

SITE DEVELOPMENT PLAN FOR FOREST CREEK

GENERAL NOTES

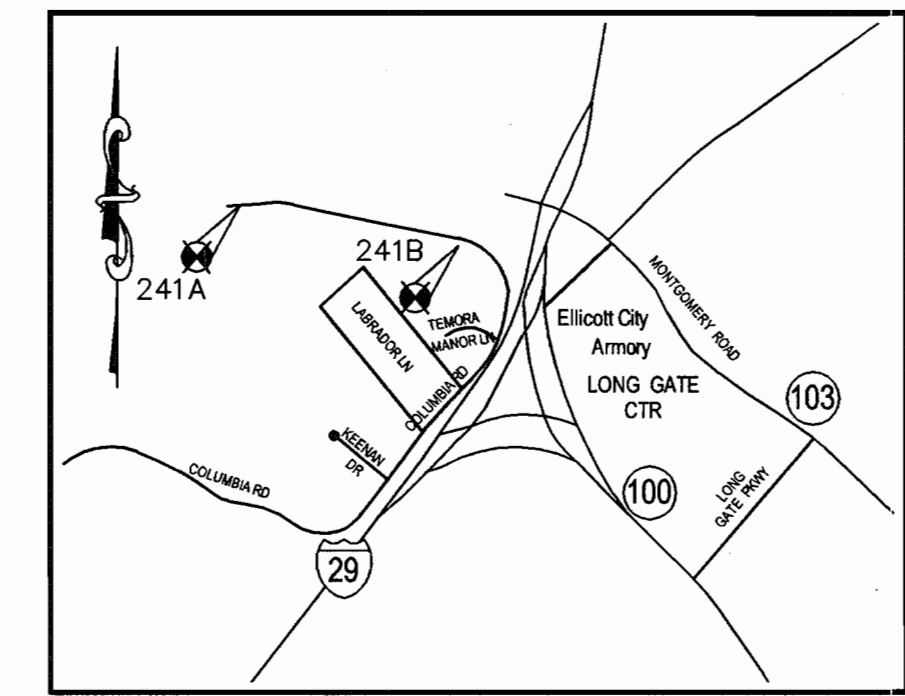
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 02, 2006 COMPREHENSIVE ZONING PLAN.
 - IN ACCORDANCE WITH SECTION 128 OF HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK (APPLIES FOR RESIDENTIAL SDP'S).
 - IN ACCORDANCE WITH SECTION 128 OF 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 (APPLIES FOR RESIDENTIAL SDP'S).
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - A NOISE BARRIER IS BEING CONSTRUCTED ON COLUMBIA ROAD BY STATE HIGHWAY ADMINISTRATION UNDER CONTRACT NUMBER HO662B51. THIS WILL FULFILL THE NOISE MITIGATION REQUIREMENTS FOR THE SITE PER F-05-42.
 - THIS SUBDIVISION WAS GRANDFATHERED TO THE SECOND AMENDMENT OF THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND SUBJECT TO THE 10/18/93 ZONING REGULATIONS.
 - 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/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
- | | |
|--|----------------|
| MISS UTILITY | 1-800-257-7777 |
| C&P TELEPHONE COMPANY | (410) 725-9976 |
| HOWARD COUNTY BUREAU OF UTILITIES | (410) 313-4900 |
| AT&T CABLE LOCATION DIVISION | (410) 393-3533 |
| BALTIMORE GAS & ELECTRIC | (410) 658-0123 |
| STATE HIGHWAY ADMINISTRATION | (410) 531-5533 |
| HOWARD COUNTY DEPT. OF PUBLIC WORKS/
CONSTRUCTION INSPECTION DIVISION | (410) 313-1880 |
- EXISTING GROUND CONDITIONS BASED ON GRADING PLAN SHT. 5 OF 13 OF THE ROAD CONSTRUCTION PLAN F-05-42, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - PER THE SUBDIVISION PLAT COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 241A & 241B.

STA. No. 241A	N 579,176.025	ELEV. 357.830
	E 1,360,260.255	
STA. No. 241B	N 578,753.503	ELEV. 391.237
	E 1,362,302.965	
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 - THE RBA GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES, UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
 - FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY THE SUBDIVISION AND ROAD CONSTRUCTION PLANS, F-05-042, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAVE BEEN MET BY THE SUBDIVISION AND ROAD CONSTRUCTION PLANS F-05-42 PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - WATER AND SEWER WITH HOUSE CONNECTIONS HAVE BEEN PROVIDED BY CONTRACT NO. 24-4250-D, PLANS PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
 - "C" ELEVATION SHOWN ON EACH LOT IS THE MINIMUM CELLAR ELEVATION.
 - STORMWATER MANAGEMENT HAS BEEN PROVIDED BY A SANDFILTER AND EXTENDED DETENTION POND AS PART OF THE SUBDIVISION AND ROAD CONSTRUCTION PLANS F-05-42.
 - EROSION AND SEDIMENT CONTROL WILL BE PROVIDED BY FOREST HILL LLC, UNDER THE ROAD CONSTRUCTION PLANS, F-05-42. THE SEDIMENT BASIN WILL NOT BE CONVERTED UNTIL ALL LOTS HAVE BEEN DEVELOPED ACCORDING TO THIS SITE PLAN. AN AGREEMENT LETTER HAS BEEN PROVIDED BY FOREST HILL LLC TO PATRIOT HOMES. (SEE THIS SHEET)
 - FOR EROSION AND SEDIMENT CONTROL DETAILS SEE SHEET 5 AND 6 OF 13 ON THE ROAD CONSTRUCTION PLANS F-05-42.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES DURING LOT CONSTRUCTION NOTED ON THESE PLANS.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

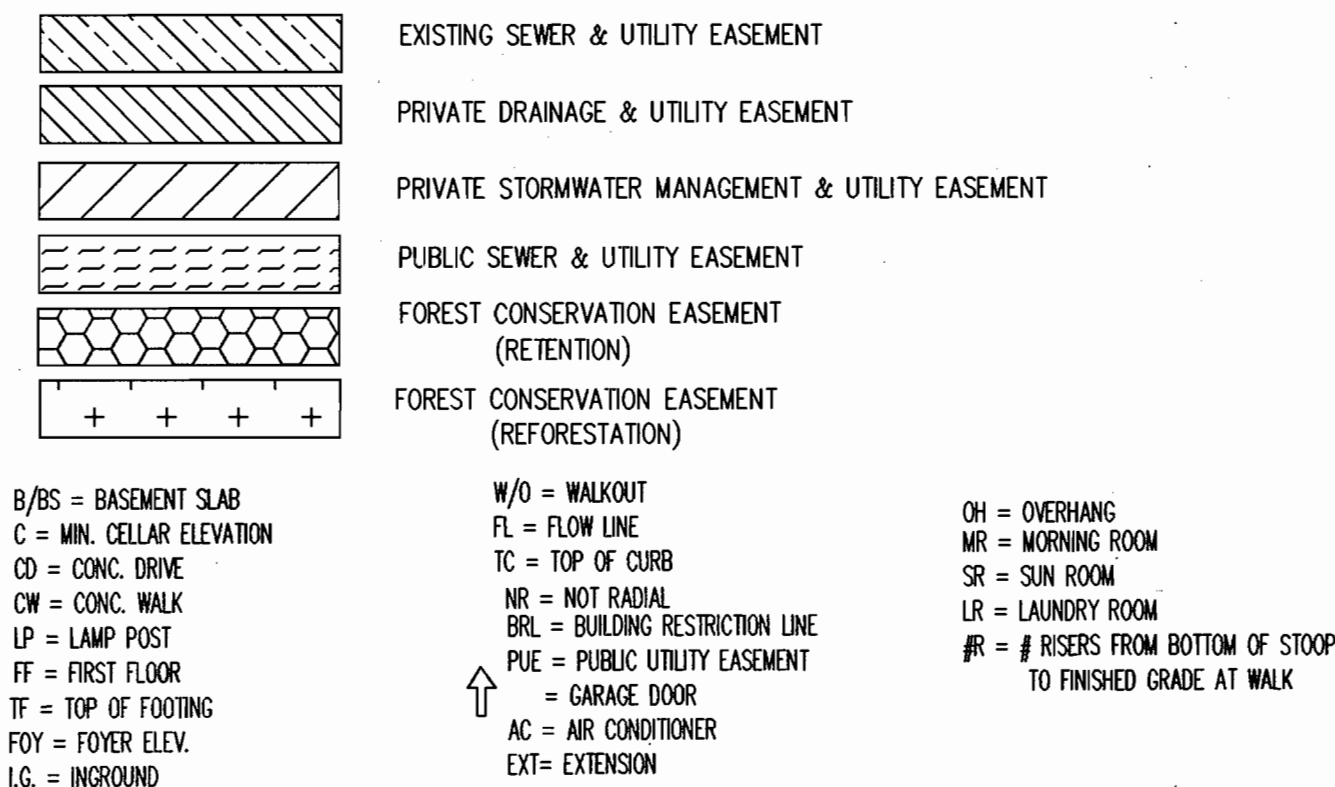
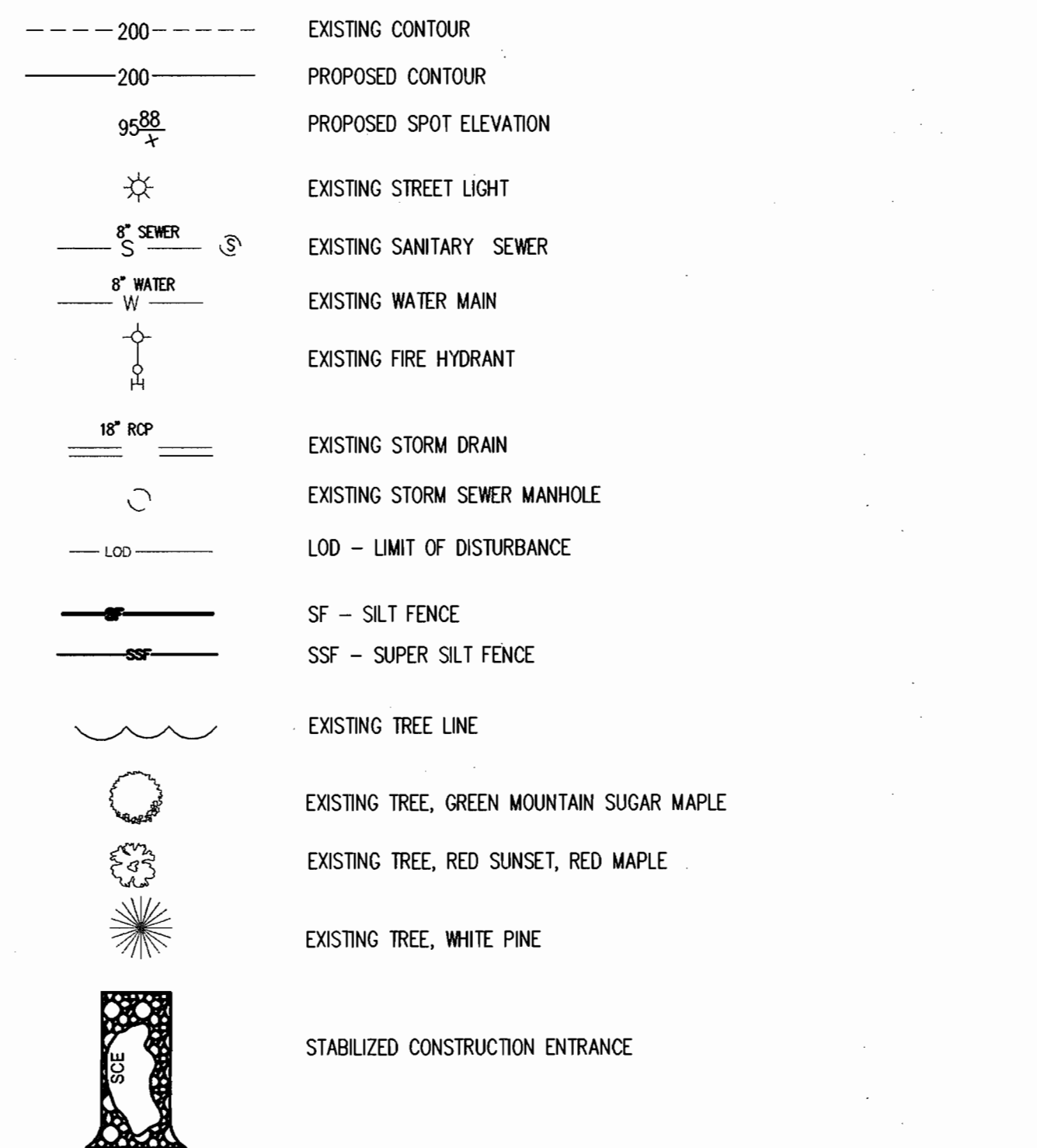
MEMBER
CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND



SITE DATA

- PRESENT ZONING: R-20
- TOTAL PROJECT AREA = 7.28 +/- ACRES
- AREA OF PLAN SUBMISSION = 4.31 +/- ACRES
- LIMIT OF DISTURBANCE = 3.5 +/- ACRES
- PROPOSED USES FOR SITE AND STRUCTURES = RESIDENTIAL, SINGLE FAMILY UNITS
- TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION = 13
- NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS = 2
- NUMBER OF PARKING SPACES PROVIDED ON SITE = 2 IN GARAGE
- OPEN SPACE PROVIDED = 2.29 ACRES, 31.5% OF GROSS AREA AS DEDICATED PER APPROVED PLAN F-05-42.
- RECREATIONAL OPEN SPACE PROVIDED = .18 ACRES, 2.5% OF GROSS AREA AS DEDICATED PER APPROVED PLAN F-05-42.
- DPZ FILE REFERENCE NO.'S : ROAD CONSTRUCTION F-05-42
PUBLIC WATER & SEWER CONTRACT NO. 24-4250-D



February 6, 2006

Howard County
Licenses & Permits
3430 Court House Drive
Ellicott City, MD 21043

Re: Forest Creek Sediment Controls

Dear Sir or Madam:

I Robert L. Dorsey, Jr. of Forest Hills LLC hereby give permission to Patriot Homes to use our sediment controls (pond, etc) to build homes in the Forest Creek subdivision. We will not be removing these controls until all construction has been completed.

Sincerely,

Robert L. Dorsey, Jr.
Robert L. Dorsey, Jr.
President
Dorsey Family Homes, Inc.
Sole Member

Date: 2-6-06

10717-B (2nd Floor) Birmingham Way Woodstock, MD 21163
(410) 465-7300 FAX (410) 465-0488

Sheet Index

Sheet Title	Sheet No.
Cover Sheet	1
Site Development Plan	2
Site Development Details	3
Erosion and Sediment Control Plan	4
Erosion and Sediment Control Details	5

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
1	9006 Labrador Lane
2	9010 Labrador Lane
3	9014 Labrador Lane
4	9018 Labrador Lane
5	9022 Labrador Lane
6	9026 Labrador Lane
7	9005 Labrador Lane
8	9009 Labrador Lane
9	9013 Labrador Lane
10	9017 Labrador Lane
11	9021 Labrador Lane
12	9025 Labrador Lane
13	9029 Labrador Lane

PERMIT INFORMATION CHART

Subdivision Name	Section Area	Lot/Parcel No.
FOREST CREEK	N/A	301
Plat # or L/F	Grid #	Zoning
17991-93	24	R-20
Water Code	Tax Map No.	Elect Distr.
F08	24	2nd ELEC. DIST.
	Sewer Code	Census Tract Book
	F08	602-306
		5751600

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim M... 7/1/06
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. ... 7/1/06
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hammit 7/19/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hammit 7/19/06
CHIEF, DIVISION OF ZONING DEVELOPMENT DATE

Mark ... 7/19/06
DIRECTOR DATE

NO.	DESCRIPTION	BY	DATE

The **RBA-** Group, Inc.
ENGINEERS • ARCHITECTS • PLANNERS
7164 Columbia Gateway Drive, Suite 205
Columbia, Maryland 21046
Phone (410) 312-0966, Fax. (410) 312-0897



OWNER/DEVELOPER:
FOREST HILLS, LLC
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410) 465 - 5739

BUILDER:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
(410) 423 - 0417

SCALE: GRAPHIC SCALE 1"=30'
10' 0' 30'

DRAWN BY: DW

CHECKED BY: PJS

DATE: 06/26/06

JOB NO. M3773.00

SHEET NO. 1 OF 5

COVER SHEET
FOREST CREEK
LOTS 1-13 & OPEN SPACE LOTS 14 -17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
ZONE: R-20 2nd ELECTION DISTRICT
Howard County Maryland
SDP-06-104



COORDINATES	
1	N 577644.8654 E 1362111.1174
2	N 577643.8659 E 1362068.0627
3	N 577617.3838 E 1361802.8791
4	N 577740.4079 E 1361692.9475
5	N 578278.3609 E 1361308.4108
6	N 578300.7102 E 1361454.2483
7	N 578338.9403 E 1361556.7938
8	N 578382.6146 E 1361643.5197
9	N 577758.6292 E 1362202.0688
10	N 577730.7501 E 1362183.4663
11	N 577718.4354 E 1362173.1165
12	N 577715.3923 E 1362138.0161
13	N 577729.4906 E 1362121.2414
14	N 577756.2125 E 1362082.1983
15	N 577810.0432 E 1361884.0042

COORDINATES	
16	N 577825.1375 E 1361956.4702
17	N 577867.0800 E 1361903.6308
18	N 578144.6101 E 1361655.0652
19	N 578154.8956 E 1361666.5492
20	N 578180.9674 E 1361643.1984
21	N 578133.7098 E 1361590.4340
22	N 578107.6380 E 1361613.7849
23	N 578117.9235 E 1361625.2688
24	N 577840.3934 E 1361873.8344
25	N 577790.0624 E 1361937.2418
26	N 577774.9680 E 1361964.7758
27	N 577721.1373 E 1362062.9698
28	N 577698.8691 E 1362095.5057
29	N 577684.7708 E 1362112.2805
30	N 577649.6701 E 1362115.3235

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C3	81.34	240.00	41.07	80.95	S51°33'30"E
C2	39.49	200.00	19.81	39.43	N55°36'41"W
C1	47.39	240.00	23.77	47.31	N55°36'41"W
C4	67.79	200.00	34.22	67.46	S51°33'30"E

NOTES

- FOR EROSION AND SEDIMENT CONTROL DETAILS SEE SHEET 5 AND 6 OF 13 ON THE ROAD CONSTRUCTION PLANS F-05-42.
- AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR EACH LOT IS TO HAVE ITS OWN SCE AND FENCING INSTALLED AT THE FRONT ALONG LABRADOR LANE.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

DATE: 7/19/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 7/19/06

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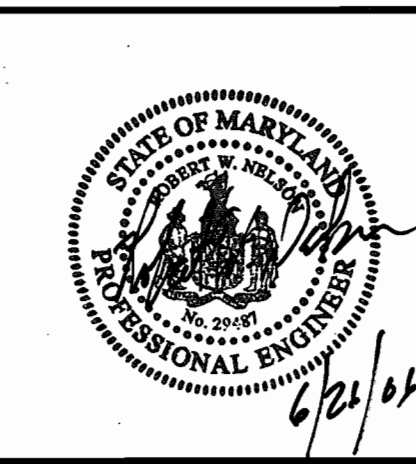
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REVISIONS			

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ENGINEERS • ARCHITECTS • PLANNERS

7164 Columbia Gateway Drive, Suite 205
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Phone (410) 312-0966, Fax (410) 312-0897



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(410) 465 - 5739

BUILDER:
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COLUMBIA, MARYLAND 21044
(410) 423 - 0417

SCALE:
GRAPHIC SCALE 1"=30'

DRAWN BY: DW

CHECKED BY: PJS

DATE: 06/26/06

JOB NO. M3773.00

SHEET NO. 2 OF 5

SITE DEVELOPMENT PLAN

FOREST CREEK

LOTS 1-13 & OPEN SPACE LOTS 14-17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
ZONE: R-20 2nd ELECTION DISTRICT
Howard County Maryland

SDP-06-104

HOUSE TEMPLATES

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/18/06
DATE

7/19/06
DATE

7/15/06
DATE

NO.	DESCRIPTION	BY	DATE
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JOB NO. M3773.00

SHEET NO. 3 OF 5

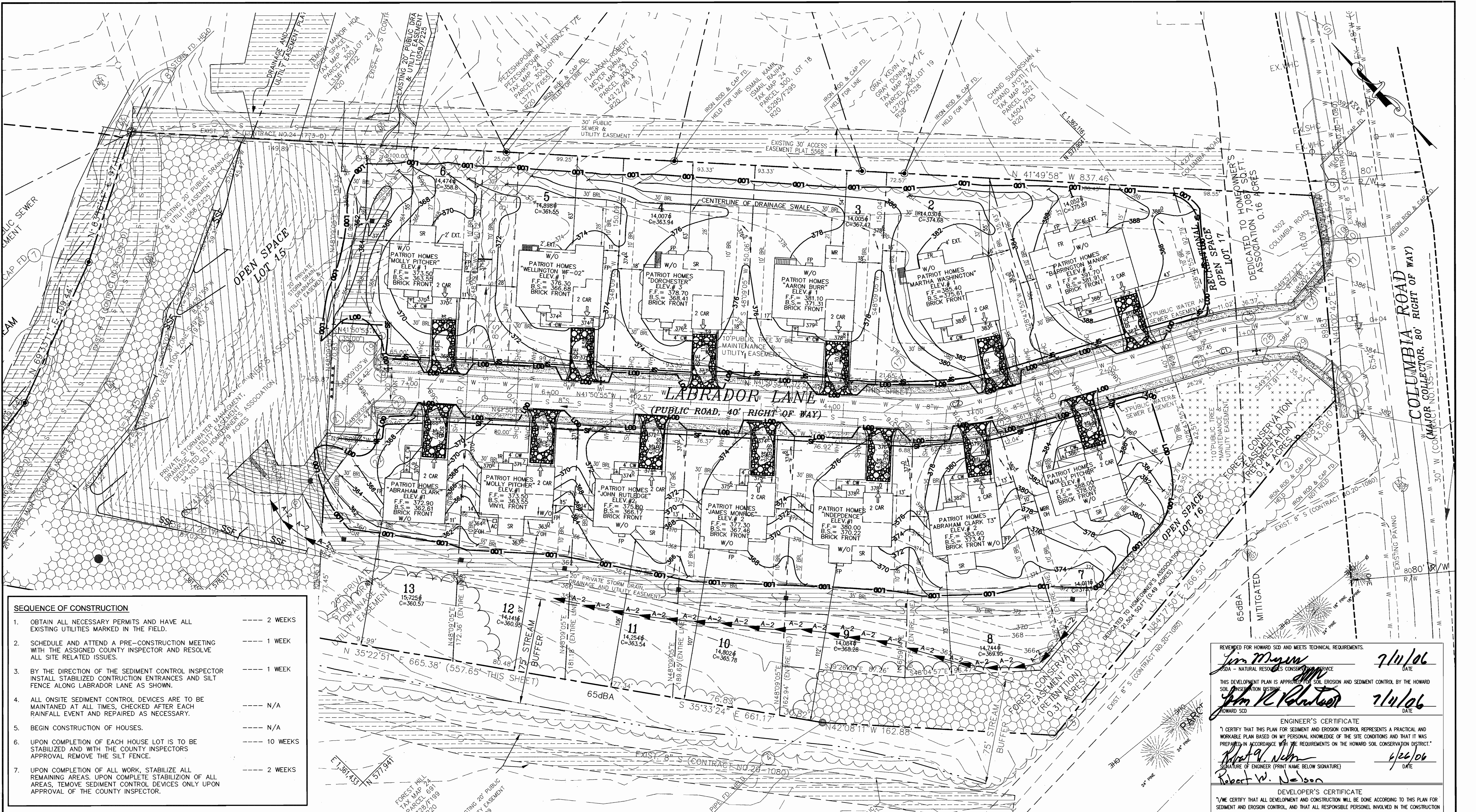
SITE DEVELOPMENT DETAILS

FOREST CREEK
LOTS 1-13 & OPEN SPACE LOTS 14 - 17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
ZONE: R-20 2nd ELECTION DISTRICT
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SDP-06-104



