

GENERAL NOTES

- 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
 - VERIZON TELEPHONE 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4520
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 9.75 AC*
 - * DOES NOT INCLUDE 0.74 AC. OF SHA RESERVATION LOT 8 AND 12 EXISTING DWELLING TO REMAIN 9.75-0.55=9.2 AC.
 - PRESENT ZONING: R-20
 - LIMIT OF DISTURBANCE: 5.00 AC
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 - AREA OF OPEN SPACE REQUIRED: 40% OR 3.90 AC.
 - AREA OF CREDITED OPEN SPACE PROVIDED: 3.9235 AC.
 - AREA OF NON-CREDITED OPEN SPACE: 0.16 AC.
 - TOTAL AREA OF OPEN SPACE PROVIDED: 4.08 AC.
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 17, PARCEL 9,685 GRID 7
 - ZONING: R-20
 - DEED REFERENCE: 3973/539, 1351/569
 - DPZ REFERENCES: S-03-03, P-03-15, F-04-168
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED APRIL 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. APRIL 2002.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 17AB & 17DA.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONTRACT NO. 24-4239-D.
- A MICROPOOL POND IS PROPOSED TO PROVIDE THE REQUIRED WQV AND CPV AND 10 YEAR MANAGEMENT FOR THIS DEVELOPMENT UNDER F-04-168 FOR THE FACILITY IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE HOA. WQV AND REV FOR LOTS 1,2,14,18-20 HAS BEEN PROVIDED BY RAINGARDENS DESIGNED UNDER THIS PLAN.
- STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PREPARED BY HILLS-CARNES ENGINEERING ASSOC, DATED JANUARY, 2002.
- THERE ARE NO WETLANDS ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY FREDERICK WARD ASSOCIATES IN APRIL 2002.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THIS SITE BY FREDERICK WARD ASSOCIATES, DATED DECEMBER, 2002.
- THE FOREST CONSERVATION EASEMENTS WAS FULFILLED UNDER F-04-168.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JUNE, 2002.
- LANDSCAPING FOR THE STORMWATER MANAGEMENT POND, STREET TREES AND THE PERIMETER OF THE PROPERTY WAS FULFILLED WITH F-04-168.
- FINANCIAL SURETY FOR THE REQUIRED RAINGARDENS IN THE AMOUNT OF \$3,600 AND FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$2,100 HAVE BEEN PAID AS A PART OF THE DEVELOPER'S AGREEMENT UNDER THIS SITE PLAN SDP-05-140.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$10,500.00 HAS BEEN PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-04-168.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATED ON SITE.
- OPEN SPACE LOTS 13, 15 & 21 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATIONS. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND THE RESTRICTIONS ARE SHOWN HEREON.
- THE NOISE STUDY WAS PREPARED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 29, 2002 AND APPROVED UNDER S-03-03.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT: HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- ALL DRIVEWAYS ARE PER HO. CO. DETAIL R - 6.03.
- THERE ARE NO FLOODPLAINS ON SITE.
- STEEP SLOPES HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- EXISTING HOUSES LOCATED ON LOTS 8 AND 12 ARE TO REMAIN. NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- DUE TO THE EXTENSION OF EXISTING CABERY ROAD A PORTION OF EXISTING SPRUCE WAY HAS BEEN RENAMED. THE PLAT HAS BEEN RECORDED, THE PLAT # 17670 TO 17672. THE PLANNING BOARD HAS APPROVED THE STREET RENAMING PETITION ON 10-27-04.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
 - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- 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 REAR YARD SETBACK.
- THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK.
- BASED ON THE FIELD SURVEY OF THE SITE, NO WELLS OR SEPTIC SYSTEM WERE FOUND. SHOULD ANY WELLS AND/OR SEPTIC SYSTEMS BE ENCOUNTERED DURING GRADING PROCEDURES THE CONTRACTOR IS TO NOTIFY THE HEALTH DEPARTMENT OF PROPER ABANDONMENT PROCEDURES.

MARGARET'S FANCY

LOT 1-12, 14, 16-20

SINGLE FAMILY DETACHED UNITS AND OPEN SPACE LOTS 13, 15 & 21

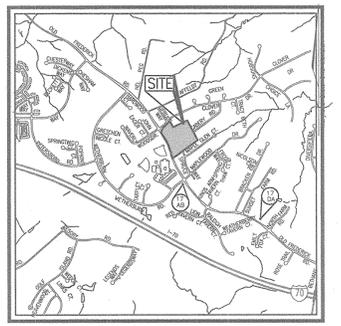
HOWARD COUNTY, MARYLAND



LOCATION PLAN
SCALE: 1" = 100'

- WITHIN 30 DAYS OF PUBLIC WATER AND SEWER AVAILABILITY, ALL WELLS AND SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. A LICENSED WELL DRILLER SHALL ABANDON THE WELL AND PROVIDE PROPER DOCUMENTATION TO THE HEALTH DEPARTMENT.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 17, 2005, FILING NO. 1000361991357207.

SHEET INDEX		
COVER SHEET	DESCRIPTION	SHEET NO
		1 OF 6
	SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	2 OF 6
	SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
	DRAINAGE AREA MAP - DETAILS OF RAINGARDENS	5 OF 6
	HOUSE TYPES	6 OF 6



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION			
NO	NORTHING	EASTING	ELEVATION
17AB	598435.266	1348615.278	506.66
17DA	595410.785	1351641.140	482.019

ADDRESS CHART			
LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
1	10264 CABERY ROAD	11	10232 CABERY ROAD
2	10260 CABERY ROAD	12	10228 CABERY ROAD
3	10256 CABERY ROAD	14	10229 CABERY ROAD
4	10252 CABERY ROAD	16	10233 CABERY ROAD
5	10250 CABERY ROAD	17	10237 CABERY ROAD
6	10248 CABERY ROAD	18	10241 CABERY ROAD
7	10246 CABERY ROAD	19	10259 CABERY ROAD
8	10244 CABERY ROAD	20	10263 CABERY ROAD
9	10240 CABERY ROAD		
10	10236 CABERY ROAD		

STREET ADDRESS:
EX. HOUSE ON LOT-8
10272 OLD FREDERICK ROAD
ELLCOTT CITY

EX. HOUSE ON LOT-12
10228 CABERY ROAD
ELLCOTT CITY

COORDINATE CHART		
POINT	NORTHING	EASTING
17	597485.5895	1349417.3395
18	597293.8815	1349540.1738
19	596866.1513	1349701.0062
101	597588.4721	1349453.7008
102	597768.1073	1349623.9578
103	597616.9966	1349705.2727
104	597779.0910	1350048.4135
105	597311.1281	1350306.1873

