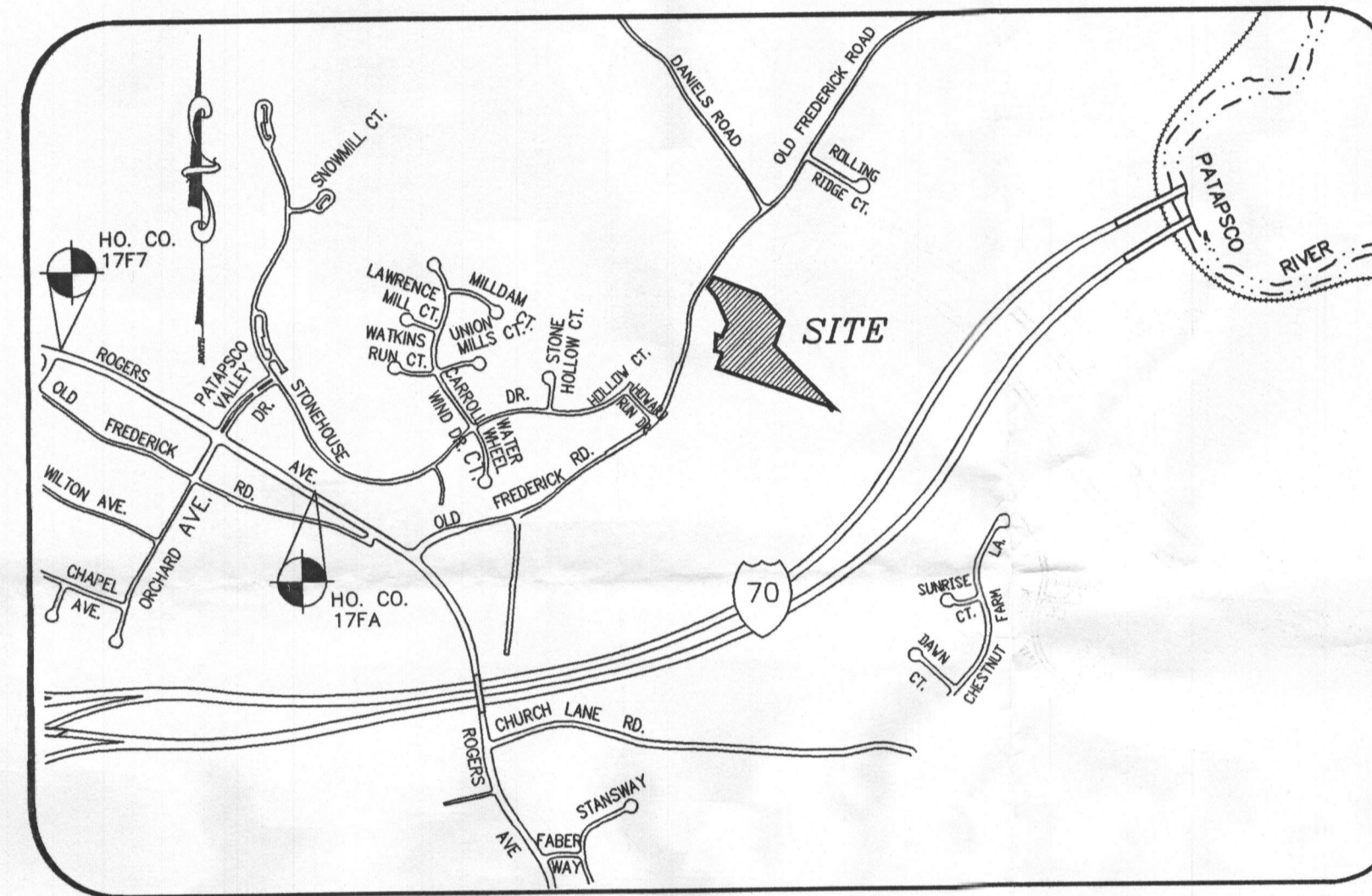


SITE DEVELOPMENT PLAN KEFAUVER PROPERTY, LOT 5 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

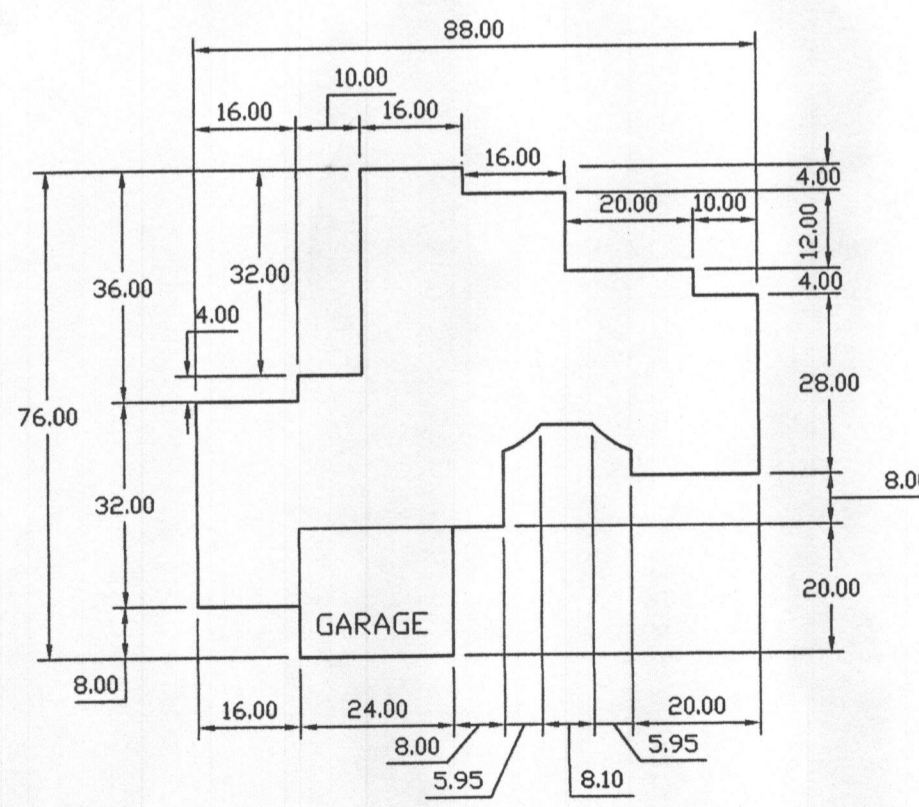
| SHEET INDEX | |
|-------------|------------------------------------|
| SHEET | TITLE |
| 1 | COVER SHEET |
| 2 | SITE DEVELOPMENT PLAN |
| 3 | SEDIMENT CONTROL NOTES AND DETAILS |

| ADDRESS CHART | |
|---------------|---------------------|
| LOT NO. | STREET ADDRESS |
| 5 | 8523 FREDERICK ROAD |

| PERMIT INFORMATION CHART | | | | | |
|--------------------------|--------|--------------|----------------|--------------|--------------|
| SUBDIVISION NAME | | SECTION/AREA | LOT/PARCEL NO. | | |
| KEFAUVER PROPERTY | | N/A | LOT 5 | | |
| PLAT # OR L/F | GRID # | ZONING | TAX MAP NO. | ELECT. DIST. | CENSUS TRACT |
| 17779 & 17780 | 7 | R-20 | 18 | SECOND | 602100 |
| WATER CODE | | SEWER CODE | | | |
| H02 | | 1454850 | | | |



VICINITY MAP
SCALE 1"=1000'



THE FOEHRKOLB HOUSE
SCALE 1"=30'

- LEGEND**
- LANDSCAPE PERIMETER EDGE
 - EVERGREEN TREE
 - SHADE TREE
 - RAIN GARDEN
 - EXISTING TREES
 - STABILIZED CONSTRUCTION ENTRANCE
 - LOD - LIMIT OF DISTURBANCE
 - SSF - SUPER SILT FENCE

DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER _____ DATE _____
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.

