

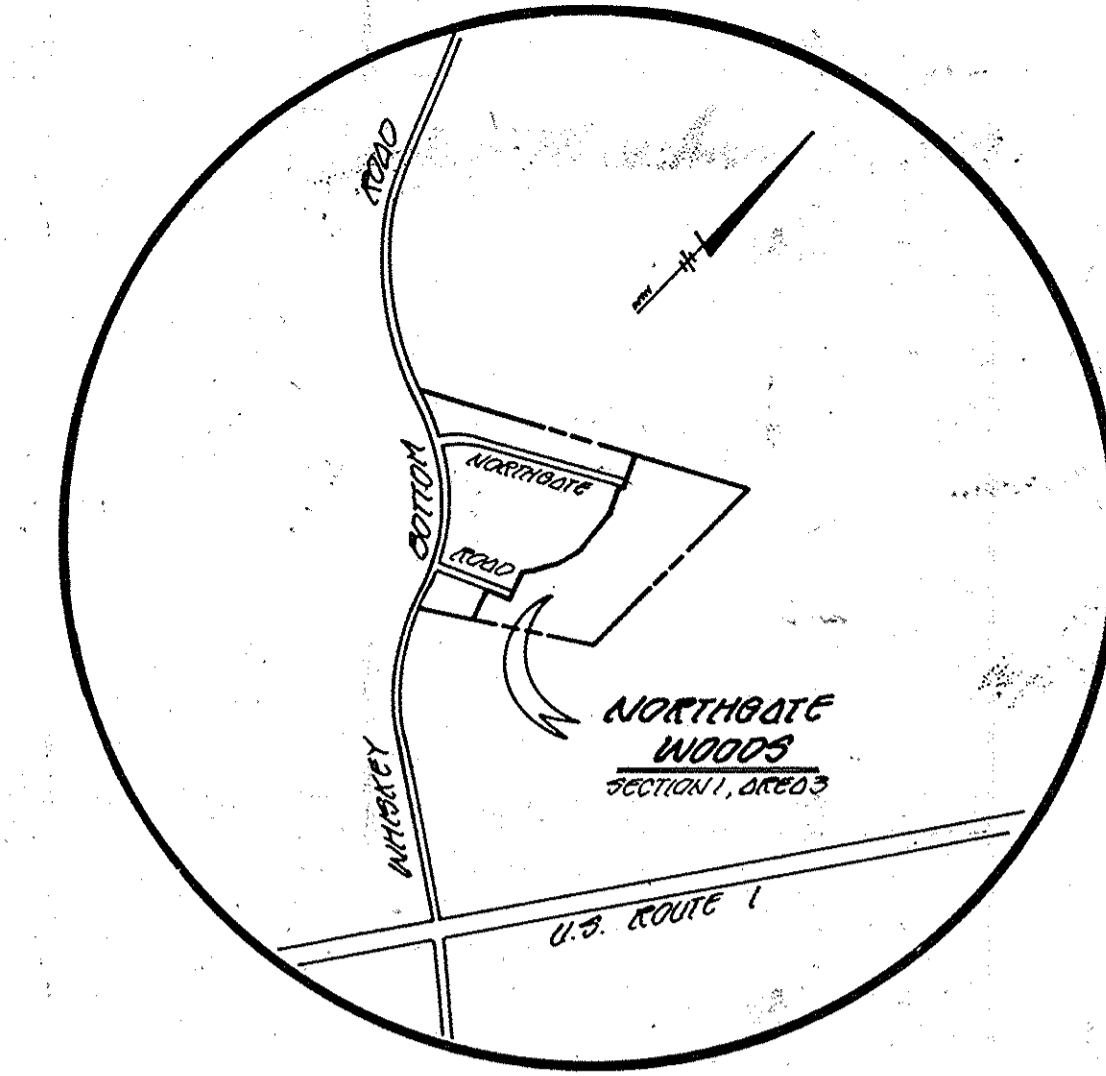
ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PROFESSIONAL KNOWLEDGE OF THE PROJECT AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Carl Collins
 CARL D. COLLINS P.E. REGISTERED PROFESSIONAL ENGINEER
 DATE 10/22/81

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS AT ANY TIME NECESSARY.
Lawrence C. Hauffer/RSK
 DATE 5-8-81

- GENERAL NOTES**
1. PROPERTIES SHOWN CAN BE FOUND ON TAX MAP #47 AS PART OF PARCEL #100. DEED REFERENCE
 2. PLAT REFERENCE SECTION 1, AREA 2, LOT 1: PLAT #4776 SECTION 1, AREA 3: PLATS
 3. PROPERTY SHOWN IS ZONED: R5C
 4. MINIMUM SETBACKS: SIDE=7.5', REAR=30' AND FRONT=35' SHOWN ON PLAN.
 5. ALL TYPICAL HOUSE DIMENSIONS & PROFILES, DRIVEWAY OPEN DETAIL AND SEDIMENT CONTROL NOTES & SPECIFICATIONS FOR INDIVIDUAL LOTS CAN BE FOUND ON SHEET 2 OF 2 OF THIS PLAN.
 6. SITE ANALYSIS:
 - A. TOTAL LOTS - 53, AREA = 302,258 ±
 - B. TOTAL LOTS NON-BUILDABLE (OPEN SPACE) - 3 (LOTS 8, 10 & 28) AREA = 100,039 ±
 - C. TOTAL LOTS BUILDABLE - 30, AREA = 202,219 ±
 - D. TOTAL IMPERVIOUS AREA = 43,892 ±
 - E. TOTAL DISTURBED AREA = 182,400 ±
 7. STREET TREES SHALL BE IN ACCORDANCE WITH SEC. 16.131 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 8. SEE VP-81-108
 9. PLAT REFERENCE #501 AND #502

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 5 FOOT ELEVATIONS
- WALK-OUT EASEMENT
- STREET TREES



APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 8-12-81
J. Williams

NORTHGATE WOODS
 SECTION 1, AREA 2
 PLAT #4533

NORTHGATE WOODS
 SECTION 1, AREA 2
 PLAT #4534
 ZONING: R5C
 LOT 47
 OPEN SPACE

PROPOSED 500 SHADE
 FOR CONSTRUCTION DETAILS
 SEE NORTHGATE ROAD
 CONSTRUCTION PLAN
 SHEET 2 OF 2

NOTE: LOT 19 CONTAINS TEMPORARY
 SEDIMENT CONTROL BASIN.
 SEE APPROVED PLAN # 79-167
 SHEET 4 OF 6 FOR LOTS &
 DETAILS

10
 OPEN SPACE
 45,002 ±
 STORM WATER MANAGEMENT
 DRAINAGE & UTILITY EASEMENT

NOTE: GRADING PLAN FOR PERMANENT
 STORM WATER MANAGEMENT FACILITY
 SHOWN ON SHEET 4 OF 6 OF
 APPROVED #79-167.

PROPERTY OF
 MURRAY SILVERMAN
 610 7310
 ZONING: RMH

OWNER
 NORTHGATE WOODS GENERAL PARTNERSHIP
 3750 WASHINGTON BOULEVARD
 LAUREL, MARYLAND 20880

DEVELOPER
 RYAN HOMES, INC.
 2811 MALLARD DRIVE
 SUITE 209
 LAUREL, MARYLAND 20811

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION
 DISTRICT AND TREE TECHNICAL REQUIREMENTS.
James R. Brown
 U.S. SOIL CONSERVATION SERVICE
 DATE 11-2-81

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION
 AND SEDIMENT CONTROL BY THE HOWARD SOIL
 CONSERVATION DISTRICT.
William V. Row
 DISTRICT SUPERVISOR
 HOWARD SOIL CONSERVATION DISTRICT
 DATE 11-2-81

APPROVED: HOWARD COUNTY OFFICE OF PLANNING
 AND ZONING.
Thomas R. Hamik
 PLANNING DIRECTOR
 DATE 11-9-81

John M. Moshman
 CHIEF DIVISION OF LAND DEVELOPMENT
 AND ZONING ADMINISTRATION
 DATE 11-6-81

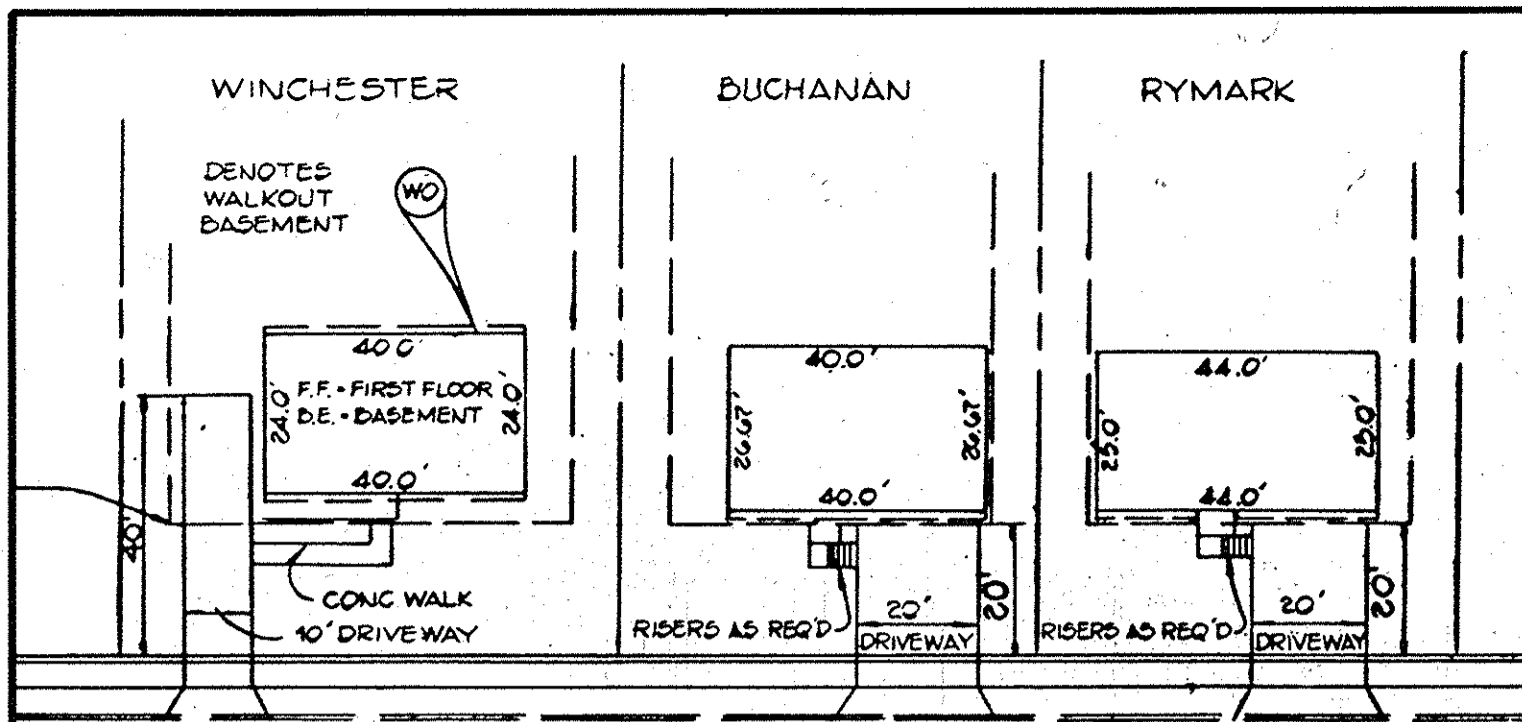
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE
 AND DRAINAGE SYSTEMS AND ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC
 WORKS.
James M. Lavin
 DIRECTOR
 DATE 11-14-81

William S. Rees
 CHIEF, BUREAU OF ENGINEERING
 DATE 11-3-81

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE
 SYSTEMS. HOWARD COUNTY HEALTH
 DEPARTMENT.
James M. Grayson
 COUNTY HEALTH DIRECTOR
 DATE 11-6-81

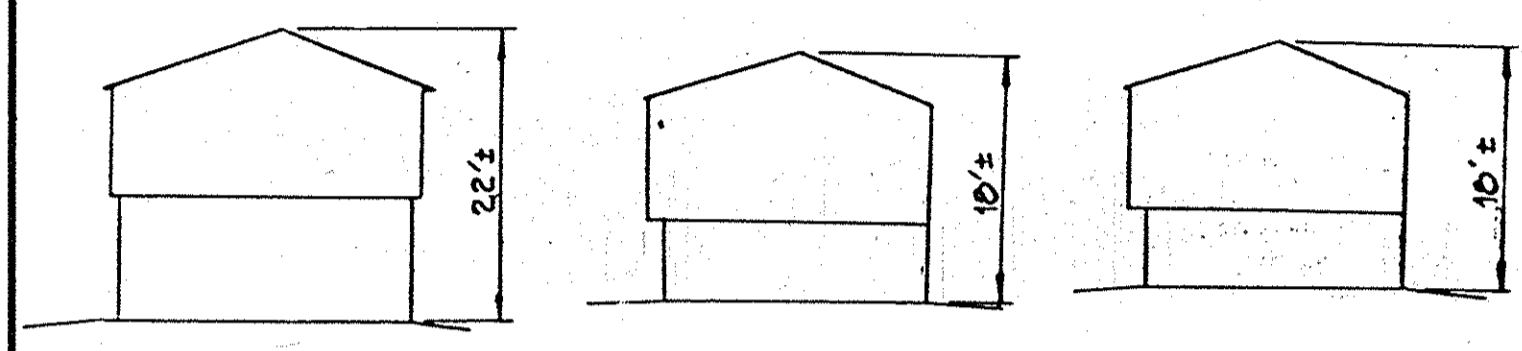
FISHER, COLLINS AND CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 8385 COURT AVENUE
 GILGOTT CITY, MARYLAND 21043
 TELE: 461-2855

SITE DEVELOPMENT &
 GRADING PLAN
"NORTHGATE WOODS"
 SECTION 1, AREA 2, LOT 1
 AND
 SECTION 1, AREA 3, LOTS 1-32
 TAX MAP #47 PARCEL 180
 SIXTH ELECTRON DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' APRIL 28, 1981
 SHEET 1 OF 2
 REV. 10/22/81 CHANGE MODEL LOT 25

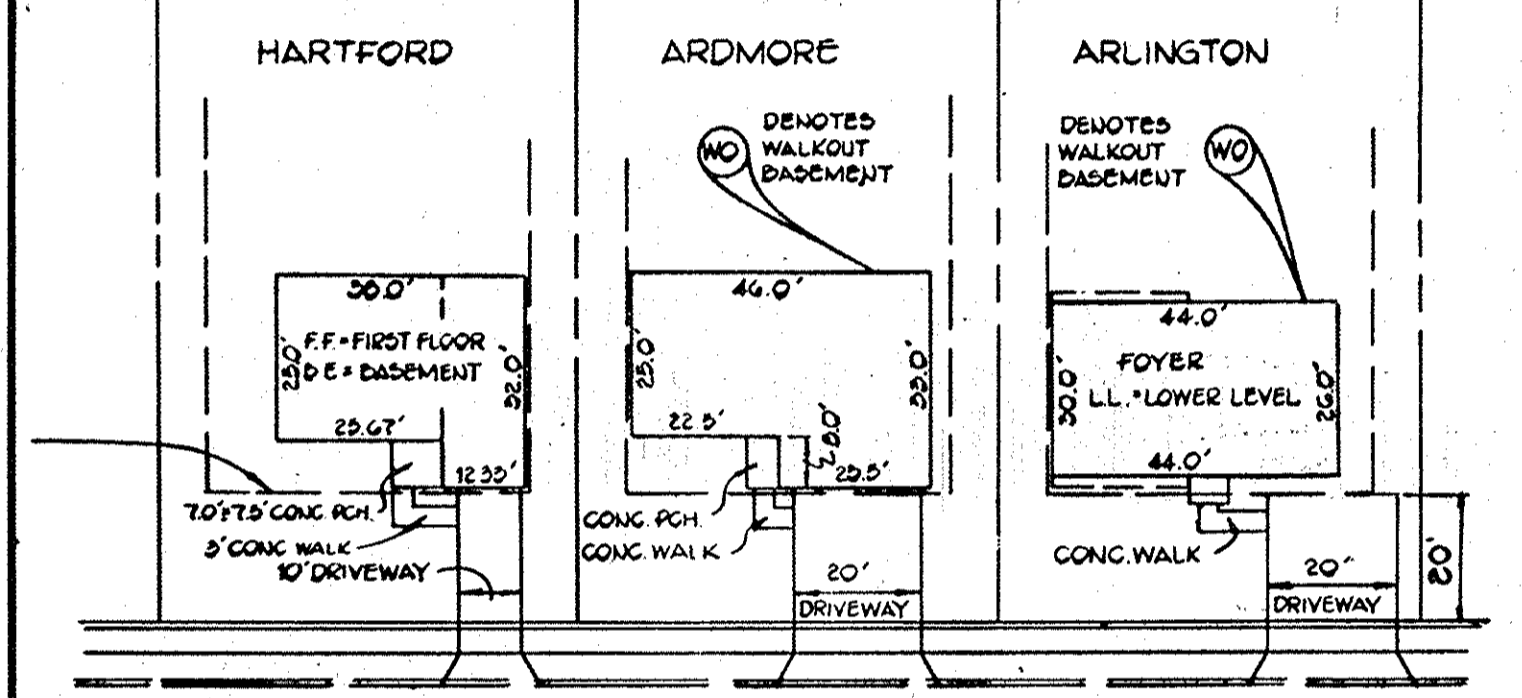


TYPICAL PLOT PLAN
NOT TO SCALE

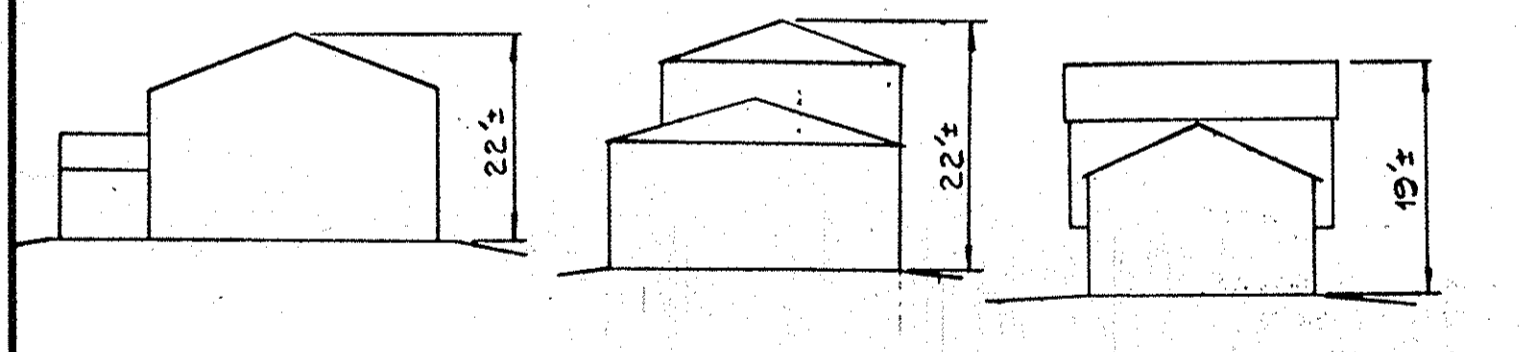
NOTE: THE BUCHANAN I, RYMARK I, WINCHESTER I AND ARDMORE ALL HAVE DOUBLE INTERNAL GARAGES. THE HARTFORD HAS A SINGLE INTERNAL GARAGE. THE WINCHESTER HAS AN OPTIONAL GARAGE.



