

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
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3	SEDIMENT AND EROSION CONTROL DETAILS

# SITE DEVELOPMENT PLAN

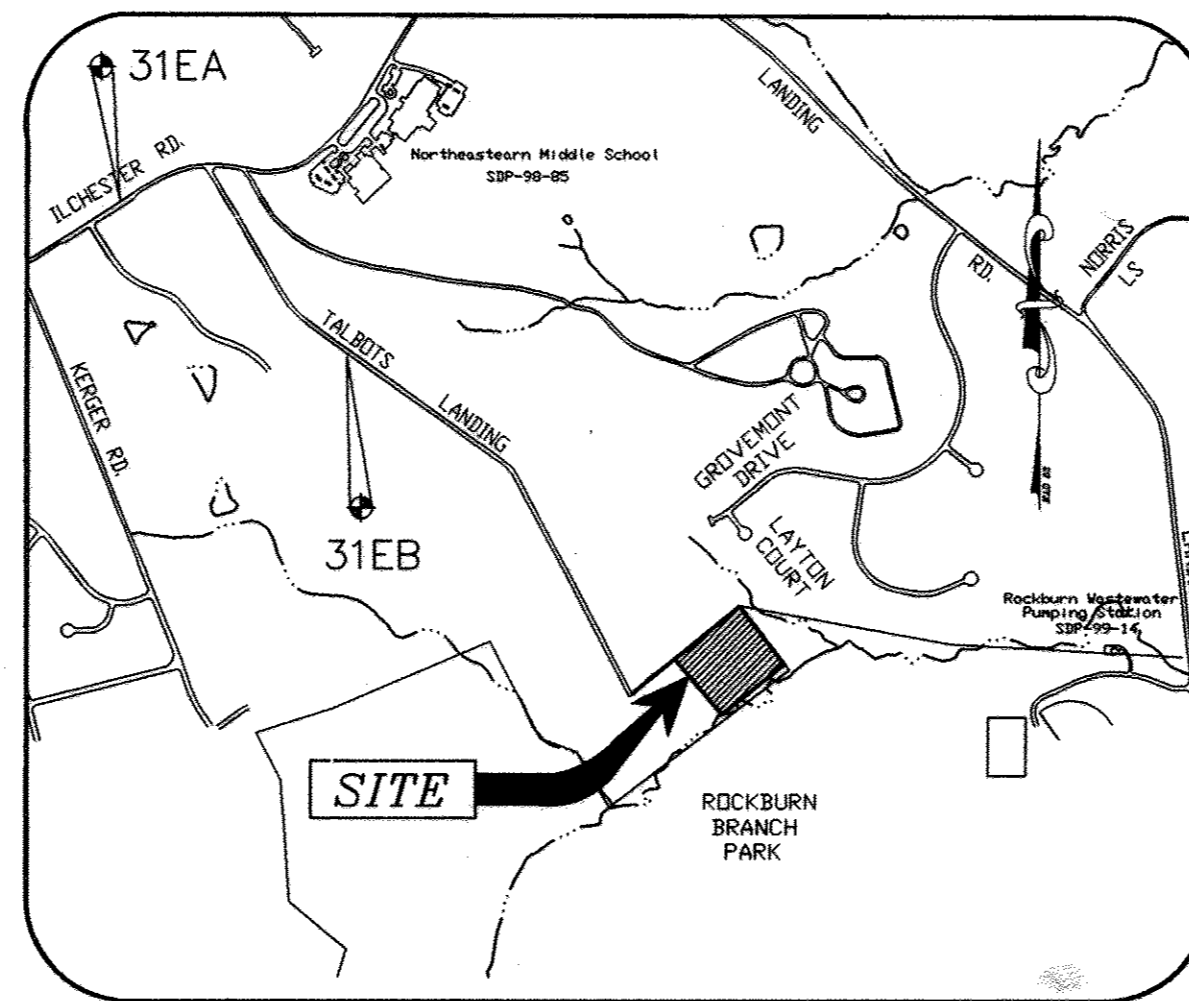
## TALBOTS LAST VIEW LOTS 1-4

### FIRST ELECTION DISTRICT

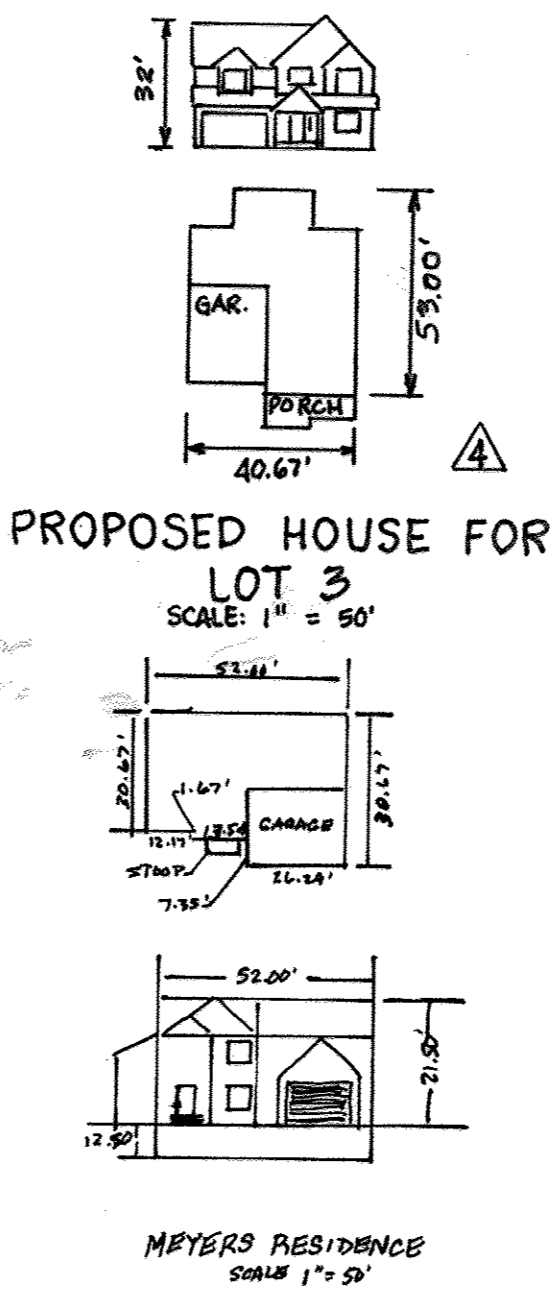
### HOWARD COUNTY, MARYLAND

ADDRESS CHART	
PARCEL #004	TALBOTS LAST VIEW
LOT NO.	STREET ADDRESS
1	5295 TALBOTS LANDING
2	5293 TALBOTS LANDING
3	5291 TALBOTS LANDING
4	5289 TALBOTS LANDING

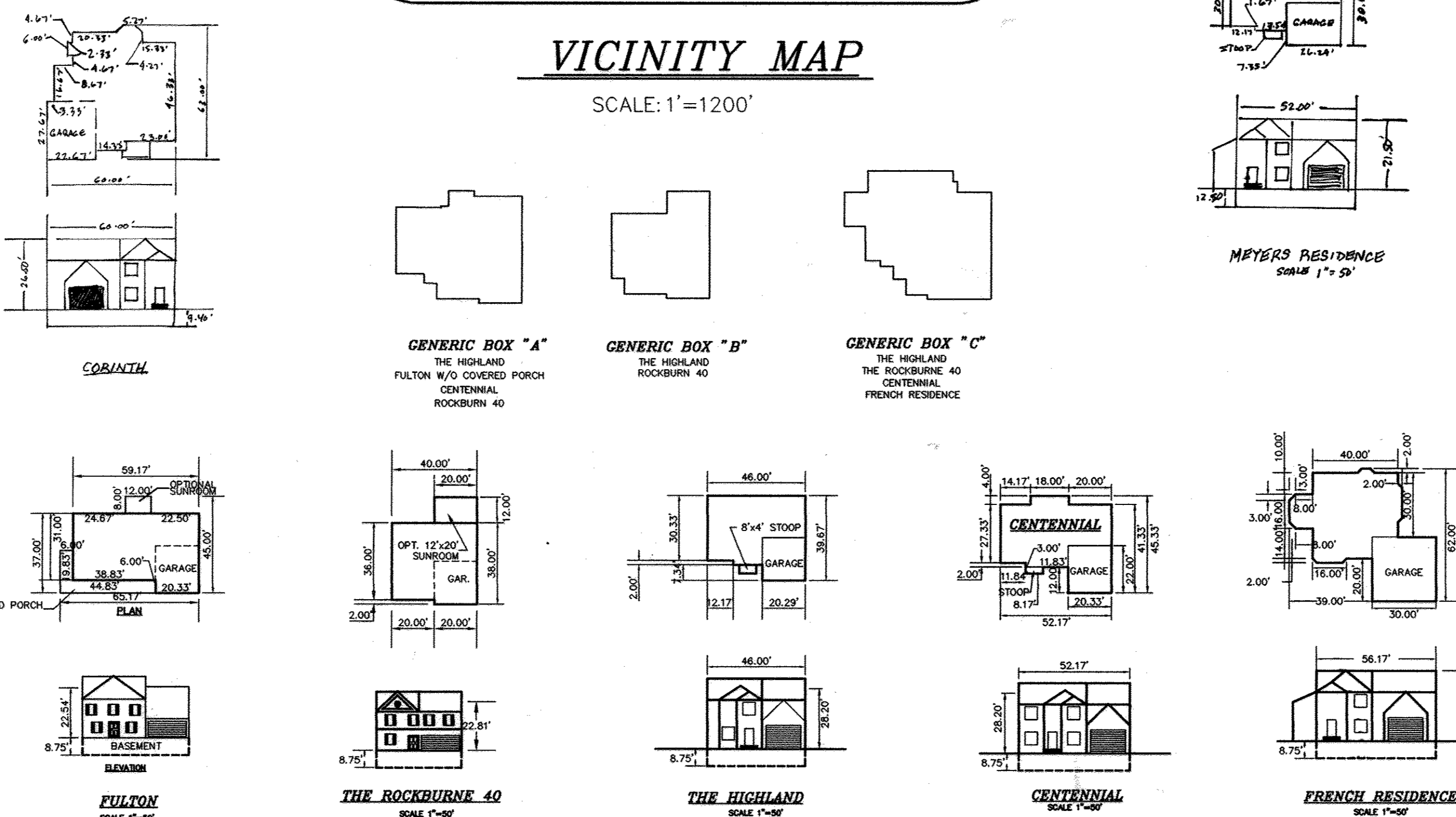
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
TALBOTS LAST VIEW	N/A	664			
PLAT # OR L/V	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
L.6663, F.585	22 & 23	R-20	31	1ST	601101
L.2806, F.622					
PLAT #14418					
WATER CODE	SEWER CODE				
400/ D03	1252600				
PROPOSED IMPROVEMENTS:					
SFD					