SIGNATURE OF ENGINEER _____ DATE _____
PRINTED NAME OF ENGINEER _____

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE _____ DATE _____

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

HOWARD COUNTY SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

GENERAL NOTES

- SITE ANALYSIS DATA:
TOTAL AREA: 4.13 AC±
LIMIT OF DISTURBED AREA: 0.59 AC±
PROPOSED USE: SINGLE FAMILY DETACHED.
UNITS PROPOSED: 1 ELECTION DISTRICT: SECOND
TAX MAP: 18, PARCEL: 371, BLOCK: 7, LOT: 5.
DPZ FILES: F-04-161, WP-91-32, WP-05-20
L 2857, F 5
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDENBERG, BOENDER & ASSOC., INC. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON FIELD RUN SURVEYS CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY & MARCH 2004.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17F7 & 17FA.
STA. No. 17F7 N 595,829.624 E 1,363,088.37 ELEV. 469.47
N 594,948.366 E 1,364,626.79 ELEV. 476.79
STA. No. 17FA N 595,829.624 E 1,363,088.37 ELEV. 469.47
N 594,948.366 E 1,364,626.79 ELEV. 476.79
- DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2004.
- FOREST CONSERVATION OBLIGATIONS FOR LOT 5 IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER F-04-161.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- SOIL DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
- 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 (1.5" MIN.).
C) GEOMETRY - MAXIMUM 15% 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 DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAYS.
- STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED ON-SITE VIA RAIN GARDENS, NON-ROOF DISCONNECT, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL AND PROVIDED UNDER F-04-161.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE FINANCIAL SURETY FOR THE REQUIRED SEVENTEEN (17) SHADE TREES IN THE AMOUNT OF \$5,100.00 HAS BEEN POSTED AS PART OF THE DPZ DEVELOPER'S AGREEMENT FOR STORM WATER MANAGEMENT (RAIN GARDENS) UNDER THIS SITE DEVELOPMENT PLAN SDP-06-088.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WAS RECORDED UNDER F-04-161, AT LIBER 09592, FOLIO 587 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- OPEN SPACE REQUIREMENT HAS BEEN MET THROUGH THE PAYMENT OF A FEE-IN-LIEU UNDER F-04-161.
- THIS PROJECT IS SUBJECT TO WP-91-32, APPROVED ON NOVEMBER 6, 1990, WHICH GRANTED DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #50-2001.
- PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUOUS COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, 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.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THIS PLAN IS SUBJECT TO WP-05-20 APPROVED ON JANUARY 22, 2005, WAIVING SECTION 16.120(4) WHICH REQUIRES RESIDENTIAL LOTS TO BE DESIGNED TO BE USABLE IN TERMS OF BEING REGULAR, GENERALLY RECTANGULAR LOT SHAPE, AND WITH LOT DIMENSIONS GENERALLY NOT EXCEEDING A 3:1 LOT DEPTH TO LOT WIDTH RATIO AND PROHIBITS THE CREATION OF FOREST CONSERVATION EASEMENTS ON A RESIDENTIAL LOT LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. APPROVAL AND COMPLIANCE TO ALL COMMENTS GENERATED FROM THE REVIEW OF THE SUBDIVISION, FINAL PLAN F-04-161.
2. TO FULFILL PART OF THE FOREST CONSERVATION OBLIGATION, THE APPLICANT SHALL AMEND THE PLAN AND PLAN FOR F-04-161 TO REFLECT THE CREATION OF A FOREST CONSERVATION EASEMENT.
3. COMPLIANCE WITH THE ENCLOSED HEALTH DEPARTMENT COMMENTS DATED SEPTEMBER 30, 2004.
- THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISC. UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 925-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 315-4000
A&E CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 885-0733
STATE HIGHWAY ADMINISTRATION (410) 313-1880
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 129 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.
- DRIVEWAY APRON IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- THE STAKING OF THE FOUNDATION PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8523 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND 21043

PROJECT: 2005-018

DATE: MAY 2006

ENGINEERING: JJO

ILLUSTRATION: JJO

SCALE: 1"=60'

APPROVAL: CRE

REVISED: MAY 08 8:00 AM

BY: JJO

DESCRIPTION: REVISIONS

KEFAUVER PROPERTY - LOT 5

SITE DEVELOPMENT PLAN

TAX MAP 18 - PARCEL 371 - LOT 5

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

5072 Drossy Hall Drive, Suite 202, Ellicott City, Maryland 21042

(410) 997-0296, Bal. (301) 621-5621 Wash. (410) 997-0298, Fax.

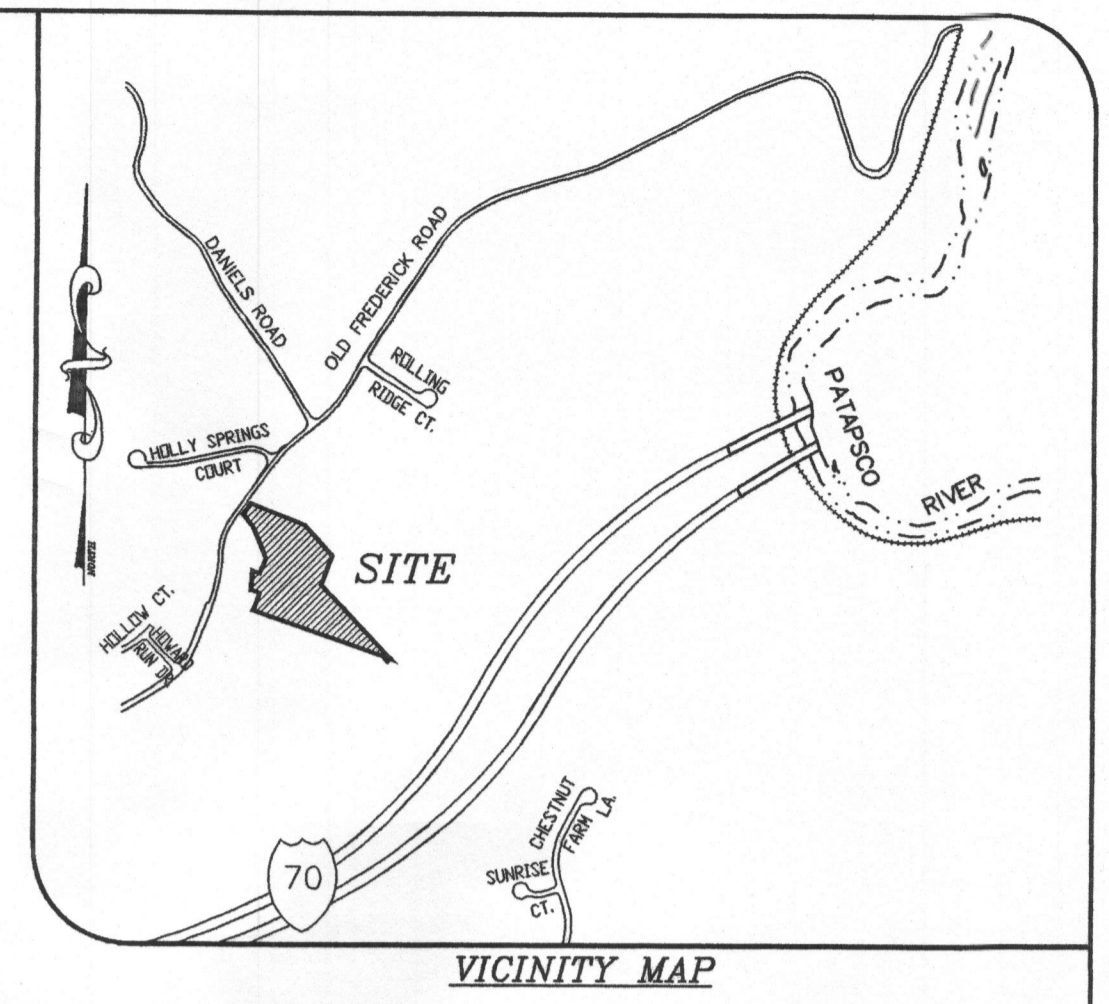
1 OF 3

H: UDC-018 Vdwg 018-SDP-base.dwg

| | |
|--------------|----------|
| date | MAY 2006 |
| project | 2006-018 |
| illustration | JJO |
| approval | JJO |
| scale | 1"=50' |
| revisions | |

