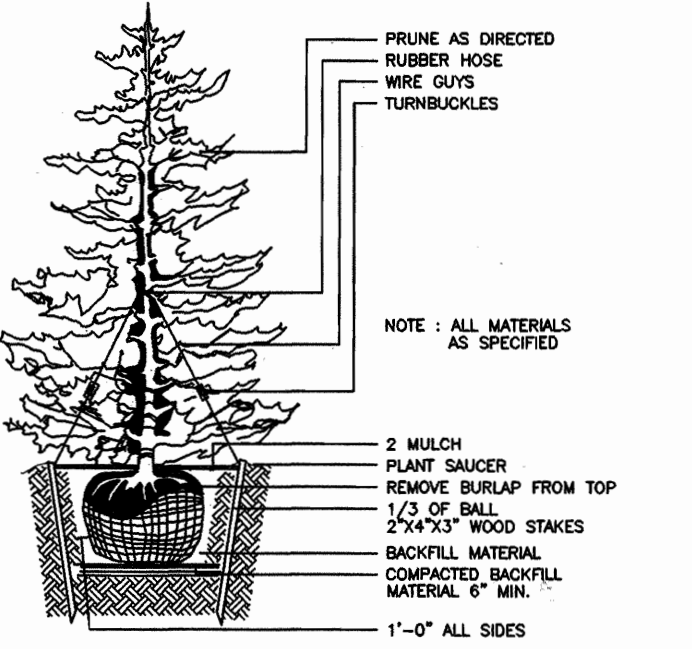
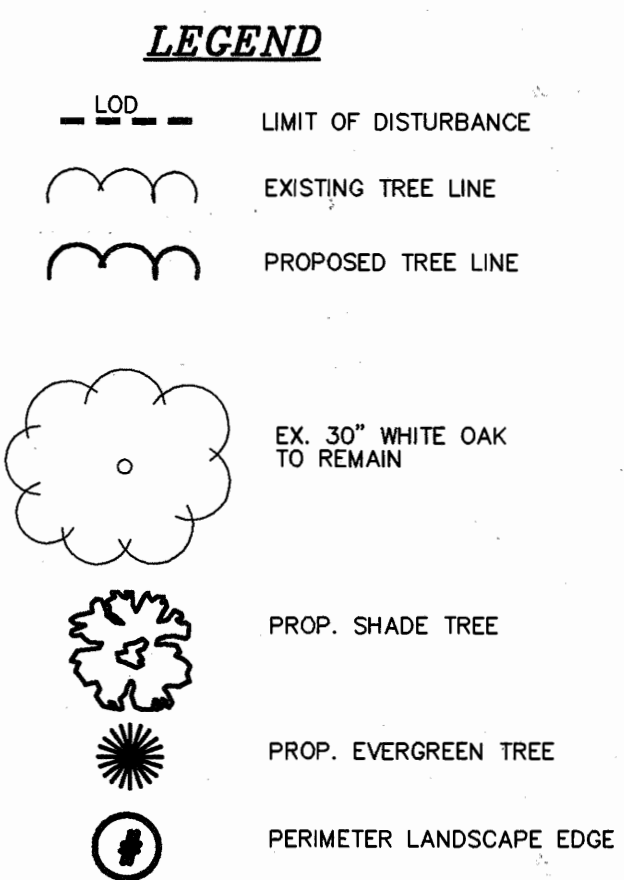
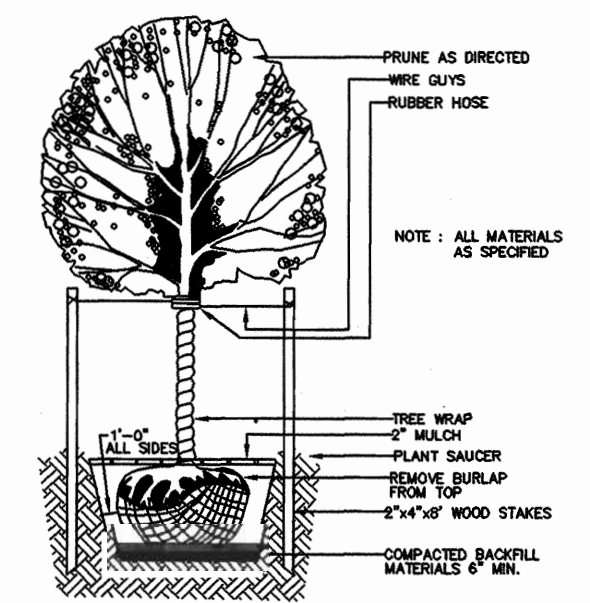


**THE ROCKBURNE 40**  
SCALE 1"=30'

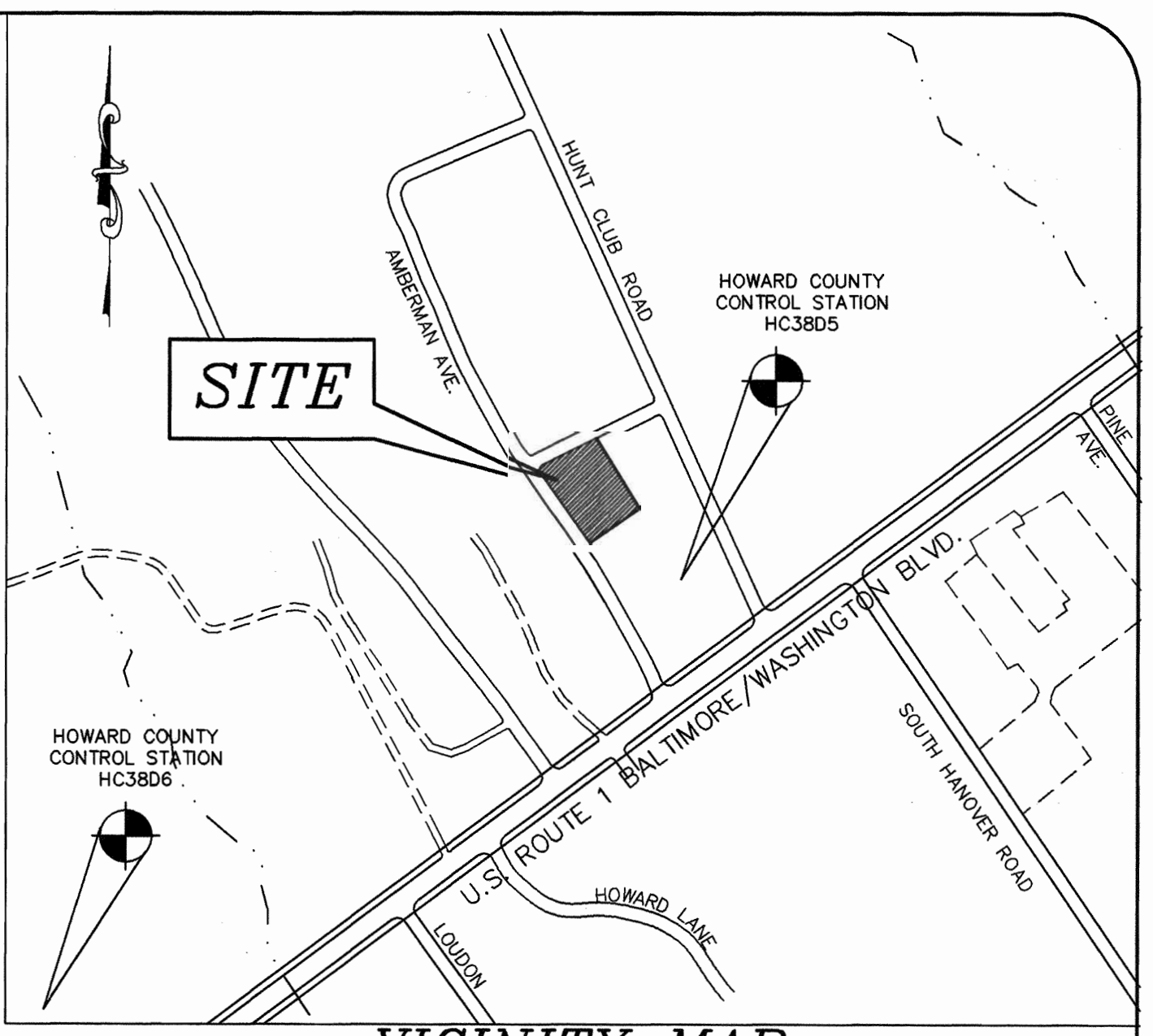
**SOILS CLASSIFICATION**  
 SYMBOL DESCRIPTION  
 BeB2 BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED  
 Ho HATBORO SILT LOAM  
 IuB LUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES



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



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



**VICINITY MAP**  
SCALE: 1"=600'

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**  
 TAX MAP: 38 PARCEL: 83 BLOCK: 7 LOT: 3  
 ELECTION DISTRICT: FIRST  
 ZONING: R-12  
 DEED REFERENCE: L3476/F603  
 TOTAL TRACT AREA: 34,564 SQ. FT. OR 0.79 AC.±  
 DISTURBED AREA: 4,915 SQ. FT.  
 NUMBER OF PROPOSED BUILDABLE LOTS: 1  
 NUMBER OF PROPOSED UNITS: 1  
 PROPOSED USE: SINGLE FAMILY DETACHED.  
 DPZ FILES: F-96-08, WP-96-36, F-98-53, F-03-191, F-04-07, WP-04-011.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. IN OCTOBER 1994.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NAD83 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3805 & 3806.  
 STA. NO. 3805 N 558,378.5677' ELEV. 528.21  
 E 1,388,524.2017  
 STA. NO. 3806 N 557,155.4639' ELEV. 535.37  
 E 1,384,992.2591
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO FLOODPLAIN OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED MAY 20, 2003.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SIGC ROAD.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEB. 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THE LIMIT OF DISTURBANCE DOES NOT EXCEED 5000 SQUARE FEET.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITHOUT THE FILING OF AN INTENT FOR SITE DEVELOPMENT FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQ.FT.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968.
- THIS PLAN SHALL BE SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:  
 MISS UTILITY 1-800-257-7777  
 VERIZON TELEPHONE COMPANY (410) 725-9976  
 HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900  
 AT&T CABLE LOCATION DIVISION (410) 393-3533  
 BALTIMORE GAS & ELECTRIC (410) 685-0125  
 STATE HIGHWAY ADMINISTRATION (410) 531-9333  
 HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTIONS DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- LANDSCAPING FOR LOT 3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (1 SHADE TREE, 2 EVERGREENS) IS TO BE POSTED IN THE AMOUNT OF \$600.00 AS PART OF THE BUILDER'S GRADING PERMIT.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPE CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- WAIVER PETITION, WP-96-36, FOR A WAIVER OF SECTION 16.120(c) CONCERNING THE MINIMUM ROAD FRONTAGE REQUIREMENT WAS APPROVED ON DECEMBER 1995 AND EXPIRED WHEN F-96-08 WAS VACATED WITH THE RECORDING OF F-98-53 (PLAT NO. 12969) ON NOVEMBER 18, 1997 TO ELIMINATE THE SECOND LOT FOR THIS SUBDIVISION.
- THE PROPERTY DEED RECORDED IN LIBER 241 FOLIO 353 ON MARCH 10, 1953 ESTABLISHES THIS PROPERTY'S RIGHT TO USE AMBERMAN AVENUE FOR ACCESS.
- WAIVER PETITION, WP-04-011, FOR 16.120(C) MINIMUM FRONTAGE WAS DENIED ON AUGUST 28, 2003.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

THE PROPOSED DWELLING AND ANY FUTURE ADDITIONS AND/OR ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH THE MORE RESTRICTIVE BUILDING RESTRICTION LINE SHOWN ON THIS PLAN

**DISTURBANCE IS LESS THAN 5,000 sq.ft. STANDARD SEDIMENT CONTROL MEASURES WILL BE USED.**

**DEVELOPER'S/OWNER'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 LETTER OF NOTICE OF LANDSCAPE INSTALLATION, ACCOMPANIED BY A LIST OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 Signature: Chris Brown  
 Date: 7/2/05

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
WEHLAND PROPERTY	N/A	PARCEL 83, Lot 3
PLAT # OR L/F	BLOCK #	ZONE
#12969	7	R-12
TAX MAP	38	ELEC. DIST.
38	FIRST	CENSUS TRACT
601202		
WATER CODE	DOB	SEWER CODE
		2150533
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL		

**DEVELOPER'S CERTIFICATE**  
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.  
 Signature: Christopher Brown  
 Date: 7/2/05

**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A SPECIFIC PLAN WORKING PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE PROPERTY AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.  
 Signature: John B. Mildeberg  
 Date: 7/2/05

**ADDRESS CHART**

LOT/PARCEL NO.	STREET ADDRESS
3	6986 WASHINGTON BOULEVARD

**OWNER / DEVELOPER**  
 HARMONY BUILDERS  
 4228 COLUMBIA ROAD  
 ELLICOTT CITY, MD 21042  
 (410) 461-0833

**PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
2	(Symbol)	PINUS STROBUS	WHITE PINE	6' - 8' HT.
TOTAL: 3 TREES (1 SHADE TREE, 2 EVERGREENS)				

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	PROPERTY FRONTAGE	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1) B (PERIMETER 2)	A (PERIMETER 3) B (PERIMETER 4)	(PERIMETER 4)	
LINEAR FEET OF PERIMETER	227.55 LF	125.91 LF	243.37 LF	N/A
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 211.05 LF OF EX. TREES	YES, 125.91 LF OF EX. TREES	YES, 190 LF OF EX. TREES	N/A
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	N/A
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS (2:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

**WEHLAND PROPERTY**  
 TAX MAP 38 - BLOCK 7 - PARCEL 83 - LOT 3  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
**SITE DEVELOPMENT PLAN**

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

Project: 2004-068  
 date: MAY 2006  
 illustration: AMC  
 scale: 1"=90'  
 approval: RH  
 description: revisions

1 OF 1