**VICINITY MAP**  
SCALE: 1"=1200'



**PROPOSED HOUSE FOR LOT 3**  
SCALE: 1"=50'



- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
  - THIS SUP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 

MISS UTILITY	1 (800)257-7777
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) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
  - SITE ANALYSIS CHART:
    - LOCATION: TAX MAP 31, PARCELS 664 DEED REFERENCE: 6663/585 2606/622
    - TOTAL PROJECT AREA: 2.77 AC. ±
    - LIMIT OF DISTURBED AREA: 1.30 AC. ±
    - ZONING: R-20
    - PROPOSED USE FOR SITE: RESIDENTIAL
    - TYPE OF PROPOSED UNIT: SFD
    - NUMBER OF PROPOSED BUILDABLE LOTS: 4
    - NUMBER OF PROPOSED OPEN SPACE LOTS: 0
    - AREA OF BUILDABLE LOTS: 2.77 AC. ±
    - MINIMUM LOT AREA: 20,000 SQ.FT.
    - DPZ FILE NOS.: F-03-116, F-99-130, SDP-03-168, WP-04-080, F-05-173, GP-06-018
  - TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT NOVEMBER 2002.
  - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY WHITMAN, REGUARDT AND ASSOCIATES, LLP IN OCTOBER 1998.
  - ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R.6.06.
  - WATER IS PUBLIC, CONTRACT #S 44-3727-D & 14-4159-D. SEWER IS PUBLIC, CONTRACT #S 10-3697 & 14-4159-D.
  - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 

NO.31EA, 31EB:				
STA. No. 31EA	N 569,641.149	E 1,374,816.064	ELEV. 469.628	
STA. No. 31EB	N 568,731.012	E 1,376,273.622	ELEV. 453.415	
  - ALL EXISTING STRUCTURES ON PROPERTY TO BE REMOVED UNLESS OTHERWISE NOTED.
  - LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 1 OF TALBOTS LAST VIEW (9 SHADE TREES) IN THE AMOUNT OF \$2,700.00 WILL BE POSTED AS PART OF DPW DEVELOPERS AGREEMENT ALONG WITH THE SWM CONSTRUCTION (RAIN GARDENS).
  - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
    - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF RAIN GARDENS, ROOFTOP AND NON-ROOFTOP DISCONNECTIONS, AND SHEET FLOW TO BUFFER CREDITS.
  - 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.
  - FOR FLAG OR PIPESTEM TIES, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
  - 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, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR TALBOTS LAST VIEW, LOTS 1-4, WERE SATISFIED BY PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF 0.60 ACRES (26,136.0 SQ. FT.) IN THE AMOUNT OF \$7,840.80.
  - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM (S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS. A 75' STREAM BUFFER AND A 25' WETLAND BUFFER ARE SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTION 16.116(a)(1) AND (2) OF THE SUBDIVISION REGULATIONS.
  - THE USE-IN-COMMON DRIVEWAY WAS APPROVED UNDER F-99-130.
  - APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS SET FORTH FROM WP-04-080. THE STIPULATIONS ARE LISTED AS FOLLOWS:
    - ALL PROPOSED LOTS SHALL USE A SHARED DRIVEWAY WITH A RECORDED SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT. THIS AGREEMENT SHALL INCLUDE ALL OF THE ADJACENT PARCELS WHICH HAVE THE LEGAL RIGHT TO USE THE DRIVEWAY.
    - RESUBMIT TO THE DEVELOPMENT ENGINEERING DIVISION THE DESIGN MANUAL WAIVER FOR THE NUMBER OF USERS/WIDTH OF THE SHARED ACCESS EASEMENT FOR THIS SUBDIVISION.
    - UNDER F-03-116, RESUBMIT THE FINAL PLAT IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS, PER THE FEB. 2, 2004 COMPREHENSIVE REZONING. SIX SETS OF THIS REACTIVATED PLAT MUST BE SUBMITTED WITHIN 45 DAYS OF THE DATE OF THIS LETTER, (BY AUGUST 26, 2004) AND SHALL ADDRESS THE COMMENTS WHICH ACCOMPANIED OUR LETTER OF SEPTEMBER 16, 2003. IN ADDITION, ANY APPLICABLE REGULATION CHANGES MUST BE INCORPORATED INTO THE REVISED PLANS.
    - A BUILDING PERMIT FOR EITHER OF THE TWO LOTS WILL NOT BE ISSUED UNTIL THIS DEVELOPER OR THE DEVELOPER OF THE ADJACENT TALBOT'S LAST VIEW SUBDIVISION, LOTS 1-4, TIM FRENCH, BUILDS THE DRIVEWAY TO CURRENT DRIVEWAY SPECIFICATIONS.
    - DIVIDE THE 1.53 FEET OF PUBLIC ROAD FRONTAGE BETWEEN THE TWO LOTS AND CLEARLY DEMARCATÉ THIS ON THE PLAT.
    - COMPLIANCE WITH THE DESIGN MANUAL SPECIFICATIONS FOR THE WIDTH OF THE DRIVEWAY PAVEMENT.
    - ADD A NOTE TO THE PLAT LISTING ALL PARCELS AND/OR LOTS THAT WILL BE A USER OF THE SHARED DRIVEWAY AND SHARING IN THE MAINTENANCE OF THE DRIVEWAY.
  - HOUSE LOCATIONS FOR THESE LOTS MUST BE A MINIMUM OF 10' FROM THE PUBLIC SEWER OR WATER EASEMENTS.
  - OFF-SITE DISTURBANCE IS PROPOSED ON PARCEL P/O 003 TO FACILITATE THE OVER ALL GRADING.
  - IN ACCORDANCE WITH SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS, THE DISTURBANCE SHOWN WITHIN THE 75' STREAM BUFFER IS CONSIDERED ESSENTIAL FOR UTILITY CONNECTIONS.

**OWNERS**  
HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MD 21042-5918  
  
TIMOTHY I. FRENCH  
P.O. BOX 384  
COLUMBIA, MD 21045

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Penny E. Boromstein MD* 4/10/06  
HOWARD COUNTY HEALTH OFFICER

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

*Christopher L. Brown* 4/24/06  
SIGNATURE OF DEVELOPER  
CHRISTOPHER BROWN  
PRINTED NAME OF DEVELOPER

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

*John M. Madsen* 4/24/06  
SIGNATURE OF ENGINEER  
John Madsen  
PRINTED NAME OF ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 16597, Expiration Date: 01/15/15

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

*Jim Angulo/CS* 3/16/06  
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

*John L. ...* 3/24/06  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Andy ...* 4/10/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Mark ...* 4/10/06  
CHIEF, DIVISION OF LAND DEVELOPMENT

*...* 4/10/06  
DIRECTOR

**TALBOTS LAST VIEW LOTS 1-4**  
PARCELS 664  
HOWARD COUNTY, MARYLAND  
FIRST ELECTION DISTRICT  
COVER SHEET

date	FEB.2006	date	
project	02-069	date	
illustration	EGJ	date	
scale	EGJ	date	
NTS		date	

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

1 OF 3

SDP-05-092



**SOILS CLASSIFICATION**

- Co (C) CODORUS SILT LOAM
- LuB (C) LUCA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
- MpC2 (C) MONTALTO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- MeF (A) MT. AIRY CHANNERY LOAM, 25 TO 45 PERCENT SLOPES.
- NeB2 (B) NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- NeC2 (B) NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- NeD3 (B) NESHAMINY SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
- SiD2 (B) SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- SiE (C) SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES.

**LEGEND**

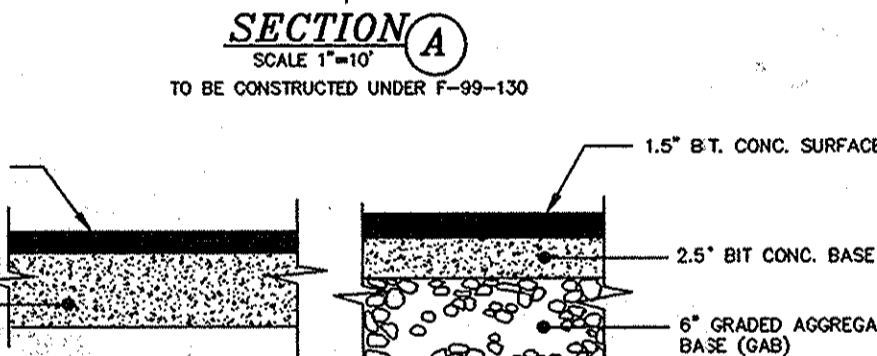
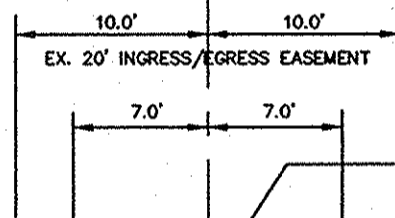
- EXISTING TREELINE
- PROPOSED RED MAPLE
- PROPOSED RED MAPLE UNDER F-03-116
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- PROPOSED RAIN GARDENS
- EXISTING 25' WATER & SEWER EASEMENT L.4734, F.123
- EXISTING 30' WATER, SEWER & UTILITY EASEMENT L.9032, F.679
- PROPOSED WATER, SEWER & UTILITY EASEMENT
- EXISTING PRIVATE WATER, WATER & UTILITY EASEMENT (PLAT #14418)

