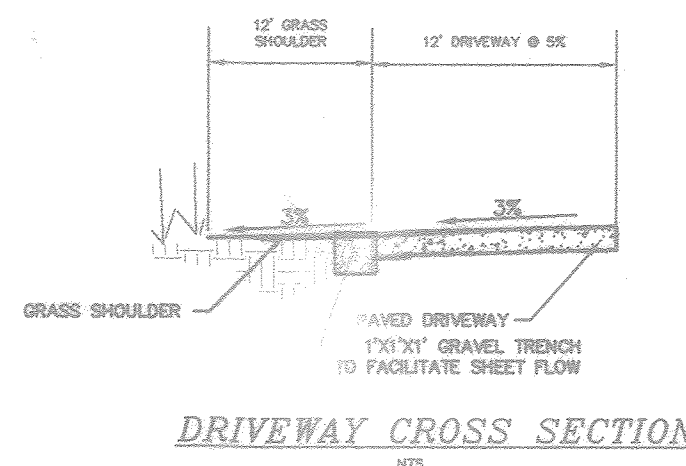


LEGEND

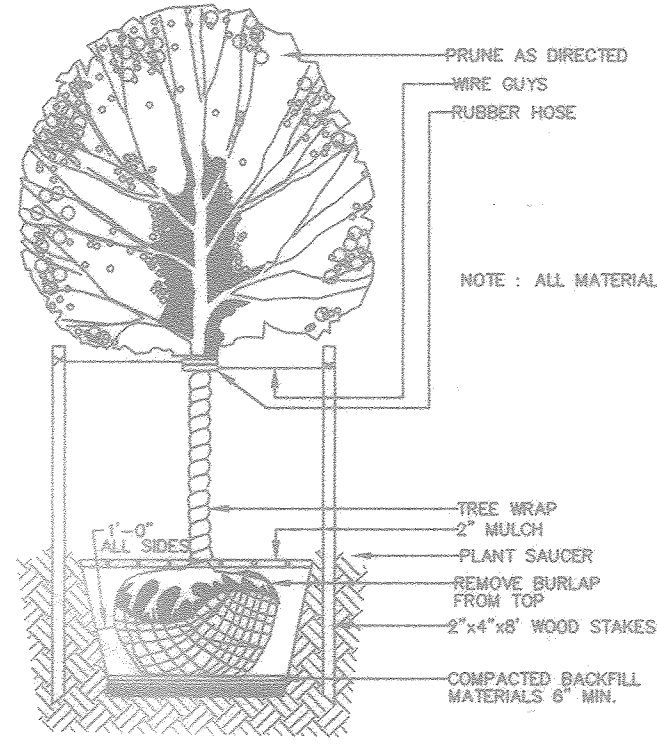
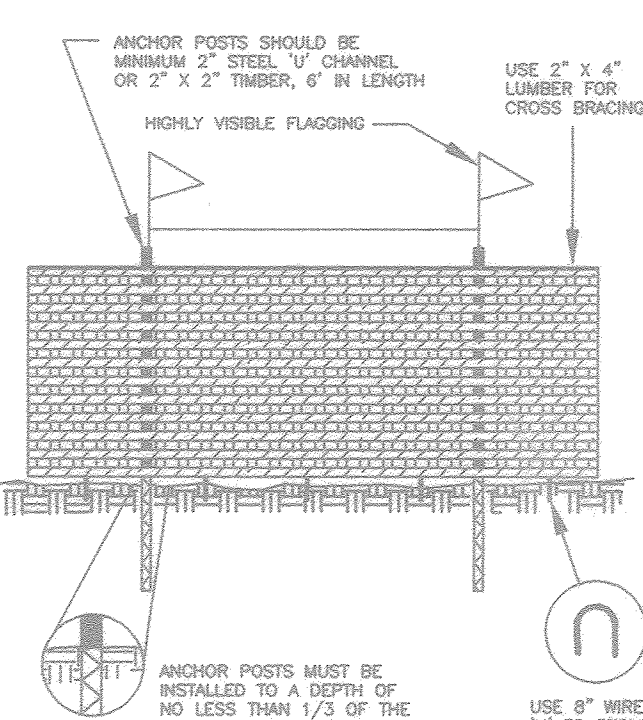
- LANDSCAPE PERIMETER EDGE
- SHADE TREE
- RAIN GARDEN
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL NOTES & DETAILS AND HOUSE TYPES
3	REVISED SWM PLAN FOR LOT 1



PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH

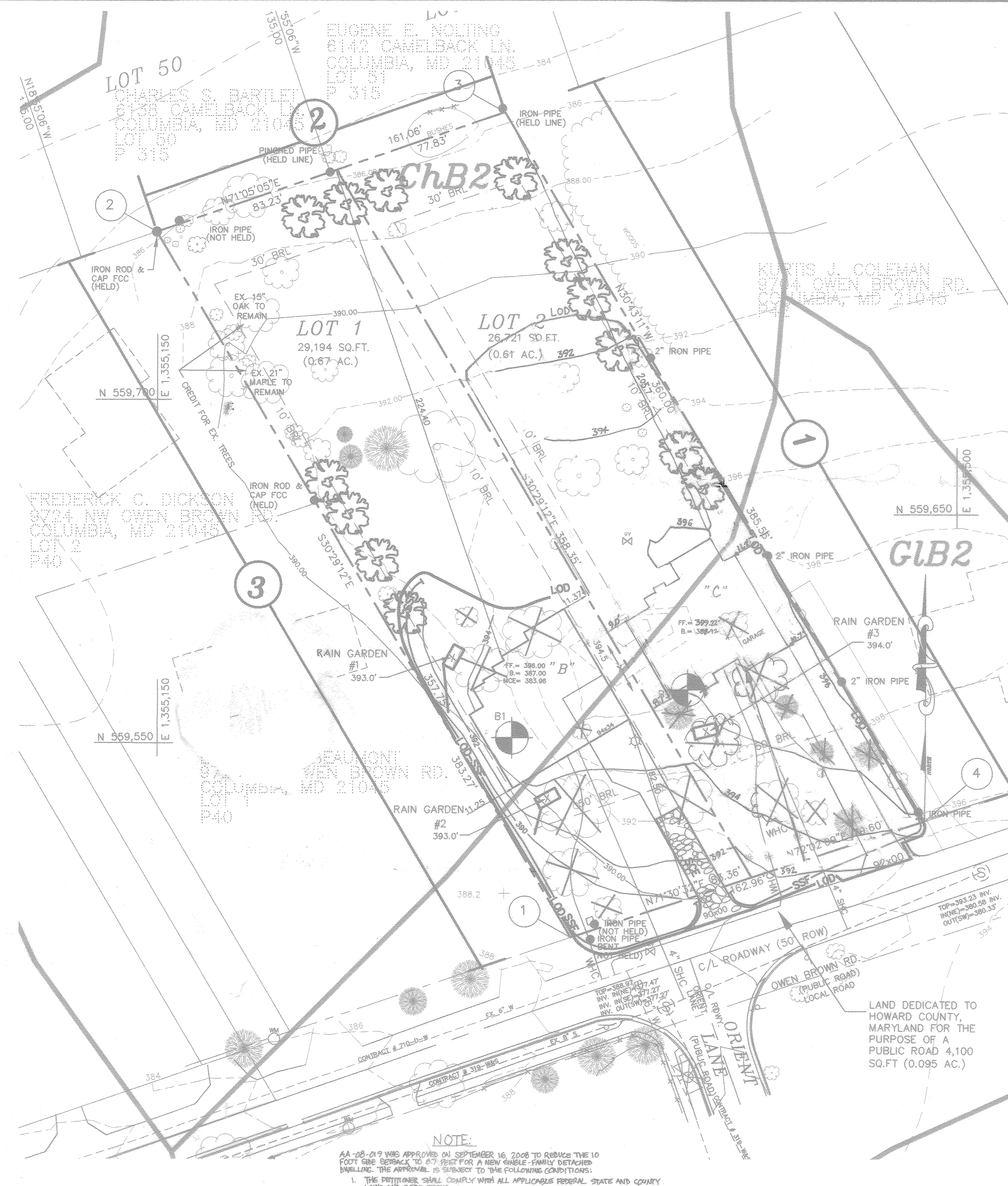


TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SCHEDULE A: PERIMETER LANDSCAPED EDGE

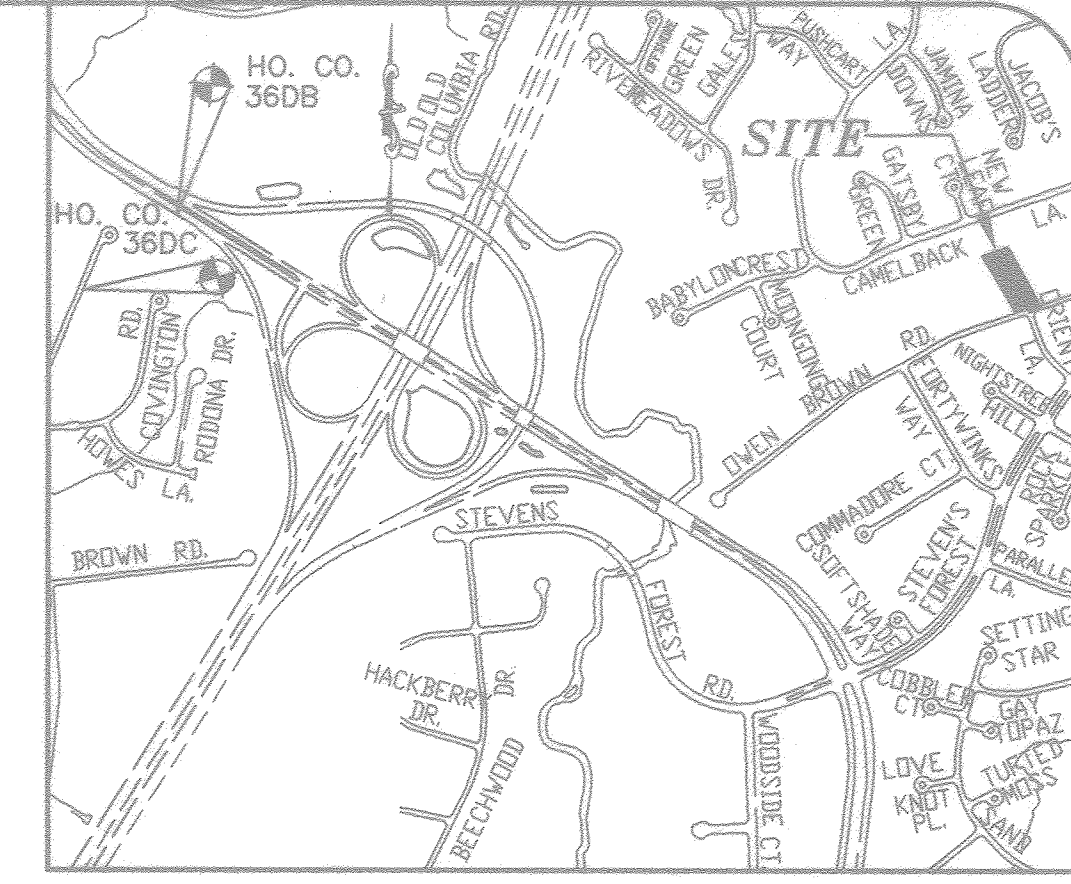
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	386 LF	161 LF	385 LF	
LINEAR FEET OF PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES: 2 EX. TREES TO REMAIN *	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	6 SHADE TREES	3 SHADE TREES	6 SHADE TREES	15 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED				
SHADE TREES	6 SHADE TREES	3 SHADE TREES	4 SHADE TREES	13 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

* - TWO SHADE TREES - EX. 21" MAPLE & EX. 16" OAK



GENERAL NOTES:

- SITE ANALYSIS DATA. TOTAL AREA: 1.36 AC.±. LIMIT OF DISTURBED AREA: 0.59 AC.±. PROPOSED USE: SINGLE FAMILY DETACHED.
- UNITS PROPOSED: 2 ELECTION DISTRICT, SIXTH TAX MAP 36 GRD 1 PARCEL 41.
- DPZ FILES: F-05-178.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2004 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3605, 360C, STATION NO. 360B. N 559940.817. ELEVATION 344.699. STATION NO. 360C. E 1350945.64. ELEVATION 380.343. E 155040.60.
- THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO SLEEPING STREAMS OR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2005.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MESS UTILITIES COMPANY 1-800-257-7777
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 513-4900
 - BALTIMORE GAS & ELECTRIC (410) 393-3533
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- THIS SUBDIVISION IS EXEMPT FROM FOREST RESTORATION PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 18.202 (b) (1) (vii) OF THE HOWARD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR A MINOR SUBDIVISION THAT CREATES AN ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY 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 RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
 - 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 OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 13 SHADE TREES ON LOTS 1 AND 2 IN THE AMOUNT OF \$3,900.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- IN ACCORDANCE WITH SECTION 18.208 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.
- 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 SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REQUIREMENTS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- AT THE TIME OF INSTALLATION, 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.
- DRIVEWAY APRONS PER HOWARD COUNTY STANDARD DETAIL R-6.05.
- 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" IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOF-TOP AND NON-ROOFTOP DISCONNECTION CREDIT AND RAIN GARDENS AS APPROVED UNDER F-05-178.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT # 710-D-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT # 319-W&S.
- A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (RAIN GARDENS) WILL BE EXECUTED BY THE DEVELOPER SIMULTANEOUSLY WITH THE SIGNING OF THE ORIGINAL SITE DEVELOPMENT PLAN.



