

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE COMPANY: 1-410-954-6281
 HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
 AT&T CABLE LOCATION DIVISION: 1-800-393-3533
 B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
 STATE HIGHWAY ADMINISTRATION: 410-531-5533
- SITE ANALYSIS:
 LOCATION: COLUMBIA, MD.; TAX MAP 41, BLOCK 11, PARCEL 179
 SUBDIVISION: RIVERSIDE OVERLOOK
 SECTION/AREA: N/A
 ELECTION DISTRICT: 5TH
 AREA OF PARCEL: 28.7125AC.
 AREA OF PLAN SUBMISSION: 180,338.4 SF. 4.01 AC. (LOD)
 PRESENT ZONING: R-20
 AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 6.79 AC.
 LIMIT OF DISTURBED AREA: 4.01 AC.
 DPZ REFERENCES: F-05-11, WP-07-66, WP-04-69 (VOID), BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E, VP-75-05, P-07-08, F-08-23, BA-08-02C, SDP-09-33, WP-09-33, SP-09-004, WP-09-119, F-09-066, PB-384, WP-09-122, WP-09-160 & F-10-012.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SANITARY SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE SUBCOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEY INC., DATED FEBRUARY 2004.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH CONTRACT NO. 34-4448-D.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-08-023, AND SP-09-004.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THE FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED UNDER F-08-023 AND SP-09-004.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES DATED JUNE 26, 2006; APPROVED UNDER F-08-023 AND SP-09-004.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THERE ARE NO WETLANDS, STREAMS, 100 YR. FLOOD PLAINS, OR STEEP SLOPES WITHIN LOD.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 07/28/06, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/02 PER COUNCIL BILL 75-2003.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD SURVEY.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 0057 AND 4101 WERE USED FOR THIS PROJECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' (16' FOR SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 C. GEOMETRY - MAX 14% GRADE, MAX 10% GRADE CHANGED AND 45' TURNING RADIUS
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT REAR YARD SETBACK.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, WETLANDS, STREAMS, OR THEIR BUFFERS, EXCEPT THOSE AREAS SPECIFIED IN WP-05-87, AND WP-07-06. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS. NO DISTURBANCES ARE PROPOSED UNDER THIS REDESIGNED SUBDIVISION PLAN EXCEPT FOR ESSENTIAL PUBLIC SEWER LINE CONNECTIONS AND STORM DRAIN OUTFALL WEST OF LONG VIEW ROAD IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 18, 2006, AND APPROVED BY HOWARD COUNTY UNDER P-07-008 AND SP-09-004. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA 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.
- ALL PERMITTER LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL ARE BY COMPLETED UNDER F-08-023.
 ADDITIONAL LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$5,100 FOR THE REQUIRED TO SHADE TREES, 14 EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 21 THRU 26, AND LOTS 29 THRU 32 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY UNDER F-08-023 AS LIBER 12201, FOLIO 498 AND LIBER 12201, FOLIO 546.
- THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL UNITS/LOTS FOR RIVERSIDE OVERLOOK, PHASE II HAS BEEN TRANSFERRED FROM RIVERSIDE ESTATES, LOT 10 LOCATED ON TAX MAP 41, PARCEL NO. 253 AND RECORDED UNDER F-08-023 AS PLAT NOS. 20866-20871.
- THIS "R-20" ZONED SUBDIVISION, APPROVED UNDER F-08-023, IS BEING DEVELOPED PURSUANT TO THE "R-ED" ZONING DISTRICT REGULATIONS (SECTION 107.E. OF THE ZONING REGULATIONS), INCLUDING THE PLANNING BOARD'S APPROVAL OF THE SUBDIVISION DESIGN A 75' SETBACK FROM BOUNDARY ADJOINING SINGLE FAMILY DETACHED DEVELOPMENTS, AND THE OTHER CRITERIA REQUIREMENTS IN ACCORDANCE WITH SECTION 108.F.3. OF THE ZONING REGULATIONS.
- OPEN SPACE LOTS 17, 23, AND 35 HAVE BEEN DEDICATED TO THE HOMEOWNERS ASSOCIATION AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY. OPEN SPACE LOT 34 HAS BEEN DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS AND RECORDED AMONG THE LAND RECORDS HOWARD COUNTY.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- ALL NECESSARY WATER METERS SHALL BE LOCATED WITHIN THE HOUSE.

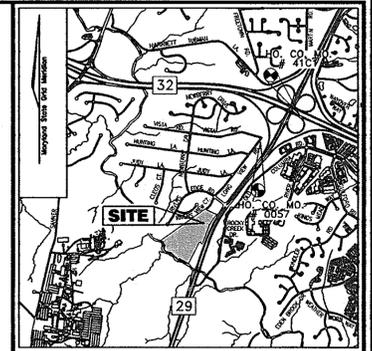
SITE DEVELOPMENT PLAN RIVERSIDE OVERLOOK PHASE II SINGLE FAMILY DETACHED LOTS 7-12, 18-22, 24-33, AND ADDITIONAL GRADING ON LOTS 5 & 6 HOWARD COUNTY, MARYLAND

BENCHMARKS

HOWARD COUNTY BENCHMARK 41C1 (CONCRETE MONUMENT)
 N 550835.217 E 1347017.693 ELEV. 175.228
 HOWARD COUNTY BENCHMARK 0057 (CONCRETE MONUMENT)
 N 551616.404 E 1348104.227 ELEV. 193.726

SHEET INDEX

| DESCRIPTION | SHEET NO. |
|---|-----------|
| COVER SHEET | 1 OF 7 |
| SITE LAYOUT PLAN | 2 OF 7 |
| SITE LAYOUT PLAN | 3 OF 7 |
| SITE GRADING, SEDIMENT, AND EROSION CONTROL PLAN, SOILS MAP | 4 OF 7 |
| SITE GRADING, SEDIMENT, AND EROSION CONTROL PLAN, SOILS MAP | 5 OF 7 |
| GRADING, SEDIMENT AND EROSION CONTROL DETAILS | 6 OF 7 |
| HOUSE FOOTPRINTS & DETAILS | 7 OF 7 |



