

**GENERAL NOTES**

- Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- This site is located within the metropolitan district.
- Public water and sewer, Contract #14-4216-D, will be used within this site.
- Howard County Soils Map 26.
- Gross area of site subject to subdivision:
  - Parcel 163: 25.88 ac.
  - Bulk Parcel 'C': 9,321sf ± or 0.08 ac.
  - Total area: 25.66 ac.
- Total area of steep slopes on site: 2.88 ac ±
- Net area of site subject to subdivision: 22.78 ac ±
- Area of proposed public r/w: 1.54 ac ±
- Number of proposed buildable lots: 54
- Area of proposed buildable lots: 12,329 ac ±
- Number of proposed open space lots: 6
- Area of proposed open space lots: 11,789 ac ±
- In accordance with Section 12B of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 10 feet into the front or rear setback.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for the 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. 1% 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.
- Topography is based on a field run topography survey prepared by Fisher, Collins & Carter, Inc. in Feb. of 2001 and aerial topography prepared by Hartford Aerial Surveys, Inc. in Feb. of 1999.
- Field run boundary survey prepared by Fisher, Collins & Carter, Inc. on April 2, 2001.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 321A and 318B were used for this project.
- A.P.F.O. traffic study prepared by Street Traffic Studies L.T.D. and approved under S-01-24.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc. and approved under S-01-24.
- There are no floodplains, historic structures or cemeteries on-site.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers, and steep slopes of 25% or greater containing a contiguous area of 20,000 SF or more, unless waivers have been approved. The steep slope disturbance for the construction of an access driveway for maintenance of the SNM facility located within Open Space Lot 56 determined to be necessary by DPZ in accordance with Section 16.116(c) of the Subdivision Regulations.
- Open Space requirements:
  - Open Space required (30%-0.400sf minimum lot size): 25,580sf ± x 0.30 = 7,674sf ±
  - Open Space provided: 11,789 ac. (0.2 ac. ± non-credited)
- Recreational open space requirements:
  - Open Space required (200sf per buildable lot): 54 x 200 = 10,800 sf
  - Open Space provided: 10,800 sf ±
- This plan is subject to the Fourth and Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. CB-75-2002. Lots 1 thru 4 and 18 thru 54 are subject to the Fourth Edition of the Subdivision Regulations and lots 60 thru 72 are subject to the Amended Fifth Edition of the Subdivision Regulations. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Existing house on Lots 60 thru 62 to be removed.
- Stormwater retention & water quality to be provided as necessary in accordance with the 2000 stormwater management manual. Pond to be a micro pond extended detention pond hazard class 'A'. Facility to be owned and maintained by the Homeowners Association. Stormwater Management recharge requirement will be provided through grass channel credit, sheet flow to buffer credit, and storage/infiltration within forestry at S-1 outfall. Level Spreader will be provided on Lot 19.
- All ditches and swales will have erosion control matting.
- This project is subject to review and approval by the Maryland Aviation Administration (MAA) regarding confirmation that construction of proposed structures on this site will not penetrate airspaces and that the proposed SNM landscaping will meet their approval requirements. Permit number 04-064 has been approved in a letter dated 6/23/04.
- CPV management for a portion of Wesley Woods, Howard County file number SDP-01-109, (3 ac. ±) is provided in the stormwater management facility on site.
- ~~The retention and reuse of the stormwater management facility is privately owned and maintained by the homeowners association.~~ There will be a minimum of 4' adjacent to all walls 2-1/2" per foot slope.
- A gravity sewer service waiver of Section 4.3.B.3.b of Volume II of the Howard County Design Manual has been approved by the Department of Public Works Bureau of Engineering for Lots 34 thru 39 on June 18, 2004. See Sewer House Connection chart Sheet 12 of 12.
- The contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:
 

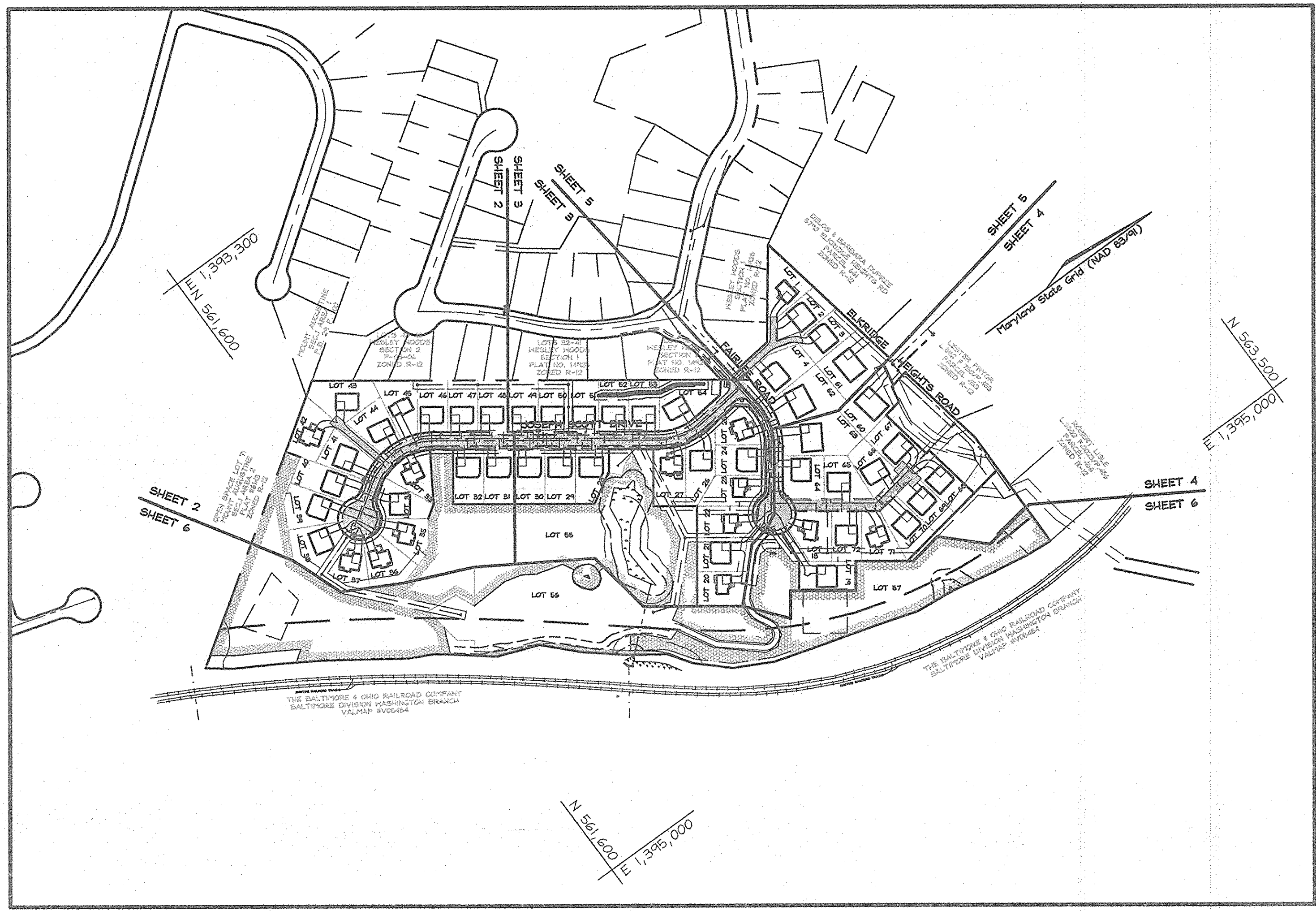
State Highway Administration	410.531.5533
BGE (contractor services)	410.850.4620
BGE (underground damage control)	410.787.9068
Miss Utility	1.800.257.7777
Colonial Pipeline Company	410.745.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.315.4900
Howard County Health Department	410.315.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 315-1850 at least five (5) working days prior to the start of work. All fills for public road surfaces require 95% compaction (ASHTO-T-180).
- The forest conservation requirement for this subdivision was approved and provided under F-04-III by retaining 1.65 acres of forest and planting 0.60 acres of reforestation within Forest Conservation Easement 1, retaining 2.60 acres of forest and planting 0.46 acres of reforestation within Forest Conservation Easement 2, planting 0.43 acres of reforestation within Forest Conservation Easement 3, and retaining 2.01 acres of forest and planting 0.22 acres of reforestation within Forest Conservation Easement 4. Total retention = 6.26 acres, Total reforestation provided = 1.71 acres. \$91,999.00 surety has been posted with the Developer's Agreement. Requested Fee-in-lieu for 1.61 acres remaining obligation is in the amount of \$35,065.80 was paid under F-04-III.
- Landscaping has been provided for this project under F-04-III with the exception of lots 25 and 54, which have been addressed within this plan as perimeter one and two. Landscape surety is based on the required landscaping of 3 shade trees @ \$300.00 each and 3 evergreen trees @ \$150.00 each, in the amount of \$1,350.00, which will be posted with the Grading Permits for lots 25 and 54.
- Previous Howard County file numbers: S-99-16; S-01-24; WP-99-87; P-03-12; F-02-21; F-04-III; F-06-212; F-07-120.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- 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.
- Previous Howard County file number WP-99-087 was applied for under S-99-16 to have sections 116.116(b) and 16.120(b)(5)(ii) waived to allow for grading of steep slopes and to allow excessive noise, however, the petition was denied.
- The 5x20' concrete pool for the "Refuse and Recycle Collection Shed" located within the public right-of-way will be maintained by the owners of Lots 65 thru 72 pursuant to the Declaration of Right of Access and Maintenance Obligations recorded among the land records of Howard County Maryland.
- For private driveway culverts for lots 70 thru 72, see detail on sheet 12 of 12.
- All Fill Areas within Public Right-of-Ways to have 95% Compaction 3'.
- All street sign posts shall be 2" square metal tube posts (14 gauge) installed into a 3" sleeve (2.5" square metal tube, 12 gauge) with a cap on top.
- See approved F-04-III for additional mass graded Sediment and Erosion Control design and details.
- All water house connections shall be for inside meter settings unless otherwise noted on the plans or in specifications.
- Waiver of Section 5.4.B.5 of the Howard County Design Manual, requiring a minimum 10' horizontal clearance between any permanent structure and the edge of the utility easement has been approved to reduce the horizontal clearance to 5' on Lot 27.

# SITE DEVELOPMENT PLANS

## HUNTERS RIDGE

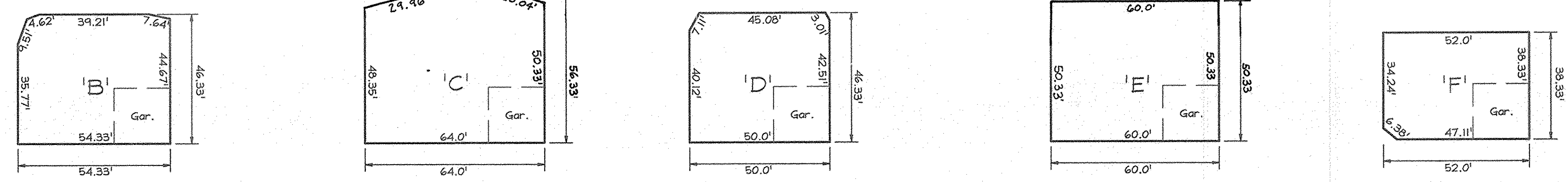
### UNITS 1 THRU 4, 18 THRU 54, 60 THRU 72

### HOWARD COUNTY, MARYLAND



**LOCATION MAP**

SCALE: 1"=200'



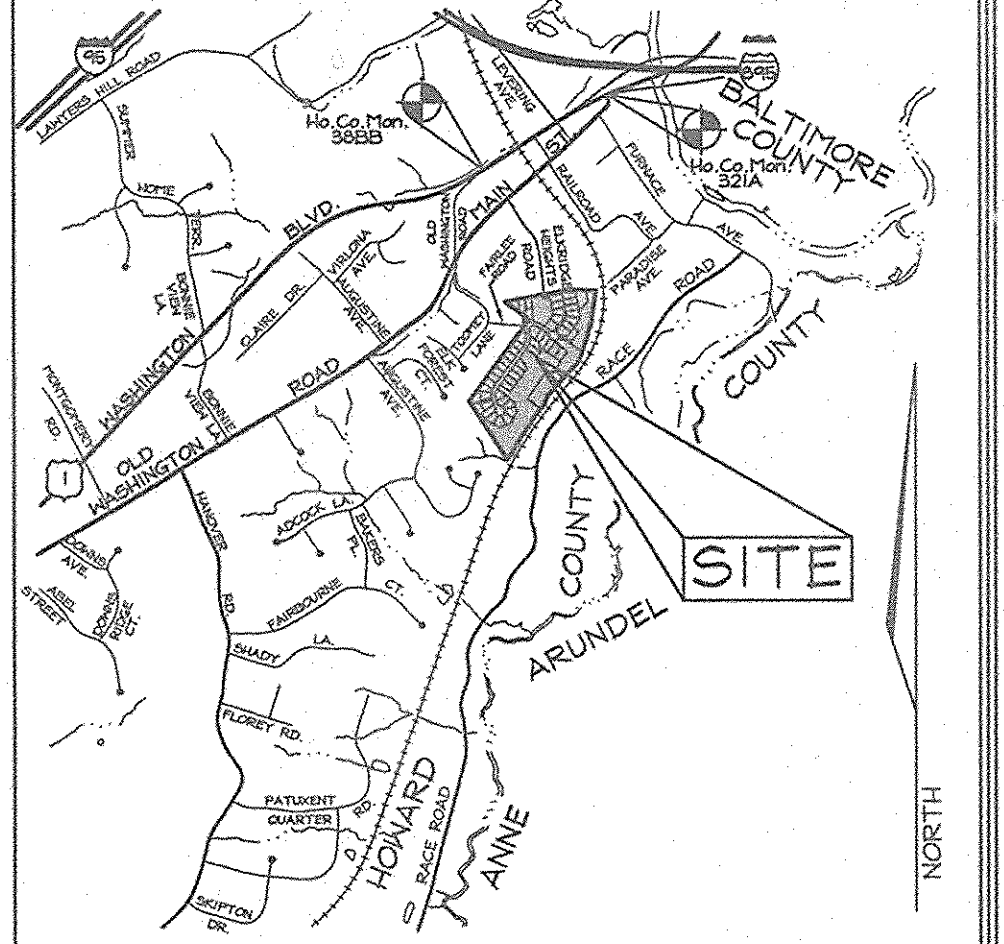
**TYPICAL GENERIC HOUSE BOXES**

Scale: 1"=30'

- Carlyle - All Opt. Except Sun Room, Family Room, Extension, Arcauways, and Wrap Porch.
- Lexington - All Options
- McKinley - All Options
- Overton III - All Opt. Except Conservatory
- Princeton III & IV - All Options
- Waterford III - All Options
- Wilson III - All Options
- Essex II - All Options
- Carlyle - Does Not Fit
- Lexington - Does Not Fit
- McKinley - Does Not Fit
- Overton III - All Opt. Except Library Ext, Side Arcauway, Conservatory, Sunroom, and Wrap Porch
- Princeton III & IV - All Options
- Waterford III - Does Not Fit
- Wilson III - Fits All Opt. Except Wrap Porch
- Essex II - All Opt. Except Conservatory, Sun Room, and Wrap Porch
- Carlyle - All Opt. Except Sun Room
- Lexington - All Options
- McKinley - All Options
- Overton III - All Opt. Except Conservatory
- Princeton III & IV - All Options
- Waterford III - All Options
- Wilson III - All Options
- Essex II - All Opt. Except Conservatory or Side Brick

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- 15-24.99% Slopes
- 25% and Greater Slopes
- Wetlands
- Utility Pole
- Access Easement
- Access and Utility Easement
- Trees Maintenance Easement
- Proposed Drainage Swale
- Forest Conservation Easement
- Level Spreader
- Limits of Paving



**VICINITY MAP**

SCALE: 1"=2000'