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.

Chaston Br
OWNER OF DEVELOPER
DATE: 5/16/06

ENGINEER'S CERTIFICATE

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

John K. Blanton
REGISTERED PROFESSIONAL ENGINEER
DATE: 6/12/06

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

John K. Blanton
SDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE: 6/12/06

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

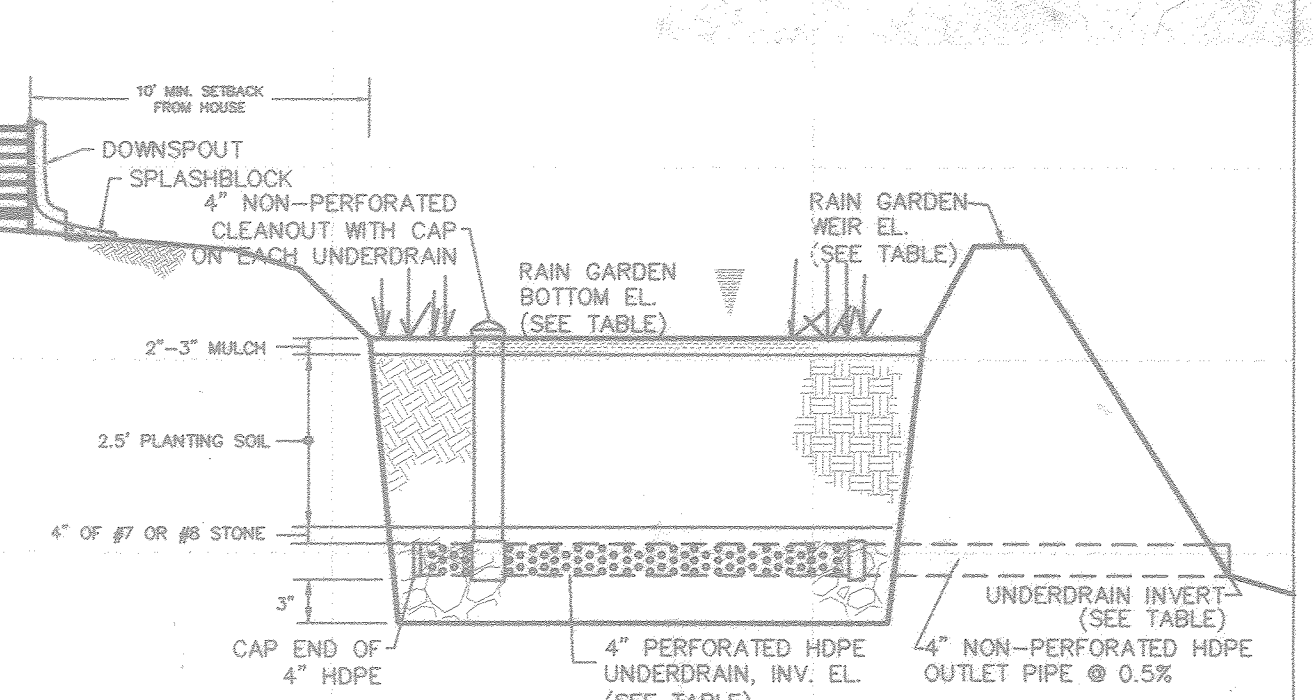
John K. Blanton
HOWARD SOIL CONSERVATION DISTRICT
DATE: 6/12/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Harnack
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/29/06

Mark A. Leight
DIRECTOR
DATE: 6/21/06

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.



NOTE:
AA-08-019 WAS APPROVED ON SEPTEMBER 16, 2008 TO REDUCE THE 10 FOOT SETBACK TO 6.7 FEET FOR A HIGH GABLE FAMILY DETACHED DWELLING. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- THE GRADING ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE GRABLE FAMILY DETACHED DWELLING AS REFERRED TO IN THE ADJUSTING ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURES, ADDITIONS, BUILDINGS OR USE.
- THE DESIGN AND PROPOSED SETBACK MAINTENANCE IN THE OWNER'S PROPERTY RECORDS SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.

RAINGARDEN INFORMATION

RAINGARDEN	LOCATION	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	DEPTH OF GRAVEL	UNDERDRAIN INVERT	WEIR ELEVATION
1	LOT 1 NORTH CORNER	5'X10'	393.00	0.5'	2.5'	390.50	393.50
2	LOT 1 SOUTH CORNER	5'X10'	393.00	0.5'	2.5'	390.50	393.50
3	LOT 2 SOUTH CORNER	5'X10'	394.00	0.5'	2.5'	392.00	394.50

RAINGARDEN 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 SIPHILITICA	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)

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
BLOOM PROPERTY	N/A	PARCEL 41
PLAT NUMBER	BLOCK #	ZONE
18109	9	R-20
TAX MAP	SEWER CODE	ELEC. DIST.
36	5460000	606803

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 1	9714 OWEN BROWN ROAD
LOT 2	9710 OWEN BROWN ROAD



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

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

SOILS CLASSIFICATION:

CHB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
GB2 GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

OWNER
HARMONY BUILDERS, INC.
4228 COLUMBIA RD.
ELICOTT CITY, MD 21042
(410) 461-0833

Project	date	description	status
SDP-06-082	MAY 2006	engineering	approval
	JUN 2006	illustration	approval
	JUN 2006	illustration	approval

Project	date	description	status
SDP-06-082	MAY 2006	engineering	approval
	JUN 2006	illustration	approval
	JUN 2006	illustration	approval

BLOOM PROPERTY
LOT 1 & LOT 2
TAX MAP 36 - PARCEL 41
SIXTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

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

TEMPORARY SEEDING NOTES

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

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...

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.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN THE REQUIRED GRADING PERMIT. 2. INSTALL STABILIZE CONSTRUCTION ENTRANCE SEE DETAIL 24 THIS SHEET. (1 DAY)