VICINITY MAP

SCALE: 1"=2000'
 ADC MAP COORDINATE: 5052, J3

SITE DATA FOR RIVERSIDE OVERLOOK, LOTS 4-35

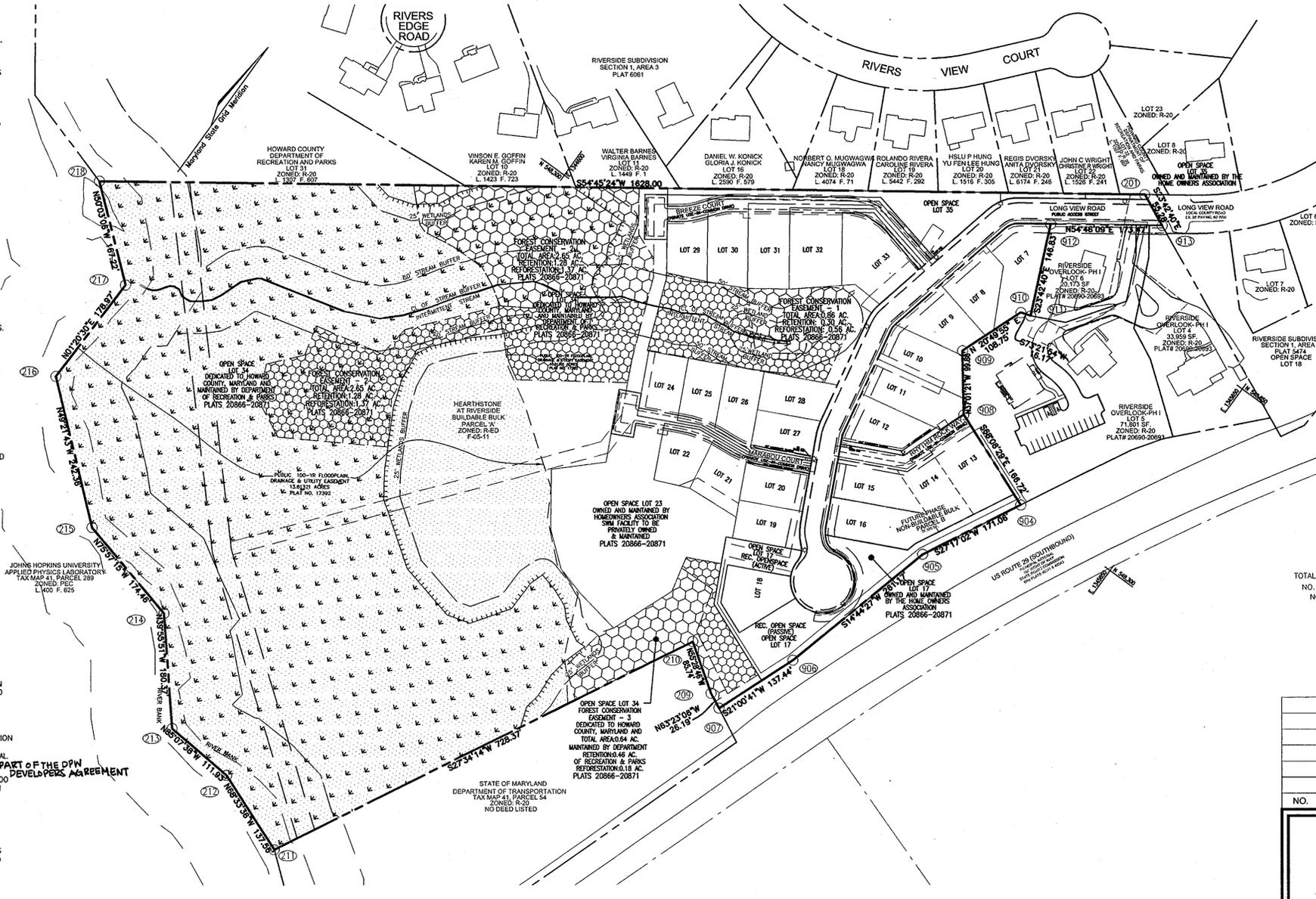
TAX MAP 41, PARCEL 179
 DEED REFERENCE: L-19351, F. 200 AND L. 296, F. 327
 5TH ELECTION DISTRICT
 EXISTING ZONING: R-20, UTILIZING R-ED OPTION
 PER SECTION 108.F.2 & 3 OF THE ZONING REGULATIONS.
 LOCATION EAST SIDE OF ROUTE 29, SOUTH OF RIVERS
 EDGE ROAD, ALONG "LONG VIEW ROAD"
 DENSITY: 2 UNITS / NET ACRE +10%
 BONUS DENSITY PER SECTION 108.F.2.
 GROSS AREA OF PARCEL: 28.71 AC.
 TOTAL AREA OF ROAD RIGHT OF WAY: 0.97 AC.
 AREA OF 100 YR FLOODPLAIN: 13.61 AC.
 AREA OF STEEP SLOPES: 1.41 AC.
 (OUTSIDE OF FLOODPLAIN)
 NET AREA OF PROJECT: 13.69 AC.
 NUMBER OF RESIDENTIAL UNITS ALLOWED BY BASE DENSITY: 27
 NUMBER OF ALLOWED RESIDENTIAL LOTS WITH 10% BONUS: 29
 NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD): 24 (PHASE 2 AND 4 PHASE 3)
 AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 6.79 AC.
 NUMBER OF PROPOSED OPEN SPACE LOTS: 4
 OPEN SPACE CALCULATION: 50% OF GROSS AREA
 (PER THE R-ED ZONING REGULATIONS)
 OPEN SPACE REQUIRED: 14.36 AC.
 TOTAL AREA OF OPEN SPACE PROPOSED: 20.09 AC. OR 69.9%.
 REC. OPEN SPACE: 300 SF. X 28 (DWELLING UNITS)
 REC. OPEN SPACE REQUIRED: 8400 SF.
 REC. OPEN SPACE PROVIDED: 11,285 SF. (0.26 AC.) (OPEN SPACE LOT 17)
 REC. OPEN SPACE/ACTIVE: 4437 SF.
 REC. OPEN SPACE/PASSIVE: 6848 SF.

PASSIVE RECREATIONAL OPEN SPACE:
 NO STRUCTURES ARE ALLOWED.
 RECREATIONAL FACILITIES SUCH AS BASKETBALL OR TENNIS COURTS,
 FENCES, SWIMMING POOLS, PLAYGROUND EQUIPMENT OR TOT LOTS,
 ETC. THAT ARE PERMANENTLY ATTACHED TO THE GROUND ARE
 CONSIDERED TO BE STRUCTURES AND ARE NOT PERMITTED WITHIN
 THE PROPOSED RECREATIONAL AREA.

DPZ FILE REFERENCES: F-05-11, WP-07-66, WP-04-69 (VOID),
 BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-79-16, SDP-83-91,
 S-05-06, WP-05-87, BA-91-36E, VP-75-05, P-07-08, F-08-23,
 BA-08-02C, SDP-09-33, & WP-09-33, SP-09-004, WP-09-119,
 F-09-066, PB-384, WP-09-122, WP-09-160 AND F-10-012.

EXISTING USE OF SITE: RESIDENTIAL & CONDITIONAL USE
 FOR THE CHURCH OF GOD RELIGIOUS FACILITY.
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED AND
 CONDITIONAL USE FOR CHARITABLE OR PHILANTHROPIC
 INSTITUTION FOR OFFICES AND EDUCATIONAL
 PROGRAMS FOR THE CHURCH OF GOD.
 PROPOSED WATER SYSTEM: PUBLIC
 PROPOSED SEWER SYSTEM: PUBLIC

TOTAL DWELLING UNITS FOR THIS SUBMISSION: 24
 NO. OF PROPOSED SINGLE FAMILY DETACHED: 21
 NO. OF EXISTING SINGLE FAMILY DETACHED: 3
 NO. OF PROPOSED OPEN SPACE LOTS: 4
 NON-BUILDABLE BULK PARCELS: 1
 OPEN SPACE LOT 15: OWNED AND MAINTAINED BY HOA
 OPEN SPACE LOT 34: TO BE DEDICATED TO
 HOWARD COUNTY DEPARTMENT OF RECREATION
 AND PARKS.
 OPEN SPACE LOT-23: OWNED AND MAINTAINED BY HOA
 OPEN SPACE LOT-17: OWNED AND MAINTAINED BY HOA



PERMIT INFORMATION CHART

| SUBDIVISION NAME | SECTION/AREA | LOTS/PARCEL # |
|--------------------|--------------|--------------------|
| RIVERSIDE OVERLOOK | PHASE II | 7-16, 18-22, 24-33 |
| PLAT # OR L/F | BLOCK NO. | ZONE |
| 20866-20871 | 11 | R-20 |
| | | ELECT. DIST. |
| | | 5TH |
| | | CENSUS TR. |
| | | 6051.02 |

* THE PROPERTY IS ZONED R-20 BUT WILL UTILIZE THE R-ED ZONING REGULATIONS PER SP-09-004

ADDRESS CHART

| LOT NO | STREET ADDRESS | LOT NO | STREET ADDRESS |
|--------|----------------------|--------|---------------------|
| 7 | 7133 LONG VIEW ROAD | 22 | 7011 MARABOU COURT |
| 8 | 7137 LONG VIEW ROAD | 23 | OPEN SPACE |
| 9 | 7141 LONG VIEW ROAD | 24 | 7014 MARABOU COURT |
| 10 | 7145 LONG VIEW ROAD | 25 | 7010 MARABOU COURT |
| 11 | 7149 LONG VIEW ROAD | 26 | 7006 MARABOU COURT |
| 12 | 7153 LONG VIEW ROAD | 27 | 7154 LONG VIEW ROAD |
| 13 | 7008 RHYTHM ROCK WAY | 28 | 7150 LONG VIEW ROAD |
| 14 | 7004 RHYTHM ROCK WAY | 29 | 7023 BREEZE COURT |
| 15 | 7161 LONG VIEW ROAD | 30 | 7019 BREEZE COURT |
| 16 | 7165 LONG VIEW ROAD | 31 | 7015 BREEZE COURT |
| 17 | OPEN SPACE | 32 | 7011 BREEZE COURT |
| 18 | 7170 LONG VIEW ROAD | 33 | 7140 LONG VIEW ROAD |
| 19 | 7166 LONG VIEW ROAD | 34 | OPEN SPACE |
| 20 | 7262 LONG VIEW ROAD | 35 | OPEN SPACE |
| 21 | 7007 MARABOU COURT | | |

PROJECT COORDINATE TABLE

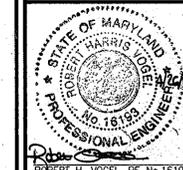
| | | | | | |
|-----|------------|--------------|-----|------------|--------------|
| 201 | 548,806.73 | 1,345,349.29 | 904 | 548,300.83 | 1,345,477.84 |
| 209 | 547,779.79 | 1,345,259.95 | 905 | 548,148.93 | 1,345,399.09 |
| 210 | 547,828.38 | 1,345,189.30 | 906 | 547,896.36 | 1,345,332.64 |
| 211 | 547,182.72 | 1,344,852.18 | 907 | 547,768.06 | 1,345,283.36 |
| 212 | 547,233.00 | 1,344,724.14 | 908 | 548,363.03 | 1,345,322.78 |
| 213 | 547,242.51 | 1,344,612.61 | 909 | 548,442.77 | 1,345,292.65 |
| 214 | 547,380.82 | 1,344,496.84 | 910 | 548,544.40 | 1,345,301.32 |
| 215 | 547,423.16 | 1,344,327.60 | 911 | 548,549.03 | 1,345,316.81 |
| 216 | 547,581.00 | 1,344,143.69 | 912 | 548,683.43 | 1,345,257.79 |
| 217 | 547,759.92 | 1,344,147.88 | 913 | 548,783.52 | 1,345,399.45 |
| 218 | 547,867.29 | 1,344,019.68 | | | |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 DATE: 5/6/10
 Chief, Division of Land Development
 DATE: 5/6/10
 Director

DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0980

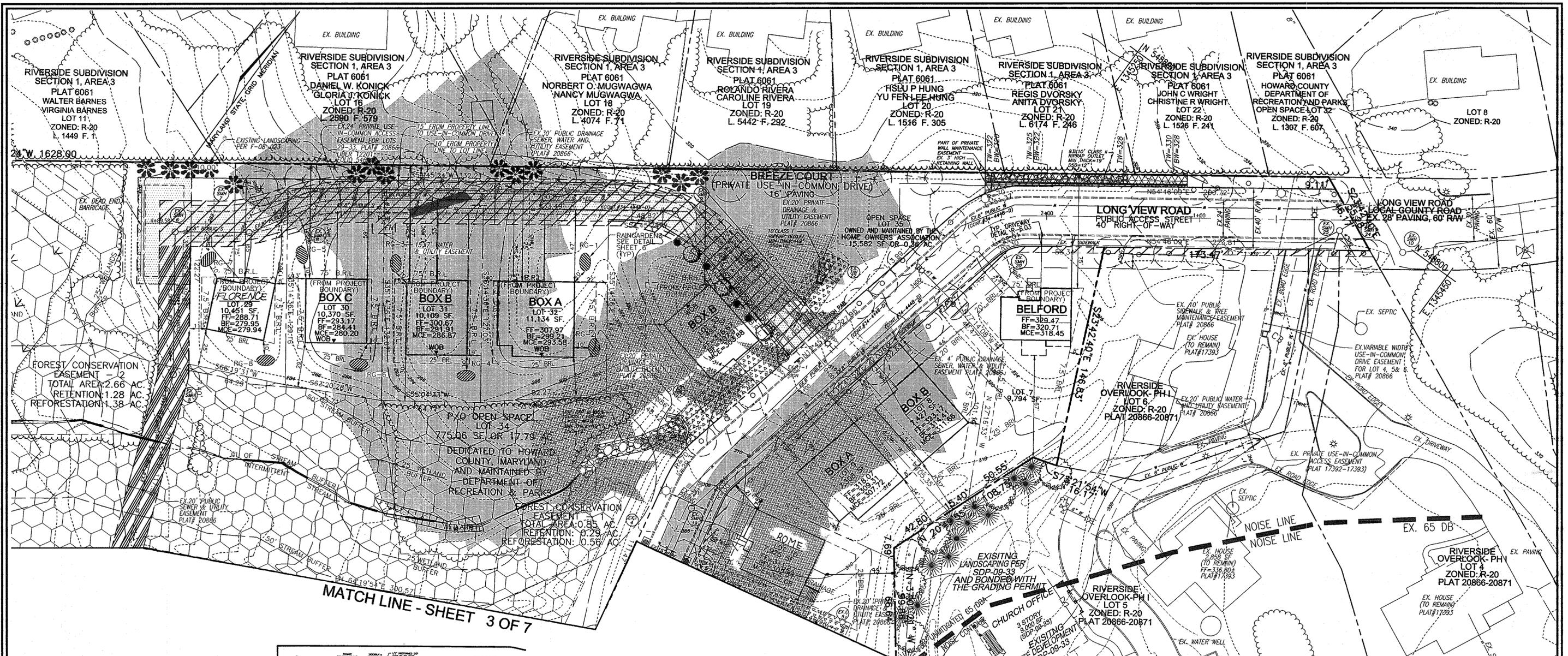
OWNERS
 REUWER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422



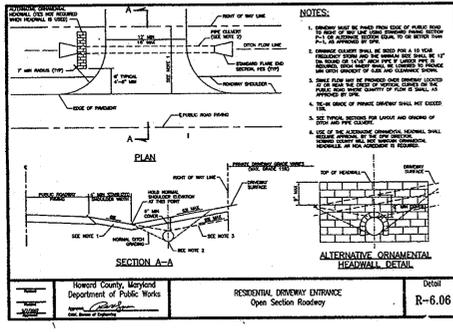
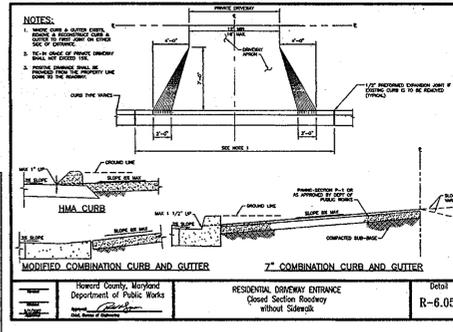
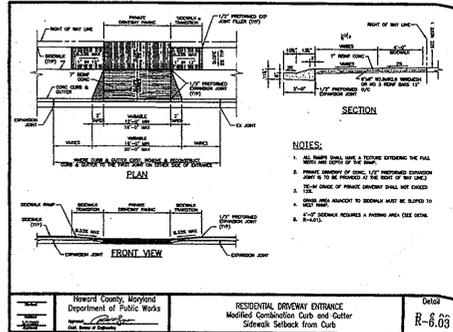
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010

DESIGN BY: JCO
 DRAWN BY: JGG
 CHECKED BY: RRV
 DATE: APRIL 2010
 SCALE: 1"=100'
 W.O. NO.: 03-29

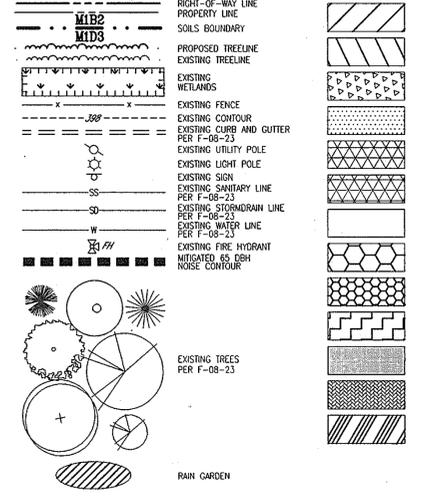
1 SHEET OF 7



MATCH LINE - SHEET 3 OF 7



LEGEND:



EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT# 20866
EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT# 20866
EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT# 20866
EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT PLAT# 20866
PRIVATE WALL MAINTENANCE EASEMENT
10' H.O.A. HOSE WALL MAINTENANCE EASEMENT PLAT# 20866
EXISTING PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT PLAT# 20866
EXISTING FOREST CONSERVATION EASEMENT RETENTION PLAT# 20866
EXISTING FOREST CONSERVATION EASEMENT REFORESTATION PLAT# 20866
RECREATION OPEN SPACE
MODERATE SLOPES (15% - 24.99%)
STEEP SLOPES (25% OR GREATER)
EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT# 20866

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/6/10

Neil ...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/6/10

Thomas ...
DIRECTOR
DATE: 5/6/10

| NO. | REVISION | DATE |
|-----|-----------------------------------|-----------|
| 2 | REVISE HOUSE MODEL TO ROME LOT 10 | 1/24/2011 |

SITE DEVELOPMENT PLAN
SITE LAYOUT AND LANDSCAPE PLAN
RIVERSIDE OVERLOOK
PHASE II
SINGLE FAMILY DETACHED
LOTS 7-12, 18-22, 24-33
AND ADDITIONAL GRADING ON LOTS 5 & 6

