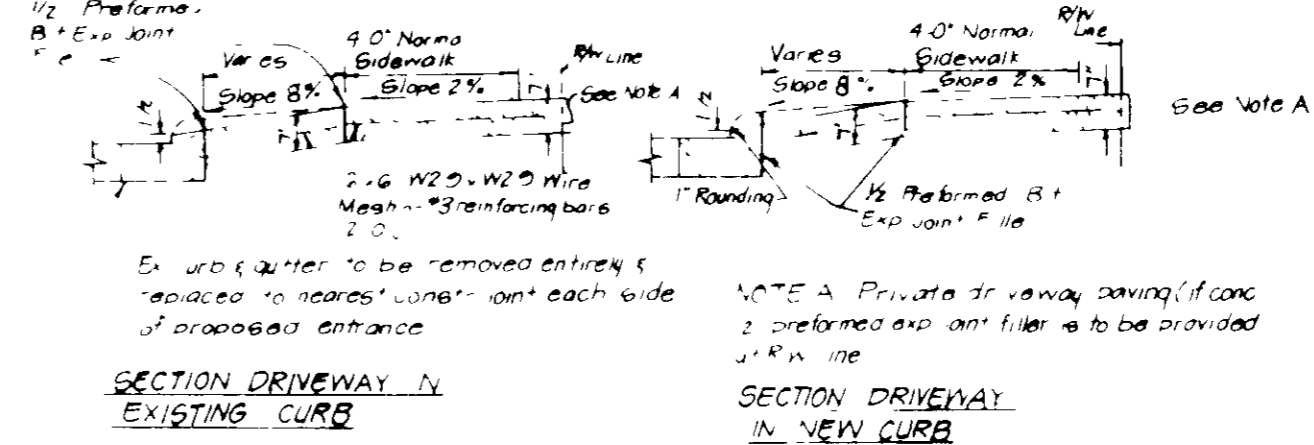
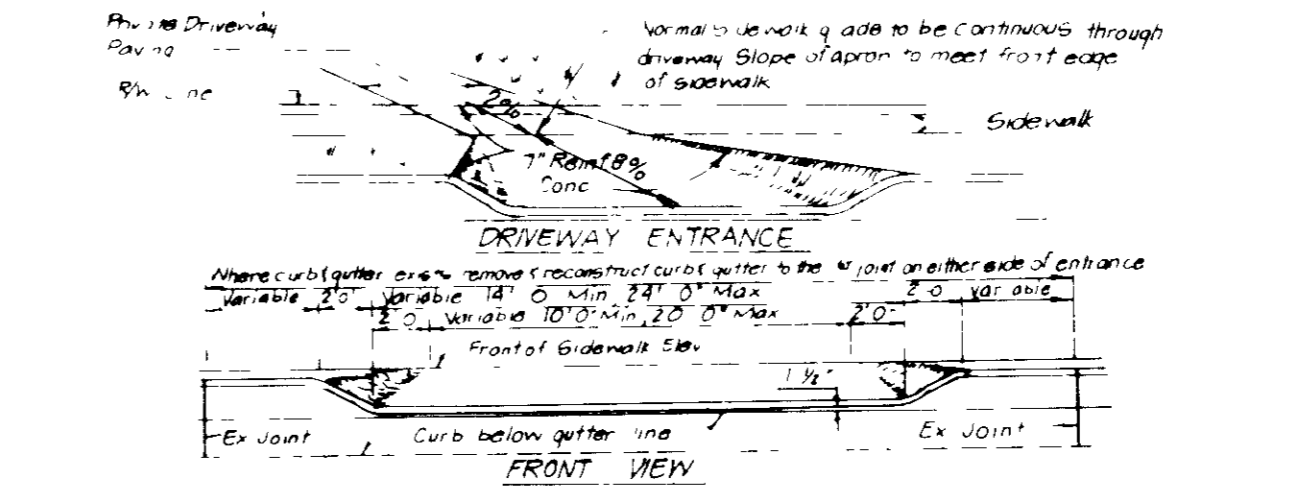
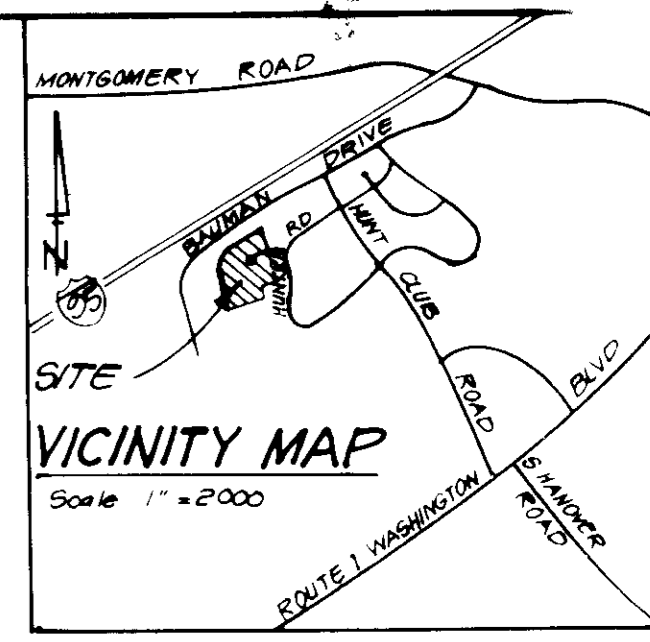


DOROTHY JONES
9/9/85

GEORGE A JONES

WILLIAM M RICHARDSON
L 455 F 400

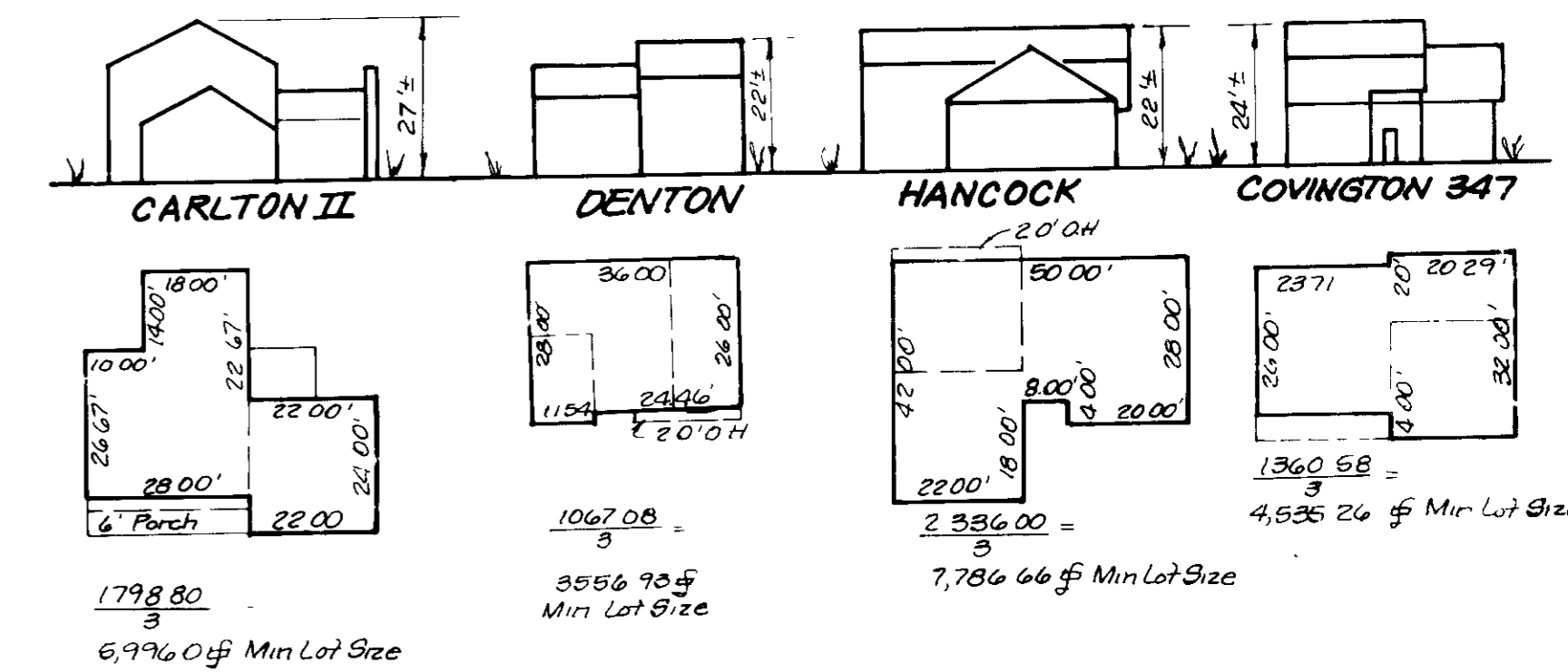


GENERAL NOTES:

- The Land included in this plan is zoned R-12
- Coordinates shown hereon are based on the Maryland State Plane Coordinate Grid System as projected by Howard County Control Station No. 2546003 R 2546002 R 2646007 R & 2546001 R
- All roadways are public and existing
- Total Area included in this plan 281 Ac.
- Any damage to county owned rights of way shall be corrected at the developer's expense
- Total number of lots in this plan: 12
- Storm Water Management for this project is provided by
- Lot Coverage 30%
- House Number Signs placed at each lot entrance sharing a common driveway shown thus

LEGEND:

- Contour Interval 2 Ft
- Existing Contour 30'
- Proposed Contour 310'
- Spot Elevation +80.5'
- Direction of Drainage
- 1/4" = 1' Q.U. Basement
- 100 Year Flood Plain Elev 180.3'



TYPICAL HOUSES
Scale 1"=30'

SPECIAL NOTES:

- Approved Road Construction Plans shall be used for all public utilities
- Public water & sewer shown for reference only. For more detailed information see water & sewer plans Contract No. 14-1515-D
- The water & sewer house connections not included in a 'Developer's Agreement' shall conform Howard County Plumbing Code. The on-site W.H.C. shall be 1" copper and the S.H.C. shall be 4" iron.

Building Restriction Lines
Front 20' min (unless noted)
Sides 75' min
Rear 30' min

NOTE: EXISTING TOPO WAS TAKEN FROM ROAD CONSTRUCTION PLANS PREPARED BY KIDDE CONSULTANTS, INC. - F 87-42

Lot No	Sheet Address
51	6620 Stipa Court
52	6622 Stipa Court
53	6628
54	6632
55	6636
56	6625
57	6621
58	6617
59	6613
60	6609
61	6605
62	6601 Stipa Court

No	REVISION	Date
1	Revise SDP to reflect changes on record plat	4288

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE 12-21-87

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 12-31-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 11-12-87

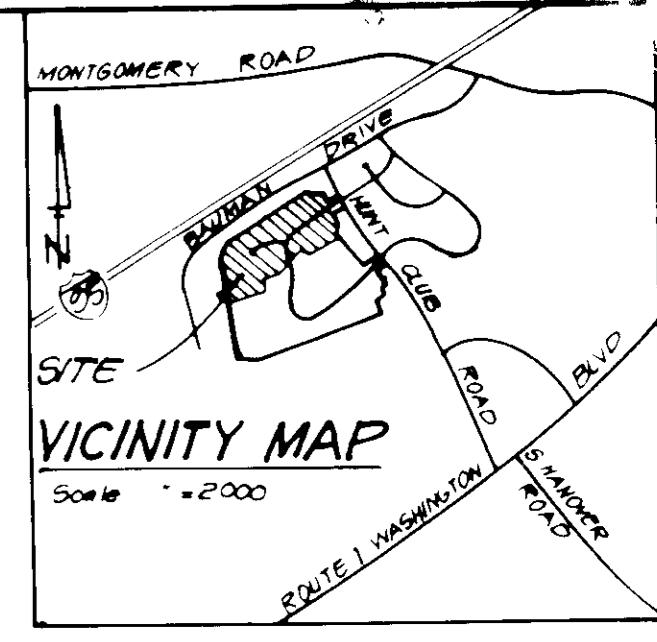
CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY COLUMBIA, MD 21045 BALT 381-7500 WASH 621-8100

SITE DEVELOPMENT PLAN
LOTS 51 THRU 62
HUNT CLUB ESTATES
SECTION 5 AREA 1
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR DIVERSIFIED HOMES MLP OF MD
1705 Charter Drive Suite #420
Columbia, MD 21049

SCALE 1"=30'
DRAWING 1-12
JOB NO 86 113
FILE NO 86 113 X
SDP-88-68





- SEDIMENT CONTROL NOTES**
- 1) 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)
 - 2) 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
 - 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site
 - 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage
 - 5) 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. 51) and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses
 - 6) 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
 - 7) Site Analysis
 Total Area of Site: 2.81 Acres
 Area Disturbed: 2.81 Acres
 Area to be roofed or paved: 2.32 Acres
 Area to be vegetatively stabilized: 2.32 Acres
 Total Cut: 1691 Cu yds
 Total Fill: 842 Cu yds
 Offsite waste/borrow area location: N/A
 - 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - 9) Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - 10) 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.
 - 11) If houses are to be constructed on an "as-built" basis, at random, Single Lot Sediment Control as shown below shall be implemented N/A
 - 12) All pipes to be blocked at the end of each day (see detail below) N/A
 - 13) The total amount of straw bale dikes/silt fence equals N/A L.F.

- GENERAL NOTES:**
- 1) The Land included in this plan is zoned R-2
 - 2) Coordinates shown hereon are based on the Maryland State Plane Coordinate Grid System as projected by Howard County Control Station No. 2546003 R 2546002 R 2546007 R 2546000 R
 - 3) All roadways are public and existing
 - 4) This Area included in this plan 2.81 Ac
 - 5) Any damage to existing structures of value and/or contents at the developer's expense
 - 6) Total number of lots in this plan: 12
 - 7) Storm Water Management for this project is provided by:
 - 8) Lot Coverage: 30%
 - 9) Sediment and Erosion control provided for by previously approved plans F-87-42
 - 10) For Straw Bale Dike/Silt Fence Detail, see Maryland Standards & Specifications for Soil Erosion and Sediment Control, Section 12

- LEGEND:**
- 1 Contour Interval 2 Ft.
 - 2 Existing Contour 1:80
 - 3 Proposed Contour 1:310
 - 4 Spot Elevation +80.5
 - 5 Elevation of Drainage 1:5.5
 - 6 Walk Out Basement 1:80.5
 - 7 100 Year Flood Plain Elev 1:80.5
 - 8 Straw Bale Dike/Silt Fence 1:SPD/S

CONSTRUCTION SEQUENCE

	No. of Days
1 Complete Phase II, Step 4 as shown in sequence of construction on F-87-42	0
2 Rough grade as necessary and excavate for foundations and temporarily stabilize as necessary	30
3 Construct structures, sidewalks and driveways	250
4 Fine grade and stabilize in accordance with standards and specifications	30
5 Begin Phase III as shown on F-87-42	0

NOTE: House construction to be coordinated with sequence of construction as outlined on previously approved plans F-87-42

DEVELOPER'S/BUILDER'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 Dept 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."

Donachan 9/23/87
 Signature of Developer/Builder Date

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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

G Nelson Clark 9/24/87
 Signature Date

Patuxent Woods Joint Venture hereby authorizes Diversified Housing Corporation to utilize the existing sediment and erosion control measures shown on plan F-87-42 for Sediment Control for this project. If Patuxent Woods Joint Venture removes the existing Sediment & erosion control measures prior to completion of SDP 88-08, a revised sediment and erosion control plan shall be required.

Shelley 9/30/87
 Signature Date

NOTE: EXISTING TOPO WAS TAKEN FROM ROAD CONSTRUCTION PLANS PREPARED BY MIDDLE CONSULTANTS INC - F 87-42

Reviewed for Accuracy and meets Technical Requirements
J. K. Hahn 12/14/87
 Signature Date
 U.S. Soil Conservation Service

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

Stephen 11/12/87
 Approved Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
John Baker 12-21-87
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
Wanda 12-31-87
 PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John 1/27
 DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING
John 12-21-87
 DATE

APPROVED
 DIVISION OF LAND
 ZONING ADMINISTRATOR
 HOWARD COUNTY, MARYLAND
 DATE 11-12-87

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINGREL WAY, COLUMBIA, MD 21045 BALT 381-7500 WASH 621-8100

DESIGNED: GLB
 DRAWN: BAL
 CHECKED: GLB
 DATE: September 1987

SEDIMENT & EROSION CONTROL PLAN
 LOTS 51 THRU 62
HUNT CLUB ESTATES
 SECTION 5 AREA I
 18TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 DRAWING: 207-2
 JOB NO: 86-113
 FILE NO: 86-113-SE

FOR: DIVERSIFIED HOMES MLP OF MD
 10705 Charter Drive Suite #420
 Columbia, MD 21044

SDP-88-68

No	REVISION	Date
1	Revise S&E plan to reflect changes on record plot	4/2/88