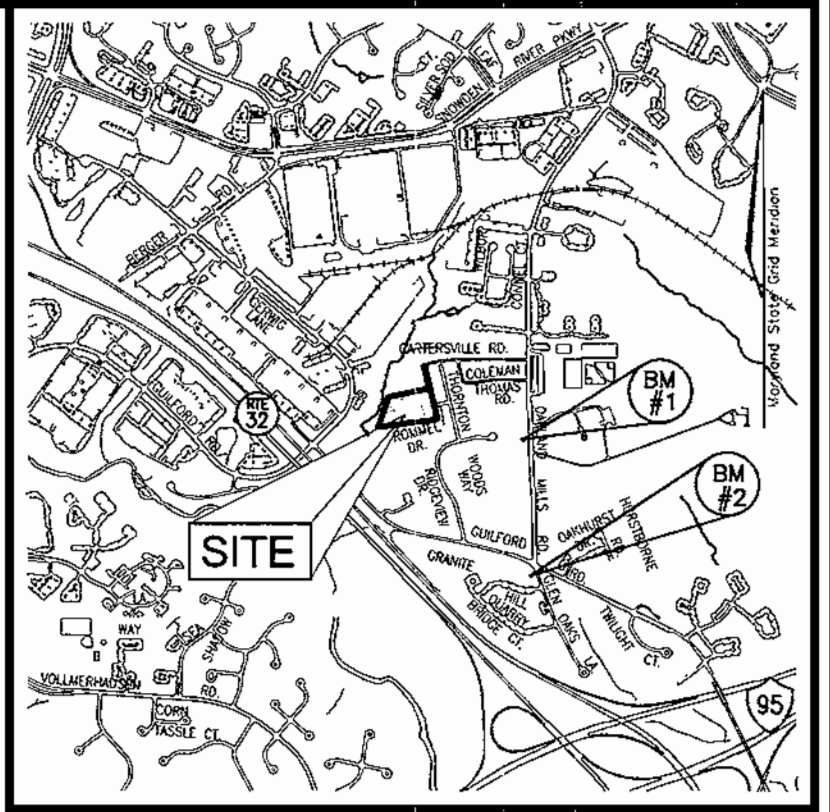


GENERAL NOTES

SITE DEVELOPMENT PLAN

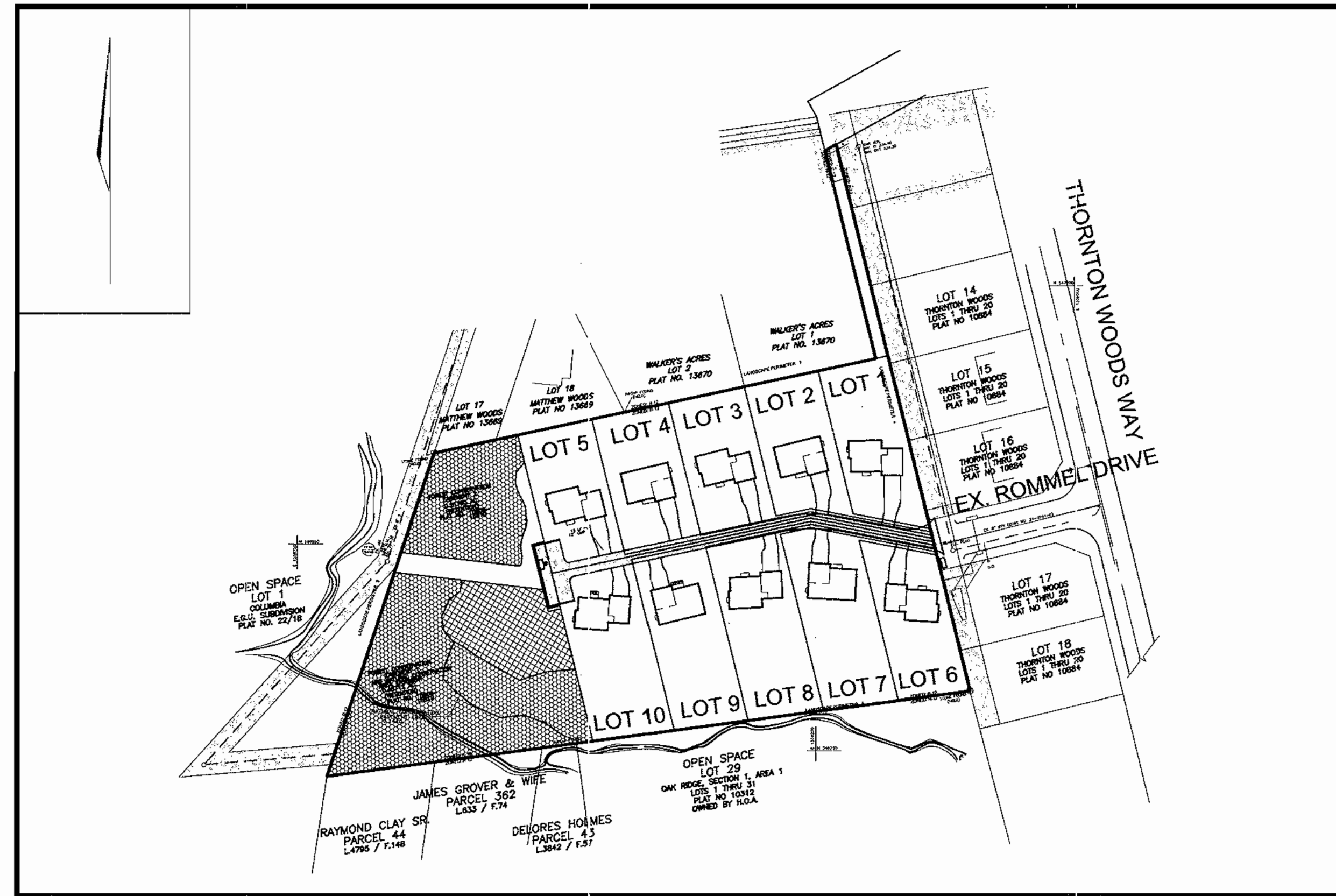
THORNTON WOODS OVERLOOK

**LOTS 1 -10 AND OPEN SPACE LOTS 11 & 12
HOWARD COUNTY, MARYLAND**



VICINITY MAP
SCALE: 1"=2000'

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/18/93' COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY 1-800-257-7777
BELL ATLANTIC TELEPHONE CO: 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
ATA&T CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 169,938 SF (3.9057 AC)
AREA OF PLAN SUBMISSION: 88,936 SF (2.04 AC)
LIMIT OF DISTURBANCE: 75,866 SF (1.74 AC)
PRESENT ZONING: R-12
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
TOTAL UNITS ALLOWED: 10
TOTAL UNITS PROPOSED: 10
TOTAL NUMBER OF BUILDABLE LOTS: 10
TOTAL NUMBER OF OPEN SPACE LOTS: 2
AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.780 AC.)
TOTAL AREA OF OPEN SPACE PROVIDED: 1.2293 ACRES
- PROJECT BACKGROUND:**
LOCATION: TAX MAP: 42 PARCEL: 41 GRID: 16
ZONING: R-12
HELEN COLEMAN AND THE HEIRS OF CASSIE MOORE
DEED REFERENCE: LIBER 45 FOLIO 175, LIBER 6212 FOLIO 415 AND LIBER 6212 FOLIO 418
DPZ REFERENCES: F-02-126, P-01-26, WP-01-85, S-01-07
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 42R5 AND 42R6.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOCIATES, DATED FEB. 10, 1999.
- ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4028-D. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4028-D.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF GREATER THAN 20,000 SF LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- ALL BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR AS DESCRIBED IN SECTION R310 OF THE 2000 INTERNATIONAL RESIDENTIAL CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO.'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. DEVELOPER'S PERMIT IN THE AMOUNT OF \$3900.00 FOR 13 SHADE TREES UNDER F-02-126.
- THERE ARE STREAMS AND FLOODPLAIN ON THIS SITE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION AND BY PAYMENT OF FEE-IN-LIEU OF \$6,528.00 INTO THE HOWARD COUNTY CONSERVATION FUND UNDER F-02-126.
- BASED ON THIS PLAN BEING SUBMITTED PRIOR TO 11/15/01, ON 06/28/01, IT (AND THE SUBDIVISION) IS "GRANDFATHERED" AND SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PLAN WAS NOT APPROVED PRIOR TO 11/01/01, IT (AND THE SUBDIVISION) IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THE DEVELOPMENT BY BIORETENTION IN OPEN SPACE LOT 11 UNDER F-02-126.
- THE DEVELOPER IS ADVISED THAT THIS PLAN CAN NOT RECEIVE SIGNATURE APPROVAL UNTIL THE PLAT F-02-126 HAS BEEN RECORDED.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON-SITE.



LOCATION PLAN
SCALE: 1"=100'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- EXISTING BRUSHLINE
- PROPOSED TREELINE
- EXISTING LIGHT POLES
- WALK OUT BASEMENT
- EXISTING STREET TREE
- SOIL BOUNDARY
- STREAM BUFFER
- WETLAND BUFFER
- WETLAND
- SLOPES 25% >
- SLOPES 15% TO 24.9%
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- INLET PROTECTION

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION
42R5	548,777.0609	1,360,360.9768	391.54
42R6	546,822.0895	1,360,340.6529	389.12

ADDRESS CHART

LOT #	STREET ADDRESS
1	9514 ROMMEL DRIVE
2	9518 ROMMEL DRIVE
3	9522 ROMMEL DRIVE
4	9526 ROMMEL DRIVE
5	9530 ROMMEL DRIVE
6	9515 ROMMEL DRIVE
7	9519 ROMMEL DRIVE
8	9523 ROMMEL DRIVE
9	9527 ROMMEL DRIVE
10	9531 ROMMEL DRIVE

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT NUMBER
THORNTON WOODS OVERLOOK	N/A	LOTS 1-10
PLAT REF. 15809-158 0	GRID NO. 16	ZONE R-12
TAX MAP 42	ELECT. DIST. 6TH	CENSUS TR. 6058.04
WATER CODE: E-14	SEWER CODE: 5201300	

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE DEVELOPMENT PLAN	2 OF 3
DETAILS	3 OF 3

OWNER/DEVELOPER

TBI HOMES INC.
3875 PARK AVENUE, SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phc ne: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY COMMISSIONER DISTRICT.
Approved: *[Signature]* 3/27/03
Howard S.C.D. Date

Reviewed for: HOWARD S.C.D.
Name: Jim [Signature] Date: 3/27/03
and meets Technical Requirements
Signature
USDA, NATURAL RESOURCES CONS. SERVICE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

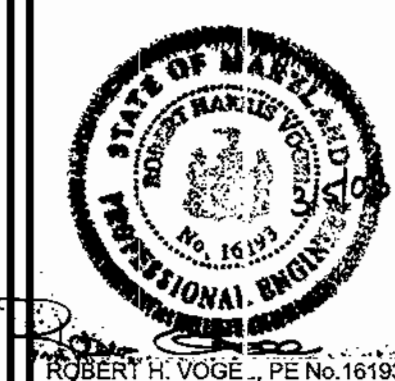
[Signature] 3/27/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4/1/03
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 4/1/03
DIRECTOR