- SEQUENCE OF CONSTRUCTION**
1. OBTAIN ALL NECESSARY PERMITS AND HAVE ALL EXISTING UTILITIES MARKED IN THE FIELD. ----- 2 WEEKS
 2. SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED COUNTY INSPECTOR AND RESOLVE ALL SITE RELATED ISSUES. ----- 1 WEEK
 3. BY THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE ALONG LABRADOR LANE AS SHOWN. ----- 1 WEEK
 4. ALL ONSITE SEDIMENT CONTROL DEVICES ARE TO BE MAINTAINED AT ALL TIMES, CHECKED AFTER EACH RAINFALL EVENT AND REPAIRED AS NECESSARY. ----- N/A
 5. BEGIN CONSTRUCTION OF HOUSES. ----- N/A
 6. UPON COMPLETION OF EACH HOUSE LOT IS TO BE STABILIZED AND WITH THE COUNTY INSPECTOR'S APPROVAL REMOVE THE SILT FENCE. ----- 10 WEEKS
 7. UPON COMPLETION OF ALL WORK, STABILIZE ALL REMAINING AREAS. UPON COMPLETE STABILIZATION OF ALL AREAS, REMOVE SEDIMENT CONTROL DEVICES ONLY UPON APPROVAL OF THE COUNTY INSPECTOR. ----- 2 WEEKS

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 7/14/06

DATE: 7/19/06

DATE: 7/19/06

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

DATE: 7/14/06

DATE: 7/14/06

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 ON THE HOWARD SOIL CONSERVATION DISTRICT.

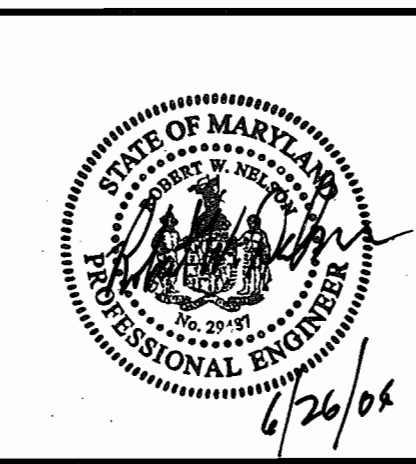
DATE: 6/26/06

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: 6/26/06

NO.	DESCRIPTION	BY	DATE
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JOB NO. M3773.00

SHEET NO. 4 OF 5

EROSION AND SEDIMENT PLAN

FOREST CREEK
 LOTS 1-13 & OPEN SPACE LOTS 14 -17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
 ZONE: R-20 2nd ELECTION DISTRICT
 Howard County Maryland

SDP-06-104

19.0 VEGETATIVE STABILIZATION

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING

I. SITE PREPARATION
PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN SEVEN (7) DAYS ON THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, WATERWAYS, SEDIMENT CONTROL BASINS, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND WITHIN 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

II. SEEDING PREPARATION AND SEEDING APPLICATION
LOOSEN THE TOP LAYER OF THE SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT SUCH AS DISC HARROWS, CHISEL PLOWS OR RIPPER MOUNTED ON CONSTRUCTION EQUIPMENT. INCORPORATE THE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF THE SOIL BY DISCING OR BY OTHER SUITABLE MEANS.

III. SOIL AMENDMENTS
SOIL TESTS SHALL BE MADE ON SITES OVER FIVE ACRES TO DETERMINE THE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. FOR SITES UNDER 5 ACRES, IN LIEU OF A SOIL TEST, APPLY THE FOLLOWING:

- FERTILIZER NITROGEN 2 LBS/1000 SQ. FT. (90 LBS/AC)
P205 4 LBS/1000 SQ. FT. (175 LBS/AC)
K20 4 LBS/1000 SQ. FT. (175 LBS/AC)

FOR LOW MAINTENANCE AREAS APPLY 150 LBS/AC UREAFORM FERTILIZER (30-0-0) AT 3.5 LBS/1000 SQ. FT. IN ADDITION TO THE ABOVE FERTILIZER AT THE TIME OF SEEDING.

GROUND LIMESTONE 2 TONS/AC

IV. SEDIMENT CONTROL PRACTICE SEEDING
SELECT A SEEDING MIXTURE FROM TABLE 25 OR 26 IN SECTION G OF THE 1994 STANDARDS AND SPECIFICATIONS. DOCUMENT SEEDING ON THE EROSION AND SEDIMENT CONTROL PLAN USING APPROPRIATE CHART BELOW.

V. TEMPORARY/PERMANENT SEEDING MIXTURES AND RATES
SELECT A SEEDING MIXTURE FROM APPROPRIATE TABLE 25 OR 26 IN SECTION G OF THE 1994 STANDARDS AND SPECIFICATIONS. DOCUMENT SEEDING ON THE EROSION AND SEDIMENT CONTROL PLAN USING APPROPRIATE CHART BELOW.

Table with columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate (10-10-10), Lime Rate

Table with columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate 900 lb S/AC (10-20-20), Lime Rate

VI. TURFGRASS ESTABLISHMENT

THIS INCLUDES LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. AREAS TO RECEIVE SEED SHALL BE TILLED BY DISCING OR BY OTHER APPROVED METHODS TO A DEPTH OF 3 TO 5 INCHES, LEVELLED AND RAKED TO PREPARE A PROPER SEEDBED.

VII. MULCHING

ALL SEEDINGS REQUIRE MULCHING. ALSO MULCH DURING NON-SEEDING DATES UNTIL SEEDING CAN BE DONE.

MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ. FT. (2 BALES). IF A MULCH ANCHORING TOOL IS USED, APPLY 2.5 TONS/ACRE.

LIQUID BINDER SHOULD BE APPLIED HEAVIER AT THE EDGE, WHERE WIND CATCHES MULCH IN VALLEYS, AND ON CREST OF BANKS.

VIII. SODDING
CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA CERTIFIED, OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

IX. MAINTENANCE

A. IRRIGATE-APPLY MINIMUM 1" OF WATER EVERY 3 TO 4 DAYS ON SOIL TEXTURE, WHEN SOIL MOISTURE BECOMES DEFICIENT TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION.

B. REPAIRS-IF STAND PROVIDES BETWEEN 40% AND 94% GROUND COVERAGE, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND PROVIDES LESS THAN 40% COVERAGE, REESTABLISH STAND FOLLOWING ORIGINAL RATES AND PROCEDURES.

20.0 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

DEFINITION
RESHAPING OF THE EXISTING LAND SURFACE IN ACCORDANCE WITH A PLAN AS DETERMINED BY ENGINEERING SURVEY AND LAYOUT.

PURPOSE
THE PURPOSE OF A LAND GRADING SPECIFICATION IS TO PROVIDE FOR EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON THOSE AREA WHERE THE EXISTING LAND SURFACE IS TO BE RESHAPED BY GRADING ACCORDING TO PLAN.

DESIGN CRITERIA

THE GRADING PLAN SHOULD BE BASED UPON THE INCORPORATION OF BUILDING DESIGNS AND STREET LAYOUTS THAT FIT AND UTILIZE EXISTING TOPOGRAPHY AND DESIRABLE NATURAL SURROUNDINGS TO AVOID EXTREME GRADE MODIFICATIONS.

1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO INSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

2. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 2:1. (WHERE THE SLOPE IS TO BE MOWED THE SLOPE SHOULD BE NO STEEPER THAN 3:1. 4:1 IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES).

3. REVERSE BENCHES SHALL BE PROVIDED WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET; FOR 3:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET.

4. SURFACE WATER SHALL BE DIVERTED FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DIKES, DITCHES AND SWALES OR CONVEYED DOWN SLOPE BY THE USE OF A DESIGNED STRUCTURE, EXCEPT WHERE: A. THE FACE OF THE SLOPE IS OR SHALL BE STABILIZED AND THE FACE OF ALL GRADED SLOPES SHALL BE PROTECTED FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.

5. CUT SLOPES OCCURRING IN RIPABLE ROCK SHALL BE SERRATED A SHOWN ON THE FOLLOWING DIAGRAM. THESE SERRATIONS SHALL BE MADE WITH CONVENTIONAL EQUIPMENT AS THE EXCAVATION IS MADE.

6. SUBSURFACE DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.

7. SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATELY PROTECTING SUCH PROPERTIES AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGES.

8. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. IT SHOULD BE FREE OF STONES OVER TWO (2) INCHES IN DIAMETER WHERE COMPACTED BY HAND OR MECHANICAL TAMPERS OR OVER EIGHT (8) INCHES IN DIAMETER WHERE COMPACTED BY ROLLERS OR OTHER EQUIPMENT.

9. STOCKPILES, BORROW AREAS AND SPOIL SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS. 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION ALL DISTURBED AREAS SHALL BE STABILIZED STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH.

24.0 MATERIALS SPECIFICATIONS

Table with columns: CLASS, APPARENT OPENING SIZE MM. MAX., GRAB TENSILE STRENGTH LB. MIN., BURST STRENGTH PSI MIN.

* US STD SPEC CW-022

THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING

APPARENT OPENING SIZE MSMT 323

GRAB TENSILE STRENGTH ASTM D 1682: 4x8" SPECIMEN, 1x2" CLAMPS, 12"/MM. STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC.

BURST STRENGTH ASTM D 3786

THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS, AND WILL BE ROT AND MILDWE RESISTANT. IT SHALL BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A MINIMUM OF 85% BY WEIGHT OF POLYOLEPHINS, POLYESTERS, OR POLYAMIDES.

IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 CM/SEC. MINIMUM PERMEABILITY WHEN TESTED IN ACCORDANCE WITH MSMT 507, AND AN APPARENT MINIMUM ELONGATION OF 20 PERCENT (20%) WHEN TESTED IN ACCORDANCE WITH THE GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.

CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM TENSILE STRENGTH AND A 20 LB./IN. MINIMUM TENSILE MODULES WHEN TESTED IN ACCORDANCE WITH MSMT 509.

GEOTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST DETEIORATION FROM ULTRAVIOLET EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT AMOUNTS OF ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 12 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120 DEGREES F.

Table with columns: SIZE RANGE, D50, D100, AASHTO, WEIGHT

**THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS. ** STATE HIGHWAY ADMINISTRATION DESIGNATION FOR THIS STONE IS STONE FOR GABIONS (8905.01.04).