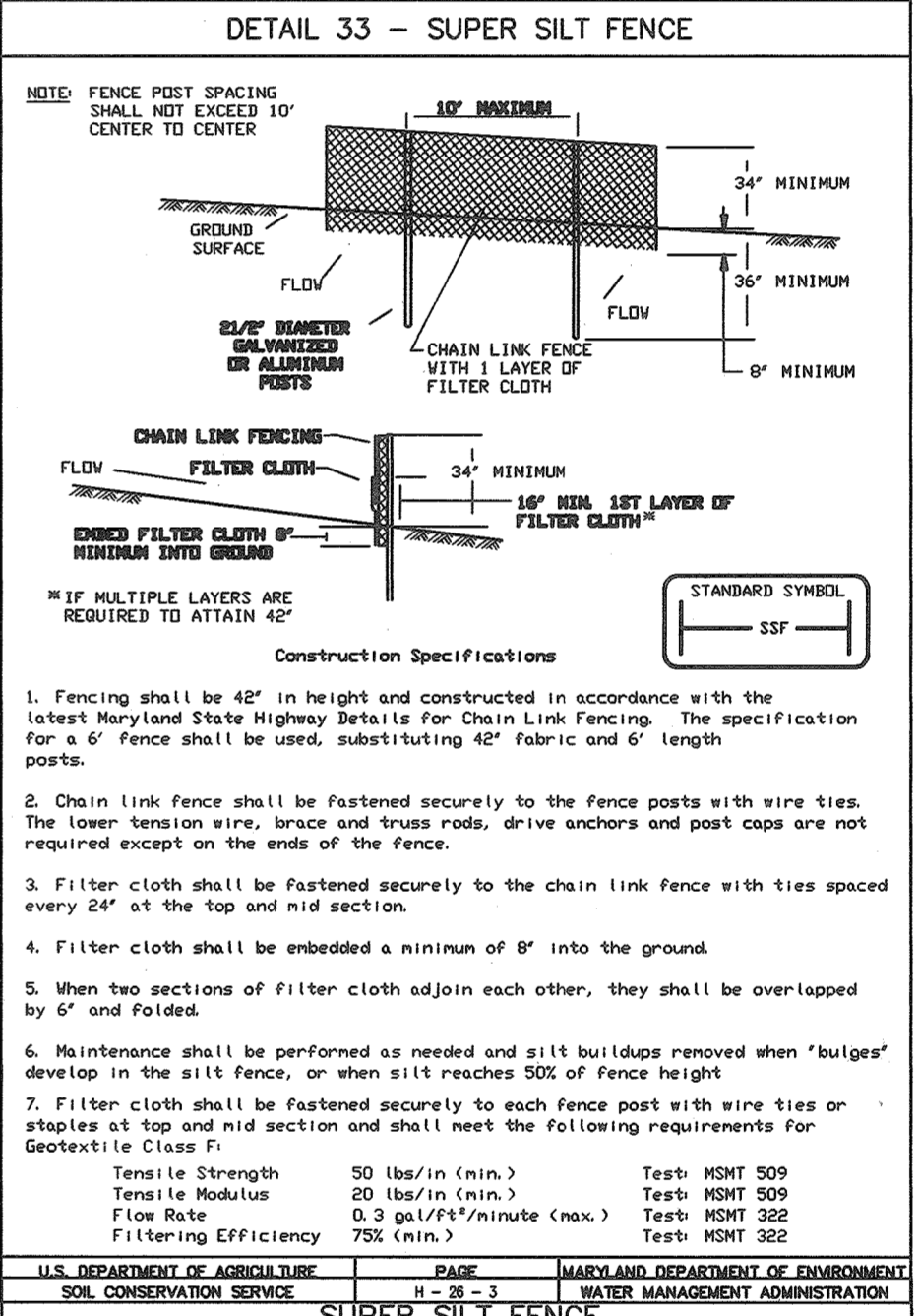
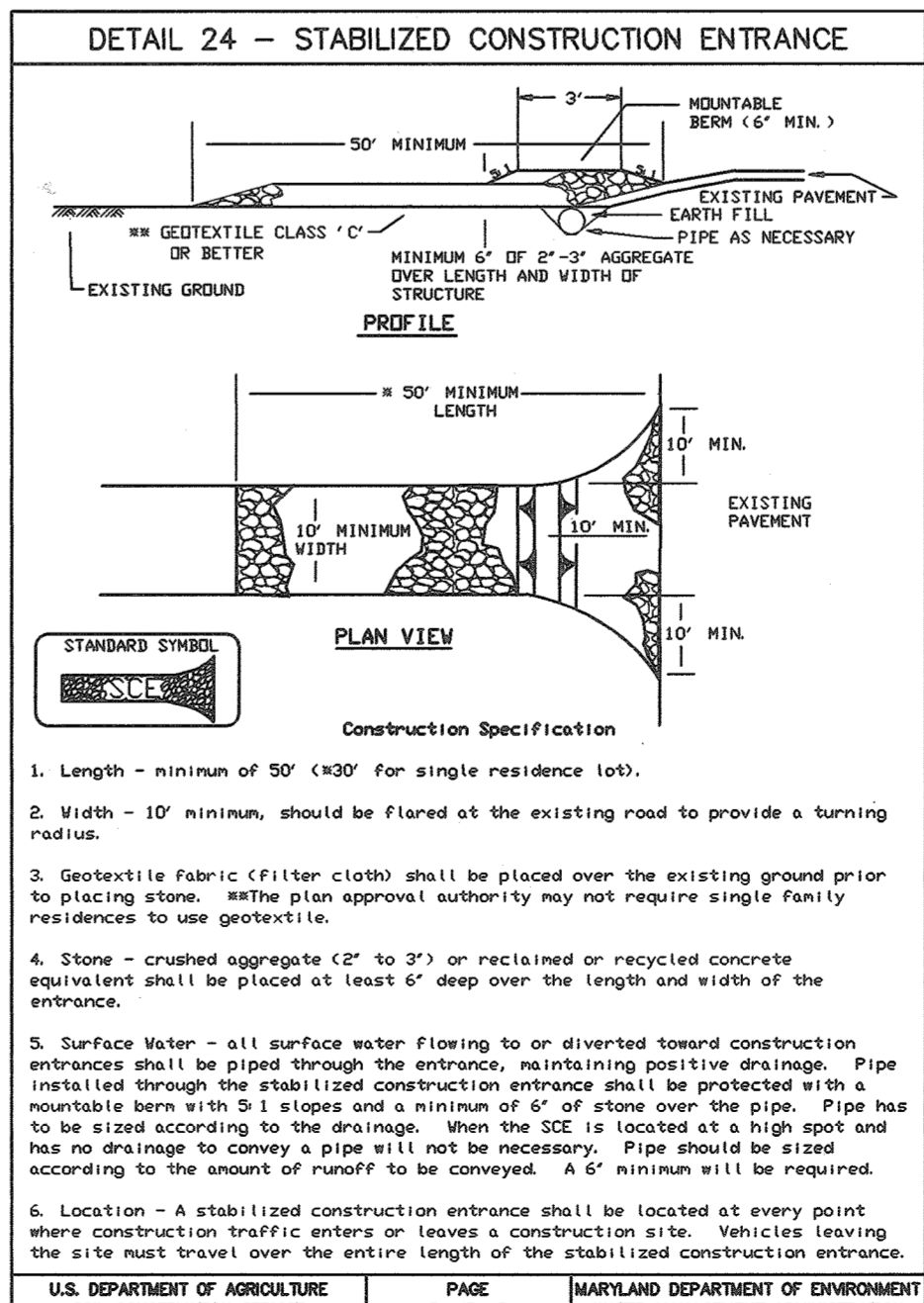