NOTE: PROPOSED CONTOURS SHOWN ON PARCEL 662 AND P/O PARCEL 663 ARE PER SDP-06-025 (STEDDING PROPERTY.)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Penny E. Baranstein MD* @ 4/10/06  
HOWARD COUNTY HEALTH OFFICER

PARCEL 666  
LISA P. GATES  
L. 6888, F. 580  
ZONE R-20



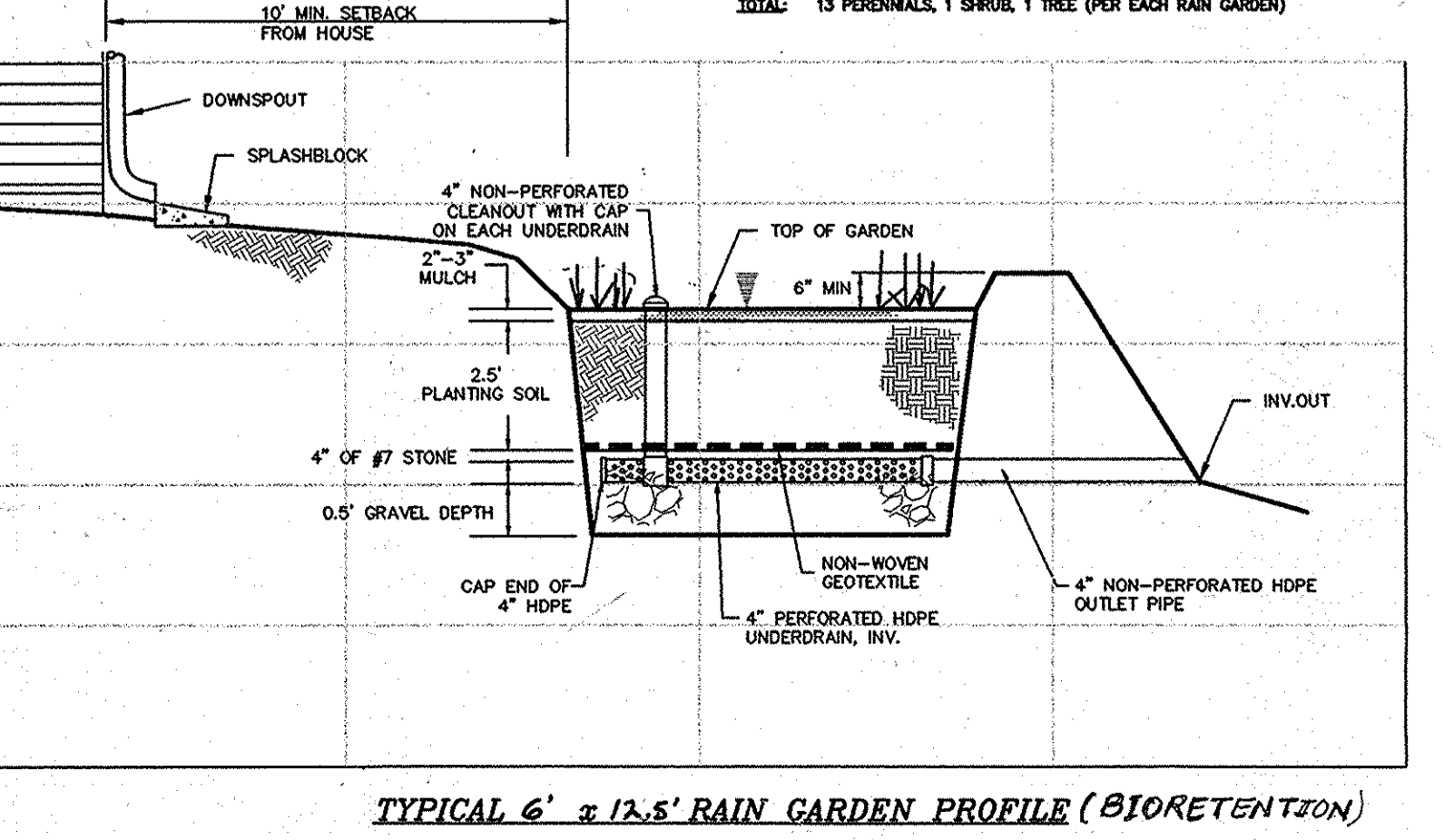
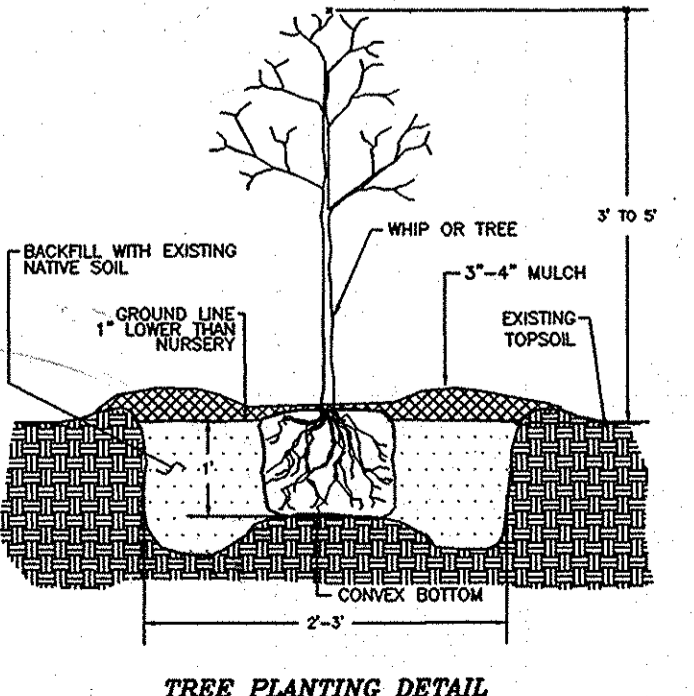
**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				9 SHADE TREES

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	230.00 LF	519.51 LF	182.40 LF	521.00 LF	
LINEAR FEET OF PERIMETER	230.00 LF	519.51 LF	182.40 LF	521.00 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 35 LF OF EX. TREES TO REMAIN (195.00 LF REMAINING)	NO	YES, 147 LF OF EX. TREES TO REMAIN (36 LF REMAINING)	NO, 150 LF FOR BGE RIGHT-OF-WAY (371 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	1 SHADE TREES 0 EVERGREEN TREES	9 SHADE TREES* 0 EVERGREEN TREES	1 SHADE TREE* 0 EVERGREEN TREES	0 SHADE TREE 0 EVERGREEN TREES	11 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2.1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

\* CREDIT FOR NINE EX. TREES TO REMAIN ALONG PERIMETER 2: ONE 5" OAK, ONE 7" CHERRY, ONE 7" POPLAR, ONE 20" MAPLE, ONE 9" OAK, ONE 9" MAPLE, ONE 13" OAK, ONE 30" OAK, AND ONE 14" MAPLE. CREDIT FOR ONE EX. 36" MAPLE TO REMAIN ALONG PERIMETER 3. CREDIT FOR ONE EX. TREE TO REMAIN ALONG PERIMETER 1: ONE 5" OAK.  
\*\* THESE QUANTITIES INCLUDE A 150' CREDIT FOR AN EXISTING BGE TRANSMISSION RIGHT-OF-WAY THAT IS A NON-BUILDABLE AREA.



**OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**

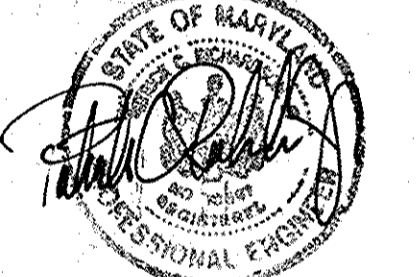
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	ILEX GLABRA	INK BERRY
	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
	ONOCLEA SENSIBILIS	SENSITIVE FERN
	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 16547, Expiration Date: 8/15/15



FOR REV. NO. 4 ONLY  
2/20/14  
REV. 5 4/14/14

**DEVELOPERS CERTIFICATE**

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

*Christopher Brown* 2/24/06  
SIGNATURE OF DEVELOPER  
CHRISTOPHER BROWN  
PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

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

*John B. Miltenberg* 2/23/06  
SIGNATURE OF ENGINEER  
JOHN B. MILTENBERG  
PRINTED NAME OF ENGINEER

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

*Jim Meyer* 3/22/06  
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

*John B. Miltenberg* 3/22/06  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*William J. ...* 3/24/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION YR DATE

*Andrew ...* 4/12/06  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Mark ...* 4/19/06  
DIRECTOR DATE

**OWNERS**  
HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MD 21042-5918

TIMOTHY I. FRENCH  
P.O. BOX 384  
COLUMBIA, MD 21045



date	FEB. 2006	approval	EGJ
project	02-069	illustration	EGJ

4/14/06	7/20/06	5/1/06	5/1/06	5/1/06	5/1/06
REVISED ELEVATIONS FOR LOTS 1 & 2	REVISED ELEVATIONS FOR LOTS 3 & 4	REVISED ELEVATIONS FOR LOTS 5 & 6	REVISED ELEVATIONS FOR LOTS 7 & 8	REVISED ELEVATIONS FOR LOTS 9 & 10	REVISED ELEVATIONS FOR LOTS 11 & 12

TALBOTS LAST VIEW LOTS 1-4  
TAX MAP 31 PARCELS 664  
HOWARD COUNTY, MARYLAND  
FIRST ELECTION DISTRICT  
SITE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0998 Fax.



