

ADDRESS CHART	
LOT NO.	ADDRESS
1	7307 GARDENVIEW DRIVE
2	7305 " "
3	7303 " "
4	7311 " "
5	7313 " "
6	7315 " "
7	7317 " "
8	7319 " "
9	7321 " "
10	7323 " "
11	7325 " "
12	7327 " "
13	7329 " "
14	7331 " "
15	7333 " "
16	7335 " "
17	7337 " "
18	7339 " "
19	7341 " "
20	7343 " "

MINIMUM LOT SIZE TABLE					
LOT NO.	GROSS AREA	PIPE STEM AREA	STEEP SLOPE AREA	FLOOD PLAIN AREA	NET AREA
1	52,820	N/A	1828	N/A	16,312
2	52,820	N/A	548	N/A	19,264
3	52,820	N/A	N/A	N/A	52,820
4	14,000	N/A	90	N/A	13,910
5	14,000	N/A	241	N/A	13,759
6	14,000	N/A	102	N/A	13,898
7	14,000	N/A	N/A	N/A	14,000
8	14,000	N/A	N/A	N/A	14,000
9	14,000	N/A	N/A	N/A	14,000
10	14,000	N/A	N/A	N/A	14,000
11	14,000	N/A	N/A	N/A	14,000
12	14,000	N/A	N/A	N/A	14,000
13	14,000	N/A	N/A	N/A	14,000
14	14,000	N/A	N/A	N/A	14,000
15	14,000	N/A	N/A	N/A	14,000
16	14,000	N/A	N/A	N/A	14,000
17	14,000	N/A	N/A	N/A	14,000
18	14,000	N/A	N/A	N/A	14,000
19	14,000	N/A	N/A	N/A	14,000
20	14,000	N/A	N/A	N/A	14,000
21	14,000	N/A	N/A	N/A	14,000
22	14,000	N/A	N/A	N/A	14,000

**SEDIMENT TRAP 'D'**  
**PIPE OUTLET SEDIMENT TRAP**  
 DRAINAGE AREA TO TRAP 2.00 AC ±  
 VOLUME PROVIDED: 175 CY  
 VOLUME REQUIRED: 175 CY  
 BASIN SIZE (BOTTOM DIMENSIONS): 20' x 30'  
 BASIN DEPTH: 4'-0"  
 SIDE SLOPE: 2:1  
 BOTTOM ELEVATION: 206.0  
 DRAINAGE CREST ELEVATION: 212.5  
 TOP OF DIKE ELEVATION: 202.0  
 CLEANOUT ELEVATION: 200.0

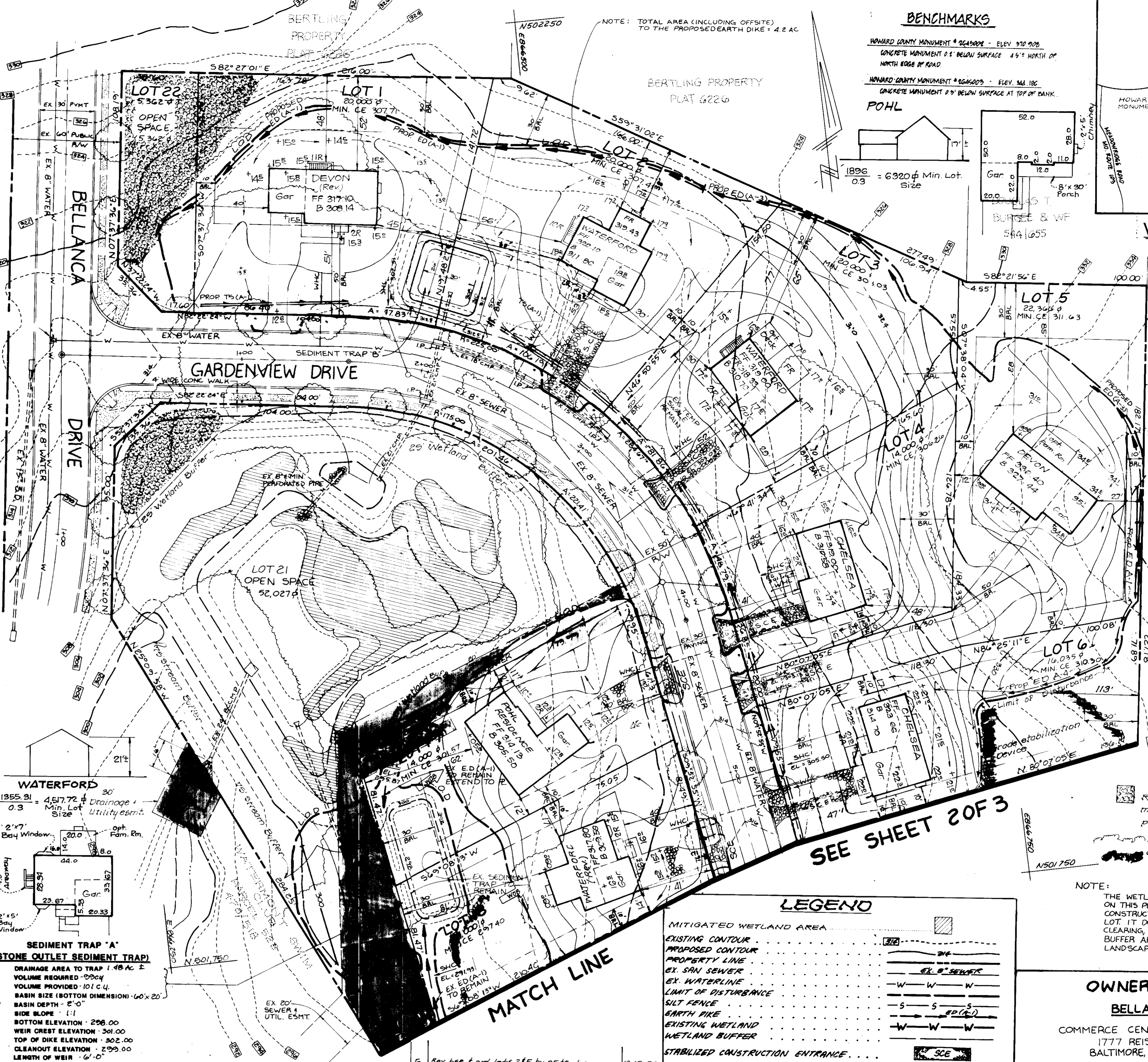
**GENERAL NOTES**

- The property is located on Tax Map 37, Parcels 86, 801.
- The present zoning of the property is R-20.
- Deed reference: Liber 88, Folio 667.
- Total tract area is 10.75 Ac. TOTAL BUILDING COVERAGE AREA 15,072 Ac.
- Total number of lots: 22.
- Typical minimum building setbacks:
  - A. Front:
    - Lots 20,000 s.f. and greater: 50'
    - Lots less than 20,000 s.f.: 40'
  - Rear: 30'
  - Side: 30'
  - Corner lot: 30'
- All roadways, storm drains, stormwater management facilities, and utilities are public and to be installed.
- Relating public water and sewer use to be utilized.
- The contractor shall notify the Howard County construction inspection/division 34 hours prior to commencement of work (783-7772).
- The existing topography shown was taken from plans prepared by Deberry & Davis.
- Stormwater management is provided under P-49-02.
- Reference approved plans P-88-00, P-88-04, P-89-02 and P-89-07.
- All driveway entrances to be installed as per Howard County STD detail P-4-01.
- Lighting to be provided in accordance with Section 14.130 of the Howard County Subdivision and Land Development Regulations.
- Street Curb use to be provided 40' o/c in accordance with Section 14.131 of the Howard County Subdivision and Land Development Regulations.
- Use shall be done in accordance with Howard County Code, Chapter 14, Subchapter 14.01, Specifications and Details for Subdivisions, 1999.

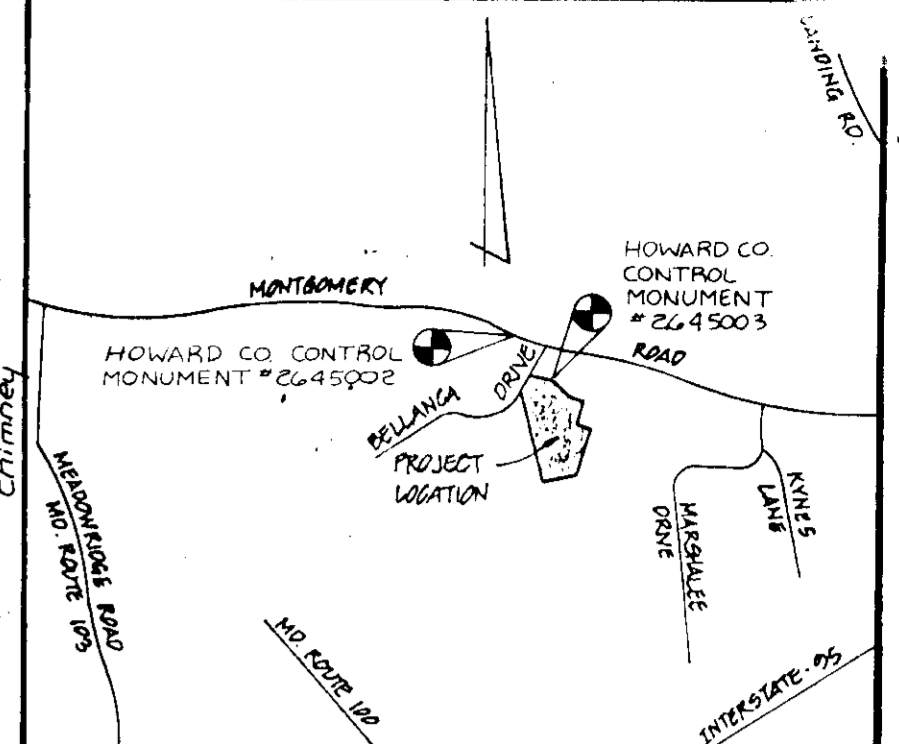
**SEDIMENT TRAP 'A'**  
**(STONE OUTLET SEDIMENT TRAP)**  
 DRAINAGE AREA TO TRAP 1.48 AC ±  
 VOLUME PROVIDED: 101 C.Y.  
 VOLUME REQUIRED: 101 C.Y.  
 BASIN SIZE (BOTTOM DIMENSIONS): 40' x 20'  
 BASIN DEPTH: 4'-0"  
 SIDE SLOPE: 1:1  
 BOTTOM ELEVATION: 206.00  
 WEIR CREST ELEVATION: 201.00  
 TOP OF DIKE ELEVATION: 202.00  
 CLEANOUT ELEVATION: 200.00  
 LENGTH OF WEIR: 6'-0"  
 STONE OUTLET LENGTH: 12'-0"

**REVISIONS**

No.	REVISIONS	Date
1	Revise house and grade lot 3 by Clark, FineFrock & Sackett, Inc.	3/19/92
2	Revise house and grade lot 3 by Clark, FineFrock & Sackett, Inc.	3/19/92
3	Revise house and grade lot 3 by Clark, FineFrock & Sackett, Inc.	3/19/92
4	Revise house and grade lot 3 by Clark, FineFrock & Sackett, Inc.	3/19/92



**BENCHMARKS**  
 HOWARD COUNTY MONUMENT # 264500E - ELEV. 370.208  
 CONCRETE MONUMENT 0.5' BELOW SURFACE 45' NORTH OF NORTH EDGE OF ROAD  
 HOWARD COUNTY MONUMENT # 264500S - ELEV. 364.186  
 CONCRETE MONUMENT 0.5' BELOW SURFACE AT TOP OF BANK



**VICINITY MAP**  
 SCALE: 1" = 200'

SEE SHEET 20F 3

**LEGEND**

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPERTY LINE	---
EX. SAN SEWER	---
EX. WATERLINE	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
EARTH PIKE	---
EXISTING WETLAND	---
WETLAND BUFFER	---
STABILIZED CONSTRUCTION ENTRANCE	---
INLET PROTECTION	---

**NOTE:**  
 THE WETLAND AND/OR STREAM BUFFER INDICATED ON THIS PLAN DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

**OWNER/DEVELOPER**  
**BELLANCA CORP.**  
 COMMERCE CENTER PLAZA, SUITE 273  
 1777 REISTERSTOWN ROAD  
 BALTIMORE, MARYLAND 21208

**Dewberry & Davis**  
 ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
 200 Harry S. Truman Parkway  
 Annapolis, Maryland 21401  
 (301) 841-8811 BALTIMORE  
 (301) 261-8707 METRO

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

*Ken L. Wiley* 11-1-90  
 SIGNATURE OF ENGINEER DATE

**DEVELOPER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John P. Sackett* 11-1-90  
 SIGNATURE OF DEVELOPER DATE

**REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.**

*John P. Sackett* 11/9/90  
 U.S. SOIL CONSERVATION DISTRICT DATE

**APPROVED: DEPT. OF PLANNING AND ZONING**

*Joseph B. Smith* 2/3/91  
 PLANNING DIRECTOR DATE

**APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.**

*Thomas J. Smith* 1/28/91  
 DIRECTOR, PUBLIC WORKS DATE

**APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT**

*Richard Blood* 2/3/91  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*John M. Zolner* 2-4-91  
 HEALTH OFFICER DATE

