

# SITE DEVELOPMENT PLAN TOWERS PROPERTY LOTS 7-10 & OPEN SPACE LOT 11 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## SHEET INDEX

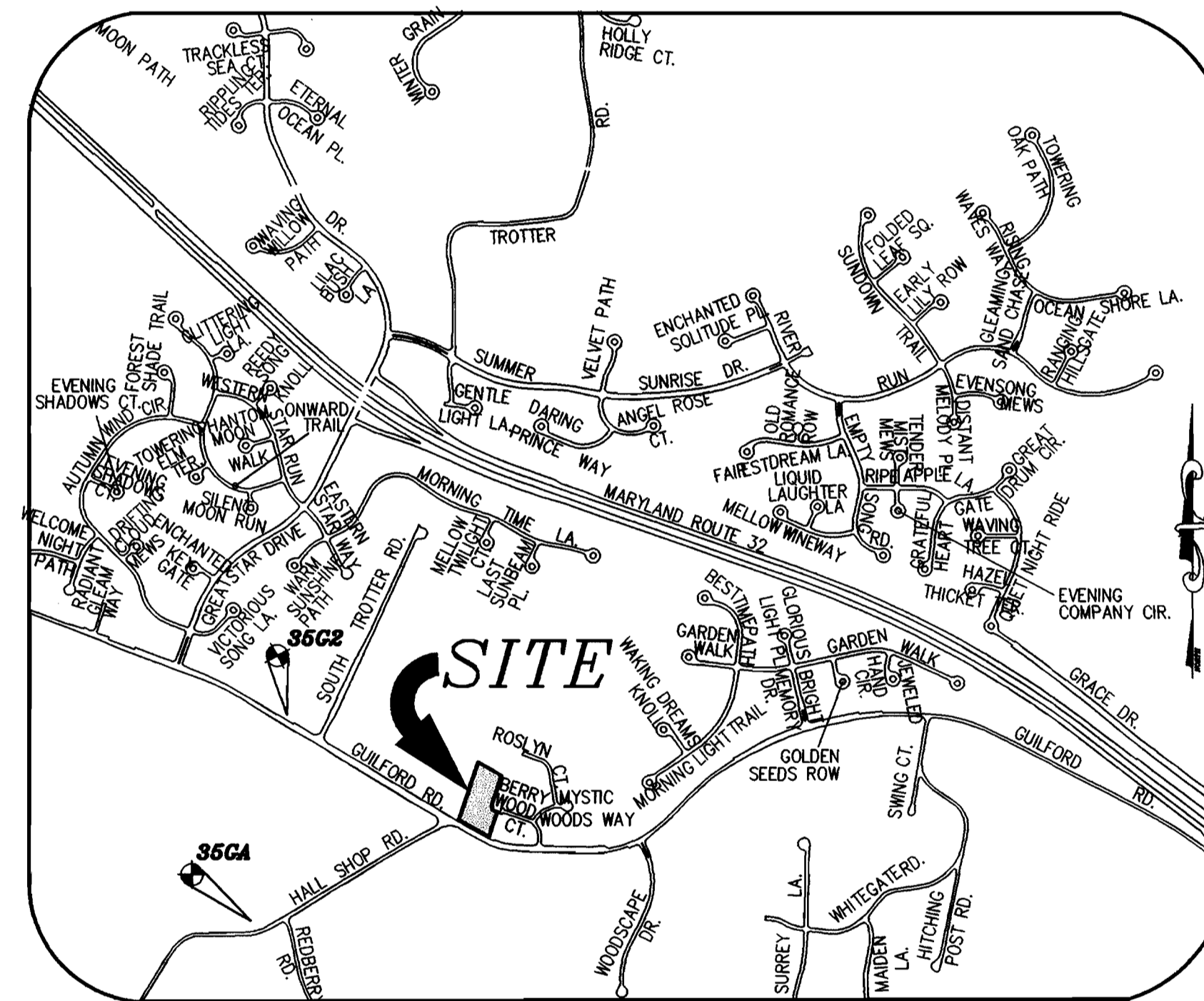
COVER SHEET	1
HOUSE TYPES	2
SITE DEVELOPMENT PLAN, LANDSCAPING PLAN & SCHEDULE	3
SEDIMENT CONTROL NOTES & DETAILS	4

### PERMIT INFORMATION CHART

SUBDIVISION NAME TOWERS PROPERTY		SECTION/AREA N/A	LOT/PARCEL # PARCEL 449
PLAT # OR L/F 17859 & 17860	BLOCK # 20	ZONE R-20	TAX MAP 35
WATER CODE J-06, F-12		SEWER CODE 5720200	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSES, ASSOCIATED GRADING & SEDIMENT CONTROL.			

### ADDRESS CHART

LOT #	ADDRESS
7	6915 BERRY WOOD COURT
8	6919 BERRY WOOD COURT
9	6918 BERRY WOOD COURT
10	6914 BERRY WOOD COURT



**VICINITY MAP**  
SCALE: 1"=1000'

### GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**  
TAX MAP : 35 PARCEL: 449 LOTS: 7-10 BLOCK: 20  
ELECTION DISTRICT : FIFTH  
ZONING: R-20  
DEED REFERENCE: L8781/F480  
DPZ FILES: F-97-02, F77-112, F87-162, SP96-05, F-05-145
- AREA TABULATION**

A. TOTAL TRACT AREA:	2.75 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS :	4
C. NUMBER OF OPEN SPACE LOTS :	1
D. AREA OF PUBLIC RIGHT-OF-WAY :	0
E. AREA OF BUILDABLE LOTS :	2.28 AC.±
F. AREA OF DEDICATION :	0.00 AC.±
G. MINIMUM LOT AREA:	21,729 SQ.FT.
*H. OPEN SPACE REQUIRED:	2.75 AC. X 6% = 0.16 AC.
*I. OPEN SPACE PROVIDED:	0.47 AC.±
J. LIMIT OF DISTURBED AREA:	1.78 AC.±

\* OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-05-145
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCS. ON OR ABOUT MARCH 2004.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NAD83 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 356A & 356C.  
STA. No. 356A      N 553,249.706    ELEV. 481.378  
                          E 1,332,627.30  
STA. No. 356C      N 554,965.694    ELEV. 476.738  
                          E 1,332,934.90
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- NO FLOODPLAIN EXIST ON SITE.
- NO FOREST STAND OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED OCTOBER, 2004.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 9 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-97-02.
- LANDSCAPING FOR LOTS 7, 8 & 10 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 9 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES, 8 EVERGREEN TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-05-145 IN THE AMOUNT OF \$5,700.00.
- 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.
- STORMWATER MANAGEMENT IS PROVIDED THRU STORMWATER MANAGEMENT CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL. LOT 9 ACRES NATURAL CONSERVATION AREA, SHEET FLOW TO BUFFER. (LOT 10) ROOF TOP DISCONNECTION AND NON-ROOF TOP (LOTS 7 AND 8).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS.
- 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) 313-9900
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
- WATER AND SEWER ARE PUBLIC, CONTRACT # 34-4291-D.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON THE SITE.
- STEEP SLOPES, 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SF DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, AREA WAYS, 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.
- THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- FOR FLAGSTEM 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 ON TO THE PIPESTEM LOT DRIVEWAY.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

### OWNER / DEVELOPER

WILLIAMSBURG GROUP, LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
(410) 997-8800

**DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HOWARD COUNTY CONSERVATION DISTRICT.

1-25-06  
DATE

BOB CORRETT, WILLIAMSBURG GROUP  
PRINTED NAME OF DEVELOPER

---

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT THE CONSTRUCTION OPERATIONS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

John Mendenhall  
SIGNATURE OF ENGINEER

John Mendenhall  
PRINTED NAME OF ENGINEER

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

Jim Meyer 2/16/06  
DATE

JIM MEYER  
NATURAL RESOURCE CONSERVATION SERVICE

---

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

John R. Roberts 2/16/06  
DATE

JOHN R. ROBERTS  
HOWARD SOIL CONSERVATION DISTRICT

---

APPROVED: DEPARTMENT OF PLANNING AND ZONING

2/23/06  
DATE

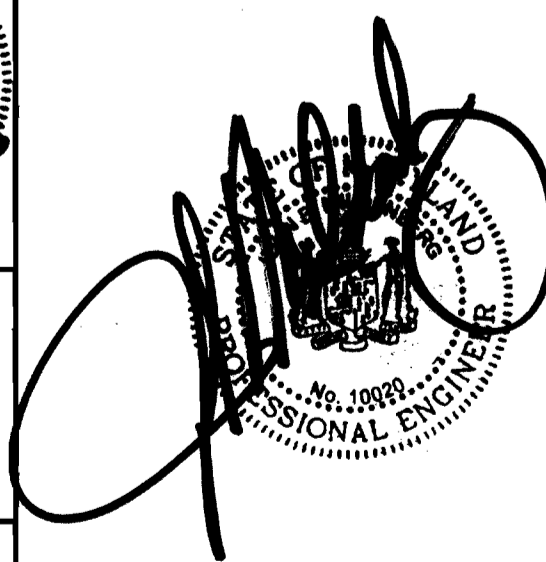
CRICK HANCOCK  
CHIEF, DEVELOPMENT ENGINEERING DIVISION YR

2/23/06  
DATE

CRICK HANCOCK  
CHIEF, DIVISION OF LAND DEVELOPMENT CRH

2/23/06  
DATE

CRICK HANCOCK  
DIRECTOR



Project	04-072	Date	JAN 2006
Illustration	DIF	Engineering	JBM
Scale	DIF	Approval	JBM
AS SHOWN			

description	revisions	date
		2005

**TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11**  
SITE DEVELOPMENT PLAN  
TAX MAP 35 PARCEL 449  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
COVER SHEET