**HOWARD SOIL CONSERVATION DISTRICT**

**PERMANENT SEEDING NOTES**

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PROTECTOR: 2 TONS PER ACRE SOLICITIC LIMESTONE (52 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK UP UPPER THREE INCHES OF SOIL AT TIME OF SEEDING.
2. ACCEPTABLE: 1 TON PER ACRE SOLICITIC LIMESTONE (52 LBS/1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK UP UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 14 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS/1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOO. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

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

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

**TEMPORARY SEEDING NOTES**

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

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

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

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

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

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

**STANDARD SEDIMENT CONTROL NOTES**

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THEREIN.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, Dikes, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.21), SOO (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6. SITE ANALYSIS:
 

TOTAL AREA OF SITE:	2.77 ACRES
AREA DISTURBED:	1.30 ACRES
AREA TO BE ROOFED OR PAVED:	0.37 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.97 ACRES
TOTAL CUT:	11,000 CU. YDS.
TOTAL FILL:	10,000 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION: (NOT REQUIRED)	

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Penny E. Borenstein MD* 4/10/06  
HOWARD COUNTY HEALTH OFFICER

**DEVELOPERS CERTIFICATE**

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

*Christopher L. Brown* 4/10/06  
SIGNATURE OF DEVELOPER

**CHRISTOPHER BROWN**  
PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

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

*John M. Brown* 4/10/06  
SIGNATURE OF ENGINEER

**John M. Brown**  
PRINTED NAME OF ENGINEER

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

*Jim Myer* 3/22/06  
USDA - NATURAL RESOURCE CONSERVATION SERVICE  
DATE

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

*John L. Light* 3/22/06  
HOWARD SOIL CONSERVATION DISTRICT  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*John L. Light* 3/22/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*John L. Light* 4/10/06  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*John L. Light* 4/10/06  
DIRECTOR  
DATE

**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**  
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE**  
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES**

1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
  - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
2. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

1. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA - SC IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - a. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AGENCY. TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - b. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SOON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - c. WHERE THE SUBSOIL IS EITHER HEAVY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISAPPEARANCE OF PHYTO-TOXIC MATERIALS.
3. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - a. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
4. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
  - a. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
    - i. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERFORMED TO RAISE THE pH TO 6.5 OR HIGHER.
    - ii. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
    - iii. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
    - iv. NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISAPPEARANCE OF PHYTO-TOXIC MATERIALS.
  - b. NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
  - c. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
  - d. SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE TOPSOIL APPLICATION.
5. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
6. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 6" HIGHER IN ELEVATION.
7. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
8. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
9. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.
  - a. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    - i. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
    - ii. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
    - iii. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
  - b. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

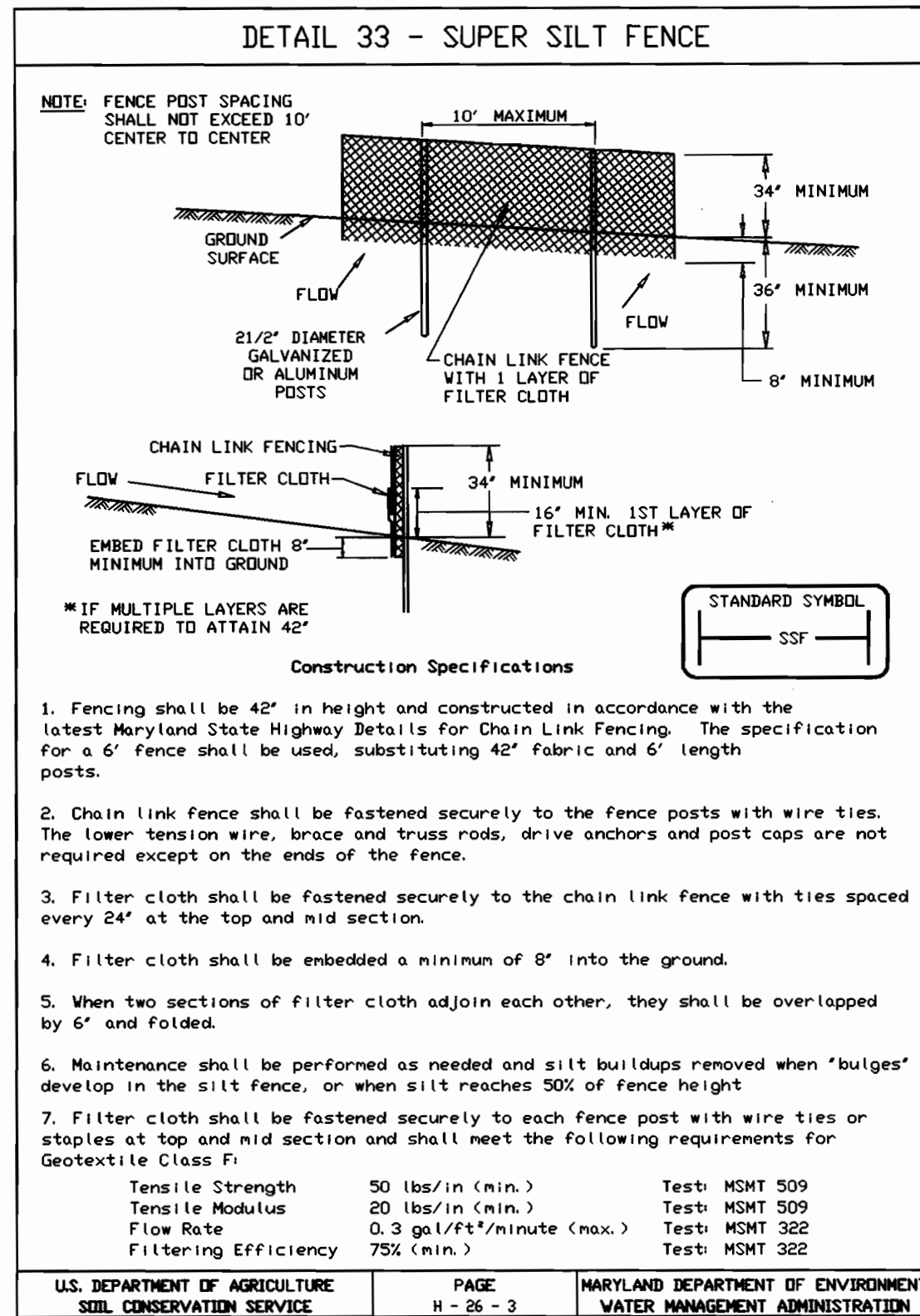
- REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

**TEMPORARY DUST CONTROL MEASURES**

1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS INDICATED. (1 DAY)
3. CONSTRUCT SUPER SILT FENCES (3 DAYS)
4. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
5. COMPLETE CONSTRUCTION. (120 DAYS)
6. STABILIZE DISTURBED AREAS. (3 DAYS)
7. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. STABILIZE ANY AND ALL EXISTING EXPOSED UNVEGETATED AREAS WITH TOPSOIL AND PERMANENT SEED MIX (10 DAYS).



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in (min.)	Test MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test MSMT 509
Flow Rate	0.3 gal/ft <sup>2</sup> /minute (max.)	Test MSMT 322
Filtering Efficiency	75% (min.)	Test MSMT 322

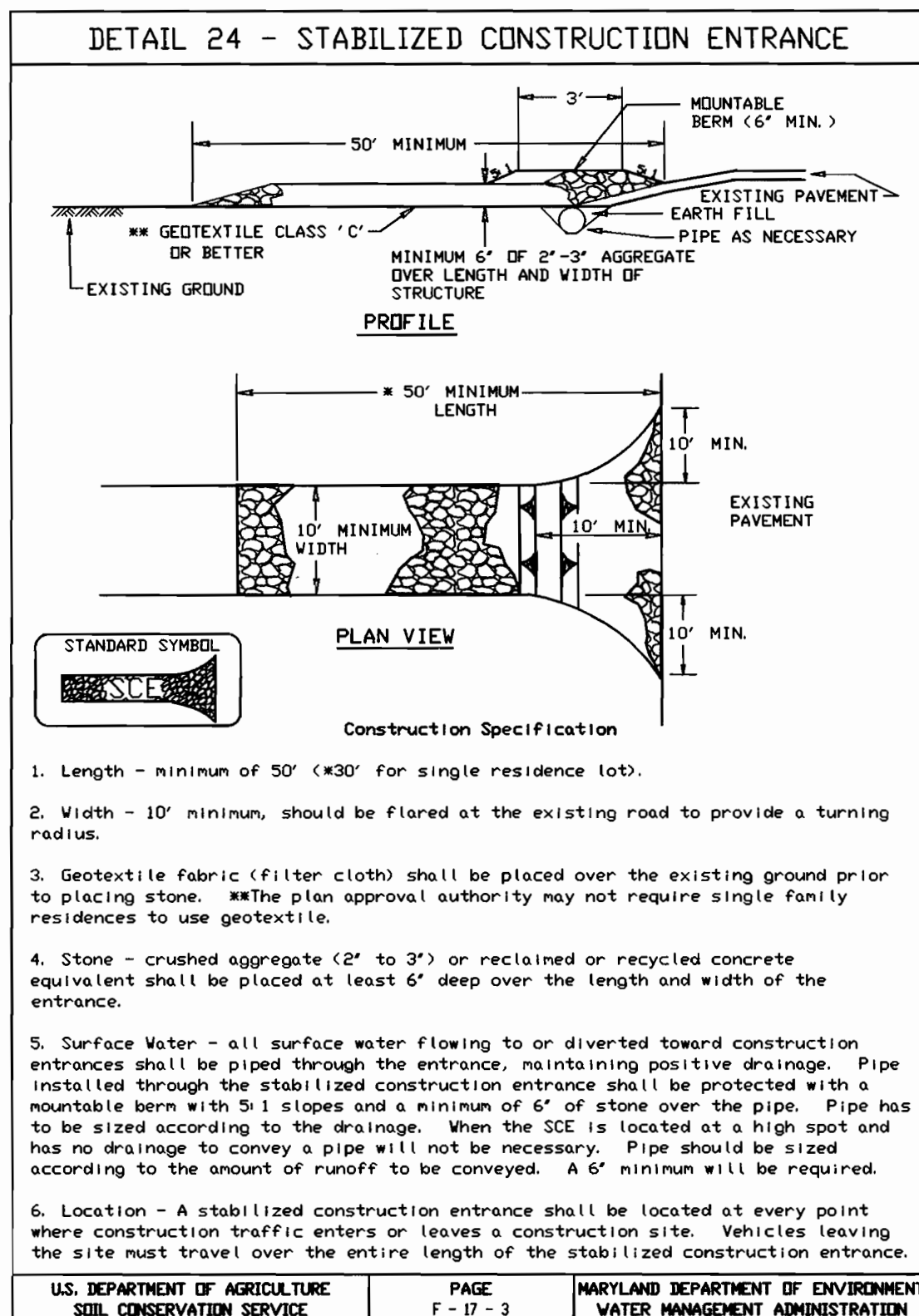
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**SUPER SILT FENCE**

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- Construction Specification
1. Length - minimum of 50' (<math>\leq 30'</math> for single residence lot).
  2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
  3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
  4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
  5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
  6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**OWNERS**

HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MD 21042-5918

TIMOTHY I. FRENCH  
P.O. BOX 384  
COLUMBIA, MD 21045

date	FEB 2006
project	02-069
illustration	EGJ
scale	1"=50'
approval	EGJ

date	
description	
revisions	
no.	

