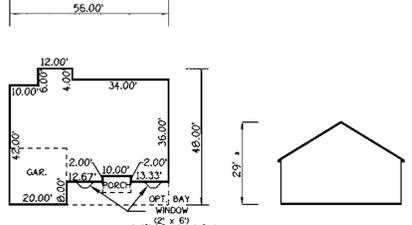
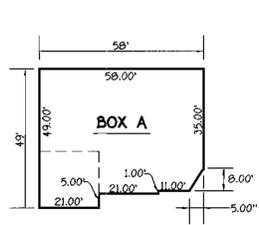


YORKSHIRE MANOR



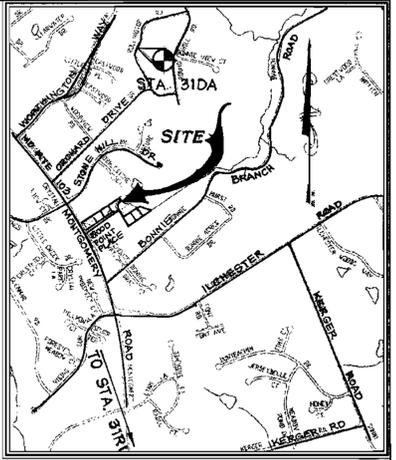
WINDEMERE



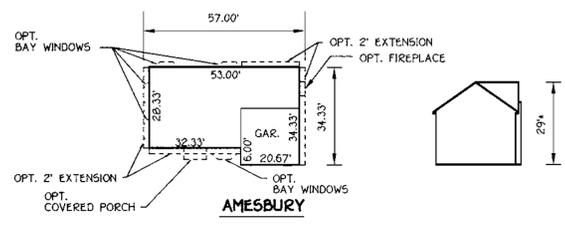
BOX A

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
• 624	Spot Elevation
-55F-56F	Super Silt Fence
WALK	Proposed Walkout
---	Existing Earth Dike per F-01-98
---	Existing Tree Line
L.O.D.	Limit Of Disturbance
(S)	Existing Street Trees and Perimeter Landscaping taken from F-01-98

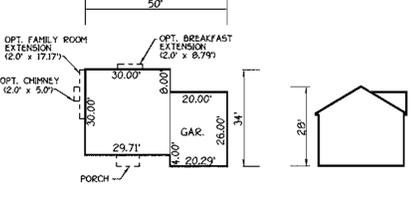
Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac \ Potomac II  
Saint James  
Sterling  
Trenton  
Yorkshire Manor  
Willow Bend



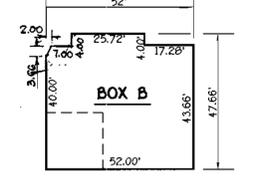
VICINITY MAP  
SCALE: 1" = 120'



AMESBURY



SAINT JAMES



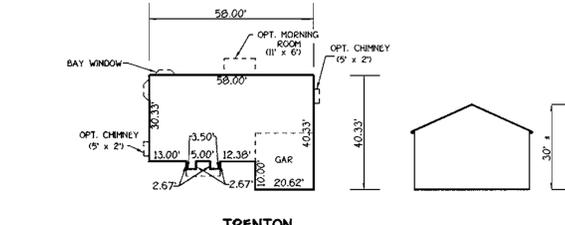
BOX B

Belmont No Rear S.R.  
Potomac \ Potomac II  
Saint James  
Willow Bend No Foundation Options  
or Opt 4 ext.

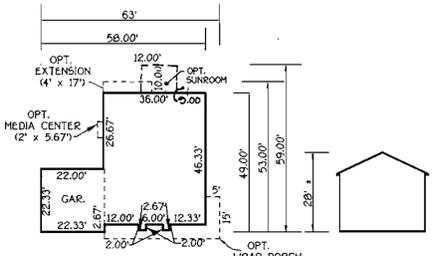
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
4	8103 WOOD POINT PLACE
5	8107 WOOD POINT PLACE
6	8111 WOOD POINT PLACE
7	8115 WOOD POINT PLACE
9	8116 WOOD POINT PLACE
10	8120 WOOD POINT PLACE
11	8124 WOOD POINT PLACE

GENERAL NOTES

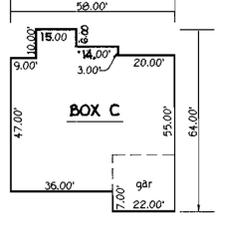
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- TOTAL AREA OF SITE 2.71 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 7 (SINGLE FAMILY DETACHED DWELLING)
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF THE START OF WORK AT 410-318-1880.
- PRIOR TO THE START OF WORK.
- LIMITS OF DISTURBANCE: 2.068 ACRES
- AREA OF SUBMISSION: 2.71 ACRES
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: DP-00-04 F-06-104, F-01-99 WAS CONT\* 14-3027-D, WP-00-107.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: R.H. MOCHI GROUP, P.C. ON OR ABOUT JULY, 1997
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 31R1 E 137251.5798 ELEV. 401.678'  
N 565303.465 N 571982.645 E 1372144.970 ELEV. 401.678'
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-98. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3027-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF TWELVE THOUSAND, ONE HUNDRED AND EIGHTY DOLLARS (\$12,180). LANDSCAPING SHOWN IS TAKEN FROM APPROVED ROAD DRAWINGS F-01-98.
- GRAVITY SEWER SERVICE TO FIRST FLOOR ONLY LOT II.
- USE-IN-COMMON 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 (4 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1/2" MINIMUM).  
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND, STREAM BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED PER F-01-98.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY PRIVATELY OWNED AND MAINTAINED DETENTION FACILITY ON OPEN SPACE LOT 12.
- PERIMETER LANDSCAPING FOR LOTS 4 THRU 11 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE 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 65 dBA 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.
- THE PROPOSED SUBDIVISION DESIGN IS SUBJECT TO WAIVER WP-00-107 (APPROVED ON JUNE 14, 2000), A WAIVER TO THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FROM 40 FEET TO 0 FEET FOR OPEN SPACE LOTS 12 & 13.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 1.58 ACRES WITH 1.41 ACRES OF CREDITED EASEMENT AND 0.17 ACRES OF NON-CREDITED FLOODPLAIN EASEMENT, PROVIDED WITH F-01-98.
- PERIMETER LANDSCAPING SHOWN IS TAKEN FROM HOWARD COUNTY FILE F-01-98.
- USED HO. CO. STD. DRIVEWAY DETAIL R.6.05.
- IN ACCORDANCE WITH SECTION 12B OF THE HO. CO. ZONING REG., 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.



TRENTON

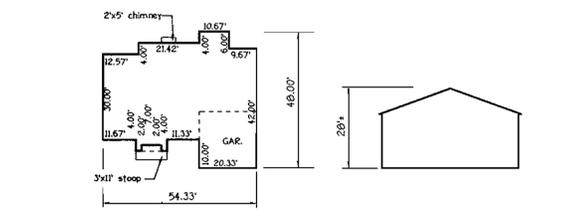


ABBEY

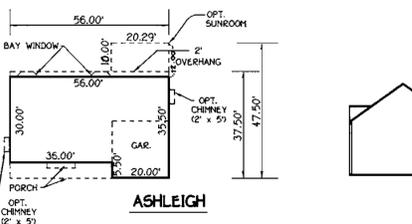


BOX C

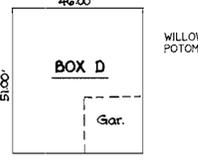
Abbey no wrap porch  
Amesbury  
Ashleigh  
Belmont  
Kent  
Potomac \ Potomac II  
Saint James  
Sterling  
Trenton  
Windemere  
Willow Bend  
Yorkshire Manor