STONE FOR GABION BASKETS

Table with columns: BASKET THICKNESS, SIZE OF INDIVIDUAL STONES

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT SHALL BE CONCRETE BROKEN INTO THE SIZES MEETING THE APPROPRIATE CLASSIFICATION.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

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

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. 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.
C. THE ORIGINAL SOIL IS TO BE VEGETATED CONTAINING MATERIAL TOXIC TO PLANT GROWTH.
D. 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 EXPERIMENTAL STATION.

I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

II. 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:

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

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATE A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.

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

V. TOPSOIL APPLICATION
I. 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.

II. 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE.

III. 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.

IV. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.

I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

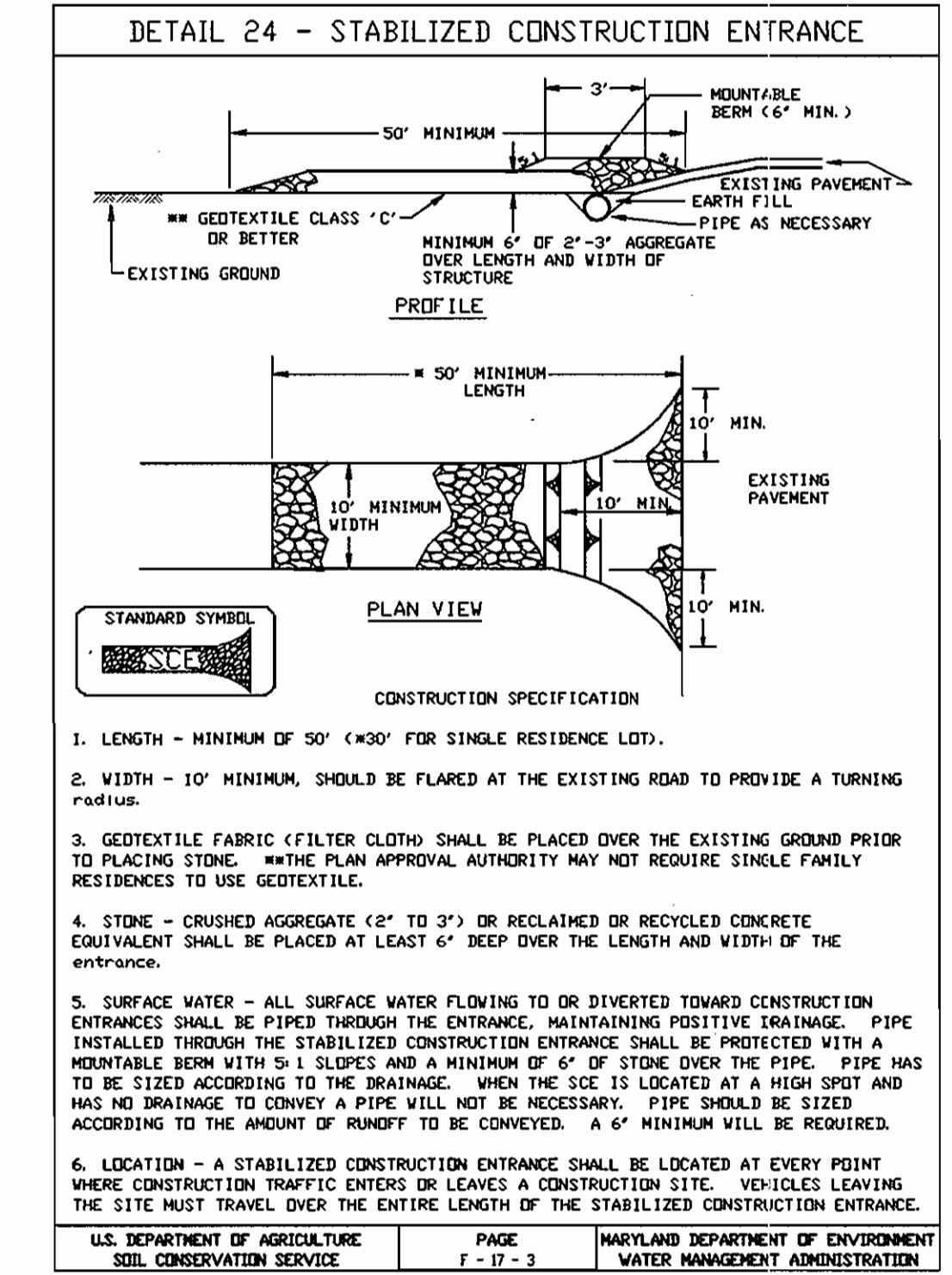
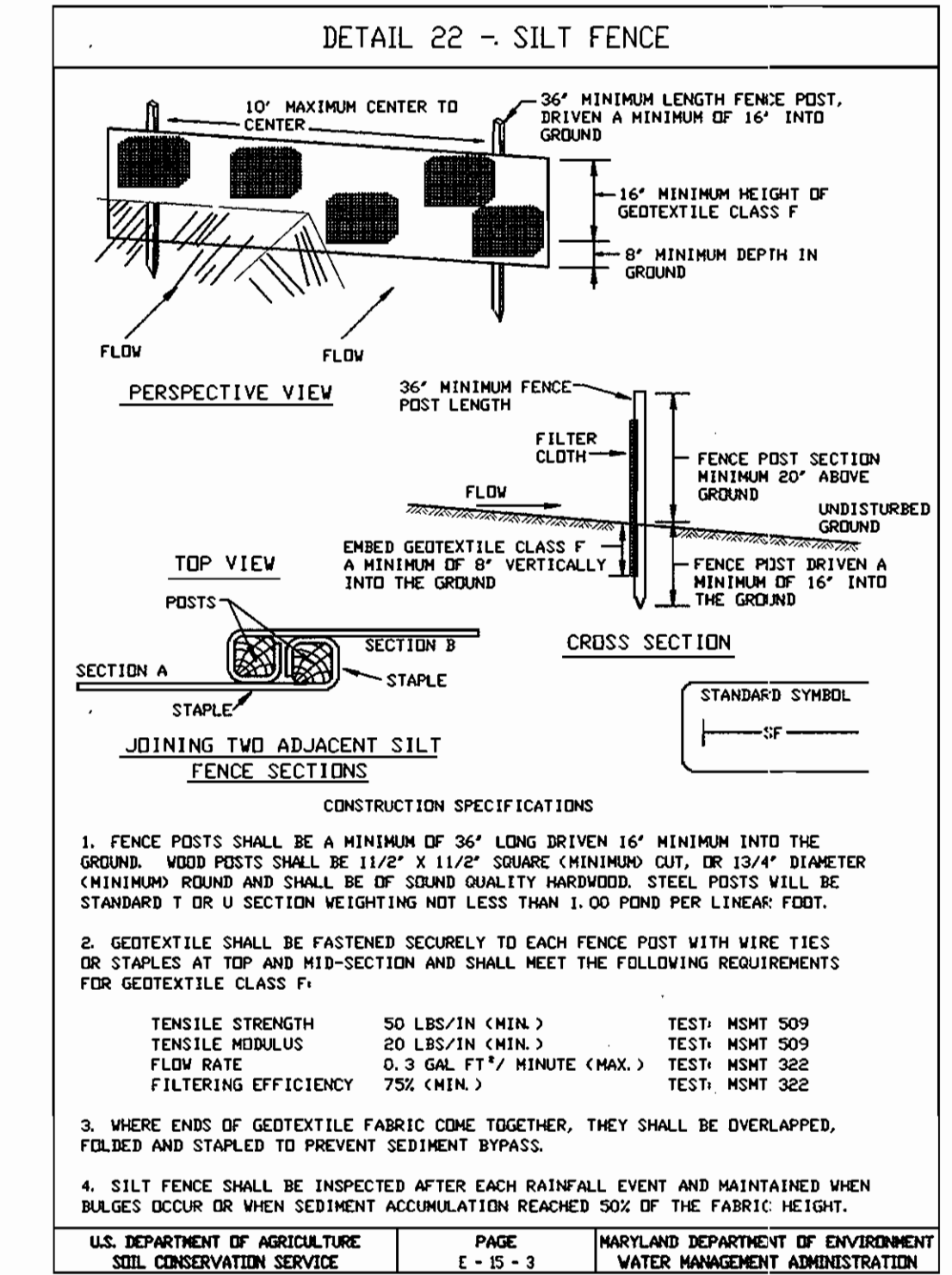
A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.06.06.

B. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

II. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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



REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS. Includes signatures of Jim Meyer and John R. Robertson, and Engineer's Certificate by Robert W. Nelson.

DEVELOPER'S CERTIFICATE. Includes signature of John R. White and approval from the Department of Planning and Zoning.

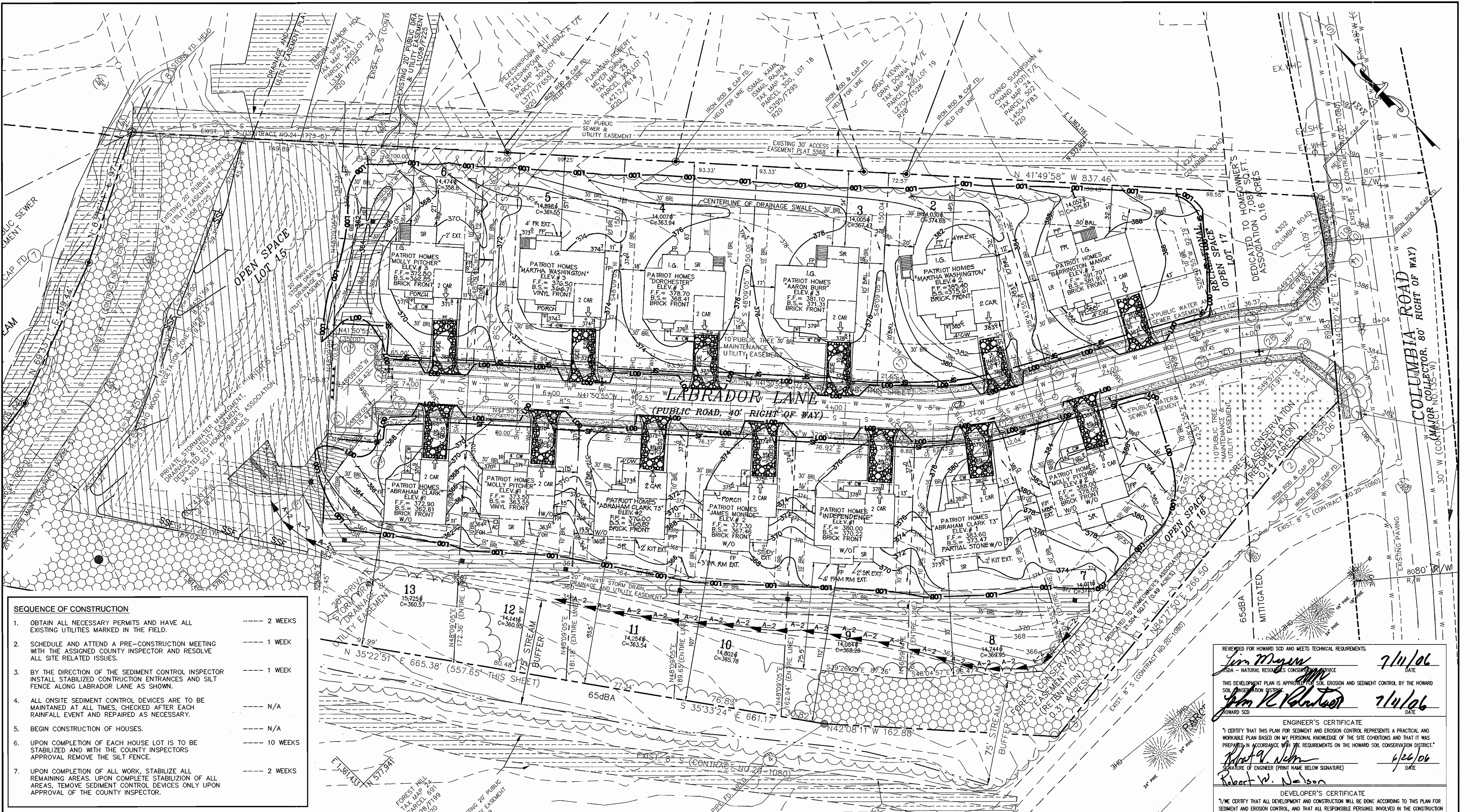
Table with columns: NO., DESCRIPTION, BY, DATE. Includes a section for REVISIONS.

