

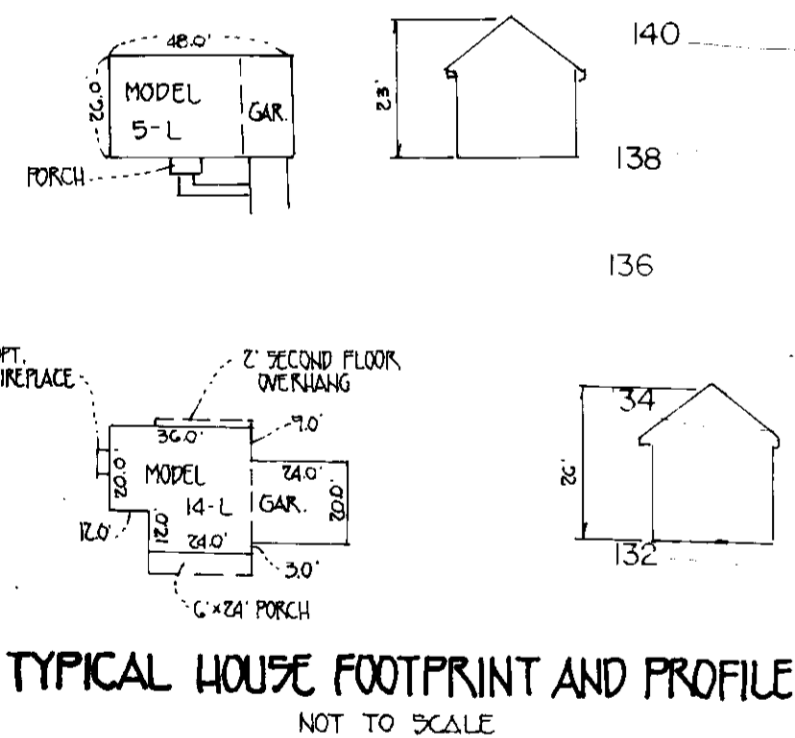
LOT NO.	STREET ADDRESS
1	6403 MICHAEL ELIZABETH WAY
2	6407 MICHAEL ELIZABETH WAY
3	6411 MICHAEL ELIZABETH WAY
4	6415 MICHAEL ELIZABETH WAY
5	6419 MICHAEL ELIZABETH WAY
6	6423 MICHAEL ELIZABETH WAY
7	6427 MICHAEL ELIZABETH WAY
8	6431 MICHAEL ELIZABETH WAY
9	6435 MICHAEL ELIZABETH WAY
10	6439 MICHAEL ELIZABETH WAY
11	6443 MICHAEL ELIZABETH WAY
12	6447 MICHAEL ELIZABETH WAY
13	6451 MICHAEL ELIZABETH WAY
14	6455 MICHAEL ELIZABETH WAY

LOT NO.	MIN. CELLAR ELEV.	SCH. INV. @ PROPERTY LINE
1	133.20	128.42
2	134.30	129.37
3	135.50	130.43
4	137.00	131.79
5	138.70	133.04
6	139.80	133.10
7	137.70	132.90
8	138.40	132.87
9	133.60	129.97
13	132.60	128.97
14	131.50	127.90

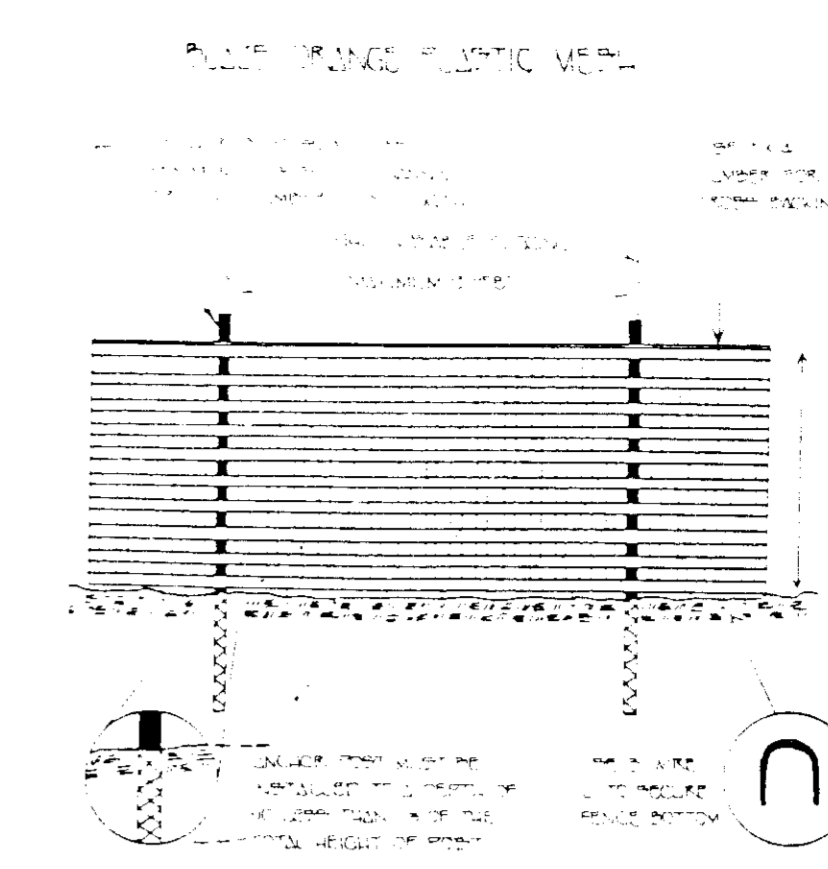
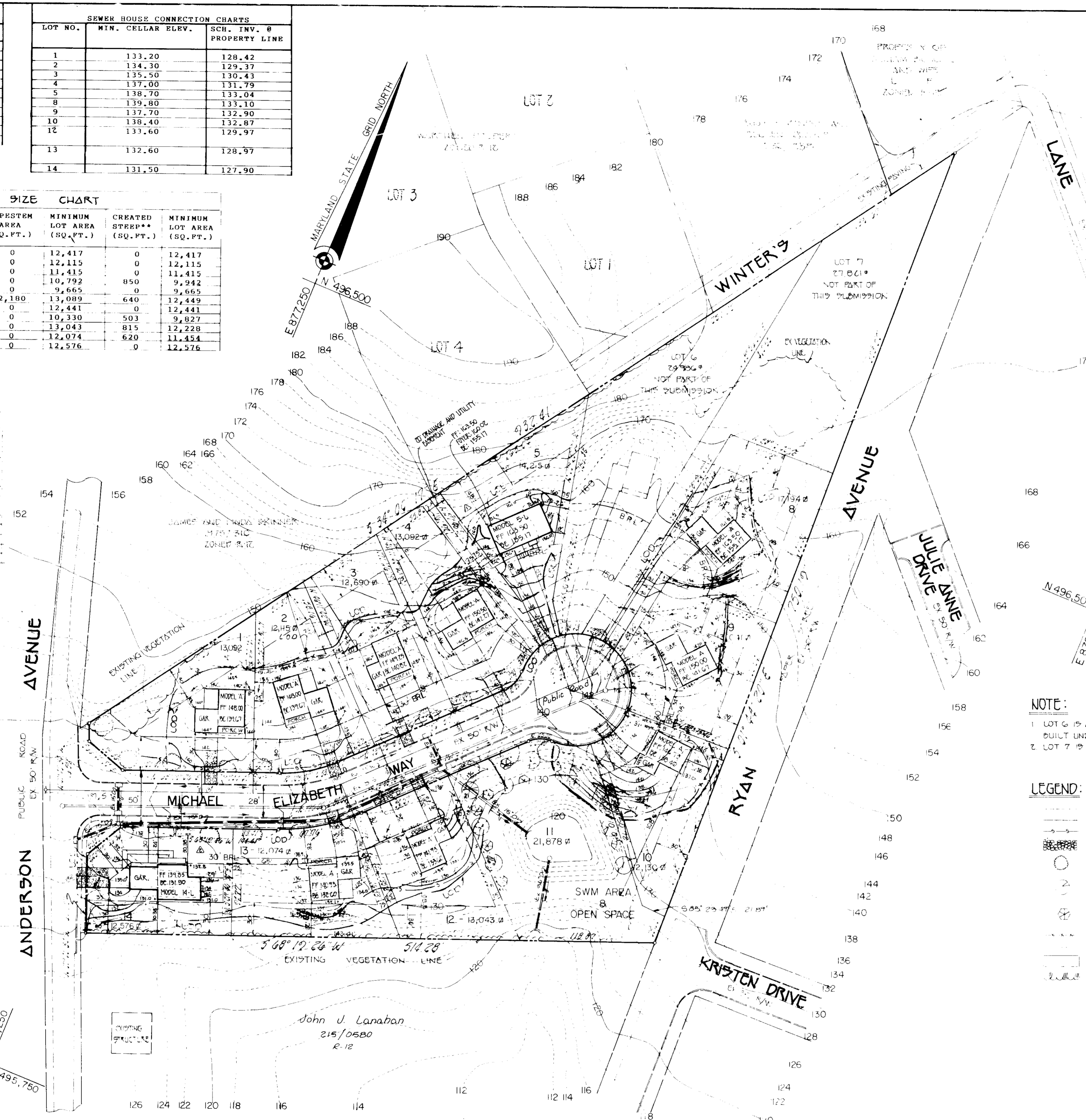
LOT NO.	GROSS AREA (SQ. FT.)	FLOODPLAIN STEEPSLOPE AREA (SQ. FT.)	NET AREA (SQ. FT.)	PIPESTEM AREA (SQ. FT.)	MINIMUM LOT AREA (SQ. FT.)	CREATED STREPS** (SQ. FT.)	MINIMUM LOT AREA (SQ. FT.)
1	13,092	675	12,417	0	12,417	0	12,417
2	12,115	0	12,115	0	12,115	0	12,115
3	12,690	1,275	11,415	0	11,415	0	11,415
4	13,092	2,300	10,792	0	10,792	850	9,942
5	14,215	4,550	9,665	0	9,665	0	9,665
6	17,194	1,925	15,269	2,180	13,089	640	12,449
7	13,041	600	12,441	0	12,441	0	12,441
8	12,130	1,800	10,330	0	10,330	503	9,827
9	13,043	0	13,043	0	13,043	815	12,228
10	12,074	0	12,074	0	12,074	620	11,454
11	12,576	0	12,576	0	12,576	0	12,576