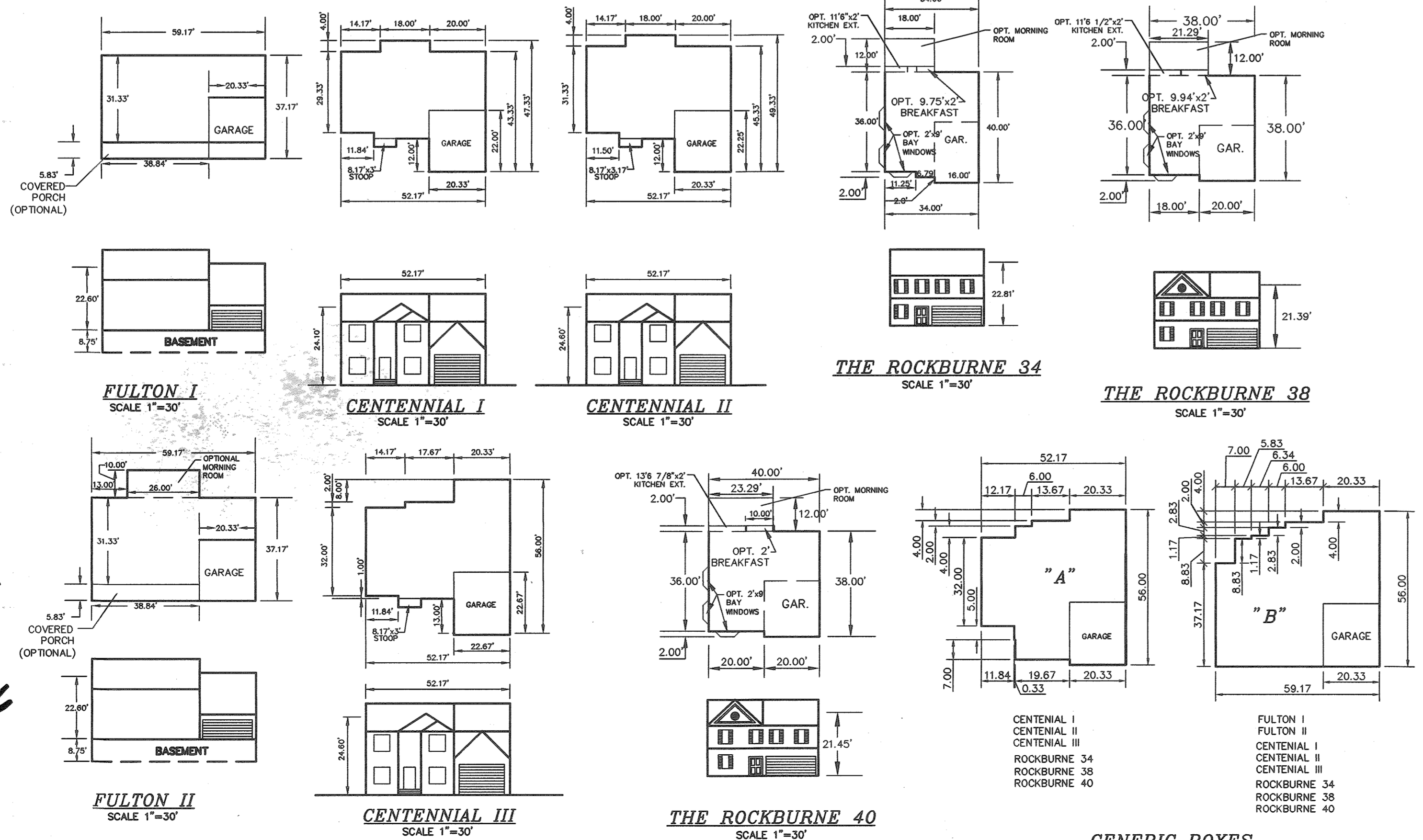
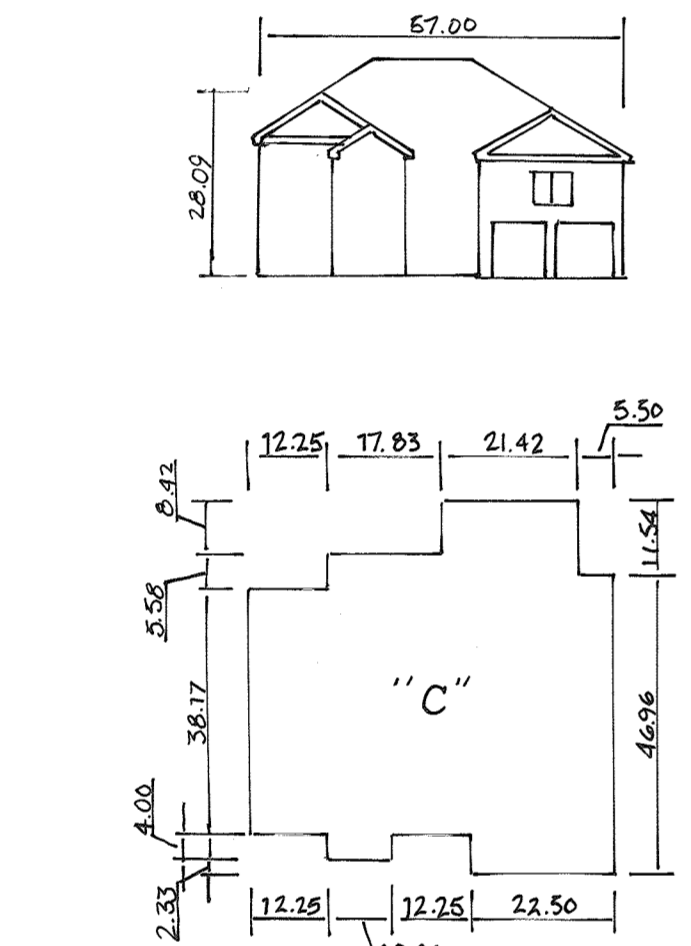