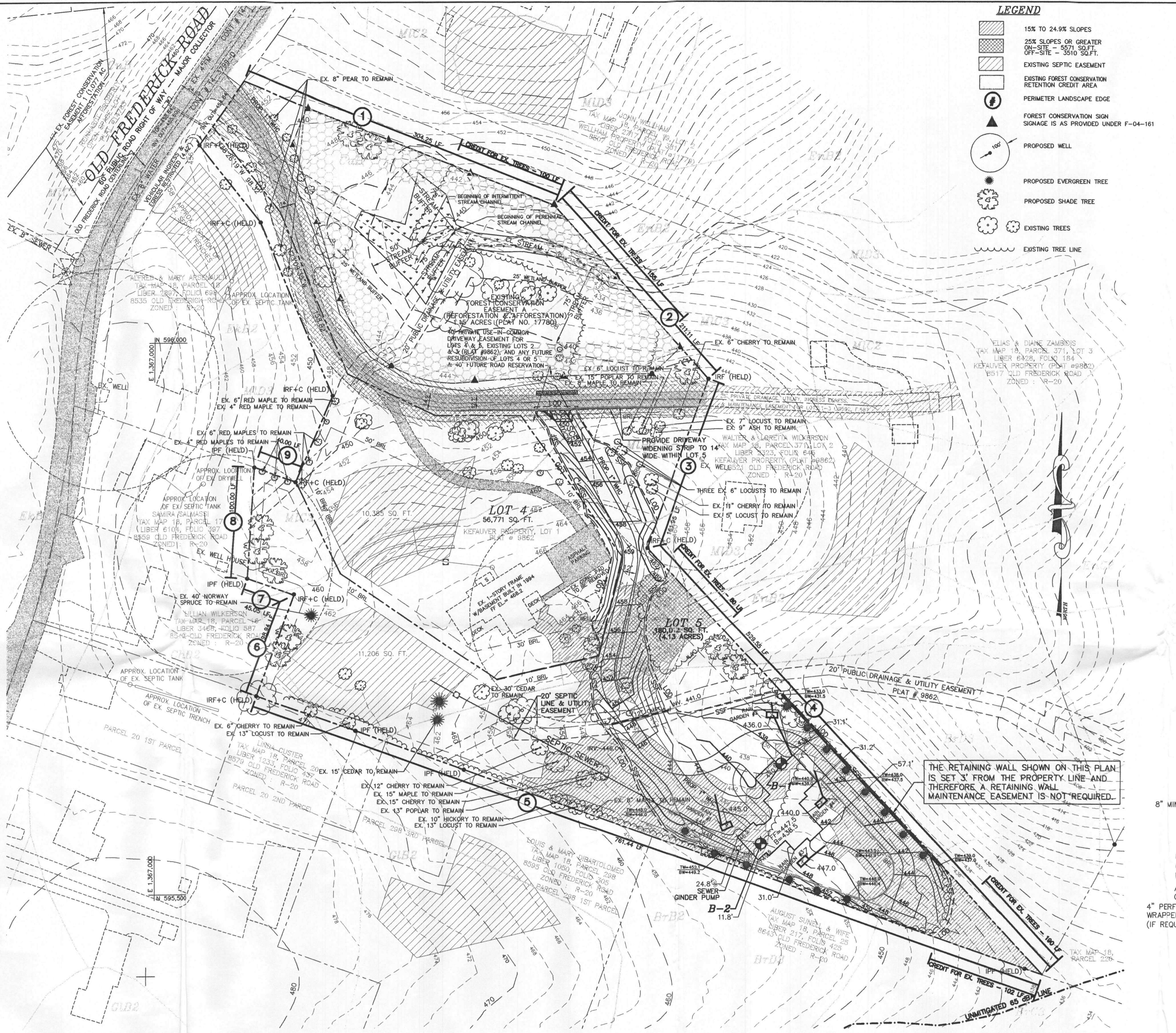
KEFAUVER PROPERTY - LOT 5
 SITE DEVELOPMENT PLAN
 TAX MAP 18 - PARCEL 371 - LOT 5
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

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

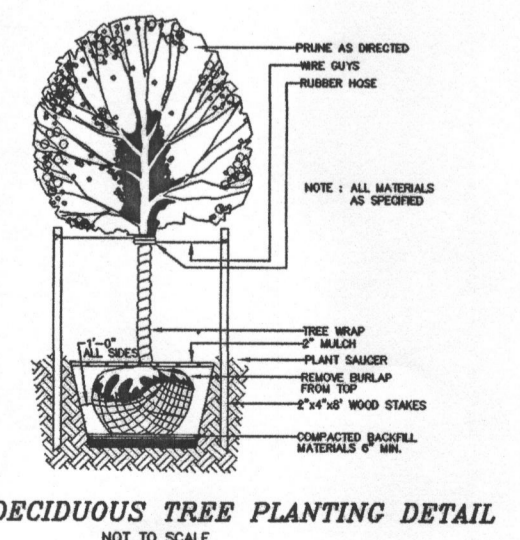
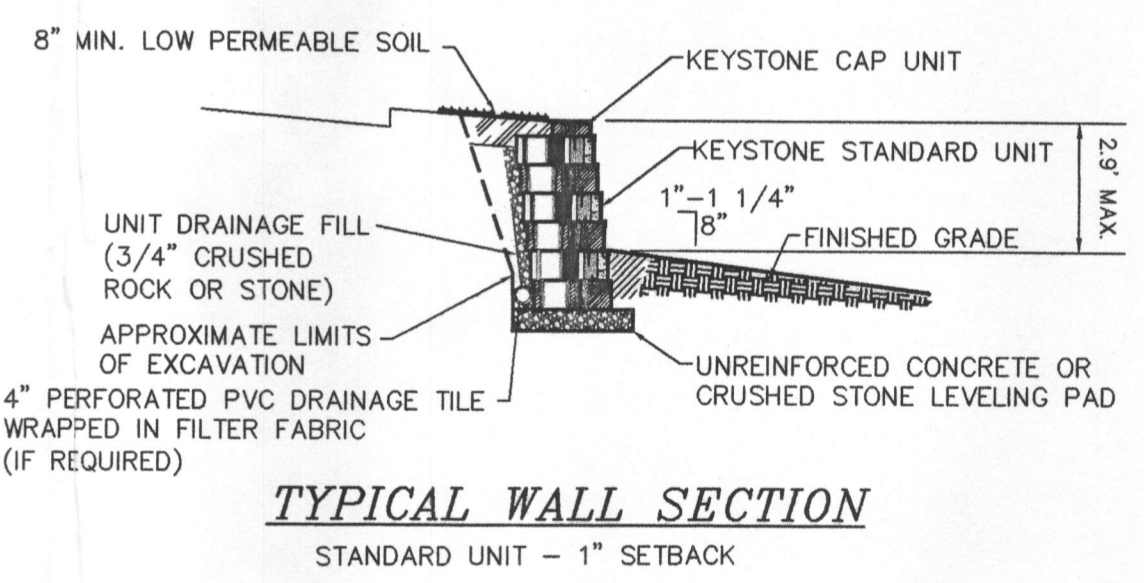


LEGEND

- 15% TO 24.9% SLOPES
- 25% SLOPES OR GREATER
- EXISTING SEPTIC EASEMENT
- EXISTING FOREST CONSERVATION RETENTION CREDIT AREA
- PERIMETER LANDSCAPE EDGE
- FOREST CONSERVATION SIGN SIGNAGE IS AS PROVIDED UNDER F-04-161
- PROPOSED WELL
- PROPOSED EVERGREEN TREE
- PROPOSED SHADE TREE
- EXISTING TREES
- EXISTING TREE LINE



THE RETAINING WALL SHOWN ON THIS PLAN IS SET 3' FROM THE PROPERTY LINE AND THEREFORE A RETAINING WALL MAINTENANCE EASEMENT IS NOT REQUIRED.

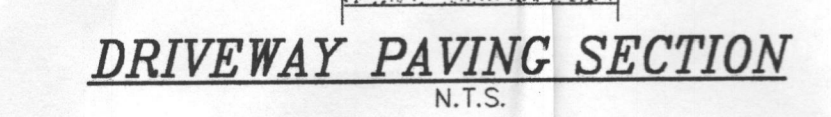


LANDSCAPE REQUIREMENT PLANTING SCHEDULE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

| QUANTITY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|----------|--------|--------------------------|----------------------|------------------|
| 17 | | ACER RUBRUM 'RED SUNSET' | RED SUNSET RED MAPLE | 2 1/2" - 3" CAL. |
| 17 | | SHADE TREES | | |

FOREST STAND
 FS1 - SUCCESSIONAL STAND



| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | | | | | | | | | TOTAL |
|--|--|---|--|--|---|---|--|---|--|--|
| | A (PERIMETER 1) | A (PERIMETER 2) | A (PERIMETER 3) | A (PERIMETER 4) | A (PERIMETER 5) | A (PERIMETER 6) | A (PERIMETER 7) | A (PERIMETER 8) | A (PERIMETER 9) | |
| LANDSCAPE TYPE | A (PERIMETER 1) | A (PERIMETER 2) | A (PERIMETER 3) | A (PERIMETER 4) | A (PERIMETER 5) | A (PERIMETER 6) | A (PERIMETER 7) | A (PERIMETER 8) | A (PERIMETER 9) | |
| LINEAR FEET OF PERIMETER | 304.19 LF | 211.07 LF | 161.92 LF | 529.55 LF | 761.44 LF | 98.94 LF | 45.05 LF | 100.00 LF | 40.00 LF | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET OF EX. TREES) | YES, 100 LF OF EX. TREES | YES, 155 LF OF EX. TREES | NO | YES, 178 LF OF EX. TREES | YES, 102 LF OF EX. TREES | NO | NO | NO | NO | |
| NUMBER OF PLANTS REQUIRED | 3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS | 3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 11 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS | 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS | 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS | 30 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET OF EX. TREES) | 1 SHADE TREE* 0 EVERGREEN TREES | N/A | 3 SHADE TREES* 0 EVERGREEN TREES | N/A | 8 SHADE TREES* 0 EVERGREEN TREES | N/A | N/A | N/A | 1 SHADE TREE 0 EVERGREEN TREES | 13 SHADE TREES 0 EVERGREEN TREES |
| NUMBER OF PLANTS PROVIDED | 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION) | 1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 8 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 6 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS | 10 SHADE TREES 14 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS |

* PERIMETER 1 : CREDIT FOR ONE (1) EX. 8" PEAR; PERIMETER 3 : CREDIT FOR ONE (1) EX. 7" LOCUST, ONE (1) EX. 11" CHERRY, AND ONE (1) EX. 5" LOCUST;
 PERIMETER 5 : CREDIT FOR ONE (1) EX. 13" LOCUST, ONE (1) EX. 8" MAPLE, TWO (2) EX. 13" LOCUST, ONE (1) EX. 10" HICKORY, ONE (1) EX. 15" CHERRY, ONE (1) EX. 15" MAPLE, AND ONE (1) 12" CHERRY; PERIMETER 9 : CREDIT FOR ONE (1) EX. 4" RED MAPLE.