* SEE P 88-16
 ** THIS SITE PLAN

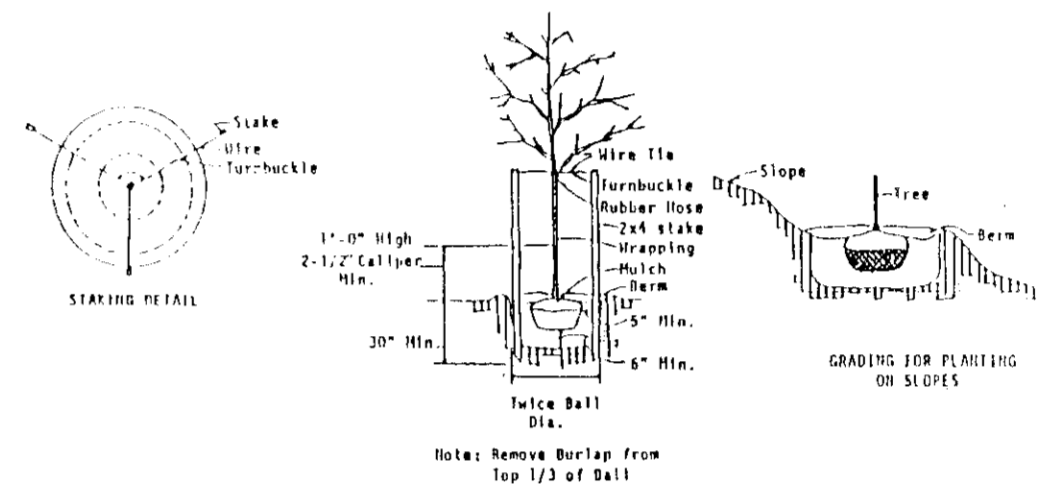
LOT NO.	LOT SIZE	STRUCTURE SIZE	LOT COVERAGE
1	13,092	1,472	11%
2	12,115	1,472	12%
3	12,690	1,472	12%
4	13,092	1,472	11%
5	14,215	1,176	8%
6	17,194	1,472	9%
7	13,041	1,472	11%
8	12,130	1,472	12%
9	13,043	1,472	11%
10	12,074	1,472	12%
11	12,576	1,472	12%



DATE	No.	DESCRIPTION
8-2-94	2	MOD. REV. LOT 14
8-2-94	1	MOD. REV. LOT 5



TREE PROTECTION DETAIL
NOT TO SCALE

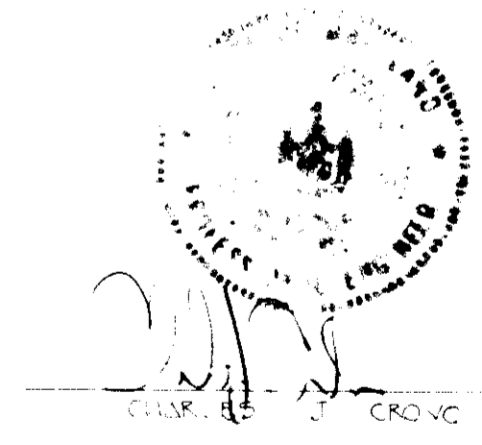
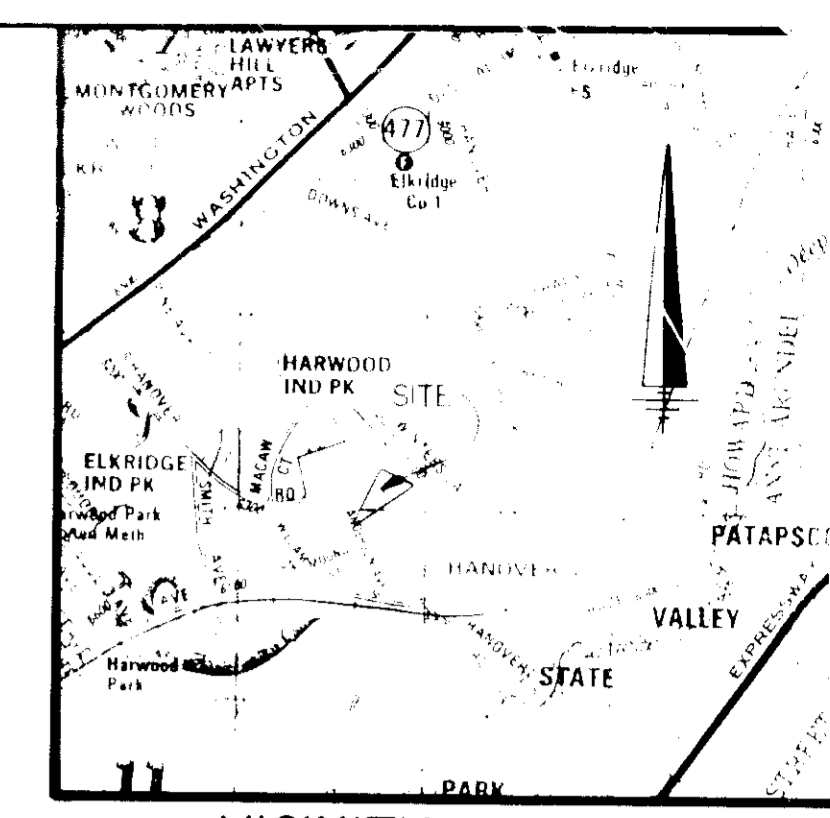


