12.22.04
1	REVISE FIRST FLOOR ELEV. LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
 LOTS 1 - 29
 REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
 TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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 8407 MAIN STREET
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 TEL: 410.461.7666 FAX: 410.461.8961

ROBERT H. VOGEL, PE #16193

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3875 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

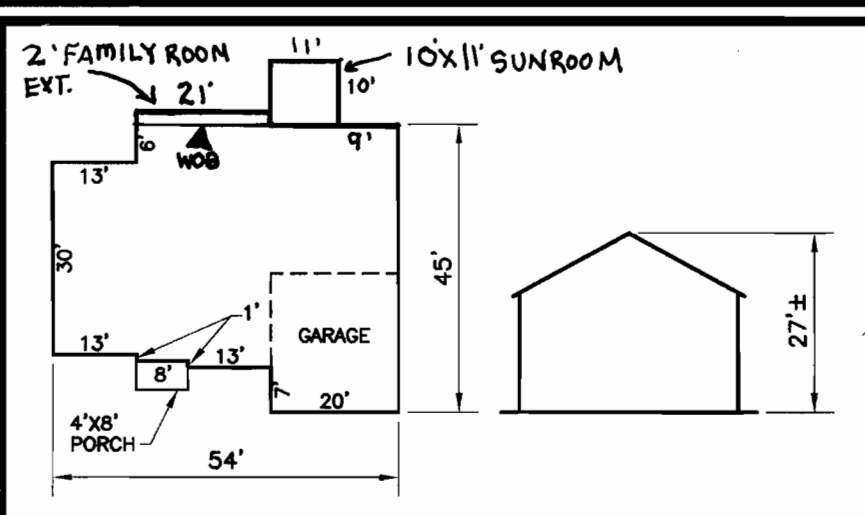
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

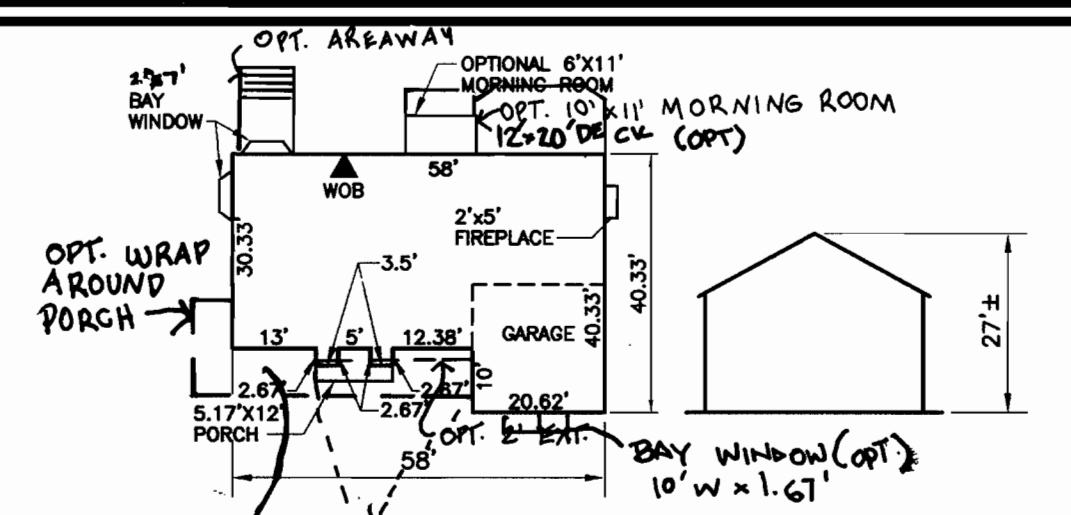
BY THE DEVELOPER
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 SIGNATURE OF DEVELOPER
 Michael Pflum

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 US - NATURAL RESOURCES CONSERVATION SERVICE
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION DISTRICT

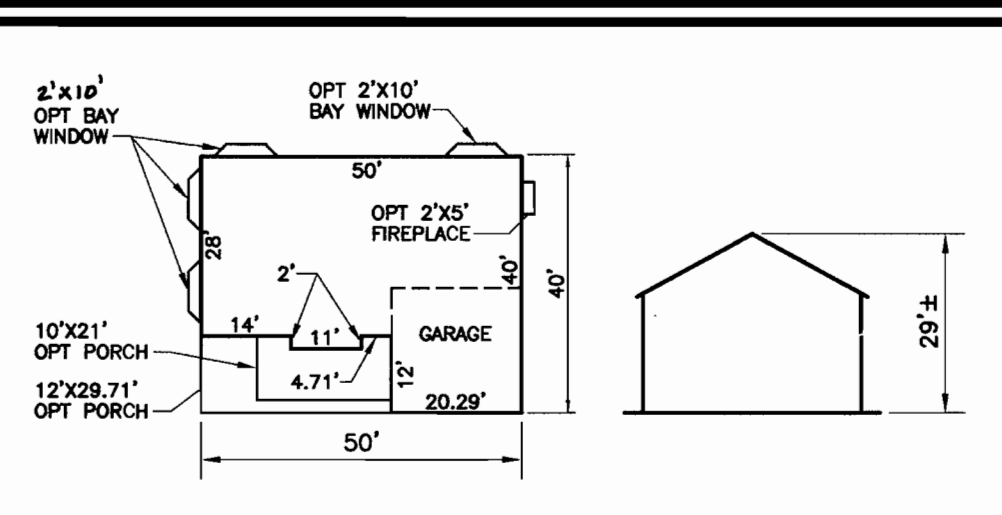
NO.	REVISION	DATE
10	LOT 21 YORKSHIRE MANOR, BRICK	6/23/06
9	REVISE GRADING LOT 22 TO AS-BUILT	5/24/06



