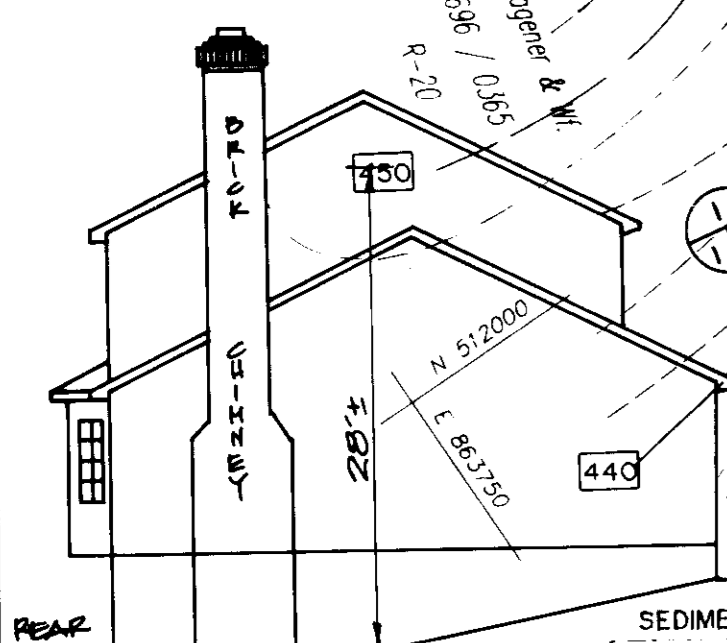
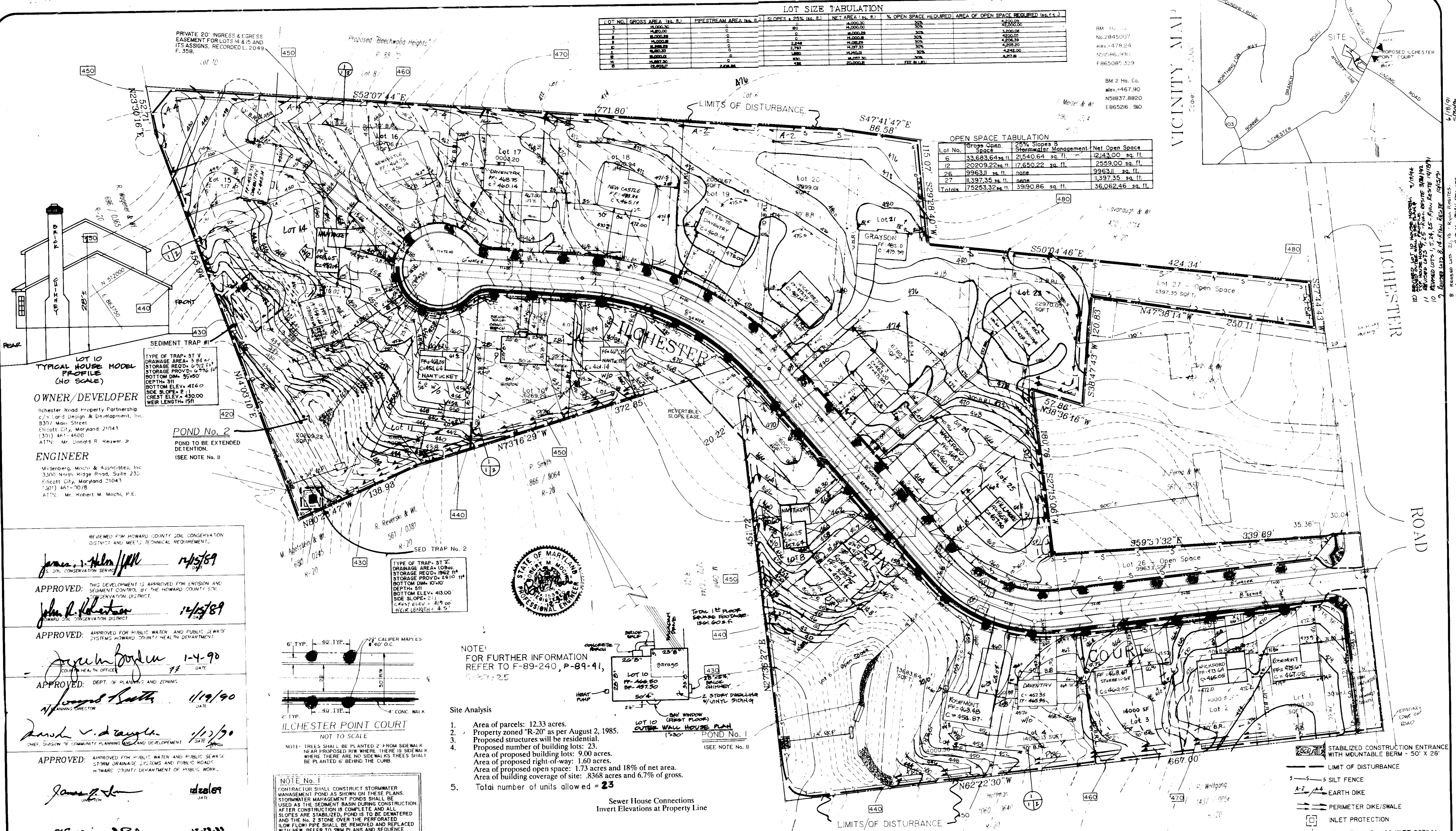
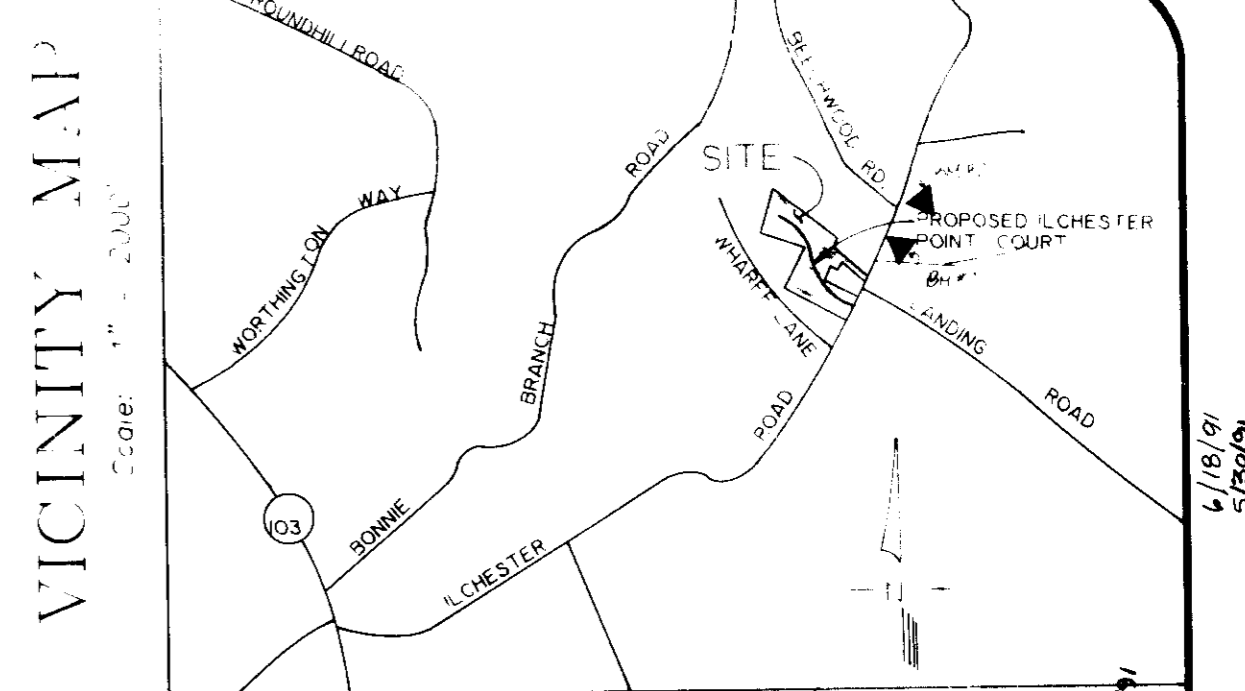