TREE PLANTING DETAIL
NOT TO SCALE

- NOTE:
- LOT 6 IS AN EXISTING MODEL HOME BUILT UNDER GP # 2105
 - LOT 7 IS PROPOSED BY OTHERS

- LEGEND:
- EXISTING GRADE
 - PROPOSED GRADE
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - EXISTING STREET TREES AS PER FINAL PLANS (P 88-16)
 - CRATAEGUS PHAENOPYRUM WASHINGTON-HAWTHORNE 1 1/2" TO 2" CAL TOTAL COUNT 1
 - FINUS SYRODUS EASTERN WHITE PINE 6" TO 8" LT TOTAL COUNT 11
 - TREE PROTECTION
 - LOD TRENCHES LIMIT OF DISTURBANCE
 - INDICATED SLOPED 25% OR GREATER
 - REMOVE LENGTHY TREES TO BE REMOVED

OWNER AND DEVELOPER
 THE BALDWIN CORPORATION
 273-C Peninsula Farm Road
 Arnold, MD 21012



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.
 Daniel J. Werner, P.E. No. 7583
 Date: 2-9-93

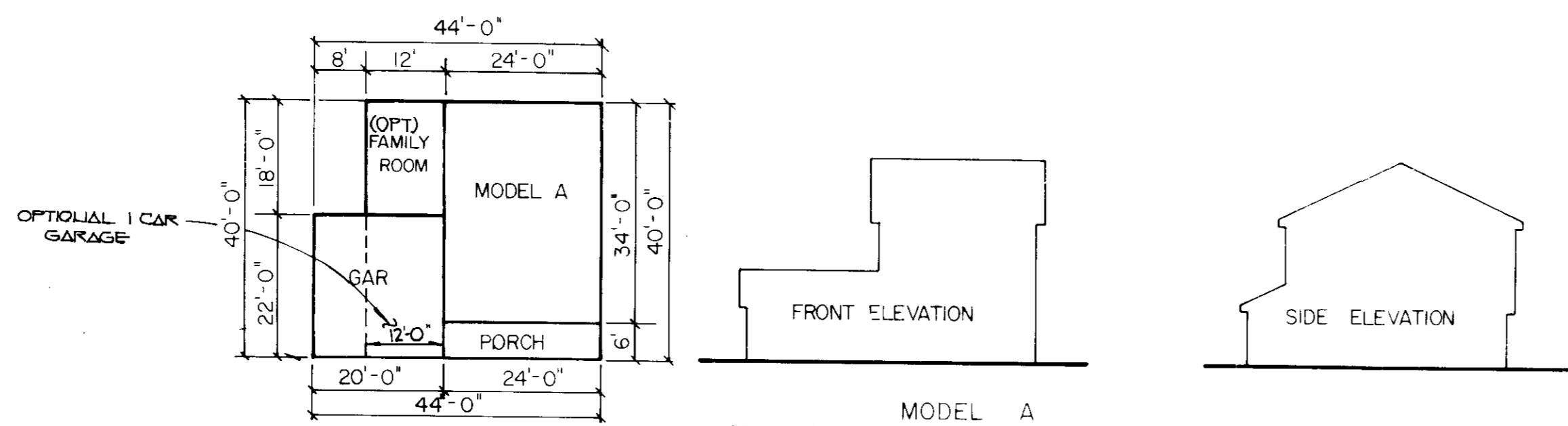
DEVELOPER'S CERTIFICATE
 I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment 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.
 Christina Omelara
 THE BALDWIN CORPORATION
 DATE: 2-9-93

Reviewed for Howard Soil Conservation District and meets technical requirements
 James M. Helton
 U.S. SOIL CONSERVATION SERVICE
 Date: 2/16/93
 This Development is approved for Erosion and Sediment Control by the Howard Soil Conservation District
 Approved: John L. Robertson
 District: HOWARD SOIL CONSERVATION DISTRICT
 Date: 2/12/93