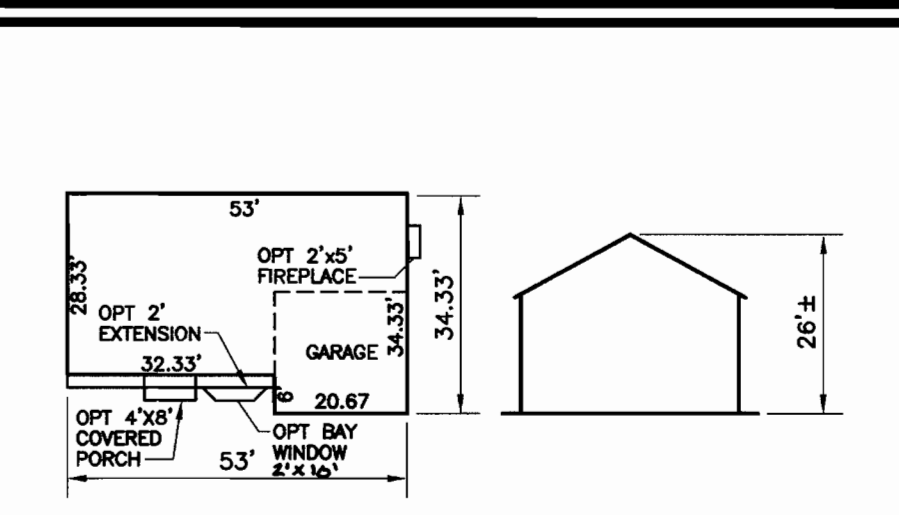
YORKSHIRE MANOR



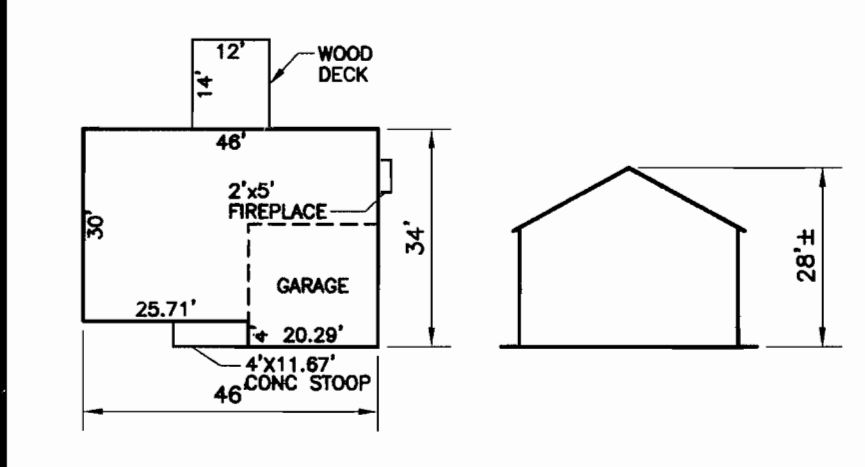
TRENTON



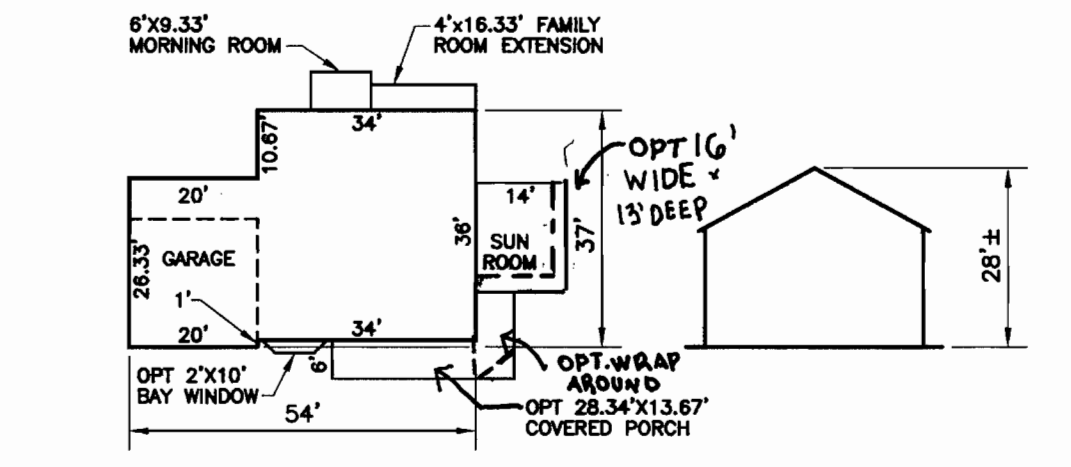
BELMONT



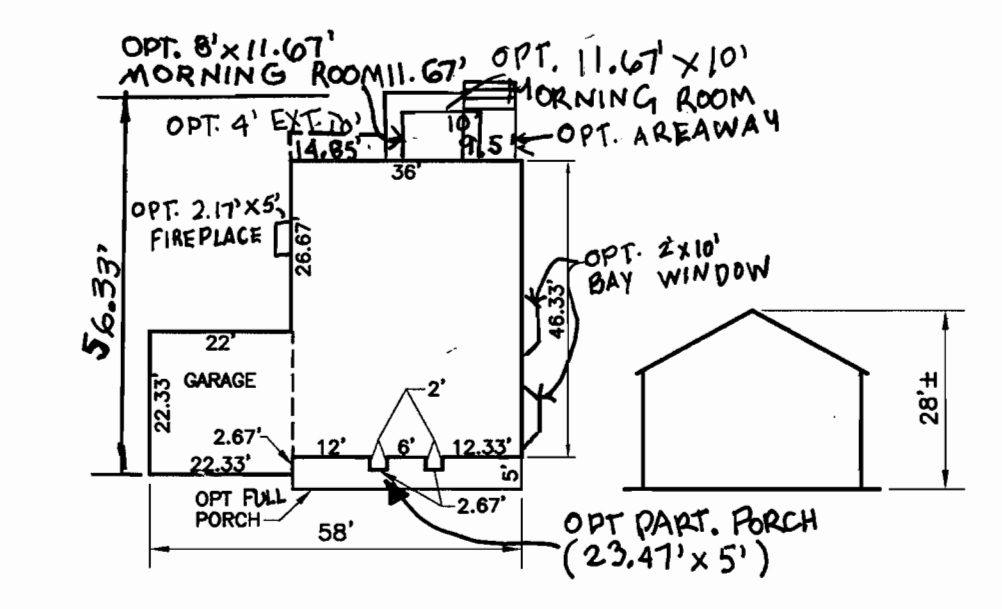
AMESBURY



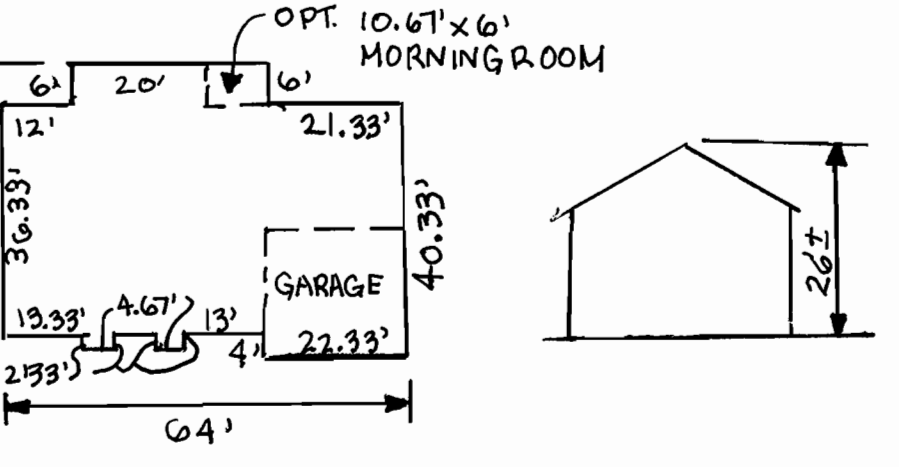
POTOMAC II



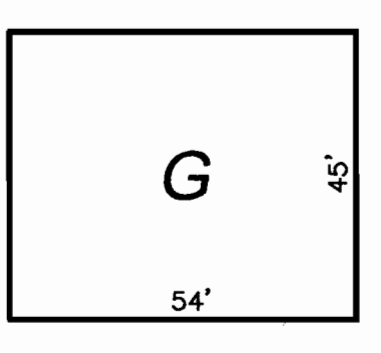
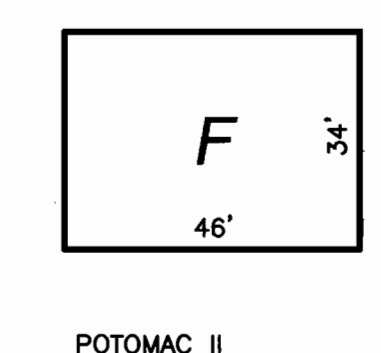
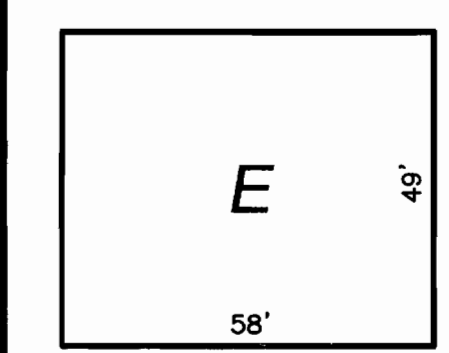
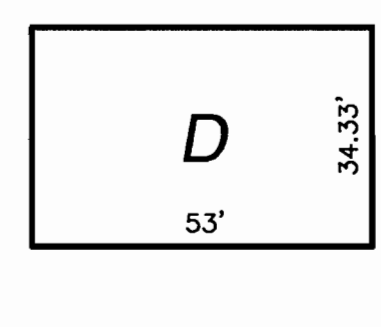
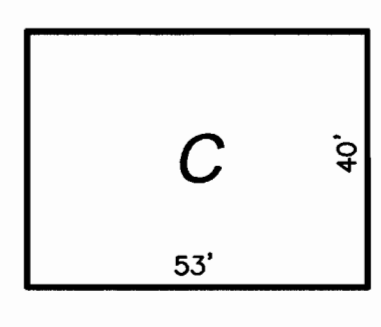
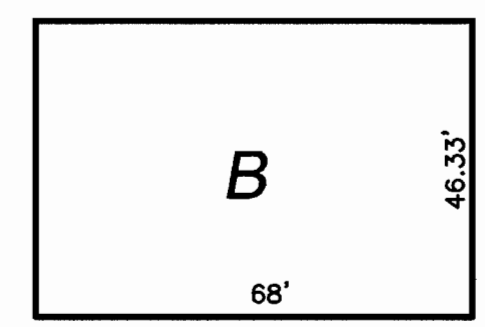
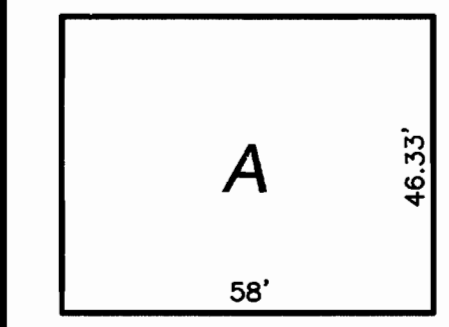
KENT



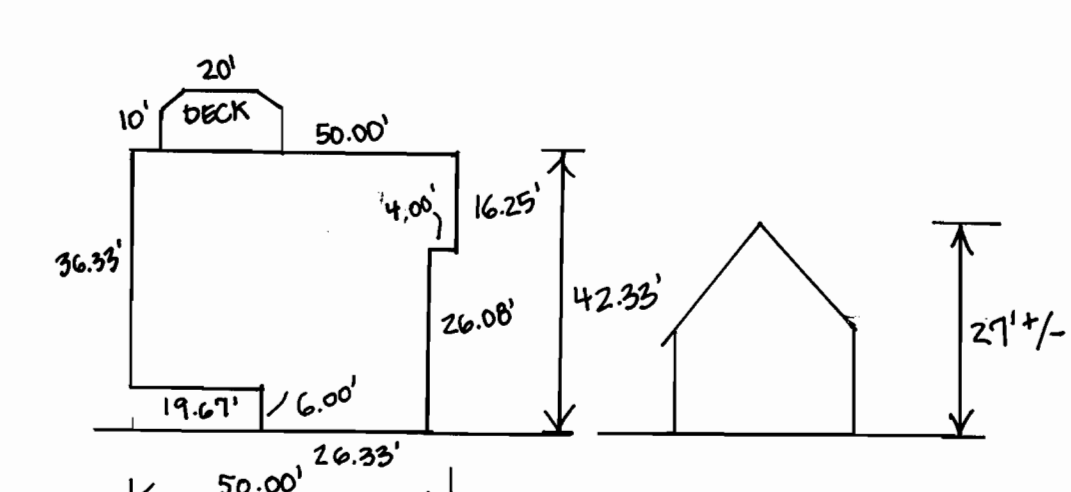
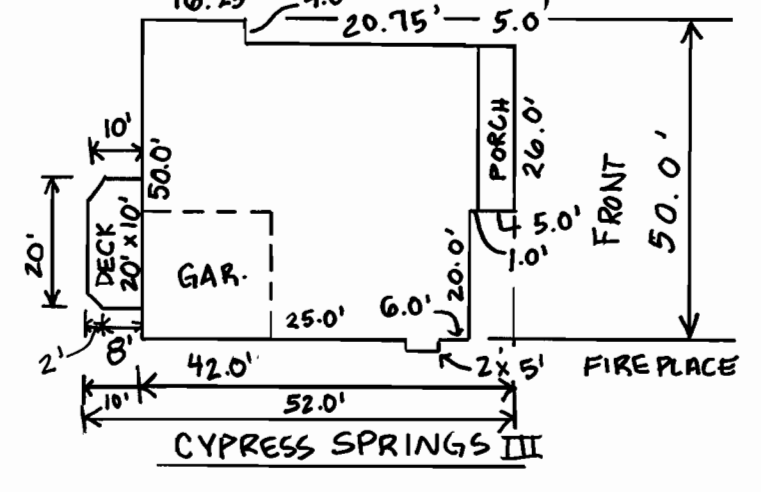
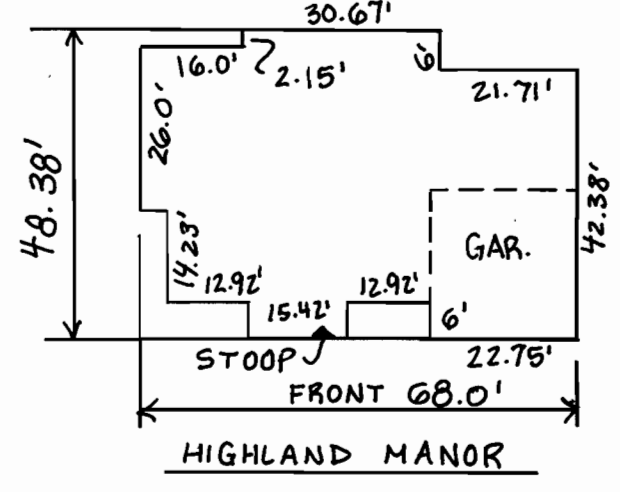
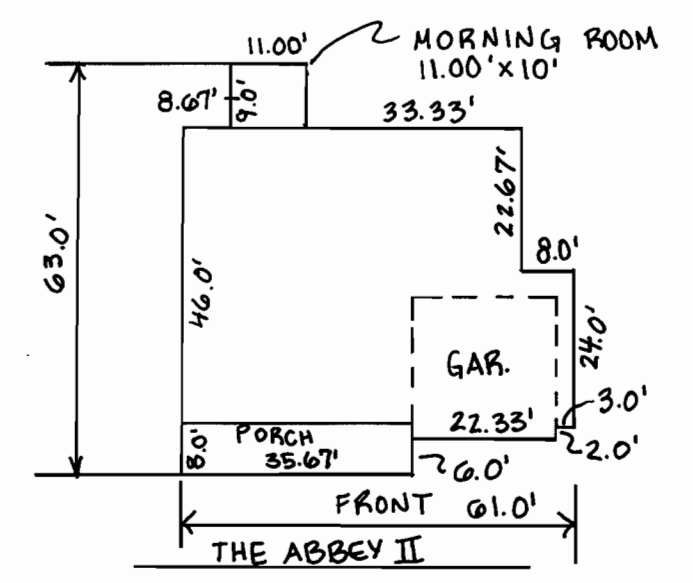
ABBEY



THE HIGHLAND



GENERIC BOXES
SCALE: 1"=30'



LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
OR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOCAL PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO ORDERING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

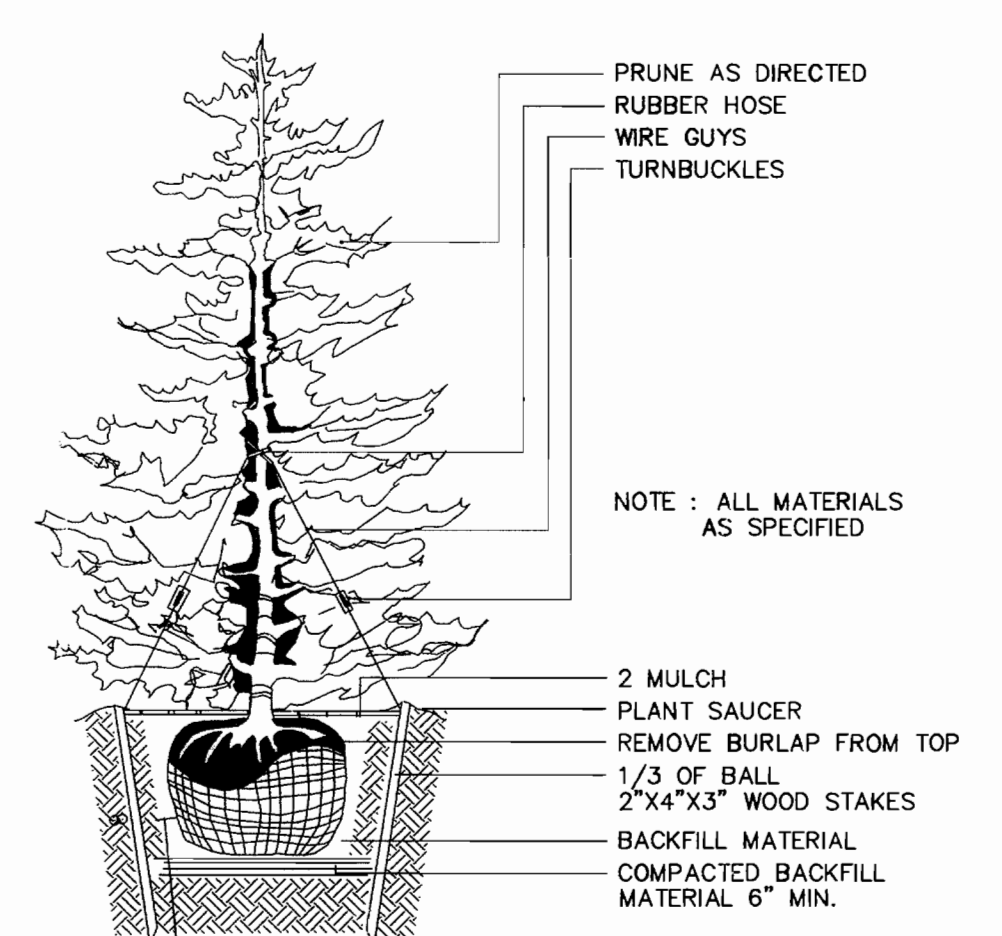
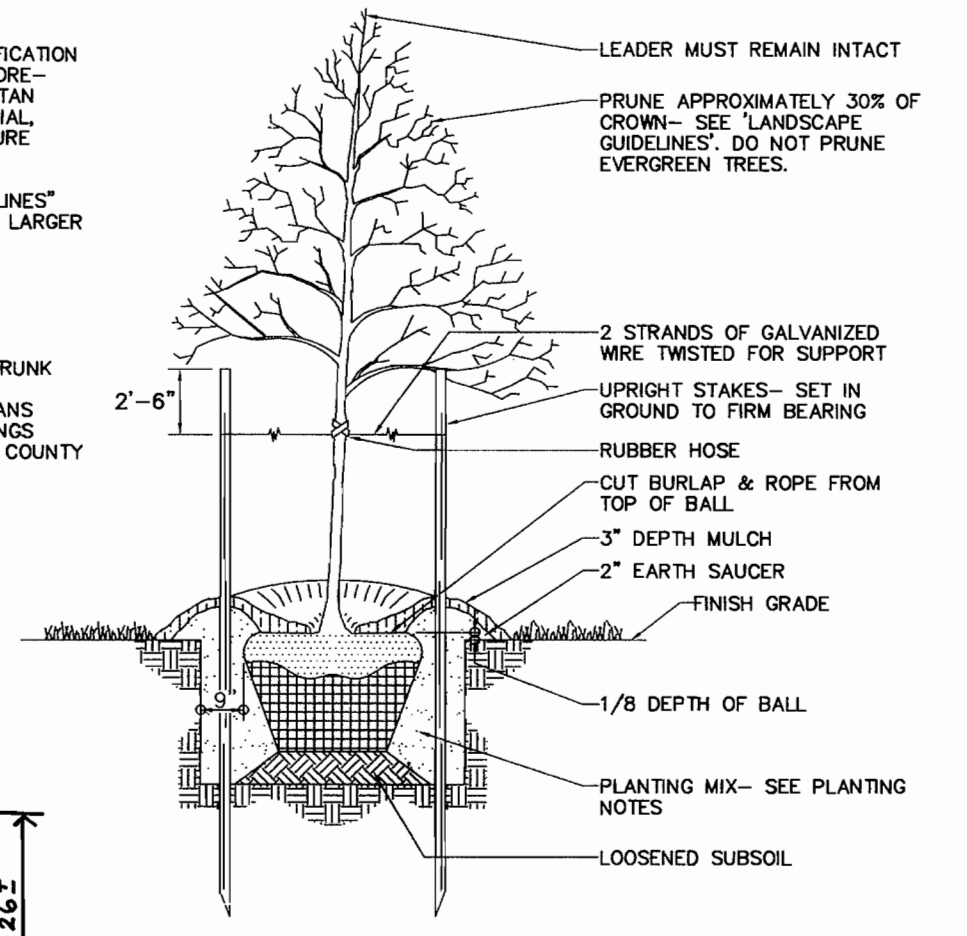
DEVELOPER'S AGREEMENT
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (L.F. REMAINING)		
SHADE TREES	1:50 2	1:50 2
EVERGREEN TREES	1:40 3	1:40 3
SHRUBS	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