**SUBDIVISION NAME** MARKHAM WOODS

**SECTION/AREA** 1

**PARCEL NUMBER** 85, P. 501

**PLAT NO.** 2284

**BLOCK NO.** B

**ZONE** R-20

**TAX/ZONE** 37

**ELEC. DIST.** 6015

**CENSUS TR** 6015

**WATER CODE** 602

**SEWER CODE** 5750639

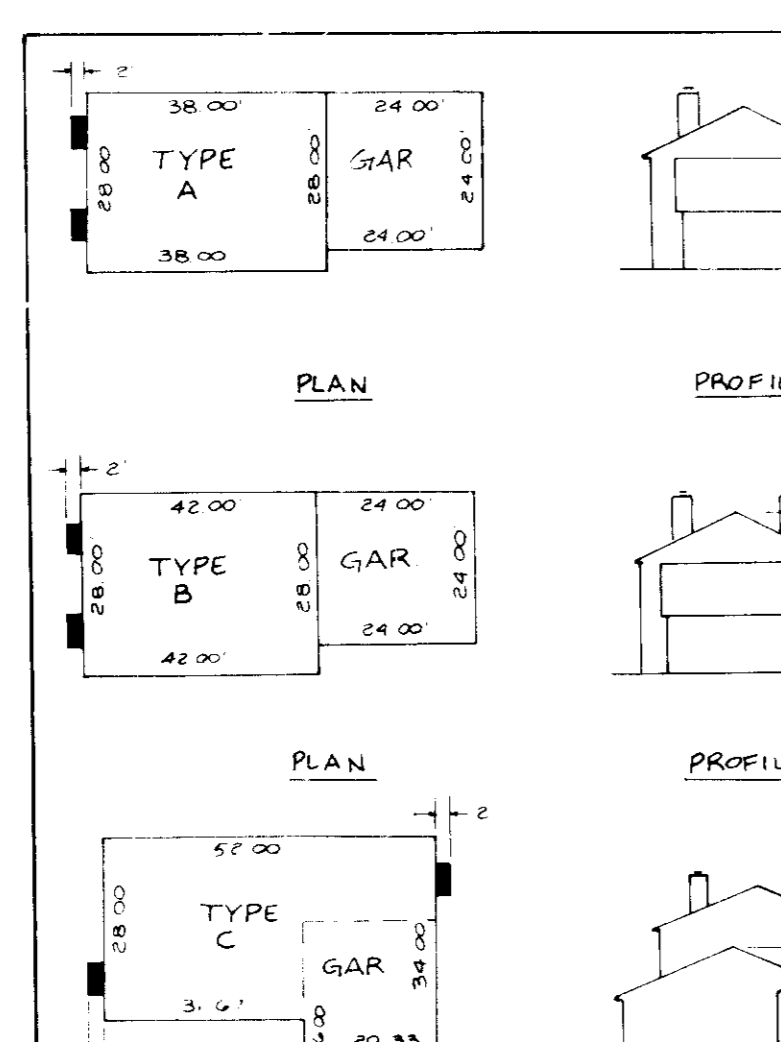
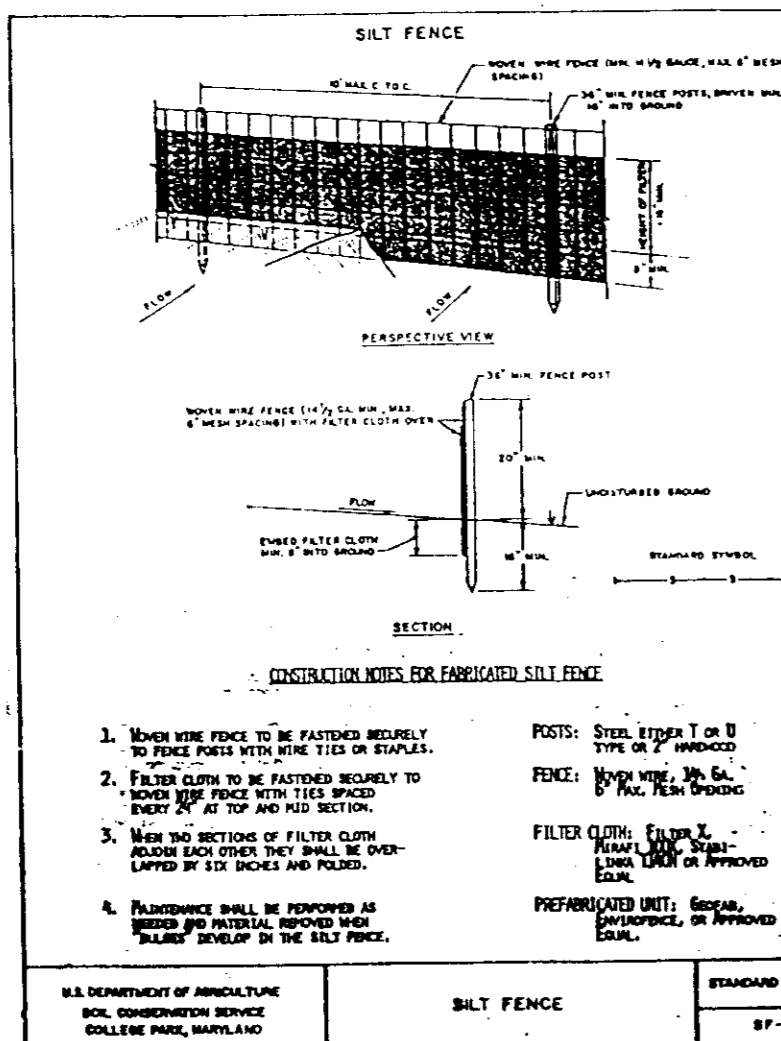
