

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO 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 1.4 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 KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT 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 SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (9 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 UNDER A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR 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 (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WHEAT (5.0 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 15, PROTECT 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 WEEP 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 (9 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

- 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. (313-1855).
- 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 THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DYES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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.5), SOO (SEC. 4.3), TEMPORARY SEEDING (SEC. 5.0) AND MULCHING (SEC.5.2). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

STE ANALYSIS:

TOTAL AREA OF SITE:	1.07	ACRES
AREA DISTURBED:	1.09	ACRES
AREA TO BE ROOFED OR PAVED:	0.24	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.83	ACRES
TOTAL CUT:	1090	CU. YDS.
TOTAL FILL:	1090	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER 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.

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.

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**
- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF NUTRIENTS AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - 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**
- 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - 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 APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - WHERE THE SUBSOIL IS EITHER HIGHLY 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. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - 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.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - 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 DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - 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.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - 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.

- TEMPORARY DUST CONTROL MEASURES**
- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
 - VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
 - TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE CUL BLOWING STARTS. BEGIN PLACING ON WINDWARD SIDE OF SITE. CHisel-TYPE PLOWS APPLIED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 - IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOSTLY WET. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
 - 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.
 - CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT (ONE DAY)
 - INSTALL TREE PROTECTIVE FENCING (ONE DAY)
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (ONE DAY)
 - CONSTRUCT SILT FENCE (TWO DAYS)
 - CONSTRUCT NOISE WALL (TWO DAYS)
 - COMPLETE CONSTRUCTION AS SHOWN (20 DAYS)
 - COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (TWO DAYS)
 - INSTALL RAINGARDENS AS SHOWN (TWO DAYS)
 - SEED AND MULCH ALL REMAINING DISTURBED AREAS (TWO DAYS)
 - UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (ONE DAY)

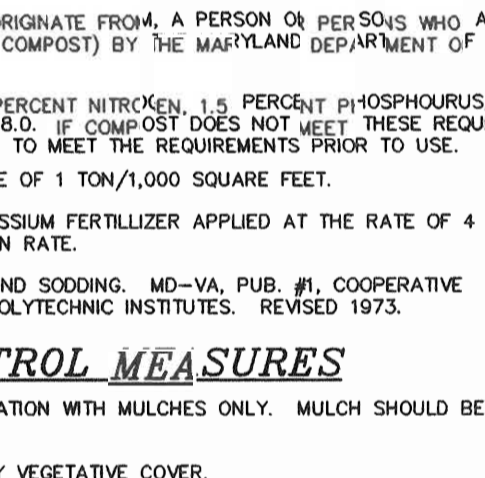
PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	☼	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	☉	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	○	LOBELIA SPHILLITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	⊙	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	⊙	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

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

RAINGARDEN INFORMATION

RAIN GARDEN	LOCATION	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	DEPTH OF GRAVEL	PIER ELEVATION
1	SEE PLAN	5'X10'	495.50'	0.5'	2.5'	496.00'
2	SEE PLAN	5'X10'	488.50'	0.5'	2.5'	489.00'
3	SEE PLAN	5'X10'	490.50'	0.5'	2.5'	491.00'
4	SEE PLAN	5'X10'	493.50'	0.5'	2.5'	494.00'



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 PERFORM ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Michael Pfauf
 SIGNATURE OF DEVELOPER
 10/14/05
 DATE

I CERTIFY THAT THIS PLAN AND THE SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT I HAVE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEDIMENT CONTROL SERVICE.

R. JACOB HIKMAT
 SIGNATURE OF ENGINEER
 10/14/05
 DATE

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

Jim Meyer
 SIGNATURE OF DISTRICT ENGINEER
 10/26/05
 DATE

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

John K. Robinson
 SIGNATURE OF DISTRICT ENGINEER
 10/26/05
 DATE

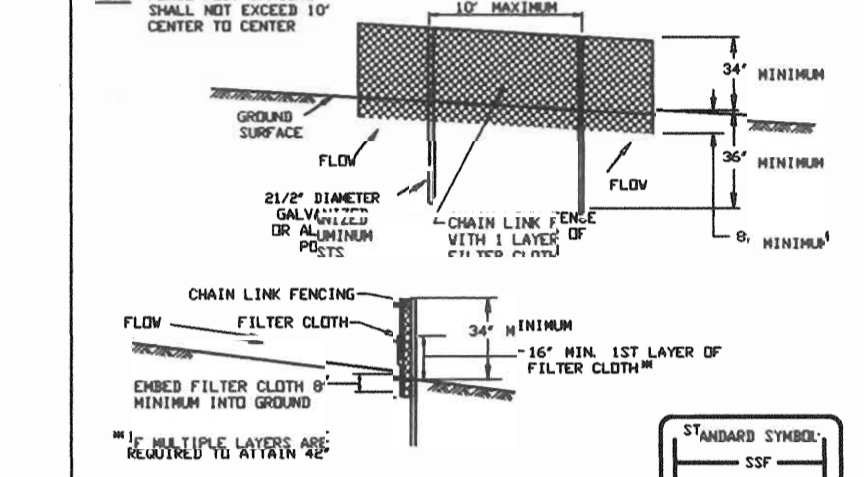
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MKK
 DATE: 11/2/05

Chief, Division of Land Development
 DATE: 11/2/05

Director
 DATE: 11/2/05

DETAIL 33 - SUPER SILT FENCE



SUPER SILT FENCE

Design Criteria:

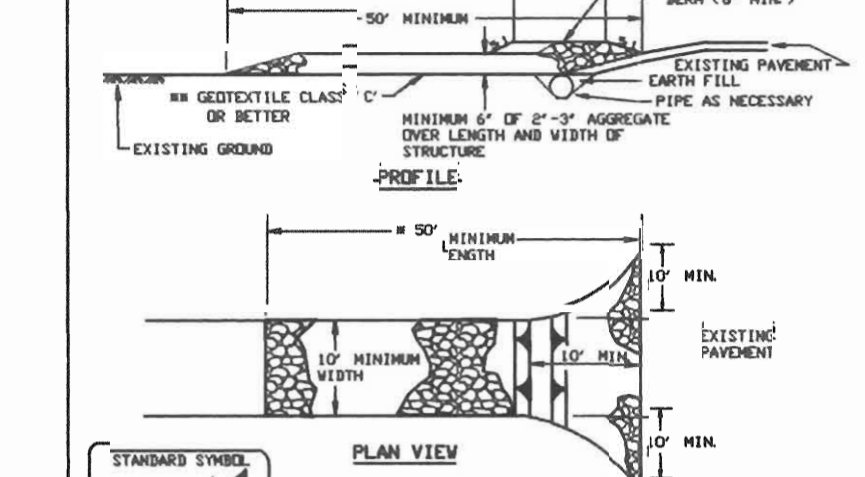
Slope	Steepest Slope	Slope Length (max.)	Silt Fence Length (min.)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10 - 5:1	200 feet	1,000 feet
20 - 33%	5 - 3:1	100 feet	1,000 feet
33 - 50%	3 - 1:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

- Construction Specifications**
- 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.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, bracing and end caps shall be removed.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be extended a minimum of 6" into the ground.
 - When the openings of filter cloth adjoin each other, they shall be overlapped by 6" and fastened.
 - Maintenance shall be performed as needed and silt basins removed when "bulges" develop on the silt basin, or when silt basins are no longer effective.
 - 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 Cloth:

Tensile Strength	50 lbs/in (min.)	Test: NHT 509
Tensile at Break	20 lbs/in (min.)	Test: NHT 509
Flow Rate	2 gpm/ft² (max.)	Test: NHT 509
Filtering Efficiency	75% (min.)	Test: NHT 509

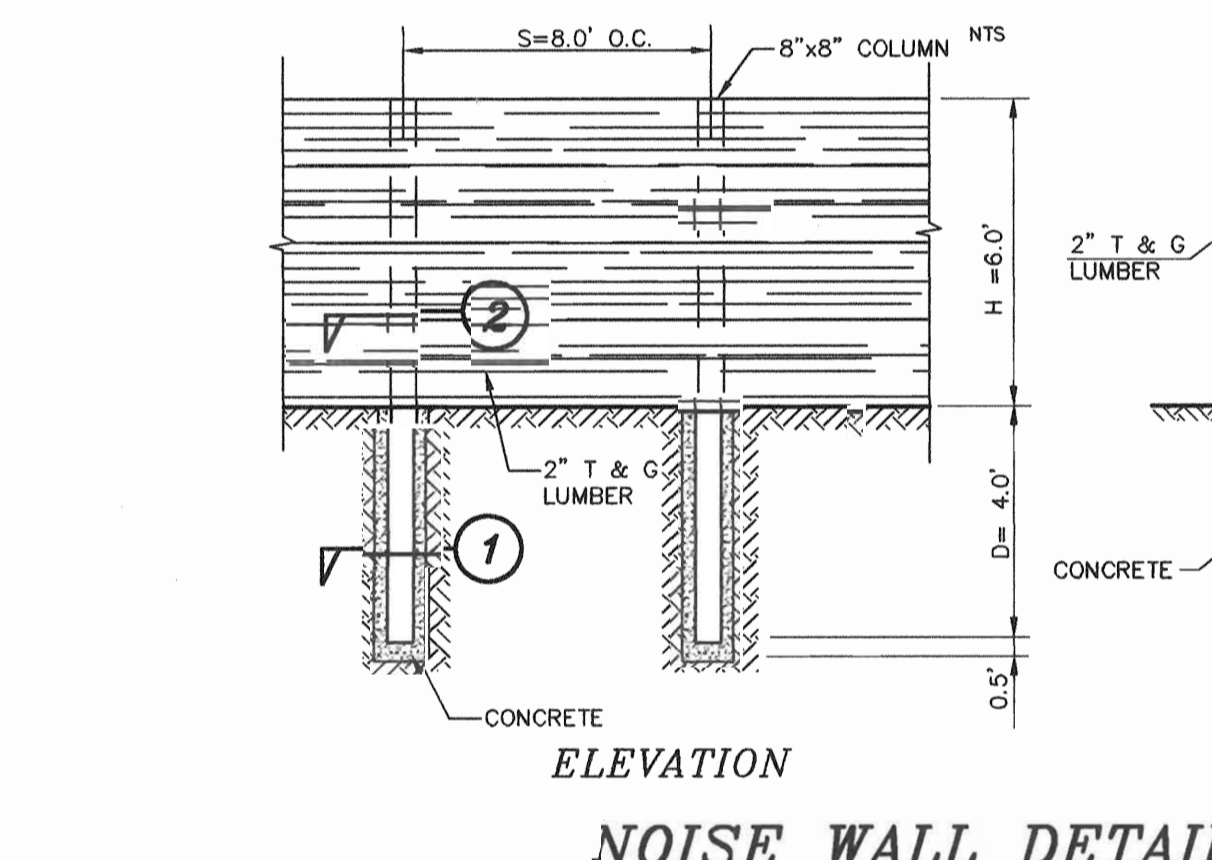
U.S. DEPARTMENT OF AGRICULTURE
 MARYLAND DEPARTMENT OF ENVIRONMENT

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

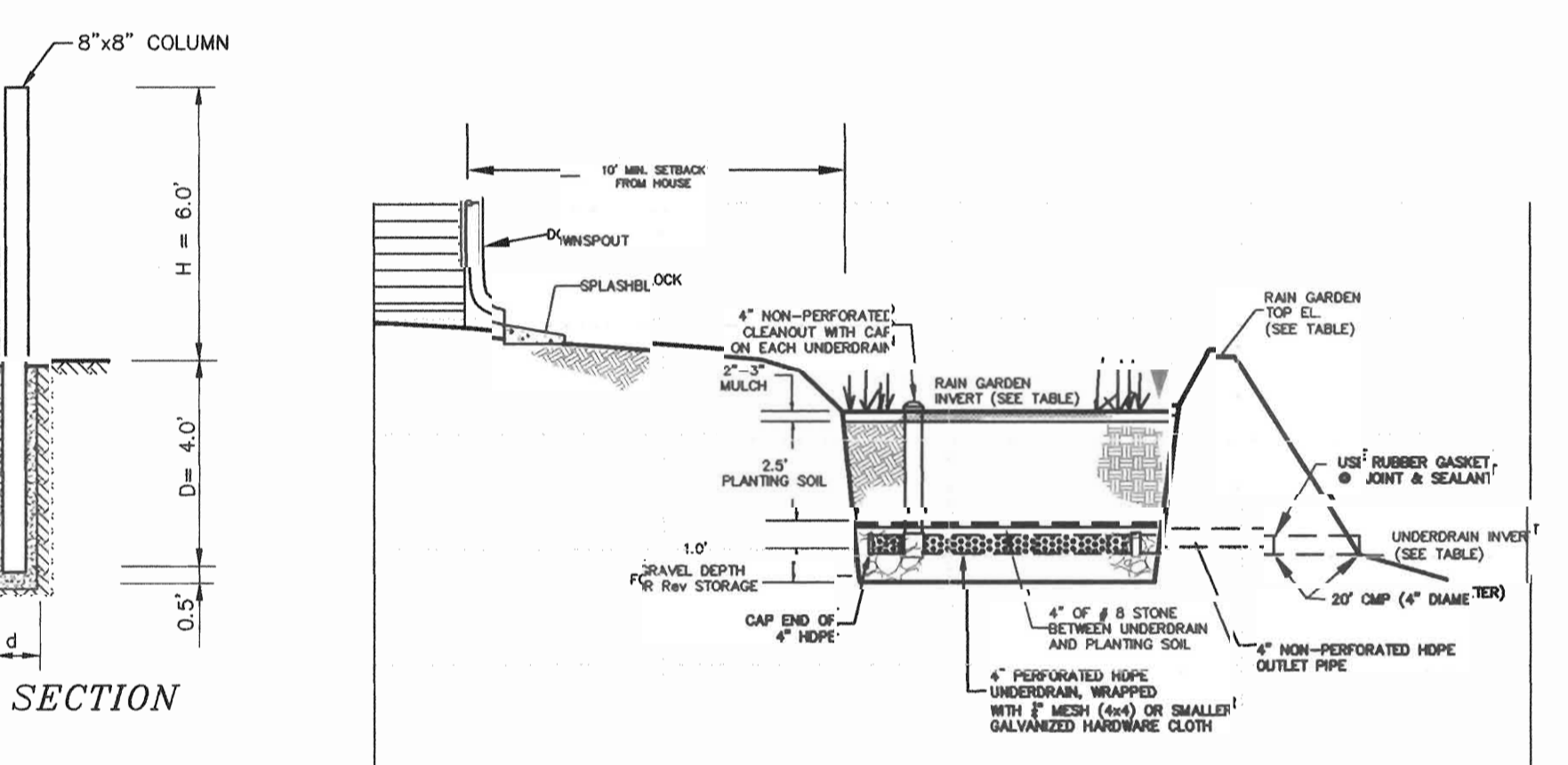
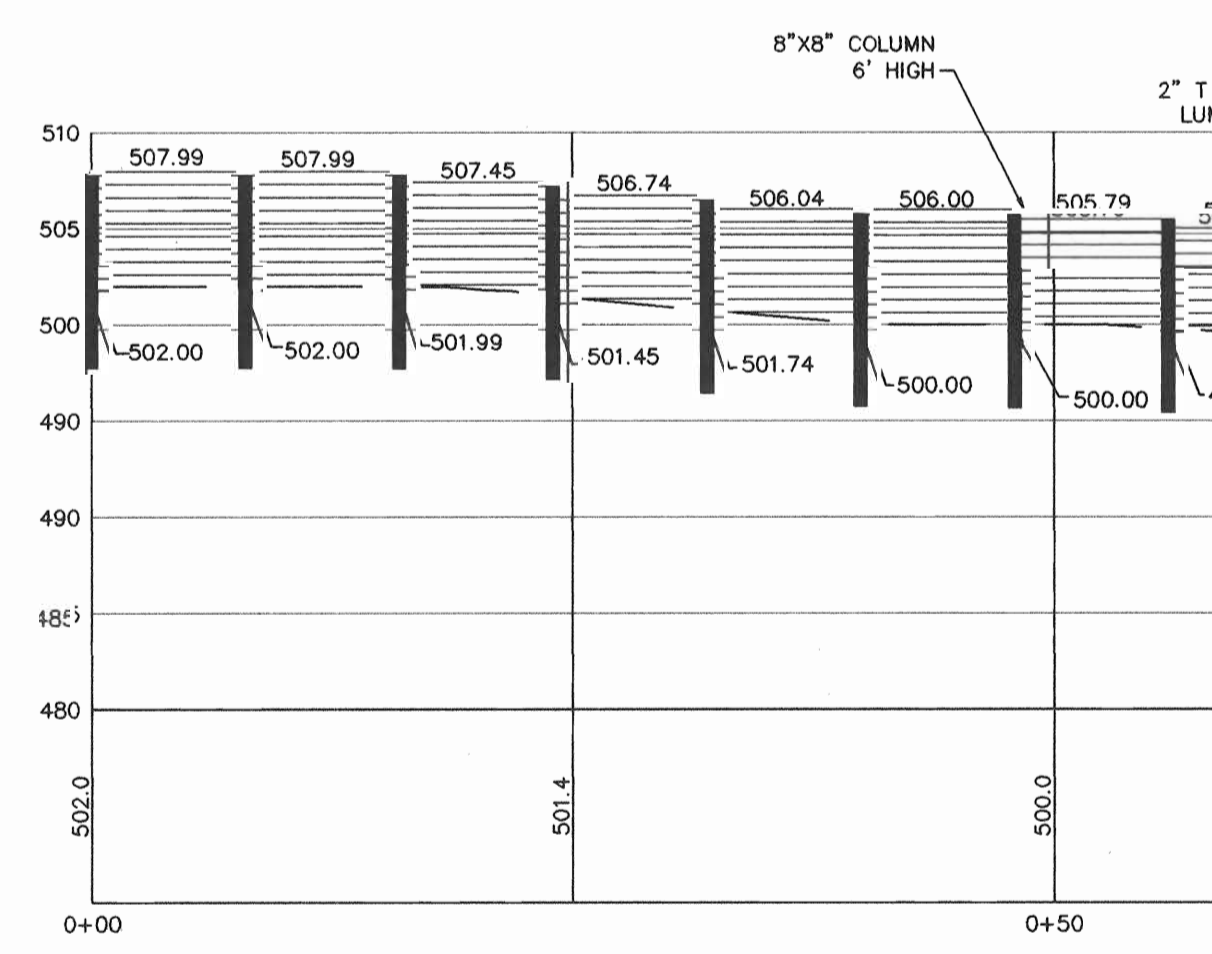


- Construction Specification**
- Length - minimum of 50' x 40' for single residence lot.
 - Width - 10' minimum, should be flared at the existing road to provide a turn/70 feet.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. When plan approval authority may not require single family residence to be geotextiled.
 - 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.