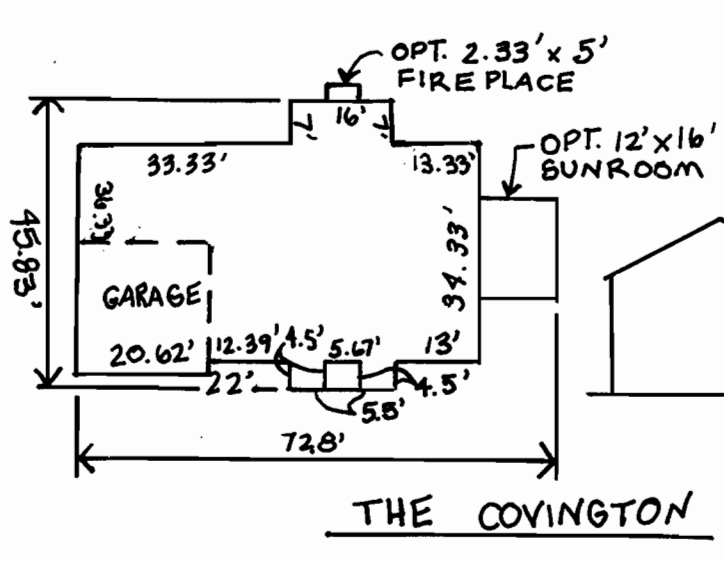
NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

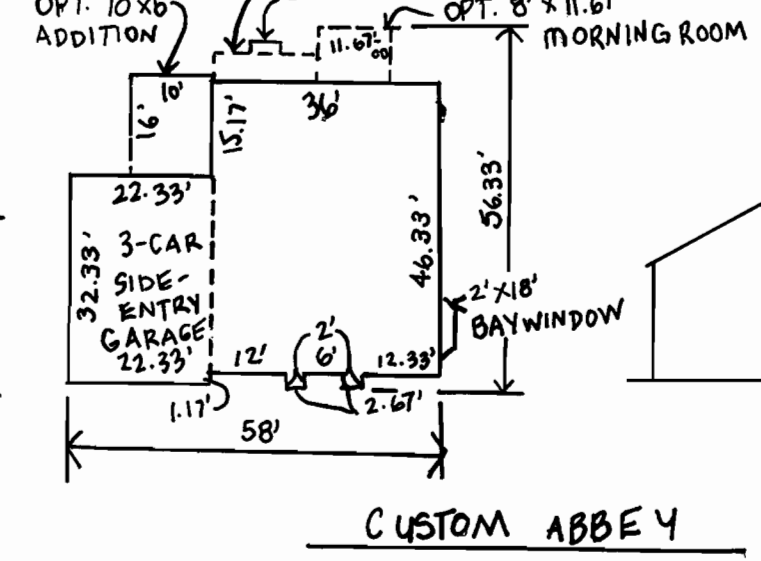
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



BUILDING FOOTPRINTS
SCALE: 1"=30'



THE COVINGTON



CUSTOM ABBEY

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II

AMESBURY
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II
CUSTOM ABBEY (NO MORNING ROOM)

YORKSHIRE MANOR (NO SUNROOM)
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

YORKSHIRE MANOR (NO SUNROOM)
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/7/04
DATE

10/1/04
DATE

BY THE ENGINEER
I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert H. Vogel, PE 8/23/04
SIGNATURE OF ENGINEER DATE

BY THE DEVELOPER
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pflum 8/23/04
SIGNATURE OF DEVELOPER DATE

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

Jim M... 9/1/04
DATE

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

9/1/04
DATE

NO.	REVISION	DATE
10	TRENTON - ADD DECK, OPT PORCH + BAY WINDOW	7.19.06
6	LOT I PARKING PROBLEMS/LOT II, CUSTOM KENT/LOT II, YORKSHIRE MANOR	6.23.06
5	ADD ABBEY II, HIGHLAND MANOR, AND CYPRESS SPRINGS III	4.11.06
4	ADD SUNROOM TO YORKSHIRE & 2' EXT.	4.22.05
3	ADD MORNING ROOM TO ABBEY MODEL - 2.24.05	12.22.04
2	REVISE ABBEY + TRENTON; ADD COVINGTON + CUSTOM ABBEY	12.22.04
1	ADD THE HIGHLAND MODEL	12.1.04

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

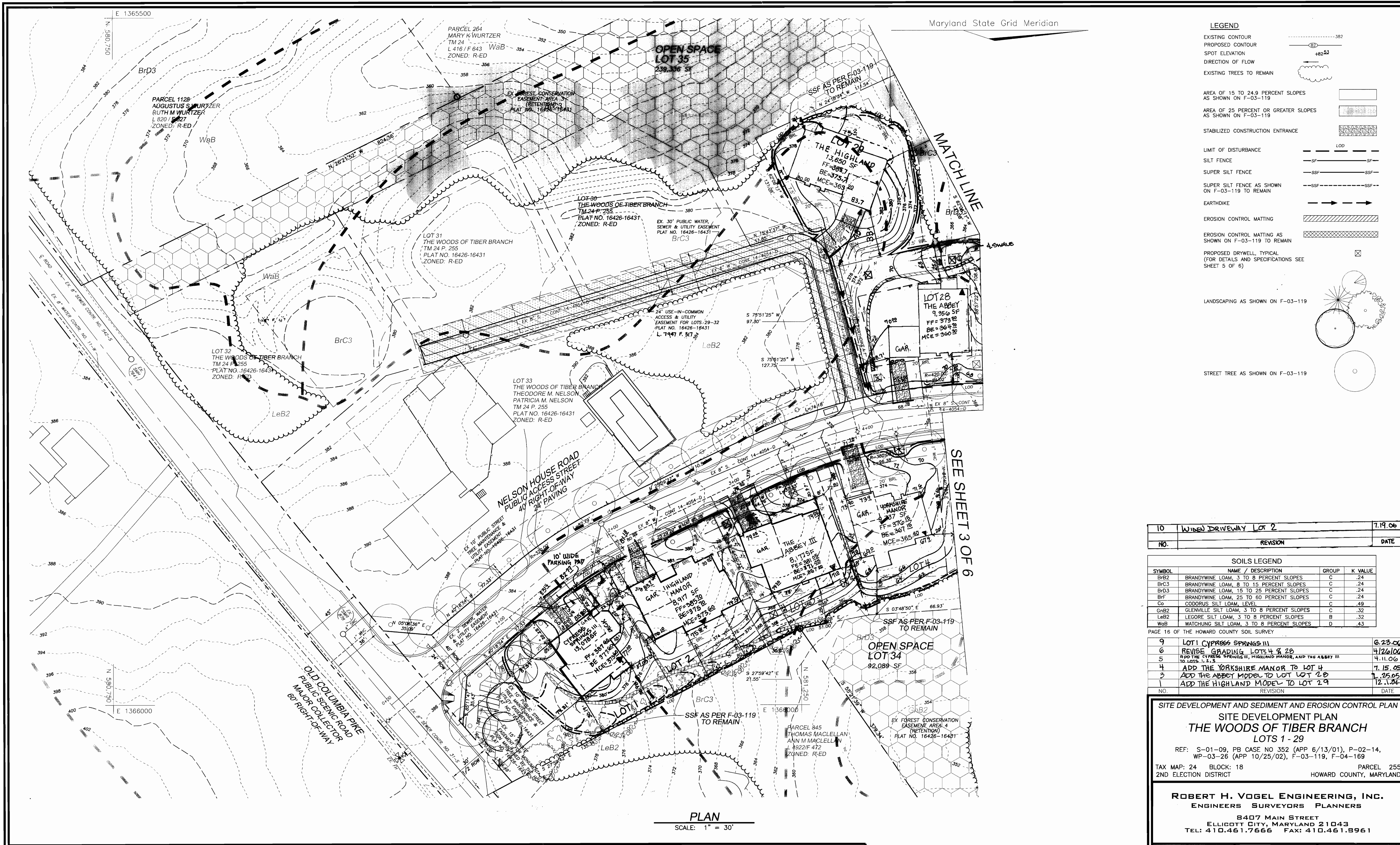
TAX MAP: 24 BLOCK: 18 PARCEL: 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

6 SHEET OF 6



NO.	REVISION	DATE
10	WIDEN DRIVEWAY LOT 2	7.19.06
9	LOT 1 CYPRESS SPANGS III	6.23.06
6	REVISE GRADING LOTS 4 & 20	4.12.06
5	ADD THE CYPRESS SPANGS III, HIGHLAND MANOR, AND THE ABBEY III TO LOTS 1, 2, 3	4.11.06
4	ADD THE YORKSHIRE MANOR TO LOT 4	7.15.05
3	ADD THE ABBEY MODEL TO LOT 20	7.25.05
1	ADD THE HIGHLAND MODEL TO LOT 29	12.1.04

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/04 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ

[Signature] 10/11/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/11/04 DATE
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/26/04 DATE
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04 DATE
 SIGNATURE OF DEVELOPER

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

[Signature] 9/1/04 DATE
 USA - NATURAL RESOURCES CONSERVATION SERVICE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

[Signature] 9/1/04 DATE
 HOWARD SCD

OWNER/DEVELOPER

THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

2 SHEET OF 6

GENERAL NOTES

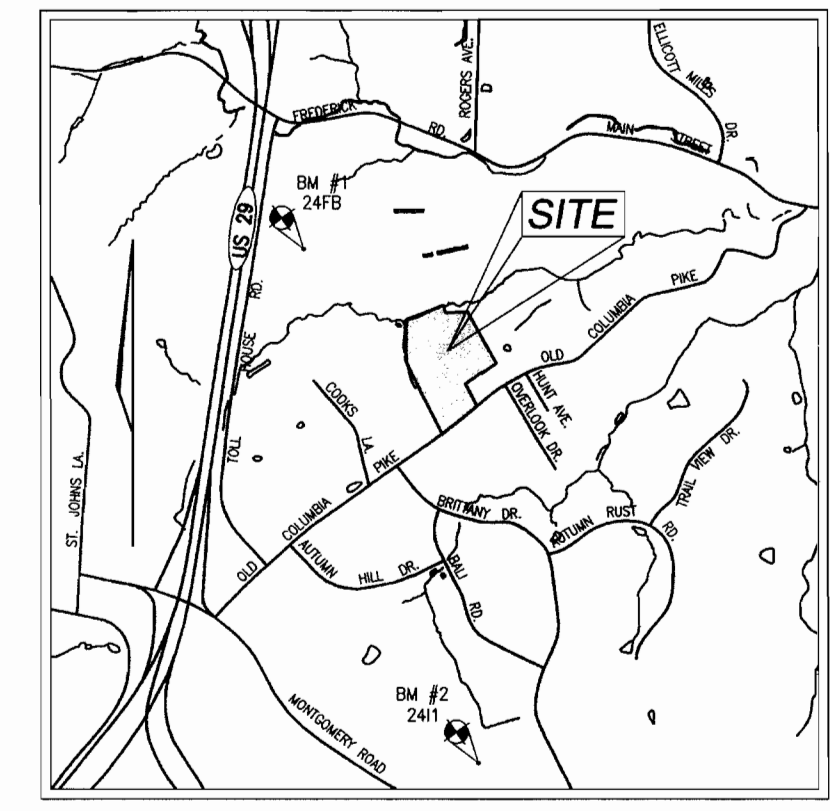
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 6.50 AC.
 PRESENT ZONING: R-ED
 LIMIT OF DISTURBANCE: 6.24 AC.±
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24, PARCEL 255, GRID 18
 ZONING: R-ED
 DEED REFERENCE: 1059/264
 DPZ REFERENCES: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14,
 WP-03-26 (APP 10/25/02), F-03-119, F-04-169
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/1993 COMPREHENSIVE ZONING REGULATIONS.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS OR 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 PROJECT BOUNDARY IS BASED ON A SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED JUNE 2001.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC SURVEY PREPARED POTOMAC AERIAL SURVEYS, INC, DATED FEBRUARY 2001, AND F-03-119.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 24FB & 2411
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONTRACT NO. 14-4054-D.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER CONTRACT NUMBER F-03-119. THE TWO STORMWATER MANAGEMENT FACILITIES ARE 1-YR EXTENDED DETENTION FACILITIES (POCKET PONDS) FOR WQV AND C_{PM} AND ALSO PROVIDE 10-YR AND 100-YR MANAGEMENT (TIBER BRANCH WATER SHED).
- STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCES, DATED NOVEMBER 2000, AND THE AERIAL PHOTOGRAMETRIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, INC. NO WETLANDS OCCUR ON THIS SITE.
- FLOODPLAIN SHOWN ON-SITE IS APPROXIMATE USING P. 31-43 OF THE TIBER/HUDSON FP STUDY, HO. CO. CAPITAL PROJECT NO C-4-0119.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THIS SITE BY FREDERICK WARD ASSOCIATES, DATED FEBRUARY, 2001, AND APPROVED UNDER F-03-119.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, DATED OCTOBER 2002 AND APPROVED UNDER F-03-119.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST CONSERVATION EASEMENTS.
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE SUBDIVISION REGULATIONS OF THE HOWARD COUNTY LANDSCAPE MANUAL AND PB-352 (APP. 6/13/01) ARE AS PROVIDED UNDER F-03-119. A FINANCIAL SURETY IN THE AMOUNT OF \$16,350.00 FOR THE REQUIRED 40 SHADE TREES AND 29 EVERGREEN TREES WAS POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOTS 34 AND 36 ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 35 IS OWNED AND MAINTAINED BY HOWARD COUNTY DEPT. OF RECREATION AND PARKS.
- THE HOUSE ON LOT 1 SHALL BE ORIENTED TO FACE OLD COLUMBIA PIKE (SCENIC ROAD) PER F-03-119.
- EXISTING STRUCTURES ON LOT 33 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE PROPERTY IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS SITE NUMBER HO-623, THE NELSON HOUSE.
- OLD COLUMBIA PIKE IS A SCENIC ROAD.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DEWLLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING 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 OF DEPTH OVER DRIVEWAY SURFACE
 F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THIS PROJECT, PB CASE NO. 352, WAS APPROVED BY THE PLANNING BOARD AND SIGNED ON JUNE 13, 2001.
- WP-03-26: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 25, 2002, TO WAIVE SECTION 16.102.c.(2) TO BE ALLOWED TO TRANSFER A PORTION OF PARCEL "565", TAX MAP NO. 18, TO PARCEL "255", BY DEED ADJOINER INSTEAD OF BY RECORDING A SUBDIVISION PLAT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE ADJOINER DEED MUST BE RECORDED PRIOR TO SIGNATURE APPROVAL OF THE PENDING PLAT FOR THE WOODS OF TIBER BRANCH SUBDIVISION.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING/GRADING PERMIT.
- MDE PERMIT APPLICATION TRACKING NUMBER FOR STREAM CROSSING: 02-NT-0473/200360710
- THE PROPOSED DRYWELLS FOR LOTS 3, 5, 6, 8-11, 13-15, 19, 20, AND 22-28 ARE TO BE CONSTRUCTED AS PART OF THE SITE DEVELOPMENT PHASE. REFER TO SHEET 5 OF 6 FOR DRYWELL CHART AND DETAIL.
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO R-6.03 AND R-6.05.
- THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS RECORDED IN LIBER 7947 AT FOLIO 317 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