SOILS DESCRIPTION

BRW2 BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
 BRW3 BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE C
 BRW4 BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE C
 CHE2 CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
 COM2 COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES -- TYPE B
 ELS2 ELSBORO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
 MB2 MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
 MLC2 MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
 MLC3 MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B

OWNER
 ANDREW J. FOEHRKOLB &
 CHRISTINE W. FOEHRKOLB
 8525 OLD FREDERICK ROAD
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER'S/OWNER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 10.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME _____ DATE _____

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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER _____ DATE _____

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.

SIGNATURE OF ENGINEER _____ DATE _____

PRINTED NAME OF ENGINEER _____

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

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEAVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREA/FORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF 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 SOO. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

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

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.9), SOO (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

| | | |
|-------------------------------------|------|----------|
| TOTAL AREA OF SITE: | 4.13 | ACRES |
| AREA DISTURBED: | 1.15 | ACRES |
| AREA TO BE ROOFED OR PAVED: | 0.29 | ACRES |
| AREA TO BE VEGETATIVELY STABILIZED: | 0.95 | ACRES |
| TOTAL CUT: | 2500 | CU. YDS. |
| TOTAL FILL: | 2500 | CU. YDS. |
| TOTAL WASTE/BORROW AREA LOCATION: | N/A | |
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

RAIN GARDEN DESIGN DATA

| RAIN GARDEN | LOCATION | DIMENSIONS | BOTTOM OF RAIN GARDEN ELEVATION | PONDING DEPTH | DEPTH OF GRAVEL | UNDERDRAIN INVERT | WEIR ELEVATION |
|-------------|-----------------|------------|---------------------------------|---------------|-----------------|-------------------|----------------|
| 1 | FRONT NORTHWEST | 5'X10' | 445.00 | 0.5' | 2.5' | 442.50 | 445.50 |
| 2 | FRONT NORTH | 5'X10' | 436.0 | 0.5' | 2.5' | 433.5 | 436.5 |
| 3 | REAR SOUTH | 5'X10' | 447.00 | 0.5' | 2.5' | 444.50 | 447.50 |
| 4 | SIDE NORTHEAST | 5'X10' | 440.00 | 0.5' | 2.5' | 437.50 | 440.50 |

DEVELOPER'S SIGNATURE _____ DATE _____

DEVELOPER'S NAME _____

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

ENGINEER'S SIGNATURE _____ DATE _____

ENGINEER'S NAME _____

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA-NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

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

HOWARD SCD _____ DATE _____

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

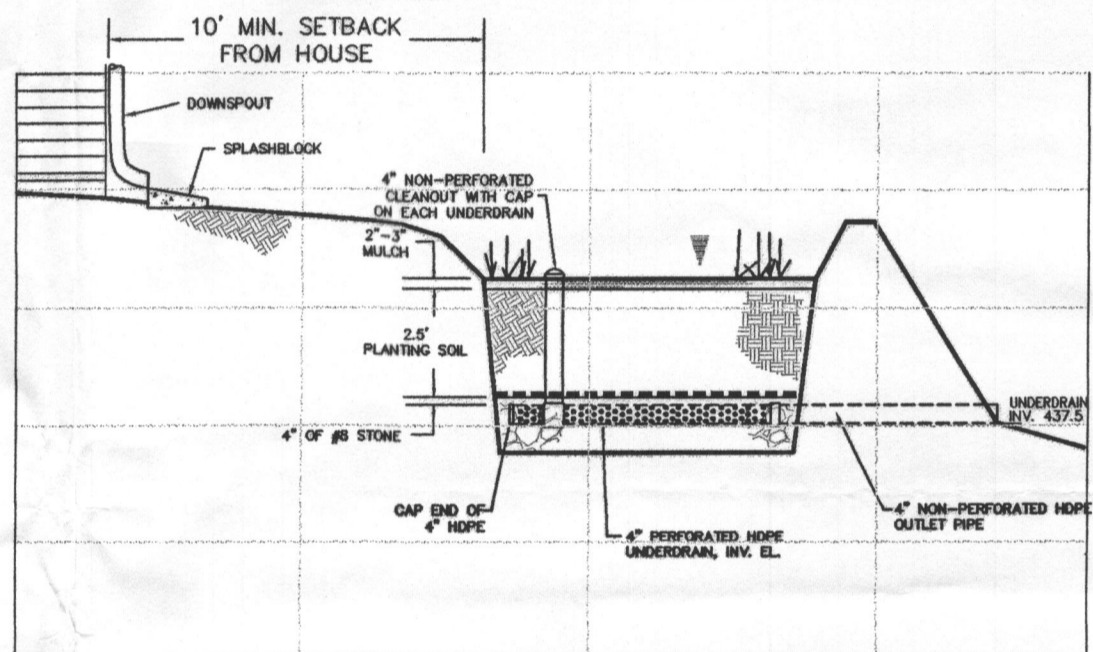
CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

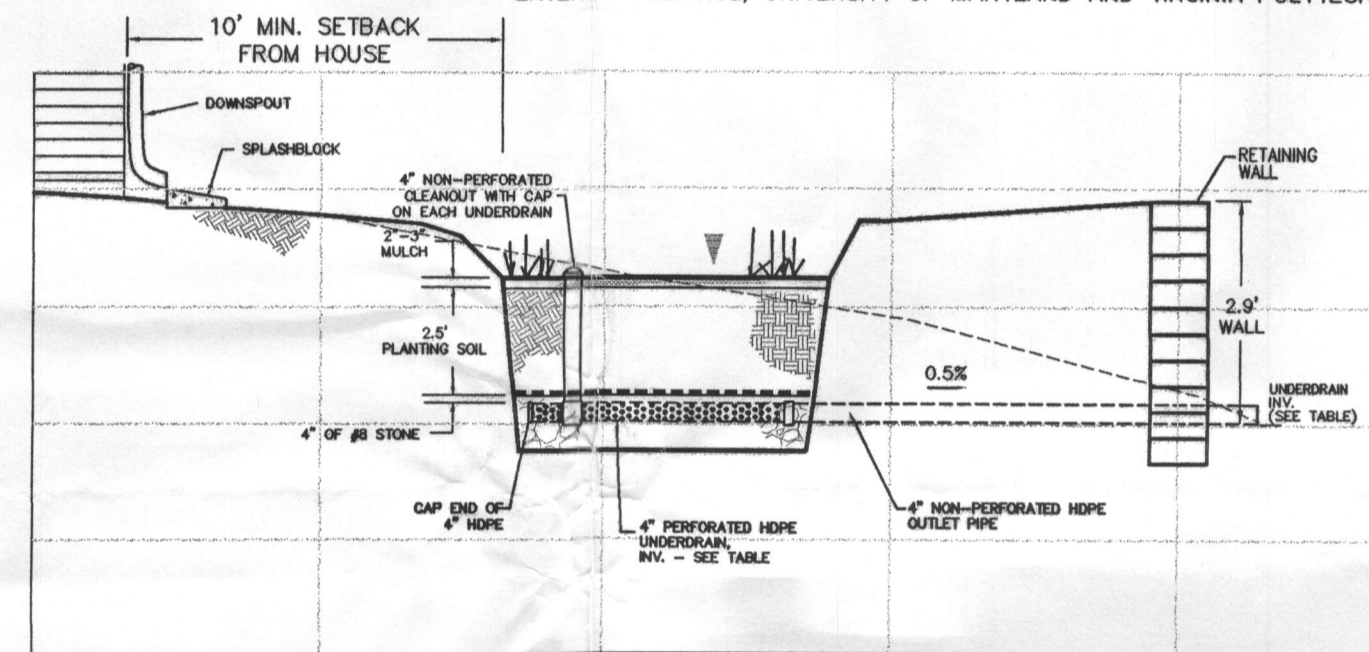
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- TOPSOIL APPLICATION
 - WHEN TOPSOILS, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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