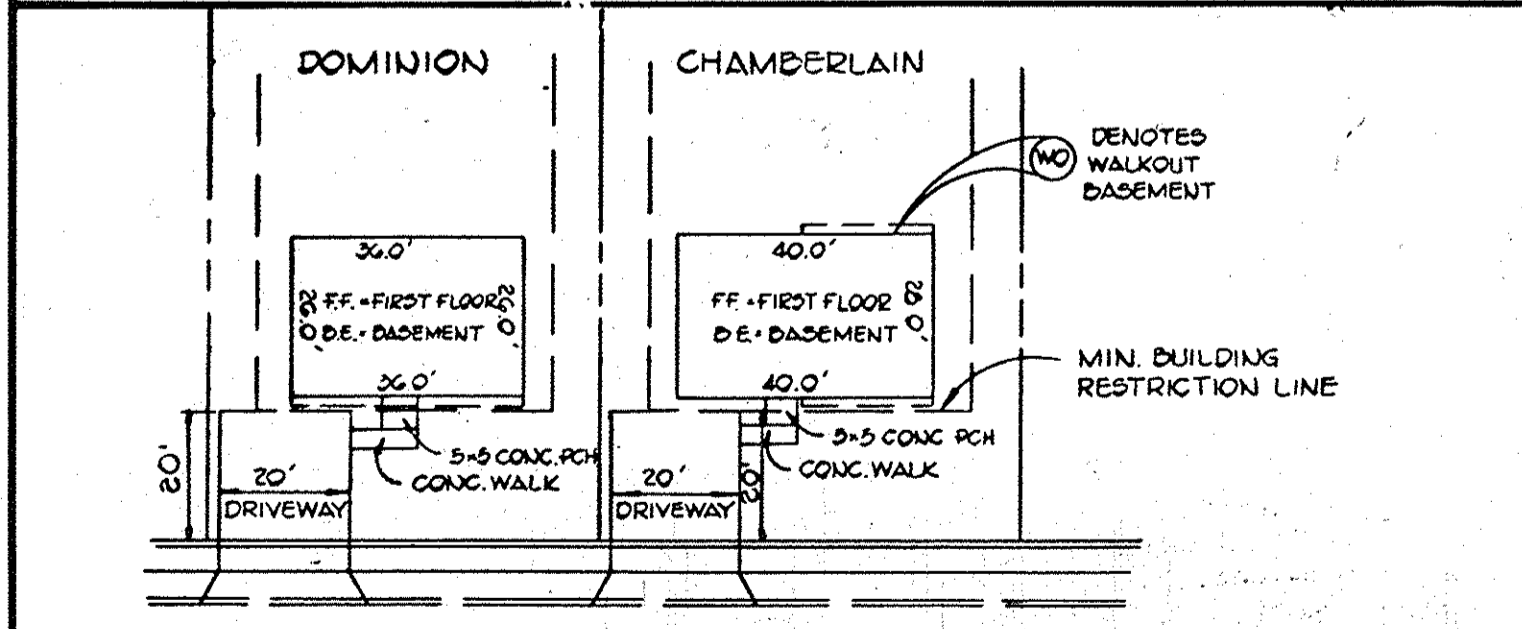
SCHEMATIC PROFILE
NOT TO SCALE



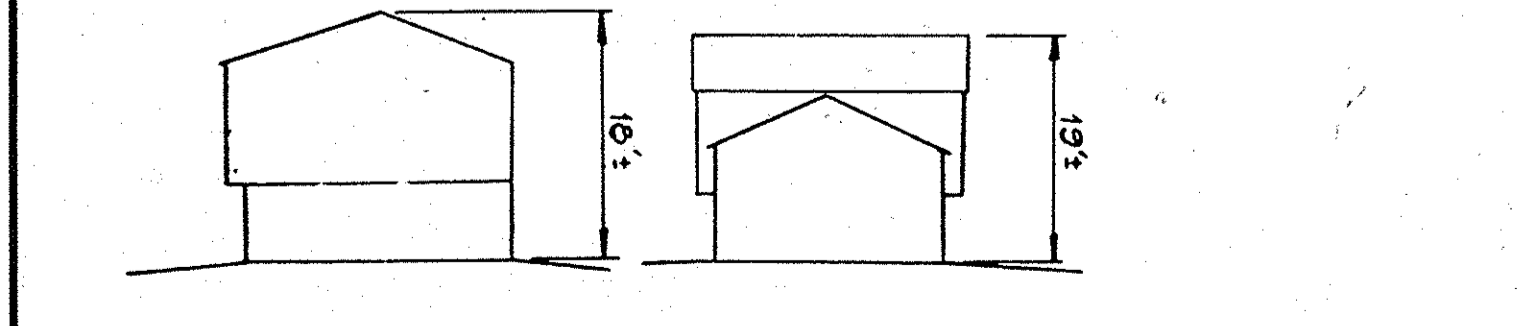
TYPICAL PLOT PLAN
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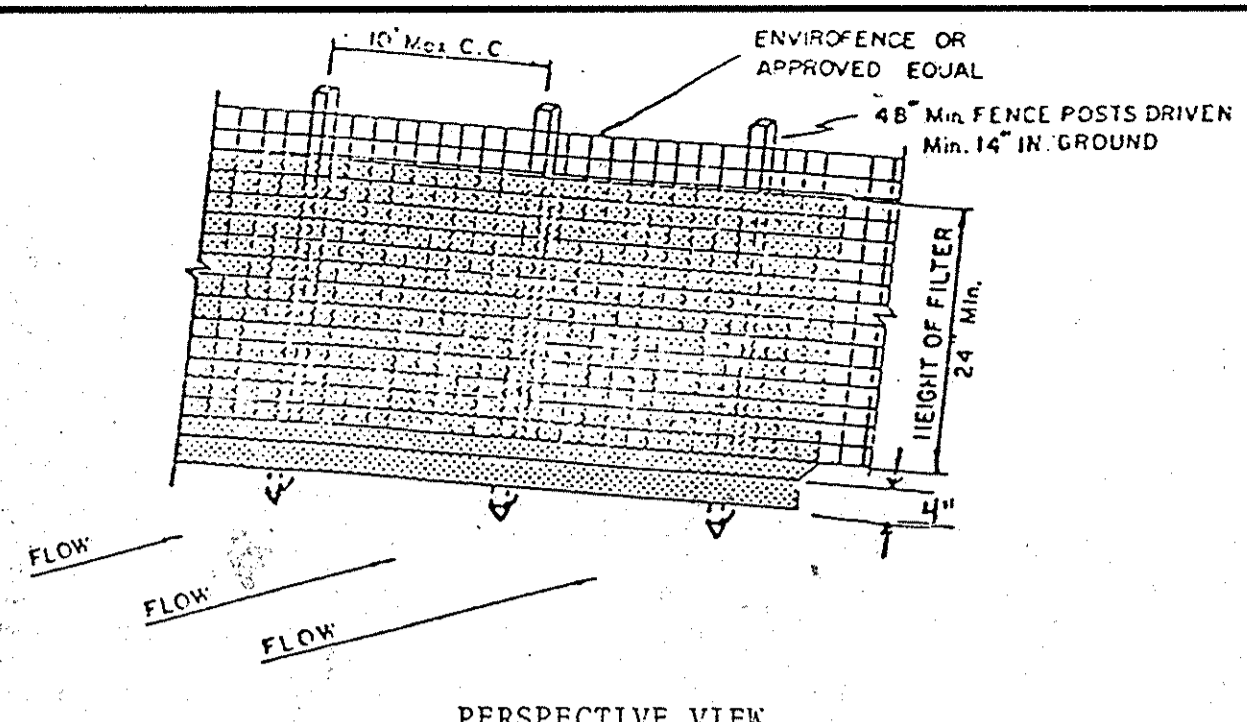
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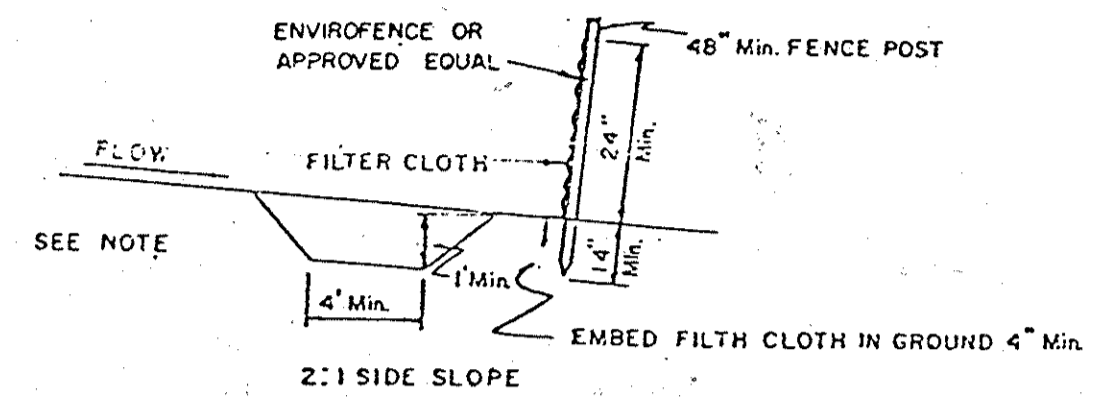
TYPICAL PLOT PLAN
NOT TO SCALE