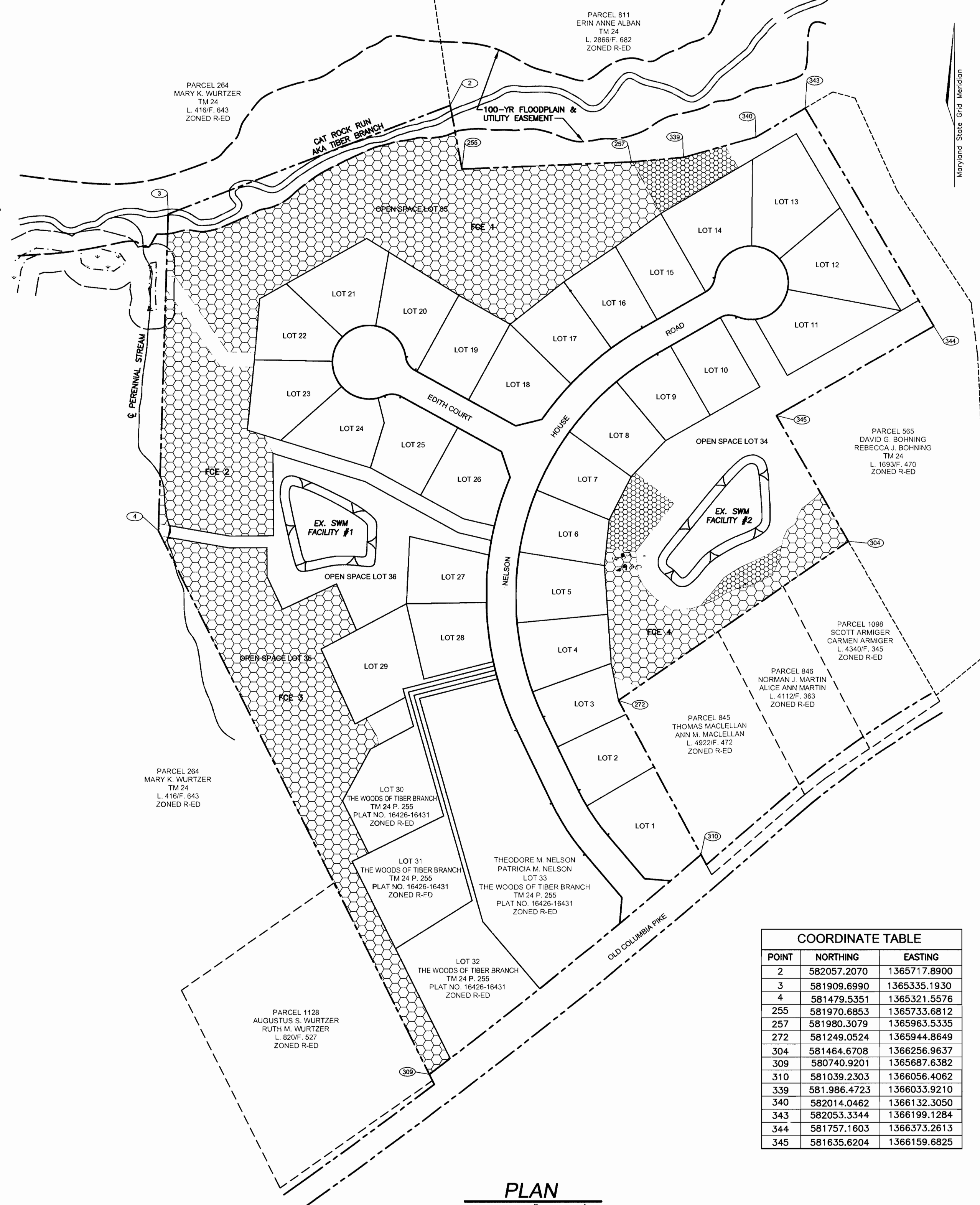
LOTS 1-29

HOWARD COUNTY, MARYLAND



BENCHMARK INFORMATION			
NO	NORTHING	EASTING	ELEVATION
24FB	582652.103	1364255.930	423.282
2411	577298.654	1366075.133	437.805

VICINITY MAP
SCALE: 1" = 2000'



ADDRESS CHART			
LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
1	3908 NELSON HOUSE ROAD	16	3951 NELSON HOUSE ROAD
2	3912 NELSON HOUSE ROAD	17	3947 NELSON HOUSE ROAD
3	3916 NELSON HOUSE ROAD	18	3943 NELSON HOUSE ROAD
4	3920 NELSON HOUSE ROAD	19	3904 EDITH COURT
5	3924 NELSON HOUSE ROAD	20	3908 EDITH COURT
6	3928 NELSON HOUSE ROAD	21	3912 EDITH COURT
7	3932 NELSON HOUSE ROAD	22	3917 EDITH COURT
8	3936 NELSON HOUSE ROAD	23	3913 EDITH COURT
9	3940 NELSON HOUSE ROAD	24	3909 EDITH COURT
10	3944 NELSON HOUSE ROAD	25	3905 EDITH COURT
11	3948 NELSON HOUSE ROAD	26	3939 NELSON HOUSE ROAD
12	3952 NELSON HOUSE ROAD	27	3935 NELSON HOUSE ROAD
13	3963 NELSON HOUSE ROAD	28	3931 NELSON HOUSE ROAD
14	3959 NELSON HOUSE ROAD	29	3927 NELSON HOUSE ROAD
15	3955 NELSON HOUSE ROAD		

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	LOT/PARCEL	
THE WOODS OF TIBER BRANCH	N/A	LOTS 1-29	
PLAT REF: 16426-16431	18	TAX MAP: 24	ELECT DIST: 2ND
			CENSUS TR: 6028.00
WATER CODE: C-01		SEWER CODE: 5060000	

SHEET INDEX		
DESCRIPTION	SHEET NO	
COVER SHEET	1 OF 6	
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	2 OF 6	
SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6	
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	4 OF 6	
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 6	
LANDSCAPE DETAILS AND HOUSE TYPES	6 OF 6	

COORDINATE TABLE		
POINT	NORTHING	EASTING
2	582057.2070	1365717.8900
3	581909.6990	1365335.1930
4	581479.5351	1365321.5576
255	581970.6853	1365733.6812
257	581980.3079	1365963.5335
272	581249.0524	1365944.8649
304	581464.6708	1366256.9637
309	580740.9201	1365687.6382
310	581039.2303	1366056.4062
339	581.986.4723	1366033.9210
340	582014.0462	1366132.3050
343	582053.3344	1366199.1284
344	581757.1603	1366373.2613
345	581635.6204	1366159.6825

PLAN
SCALE: 1" = 100'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9/2/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MA-3
 [Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER
 "I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT."
 [Signature] 8/24/04
 SIGNATURE OF ENGINEER
 ROBERT H VOGEL, PE

BY THE DEVELOPER
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
 [Signature] 8/23/04
 SIGNATURE OF DEVELOPER

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 [Signature] 9/1/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/1/04
 HOWARD SCD

OWNER/DEVELOPER
 THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

1 SHEET OF 6



LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 50 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/26/06
7	ADD ABBEY HOUSE MODEL LOT 6	12.13.05
6	REVISE HOUSE ELEV LOT 8 PER AS-BUILT	10.18.05
5	ADD YORKSHIRE MANOR TO LOT 27	7.15.05
4	ADD HOUSE MODEL TO LOTS 7, 10, & 23	4.22.04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12.22.04
1	REVISE FIRST FLOOR ELEV LOT 5	12.1.04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL: 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RMV
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

9/1/04
 10/1/04
 10/1/04

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

9/1/04

BY THE DEVELOPER

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SIGNATURE OF DEVELOPER
 Michael Pflanz

8/23/04

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

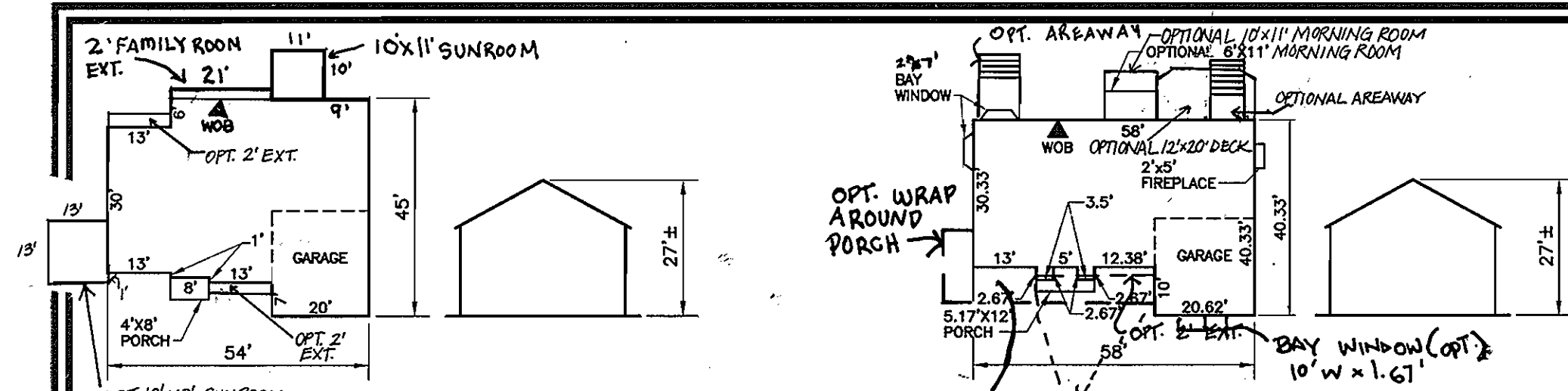
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT

9/1/04

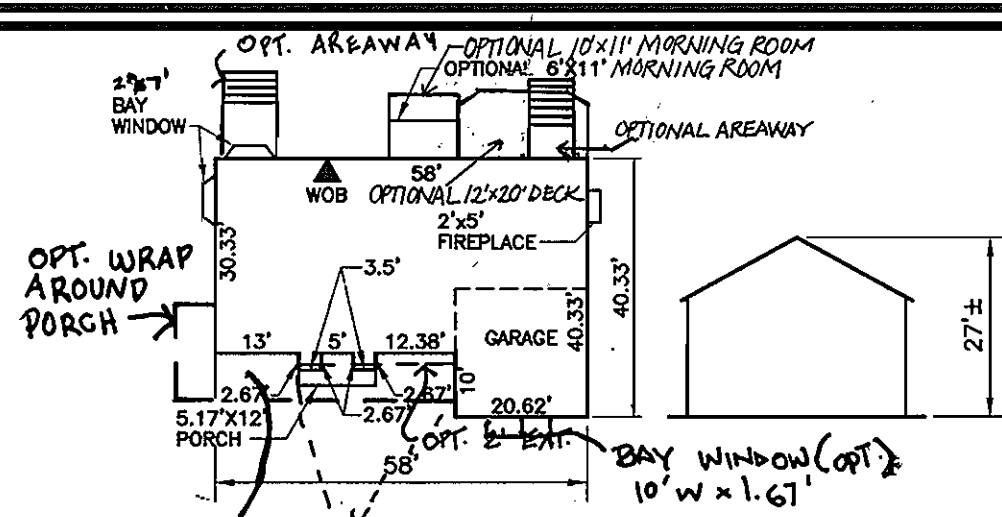
NO.	REVISION	DATE
13	REVISE LOT 24 TO TRENTON	6-7-07
11	REVISE LOT 21 TO REFLECT AS-BUILT CONDITION	6-4-07
10	LOT 21 YORKSHIRE MANOR, BACK	6-23-04
9	REVISE GRADING LOT 23 TO AS-BUILT	5-24-04

