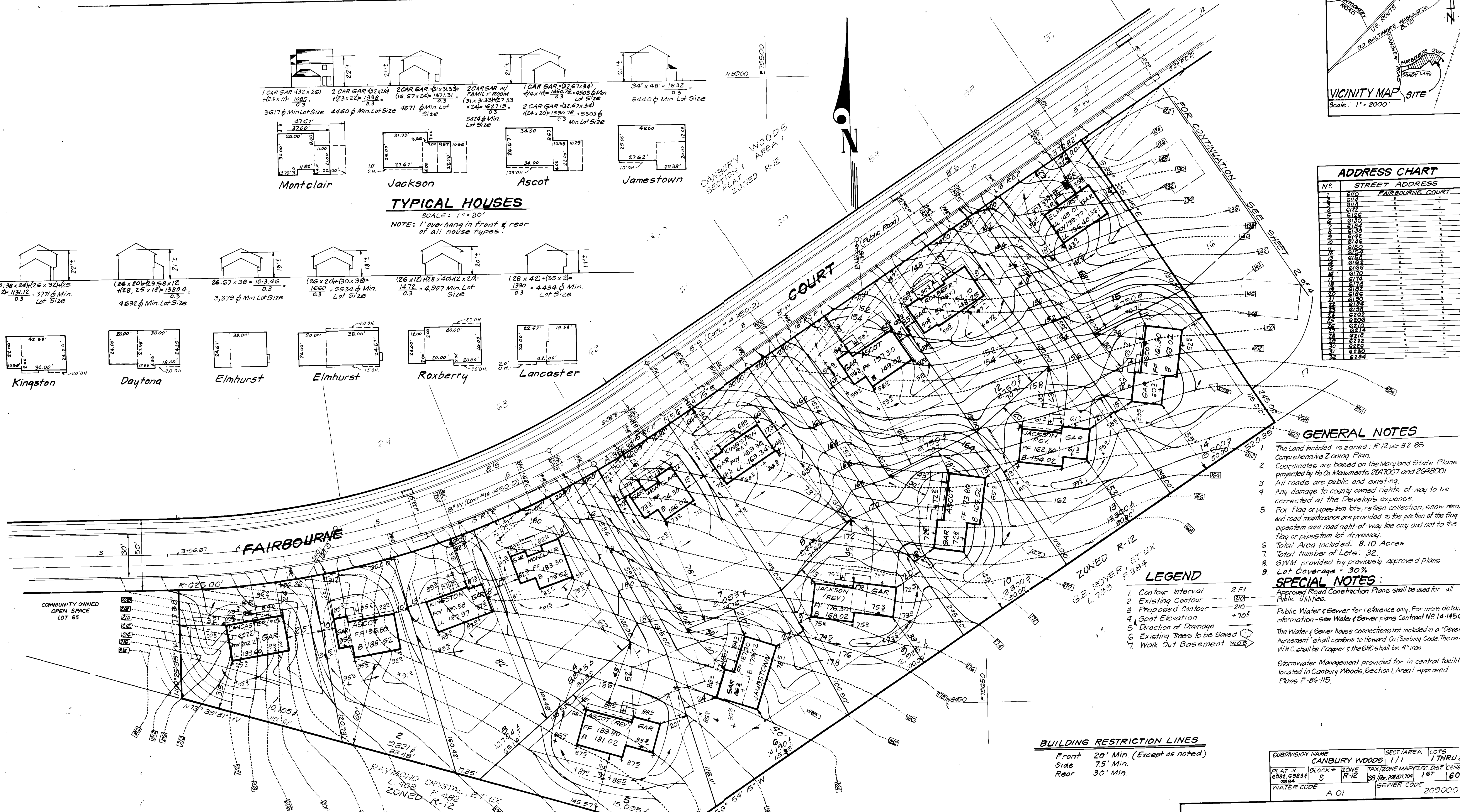


ADDRESS CHART	
N#	STREET ADDRESS
1	8110 FAIRBOURNE COURT
2	8112
3	8114
4	8116
5	8118
6	8120
7	8122
8	8124
9	8126
10	8128
11	8130
12	8132
13	8134
14	8136
15	8138
16	8140
17	8142
18	8144
19	8146
20	8148
21	8150
22	8152
23	8154
24	8156
25	8158
26	8160
27	8162
28	8164
29	8166
30	8168
31	8170
32	8172
33	8174
34	8176
35	8178
36	8180
37	8182
38	8184
39	8186
40	8188
41	8190
42	8192
43	8194
44	8196
45	8198
46	8200
47	8202
48	8204
49	8206
50	8208
51	8210
52	8212
53	8214
54	8216
55	8218
56	8220
57	8222
58	8224
59	8226
60	8228
61	8230
62	8232



- GENERAL NOTES**
- The Land included is zoned R-12 per B-2-85 Comprehensive Zoning Plan.
  - Coordinates are based on the Maryland State Plane as projected by the Co. Monuments 25A7007 and 26A8001.
  - All roads are public and existing.
  - Any damage to county owned rights of way to be connected at the Developer's expense.
  - 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 only and not to the flag or pipestem lot driveway.
  - Total Area Included: 8.10 Acres
  - Total Number of Lots: 32
  - SWM provided by previously approved plans
  - Lot Coverage = 30%

- LEGEND**
- Contour Interval 2 Ft
  - Existing Contour 20'
  - Proposed Contour 210'
  - Spot Elevation +70'
  - Direction of Drainage
  - Existing Trees to be Saved
  - Walk Out Basement

- SPECIAL NOTES:**
- Approved Road Construction Plans shall be used for all Public Utilities.
  - Public Water & Sewer for reference only. For more detailed information - see Water & Sewer plans Contract No. 14-1450-D.
  - The Water & Sewer house connections not included in a "Developer Agreement" shall conform to Howard Co. Plumbing Code. The on-site W.H.C. shall be 1" copper & the S.H.C. shall be 4" iron.
  - Stormwater Management provided for in central facility located in Canbury Woods, Section I, Area I. Approved Plans F-86-115.