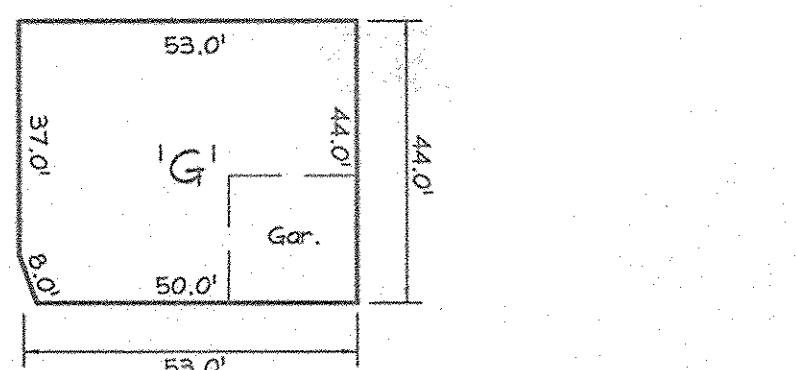
**BENCHMARKS**

Sta. 321A	N 172,232.2977	E 425,261.5499	E1: 8.4417 (meters)
	N 565,065.463	E 1,395,212.240	E1: 27.696 (feet)
Sta. 388B	N 171,909.8745	E 424,785.3620	E1: 19.6328 (meters)
	N 564,007.646	E 1,393,649.975	E1: 64.412 (feet)

SHEET INDEX	
DESCRIPTION	SHEET No.
Cover Sheet	1 of 12
Site Development and Grading Plan	2 of 12
Site Development and Grading Plan	3 of 12
Site Development and Grading Plan	4 of 12
Site Development and Grading Plan	5 of 12
Site Development and Grading Plan	6 of 12
Sediment and Erosion Control Plan	7 of 12
Sediment and Erosion Control Plan	8 of 12
Sediment and Erosion Control Plan	9 of 12
Sediment and Erosion Control Plan	10 of 12
Sediment and Erosion Control Plan	11 of 12
Sediment and Erosion Control Details	12 of 12

**SITE ANALYSIS DATA CHART**

- Total project area: 25.66 Acres
- Total project area of steep slopes 25% or greater: 2.88 Acres
- Area of plan submitted: 25.66 Acres
- Limit of disturbed area: 9.82 Acres
- Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- Proposed uses for site & structures: Single Family Detached Dwellings
- Floor space on each level of building(s) per use: See house templates.
- Building coverage of site: 0.682 Acres and 2.7% of Gross Area
- DPZ file references: S-99-16; S-01-24; WP-99-87; P-03-12; F-04-III; F-06-212; 14-4216-D; 14-3597; 225; 108b3034b; 14-3882-D; F-07-120.
- Total number of units proposed for this subdivision: 54



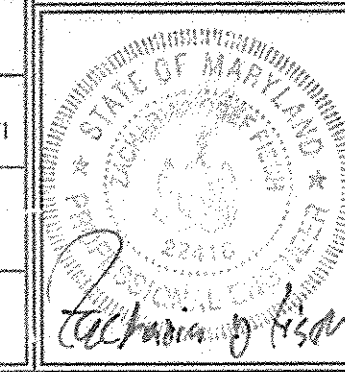
- Carlyle - All Options Except Wrap Porch
- Rear Sunroom, Family Room Extension
- 2' Gourmet Kit, Extension
- Lexington - All Options Except Side Arcauway
- McKinley - All Options Except Side Arcauway
- Overton III - All Options Except Wrap Porch, Rear Sunroom, Conservatory, and Family Room Extension
- Princeton III & IV - All Options Except Wrap Porch and Family Room Extension
- Waterford III - All Options Except Wrap Porch and Rear Sunroom
- Wilson III - All Options Except Wrap Porch
- Essex II - All Opt. Except Conservatory, Sun Room, and Wrap Porch

**OWNER/DEVELOPER**

Richmond American Homes of Maryland, Inc.  
6200 Old Dobbin Lane  
Columbia, MD 21045  
410.872.0267

**COVER SHEET**  
**HUNTERS RIDGE**

LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
AND A RESUBDIVISION OF BULK PARCEL 'C'  
WESLEY WOODS, SECTION 1, PLAT NO. 14926  
Tax Map 38 Grids 4 & 10 Parcel 163  
1st Election District Howard County, Maryland



**FSH Associates**

Engineers Planners Surveyors  
6339 Howard Lane Elkridge, MD 21075  
Tel: +1-410-587-5200 Fax: 410-796-7582  
E-mail: info@fshinc.com

DESIGN BY: ZF  
DRAWN BY: ZF  
CHECKED BY: ZF  
SCALE: As Shown  
DATE: 7/20/07  
W.O. No.: 3076  
SHEET No.: 1 OF 12

**PERMIT INFORMATION CHART**

Subdivision Name: Hunters Ridge	Section/Area: N/A	Lot/Parcel No. 1-6, 18-54, 60-71
Plat # 17280 - 17284 18760 - 18761 18815-18816	Grid 4 & 10	Zoning R-12
Water Code A-01	Tax Map No. 38	Elect. District 1st
	Census Tract 601201	
	Sewer Code 2080000	

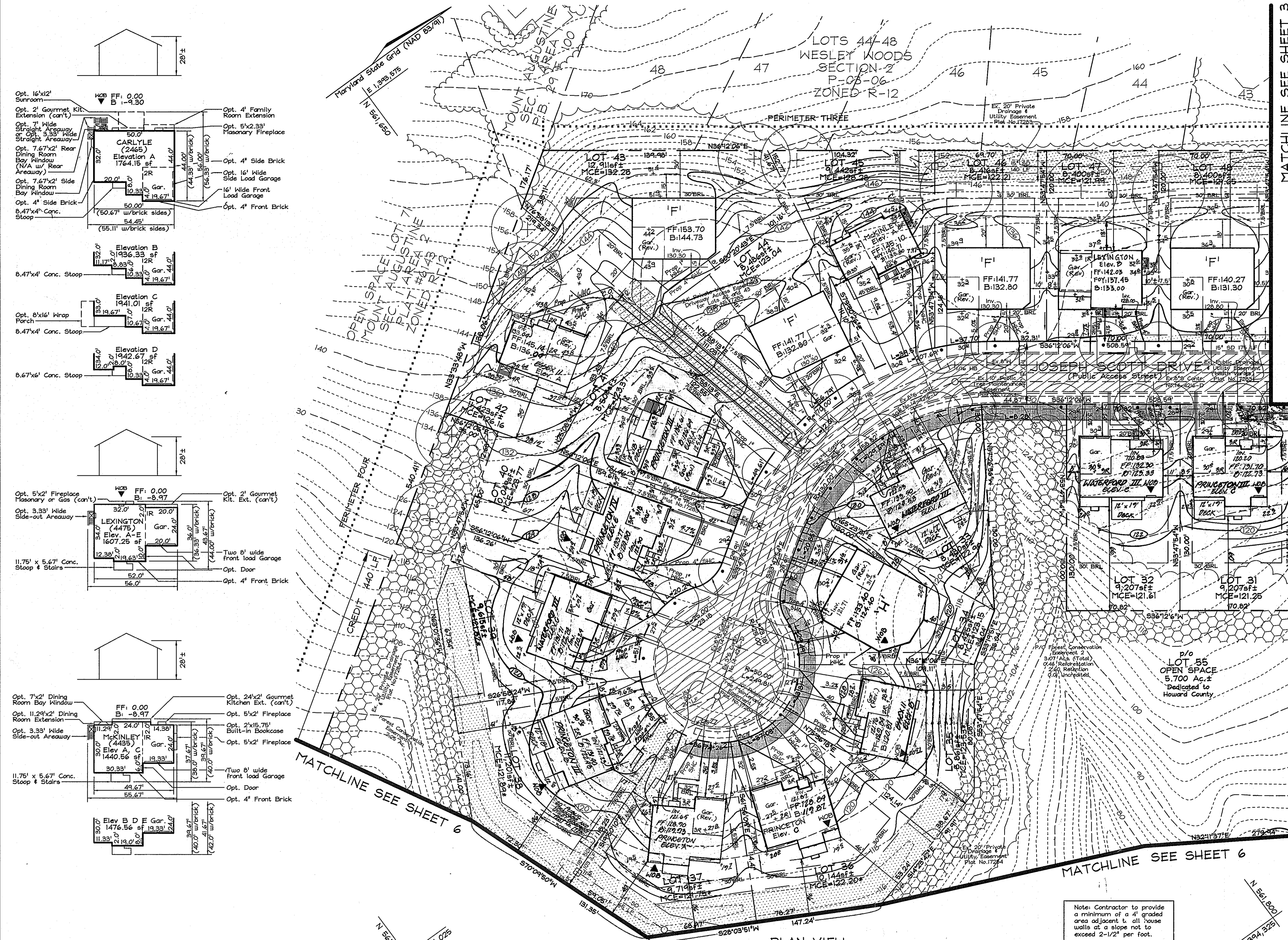
No.	Revision	Date
1	REVISED GENERIC BOXES 'C' AND 'E'	June 19, 2007

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/23/07  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 7/23/07  
DIRECTOR DATE