ENGINEERS CERTIFICATE

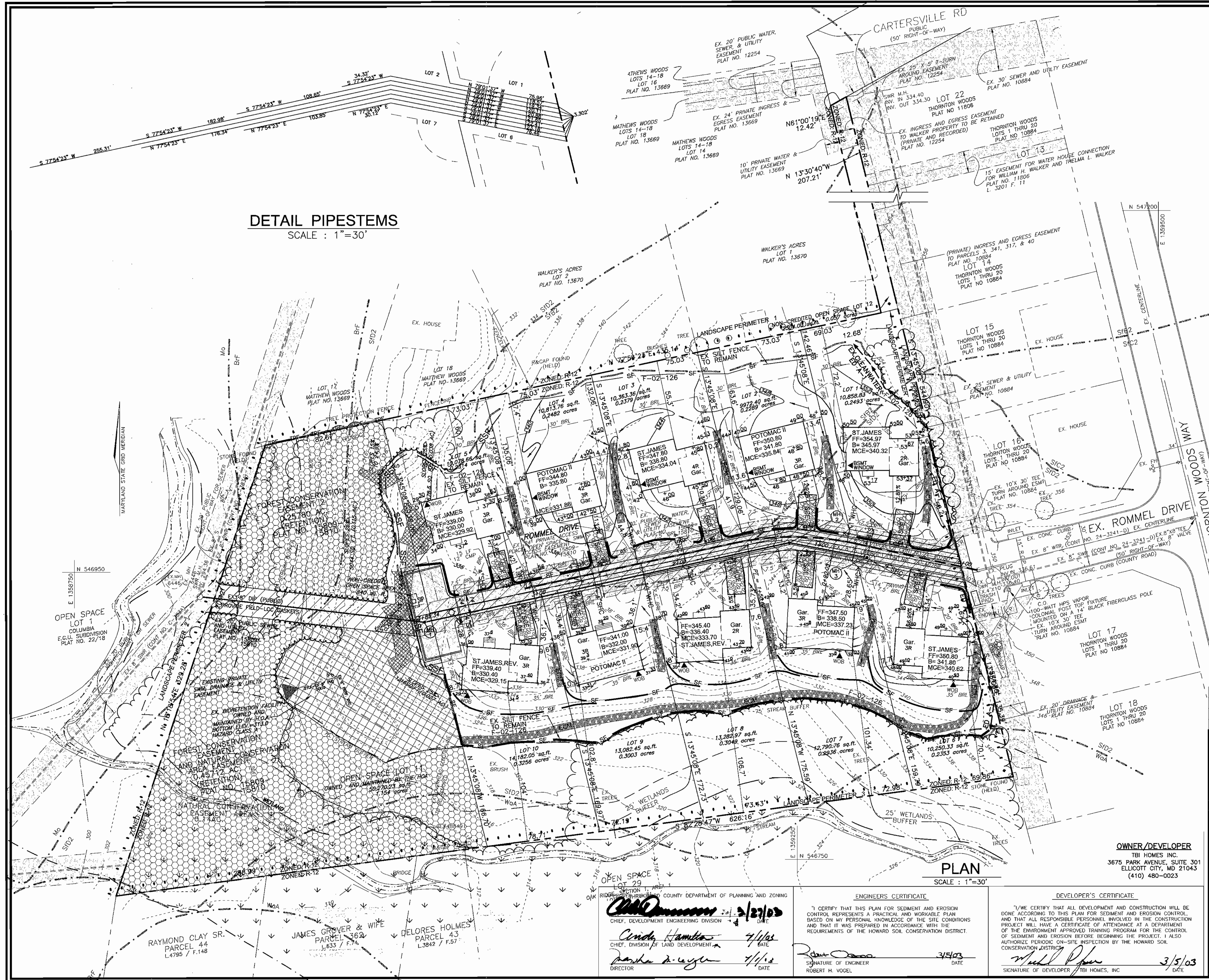
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.
SIGNATURE OF ENGINEER: ROBERT H. VOGEL
DATE: 3/27/03

DEVELOPER'S CERTIFICATE

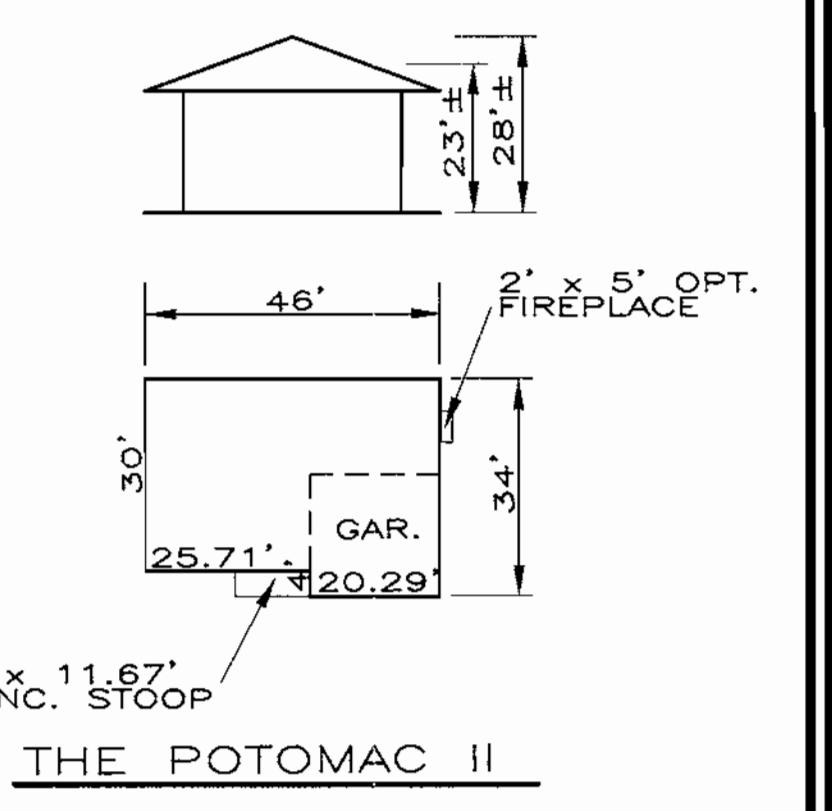
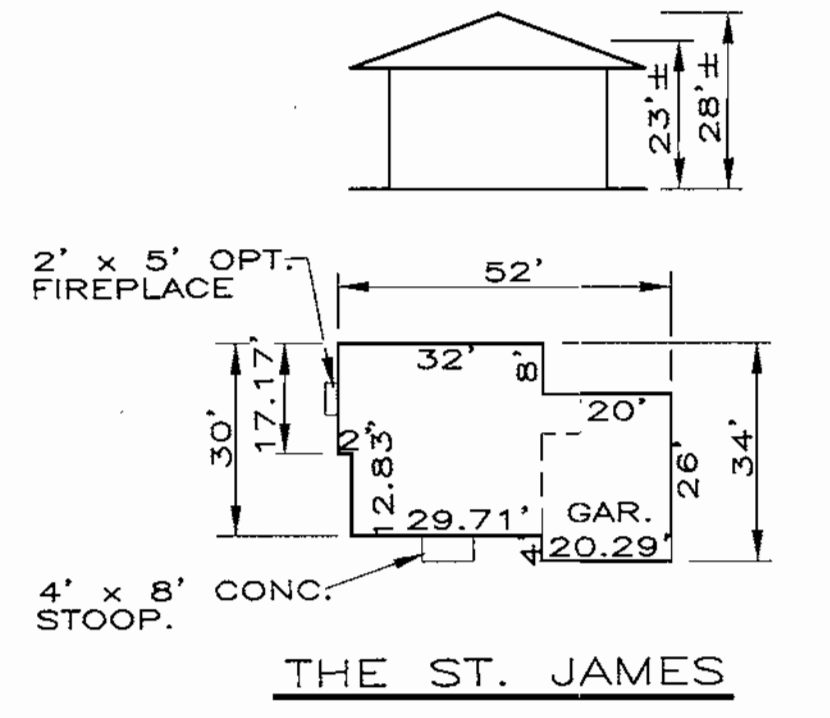
I HAVE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF PERFORMANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE 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 - TBI HOMES, INC.
DATE: 3/27/03



DESIGN BY: RHW
DRAWN BY: MHM, ELW
CHECKED BY: JCO
DATE: FEBRUARY, 2003
SCALE: AS SHOWN
W.O. NO.: 2019034.00



DETAIL PIPESTEMS
SCALE : 1"=30'



HOUSE TYPES
SCALE : 1"=30'

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

Approved: *[Signature]* Date: 2/27/03
 (Howard S.C.D.)

Reviewed for: **HOWARD S.C.D.**
 and State Technical Requirements
[Signature] Date: 2/25/03
 USDA, NATURAL RESOURCES CONSERVATION SERVICE

NO.	REVISION	DATE

SITE DEVELOPMENT AND SEDIMENT CONTROL PLAN
THORNTON WOODS OVERLOOK
 LOTS 1-10 AND OPEN SPACE LOT 11 & 12

TAX MAP #42 GRID 16 PARCEL '41'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF#-02-126, P-01-26, WP-01-85, S-01-07, W&S 24-4028-D, PLAT #15809-15810

OWNER/DEVELOPER
 TBI HOMES INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

ENGINEERS CERTIFICATE

I, *[Signature]*, 2/27/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/1/03
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 1/1/02
 DIRECTOR

DEVELOPER'S CERTIFICATE

I, *[Signature]*, 3/5/03
 SIGNATURE OF DEVELOPER TBI HOMES, INC. DATE

I, *[Signature]*, 3/5/03
 SIGNATURE OF DEVELOPER TBI HOMES, INC. DATE

FREDERICK WARD ASSOCIATES, INC.
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHY
 DRAWN BY: MHM, ELW
 CHECKED BY: JCO
 DATE: FEBRUARY 2003
 SCALE: AS SHOWN
 W.O. NO.: 2019034.00

2 SHEET OF 3

21.0 STANDARDS 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 vegetable 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.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these 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 Experiment Station.

II. 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 a 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).

2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis:

Total Area	88,936 SF / 2.04 AC.
Area to be seeded or paved	75,866 SF / 1.74 AC.
Area to be vegetatively stabilized	23,006 SF / 0.52 AC.
Total Cut	1,600 CY
Total Fill	1,600 CY
Offsite waste/borrow area location	

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

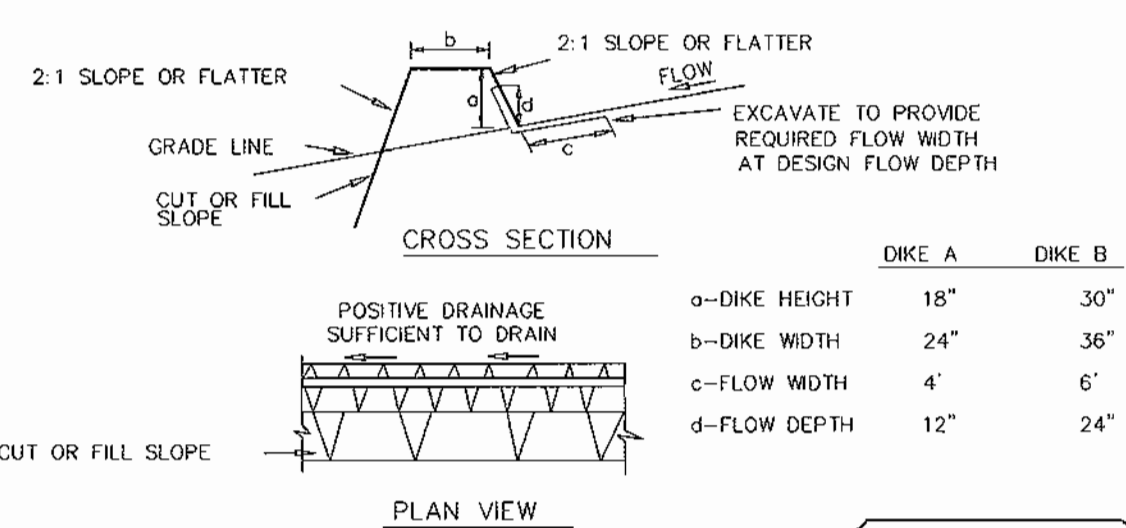
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

* To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

DETAIL 1 - EARTH DIKE (FINAL PLAN)



- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or line with sod.
- 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

Construction Specifications

- All temporary earth dikes shall have unimpaired positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A - 1 - 6	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing 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./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)
- Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru July 31, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

SEEDBED 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 (14 lbs./1000 sq.ft.)