The RBA Group, Inc. ENGINEERS • ARCHITECTS • PLANNERS. 7164 Columbia Gateway Drive, Suite 205, Columbia, Maryland 21046. Phone (410) 312-0968, Fax. (410) 312-0897.

OWNER/DEVELOPER: FOREST HILLS, LLC. 10717-B BIRMINGHAM WAY WOODSTOCK, MARYLAND 21163 (410) 465 - 5739. BUILDER: PATRIOT HOMES 10211 WINCOPIN CIRCLE, SUITE 300 COLUMBIA, MARYLAND 21044 (410) 423 - 0417.

SCALE: GRAPHIC SCALE 1"=30'. DRAWN BY: DW. CHECKED BY: PJS. DATE: 06/26/06. JOB NO. M3773.00. SHEET NO. 5 OF 5.

SEDIMENT CONTROL DETAILS. FOREST CREEK. LOTS 1-13 & OPEN SPACE LOTS 14 -17. PLANS PREPARED FOR: Patriot Homes. TAX MAP 24 BLOCK 23 PARCEL 301. ZONE: R-20 2nd ELECTION DISTRICT. Howard County Maryland. SDP-06-104



- SEQUENCE OF CONSTRUCTION**
- OBTAIN ALL NECESSARY PERMITS AND HAVE ALL EXISTING UTILITIES MARKED IN THE FIELD. ----- 2 WEEKS
 - SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED COUNTY INSPECTOR AND RESOLVE ALL SITE RELATED ISSUES. ----- 1 WEEK
 - BY THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE ALONG LABRADOR LANE AS SHOWN. ----- 1 WEEK
 - ALL ONSITE SEDIMENT CONTROL DEVICES ARE TO BE MAINTAINED AT ALL TIMES, CHECKED AFTER EACH RAINFALL EVENT AND REPAIRED AS NECESSARY. ----- N/A
 - BEGIN CONSTRUCTION OF HOUSES. ----- N/A
 - UPON COMPLETION OF EACH HOUSE LOT IS TO BE STABILIZED AND WITH THE COUNTY INSPECTORS APPROVAL REMOVE THE SILT FENCE. ----- 10 WEEKS
 - UPON COMPLETION OF ALL WORK, STABILIZE ALL REMAINING AREAS. UPON COMPLETE STABILIZATION OF ALL AREAS, REMOVE SEDIMENT CONTROL DEVICES ONLY UPON APPROVAL OF THE COUNTY INSPECTOR. ----- 2 WEEKS

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA - NATURAL RESOURCES CONSERVATION DISTRICT
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY HOWARD SOIL CONSERVATION DISTRICT
 HOWARD SCD DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 7/14/06
 DATE: 7/19/06
 DATE: 7/19/06

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	LOT 5-NEW HOUSE TYPE MARTHA WASHINGTON / #3	KLG	08-03-06
2	LOT 1-REM EXT. FP, ADD AREAWAY, MOVE FORWARD	KLG	08-10-06
3	LOT 3-CHANGE TO EL. #3, MOVE AREAWAY, ADD SR	DW	08-30-06
4	LOT 4-REM EXT. SIDE BAYS, MOVE AREAWAY	DW	08-30-06
5	LOT 11-NEW HOUSE TYPE ABRAHAM CLARK T3/#2	KLG	09-08-06
6	LOT 8-ELEV #1, ADD KIT EXT, REM BAYS, STONE	KLG	09-08-06
7	LOT 2-ELEV #2, ADD FP, MOVE BAY, DBL AREAWAY	KLG	09-28-06
8	LOT 9-REM SIDE FP, ADD FR EXT, ADD SR EXT.	KLG	09-28-06
9	LOT 6-ELEV #3, REM BAY, ADD OH, DBL AREAWAY	KLG	10-02-06
10	LOT 7-ELEV #2, ADD LRG SUNROOM, FPMR EXT.	KLG	10-02-06

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	RESITE REV. TO APPR. MYLAR ORIG.	RBA	12/28/06

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 ENGINEERS • ARCHITECTS • PLANNERS
 7164 Columbia Gateway Drive, Suite 205
 Columbia, Maryland 21046
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BUILDER:
 PATRIOT HOMES
 10211 WINCOPIAN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 (410) 423 - 0417

SCALE: GRAPHIC SCALE 1"=30'
 10' 0' 30'
DRAWN BY: DW
CHECKED BY: PJS
DATE: 06/26/06
JOB NO.: M3773.00
SHEET NO.: 4 OF 5

EROSION AND SEDIMENT PLAN
FOREST CREEK
 LOTS 1-13 & OPEN SPACE LOTS 14-17
 PLANS PREPARED FOR:
Patriot Homes
 TAX MAP 24 BLOCK 23 PARCEL 301
 ZONE: R-20 2nd ELECTION DISTRICT
 Howard County Maryland
 SDP-06-104

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 Jim Meyer 7/14/06
 USDA - NATURAL RESOURCES CONSERVATION DISTRICT DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. White 7/14/06
 HOWARD SCD DATE
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 ON THE HOWARD SOIL CONSERVATION DISTRICT.
 Robert W. Nelson 6/26/06
 SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) DATE
 Robert W. Nelson
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.
 John R. White 6/26/06
 SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE
 John R. White

G:\3773 FOREST CREEK\3773 SHSIC-04 SED CONTROL.dwg 6/26/06 9:07:24 AM dmyer

HOUSE TEMPLATES

NATHANEL GREENE
AREA = 1501 SQ. FT.
OPT. AREA = 195 SQ. FT.

NATHANEL GREENE
ELEVATION #2
AREA = 1572 SQ. FT.
OPT. AREA = 195 SQ. FT.

THE VICTORY
AREA = 1777 S.F.
OPT. AREA = 590.37 S.F.

BARRINGTON MANOR
ELEVATION #1
AREA = 3,032 SQ. FT.
OPT. AREA = 1,006 SQ. FT.

BARRINGTON MANOR
ELEVATION #2
AREA = 3,032 SQ. FT.
OPT. AREA = 1,006 SQ. FT.

BARRINGTON MANOR
ELEVATION #3
AREA = 3,032 SQ. FT.
OPT. AREA = 1,006 SQ. FT.

BARRINGTON MANOR
ELEVATION #4
AREA = 3,032 SQ. FT.
OPT. AREA = 1,006 SQ. FT.

ABRAHAM BURR
ELEVATION #1
AREA = 2455.5 SQ. FT.
OPT. AREA = 652.0 SQ. FT.

ABRAHAM BURR
ELEVATION #2
AREA = 2455.5 SQ. FT.
OPT. AREA = 652.0 SQ. FT.

ABRAHAM BURR
ELEVATION #3
AREA = 2455.5 SQ. FT.
OPT. AREA = 652.0 SQ. FT.

ABRAHAM CLARK T3
ELEVATION #1
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

ABRAHAM CLARK T3
ELEVATION #2
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

ABRAHAM CLARK T3
ELEVATION #3
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #1
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #2
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #3
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

MARTHA WASHINGTON
ELEVATION #1 & 2
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #3
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #4
AREA = 1636 SQ. FT.
OPT. AREA = 383 SQ. FT.

ABRAHAM CLARK
ELEVATION #1
AREA = 1627 SQ. FT.
OPT. AREA = 471 SQ. FT.

ABRAHAM CLARK
ELEVATION #2
AREA = 1627 SQ. FT.
OPT. AREA = 471 SQ. FT.

ABRAHAM CLARK
ELEVATION #3
AREA = 1627 SQ. FT.
OPT. AREA = 471 SQ. FT.

ABRAHAM CLARK
ELEVATION #4
AREA = 1627 SQ. FT.
OPT. AREA = 471 SQ. FT.

DORCHESTER
ELEVATION #1
AREA = 2,372 SQ. FT.
OPT. AREA = 718 SQ. FT.

DORCHESTER
ELEVATION #2
AREA = 2,372 SQ. FT.
OPT. AREA = 718 SQ. FT.

DORCHESTER
ELEVATION #3
AREA = 2,372 SQ. FT.
OPT. AREA = 718 SQ. FT.

DORCHESTER
ELEVATION #4
AREA = 2,372 SQ. FT.
OPT. AREA = 718 SQ. FT.

JOHN RUTLEDGE
ELEVATION #1
AREA = 1793 SQ. FT.
OPT. AREA = 353 SQ. FT.

JOHN RUTLEDGE
ELEVATION #2
AREA = 1793 SQ. FT.
OPT. AREA = 353 SQ. FT.

JOHN RUTLEDGE
ELEVATION #3
AREA = 1793 SQ. FT.
OPT. AREA = 353 SQ. FT.

JOHN RUTLEDGE
ELEVATION #4
AREA = 1793 SQ. FT.
OPT. AREA = 353 SQ. FT.

JAMES MONROE
ELEVATION #1
AREA = 2022 SQ. FT.
OPT. AREA = 475 SQ. FT.

JAMES MONROE
ELEVATION #2
AREA = 2022 SQ. FT.
OPT. AREA = 475 SQ. FT.

JAMES MONROE
ELEVATION #3
AREA = 2022 SQ. FT.
OPT. AREA = 475 SQ. FT.

JAMES MONROE
ELEVATION #4
AREA = 2022 SQ. FT.
OPT. AREA = 475 SQ. FT.

PHILLIS WHEATLEY
ELEVATION #1
AREA = 1432 SQ. FT.
OPT. AREA = 319 SQ. FT.

PHILLIS WHEATLEY
ELEVATION #2
AREA = 1432 SQ. FT.
OPT. AREA = 319 SQ. FT.

PHILLIS WHEATLEY
ELEVATION #3
AREA = 1432 SQ. FT.
OPT. AREA = 319 SQ. FT.

PHILLIS WHEATLEY
ELEVATION #4
AREA = 1432 SQ. FT.
OPT. AREA = 319 SQ. FT.

PHILLIS WHEATLEY
ELEVATION #5
AREA = 1432 SQ. FT.
OPT. AREA = 319 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #1
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #2
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #3
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #4
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

WELLINGTON MODEL "WF-02"
ELEVATION #5
AREA = 2585 SQ. FT.
OPT. AREA = 640 SQ. FT.

MARTHA WASHINGTON
ELEVATION #1
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #2
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #3
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #4
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

MARTHA WASHINGTON
ELEVATION #5
AREA = 2,516 SQ. FT.
OPT. AREA = 392.3 SQ. FT.

THE ANTHONY WAYNE
ELEVATION #1
AREA = 1981 S.F.
OPT. AREA = 45 S.F.

THE ANTHONY WAYNE
ELEVATION #2
AREA = 1981 S.F.
OPT. AREA = 45 S.F.

THE ANTHONY WAYNE
ELEVATION #3
AREA = 1981 S.F.
OPT. AREA = 45 S.F.

THE ANTHONY WAYNE
ELEVATION #4
AREA = 1981 S.F.
OPT. AREA = 45 S.F.