TAX MAP 41 GRID 11
5TH ELECTION DISTRICT

PARCEL 179
HOWARD COUNTY, MARYLAND

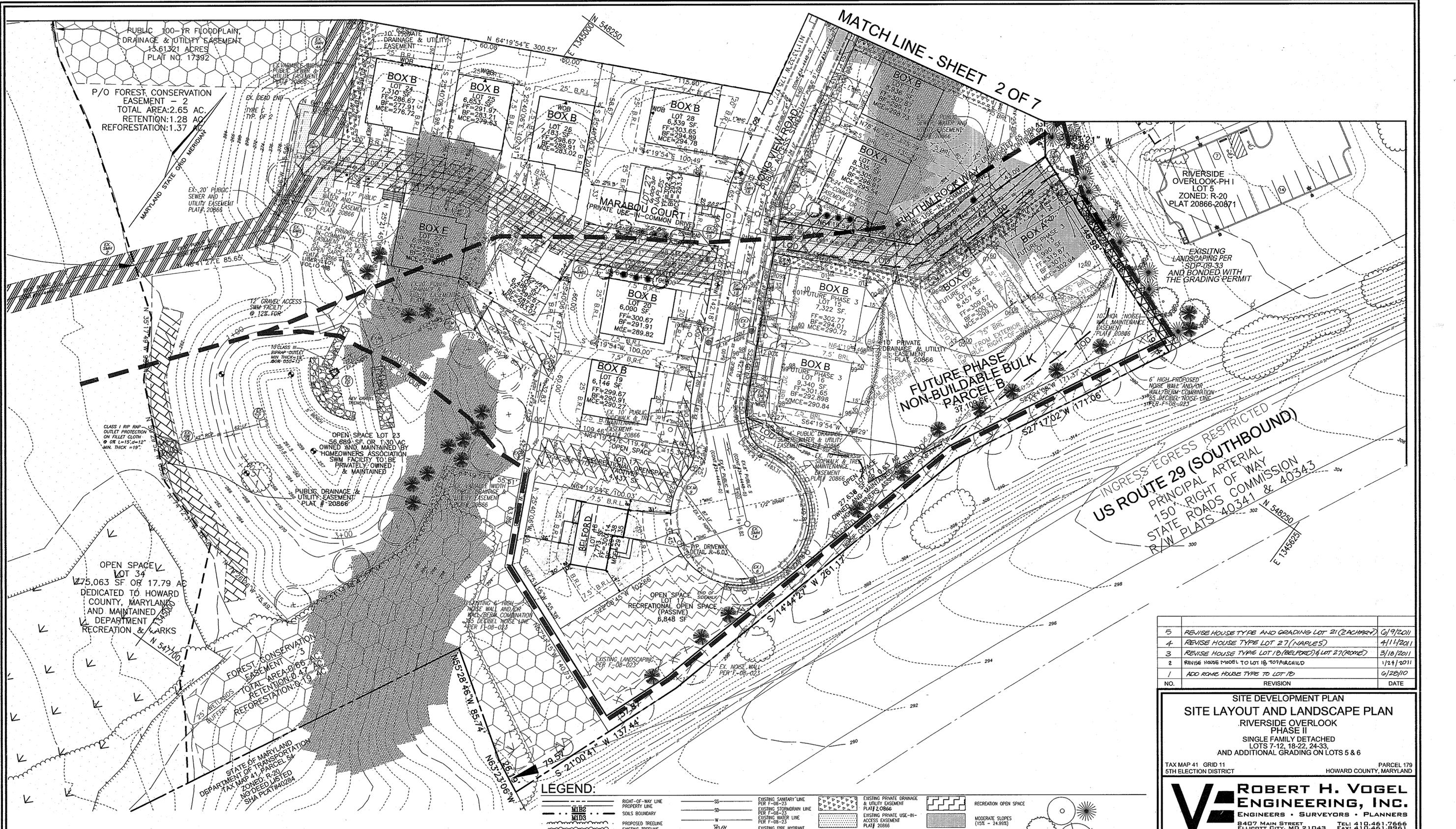
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010

DESIGN BY: JCO.
DRAWN BY: KG.
CHECKED BY: RHY.
DATE: APRIL 2010
SCALE: 1"=30'
W.O. NO.: 03-29

2 SHEET OF 7



MATCH LINE - SHEET 2 OF 7

RIVERSIDE OVERLOOK-PH I LOT 5 ZONED: R-20 PLAT 20866-20871

EXISTING LANDSCAPING PER 12/17/08-33 AND BONDED WITH THE GRADING PERMIT

6' HIGH PROPOSED NOISE WALL AND/OR WALL/BERM COMBINATION PER 12/17/08-33 PER F-08-023

INGRESS EGRESS RESTRICTED

US ROUTE 29 (SOUTHBOUND) PRINCIPAL ARTERIAL 150' RIGHT OF WAY STATE ROADS COMMISSION RAW PLATS 40341 & 40343

| NO. | REVISION | DATE |
|-----|--|-----------|
| 5 | REVISE HOUSE TYPE AND GRADING LOT 21 (BACHMAN) | 6/9/2011 |
| 4 | REVISE HOUSE TYPE LOT 27 (NAPLES) | 4/11/2011 |
| 3 | REVISE HOUSE TYPE LOT 18 (BELFORD) & LOT 27 (ROME) | 3/18/2011 |
| 2 | REVISE HOUSE MODEL TO LOT 18 TO FAIRCHILD | 1/24/2011 |
| 1 | ADD ROME HOUSE TYPE TO LOT 18 | 6/28/10 |

SITE DEVELOPMENT PLAN
SITE LAYOUT AND LANDSCAPE PLAN
 RIVERSIDE OVERLOOK
 PHASE II
 SINGLE FAMILY DETACHED
 LOTS 7-12, 18-22, 24-33,
 AND ADDITIONAL GRADING ON LOTS 5 & 6

TAX MAP 41 GRID 11 PARCEL 179
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7669 FAX: 410.461.8969

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16163, EXPIRATION DATE: 09-27-2010

DESIGN BY: JCO.
 DRAWN BY: KG.
 CHECKED BY: RHV.
 DATE: APRIL 2010.
 SCALE: 1"=30'
 W.O. NO.: 03-29

3 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/6/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/6/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

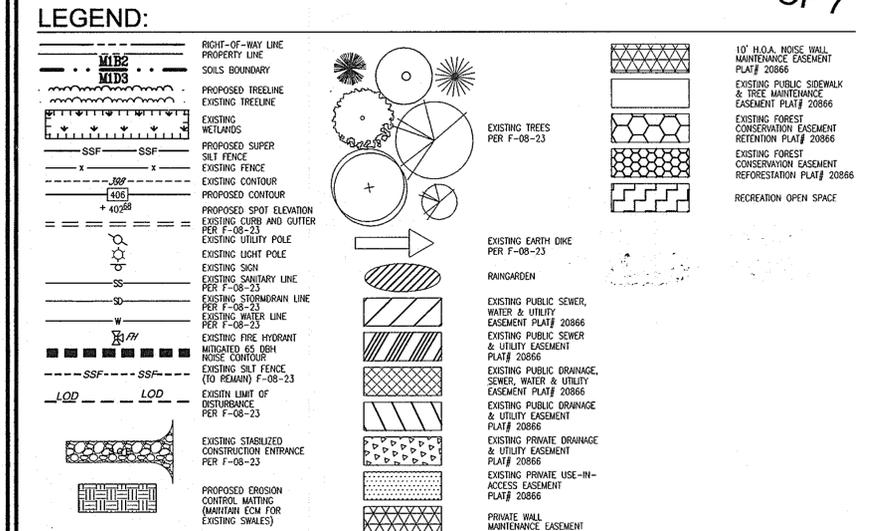
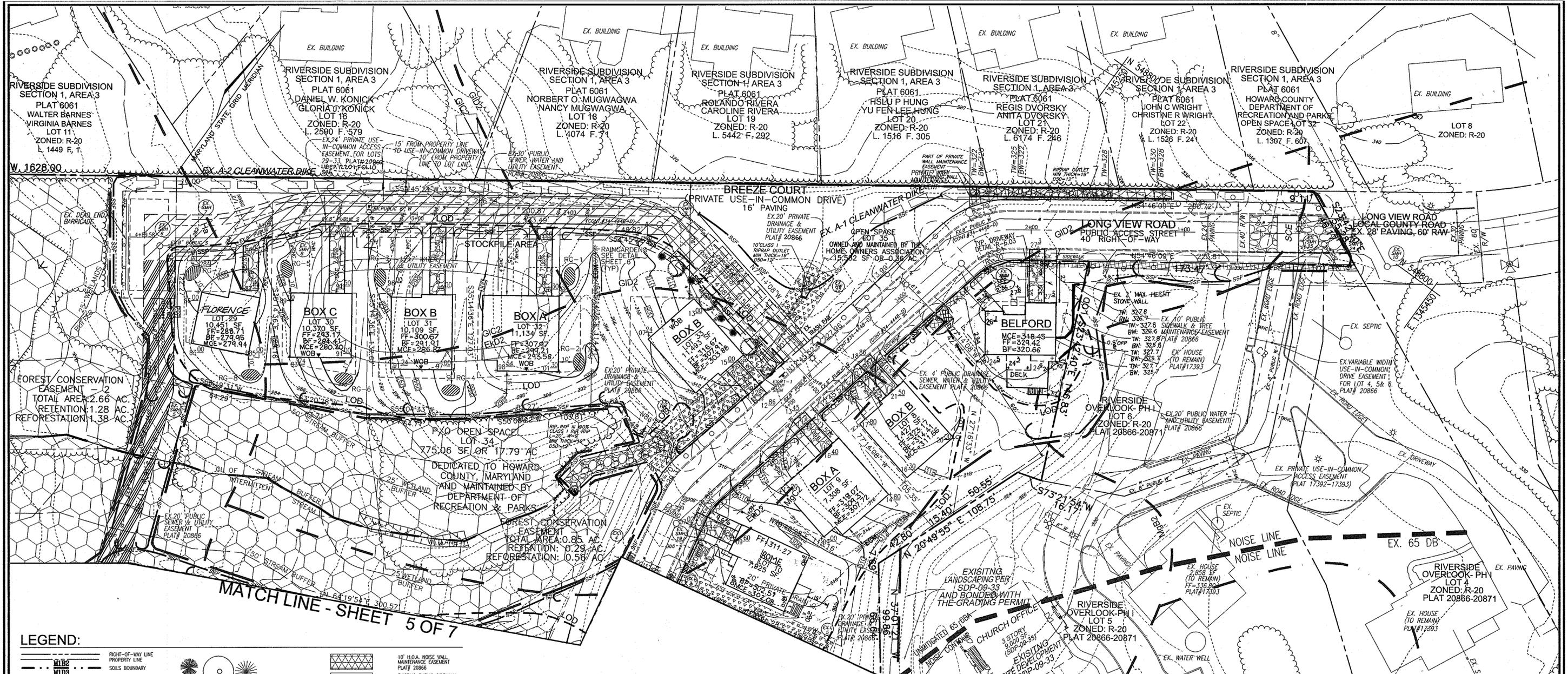
[Signature] 5/6/10
 DIRECTOR DATE