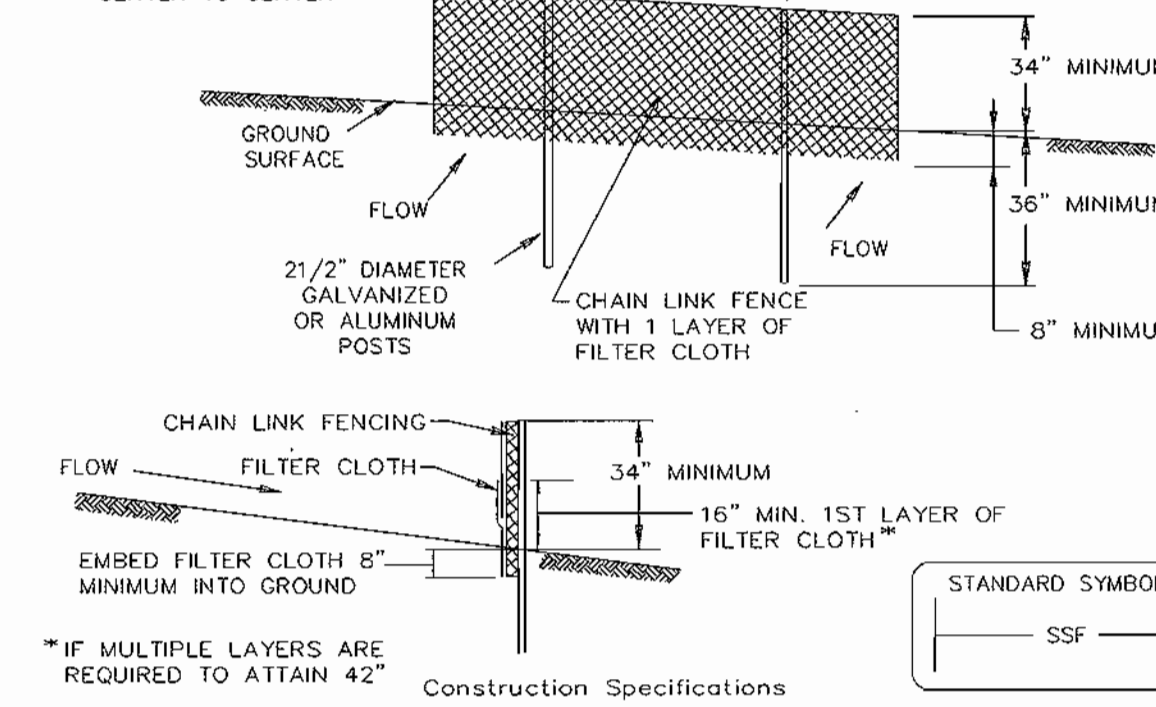
SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

DETAIL 33 - SUPER SILT FENCE (FINAL PLAN)

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER.

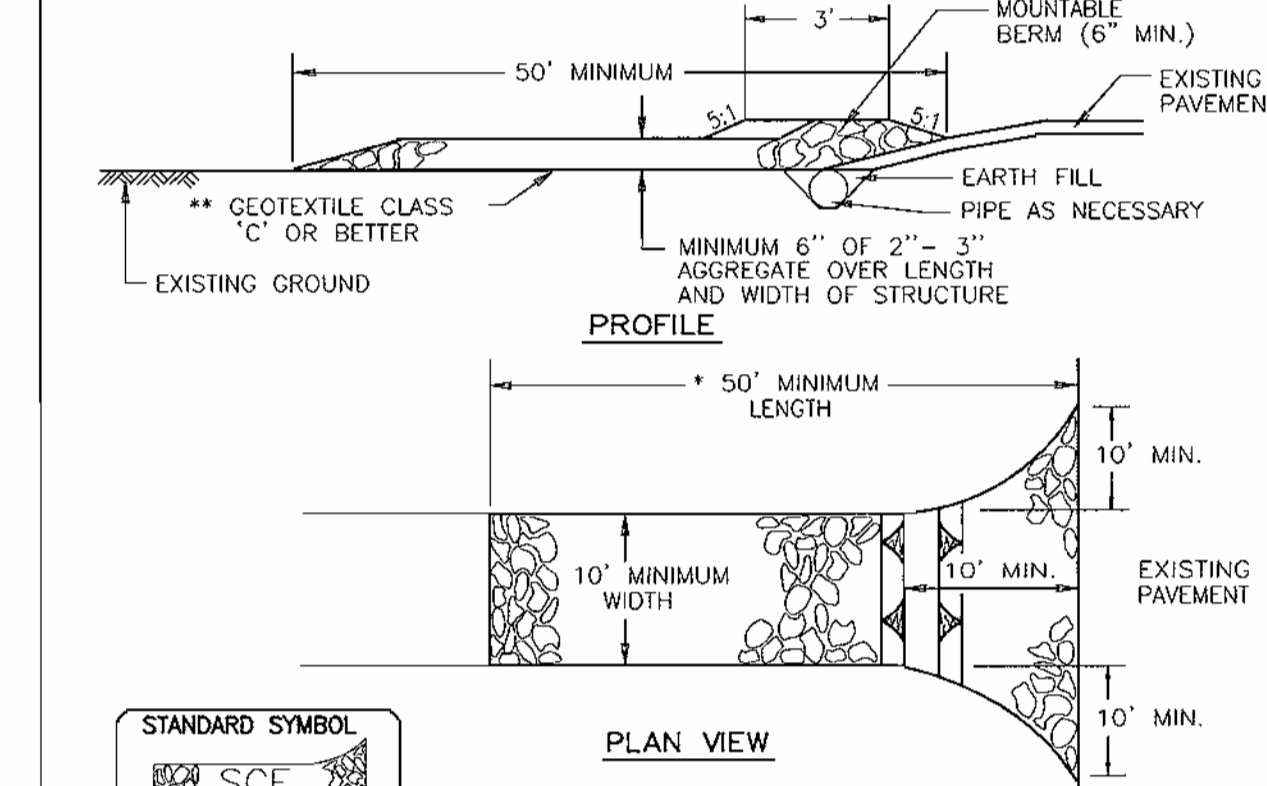


- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire 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 8" 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 all buildups 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: 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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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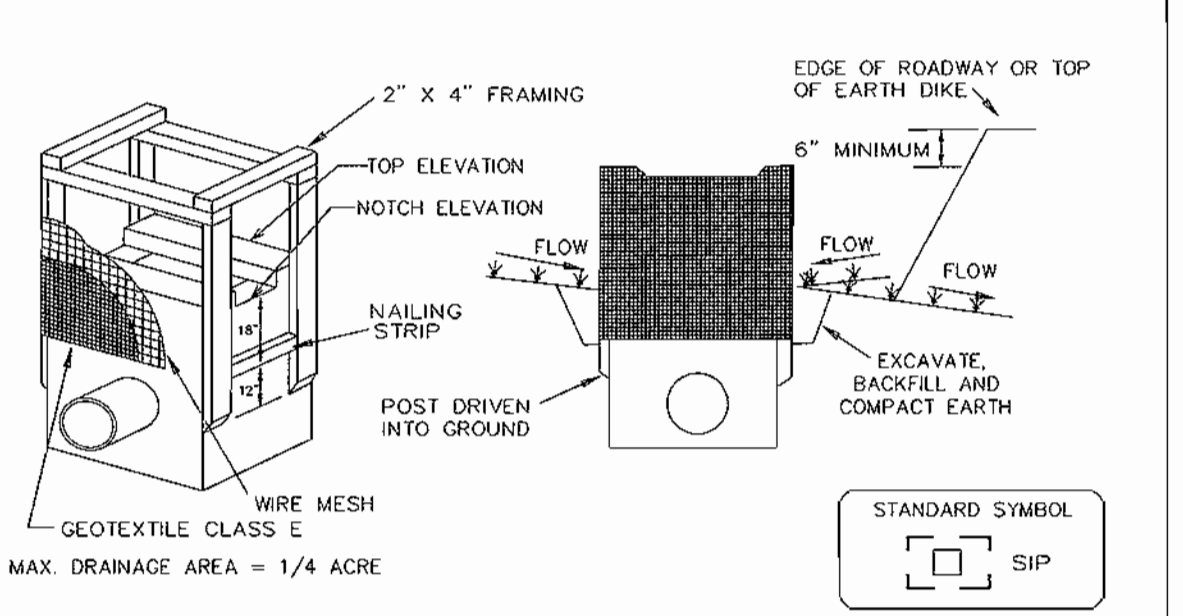
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- Length - minimum of 50' (* 30' for a 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 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 F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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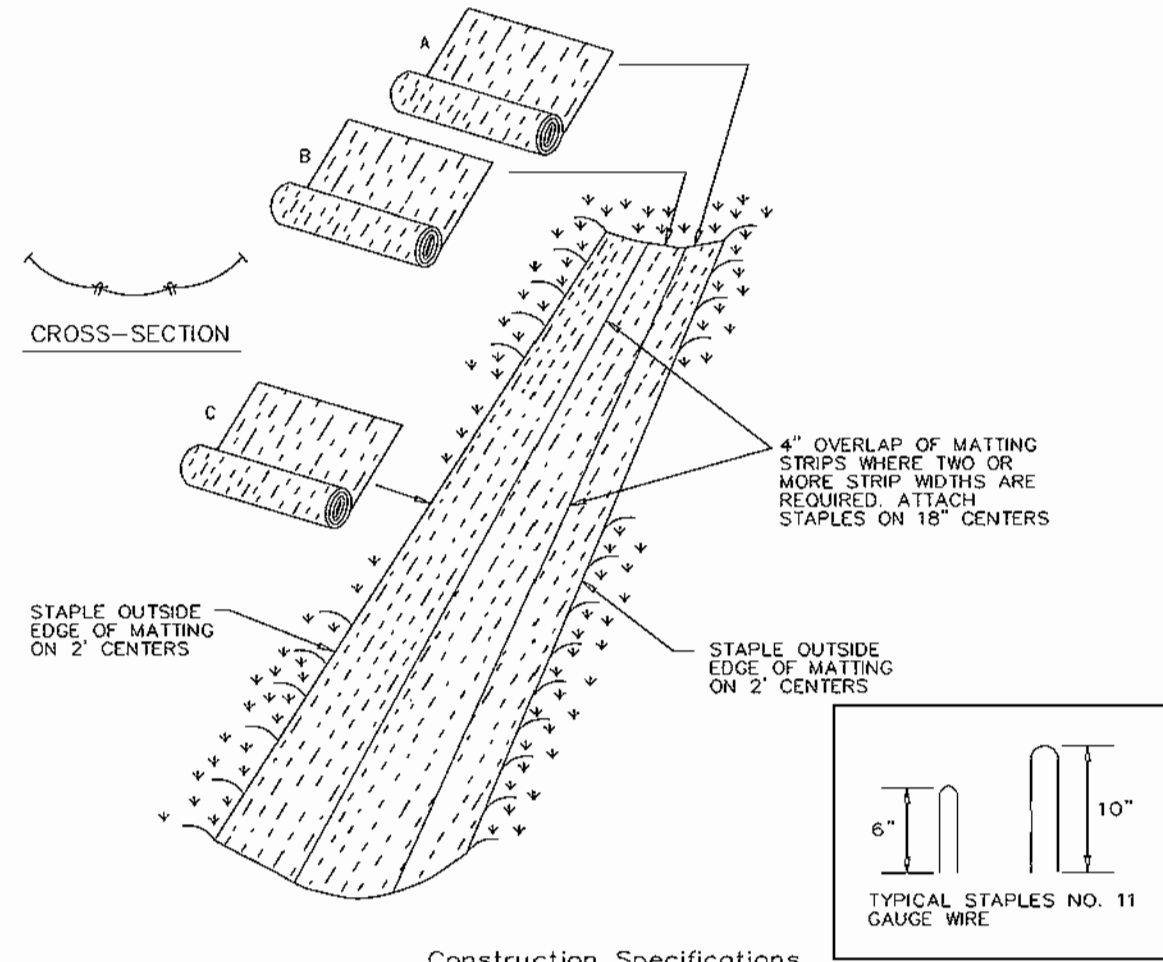
DETAIL 23A - STANDARD INLET PROTECTION