PERMIT INFORMATION CHART					
PROJECT NAME	SECTION/AREA	LOT/PARCEL			
MARGARET'S FANCY	N/A	9, 685			
PLAT REF #17670 TO #17672	BLOCK NO 7	ZONE R-20	TAX MAP 17	ELECT DIST 2ND	CENSUS TR 6021
WATER CODE: H-05	SEWER CODE: 5758200				

OWNER
MARGARET'S FANCY INC.
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21042
(410) 480-9105

DEVELOPER
HAMILTON REED, LLC
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21042

DEVELOPER
DORSEY FAMILY HOMES
10717-B, BIRMINGHAM WAY
SECOND FLOOR
WOODSTOCK, MARYLAND 21163
(410) 465-7200

NO.	REVISION	DATE
	REVISE FIRST FLOOR ELEVATION & GRADING LIST 3	10/19/06

COVER SHEET

SITE DEVELOPMENT PLAN
MARGARET'S FANCY
LOTS 1-12, 14, 16-20
SINGLE FAMILY DETACHED UNITS AND OPEN SPACE LOTS 13, 15 & 21
REF: S-03-03, P-03-17, F-04-168

TAX MAP #17 GRID 7
2ND ELECTION DISTRICT

PARCEL 9, 685
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: JANUARY 27 2006
SCALE: AS SHOWN
W.O. NO.: 2024041.00

1 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 3/31/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 4/1/06 DATE

DIRECTOR: *[Signature]* 4/5/06 DATE

BY THE ENGINEER

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

[Signature] 1/31/06 DATE

SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

[Signature] 1-30-06 DATE

DORSEY FAMILY HOMES

[Signature] 1-30-06 DATE

HAMILTON REED, LLC

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

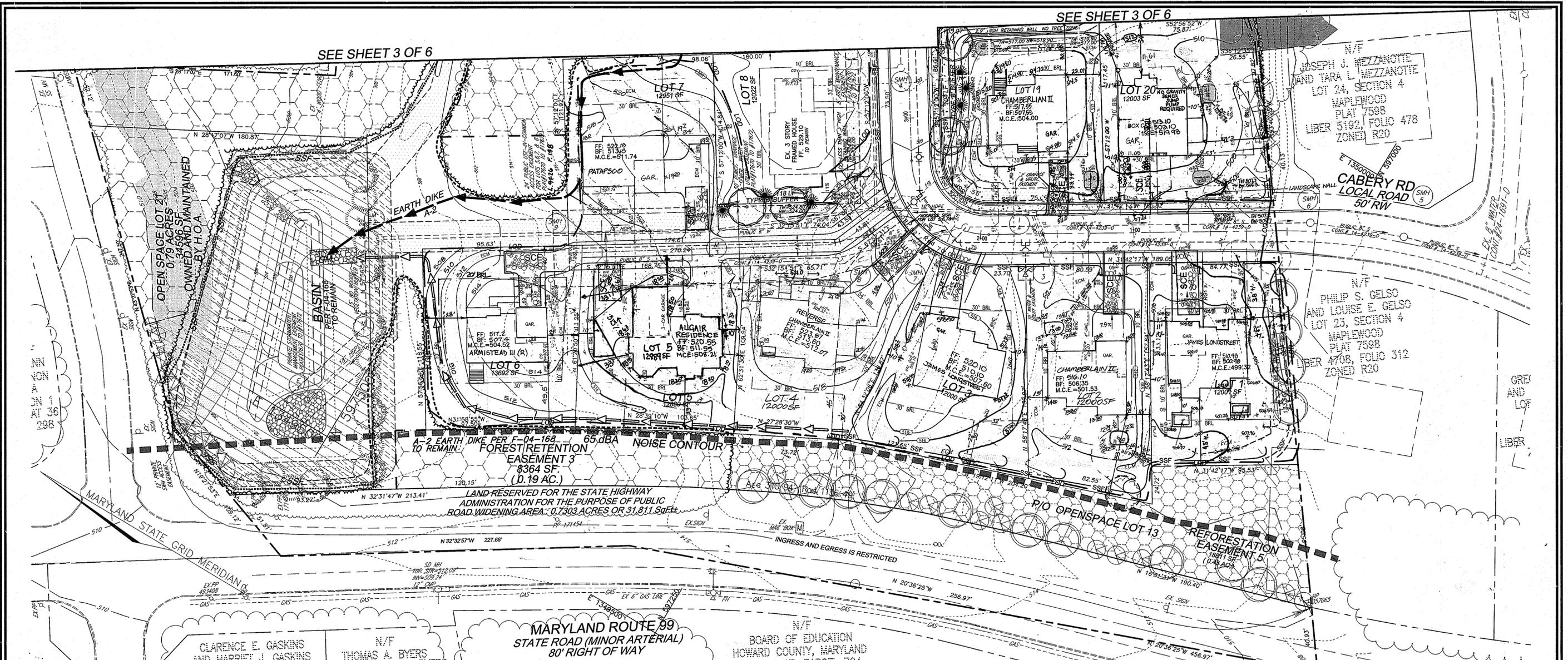
[Signature] 3/30/06 DATE

NATURAL RESOURCES CONSERVATION SERVICE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

[Signature] 3/30/06 DATE

HOWARD SCD



CLARENCE E. GASKINS AND HARRIET J. GASKINS LOT 1, SECTION 1 WAVERLY WOODS PLAT 7268 LIBER 3142, FOLIO 182 ZONED R20

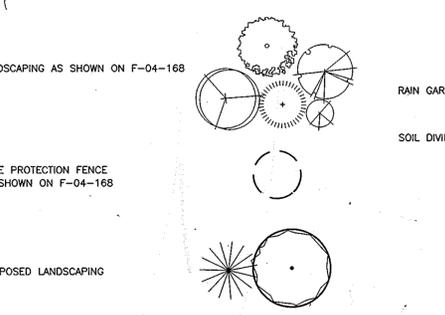
N/F THOMAS A. BYERS AND THERESA A. BYERS LOT 2, SECTION 1 WAVERLY WOODS PLAT 7268 LIBER 2384, FOLIO 227 ZONED R20