LEGEND:

| | | | |
|--|--|--|---|
| <p>--- RIGHT-OF-WAY LINE PER F-08-23</p> <p>--- PROPERTY LINE</p> <p>--- SOLID BOUNDARY</p> <p>--- PROPOSED TREELINE</p> <p>--- EXISTING TREELINE</p> <p>--- EXISTING WETLANDS</p> <p>--- EXISTING 100 YR FLOODPLAIN</p> <p>--- EXISTING FENCE</p> <p>--- EXISTING CONTOUR</p> <p>--- PROPOSED CONTOUR</p> <p>--- PROPOSED SPOT ELEVATION</p> <p>--- EXISTING CURB AND GUTTER PER F-08-23</p> <p>--- EXISTING UTILITY POLE</p> <p>--- EXISTING LIGHT POLE</p> <p>--- EXISTING SIGN</p> | <p>--- SS EXISTING SANITARY LINE PER F-08-23</p> <p>--- SD EXISTING STORMWATER LINE PER F-08-23</p> <p>--- SW EXISTING WATER LINE PER F-08-23</p> <p>--- FH EXISTING FIRE HYDRANT</p> <p>--- MC EXISTING 65 DBH NOISE CONTOUR</p> <p>--- EX EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT# 20866</p> | <p>--- EX EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PRIVATE USE-IN-ACCESS EASEMENT PLAT# 20866</p> <p>--- EX PRIVATE WALL MAINTENANCE EASEMENT</p> <p>--- EX 10' H.O.A. NOISE WALL MAINTENANCE EASEMENT PLAT# 20866</p> <p>--- EX EXISTING PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT PLAT# 20866</p> <p>--- EX EXISTING FOREST CONSERVATION EASEMENT PLAT# 20866</p> <p>--- EX EXISTING FOREST CONSERVATION EASEMENT PLAT# 20866</p> | <p>--- RECREATION OPEN SPACE</p> <p>--- MODERATE SLOPES (15% - 24.99%)</p> <p>--- STEEP SLOPES (25% OR GREATER)</p> <p>--- EXISTING 15'x17' PUBLIC WATER & UTILITY EASEMENT PLAT# 20866</p> <p>--- EXISTING TREES PER F-08-23</p> |
|--|--|--|---|

DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD. SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0980

OWNERS
 REUWER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422



SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP |
|--------|--|-------|
| Cs | COMUS SILT LOAM | B |
| CgB2 | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | B |
| DdB2 | DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | C |
| EKD2 | ELIOLK SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED | C |
| GIC2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| GID2 | GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED | B |
| Ha | HATBORO SILT LOAM | D |
| MgC2 | MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| MI | MANOR LOAM, 25 TO 45 PERCENT SLOPES | B |

PAGE 24 OF THE HOWARD COUNTY SOIL SURVEY

| NO. | REVISION | DATE |
|-----|---|-----------|
| 2 | REVISE HOUSE MODEL TO ROME FOR LOT 10 & GRADING | 1/24/2011 |
| 1 | REVISE GRADING & ADD STONE WALL PER "AS-BUILTS" TO LOT 7. | 6/21/2010 |

**SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND
EROSION CONTROL PLAN; SOILS MAP
RIVERSIDE OVERLOOK
PHASE II**

SINGLE FAMILY DETACHED
LOTS 7-12, 18-22, 24-33,
AND ADDITIONAL GRADING ON LOTS 5 & 6

TAX MAP 41 GRID 11 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS**

8407 MAIN STREET TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193. EXPIRES: 09-27-2010

DESIGN BY: JCO
DRAWN BY: KG
CHECKED BY: RHV
DATE: APRIL 2010
SCALE: 1"=30'
W.O. NO.: 03-29

4 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John DeLuca 5/6/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Neil DeLuca 5/6/10
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Thomas J. Austin 5/6/10
DIRECTOR DATE

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

John H. Palumbo 5/3/10
HOWARD S.C.D. DATE

BY THE DEVELOPER:

"I" WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 4/23/10
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

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

[Signature] 4/23/10
SIGNATURE OF ENGINEER DATE

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELICOTT CITY, MARYLAND 21043
(410) 796-0980

OWNERS
REUWER LONG TERM HOLDING LLC
5300 DORSEY HALL DRIVE
ELICOTT CITY, MARYLAND 21042
443-367-0422



LEGEND:

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SOILS BOUNDARY
- PROPOSED TREELINE
- EXISTING TREELINE
- EXISTING WETLANDS
- EXISTING 100 YR FLOODPLAIN
- PROPOSED SUPER SALT FENCE
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY LINE
- EXISTING STORMDRAIN LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SALT FENCE (TO REMAIN)
- EXISTING LIMIT OF DISTURBANCE
- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL MATING (MAINTAIN ECM FOR EXISTING SWALES)
- EXISTING TREES
- EXISTING EARTH DIKE
- EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 20866
- EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT 20866
- EXISTING PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT PLAT 20866
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 20866
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 20866
- EXISTING PRIVATE USE-IN-ACCESS EASEMENT PLAT 20866
- PRIVATE WALL MAINTENANCE EASEMENT
- 10' H.O.A. NOISE WALL MAINTENANCE EASEMENT PLAT 20866
- EXISTING PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT PLAT 20866
- EXISTING FOREST CONSERVATION EASEMENT REFORESTATION PLAT 20866
- EXISTING FOREST CONSERVATION EASEMENT REFORESTATION PLAT 20866
- RECREATION OPEN SPACE

| NO. | REVISION | DATE |
|-----|---|-----------|
| 5 | REVISE HOUSE TYPE AND GRADING LOT 21 (CAHART) | 6/9/2011 |
| 4 | REVISE HOUSE TYPE LOT 27 (NAPLES) | 4/11/2011 |
| 3 | REVISE HOUSE TYPE LOT 18 (BELFORD) & LOT 27 (ROMIE) | 3/10/2011 |
| 2 | REVISE HOUSE MODEL AND REVISE GRADING FOR LOT 18 TO FAIRCHILD | 1/24/2011 |
| 1 | ADD ROMIE HOUSE TYPE TO LOT 18 | 6/20/10 |

**SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND
EROSION CONTROL PLAN; SOILS MAP
RIVERSIDE OVERLOOK
PHASE II**

SINGLE FAMILY DETACHED
LOTS 7-12, 18-22, 24-33,
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TAX MAP 41 GRID 11 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Walt Shelton 5/6/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walt Shelton 5/6/10
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Thomas E. Sutter 5/6/10
DIRECTOR DATE

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

John R. Robinson 5/13/10
HOWARD S.C.D. DATE

BY THE DEVELOPER:

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 AM AUTHORIZING PERFORM ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Frank 4/26/10
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

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

Robert H. Vogel 4/26/10
SIGNATURE OF ENGINEER DATE

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLICOTT CITY, MARYLAND 21043
(410) 796-0980

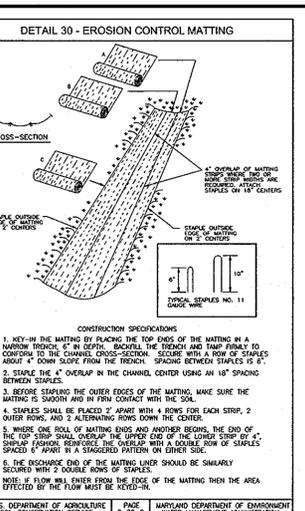
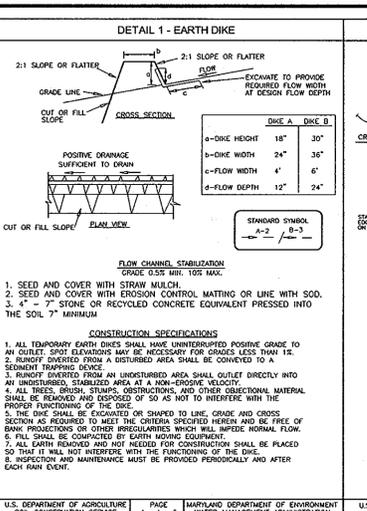
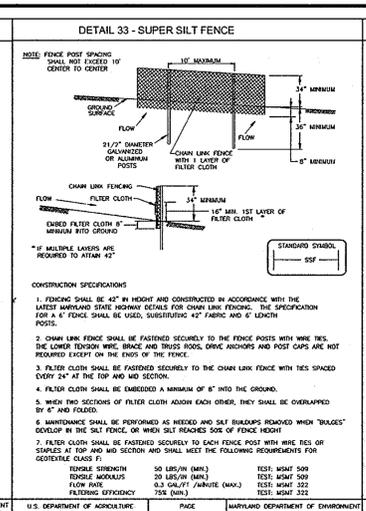
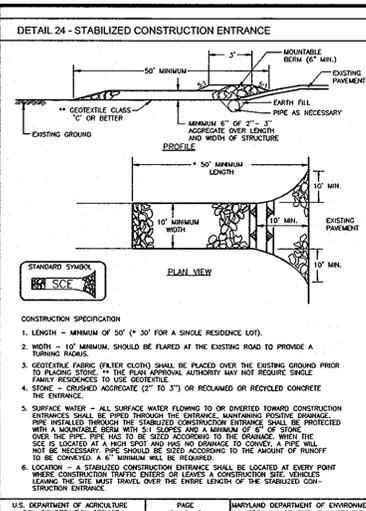
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5 SHEET OF 7