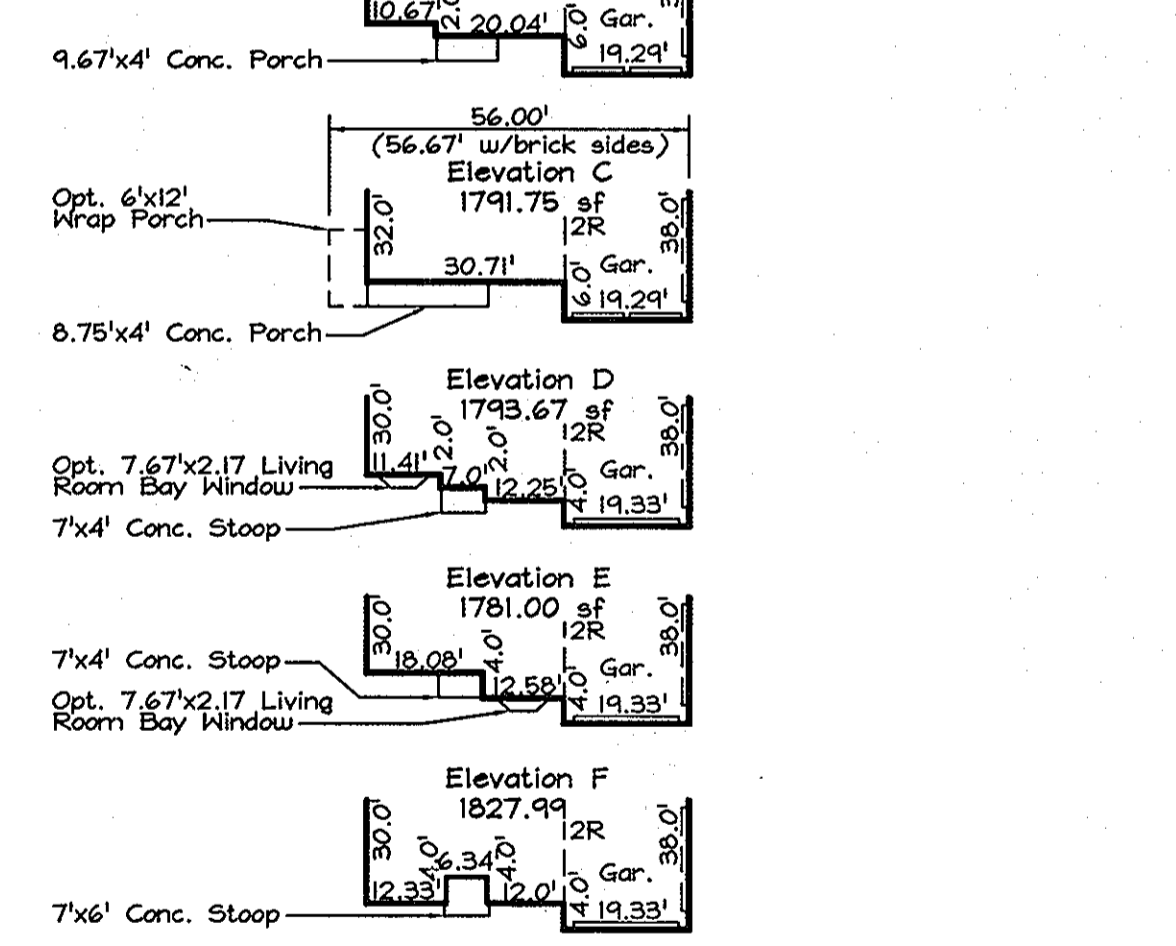
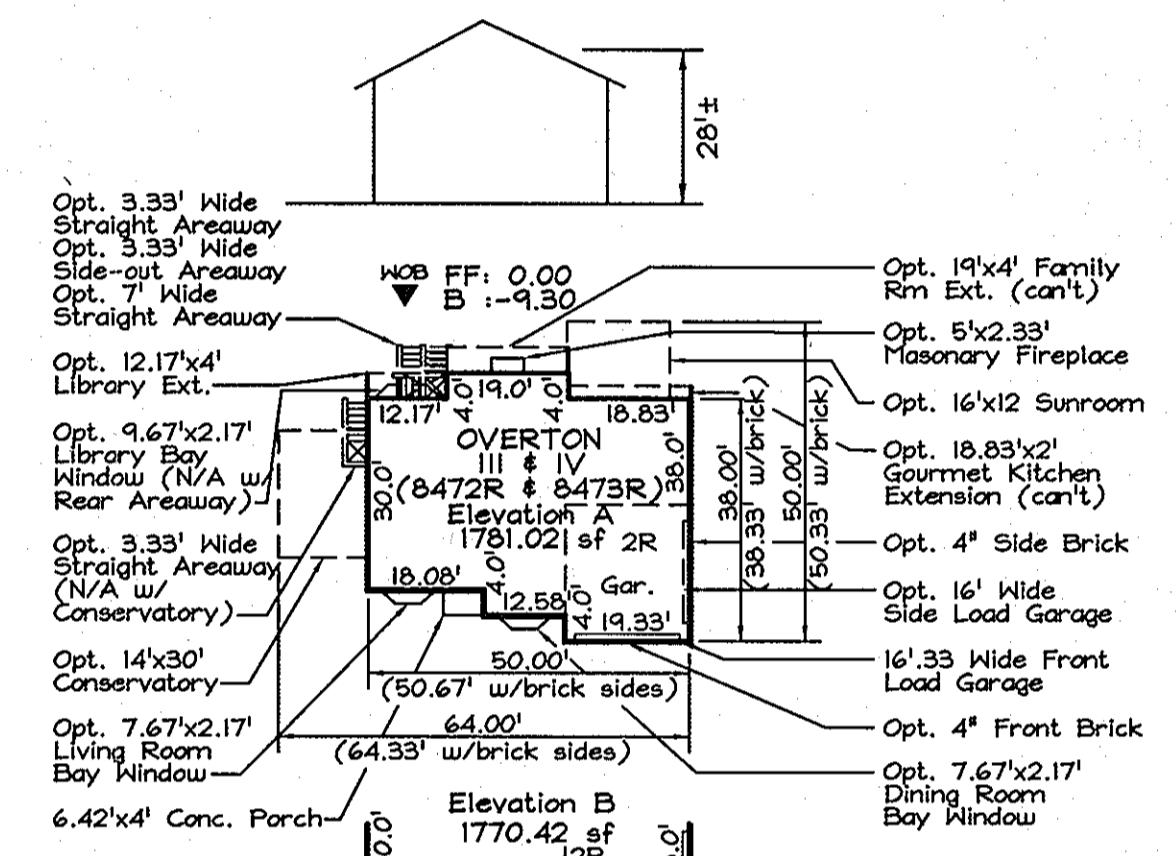
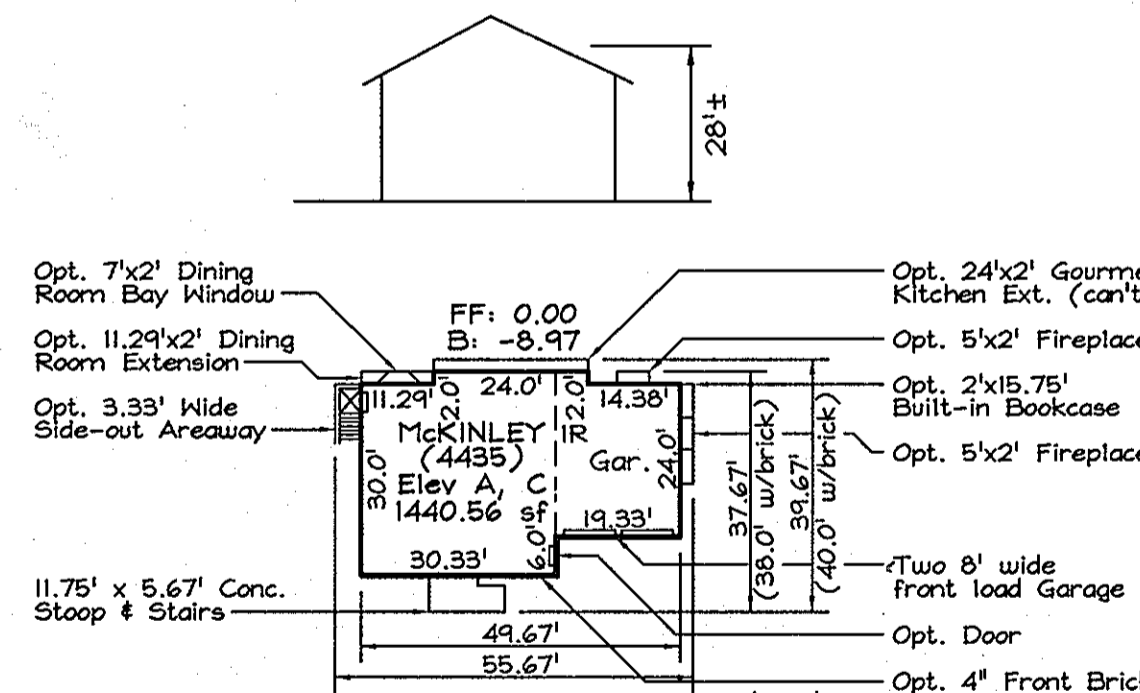
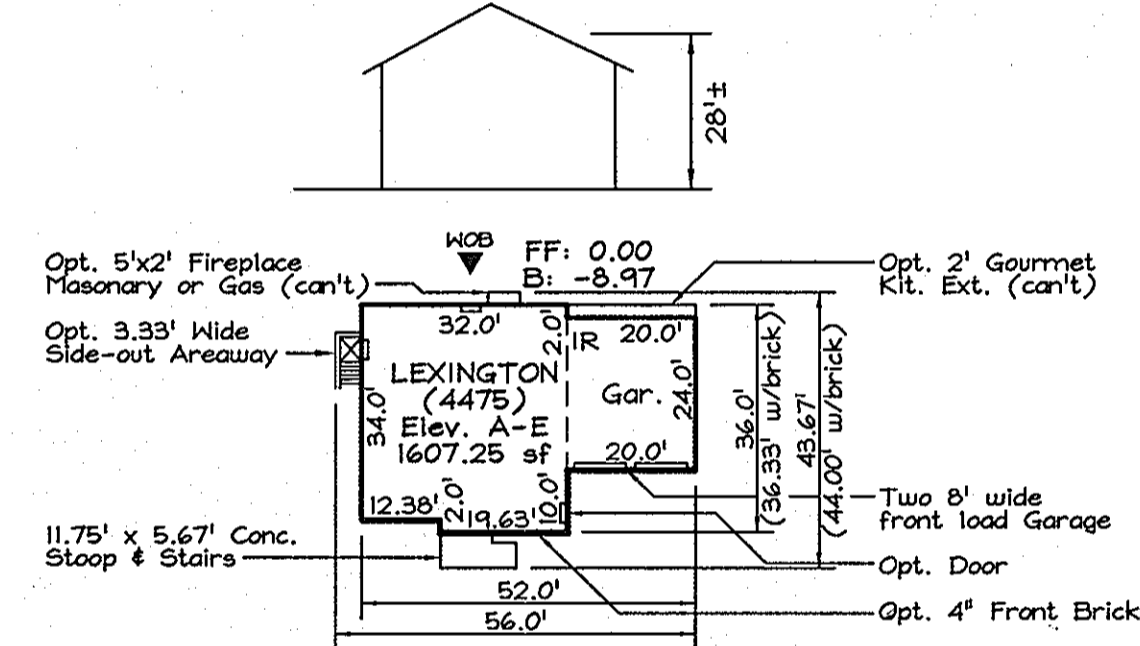
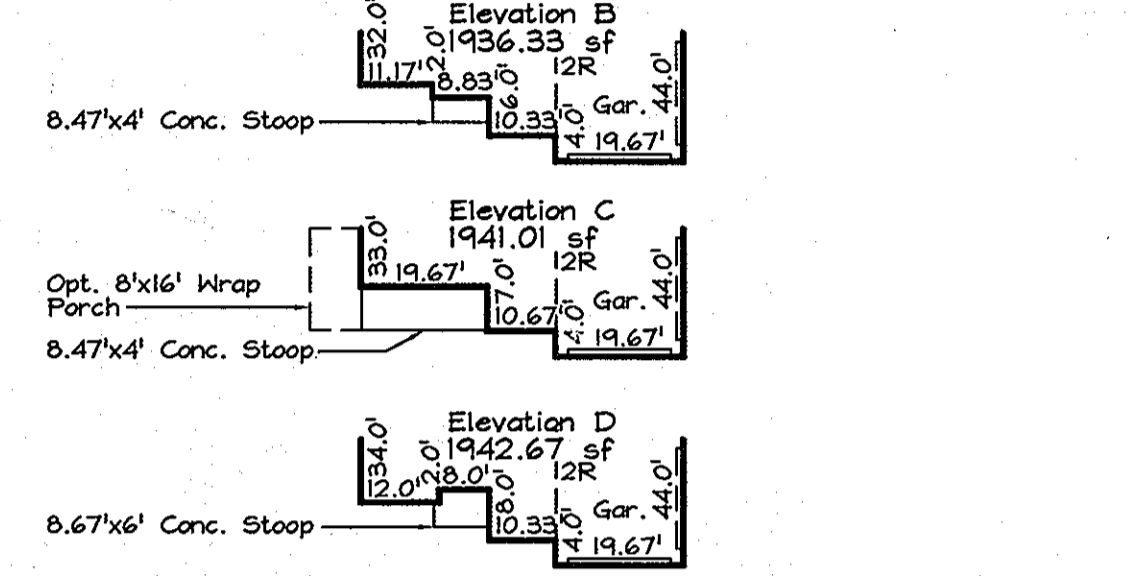
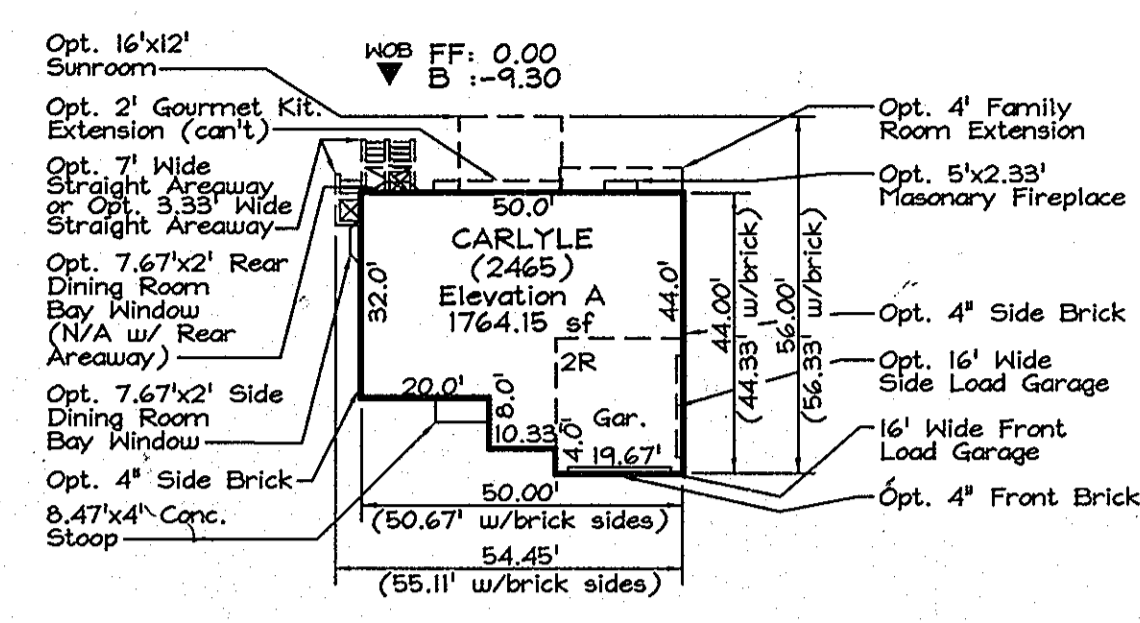
MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

PLAN VIEW  
SCALE: 1"=30'

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees per F-04-III
- Existing Trees to Remain
- Wetlands
- Utility Pole
- Access Easement
- Access and Utility Easement
- Tree Maintenance Easement
- Forest Conservation Easement
- Level Spreader
- Limits of Paving



**OWNER/DEVELOPER**  
Richmond American Homes of Maryland, Inc.  
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Columbia, Md 21045  
410.872.0267

**SITE DEVELOPMENT PLAN  
HUNTERS RIDGE**  
LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
AND A RESUBDIVISION OF BULK PARCEL 'C'  
WESLEY WOODS, SECTION 1, PLAT NO. 14926

Tax Map 38 Districts 4 & 10 Parcel 163  
1st Election District Howard County, Maryland

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Hanna* 2/23/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David A. Lopez* 2/23/07  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*David A. Lopez* 2/23/07  
DIRECTOR DATE

Note: Contractor to provide a minimum of a 4' graded area adjacent to all house walls at a slope not to exceed 2-1/2" per foot.

\* Basement will not sewer by gravity. See sheet 12 of 12 for sewer house connection chart.

NO.	REVISION	DATE	NO.	REVISION	DATE
9	REVISE LOT 47; REPLACE GENERIC BOX "T" WITH LEXINGTON ELEV. B WITH SLIDE AREAWAY.	9/10/04	4	REVISED LOT 35 FROM PRINCETON ELEV. A to ELEV. B	11/19/01
8	REVISE LOT 45; ELEVATION ADD TERRACE AREAWAY MOD. GRADES AND SHIFT HOUSE BACK.	06/05/04	3	REVISED PRINCETON III LOT 36 FROM ELEV. A TO ELEV. C AND TO ADD FAMILY ROOM EXTENSION	6/9/01
7	REVISED LOT 37 FROM PRINCETON ELEV. B TO PRINCETON ELEV. A	4/20/03	2	REVISE GENERIC BOX "D" TO "H" ON LOT 34.	6/18/01
6	REVISED LOT 48 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	1/30/03	1	REVISED LOT 31 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	3/13/01
5	REVISED LOT 31 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	4/27/02	1	REVISED LOT 31 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	3/13/01
4	REVISED LOT 31 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	4/27/02	1	REVISED LOT 31 FROM PRINCETON ELEV. A TO PRINCETON ELEV. B	3/13/01

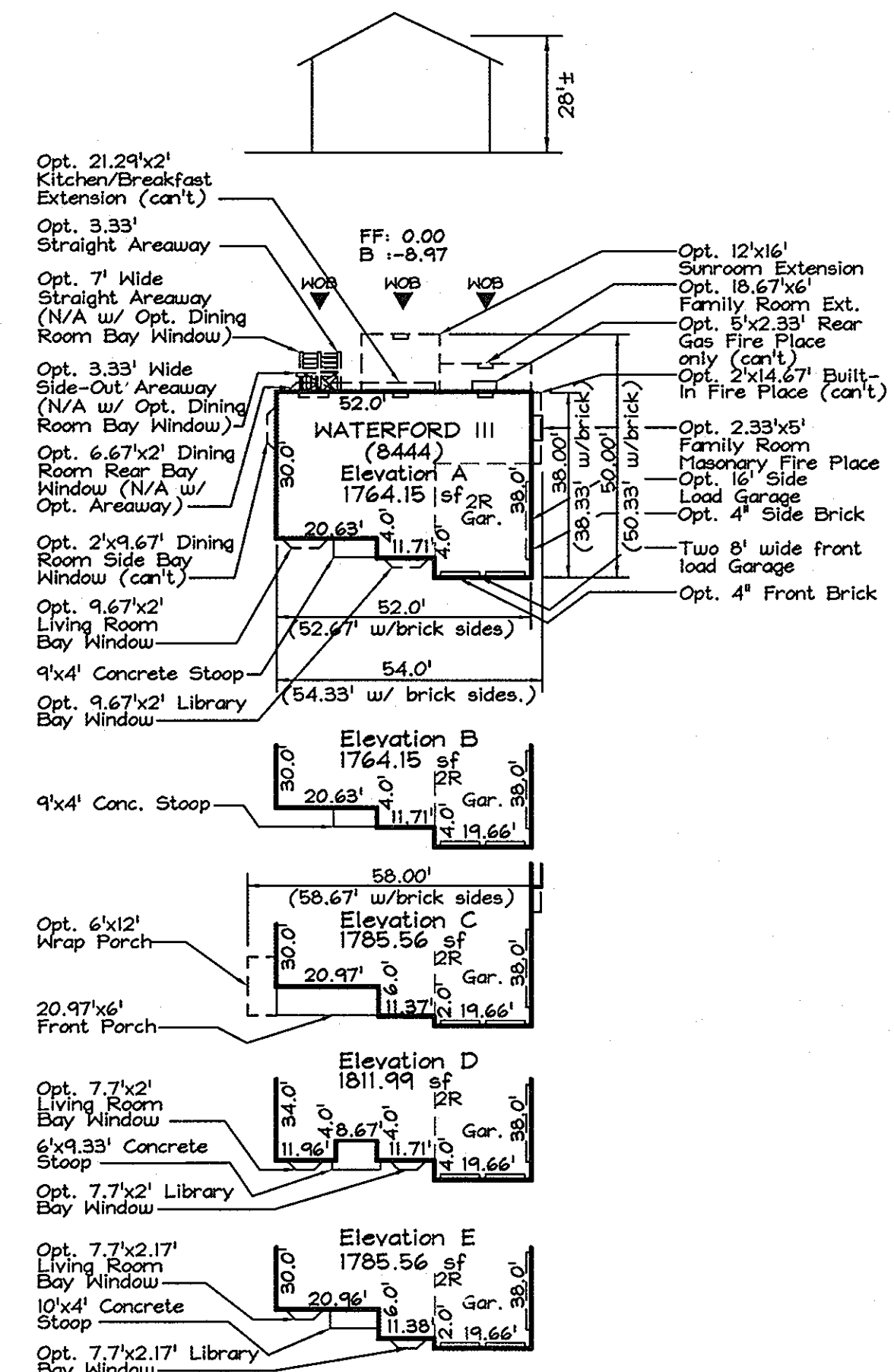
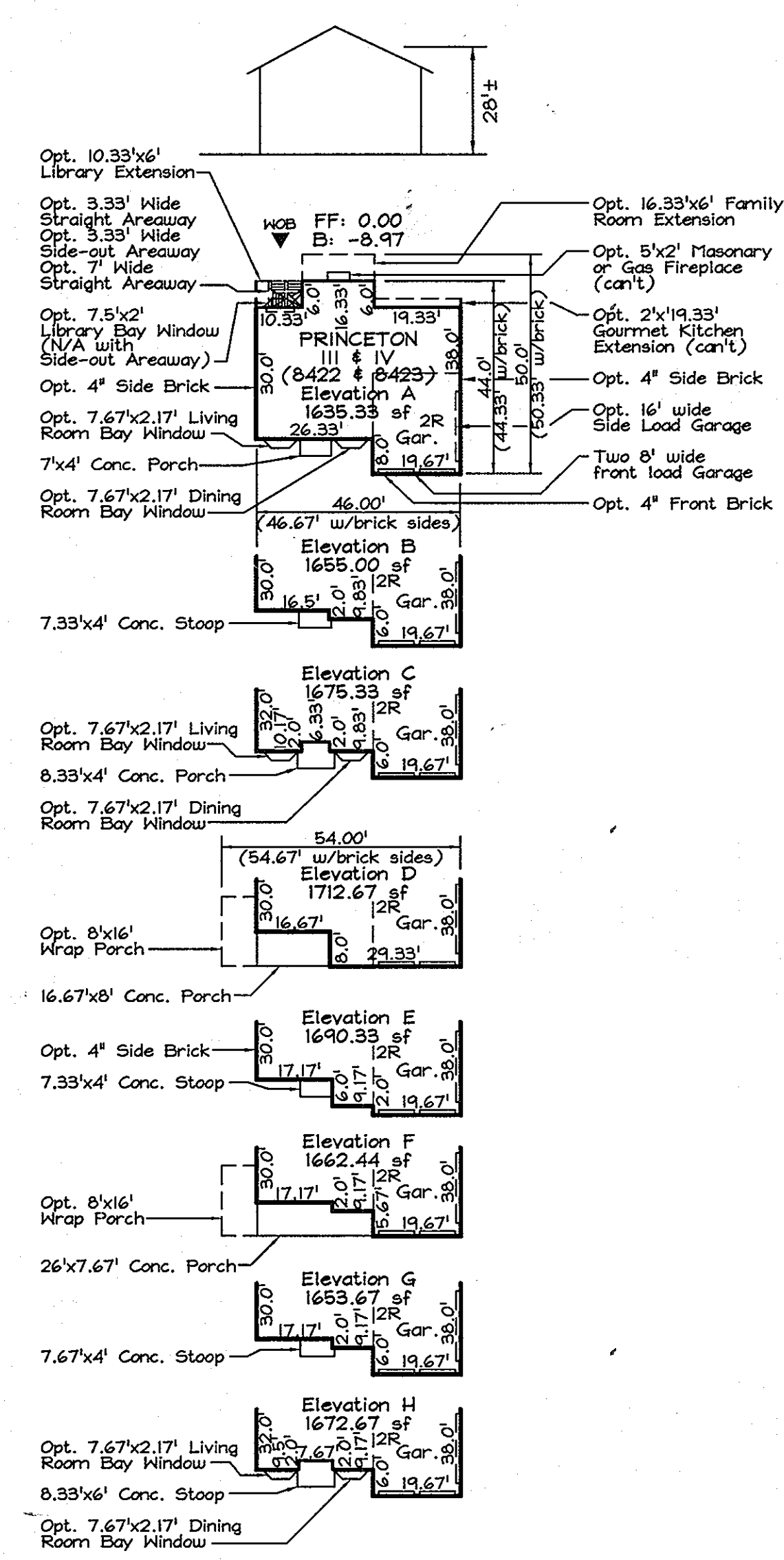