MARYLAND ROUTE 99 STATE ROAD (MINOR ARTERIAL) 80' RIGHT OF WAY

N/F BOARD OF EDUCATION HOWARD COUNTY, MARYLAND TAX MAP 17, PARCEL 724 LIBER 3514, FOLIO 1 ZONED RED

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-04-168
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-04-168
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE AS SHOWN ON F-04-168 TO REMAIN
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-04-168 TO REMAIN
- EARTHDIKE
- EARTHDIKE AS SHOWN ON F-04-168 TO REMAIN
- EROSION CONTROL MATTING AS SHOWN ON F-04-168 TO REMAIN
- PROPOSED DRYWELL, TYPICAL (FOR DETAILS AND SPECIFICATIONS SEE SHEET OF)
- LANDSCAPING AS SHOWN ON F-04-168
- TREE PROTECTION FENCE AS SHOWN ON F-04-168
- PROPOSED LANDSCAPING
- RAIN GARDEN
- SOIL DIVIDE



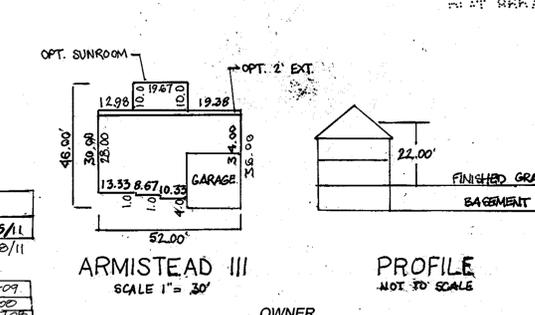
PLAN
SCALE: 1" = 30'

Lot 6 REVISED

STATE OF MARYLAND PROFESSIONAL ENGINEER

REVISIONS BY MULBERRA, BOWEN & ASSOCIATES

12	ADD ARMISTEAD III FOOTPRINT & ADD TO LOT 4 REL. GRADING	4/15/11
14	REV. GRD. LOT 6 TO REFLECT AS-BUILT CONDITIONS	1/12/11
13	REVISE FIRST FLOOR ELEVATION & GRADING PER AS-BUILT	10/22/09
11	REVISE LOT 7 TO SHOW PATAPSCO HOUSE MODEL	2/3/09
10	REVISE LOT 4 TO REPRESENT AS-BUILT CONDITIONS	6/21/05



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION
DATE: 2/2/10

CHIEF DIVISION OF LAND DEVELOPMENT
DATE: 4/1/10

DIRECTOR
DATE: 4/15/10

BY THE ENGINEER

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

SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE
DATE: 1/31/06

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

DORSEY FAMILY HOMES
DATE: 1-30-06

HAMILTON REED, LLC
DATE: 1-30-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

USE OF NATURAL RESOURCES CONSERVATION SERVICE
DATE: 3/30/06

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

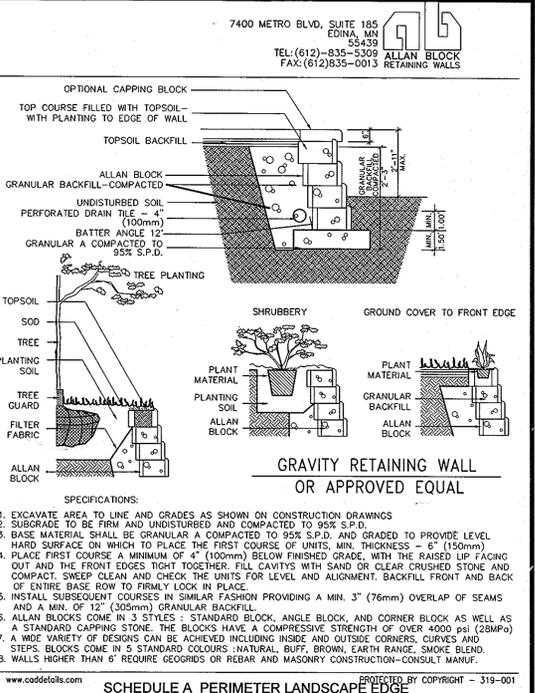
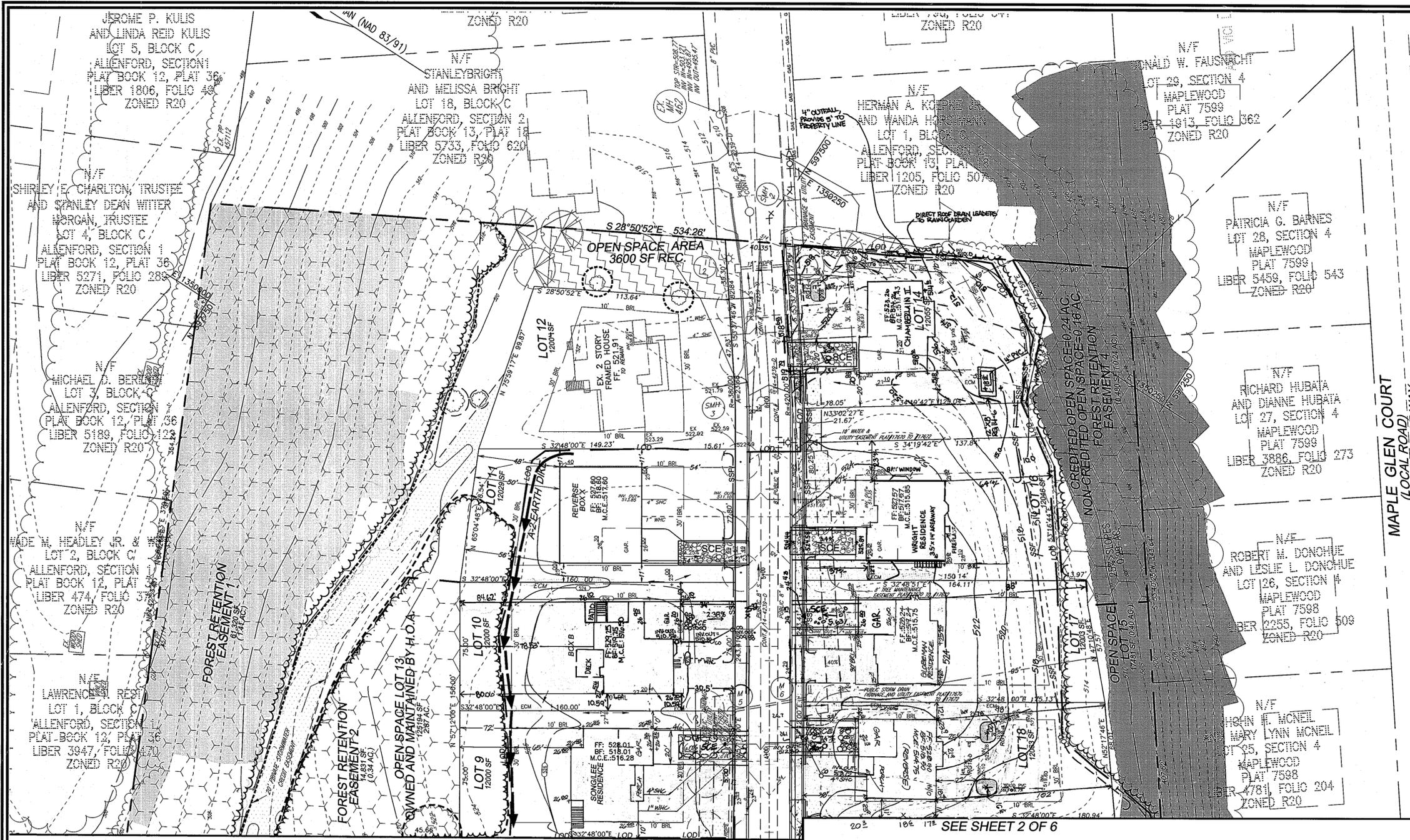
HOWARD SCD
DATE: 3/30/06