TALBOTS LAST VIEW LOTS 1-4  
PARCEL 664  
TAX MAP 31  
HOWARD COUNTY, MARYLAND  
FIRST ELECTION DISTRICT  
SEDIMENT CONTROL NOTES AND DETAILS

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



**SOILS CLASSIFICATION**

- Co (C) CODORUS SILT LOAM
- uB (C) LUCA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
- MpC2 (C) MONTALTO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- MfE (A) MT. AIRY CHANNERY LOAM, 25 TO 45 PERCENT SLOPES
- NsE2 (B) NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- NsC2 (B) NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- NsD3 (B) NESHAMINY SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
- SiD2 (B) SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- SiZ (C) SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES

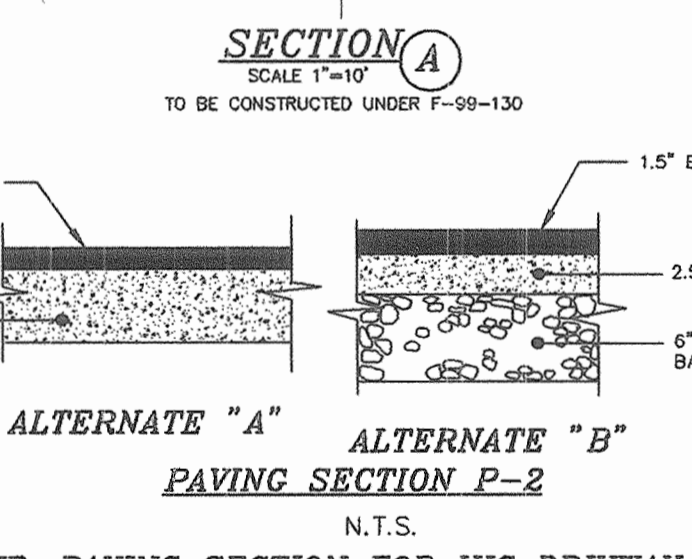
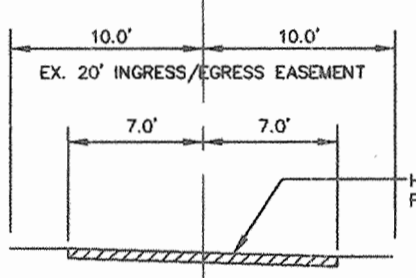
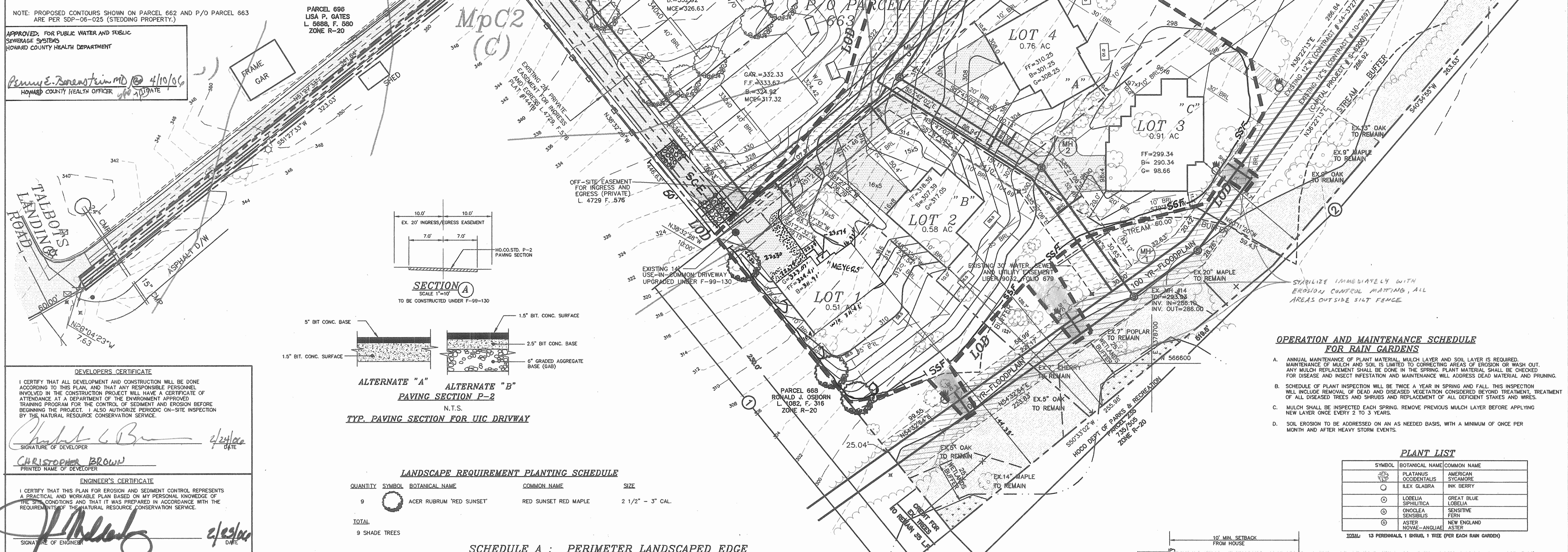
**LEGEND**

- EXISTING TREELINE
- PROPOSED RED MAPLE
- PROPOSED RED MAPLE UNDER F-03-116
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- PROPOSED RAIN GARDENS
- EXISTING 25' WATER & SEWER EASEMENT L.4734, F.123
- EXISTING 30' WATER, SEWER & UTILITY EASEMENT L.9032, F.679
- PROPOSED WATER, SEWER & UTILITY EASEMENT
- EXISTING PRIVATE SEWER, WATER & UTILITY EASEMENT (PLAT #14418)

NOTE: PROPOSED CONTOURS SHOWN ON PARCEL 662 AND P/O PARCEL 663 ARE PER SDP-06-025 (STEEDING PROPERTY).

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

Penney E. Rosenstein MD 4/19/06  
HOWARD COUNTY HEALTH OFFICER



TYP. PAVING SECTION FOR UIC DRIVEWAY

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL		9 SHADE TREES		

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	230.00 LF	519.51 LF	182.40 LF	521.00 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 35 LF OF EX. TREES TO REMAIN (195.00 LF REMAINING)	NO	YES, 147 LF OF EX. TREES TO REMAIN (36 LF REMAINING)	NO, 150 LF FOR BGE RIGHT-OF-WAY (371 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	1 SHADE TREES 0 EVERGREEN TREES	9 SHADE TREES* 0 EVERGREEN TREES	1 SHADE TREE* 0 EVERGREEN TREES	0 SHADE TREE 0 EVERGREEN TREES	11 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

\* CREDIT FOR NINE EX. TREES TO REMAIN ALONG PERIMETER 2: ONE 5" OAK, ONE 7" CHERRY, ONE 7" POPLAR, ONE 20" MAPLE, ONE 9" OAK, ONE 9" MAPLE, ONE 13" OAK, ONE 30" OAK, AND ONE 14" MAPLE. CREDIT FOR ONE EX. 36" MAPLE TO REMAIN ALONG PERIMETER 3. CREDIT FOR ONE EX. TREE TO REMAIN ALONG PERIMETER 1: ONE 5" OAK.  
\*\* THESE QUANTITIES INCLUDE A 150' CREDIT FOR AN EXISTING BGE TRANSMISSION RIGHT-OF-WAY THAT IS A NON-BUILDABLE AREA.

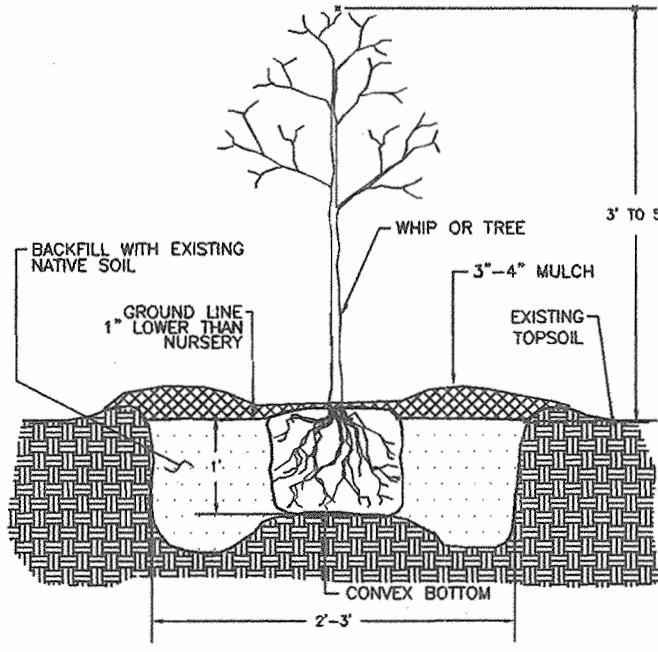
**OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**

- A. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- B. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- C. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- D. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME
	PLATANUS OCCIDENTALIS	AMERICAN Sycamore
	ILEX GLABRA	INK BERRY
	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
	ONOCLEA SENSIBILIS	SENSITIVE FERN
	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

TOTAL: 15 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



TYPICAL 5' x 10' RAIN GARDEN PROFILE

DATE: FEB. 2006  
PROJECT: 02-069  
ENGINEERING: ECG  
SCALE: 1"=30'  
NO.:

TALBOTS LAST VIEW LOTS 1-4  
PARCELS 664  
TAX MAP 31  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0299 Fax.