**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

04-072.DWG - frontSSDP.dwg

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

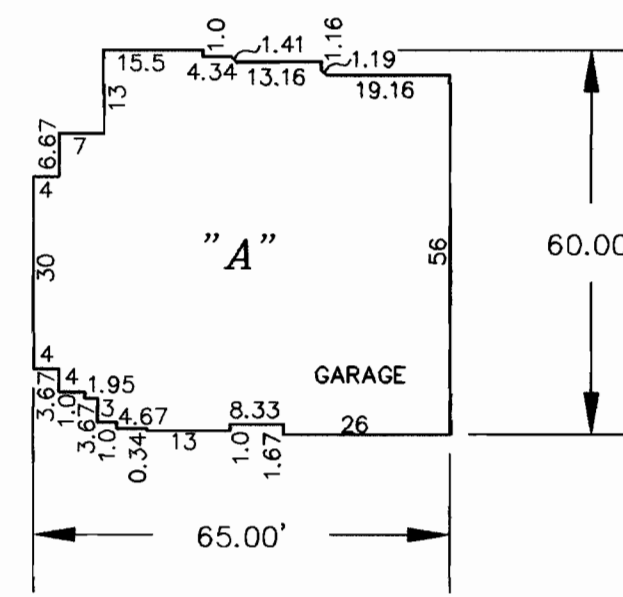
HOWARD SOIL CONSERVATION DISTRICT DATE: \_\_\_\_\_

APPROVED: DEPARTMENT OF PLANNING AND ZONING

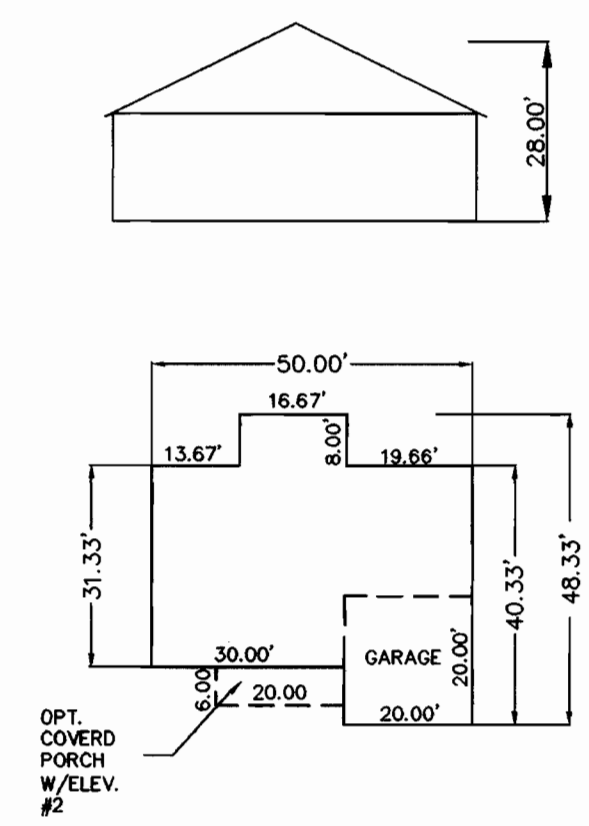
CHIEF, DEVELOPMENT ENGINEERING DIVISION YG 2/2/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT CAH 2/2/06 DATE

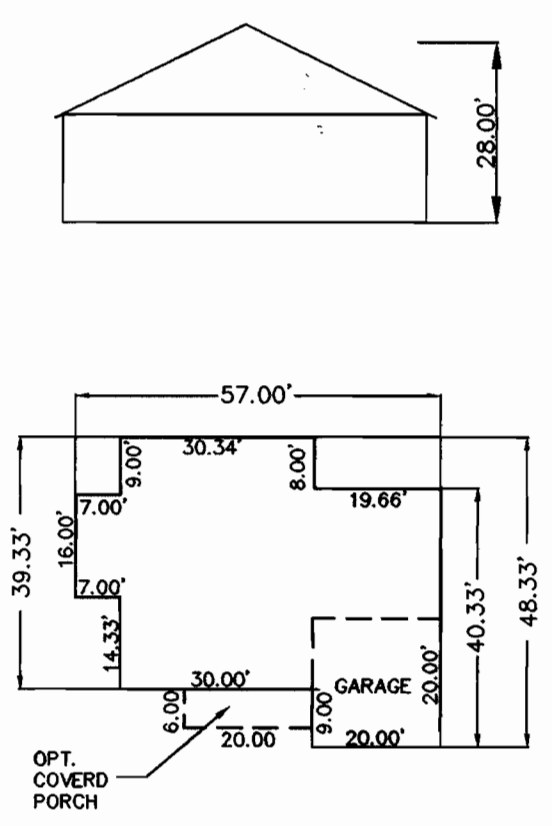
DIRECTOR Parker R. Goff 2/28/11 DATE



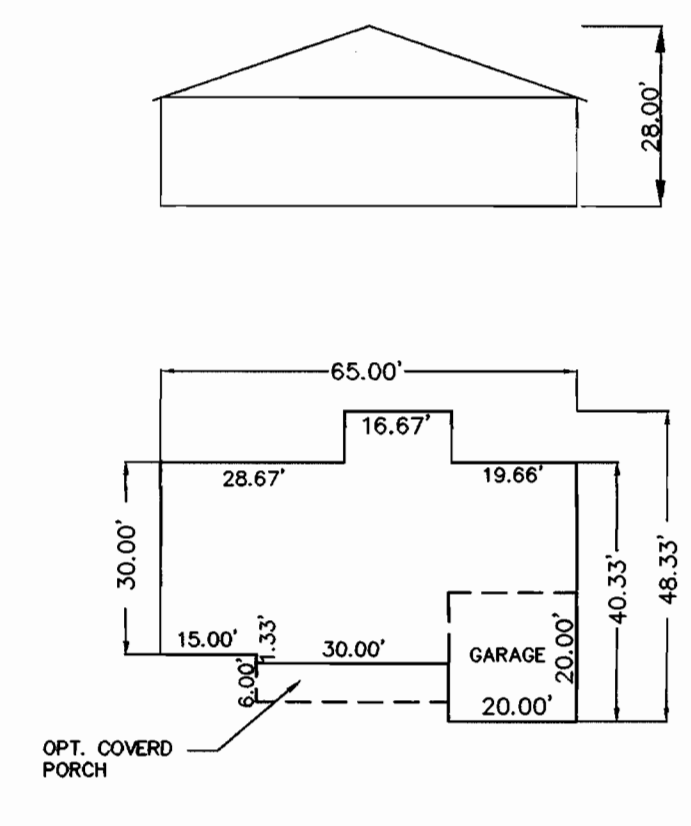
GENERIC BOX SCALE: 1"=30'



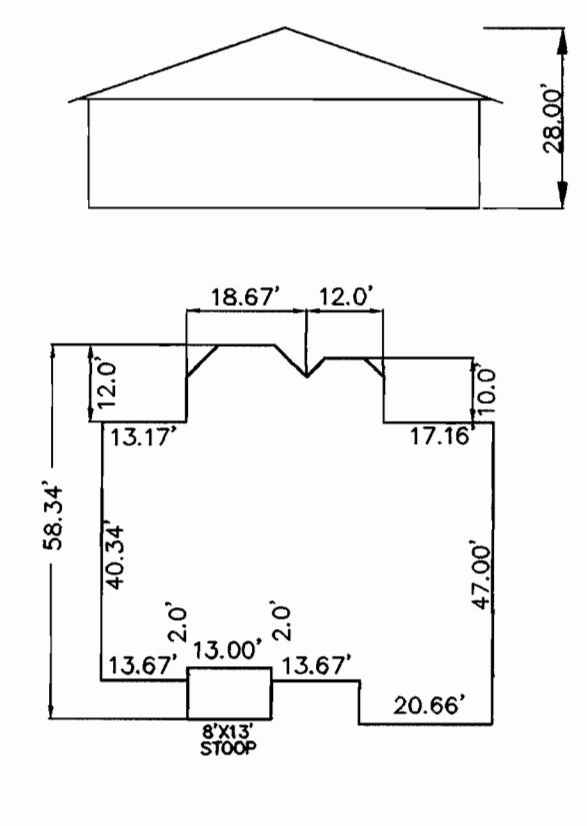
CALVERT (STANDARD)