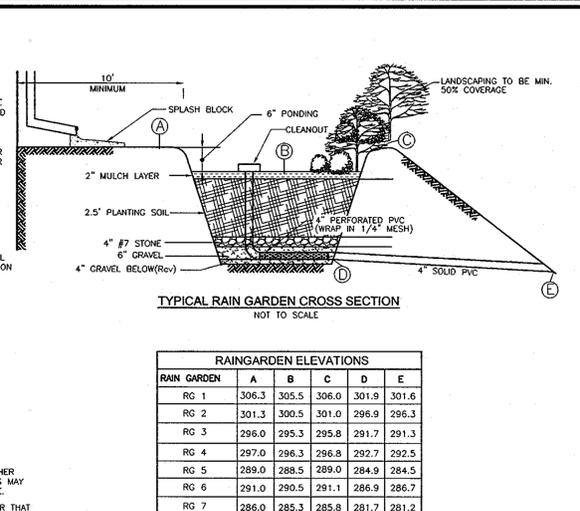


SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
- ALL VEGEATION 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER 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, SOIL TEMPORARY SEEDING, AND MULCHING (SEC. C). 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**

| | |
|------------------------------------|------------|
| TOTAL AREA | 4.01 ACRES |
| AREA DISTURBED | 1.44 ACRES |
| AREA TO BE ROOFED OR PAVED | 1.44 ACRES |
| AREA TO BE VEGETATIVELY STABILIZED | 2.57 ACRES |
| TOTAL CUT | 4,800 CY |
| TOTAL FILL | 4,800 CY |
- WASTE/BORROW LOCATION TO BE DETERMINED.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.



OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN AREAS

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

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREPARED: APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 IBS/1000 SQ. FT.) AND 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 IBS/ACRE 30-0-0 UREAFORM FERTILIZER (9 IBS/1000 SQ. FT.).
2. ACCEPTABLE: APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 IBS/1000 SQ. FT.) AND 1000 IBS/ACRE 10-10-10 FERTILIZER (23 IBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 IBS/ACRE (1.4 IBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 30 IBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 IBS/ACRE (.05 IBS/1000 SQ. FT.) OF WEeping LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY:

OPTION 1: TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.

OPTION 2: USE SOO.

OPTION 3: SEER: WITH 60 IBS/ACRE KENTUCKY 30 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 140 IBS/1000 SQ. FT.) OF UNROTTED SMALL GRASS 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 SLOPE 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

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

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. TOPSOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRAIN DISTRIBUTION.

CONDITIONS WHERE TOPSOIL ADDRESSES ARE LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES. THE TEXTURE OF THE EXPOSED SUBSOIL (PARENT MATERIAL) IS TO BE DETERMINED BY THE DEPTH OF TOPSOIL TO BE APPLIED. THE SOIL MATERIAL IS TO BE 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 TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

- I. 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

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-NRCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - A. 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 AGRICULTURIST 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 CHISELS, STICKS, STONES, SLUGS, CORN FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - B. TOPSOIL SHALL BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERBERIS, GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED IN THE FULL ANALYSIS OF SOIL AND COMMERCIAL FERTILIZERS. HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS PER ACRE (300-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LINE SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS, AND MIXED INTO THE SOIL IN CONJUNCTION WITH RELIEF OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - C. 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.
 - D. 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.

SEQUENCE OF CONSTRUCTION

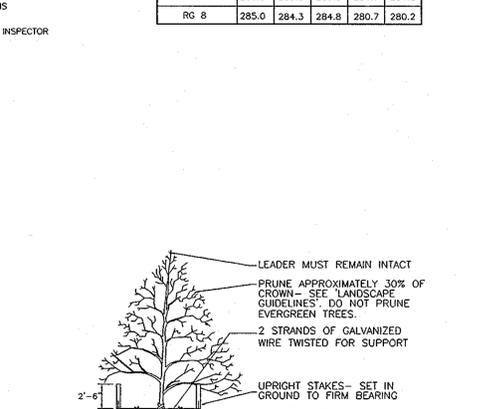
1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1850) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
4. INSPECT SEDIMENT CONTROL MEASURES FROM 7-08-23 TO REMAIN WITHIN THE SEDIMENT CONTROL TRAPS AND BASINS. (1 DAY)
5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
6. CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (2 MONTHS)
7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

NOTES:

1. DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL MEASURES ON THIS PLAN.
2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL ON THIS PLAN. B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

SCHEDULE A: PERIMETER LANDSCAPE EDGE

| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | | | | TOTAL |
|--|----------------------------------|--------|--------|--------|----------|
| | LOT 12 | LOT 20 | LOT 27 | LOT 33 | |
| PERIMETER/FRONTAGE DESIGNATION | LOT 12 | LOT 20 | LOT 27 | LOT 33 | TOTAL |
| LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE | 170 | 100 | 97 | 162 | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | - | - | - | - | |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | - | - | - | - | |
| NUMBER OF PLANTS REQUIRED (LF REMAINING) | | | | | REQUIRED |
| SHADE TREES | 1:50 3 | 1:50 2 | 1:50 2 | 1:50 3 | 10 |
| EVERGREEN TREES | 1:40 4 | 1:40 3 | 1:40 3 | 1:40 4 | 14 |
| NUMBER OF PLANTS PROVIDED | | | | | |
| SHADE TREES | 3 | 2 | 2 | 3 | 10 |
| EVERGREEN TREES | 4 | 3 | 3 | 4 | 14 |
| OTHER TREES (2:1 SUBSTITUTION) | - | - | - | - | |
| SHRUBS (10:1 SUBSTITUTION) | - | - | - | - | |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | | | | | |



TYPICAL EVERGREEN TREE PLANTING DETAIL

PRUNE AS DIRECTED
RUBBER HOSE
WIRE GUS
TURNBUCKLES

LEADER MUST REMAIN INTACT
PRUNE APPROXIMATELY 30% OF GROWTH - SEE "LANDSCAPE GUIDELINES". DO NOT PRUNE EVERGREEN TREES.

2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT

UPRIGHT STAKES - SET IN GROUND TO FIRM BEARING

RUBBER HOSE
CUT BURLAP & ROPE FROM TOP OF BALL
3" DEPTH MULCH
2" EARTH SAUCER
FINISH GRADE

1/8" DEPTH OF BALL

PLANTING MIX - SEE PLANTING NOTES

LOOSENEED SUBSOIL

2 MULCH
PLANT SAUCER
REMOVE BURLAP FROM TOP
1/3 OF BALL
2"x4"x3" WOOD STAKES
BACKFILL MATERIAL
COMPACTED BACKFILL MATERIAL 6" MIN.

1'-0" ALL SIDES

NOTE: ALL MATERIALS AS SPECIFIED

SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN REAR" FOR ALL MATERIAL PRODUCT, AND PROCEDURE SPECIFICATIONS.

2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.

3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.

4. KEEP MULCH 1" FROM TRUNK

5. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000 SQ. FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 IBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 - AUGUST 14, SEED WITH 3 IBS/ACRE OF WEeping LOVEGRASS (0.7 IBS/1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 - FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS/ACRE (70 TO 140 IBS/1000 SQ. FT.) OF UNROTTED WOOD-FRAME, SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPE 8 FT. OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

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

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OPTION 2: USE SOO.

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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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR QUANTITIES OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER

DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

5/6/10
5/6/10
5/6/10

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL. I/WE FURTHER CERTIFY THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGAINING THE PROJECT. ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER

DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF ENGINEER

DATE

THE LOCATION AND SPECIES FOR PERIMETER LANDSCAPING WILL BE PROVIDED WITH THE FINAL ROAD CONSTRUCTION PLANS.

NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER OR STORM DRAIN.

THERE ARE NO SPECIMEN TREE ON THIS SITE.

NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

THERE ARE NO EXISTING POWER POLES ALONG THE FRONTAGE OF THE PROPERTY. NO PLANTING RESTRICTION REQUIRED.

LANDSCAPE NOTES

AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH

Supplementary Bulk Regulations

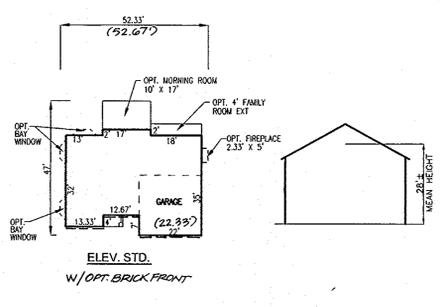
The following supplementary regulations shall apply in addition to the requirements of the applicable zoning district.