2 OF 3

SDP-05-092



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

ADDRESS CHART	
PARCEL #004	TALBOTS LAST VIEW
LOT NO.	STREET ADDRESS
1	5295 TALBOTS LANDING
2	5293 TALBOTS LANDING
3	5291 TALBOTS LANDING
4	5289 TALBOTS LANDING

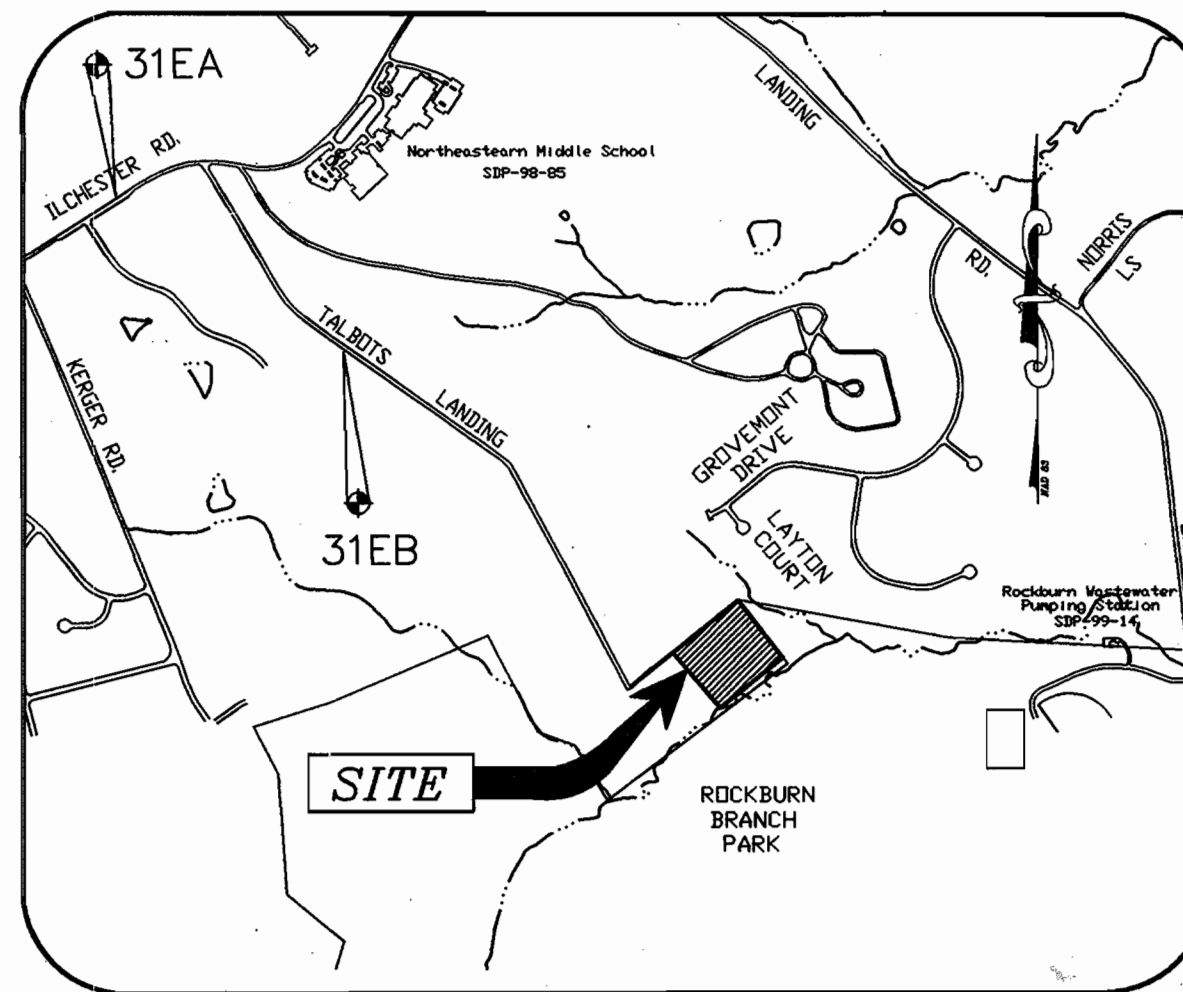
PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #	
TALBOTS LAST VIEW		N/A		664	
PLAT # OR L/T	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
L.6663, F.585	22 & 23	R-20	31	1ST	601101
L.2606, F.622					
PLAT #1441B					
WATER CODE		SEWER CODE			
400/ D03		1252600			
PROPOSED IMPROVEMENTS:					
SFD					

# SITE DEVELOPMENT PLAN

## TALBOTS LAST VIEW LOTS 1-4

### FIRST ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



**VICINITY MAP**

SCALE: 1"=1200'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Renny S. Boronstein MD* 4/10/06  
HOWARD COUNTY HEALTH OFFICER

**DEVELOPERS CERTIFICATE**

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

*Christopher L. Brown* 4/28/06  
SIGNATURE OF DEVELOPER DATE

**CHRISTOPHER BROWN**  
PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

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

*John M. McLaughlin* 4/28/06  
SIGNATURE OF ENGINEER DATE

**JOHN M. MCLAUGHLIN**  
PRINTED NAME OF ENGINEER

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

*Jia M. Ng* 3/16/06  
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

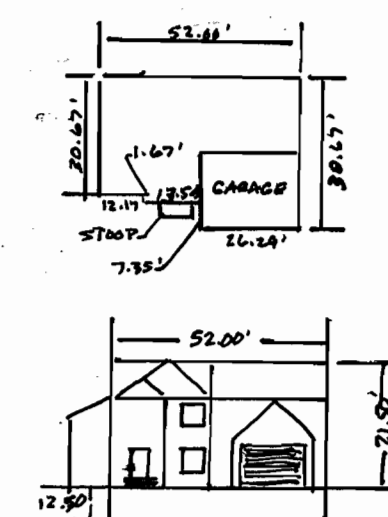
*[Signature]* 3/16/06  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

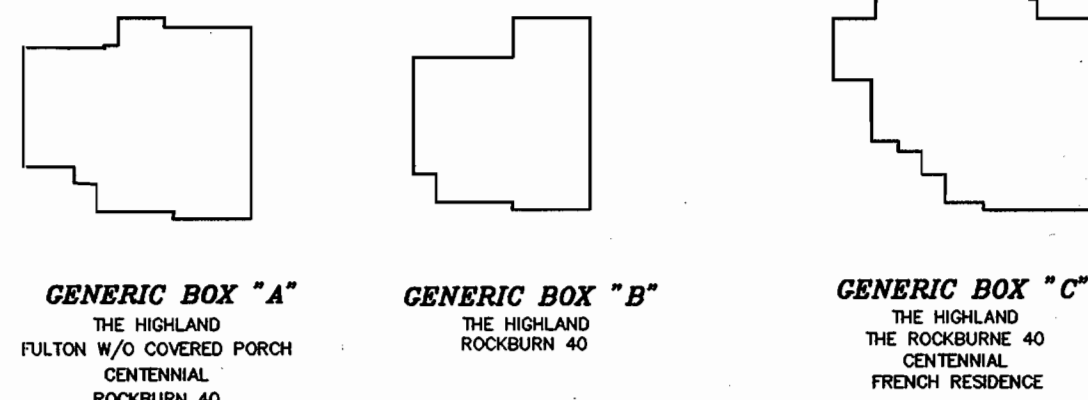
*[Signature]* 3/29/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 4/17/06  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

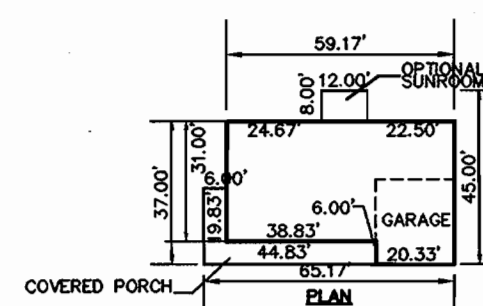
*[Signature]* 7/19/06  
DIRECTOR DATE



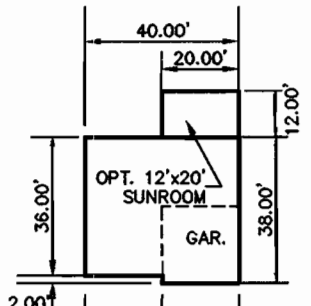
**METERS RESIDENCE**  
SCALE 1"=5'



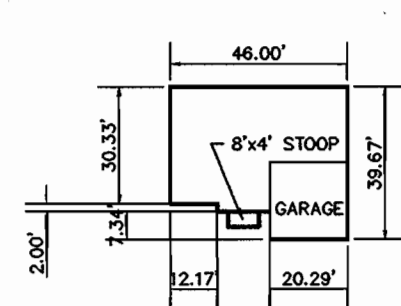
**GENERIC BOX "A"** THE HIGHLAND FULTON W/O COVERED PORCH ROCKBURN 40  
**GENERIC BOX "B"** THE ROCKBURN 40  
**GENERIC BOX "C"** THE HIGHLAND THE ROCKBURN 40 CENTENNIAL FRENCH RESIDENCE



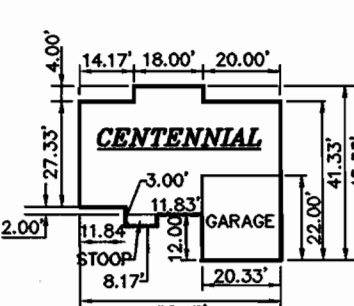
**FULTON**  
SCALE 1"=50'



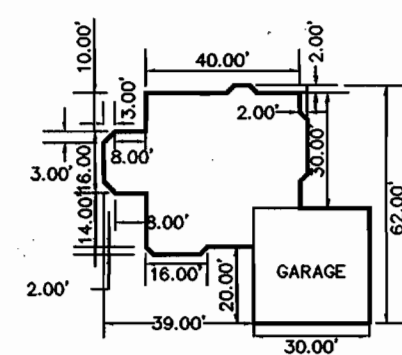
**THE ROCKBURN 40**  
SCALE 1"=50'



**THE HIGHLAND**  
SCALE 1"=50'



**CENTENNIAL**  
SCALE 1"=50'



**FRENCH RESIDENCE**  
SCALE 1"=50'

- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. THIS SDP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
    - MISS UTILITY (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) 685-0123
    - STATE HIGHWAY ADMINISTRATION (410) 531-5533
    - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
  - SITE ANALYSIS CHART:
    - a. LOCATION : TAX MAP 31, PARCELS 664 DEED REFERENCE: 6663/585 2606/622
    - b. TOTAL PROJECT AREA: 2.77 AC.±
    - c. LIMIT OF DISTURBED AREA: 1.30 AC. ±
    - d. ZONING : R-20
    - e. PROPOSED USE FOR SITE : RESIDENTIAL
    - f. TYPE OF PROPOSED UNIT: SFD
    - g. NUMBER OF PROPOSED BUILDABLE LOTS : 4
    - h. NUMBER OF PROPOSED OPEN SPACE LOTS : 0
    - i. AREA OF BUILDABLE LOTS : 2.77 AC. ±
    - j. MINIMUM LOT AREA: 20,000 SQ. FT.
    - k. DPZ FILE NOS. : F-03-116, F-99-130, SDP-03-168, WP-04-080, F-05-173, GP-06-018
  - TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT NOVEMBER 2002.
  - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY WHITMAN, REGUARDT AND ASSOCIATES, LLP IN OCTOBER 1998.
  - ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06.
  - WATER IS PUBLIC, CONTRACT #'S 44-3727-D & 14-4159-D. SEWER IS PUBLIC, CONTRACT #'S 10-3697 & 14-4159-D.
  - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.31EA, 31EB.
 

