

THE ROCKBURNE 40
SCALE 1"=30'

LEGEND

- PROPOSED DRIVEWAY
- LIMIT OF DISTURBANCE
- TREE PROTECTIVE FENCING
- ACER RUBRUM 'RED SUNSET'
PROPOSED UNDER F-03-084

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 4	3728 CHATHAM ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	TAX MAP	ELEC. DIST.	CENSUS TRACT
PARTHOMOS III	N/A	LOT 4 / PARCEL 133			
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
PLAT # 18333	10	R-20	24	SECOND	6023.06
WATER CODE	F08	SEWER CODE	5752100		
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSES, ASSOCIATED GRADING, AND SEDIMENT CONTROL.					

OWNER
CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042

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

Christopher L. Brown 4/9/07
SIGNATURE OF DEVELOPER DATE
CHRISTOPHER L. BROWN
PRINTED NAME OF DEVELOPER

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

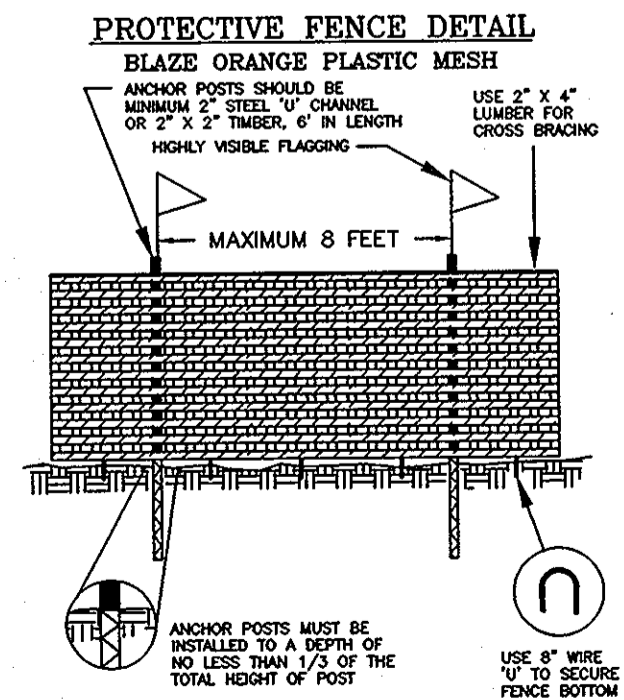
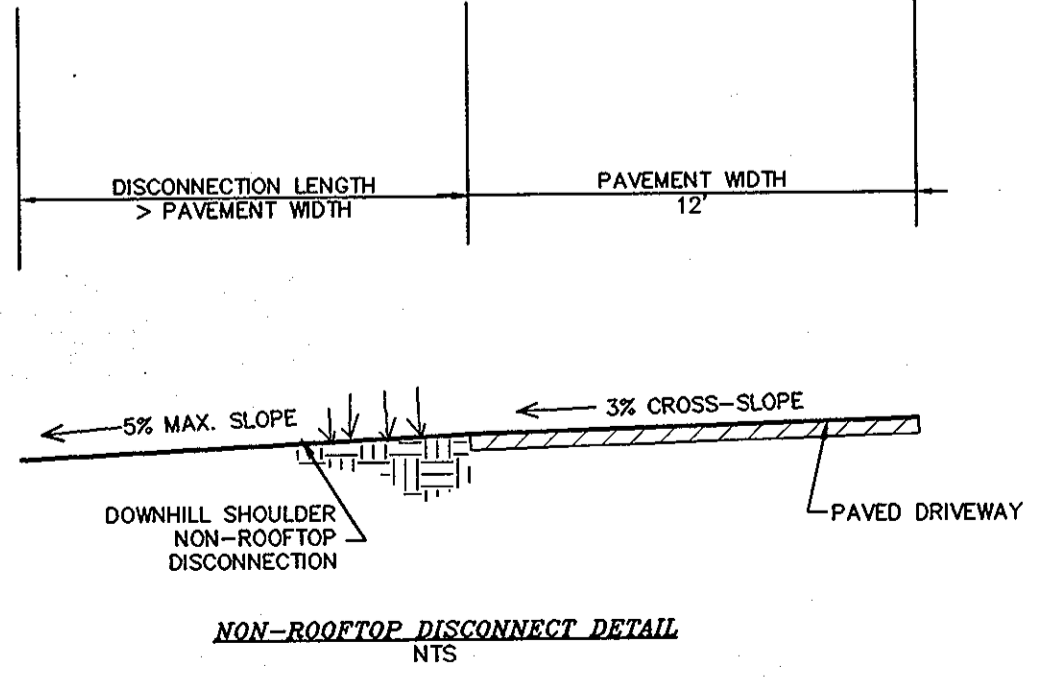
Jim Mays 4/9/07
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