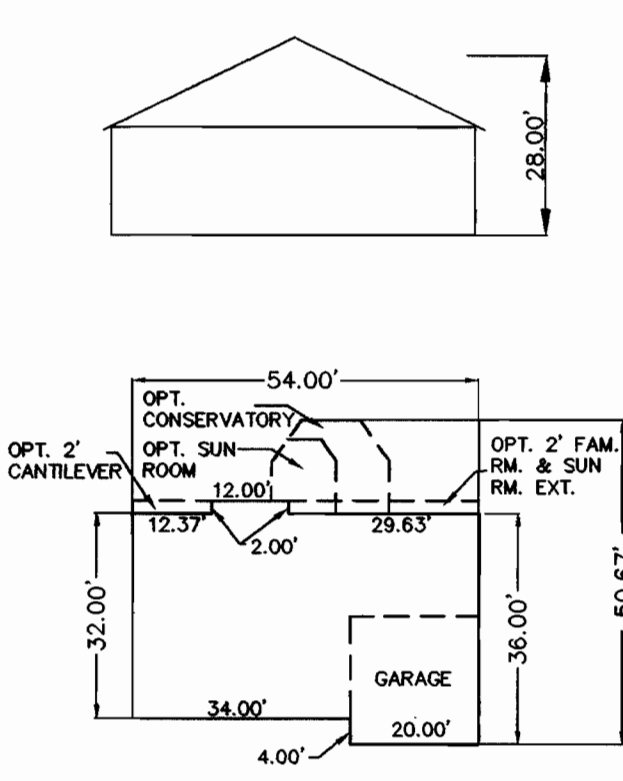
CALVERT (2)



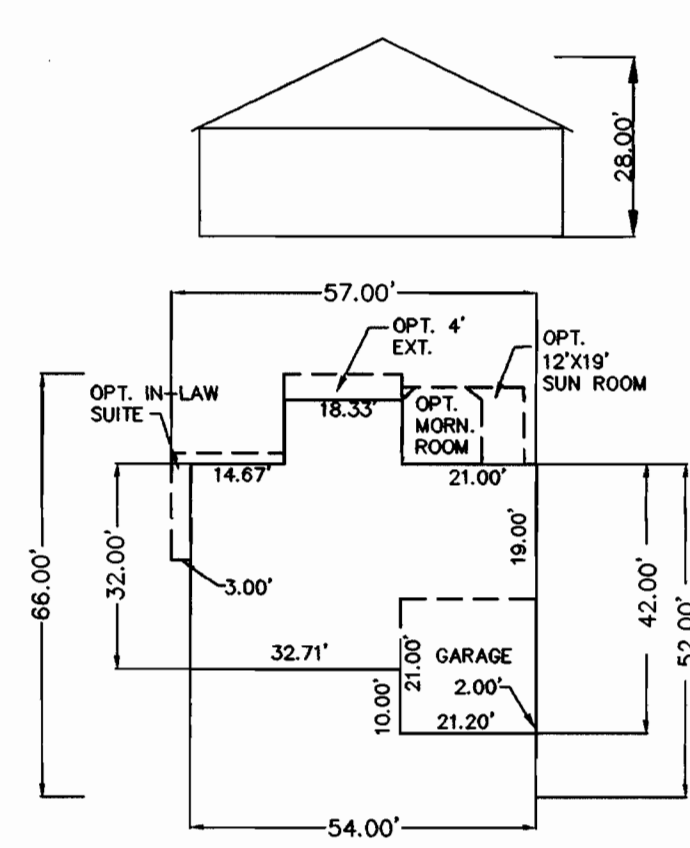
CALVERT (3)