**BUILDING RESTRICTION LINES**

Front 20' Min. (Except as noted)  
Side 7.5' Min.  
Rear 30' Min.

SUBDIVISION NAME	CANBURY WOODS	SECT./AREA	1/1	LOTS	1 THRU 32
PLAT #	6202, 6203, 6204	BLOCK #	S	ZONE	R-12
TAX/ZONE MAP/LEC. DIST	38/12/2001/104	167	6012		
WATER CODE	A 01	SEWER CODE	209 000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*John M. ...* 2-4-87  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

*John M. ...* 2-20-87  
PLANNING DIRECTOR DATE

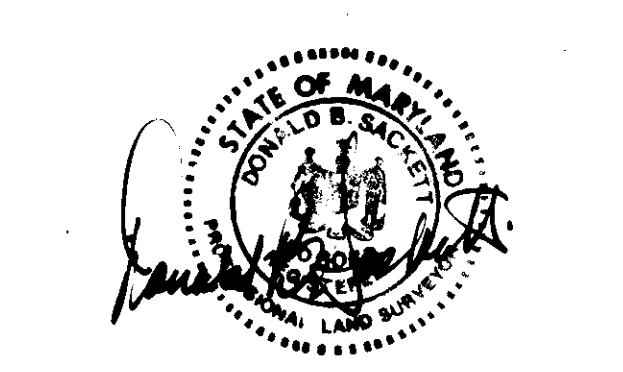
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*John M. ...* 1-30-87  
DIRECTOR DATE

*John M. ...* 1-27-87  
CHIEF BUREAU OF ENGINEERING DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND

*John M. ...* 12-2-86  
DATE



**CLARK · FINEFROCK & SACKETT**  
ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED: J.M.E.  
DRAWN: V.H.L., V.L.M.  
CHECKED: J.M.E.  
DATE: 10-22-86

**SITE DEVELOPMENT PLAN**  
LOTS 1 THRU 32  
**CANBURY WOODS**  
SECTION I AREA 1  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: WASHINGTON HOMES, INC.  
Chandler Center, P.O. Box 100G  
Waldorf, Maryland 20601

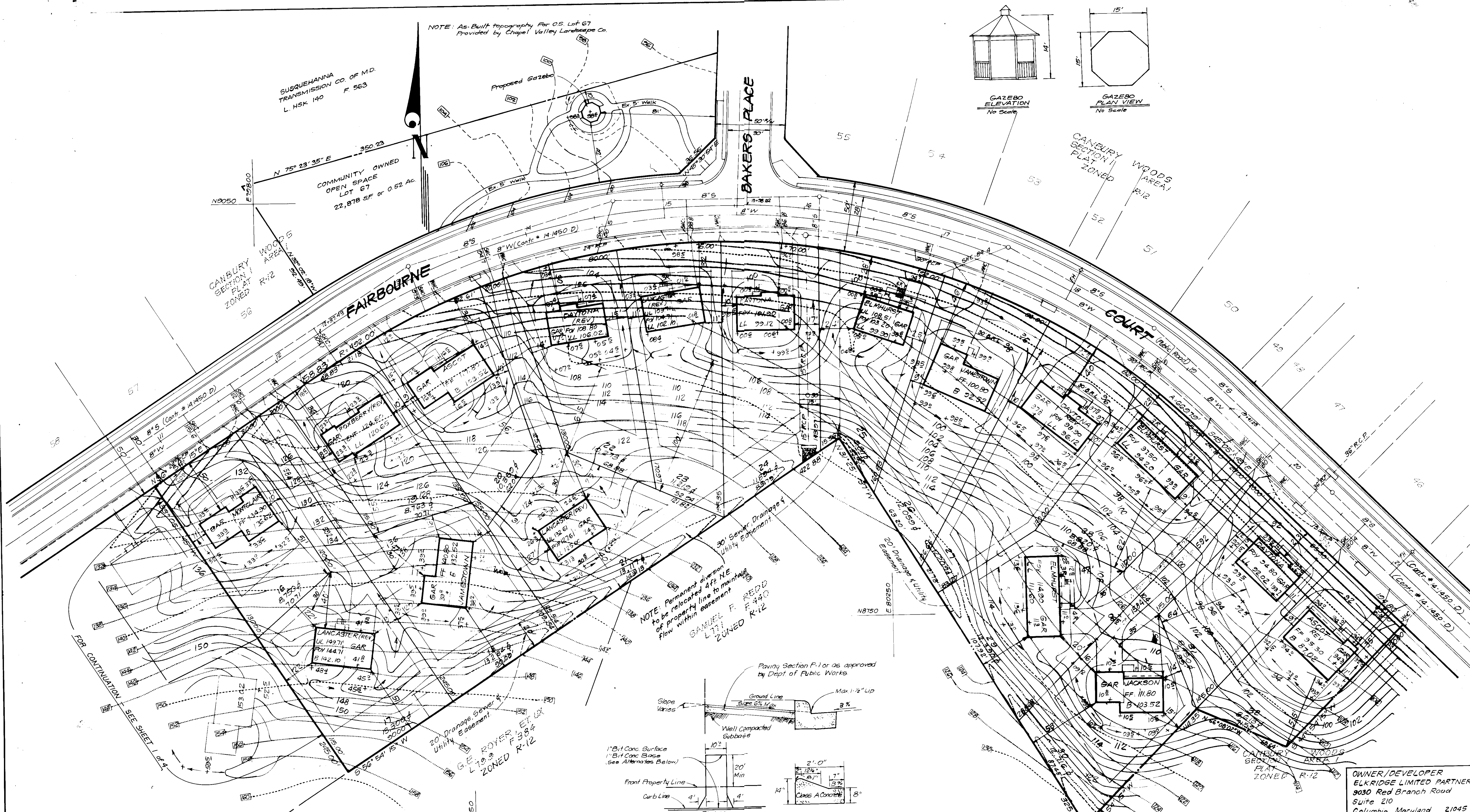
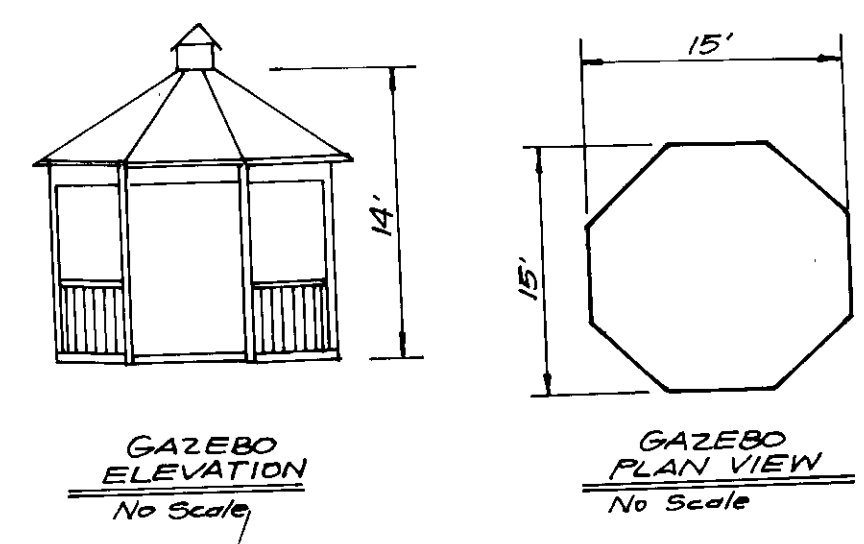
SCALE: 1" = 30'  
DRAWING: 1 of 4  
JOB NO.: 86-08  
FILE NO.: 86-08

**SDP-87-83**



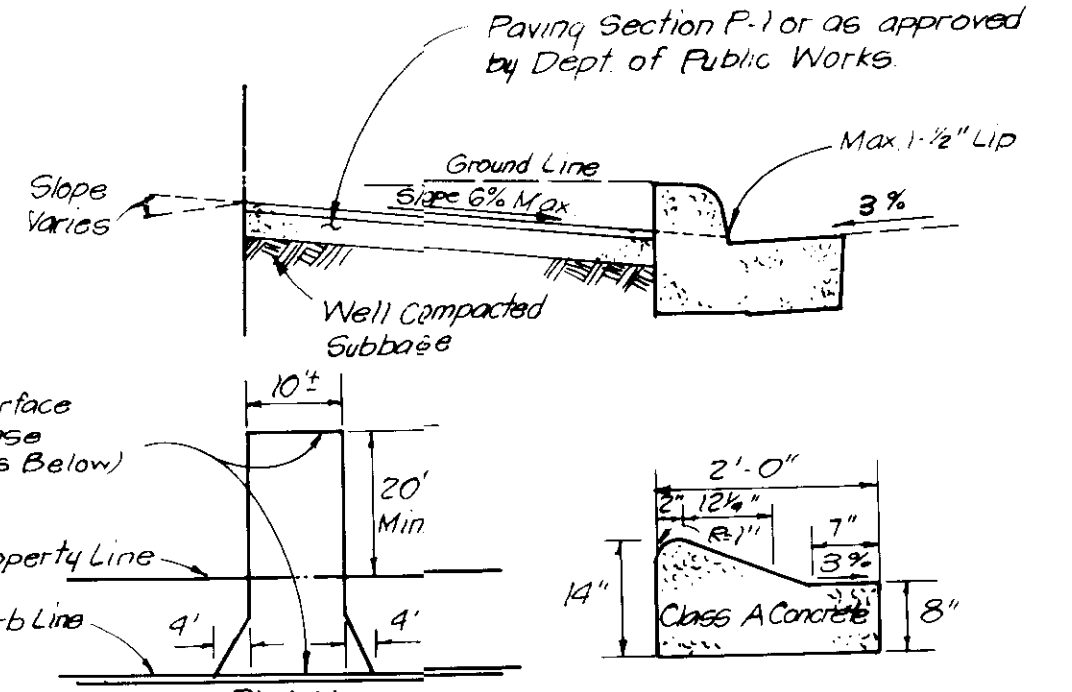
SUSQUEHANNA  
TRANSMISSION CO. OF M.D.  
L. HSK 140 F. 563

NOTE: As-Built topography for OS Lot 67  
Provided by Chapel Valley Landscape Co.



NOTE: Permanent diversion  
to be relocated 4ft. NE  
of property line to maintain  
flow within easement

SAMUEL F. REDD  
L.L. 111.80  
ZONED R-12



DRIVEWAY ABUTTING MODIFIED COMB. CURB & GUTTER \*

ALTERNATE #1  
1" B1 Conc. Surface  
1" B1 Conc. Base  
5' Gravel

\* See Ho Co Std. R 3.01 for  
Std 7" Comb Curb & Gutter  
necessary on the Cul-De-Sac.

N°	REVISION	DATE
2	Add Community O.S. Lot 67 and Gazebo	7-28-87
1	Revised Existing & Proposed Grading Earth Dikes	2-13-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 2-1-87  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

*[Signature]* 2-20-87  
PLANNING DIRECTOR DATE

*[Signature]* 2-19-87  
CHIEF DIVISION OF LAND DEVELOPMENT  
AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 1-30-87  
DIRECTOR DATE

*[Signature]* 1-21-87  
CHIEF BUREAU OF ENGINEERING DATE

APPROVED

DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 12-2-86



OWNER/DEVELOPER  
ELKRIDGE LIMITED PARTNERSHIP  
9030 Red Branch Road  
Suite 210  
Columbia, Maryland 21045

**CLARK · FINEROCK & SACKETT**  
ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED J.M.E.	<b>SITE DEVELOPMENT PLAN LOTS 1 THRU 32</b>  <b>CANBURY WOODS</b>  SECTION 1 AREA 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  FOR: WASHINGTON HOMES, INC Chandler Center PO Box 1006 Waldorf, Maryland 20601	SCALE 1"=30'
DRAWN V.H.L.		DRAWING 2 of 4
CHECKED J.M.E.		JOB NO. 86 081
DATE 10-22-86		FILE NO. 86 081



**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 2:1, 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 11, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 34), temporary stabilizations (Sec. 50) and mulch alone can only be used 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 of Site	8,100 Acres
Area Disturbed	7,230 Acres
Area to be revegetated or planted	1,827 Acres
Area to be vegetatively stabilized	5,373 Acres
Total Cut	Cu. 798
Total Fill	Cu. 148
Offsite waste/borrow area location	N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPM 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 permanent 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.
- If houses are to be constructed on an "As-Built" basis, at random, single lot sediment control as shown below shall be implemented.
- All pipes to be blocked at the end of each day (see detail below): N/A
- The total amount of straw bale dikes/silt fence equals 130 L.P.

**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, disking or other acceptable means before seeding.

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 100 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/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 lbs per acre (1.4 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 (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of 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 reseeds.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

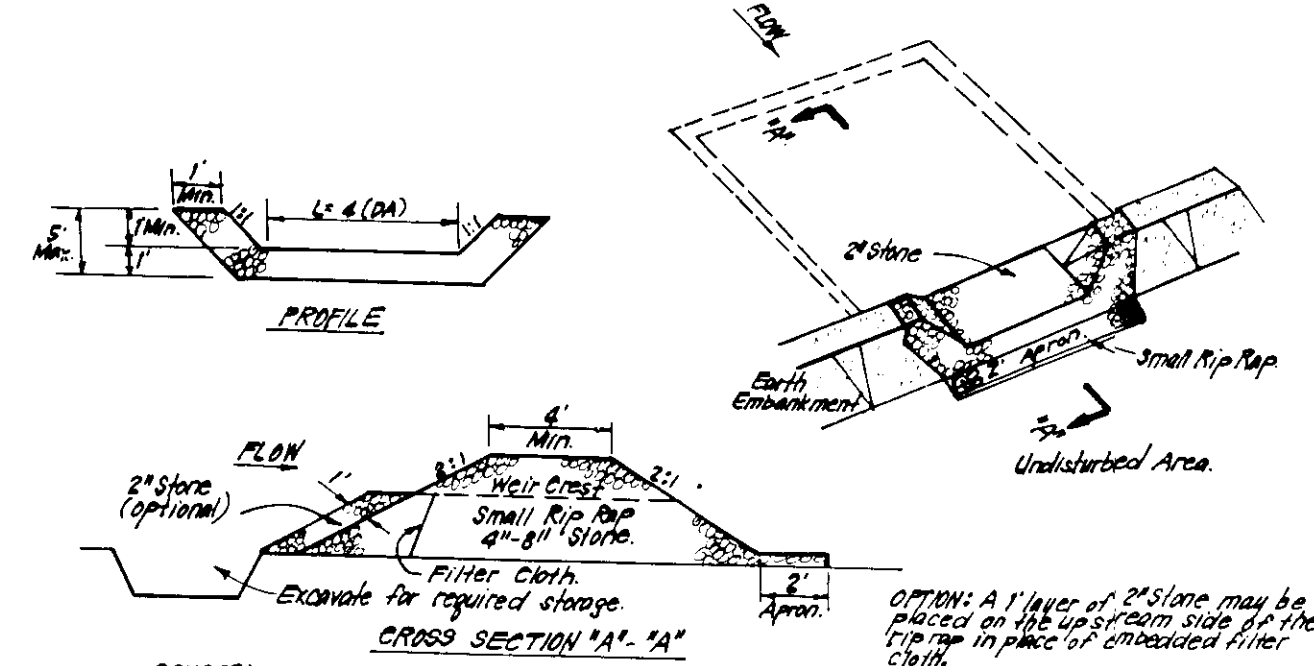
**Seedbed Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

**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 25 bushels per acre of annual ryegrass (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 16 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 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



**CONSTRUCTION SPECIFICATIONS:**

- Any outlet embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The soil area shall be cleared.
- The fill material for the embankment shall be free of rocks and other woody vegetation as well as over-sized debris, rock, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
- All cut and fill slopes shall be 2:1 or flatter.
- The stone used in the outlet shall be small rip rap 4"-8" along with 1" thickness of 2" aggregate placed on the upstream side on the small rip rap. An embankment filter cloth in the rip rap accumulation to 1/2 the design depth of the trap.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

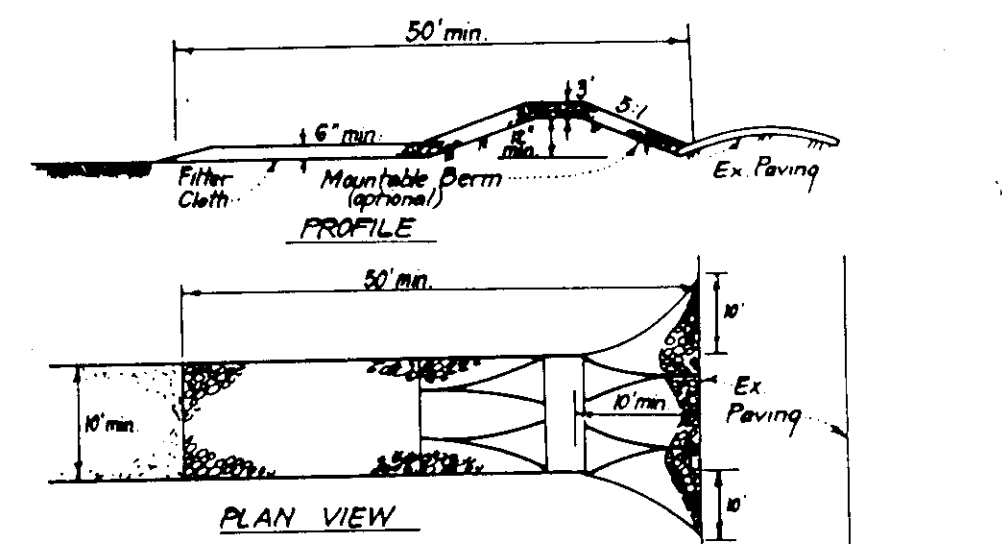
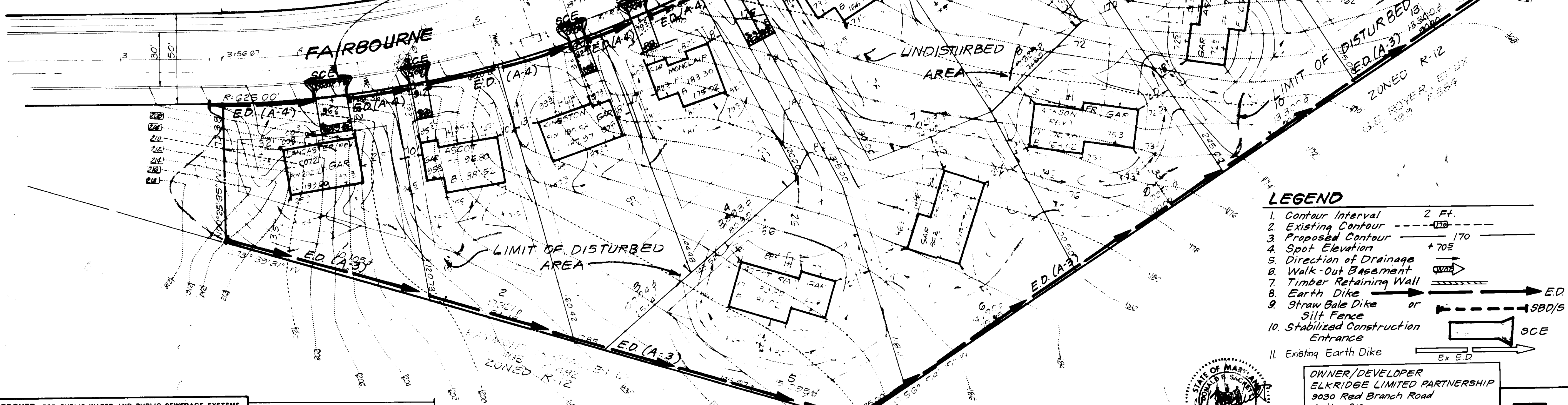
**STONE OUTLET SEDIMENT TRAP (S.O.S.T.) STD. NO SCALE**

**CONSTRUCTION SEQUENCE**

	NO. OF DAYS
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	10
B. Excavate for Foundations and Rough Grade of Temporary Stabilize.	60
C. Construct Structures, Sidewalks and Driveways.	300
D. Final Grade and Stabilize in accordance with Stds. & Specs.	20
E. Upon approval of the sediment control Inspector, remove sediment and erosion controls and stabilize.	10

\* Delay construction on lots 16 & 32. Houses to be constructed using single lot control upon trap removal.

\*\* See sheet 2 of 4 for adjustment to permanent diversion.



**CONSTRUCTION SPECIFICATIONS:**

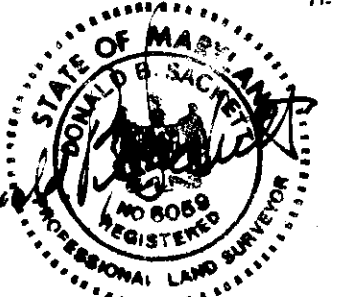
- Stone size - Use 2" stone or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a simple residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on simple family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a maintainable berm with 3" slope will be provided.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone for conditions deemed and/or repair and/or cleanup of any measures used to trap sediment. All sediment applied, trapped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

**STABILIZED CONSTRUCTION ENTRANCE (SCE)**

**LEGEND**

1. Contour Interval	2 Ft.
2. Existing Contour	---
3. Proposed Contour	---
4. Spot Elevation	+ 70.5
5. Direction of Drainage	→
6. Walk-Out Basement	→
7. Timber Retaining Wall	→
8. Earth Dike	→ ED
9. Straw Bale Dike or Silt Fence	→ SBD/S
10. Stabilized Construction Entrance	→ SCE
11. Existing Earth Dike	→ Ex. E.D.

OWNER/DEVELOPER  
ELKRIDGE LIMITED PARTNERSHIP  
9030 Red Branch Road  
Suite 210  
Columbia, Maryland 21045



**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and was prepared in accordance with the standards of the Howard Soil Conservation District.

*G. Nelson Clark*  
G. Nelson Clark  
10-23-86  
Date

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.**  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 2-4-87

**APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.**  
DATE: 2-20-87

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.**  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 1-30-87

**APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION.**  
DATE: 1-27-87

**APPROVED**  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE: 12-2-86

**DEVELOPER'S BUILDER'S CERTIFICATE**

I certify that all the work shown on this plan has been done in accordance with the approved plan and that the construction has been completed in accordance with the plan and that the site inspection by the authorized agents, as are named herein, is true and correct.

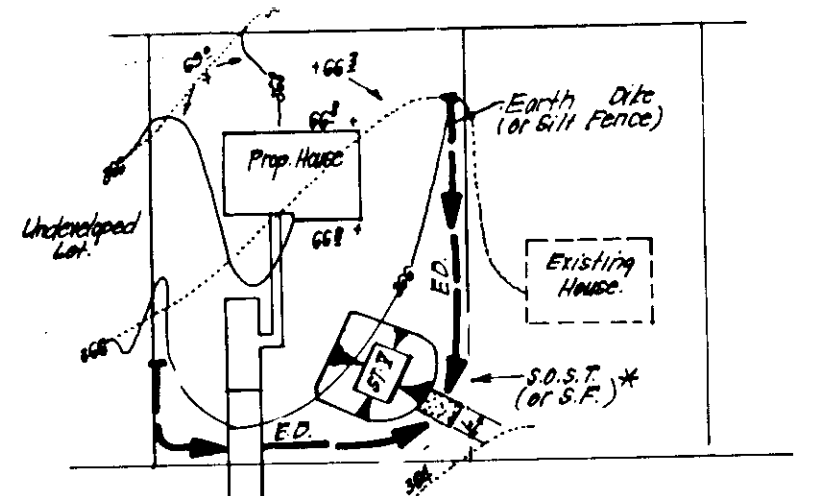
*Signature of Developer/Builder*  
Date: 10/27/86

Reviewed by: **HOWARD**

*Signature of Howard*  
Date: 2/19/87

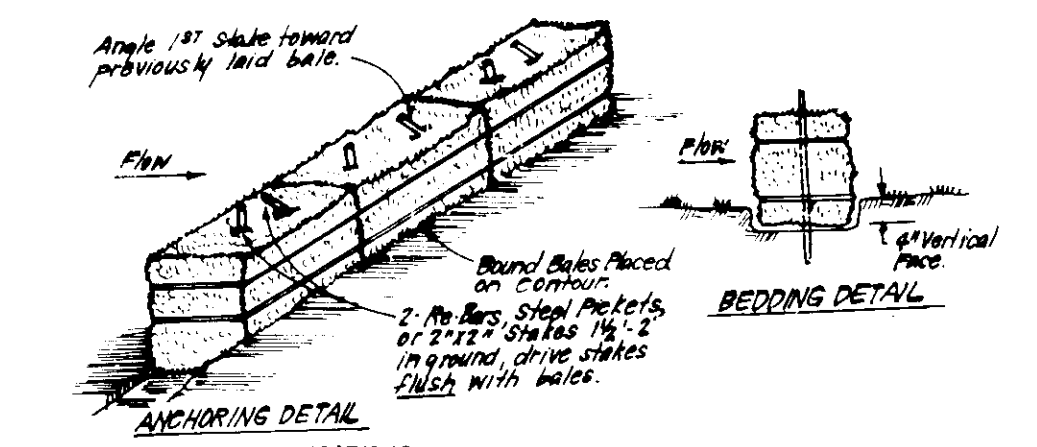
CLARK • FINEFROCK & SACKETT		SCALE
ENGINEERS • PLANNERS • SURVEYORS		1"=30'
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 583-3400		DRAWING
DESIGNED	SEDIMENT AND EROSION CONTROL PLAN	3 of 4
DRAWN	LOTS 1 THRU 32	JOB NO.
CHECKED	<b>CANBURY WOODS</b>	86-088
DATE	SECTION 1 AREA 1	FILE NO.
10-22-86	1ST ELECTION DISTRICT	86-088SE
	HOWARD COUNTY, MARYLAND	
	FOR WASHINGTON HOMES, INC.	
	Chandler Center, PO Box 1006	
	Waldorf, Maryland 20601	
	<b>SDP-87-83</b>	





**SINGLE LOT SEDIMENT CONTROL PLAN**  
NO SCALE

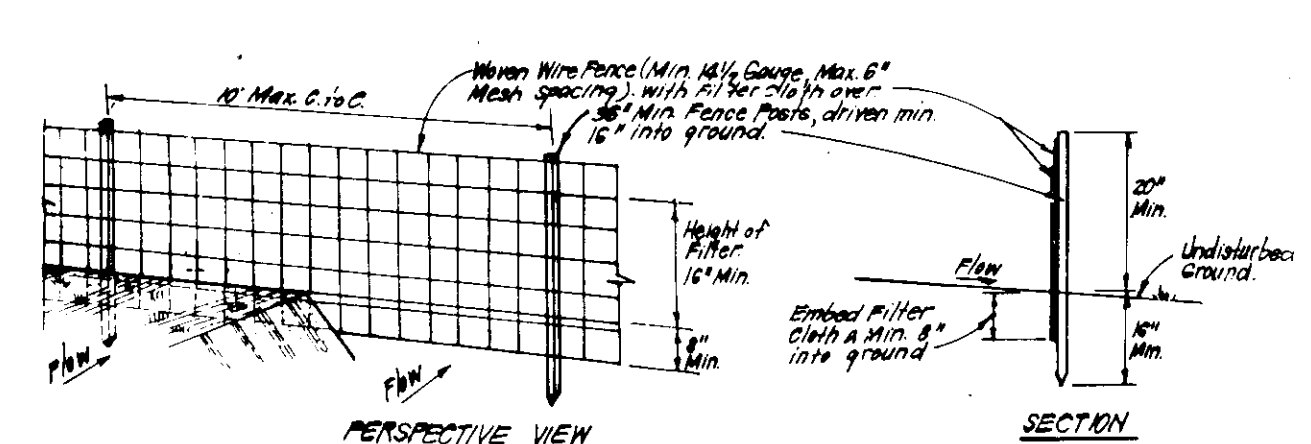
NO.	DESCRIPTION	DATE
1	AS BUILT	1-30-87
2	REVISION	2-13-87



**STRAW BALE DIKE DETAIL (SBD)**  
NO SCALE

**CONSTRUCTION SPECIFICATIONS:**

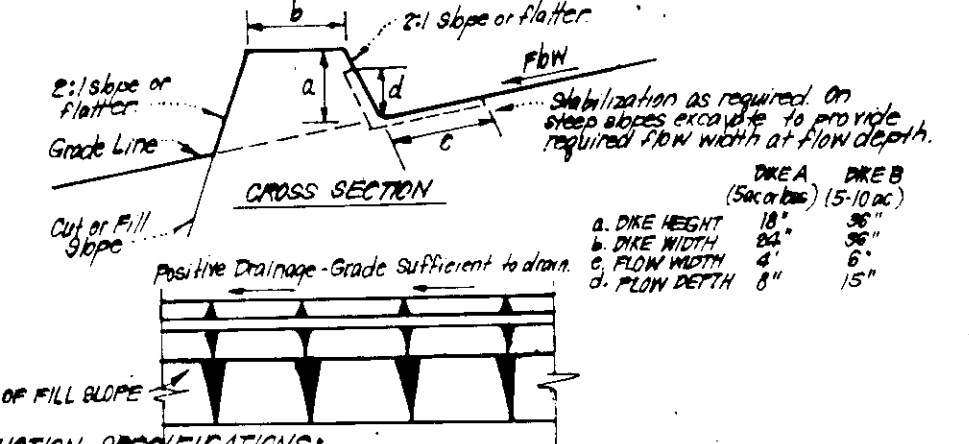
- Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
- Each bale shall be encased in the soil a min. of 4" and placed so the bindings are horizontal.
- Bales shall be securely anchored in place by either 2 stakes or re-bars driven thru the bales. The stakes or re-bars shall be driven flush with the soil.
- Inspection shall be frequent and repair/replacement shall be made promptly as needed.
- Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.



**SILT FENCE DETAIL (SF)**  
NO SCALE

**CONSTRUCTION SPECIFICATIONS:**

- Woven wire fence to be fastened securely to fence posts with wire ties at 4' spacing.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 30" at top and mid section.
- When 2 sections of filter cloth meet on each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when filter develops in silt fence.



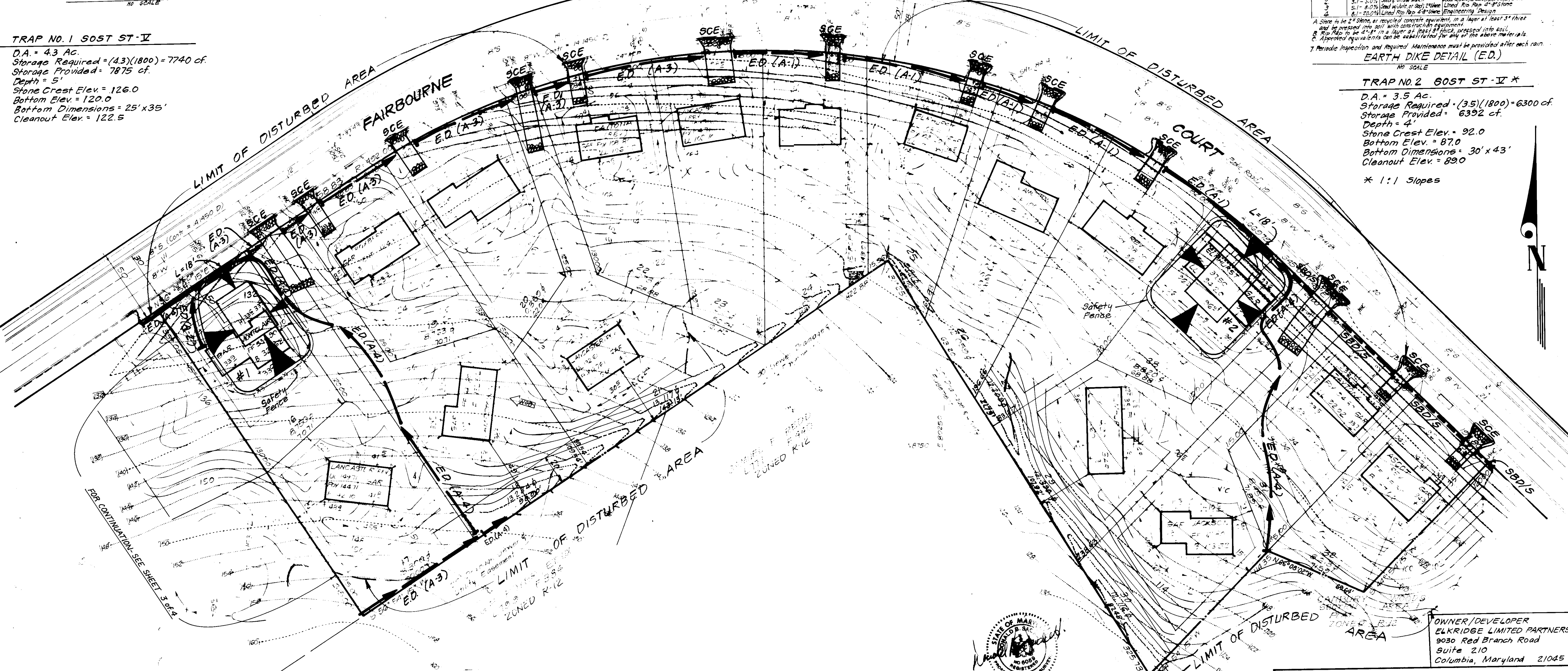
**EARTH DIKE DETAIL (E.D.)**  
NO SCALE

**CONSTRUCTION SPECIFICATIONS:**

- All dikes shall be constructed by earth-moving equipment.
- All dikes shall have positive drainage to an outlet.
- Top width may be wider and side slopes may be flatter if desired, to facilitate cleaning by construction traffic.
- Field location should be adjusted as needed to utilize a stabilized silt outlet.
- Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
- Siltation shall be: (A) In accordance with standard specifications for sand and straw mulch or straw mulch if set in seedling season; (B) Flow channel as per chart below.

**TRAP NO. 1 SOST ST-IV**  
 D.A. = 4.3 Ac.  
 Storage Required = (4.3)(1800) = 7740 cf.  
 Storage Provided = 7875 cf.  
 Depth = 5'  
 Stone Crest Elev. = 126.0  
 Bottom Elev. = 120.0  
 Bottom Dimensions = 25' x 35'  
 Cleanout Elev. = 122.5

**TRAP NO. 2 60ST ST-IV\***  
 D.A. = 3.5 Ac.  
 Storage Required = (3.5)(1800) = 6300 cf.  
 Storage Provided = 6392 cf.  
 Depth = 4'  
 Stone Crest Elev. = 92.0  
 Bottom Elev. = 87.0  
 Bottom Dimensions = 30' x 43'  
 Cleanout Elev. = 89.0  
 \* 1:1 Slopes



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 DATE 2-4-87

APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 DATE 2-20-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DATE 1-30-87

APPROVED  
 DIVISION OF LAND DEVELOPMENT &  
 ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 12-2-86

HOWARD  
 DATE 3-19-87

THIS PLAN IS APPROVED  
 DATE 3-18-87

Approved 3/18/87  
 Date

DATE 10-27-86  
 Date



6 Nelson Clark  
 Date 10-22-86

**CLARK • FINEFROCK & SACKETT**  
 ENGINEERS • PLANNERS • SURVEYORS  
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED BY G.L.B. DATE 10-22-86

DRAWN BY V.H.L. DATE 1-17-87

CHECKED BY G.L.B. DATE 10-22-86

SCALE 1"=30'

DRAWING 4 of 4

JOB NO. 86 088

FILE NO. 86 088S

**CANBURY WOODS**  
 SECTION 1 AREA 1  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 FOR WASHINGTON HOMES, INC.  
 Chandler Center PO Box 1006  
 Waldorf, Maryland 20601

**SDP-87-83**

OWNER/DEVELOPER  
 ELK RIDGE LIMITED PARTNERSHIP  
 9030 Red Branch Road  
 Suite 210  
 Columbia, Maryland 21045