**FSH Associates**  
Engineers Planners Surveyors  
3339 Howe Lane Elkrige, MD 21075  
Tel: 410-567-5200 Fax: 410-796-7562  
E-mail: info@fshai.com

DESIGN BY: JF  
DRAWN BY: RL  
CHECKED BY: JF  
SCALE: As Shown  
DATE: Feb. 7, 2007  
P.L.O. No.: 3076  
SHEET No.: 2 OF 12

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees per F-04-III
- Proposed Trees
- Landscape Perimeter
- Existing Trees to Remain
- Wetlands
- Utility Pole
- Access Easement
- Access and Utility Easement
- Tree Maintenance Easement
- Forest Conservation Easement
- Level Spreader
- Limits of Paving



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	5	6	7
Perimeter/Frontage Designation	B	A	A	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter	84'	35'	1053'	717'	2079'	963'	314'
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No	Yes*	Yes*	Yes*	Yes*
Retaining Perimeter Length (84', 35', 1053')	(84')	(35')	(1053')	(440')	(1888')	(90')	(797')
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	No	No	No	No	No
Retaining Perimeter Length	No	No	No	No	No	No	No
Number of Plants Required							
Shade Trees	1:50	2	1:50	1:60	1:60	1:60	1:60
Evergreen Trees	1:40	2	1:40	2	2	2	2
Shrubs	1:50	2	1:50	2	2	2	2
Number of Plants Provided							
Shade Trees	2	1	18**	5**	4**	15**	5**
Evergreen Trees	2	1	1	1	1	1	1
Other Trees (2:1 Substitution)	-	-	-	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-	-	-	-
(Describe Plant Substitution Credits Below if needed)							

\* Existing woods to remain  
 \*\* Perimeter landscaping provided under F-04-III

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	3	Acer rubrum, Shade Trees (Shade Trees)	2 1/2"-3" Cal.	B & B
PN	3	Pinus nigra (Evergreen Trees)	6'-8" ht.	B & B

Landscape surety based on the required landscaping of 3 shade trees and 3 evergreen trees in the amount of \$1,550.00. Surety will be posted with the grading permit for lots 25 and 54.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Williams*  
 CHIEF, DEVELOPMENT, ENGINEERING DIVISION  
 DATE: 2/16/07

*Cindy Roman*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 2/22/07

*David W. Wyle*  
 DIRECTOR  
 DATE: 2/23/07

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DATE: 2.7.07

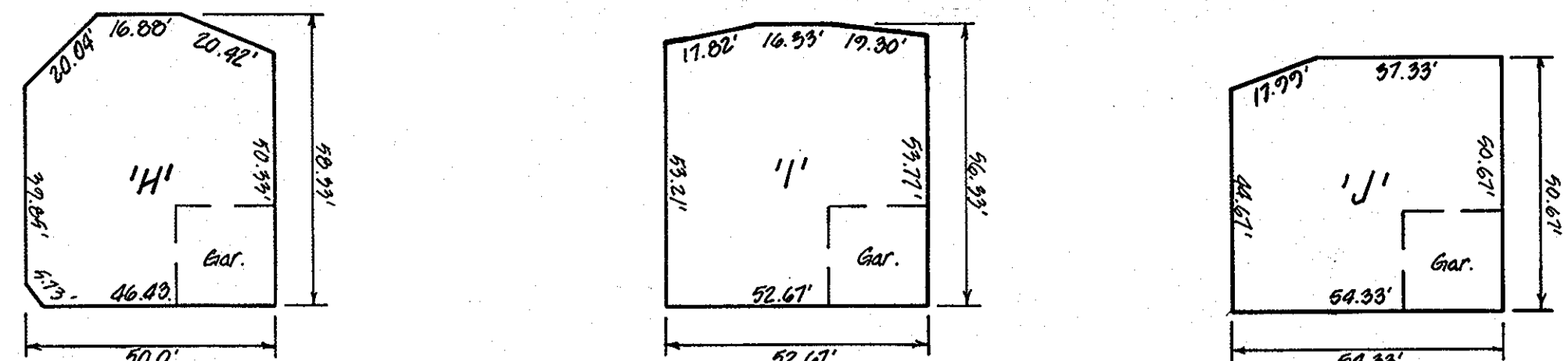
Note: Contractor to provide a minimum of a 4' graded area adjacent to all house walls at a slope not to exceed 2-1/2" per foot.

\* Basement will not sewer by gravity. See sheet 12 of 12 for sewer house connection chart.

**REVISIONS**

No.	REVISION	DATE
1	REVISE GRADINGS AND HOUSE ELEVATION ON LOT 20 (and Lot 21) TO MATCH AS-BUILT CONDITIONS	4-19-10
2	REVISED LOT 55 TO SHOW LAYING IN Elev. B	9-10-09
3	REVISED LOT 26 TO SHOW PRINCETON Elev. B	04/21/09
4	REVISED LOTS 21 AND 52 TO SHOW AS-BUILT CONDITIONS	04/21/09
5	REVISED LOT 20 FROM WILSON TO WATERFORD III Elev. A AND REVISED LOT 21 FROM GENERIC BOX 17 TO WATERFORD III Elev. C	8/9/07
6	REVISE LOTS 24, 25, 26, 28, 29, AND 30 FROM GENERIC BOXES TO SPECIFIC HOUSE-TYPE	02/02/2007

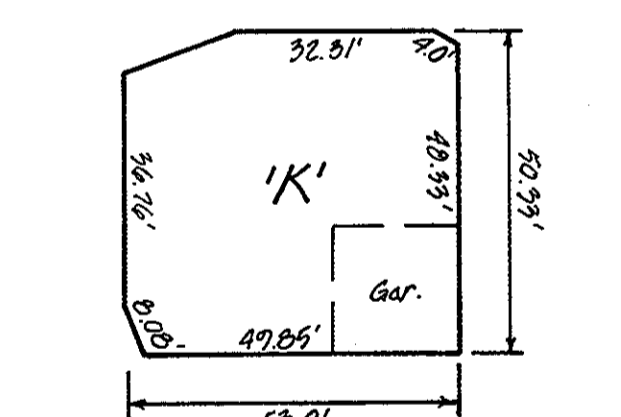
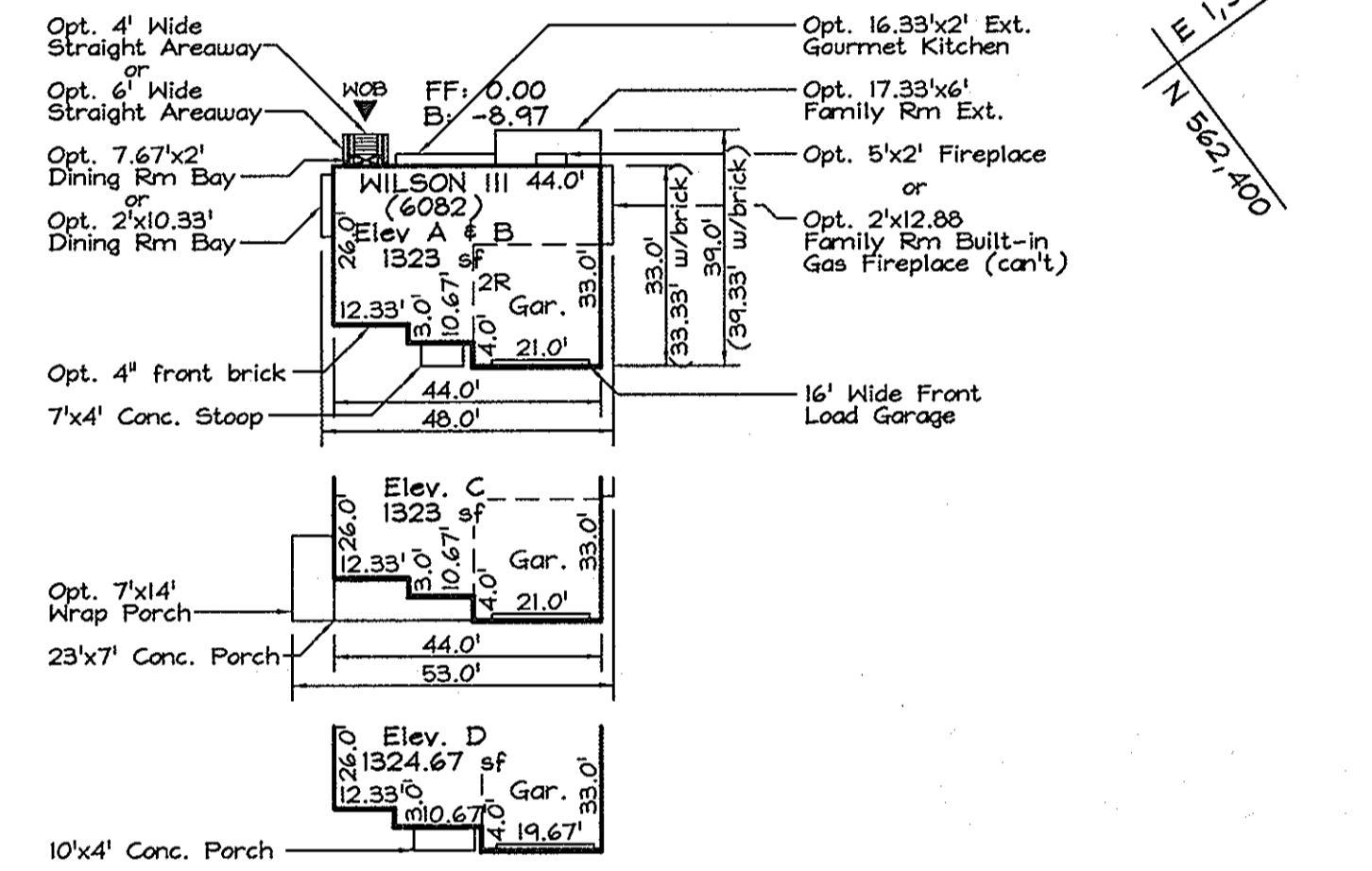
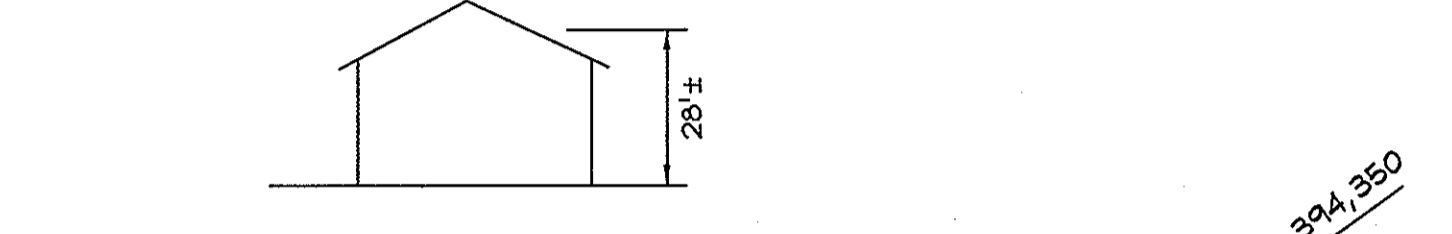
**PLAN VIEW**  
 SCALE: 1"=30'



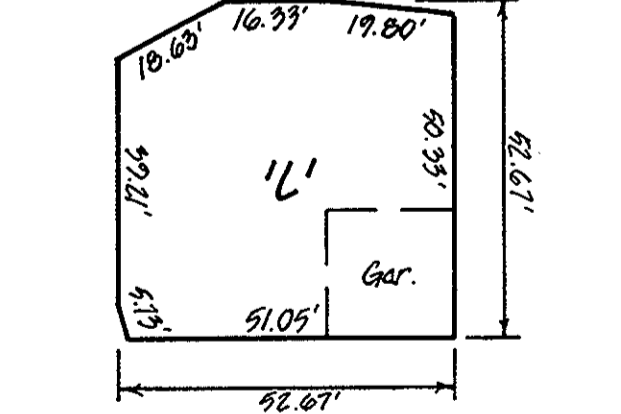
**H** - All Opt. Except Side Brick and Wrap Porch  
 Lexington - All Opt.  
 Overton III - All Opt. Except Conservatory and Wrap Porch  
 Princeton III - All Opt. Except Wrap Porch  
 Waterford III - All Opt. Except Wrap Porch  
 Wilson III - All Opt. Except Conservatory and Wrap Porch

**I** - All Options Except Wrap Porch  
 Lexington - All Options Except Side Arway  
 Overton III - All Options Except Wrap Porch and Conservatory  
 Princeton III - All Options Except Wrap Porch  
 Waterford III - All Options Except Wrap Porch  
 Wilson III - All Options Except Wrap Porch  
 Essex II - All Options Except Conservatory

**J** - All Opt. Except Sun Room and Wrap Porch  
 Lexington - All Options  
 Overton III - All Opt. Except Conservatory and Wrap Porch  
 Princeton III - All Options  
 Waterford III - All Opt. Except Wrap Porch  
 Wilson III - All Options  
 Essex II - All Opt. Except Conservatory