- 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 overtop 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 lightly over the wire mesh with the geotextile extending from the top of the frame 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 30 - EROSION CONTROL MATTING

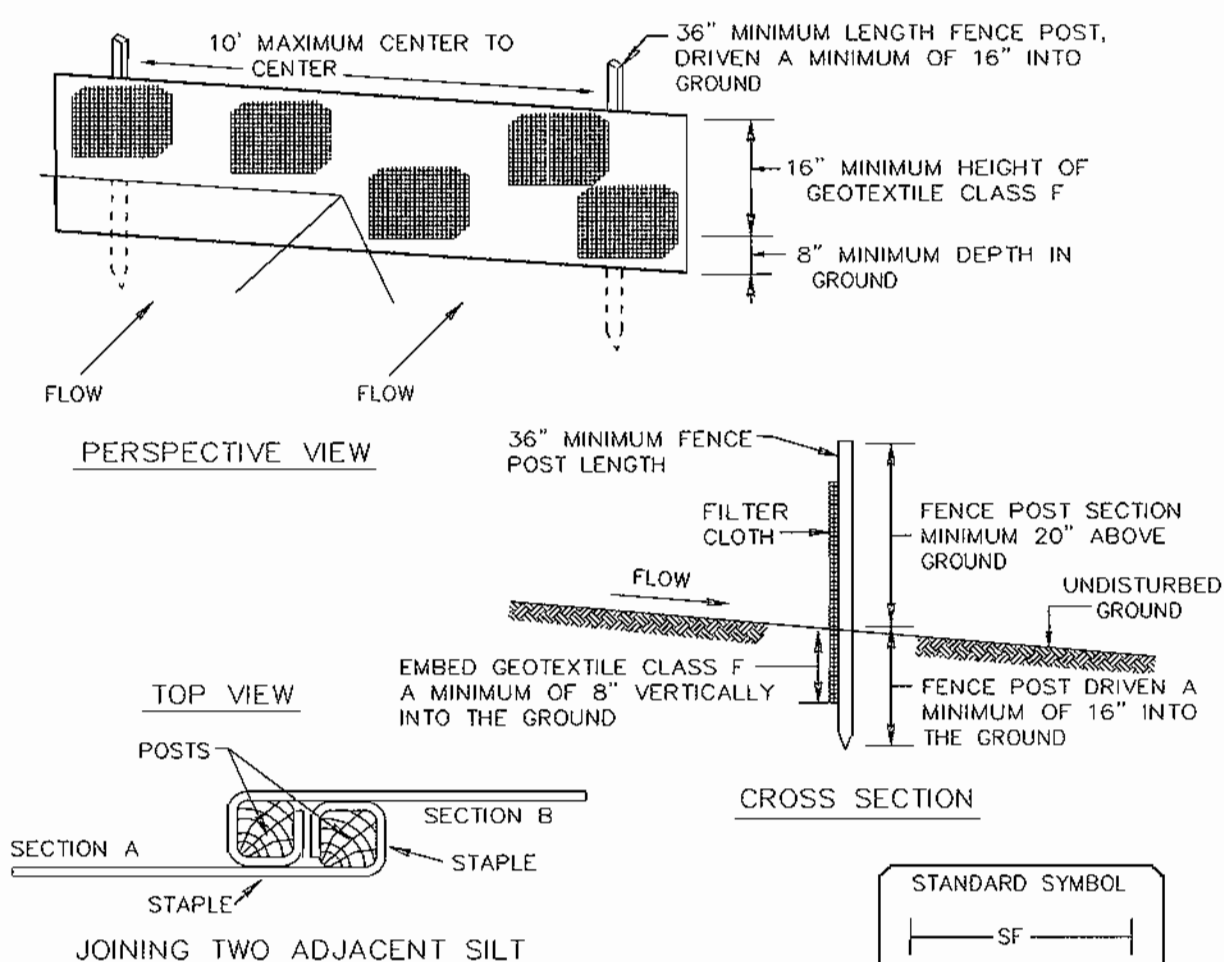


- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 8".
- Staple the 4" overlap in the channel center using an 18" spacing between 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", shiplap fashion. Reinforce the 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 effected by the flow must be keyed-in.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 22 - SILT FENCE



- Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 100 pound per linear foot.
- Geotextile 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

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Bureau of Inspections and Permits (410.313.1880) at least 24 hours before starting any work.
- Construct Stabilized Construction Entrances. (1 day)
- Install silt fence. (2 days)
- After obtaining permission from the sediment control inspector to proceed, rough grade site and install erosion control matting. (4 days)
- Construct house. The first floor elevation cannot be more than 1' higher or 0.2' lower than the elevations shown on this plan. (4 months)
- Final lot grade to be in substantial conformance with site development plan. (2 days)
- Upon stabilization of all disturbed areas and with the approval of the sediment control inspector, remove all sediment control devices. (3 days)

Following initial soil disturbance or redistribution permanent or temporary stabilization shall be completed with:

- A 7 calendar days for all perimeter sediment control
- B. 14 calendar days for all other disturbed areas: structures, dikes, swales, ditch perimeter slopes and all slopes greater than 3:1.

NOTES

During grading and after each rainfall, the contractor shall inspect and provide the necessary maintenance on the sediment and erosion control measures shown hereon.

Following initial soil disturbance or redistribution permanent or temporary stabilization shall be completed with:

- A 7 calendar days for all perimeter sediment control
- B. 14 calendar days for all other disturbed areas: structures, dikes, swales, ditch perimeter slopes and all slopes greater than 3:1.

NO.	REVISION	DATE

DETAIL SHEET THORNTON WOODS OVERLOOK LOTS 1- 10 AND OPEN SPACE LOT 11 & 12

TAX MAP #42 GRID 16
6TH ELECTION DISTRICT
REF-F-02-126, P-01-26, WP-01-85, S-01-07, W&S 24-4028-D, PLAT #15809-15810

PARCEL '41'
HOWARD COUNTY, MARYLAND

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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OWNER/DEVELOPER
TBI HOMES INC.
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

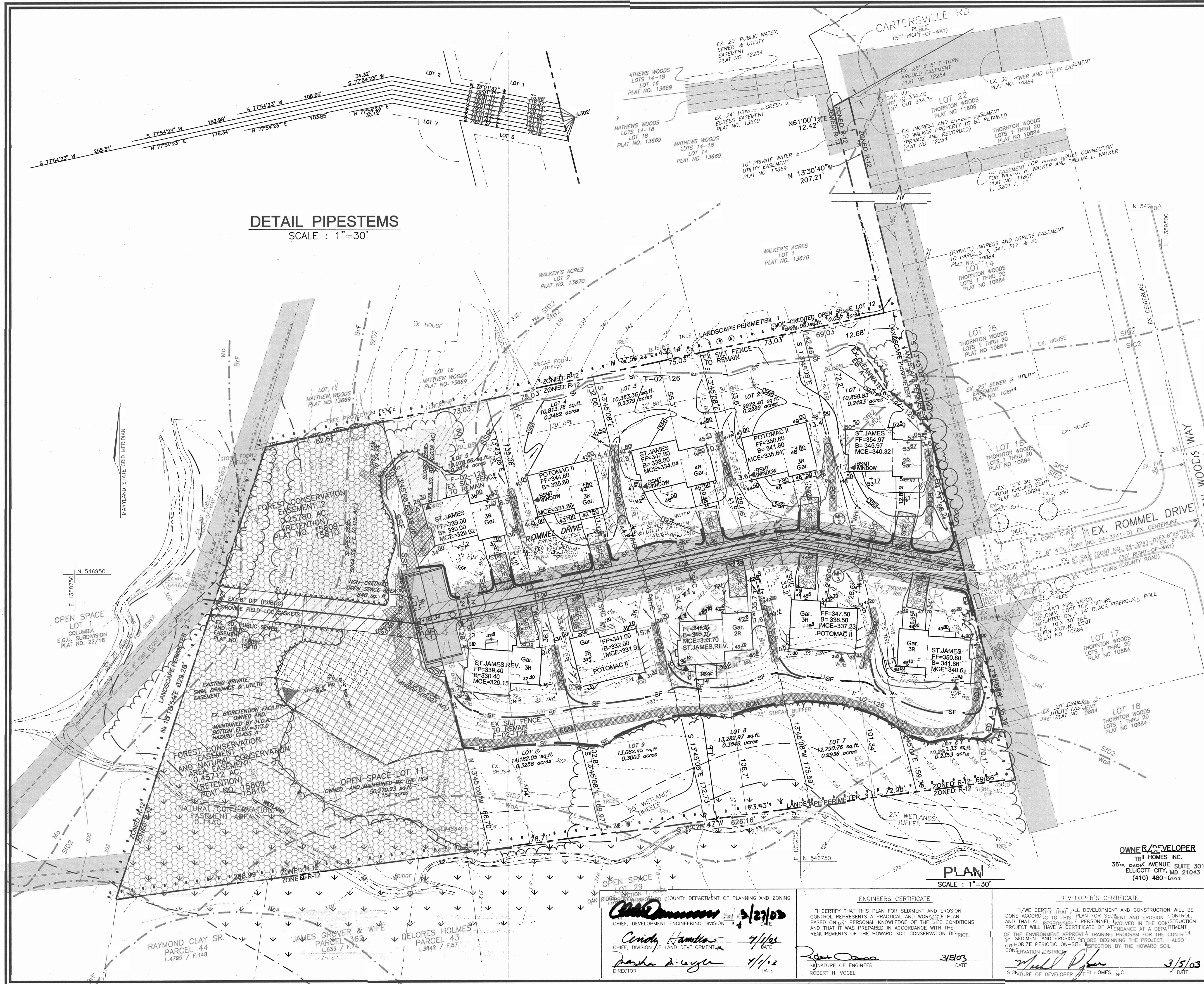
FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHY	CHECKED BY: JCO
DRAWN BY: MMH, ELW	DATE: FEBRUARY, 2003
SCALE: AS SHOWN	W.O. NO.: 201904.00
3 SHEET OF 3	