**LOT SIZE TABULATION**

LOT NO.	GROSS AREA (sq. ft.)	PIPESTREAM AREA (sq. ft.)	SLOPE > 25% (sq. ft.)	NET AREA (sq. ft.)	% OPEN SPACE REQUIRED	AREA OF OPEN SPACE REQUIRED (sq. ft.)
1	14,000	0	0	14,000	30%	4,200
2	14,000	0	0	14,000	30%	4,200
3	14,000	0	0	14,000	30%	4,200
4	14,000	0	0	14,000	30%	4,200
5	14,000	0	0	14,000	30%	4,200
6	14,000	0	0	14,000	30%	4,200
7	14,000	0	0	14,000	30%	4,200
8	14,000	0	0	14,000	30%	4,200
9	14,000	0	0	14,000	30%	4,200
10	14,000	0	0	14,000	30%	4,200
11	14,000	0	0	14,000	30%	4,200
12	14,000	0	0	14,000	30%	4,200
13	14,000	0	0	14,000	30%	4,200
14	14,000	0	0	14,000	30%	4,200
15	14,000	0	0	14,000	30%	4,200
16	14,000	0	0	14,000	30%	4,200
17	14,000	0	0	14,000	30%	4,200
18	14,000	0	0	14,000	30%	4,200
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22	14,000	0	0	14,000	30%	4,200
23	14,000	0	0	14,000	30%	4,200
24	14,000	0	0	14,000	30%	4,200
25	14,000	0	0	14,000	30%	4,200
26	14,000	0	0	14,000	30%	4,200
27	14,000	0	0	14,000	30%	4,200
28	14,000	0	0	14,000	30%	4,200
29	14,000	0	0	14,000	30%	4,200
30	14,000	0	0	14,000	30%	4,200
31	14,000	0	0	14,000	30%	4,200
32	14,000	0	0	14,000	30%	4,200
33	14,000	0	0	14,000	30%	4,200
34	14,000	0	0	14,000	30%	4,200
35	14,000	0	0	14,000	30%	4,200
36	14,000	0	0	14,000	30%	4,200
37	14,000	0	0	14,000	30%	4,200
38	14,000	0	0	14,000	30%	4,200
39	14,000	0	0	14,000	30%	4,200
40	14,000	0	0	14,000	30%	4,200
41	14,000	0	0	14,000	30%	4,200
42	14,000	0	0	14,000	30%	4,200
43	14,000	0	0	14,000	30%	4,200
44	14,000	0	0	14,000	30%	4,200
45	14,000	0	0	14,000	30%	4,200
46	14,000	0	0	14,000	30%	4,200
47	14,000	0	0	14,000	30%	4,200
48	14,000	0	0	14,000	30%	4,200
49	14,000	0	0	14,000	30%	4,200
50	14,000	0	0	14,000	30%	4,200
51	14,000	0	0	14,000	30%	4,200
52	14,000	0	0	14,000	30%	4,200
53	14,000	0	0	14,000	30%	4,200
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62	14,000	0	0	14,000	30%	4,200
63	14,000	0	0	14,000	30%	4,200
64	14,000	0	0	14,000	30%	4,200
65	14,000	0	0	14,000	30%	4,200
66	14,000	0	0	14,000	30%	4,200
67	14,000	0	0	14,000	30%	4,200
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70	14,000	0	0	14,000	30%	4,200
71	14,000	0	0	14,000	30%	4,200
72	14,000	0	0	14,000	30%	4,200
73	14,000	0	0	14,000	30%	4,200
74	14,000	0	0	14,000	30%	4,200
75	14,000	0	0	14,000	30%	4,200
76	14,000	0	0	14,000	30%	4,200
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78	14,000	0	0	14,000	30%	4,200
79	14,000	0	0	14,000	30%	4,200
80	14,000	0	0	14,000	30%	4,200
81	14,000	0	0	14,000	30%	4,200
82	14,000	0	0	14,000	30%	4,200
83	14,000	0	0	14,000	30%	4,200
84	14,000	0	0	14,000	30%	4,200
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91	14,000	0	0	14,000	30%	4,200
92	14,000	0	0	14,000	30%	4,200
93	14,000	0	0	14,000	30%	4,200
94	14,000	0	0	14,000	30%	4,200
95	14,000	0	0	14,000	30%	4,200
96	14,000	0	0	14,000	30%	4,200
97	14,000	0	0	14,000	30%	4,200
98	14,000	0	0	14,000	30%	4,200
99	14,000	0	0	14,000	30%	4,200
100	14,000	0	0	14,000	30%	4,200

**OPEN SPACE TABULATION**

Lot No.	Gross Open Space	25% Slopes & Stormwater Management	Net Open Space
6	33,683.64 sq. ft.	21,540.64 sq. ft.	12,143.00 sq. ft.
12	20,209.22 sq. ft.	17,650.22 sq. ft.	2,559.00 sq. ft.
26	9963.11 sq. ft.	none	9963.11 sq. ft.
27	11,327.35 sq. ft.	none	11,327.35 sq. ft.
Totals	75,283.32 sq. ft.	39,190.86 sq. ft.	36,062.46 sq. ft.



**OWNER/DEVELOPER**  
 Ilchester Landing Partnership  
 2717 Lord Design & Development, Inc.  
 9371 Main Street  
 Elkridge City, Maryland 21041  
 ATTY: Mr. Donald R. Heuser Jr.

**ENGINEER**  
 Mildenberg, Moch & Associates, Inc.  
 3300 North Ridge Road, Suite 230  
 Elkridge City, Maryland 21041  
 (410) 441-7070  
 ATTY: Mr. Robert M. Moch, P.E.

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS  
 1/15/89

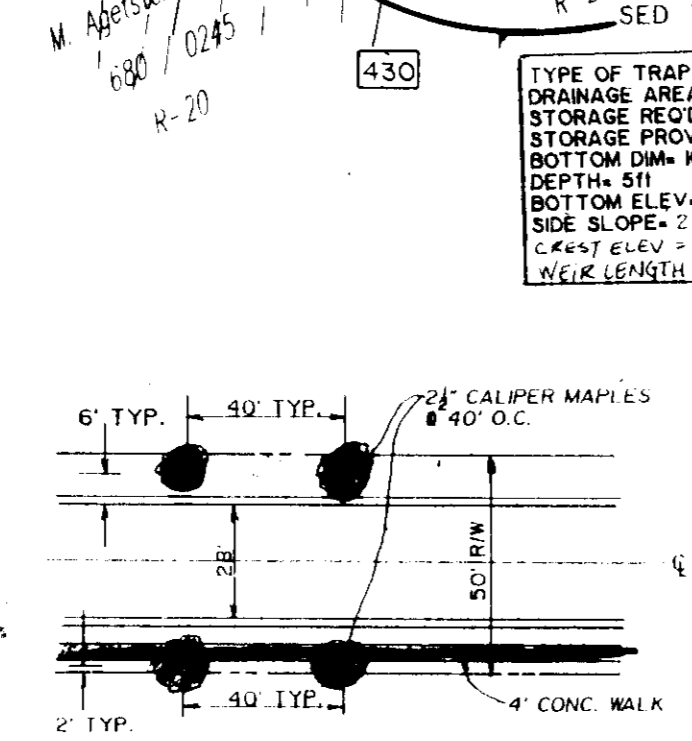
APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
 1/15/89