1. Exceptions to Setback Requirements

| Exceptions To Setback Requirements | | |
|--|-------------------------------------|---|
| Type of Building Feature, Structure, or Land Use | Zoning District | Maximum Encroachment Into Setback |
| a. Cornices, eaves and cantilevered building features | All districts except NT | 3 feet into any setback |
| b. Bay windows, window wells, oriels, vestibules, balconies, chimneys, heating or air conditioning units, and exterior stairways or ramps, above or below ground level | All districts except NT | 4 feet into any setback or distance between buildings, provided the feature has a maximum width of 16 feet |
| c. Exterior stairways or ramps, above or below ground level | All residential districts except NT | 10 feet into a front setback or a setback from a project boundary or different zoning district; 16 feet into a rear setback |
| d. Open and enclosed porches and decks | All residential districts except NT | 10 feet into a front or rear setback, a setback from a project boundary or different zoning district, or a required distance between buildings |
| e. Sheds or playhouses | All residential districts except NT | Side and rear setbacks do not apply if the lot coverage by sheds or playhouses encroaching into setback areas does not exceed a cumulative total of 100 square feet per lot and no animals are sheltered. |
| f. Walls and fences which serve as a subdivision or development | All districts | Setback requirements do not apply, provided the entrance feature is no more than 8 feet high, provides identification of the subdivision or development, and does not interfere with sight distance along public roads. If visible from a scenic road, the entrance feature shall be no more than 4 feet high and 12 feet long. |
| g. Flagpoles | All districts | Setback requirements do not apply |
| h. Pathways | All districts | Pathways are not subject to the setback requirements for uses from a public street right-of-way |
| i. Transmission lines | All non-residential districts | Setbacks from abutting residential zoned properties may be reduced to 10 feet if the abutting property is an overhead or underground transmission line right-of-way that is 100 feet or more in width |

ZACHARY

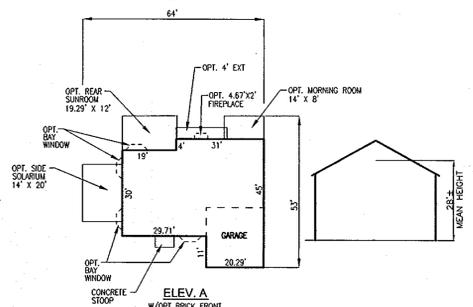
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ELEV. STD.
W/OPT. BRICK FRONT

OBERLIN

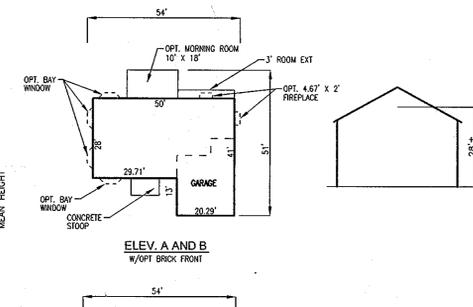
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ELEV. A
W/OPT. BRICK FRONT

VICTORIA

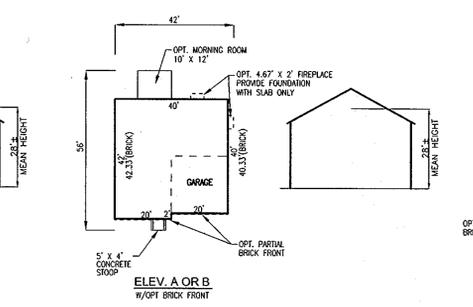
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ELEV. A AND B
W/OPT. BRICK FRONT

NAPLES

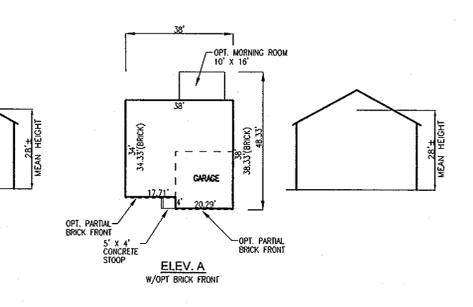
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ELEV. A OR B
W/OPT. BRICK FRONT

VENICE

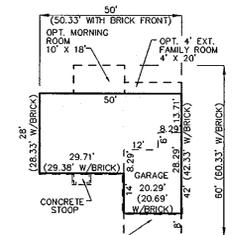
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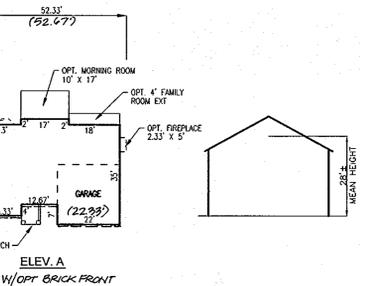
ELEV. A
W/OPT. BRICK FRONT

VICTORIA FALLS

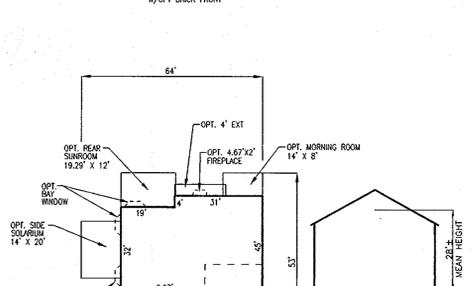
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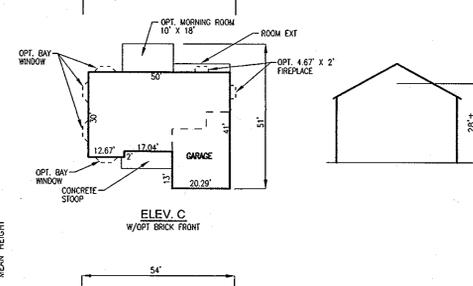
ELEV. A
W/OPT. BRICK FRONT