STERLING

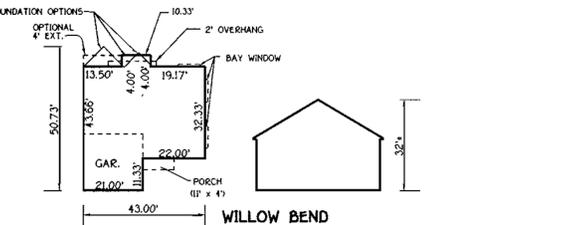


ASHLEIGH

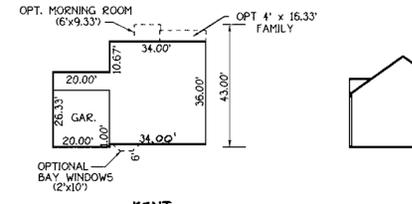


BOX D

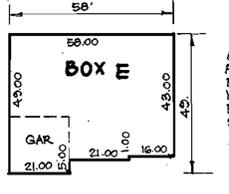
WILLOW BEND  
POTOMAC/POTOMAC II



WILLOW BEND

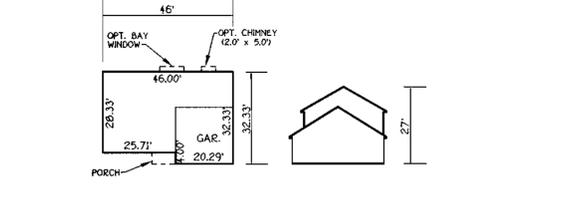


KENT

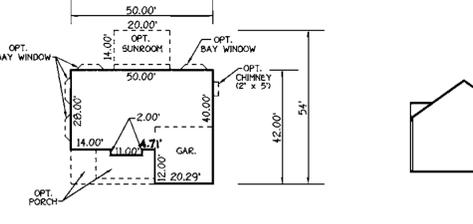


BOX E

Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac/Potomac II  
Saint James  
Sterling  
Trenton  
Yorkshire Manor  
Willow Bend  
Windemere



POTOMAC / POTOMAC II



BELMONT

LOT INFORMATION			
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
8	14,351	351	14,000
9	15,089	1,089	14,000
10	15,715	1,715	14,000
11	16,803	2,319	14,564

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SITE DEVELOPMENT PLAN
SHEET 3	SEDIMENT AND EROSION CONTROL PLAN
SHEET 4	DETAIL SHEET



REVISIONS



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 Howard Soil Conservation District."

Signature of Engineer: *Edward C. ...* Date: 5-23-2001

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that 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 Howard Soil Conservation District."

Signature of Developer: *Michael H. ...* Date: 5-23-01

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *John M. ...* Date: 12/5/01  
 Signature: *John K. ...* Date: 12/5/01

OWNER/DEVELOPER: ELLICOTT CITY LAND HOLDING CO.  
 8000 MAIN STREET  
 ELLICOTT CITY MARYLAND 21043  
 PHONE No. (410) 480-9105

BUILDER: TRINITY BUILDERS  
 7320 GRACE ROAD  
 COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

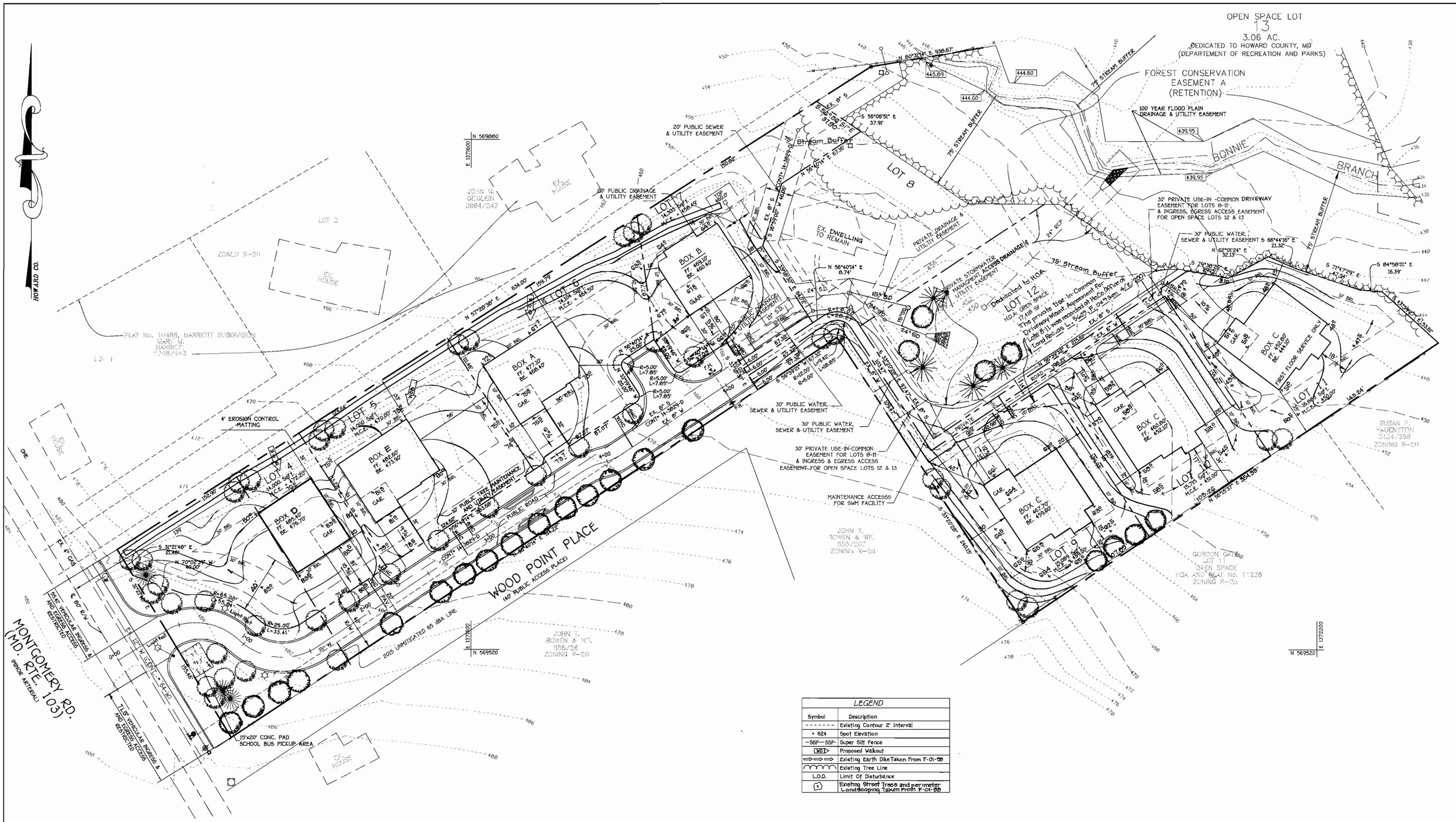
Signature: *...* Date: 12/11/01  
 Signature: *...* Date: 12/10/01  
 Signature: *...* Date: 12/14/01

PROJECT	SECTION/AREA	LOT NO.			
ZANTI PROPERTY		4-7, AND 9-11			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700
WATER CODE	SEWER CODE				
G-01	1255028				

SITE DEVELOPMENT PLAN

ZANTI PROPERTY  
 4-7, AND 9-11  
 ZONING: R-20

SINGLE FAMILY DETACHED DWELLING  
 TAX MAP No: 31 PARCEL: 106 GRID: 14  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: NOVEMBER, 2001  
 SHEET 1 OF 4



**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
+ 624	Spot Elevation
-55F-55F	Super Silt Fence
[W]	Proposed Walkout
[E]	Existing Earth Dike Taken From F-01-28
[T]	Existing Tree Line
L.O.D.	Limit of Disturbance
[X]	Existing Street Trees and perimeter Landscaping Taken From F-01-28

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2555

REVISIONS

No.	Description



**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 Howard Soil Conservation District."

Signature of Engineer: *Michael Pfauf* Date: 5-23-01

**DEVELOPER'S CERTIFICATE**  
 "I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that 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 Howard Soil Conservation District."