Table with columns: Slope, Slope Steepness, Slope Length (maximum), Silt Fence Length (maximum). Includes design criteria and a table of test results for Geotextile Class F.

DEVELOPERS CERTIFICATE, ENGINEER'S CERTIFICATE, and APPROVED sections with signatures and dates.

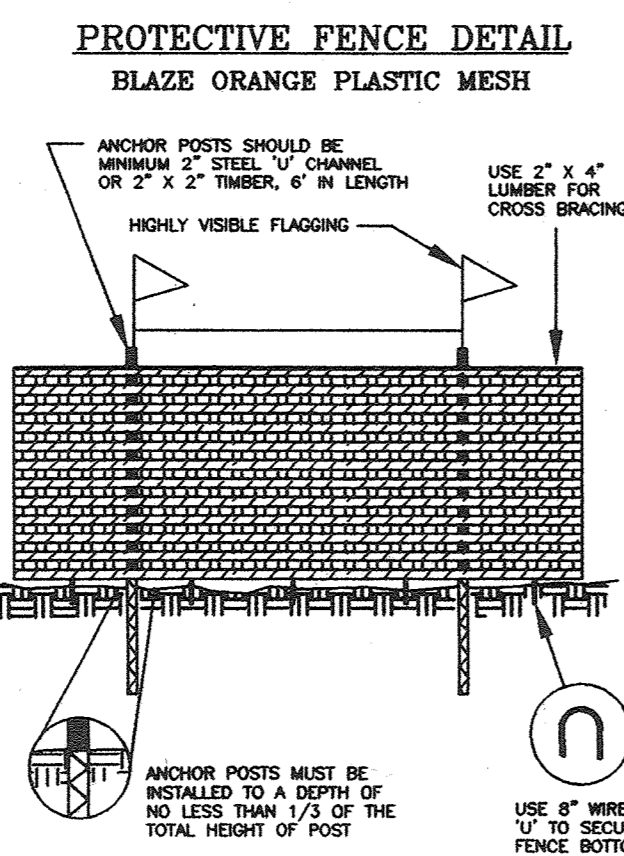
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Table with columns: project, date, description, revision type, revision. Includes entry for '1. for 2. Review'.

BLOOM PROPERTY, LOTS 1 & 2 SITE DEVELOPMENT PLAN TAX MAP 36 PARCEL 41 HOWARD COUNTY, MARYLAND SIXTH ELECTION DISTRICT SEDIMENT CONTROL NOTES & DETAIL AND HOUSE TYPERS

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.

- LEGEND**
- LANDSCAPE PERIMETER EDGE
 - SHADE TREE
 - RAIN GARDEN
 - EXISTING TREES
 - EXISTING TREES TO BE REMOVED
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SUPER SILT FENCE



- NOTES**
1. FENCE SHALL BE INSTALLED AS SHOWN.
 2. FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 4. FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

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3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

DRYWELL INFORMATION

DRYWELL	LOCATION	DIMENSIONS	BOTTOM OF DRYWELL ELEVATION	PONDING DEPTH	DEPTH OF UNDERDRAIN INVERT	WEIR ELEVATION
1	LOT 1 NORTH CORNER	9' X 9'	385.75	N/A	6.25'	N/A

RAINGARDEN INFORMATION

RAINGARDEN	LOCATION	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	DEPTH OF GRAVEL	UNDERDRAIN INVERT	WEIR ELEVATION
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RAINGARDEN PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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3	○	ASTER NOVAE-ANGLAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

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

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
BLOOM PROPERTY	N/A	41
PLAT NUMBER	BLOCK #	ZONE
18109	9	R-20
TAX MAP #	TAX TRIP	ELEC. DIST.
36	SIXTH	606603
WATER CODE	SEWER CODE	
550	5480000	
PROPOSED IMPROVEMENTS:		
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.		
ADDRESS CHART		
LOT/PARCEL NO.	STREET ADDRESS	
LOT 1	9714 OWEN BROWN ROAD	
LOT 2	9710 OWEN BROWN ROAD	

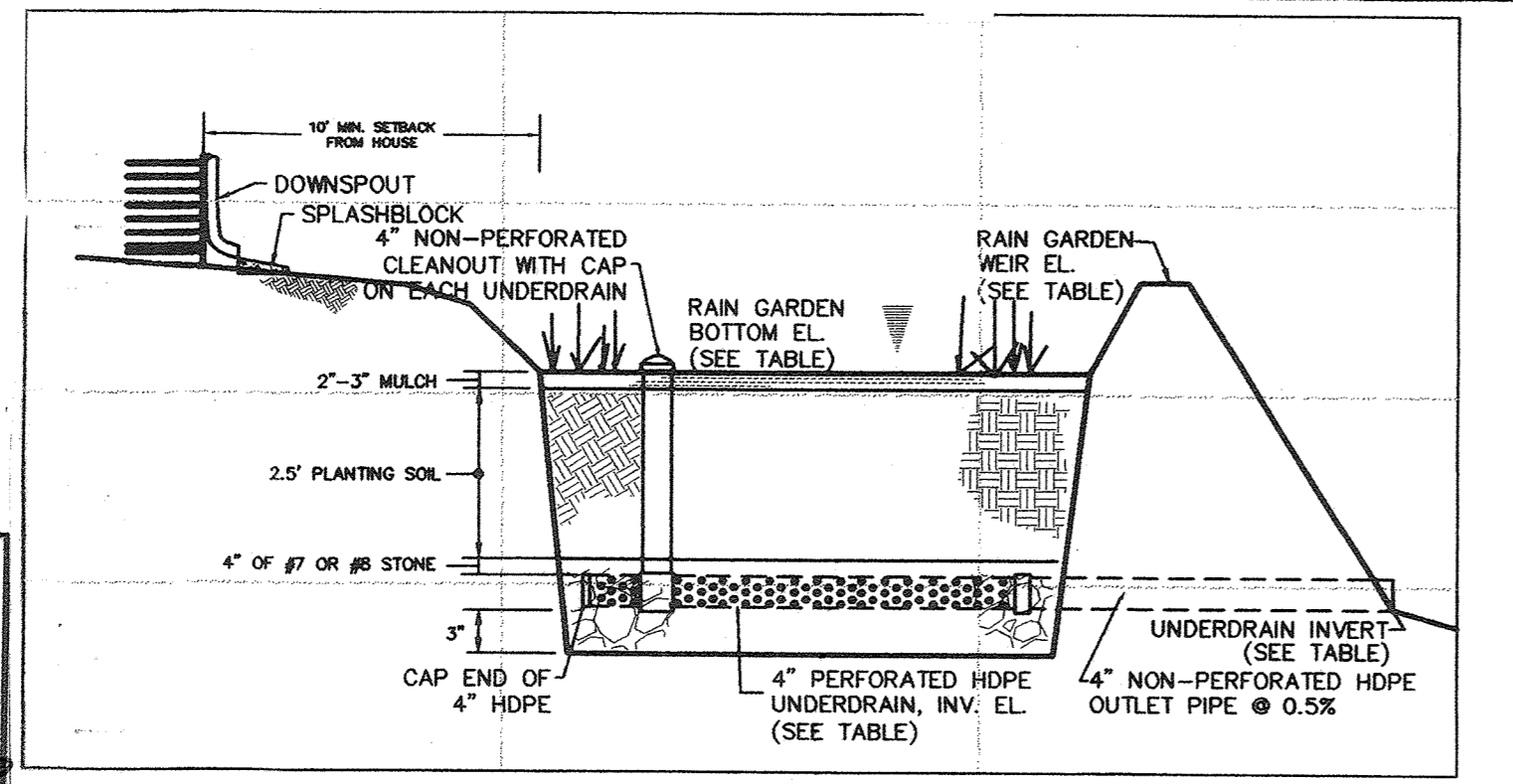
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