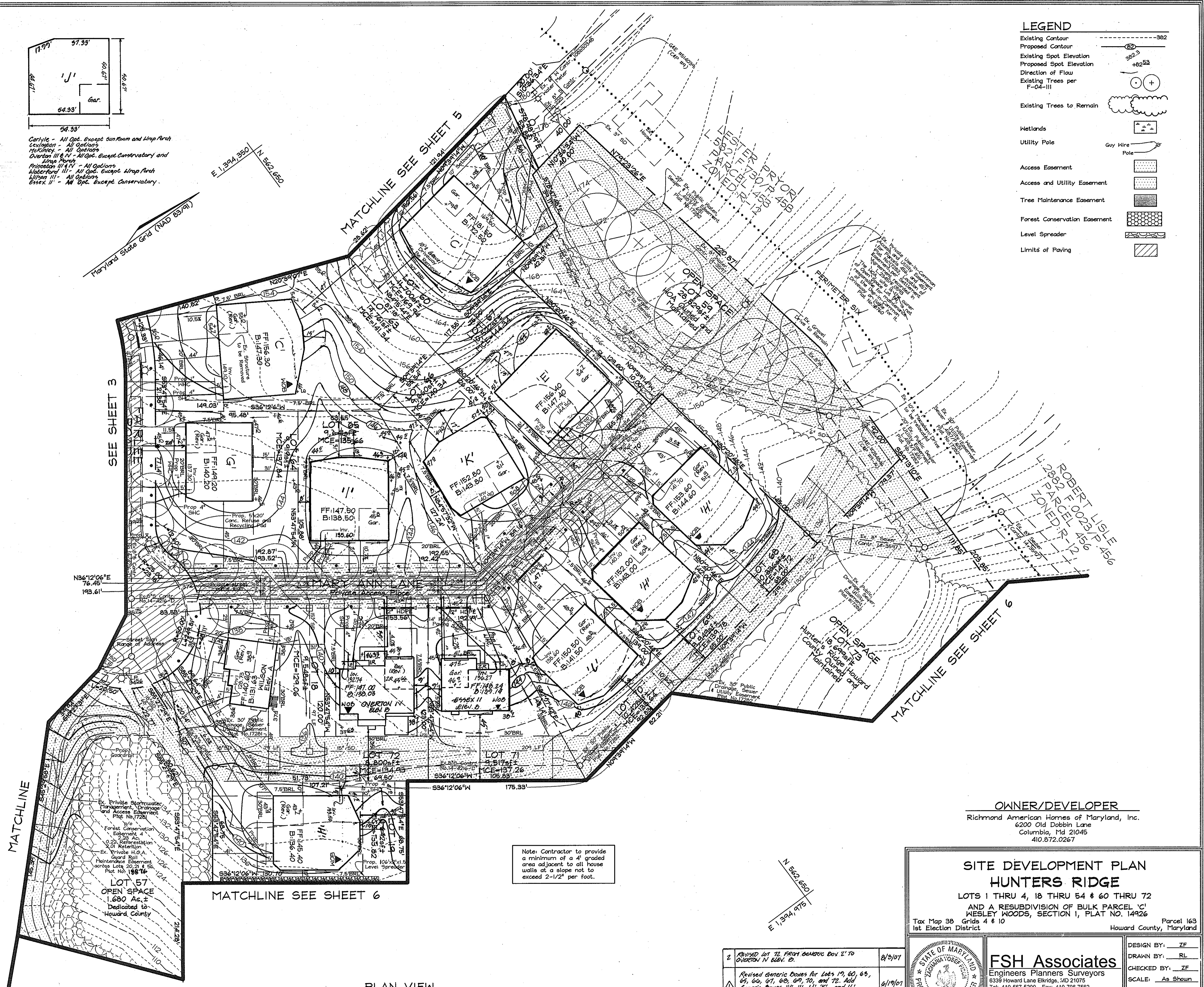
**K** - All Options Except Wrap Porch and Sun Room  
 Lexington - All Options  
 Overton III - All Options  
 Princeton III - All Options Except Wrap Porch and Conservatory  
 Wilson III - All Options Except Wrap Porch  
 Essex II - All Options Except Conservatory and Wrap Porch



**L** - All Opt. Except Side Brick and Sun Room  
 Lexington - All Options  
 Overton III - All Options  
 Princeton III - All Options Except Wrap Porch  
 Waterford III - All Opt. Except Wrap Porch  
 Wilson III - All Opt. Except Conservatory and Wrap Porch  
 Essex II - All Options Except Conservatory and Wrap Porch

### LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees per F-04-III
- Existing Trees to Remain
- Wetlands
- Utility Pole
- Access Easement
- Access and Utility Easement
- Tree Maintenance Easement
- Forest Conservation Easement
- Level Spreader
- Limits of Paving



Note: Contractor to provide a minimum of a 4' graded area adjacent to all house walls at a slope not to exceed 2-1/2" per foot.

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

**SITE DEVELOPMENT PLAN**  
**HUNTERS RIDGE**  
 LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
 AND A RESUBDIVISION OF BULK PARCEL 'C'  
 WESLEY WOODS, SECTION 1, PLAT NO. 14926  
 Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

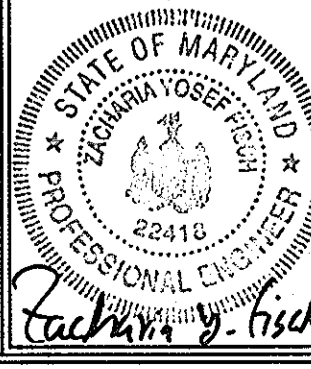
*[Signature]* 2/16/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 2/22/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 2/22/07  
 DIRECTOR DATE

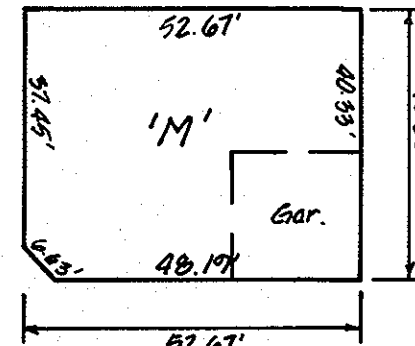
**PLAN VIEW**  
 SCALE: 1"=30'

No.	Revision	Date
2	REVISED LOT 72 FROM GENERIC BOX 'L' TO OVERTON N ELEV. D.	8/2/07
1	REVISED GENERIC BOXES FOR LOTS 19, 60, 65, 69, 84, 91, 98, 99, 70, and 72. ADD GENERIC BOXES 'H', 'I', 'U', 'K', and 'L'. REVISED PRINCETON TO EXACT 11' HOUSE TYPE ON LOT 71.	4/19/07



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Ellicott City, MD 21075  
 Tel: 410-567-5200 Fax: 410-798-7562  
 E-mail: info@fsh.com

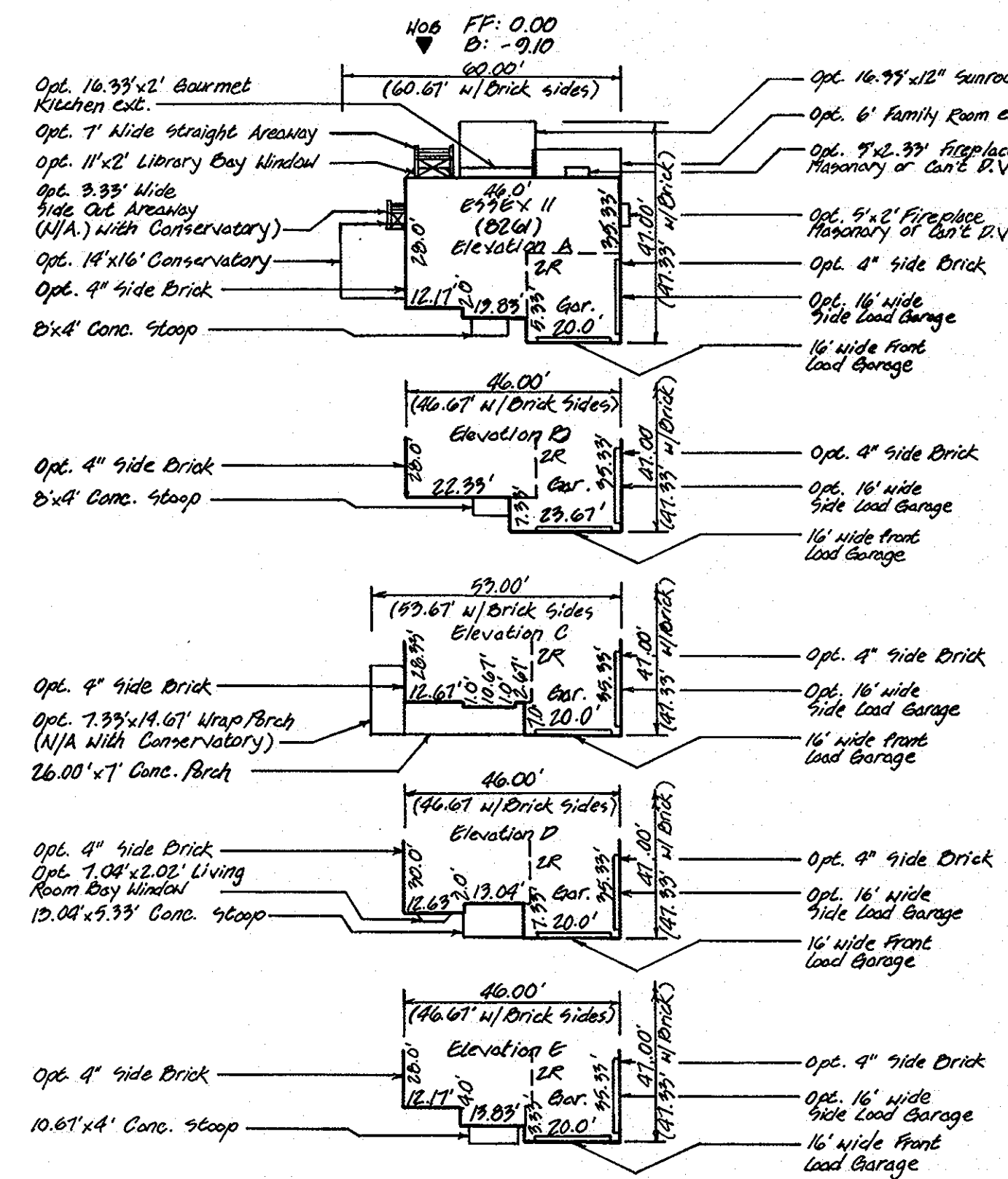
DESIGN BY: ZF  
 DRAWN BY: RL  
 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 W.O. No.: 3076  
 SHEET No.: 4 OF 12



Curlye - Does Not Fit  
 Lexington - All Options  
 McKinley - All Options  
 Overton III & IV - All Opt. except side Brick,  
 Family Room Extension, Conservatory,  
 Sun Room, and Wrap Porch  
 Princeton III & IV - Does Not Fit  
 Waterford III - Fits All Options except Elevation D  
 Alroy Park, Morning Room, and Porch Room Extension  
 Wilson III - Fits All Opt. except Alroy Park  
 Stone III - All Opt. except Conservatory, Sun Room  
 Family Room Extension, and Wrap Porch

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees per F-04-III
- Existing Trees to Remain
- Wetlands
- Utility Pole
- Access Easement
- Access and Utility Easement
- Forest Conservation Easement
- Level Spreader
- Limits of Paving



**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

**SITE DEVELOPMENT PLAN**  
**HUNTERS RIDGE**

LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
 AND A RESUBDIVISION OF BULK PARCEL 'C'  
 WESLEY WOODS, SECTION 1, PLAT NO. 14926

Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Ellicott City, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-7562  
 E-mail: info@fsh.com

DESIGN BY: ZF  
 DRAWN BY: RL  
 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 M.O. No.: 3076  
 SHEET No.: 5 OF 12

No.	Revision	Date
1	Revised Lot 1 From Wilson Home Type to Generic Box 74	9/20/07
2	Revised Generic Boxes for Lots 3, 4, 61, and 62. Add Essex II Home Type.	4/19/07

**PLAN VIEW**  
 SCALE: 1"=30'

Note: Contractor to provide a minimum of a 4' graded area adjacent to all house walls at a slope not to exceed 2-1/2' per foot.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 2/16/07  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 2/23/07  
  
 DIRECTOR  
 DATE: 2/23/07



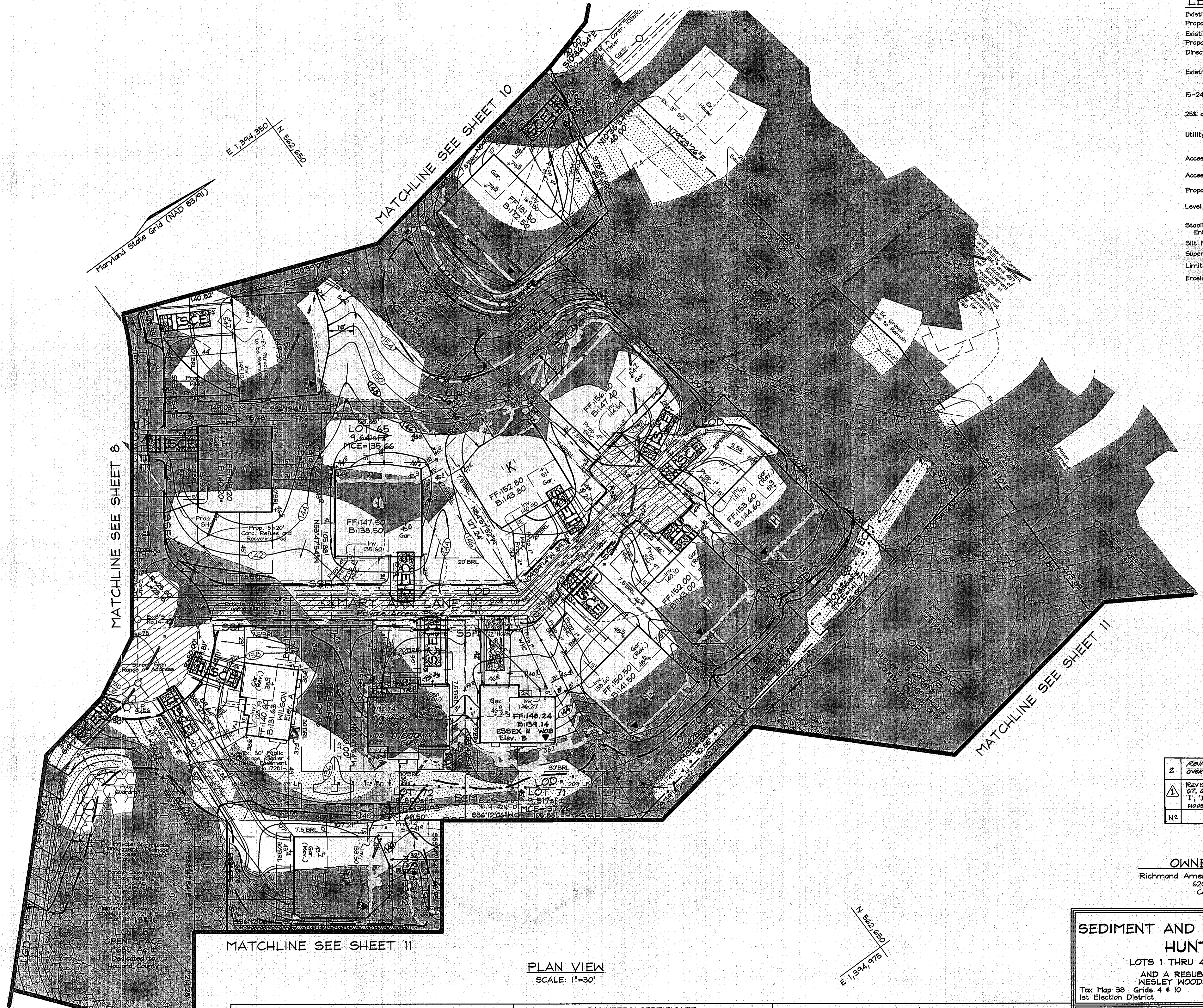






**LEGEND**

Existing Contour	-----382
Proposed Contour	-----382
Existing Spot Elevation	381.3
Proposed Spot Elevation	+82.53
Direction of Flow	→
Existing Trees to Remain	
15-24.99% Slopes	
25% and Greater Slopes	
Utility Pole	Guy Wire Pole
Access Easement	
Access and Utility Easement	
Proposed Drainage Swale	
Level Spreader	
Stabilized Construction Entrance	
Silt Fence	SF SF
Super Silt Fence	SSF SSF
Limit of Disturbance	LOD LOD
Erosion Control Matting	ECM ECM



NO.	REVISION	DATE
2	REVISE GENERIC BOX 'L' ON LOT 72 TO OVERLAY N ELEV @	8/9/07
1	REVISE GENERIC BOXES FOR LOTS 18, 60, 63, 65, 66, 67, 68, 69, 70, AND 72. ADD GENERIC BOXES 'H', 'I', 'J', 'K', AND 'L'. REVISE FRINGING TO EDGE II HOUSE TYPE ON LOT 71.	6/19/07

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

**SEDIMENT AND EROSION CONTROL PLAN**  
**HUNTERS RIDGE**  
 LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
 AND A RESUBDIVISION OF BULK PARCEL 'C'  
 WESLEY WOODS, SECTION 1, PLAT NO. 14926  
 Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michelle Perkinson* 2/16/07 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Cinda Hamer* 2/23/07 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Barbara S. Coyle* 2/22/07 DATE  
 DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jim Murrell* 2/19/07 DATE  
 USA-NATURAL RESOURCE CONSERVATION SERVICE

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

*John R. Blanton* 2/19/07 DATE  
 HOWARD SCD

**ENGINEERS CERTIFICATE**

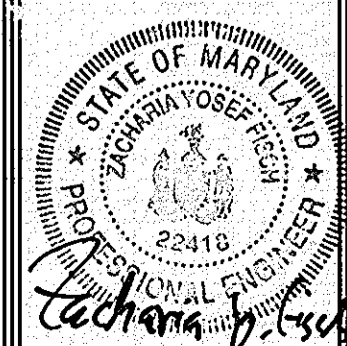
"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*Zacharia Y. Fisch* 2/7/07 DATE  
 SIGNATURE OF ENGINEER  
 ZACHARIA Y. FISCH

**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 (A)-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 2/7/07 DATE



**FSH Associates**  
 Engineers Planners Surveyors  
 6330 Howard Lane Ellicott City, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-7562  
 E-mail: info@fshert.com

DESIGN BY: ZF  
 DRAWN BY: RL  
 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 W.O. No.: 3076  
 SHEET No.: 9 OF 12



**LEGEND**

Existing Contour	--- 382
Proposed Contour	--- 382
Existing Spot Elevation	382.3
Proposed Spot Elevation	+82.53
Direction of Flow	→
Existing Trees to Remain	
15-24.99% Slopes	
25% and Greater Slopes	
Utility Pole	Guy Wire Pole
Access Easement	
Access and Utility Easement	
Proposed Drainage Swale	
Level Spreader	
Stabilized Construction Entrance	
Silt Fence	SF — SF
Super Silt Fence	SSF — SSF
Limit of Disturbance	LOD
Erosion Control Matting	ECM

PLAN VIEW  
SCALE: 1"=30'

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

**SEDIMENT AND EROSION CONTROL PLAN**  
**HUNTERS RIDGE**  
 LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
 AND A RESUBDIVISION OF BULK PARCEL 'C'  
 WESLEY WOODS, SECTION 1, PLAT NO. 14926  
 Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Hamer* 2/16/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank DiCugli* 2/22/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Frank DiCugli* 2/22/07  
 DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jim Murray* 2/19/07  
 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. Blundell* 2/19/07  
 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 OF THE HOWARD SOIL CONSERVATION DISTRICT."