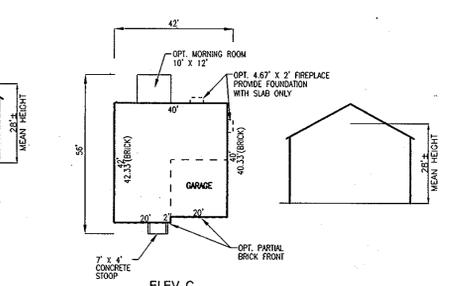
ELEV. A
W/OPT. BRICK FRONT



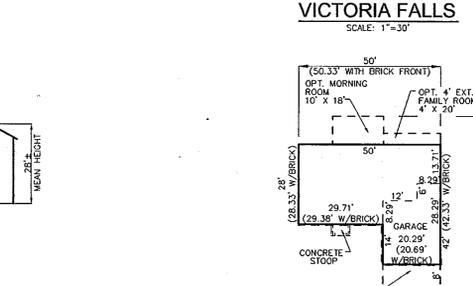
ELEV. B
W/OPT. BRICK FRONT



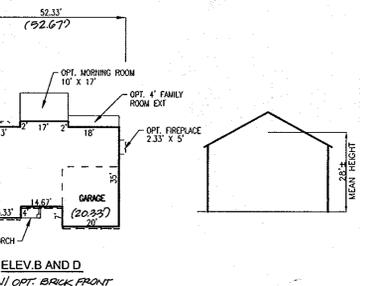
ELEV. C
W/OPT. BRICK FRONT



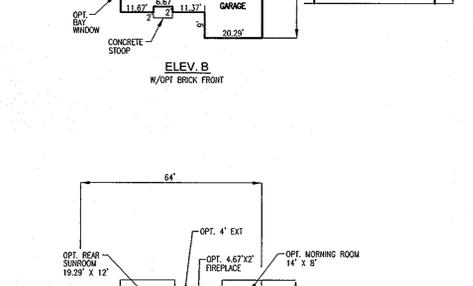
ELEV. C
W/OPT. BRICK FRONT



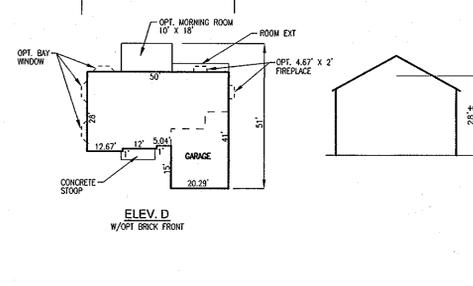
ELEV. A
W/OPT. BRICK FRONT



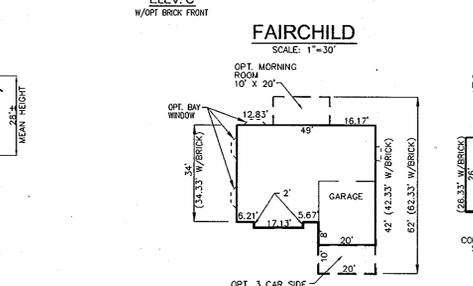
ELEV. B AND D
W/OPT. BRICK FRONT



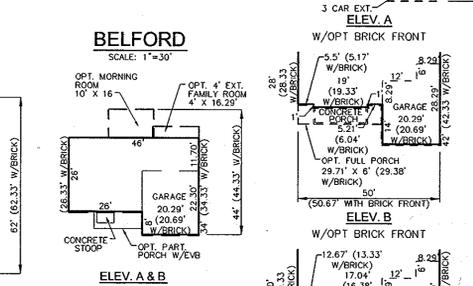
ELEV. C
W/OPT. BRICK FRONT



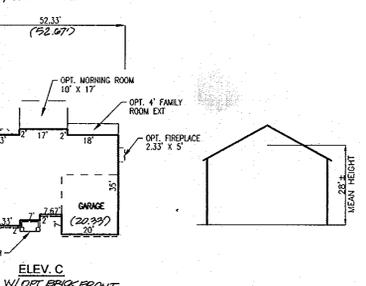
ELEV. D
W/OPT. BRICK FRONT



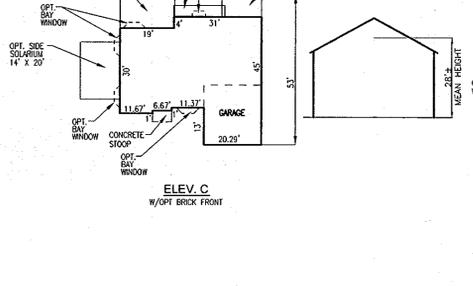
ELEV. E
W/OPT. BRICK FRONT



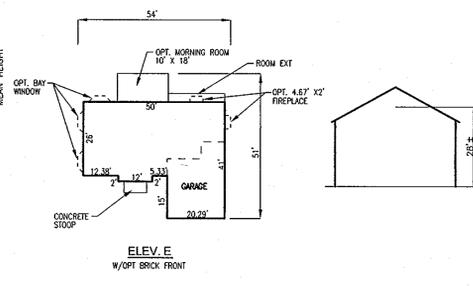
ELEV. C
W/OPT. BRICK FRONT



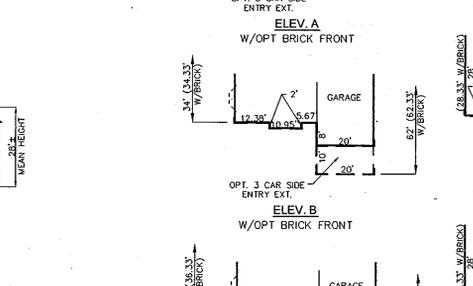
ELEV. C
W/OPT. BRICK FRONT



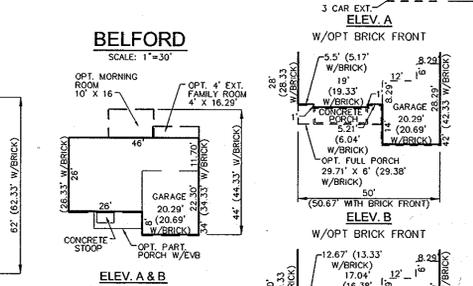
ELEV. C
W/OPT. BRICK FRONT



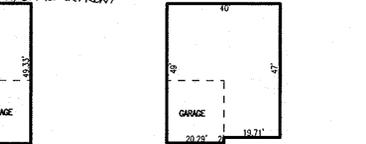
ELEV. E
W/OPT. BRICK FRONT



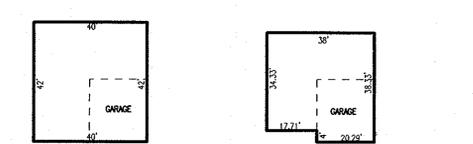
ELEV. C
W/OPT. BRICK FRONT



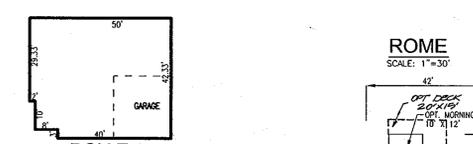
ELEV. C
W/OPT. BRICK FRONT



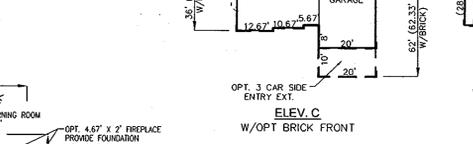
BOX A



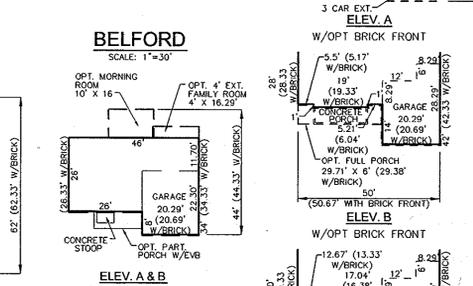
BOX B



BOX C



BOX D



BOX E

BOX A
ROME-NO MORNING ROOM, NO OPT. DECK
OBERLIN-NO REAR SUNROOM,
NO MORNING ROOM,
NO SIDE SOLARIUM
ZACHARY-ALL OPTIONS
NAPLES-NO MORNING ROOM
VENICE-ALL OPTIONS
VICTORIA-NO MORNING ROOM
BELFORD-ALL OPTIONS
VICTORIA FALLS-NO MORNING ROOM,
NO 4' FAMILY RM. EXT.
NO 3 CAR EXTENSION
FAIRCHILD-NO MORNING ROOM,
NO 3 CAR EXTENSION
FLORENCE-ALL OPTIONS

BOX B
NAPLES-NO MORNING ROOM
ROME-NO MORNING ROOM, NO OPT. DECK,
NO GARAGE BRICK FRONT
VENICE-ALL OPTIONS
ZACHARY-DOES NOT FIT
OBERLIN-DOES NOT FIT
VICTORIA-DOES NOT FIT
ROME-DOES NOT FIT
BELFORD-DOES NOT FIT
VICTORIA FALLS-DOES NOT FIT
FAIRCHILD-DOES NOT FIT
FLORENCE-ALL OPTIONS

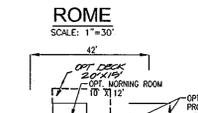
BOX C
VENICE-NO MORNING ROOM
NAPLES-NO MORNING ROOM,
NO BRICK FRONT
ZACHARY-DOES NOT FIT
OBERLIN-DOES NOT FIT
VICTORIA-DOES NOT FIT
ROME-DOES NOT FIT
BELFORD-DOES NOT FIT
VICTORIA FALLS-DOES NOT FIT
FAIRCHILD-DOES NOT FIT
FLORENCE-NO MORNING ROOM

BOX D
VENICE-NO MORNING ROOM
ZACHARY-DOES NOT FIT
OBERLIN-DOES NOT FIT
NAPLES-DOES NOT FIT
ROME-DOES NOT FIT
BELFORD-DOES NOT FIT
VICTORIA FALLS-DOES NOT FIT
FAIRCHILD-DOES NOT FIT
FLORENCE-NO MORNING ROOM

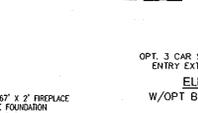
BOX E
ZACHARY-NO MORNING ROOM, NO BRICK FRONT
VICTORIA-NO MORNING ROOM,
NO 3' ROOM EXTENSION
NAPLES-NO MORNING ROOM
VENICE-NO MORNING ROOM
OBERLIN-DOES NOT FIT
ROME-DOES NOT FIT
BELFORD-NO MORNING ROOM
VICTORIA FALLS-NO MORNING ROOM,
NO SUN ROOM,
NO 3 CAR EXTENSION
FAIRCHILD-DOES NOT FIT
FLORENCE-NO MORNING ROOM

GENERIC BOXES

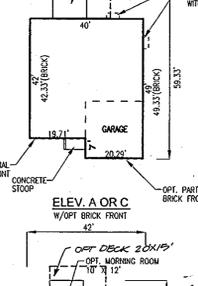
1"=30'



ELEV. A OR C
W/OPT. BRICK FRONT



ELEV. B
W/OPT. BRICK FRONT



ELEV. B
W/OPT. BRICK FRONT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/6/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/6/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/6/10
 DIRECTOR

| | | |
|-----|--|---------|
| NO. | REVISION | DATE |
| 2 | ADD DIMENSION TO ROME MODEL, REVISE VICTORIA FALLS MODEL DWS | 1/24/11 |
| 1 | ADD BRICK FRONT TO ZACHARY HOUSE TYPE; ADD OPTIONAL G/2B/10 | G/2B/10 |
| | DECK TO ROME HOUSE TYPE | |

SITE DEVELOPMENT PLAN
HOUSE FOOTPRINTS AND DETAILS
 RIVERSIDE OVERLOOK
 PHASE II
 SINGLE FAMILY DETACHED
 LOTS 7-12, 18-22, 24-33,
 AND ADDITIONAL GRADING ON LOTS 5 & 6

TAX MAP 41, GRID 11
 5TH ELECTION DISTRICT

PARCEL 179
 HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE
 OF MARYLAND, LICENSE NO. 16193
 EXPIRATION DATE: 09-27-2010

DESIGN BY: JCO
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: APRIL 2010
 SCALE: AS SHOWN
 W.O. NO.: 03-29

DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0980

OWNERS
 REWUER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

7 SHEET OF 7