 - Surface water - all surface water flowing to or directed toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a suitable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe had to be sized for the drainage. When the pipe is located in high water areas 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.
 - 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
 MARYLAND DEPARTMENT OF ENVIRONMENT



NOISE WALL PROFILE



TYPICAL RAIN GARDEN PROFILE

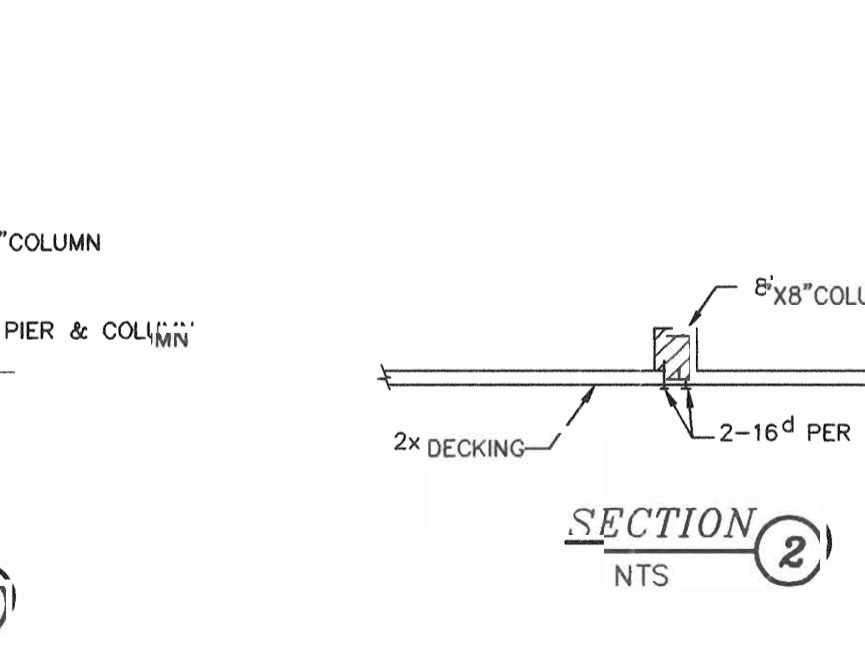
OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

- 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 THE MEAN. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT TREES AND VINES.
- 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 0.05" PER MONTH AND AFTER HEAVY STORM EVENT.