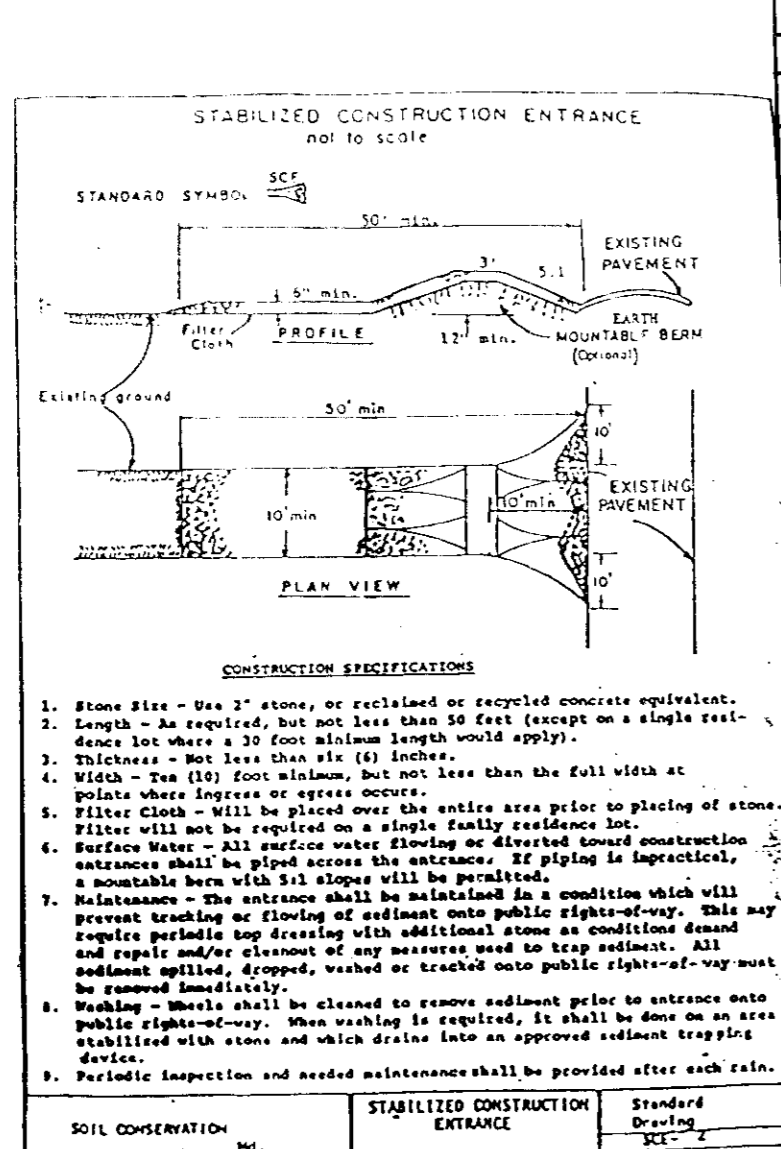
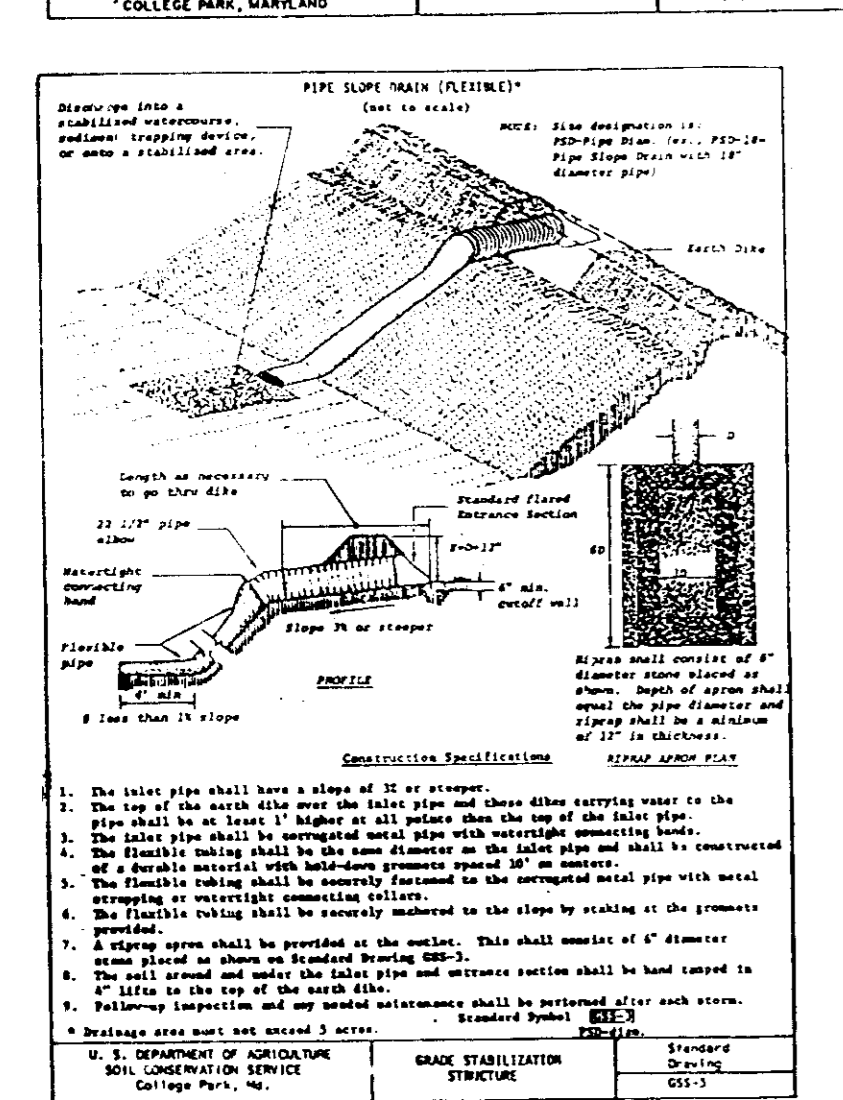
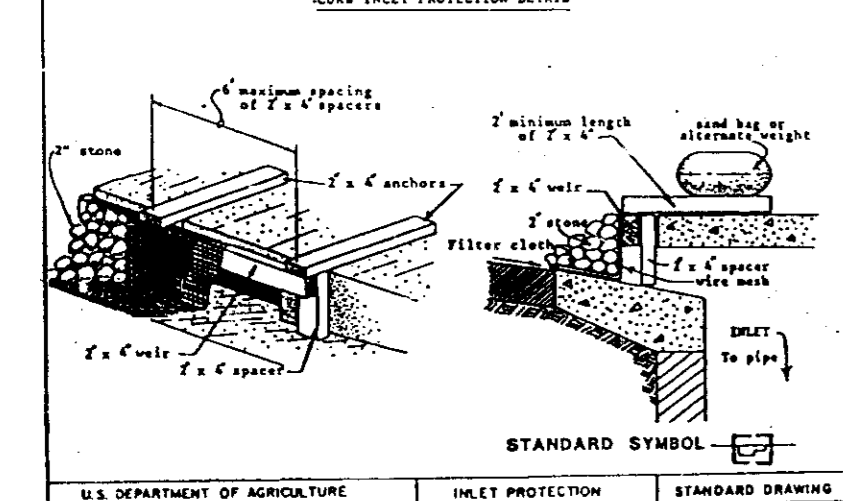
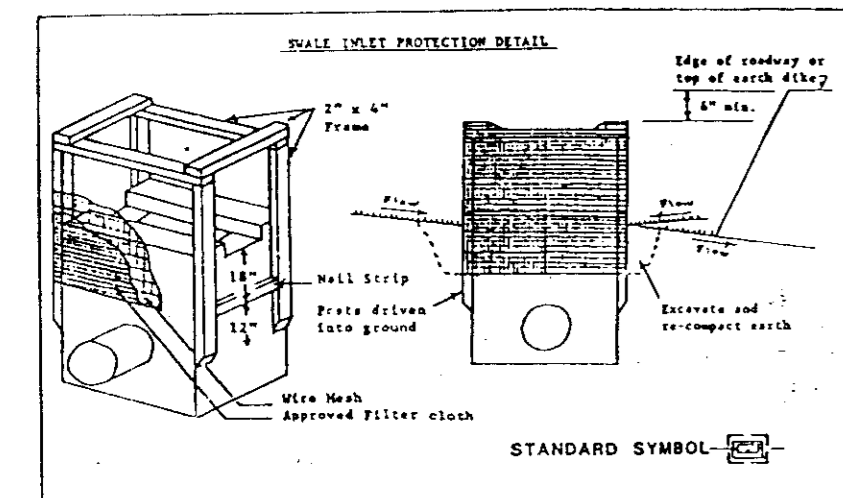
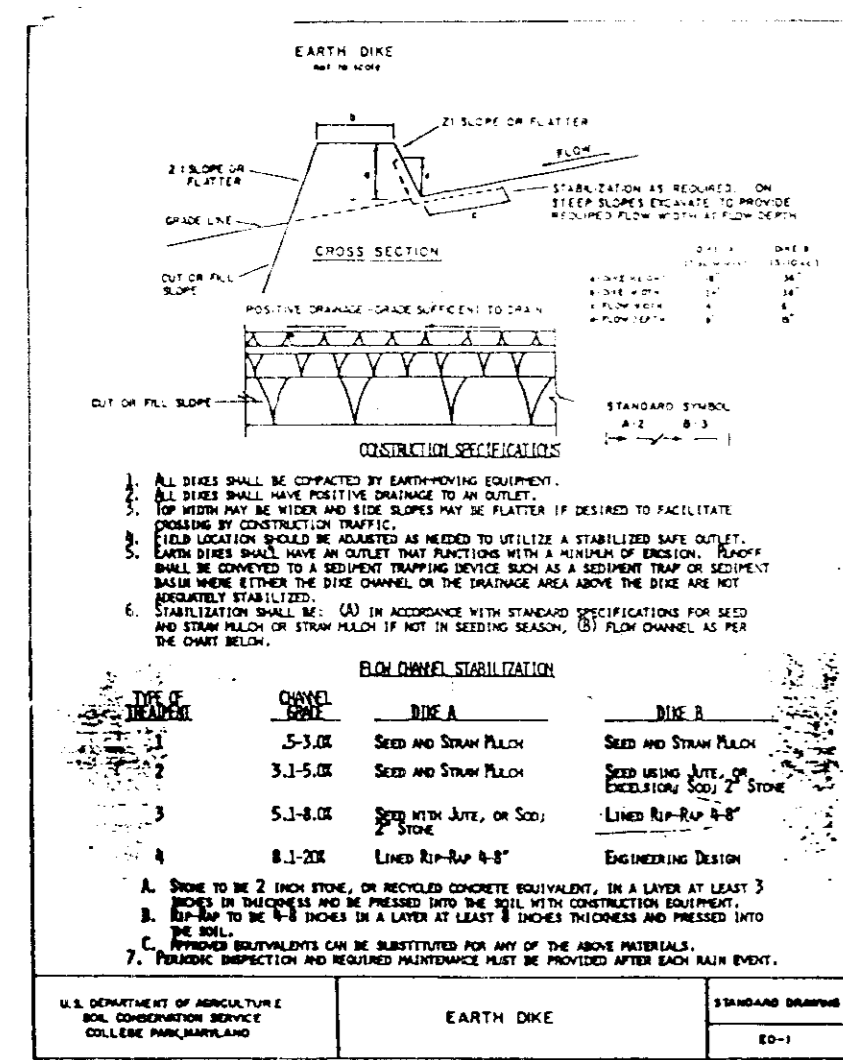
**SITE DEVELOPMENT PLAN**  
**MARKHAM WOODS**  
 LOTS 1 THRU 22  
 SINGLE FAMILY HOMES  
 TAX MAP 37, PARCELS 85 AND 501

**FIRST ELECTION DISTRICT** HOWARD COUNTY, MARYLAND

**SHEET 1 OF 3**

**DRAWN BY** PCH  
**CHECKED BY** MND  
**SCALE** 1" = 30'  
**DATE** JUNE 1990

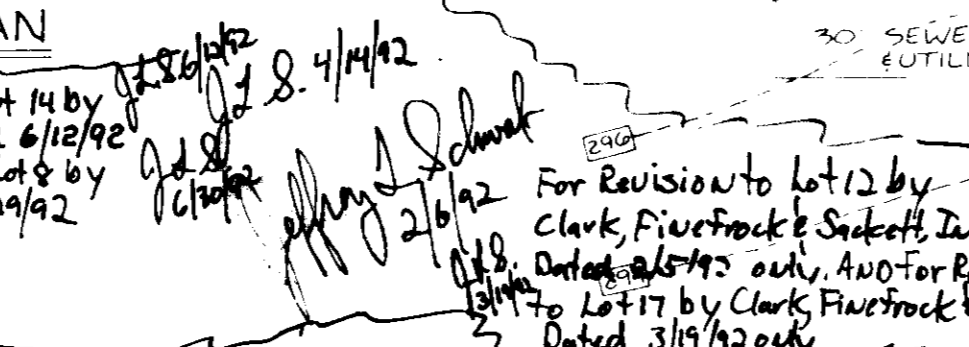
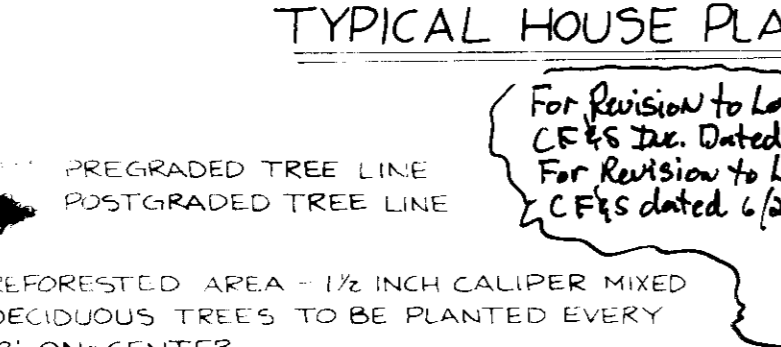
**S.D.P. - 90-219**



BY	DATE	REVISION DESCRIPTION
ERB	12/18/91	REVISED HOUSE TYPE ON LOT 9

NO	REVISIONS	DATE
2	Rev. hse. & grd. lot 17 by Clark, Firetruck & Sackett, Inc.	3/19/92
3	Rev. hse. & grd. lot 7 and 16 by Clark, Firetruck & Sackett, Inc.	4/14/92
4	Rev. hse. & grd. lot 8, Add hse. type by C.F.S.	6/20/92

DATE	BY	REVISION
6-20-91	ERB	REV. HOUSE TYPE ON LOT 11
2-21-91	ERB	REV. HOUSE TYPE ON LOT 13



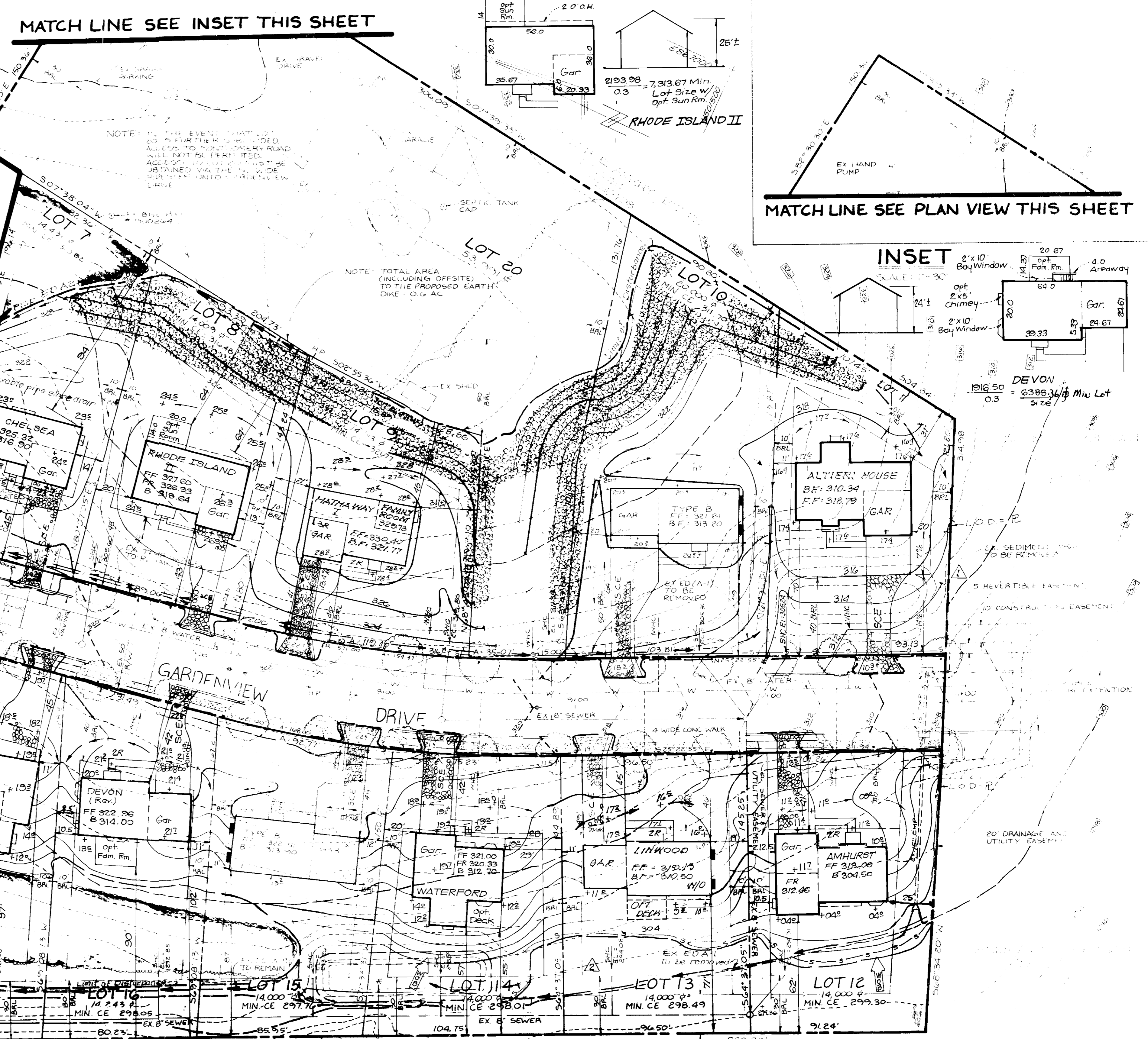
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 ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
 200 Harry S. Truman Parkway  
 Annapolis, Maryland 21401  
 (301) 841-6811 BALTIMORE  
 (301) 261-8707 METRO

**ENGINEER'S CERTIFICATE**  
 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John W. Wood* 11-1-90  
 REGISTERED PROFESSIONAL ENGINEER

**DEVELOPER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE CONFORMING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEGINS BEGINNING THE PROJECT. I ALSO AUTHENTICATE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

*John W. Wood* 11-1-90  
 REGISTERED PROFESSIONAL ENGINEER



NOTE: THE WETLAND AND/OR STREAM BUFFER INDICATED ON THIS PLAN DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

NO	REVISION	DATE
2	Rev. hse. & grd. lot 14 by C.F.S., Inc.	6-12-92
1	Rev. hse. & grd. lot 12 by Clark, Firetruck & Sackett, Inc.	2-5-92

APPROVED:	DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
<i>James J. ...</i>	1/20/91

**OWNER/DEVELOPER**  
**BELLANCA CORP**  
 COMMERCE CENTER PLAZA, SUITE 273  
 1777 REISTERSTOWN ROAD  
 BALTIMORE, MARYLAND 21208

**SITE DEVELOPMENT PLAN**  
**MARKHAM WOODS**  
 LOTS 1 THRU 22  
 SINGLE FAMILY HOMES  
 TAX MAP 37, PARCELS 85 AND 501  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SHEET 2 OF 3  
 DLS DRAFTER CHECK SCALE DATE  
 PON



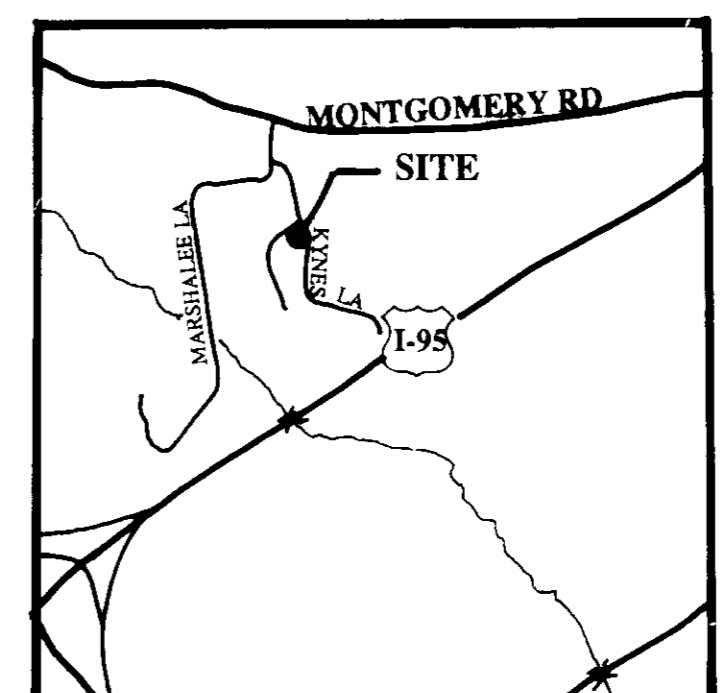
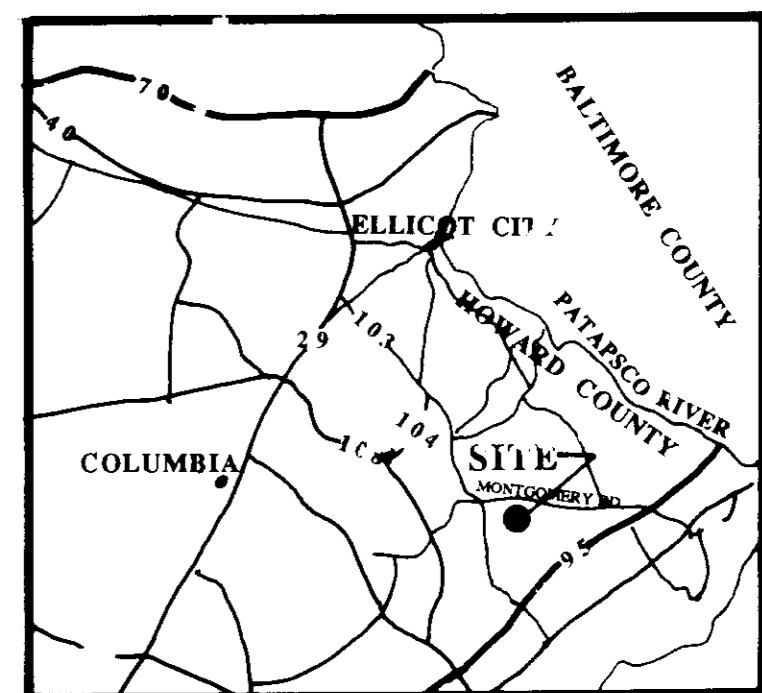
**JOHN E. HARMS JR. AND ASSOCIATES INC.**  
 CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
 90 GOVERNOR RITCHIE HIGHWAY  
 PASADENA, MARYLAND 21222  
 TELEPHONE (301) 847-6000

NO.	REVISION	BY	DATE

**WETLAND CREATION PLAN**  
 FOR  
**MARKHAM WOODS**  
 ON-SITE MITIGATION  
 APPENDUM TO SITE DEVELOPMENT PLAN

DESIGNED BY: *PKB*  
 DRAWN BY: *PKB*  
 CHECKED BY: *J.G.M.*  
 DATE: 1-1-90  
 W.O. NO. 12-88-010H

LANDSCAPE DESIGNER: PAUL J. KLENS  
 SENIOR ECOLOGIST: JAMES G. TUREK  
 DATE: 4-2-90  
 DATE: 2-2-90



VICINITY MAP  
1"=2000'

LOCATION MAP  
NO SCALE

**PLANTING NOTES**

- NON SEEDBANK WETLAND PLANTINGS**
- All existing information taken from Plans entitled "On-site Drainage Area, Soils Map, and Grading Plan", by Dewberry & Davis, Inc., April 1989, sheet 5 of 7. Plans, related materials and operations shall meet the detailed descriptions as given on this plan and as described herein.
  - The contractor shall provide one planting soil test sample defining:
    - Texture according to USDA classification
    - Organic matter content
  - Samples shall be taken to a depth of at least two feet below finished grade in locations specified in the field by the landscape architect. Adequate soil composition is considered to be approximately 65% silt, 15% sand, 15%-25% clay and 10%-20% sand. Organic matter content of the soil should be no more than 10%. Acceptable pH of the soil shall be in a range of 5.5 - 6.5. Soil amendments may include, but not be limited to, the addition of on- or off-site soils, or replacement of the entire top one foot of soil in the planting area. The contractor shall provide a unit price for: 1) soil removal in the planting areas; and 2) acceptable soil replacement in the planting areas. Payment for these items is contingent upon approval by the landscape architect. Verification of quantities shall be required. All other soil modifications shall be in addition to this contract. All soil brought into the planting area shall be free from roots, branches, clay lumps, stones, trash, any other objects larger than one inch in diameter and any hazardous or toxic material.
  - All plant material, unless otherwise specified, shall be nursery grown, uniformly branched and have a vigorous root system. Plant material shall be healthy, vigorous plants free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant diseases, insect pest eggs and/or larvae, borers and all forms of infestations and/or objectionable disfigurements. Plant material that is weak or has been cut back from larger grade stock will be rejected by the landscape architect. Trees with forked or broken leaders will be rejected by the project landscape architect. All plants shall be freshly dug; no heeled-in or plants from cold storage will be accepted.
  - All plantings furnished under this contract shall be guaranteed to remain viable and to thrive in a manner consistent with their normal habit for a period of one (1) year. Plants that are not thriving, as determined by the landscape architect, shall be replaced within one year by the contractor at his sole expense. Replacement plantings shall conform to the original planting specifications unless modified by the landscape architect. Replacement costs shall include, but not be limited to, the demolition of site paving and/or fixtures in the pursuit of replacement plantings. All replacement plants shall be guaranteed for a period of one year.
  - Unless otherwise specified, all applicable plant material shall conform to the American Standard for Nursery Stock, ANSI Z60.1-1986, published by the American Association of Nurserymen, including all addenda.
  - Unless otherwise specified, all applicable general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of The American Society of Landscape Architects, September, 1981, including all addenda.
  - Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor shall be responsible for damage to utilities and may make minor adjustments in spacing and location of plant materials to avoid contact with utilities. Any damage to the existing utilities, plans, paving, curbing, walls, buildings and other site fixtures not designated for demolition in these plans is the sole responsibility of the contractor.
  - Contractor is responsible for installing all plant material in the proper planting season for each plant type. Bare-root stock, vegetation plugs, potted stock or ball & burlap stock shall be planted during the spring or fall growing season for the pertinent climatic zone. Fall emergent plantings may be subject to wildlife foraging.
  - A slow release fertilizer (e.g., Osmocote) shall be placed at, but away from base of plantings to enhance initial growth.
  - Contractor shall verify all existing grades prior to beginning work. Planting elevations are based on surveyed normal water elevations. Contractor shall adjust planting elevations as necessary to maintain correct planting depths if elevations vary from those on this plan.
  - All grades shown are from plans referenced in note one above.
  - "Existing" features are those present at the time of the actual wetland creation.
  - This plan is for landscape use only.

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*James H. H. H.* 11-9-90  
 U.S. SOIL CONSERVATION DISTRICT DATE

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

*MA*  
 U.S. SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*James R. Keith* 2/8/91  
 PLANNING DIRECTOR DATE

*Richard Blood* 2/7/91  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

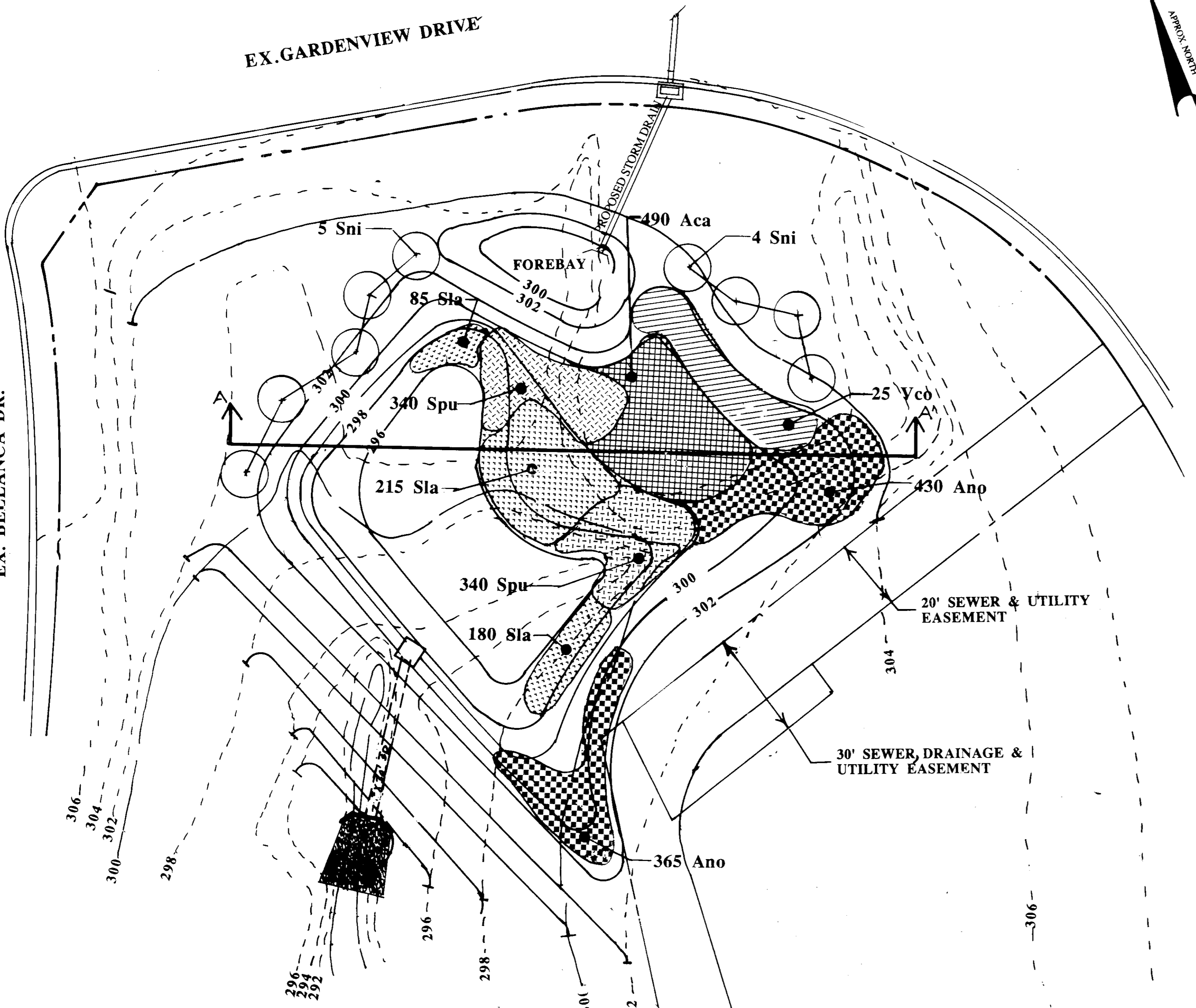
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS.  
*James B. ...* 2-4-91  
 HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.  
*James ...* 1/20/91  
 DIRECTOR, PUBLIC WORKS DATE

*Richard ...* 1-28-91  
 CHIEF, BUREAU OF ENGINEERING DATE

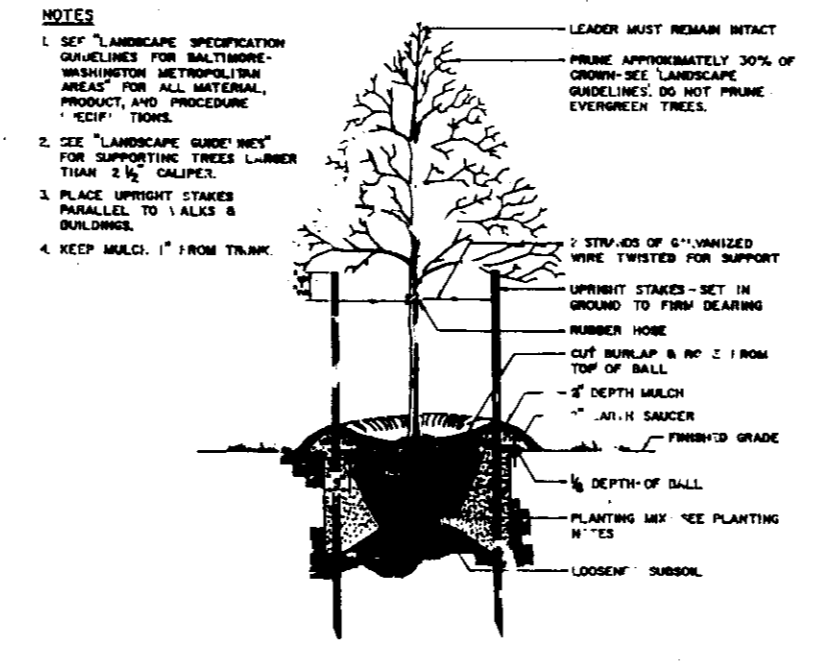
APPROXIMATE MITIGATION AREA IS .14 AC +/-  
 FOREBAY IS NOT INCLUDED IN MITIGATION AREA TOTAL

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
 WATER QUALITY CERTIFICATE #89-WQ-0104  
 MITIGATION AREA REQUIRED FOR THIS POND = .14AC +/-

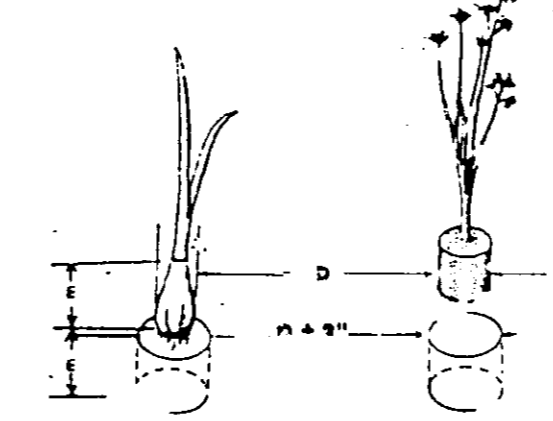


**PLANTING DETAILS**

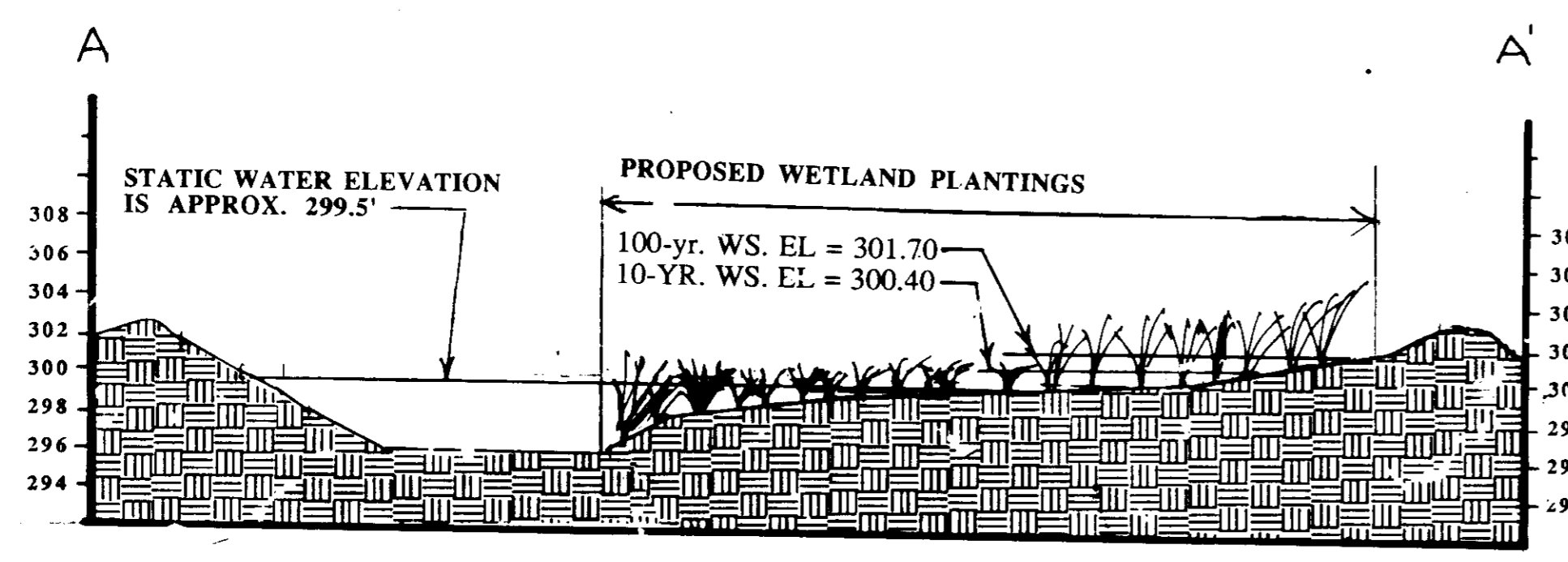
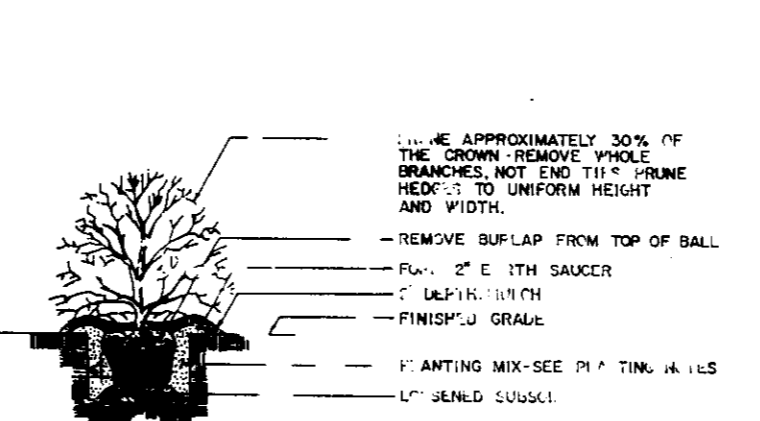
**TREES**



**EMERGENTS**



**SHRUBS**



SECTION SHOWING SUPPORTING HYDROLOGY

HORIZ. SCALE: 1"=20'  
 VERT. SCALE: 1"=4'

WETLAND/WATER QUALITY PLANT LIST						
EMERGENT SPECIES						
KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	DELIVERED AS	QUANTITY ELEVATION AREA(Sq. Ft.)
Sla	DUCK POTATO	Sagittaria latifolia	Plant	2.0' O.C.	Rootstock 6"-12"	480 296-298 1850
Spu	COMMON THREESQUARE	Scirpus pycnos	Plant	1.5' O.C.	Rootstock 6"-12"	680 296-298 1500
Aca	SWEET FLAG	Acorus calamus	Plant	1.5' O.C.	Rootstock 6"-12"	490 298-300 1100
Ano	NEW ENGLAND ASTER	Aster novae-angliae	Plant	1.5' O.C.	Rootstock 6"-12"	795 298-302 1750
WOODY SPECIES						
Sni	BLACK WILLOW	Salix nigra	4'-5'	As noted	Pods or Ball & Burlap	9 300-304 As Noted
Vco	HIGHBUSH BLUEBERRY	Vaccinium corymbosum	2'-3'	6' O.C.	Pods or Ball & Burlap	25 299-300 850

**OWNER**  
 BELLANCA CORP.  
 COMMERCE CENTER PLAZA  
 1777 REISTERSTOWN ROAD  
 BALTIMORE, MD 21288

**DEVELOPER**  
 G.K. DEVELOPMENT CORP.  
 COMMERCE CENTER PLAZA  
 SUITE 275  
 1777 REISTERSTOWN ROAD  
 BALTIMORE, MD 21288

SDP-90-219