APPROVED: APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.  
 1-4-90

APPROVED: DEPT. OF PLANNING AND ZONING  
 1/19/90

APPROVED: DIVISION OF COMMUNITY PLANNING AND DEVELOPMENT  
 1/22/90

APPROVED: APPROVED FOR PUBLIC WATER AND PUBLIC SEWER STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 12-22-91



**NOTE No. 1**  
 CONTRACTOR SHALL CONSTRUCT STORMWATER MANAGEMENT POND AS SHOWN ON THESE PLANS. STORMWATER MANAGEMENT PONDS SHALL BE USED AS THE SEDIMENT BASIN DURING CONSTRUCTION AFTER CONSTRUCTION IS COMPLETE AND ALL SLOPES ARE STABILIZED. POND IS TO BE DETERMINED AND THE NO. 2 STONE OVER THE PERFORATED (LOW FLOW) PIPE SHALL BE REMOVED AND REPLACED WITH NEW. REFER TO SPM PLANS AND SEQUENCE OF CONSTRUCTION NOTES FOR FURTHER DETAIL.

**NOTE:**  
 FOR FURTHER INFORMATION REFER TO F-89-240, P-89-41, 1/27/85

- Site Analysis**
- Area of parcels: 12.33 acres.
  - Property zoned "R-20" as per August 2, 1985.
  - Proposed structures will be residential.
  - Proposed number of building lots: 23.  
 Area of proposed building lots: 900 acres.  
 Area of proposed open space: 1.73 acres and 18% of net area.  
 Area of building coverage of site: .8368 acres and 6.7% of gross.
  - Total number of units allowed = 23

**Sewer House Connections**  
 Invert Elevations at Property Line

Station	From	To	Invert	Grade
Sta. 1+15	from MH9	to MH9-MH8	450.26	(2%)
Sta. 1+89	from MH9-MH8	to MH8	457.03	(2%)
Sta. 2+83	from MH9-MH8	to MH8	452.45	(2%)
Sta. 3+69	from MH8	to MH8	447.83	(1%)
Sta. 4+17	from MH8-MH7	to MH7	447.75	(1%)
Sta. 5+42	from MH7-MH6	to MH6	446.97	(1%)
Sta. 6+47	from MH7-MH6	to MH6	446.62	(2%)
Sta. 7+87	from MH7-MH6	to MH6	445.84	(2%)
Sta. 7+82	from MH7-MH6	to MH6	456.60	(5%)
Sta. 7+56	from MH7-MH6	to MH6	454.14	(2%)
Sta. 6+86	from MH7-MH6	to MH6	452.10	(5%)
Sta. 6+33	from MH7-MH6	to MH6	456.10	(5%)
Sta. 5+70	from MH7-MH6	to MH6	448.24	(5%)
Sta. 5+06	from MH7-MH6	to MH6	447.92	(3%)
Sta. 9+90	from MH5-MH4	to MH4	445.15	(5%)
Sta. 10+80	from MH5-MH4	to MH4	443.53	(2%)
Sta. 11+64	from MH4	to MH4	442.50	(1%)
Sta. 10+92	from MH5-MH4	to MH4	450.84	(2%)
Sta. 9+98	from MH5-MH4	to MH4	457.54	(2%)
Sta. 9+10	from MH6-MH5	to MH5	455.85	(5%)
Sta. 2+32	from MH3-MH4	to MH4	442.62	(1%)
Sta. 1+12	from MH3-MH4	to MH4	441.70	(1%)
Sta. 0+00	from MH3	to MH3	440.86	(1%)
Sta. 0+90	from MH3-MH4	to MH4	441.61	(2%)

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	4903 Ilchester Point Ct.	15	4962 Ilchester Point court
2	4904 Ilchester Point court	16	4958 Ilchester Point court
3	4911 Ilchester Point court	17	4954 Ilchester Point court
4	4915 Ilchester Point court	18	4950 Ilchester Point court
5	4919 Ilchester Point court	19	4946 Ilchester Point court
6	Open Spaces	20	4942 Ilchester Point court
7	4927 Ilchester Point court	21	4938 Ilchester Point court
8	4931 Ilchester Point court	22	4934 Ilchester Point court
9	4935 Ilchester Point court	23	4930 Ilchester Point court
10	4947 Ilchester Point court	24	4926 Ilchester Point court
11	4951 Ilchester Point court	25	4922 Ilchester Point court
12	Open Spaces	26	Open Spaces
13	4955 Ilchester Point court	27	Open Spaces
14	4966 Ilchester Point court		

**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 County Soil Conservation District.  
 Robert M. Moch, P.E. 12-7-89

**DEVELOPER'S CERTIFICATE**  
 We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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. We also authorize periodic onsite inspection by the Howard County Soil Conservation District or their authorized agents, as deemed necessary.  
 Donald R. Heuser Jr. 12-8-89