Signature of Developer: *Michael Pfauf* Date: 5-23-01

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jim Mayes* Date: 12/19/01  
 U.S.D.A.-Natural Resources Conservation Service

Signature: *John M. Roberts* Date: 12/19/01  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD

OWNER/DEVELOPER	BUILDER
ELLCOTT CITY LAND HOLDING CO. 8000 MAIN STREET ELLCOTT CITY MARYLAND 21043 PHONE No. (410) 480-9105	TRINITY BUILDERS 7320 GRACE ROAD COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *John M. Roberts* Date: 12/14/01  
 Chief, Division of Land Development

Signature: *Michael Pfauf* Date: 12/10/01  
 Chief, Development Engineering Division

Signature: *John M. Roberts* Date: 12/14/01  
 Director, Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
ZANTI PROPERTY		4-7, AND 9-11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700

WATER CODE: G-01 SEWER CODE: 1255028

**SITE DEVELOPMENT PLAN**

**ZANTI PROPERTY**  
 4-7, AND 9-11  
 ZONING: R-20  
 SINGLE FAMILY DETACHED DWELLING

TAX MAP No: 31 PARCEL: 106 GRID: 14  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: NOVEMBER, 2001  
 SHEET 2 OF 4

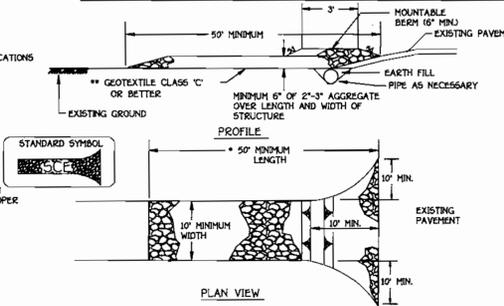
**SDP 01-135**



**SEDIMENT CONTROL NOTES**

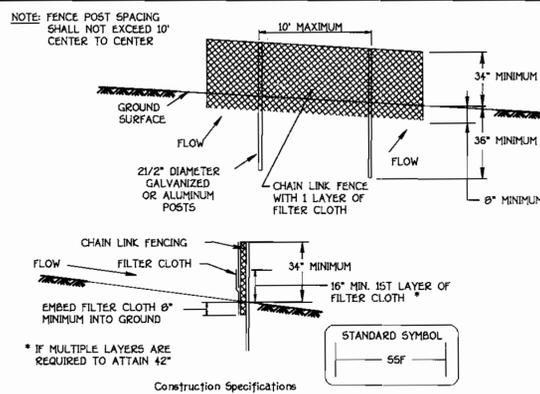
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (SIS-359).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1. 10 IN DAYS AS TO ALL OTHERS 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 PERIOD SPECIFIED ABOVE. IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 30), SO2 (SEC. 30), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**  
 TOTAL AREA OF SITE: 2.714 ACRES  
 AREA DISTURBED: 2.062 ACRES  
 AREA TO BE ROOFED OR PAVED: 0.556 ACRES  
 AREA TO BE VEGETATIVELY STABILIZED: 1.516 ACRES  
 TOTAL CUT: 1.516 CUBIC YARDS  
 TOTAL FILL: 1.025 CUBIC YARDS
- SPRINTS, WASTE/BORROW AREA LOCATION:**  
 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 OR DESIGNED 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 OBTAINED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER GRADING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE FINAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PEE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**STABILIZED CONSTRUCTION ENTRANCE**



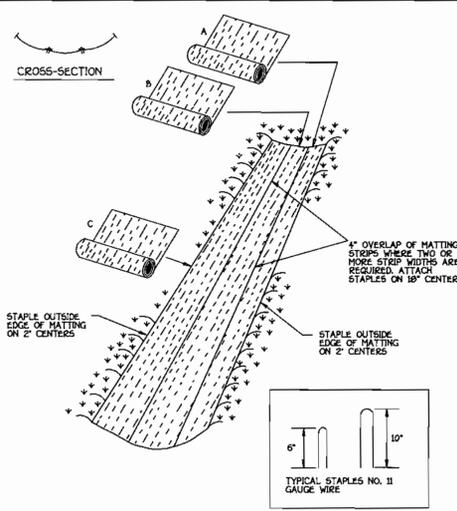
- Construction Specifications**
- Length - minimum of 50' (30' for single residence lot).
  - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
  - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*The plan approval authority may not require single family residences to use geotextile.
  - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equipment 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 term with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe shall be sized according to the drainage. When the SCE is located at a high spot and has no drainage to cover a pipe will not be necessary. Pipe shall be sized according to the amount of runoff to be covered. 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.

**SUPER SILT FENCE**



- Construction Specifications**
- 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 truss 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 buildup removed when "buires" 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: MSMT 509  
 Tensile Modulus: 20 lbs/in (min) Test: MSMT 509  
 Flow Rate: 0.3 gal/ft /minute (max) Test: MSMT 322  
 Filtering Efficiency: 75% (min) Test: MSMT 322

**EROSION CONTROL MATTING**

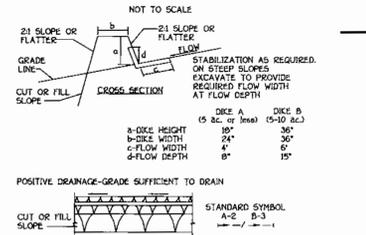


- Construction Specifications**
- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
  - Staple the 4" overlap in the channel center using an 18" spacing between the staples.
  - Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
  - Staples shall be placed 2" apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
  - Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", while the bottom strip shall overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
  - The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow will enter from the edge of the matting then the area affected by the flow must be key-in.

**STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION**

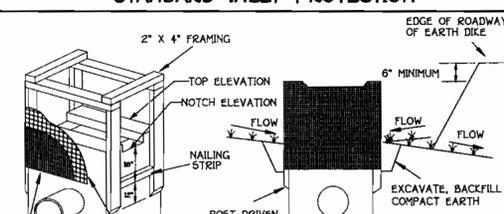
- Using vegetation as cover for barren soil to protect it from forces that cause erosion. Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment load and runoff to downstream areas, and improving wildlife habitat and visual resources.
- CONDITIONS WHERE PRACTICE APPLIES**  
 This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Temporary Seeding areas shall be cleared areas being left in place between construction phases, earth dikes, etc. and for Permanent Seeding are bare, dune, cut and fill slopes and other areas that require vegetative stabilization methods and materials.
- EFFECTS ON WATER QUALITY AND QUANTITY**  
 Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration/evaporation, transpiration/precipitation, and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by absorbing those substances present within the root zone.
- SEEDING METHODS**  
 Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.
- Site Preparation**
    - Initial erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
    - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
    - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
  - Soil Amendments (Fertilizer and Lime Specifications)**
    - Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
    - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully blended according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
    - Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 50% total oxidized calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that at least 50% will pass through a #20 mesh sieve and 90% will pass through a #100 mesh sieve.
    - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
  - Seeded Preparation**
    - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plow or other equipment. After the soil is loosened, it should be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be graded leaving the surface level in an irregular condition with ridges running parallel to the contour of the slope.
    - Apply fertilizer and lime as prescribed on the plans.
    - Apply soil conditioner or soil stabilizer into the top 3-5" of soil by disking or other suitable means.
  - Permanent Seeding**
    - Soil shall be between 6.0 and 7.0 pH.
    - Soil shall contain less than 500 parts per million (ppm) of soluble salts.
    - The soil shall contain less than 40% clay, but enough fine grained material to provide the capacity to hold a moderate amount of moisture. An exception is loess/loam or silt loam/loam soils to be planted, then a sandy soil (50% silt plus clay) would be acceptable.
    - Soil shall contain 1.5% minimum organic matter by weight.
    - Soil shall be sufficiently porous to permit adequate root penetration.
    - If these conditions cannot be met by soils on site, adding topsoil is required.
    - In accordance with Section 21 Standards and Specifications for Topsoil.
    - Areas previously graded in conformance with the definition of a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
    - Apply soil amendments as per soil test or as included on the plans.
    - Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be rolled to smooth the surface. Seed beds should be rolled and broken, and ready the area for seed and application. Where site conditions will not permit normal seeded preparation, loose surface soil by shaping with a heavy chain or other equipment to roughen the surface. Strip slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-2" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.
  - Seed Specifications**
    - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to testing by the State Seed Laboratory. All seed shall be tested within the 6 months immediately preceding the date of sowing such material on this job.
    - Note: Seed that shall be made available to the contractor to verify the type and rate of seed used.
    - Innocuous - The inoculant for treating hygiene seed in the seed mixture shall be a pure culture of nitrogen fixing bacteria (Bradyrhizobium japonicum) which shall be applied to the seed as an inoculant in the amount of 100,000 cells per gram of seed. Use fresh inoculant as directed on package. Use four times the recommended rate when using 100,000 cells per gram of seed.
    - Method of Seeding - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer, broadcast or drop seeding, or a cultipacker spreader.
    - If fertilizer is to be incorporated into the seedbed it shall be incorporated into the Temporary or Permanent Seeding Surmaries or Tables 26B or 26C. The seeded area shall be rolled with a weighted roller to provide good seed to soil contact.
    - Where practical, seed should be applied in two directions perpendicular to each other. Apply roller the seeding rate in each direction.
    - Drill or Cultipacker seeding - Mechanized seeders that apply and cover seed with soil.
    - Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
    - Where practical, seed should be applied in two directions perpendicular to each other. Apply roller the seeding rate in each direction.
  - Mulch Specifications (in order of preference)**
    - Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be moist, mold, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
    - Wood Cellulose Fiber Mulch (WCFM)
      - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
      - WCFM shall be dry green, contain a green dye in the dyeing that will provide an appropriate visual inspection with the unit's operator.
      - WCFM (including dye) shall contain no germination or growth inhibiting factors.
      - WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a better-like ground cover, on application having moisture absorption and penetration properties and shall cover and hold water seed in contact with the soil without inhibiting the growth of the seedlings.
      - The material shall contain no elements or compounds at concentrations levels that will be injurious to the seedlings.
    - WCFM must conform to the following physical requirements: fiber length 10 to 15 mm, diameter approximately 0.05 to 0.1 mm, ash content of 1.5% maximum and water holding capacity of 50% minimum.
  - Mulching Seeded Areas** - Mulch shall be applied to all seeded areas immediately after seeding.
    - If grading is completed outside of the seeding season, mulch shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
    - When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be spread to a uniform depth of between 1" and 2". Mulch applied shall adhere to a uniform distribution and depth so that the soil surface is not exposed. A mulch anchoring tool is to be used. The rate should be increased to 2.5 tons/acre.
    - Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
    - Securing Straw Mulch (Anchoring) - Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference, depending upon size of area and erosion hazard):
      - A mulch anchoring tool is a tractor driven implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping areas, this practice should be used on the contour of the slope.
      - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 100 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
      - Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and cross slopes. The recommended binders are: Acrylic, DLS (Agra-Tack), DCA-70 Petrol, Terra Tax II. Terra Tax II or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
      - Lightweight plastic netting may be applied over the mulch according to manufacturer's recommendations. Netting is suitable in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