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

Jim Mays 4/9/07
DATE
NRC - NATURAL RESOURCE CONSERVATION SERVICE

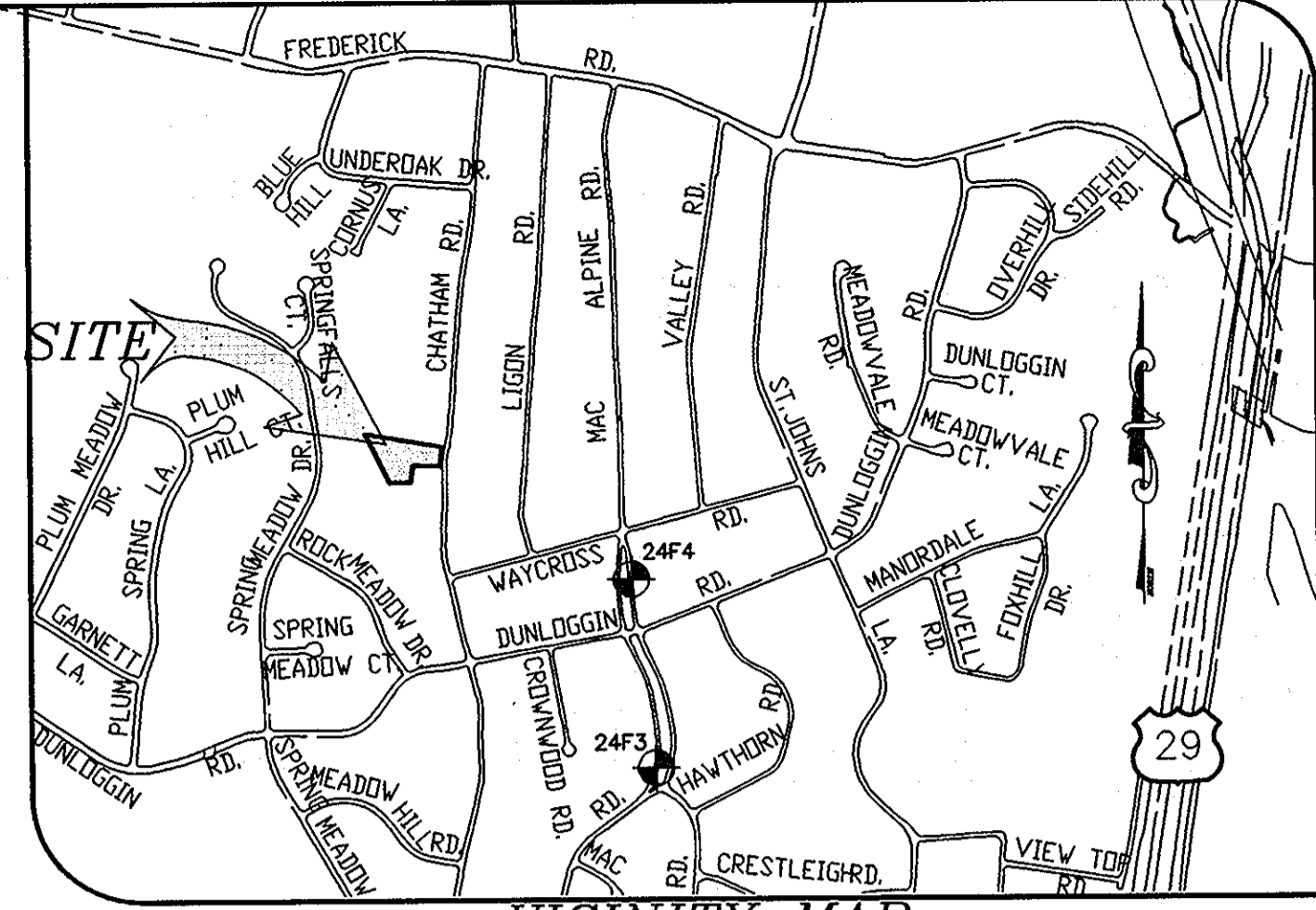
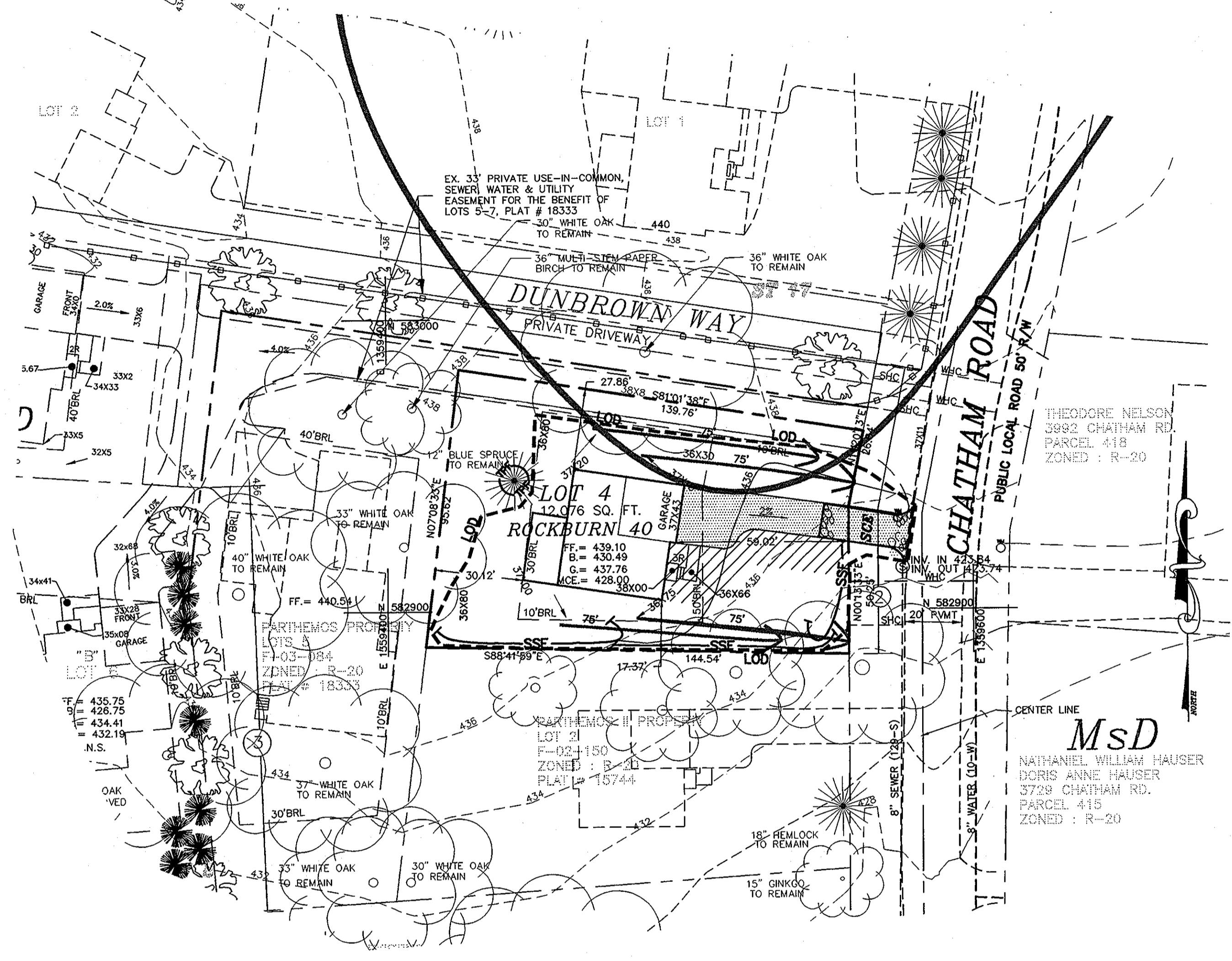
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John L. Robinson 4/23/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cathy Kants 5/11/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Masha DiGirolamo 5/11/07
DIRECTOR DATE