TYPICAL RAIN GARDEN PROFILE

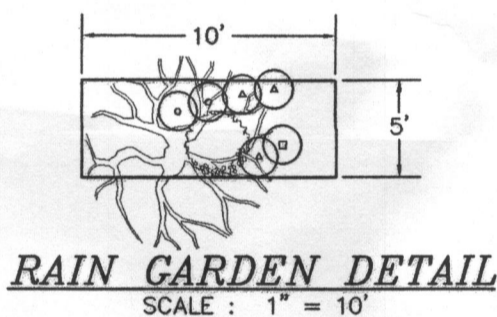


TYPICAL RAIN GARDEN PROFILE WITH RETAINING WALL

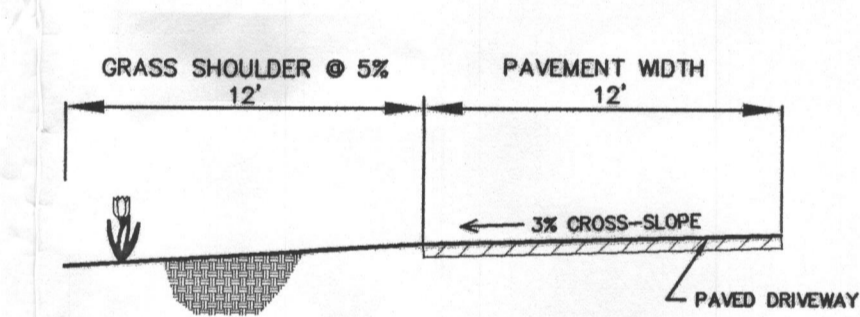
RAIN GARDEN PLANT LIST SCHEDULE

| QUANTITY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|----------|--------|-----------------------|--------------------|------------------|
| 1 | ⊙ | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | 2-1/2" - 3" CAL. |
| 1 | ⊙ | ILEX GLABRA | HICK BERRY | 2' - 3" HT. |
| 3 | ⊙ | LOBELIA SIPHILITICA | GREAT BLUE LOBELIA | 1 GAL. CONTAINER |
| 2 | ⊙ | ONOCLEA SENSIBILIS | SENSITIVE FERN | 1 GAL. CONTAINER |
| 1 | ⊙ | ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER | 1 GAL. CONTAINER |

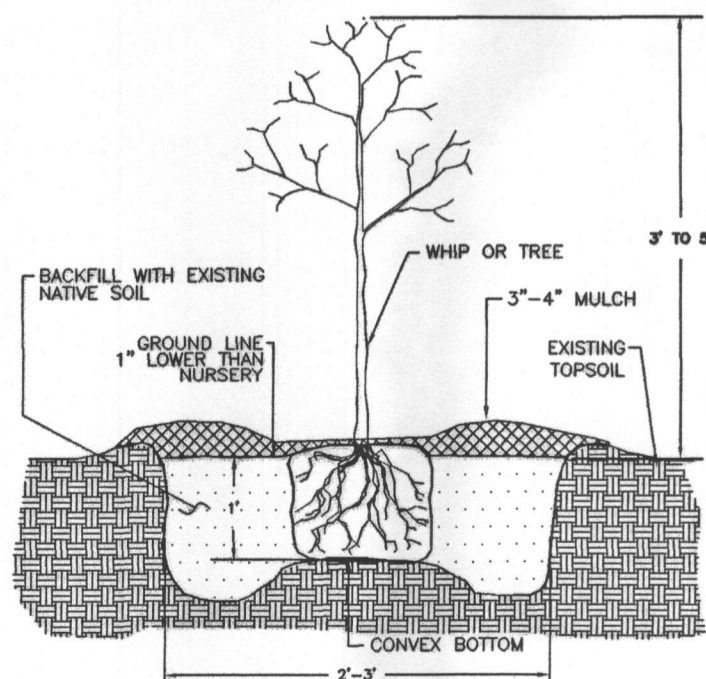
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



RAIN GARDEN DETAIL
SCALE: 1" = 10'



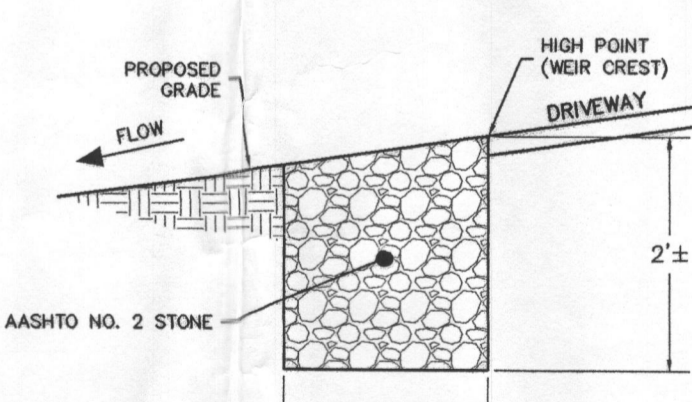
LOT 5 DRIVEWAY CROSS SECTION TREATED BY NON ROOFTOP DISCONNECTION



TREE PLANTING DETAIL

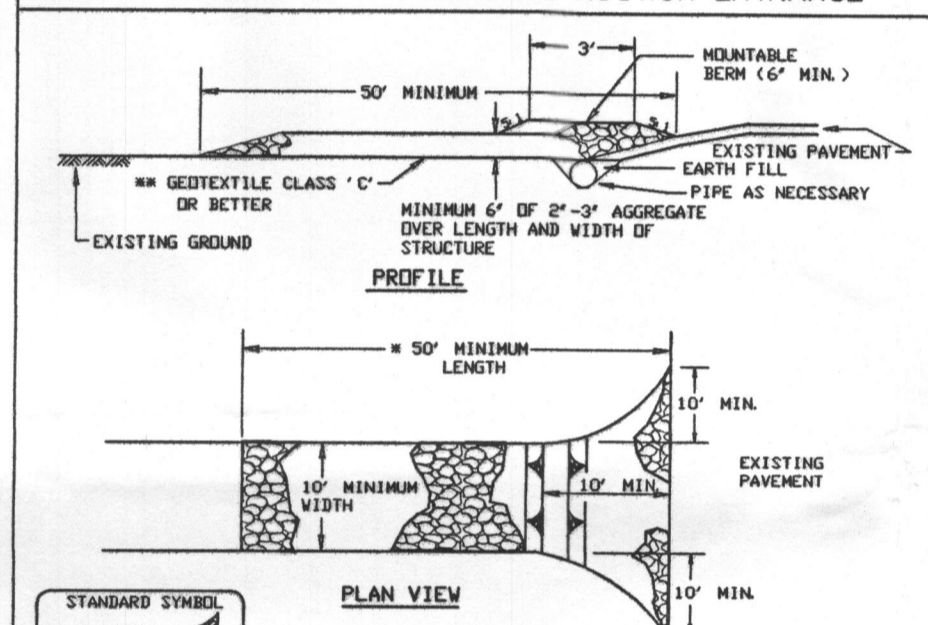
BASED ON THE FOLLOWING ASSESMENT, THE EXISTING GROUND PLANE CONDITIONS CAN REMAIN IN THE REFORESTATION AREA WITHOUT FURTHER TREATMENT:

- > THE "LAWN" AREA WITHIN THE REFORESTATION EASEMENT IS COMPRISED OF A MIX OF GRASSES AND OTHER HERBACEOUS SPECIES.
- > THE AREA IS NOT A WELL ESTABLISHED LAWN THAT WOULD INTERFERE WITH THE SUCCESS OF THE TREE PLANTINGS OR PRECLUDE, ULTIMATELY, THE DEVELOPMENT OF A FOREST HERBACEOUS COMMUNITY.
- > MOVING OF THE UNDERSTORY IS NOT ALLOWED.
- > THE RETENTION OF THE EXISTING HERBACEOUS COMMUNITY WILL INHIBIT THE COLONIZATION OF INVASIVE SPECIES SUCH AS BITTERSWEET AND MULTI-FLORA ROSE DURING THE EARLY STAGES OF STAND DEVELOPMENT.
- > ONCE THE CANOPY ESTABLISHES, SHADE AND LEAF LITTER WILL KILL OFF ANY REMAINING TURF/LAWN SPECIES.