OWNER/DEVELOPER

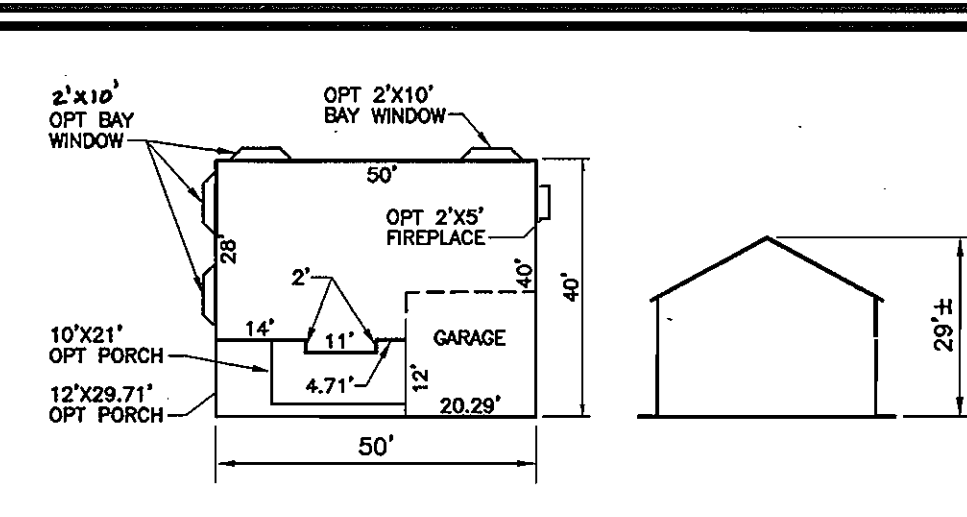
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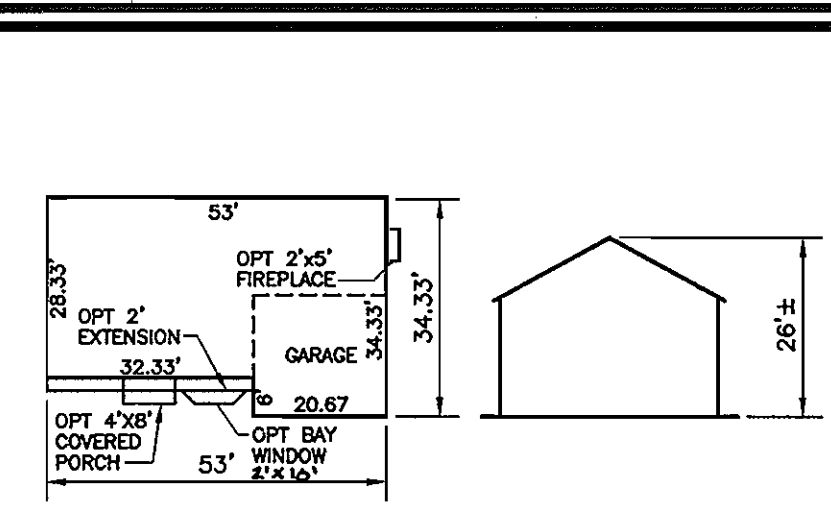
YORKSHIRE MANOR



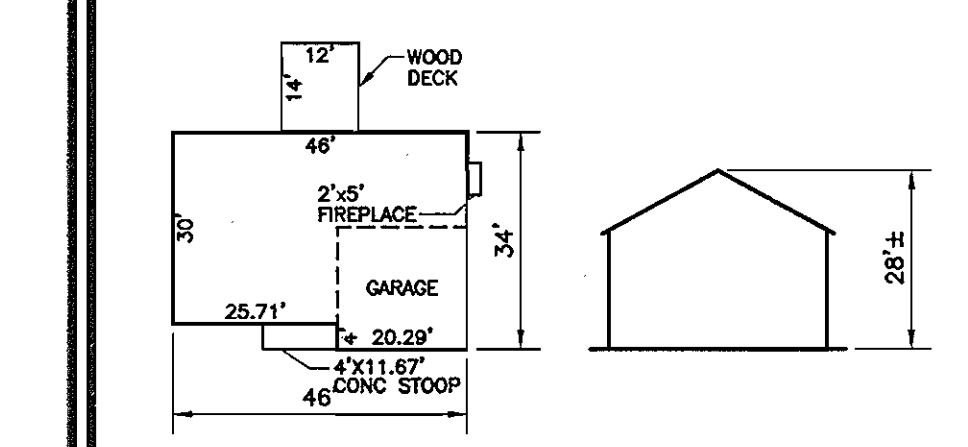
TRENTON



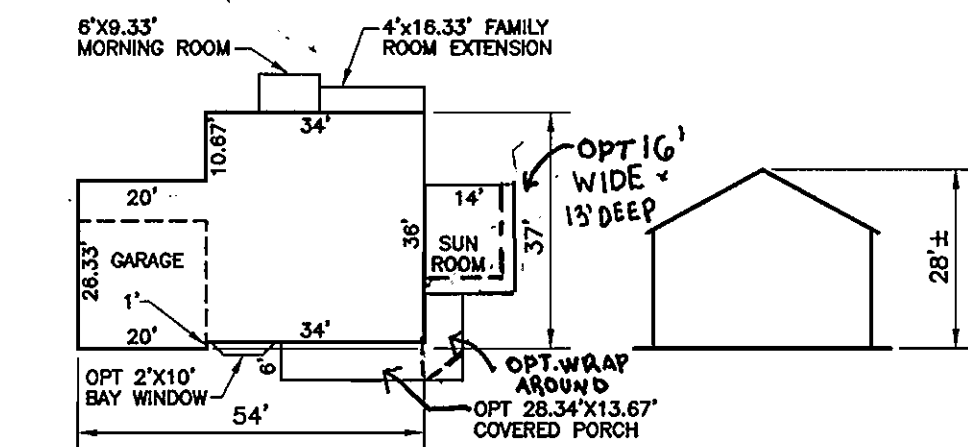
BELMONT



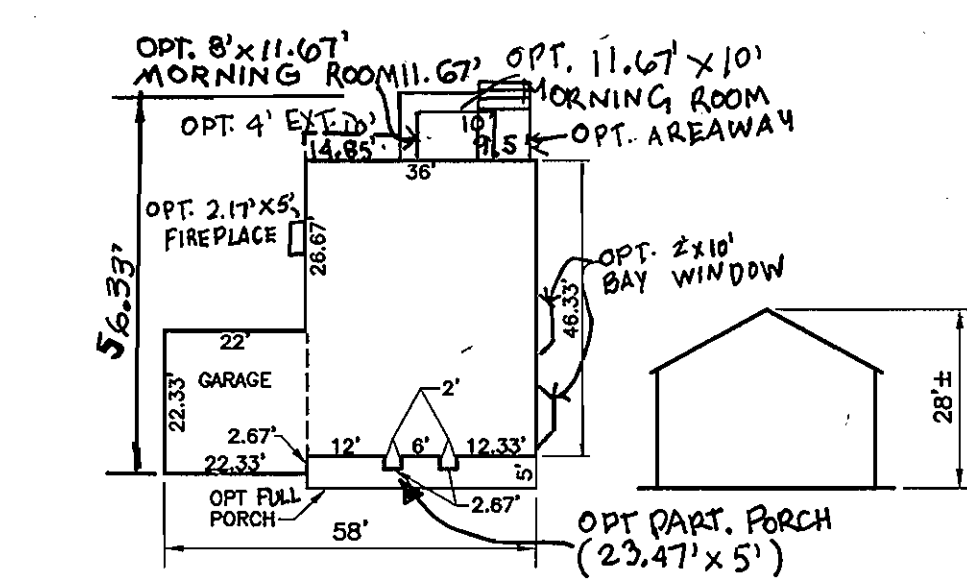
AMESBURY



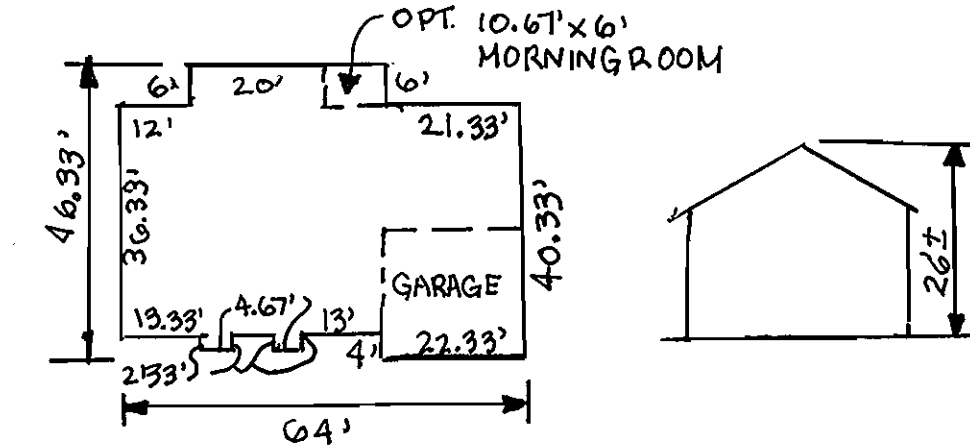
POTOMAC II



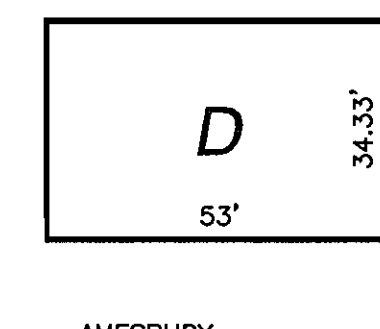
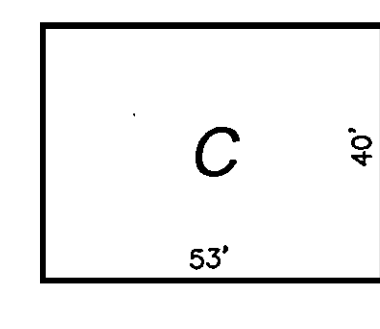
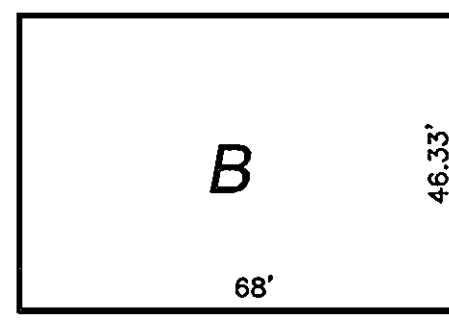
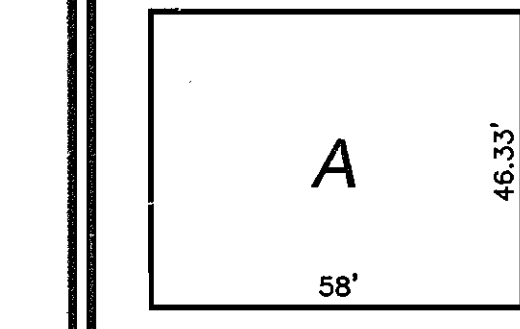
KENT



ABBEY



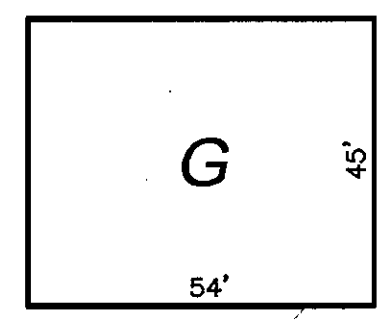
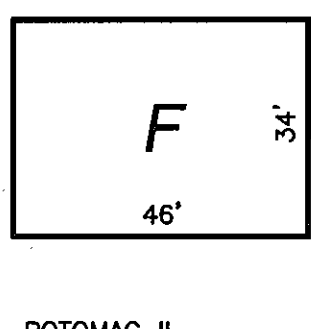
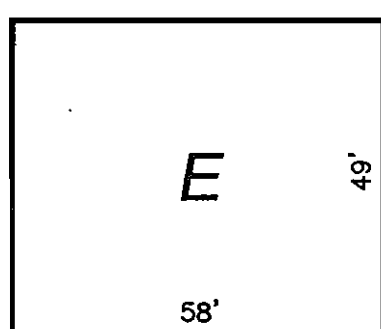
THE HIGHLAND



YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
POTOMAC II

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
TRENTON
BELMONT
AMESBURY
KENT
POTOMAC II
THE HIGHLAND
THE COVINGTON (NO SUNROOM)