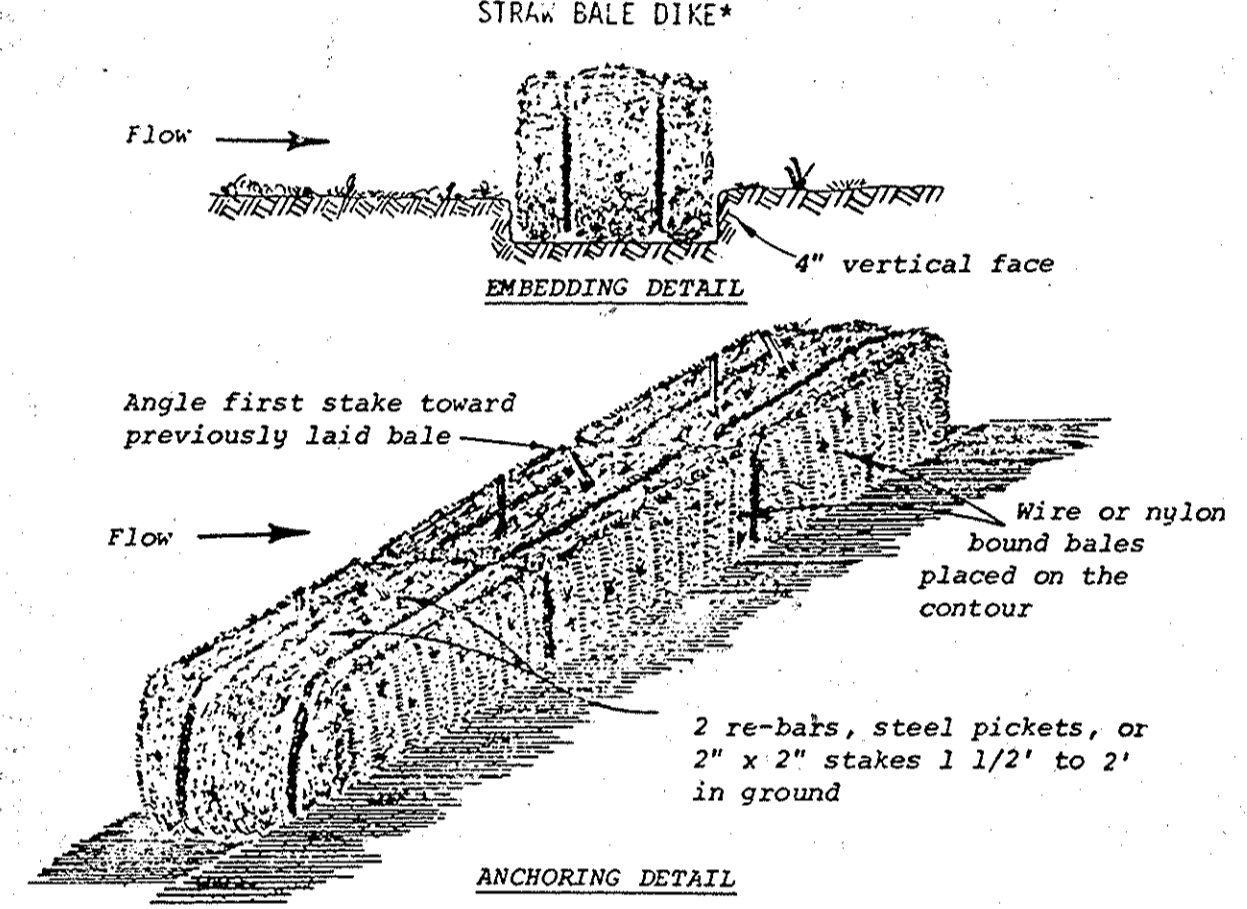
SCHEMATIC PROFILE
NOT TO SCALE



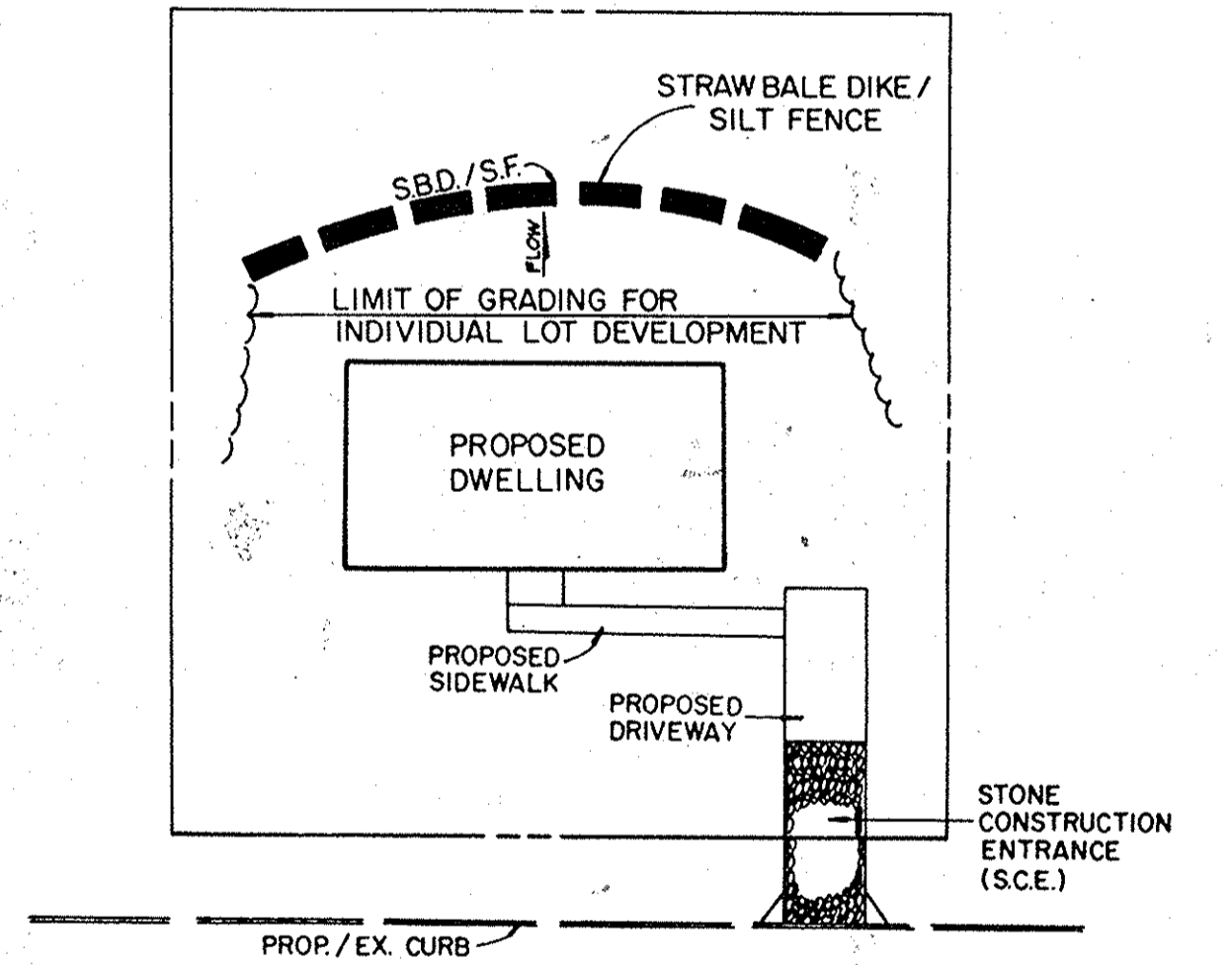
PERSPECTIVE VIEW



SECTION
SILT FENCE DETAIL

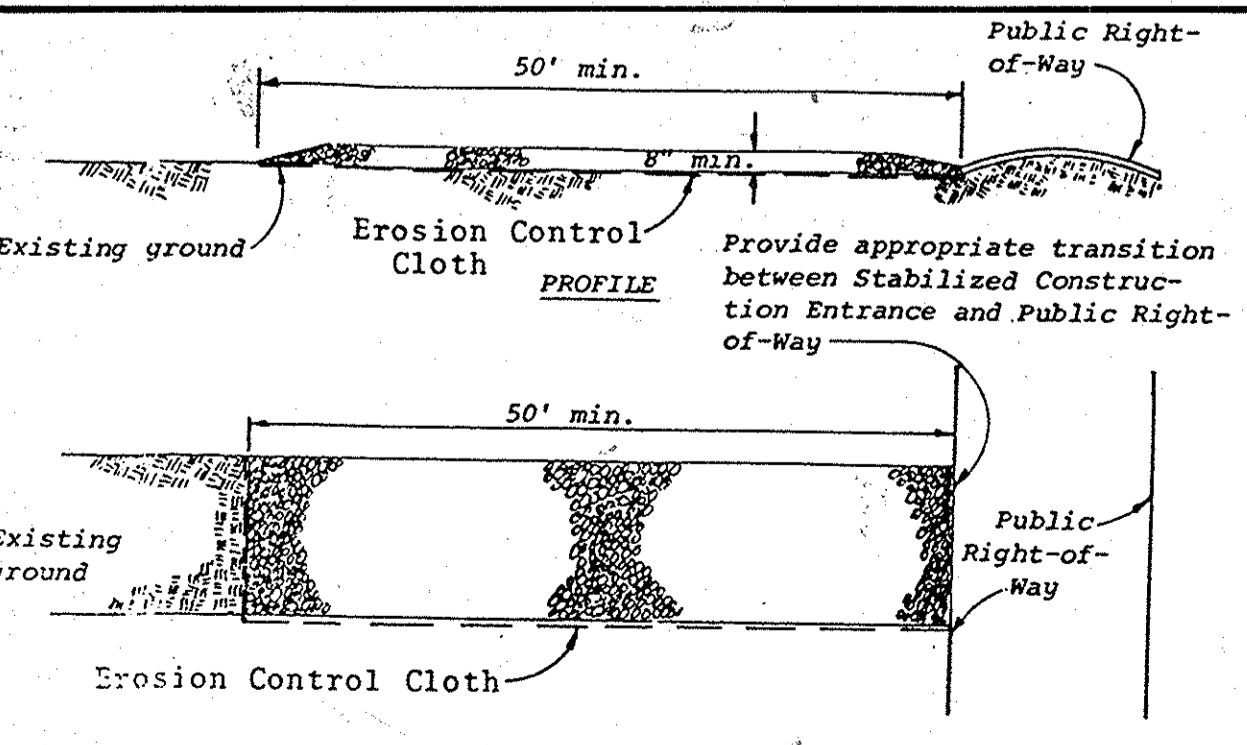


ANCHORING DETAIL



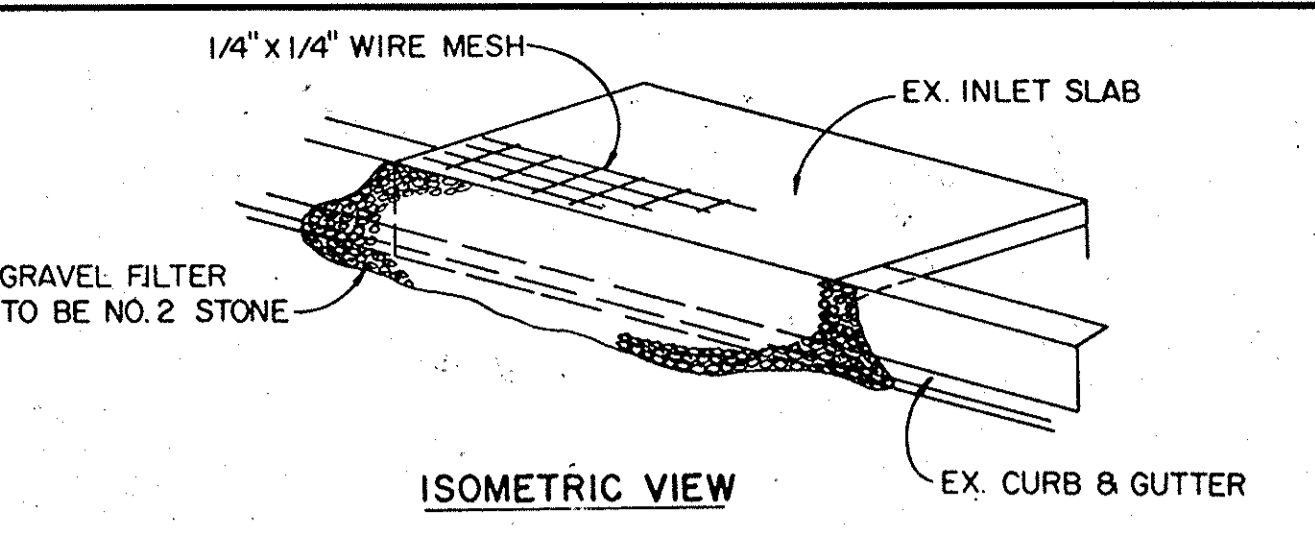
TYPICAL SEDIMENT CONTROL MEASURES
FOR INDIVIDUAL LOT GRADING

NO SCALE

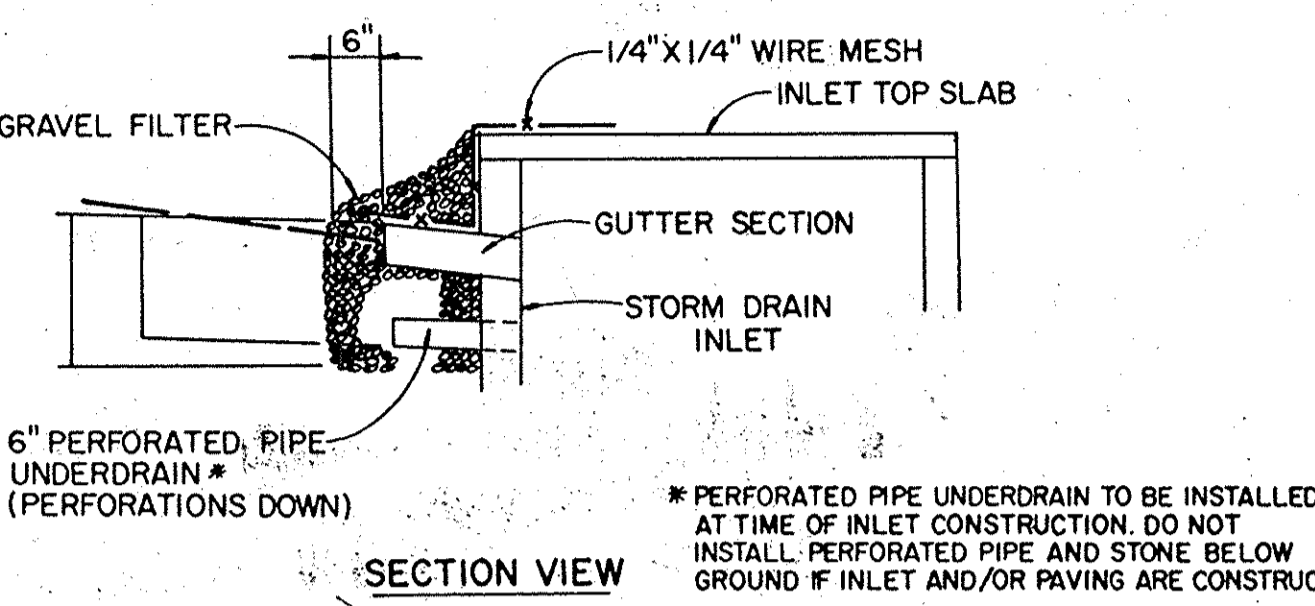


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



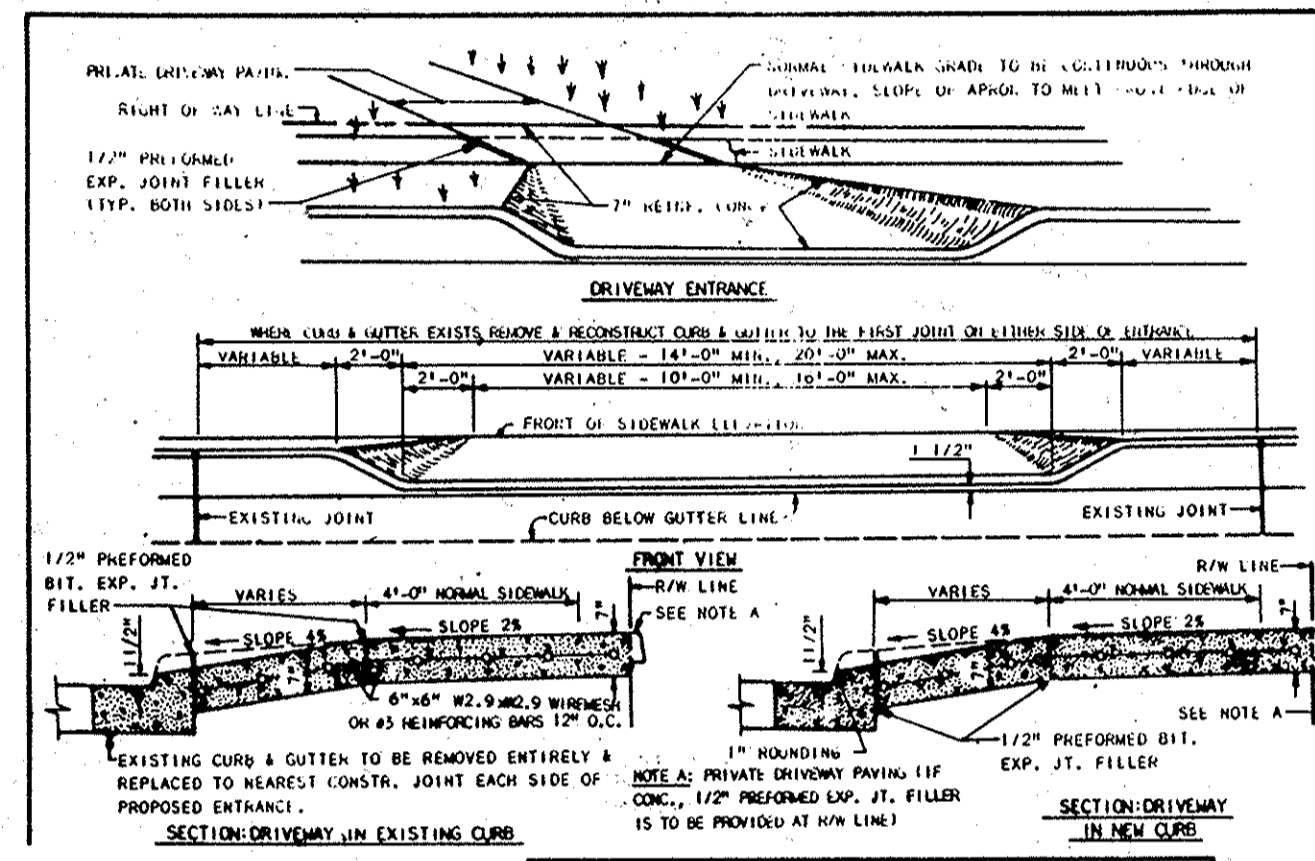
ISOMETRIC VIEW



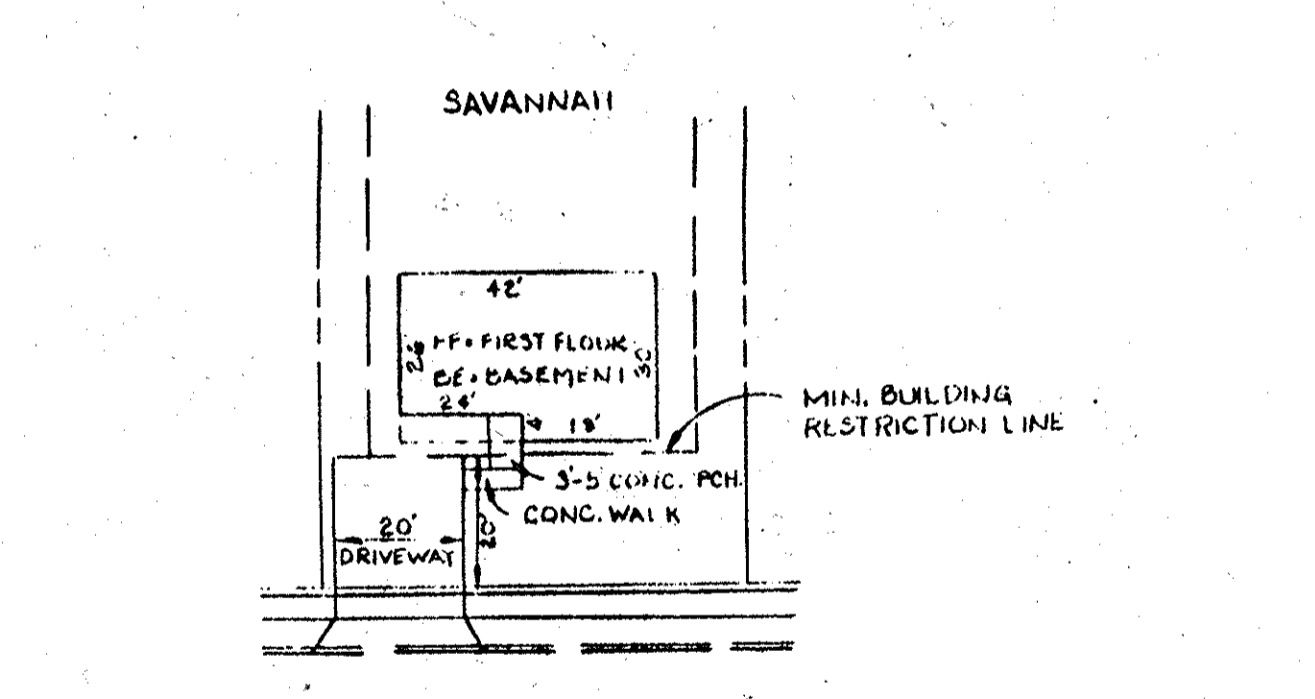
SECTION VIEW

STONE FILTER INLET PROTECTION DETAIL

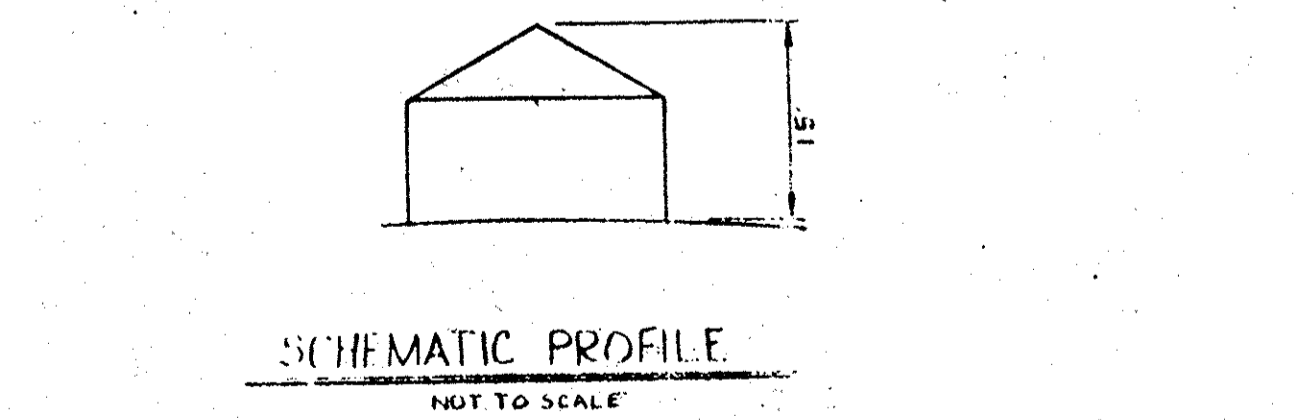
NO SCALE



RESIDENTIAL DRIVEWAY ENTRANCE
CLOSED SECTION WITH STANDARD 7" COMBINATION CURB
AND GUTTER AND SIDEWALK SET BACK FROM CURB



TYPICAL PLOT PLAN
NOT TO SCALE



SCHEMATIC PROFILE
NOT TO SCALE

APPROVED
HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR *James H. Hannon* 11-9-81
DATE
CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
James H. Hannon 11-6-81
DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR *James H. Hannon* 11-6-81
DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
COUNTY HEALTH OFFICER
James H. Hannon 11-6-81
DATE
REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
James H. Hannon 11-2-81
DATE
U.S. SOIL CONSERVATION SERVICE
DISTRICT COORDINATOR
James H. Hannon 11-2-81
DATE
HOWARD SOIL CONSERVATION DISTRICT
ENGINEER'S CERTIFICATE
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.
James H. Hannon 11-2-81
DATE
DISTRICT COORDINATOR
HOWARD SOIL CONSERVATION DISTRICT
DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
James H. Hannon 5-8-81
DATE

SEDIMENT CONTROL NOTES

- GRADING PERMITS SHALL BE OBTAINED PRIOR TO INSTALLATION OF SEDIMENT CONTROL AND GRADING.
- ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED AND STABILIZED ACCORDING TO THIS PLAN PRIOR TO ANY OTHER GRADING, CLEARING OR DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
- NOTIFY THE BUREAU OF INSPECTIONS AND PERMITS AT LEAST 24 HOURS BEFORE STARTING WORK.
- ALL SEDIMENT CONTROL PRACTICES SHALL CONFORM TO THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AND SHALL BE ADJUSTED TO MEET ACTUAL FIELD CONDITIONS.
- STABILIZATION OF DISTURBED GROUND TO BE DONE AS SOON AFTER CONSTRUCTION AS POSSIBLE.
- ALL GRADING SHALL BE TREATED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - SEEDING-CERTIFIED 85% GERMINATION APPLIED AT THE RATE OF 3 lbs./1000 SQ. FT.