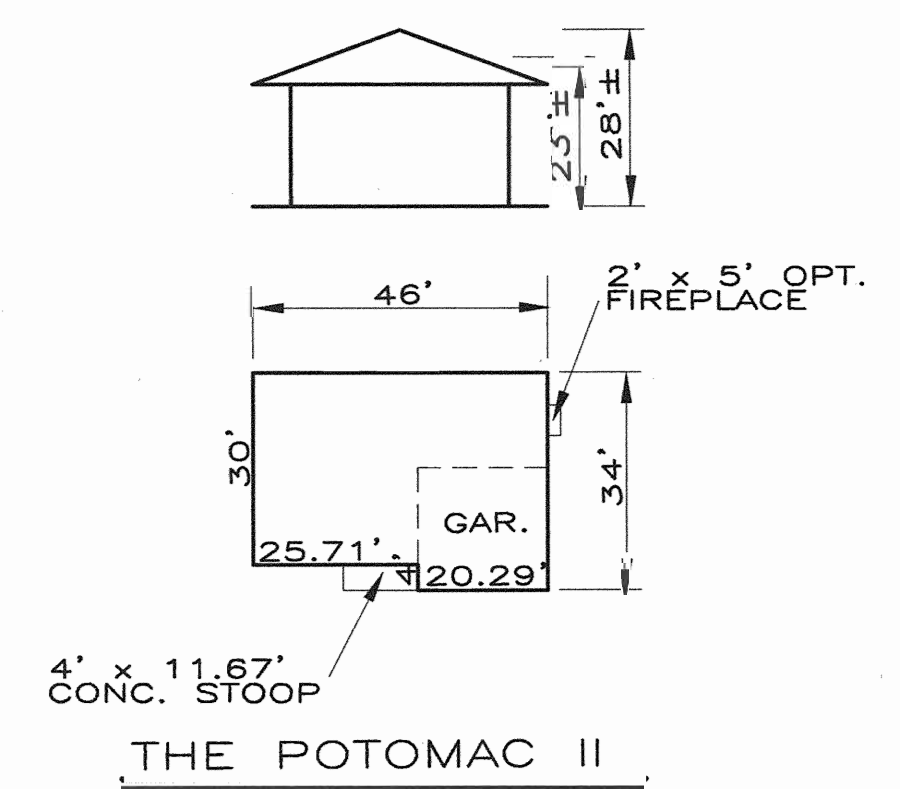
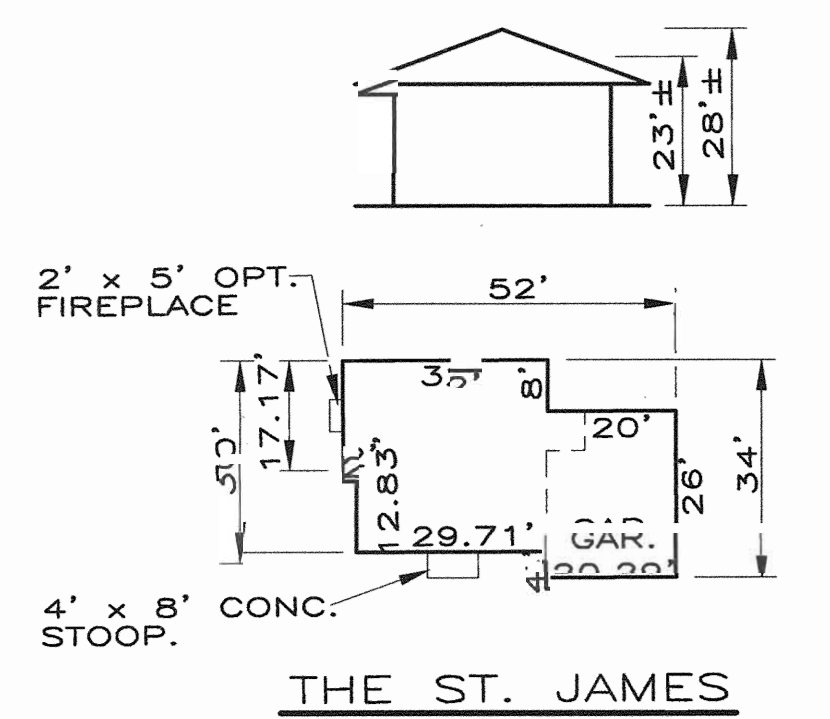
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 3/22/03	ENGINEER'S CERTIFICATE I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. DATE: 3/5/03	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 ALL 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: 3/5/03
-----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. APPROVED: [Signature] DATE: 3/25/03	Reviewed for: HOWARD COUNTY, S.C.D. Name: [Signature] and Meets Technical Requirements Signature: [Signature] Date: 3/25/03 USDA, NATURAL RESOURCES CONSERVATION SERVICE
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STATE OF MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION ROBERT H. VOGEL, PE No. 16193	DATE: 3/5/03
--------------------------------------------------------------------------------------------------------------------	--------------



DETAIL PIPESTEMS
SCALE : 1"=30'



HOUSE TYPES
SCALE : 1"=30'

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

Approved: *[Signature]* Date: 2/27/03

Reviewed for: **HOWARD S.C.D.**
[Signature] Date: 2/12/03
 USDA, NATURAL RESOURCES CONSERVATION SERVICE

NO.	REVISION	DATE
1	REVISE LOT 8 AS PER AS-BUILTS	

SITE DEVELOPMENT AND SEDIMENT CONTROL PLAN
THORNTON WOODS OVERLOOK
 LOTS 1-10 AND OPEN SPACE LOT 11 & 12

TAX MAP #42 GRID 16 PARCEL '41'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 RE: F-02-126, P-01-26, W-01-85, S-01-07, W&S 24-4028-D, PLAT #15809-15810

OWNER/DEVELOPER
 TH HOMES INC.
 3614 PARK AVENUE SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0222

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW
 DRAWN BY: MMH, ELW
 CHECKED BY: JCO
 DATE: FEBRUARY, 2003
 SCALE: AS SHOWN
 W.O. NO.: 219034.00

2 SHEET OF 3

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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] 2/27/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/1/02
 Cindy Hamilton DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 7/1/02
 Barbara D. Uyle DATE
 DIRECTOR

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 WILL PERFORM PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/5/03
 SIGNATURE OF DEVELOPER TH HOMES, INC. DATE

PLAN
 SCALE : 1"=30'

GENERAL NOTES

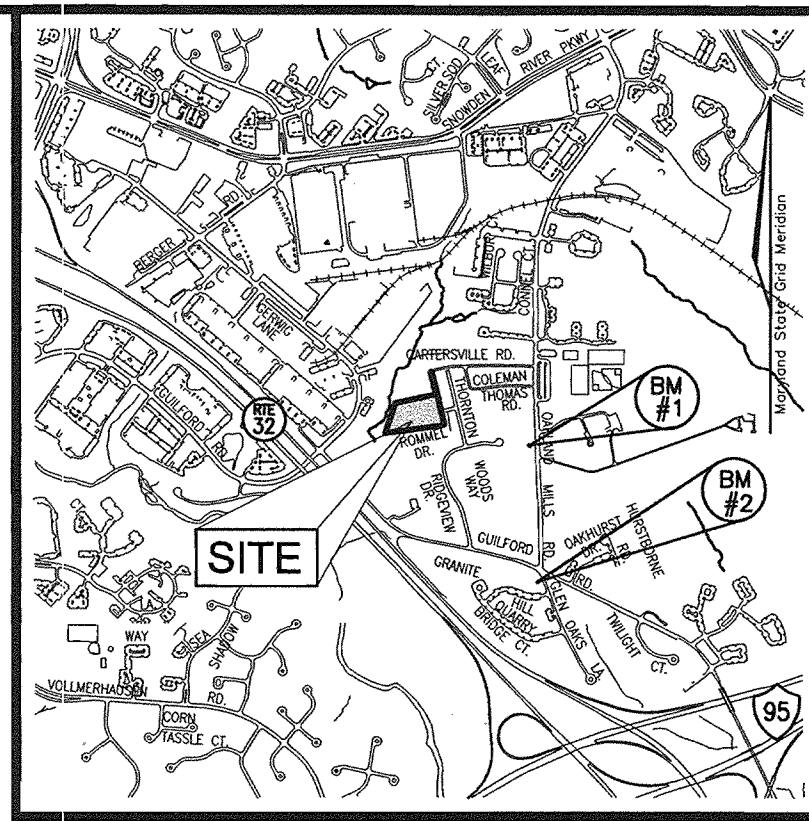
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 169,938 SF (3.9057 AC)
 AREA OF PLAN SUBMISSION: 88,936 SF (2.04 AC)
 LIMIT OF DISTURBANCE: 75,866 SF (1.74 AC)
 PRESENT ZONING: R-12
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 TOTAL UNITS ALLOWED: 10
 TOTAL UNITS PROPOSED: 10
 TOTAL NUMBER OF BUILDABLE LOTS: 10
 TOTAL NUMBER OF OPEN SPACE LOTS: 2
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.780 AC.)
 TOTAL AREA OF OPEN SPACE PROVIDED: 1.2293 ACRES
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 42 PARCEL: 41 GRID: 16
 ZONING: R-12
 HELEN COLEMAN AND THE HEIRS OF CASSIE MOORE
 DEED REFERENCE: LIBER 45 FOLIO 175, LIBER 1123 FOLIO 712, LIBER 6212 FOLIO 415 AND LIBER 6212 FOLIO 418
 DPZ REFERENCES: F-02-126, P-01-26, WP-01-85, S-01-07
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING DESIGN, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO.'S. 42R5 AND 42R6.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOCIATES, DATED FEB. 10, 1999.
- ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4028-D. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4028-D.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF GREATER THAN 20,000 SF LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO YARD SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- ALL BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR AS DESCRIBED IN SECTION R310 OF THE 2000 INTERNATIONAL RESIDENTIAL CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO.'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. DEVELOPER'S PERMIT IN THE AMOUNT OF \$3900.00 FOR 13 SHADE TREES UNDER F-02-126.
- THERE ARE STREAMS AND FLOODPLAIN ON THIS SITE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION AND BY PAYMENT OF FEE-IN-LIEU OF \$6,528.00 INTO THE HOWARD COUNTY CONSERVATION FUND UNDER F-02-126.
- BASED ON THIS PLAN BEING SUBMITTED PRIOR TO 11/15/01, ON 06/28/01, IT (AND THE SUBDIVISION) IS "GRANDFATHERED" AND SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PLAN WAS NOT APPROVED PRIOR TO 11/01/01, IT (AND THE SUBDIVISION) IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THE DEVELOPMENT BY BIORETENTION IN OPEN SPACE LOT 11 UNDER F-02-126.
- THE DEVELOPER IS ADVISED THAT THIS PLAN CAN NOT RECEIVE SIGNATURE APPROVAL UNTIL THE PLAT F-02-126 HAS BEEN RECORDED.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON-SITE.

SITE DEVELOPMENT PLAN

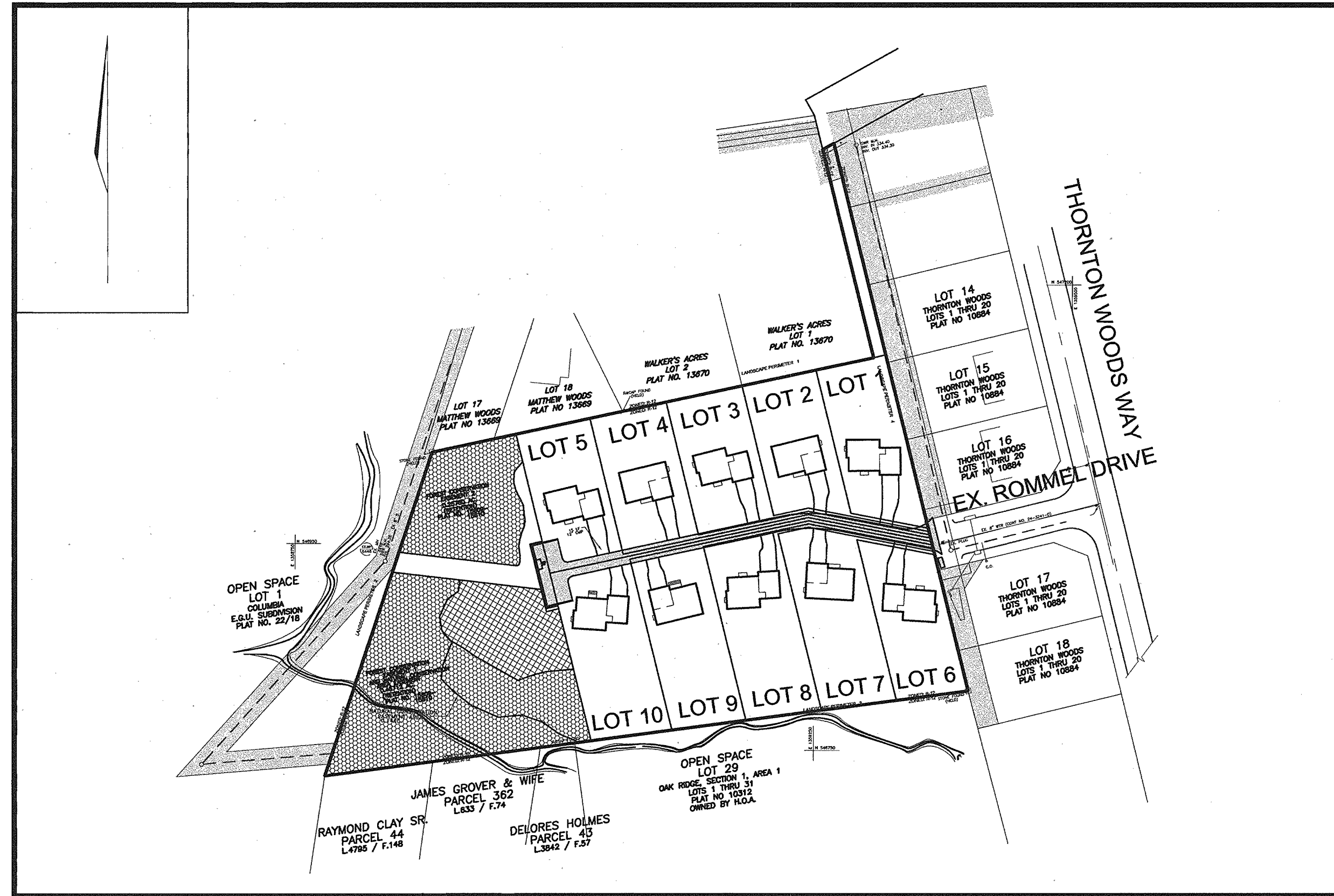
THORNTON WOODS OVERLOOK

LOTS 1 -10 AND OPEN SPACE LOTS 11 & 12

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



LOCATION PLAN
SCALE: 1"=100'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- EXISTING BRUSHLINE
- PROPOSED TREELINE
- EXISTING LIGHT POLES
- WALK OUT BASEMENT
- EXISTING STREET TREE
- SOIL BOUNDARY
- STREAM BUFFER
- WETLAND BUFFER
- WETLAND
- SLOPES 25% >
- SLOPES 15% TO 24.9%
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- INLET PROTECTION