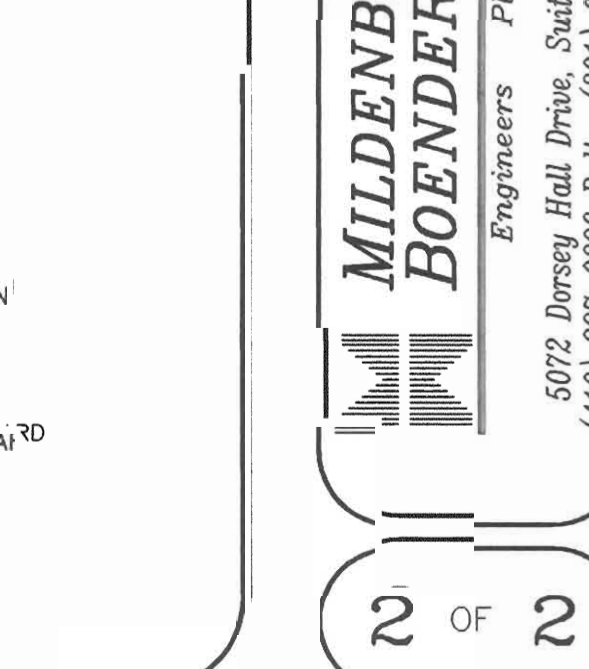
SCHEDULE

H	S	D	d	POST SIZE
6	8'	4'	16"	8", R

SECTION 1



SECTION 2



BOWEN'S PLANTATION
 A RESUBDIVISION OF LOT 6, BOWEN'S PLANTATION
 PARCEL 307
 TAX MAP 31
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT

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) 997-0298 Fax

Project: 05-182
 Date: 0 OCT. 2005
 Illustration: MMT
 Record: NTS
 Approval: RHJ

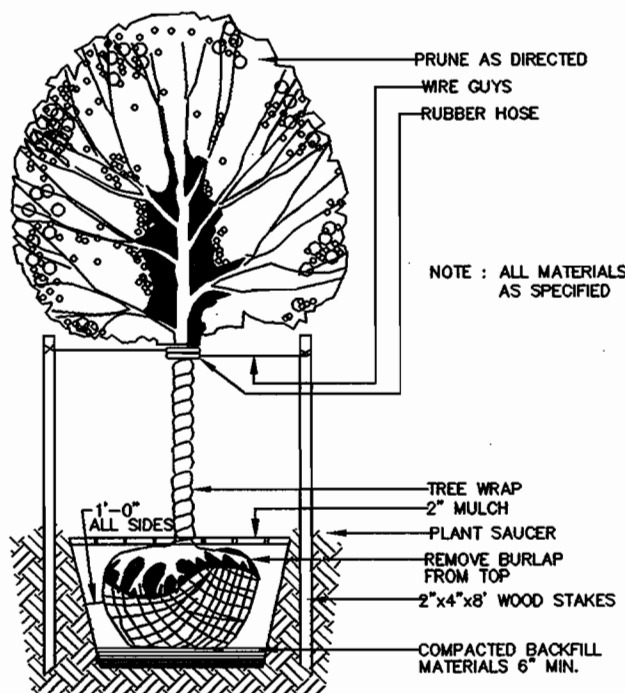
2 OF 2

LEGEND

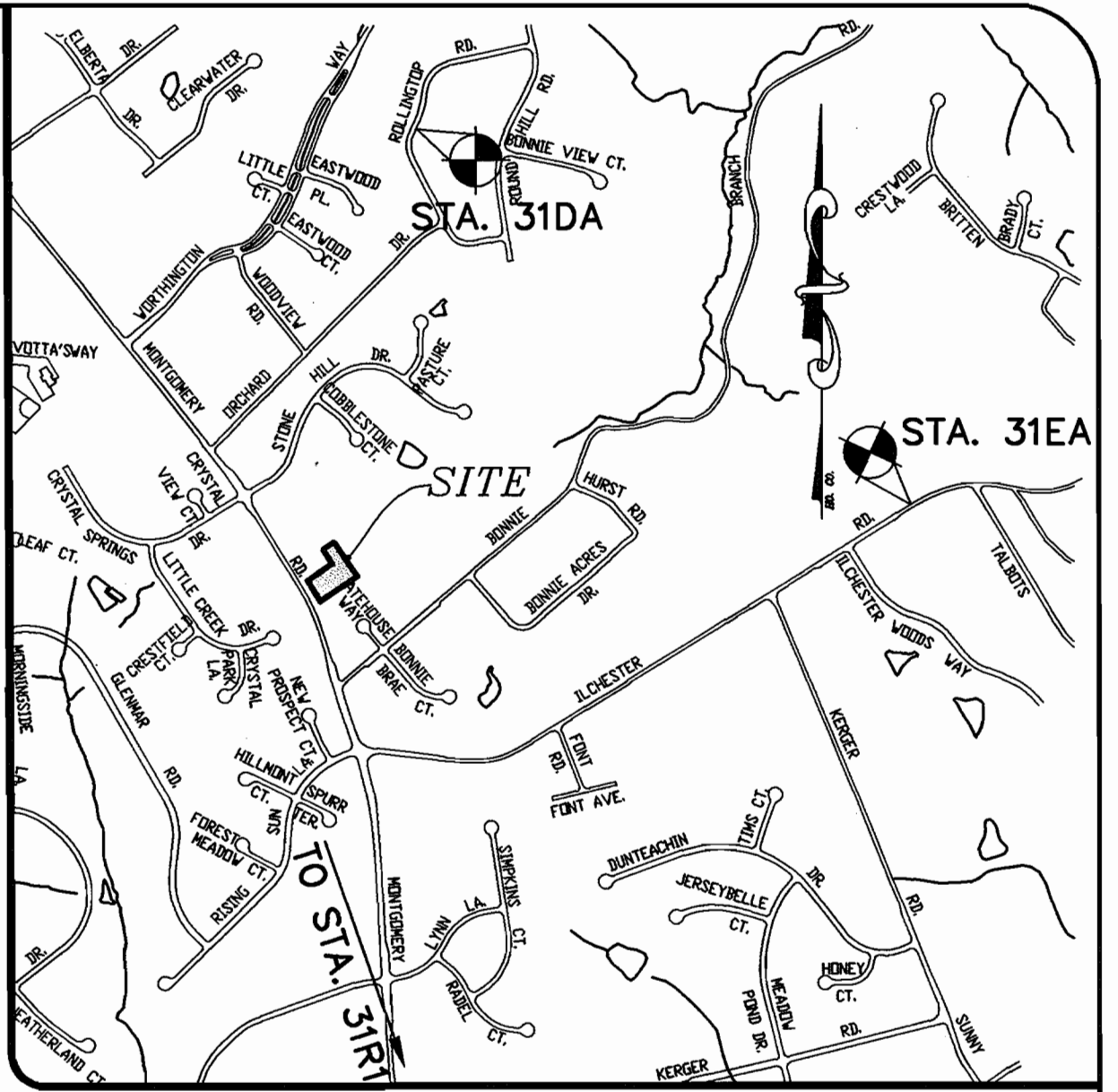
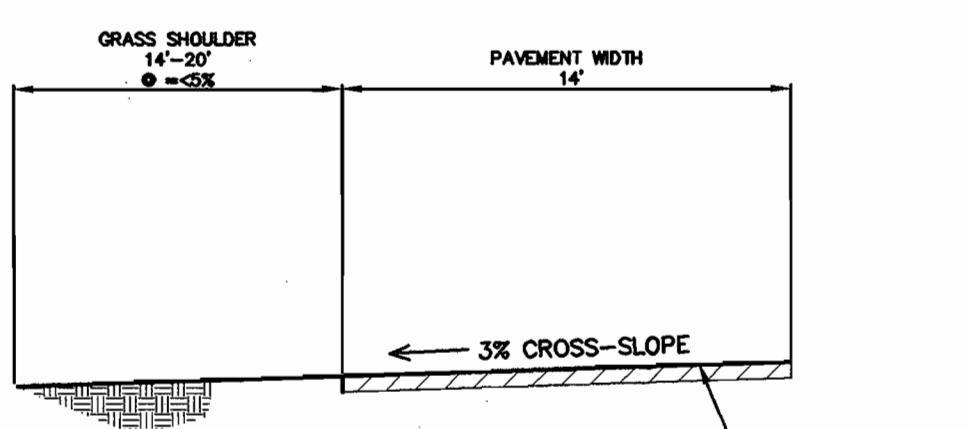
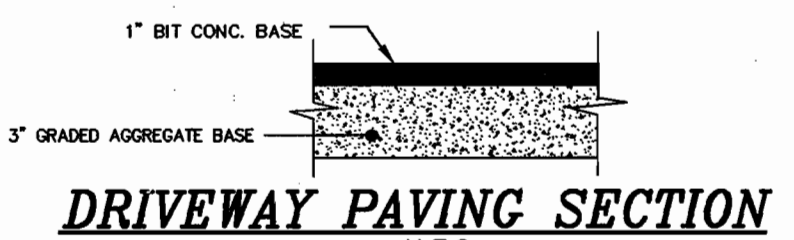
- ⚡ DENOTES PERIMETER LANDSCAPE EDGE
- EX. 30' PRIVATE USE IN COMMON DRIVEWAY AND SWM CREDIT MAINTENANCE EASEMENT