PERMANENT - MIXTURE 40% MERION BLUEGRASS, 40% SOUTH DAKOTA BLUEGRASS, AND 20% PENN LAWN CREEPING RED FESCUE.
TEMPORARY - ITALIAN OR PERENNIAL RYE GRASS.
 - FERTILIZER 10-10-10 APPLIED AT A RATE OF 23 lbs./1000 SQ. FT. GROUND AGRICULTURAL LIME OR DOLOMITIC LIME APPLIED AT A RATE OF 90 lbs./1000 SQ. FT.
 - MULCHING
 - SEEDED AREAS SHALL BE UNIFORMLY MULCHED IMMEDIATELY AFTER SEEDING WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 - 2 TONS/ACRE.
 - TIE MULCH DOWN WITH LIQUID ASPHALT AT 0.1 GAL./S.Y. OR EMULSIFIED ASPHALT AT 0.04 GAL./S.Y. OR MULCH NETTING.
- ALL STRUCTURAL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BUREAU OF INSPECTIONS AND PERMITS.
- ON-SITE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES INCLUDING CLEAN OUT OF SEDIMENT TRAPS AND DIKES, AND PROPER ESTABLISHMENT OF ALL PLANNED VEGETATIVE MEASURES WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR HIS REPRESENTATIVE ON THE SITE ON A CONTINUING DAY TO DAY BASIS.
- IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT AND EROSION CONTROL DEVICES TO PROTECT STABILIZED AREAS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADS FREE OF SEDIMENT DEPOSITS LEFT FROM TRAFFIC LEAVING CONSTRUCTION SITE.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL CONSTRUCTION ENTRANCES.