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
42R5	548,777.0609	1,360,360.9768	391.54
42R6	546,822.0895	1,360,340.6529	389.12

ADDRESS CHART	
LOT #	STREET ADDRESS
1	9514 ROMMEL DRIVE
2	9518 ROMMEL DRIVE
3	9522 ROMMEL DRIVE
4	9526 ROMMEL DRIVE
5	9530 ROMMEL DRIVE
6	9515 ROMMEL DRIVE
7	9519 ROMMEL DRIVE
8	9523 ROMMEL DRIVE
9	9527 ROMMEL DRIVE
10	9531 ROMMEL DRIVE

PERMIT INFORMATION CHART					
PROJECT NAME		SECTION/AREA	LOT NUMBER		
THORNTON WOODS OVERLOOK		N/A	Lots 1-10		
PLAT REF.	GRID NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
15809-15810	16	R-12	42	6TH	6068.04
WATER CODE: E-14		SEWER CODE: 5201300			

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE DEVELOPMENT PLAN	2 OF 3
DETAILS	3 OF 3

NO.	REVISION	DATE

COVER SHEET
THORNTON WOODS OVERLOOK
 LOTS 1- 10 AND OPEN SPACE LOT 11 & 12

TAX MAP #42 GRID 16 PARCEL '41'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF: F-02-126, P-01-26, WP-01-85, S-01-07, W&S 24-4028-D, PLAT #15809-15810

OWNER/DEVELOPER
 TBI HOMES INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

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

Approved: *[Signature]* 3/27/03
 Howard S.C.D.

Reviewed for: **HOWARD S.C.D.**
 and meets Technical Requirements
[Signature] Date: 3/27/03
 Signature
 USDA, NATURAL RESOURCES CONSV. SERVICE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/27/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/1/03
 Cindy Harms DATE

[Signature] 4/1/03
 DELORES HOLMES DATE

[Signature] 4/1/03
 DIRECTOR DATE

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 COUNTY CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: ROBERT H. VOGEL DATE: _____

DEVELOPER'S CERTIFICATE

I/AWE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 COUNTY CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER - TBI HOMES, INC. DATE: _____

DESIGN BY: RHW
 DRAWN BY: MHM, ELW
 CHECKED BY: JCO
 DATE: FEBRUARY, 2003
 SCALE: AS SHOWN
 W.D. NO.: 2019034.00

1 SHEET OF 3

21.0 STANDARDS 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 vegetable 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 vegetable 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.

ii. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 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 Experiment 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 a 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, 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 procedure.

- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, 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 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall 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	88,936 SF / 2.0 AC.
Area Disturbed	75,866 SF / 1.7 AC.
Area to be roofed or paved	23,096 SF / 0.52 AC.
Area to be vegetatively stabilized	52,860 SF / 1.22 AC.
Total Cut	1,600 CY
Total Fill	1,600 CY

 Offsite 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 controls 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 shall be back-filled and stabilized within one working day, whichever is shorter.

* To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

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

Approved: *[Signature]* Date: 3/25/03
 Howard County Conservation District

Reviewed for: *[Signature]* Name: *[Name]* S.C.D.
 and Meets Technical Requirements
[Signature] Date: 3/25/03
 Signature: *[Signature]* Date: 3/25/03
 USDA, NATURAL RESOURCES CONSERVATION SERVICE

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED 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./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
 - Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.). 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 well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulching 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 seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

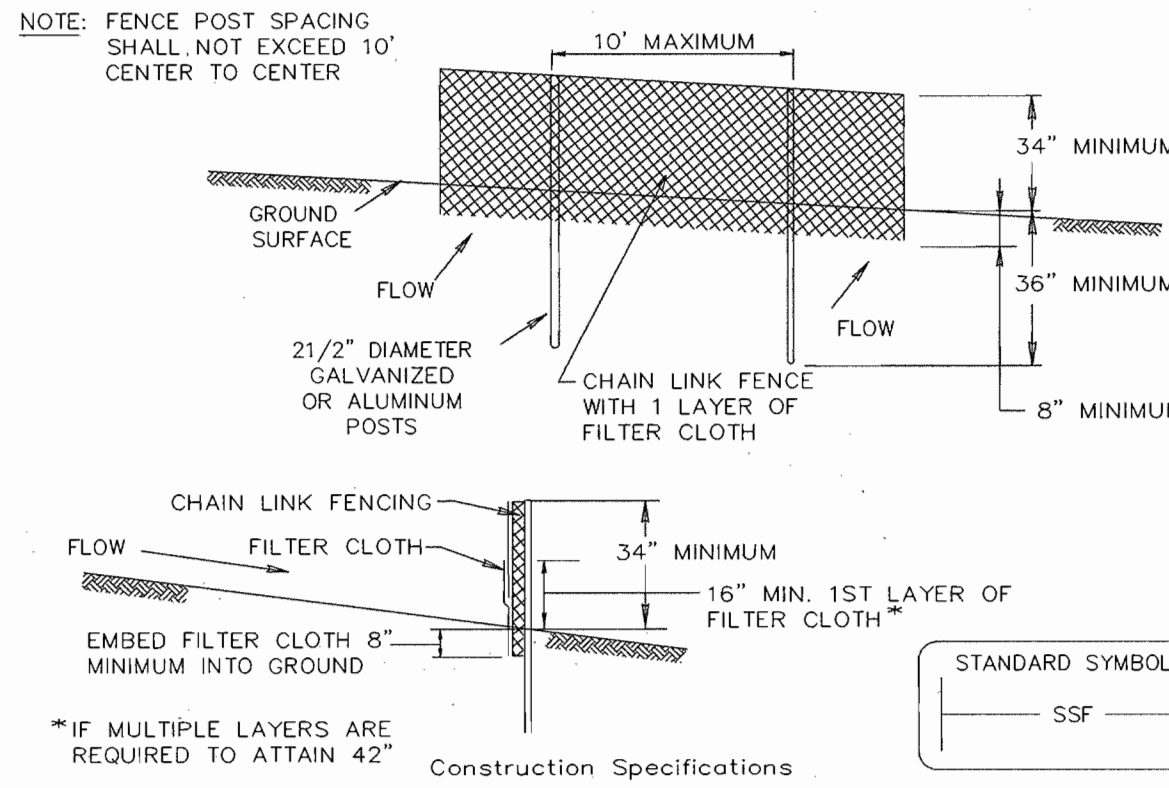
SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulching 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

DETAIL 33 - SUPER SILT FENCE (FINAL PLAN)