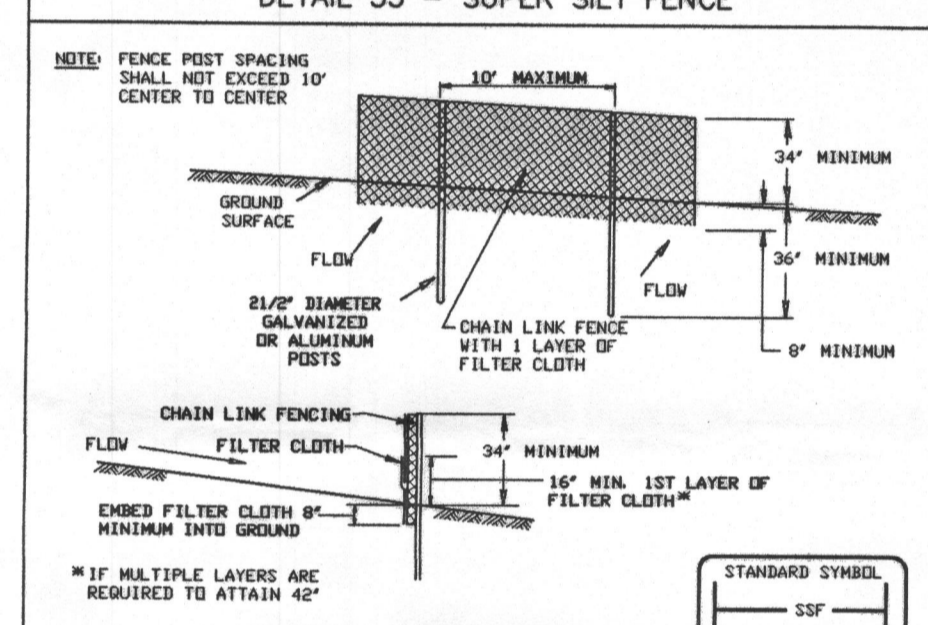
LEVEL SPREADER DETAIL

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- Length - minimum of 50' (450' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *Note:* The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6' deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or 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 mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE 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.
 - 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 7 - 17 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6" length posts.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and cross rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 6" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt bulges removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

| | | |
|----------------------|--|---------------|
| Tensile Strength | 50 lbs/in (min.) | Test: HMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: HMT 509 |
| Flow Rate | 0.3 gal/ft ² /minute (max.) | Test: HMT 382 |
| Filtering Efficiency | 75% (min.) | Test: HMT 382 |
- U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8 - 18 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Design Criteria

| Slope | Slope Steepness | Slope Length (maximum) | Silt Fence Length (maximum) |
|----------|-----------------|------------------------|-----------------------------|
| 0 - 10% | 0 - 10:1 | Unlimited | Unlimited |
| 10 - 20% | 10:1 - 5:1 | 200 feet | 1,500 feet |
| 20 - 30% | 5:1 - 3:1 | 100 feet | 1,000 feet |
| 33 - 50% | 3:1 - 2:1 | 100 feet | 500 feet |
| 50% + | 2:1 + | 50 feet | 250 feet |

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8 - 28 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

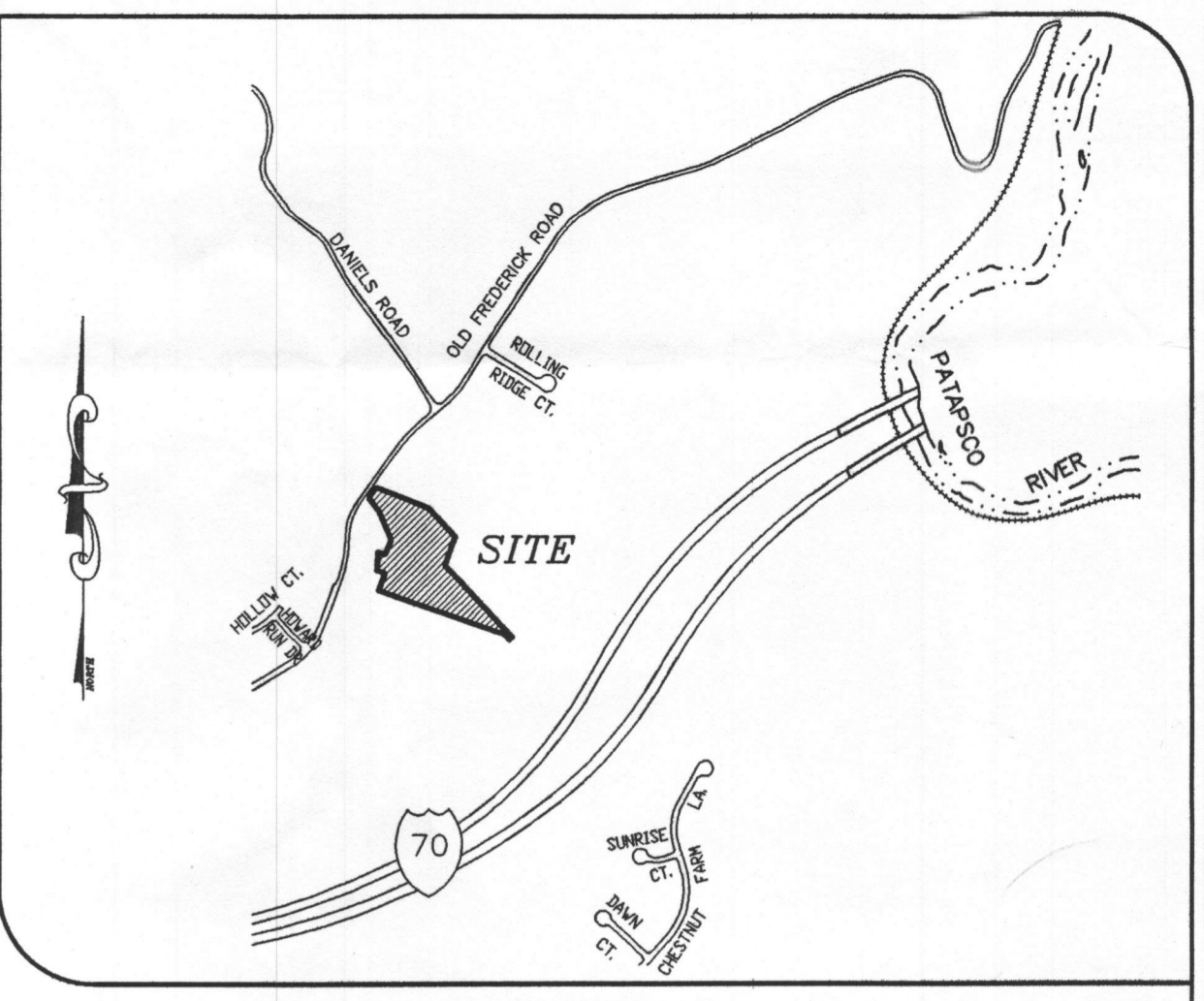
| | | | |
|---------|----------|--------------|-----|
| date | MAY 2006 | approval | CBE |
| project | OS-018 | illustration | JJO |
| scale | JJO | revisions | NTS |

| | |
|-------------|--|
| date | |
| description | |
| revisions | |
| no. | |

KEFAUVER PROPERTY, LOT 5
SITE DEVELOPMENT PLAN
TAX MAP 18 PARCEL 371 LOT 5
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0288 Fax.

03-062.dwg \062-perc-plat-16b04.dwg



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES :

- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
- SITE LOCATION : TAX MAP 18, PARCEL 371, GRID 7, LOT 1 DEED REFERENCE : 2857/2. SITE AREA : 5.43 ACRES ±
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED SEPTIC EASEMENTS HAVE BEEN SHOWN.
- WETLANDS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN JANUARY 2004.
- NO FLOODPLAIN EXISTS ON-SITE.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE.
- OFF-SITE TOPOGRAPHY ON THE DIBARTOLOMEO PROPERTY SHOWN IN ACCORDANCE WITH A PERC CERTIFICATION PLAT APPROVED IN DECEMBER 2003.
- PROPOSED WELL ON LOT 5 TO BE DRILLED PRIOR TO SIGNATURE APPROVAL OF THE RECORD PLAT.

LEGEND

- 15% TO 24.9% SLOPES
- 25% SLOPES OR GREATER
- PROPOSED SEPTIC EASEMENTS
- EXISTING SEPTIC EASEMENT
- PASSED PERC HOLES
- FAILED PERC HOLES
- PROPOSED WELL WITH REPLACEMENT WELL BOX

SOILS DESCRIPTION

| SYMBOL | DESCRIPTION |
|--------|--|
| BrB2 | BRANDYWYNE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C |
| BrC3 | BRANDYWYNE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C |
| BrD3 | BRANDYWYNE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE C |
| ChB2 | CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B |
| CuB | COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES --- TYPE B |
| EnB2 | ELSNBORI LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B |
| MIB2 | MANOR LGAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B |
| MIC3 | MANOR LGAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B |
| MID3 | MANOR LGAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE B |

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Demetrius M. P. S. 3-17-04
HOWARD COUNTY HEALTH OFFICER/FA 3/17/04 DATE

NOTE
10/20/05 Final Plan
8/27/04 shows Lot 5
well site reported
to be staked by
surveyor-permit
issued. (BB)
as private water
Tog assessed in 04, but
no evidence that it
was drilled (Pa)

3/15/04
MILDENBERG, BOENDER & ASSOCIATES, INC.
Engineers Planners Surveyors

MILDENBERG, BOENDER & ASSOCIATES, INC.
Engineers Planners Surveyors
5072 Dumbarton Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-2600 Fax (301) 821-5551 Wash. (410) 997-0998 Fax

KEFAUVER PROPERTY
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
TAX MAP 18 - PARCEL 371 - GRID 7 - LOT 1
SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
PERC CERTIFICATION PLAT

project 2003-062
date FEB 2004
illustration engineering
scale SJD
revision SJD
approval RJH
date 1" = 50'

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELICOTT CITY, MARYLAND 21043