THE ANTHONY WAYNE
ELEVATION #5
AREA = 1981 S.F.
OPT. AREA = 45 S.F.

FRANCIS SCOTT KEY
ELEVATION #1
AREA = 1766 SQ. FT.
OPT. AREA = 356 SQ. FT.

FRANCIS SCOTT KEY
ELEVATION #2
AREA = 1766 SQ. FT.
OPT. AREA = 356 SQ. FT.

FRANCIS SCOTT KEY
ELEVATION #3
AREA = 1766 SQ. FT.
OPT. AREA = 356 SQ. FT.

FRANCIS SCOTT KEY
ELEVATION #4
AREA = 1766 SQ. FT.
OPT. AREA = 356 SQ. FT.

FRANCIS SCOTT KEY
ELEVATION #5
AREA = 1766 SQ. FT.
OPT. AREA = 356 SQ. FT.

JOHN ADAMS
ELEVATION #1
AREA = 1213 SQ. FT.
OPT. AREA = 442 SQ. FT.

JOHN ADAMS
ELEVATION #2
AREA = 1213 SQ. FT.
OPT. AREA = 442 SQ. FT.

JOHN ADAMS
ELEVATION #3
AREA = 1213 SQ. FT.
OPT. AREA = 442 SQ. FT.

JOHN ADAMS
ELEVATION #4
AREA = 1213 SQ. FT.
OPT. AREA = 442 SQ. FT.

JOHN ADAMS
ELEVATION #5
AREA = 1213 SQ. FT.
OPT. AREA = 442 SQ. FT.

MOLLY PITCHER
ELEVATION #1
AREA = 1782 SQ. FT.
OPT. AREA = 784.5 SQ. FT.

MOLLY PITCHER
ELEVATION #2
AREA = 1782 SQ. FT.
OPT. AREA = 784.5 SQ. FT.

MOLLY PITCHER
ELEVATION #3
AREA = 1782 SQ. FT.
OPT. AREA = 784.5 SQ. FT.

MOLLY PITCHER
ELEVATION #4
AREA = 1782 SQ. FT.
OPT. AREA = 784.5 SQ. FT.

MOLLY PITCHER
ELEVATION #5
AREA = 1782 SQ. FT.
OPT. AREA = 784.5 SQ. FT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/18/06
7/19/06
7/19/06

7/18/06
7/19/06
7/19/06

NO.	DESCRIPTION	BY	DATE

The **RBA-** Group, Inc.
ENGINEERS • ARCHITECTS • PLANNERS
7164 Columbia Gateway Drive, Suite 205
Columbia, Maryland 21046
Phone (410) 312-0966, Fax (410) 312-0897

STATE OF MARYLAND
PROFESSIONAL ENGINEER
7/21/06

OWNER/DEVELOPER:
FOREST HILLS, LLC
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410) 465 - 5739

BUILDER:
PATRIOT HOMES
10211 WINCOPIN CIRCLE, SUITE 300
COLUMBIA, MARYLAND 21044
(410) 423 - 0417

SCALE: GRAPHIC SCALE 1"=30'

DRAWN BY: DW
CHECKED BY: PJS
DATE: 06/26/06
JOB NO. M3773.00
SHEET NO. 3 OF 5

SITE DEVELOPMENT DETAILS
FOREST CREEK
LOTS 1-13 & OPEN SPACE LOTS 14-17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
ZONE: R-20 2nd ELECTION DISTRICT
Howard County Maryland
SDP-06-104



COORDINATES	
1	N 577644.6654 E 1362111.1174
2	N 577643.8659 E 1362068.0627
3	N 577617.3838 E 1361802.8791
4	N 577740.4079 E 1361692.9475
5	N 578278.3609 E 1361308.4108
6	N 578300.7102 E 1361454.2483
7	N 578338.9403 E 1361556.7938
8	N 578382.6146 E 1361643.5197
9	N 577758.6292 E 1362202.0688
10	N 577730.7501 E 1362183.4663
11	N 577718.4354 E 1362173.1165
12	N 577715.3923 E 1362138.0161
13	N 577729.4906 E 1362121.2414
14	N 577756.2125 E 1362082.1983
15	N 577810.0432 E 1361984.0042

COORDINATES	
16	N 577825.1375 E 1361956.4702
17	N 577867.0800 E 1361903.6308
18	N 578144.6101 E 1361655.0652
19	N 578154.8956 E 1361666.5492
20	N 578180.9674 E 1361643.1984
21	N 578133.7098 E 1361590.4340
22	N 578107.6380 E 1361813.7849
23	N 578117.9235 E 1361625.2688
24	N 577840.3934 E 1361873.8344
25	N 577790.0824 E 1361937.2418
26	N 577774.9680 E 1361984.7758
27	N 577721.1373 E 1362062.9698
28	N 577698.8691 E 1362095.5057
29	N 577684.7708 E 1362112.2805
30	N 577649.6701 E 1362115.3235

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C3	81.34	240.00	41.07	80.95	S51°33'30"E
C2	39.49	200.00	19.81	39.43	N55°36'41"W
C1	47.39	240.00	23.77	47.31	N55°36'41"W
C4	67.79	200.00	34.22	67.46	S51°33'30"E

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE

DATE: 7/19/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 7/19/06

DATE: 7/19/06

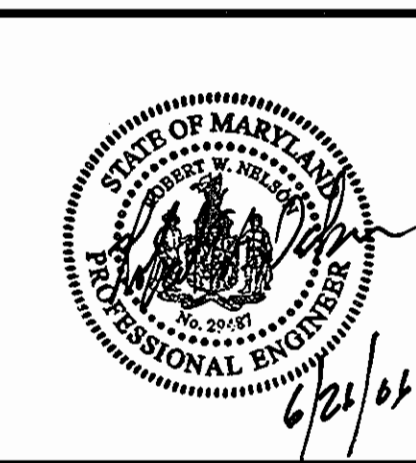
NOTES

1. FOR EROSION AND SEDIMENT CONTROL DETAILS SEE SHEET 5 AND 6 OF 13 ON THE ROAD CONSTRUCTION PLANS F-05-42.

2. AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR EACH LOT IS TO HAVE ITS OWN SCE AND FENCING INSTALLED AT THE FRONT ALONG LABRADOR LANE.

NO.	DESCRIPTION	BY	DATE
1	RESITE REV. TO APPR. MYLAR ORIG.	RBA	12/27/06

The RBA Group, Inc.
 ENGINEERS • ARCHITECTS • PLANNERS
 7164 Columbia Gateway Drive, Suite 205
 Columbia, Maryland 21046
 Phone (410) 312-0666, Fax (410) 312-0897



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 (410) 465 - 5739

BUILDER:
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 (410) 423 - 0417

SCALE: GRAPHIC SCALE 1"=30'

DRAWN BY: DW

CHECKED BY: PJS

DATE: 06/26/06

JOB NO. M3773.00

SHEET NO. 2 OF 5

SITE DEVELOPMENT PLAN

FOREST CREEK
 LOTS 1-13 & OPEN SPACE LOTS 14 - 17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
 ZONE: R-20 2nd ELECTION DISTRICT
 Howard County Maryland

SDP-06-104

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	LOT 5-NEW HOUSE TYPE MARTHA WASHINGTON #3	KLG	08-03-06
2	LOT 1-REM EXT. PP. ADD AREAWAY, MOVE FORWARD	KLG	08-10-06
3	LOT 3-CHANGE TO ELEV #3, MOVE AREAWAY, ADD SR	DW	08-30-06
4	LOT 4-REM EXT, SIDE BAYS, MOVE AREAWAY	DW	08-30-06
5	LOT 11-NEW HOUSE TYPE ABRAHAM CLARK T3 #12	KLG	09-08-06
6	LOT 8-ELEV #1, ADD KIT EXT, REM BAYS, STONE	KLG	09-08-06
7	LOT 2-ELEV #2 ADD PP, MOVE BAY, DBL AREAWAY	KLG	09-28-06
8	LOT 9-REM SIDE PP, ADD FR EXT, ADD SR EXT	KLG	09-28-06
9	LOT 6-ELEV #3, REM BAY, ADD 2H, DBL AREAWAY	KLG	10-02-06
10	LOT 7-ELEV #2, ADD LRG SUNROOM, PP MBR EXT	KLG	10-02-06

SITE DEVELOPMENT PLAN FOR FOREST CREEK

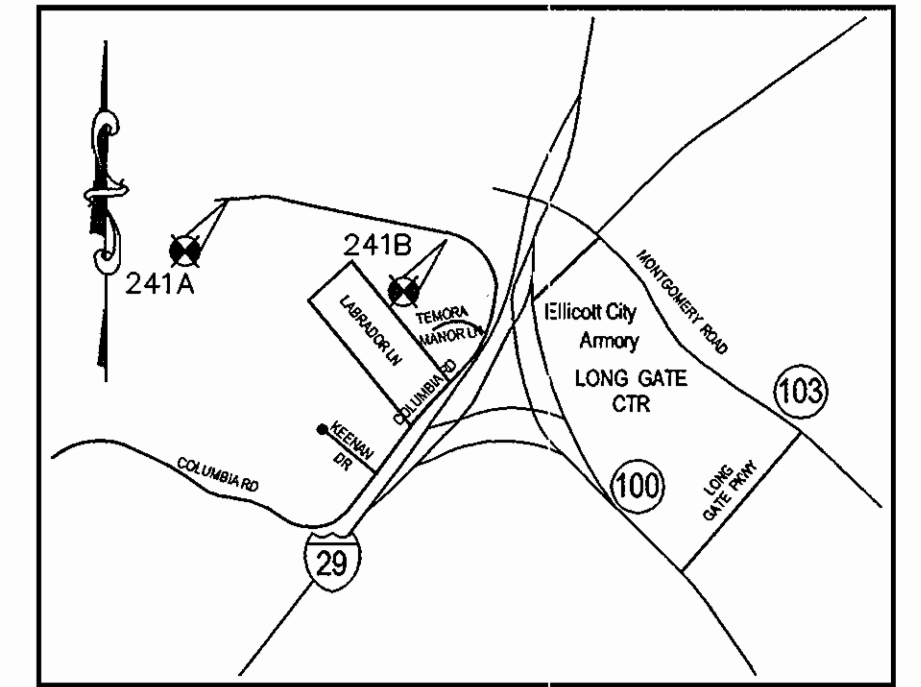
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 02, 2006 COMPREHENSIVE ZONING PLAN.
 - IN ACCORDANCE WITH SECTION 128 OF 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 (APPLIES FOR RESIDENTIAL SDP'S).
 - IN ACCORDANCE WITH SECTION 128 OF 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 (APPLIES FOR RESIDENTIAL SDP'S).
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - A NOISE BARRIER IS BEING CONSTRUCTED ON COLUMBIA ROAD BY STATE HIGHWAY ADMINISTRATION UNDER CONTRACT NUMBER H0662B51. THIS WILL FULFILL THE NOISE MIGRATION REQUIREMENTS FOR THE SITE PER F-05-42.
 - THIS SUBDIVISION WAS GRANDFATHERED TO THE SECOND AMENDMENT OF THE FORTH EDITION OF THE SUBDIVISION REGULATIONS AND SUBJECT TO THE 10/18/93 ZONING REGULATIONS.
 - 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/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
- | | |
|--|----------------|
| MISS UTILITY | 1-800-257-7777 |
| C&P TELEPHONE COMPANY | (410) 725-9976 |
| HOWARD COUNTY BUREAU OF UTILITIES | (410) 313-4900 |
| AT&T CABLE LOCATION DIVISION | (410) 393-3533 |
| BALTIMORE GAS & ELECTRIC | (410) 658-0123 |
| STATE HIGHWAY ADMINISTRATION | (410) 531-5533 |
| HOWARD COUNTY DEPT. OF PUBLIC WORKS/
CONSTRUCTION INSPECTION DIVISION | (410) 313-1880 |
- EXISTING GROUND CONDITIONS BASED ON GRADING PLAN SHT. 5 OF 13 OF THE ROAD CONSTRUCTION PLAN F-05-42, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - PER THE SUBDIVISION PLAT COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 241A & 241B.
STA. No. 241A N 579,176.025 ELEV. 357.830
E 1,360,260.255
STA. No. 241B N 578,753.503 ELEV. 391.237
E 1,362,302.965
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 - THE RBA GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES, UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
 - FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY THE SUBDIVISION AND ROAD CONSTRUCTION PLANS, F-05-042, PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAVE BEEN MET BY THE SUBDIVISION AND ROAD CONSTRUCTION PLANS F-05-42 PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - WATER AND SEWER WITH HOUSE CONNECTIONS HAVE BEEN PROVIDED BY CONTRACT NO. 24-4250-D, PLANS PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
 - "C" ELEVATION SHOWN ON EACH LOT IS THE MINIMUM CELLAR ELEVATION.
 - STORMWATER MANAGEMENT HAS BEEN PROVIDED BY A SANDFILTER AND EXTENDED DETENTION POND AS PART OF THE SUBDIVISION AND ROAD CONSTRUCTION PLANS F-05-42.
 - EROSION AND SEDIMENT CONTROL WILL BE PROVIDED BY FOREST HILL LLC, UNDER THE ROAD CONSTRUCTION PLANS, F-05-42. THE SEDIMENT BASIN WILL NOT BE CONVERTED UNTIL ALL LOTS HAVE BEEN DEVELOPED ACCORDING TO THIS SITE PLAN. AN AGREEMENT LETTER HAS BEEN PROVIDED BY FOREST HILL LLC TO PATRIOT HOMES. (SEE THIS SHEET)
 - FOR EROSION AND SEDIMENT CONTROL DETAILS SEE SHEET 5 AND 6 OF 13 ON THE ROAD CONSTRUCTION PLANS F-05-42.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES DURING LOT CONSTRUCTION NOTED ON THESE PLANS.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