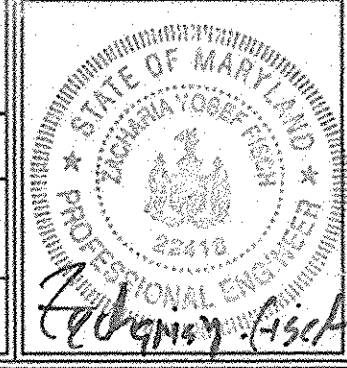
*Zacharia Y. Fisch* 2/17/07  
 SIGNATURE OF ENGINEER DATE  
 ZACHARIA Y. FISCH

**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 PERSON ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

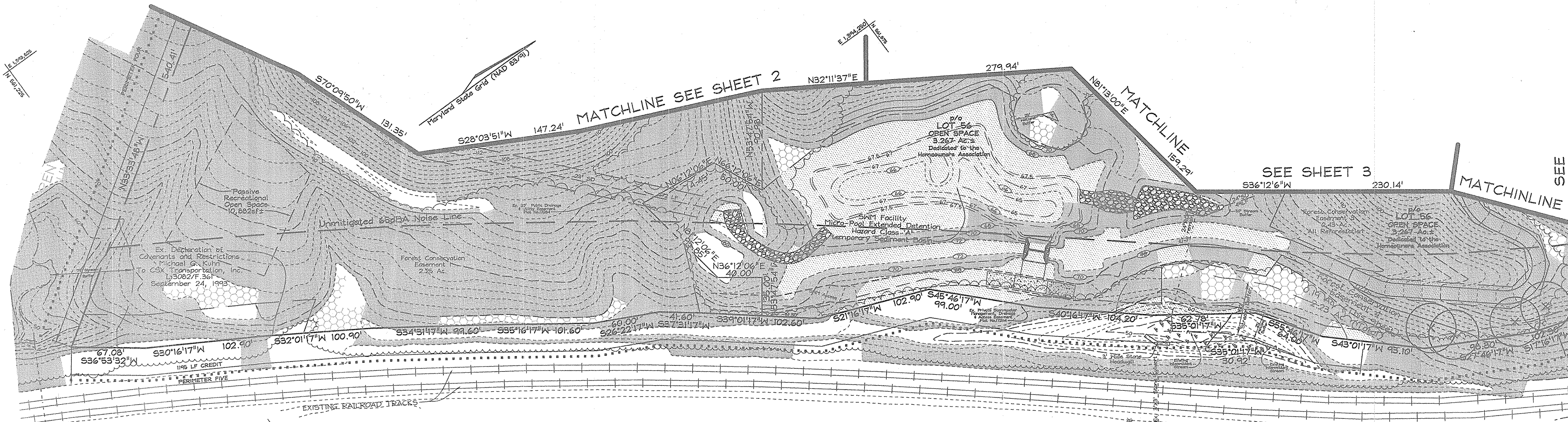
*[Signature]* 2.7.07  
 DATE

Revised Lot 1 from Wilson House type to Generic Box 14	9/26/07
Revised Generic Boxes for Lots 3, 4, 6, and 60.	6/19/07
No. Revision	Date

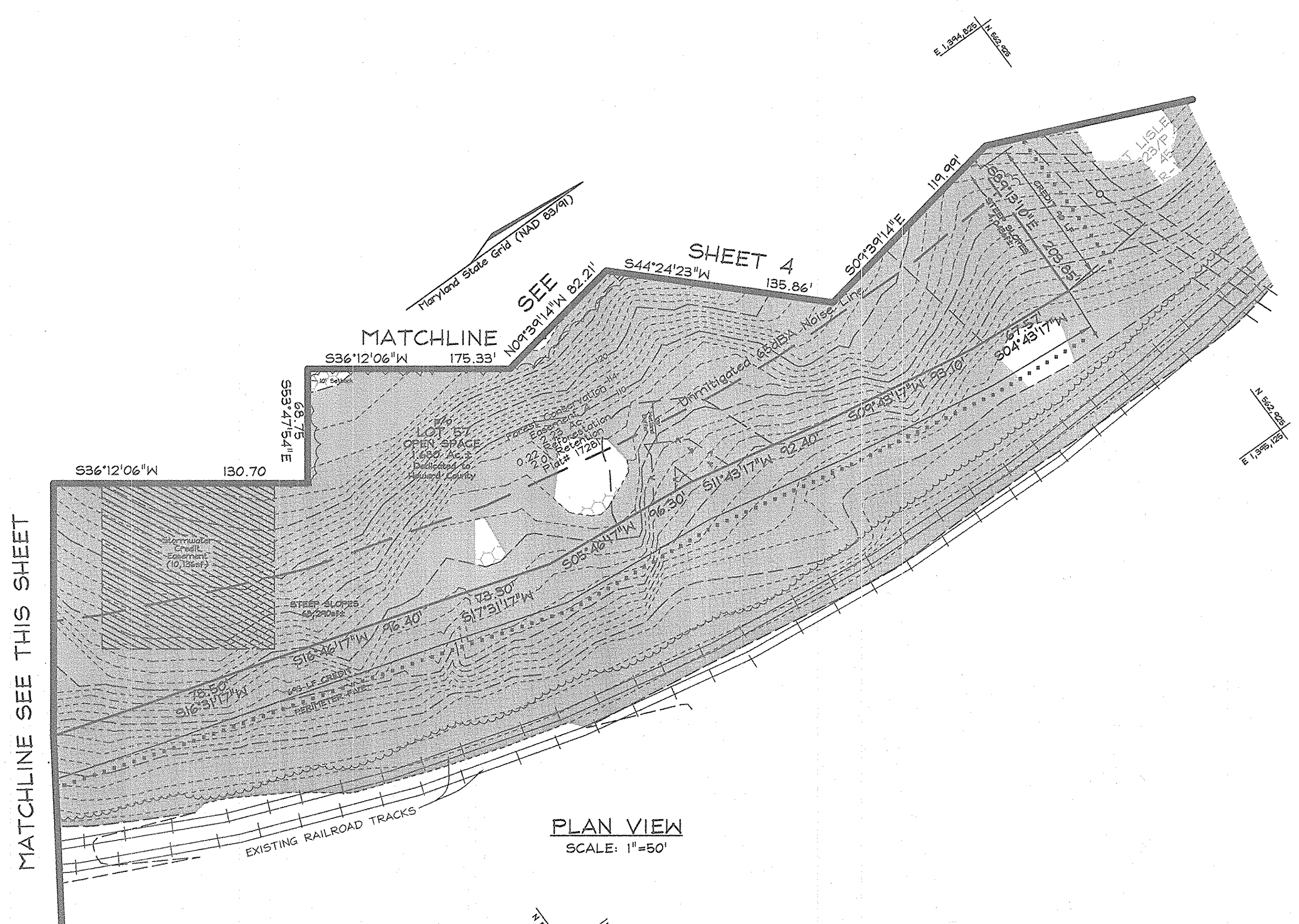


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 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-587-5200 Fax: 410-795-7562  
 E-mail: info@fshri.com

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 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 W.O. No.: 3076  
 SHEET No. 10 OF 12



PLAN VIEW  
SCALE: 1"=50'



PLAN VIEW  
SCALE: 1"=50'

**LEGEND**

Existing Contour	--- 302 ---
Proposed Contour	--- 302.5 ---
Existing Spot Elevation	302.5
Proposed Spot Elevation	+82.53
Direction of Flow	→
Existing Trees to Remain	(Tree symbol)
15-24.99% Slopes	(Light hatched pattern)
25% and Greater Slopes	(Dark hatched pattern)
Utility Pole	Guy Wire Pole
Access Easement	(Dotted pattern)
Access and Utility Easement	(Cross-hatched pattern)
Proposed Drainage Swale	(Wavy line)
Level Spreader	(Hatched pattern)
Stabilized Construction Entrance	(Hatched pattern)
Silt Fence	SF --- SF
Super Silt Fence	SSF --- SSF
Limit of Disturbance	LOD ---
Erosion Control Matting	ECM ---

SHEET 4

MATCHLINE SEE THIS SHEET

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

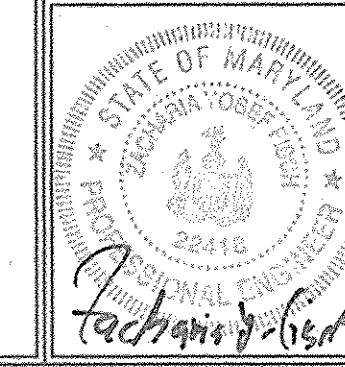
**SEDIMENT AND EROSION CONTROL PLAN**  
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 LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
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 Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 2/16/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