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

SOILS CLASSIFICATION:

ChB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
GIB2 GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

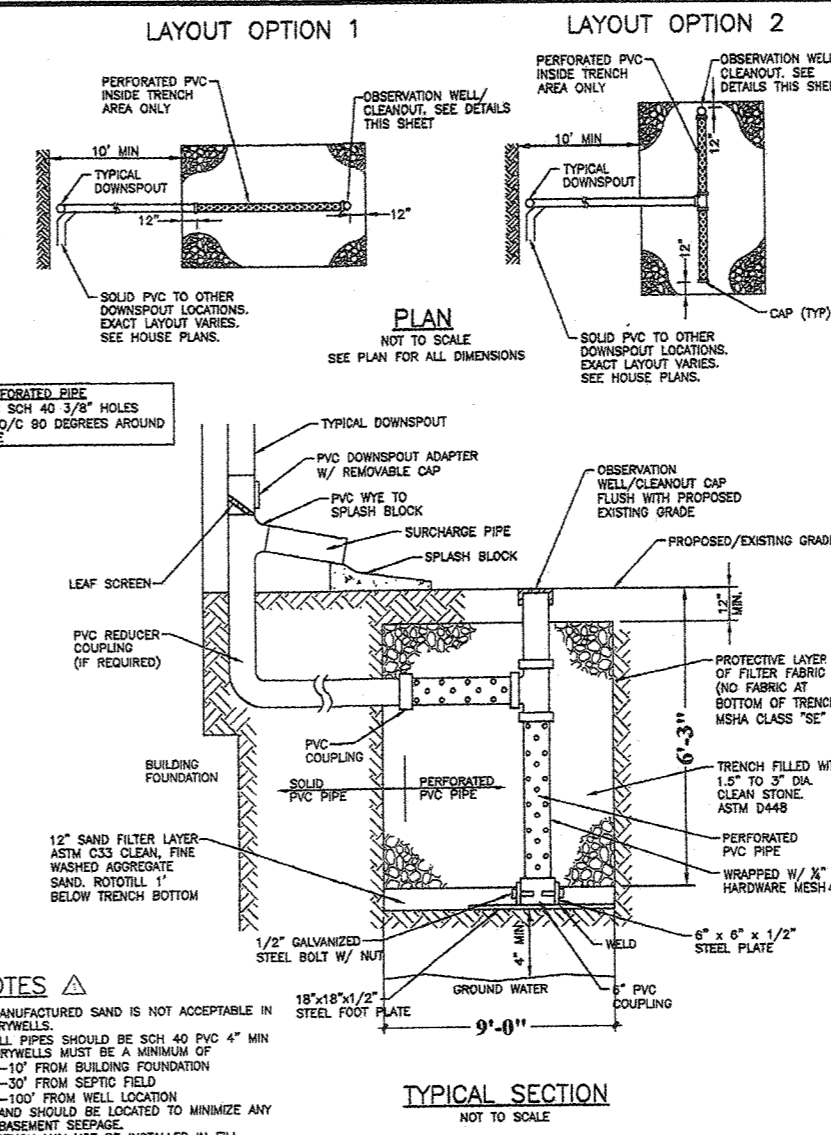
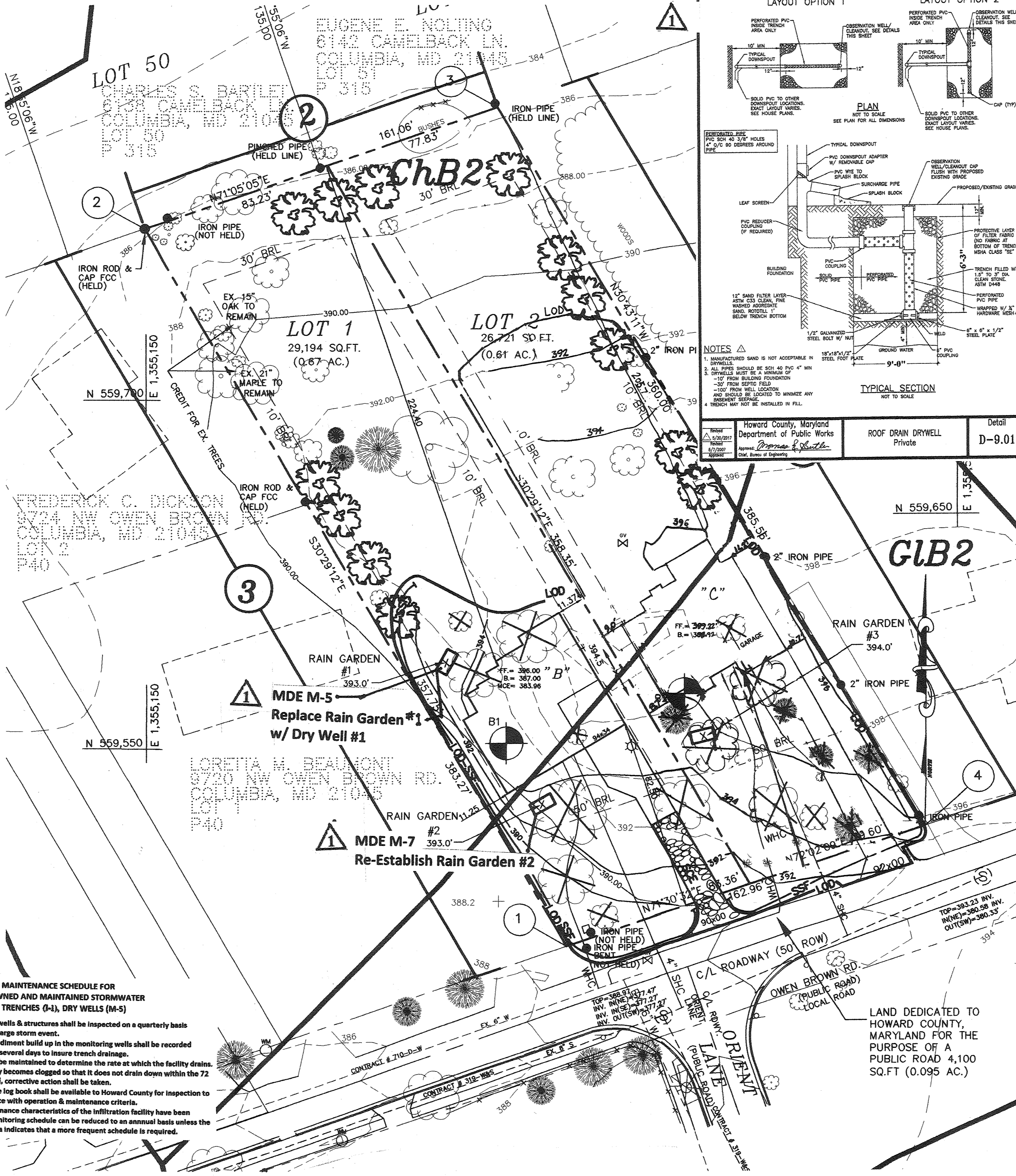
OWNER
Charles Kerechian
9714 Owen Brown Road
Columbia, MD 21045