SOILS DESCRIPTIONS:

- MsD Manor loam, 3% to 8% slopes, moderately eroded (C)
- MpB2 Manor loam, 8% to 15% slopes, severely eroded (C)



GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE CONCURRENT ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/26/06.
2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
3. SITE ANALYSIS DATA:
TAX MAP: 24, PARCEL: 133 GRID: 10
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 0.277 AC±
LIMIT OF DISTURBED AREA: 0.22 AC±
NUMBER OF PROPOSED UNITS:
PROPOSED USE: SINGLE FAMILY DETACHED.
DPZ FILES: F-02-117, F-03-084, SDP-03-043, SDP-06-123
4. ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN 2002.
5. OFF SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 5' TOPO.
6. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24F3 & 24F4.
STATION 24F3 STATION 24F4
NORTHING 58109.869 NORTHING 58228.634
EASTING 136073.751 EASTING 136070.987
ELEVATION 366.100 ELEVATION 366.678
7. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 122-S & 10-W. THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
8. STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON-SITE.
9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (WITH 10% OVERLOAD).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
11. LANDSCAPING FOR LOT 4 IS EXEMPT, SINCE THIS LOT IS CONSIDERED TO BE AN INTERNAL LOT WITHIN THE PARTHEMOS PROPERTY SUBDIVISION.
12. SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BOND, 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.
13. DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6-06.
14. THE ENVIRONMENTAL REPORT HAS BEEN PROVIDED BY WILDMAN ENVIRONMENTAL IN JANUARY 2002 AND APPROVED UNDER F-02-117.
15. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTION IN ACCORDANCE WITH THE 2000 ADE STORMWATER DESIGN MANUAL UNDER F-03-084.
16. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
17. 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.
18. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
M&E UTILITY 1-800-257-7777 (410) 725-9976
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
19. 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.
20. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
21. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
22. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCenic ROAD.
23. 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.
24. 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# 45-2003. 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.
25. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-150. IN ACCORDANCE WITH SECTION 16.121(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE REQUIRED OPEN SPACE HAS BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED UNDER LIBER 6812 FOLIO 359.
26. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION EASEMENT IS LOCATED ON ADJACENT OPEN SPACE LOT 3. FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.52 ACRES (22,951.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (1,306.8 SQ. FT.) UNDER F-02-150. PARTHEMOS II PROPERTY FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$45,320.24) AND REFORESTATION (\$653.40) HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,183.64 UNDER F-02-150.
27. STOCKPILING WILL NOT BE PERMITTED ON SITE.

project	date	approval
05-040	APR. 2007	engineering
MMT	MMT	MMT
scale	1" = 30'	approval

description	date
revisions	
no.	

PARTHOMOS PROPERTY III, LOT 4
SINGLE FAMILY DWELLING
TAX MAP 24, PARCEL 133, GRID 10
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

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

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. SEEDING SHALL BE ACCORDING TO THE FOLLOWING SCHEDULES:

- SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- 1) 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 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
 - 2) 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 14 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, 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. SEEDING 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 WEED 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

- 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 MAY CONSTRUCTION. (13A-1655).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL 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.
- 5) 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.53). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6) 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.

7) SITE ANALYSIS:

TOTAL AREA OF SITE:	0.277	ACRES
AREA DISTURBED:	0.22	ACRES
AREA TO BE ROOFED OR PAVED:	0.05	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.14	ACRES
TOTAL CUT:	500	CU. YDS.
TOTAL FILL:	500	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.
- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
 - 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 - 10) 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.
 - 11) 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

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

- a. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - i. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - ii. 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.
 - iii. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - iv. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- ii. 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.

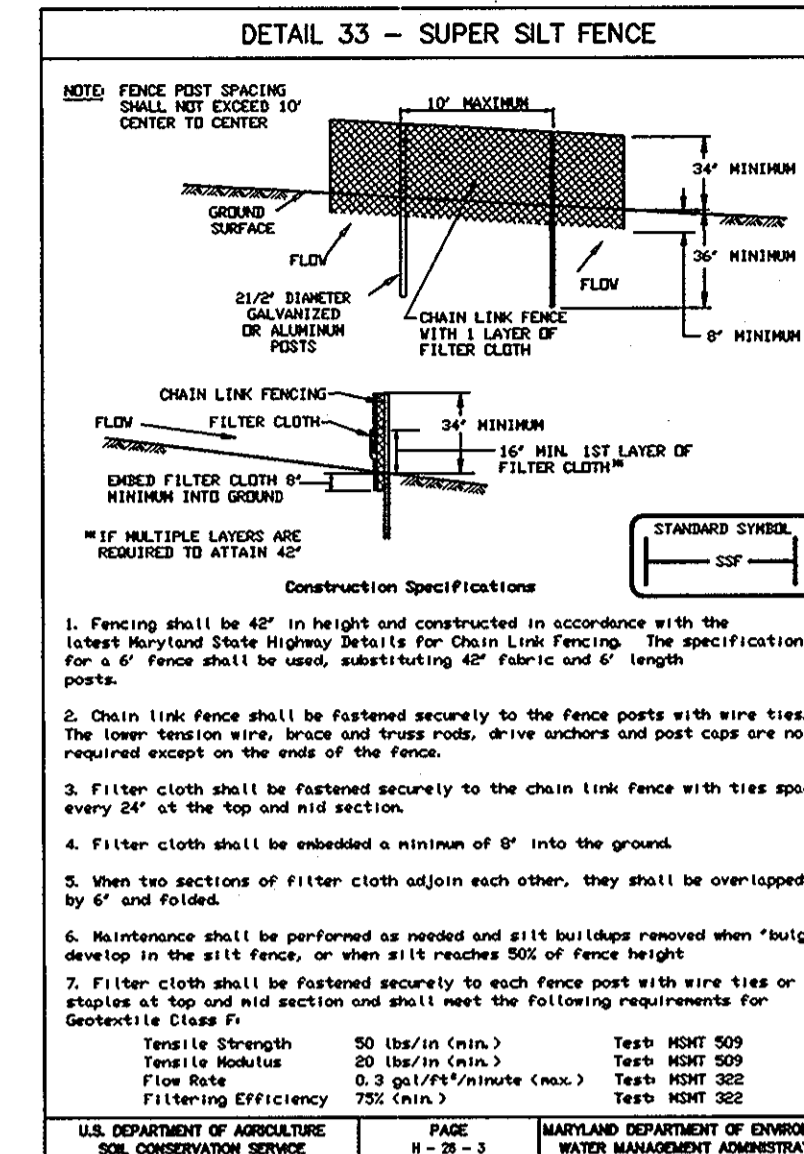
- CONSTRUCTION AND MATERIAL SPECIFICATIONS**
- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - i. 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. HOWEVER, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHOKERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SOON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - iii. 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.
 - III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SOIL LIME SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. 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.
 - ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - V. TOPSOIL APPLICATION
 - i. 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.
 - ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - iii. 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.
 - iv. 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 SEEDING PREPARATION.
 - VI. 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:
 - i. 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:
 - a. 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.
 - b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - ii. 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.