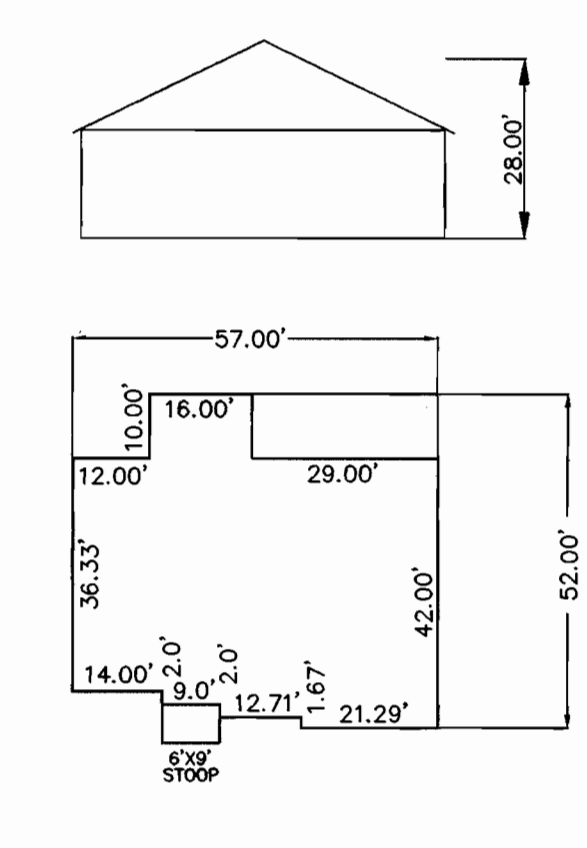
HUNTINGTON



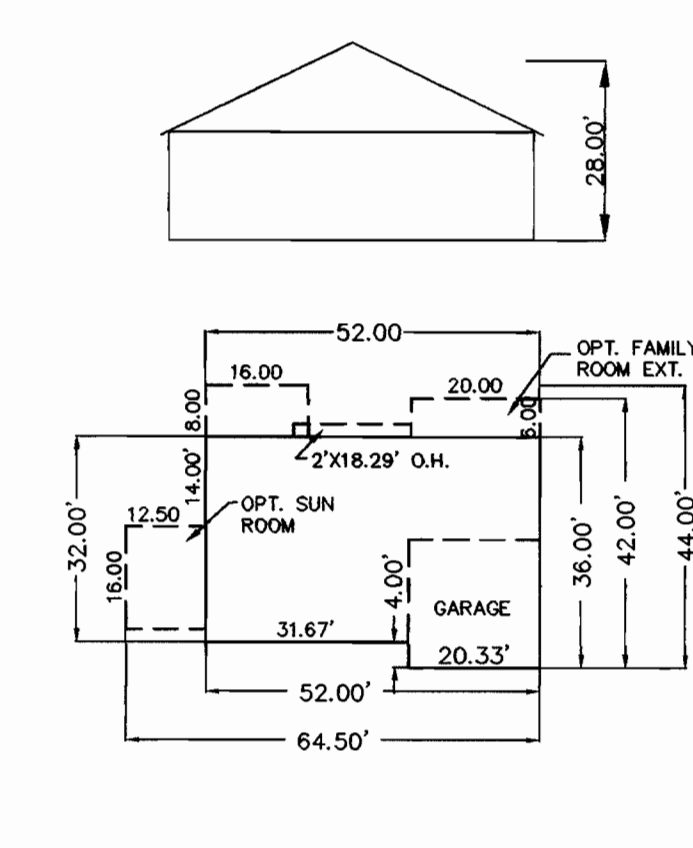
WILLIAM DEAVEN



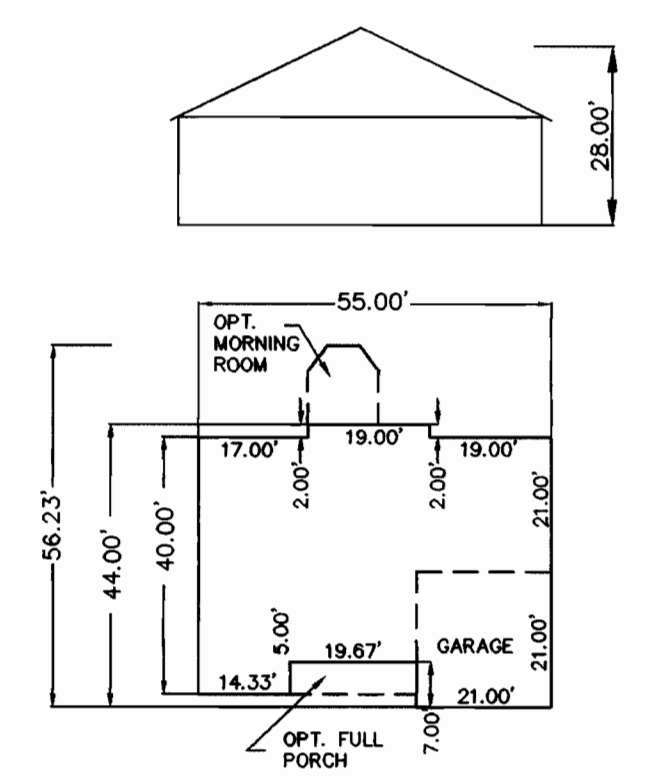
THOMAS GOODWIN



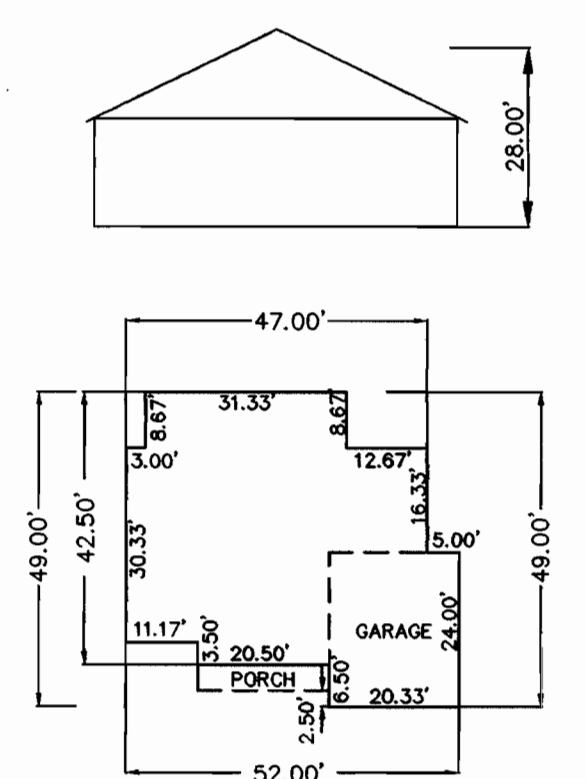
DORCHESTER II ELEV. 4



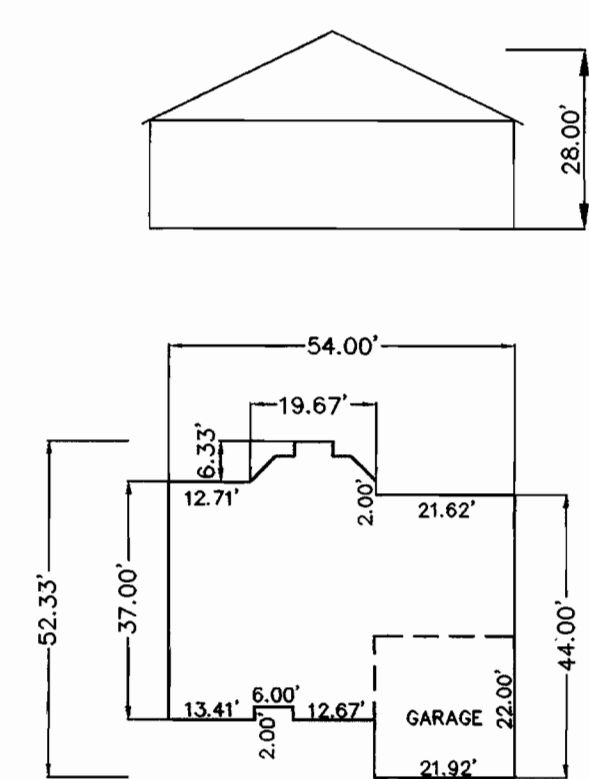
SARAH DUNMORE



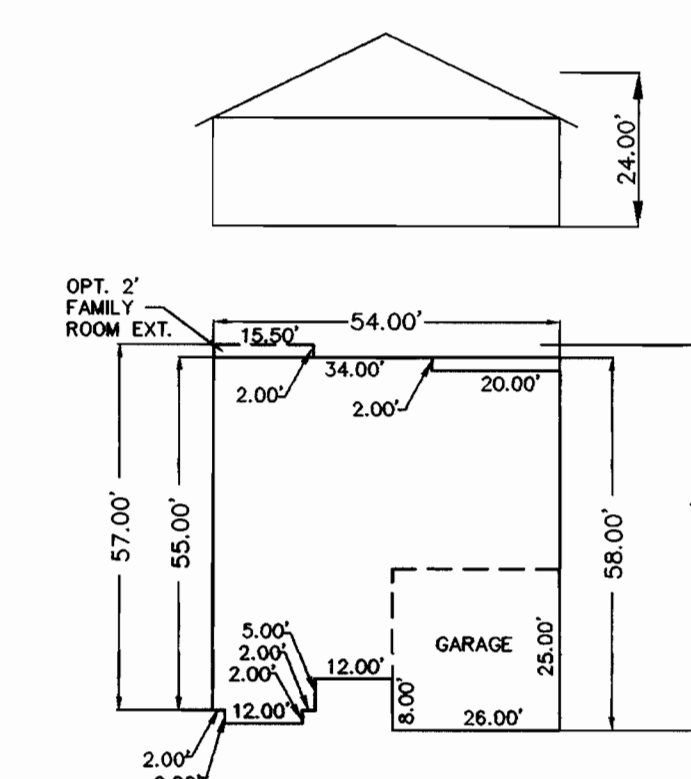
JAMES RANDOLPH



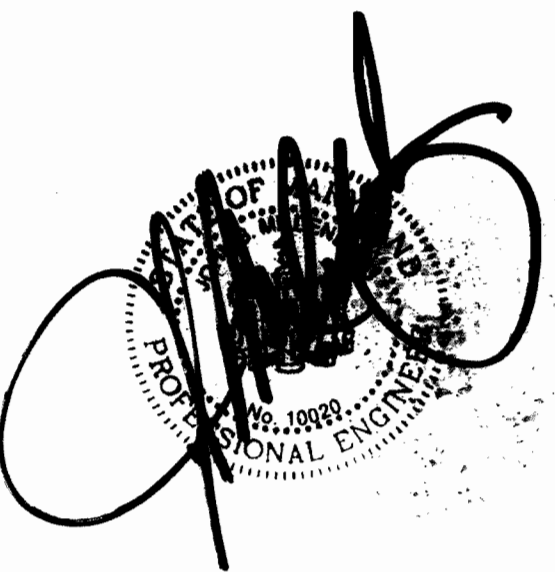
GEORGE OLIVER



SUMMERHILL



JACOB TYLER



OWNER / DEVELOPER  
 WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 (410) 997-8800

project	date	approval
04-072	JAN 2006	JBM
illustration	engineering	
DJF	DJF	
scale	1"=30'	

no.	description	revisions	date
			2005

TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11  
 SITE DEVELOPMENT PLAN  
 TAX MAP 35 PARCEL 449 HOWARD COUNTY, MARYLAND  
 FIFTH ELECTION DISTRICT HOUSE TYPES

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0296 Bal. (301) 621-5321 Wash. (410) 997-0298 Fax

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	295.22 LF	155.89 LF	206.24 LF	212.28 LF	302.21 LF	224.68 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES, 89.48 LF	YES, 212.28 LF	YES, 302.21	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	6	3	2	0	0	4	15
EVERGREEN TREES	8	0	0	0	0	0	8
SHRUBS	0	0	0	0	0	0	0
CREDIT FOR EXISTING TREES							
SHADE TREES	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED							
SHADE TREES	6	3	2	0	0	4	15
EVERGREEN TREES	8	0	0	0	0	0	8
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0

NOTE: LANDSCAPING FOR LOTS 7, 8 & 10 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 9 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES, 8 EVERGREEN TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-05-145 IN THE AMOUNT OF \$5,700.00.

QUANTITY	SYMBOL	BOTANICAL NAME	SIZE
15		ACER RUBRUM 'RED SUNSET'	2 1/2" - 3" CAL.
8		PINUS STROBUS	6' - 8' HT.
<b>TOTAL</b>			
23 TREES (15 SHADE TREES, 8 EVERGREENS)			

- LEGEND**
- MAIL BOX
  - WATER VALVE
  - FIRE HYDRANT
  - TELEPHONE BOX
  - SEWER CLEAN OUT
  - LIGHT POLE
  - SEWER MANHOLE
  - STABILIZED CONSTRUCTION ENTRANCE
  - LIMIT OF DISTURBANCE
  - SUPER SILT FENCE
  - STREET SIGN
  - OVER HEAD ELECTRIC
  - UTILITY POLE

**DEVELOPERS CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 HOWARD COUNTY CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *John M. ...* DATE: 1-27-06  
 PRINTED NAME OF DEVELOPER: Williamsburg Group

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD COUNTY CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *John M. ...* DATE: 2/16/06  
 PRINTED NAME OF ENGINEER: John M. ...

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

SIGNATURE: *John M. ...* DATE: 2/16/06  
 TITLE: NDA - NATURAL RESOURCE CONSERVATION SERVICE

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

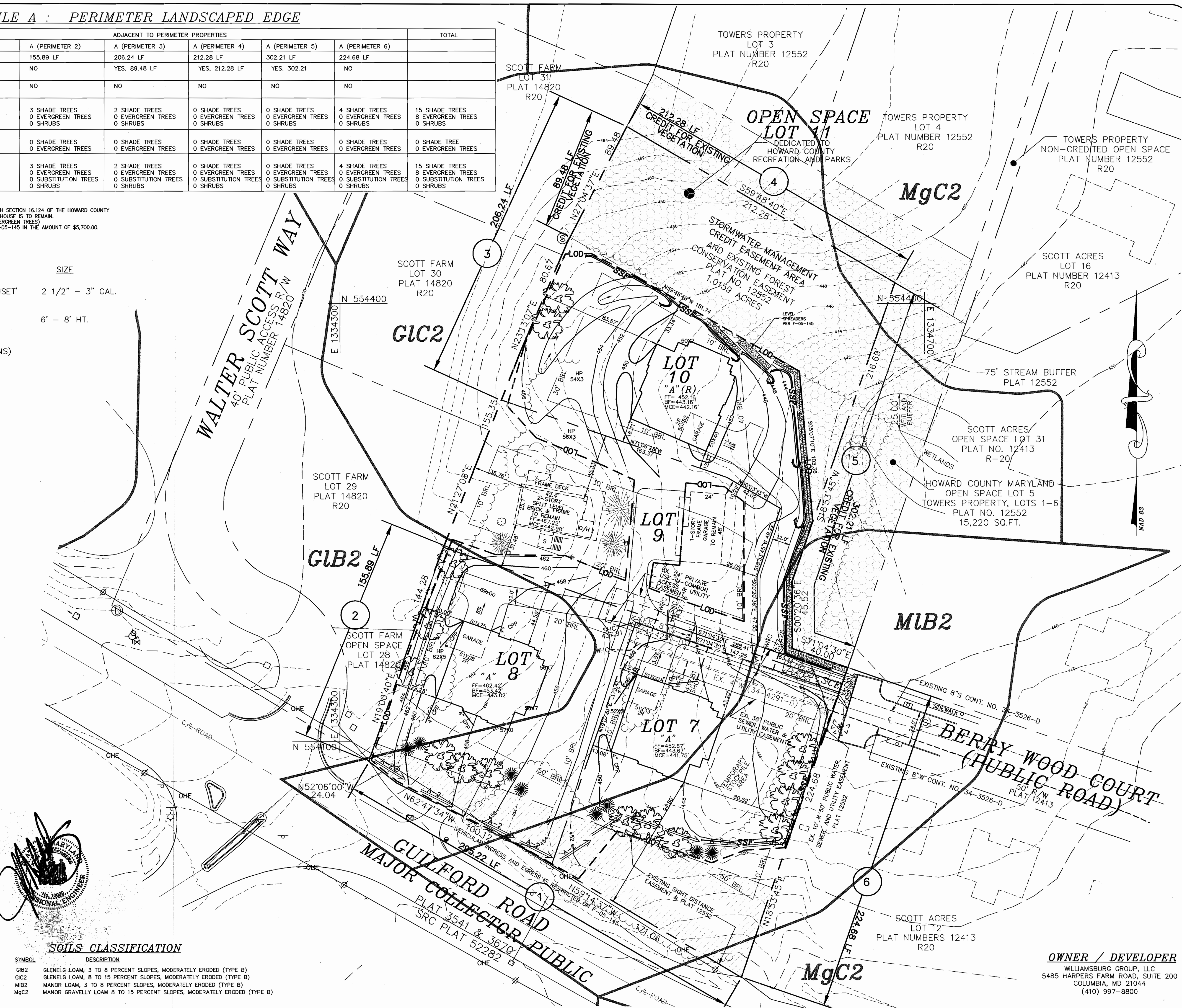
SIGNATURE: *John M. ...* DATE: 2/16/06  
 TITLE: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