COORDINATE LIST

| NO. | NORTH | EAST |
|-----|-------------|---------------|
| 1 | 596,234.269 | 1,367,081.184 |
| 2 | 596,122.692 | 1,367,364.240 |
| 3 | 595,966.413 | 1,367,506.176 |
| 4 | 595,814.141 | 1,367,451.022 |
| 5 | 595,427.046 | 1,367,812.540 |
| 6 | 595,552.872 | 1,367,453.258 |
| 7 | 595,612.728 | 1,367,283.516 |
| 8 | 595,648.160 | 1,367,184.323 |
| 9 | 595,679.536 | 1,367,094.018 |
| 10 | 595,772.293 | 1,367,128.445 |
| 11 | 595,787.072 | 1,367,085.879 |
| 12 | 595,886.972 | 1,367,091.876 |
| 13 | 595,873.850 | 1,367,129.671 |
| 14 | 595,952.094 | 1,367,162.926 |
| 15 | 596,107.497 | 1,367,096.449 |
| 16 | 596,178.010 | 1,367,040.483 |

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLAND TABLE

| LINE | BEARING & DISTANCE |
|------|--------------------|
| W1 | S78°17'32"E 19.71' |
| W2 | N50°30'29"W 19.88' |
| W3 | N67°01'33"W 38.48' |
| W4 | N81°25'30"W 28.30' |
| W5 | S89°58'35"W 21.32' |
| W6 | N84°51'37"W 30.61' |
| W7 | N47°35'24"W 10.48' |
| W8 | S27°44'17"W 63.84' |
| W9 | N36°40'47"W 25.07' |
| W10 | N45°58'05"W 70.31' |
| W11 | N23°41'11"E 15.87' |
| W12 | S72°46'52"E 41.81' |
| W13 | N13°55'23"E 48.94' |
| W14 | S52°07'35"E 32.53' |
| W15 | S18°16'50"E 29.57' |
| W16 | S67°25'30"E 19.03' |
| W17 | S83°47'27"E 33.06' |
| W18 | S88°15'41"E 26.58' |
| W19 | S70°25'43"E 61.32' |

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND 21043

| NAME | DATE |
|-------------------------------|------|
| JOHN B. MILDENBERG, SURVEYOR | |
| ANDREW J. FOEHRKOLB, OWNER | |
| CHRISTINE W. FOEHRKOLB, OWNER | |

TOTAL AREA TABULATION

| | |
|---------------------------------|-----------|
| NUMBER OF BUILDABLE LOTS | 2 |
| NUMBER OF BULK PARCELS | 0 |
| NUMBER OF OPEN SPACE LOTS | 0 |
| NUMBER OF LOTS OR PARCELS | 2 |
| AREA OF BUILDABLE LOTS | 5.43 AC ± |
| AREA OF BULK PARCELS | 0 AC |
| AREA OF OPEN SPACE LOTS | 0 AC |
| AREA OF RECREATIONAL OPEN SPACE | 0 AC |
| AREA OF 100 YEAR FLOODPLAIN | 0 AC |
| AREA OF ROADWAY | 0 AC |
| AREA | 5.43 AC ± |

APPROVED: FOR PRIVATE WATER (LOT 4), PRIVATE SEWERAGE SYSTEMS (LOTS 4 & 5), AND PUBLIC WATER (LOT 5) HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Penny E. Borenstein 10/19/05
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

| | |
|---|------|
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| DIRECTOR | DATE |

EASEMENT TABLE

| LINE | BEARING & DISTANCE | LINE | BEARING & DISTANCE | LINE | BEARING & DISTANCE | LINE | BEARING & DISTANCE | LINE | BEARING & DISTANCE |
|------|------------------------------------|------|----------------------------------|------|---------------------|------|--------------------|------|---------------------|
| E1 | R=102.50'; L=66.48'; Δ=37°09'35" | E43 | S17°15'34"E 130.64' | E64 | N58°10'39"W 227.25' | E86 | N48°04'11"E 6.92' | E96 | N31°23'13"E 100.27' |
| E2 | S17°15'34"E 148.26' | E44 | 117.34' | E65 | 61.25' | E87 | N20°59'39"E 54.84' | E97 | S63°29'13"W 78.88' |
| E3 | 16.93' | E45 | 13.31' | E66 | 19.14' | E88 | N37°05'54"E 13.91' | E98 | S88°51'27"W 47.83' |
| E4 | 30.54' | E46 | R=100.00'; L=37.41'; Δ=21°25'55" | E67 | 30.05' | E89 | 3.85' | E99 | S83°51'30"W 8.54' |
| E5 | 100.79' | E47 | L=4.90' | E68 | S31°23'13"W 112.54' | E90 | 5.17' | E100 | S75°36'32"W 60.85' |
| E6 | R=117.50'; L=159.37'; Δ=77°42'39" | E48 | L=32.51' | E69 | S65°05'55"W 36.54' | E91 | 4.89' | E101 | S72°02'32"W 63.94' |
| E7 | L=54.10' | E49 | N85°00'22"E 32.72' | E70 | 32.36' | E92 | N37°06'01"E 14.99' | E102 | S84°33'16"W 74.48' |
| E8 | L=21.94' | E50 | 13.85' | E71 | 4.18' | E93 | N65°05'55"E 35.46' | E103 | S88°51'27"W 44.07' |
| E9 | L=83.33' | E51 | S58°10'39"E 205.78' | E72 | S37°06'01"W 10.01' | E94 | N65°05'55"E 0.23' | E104 | S63°29'13"W 55.12' |
| E10 | R=2012.50'; L=221.36'; Δ=06°18'08" | E52 | 35.86' | E73 | S37°05'54"W 11.09' | E95 | N65°05'55"E 35.23' | | |
| E11 | R=1987.50'; L=210.20'; Δ=06°03'35" | E53 | 39.90' | E74 | 1.96' | | | | |
| E12 | R=142.50'; L=193.27'; Δ=77°42'39" | E54 | 130.02' | E75 | 9.13' | | | | |
| E13 | L=103.57' | E55 | N31°40'36"E 8.71' | E76 | N20°59'39"E 56.82' | | | | |
| E14 | L=20.13' | E56 | N67°42'06"E 31.74' | E77 | 0.26' | | | | |
| E15 | L=69.57' | E57 | S75°52'04"E 144.29' | E78 | 51.38' | | | | |
| E16 | N17°15'34"W 148.26' | E58 | N75°52'04"W 167.79' | E79 | S48°04'11"W 33.14' | | | | |
| E17 | 104.44' | E59 | 142.30' | E80 | 7.29' | | | | |
| E18 | 25.20' | E60 | 20.95' | E81 | 25.84' | | | | |
| E19 | 18.63' | E61 | 4.54' | E82 | S48°04'07"W 72.70' | | | | |
| E20 | R=77.50'; L=50.40'; Δ=37°28" | E62 | S67°42'06"W 18.66' | E83 | 15.57' | | | | |
| E21 | L=13.28' | E63 | S31°40'36"W 22.26' | E84 | 57.13' | | | | |
| E22 | L=37.12' | | | E85 | N48°04'07"E 28.40' | | | | |
| E23 | S06°10'30"E 9.79' | | | | | | | | |
| E24 | R=140.00'; L=63.17'; Δ=25°51'08" | | | | | | | | |
| E25 | S17°15'34"E 130.64' | | | | | | | | |
| E26 | 10.85' | | | | | | | | |
| E27 | 30.54' | | | | | | | | |
| E28 | 89.25' | | | | | | | | |
| E29 | R=107.50'; L=145.80'; Δ=77°42'39" | | | | | | | | |
| E30 | 52.91' | | | | | | | | |
| E31 | 22.39' | | | | | | | | |
| E32 | 70.50' | | | | | | | | |
| E33 | R=2022.50'; L=220.55'; Δ=06°14'52" | | | | | | | | |
| E34 | R=1982.50'; L=207.97'; Δ=06°00'38" | | | | | | | | |
| E35 | L=154.16' | | | | | | | | |
| E36 | 7.66' | | | | | | | | |
| E37 | L=53.81' | | | | | | | | |
| E38 | R=147.50'; L=200.06'; Δ=77°42'39" | | | | | | | | |
| E39 | L=105.81' | | | | | | | | |
| E40 | 18.76' | | | | | | | | |
| E41 | L=21.21' | | | | | | | | |
| E42 | L=73.04' | | | | | | | | |