BELMONT
AMESBURY
POTOMAC II



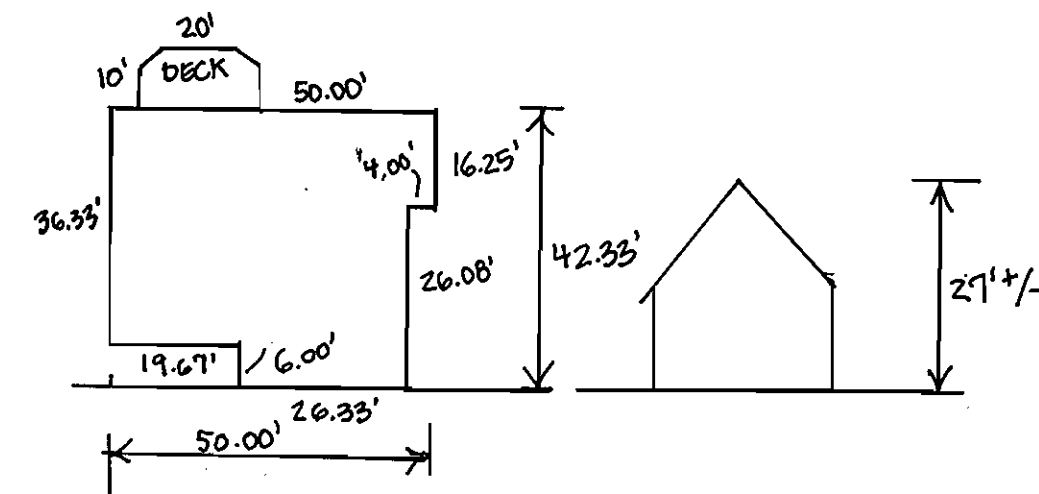
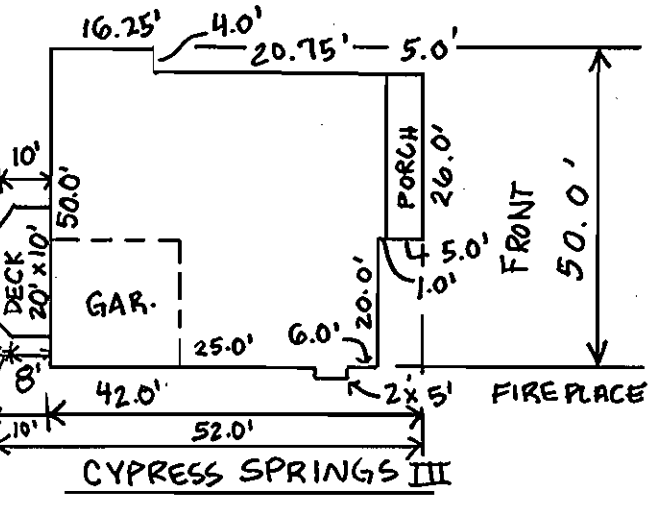
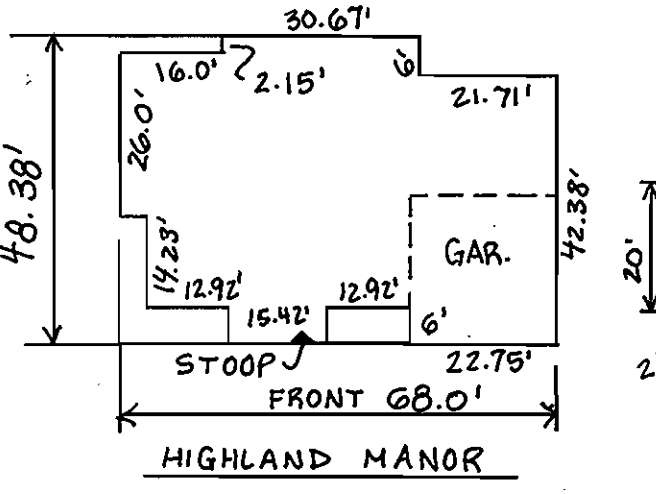
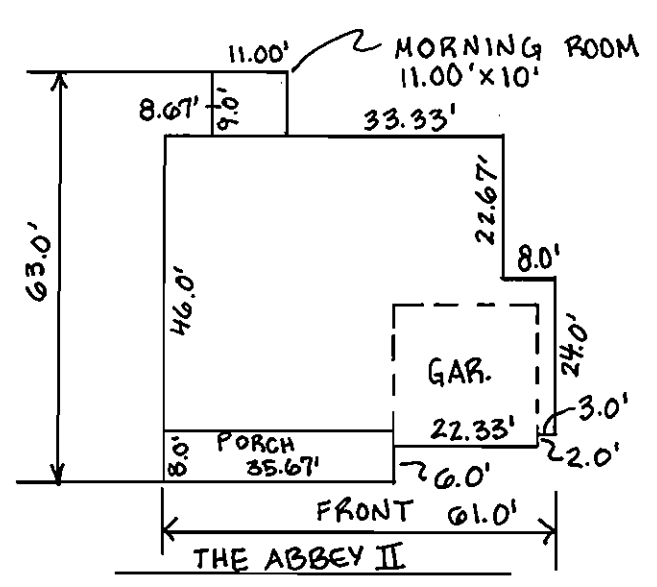
POTOMAC II

YORKSHIRE MANOR
TRENTON
BELMONT
AMESBURY
KENT (NO SUNROOM) (NO 16'x13' DECK)
ABBIEY (NO MORNING ROOM)
POTOMAC II
CUSTOM ABBEY (NO MORNING ROOM)

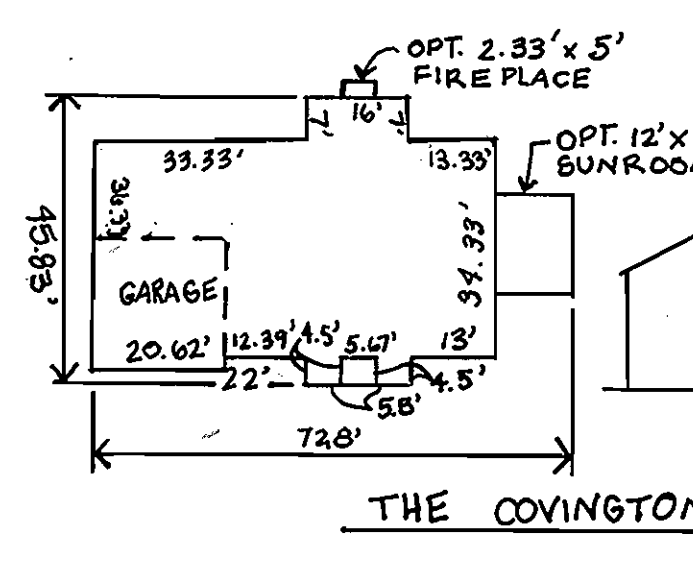
YORKSHIRE MANOR (NO SUNROOM)
BELMONT
AMESBURY
KENT (NO SUNROOM)
POTOMAC II

GENERIC BOXES

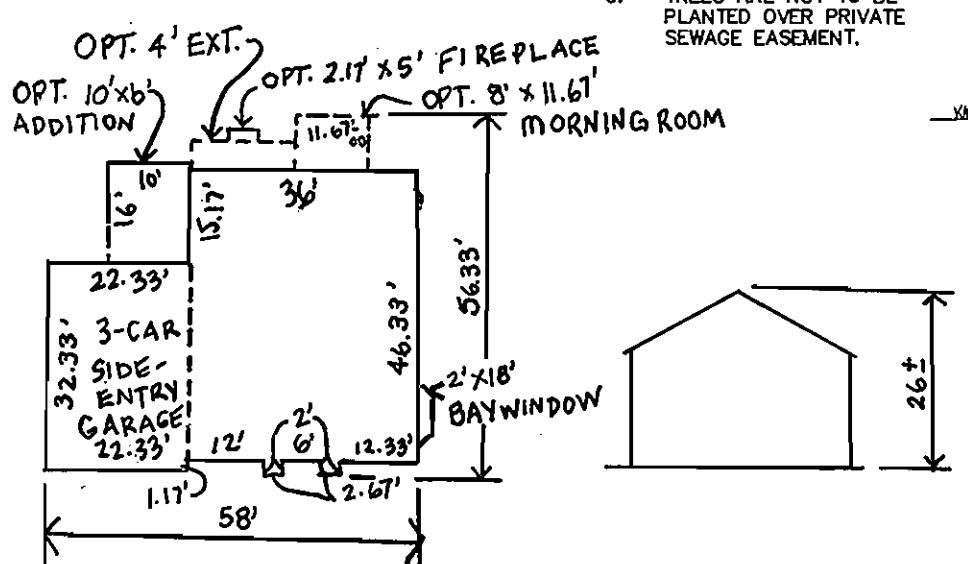
SCALE: 1"=30'



CYPRESS SPRINGS III



THE COVINGTON



CUSTOM ABBEY

BUILDING FOOTPRINTS

SCALE: 1"=30'

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AM SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOCAL PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

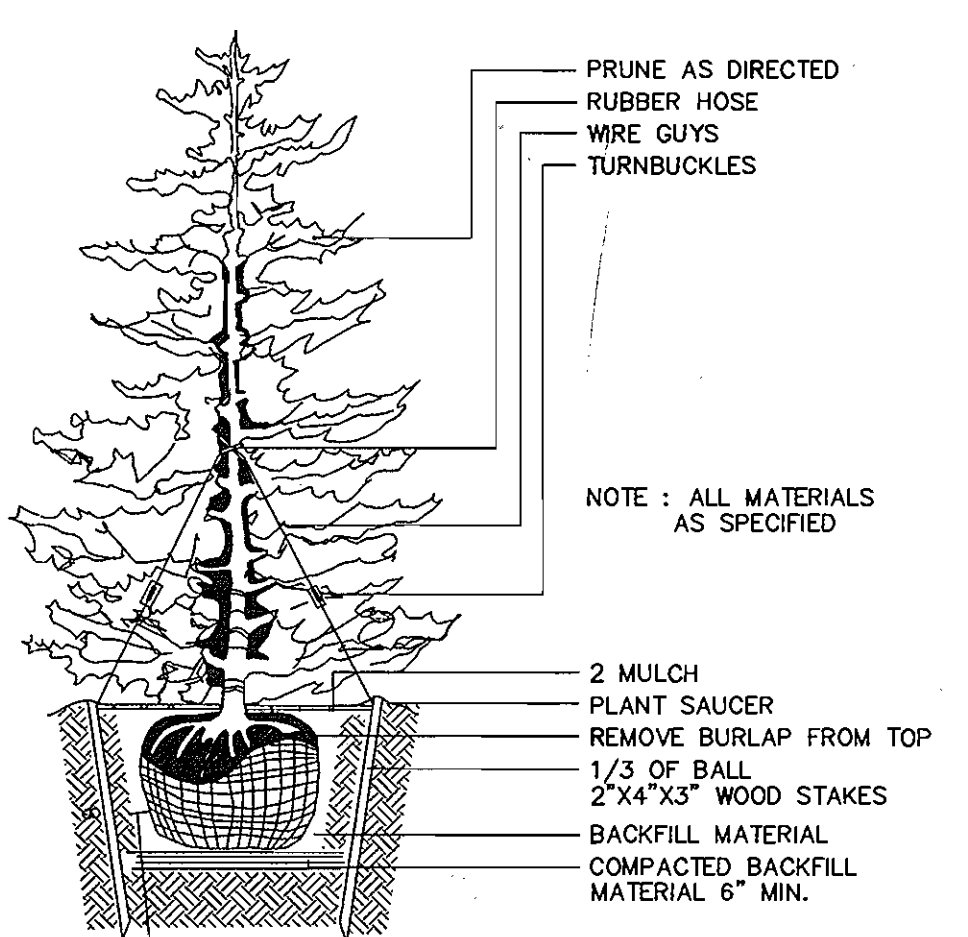
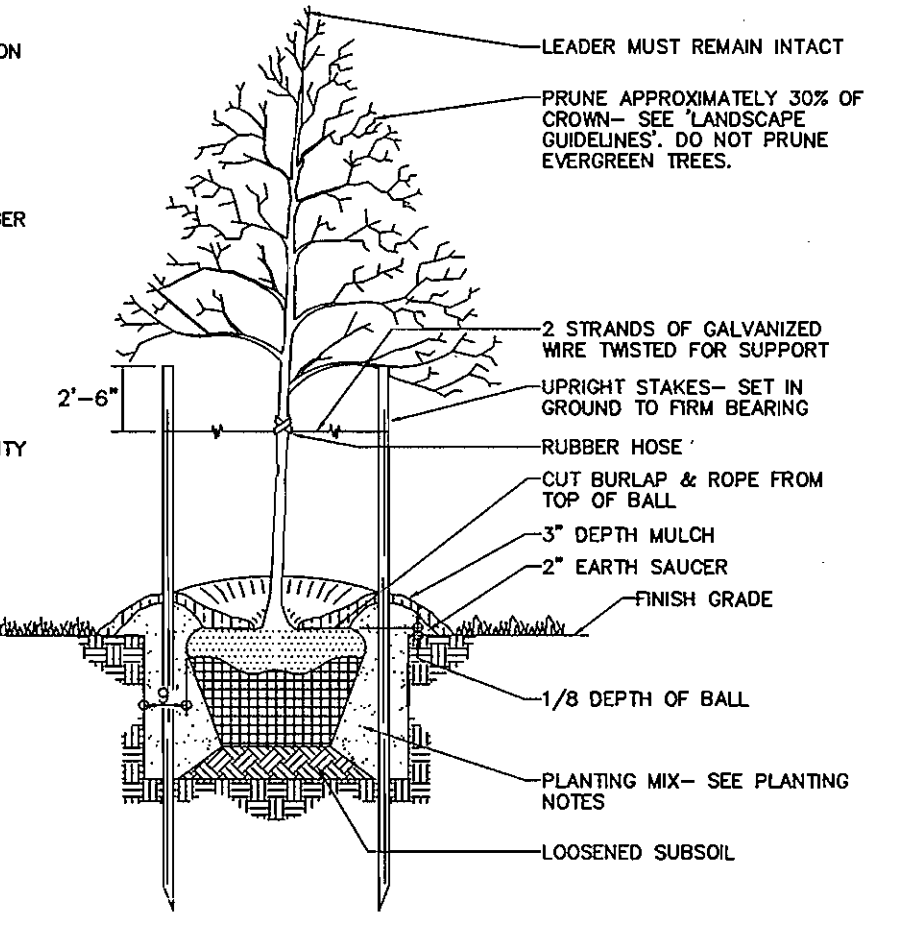
DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	
PERIMETER FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104	110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)		
SHADE TREES	1:50 2	1:50 2
EVERGREEN TREES	1:40 3	1:40 3
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	3
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