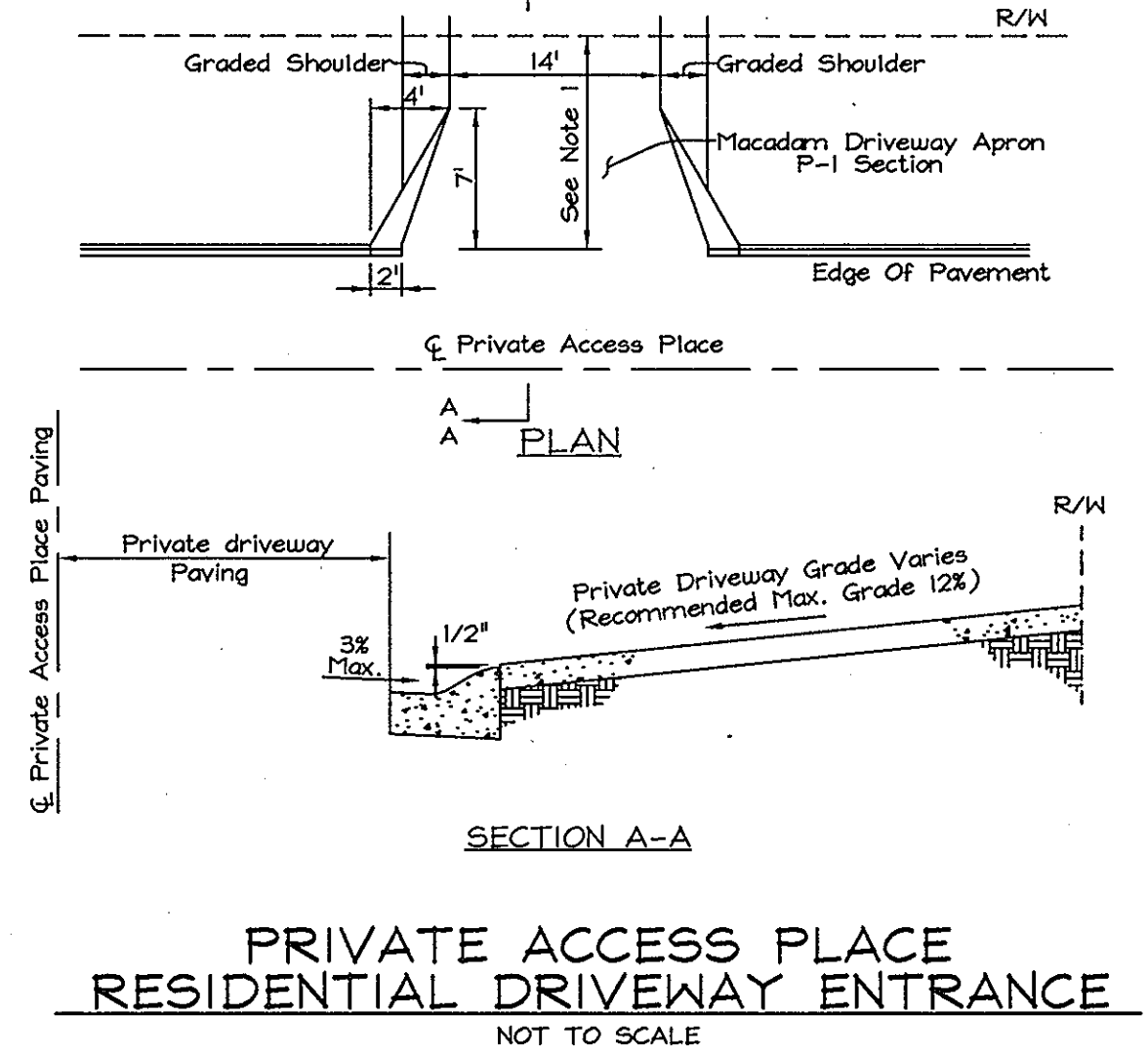
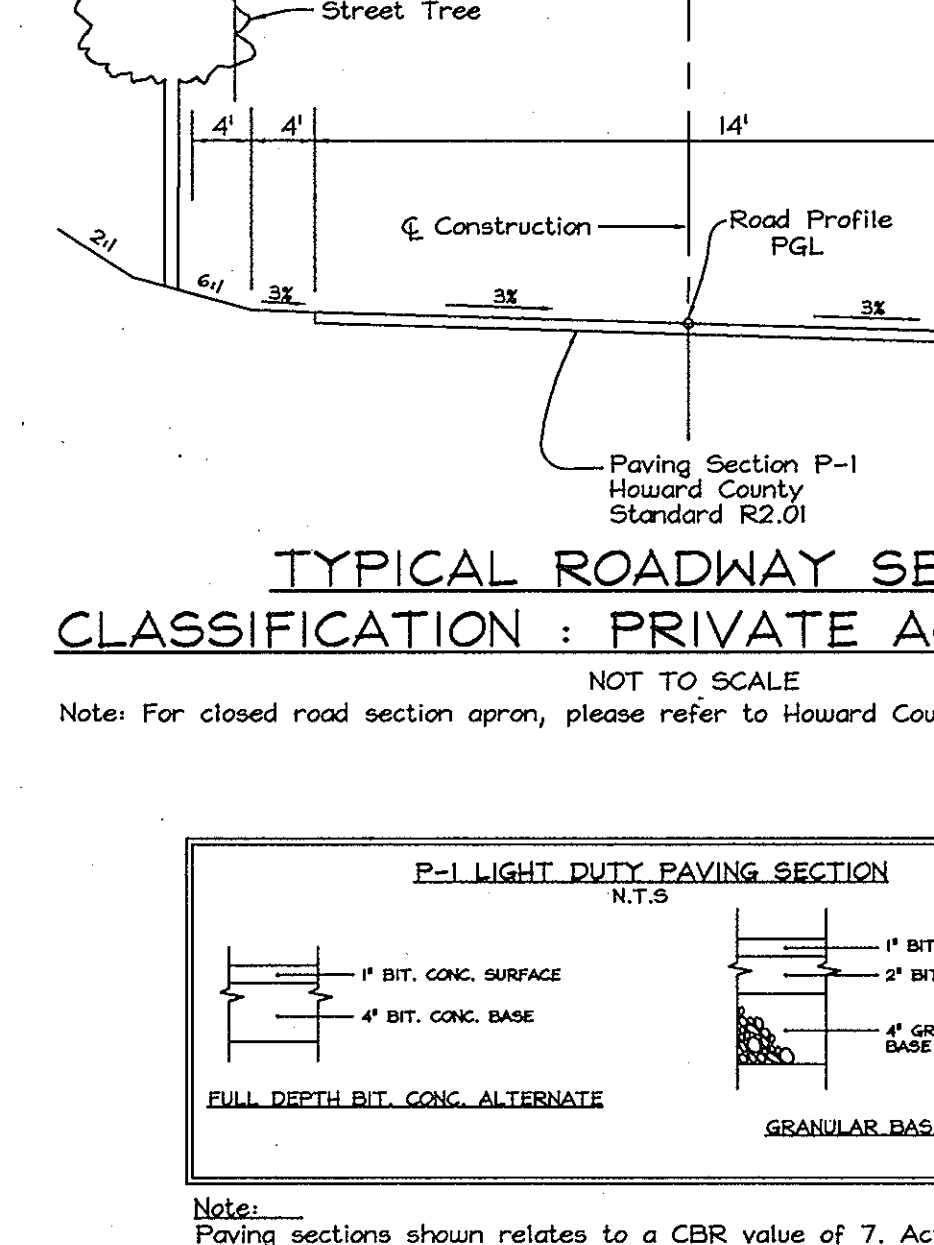
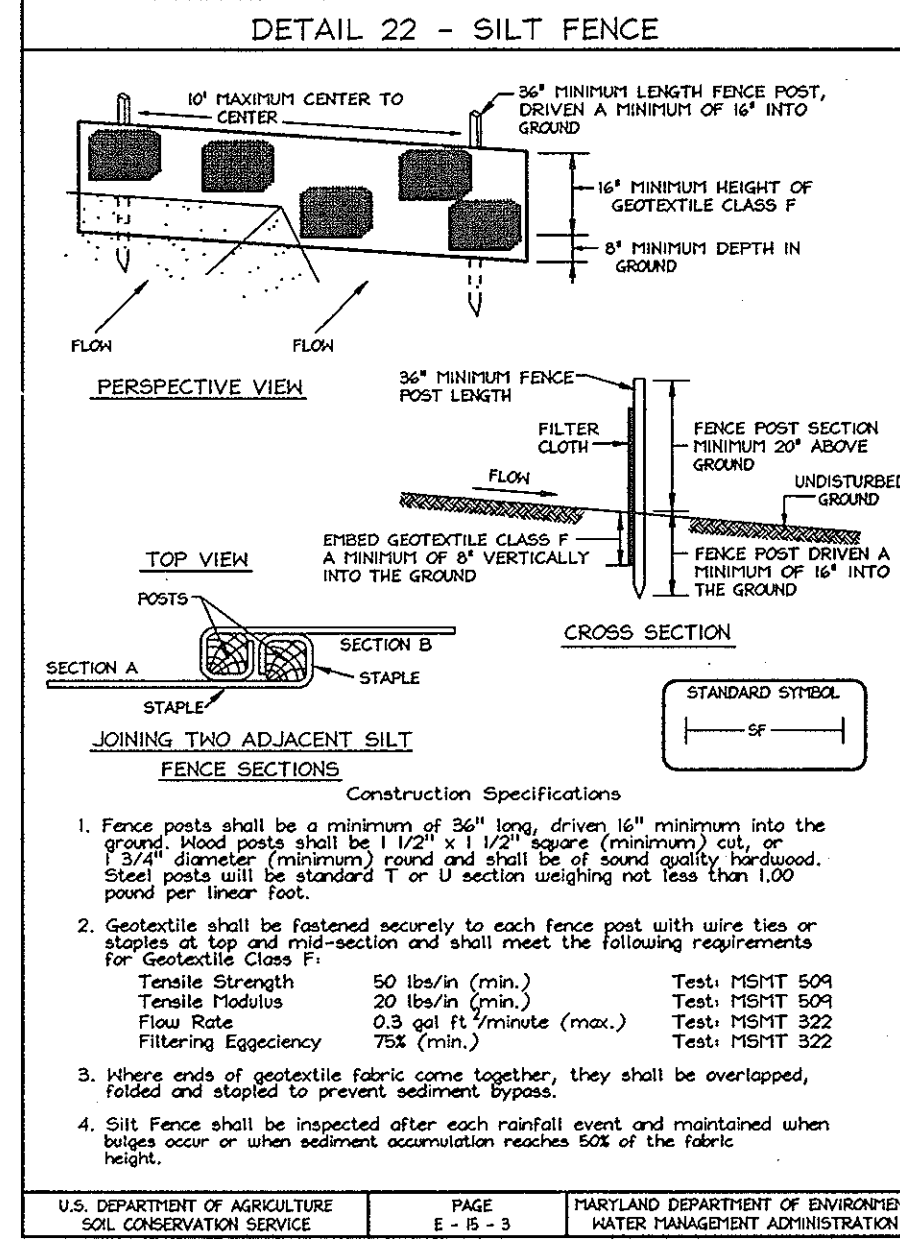
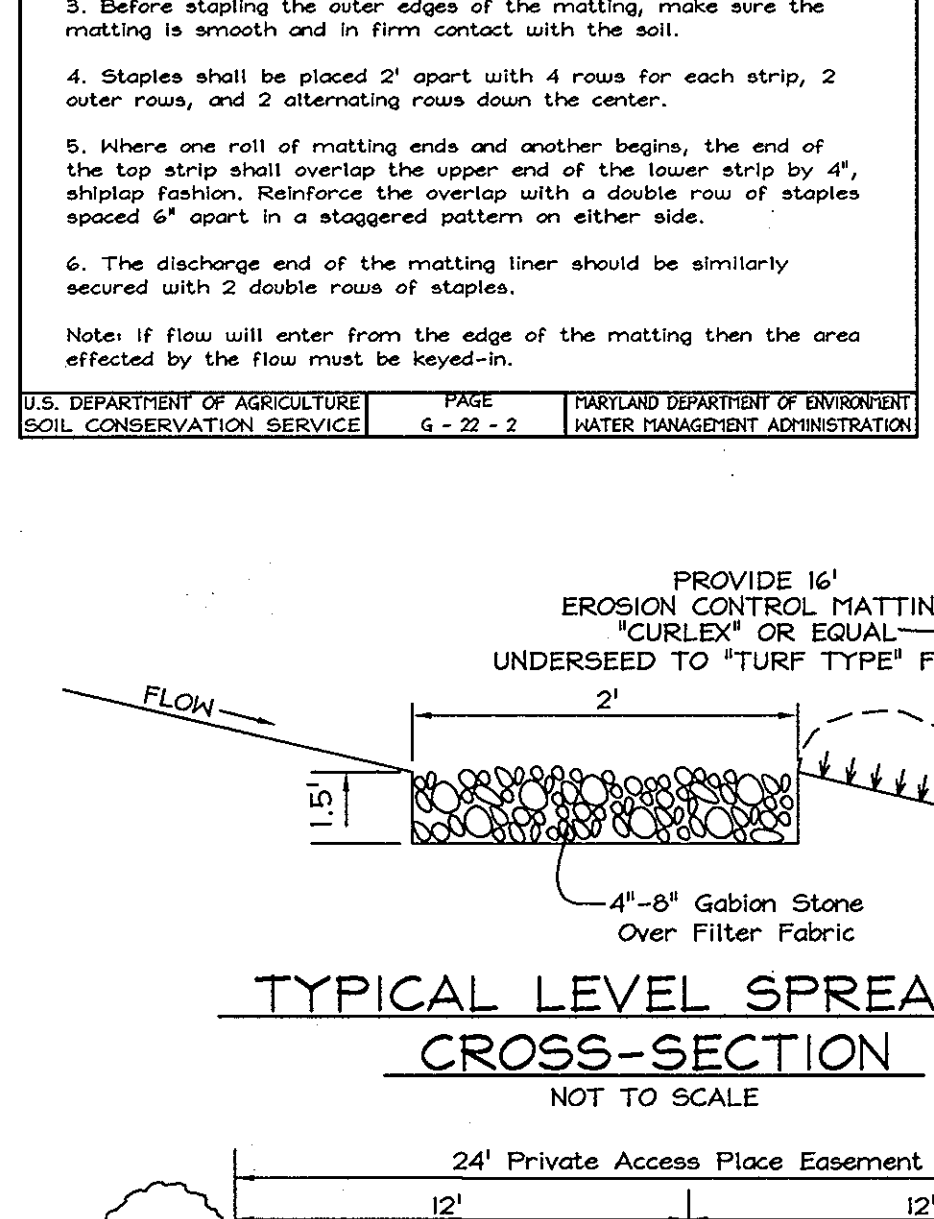
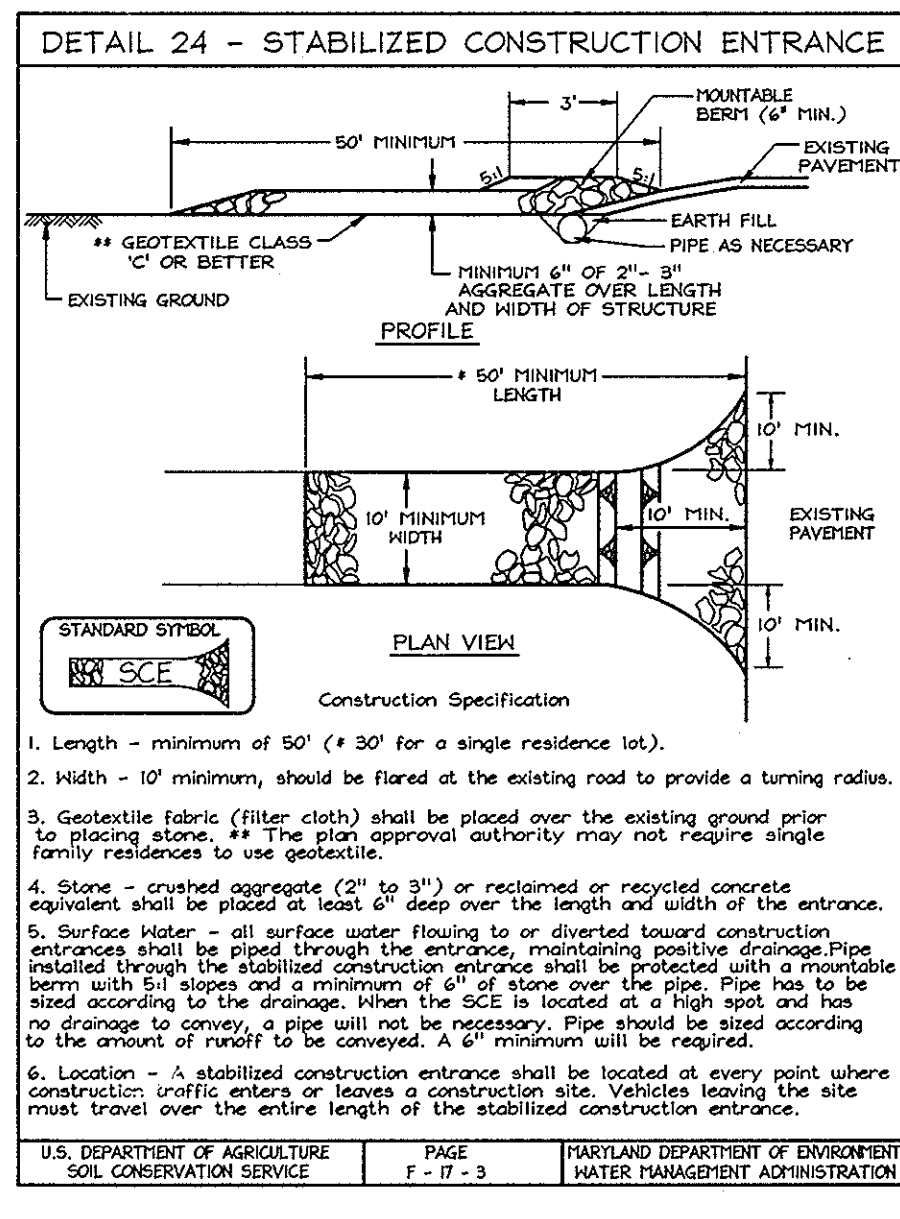
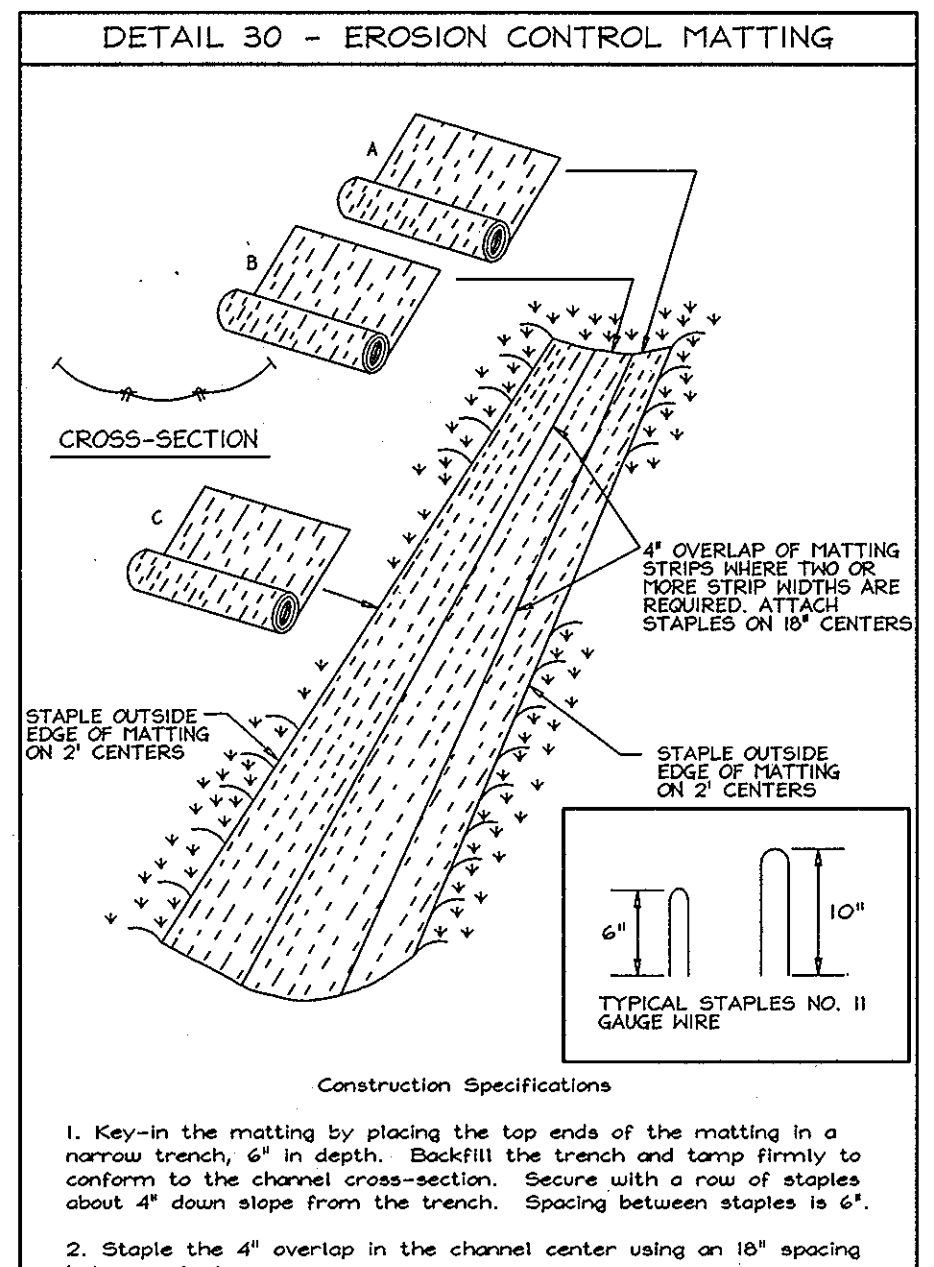
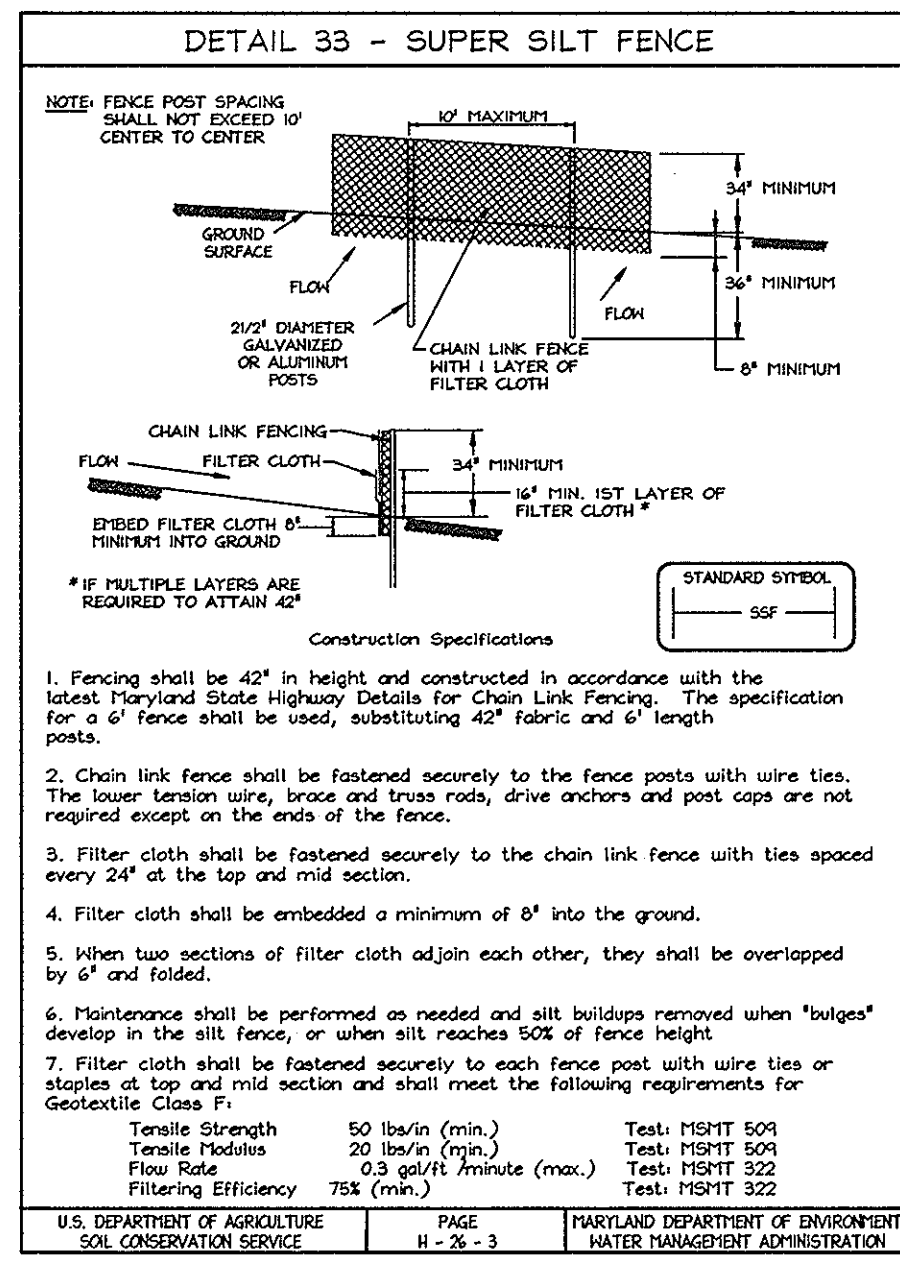
*Andrew ...* 2/22/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*David A. ...* 2/22/07  
 DIRECTOR DATE