STA. No. 31EA	N 569,641.149	E 1,374,816.064	ELEV. 469.628
STA. No. 31EB	N 568,731.012	E 1,376,273.622	ELEV. 453.415
  - ALL EXISTING STRUCTURES ON PROPERTY TO BE REMOVED UNLESS OTHERWISE NOTED.
  - LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 1 OF TALBOTS LAST VIEW (9 SHADE TREES) IN THE AMOUNT OF \$2,700.00 WILL BE POSTED AS PART OF DPW DEVELOPERS AGREEMENT ALONG WITH THE SWM CONSTRUCTION (RAIN GARDENS).
  - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
    - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DEPTH OVER DRIVEWAY SURFACE.
    - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - STORMWATER MANAGEMENT IS PROVIDED BY THE USE OF RAIN GARDENS, ROOFTOP AND NON-ROOFTOP DISCONNECTIONS, AND SHEET FLOW TO BUFFER CREDITS.
  - 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.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
  - 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.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR TALBOTS LAST VIEW, LOTS 1-4, WERE SATISFIED BY PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF 0.60 ACRES (26,136.0 SQ. FT.) IN THE AMOUNT OF \$7,840.80.
  - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM (S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS. A 75' STREAM BUFFER AND A 25' WETLAND BUFFER ARE SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTION 16.116(c)(1) AND (2) OF THE SUBDIVISION REGULATIONS.
  - THE USE-IN-COMMON DRIVEWAY WAS APPROVED UNDER F-99-130.
  - APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS SET FORTH FROM WP-04-080. THE STIPULATIONS ARE LISTED AS FOLLOWS:
    - a) ALL PROPOSED LOTS SHALL USE A SHARED DRIVEWAY WITH A RECORDED SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT. THIS AGREEMENT SHALL INCLUDE ALL OF THE ADJACENT PARCELS WHICH HAVE THE LEGAL RIGHT TO USE THE DRIVEWAY.
    - b) RESUBMIT TO THE DEVELOPMENT ENGINEERING DIVISION THE DESIGN MANUAL WAIVER FOR THE NUMBER OF USERS/WIDTH OF THE SHARED ACCESS EASEMENT FOR THIS SUBDIVISION.
    - c) UNDER F-03-116, RESUBMIT THE FINAL PLAT IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS, PER THE FEB. 2, 2004 COMPREHENSIVE REZONING. SIX SETS OF THIS REACTIVATED PLAT MUST BE SUBMITTED WITHIN 45 DAYS OF THE DATE OF THIS LETTER, (BY AUGUST 26, 2004) AND SHALL ADDRESS THE COMMENTS WHICH ACCOMPANIED OUR LETTER OF SEPTEMBER 16, 2003. IN ADDITION, ANY APPLICABLE REGULATION CHANGES MUST BE INCORPORATED INTO THE REVISED PLANS.
    - d) A BUILDING PERMIT FOR EITHER OF THE TWO LOTS WILL NOT BE ISSUED UNTIL THIS DEVELOPER OR THE DEVELOPER OF THE ADJACENT TALBOTS LAST VIEW SUBDIVISION, LOTS 1-4, TIM FRENCH, BUILDS THE DRIVEWAY TO CURRENT DRIVEWAY SPECIFICATIONS.
    - e) DIVIDE THE 1.53 FEET OF PUBLIC ROAD FRONTAGE BETWEEN THE TWO LOTS AND CLEARLY DEMARCATHE THIS ON THE PLAT.
    - f) COMPLIANCE WITH THE DESIGN MANUAL SPECIFICATIONS FOR THE WIDTH OF THE DRIVEWAY PAVEMENT.
    - g) ADD A NOTE TO THE PLAT LISTING ALL PARCELS AND/OR LOTS THAT WILL BE A USER OF THE SHARED DRIVEWAY AND SHARING IN THE MAINTENANCE OF THE DRIVEWAY.
  - HOUSE LOCATIONS FOR THESE LOTS MUST BE A MINIMUM OF 10' FROM THE PUBLIC SEWER OR WATER EASEMENTS.
  - OFF SITE DISTURBANCE IS PROPOSED ON PARCEL PG 003 TO FACILITATE THE COVER ALL GRADING.
  - IN ACCORDANCE WITH SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS, THE DISTURBANCE SHOWN WITHIN THE 75' STREAM BUFFER IS CONSIDERED ESSENTIAL FOR QUALITY CONNECTIONS.

**OWNERS**

HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MD 21042-5918

TIMOTHY I. FRENCH  
P.O. BOX 384  
COLUMBIA, MD 21045

date	FEB. 2006	approval	EGJ
project	02-089	scale	EGJ
illustration		revision	

date	4/11/06	description	
no.	1	revision	

TALBOTS LAST VIEW LOTS 1-4  
PARCELS 664  
HOWARD COUNTY, MARYLAND  
TAX MAP 31  
FIRST ELECTION DISTRICT  
COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 397-0236 Fax. (301) 621-0521 Wash. (410) 397-0236 Fax.



**SOILS CLASSIFICATION**

- Co (C) CODORUS SILT LOAM
- luB (C) LUCA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
- MpC2 (A) MONTALTO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- Mf (A) MT. AIRY CHANNERY LOAM, 25 TO 45 PERCENT SLOPES.
- NsB2 (B) NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- NsC2 (B) NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- NsD3 (B) NESHAMINY SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
- SD2 (B) SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- SsE (C) SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES.

**LEGEND**

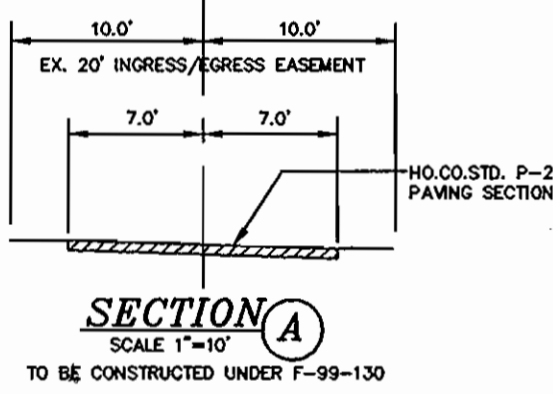
- EXISTING TREELINE
- PROPOSED RED MAPLE
- PROPOSED RED MAPLE UNDER F-03-118
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- PROPOSED RAIN GARDENS
- EXISTING 25' WATER & SEWER EASEMENT L.4734, F.123
- EXISTING 30' WATER, SEWER & UTILITY EASEMENT L.9032, F.679
- PROPOSED WATER, SEWER & UTILITY EASEMENT
- EXISTING PRIVATE SEWER, WATER & UTILITY EASEMENT (PLAT #14418)

NOTE: PROPOSED CONTOURS SHOWN ON PARCEL 662 AND P/O PARCEL 663 ARE PER SDP-06-025 (STEDDING PROPERTY.)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Penney E. Berman MD* @ 4/10/06  
HOWARD COUNTY HEALTH OFFICER

PARCEL 698  
LISA P. GATES  
L. 5688, F. 580  
ZONE R-20



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

*Christopher Brown* 2/24/06  
SIGNATURE OF DEVELOPER  
CHRISTOPHER BROWN  
PRINTED NAME OF DEVELOPER

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

*John B. Miltenberg* 2/23/06  
SIGNATURE OF ENGINEER  
JOHN B. MILTENBERG  
PRINTED NAME OF ENGINEER

OWNERS  
HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MD 21042-5918

TIMOTHY I. FRENCH  
P.O. BOX 384  
COLUMBIA, MD 21045

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION YQ 3/20/06  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT 4/10/06  
DATE  
DIRECTOR 7/13/06  
DATE