**EARTH DIKE**



- Construction Specifications**
- ALL DIKES SHALL BE COMPLETED BY EARTH-MOVING EQUIPMENT.
  - ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
  - TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
  - EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF FROST/DRAINAGE SHALL BE CONVEYED TO A SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
  - STABILIZATION SHALL BE AS ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON. IN FLOW CHANNELS AS PER THE CHART BELOW.

**STANDARD INLET PROTECTION**



- Construction Specifications**
- Excavate completely around the inlet to a depth of 18" below the notch elevation.
  - Drive the 2" x 4" construction grade lumber posts 1" into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
  - Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
  - Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
  - Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
  - If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
  - The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

**PERMANENT SEEDING NOTES**

- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
- SEEDING PREPARATION:**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
- SOIL AMENDMENTS:**  
 APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (24 LBS./1000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 1.5 LBS. PER ACRE 0-10-20 FERTILIZER (9 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE 0-15 LBS./1000 SQ.FT.) OF 10-20-20 FERTILIZERS.
- SEEDING:**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (25 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (15 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ.FT.) OF WEEDING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (D) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (E) - USE 500L OPTION (D) - SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 100 LBS./ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.
- MULCHING:**  
 APPLY 1 TO 2 TONS PER ACRE (50 TO 90 LBS./1000 SQ.FT.) OF UNBOTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. COVER MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER USE 340 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.
- MAINTENANCE:**  
 INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.  
 \* FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNWEED AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS

**TEMPORARY SEEDING NOTES**

- APPLY TO ERODED OR CLEARED AREAS LIKELY TO BE REDEVELOPED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDING PREPARATION:**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS:**  
 APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (15 LBS./1000 SQ.FT.)
- SEEDING:**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (20 LBS./ACRE) OR WHEAT (20 LBS./ACRE) OR 20 LBS./ACRE OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER. USE 340 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.
- MULCHING:**  
 APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNBOTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 220 GALLONS PER ACRE (5.5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER. USE 340 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.
- REFER TO THE 1998 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT (0 DAYS)
- REGRADE EXISTING SEDIMENT AND EROSION CONTROL DEVICES AS INDICATED ON PLAN AND INSTALL NEW EROSION CONTROL DEVICES. INSTALL TEMPORARY SEEDING (3 DAYS)
- MASS GRADE TO LIMITS OF DISTURBANCE, 60 DAYS
- CONSTRUCT BUILDINGS (1 YEAR)
- FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING (30 DAYS)
- REMOVE E & S CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E & S CONTROL INSPECTOR. (4 DAYS)

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 410.461.7992

REVISIONS

**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 Howard Soil Conservation District."

Signature of Engineer: *Michael Pfaul* Date: 5-23-01

**DEVELOPER'S CERTIFICATE**

"I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will be a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Michael Pfaul* Date: 5-23-01

**REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.**

Signature: *Jim Meyer* Date: 12/5/01  
 Signature: *John Albratton* Date: 12/5/01

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Signature: *Conrad Henders* Date: 12/10/01  
 Signature: *John Albratton* Date: 12/10/01  
 Signature: *John Albratton* Date: 12/14/01

**SEDIMENT AND EROSION CONTROL PLAN**

**ZANTI PROPERTY**  
 4-7, AND 9-11  
 ZONING: R-20  
 SINGLE FAMILY DETACHED DWELLINGS  
 TAX MAP No: 31 PARCEL: 106 GRID: 14  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: NOVEMBER, 2001  
 SHEET 4 OF 4

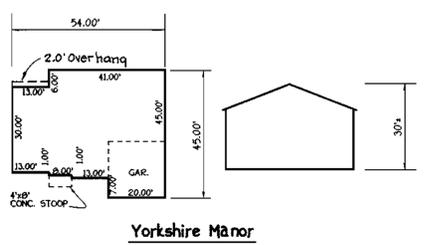
**OWNER/DEVELOPER**

ELLICOTT CITY LAND HOLDING CO.  
 8000 MAIN STREET  
 ELLICOTT CITY MARYLAND 21043  
 PHONE NO. (410) 480-9105

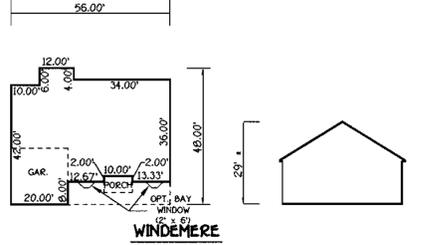
**BUILDER**

TRINITY BUILDERS  
 7320 WINDY ROAD  
 COLUMBIA, MD 21044

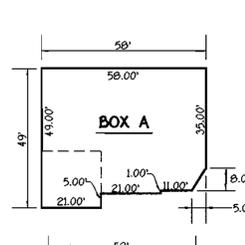
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700
WATER CODE	SEWER CODE				
G-01	1255028				



YORKSHIRE MANOR



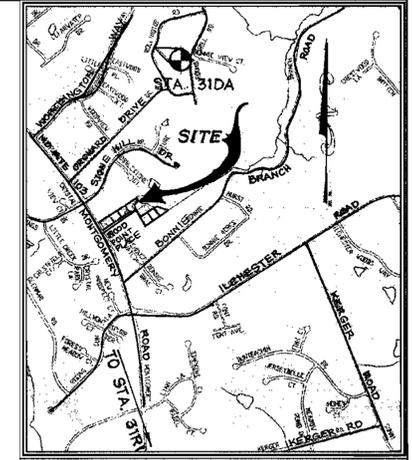
WINDEMERE



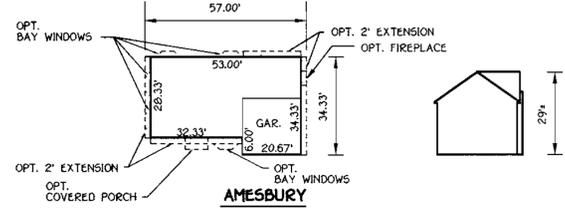
BOX A

Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac \ Potomac II  
Saint James  
Sterling  
Trenton  
Yorkshire Manor  
Willow Bend