SOILS CLASSIFICATION

- AgC2 (B) AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
- AgB2 (B) AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- CmB2 (B) CHILLIUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- Sub2 (B) SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- LI (D) LEONARDTOWN SILT LOAM, 3 OR 4 PERCENT SLOPES, POOR DRAINAGE
- Su2 (B) SUNNYSIDE FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



GENERAL NOTES:

- SITE DATA: ZONING: R-20; TAX MAP 31 PARCEL 507 LOTS 5 & 6; DEED REFERENCE: 555/26; GROSS AREA: 1.07 ACRES ±; MINIMUM LOT SIZE: 21,045 SQ. FT.; NUMBER OF BUILDABLE LOTS: 2.
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT JAN. 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83) STA 31EA N 569641.124 E 1374816.03 EL=468.888, 3/4 MI NE. OF RT-103; STA 31DA N 571982.645 E 1372144.970 EL=482.359, ROLLING TOP RD. 0.1 MILE NORTH OF ORCHARD RD.
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN JAN. 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR A NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 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 RADII.
 - 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 WEATHER USE.
- WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDENBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT MARCH 2003, F-03-104.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT* ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$ 15,000.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR F03-104. 0.03 ACRES OF AFFORESTATION AND 0.70 ACRES OF REFORESTATION.
- LANDSCAPING FOR LOTS 5 AND 6 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR 9 SHADE TREES AND 4 EVERGREENS IN THE AMOUNT OF \$3,300.00 FOR LOT 5 SHALL BE POSTED AS PART OF THE GRADING PERMIT. LOT 6 SHALL TAKE CREDIT FOR THE EXISTING VEGETATION.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, AND DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT AND RAINGARDENS.
- DRIVEWAY ENTRANCE DETAIL IS PER H.O.C.D. STD. R-6-03.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 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) 585-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION 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.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS COUNTY DESIGN MANUAL, CHAPTER 5, REQUIRED BY THE HOWARD COUNTY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA 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.
- NOISE STUDY PREPARED BY MILDENBERG ENVIRONMENTAL SERVICES ON OR ABOUT JAN.2004 IT WAS APPROVED ON UNDER F-03-104.

STORMWATER MANAGEMENT CHART

LOT	ROOF LEADER TO RAINGARDEN#
LOT 5 (NE CORNER)	ROOF LEADER TO RAINGARDEN# 4
LOT 5 (SE CORNER)	ROOF LEADER TO RAINGARDEN# 4
LOT 5 (SW CORNER)	ROOFTOP DISCONNECTION CREDIT
LOT 5 (NW CORNER)	ROOF LEADER TO RAINGARDEN# 1
LOT 6 (NE CORNER)	ROOF LEADER TO RAINGARDEN# 2
LOT 6 (SE CORNER)	ROOF LEADER TO RAINGARDEN# 2
LOT 6 (SW CORNER)	ROOFTOP DISCONNECTION CREDIT
LOT 6 (NW CORNER)	ROOF LEADER TO RAINGARDEN# 3

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

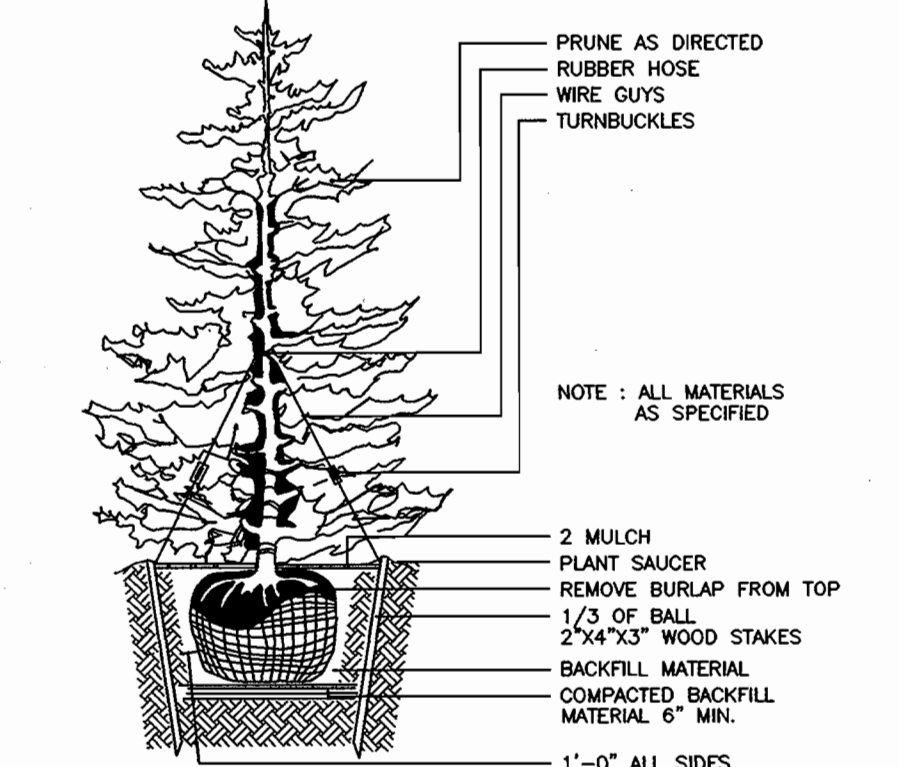
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9	🌳	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4	🌿	ILEX OPACA	AMERICAN HOLLY	5' - 6' HT.
TOTAL				
9		SHADE TREES, 4 EVERGREEN TREES		

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
BOWEN'S PLANTATION, LOTS 5 & 6	N/A	PARCEL 507
PLAT # OR L77 BLOCK #	ZONE	TAX MAP
16478-16480	R-20	31
17098-17078		
ELEC. DIST.	CENSUS TRACT	
	6027.00	
WATER CODE	SEWER CODE	
G-01	1255028	

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 5	8104 WOOD POINT PLACE
LOT 6	8106 WOOD POINT PLACE