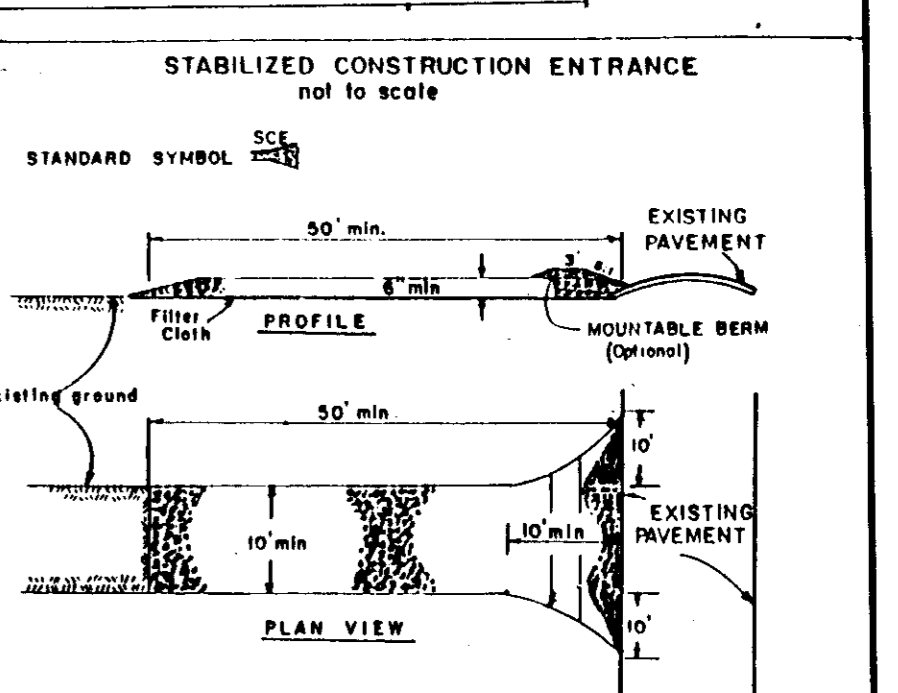
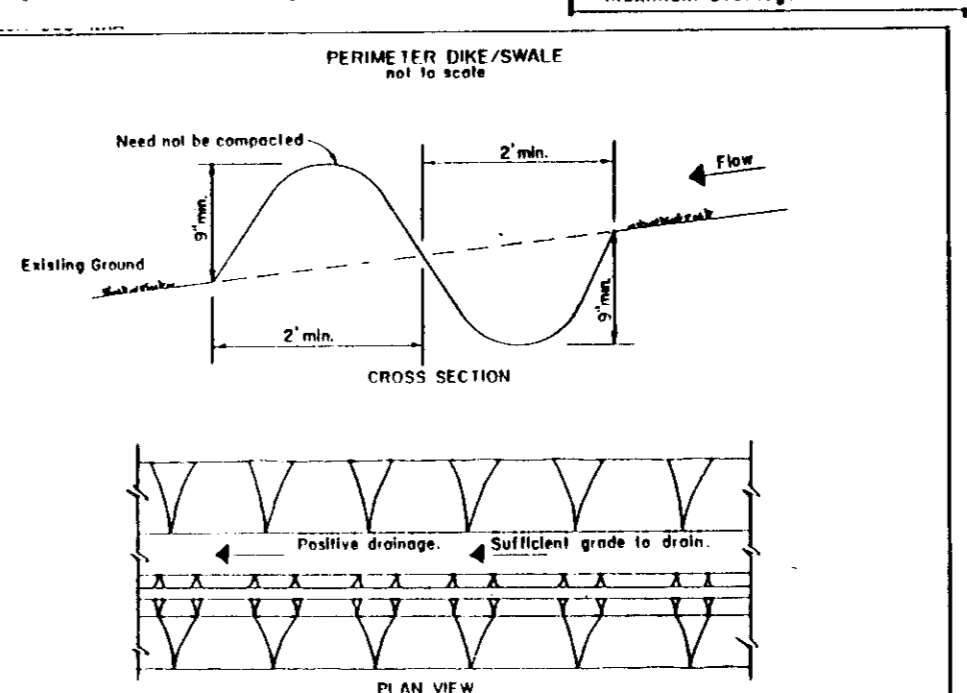
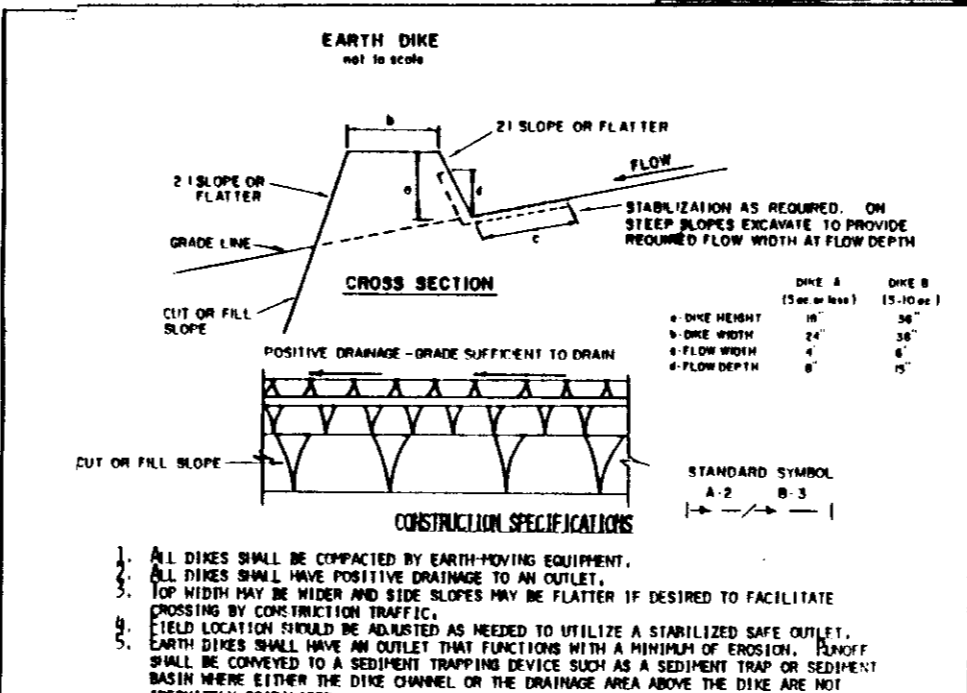