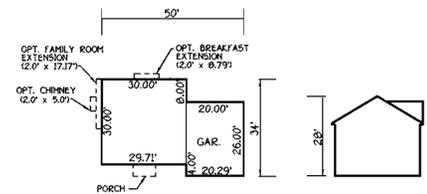
LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
• 624	Spot Elevation
-55f-55f	Super Silt Fence
---	Proposed Walkout
---	Existing Earth Dike per F-01-98
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(S)	Existing Street trees and Perimeter Landscaping taken from F-01-98



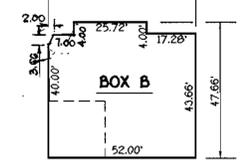
VICINITY MAP  
SCALE: 1" = 1200'



AMESBURY



SAINT JAMES



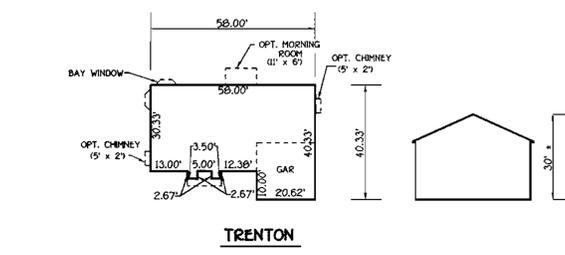
BOX B

Belmont No Rear S.R.  
Potomac \ Potomac II  
Saint James  
Willow Bend No Foundation Options or Opt 4 ext.

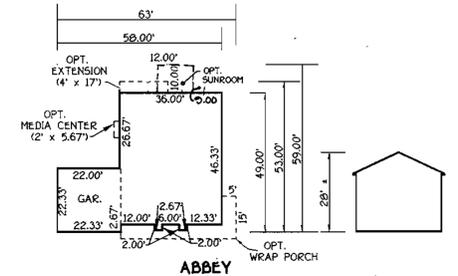
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
4	8103 WOOD POINT PLACE
5	8107 WOOD POINT PLACE
6	8111 WOOD POINT PLACE
7	8115 WOOD POINT PLACE
9	8116 WOOD POINT PLACE
10	8120 WOOD POINT PLACE
11	8124 WOOD POINT PLACE

GENERAL NOTES

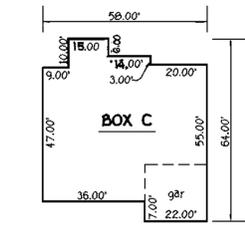
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- TOTAL AREA OF SITE 2.71 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 7 (SINGLE FAMILY DETACHED DWELLING)
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION 24 HOURS PRIOR TO THE START OF WORK AT 410-318-1800.
- LIMITS OF DISTURBANCE : 2.068 ACRES
- AREA OF SUBMISSION : 2.71 ACRES
- THE CONTRACTOR SHALL NOTIFY THIS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: DP-00-04 F-86-104, F-01-98 WAS CONT\* 14-3027-D, WP-00-107.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: R.M. MOCHI GROUP, P.C. ON OR ABOUT JULY, 1997
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 31R1 N 565303.465 E 1372917.678 ELEV. 401.678'  
HOWARD COUNTY MONUMENT 31DA N 571982.645 E 137244.970 ELEV. 401.678'
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-98. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3027-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE BIDDING PERMIT IN THE AMOUNT OF TWENTY THOUSAND, ONE HUNDRED AND EIGHTY DOLLARS (\$21,180). LANDSCAPING SHOWN IS TAKEN FROM APPROVED ROAD DRAWINGS F-01-98.
- GRAVITY SEWER SERVICE TO FIRST FLOOR ONLY LOT II.
- USE-IN-COMMON 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 - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 -1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING);  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND, STREAM BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED PER F-01-98.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY PRIVATELY OWNED AND MAINTAINED DETENTION FACILITY ON OPEN SPACE LOT 12.
- PERIMETER LANDSCAPING FOR LOTS 4 THRU 11 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE 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 65 dBA 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.
- THE PROPOSED SUBDIVISION DESIGN IS SUBJECT TO WAIVER WP-00-107 (APPROVED ON JUNE 14, 2000), A WAIVER TO THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FROM 40 FEET TO 0 FEET FOR OPEN SPACE LOTS 12 & 13.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 1.58 ACRES WITH 1.41 ACRES OF CREDITED EASEMENT AND 0.17 ACRES OF NON-CREDITED (FLOODPLAIN) EASEMENT, PROVIDED WITH F-01-98.
- PERIMETER LANDSCAPING SHOWN IS TAKEN FROM HOWARD COUNTY FILE F-01-98.
- USED HO. CO. STD. DRIVEWAY DETAIL R.6.05.
- IN ACCORDANCE WITH SECTION 12B OF THE HO. CO. ZONING REG., 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.



TRENTON

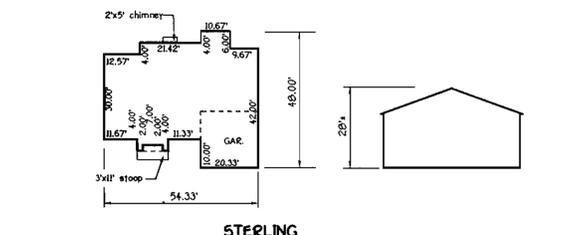


ABBAY

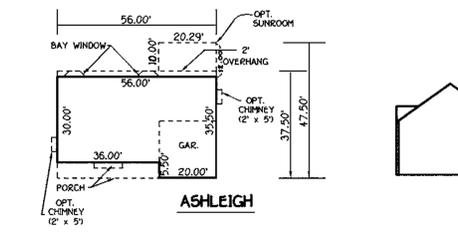


BOX C

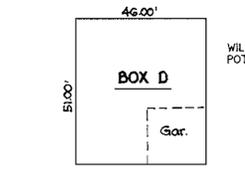
Abbey no wrap porch  
Amesbury  
Ashleigh  
Belmont  
Kent  
Potomac \ Potomac II  
Saint James  
Sterling  
Trenton  
Windemere  
Willow Bend  
Yorkshire Manor



STERLING

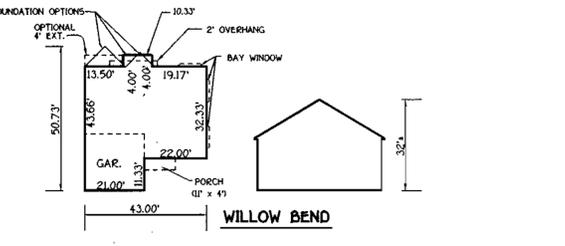


ASHLEIGH

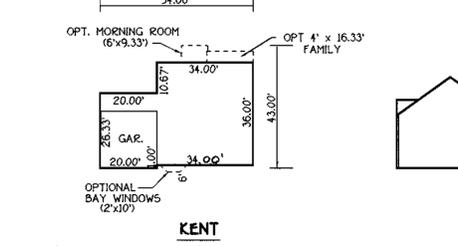


BOX D

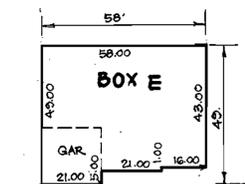
WILLOW BEND  
POTOMAC/POTOMAC II



WILLOW BEND

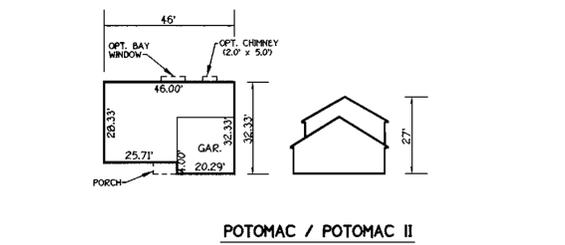


KENT

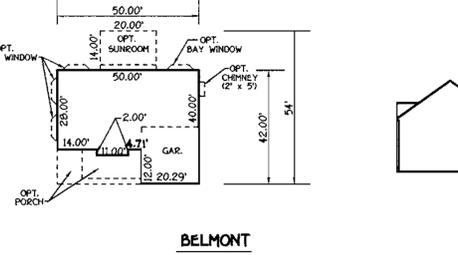


BOX E

Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac / Potomac II  
Saint James  
Sterling  
Trenton  
Yorkshire Manor  
Willow Bend  
Windemere