NO.	REVISION	DATE
9	REVISE LOT 2 TO AS-BUILT CONDITIONS 5-19-06	5-19-06
8	REVISE LOT 20 GRADING, ADD LANDSCAPE WALL	10-6-07
7	REVISE LOT 1 TO REFLECT AS-BUILT CONDITIONS	1/13/07
6	REVISE LOT 19 FIRST FLOOR ELEVATION AND GRADING	4-11-07
5	REVISE LOT 4 TO SHOW CHAMBERLAIN II	3-19-07
4	LOT 10 & LOT 20 - HOUSE TYPE REVISED	
3	REFLECTED CHANGES PER REDLINED WATER & SEWER	10-30-06
2	REVISE FIRST FLOOR ELEVATION AND GRADING LOT 3	10-10-06
1	CHANGE FOOTPRINT FOR LOT 5	5-4-06

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: JANUARY 27 2006
SCALE: AS SHOWN
W.O. NO.: 2024041.00

2 SHEET OF 6



SCHEDULE A PERIMETER LANDSCAPE EASEMENT

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	
		1	2
LANDSCAPE TYPE		B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	PER F-04-168	118 LF	104 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		No	No
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		No	No
NUMBER OF PLANTS REQUIRED			
SHADE TREES		1:50	2:150
EVERGREEN TREES		1:40	3:140
SHRUBS			
NUMBER OF PLANTS PROVIDED			
SHADE TREES		2	2
EVERGREEN TREES		3	3
OTHER TREES (2:1 SUBSTITUTION)			
SHRUBS (10:1 SUBSTITUTION)			
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			
LANDSCAPE SURETY AMOUNTS FOR EACH INDIVIDUAL LOT		\$1,050.00	\$1,050.00

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	17	QUERCUS RUBRA RED OAK	2 1/2" - 3" Col.	B & B
PS	22	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

REVISIONS

NO.	REVISION	DATE
1	CHANGE PERIMETER WATER & SEWER	10-30-06
2	CHANGE FOOTPRINT FOR LOT 17	5.4.06
3	REVISE HOUSE MODEL ON LOT 9	2/14/06
4	REVISE LOT 17 AND LOT 16 TO REFLECT AS-BUILT CONDITIONS	9-28-07
5	REVISE HOUSE MODEL ON LOT 16	2-9-07
6	REVISE FIRST FLOOR ELEVATION LOT 14 TO RELOCATE RAIN GARDEN	12-18-06
7	LOT 10 & LOT 20 - HOUSE TYPE REVISED & REFLECTED	

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN

SITE DEVELOPMENT PLAN MARGARET'S FANCY
 LOTS 1-12, 14, 16-20
 SINGLE FAMILY DETACHED UNITS AND OPEN SPACE LOTS 13, 15 & 21
 REF: S-03-03, P-03-17, F-04-168

TAX MAP #17 GRID 7
 2ND ELECTION DISTRICT

PARCEL 9, 685
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8951

LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-04-168
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-04-168
 STABILIZED CONSTRUCTION ENTRANCE

RAIN GARDEN
 LIMIT OF DISTURBANCE
 SILT FENCE
 SILT FENCE AS SHOWN ON F-04-168 TO REMAIN
 SUPER SILT FENCE
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 EARTHDIKE
 EARTHDIKE AS SHOWN ON F-04-168 TO REMAIN
 EROSION CONTROL MATTING AS SHOWN ON F-04-168 TO REMAIN

LANDSCAPING AS SHOWN ON F-04-168
 TREE PROTECTION FENCE AS SHOWN ON F-04-168
 PROPOSED LANDSCAPING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

BY THE ENGINEER

ROBERT H. VOGEL, PE
 DATE: 1/31/06

BY THE DEVELOPER

HAMILTON REED, LLC
 DATE: 1-30-06

PLAN
 SCALE: 1" = 30'

DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED RAINGARDENS IN THE AMOUNT OF \$3,600.00 (LOT 1,2,14,18,19,20), AND FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$2,100.00. LOT 8 (2 SHADE AND 3 EVERGREEN TREES=\$1050.00) AND LOT 19 (2 SHADE 3 EVERGREEN TREES=\$1050.00) HAVE BEEN PAID AS A PART OF THE DEVELOPER'S AGREEMENT UNDER THIS SITE PLAN SDP-05-140.

OWNER
 MARGARET'S FANCY INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042
 (410) 480-9105

DEVELOPER
 HAMILTON REED, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B, BIRMINGHAM WAY
 SECOND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

DATE: 2/3/06
 DATE: 4/1/06
 DATE: 4/4/06

BY THE ENGINEER

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

ROBERT H. VOGEL, PE
 DATE: 1/31/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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."

HAMILTON REED, LLC
 DATE: 1-30-06
 DATE: 1-30-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

DATE: 3/30/06

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 3/30/06

DESIGN BY: _____
DRAWN BY: RJ
CHECKED BY: RHV
DATE: JANUARY 27 2006
SCALE: AS SHOWN
W.O. NO.: 2024041.00

3 SHEET OF 6

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

I. 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 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 MATERIALS SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

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 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 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLATS OR PLAT PARTS SUCH AS BERNUDA 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 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE 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 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PREVENT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION:

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 1/2 BUSH/ACRE ANNUAL RYE (3.2 LBS/1000 SF) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

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/1000 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING, APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEE WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

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 (410) 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 REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1. B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITH 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:

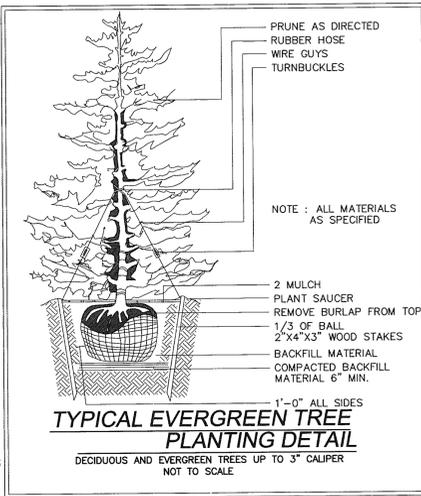
TOTAL AREA	9.75 AC.
AREA DISTURBED	5.00 AC.
AREA TO BE ROOFED OR PAVED	0.95 AC.
AREA TO BE VEGETATIVELY STABILIZED	3.13 AC.
TOTAL CUT	5040 CY
TOTAL FILL	5040 CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A
 - ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST 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. IF DISTURBANCE OCCURS DURING THE PERIOD OF SEDIMENT CONTROL, 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.