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.

- REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #8, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1974.
- TEMPORARY DUST CONTROL MEASURES**
1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
 3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
 5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
 6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT(1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN(1 DAY)
3. CONSTRUCT SUPER SILT FENCE(1 DAY)
4. COMPLETE CONSTRUCTION AS SHOWN(60 TO 90 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED.(10 DAYS)
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS.(1 DAY)
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (2 DAYS)



SUPER SILT FENCE

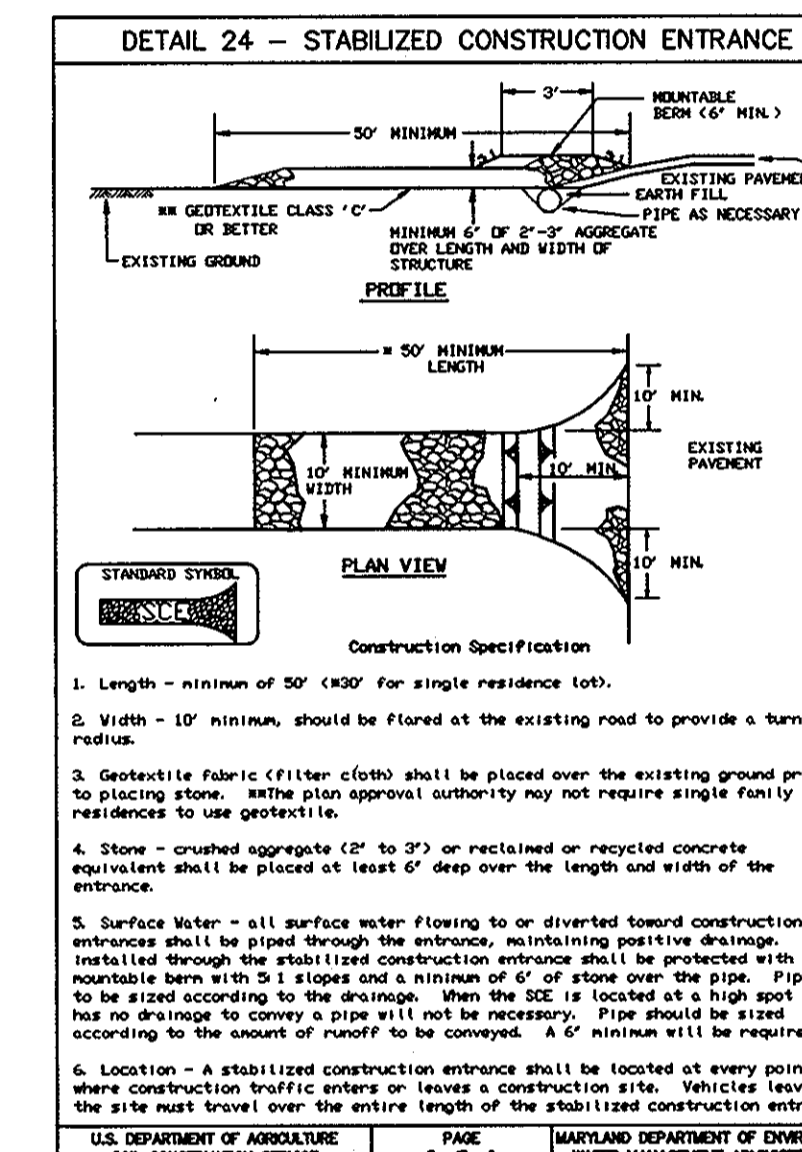
Design Criteria

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 1:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 30%	5:1 - 3:1	100 feet	1,000 feet
30 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

Construction Specifications

1. Fencing shall be 48" in height and constructed in accordance with the latest Maryland State Highway Bureau for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 48" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and strap rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and all buildings removed when "bulging" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties not required except on the ends of the fence.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 1-1-73 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



- Construction Specification**
1. Length - minimum of 50' (100' for single residence lots).
 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. Intra pipe approval authority may not require single family residences to use geotextile fabric.
 4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 5. Surface water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a minimum of 12" of stone and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage when the entrance is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 6. Location - a stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 1-1-73 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

Christopher L. Brown 4/9/07
 SIGNATURE OF DEVELOPER DATE
 CHRISTOPHER L. BROWN
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