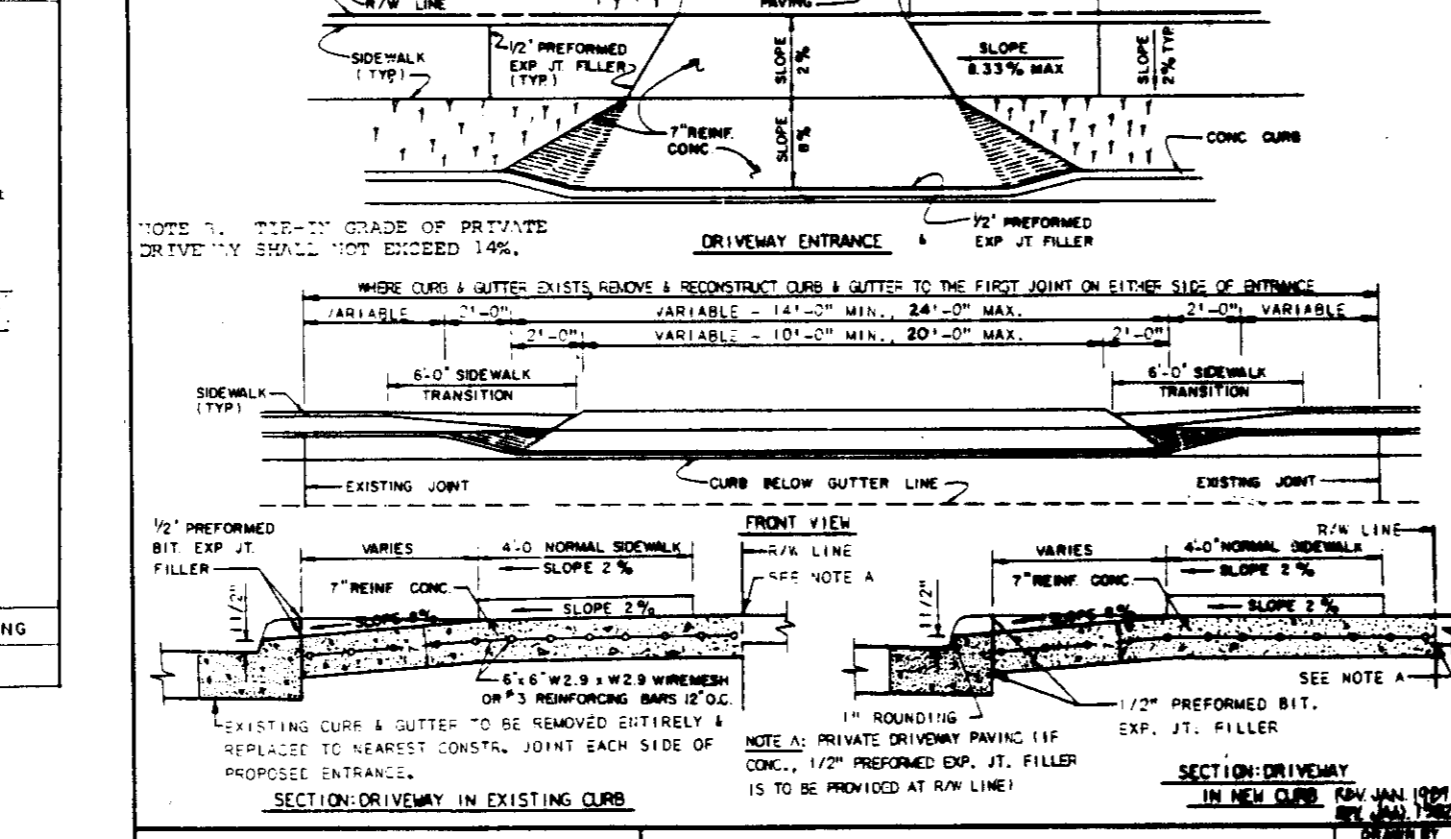
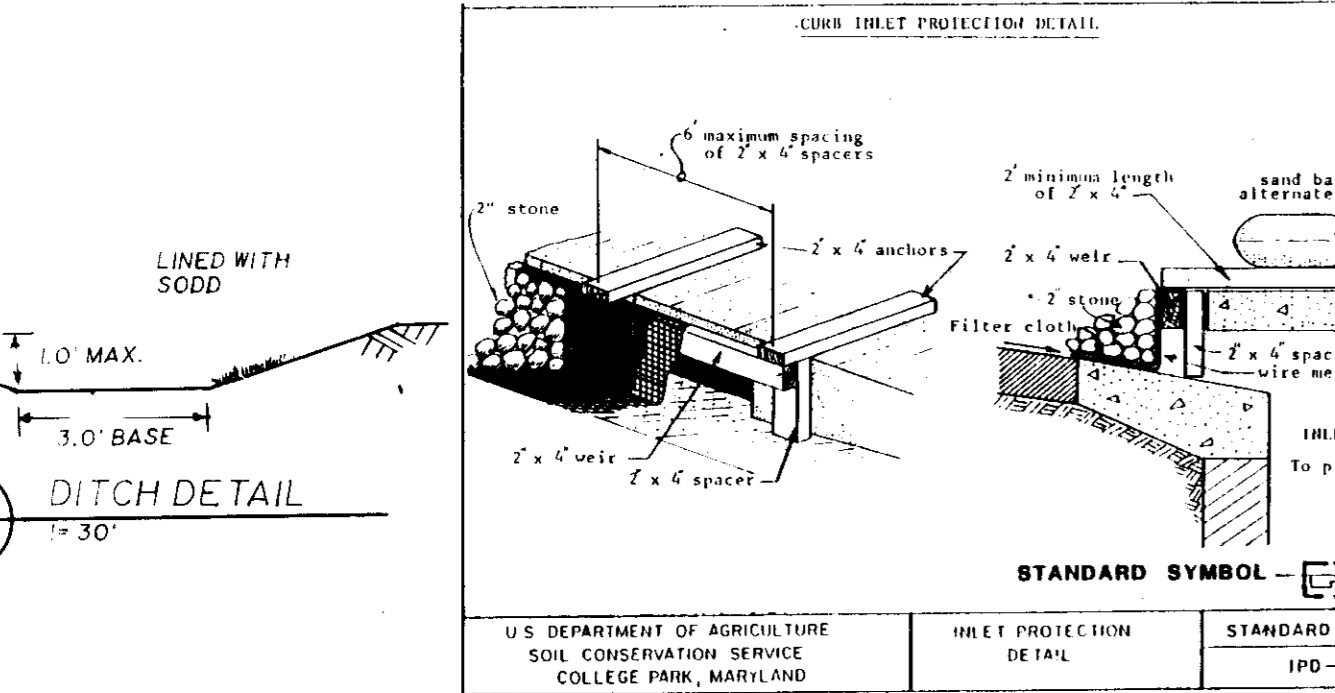
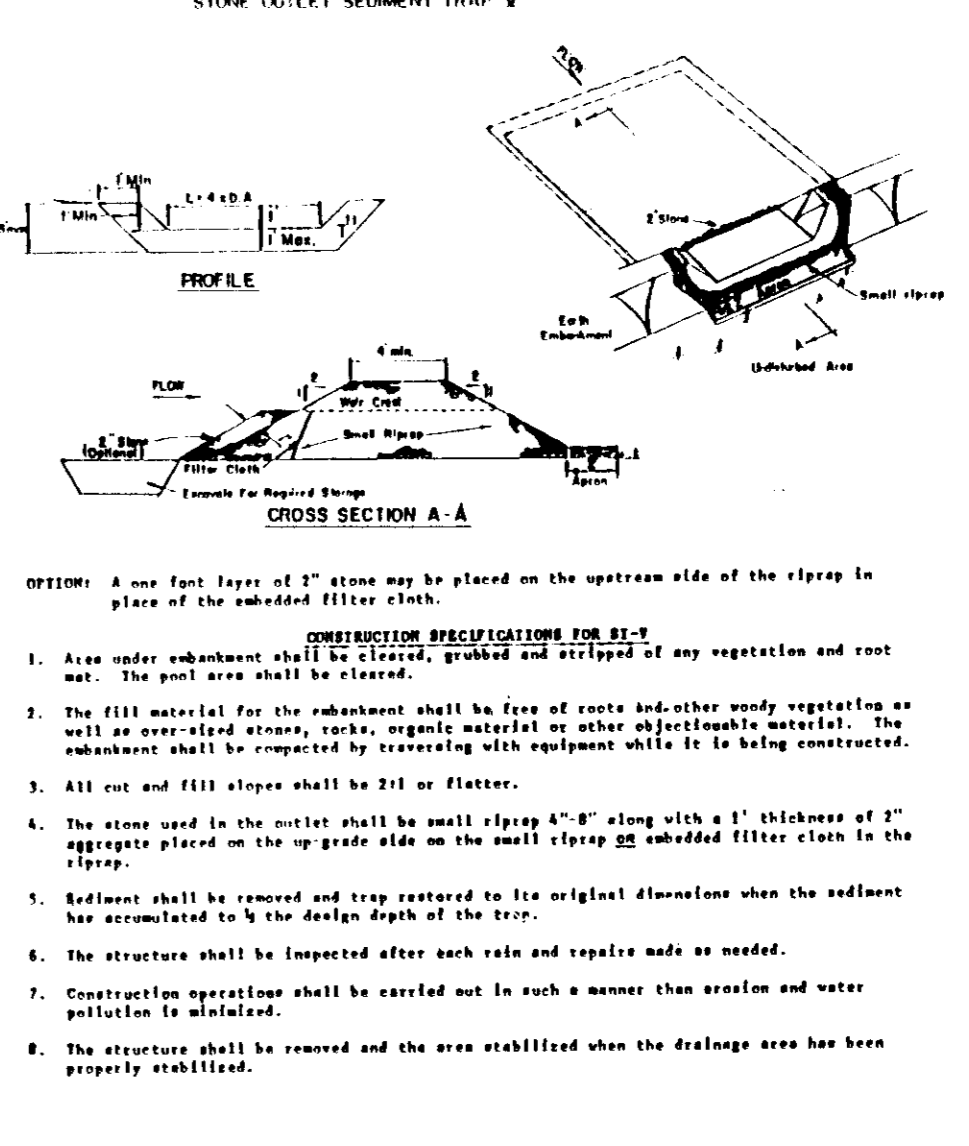
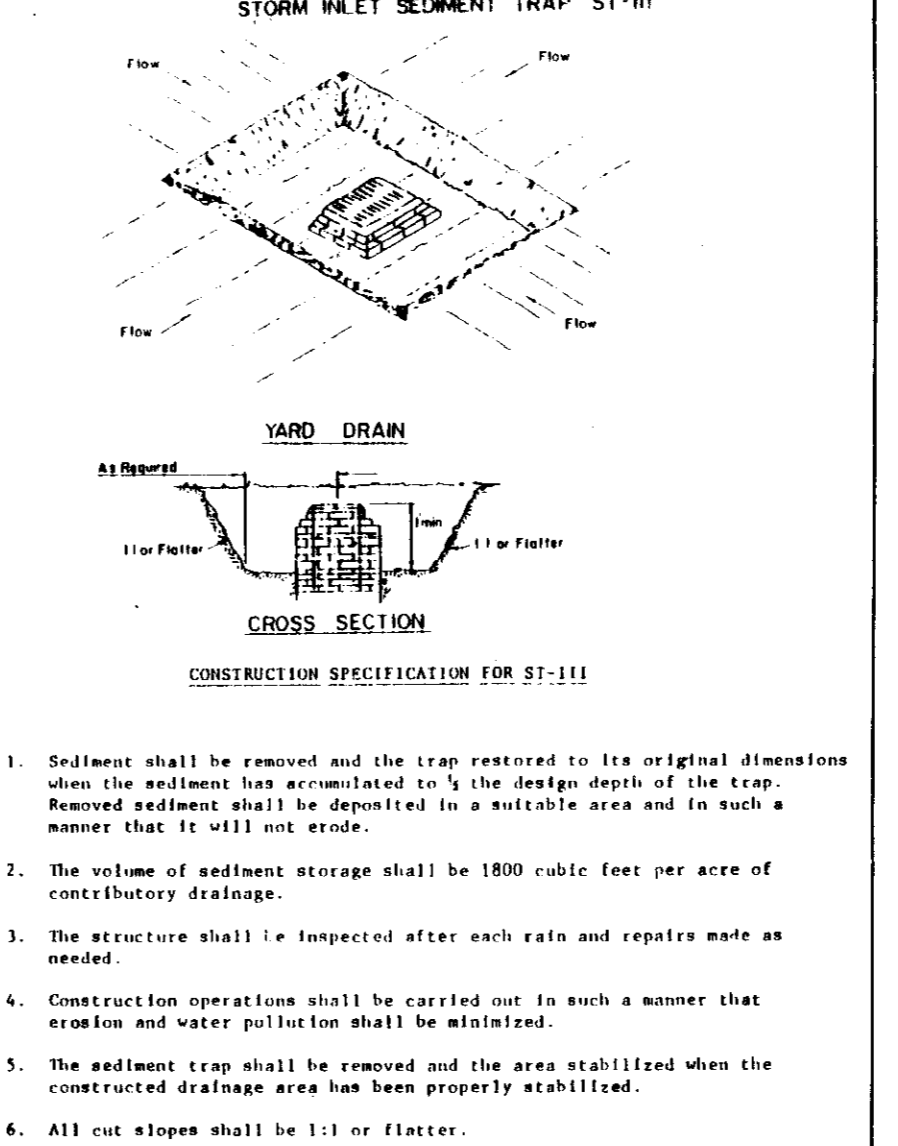
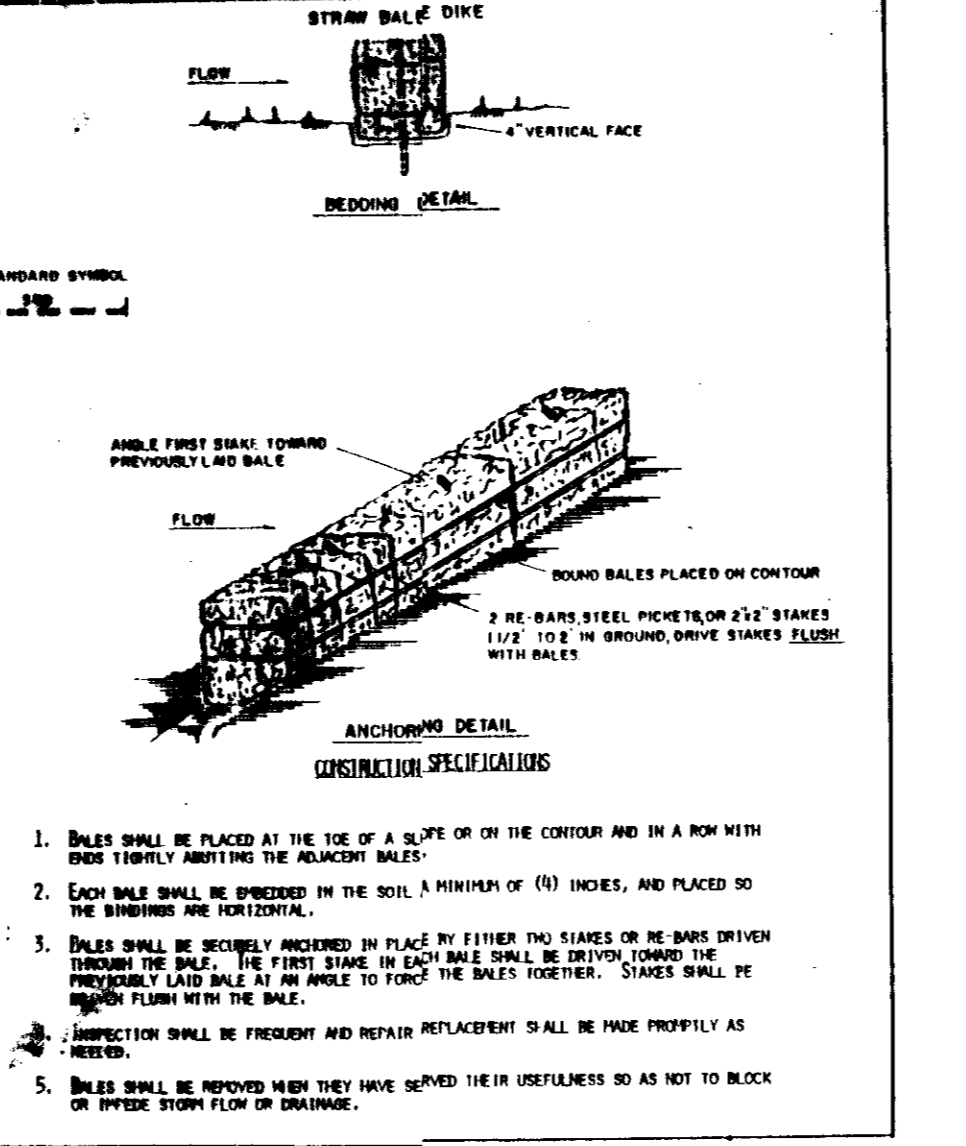
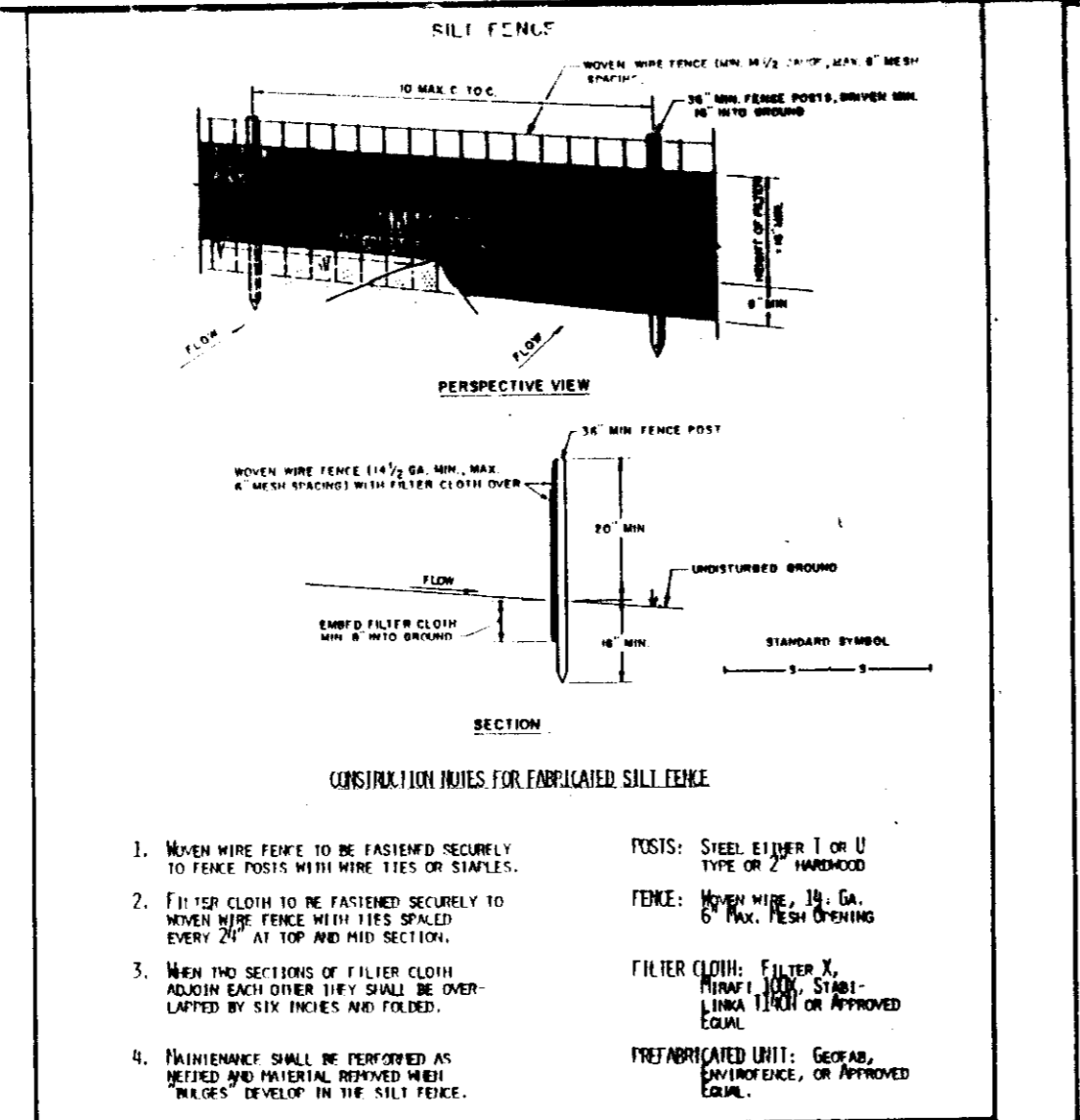
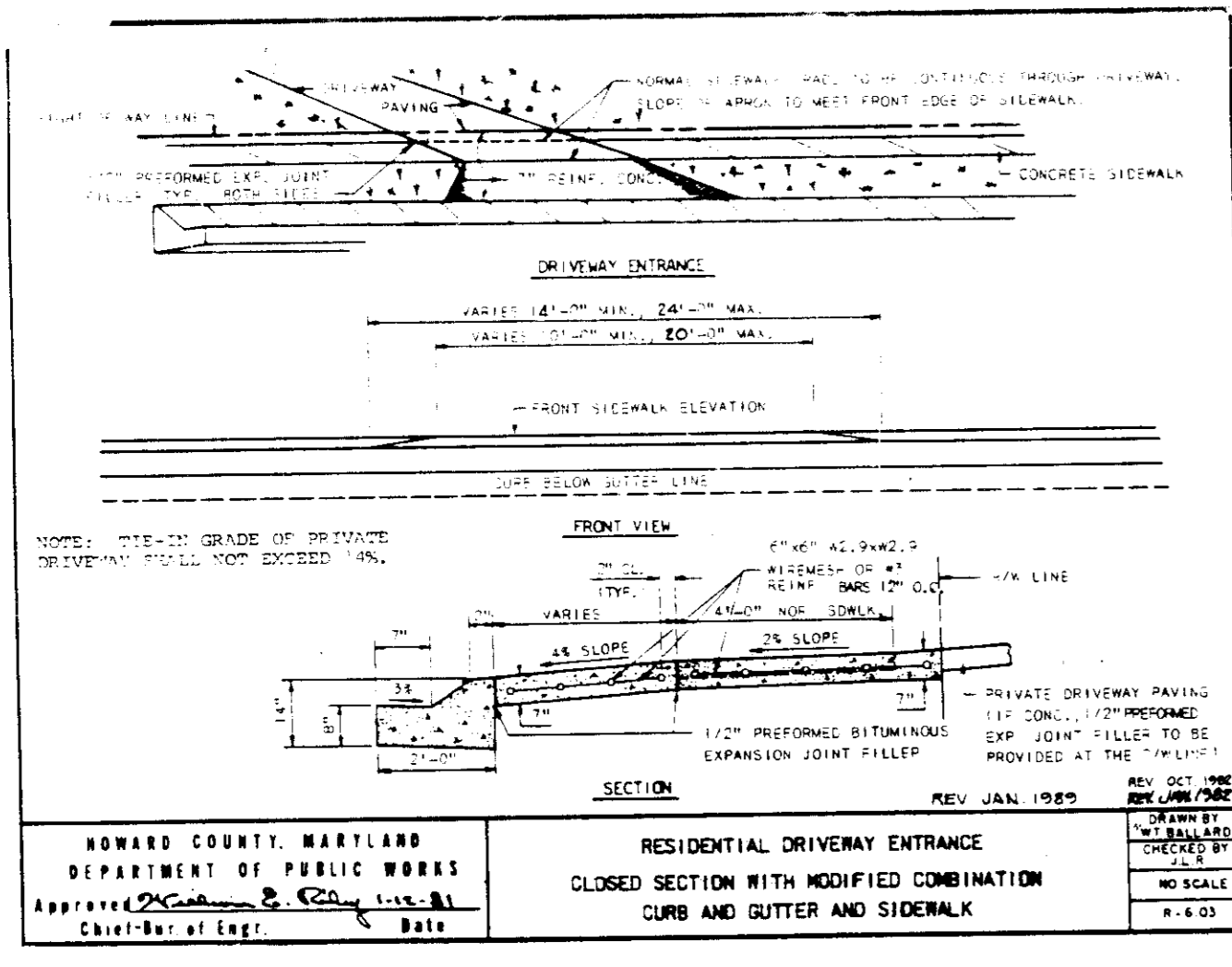
**PLAN APPROVAL STAMP**  
 8-9-89

**SUBDIVISION NAME: ILCHESTER LANDING**

SECTION NA	AREA NA	TOTAL LOTS	1 THRU 27
PLAT No. 9017, 9018, 9019		LOCK No. 10	ZONE R-20
ELECTION DISTRICT No.		CENSUS TRACT No. 6022	
TAX MAP 31	WATER CODE G-09	SEWER CODE 1253400	89-89-274

**MILDENBERG, MOCH & ASSOCIATES, INC.**  
 590 Northwood Way, Suite 230, Elkridge City, Maryland 21041  
 (410) 441-7070 FAX: (410) 441-2566

**1 OF 2**



APPROVED: [Signature] 12/15/89  
DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: [Signature] 12/15/89  
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED: [Signature] 1-4-90  
APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: [Signature] 1/19/90  
DEPT. OF PLANNING AND ZONING

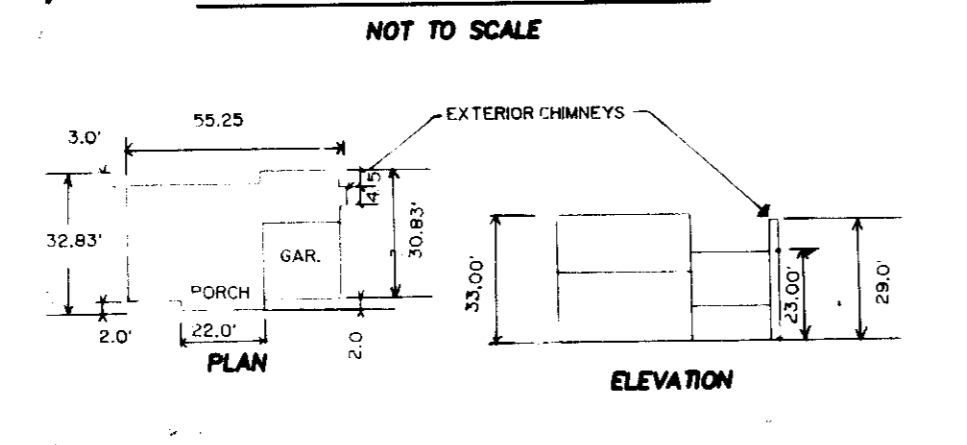
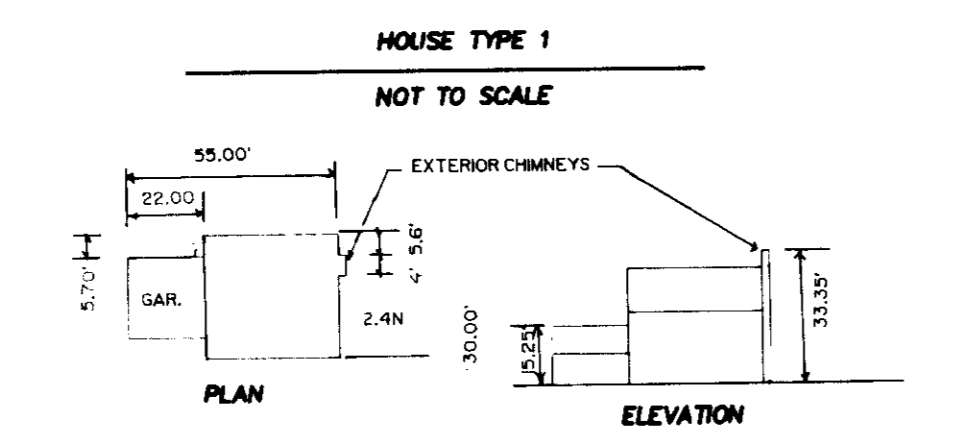
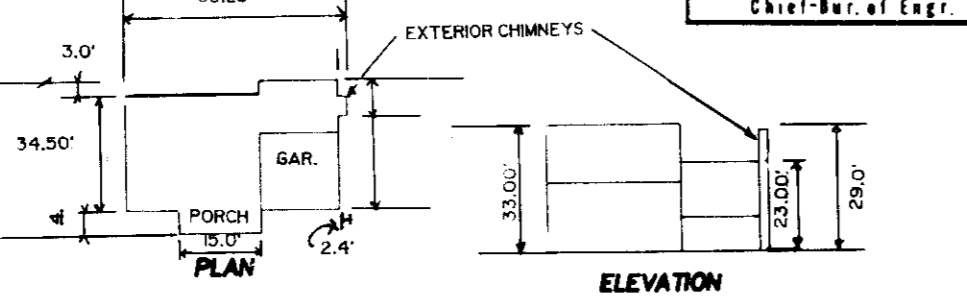
APPROVED: [Signature] 1/17/90  
CHIEF OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED: [Signature] 12/28/89  
APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

APPROVED: [Signature] 12-28-89  
CHIEF OF BUREAU OF ENGINEERING

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 County Soil Conservation District.

DEVELOPER'S CERTIFICATE  
I hereby certify that the development and construction will be done in accordance with the approved plan for erosion and sediment control and that the developer has provided for the construction of the proposed erosion and sediment control measures as a condition of the approval of the plan by the Howard County Soil Conservation District.



- SEQUENCE OF OPERATIONS**
1. REFERENCE F - 89 - 240; Obtain grading permit. Contractor shall coordinate all measures described in previous sediment control plans with this plan.
  2. Notify Sediment Control Division 48 hours prior to start of operation.
  3. Clear and grub for sediment control measures only.
  4. Grade for sediment control measures in designated areas.
  5. Install all sediment control measures that do not conflict with existing sediment traps and basins.
  6. Clear and grub remainder of site.
  7. Excavate foundations and rough grade site excluding lots.
  8. With the approval of the inspector install remaining sediment control devices on the remaining lots.
  9. Excavate and rough grade lots.
  10. Fire grade, topsoil, and seed areas immediately.
  11. After furl is established and upon the approval of the inspector, remove temporary sediment control measures and clean up site.
  12. Inspect and maintain all sediment control devices.

**OWNER/DEVELOPER**  
Ilchester Road Property Partnership  
c/o Land Design & Development, Inc.  
6307 Main Street  
Ellicott City, Maryland 21043  
(301) 461-4600  
ATTN: Mr. Donald R. Reuser Jr.

**ENGINEER**  
Midsberg, Mochi & Associates, Inc.  
3300 North Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(301) 461-0078  
ATTN: Mr. Robert M. Mochi, P.E.



**PLAN APPROVAL STAMP**

APPROVED  
FOR  
COMMUNITY PLANNING  
& LAND DEVELOPMENT

8-9-89

**TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redisturbed 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 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sq ft). For the period November 16 through February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring of use soil.
- Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted straw immediately after seeding. Anchor mulch immediately after seeding. Application using mulch anchoring tool or 218 gallons per acre (5 ga/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 140 gallons per acre (2.8 ga/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.
- NOTE: All slopes exceeding 15% must be vegetatively stabilized immediately after construction or disturbance.

**PERMANENT SEEDING NOTES**

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived 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: In lieu of soil test recommendations, use on the following schedules:
1. 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 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 1600 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 period March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of Weeping Lovegrass. During the period of October 16 through 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 soil. Option 3) seed with 60 lbs 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 straw immediately after seeding. Anchor mulch immediately after seeding. Application using mulch anchoring tool or 218 gallons per acre (5 ga/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 140 gallons per acre (2.8 ga/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

**SEDIMENT CONTROL NOTES**

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction. (902-2437)
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 disturbances or redisturbances, 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 calendar days as to all other disturbed or graded areas on the project site.
4. 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 Seeding (Sec. 51) Sod (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.
5. 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.
6. Site Analysis:  
TOTAL AREA OF SITE: 12.31 ac.  
AREA TO BE DISTURBED: 14.23 ac.  
AREA TO BE ROOFED OR PAVED: 2.4287 ac.  
AREA TO BE VEGETATIVELY STABILIZED: 10.7281 ac.  
CUT: 46100 cu y.  
FILL: 35540 cu y.  
OFF-SITE WASTE/BORROW AREA LOCATION IS N/A
7. Any sediment control practice which is disturbed by grading activity or placement of utilities must be repaired on the same day of disturbance.
8. Additional sediment controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
9. Quantities estimates shown are for sediment control purposes only. Contractor shall prepare his own quantity estimate to his satisfaction.

SUBDIVISION NAME: ILCHESTER LANDING			
SECTION N/A	AREA N/A	TOTAL LOTS	1 THRU 27
PLAT No. 9017, 9018, 9019	BLOCK No. 10	ZONE	R-20
ELECTION DISTRICT 1	CENSUS TRACT No. 6022	SEWER CODE	1253400
TAX MAP 31	WATER CODE G-09	SEWER CODE	SDP-89-279

project 89066.00 date 6/89  
illustrator CAM/RFB  
CAM/RFB  
CAM/RFB  
scale 1" = 50'  
approved RMM

REVISIONS  
REVISED PER CITY COMMENTS DEC 6 1989  
REVISED PER MD CO COMMENTS JAN 26 1990  
FIRST SUBMITTAL TO HOWARD COUNTY OPZ  
DATE 2/1/89  
DESIGNED BY  
CHECKED BY  
DATE

ILCHESTER LANDING  
TAX MAP 31'S 1-27 PARCELS 583 & 150  
ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT & SEDIMENT CONTROL PLAN

MILDBERG, MOCHI & ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3390  
(301) 461-0078

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