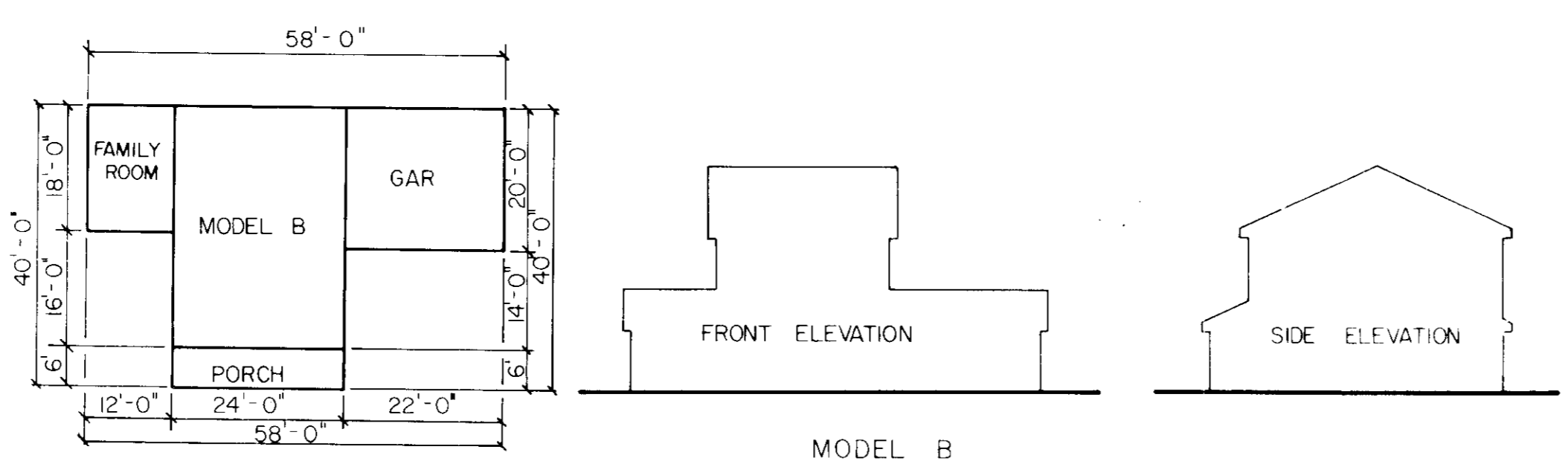
Approved: Department of Planning and Zoning
 Planning Director: [Signature]
 Date: 2/26/93
 Approved: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 Health Officer: [Signature]
 Date: 2-24-93

Approved: DEPARTMENT OF PUBLIC WORKS for Public Water and Sewer and Storm Drainage Systems and Roads
 Director, Public Works: [Signature]
 Date: 2/9/93
 CHIEF, BUREAU OF ENGINEERING: [Signature]
 Date: 2-19-93
 SUBDIVISION: LINDSAY'S CHOICE
 PLAT NO.: 8540
 BLOCK NO.: R-12
 ZONE: R-12
 TAX/ZONE: 38
 ELEC. DIST: 1st
 CENSUS TR.: 6012
 WATER CODE: A-01
 SEWER CODE: 2150300

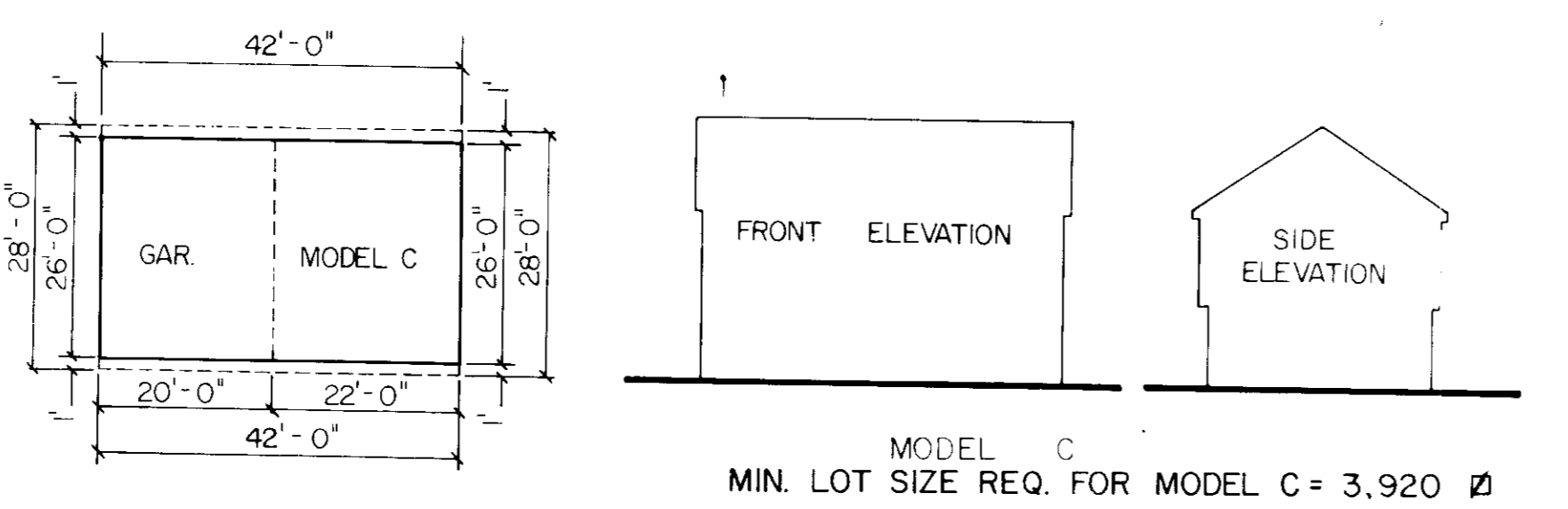
SINGLE FAMILY DETACHED DWELLINGS
SITE DEVELOPMENT PLAN
 LOTS 1 THROUGH 5, 8 THROUGH 10 AND 12 THROUGH 14
LINDSAY'S CHOICE
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE 1"=50' DATE OCTOBER, 1992
 SHEET OF 2