R. Jacob Hickmat 4/9/07
 SIGNATURE OF ENGINEER DATE
 R. JACOB HICKMAT
 PRINTED NAME OF ENGINEER

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

Jim Mearns 4/19/07
 USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

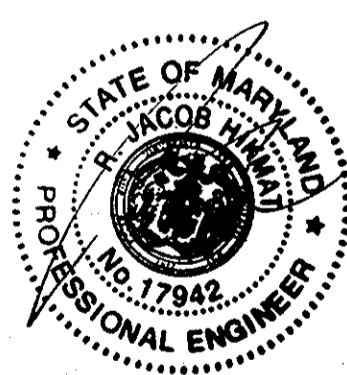
John R. Robertson 4/19/07
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. ... 4/24/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... .. 5/1/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... .. 5/4/07
 DIRECTOR DATE



project: 05-040 illustration: MAM scale: 1"=30'

date: APR 2007 engineering approval: RH

description: revisions

no. date

PARTHENOS PROPERTY III, LOT 4

SINGLE FAMILY DWELLING
 TAX MAP 24, PARCEL 153, GRID 40
 HOWARD COUNTY, MARYLAND

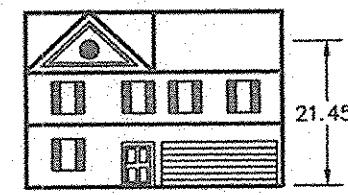
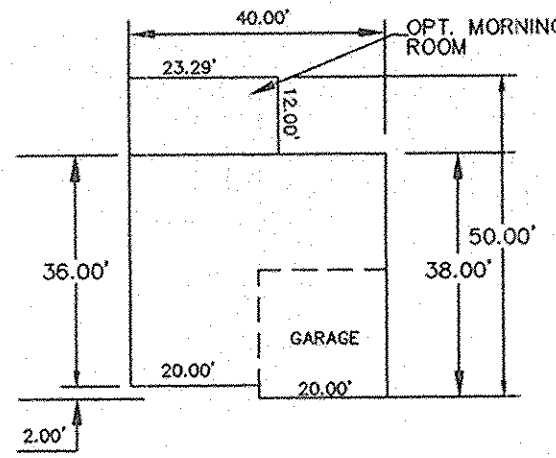
SECOND ELECTION DISTRICT

SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0298 Fax, (301) 621-5321 Wash. (410) 997-0298 Fax.

2 OF 2

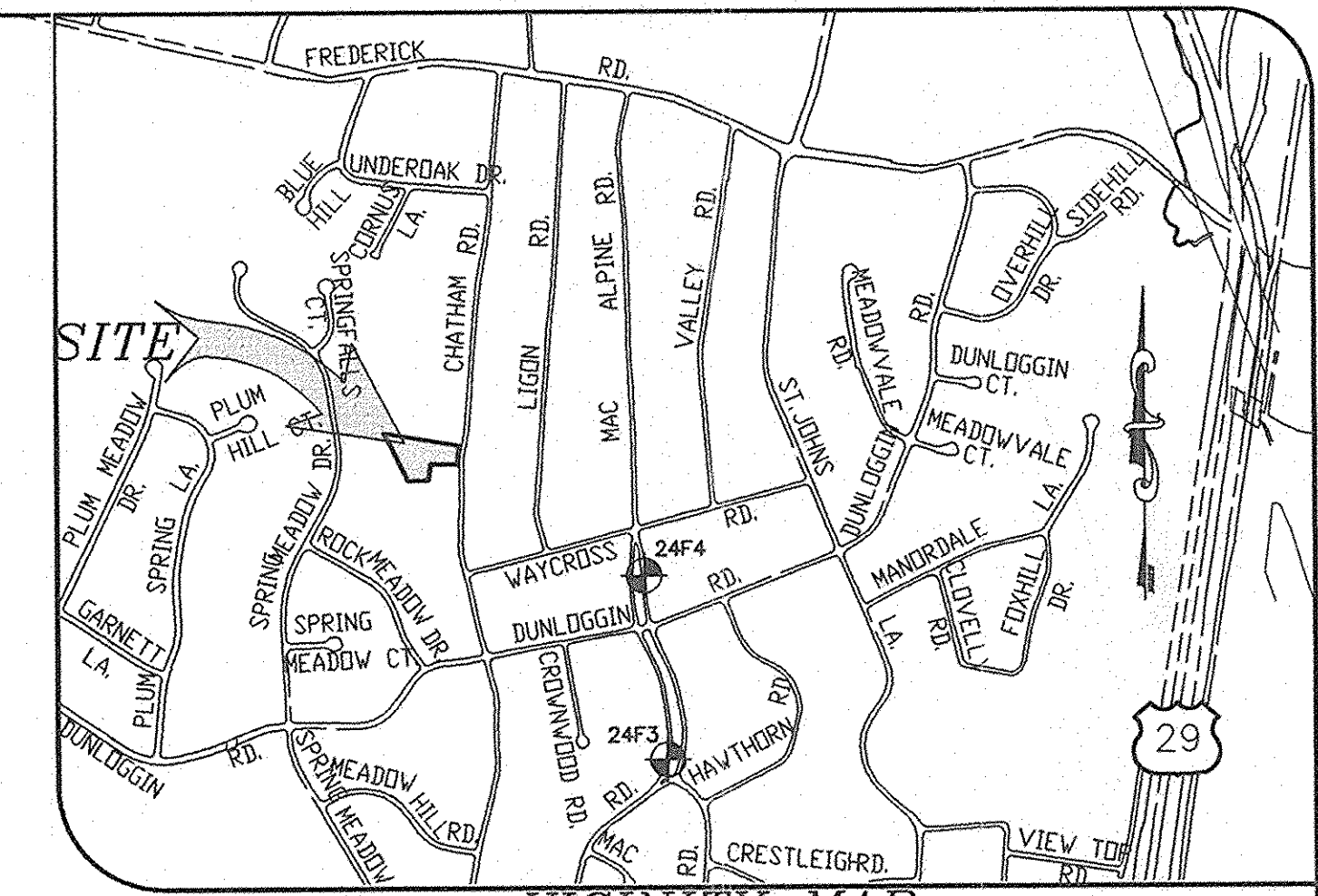
SDP-07-039



THE ROCKBURNE 40
SCALE 1"=30'

SOILS DESCRIPTIONS:

MsD Manor loam, 3% to 8% slopes, moderately eroded (C)
MpB2 Manor loam, 8% to 15% slopes, severely eroded (C)



VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COM. LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/26/06.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**
TAX MAP: 24, PARCEL: 133 GRID: 10
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 0.277 AC.±
LIMIT OF DISTURBED AREA: 0.22 AC.±
NUMBER OF PROPOSED UNITS: 1
PROPOSED USE: SINGLE FAMILY DETACHED.
DPF FILES: F-02-117, F-03-084, SDP-03-043, SDP-06-123
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN. 2002.
- OFF SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 5' TOPO.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24F3 & 24F4.
STATION 24F3 NORTHING 58299.869 EASTING 1360713.751 ELEVATION 368.100
STATION 24F4 NORTHING 58298.634 EASTING 1360570.987 ELEVATION 368.878
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 129-S & 10-W.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON-SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 4'-0" TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LANDSCAPING FOR LOT 4 IS EXEMPT, SINCE THIS LOT IS CONSIDERED TO BE AN INTERNAL LOT WITHIN THE PARTHEMOS PROPERTY SUBDIVISION.
- 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.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- THE ENVIRONMENTAL REPORT HAS BEEN PROVIDED BY WILDMAN ENVIRONMENTAL IN JANUARY 2002 AND APPROVED UNDER F-02-117.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISSECTION IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL UNDER F-03-084.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
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 WAYS, PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 # 45-2003. 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.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-150, IN ACCORDANCE WITH SECTION 16.121(G) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE REQUIRED OPEN SPACE HAS BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED UNDER LIBER 6812 FOLIO 359.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION EASEMENT IS LOCATED ON ADJACENT OPEN SPACE LOT 3. FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.52 ACRES (22,951.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (1,306.8 SQ. FT.) UNDER F-02-150. PARTHEMOS II PROPERTY FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$4,530.24) AND REFORESTATION (\$853.40) HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,183.64 UNDER F-02-150.
- STOCKPILING WILL NOT BE PERMITTED ON SITE.

- LEGEND**
- PROPOSED DRIVEWAY
 - LOD LIMIT OF DISTURBANCE
 - TPF TREE PROTECTIVE FENCING
 - ACER RUBRUM 'RED SUNSET' PROPOSED UNDER F-03-084

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 4	3728 CHATHAM ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
PARTHEMOS III	N/A	LOT 4 / PARCEL 133			
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
PLAT # 18333	10	R-20	24	SECOND	6023.06
WATER CODE	SEWER CODE				
F08	5752100				

PROPOSED IMPROVEMENTS:
CONSTRUCT HOUSES, ASSOCIATED GRADING, AND SEDIMENT CONTROL.

OWNER
CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELICOTT CITY, MD 21042

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.

Signature: *Christopher L. Brown* 4/9/07
DATE: 4/9/07
PRINTED NAME OF DEVELOPER: CHRISTOPHER L. BROWN

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

Signature: *R. Jacob Hikmat* 4/9/07
DATE: 4/9/07
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT

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

Signature: *Jim Meyer* 4/9/07
DATE: 4/9/07
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

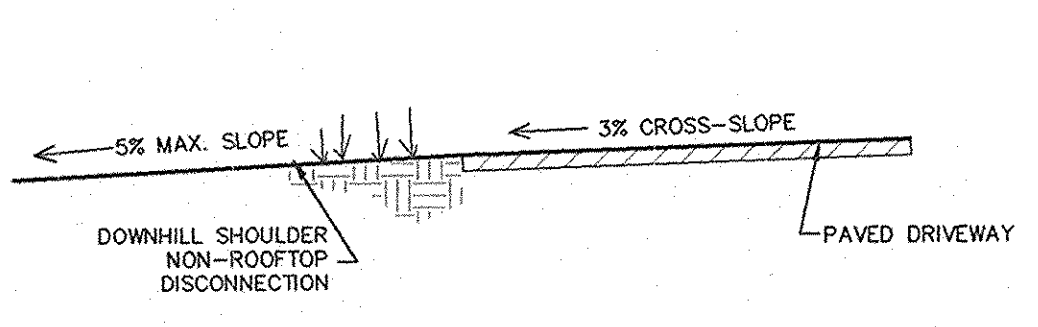
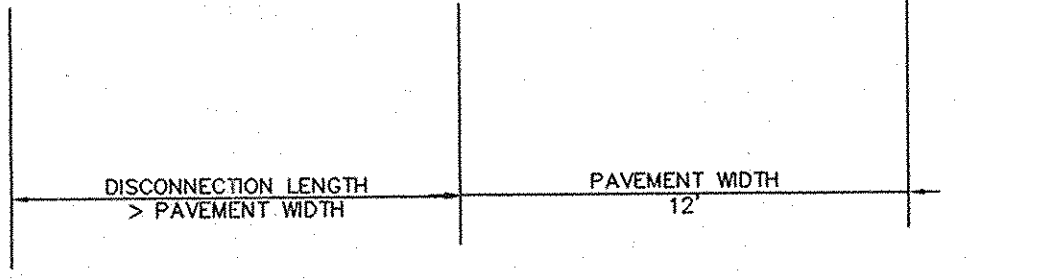
Signature: *John L. Robinson* 4/9/07
DATE: 4/9/07
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

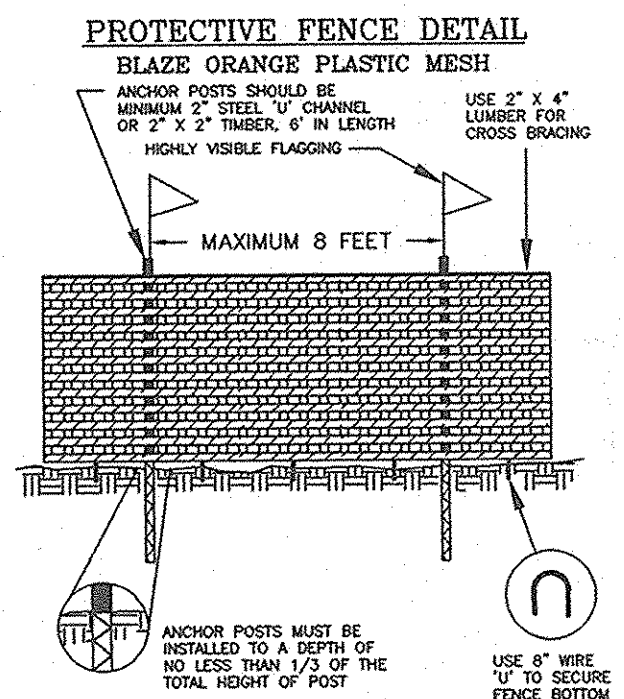
Signature: *Chris Danvers* 4/23/07
DATE: 4/23/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION 510