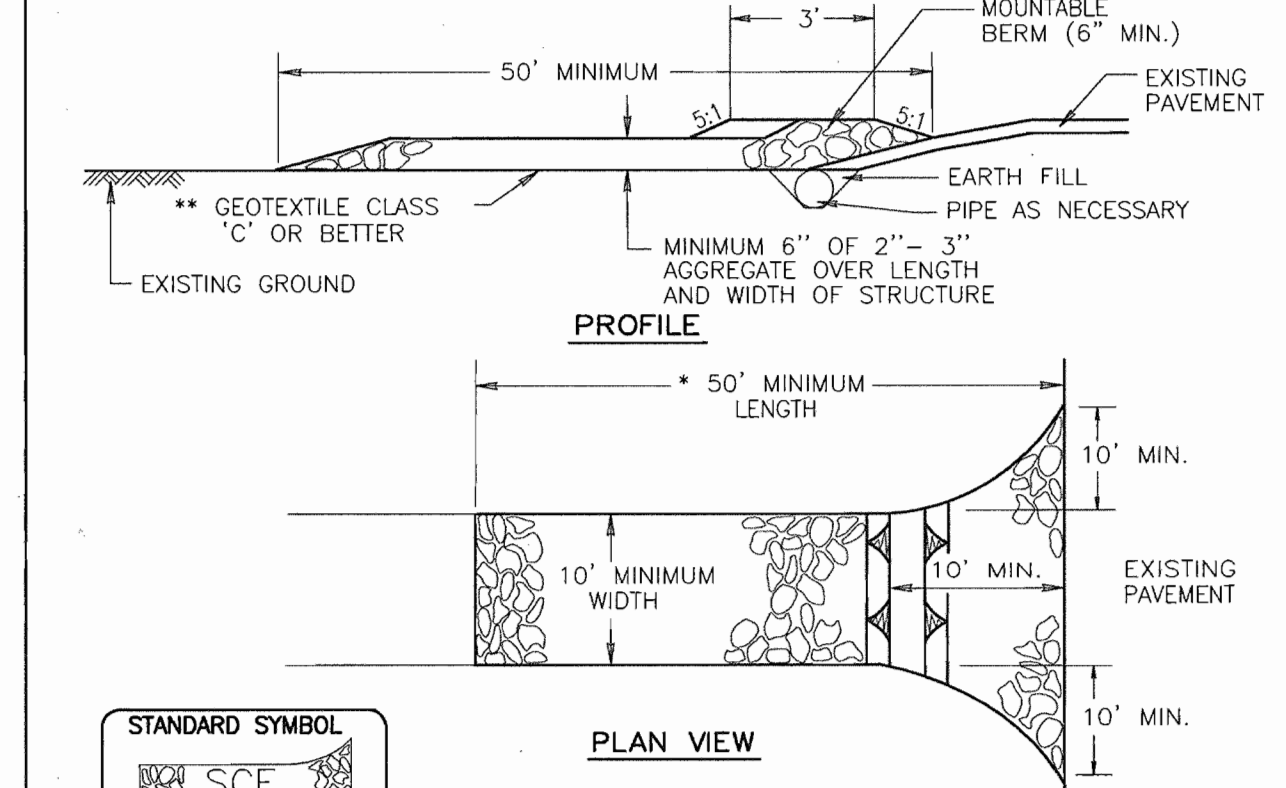
- Fencing shall be 42\"/>

- 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\"/>

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

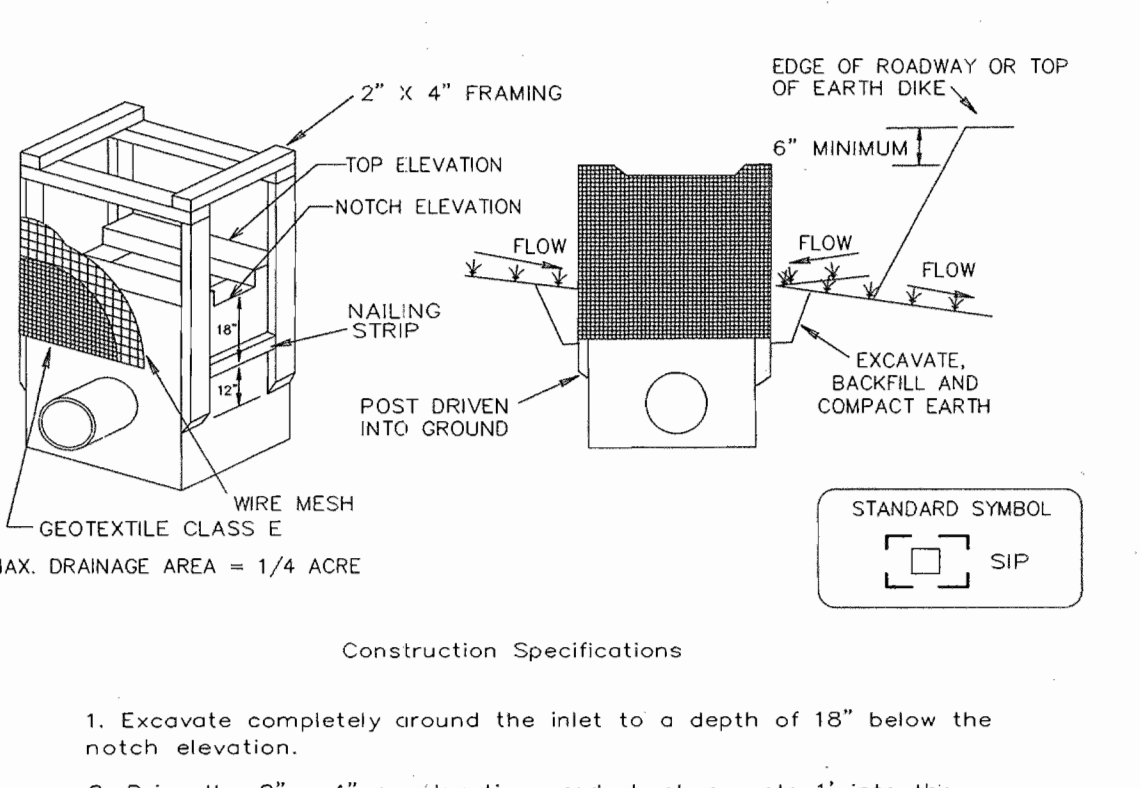


- Length - minimum of 50' (* 30' for a single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2\"/>

- Surface Water - all surface water flowing to or diverted toward construction entrance 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\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F-17-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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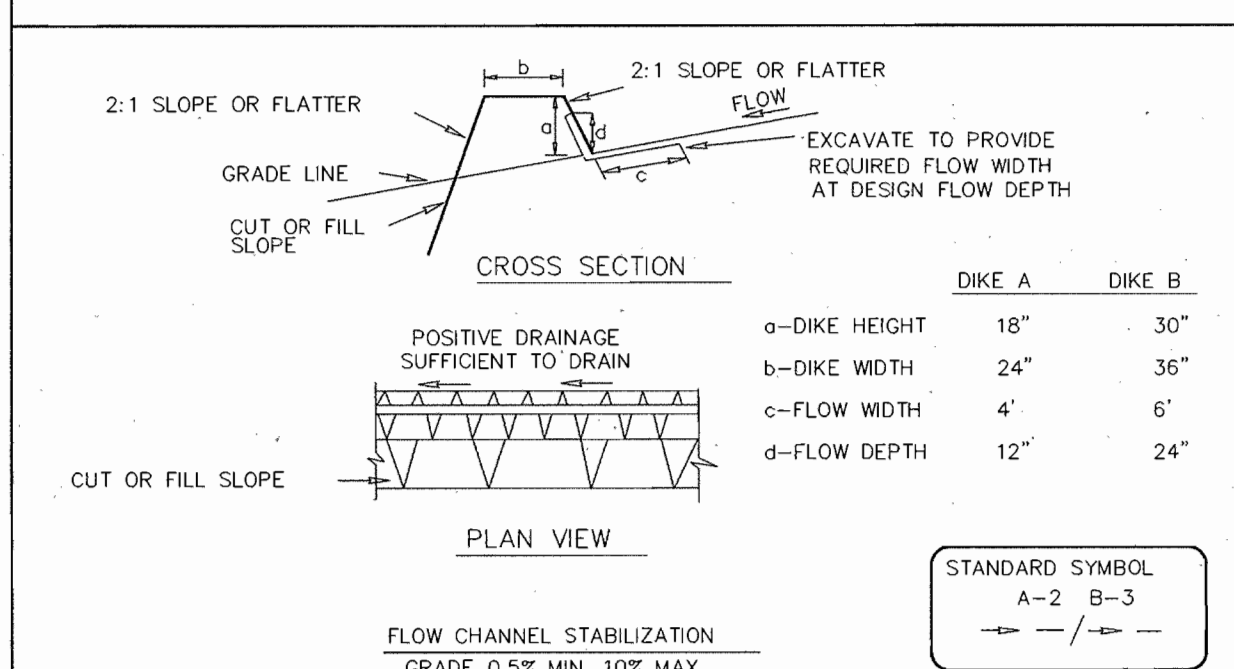
DETAIL 23A - STANDARD INLET PROTECTION



- Excavate completely around the inlet to a depth of 18\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-16-5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 1 - EARTH DIKE (FINAL PLAN)

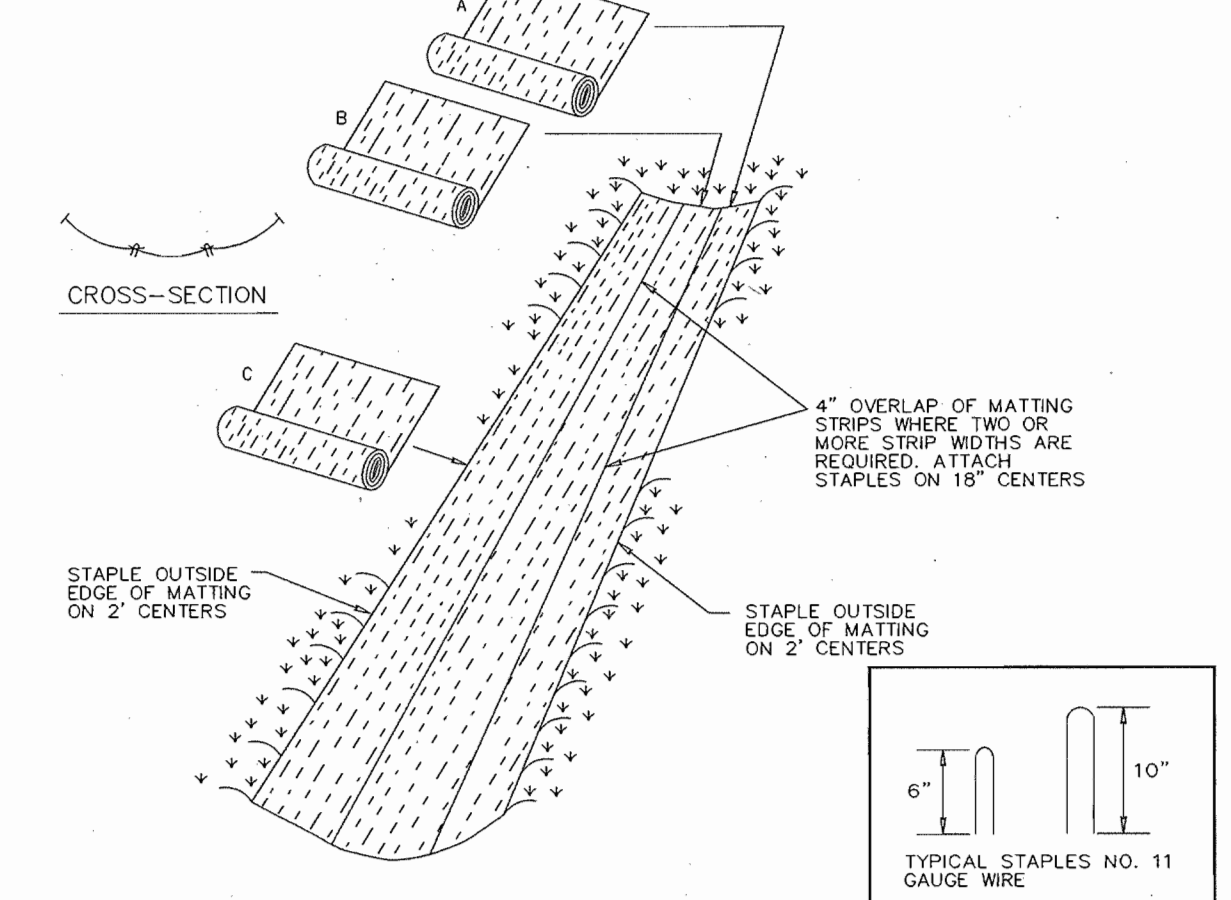


- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or line with sod.
- 4\"/>

- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A-1-6	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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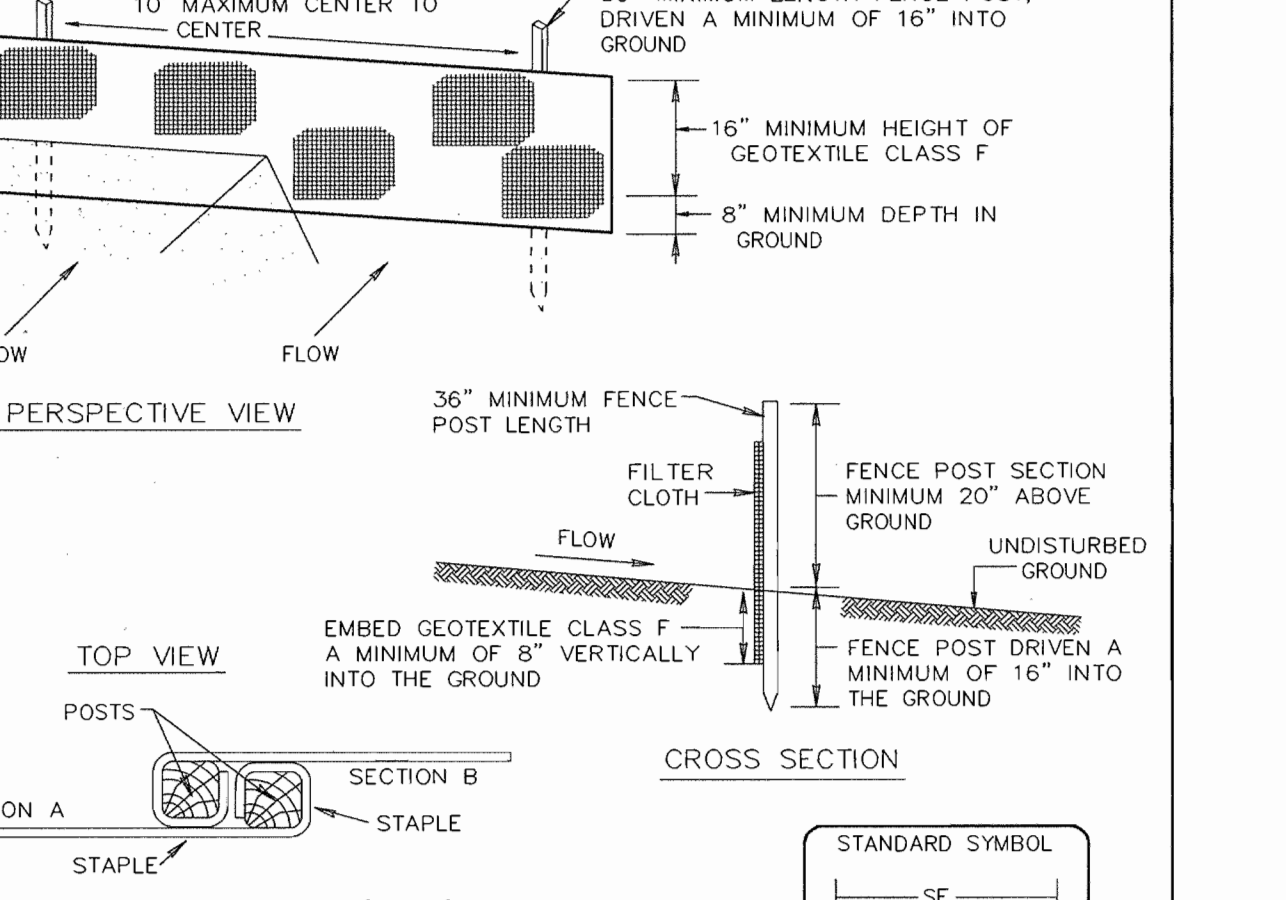
DETAIL 30 - EROSION CONTROL MATTING