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.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
- INSPECT SEDIMENT CONTROL MEASURES FROM F-04-68 TO REMAIN PER SDP. REPAIR AS NEEDED. (1 DAY)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- CONSTRUCT RAINGARDEN. (IF APPLICABLE TO A LOT) (1 WEEK)
- INSTALL PERIMETER LANDSCAPING FOR LOTS 19, & 8 (1 DAY)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

NOTES

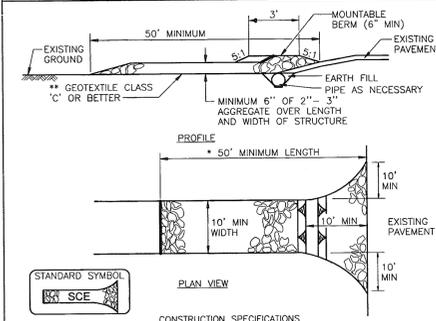
- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.



OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH/REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL PURING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT OF ALL DISEASED TREE AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

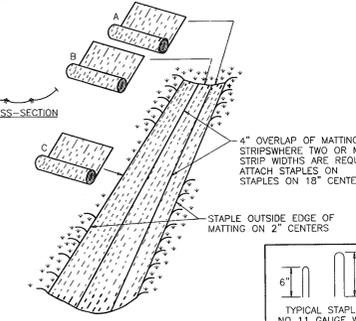
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- 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" 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.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

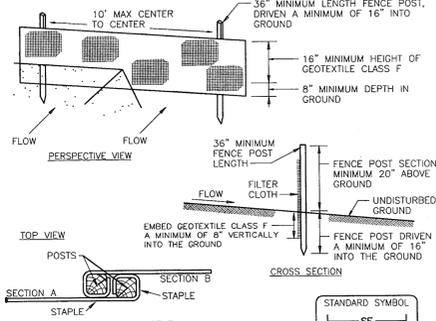
DETAIL 30 - EROSION CONTROL MATTING



- 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 trench staples, about 4" down from the trench. Spacing between staples is 6".
- 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 row, 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", shingle 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 edge effected by the flow must be keyed-in.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-22-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE

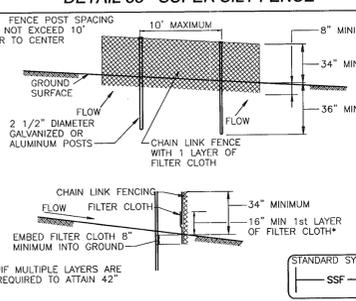


- Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2"x1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard I or U section weighing not less than 1.00 pound per linear 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 ² /minute (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

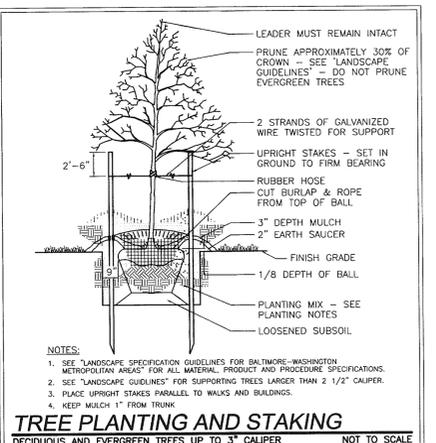
US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and 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 midsection.
- 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 8" and folded.
- Maintenance shall be performed as needed and silt buildups removed when bulges develop in the silt fence, or when silt reaches 50% of fence height, 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.

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



TREE PLANTING AND STAKING

- SEE 'LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA' FOR ALL MATERIAL, PRODUCT AND PROCEDURE SPECIFICATIONS.
- SEE 'LANDSCAPE GUIDELINES' FOR SUPPORTING TREES LARGER THAN 2 1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS AND BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 3/21/06 DATE

Chief, Division of Land Development: *[Signature]* 4/4/06 DATE

Director: *[Signature]* 4/6/06 DATE

BY THE ENGINEER

[Signature] 1/21/06 DATE

SIGNATURE OF ENGINEER: ROBERT H. VOGEL, PE

BY THE DEVELOPER

[Signature] 1-30-06 DATE

DORSEY FAMILY HOMES

[Signature] 1-30-06 DATE

HAMILTON REED, LLC

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 3/30/06 DATE

USDA - NATURAL RESOURCES CONSERVATION SERVICE

[Signature] 3/30/06 DATE

HOWARD SCD

OWNER: MARGARET'S FANCY INC. C/O LAND DESIGN AND DEVELOPMENT 8000 MAIN STREET ELLICOTT CITY, MARYLAND 21042 (410) 480-9105

DEVELOPER: HAMILTON REED, LLC 8000 MAIN STREET ELLICOTT CITY, MARYLAND 21042

DEVELOPER: DORSEY FAMILY HOMES 10717-B, BIRMINGHAM WAY SECOND FLOOR WOODSTOCK, MARYLAND 21163 (410) 465-7200

NO.	REVISION	DATE

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN NOTES AND DETAILS

SITE DEVELOPMENT PLAN MARGARET'S FANCY LOTS 1-12, 14, 16-20 SINGLE FAMILY DETACHED UNITS AND OPEN SPACE LOTS 13, 15 & 21 REF: S-03-03, P-03-17, F-04-188