- NOTES**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
 - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



NO.	REVISION	DATE
1	ADD THE HIGHLAND MODEL	12.1.04
2	REVISE ABBEY + TRENTON; ADD COVINGTON + CUSTOM ABBEY	12.22.04
3	ADD MORNING ROOM TO ABBEY MODEL - 2.2A.05	12.22.04
4	ADD SUNROOM TO YORKSHIRE & 2' EXT.	4.22.05
5	ADD ABBEY II, HIGHLAND MANOR, AND CYPRESS SPRINGS III	4.11.06
6	LOT I PARKING PROPOSED/LOT II, CUSTOM KENT/LOT III, YORKSHIRE MANOR	6.23.06
10	TRENTON - ADD DECK, OPT PORCH + BAY WINDOW	7.19.06
13	ADD AREAWAY TO TRENTON	6-7-06
	ADD OPTIONAL SUNROOM AND 2' EXT TO YORKSHIRE MANOR	9-10-06

LANDSCAPE DETAILS AND HOUSE TYPES
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
DRAWN BY: GMH
CHECKED BY: RHV
DATE: AUGUST 2004
SCALE: AS SHOWN
W.O. NO.: 00-80.00

6 SHEET OF 6

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/7/04
DATE

Chief, Development Engineering Division MJD
Chief, Division of Land Development
Director

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert H. Vogel 8/23/04
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE

BY THE DEVELOPER

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Michael Pfor 8/23/04
SIGNATURE OF DEVELOPER DATE

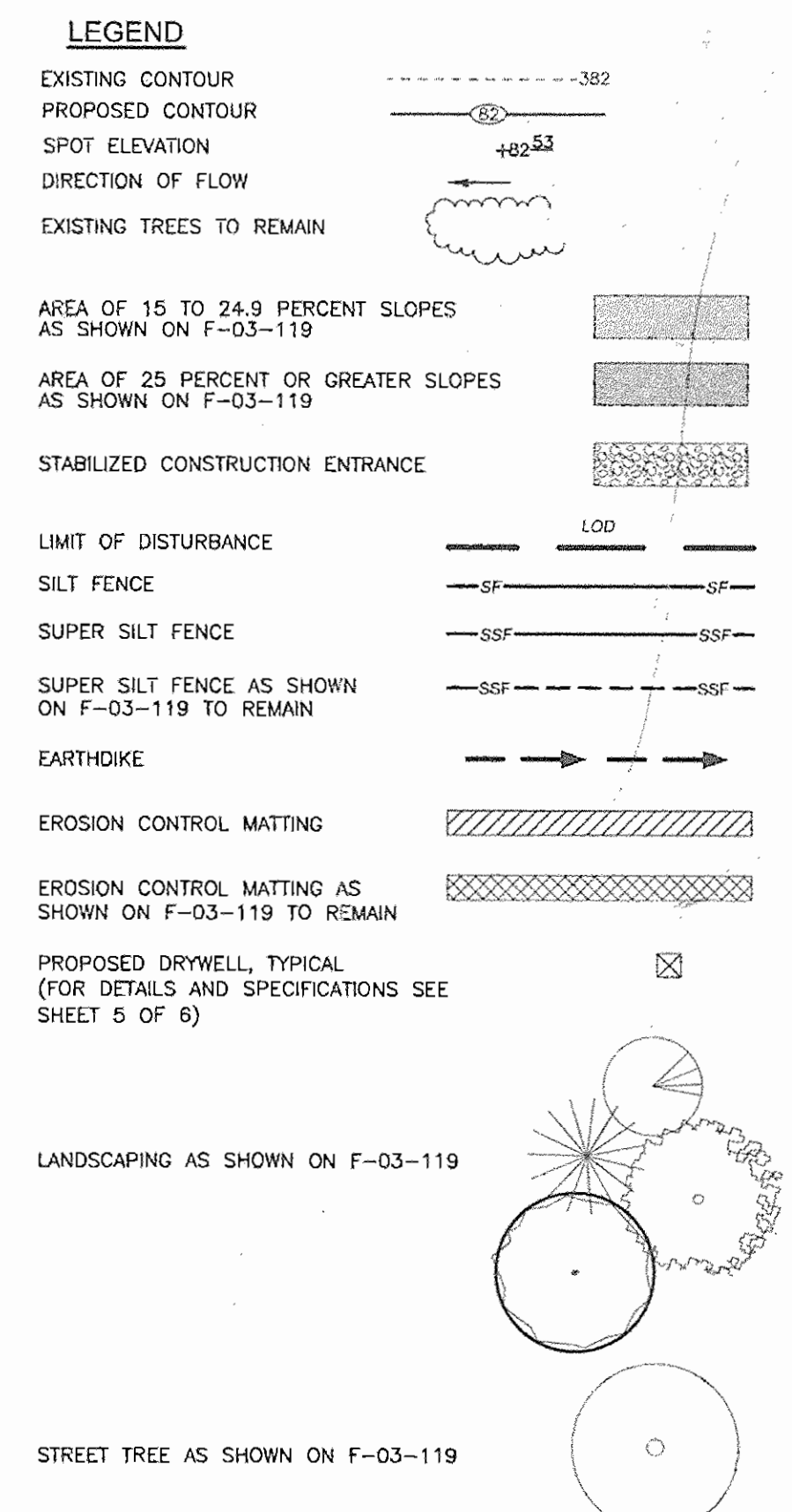
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Jim Meyer 9/1/04
DATE

USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

9/1/04
DATE



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WeB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
10	Lot 12 - TRENTON	7.19.06

NO.	REVISION	DATE
11	REVISE FIRST FLOOR AND GRADING LOT 11 TO AS-BUILT CONDITIONS	4-3-07
7	REVISE GRADING ON LOT 15 TO AS-BUILT CONDITIONS	4/28/06
6	REVISE GRADING TO AS-BUILT LOT 10	4/28/06
5	REVISE FIRST FLOOR & LOT GRADES, LOT 15 PER AS-BUILT	12.7.05
4	ADD YORKSHIRE MANOR MODEL TO LOT 10	4.22.05
1	ADD ABBEY MODEL LOT 15	3.9.05
1	HOUSE RESITE LOT 9	12.22.04

PLAN
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Date: 9/2/04

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer: Robert H. Vogel, PE
 Date: 8/23/04

BY THE DEVELOPER
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 Signature of Developer: Michael Papp
 Date: 8/23/04

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 Signature: Jim Meyer
 Date: 9/1/04
 Signature: John K. Koutanos
 Date: 9/1/04

NO.	REVISION	DATE
14	REVISE LOT 14 TO SHOW YORKSHIRE MANOR	9/10/07
13	REVISE LOT 13 TO SHOW TRENTON	7/17/07
12	REVISE LOT 14 TO SHOW TRENTON	6-1-07
9	LOT 11 CUSTOM KENT	6-23-06

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 C/O TRINITY QUALITY HOMES
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4 SHEET OF 6



Maryland State Grid Meridian

LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
 SILT FENCE
 SUPER SILT FENCE
 SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN

EARTHDIKE

EROSION CONTROL MATTING
 EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN

PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)

LANDSCAPING AS SHOWN ON F-03-119

STREET TREE AS SHOWN ON F-03-119

10	Widen Driveway Lot 2	7.19.06
11	REVISE FIRST FLOOR ELEVATION AND GRADING LOTS 1 & 3	1-15-02
NO.	REVISION	DATE

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Cc	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

9	LOT 1 CYPRESS SPRINGS III	6.23.06
6	REVISE GRADING LOTS 4 & 20	4/26/06
5	ADD THE CYPRESS SPRINGS III, HIGHLAND MANOR, AND THE ABBEY III TO LOTS 1, 2, 3	4-11-06
4	ADD THE YORKSHIRE MANOR TO LOT 4	7.15.05
3	ADD THE ABBEY MODEL TO LOT 20	1-25-05
1	ADD THE HIGHLAND MODEL TO LOT 29	12.1.04
NO.	REVISION	DATE

SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.9961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHY
 DATE: AUGUST 2004
 SCALE: AS SHOWN
 W.O. NO.: 00-80.00

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division M.A.T. 9/7/04
 Chief, Division of Land Development 10/1/04
 Director 10/1/04

BY THE ENGINEER

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

Signature of Engineer: Robert H. Vogel, PE
 Date: 8/22/04

BY THE DEVELOPER

I, WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Signature of Developer: Michael Pflaw
 Date: 8/22/04

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

Signature: Jim Mayo
 Date: 9/1/04

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

Signature: John K. Robinson
 Date: 9/1/04

PLAN
 SCALE: 1" = 30'



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TREES TO REMAIN
 - AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-03-119
 - AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-03-119
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - SUPER SILT FENCE
 - SUPER SILT FENCE AS SHOWN ON F-03-119 TO REMAIN
 - EARTHDIKE
 - EROSION CONTROL MATTING
 - EROSION CONTROL MATTING AS SHOWN ON F-03-119 TO REMAIN
 - PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET 5 OF 6)
 - LANDSCAPING AS SHOWN ON F-03-119
 - STREET TREE AS SHOWN ON F-03-119
 - PROPOSED LANDSCAPING

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE
8	REVISE GRADING LOT 27	4/26/06
7	ADD ABBEY HOUSE MODEL LOT 6	12/13/05
6	REVISE HOUSE ELEV LOT 8 PER AS-BUILT	10/18/05
5	ADD YORKSHIRE MANOR TO LOT 27	7/15/05
4	ADD HOUSE MODEL TO LOTS 7, 20, & 23	4/22/04
2	HOUSE RESITE LOTS 8, 17, 18, 19, 25, 26	12/22/04
1	REVISE FIRST FLOOR ELEV LOT 5	12/1/04

SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
THE WOODS OF TIBER BRANCH
LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: <u>GMH</u>	<p>OWNER/DEVELOPER</p> <p>THE WOODS OF TIBER BRANCH, LLC C/O TRINITY QUALITY HOMES 3675 PARK AVE., STE. 301 ELLICOTT CITY, MARYLAND 21043 (410) 480-0023</p>
	DRAWN BY: <u>GMH</u>	
	CHECKED BY: <u>RHV</u>	
	DATE: <u>AUGUST 2004</u>	
	SCALE: <u>AS SHOWN</u>	
W.O. NO.: <u>00-80.00</u>	3 SHEET OF 6	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION #143
[Signature] 10/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 10/1/04
 DIRECTOR

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8/23/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