48 hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

---	200	EXISTING CONTOUR
---	200	PROPOSED CONTOUR
95.88		PROPOSED SPOT ELEVATION
☀		EXISTING STREET LIGHT
--- S		EXISTING SANITARY SEWER
--- W		EXISTING WATER MAIN
⊕		EXISTING FIRE HYDRANT
---	18" ROP	EXISTING STORM DRAIN
○		EXISTING STORM SEWER MANHOLE
---	LOD	LOD - LIMIT OF DISTURBANCE
---	SF	SF - SILT FENCE
---	SSF	SSF - SUPER SILT FENCE
---		EXISTING TREE LINE
○		EXISTING TREE, GREEN MOUNTAIN SUGAR MAPLE
○		EXISTING TREE, RED SUNSET, RED MAPLE
○		EXISTING TREE, WHITE PINE
⊕		STABILIZED CONSTRUCTION ENTRANCE
---		EXISTING SEWER & UTILITY EASEMENT
---		PRIVATE DRAINAGE & UTILITY EASEMENT
---		PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
---		PUBLIC SEWER & UTILITY EASEMENT
---		FOREST CONSERVATION EASEMENT (RETENTION)
---		FOREST CONSERVATION EASEMENT (REFORESTATION)

B/S = BASEMENT SLAB
C = MIN. CELLAR ELEVATION
CD = CONC. DRIVE
CW = CONC. WALK
LP = LAMP POST
FF = FIRST FLOOR
TF = TOP OF FOOTING
FOY = FOYER ELEV.
I.G. = INGROUND

W/O = WALKOUT
FL = FLOW LINE
TC = TOP OF CURB
NR = NOT RADIAL
BR = BUILDING RESTRICTION LINE
PUE = PUBLIC UTILITY EASEMENT
GD = GARAGE DOOR
AC = AIR CONDITIONER
EXT = EXTENSION

OH = OVERHANG
MR = MORNING ROOM
SR = SUN ROOM
LR = LAUNDRY ROOM
R = # RISERS FROM BOTTOM OF STOOP TO FINISHED GRADE AT WALK

SITE DATA

- PRESENT ZONING: R-20
- TOTAL PROJECT AREA = 7.28+/- ACRES
- AREA OF PLAN SUBMISSION = 4.31+/- ACRES
- LIMIT OF DISTURBANCE = 3.5+/- ACRES
- PROPOSED USES FOR SITE AND STRUCTURES = RESIDENTIAL, SINGLE FAMILY UNITS
- TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION = 13
- NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS = 2
- NUMBER OF PARKING SPACES PROVIDED ON SITE = 2 IN GARAGE
- OPEN SPACE PROVIDED = 2.29 ACRES, 31.5% OF GROSS AREA AS DEDICATED PER APPROVED PLAN F-05-42.
- RECREATIONAL OPEN SPACE PROVIDED = .18 ACRES, 2.5% OF GROSS AREA AS DEDICATED PER APPROVED PLAN F-05-42.
- DPZ FILE REFERENCE NO.'S : ROAD CONSTRUCTION F-05-42
PUBLIC WATER & SEWER CONTRACT NO. 24-4250-D



February 6, 2006

Howard County
Licenses & Permits
3430 Court House Drive
Ellicott City, MD 21043

Re: Forest Creek Sediment Controls

Dear Sir or Madam:

I Robert L. Dorsey, Jr. of Forest Hills LLC hereby give permission to Patriot Homes to use our sediment controls (pond, etc) to build homes in the Forest Creek subdivision. We will not be removing these controls until all construction has been completed.

Sincerely,

Robert L. Dorsey, Jr.
Robert L. Dorsey, Jr. Date: 2-6-06
President
Dorsey Family Homes, Inc.
Sole Member

10717-B (2nd Floor) Birmingham Way Woodstock, MD 21163
(410) 465-7200 FAX (410) 465-0488

Sheet Index

Sheet Title	Sheet No.
Cover Sheet	1
Site Development Plan	2
Site Development Details	3
Erosion and Sediment Control Plan	4
Erosion and Sediment Control Details	5

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
1	9006 Labrador Lane
2	9010 Labrador Lane
3	9014 Labrador Lane
4	9018 Labrador Lane
5	9022 Labrador Lane
6	9026 Labrador Lane
7	9005 Labrador Lane
8	9009 Labrador Lane
9	9013 Labrador Lane
10	9017 Labrador Lane
11	9021 Labrador Lane
12	9025 Labrador Lane
13	9029 Labrador Lane

PERMIT INFORMATION CHART

Subdivision Name	Section Area	Lot/Parcel No.
FOREST CREEK	N/A	301
Plat # or L/F	Grid #	Zoning
17991-93	24	R-20
Water Code	F08	Sewer Code
		5751630

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Muzler 7/11/06
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Rhoten 7/11/06
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 7/11/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 7/11/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David A. Wolfe 7/19/06
DIRECTOR DATE

NO.	DESCRIPTION	BY	DATE

REVISIONS

The **RBA-** Group, Inc.
ENGINEERS • ARCHITECTS • PLANNERS
7164 Columbia Gateway Drive, Suite 205
Columbia, Maryland 21046
Phone (410) 312-0968, Fax (410) 312-0897



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SCALE: GRAPHIC SCALE 1"=30'

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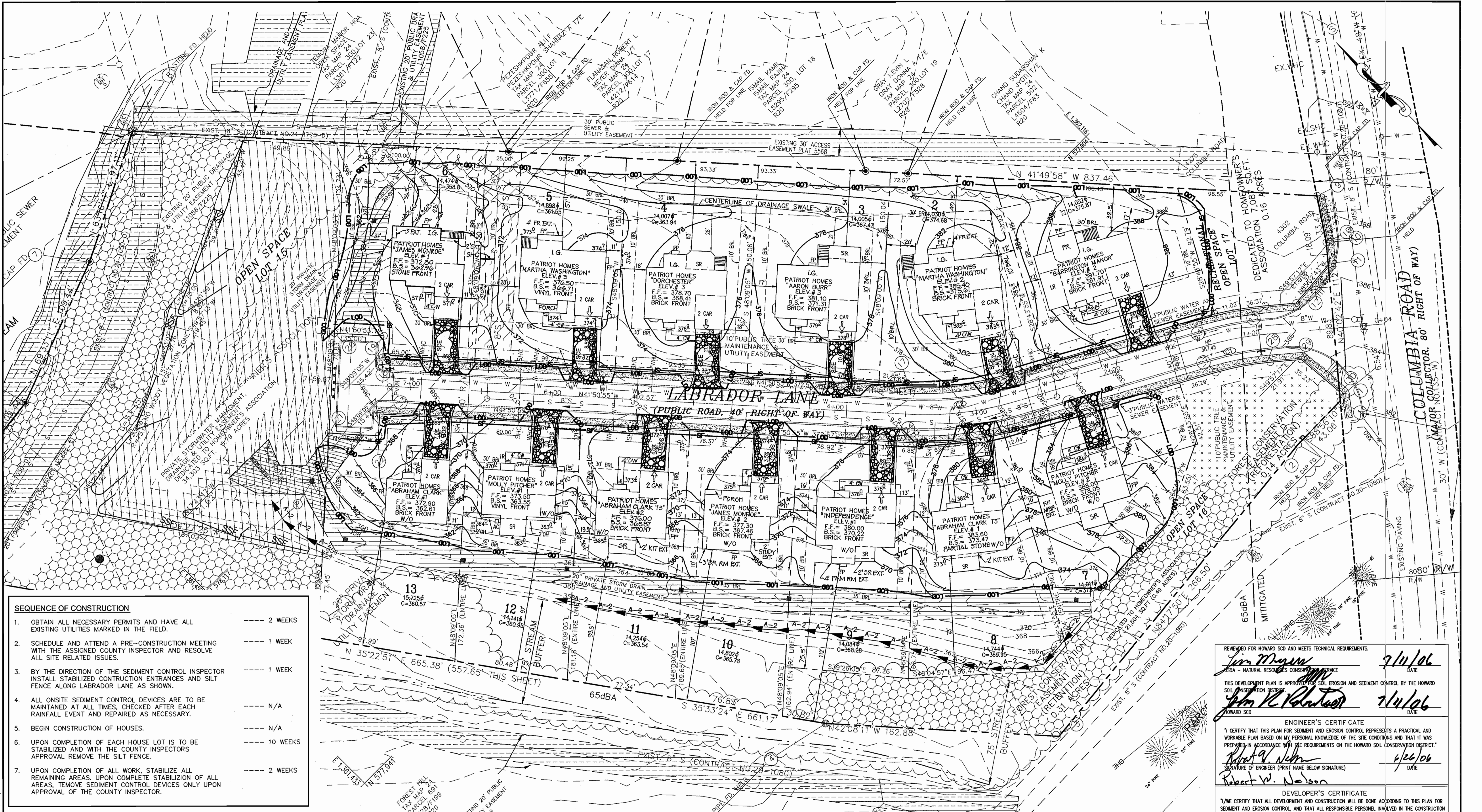
SHEET NO. 1 OF 5

COVER SHEET
FOREST CREEK
LOTS 1-13 & OPEN SPACE LOTS 14 -17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
ZONE: R-20 2nd ELECTION DISTRICT
Howard County Maryland