TAX MAP#17 GRID 7 2ND ELECTION DISTRICT PARCEL 9, 685 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RJ

DRAWN BY: RLV

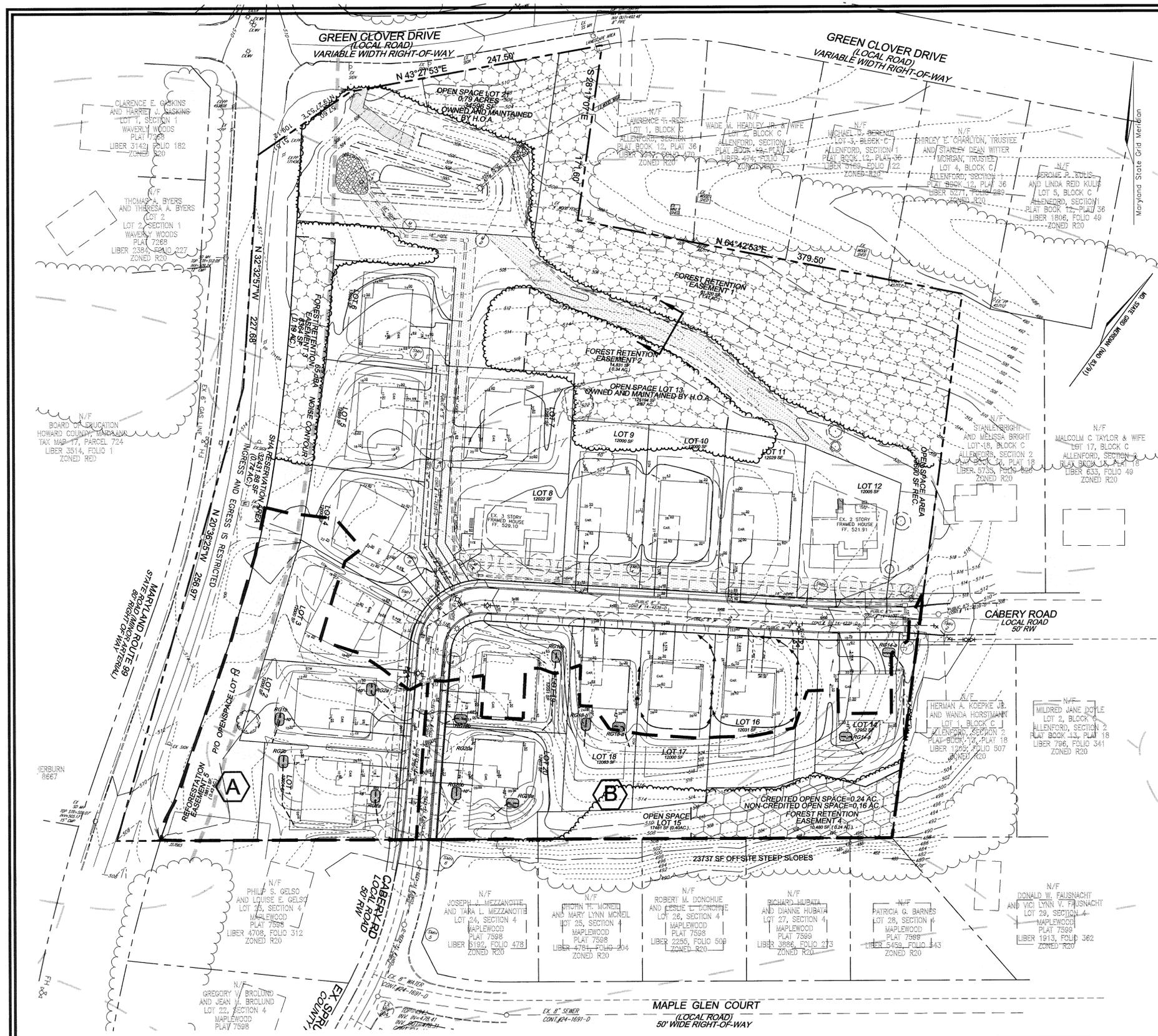
CHECKED BY: RLV

DATE: JANUARY 27 2006

SCALE: AS SHOWN

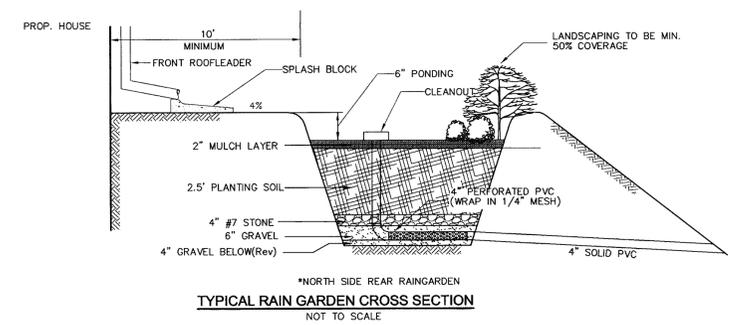
W.O. NO.: 2024041.00

4 SHEET OF 6



SOILS LEGEND				WOOD		SOIL	
SYMBOL	NAME / DESCRIPTION	K VALUE	SUITA	HABIT	GROUP		
BrC2	BRANDYWINE LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	.24	40	F	C		
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.24	40	F	C		
BrF	BRANDYWINE LOAM, 25% TO 60% SLOPES, SOUTH ASPECT	.24	56	F	C		
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES	.43	4	G	B		
GiB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	30	G	B		
GiC3	GLENELG LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.32	30	G	B		
MiB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.37	43	F	B		
MiC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.37	43	F	B		
MiD3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.37	44	F	B		

- OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
 - SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
 - MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
 - SOIL EROSION TO BE ADDRESS ON AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



TYPICAL RAIN GARDEN
 WQv AND REV REQUIREMENTS
 $WQv = (1.0) Rv(A) / 12$
 $Rv = 0.05 + 0.009(I)$
 $Rv = 0.95$
 $WQv = (1.0) (0.95) (0.05) / 12$
 $WQv = 0.004$ AC. FT. = 173 CF
 $REV = (S) Rv (A) / 12$
 $REV = (0.26) (0.95) (0.05) / 12$
 $REV = 0.001$ AC. FT. = 45 CF

RAINGARDEN DESIGN (WQv & REV)
 $Af = (WQv) (dt) / [(k) (hf + dt) (t)]$
 $dt = 2.5'$
 $hf = 0.5'$
 $t = 2.0$ Days
 $k = 0.5$ ft/Day
 $Af = (173)(2.5) / [(0.5)(0.5 + 2.5)(2.0)]$
 $Af = 145$ sq ft (2) RAINGARDEN @ 96 SF EACH
 12'x8' EACH

LEGEND

	RAIN GARDEN
	SOIL DIVIDE

RAINGARDEN PLANT LIST (TYPICAL)

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2"-3" Cal.
5	LOBELIA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
2	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER

NO.	REVISION	DATE

DRAINAGE AREA MAP - (DETAILS OF RAINGARDENS)