Signature: *Andy Hantz* 5/1/07
DATE: 5/1/07
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *Masha DiLuzo* 5/1/07
DATE: 5/1/07
DIRECTOR



NON-ROOFTOP DISCONNECT DETAIL
NTS



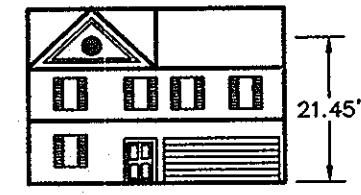
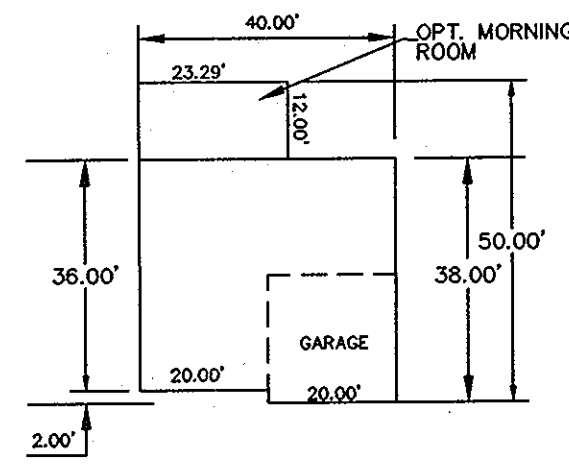
ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
USE 2" X 4" LUMBER FOR CROSS BRACING.
USE 6" WIRE TO SECURE FENCE BOTTOM.

Project	date	description	scale
05-040	APR. 2007	engineering	
MMT	MMT	approval	1" = 30'

revision	description	date
1	REVISED GRADING, EROSION AND SEDIMENT CONTROL PLAN	4/9/07
2	REVISED DRIVEWAY ENTRANCE AND GRADING	4/9/07

PARTHEMOS PROPERTY III, LOT 4
SINGLE FAMILY DWELLING
TAX MAP 24, PARCEL 133, GRID 10
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

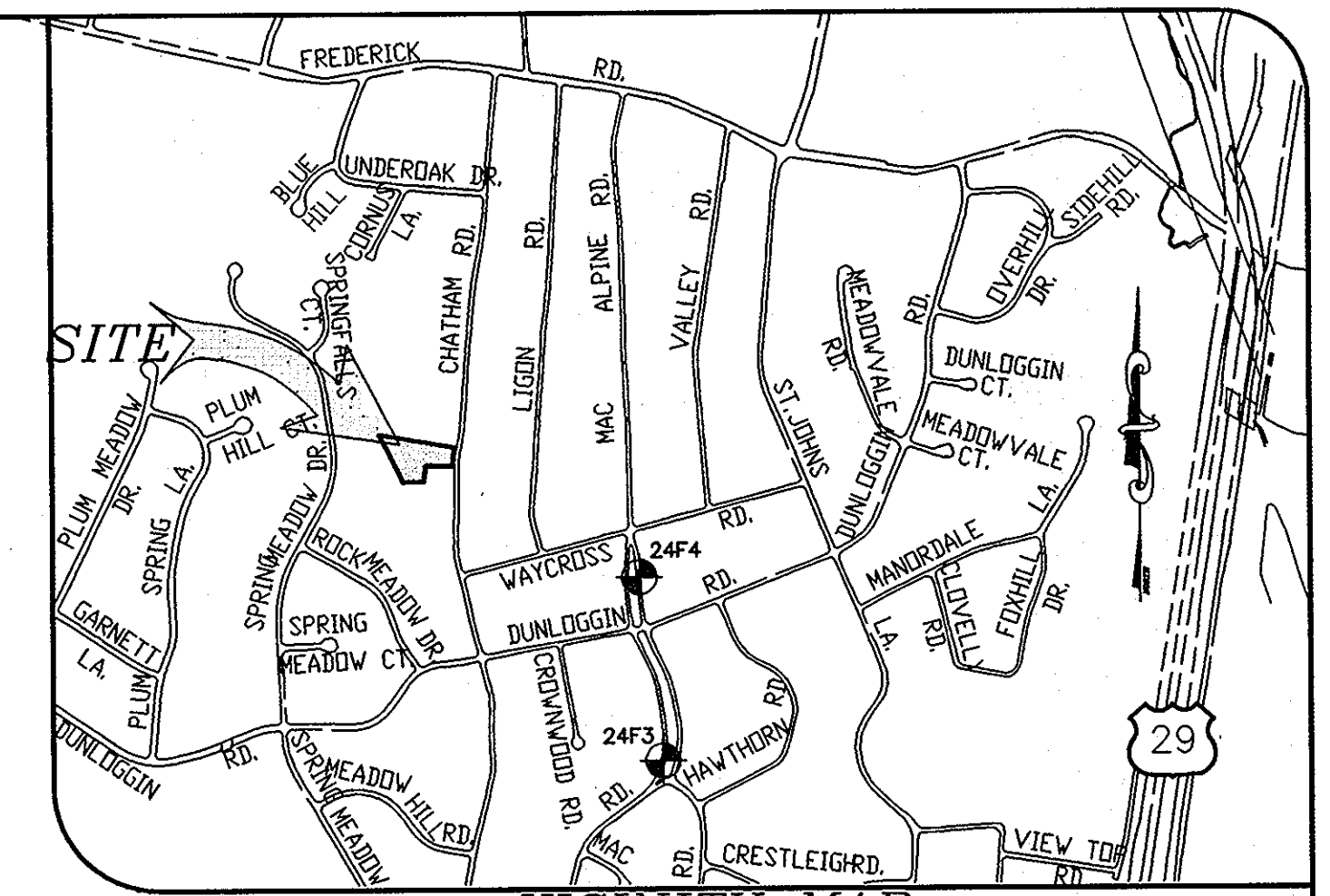
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Beltsville, Md., 21042
(410) 397-0286 Fax: (410) 397-0286