- Key-in the matting by placing the top ends of the matting in a narrow trench, 6\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G-22-2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 22 - SILT FENCE



- Fence posts shall be a minimum of 36\"/>

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-15-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Bureau Of Inspections and Permits (410.313.1880) at least 24 hours before starting any work.
- Construct Stabilized Construction Entrances. (1 day)
- Install silt fence. (2 days)
- After obtaining permission from the sediment control inspector to proceed, rough grade site and install erosion control matting. (4 days)
- Construct house. The first floor elevation cannot be more than 1\"/>

- Final lot grade to be in substantial conformance with site development plan. (2 days)
- Upon stabilization of all disturbed areas and with the approval of the sediment control inspector, remove all sediment control devices. (3 days)

- NOTES
- During grading and after each rainfall, the contractor shall inspect and provide the necessary maintenance on the sediment and erosion control measures shown hereon.
- Following initial soil disturbance or redistribution permanent or temporary stabilization shall be completed with:
- 7 calendar days for all perimeter sediment control
 - 14 calendar days for all other disturbed areas, structures, dikes, swales, ditch perimeter slopes and all slopes greater than 3:1.

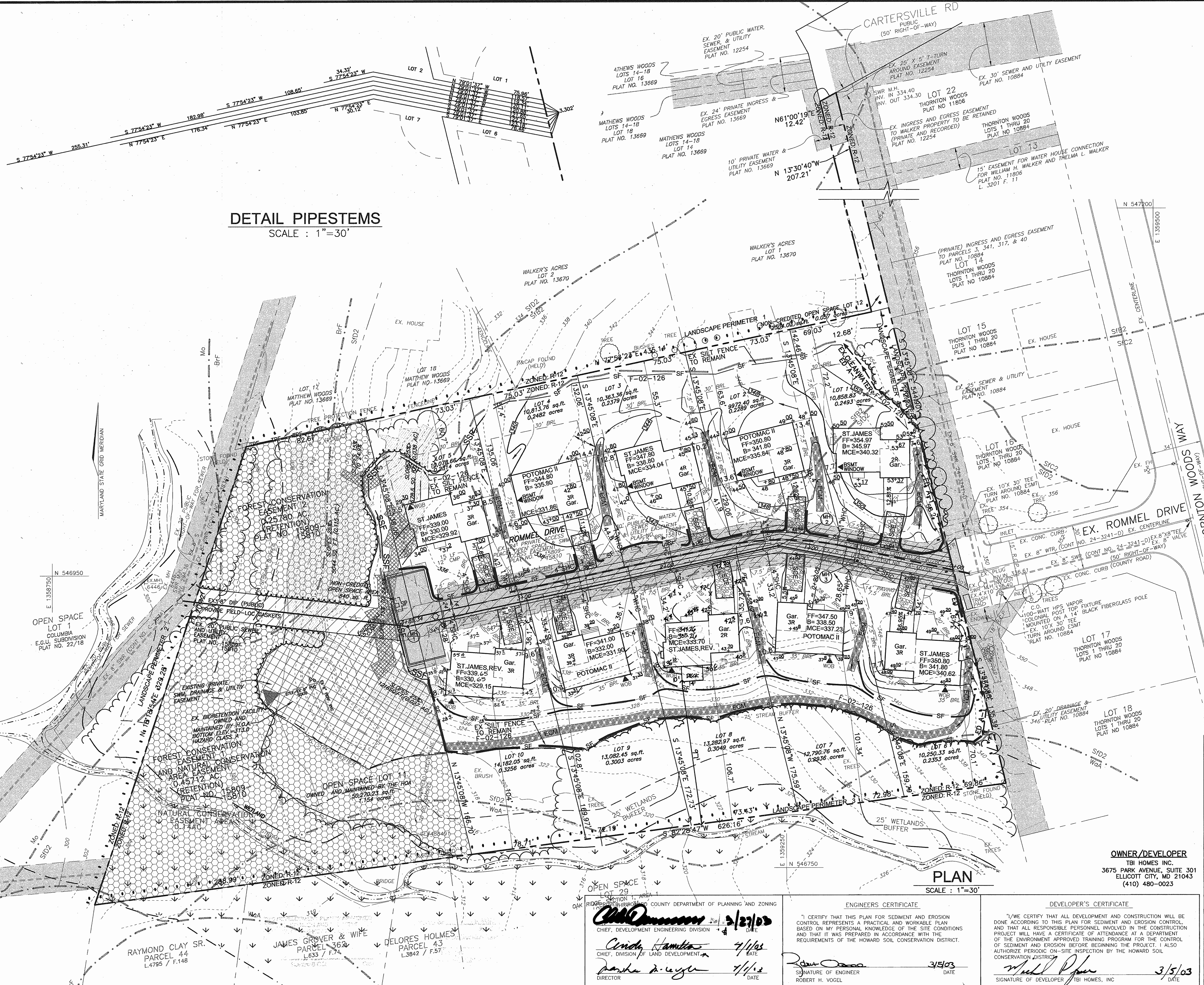
NO.	REVISION	DATE

OWNER/DEVELOPER
 TBI HOMES INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

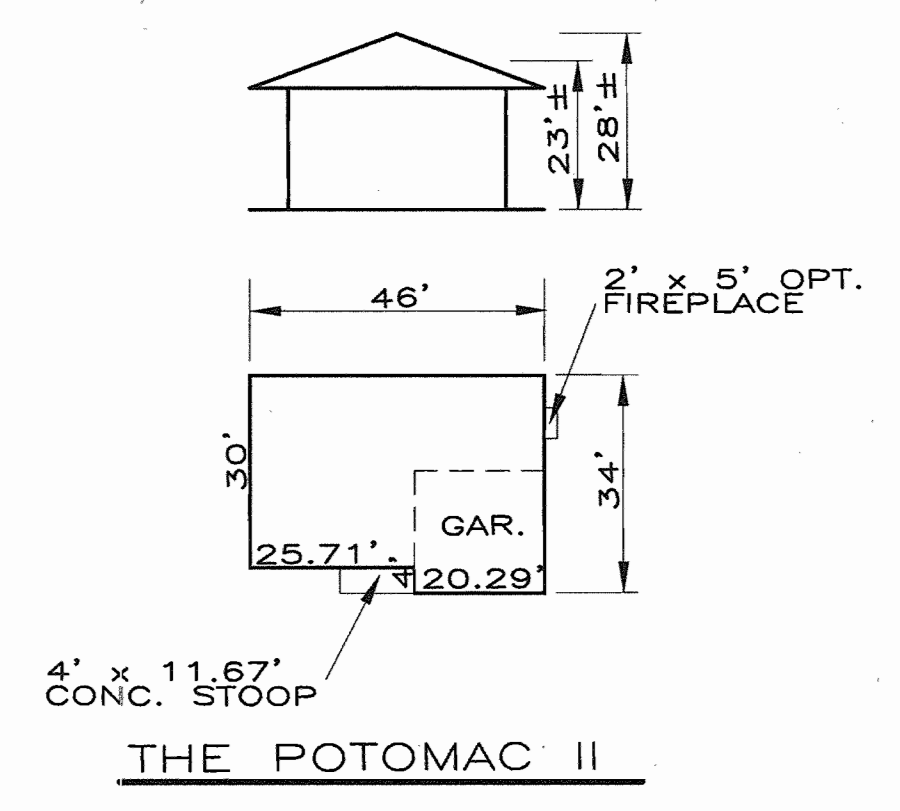
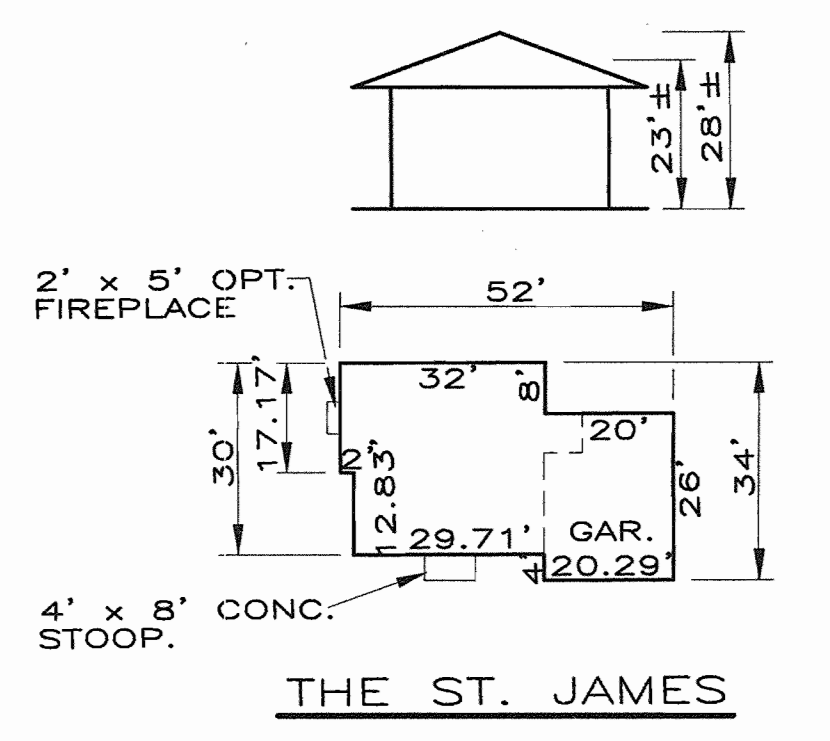
FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW
 DRAWN BY: MMH, ELW
 CHECKED BY: JCO
 DATE: FEBRUARY 2003
 SCALE: AS SHOWN
 W.O. NO.: 2019034.00

3 SHEET OF 3



DETAIL PIPESTEMS
SCALE : 1"=30'



HOUSE TYPES
SCALE : 1"=30'

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

Approved: *[Signature]* Date: 2/27/03
Howard S.C.D.

Reviewed for: *[Signature]* S.C.D. Name: *[Signature]* Date: 2/27/03
USDA, NATURAL RESOURCES CONSERVATION SERVICE

2	REVISE FIRST FLOOR ELEVATION AND GRADING LOT 10	6.28.04
1	REVISE LOT 8 AS PER AS-BUILTS	
NO.	REVISION	DATE

SITE DEVELOPMENT AND SEDIMENT CONTROL PLAN
THORNTON WOODS OVERLOOK
LOTS 1-10 AND OPEN SPACE LOT 11 & 12

TAX MAP #42 GRID 16 - PARCEL '41'
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
REF: F-02-126, P-01-26, WP-01-85, S-01-07, W&S 24-4028-D, PLAT #15809-15810

OWNER/DEVELOPER
TBI HOMES INC.
3675 PARK AVENUE, SUITE 301
ELICOTT CITY, MD 21043
(410) 480-0023

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHY
DRAWN BY: MMH, ELW
CHECKED BY: JCO
DATE: FEBRUARY, 2003
SCALE: AS SHOWN
W.O. NO.: 2019034.00

2 SHEET OF 3

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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] 2/27/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/1/03
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 2/1/03
DIRECTOR

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 ALL 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] 3/5/03
SIGNATURE OF DEVELOPER TBI HOMES, INC. DATE

PLAN
SCALE : 1"=30'