SITE DEVELOPMENT PLAN
MARGARET'S FANCY
 LOTS 1-12, 14, 16-20
 SINGLE FAMILY DETACHED UNITS AND
 OPEN SPACE LOTS 13, 15 & 21
 REF: S-03-03, P-03-17, F-04-168

TAX MAP #17 GRID 7 PARCEL 9, 685
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: JANUARY 27 2006
 SCALE: AS SHOWN
 W.O. NO.: 2024041.00

5 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/21/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 4/4/06
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 4/5/06
 DIRECTOR
 DATE

BY THE ENGINEER

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

[Signature] 1/31/06
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE
 DATE

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

[Signature] 1-30-06
 DORSEY FAMILY HOMES
 DATE

[Signature] 1-30-06
 HAMILTON REED, LLC
 DATE

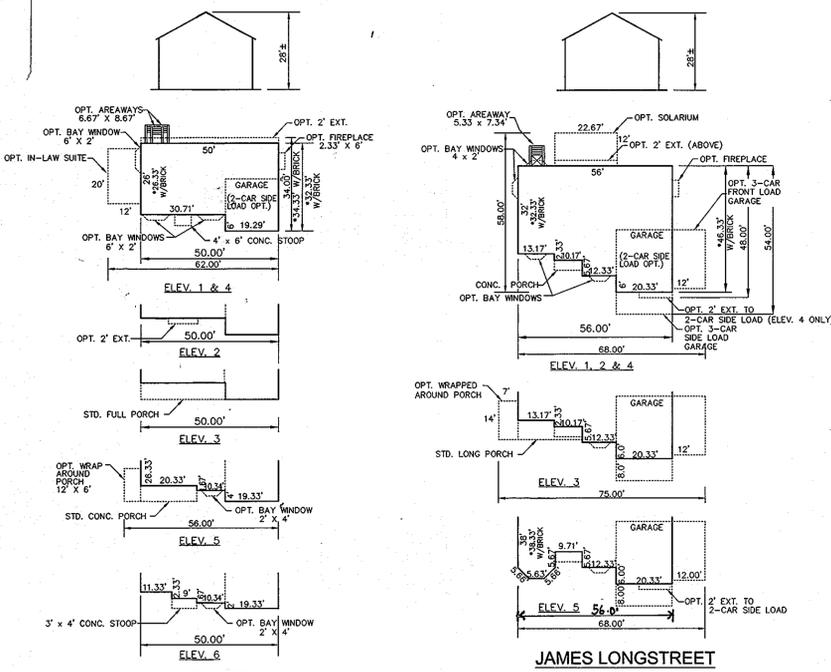
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE
 HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

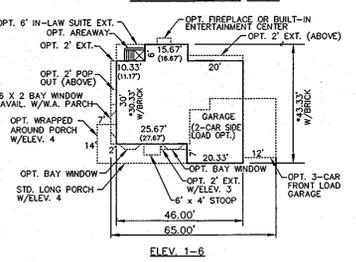
OWNER
 MARGARET'S FANCY INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042
 (410) 480-9105

DEVELOPER
 HAMILTON REED, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042

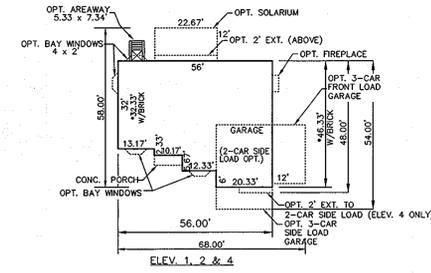
DEVELOPER
 DORSEY FAMILY HOMES
 10717-B, BIRMINGHAM WAY
 SECOND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410) 465-7200



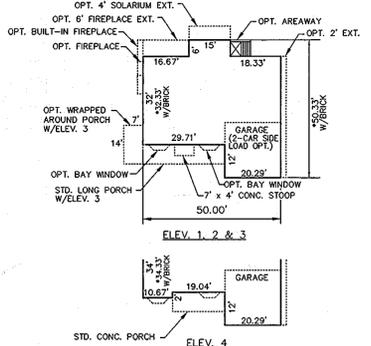
THE ARMISTEAD II



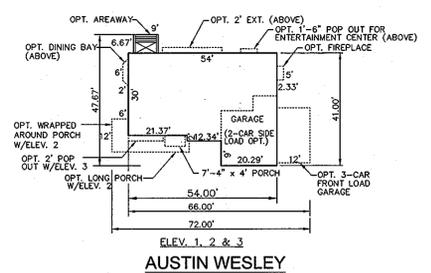
SHERMAN



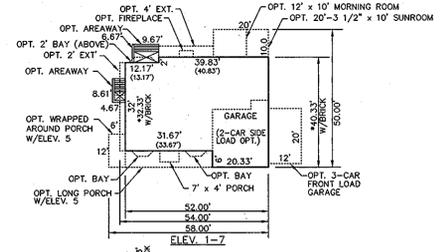
JAMES LONGSTREET



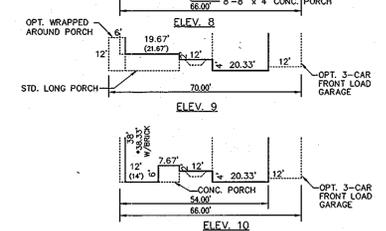
ALEXIS MARIE



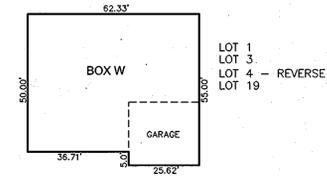
AUSTIN WESLEY



CHAMBERLAIN II



DORSEY FAMILY HOMES

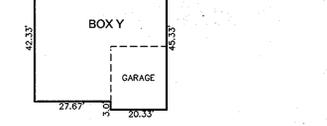


AUSTIN WESLEY: NO OPT. WRAPPED AROUND PORCH AVAILABLE
NO OPT. 3-CAR FRONT LOAD GARAGE AVAILABLE

SHERMAN: OPT. 3-CAR GARAGE NOT AVAILABLE
W/ OPT. WRAPPED AROUND PORCH

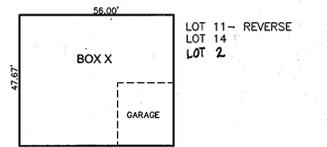
THE ARMISTEAD II: ALL OPTIONS AVAILABLE
CHAMBERLAIN II: ALL OPTIONS AVAILABLE
NO OPT. 3-CAR FRONT LOAD GARAGE AVAILABLE

ALEXIS MARIE: ALL OPTIONS AVAILABLE
JAMES LONGSTREET: NO THIRD CAR GARAGE AVAILABLE
NO OPT. SOLARIUM AVAILABLE



SHERMAN: NO OPT. WRAPPED AROUND PORCH AVAILABLE
NO OPT. 3-CAR GARAGE AVAILABLE

DIMS. IN PARENTHESES DENOTE OPT. 2' SIDE EXT.