TYPICAL RAIN GARDEN PROFILE

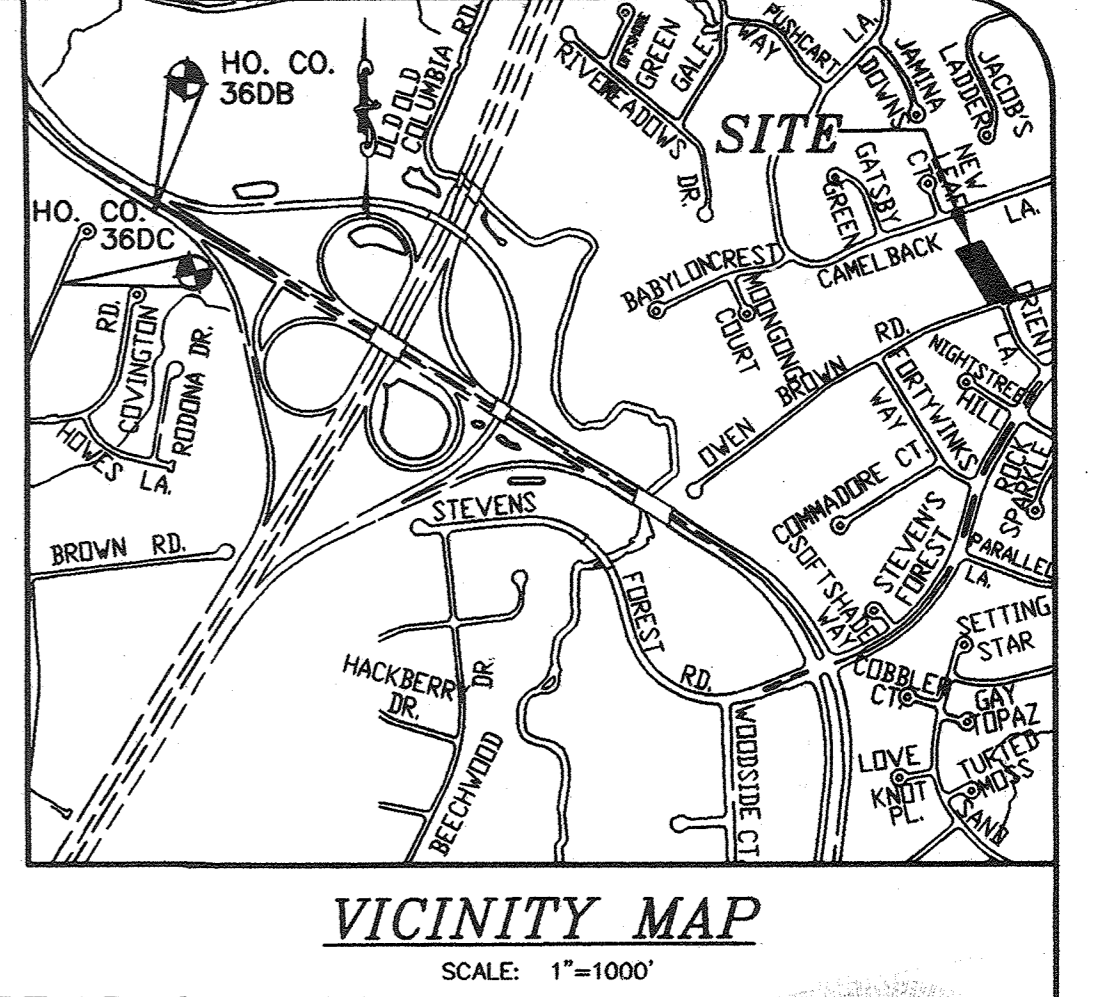
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

8-23-18
 8-23-18
 8-28-18



GENERAL NOTES:

1. SITE ANALYSIS DATA:
TOTAL AREA: 1.38 AC.
LIMIT OF DISTURBED AREA: 0.59 AC.
PROPOSED USE: SINGLE FAMILY DETACHED.
UNITS PROPOSED: 2. ELECTION DISTRICT: SIXTH
TAX MAP # 36 PARCEL: 41
DPZ FILES: F-05-176
2. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2004 BY MILDENBERG, BOENDER & ASSOC., INC. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 36DB, 36DC. STATION NO. 36DB N 559940.817 E 1350945.64 ELEVATION 344.699 STATION NO. 36DC N 559950.577 E 1350440.80 ELEVATION 380.343
4. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL OR OTHER UTILITIES EXIST ON SITE.
9. NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE.
10. NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2005.
11. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
VERIZON TELEPHONE COMPANY (410) 725-9977
HOWARD COUNTY UTILITIES (410) 725-9976
AT&T CABLE LOCATION DIVISION (410) 393-3533
STATE HIGHWAY ADMINISTRATION (410) 885-2123
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION (410) 313-1880
12. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (iii) OF THE HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS FOR A MINOR SUBDIVISION THAT CREATES AN ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY 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 RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
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 OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
14. THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
15. LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 13 SHADE TREES ON LOTS 1 AND 2 IN THE AMOUNT OF \$3,900.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
16. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. THE 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.
17. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN. WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT AT THE TIME OF INSTALLATION, 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 PLANTINGS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
18. DRIVEWAY APRON IS PER HOWARD COUNTY STANDARD DETAIL R-6-06.
19. 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.
20. STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOF-TOP AND NON-ROOFTOP DISCONNECTION CREDIT AND RAIN GARDENS AS APPROVED UNDER F-05-176.
21. REPLACE RAIN GARDEN (LOT 1) AND RAIN GARDEN (LOT 2) WITH PERVIOUSLY INSTALLED WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT # 710-D-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT # 319-W&S.
22. A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (RAIN GARDENS) WILL BE EXECUTED BY THE DEVELOPER SIMULTANEOUSLY WITH THE SIGNING OF THE ORIGINAL SITE DEVELOPMENT PLAN.



BLOOM PROPERTY
 LOT 1 & LOT 2
 TAX MAP 36 - PARCEL 41
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT
 Revised SWM Plan for Lot #1

Outdoor Architects Inc.
 5913 Sandy Ridge Court
 Elkridge, MD 21075 410-245-7417

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DATE: MAY 2008
 PROJECT: 05-042
 ILLUSTRATION: JJO
 APPROVAL: JJO
 SCALE: 1"=30'
 CRE: CRE