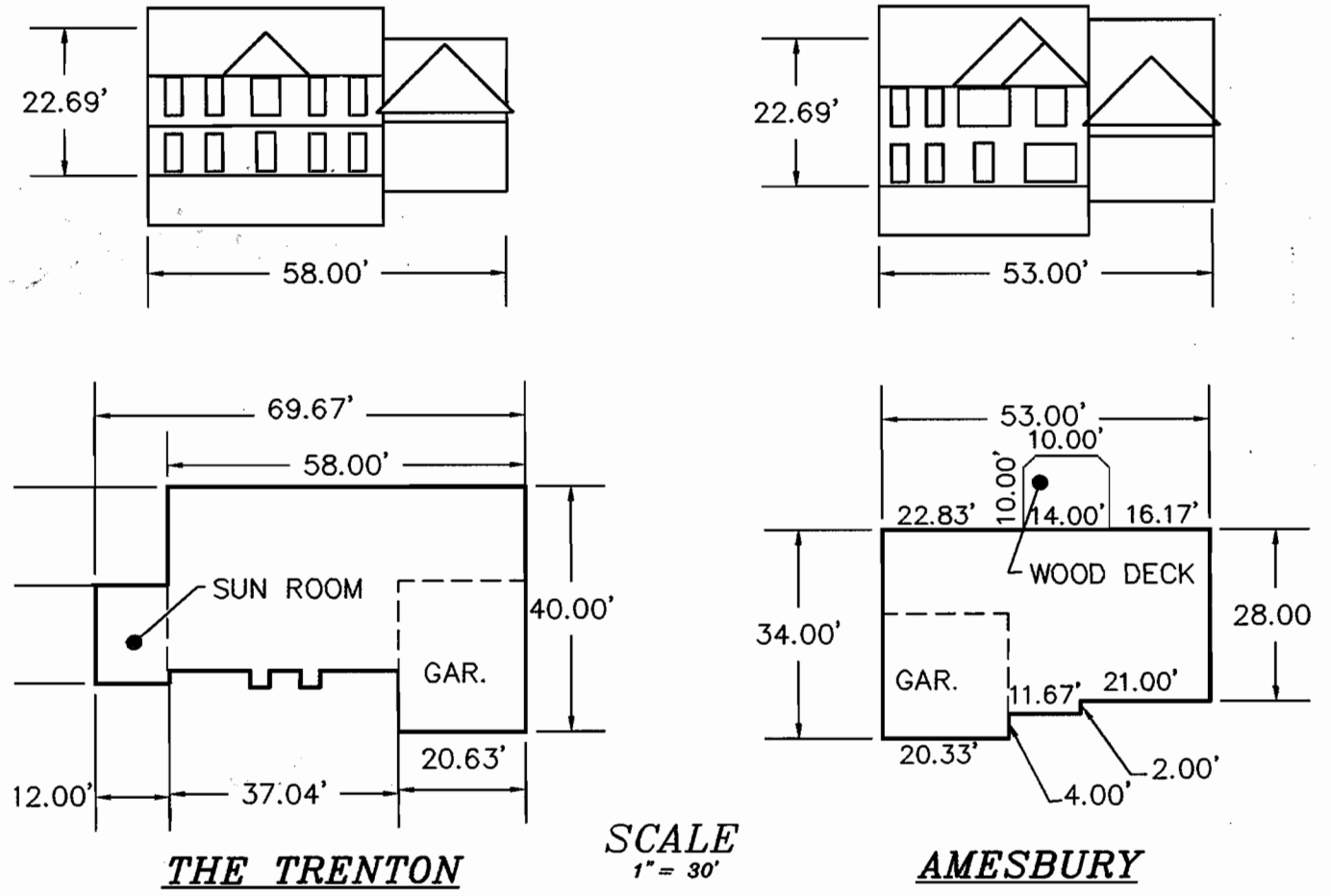


TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS					ADJACENT TO PROPERTIES		TOTAL
	B (PERIMETER 1)	A (P/O PERIMETER 2)	N/A (PERIMETER 3)	N/A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)		
LANDSCAPE TYPE	B (PERIMETER 1)	A (P/O PERIMETER 2)	N/A (PERIMETER 3)	N/A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)		
LINEAR FEET OF PERIMETER	144.48 LF	280.27 LF		73.82 LF	100.00 LF	192.03 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	N/A	N/A	N/A		
NUMBER OF PLANTS REQUIRED								
SHADE TREES	3 SHADE TREES	5 SHADE TREES	0 SHADE TREES	0 SHADE TREES	2 SHADE TREES	3 SHADE TREES	13 SHADE TREES	
EVERGREEN TREES	4 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	4 EVERGREEN TREES	4 EVERGREEN TREES	
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	
CREDIT FOR EXISTING VEGETATION								
SHADE TREES	0 SHADE TREES	1 SHADE TREE	N/A	N/A	N/A	1 SHADE TREE**	2 SHADE TREES	
EVERGREEN TREES	0 EVERGREEN TREES	5 EVERGREEN TREES*				0 EVERGREEN TREES	5 EVERGREEN TREES	
NUMBER OF PLANTS PROVIDED								
SHADE TREES	3 SHADE TREES	2 SHADE TREES	0 SHADE TREES	0 SHADE TREES	2 SHADE TREES	2 SHADE TREES	9 SHADE TREES	
EVERGREEN TREES	4 EVERGREEN TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	4 EVERGREEN TREES	
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	

* CREDIT ALONG PERIMETER 2 TAKEN FOR FOUR (4) EXISTING CEDERS AND ONE (1) 12" MAPLE TO REMAIN.
** ONE (1) 24" BEECH TREE TO REMAIN.



DEVELOPER'S/OWNER'S CERTIFICATE

I HEREBY 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/FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Pfau 10/14/05

OWNER
TRINITY HOMES
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043

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.

Michael Pfau 10/14/05
MICHAEL PFAU

ENGINEER CERTIFICATE
I CERTIFY THAT THIS PLAN AND THE LANDSCAPING REPRESENTS A PRACTICAL AND FEASIBLE DESIGN AND THAT I HAVE PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

R. JACOB HIKMAT 10/14/05
R. JACOB HIKMAT

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

Jim M. Jones 10/20/05
JMSA - NATURAL RESOURCE CONSERVATION SERVICE

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

John V. Kuntz 10/20/05
HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 11/2/05
Chief, Division of Land Development 11/2/05
Director 11/9/05

BOWEN'S PLANTATION
LOTS 5 & 6
A RESUBDIVISION OF LOT 1 BOWEN'S PLANTATION
PARCEL 507
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT

SITE DEVELOPMENT PLAN

Project: 04-082
Date: OCT. 2005
Illustration: MMT
Scale: 1"=50'
Approval: RHJ

4/20/06
CHANGED HOUSE TYPE ON LOT 1 FROM TRINITY TO ABBEY
description
revisions

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax. (301) 621-5521 Wash. (410) 987-0286 Fax.

1 OF 2

SDP_05-098

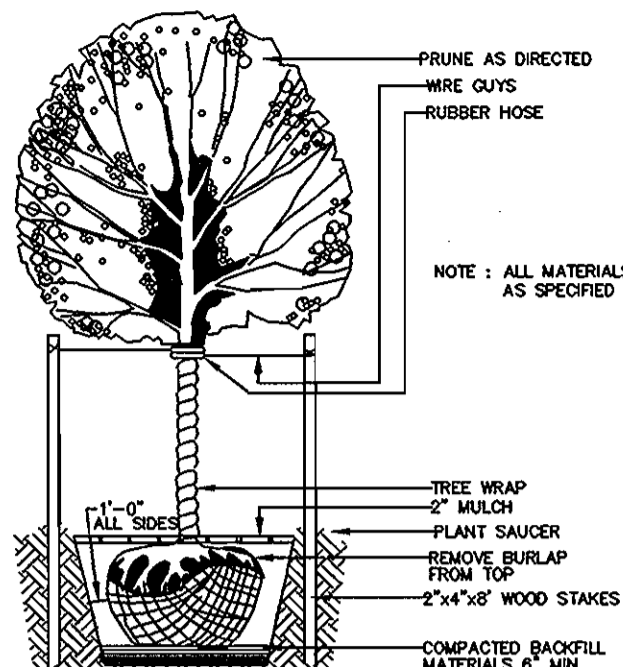
LEGEND

- ⊙ DENOTES PERIMETER LANDSCAPE EDGE
- ▨ EX. 30' PRIVATE USE IN COMMON DRIVEWAY AND SWM CREDIT MAINTENANCE EASEMENT

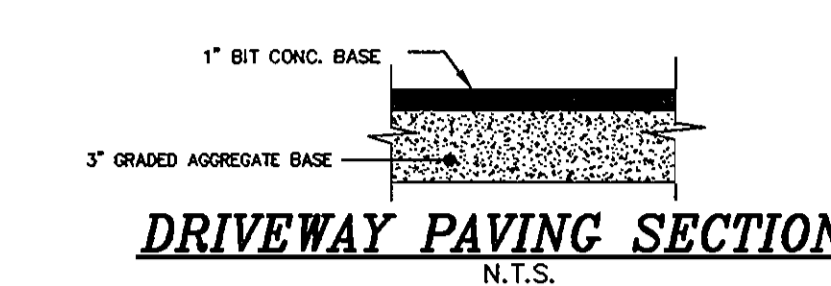


SOILS CLASSIFICATION

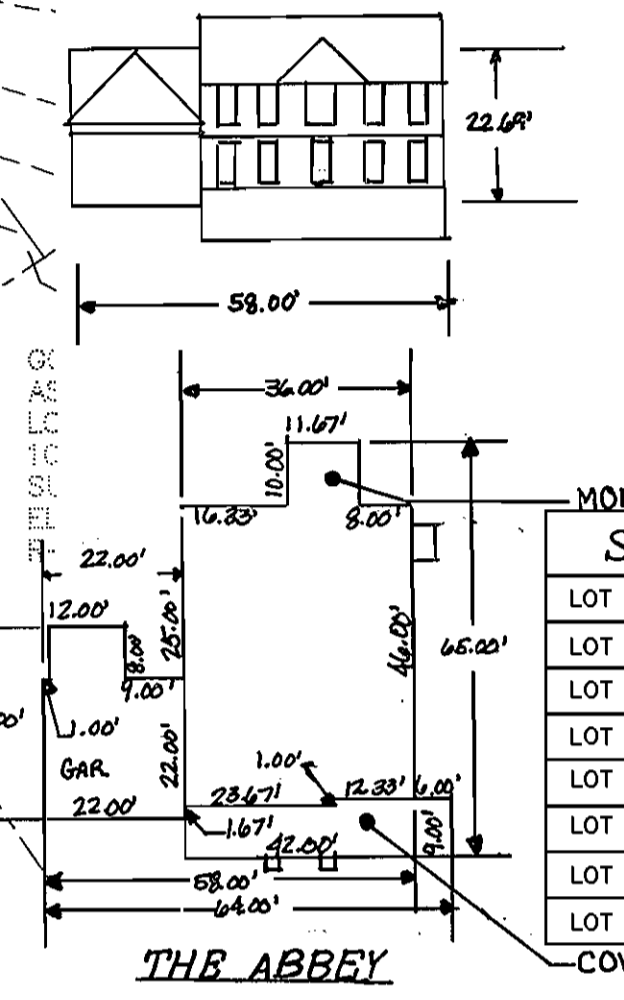
- Ag2 (B) AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
- AgB2 (B) AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- CmB2 (D) CHILLIUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- SUB2 (B) SUNNYSIDE FINE SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
- LI (D) LEONARDTOWN SILT LOAM, 3 OR 4 PERCENT SLOPES, POOR DRAINAGE
- SUD2 (B) SUNNYSIDE FINE SANDY LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DRIVEWAY PAVING SECTION
N.T.S.



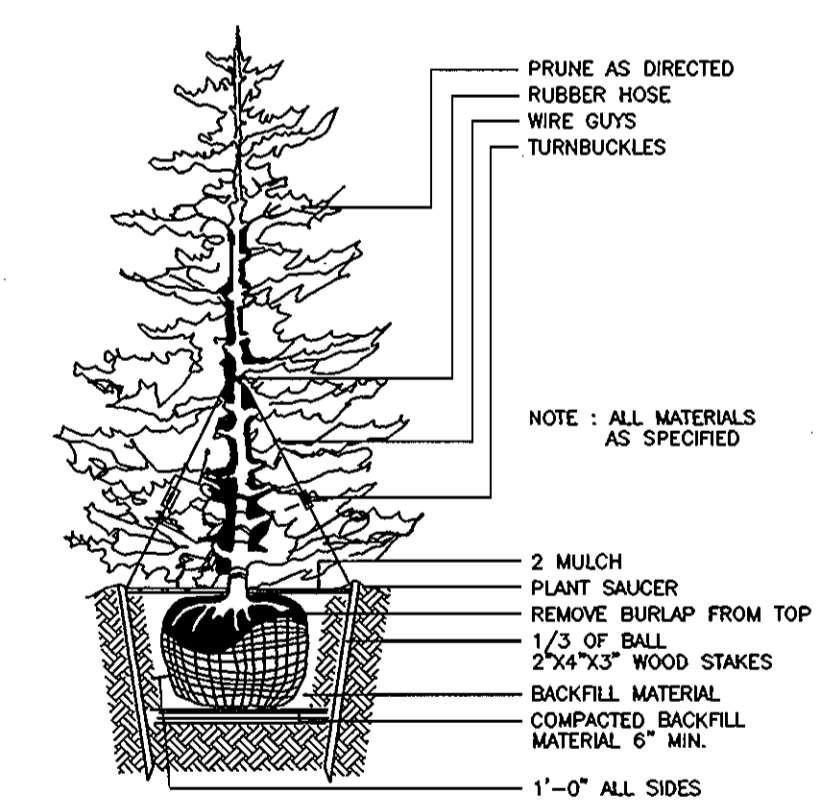
UIC DRIVEWAY CROSS SECTION
N.T.S.

STORMWATER MANAGEMENT CHART

LOT # (NE CORNER)	ROOF LEADER TO RAINGARDEN#
LOT 5 (NE CORNER)	ROOF LEADER TO RAINGARDEN# 4
LOT 5 (SE CORNER)	ROOF LEADER TO RAINGARDEN# 4
LOT 5 (SW CORNER)	ROOFTOP DISCONNECTION CREDIT
LOT 5 (NW CORNER)	ROOF LEADER TO RAINGARDEN# 1
LOT 6 (NE CORNER)	ROOF LEADER TO RAINGARDEN# 2
LOT 6 (SE CORNER)	ROOF LEADER TO RAINGARDEN# 2
LOT 6 (SW CORNER)	ROOFTOP DISCONNECTION CREDIT
LOT 6 (NW CORNER)	ROOF LEADER TO RAINGARDEN# 3

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.
4	⊙	ILEX OPACA	AMERICAN HOLLY	5' - 6' HT.
TOTAL				
9 SHADE TREES, 4 EVERGREEN TREES				



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
BOWEN'S PLANTATION, LOTS 5 & 6	N/A	PARCEL 507
PLAT # FOR LOT/BLOCK # ZONE	TAX MAP	ELEC. DIST. / CENSUS TRACT
16478-16480	8	R-20 31 SECOND 6027.00
17088-17678	8	R-20 31 SECOND 6027.00
WATER CODE	G-01	SEWER CODE 1255028

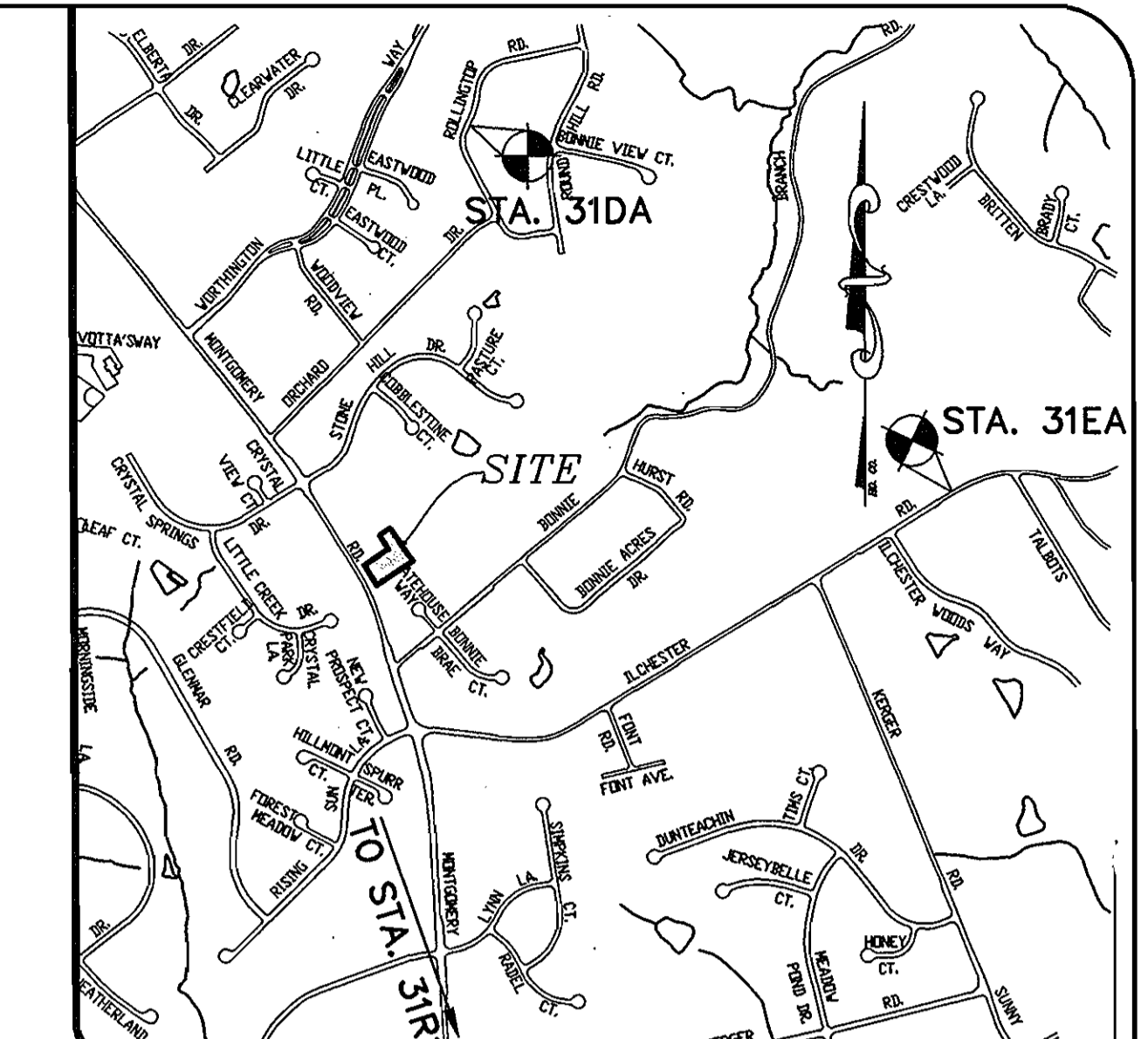
ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 5	8104 WOOD POINT PLACE
LOT 6	8106 WOOD POINT PLACE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PROPERTIES						TOTAL
	B (PERIMETER 1)	A (P/O PERIMETER 2)	N/A (PERIMETER 3)	N/A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LANDSCAPE TYPE	B (PERIMETER 1)	A (P/O PERIMETER 2)	N/A (PERIMETER 3)	N/A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	144.48 LF	280.27 LF	N/A	73.82 LF	100.00 LF	192.03 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	13 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	0 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREES 5 EVERGREEN TREES*	N/A	N/A	N/A	1 SHADE TREES** 0 EVERGREEN TREES	2 SHADE TREES 5 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 4 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 4 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* CREDIT ALONG PERIMETER 2 TAKEN FOR FOUR (4) EXISTING CEDARS AND ONE (1) 12" MAPLE TO REMAIN.
** ONE (1) 24" BEECH TREE TO REMAIN.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- SITE DATA:
 - TAX MAP 31 PARCEL 507 LOTS 5 & 6
 - DEED REFERENCE: 555/26
 - GROSS AREA: 1.07 ACRES ±
 - MINIMUM LOT SIZE: 21,045 SQ. FT.
 - NUMBER OF BUILDABLE LOTS: 2
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDBERG, BOENDER & ASSOCIATES ON OR ABOUT JAN. 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83) STA 31EA N 569641.124 E 1374816.03 EL=468.888, 3/4 MI NE OF RT-103. STA 31DA N 1982.645 E 1372144.970 EL=482.359, ROLLING TOP RD. 0.1 MILE NORTH OF ORCHARD RD.
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 - 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 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 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- WETLAND, FOREST STAND DELINEATIONS PREPARED BY MILDBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT MARCH 2003. F-03-10-04.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.
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- STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-03-104. IT IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDIT AND RAINGARDENS.
- DRIVEWAY ENTRANCE DETAIL IS PER HO.CO. STD. R-6-03.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY (410) 725-9978
 - VERIZON TELEPHONE COMPANY (410) 313-4900
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 393-3533
 - AT&T CABLE LOCATION DIVISION (410) 685-0123
 - BALTIMORE GAS & ELECTRIC (410) 531-5533
 - STATE HIGHWAY ADMINISTRATION (410) 313-1880
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION 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.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 TO THE FRESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS COUNTY DESIGN MANUAL, CHAPTER 5, REQUIRED BY THE HOWARD COUNTY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA 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.
- NOISE STUDY PREPARED BY MILDMAN ENVIRONMENTAL SERVICES ON OR ABOUT JAN.2004 IT WAS APPROVED ON UNDER F-03-104.

OWNER
TRINITY HOMES
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043

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.

Michael Peau 10/14/05
SIGNATURE OF DEVELOPER DATE
MICHAEL PEAU
PRINTED NAME OF DEVELOPER

ENGINEER CERTIFICATE
I CERTIFY THAT THIS PLAN AND THE LANDSCAPE PLAN REPRESENTS A PRACTICAL AND FEASIBLE DEVELOPMENT OF THE LAND AND THAT I AM A PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.

R. Jacob Hikmat 10/14/05
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

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

Jim Meyer 10/20/05
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John V. Kuntz 10/20/05
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael Peau 11/2/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frankie DeAngelis 11/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Frankie DeAngelis 11/9/05
DIRECTOR DATE

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 LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Peau 10/14/05
NAME DATE

date: OCT. 2006
project: 04-082
illustration: MMT
scale: 1"=50'

1/14/07
4/14/07
description: CHANGING PERMITS AND UPDATING PERMITS TO ABBEY
revisions:

BOWEN'S PLANTATION
LOTS 5 & 6
A RESUBDIVISION OF LOT 1 BOWEN'S PLANTATION
PARCEL 507
TAX MAP 31
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT

SITE DEVELOPMENT PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax: (301) 621-5521

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