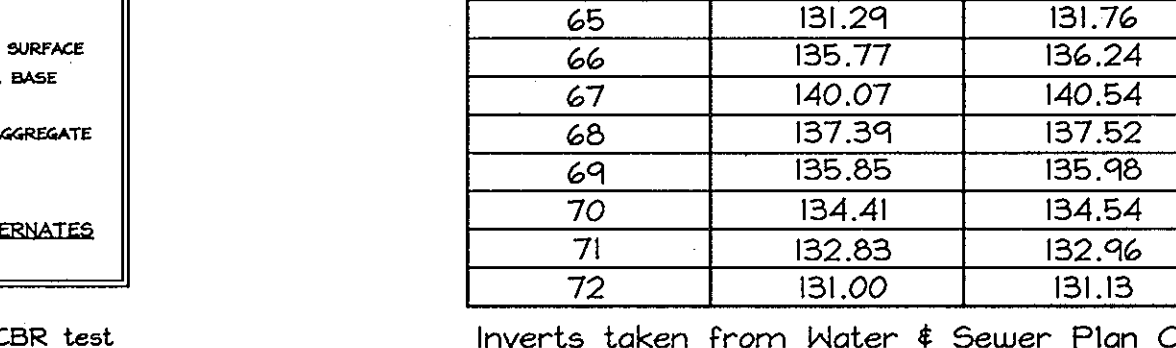
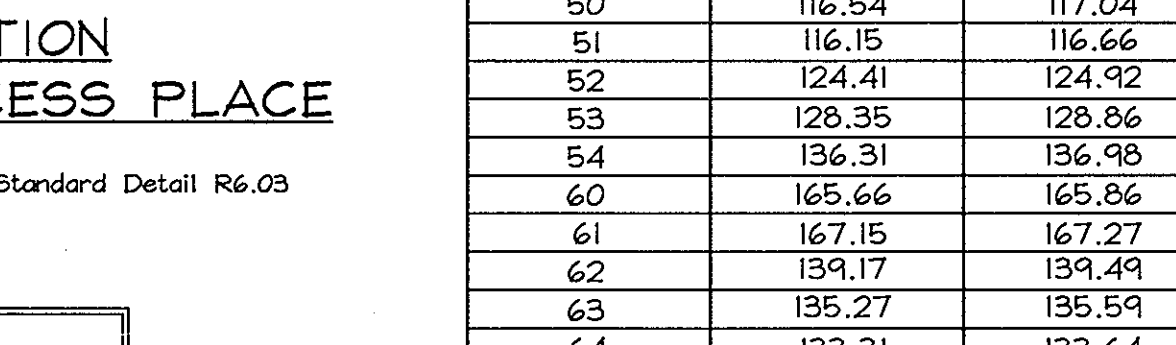
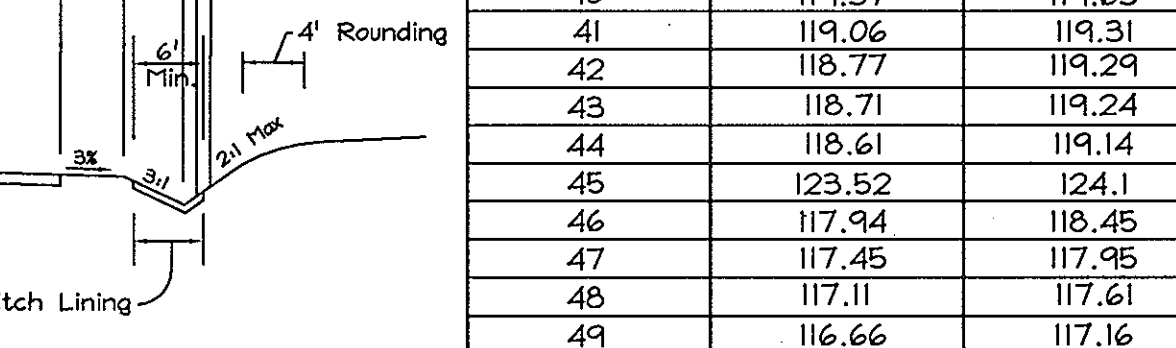
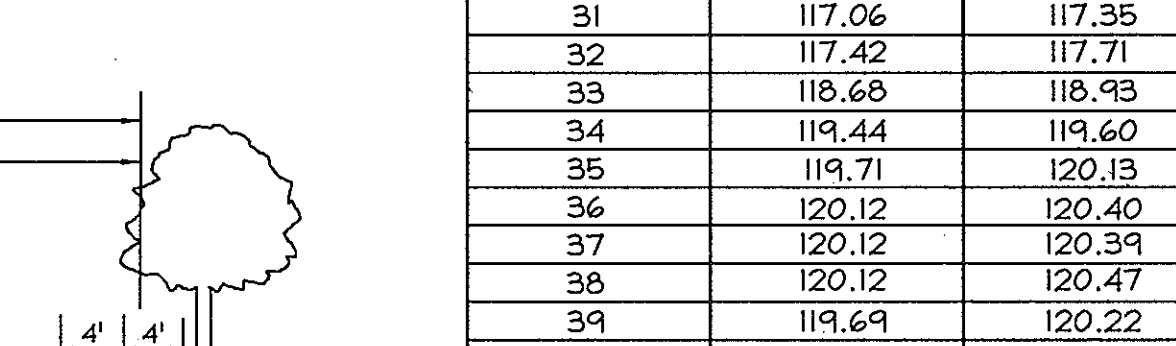
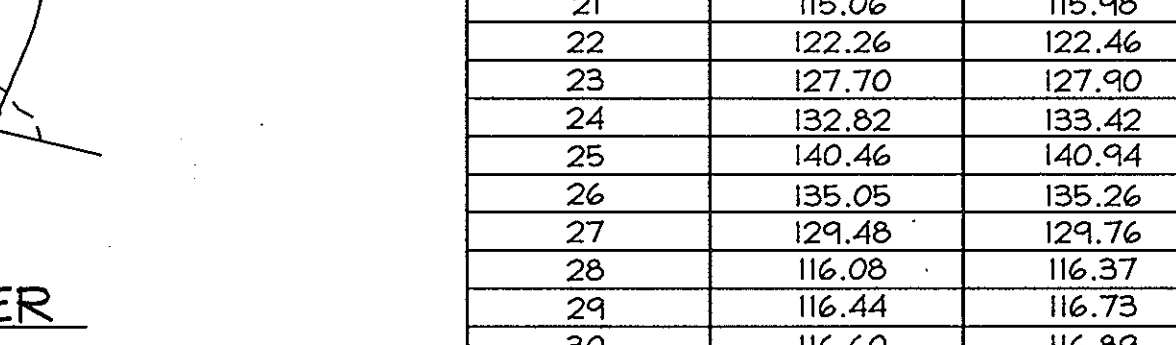
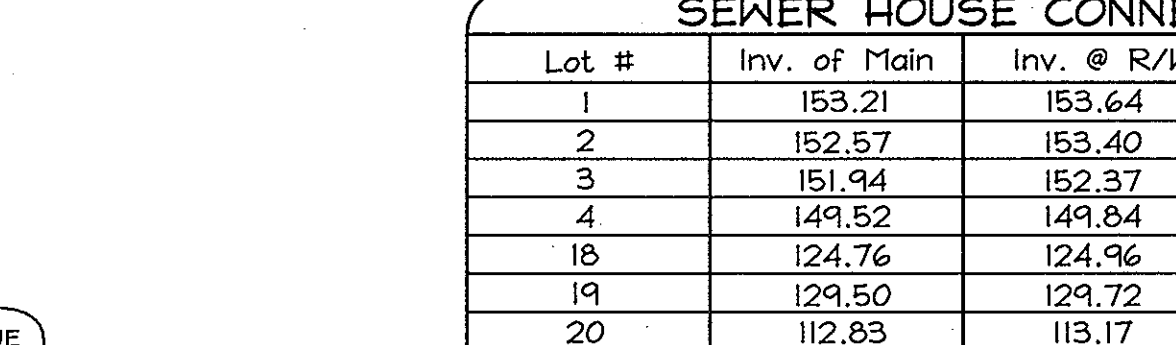


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DESIGN BY: ZF  
 DRAWN BY: RL  
 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 W.O. No.: 3076  
 SHEET No.: 11 OF 12



NOTES:  
 1. Driveway must be paved using standard paving section P-1 as shown on Standard No. R6.05 or alternate section equal to or better than P-1, as approved by D.P.W.  
 2. Tie-in grade of private driveway shall not exceed 12%.  
 3. For closed road section apron, please refer to Howard County Standard Detail R6.05.



21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition**  
 Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose**  
 To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design. For adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

SEWER HOUSE CONNECTION CHART

Lot #	Inv. of Main	Inv. @ R/W	MCE	Bsm't. El.
1	153.21	153.64	160.84	173.43
2	152.57	153.40	160.00	173.90
3	151.94	152.37	159.27	173.40
4	149.52	149.84	153.84	162.00
18	124.76	124.96	129.06	131.63
19	124.50	124.72	133.82	136.40
20	112.83	113.17	117.03	113.20
21	115.06	115.98	121.12	120.90
22	122.26	122.46	125.07	128.83
23	127.70	127.90	130.51	133.83
24	132.82	133.42	137.42	140.20
25	140.46	140.94	144.78	147.23
26	135.05	135.26	139.30	142.00
27	129.48	129.76	133.68	137.10
28	116.08	116.37	120.33	123.80
29	116.44	116.73	120.63	120.50
30	116.60	116.89	120.79	122.10
31	117.06	117.35	121.25	122.70
32	117.42	117.71	121.61	123.30
33	118.68	118.93	122.99	124.50
34	119.44	119.60	123.15	123.20
35	119.71	120.13	123.53	123.87
36	120.12	120.40	122.20	120.23
37	120.12	120.39	121.75	119.73
38	120.12	120.47	121.89	120.10
39	119.69	120.22	121.82	121.40
40	119.37	119.63	123.77	123.80
41	119.06	119.31	123.37	126.90
42	118.77	119.29	126.16	136.50
43	118.71	119.24	132.28	144.73
44	118.61	119.14	123.04	132.80
45	123.52	124.11	128.28	136.80
46	117.94	118.45	122.21	132.80
47	117.45	117.95	121.99	132.00
48	117.11	117.61	121.65	131.30
49	116.66	117.16	121.16	130.33
50	116.54	117.04	120.98	130.33
51	116.15	116.66	120.16	131.30
52	124.41	124.92	128.90	134.80
53	128.35	128.86	132.98	140.80
54	136.31	136.98	141.12	152.80
60	165.66	165.86	169.94	172.50
61	167.15	167.27	171.73	175.00
62	139.17	139.49	144.09	151.60
63	135.27	135.59	141.34	147.30
64	133.31	133.64	137.84	140.20
65	131.29	131.76	135.66	138.50
66	135.77	136.24	140.34	143.80
67	140.07	140.54	144.34	147.40
68	137.39	137.52	141.72	144.60
69	135.85	135.98	139.78	143.00
70	134.41	134.54	138.64	141.50
71	132.83	132.96	137.26	139.63
72	131.00	131.13	134.93	138.00

DRIVEWAY CULVERT SCHEDULE

LOT	CULVERT TYPE	INVERT IN	INVERT OUT
70	12" HDPE-20 LF	147.0	145.9
71	12" HDPE-20 LF	145.0	144.4
72	12" HDPE-20 LF	143.8	143.0

SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 313-1880 at least 24 hours before starting any work.
- Install Stabilized Construction Entrance, Silt Fence, Super Silt Fence and repair any damaged existing controls to remain.
- Rough grade site and begin house construction. (1 week)
- Fine grade site and install level spreaders. (2 weeks)
- Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

Note:  
 -Following initial soil disturbance or any redisturbances, permanent or temporary stabilization shall be completed within:  
 a. 7 calendar days for all perimeter sediment control structures, dikes, suales and all slopes greater than 3:1.  
 b. 14 calendar days for all other disturbed areas.  
 -During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.

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:  
 1) Preferred-Applly 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)  
 2) Acceptable-Applly 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 Fertilizer (29 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (14 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (5 lbs./1000 sq.ft.) of ureaform fertilizer. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod; Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

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

TEMPORARY SEEDING NOTES

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

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

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

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

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

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redisturbances, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:  
 Total Area: 23.66 Acres  
 Area Disturbed: 5.82 Acres  
 Area to be roofed or paved: 1.82 Acres  
 Area to be vegetatively stabilized: 3.18 Acres  
 Total Cut: 30,000 CY  
 Total Fill: 30,000 CY  
 Offsite waste/borrow area location: #1
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

OWNER/DEVELOPER  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

SEDIMENT AND EROSION CONTROL DETAILS  
 HUNTERS RIDGE  
 LOTS 1 THRU 4, 18 THRU 54 & 60 THRU 72  
 AND A RESUBDIVISION OF BULK PARCEL 'C'  
 MESLEY WOODS, SECTION 1, PLAT NO. 14926  
 Tax Map 38 Grids 4 & 10 Parcel 163  
 1st Election District Howard County, Maryland

DESIGN BY: FSH Associates  
 DRAWN BY: RL  
 CHECKED BY: ZF  
 SCALE: As Shown  
 DATE: Feb. 7, 2007  
 P.L.O. No.: 3076  
 SHEET No.: 12 OF 12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DIRECTOR

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

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

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 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.