SIGNATURE: *John M. ...* DATE: 2/28/06  
 TITLE: CHIEF, DEVELOPMENT ENGINEERING DIVISION

SIGNATURE: *John M. ...* DATE: 2/28/06  
 TITLE: CHIEF, DIVISION OF LAND DEVELOPMENT

SIGNATURE: *John M. ...* DATE: 2/28/06  
 TITLE: DIRECTOR



**SOILS CLASSIFICATION**

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
MgC2	MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)

**OWNER / DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 (410) 997-8800

Project	04-072	date	JAN 2006
Illustration	DFP	engineering	DFP
scale	DFP	approval	JBM
scale	1"=30'	date	

description	revisions
no.	date

**TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11**  
 SITE DEVELOPMENT PLAN  
 TAX MAP 36 PARCEL 449  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SITE DEVELOPMENT AND LANDSCAPE 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) 997-0288 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:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 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 600 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 (0.5 LBS./1000 SQ.FT.) OF WEeping LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY 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 (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, 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 WEeping LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEE FREE SMALL GRAIN 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**

- 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 THEREOF.
- 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.
- 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.51), SOD (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.
- 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.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE:	2.28	ACRES
AREA TO BE ROOFED OR PAVED:	1.78	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	1.32	ACRES
TOTAL CUT:	3507	CU. YDS.
TOTAL FILL:	3597	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES 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 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.
- 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.

I/WE 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 INSPECTING BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S SIGNATURE: *Bob Collett*  
DEVELOPER'S NAME: **WILLIAMSBURG CORP**

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]*  
DATE: *2/28/06*

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.  
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.  
*[Signature]*  
DATE: *2/16/06*

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

ENGINEER'S SIGNATURE: *[Signature]*  
ENGINEER'S NAME: **BOENDER & ASSOC., INC.**

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.  
*[Signature]*  
DATE: *2/16/06*

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE SOIL CONSERVATION DISTRICT.  
*[Signature]*  
DATE: *2/16/06*

**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 MOISTURE AND PLANT NUTRIENTS.
  - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIME 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 CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERWUDA GRASS, QUACKGRASS, JOHNSON-SOON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRAUND 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 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

**FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:**

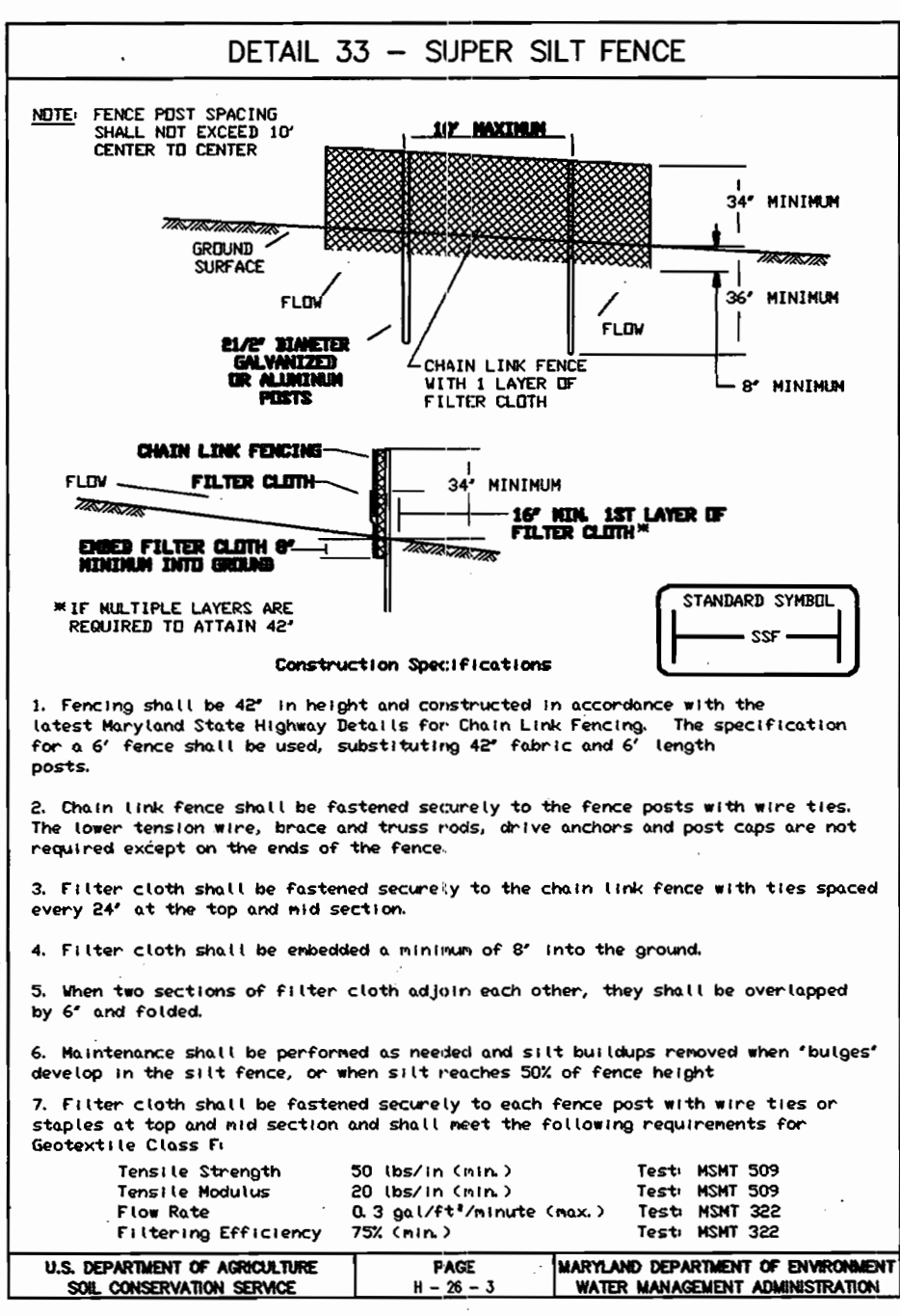
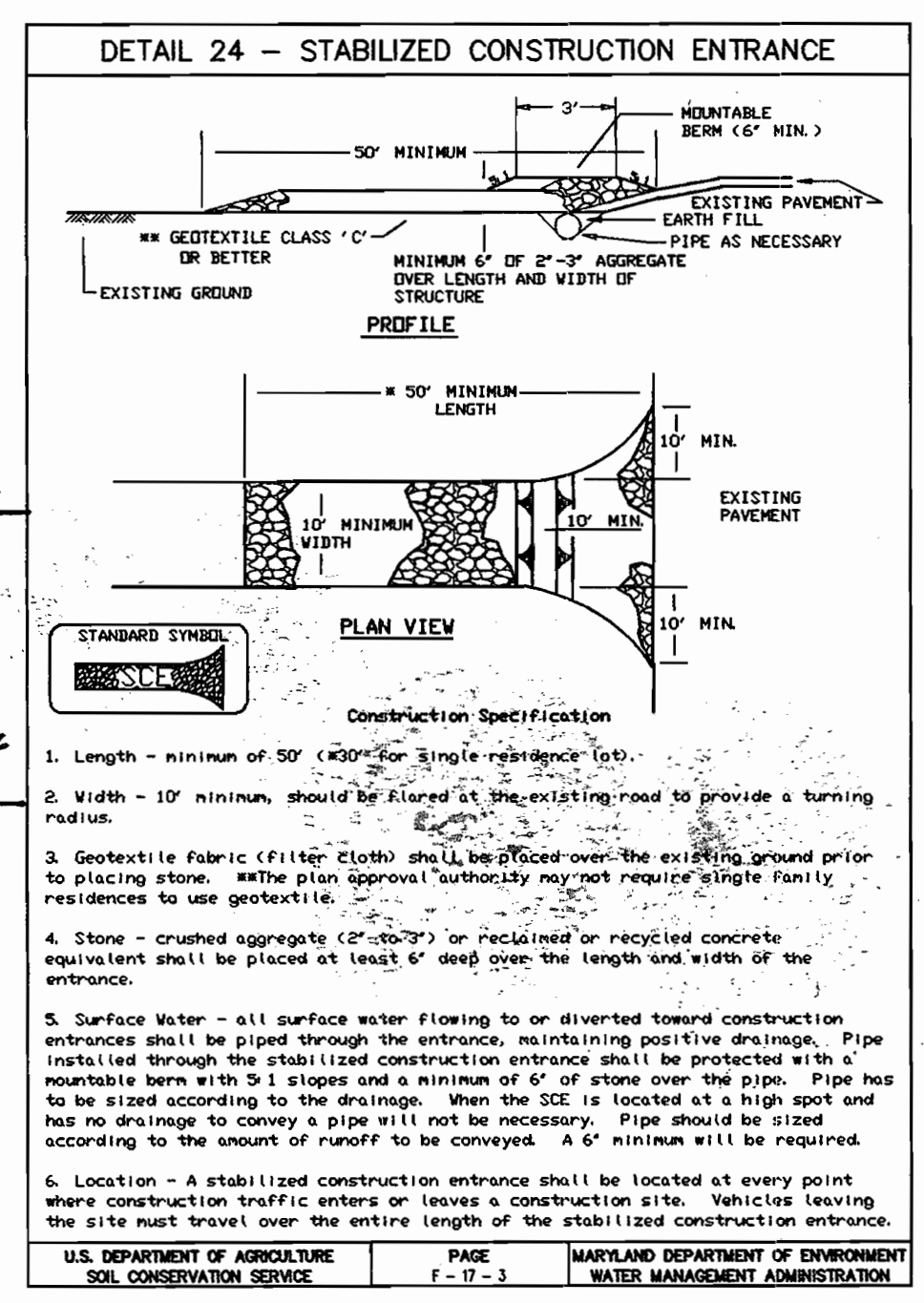
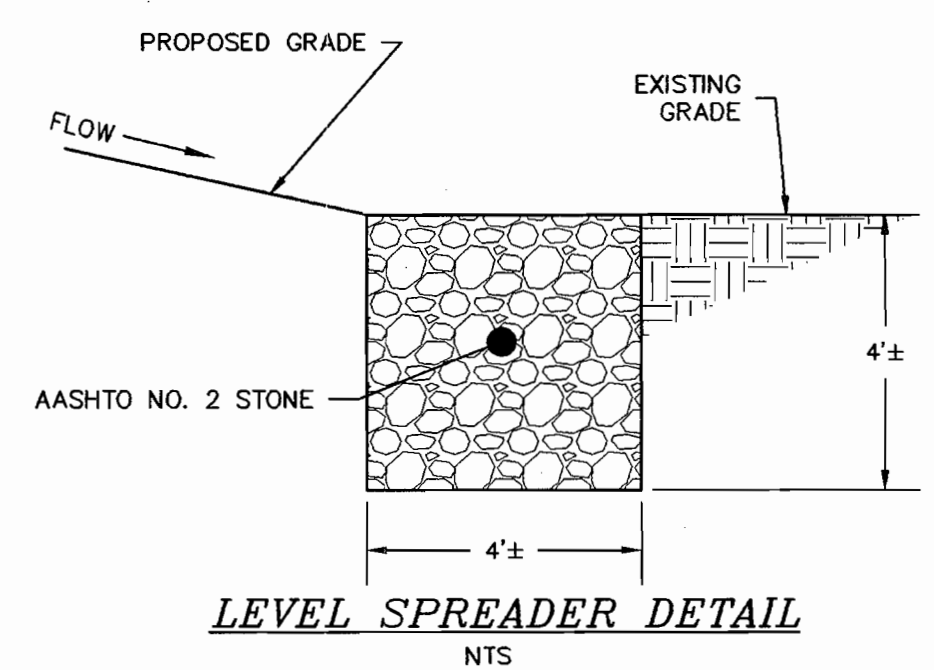
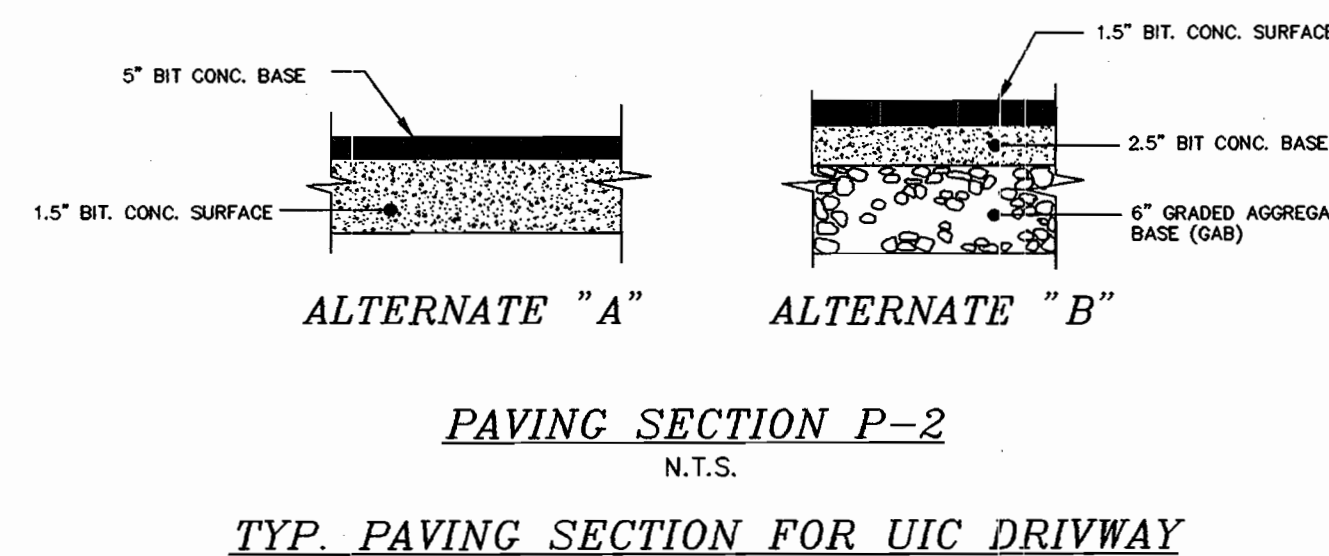
- ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
  - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED 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 SOD 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.

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.

**TOPSOIL APPLICATION**

- 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.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
- 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 SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- 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.
- 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:
  - 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 28.04.06.
    - 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.

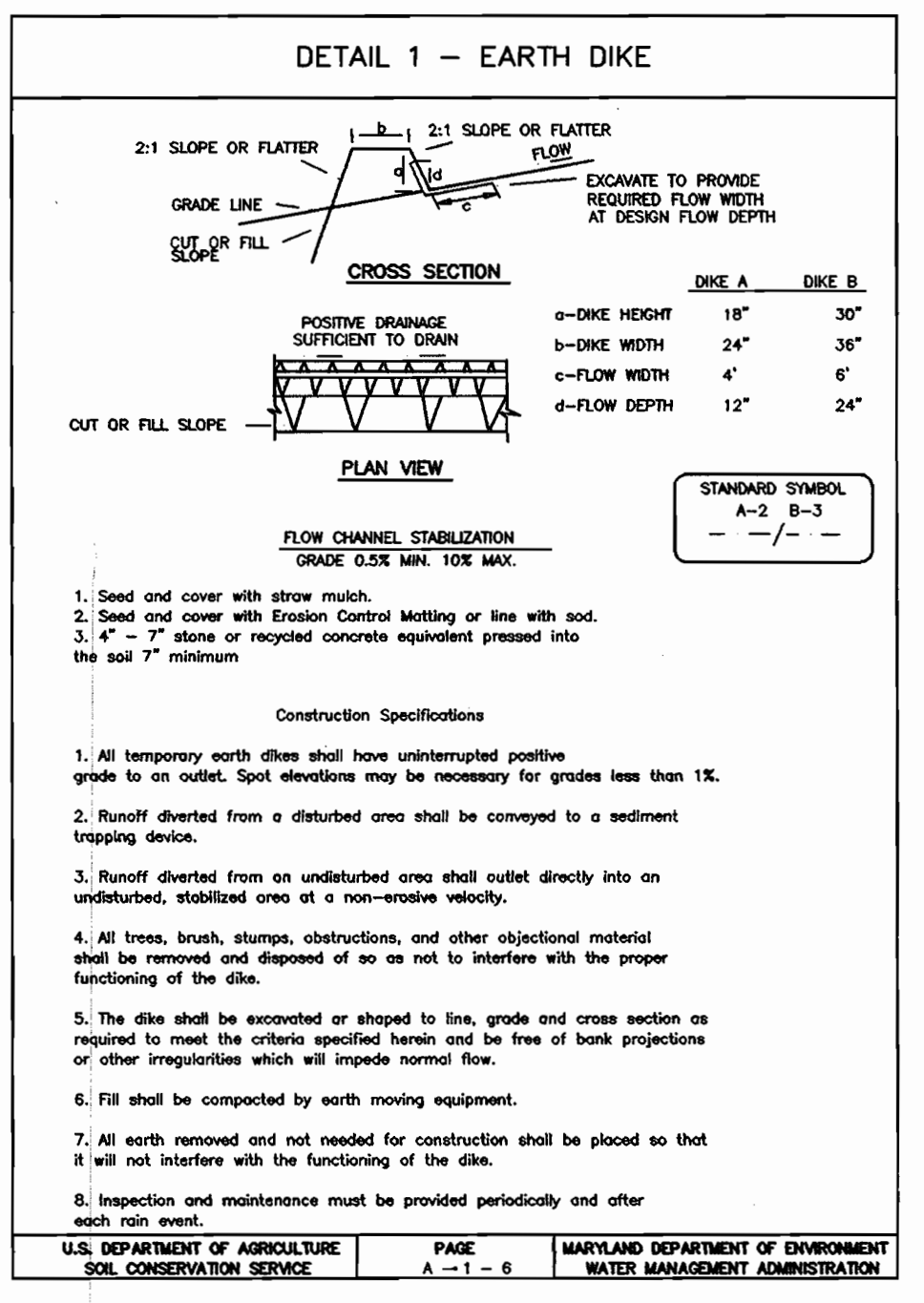
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.