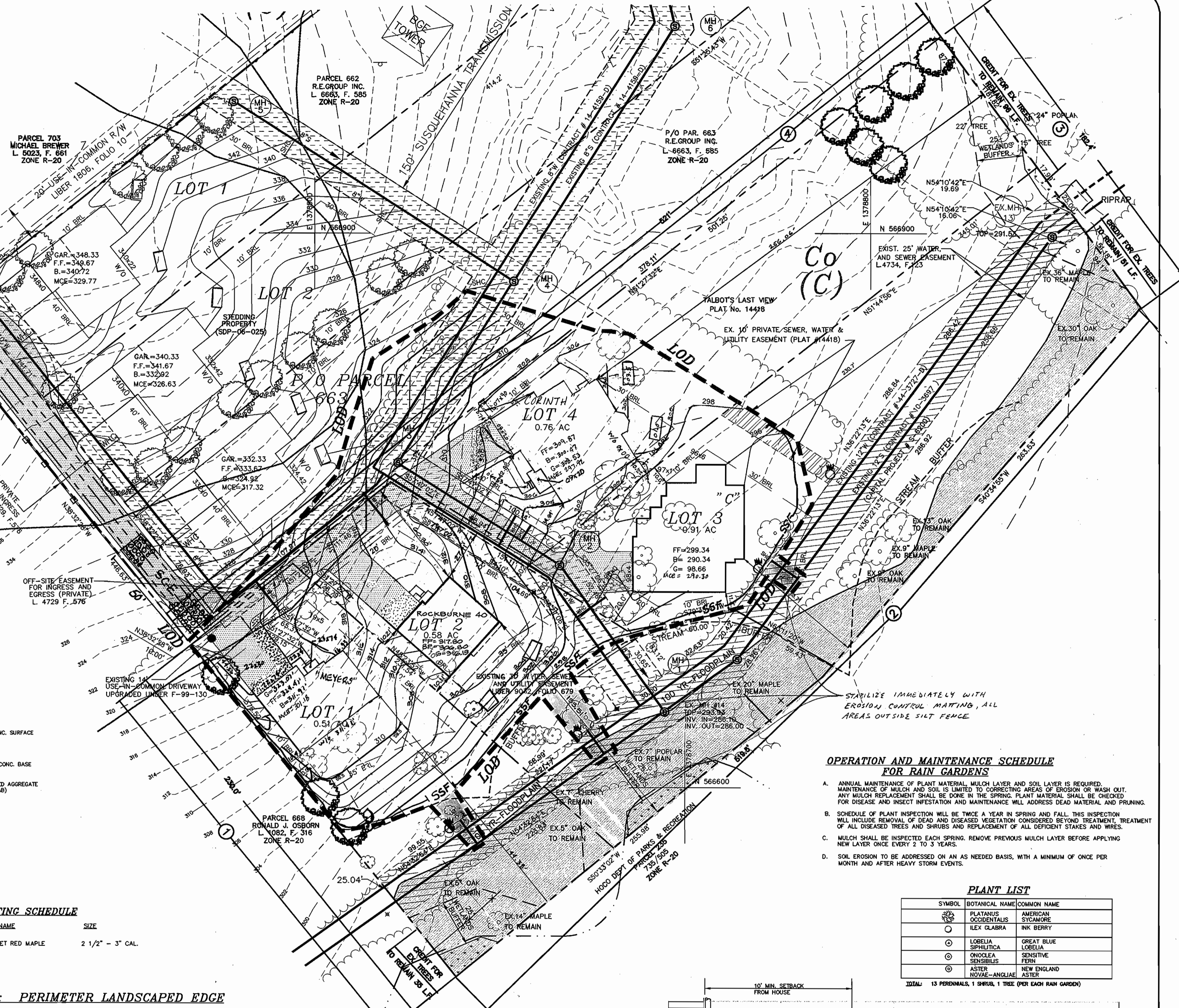
**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL		9 SHADE TREES		

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	230.00 LF	519.51 LF	182.40 LF	521.00 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 35 LF OF EX. TREES TO REMAIN (195.00 LF REMAINING)	NO	YES, 147 LF OF EX. TREES TO REMAIN (36 LF REMAINING)	NO, 150 LF FOR BGE RIGHT-OF-WAY (371 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	SHADE TREES EVERGREEN TREES	1 SHADE TREES 0 EVERGREEN TREES	9 SHADE TREES* 0 EVERGREEN TREES	1 SHADE TREE* 0 EVERGREEN TREES	0 SHADE TREE 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

\* CREDIT FOR NINE EX. TREES TO REMAIN ALONG PERIMETER 2: ONE 5" OAK, ONE 7" CHERRY, ONE 7" POPLAR, ONE 20" MAPLE, ONE 9" OAK, ONE 9" MAPLE, ONE 13" OAK, ONE 13" OAK, AND ONE 14" MAPLE. CREDIT FOR ONE EX. 36" MAPLE TO REMAIN ALONG PERIMETER 3. CREDIT FOR ONE EX. TREE TO REMAIN ALONG PERIMETER 1: ONE 5" OAK.  
\*\* THESE QUANTITIES INCLUDE A 150' CREDIT FOR AN EXISTING BGE TRANSMISSION RIGHT-OF-WAY THAT IS A NON-BUILDABLE AREA.



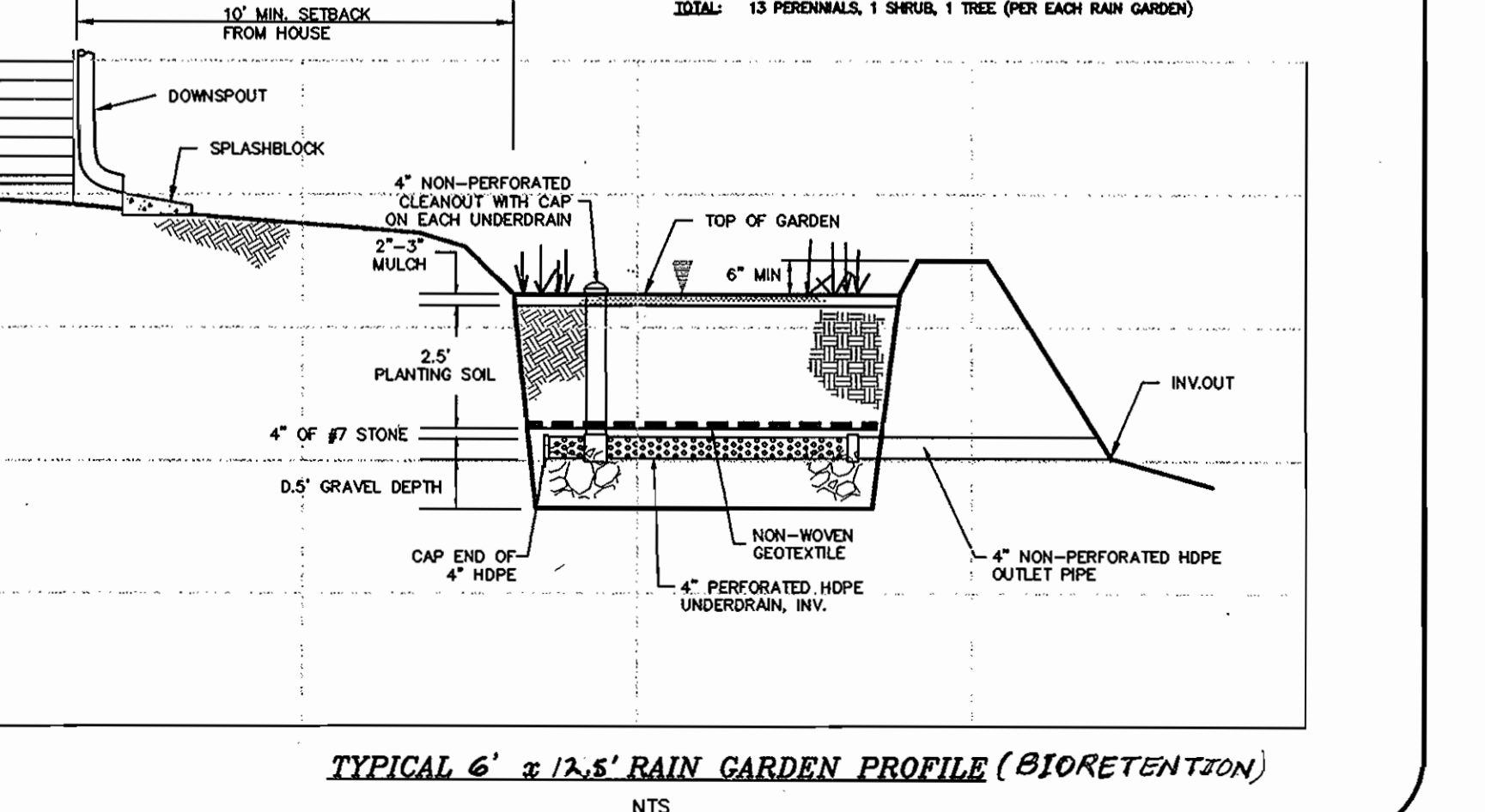
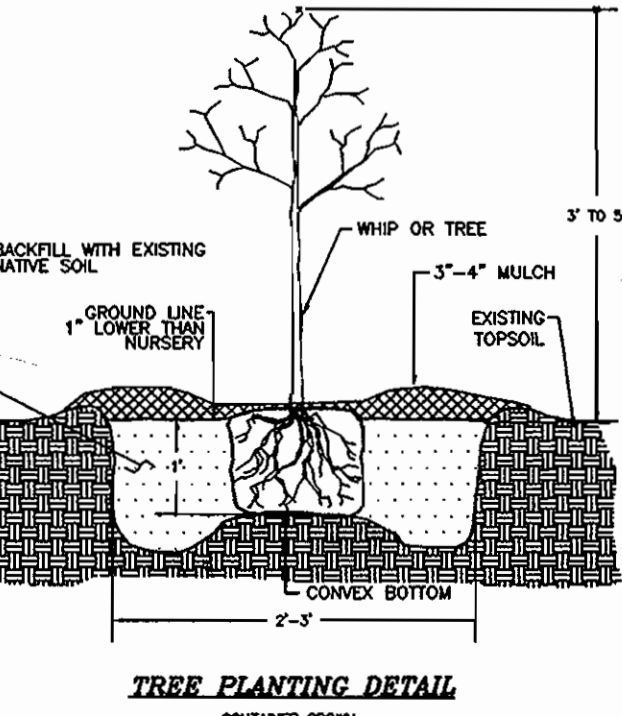
**OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	ILEX GLABRA	INK BERRY
	LOBELIA SPICATA	GREAT BLUE LOBELIA
	ONOCLEA SENSIBILIS	SENSITIVE FERN
	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



project	02-069	date	FEB 2006
illustration	EGJ	illustration	EGJ
scale	1"=90'	scale	EGJ
date	5-7-07	date	EGJ
description	TALBOTS LAST VIEW LOTS 1-4	description	TALBOTS LAST VIEW LOTS 1-4
revisions	1	revisions	1

no.	1	description	TALBOTS LAST VIEW LOTS 1-4
no.	2	description	ADDED 'MEYERS' (RED SUNSET) TO LOT 1

TALBOTS LAST VIEW LOTS 1-4  
TAX MAP 31 PARCELS 664  
HOWARD COUNTY, MARYLAND  
FIRST ELECTION DISTRICT  
SITE PLAN

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