POTOMAC / POTOMAC II



BELMONT

LOT INFORMATION			
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
8	14,351	351	14,000
9	15,089	1,089	14,000
10	15,715	1,715	14,000
11	16,883	2,319	14,564

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SITE DEVELOPMENT PLAN
SHEET 3	SEDIMENT AND EROSION CONTROL PLAN
SHEET 4	DETAIL SHEET

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
410 988 - 2999



**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 Howard Soil Conservation District.  
*Earl D. Call* 5-23-2001  
Signature of Engineer Date

**DEVELOPER'S CERTIFICATE**  
I certify that all development and construction will be done according to this plan for sediment and erosion control 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 Howard Soil Conservation District.  
*Michael H.* 5-23-01  
Signature of Developer Date

Reviewed for HOWARD SCD and meets Technical Requirements.  
*John M. ...* 12/5/01  
Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John K. ...* 12/5/01  
Date

**OWNER/DEVELOPER**  
ELICOTT CITY LAND HOLDING CO.  
8000 MAIN STREET  
ELICOTT CITY MARYLAND 21043  
PHONE No. (410) 480-9105

**BUILDER**  
TRINITY BUILDERS  
7320 GRACE ROAD  
COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*...* 12/14/01  
Date

*...* 12/10/01  
Date

*...* 12/14/01  
Date

PROJECT: ZANTI PROPERTY SECTION/AREA: 4-7, AND 9-11 LOT NO.:

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15 009-11	14	R-20	31	2ND	602700

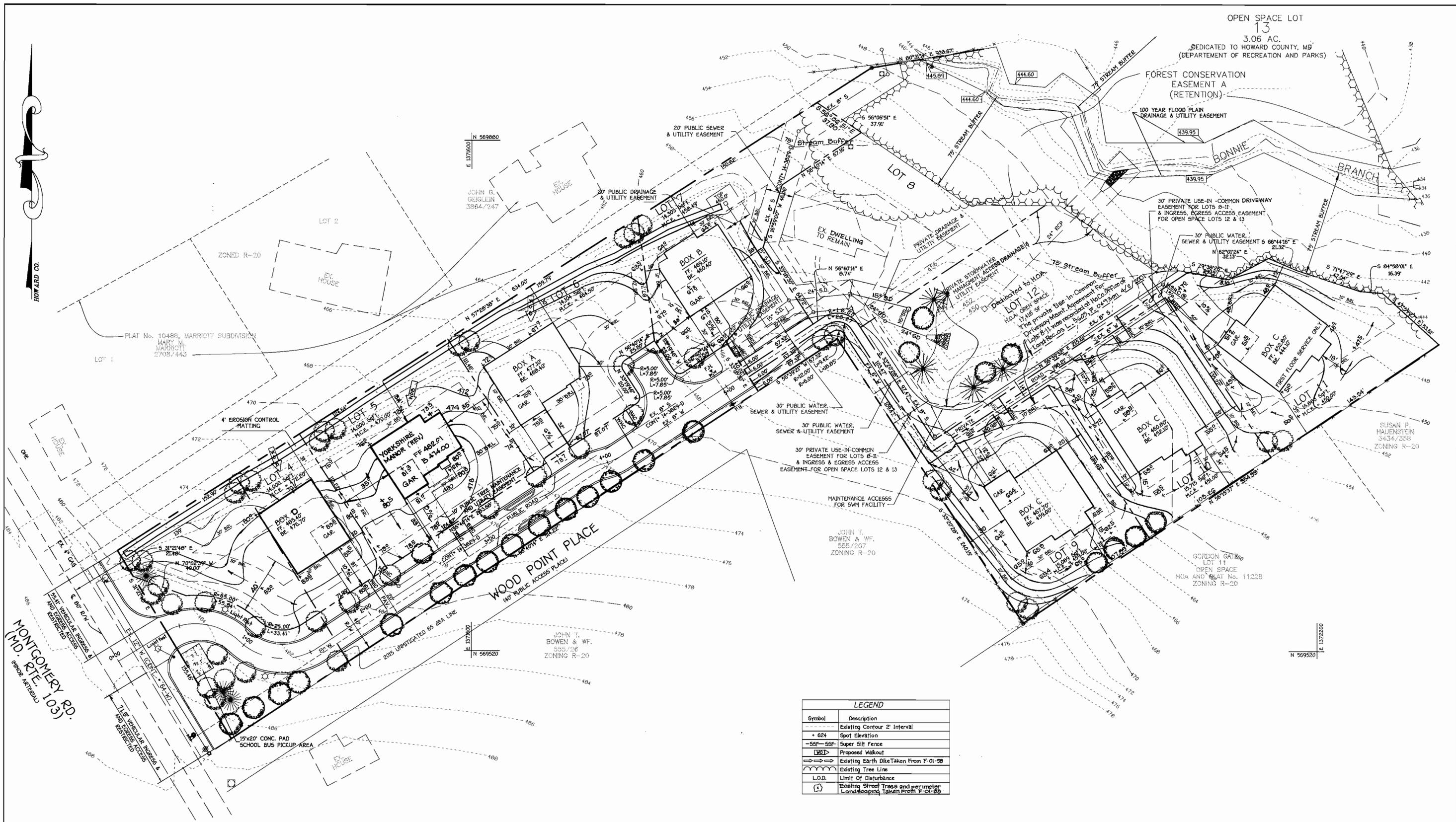
WATER CODE: G-01 SEWER CODE: 1255028

**SITE DEVELOPMENT PLAN**

**ZANTI PROPERTY**  
4-7, AND 9-11  
ZONING: R-20

SINGLE FAMILY DETACHED DWELLING

TAX MAP No: 31 PARCEL: 106 GRID: 14  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: NOVEMBER, 2001  
SHEET 1 OF 4



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 481-2999

NO	REVISIONS	DATE
1.	Rev. hsc 4 qrd lot 5 from "E" box to Yorksh. Manor (rev)	1-14-02



**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 Howard Soil Conservation District."

Signature of Engineer: *Michael Pfauf* Date: 5-23-01

**DEVELOPER'S CERTIFICATE**  
 "I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that 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 Howard Soil Conservation District."

Signature of Developer: *Michael Pfauf* Date: 5-23-01

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 Date: 12/19/01

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Date: 12/19/01

OWNER/DEVELOPER	BUILDER
ELICOTT CITY LAND HOLDING CO. 8000 MAIN STREET ELICOTT CITY MARYLAND 21043 PHONE No. (410) 480-9105	TRINITY BUILDERS 7320 GRACE ROAD COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Carol Starnes* Date: 12/11/01  
 Chief, Development Engineering Division: *John Williams* Date: 12/10/01  
 Director, Department of Planning and Zoning: *Paul Smith* Date: 12/14/01

PROJECT	SECTION/AREA	LOT NO.
ZANTI PROPERTY		4-7, AND 9-11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700

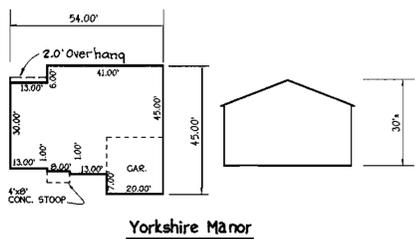
WATER CODE: G-01 SEWER CODE: 1255028

**SITE DEVELOPMENT PLAN**

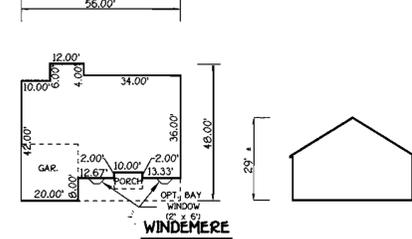
**ZANTI PROPERTY**  
 4-7, AND 9-11  
 ZONING: R-20  
 SINGLE FAMILY DETACHED DWELLING

TAX MAP No: 31 PARCEL: 106 GRID: 14  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: NOVEMBER, 2001  
 SHEET 2 OF 4

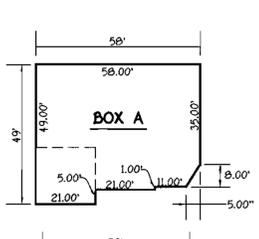
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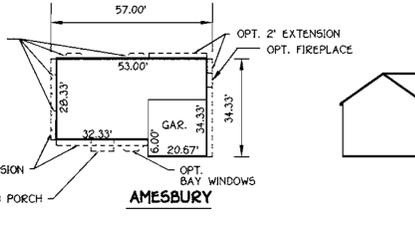
YORKSHIRE MANOR