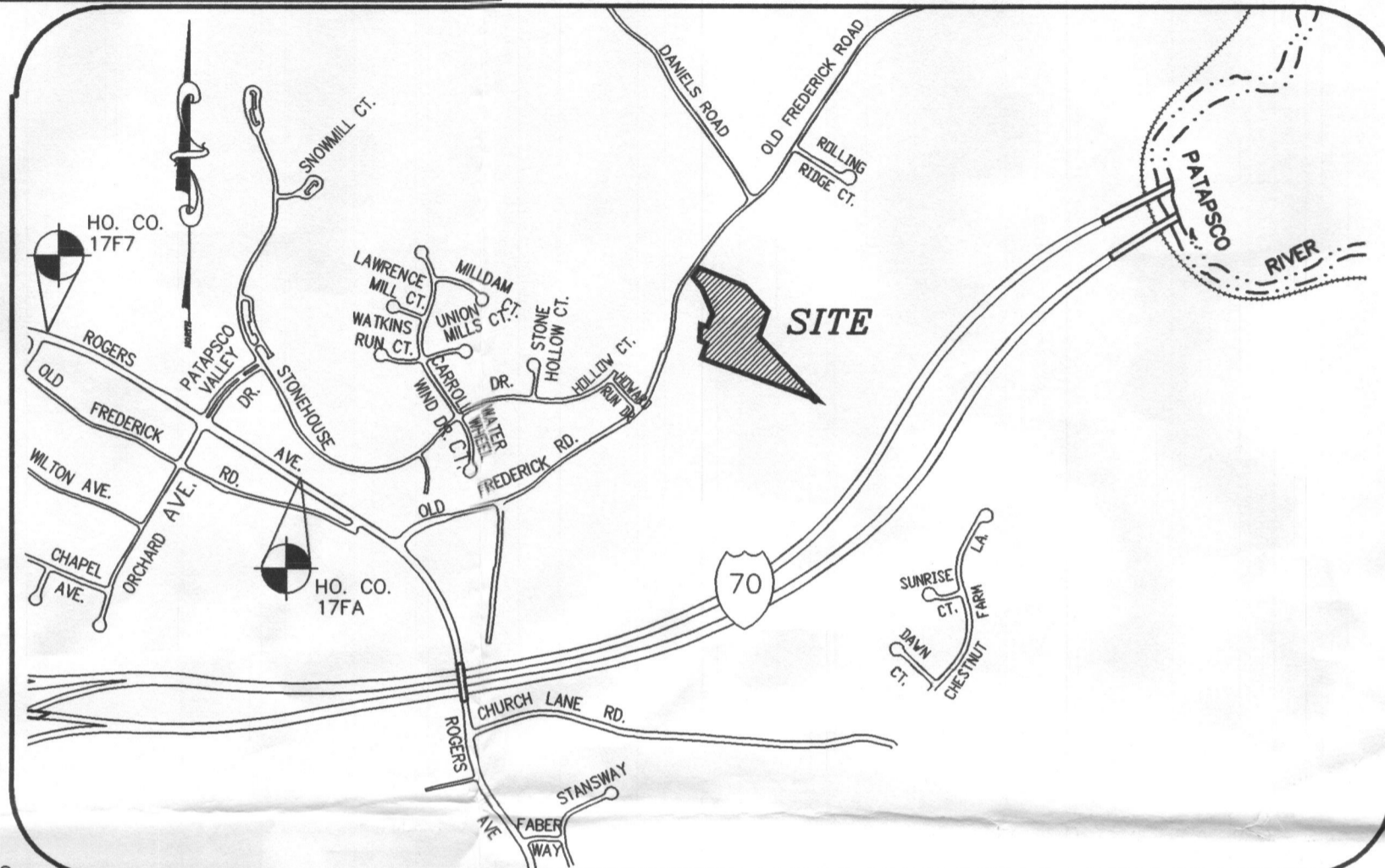
34. THIS PLAT IS SUBJECT TO WP-05-20 APPROVED ON JANUARY 25, 2005, WAIVING SECTION 16.120(b)(4) WHICH REQUIRES RESIDENTIAL LOTS TO BE DESIGNED TO BE USABLE IN TERMS OF BEING REGULAR, GENERALLY RECTANGULAR LOT SHAPE, AND WITH LOT DIMENSIONS GENERALLY NOT EXCEEDING A 3:1 LOT DEPTH TO LOT WIDTH RATIO AND PROHIBITS THE CREATION OF FOREST CONSERVATION EASEMENTS ON A RESIDENTIAL LOT LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- APPROVAL AND COMPLIANCE TO ALL COMMENTS GENERATED FROM THE REVIEW OF THE SUBDIVISION, FINAL PLAT F-04-161.
- TO FULFILL PART OF THE FOREST CONSERVATION OBLIGATION, THE APPLICANT SHALL AMEND THE PLAT AND PLAN FOR F-04-161 TO REFLECT THE CREATION OF A FOREST CONSERVATION EASEMENT.
- COMPLIANCE WITH THE ENCLOSED HEALTH DEPARTMENT COMMENTS DATED SEPTEMBER 30, 2004.

35. THIS PLAT IS SUBJECT TO A DESIGN MANUAL WAIVER APPROVED ON MARCH 31, 2005 TO ALLOW THE EXISTING HOUSE ON LOT 4 TO UTILIZE AN EXISTING PRIVATE WELL IN LIEU OF PROVIDING A PUBLIC WATER CONNECTION. LOT 5 WILL UTILIZE A PUBLIC WATER CONNECTION.

36. THE FOREST CONSERVATION EASEMENTS SHOWN HEREON, HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING, OR THAT AFFECT PROPOSED PLANTING/RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR RECALCULATION OF FOREST REQUIREMENTS AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

37. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 4 THROUGH 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP
SCALE 1"=1000'

27. THE OFF-SITE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE OFF-SITE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

28. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY 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.

29. A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 5.

30. A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF 1 NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(o) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

31. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. DECLARATION OF MAINTENANCE OBLIGATION FOR THE EXISTING USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA MDE. A VARIANCE FROM MDE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.

33. THIS PLAT IS SUBJECT TO WP-91-32 APPROVED ON NOVEMBER 6, 1990, GRANTING DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).

GENERAL NOTES

- TAX MAP: 18, PARCEL: 371, BLOCK: 7.
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDENBERG, BOENDER & ASSOC., INC. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17F7 & 17FA.
STA. No. 17F7 N 595,829.624 ELEV. 469.47
E 1,363,088.37
STA. No. 17FA N 594,948.366 ELEV. 476.79
E 1,364,626.79
- DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES EXIST ON-SITE.
- NO HISTORIC STRUCTURES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 28, 2004.
- FOREST CONSERVATION OBLIGATIONS FOR LOT 4 & 5 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY REFORESTATION OF 0.94 ACRES (40,946.4 SQ. FT.) AND AFFORESTATION OF 0.21 ACRES (9,147.6 SQ. FT.) FOR A TOTAL OF 1.15 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.13 ACRES (5,662.8 SQ. FT.) IN THE AMOUNT OF \$2,831.40. REFER TO THE FOREST CONSERVATION PLAN ON FILE WITH THIS PLAT FOR CALCULATIONS.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- DENOTES EXISTING 25' DRAINAGE AND UTILITY EASEMENT; EASEMENT FOR INGRESS, EGRESS, & MAINTENANCE FOR LOTS 1, 2, & 3; AND EASEMENT FOR ACCESS TO AND FROM DRAINAGE FACILITIES LOCATED ON LOTS 1, 2, & 3 PER PLAT # 9862.
- DENOTES AN EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PER PLAT # 9862.
- DENOTES A 40' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT & 40' FUTURE ROAD RESERVATION.
- DENOTES A FOREST CONSERVATION EASEMENT AREA.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- AREA OF SUBDIVISION = 5.43 AC ±
AREA OF THE SMALLEST LOT = 56,771 SQ. FT. (1.30 ACRES)
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECTION, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 5, AND IF UNCHANGED, THE FINANCIAL SURETY FOR THE REQUIRED 10 SHADE TREES IN THE AMOUNT OF \$3,000.00 SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 5.
- THERE IS AN EXISTING STRUCTURE ON LOT 4 KNOWN AS 8525 OLD FREDERICK ROAD. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- THERE IS RESTRICTED ACCESS TO OLD FREDERICK ROAD, EXCEPT AT THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY EASEMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, UNLESS APPROVED UNDER A WAIVER PETITION.

NOTE: THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOT 1 INTO LOTS 4 AND 5.

OWNER'S STATEMENT

WE, ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS _____ DAY OF _____

ANDREW J. FOEHRKOLB, OWNER
CHRISTINE W. FOEHRKOLB, OWNER

WITNESS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THAT LAND RECORDED AS PLAT # 9862, "KEFAUVER PROPERTY, LOTS 1 TO 3" AND THAT LAND CONVEYED BY JOHN ROBERT MCNABB AND PHYLLIS IRENE MCNABB, HUSBAND & WIFE, EMERSON KEFAUVER AND ALMA RUTH KEFAUVER, HUSBAND & WIFE, TO ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB BY DEED DATED JANUARY 8, 1993, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2857 AT FOLIO 0005 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KEFAUVER PROPERTY, LOTS 4 & 5
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1

SHEET 1 OF 2

TAX MAP 18
PARCEL NO. 371
GRID NO. 7
LOT 1

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: AS SHOWN
DATE: SEPTEMBER 2005
DPZ FILE NOS.
WP-91-32; F-89-35

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