**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



date	JAN 2006	approval	JBM
project	04-072	illustration	DFP
scale	DFP	approval	DFP
revision		approval	DFP

date	2005	description	revisions
no.			

**TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11**  
SITE DEVELOPMENT PLAN  
TAX MAP 35 PARCEL 449  
HOWARD COUNTY, MARYLAND  
FIFTH ELECTION DISTRICT  
SEDIMENT CONTROL NOTES & DETAILS

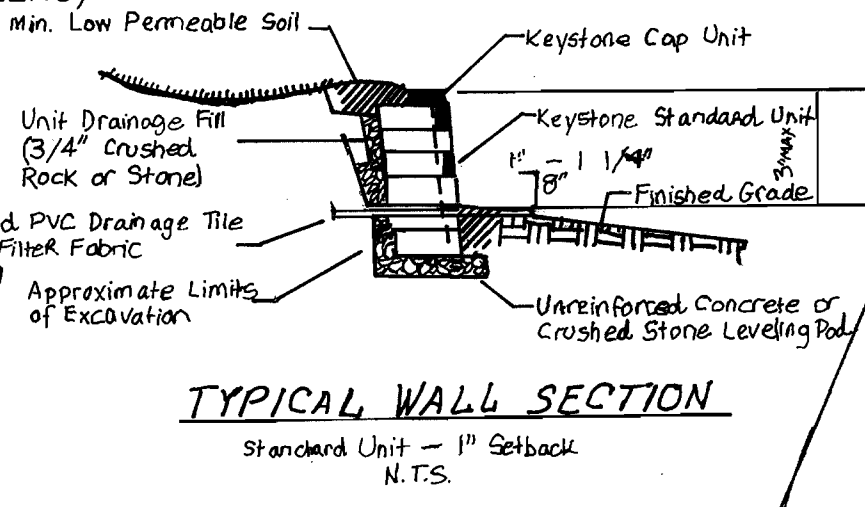
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 987-0296 Fax (410) 987-0298 Fax

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
LANDSCAPE TYPE	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	295.22 LF	155.89 LF	206.24 LF	212.28 LF	302.21 LF	224.68 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES, 89.48 LF	YES, 212.28 LF	YES, 302.21	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	6 SHADE TREES	3 SHADE TREES	2 SHADE TREES	0 SHADE TREES	0 SHADE TREES	4 SHADE TREES	15 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	8 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING TREES							
SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED							
SHADE TREES	6 SHADE TREES	3 SHADE TREES	2 SHADE TREES	0 SHADE TREES	0 SHADE TREES	4 SHADE TREES	15 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	8 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

NOTE: LANDSCAPING FOR LOTS 7, 8 & 10 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 9 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES, 8 EVERGREEN TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER P-05-145 IN THE AMOUNT OF \$5,700.00.

QUANTITY	SYMBOL	BOTANICAL NAME	SIZE
15		ACER RUBRUM 'RED SUNSET'	2 1/2" - 3" CAL.
8		PINUS STROBUS	6' - 8' HT.
<b>TOTAL</b>			
23 TREES (15 SHADE TREES, 8 EVERGREENS)			



**LEGEND**

- MAIL BOX
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE BOX
- SEWER CLEAN OUT
- LIGHT POLE
- SEWER MANHOLE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STREET SIGN
- OVER HEAD ELECTRIC
- UTILITY POLE

**DEVELOPERS CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *W. Williamsburg Group* DATE: 1-21-06  
PRINTED NAME OF DEVELOPER: **W. Williamsburg Group**

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *John R. Hamilton* DATE: 2/16/06  
PRINTED NAME OF ENGINEER: **John R. Hamilton**

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

SIGNATURE: *John R. Hamilton* DATE: 2/16/06  
SDA - NATURAL RESOURCE CONSERVATION SERVICE

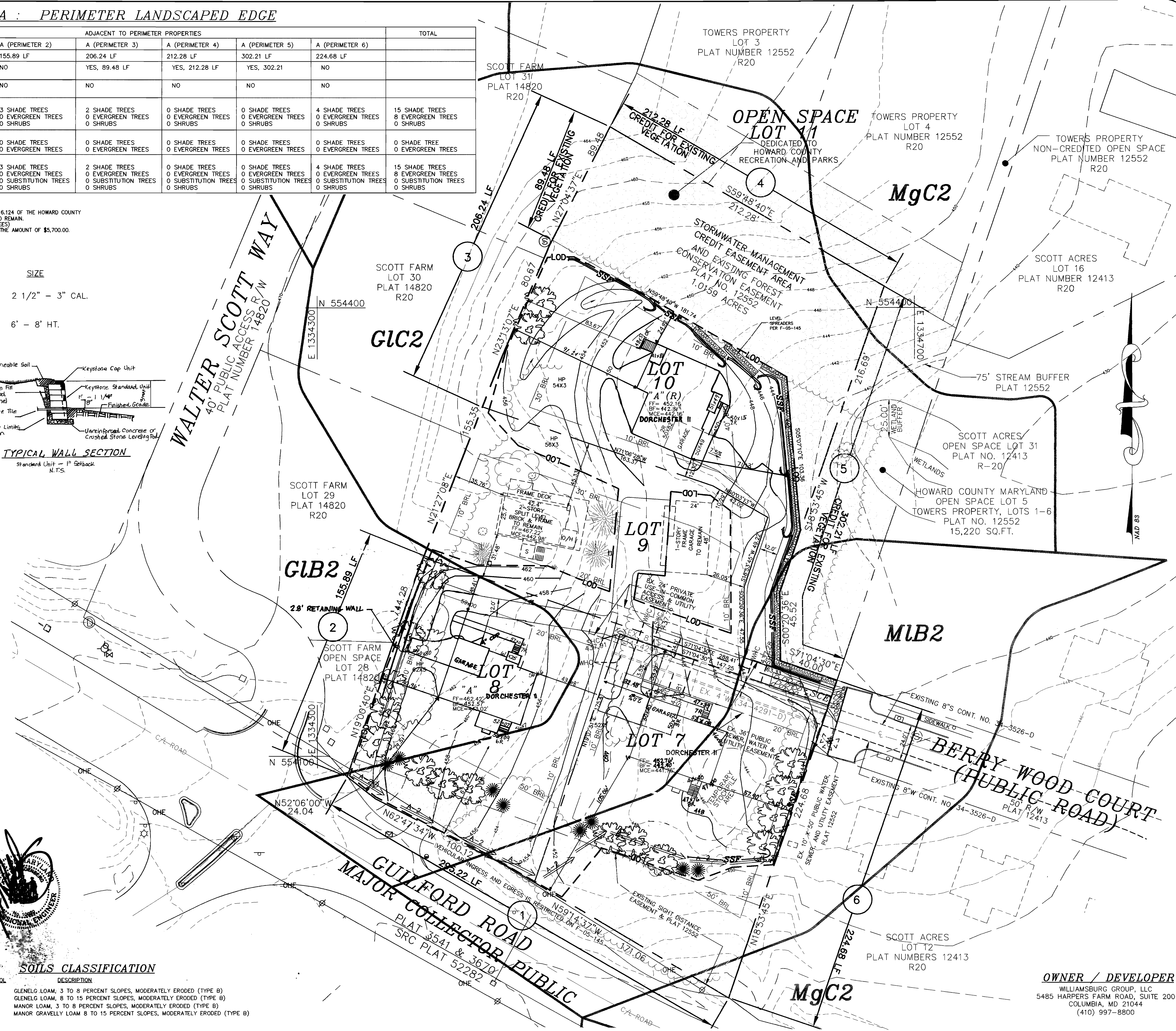
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE: *John R. Hamilton* DATE: 2/16/06  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Y. Q.* DATE: 2/28/06  
CHIEF, DIVISION OF LAND DEVELOPMENT: *W. Williamsburg Group* DATE: 2/16/06  
DIRECTOR: *W. Williamsburg Group* DATE: 2/16/06

**SOILS CLASSIFICATION**

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
MGC2	MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)



date	JAN 2006	engineering	DJP	approval	JBM
project	04-072	illustration	DJP	scale	1" = 30'

REVISE HOUSE TYPE ON LOTS 7, 8, AND 10. REVISE GRADING WHERE NECESSARY. ADD RETAINING WALL DETAIL, RELOCATE TREES ON LOT 8.	6/6/06	date	
description		revisions	

**TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11**  
SITE DEVELOPMENT PLAN  
TAX MAP 35 PARCEL 449  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT AND LANDSCAPE PLAN

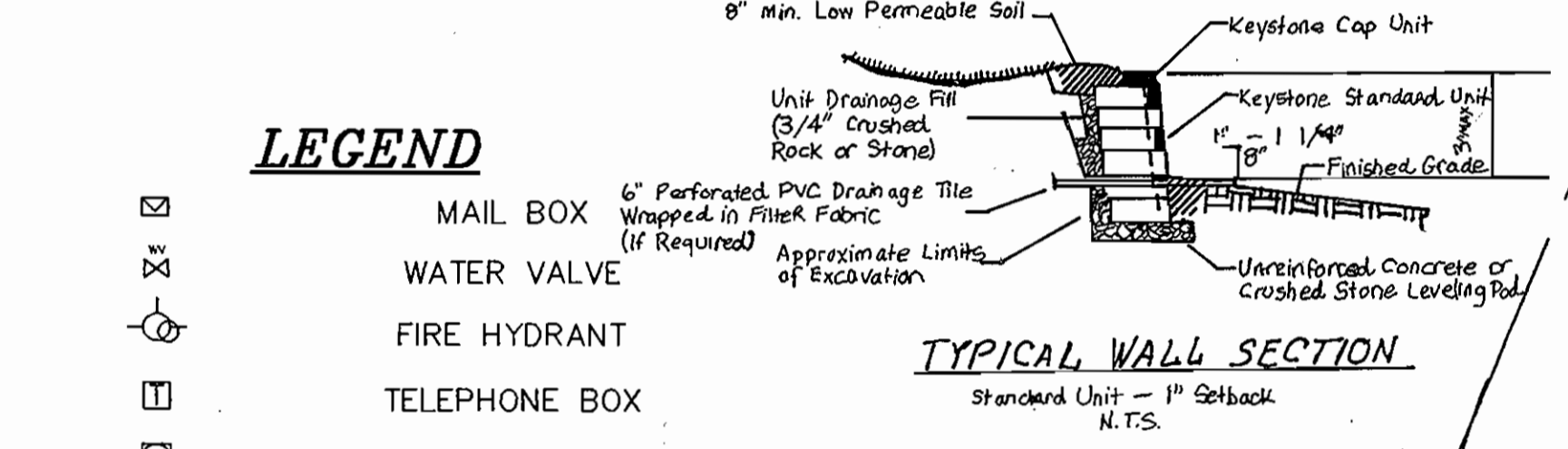
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax: (410) 997-0298 Fax

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LANDSCAPE TYPE	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	295.22 LF	155.89 LF	206.24 LF	212.28 LF	302.21 LF	224.68 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES, 89.48 LF	YES, 212.28 LF	YES, 302.21	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	6	3	2	0	0	4	15
EVERGREEN TREES	8	0	0	0	0	0	8
SHRUBS	0	0	0	0	0	0	0
CREDIT FOR EXISTING TREES							
SHADE TREES	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED							
SHADE TREES	6	3	2	0	0	4	15
EVERGREEN TREES	8	0	0	0	0	0	8
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0

NOTE: LANDSCAPING FOR LOTS 7, 8 & 10 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 9 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES, 8 EVERGREEN TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-05-145 IN THE AMOUNT OF \$5,700.00.

QUANTITY	SYMBOL	BOTANICAL NAME	SIZE
15		ACER RUBRUM 'RED SUNSET'	2 1/2" - 3" CAL.
8		PINUS STROBUS	6' - 8' HT.
<b>TOTAL</b>			
23 TREES (15 SHADE TREES, 8 EVERGREENS)			



- LEGEND**
- MAIL BOX
  - WATER VALVE
  - FIRE HYDRANT
  - TELEPHONE BOX
  - SEWER CLEAN OUT
  - LIGHT POLE
  - SEWER MANHOLE
  - STABILIZED CONSTRUCTION ENTRANCE
  - LOD - LIMIT OF DISTURBANCE
  - SSF - SUPER SILT FENCE
  - STREET SIGN
  - OHE - OVER HEAD ELECTRIC
  - UTILITY POLE

**DEVELOPERS CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 ATTEST TO PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 1-21-06

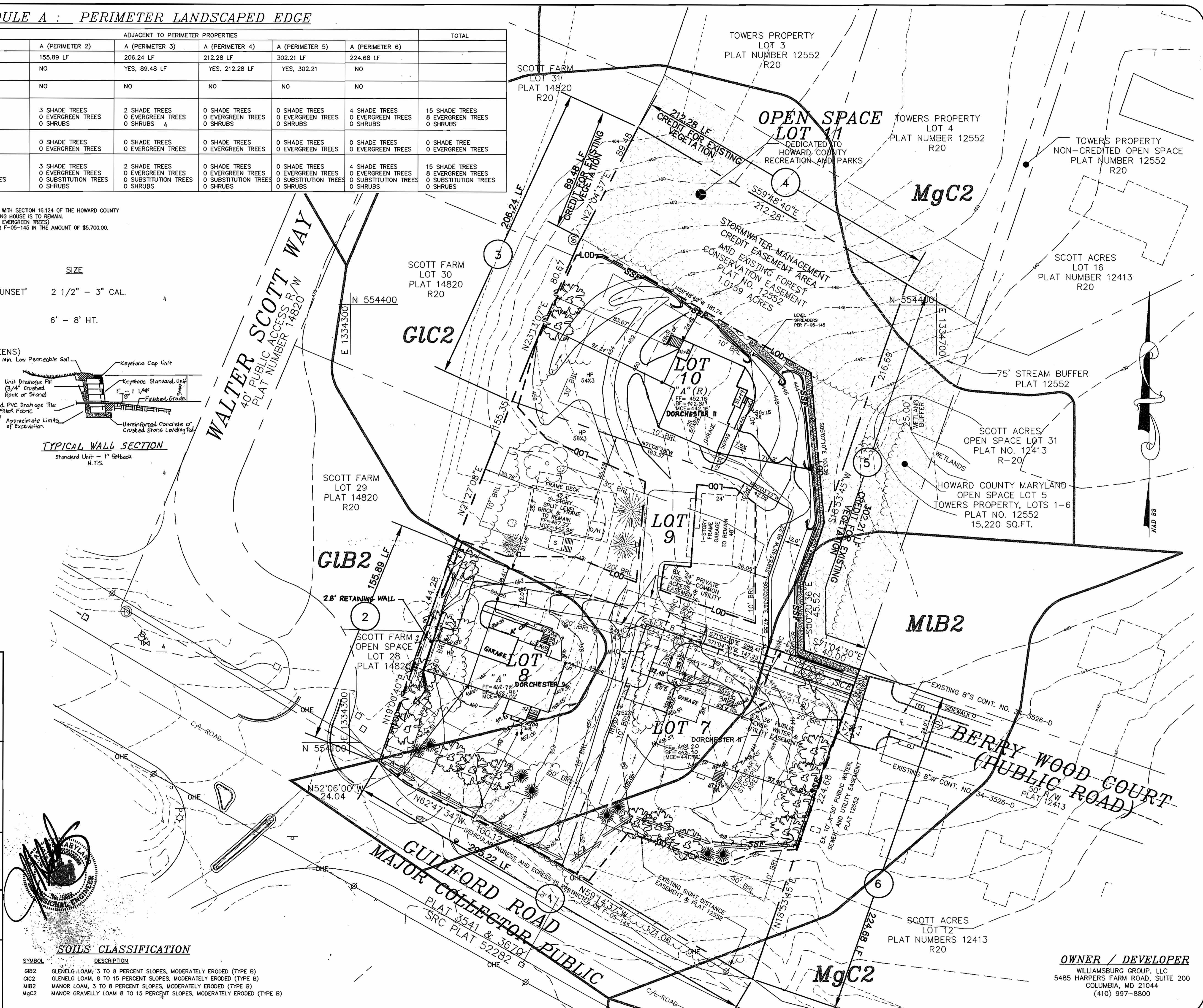
**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD SOIL CONSERVATION DISTRICT.

DATE: 2/16/06

**SOILS CLASSIFICATION**

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM; 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
G1C2	GLENELG LOAM; 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
M1B2	MANOR LOAM; 3 TO 8 PERCENT SLOPES, MODERATELY ERODED (TYPE B)
M1C2	MANOR GRAVELLY LOAM 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (TYPE B)



Project	date	description	scale	approval
04-072	JAN 2006	engineering	DJF	JBM

Project	date	description	scale	approval
7	8/22/06	REVISIONS	6/16/06	JBM

**TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11**  
 SITE DEVELOPMENT PLAN  
 TAX MAP 95 PARCEL 449  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SITE DEVELOPMENT AND LANDSCAPE PLAN

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