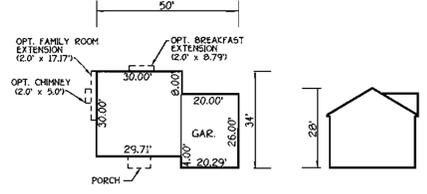
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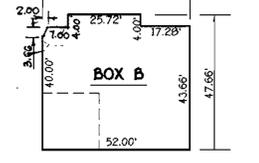
BOX A



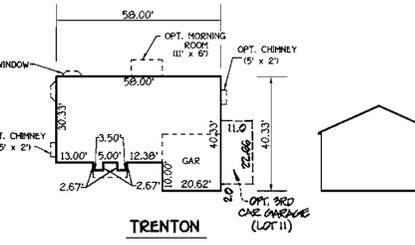
AMESBURY



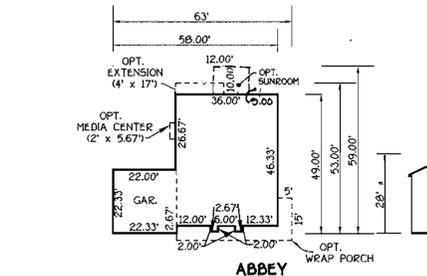
SAINT JAMES



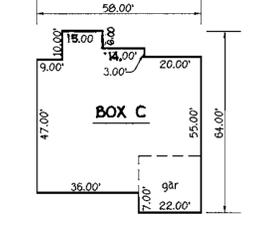
BOX B



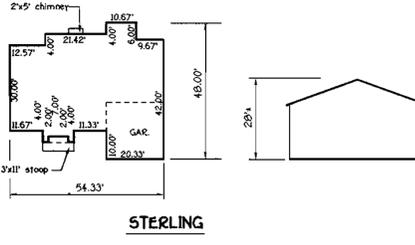
TRENTON



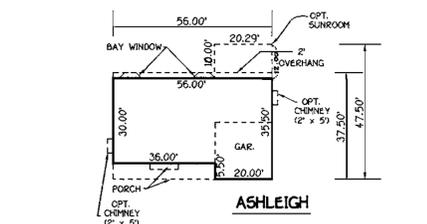
ABBEY



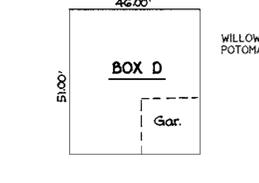
BOX C



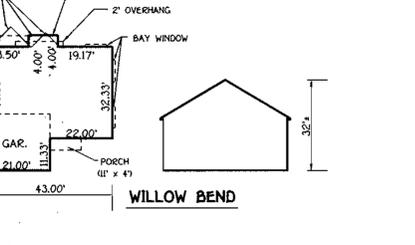
STERLING



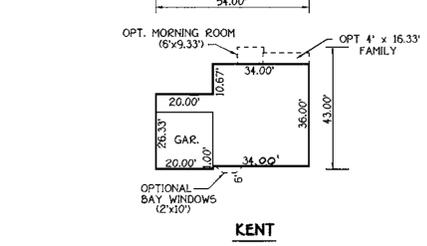
ASHLEIGH



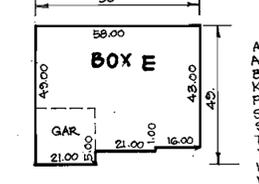
BOX D



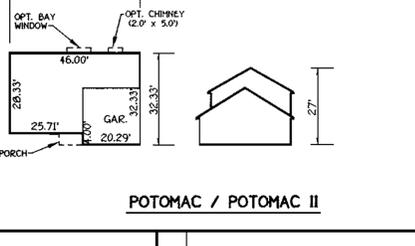
WILLOW BEND



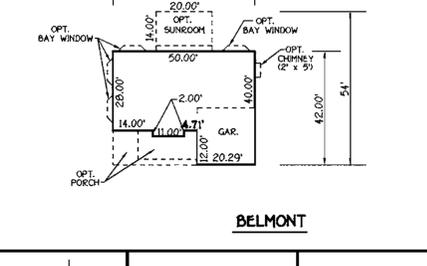
KENT



BOX E



POTOMAC / POTOMAC II



BELMONT

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
624	Spot Elevation
55F-55F	Super Silt Fence
---	Proposed Walkout
---	Existing Earth Dike per F-01-98
---	Existing Tree Line
L.O.D.	Limit of Disturbance
---	Existing Street trees and Perimeter Landscaping taken from F-01-98

Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac / Potomac II  
Saint James  
Sterling  
Trenton NO 3 CAR GARAGE  
Yorkshire Manor  
Willow Bend

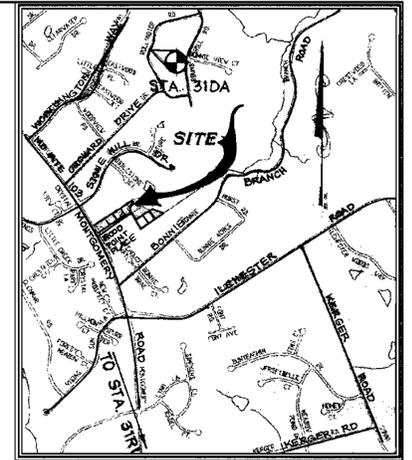
Belmont No Rear S.R.  
Potomac / Potomac II  
Saint James  
Willow Bend No Foundation Options  
or opt 4 ext.

Abbey no wrap porch  
Amesbury  
Ashleigh  
Belmont  
Kent  
Potomac / Potomac II  
Saint James  
Sterling  
Trenton NO 3 CAR GARAGE  
Windemere  
Willow Bend  
Yorkshire Manor

WILLOW BEND  
POTOMAC/POTOMAC II

Amesbury  
Ashleigh  
Belmont No Rear S.R.  
Kent  
Potomac / Potomac II  
Saint James  
Sterling  
Trenton NO 3 CAR GARAGE  
Yorkshire Manor  
Windemere

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
4	8103 WOOD POINT PLACE
5	8107 WOOD POINT PLACE
6	8111 WOOD POINT PLACE
7	8115 WOOD POINT PLACE
9	8114 WOOD POINT PLACE
10	8120 WOOD POINT PLACE
11	8124 WOOD POINT PLACE



VICINITY MAP  
SCALE: 1" = 1200'

GENERAL NOTES

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan
- TOTAL AREA OF SITE 2.71 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 7 (SINGLE FAMILY DETACHED DWELLING)
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF THE START OF WORK AT 410-318-1880.
- PRIOR TO THE START OF WORK.
- LIMITS OF DISTURBANCE : 2.068 ACRES
- AREA OF SUBMISSION : 2.71 ACRES
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: DP-00-04 F-06-104, F-01-98 WAS CONT. 14-3027-D, WP-00-107.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: R.M. MOCHI GROUP, P.C. ON OR ABOUT JULY, 1997
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 31R1 N 565303.465 ELEV. 401.678'  
E 1372317.678 ELEV. 401.678'  
N 571982.645 ELEV. 401.678'  
E 1372144.970 ELEV. 401.678'
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-98. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3027-D.
- CONTRACTOR SHALL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF TWENTY THOUSAND, ONE HUNDRED AND EIGHTY DOLLARS (\$21,180). LANDSCAPING SHOWN IS TAKEN FROM APPROVED ROAD DRAWINGS F-01-98.
- GRAVITY SEWER SERVICE TO FIRST FLOOR ONLY LOT 11.
- USE-IN-COMMON 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 (4 FEET SERVING MORE THAN ONE RESIDENCE);  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 -1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING);  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND, STREAM BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED PER F-01-98.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY PRIVATELY OWNED AND MAINTAINED DETENTION FACILITY ON OPEN SPACE LOT 12.
- PERIMETER LANDSCAPING FOR LOTS 4 THRU 11 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 3, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA 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.
- THE PROPOSED SUBDIVISION DESIGN IS SUBJECT TO WAIVER WP-00-107 (APPROVED ON JUNE 14, 2000), A WAIVER TO THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FROM 40 FEET TO 0 FEET FOR OPEN SPACE LOTS 12 & 13.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 161202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 1.50 ACRES WITH 141 ACRES OF CREDITED EASEMENT AND 017 ACRES OF NON-CREDITED (FLOODPLAIN) EASEMENT, PROVIDED WITH F-01-98.
- PERIMETER LANDSCAPING SHOWN IS TAKEN FROM HOWARD COUNTY FILE F-01-98.
- USED HO. CO. STD. DRIVEWAY DETAIL R.6.05.
- IN ACCORDANCE WITH SECTION 120 OF THE HO. CO. ZONING REG., 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 SETBACK.