SDP-06-104



- SEQUENCE OF CONSTRUCTION**
- OBTAIN ALL NECESSARY PERMITS AND HAVE ALL EXISTING UTILITIES MARKED IN THE FIELD. --- 2 WEEKS
 - SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED COUNTY INSPECTOR AND RESOLVE ALL SITE RELATED ISSUES. --- 1 WEEK
 - BY THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE ALONG LABRADOR LANE AS SHOWN. --- 1 WEEK
 - ALL ONSITE SEDIMENT CONTROL DEVICES ARE TO BE MAINTAINED AT ALL TIMES, CHECKED AFTER EACH RAINFALL EVENT AND REPAIRED AS NECESSARY. --- N/A
 - BEGIN CONSTRUCTION OF HOUSES. --- N/A
 - UPON COMPLETION OF EACH HOUSE LOT IS TO BE STABILIZED AND WITH THE COUNTY INSPECTORS APPROVAL REMOVE THE SILT FENCE. --- 10 WEEKS
 - UPON COMPLETION OF ALL WORK, STABILIZE ALL REMAINING AREAS. UPON COMPLETE STABILIZATION OF ALL AREAS, REMOVE SEDIMENT CONTROL DEVICES ONLY UPON APPROVAL OF THE COUNTY INSPECTOR. --- 2 WEEKS

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY HOWARD SOIL CONSERVATION DISTRICT
 HOWARD SCD DATE: 7/11/06
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 7/19/06

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	LOT 5-NEW HOUSE TYPE MATHIA WASHINGTON /#3	KLG	08-03-06
2	LOT 1-REM EXT. FP, ADD AREAWAY, MOVE FORWARD	KLG	08-10-06
3	LOT 3-CHANGE TO EL.#3, MOVE AREAWAY, ADD SR	DW	08-30-06
4	LOT 4-REM EXT. SIDE BAYS, MOVE AREAWAY	DW	08-30-06
5	LOT 11-NEW HOUSE TYPE ABRAHAM CLARK T3/#2	KLG	09-08-06
6	LOT 2-ELEV #1, ADD KIT EXT, REM BAYS, STONE	KLG	09-08-06
7	LOT 2-ELEV #2, ADD FP, MOVE BAY, DBL AREAWAY	KLG	09-28-06
8	LOT 9-REM SIDE FP, ADD FR EXT, ADD SR EXT.	KLG	09-28-06
9	LOT 6-ELEV #3, REM BAY, ADD OH, DBL AREAWAY	KLG	10-02-06
10	LOT 7-ELEV #2, ADD LRG SUNROOM, FP MIR EXT.	KLG	10-02-06
11	LOT 6-NEW HOUSE TYPE JAMES MONROE /#1	KBH	07-06-07

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	RESITE REV. TO APPR. MYLAR ORIG.	RBA	9/27/07
2	RESITE REV. TO APPR. MYLAR ORIG.	RBA	12/28/06

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STATE OF MARYLAND PROFESSIONAL ENGINEER
 6/26/06

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 10' 0' 30'

DRAWN BY: DW
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SHEET NO.: 4 OF 5

EROSION AND SEDIMENT PLAN

FOREST CREEK
 LOTS 1-13 & OPEN SPACE LOTS 14-17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
 ZONE: R-20 2nd ELECTION DISTRICT
 Howard County Maryland

SDP-06-104

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

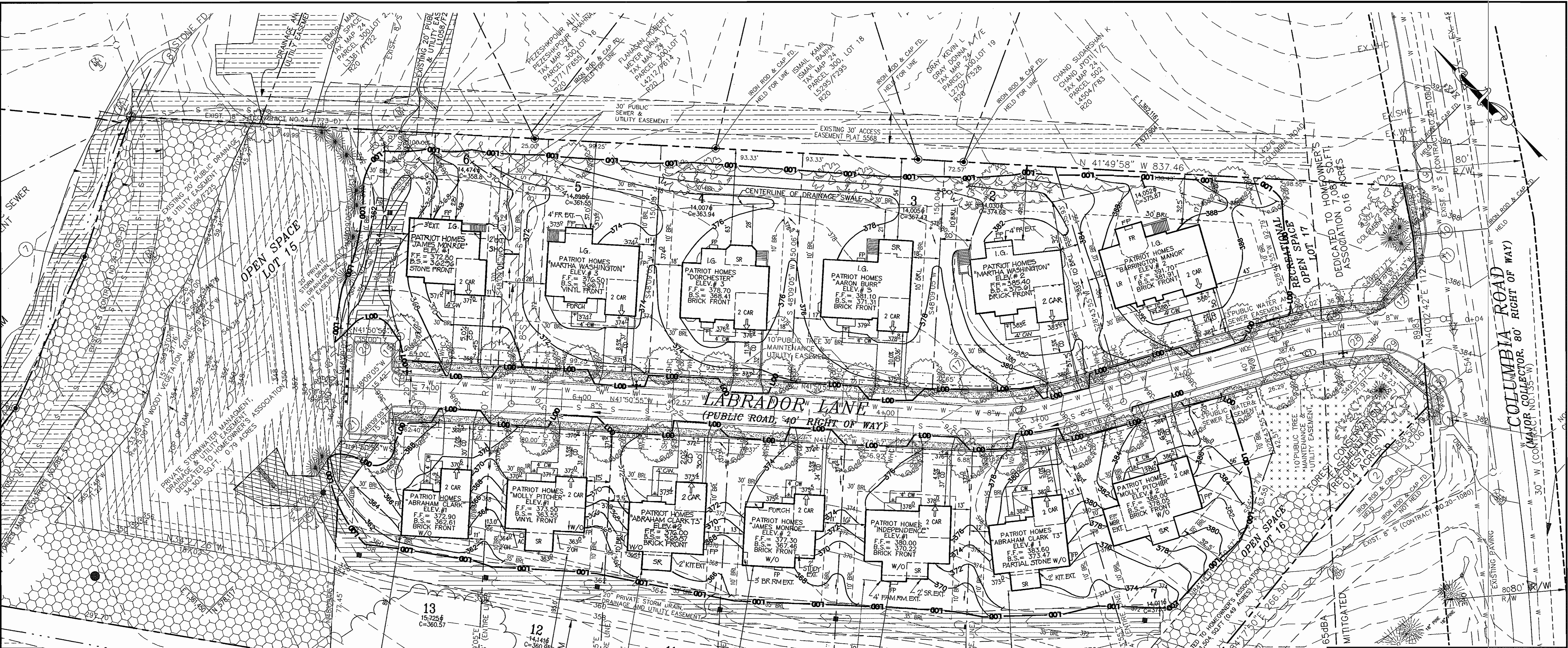
Jim Meyer 7/11/06
 USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. White 7/14/06
 HOWARD SCD DATE

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 ON THE HOWARD SOIL CONSERVATION DISTRICT.
Robert W. Nelson 6/26/06
 SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) DATE

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.
John R. White 6/26/06
 SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE

G:\3773 FOREST CREEK\73 SHIFTS\CD SET\CONTROL.DWG 6/26/06 9:07:24 AM DWG



COORDINATES	
1	N 577644.6654 E 1362111.1174
2	N 577643.8659 E 1362068.0627
3	N 577617.3838 E 1361802.8791
4	N 577740.4079 E 1361692.9475
5	N 578278.3609 E 1361308.4108
6	N 578300.7102 E 1361454.2483
7	N 578338.9403 E 1361556.7938
8	N 578382.6146 E 1361643.5197
9	N 577758.6292 E 1362202.0688
10	N 577730.7501 E 1362183.4663
11	N 577718.4354 E 1362173.1165
12	N 577715.3923 E 1362138.0161
13	N 577729.4906 E 1362121.2414
14	N 577756.2125 E 1362082.1983
15	N 577810.0432 E 1361984.0042

COORDINATES	
16	N 577825.1375 E 1361956.4702
17	N 577867.0800 E 1361903.6308
18	N 578144.6101 E 1361655.0652
19	N 578154.8956 E 1361666.5492
20	N 578180.9674 E 1361643.1984
21	N 578133.7098 E 1361590.4340
22	N 578107.6380 E 1361613.7849
23	N 578117.9235 E 1361625.2688
24	N 577840.3934 E 1361873.8344
25	N 577790.0624 E 1361937.2418
26	N 577774.9680 E 1361964.7758
27	N 577721.1373 E 1362062.9698
28	N 577698.8691 E 1362095.5057
29	N 577684.7708 E 1362112.2805
30	N 577649.6701 E 1362115.3235

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C3	81.34	240.00	41.07	80.95	S51°33'30"E
C2	39.49	200.00	19.81	39.43	N55°36'41"W
C1	47.39	240.00	23.77	47.31	N55°36'41"W
C4	67.79	200.00	34.22	67.46	S51°33'30"E

NOTES

- FOR EROSION AND SEDIMENT CONTROL DETAILS SEE SHEET 5 AND 6 OF 13 ON THE ROAD CONSTRUCTION PLANS F-05-42.
- AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR EACH LOT IS TO HAVE ITS OWN SCE AND FENCING INSTALLED AT THE FRONT ALONG LABRADOR LANE.

NO.	DESCRIPTION	BY	DATE
1	RESITE REV. TO APPR. MYLAR ORIG.	RBA	09/26/07
2	RESITE REV. TO APPR. MYLAR ORIG.	RBA	12/27/06

The RBA Group, Inc.
 ENGINEERS • ARCHITECTS • PLANNERS
 7164 Columbia Gateway Drive, Suite 205
 Columbia, Maryland 21048
 Phone (410) 312-0966, Fax (410) 312-0897



OWNER/DEVELOPER:
 FOREST HILLS, LLC
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410) 465 - 5739

BUILDER:
 PATRIOT HOMES
 10211 WINCOPPIN CIRCLE, SUITE 300
 COLUMBIA, MARYLAND 21044
 (410) 423 - 0417

SCALE:
 GRAPHIC SCALE 1"=30'

DRAWN BY: DW
CHECKED BY: PJS
DATE: 06/26/06
JOB NO.: M3773.00
SHEET NO.: 2 OF 5

SITE DEVELOPMENT PLAN
FOREST CREEK
 LOTS 1-13 & OPEN SPACE LOTS 14 -17

PLANS PREPARED FOR:
Patriot Homes

TAX MAP 24 BLOCK 23 PARCEL 301
 ZONE: R-20 2nd ELECTION DISTRICT
 Howard County Maryland
 SDP-06-104

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	LOT 5-NEW HOUSE TYPE MARTHA WASHINGTON #3	KLJ	08-09-06
2	LOT 1- REM EXT. FP. ADD AREAWAY. MOVE FORWARD	KLJ	08-10-06
3	LOT 3- CHANGE TO ELEV #3. MOVE AREAWAY. ADD SR	DW	08-30-06
4	LOT 4- REM EXT. SIDE BAYS. MOVE AREAWAY	DW	08-30-06
5	LOT 11- NEW HOUSE TYPE ABRAHAM CLARK T3/A2	KLJ	09-08-06
6	LOT 8- ELEV #1. ADD KIT. EXT. REM BAYS. STONE	KLJ	09-08-06
7	LOT 2- ELEV #2 ADD FP. MOVE BAY. DBL AREAWAY	KLJ	09-28-06
8	LOT 9- REM SIDE FP. ADD FR. EXT. ADD SR. EXT.	KLJ	09-28-06
9	LOT 6- ELEV #3. REM BAY. ADD CH. DBL AREAWAY	KLJ	10-02-06
10	LOT 7- ELEV #2. ADD LRG SUNROOM. FP. MBR. EXT.	KLJ	10-02-06
11	LOT 6- NEW HOUSE TYPE JAMES MONROE #4/1	KBH	07-06-07

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

DATE: 7/19/06

DATE: 7/19/06

DATE: 7/19/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR