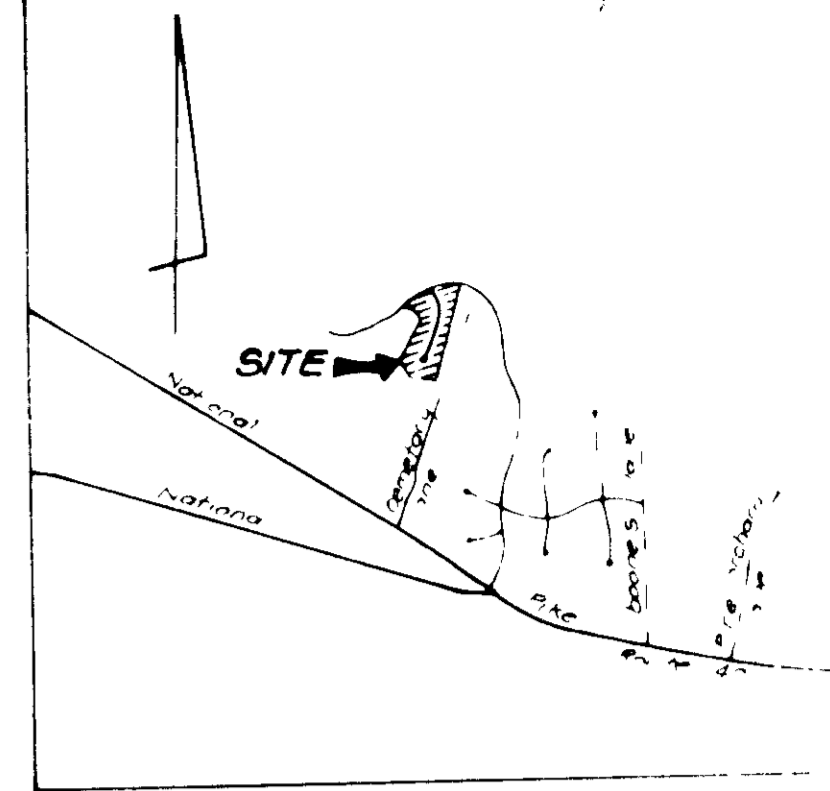


GENERAL NOTES:

- 1 The land included is zoned R-20 per § 2-85 Comprehensive Zoning Plan
- 2 Coordinates are based on Md State Grid System and projected from Howard County monuments 3440001 and 3440002
- 3 All roads are public and existing
- 4 Any damage to County owned right-of-way to be corrected at the Developer's expense
- 5 Total area included: 5.1920 Acres
- 6 Total number of lots: 13
- 7 The contractor or developer shall contact the Construction Inspector, Survey Division 24 hours in advance of commencement of work at 792-2630
- 8 Maximum building coverage is 30%

SPECIAL NOTES:

- 1 Approved Road Construction Plans shall be used for all public utilities
- 2 Public water & sewer shown for reference only for more detailed information see water and sewer plans contract no. 24-1476-D
- 3 The water and sewer plans contract no. 24-1476-D Agreement shall conform to Howard County Plumbing Code The on-site WMC shall be 1" copper and the SMC shall be 4" iron
- 4 For flag or pipe stem lots, refuse collection, snow removal and road maintenance to be provided at the junction of flag or pipe stem and the road R/W and not onto the flag or pipe stem driveway



VICINITY MAP
SCALE: 1" = 200'

LEGEND:

- 1 Contour Interval 2 Ft
- 2 Existing Contour 416'
- 3 Proposed Contour 418'
- 4 Spot Elevation 418'
- 5 Direction of Drainage
- 6 Walk-Out Basement
- 7 Existing Trees
- 8 Trees to be Saved
- 9 Street Address Sign

ADDRESS CHART

LOT NO	STREET ADDRESS
170	PEBBLE BEACH DRIVE
171	
172	
173	THE CONCORD COURT
174	
175	2909 THE CONCORD COURT
176	2913 " "
177	2917 " "
178	2921 " "
179	2925 " "
180	2929 " "
181	2924 " "
182	2920 " "
183	2918 " "
184	2912 " "
185	2908 " "
186	2904 " "
187	2900 " "

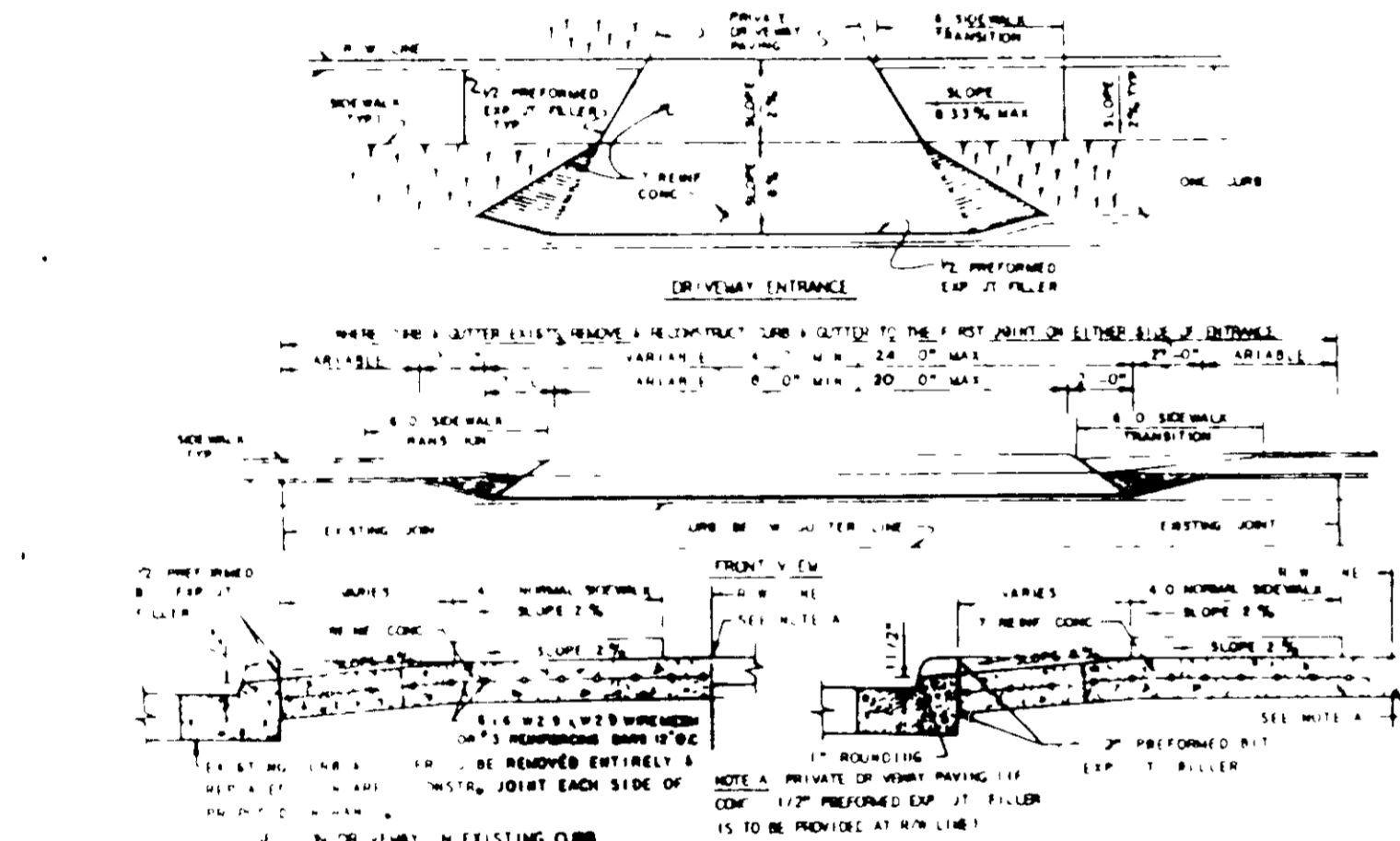
BUILDING RESTRICTION LINES

Front 40 Min Except where noted
Rear 30 Min
Side 10 Min

NOTE Topography revised to reflect AS-BUILT conditions, February 1988

91001 CIVIL NAME	TURF VALLEY OVERLOOK	SAC AREA	2/1	DATE	175-187
PLAN NO	7634	BLOCK NO	24	ZONING	R-20
WATER CODE	H 07	TAX MAP REF. E.C. DIST	1G	2ND DIST	G022
		SEWER CODE	5992000		

DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB & GUTTER & SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITH STR 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB

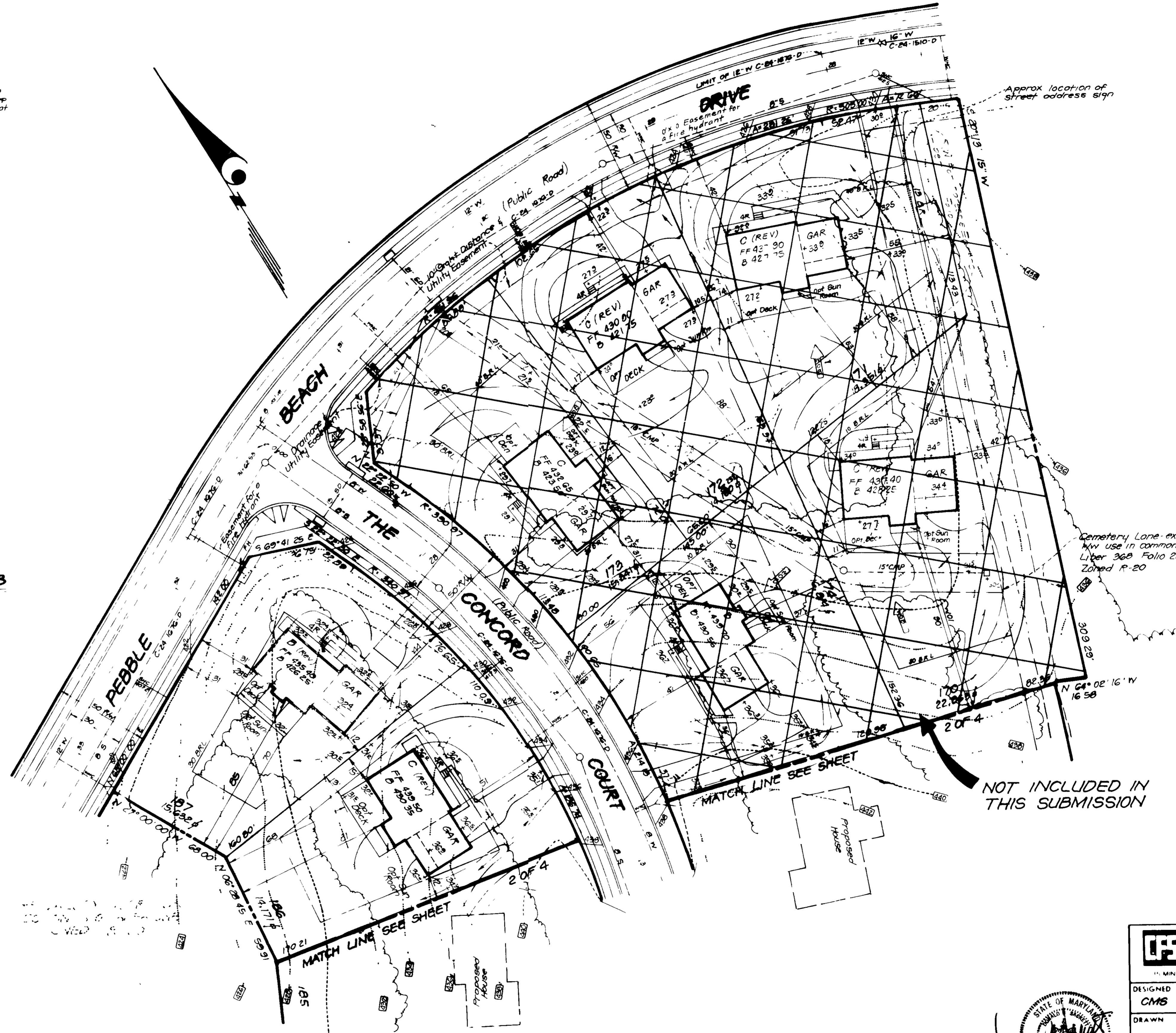
3-23-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 4-19-88
COUNTY HEALTH OFFICER DATE

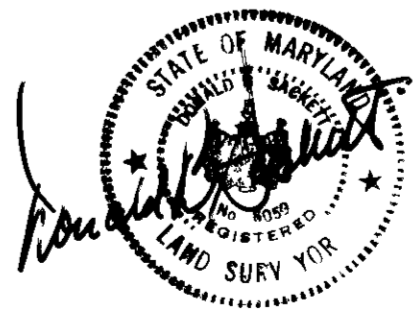
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 4-26-88
PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 4-12-88
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING
[Signature]



NOT INCLUDED IN THIS SUBMISSION



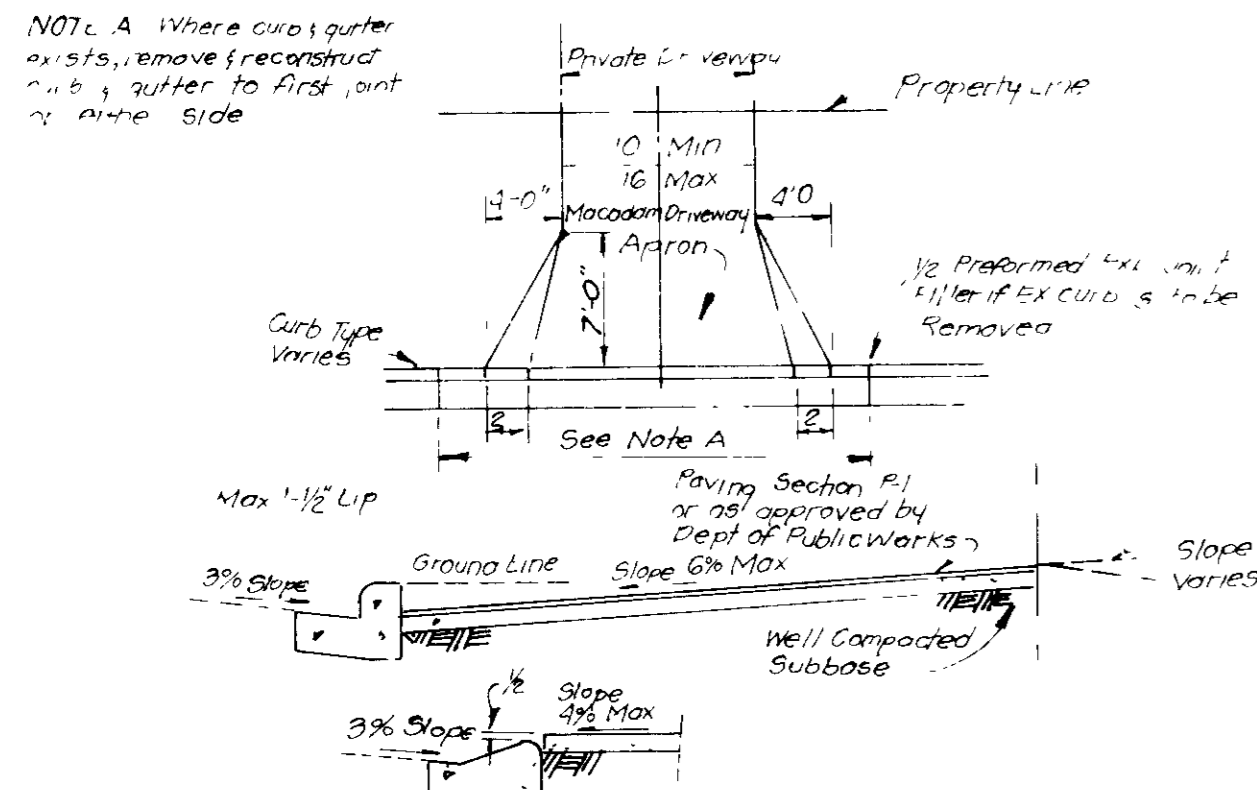
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: CMS
DRAWN: BAL
CHECKED: CMS
DATE: NOV 1987

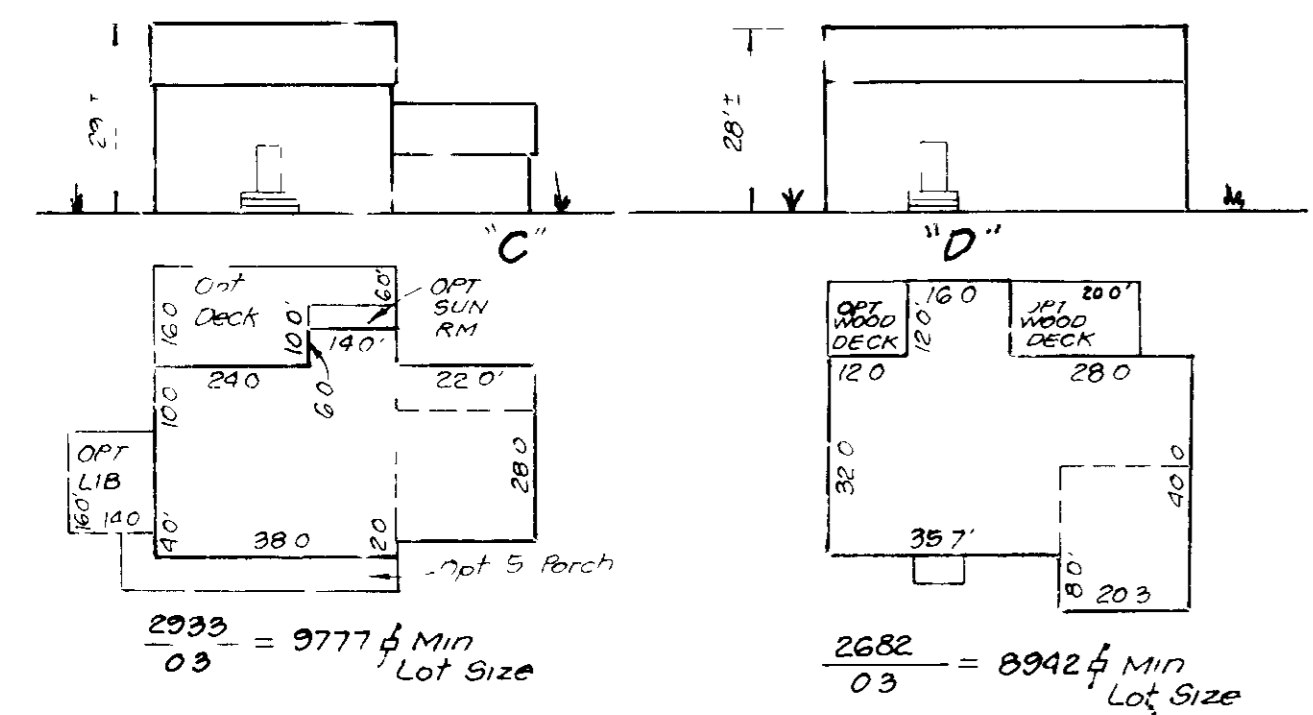
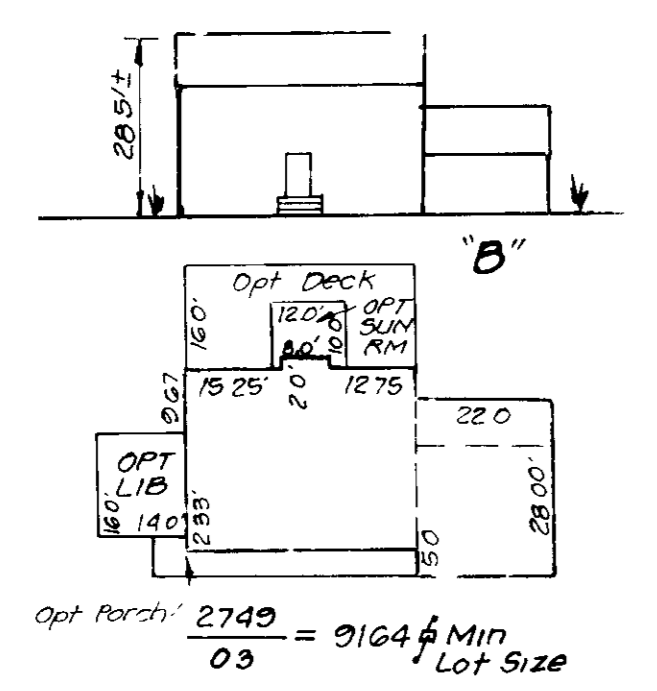
SITE DEVELOPMENT PLAN
LOTS 175 THRU 187
TURF VALLEY OVERLOOK
SECTION TWO AREA ONE
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR BLAKE BUILDERS INC
7195 Minnetonka Way, Suite 301
Columbia, Md 21046

SCALE: 1" = 30'
DRAWING: 1 OF 4
JOB NO: 86-123
FILE NO: 86-123 X
SDP-88-110



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



TYPICAL HOUSES

Scale 1" = 30'
NOTE: All units have 1" roof eaves, front and rear



Building Restriction Lines
Front = 40' min except where noted
Rear = 30' min
Side = 10' min

CEMETERY LANE existing 33' RW
Use in Common With Others
Liber 36B Page 225
Zoned R-20

NOTE: Topography revised to reflect AS-Built conditions, February 1988

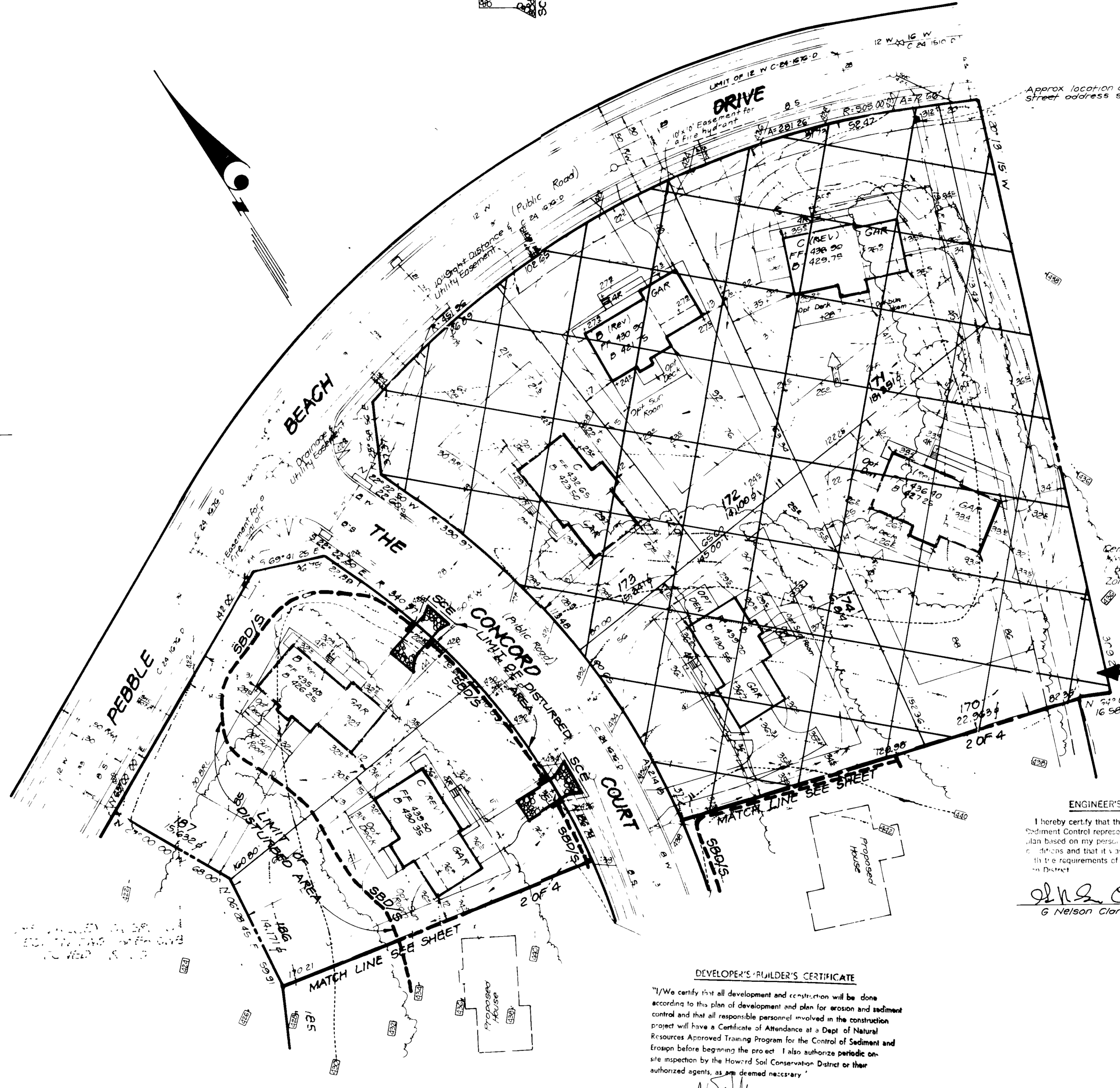
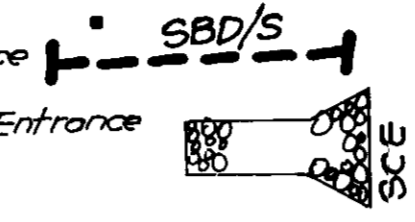
<p>APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT</p> <p><i>J. J. [Signature]</i> 4-17-88 COMMISSIONER DATE</p> <p>APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING</p> <p><i>[Signature]</i> 4-28-88 PLANNING DIRECTOR DATE</p> <p><i>[Signature]</i> 4/25/88 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE</p> <p>APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p><i>[Signature]</i> 4-15-88 DIRECTOR DATE</p> <p><i>[Signature]</i> 4-13-88 CHIEF BUREAU OF ENGINEERING DATE</p>	<p>APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE 3-23-88</p>
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CF	CLARK • FINEROCK • SACKETT, INC.
CMS	SITE DEVELOPMENT PLAN LOTS 175 THRU 187
BAL	TURF VALLEY OVERLOOK
CMS	SECTION TWO AREA ONE 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
NOV 1987	FOR BLAKE BUILDERS, INC. 7135 N. WISSELMAN WAY, SUITE 201 COLUMBIA, MD 21045

LEGEND

- 1 Contour Interval 2 FT
- 2 Existing Contour
- 3 Proposed Contour
- 4 Spot Elevation
- 5 Direction of Drainage
- 6 Walk Out Basement
- 7 Existing Trees
- 8 Trees to be Removed
- 9 Street Address Sign
- 10 Straw Bale Dike/Silt Fence
- 11 Stabilized Construction Entrance



1. The proposed development is located on a portion of the 100-acre parcel shown on the Howard County Zoning Map, 1988, as Zoning District R-100. The parcel is bounded by Pebble Drive to the north, Concord Court to the east, and an easement to the south. The proposed development consists of 17 lots, each with a minimum area of 10,000 sq ft. The lots are shown on the plan with their respective areas and proposed structures. The proposed structures include a 2,500 sq ft house, a 1,500 sq ft house, and a 1,000 sq ft house. The proposed structures are shown on the plan with their respective footprints and setbacks. The proposed structures are shown on the plan with their respective footprints and setbacks. The proposed structures are shown on the plan with their respective footprints and setbacks.

CONSTRUCTION SEQUENCE:

Activity	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B. Excavate for foundations and Rough Grade & Temporarily Stabilize	45
C. Construct Structures, Sidewalks and Driveways.	30
D. Final Grade and stabilize in accordance with Stds. & Specs.	7
E. Upon approval of the sediment control inspector remove sediment and erosion controls and stabilize	7

Reviewed for **HOWARD** SCD
 and meets Technical Requirements
 Signature: _____ Date: _____
 U.S. Soil Conservation Service

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

Approved: _____ 4/5/88
 Date

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 3-23-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 _____ 4-19-88
 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 _____ 4-28-88
 DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 _____ 4-13-88
 DATE

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 deemed necessary.

Signature of Developer/Builder: _____ Date: 2-8-88

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 that it is as prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: _____ Date: _____
 G. Nelson Clark



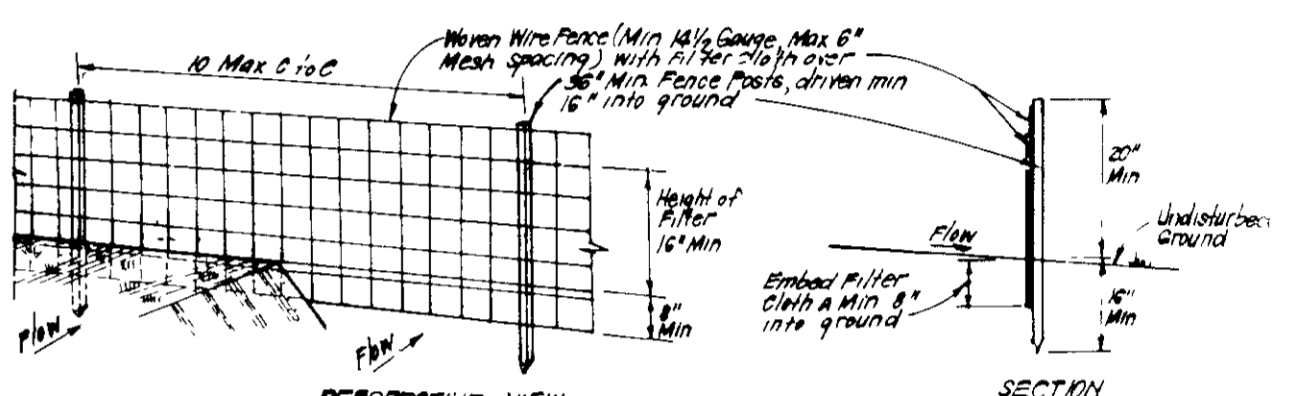
NOTE: Topography revised to reflect AS-BUILT conditions, February 1988.

CLARK • FINEFROCK & SACKETT INC.
 7135 Minstrel Way • Columbia, Md • (301) 381-7500 Baltimore • (301) 621-8100 Wash DC

DESIGNED BY: DGT
 DRAWN BY: BAL
 DATE: NOV 1987

SEDIMENT & EROSION CONTROL PLAN
 LOTS 175 THRU 187
TURF VALLEY OVERLOOK
 SECTION TWO AREA ONE
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR BLAKE BUILDERS INC.
 7135 Minstrel Way, Suite 301
 Columbia, Md 21045



SILT FENCE DETAIL (S)
 1/4" SCALE

CONSTRUCTION SPECIFICATIONS:

1. Weigh wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to weigh wire fence with wire ties and staples.
3. When 2 sections of filter cloth join each other they shall be overlapped by 6" and stapled.
4. Maintenance shall be determined by needed and material removed when "bulges" develop in Silt Fence.

POSTS: Steel or other Type or 2x4 posts
FENCE: Weigh Wire, 1/2" gauge
FILTER CLOTH: Filter Cloth, 1/2" mesh
STAPLES: 1/4" x 1/2" or approved equiv.
ENVIRONMENT: or approved equiv.

Somebody Lane existing 33' wide - common with others
 170' x 22' 9" x 20'
 20' x 20'

NOT INCLUDED IN THIS SUBMISSION

PERMANENT EROSION NOTES

Apply 1/2 ton per acre of fertilizer to immediately further disturbance where a permanent erosion control device is needed.

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

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

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 500 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) 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 disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1 = lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 50 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sq ft) of creeping 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 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Inspection: Inspect all seeded areas. Make needed repairs, replacements and reseedings.

TEMPORARY STABILIZING NOTES

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

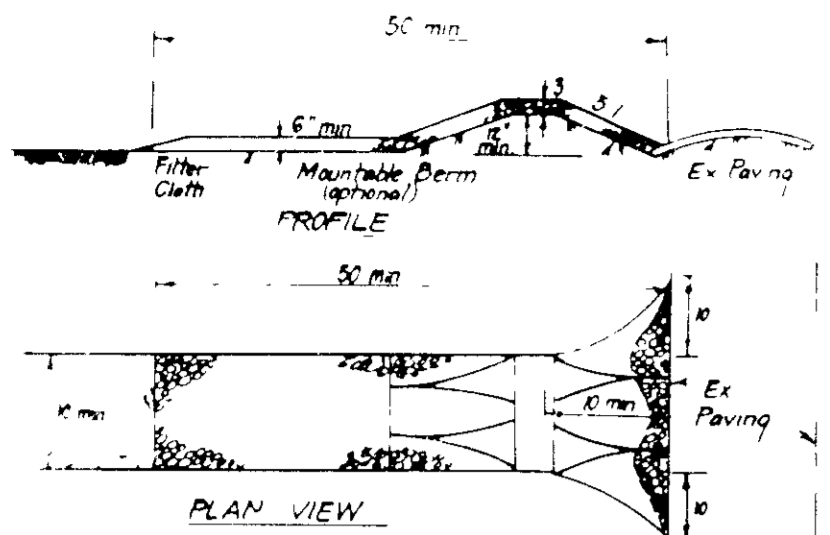
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel 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 creeping lovegrass (0.07 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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

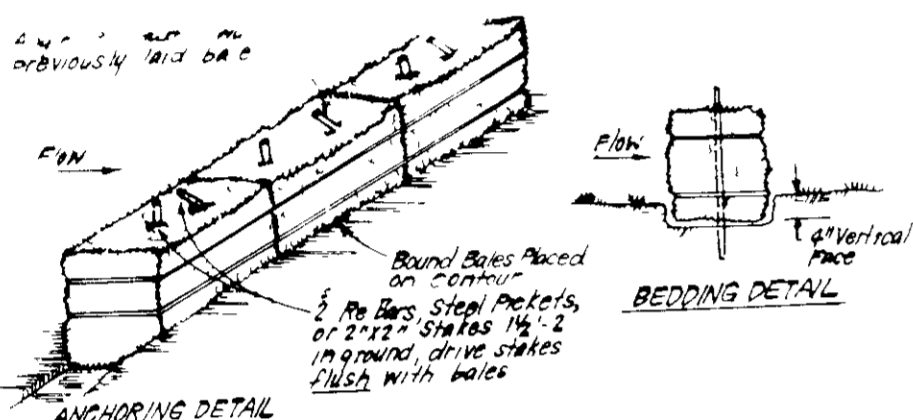
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



CONSTRUCTION SPECIFICATIONS

- Stone size - Use 2" stone or equivalent or recycled concrete equivalent
- Length - As required, but not less than 18" length, except on a single residence or where a 30' 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 a single family residence lot.
- Surface Water - All surface water flowing or diverted from a construction entrance shall be directed across the entrance. If pouring is impractical, a mountable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment loaded, dropped, 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.

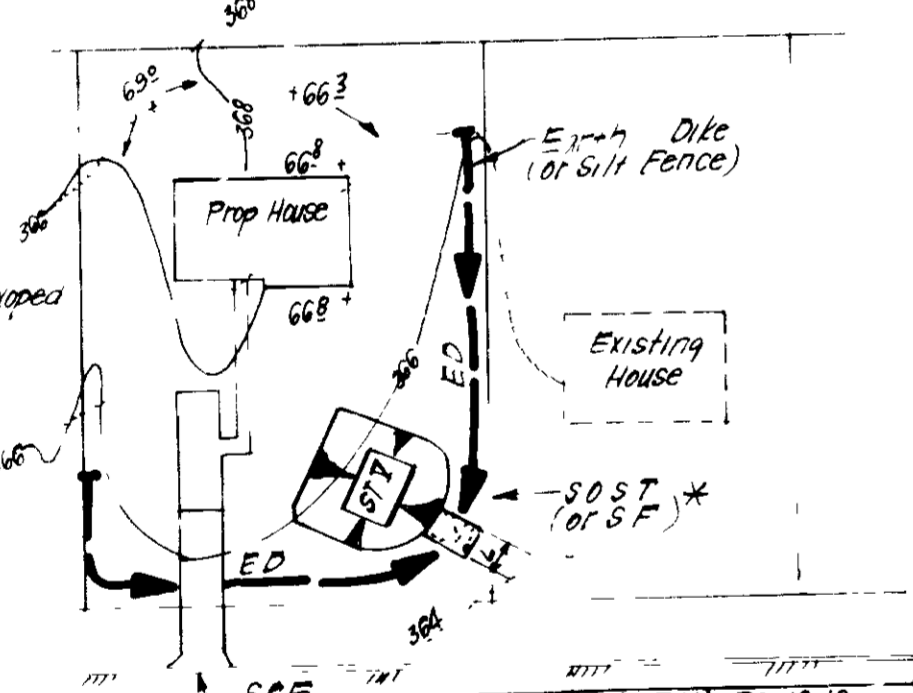
STABILIZED CONSTRUCTION ENTRANCE (SCE)



CONSTRUCTION SPECIFICATIONS:

- Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting. No gaps shall be allowed.
- Each bale shall be embedded 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 rebar driven thru the bale. The 1st stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
- 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 drain openings.

STRAW BALE DIKE DETAIL (SBD)



SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE

NOTE: Size of detail can be varied if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.



Building Restriction Lines
Front = 40' min except where noted
Rear = 30' min
Side = 10' min

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

G. Nelson Clark
G. Nelson Clark
Professional Engineer
No. 12345
State of Maryland

NOTE: Topography revised to reflect AS-BUILT conditions, February 1988

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

[Signature] 4-17-88
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR 4-28-88
[Signature] DATE

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

[Signature] 4-13-88
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-23-88

Reviewed for HOWARD S.C.D.
Name
and meets Technical Requirements
[Signature] Date 4-5-88
Signature Date
U.S. Soil Conservation Service

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

[Signature] 4/5/88
Approved Date

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."

[Signature] 2-8-88
Signature of Developer/Builder Date

CLARK • FINEFROCK & SACKETT INC.
7135 Minstrel Way • Columbia, Md. • (301) 381-7500 Baltimore • (301) 621-8100 Wash

Designed: DGT
Drawn: DGT
Checked: DGT
Date: NOV 1987

SEDIMENT & EROSION CONTROL PLAN
LOTS 175 THRU 187
TURF VALLEY OVERLOOK

SUBDIVISION TWO AREA ONE
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR BLAKE BUILDERS INC
7135 Minstrel Way Suite 301
Columbia, Md 21045

Scale: 1" = 20'
Drawing: 4 of 4
Job No: 86-123
File No: 86-123SE
SDP 88-110