[Signature] 8/23/04
 SIGNATURE OF DEVELOPER

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

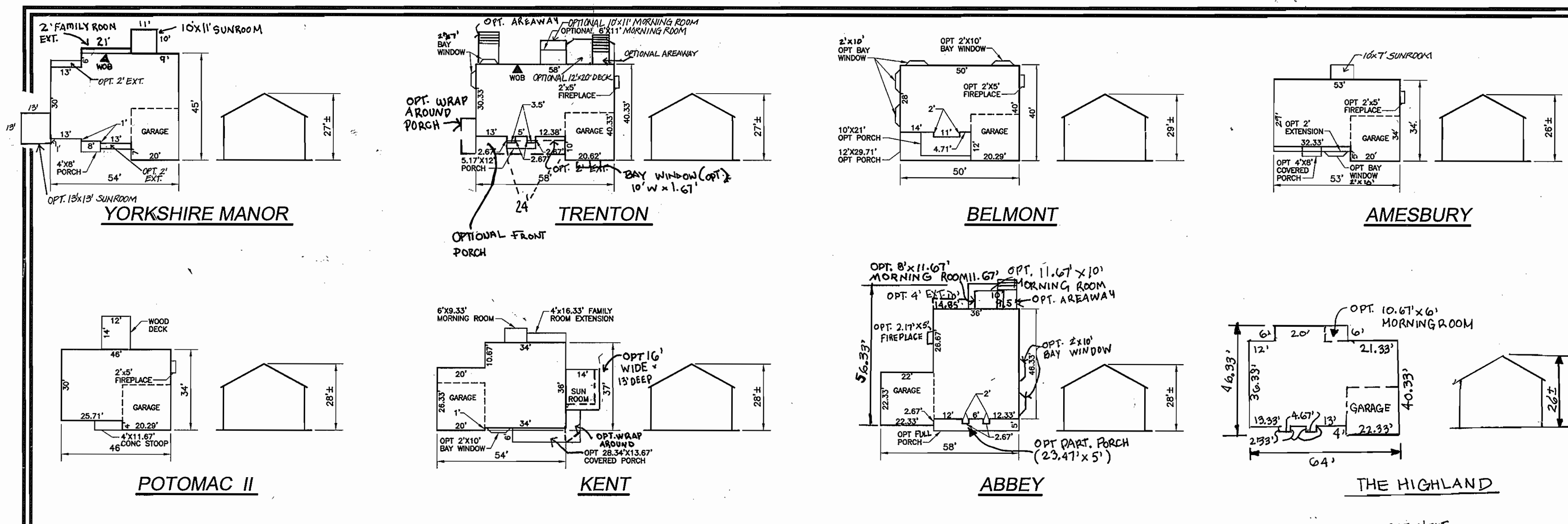
[Signature] 9/1/04
 DATE

USDA NATURAL RESOURCES CONSERVATION SERVICE

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

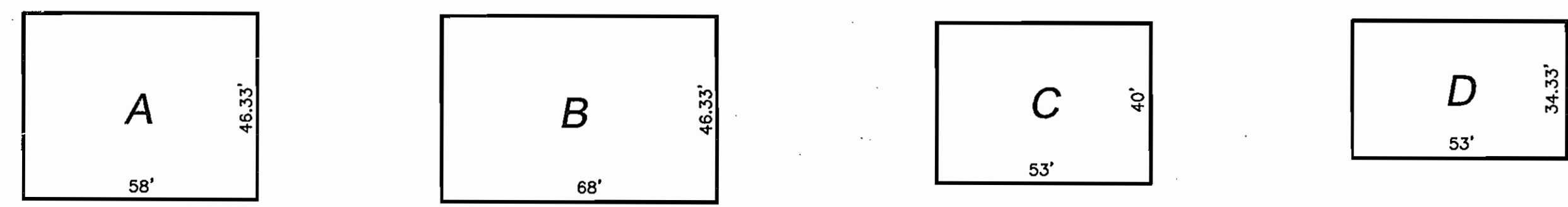
[Signature] 9/1/04
 DATE

NO.	REVISION	DATE
15	REVISE LOT 22 TO AMESBURY	12/2/07
12	REVISE LOT 24 TO TRENTON	6-7-07
11	REVISE LOT 21 TO REFLECT AS-BUILT CONDITIONS	4-10-07
10	LOT 21 YORKSHIRE MANOR TRACK	6-23-04
9	REVISE GRADING LOT 23 TO AS-BUILT	5-24-04



BUILDING FOOTPRINTS

SCALE: 1"=30'



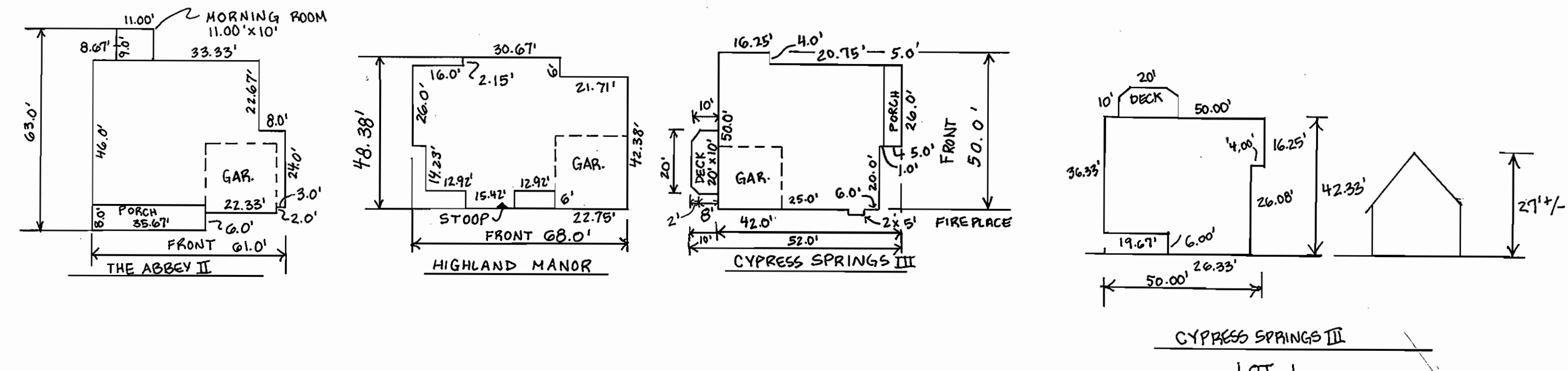
YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
 TRENTON
 BELMONT
 AMESBURY
 KENT (NO SUNROOM) (NO 16'x13' DECK)
 POTOMAC II

YORKSHIRE MANOR (NO SUNROOM) (NO 2' EXTENSION)
 TRENTON
 BELMONT
 AMESBURY
 KENT (NO SUNROOM) (NO 16'x13' DECK)
 POTOMAC II
 THE HIGHLAND
 THE COVINGTON (NO SUNROOM)

YORKSHIRE MANOR (NO SUNROOM)
 BELMONT
 AMESBURY
 KENT (NO SUNROOM)
 POTOMAC II

GENERIC BOXES

SCALE: 1"=30'



LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	4	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
PS	6	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Hl.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAA SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LDMR PLANTING SPECIFICATIONS.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 FOR THE REQUIRED 4 SHADE TREES AND 6 EVERGREEN TREES.

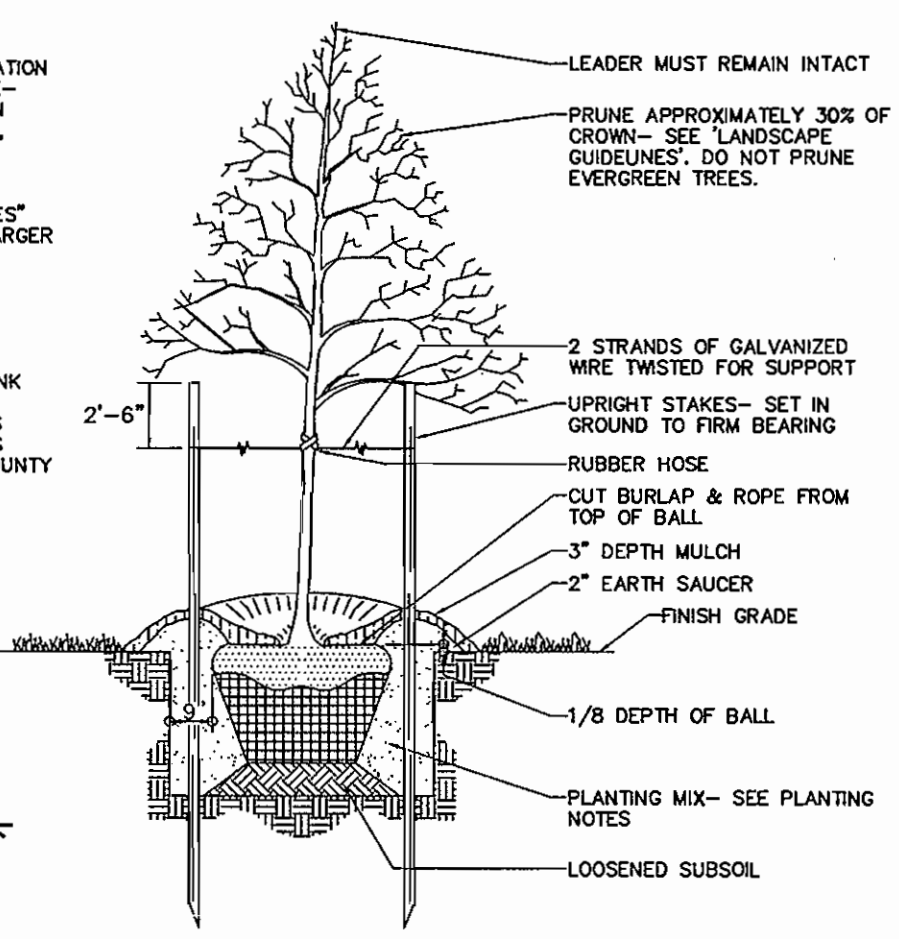
SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION	1 2
LANDSCAPE TYPE	B B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	104 110
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)	1:50 2 1:50 2
SHADE TREES	1:40 3 1:40 3
EVERGREEN TREES	- -
NUMBER OF PLANTS PROVIDED	- -
SHADE TREES	2 2
EVERGREEN TREES	3 3
OTHER TREES (2:1 SUBSTITUTION)	- -
SHRUBS (10:1 SUBSTITUTION)	- -
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	- -

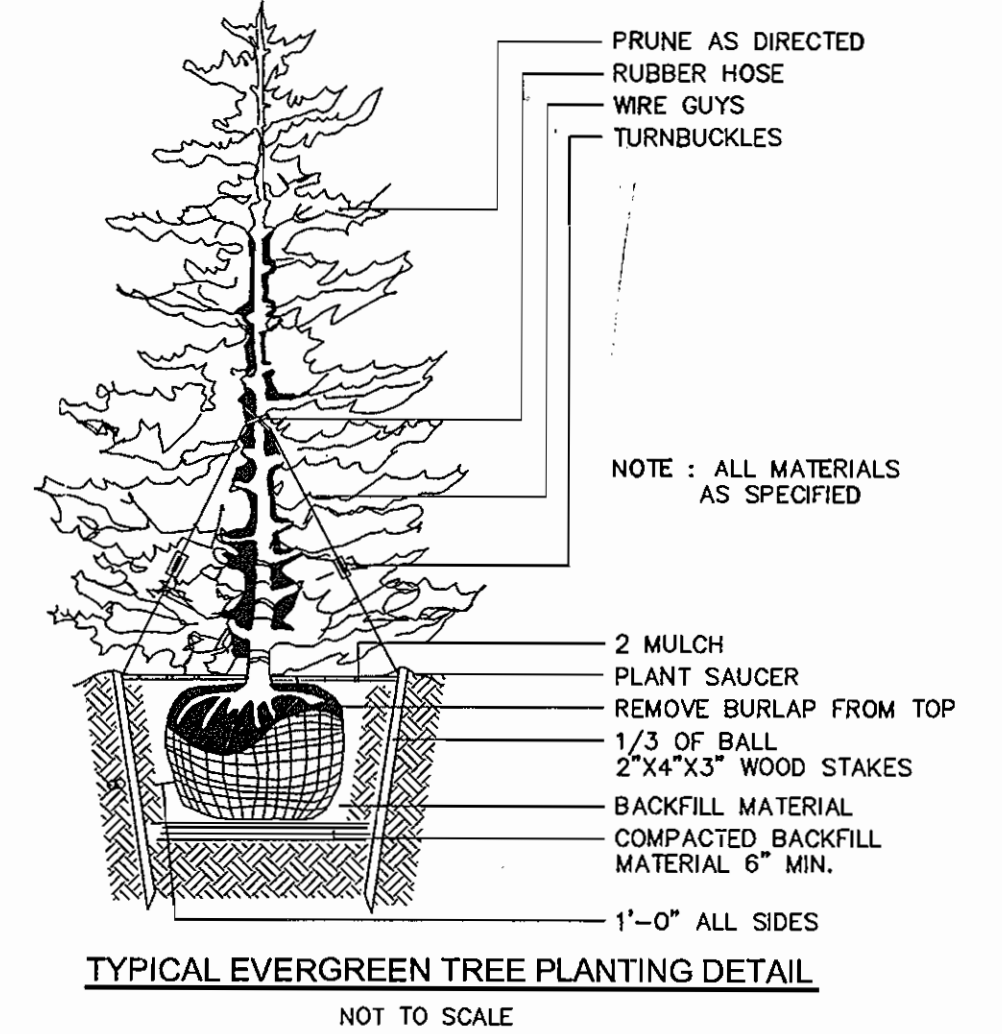
NOTE:
 A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE CASEMENT.



TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER
 NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

NO.	REVISION	DATE
15	ADD SUNROOM TO AMESBURY	12/12/07
14	ADD OPTIONAL SUNROOM AND 2' EXT. TO YORKSHIRE MANOR	9-10-06
13	ADD AREAWAY TO TRENTON	6-7-06
10	TRENTON - ADD DECK, OPT PORCH + BAY WINDOW	7-19-06
6	LOT 11: PARKING DRIVEWAY, LOT 11, CUSTOM KENT, LOT 21: YORKSHIRE MANOR	6-23-06
5	ADD ABBEY II, HIGHLAND MANOR, AND CYPRESS SPRINGS III	4-11-06
4	ADD SUNROOM TO YORKSHIRE # 2 EXT.	4-22-05
3	ADD MORNING ROOM TO ABBEY MODEL - 2.24.05	12-22-04
2	REVERSE ABBEY + TRENTON, ADD COVINGTON + CUSTOM ABBEY	ABB EY
1	ADD THE HIGHLAND MODEL	12-1-04
NO.	REVISION	DATE

LANDSCAPE DETAILS AND HOUSE TYPES

SITE DEVELOPMENT PLAN

THE WOODS OF TIBER BRANCH

LOTS 1 - 29

REF: S-01-09, PB CASE NO 352 (APP 6/13/01), P-02-14, WP-03-26 (APP 10/25/02), F-03-119, F-04-169

TAX MAP: 24 BLOCK: 18 PARCEL 255
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8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pflum
 SIGNATURE OF DEVELOPER

8/23/04
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M&Z

9/2/04
 DATE

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT

10/1/04
 DATE

[Signature]
 DIRECTOR

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature]
 SIGNATURE OF ENGINEER

8/23/04
 DATE

ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Michael Pflum
 SIGNATURE OF DEVELOPER

8/23/04
 DATE

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

[Signature]
 US - NATURAL RESOURCES CONSERVATION SERVICE

9/1/04
 DATE

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

[Signature]
 HOWARD SCD

9/1/04
 DATE

OWNER/DEVELOPER

THE WOODS OF TIBER BRANCH, LLC
 C/O TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

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