LOT INFORMATION			
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
8	14,351	351	14,000
9	15,089	1,089	14,000
10	15,715	1,715	14,000
11	16,803	2,319	14,564

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SITE DEVELOPMENT PLAN
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SHEET 4	DETAIL SHEET

FISHER COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
PORTLAND SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK  
ELKLOTT CITY, MARYLAND 21042  
410-661-2995



**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 Howard Soil Conservation District.  
Date: 5-23-2001  
Signature of Engineer: *Paul C. ...*

**DEVELOPER'S CERTIFICATE**  
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that 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 Howard Soil Conservation District.  
Date: 5-23-01  
Signature of Developer: *Michael P. ...*

Reviewed for HOWARD SCD and meets Technical Requirements.  
Date: 12/5/01  
Signature: *John R. ...*

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Date: 12/5/01  
Signature: *John R. ...*

**OWNER/DEVELOPER**  
ELLCOTT CITY LAND HOLDING CO.  
8000 MAIN STREET  
ELLCOTT CITY MARYLAND 21043  
PHONE No. (410) 480-9105

**BUILDER**  
TRINITY BUILDERS  
7320 GRACE ROAD  
COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Date: 12/11/01  
Signature: *...*

Chief, Division of Land Development  
Date: 12/10/01  
Signature: *...*

Chief, Development Engineering Division  
Date: 12/14/01  
Signature: *...*

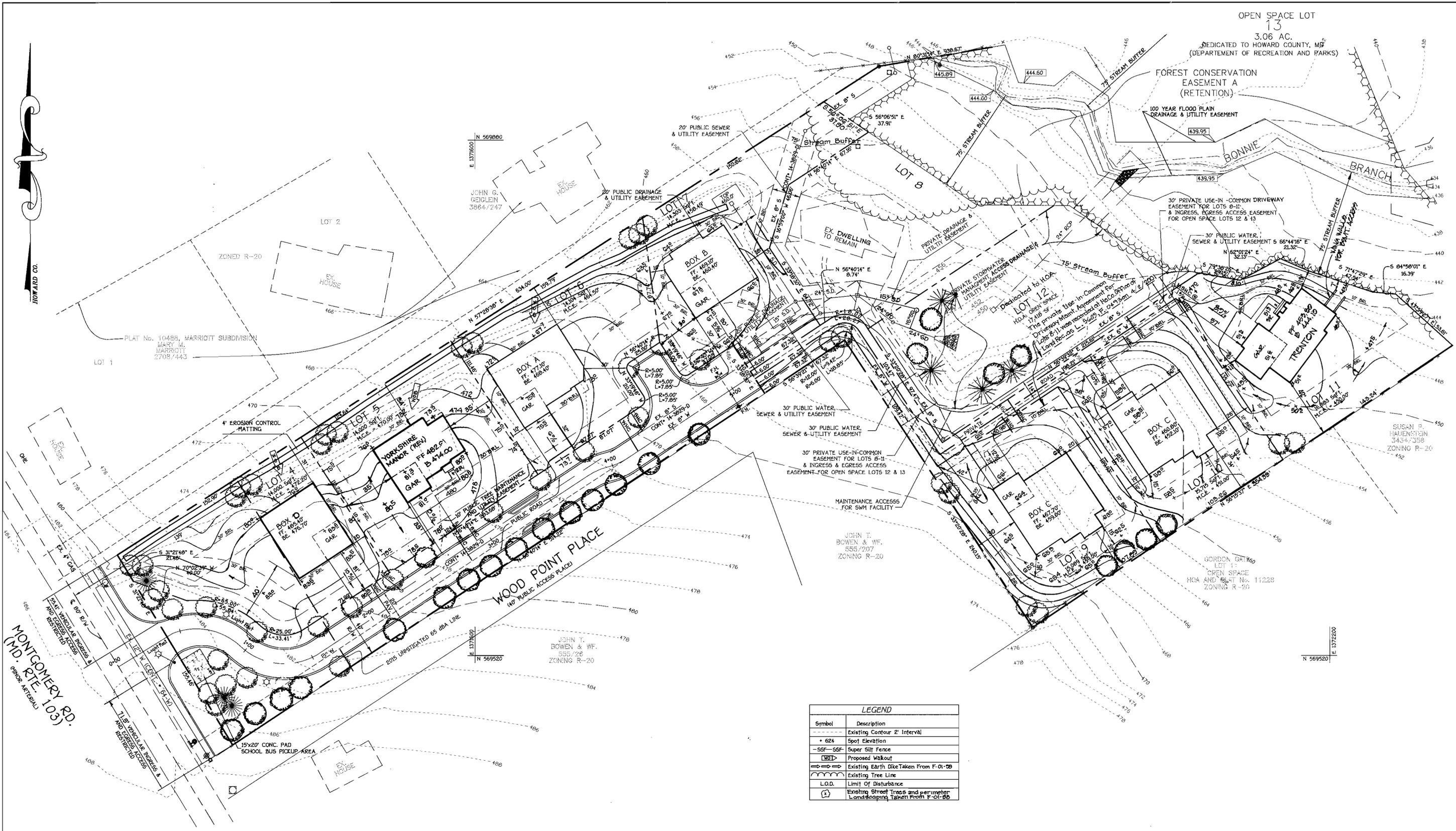
Director, Department of Planning and Zoning

PROJECT: ZANTI PROPERTY  
SECTION/AREA: 4-7, AND 9-11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700

WATER CODE: G-01  
SEWER CODE: 1255028

**SITE DEVELOPMENT PLAN**  
ZANTI PROPERTY  
4-7, AND 9-11  
ZONING: R-20  
SINGLE FAMILY DETACHED DWELLING  
TAX MAP No: 31 PARCEL: 106 GRID: 14  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: NOVEMBER, 2001  
SHEET 1 OF 4



**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
• 624	Spot Elevation
-SSF-SSF	Super Silt Fence
[ ]	Proposed Walkout
[ ]	Existing Earth Dike Taken From F-01-99
[ ]	Existing Tree Line
L.O.D.	Limit of Disturbance
[ ]	Existing Street Trees and perimeter Landscaping Taken From F-01-99

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21142  
 (410) 461-2995

NO	REVISIONS	DATE
2.	REV. H.P.E. & GRP LOT 11, FROM "E" BOX TO TRENTON	2/29/02
1.	REV. H.S.E. & GRP LOT 5, FROM "E" BOX TO YORKSH. MANOR (REV)	1-14-02



**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 Howard Soil Conservation District."

Signature of Engineer: *Michael Pfauf* Date: 5-23-01

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Signature of Developer: *Michael Pfauf* Date: 5-23-01

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 Date: 12/9/01

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Date: 12/9/01

**OWNER/DEVELOPER**  
 ELLICOTT CITY LAND HOLDING CO.  
 8000 MAIN STREET  
 ELLICOTT CITY MARYLAND 21043  
 PHONE No. (410) 480-9105

**BUILDER**  
 TRINITY BUILDERS  
 7320 GRACE ROAD  
 COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development  
 Chief, Development Engineering Division  
 Director, Department of Planning and Zoning

DATE: 12/11/01  
 DATE: 12/10/01  
 DATE: 12/14/01

PROJECT: ZANTI PROPERTY SECTION/AREA: 4-7, AND 9-11 LOT NO.: 11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15009-11	14	R-20	31	2ND	602700

WATER CODE: G-01 SEWER CODE: 1255028

**SITE DEVELOPMENT PLAN**

**ZANTI PROPERTY**  
 4-7, AND 9-11  
 ZONING: R-20  
 SINGLE FAMILY DETACHED DWELLING

TAX MAP No: 31 PARCEL: 106 GRID: 14  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: NOVEMBER, 2001  
 SHEET 2 OF 4