THE ROCKBURNE 40
SCALE 1"=30'

SOILS DESCRIPTIONS:

MsD Manor loam, 3% to 8% slopes, moderately eroded (C)
MpB2 Manor loam, 8% to 15% slopes, severely eroded (C)



VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

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ZONING: R-20
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LIMIT OF DISTURBED AREA: 0.22 AC.±
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DPZ FILES: F-02-117, F-03-084, SDP-03-043, SDP-06-123
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C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
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G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LANDSCAPING FOR LOT 4 IS EXEMPT, SINCE THIS LOT IS CONSIDERED TO BE AN INTERNAL LOT WITHIN THE PARTHEMOS PROPERTY SUBDIVISION.
- 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.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- THE ENVIRONMENTAL REPORT HAS BEEN PROVIDED BY WILDMAN ENVIRONMENTAL IN JANUARY 2002 AND APPROVED UNDER F-02-117.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTION IN ACCORDANCE WITH THE 2000 HOE STORMWATER DESIGN MANUAL UNDER F-03-084.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5523
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 12B 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.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 45-2003. 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.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-150, IN ACCORDANCE WITH SECTION 16.12(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE REQUIRED OPEN SPACE HAS BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED UNDER LIBER 6812 FOLIO 359.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12(D) OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION EASEMENT IS LOCATED ON ADJACENT OPEN SPACE LOT 3. FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.52 ACRES (22,952.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (1,306.8 SQ. FT.) UNDER F-02-150. PARTHEMOS II PROPERTY FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$4,530.24) AND REFORESTATION (\$853.40) HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,383.64 UNDER F-02-150.
- STOCKPILING WILL NOT BE PERMITTED ON SITE.

- LEGEND**
- PROPOSED DRIVEWAY
 - LOD LIMIT OF DISTURBANCE
 - TPF TREE PROTECTIVE FENCING
 - ACER RUBRUM 'RED SUNSET' PROPOSED UNDER F-03-084

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 4	3728 CHATHAM ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
PARTHEMOS III	N/A	LOT 4 / PARCEL 133
PLAT # OR L/F	BLOCK #	ZONE
PLAT # 18333	10	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
24	SECOND	6023.06
WATER CODE	SEWER CODE	
F08	5752100	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSES, ASSOCIATED GRADING, AND SEDIMENT CONTROL		

OWNER
CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELICOTT CITY, MD 21042

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 NATURE RESOURCE CONSERVATION SERVICE.

Christopher L. Brown 4/9/07
SIGNATURE OF DEVELOPER DATE
CHRISTOPHER L. BROWN
PRINTED NAME OF DEVELOPER

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

R. Jacob Hikmat 4/9/07
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 4/9/07
DATE
NRC - NATURAL RESOURCE CONSERVATION SERVICE

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

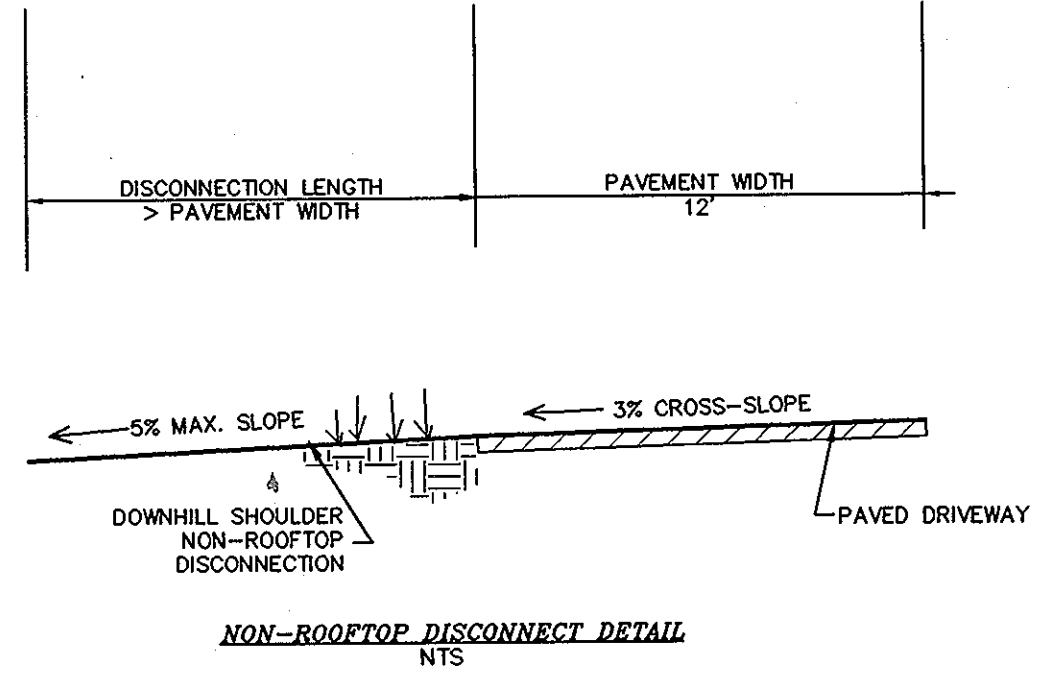
John L. Robertson 4/9/07
DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

W. Danneberg 4/23/07
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cathy Hamrick 5/1/07
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

M. Diwaja 5/1/07
DATE
DIRECTOR



Project date APR. 2007
Illustration APR. 04-06
Illustration MMT
Scale MMT
Scale 1"=30'
Approval

Revised Description and Revisions
Date 4/12/07
Description
Revisions

PARTHEMOS PROPERTY III, LOT 4
SINGLE FAMILY DWELLING
TAX MAP 24, PARCEL 133, GRID 10
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT 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