- IF HOUSES ARE TO BE CONSTRUCTED ON AN "AS SOLD" BASIS AT RANDOM SINGLE LOT, SEDIMENT CONTROL AS SHOWN ON THIS SHEET SHALL BE IMPLEMENTED.
- CONSTRUCTION SEQUENCE:
 - INSTALL AND STABILIZE SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE DIVERSION DIKES.
 - EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE.
 - ERECT STRUCTURES AND PAVE DRIVEWAYS.
 - FINAL GRADE AND STABILIZE IN ACCORDANCE WITH NOTE #6.
- SEDIMENT AND EROSION CONTROL MEASURES IMPLEMENTED IN ACCORDANCE WITH F-79-167 SHALL REMAIN IN PLACE UNTIL ALL LOTS HAVE BEEN STABILIZED.
- ALL EXISTING SEDIMENT CONTROL WILL BE REPAIRED TO MEET STANDARDS AND SPECIFICATIONS.
- THE SEDIMENT BASIN/STORM WATER MANAGEMENT POND WILL BE CLEARED OF SEDIMENT BEFORE LOT GRADING, IF IT IS FILLED TO THE CLEAN OUT LEVEL.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 8-12-81
James H. Hannon

SPECIFICATIONS & DETAILS SHEET
"NORTHGATE WOODS"
SECTION 1, AREA 2, LOT 1
AND
SECTION 1, AREA 3, LOTS 1-32
TAX MAP 47 PARCEL 180
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' APRIL 28, 1981
SHEET 2 OF 2