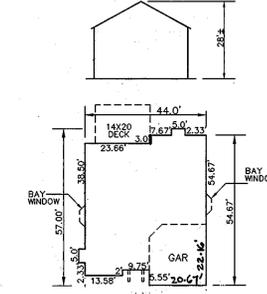
SHERMAN: NO OPT. WRAPPED AROUND PORCH AVAILABLE
NO OPT. W/3-CAR GARAGE AVAILABLE

CHAMBERLAIN II: NO OPT. WRAPPED AROUND PORCH AVAILABLE
NO OPT. SIDE AREAWAY AVAILABLE
NO OPT. 3-CAR FRONT LOAD GARAGE AVAILABLE
NO OPT. MORNING RM
NO OPT. SUNROOM

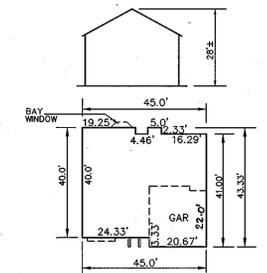
AUSTIN WESLEY: NO OPT. 3-CAR FRONT LOAD GARAGE AVAILABLE
NO OPT. WRAPPED AROUND PORCH W/ELEV. 2

THE ARMISTEAD II: NO OPT. IN-LAW SUITE AVAILABLE

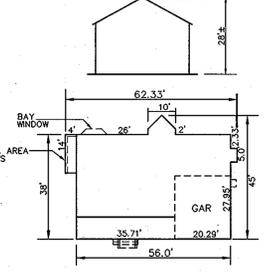
JAMES LONGSTREET: NO 3-CAR GARAGE AVAILABLE
NO OPT. SOLARIUM AVAILABLE
NO 2' EXT. TO 2-CAR SIDE LOAD GARAGE AVAILABLE



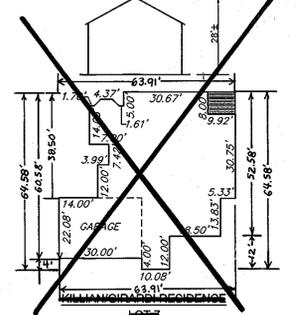
ASHFORD II



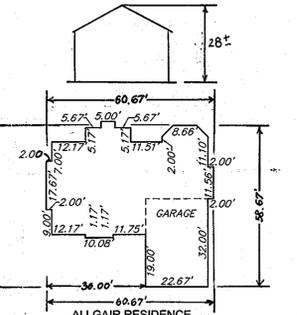
ASHFORD I



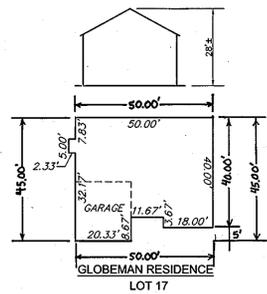
ASHFORD



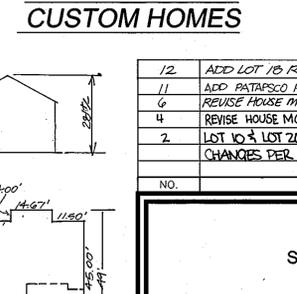
SONG/LEE RESIDENCE LOT 9



ALLGAIER RESIDENCE LOT 5



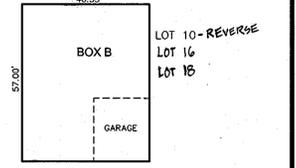
GLOBEMAN RESIDENCE LOT 17



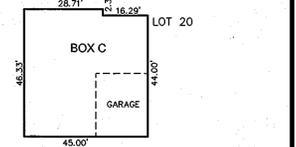
LOT 18 RESIDENCE



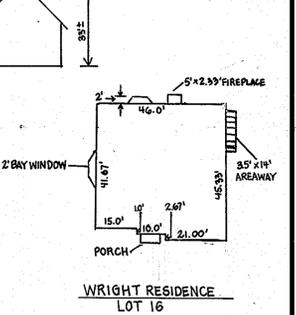
ASHFORD I: HOUSE FOOT PRINT FITS IN THE BOX
ASHFORD I: HOUSE FOOT PRINT FITS IN THE BOX



ASHFORD II: HOUSE FOOT PRINT FITS IN THE BOX
ASHFORD I: HOUSE FOOT PRINT FITS IN THE BOX



ASHFORD I: HOUSE FOOT PRINT FITS IN THE BOX



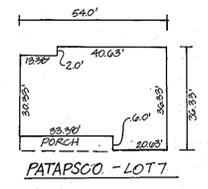
WRIGHT RESIDENCE LOT 16

HAMILTON REED CUSTOM HOMES

NO.	REVISION	DATE
12	ADD LOT 18 RESIDENCE HOUSE MODEL	1-20-09
11	ADD PATAPSCO HOUSE MODEL FOR LOT 7	2/3/09
6	REVISE HOUSE MODEL ON LOT 9	2/4/08
4	REVISE HOUSE MODEL ON LOT 16	2-9-07
2	LOT 10 & LOT 20 - HOUSE TYPE REVISED & REFLECTED CHANGES PER REDUCED WATER & SEWER	10-30-06

HOUSE PLANS

SCALE: 1"=30'



PATAPSCO - LOT 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Signature]
 Chief, Division of Land Development: [Signature]
 Director: [Signature]

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer: [Signature]
 Robert H. Vogel, PE
 DATE: 1/30/06

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.
 Signature of Developer: [Signature]
 Dorsey Family Homes
 Hamilton Reed, LLC
 DATE: 1-30-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 DATE: [Blank]
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 HOWARD COUNTY
 DATE: [Blank]

OWNER
 MARGARET'S FANCY INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042
 (410) 480-9105
 DEVELOPER
 HAMILTON REED, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B, BIRMINGHAM WAY
 SECOND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410) 465-7200

HOUSE PLANS
 SITE DEVELOPMENT PLAN
 MARGARET'S FANCY
 LOTS 1-12, 14, 16-20
 SINGLE FAMILY DETACHED UNITS AND
 OPEN SPACE LOTS 13, 15 & 21
 REF: S-03-03, P-03-17, F-04-168
 TAX MAP #17 GRID 7
 2ND ELECTION DISTRICT
 PARCEL 9, 685
 HOWARD COUNTY, MARYLAND
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
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 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961
 DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: JANUARY 27 2006
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 6 SHEET OF 6