MODEL A
MIN. LOT SIZE REQ. FOR MODEL A = 4,906 sq

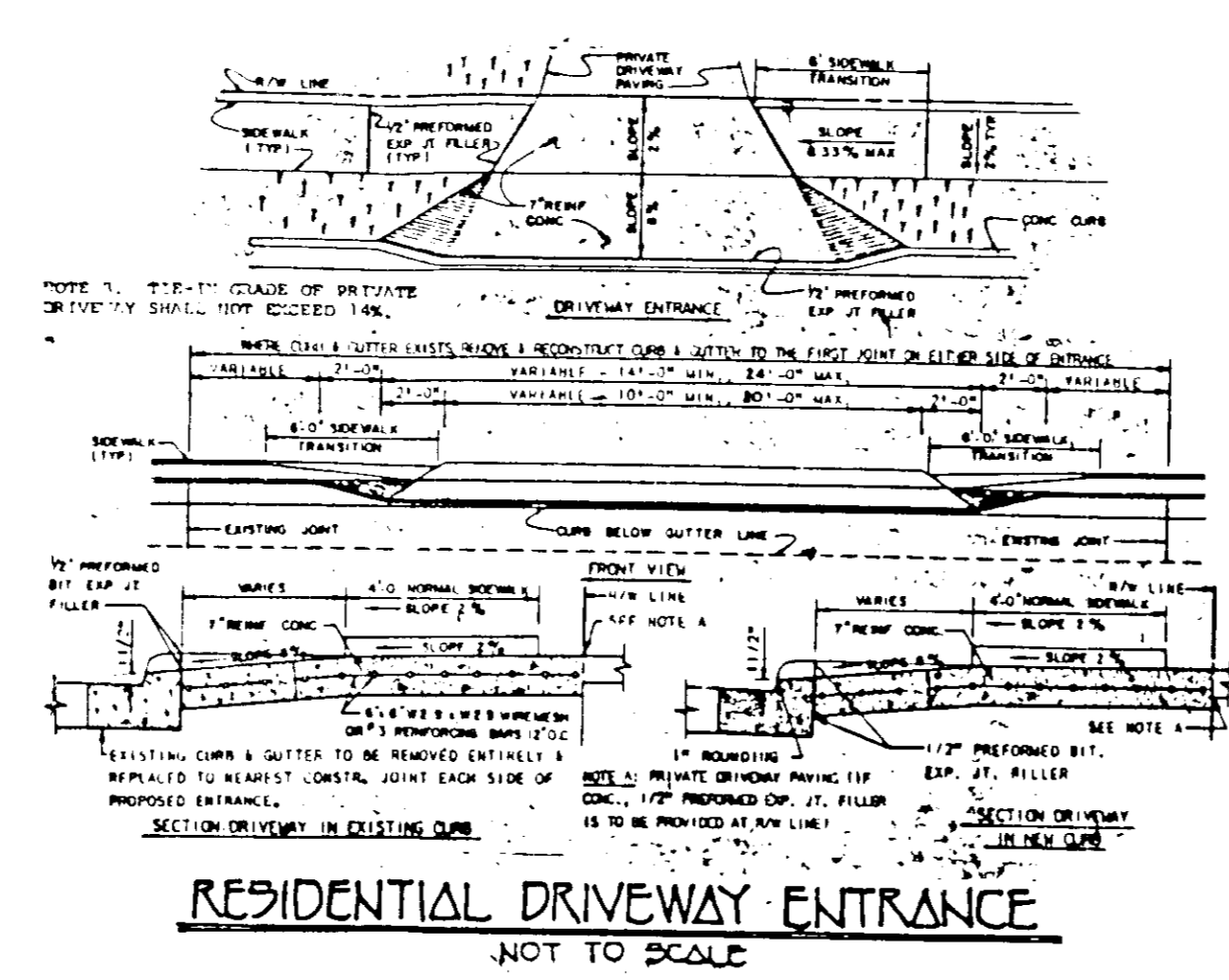


MODEL B
MIN. LOT SIZE REQ. FOR MODEL B = 5,146 sq

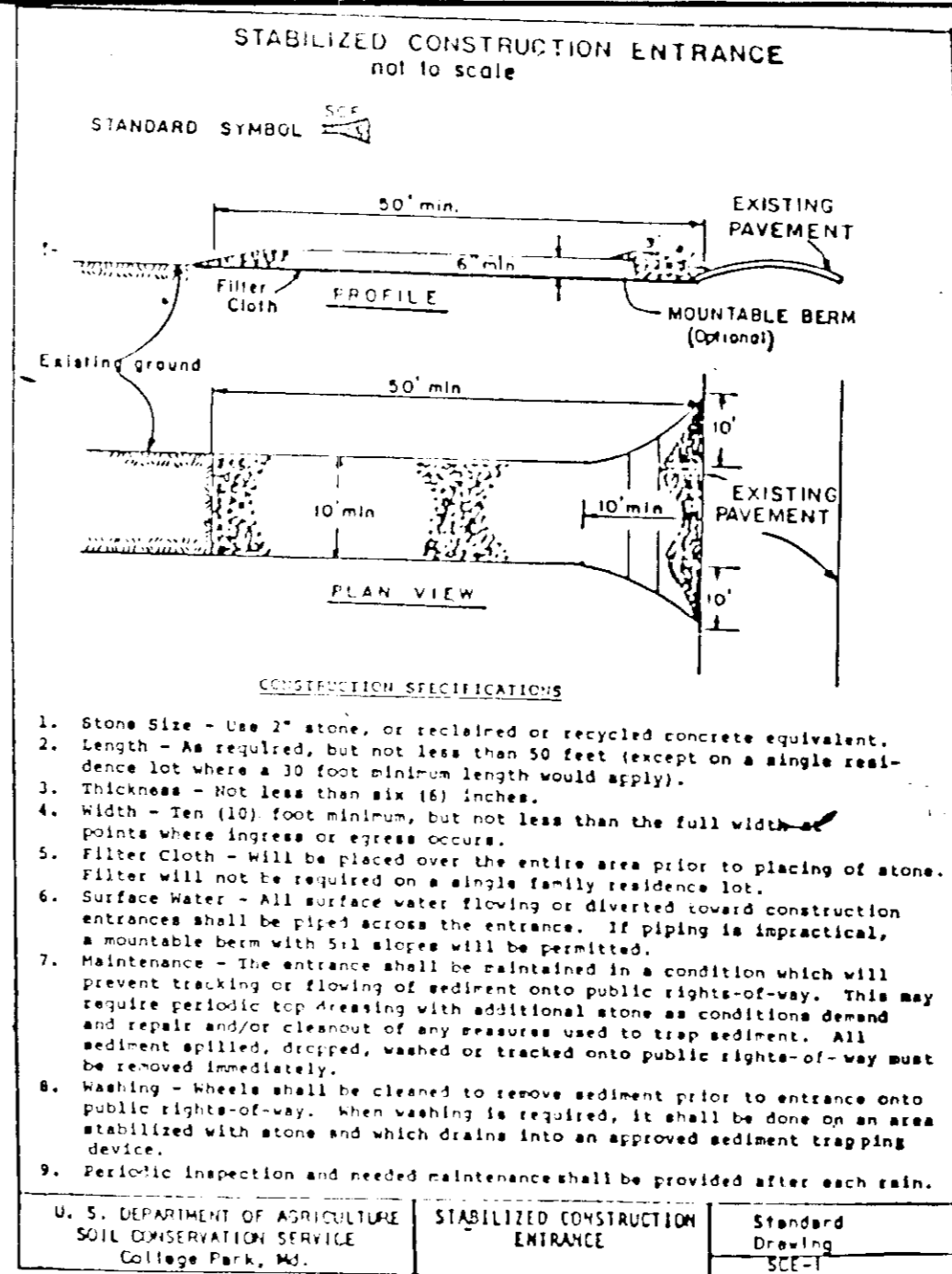


MODEL C
MIN. LOT SIZE REQ. FOR MODEL C = 3,920 sq

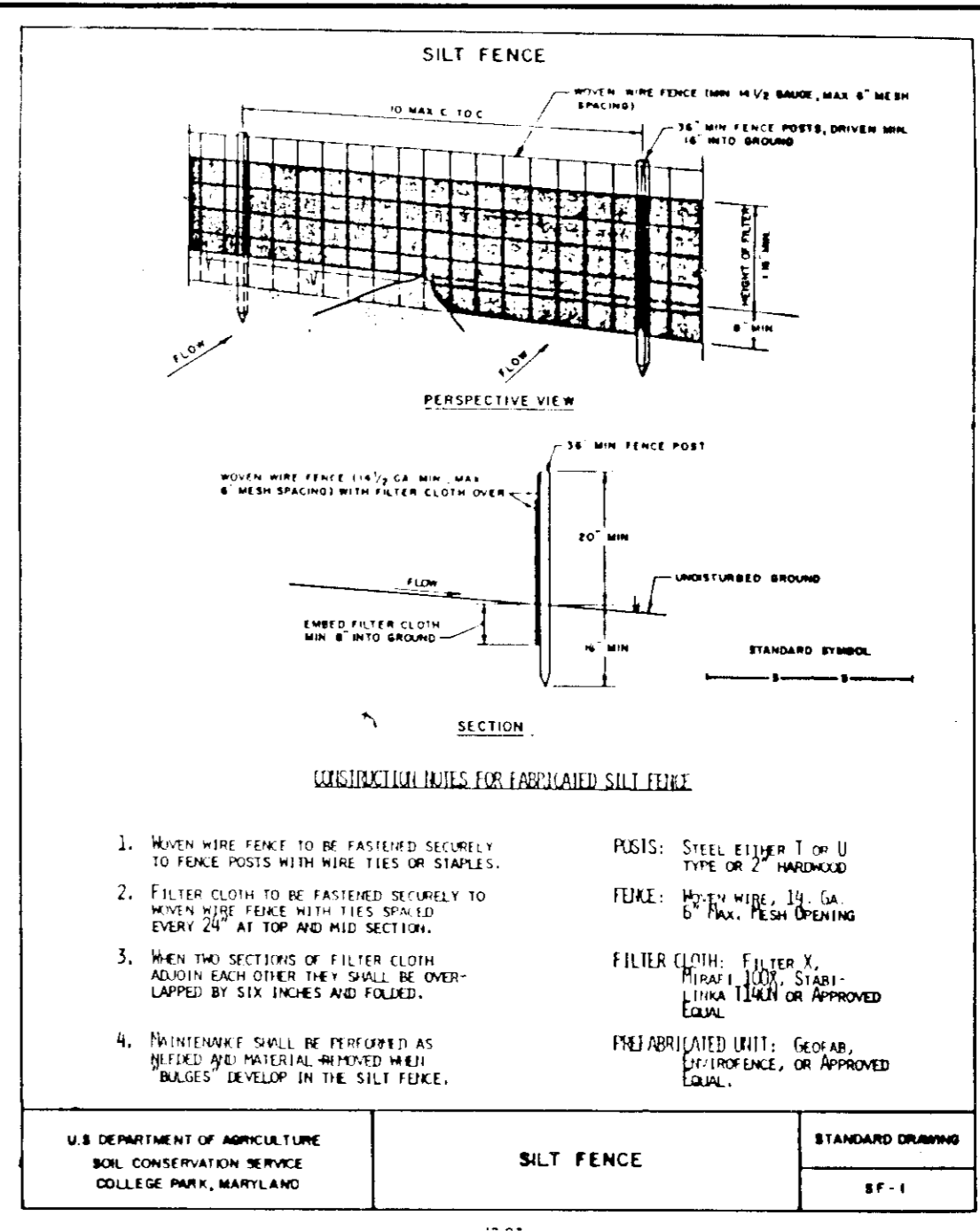
TYPICAL HOUSE DETAIL
NOT TO SCALE



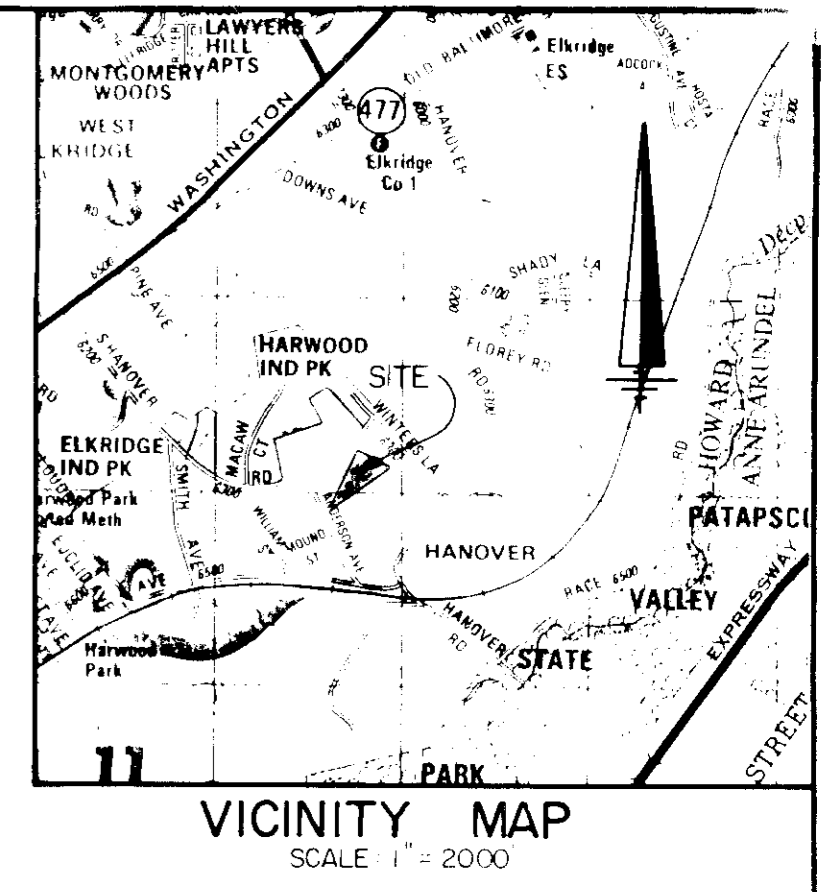
RESIDENTIAL DRIVEWAY ENTRANCE
NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS
- Stone Size - Use 2" stone, or equivalent or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (except on a slope less than 1:1 where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) foot 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.
 - Surface water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, maintenance - the entrance shall be maintained in a condition which will prevent tracking of flowing or sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any erosions used to trap sediment. All sediment washed, dislodged, 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 trap/basin.
 - Periodic inspection and needed maintenance shall be provided after each rain.
- U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
College Park, MD.



- CONSTRUCTION DETAILS FOR FABRICATED SILT FENCE
- When the fence is to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to fence posts with wire ties or staples every 24" at top and mid section.
 - When the sections of filter cloth abut each other they shall be overlapped by six inches and folded.
 - Maintenance shall be performed as needed and material washed from faces develop in the silt fence.
- U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
COLLEGE PARK, MARYLAND



VICINITY MAP
SCALE = 2000

SEDIMENT CONTROL NOTES

- 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 (982-2437).
- 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 redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all greater than 3:1, 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 12, 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 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.
- 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: 2.55 Acres
Area Disturbed: 2.31 Acres
Area to be Roofed or Paved: 0.56 Acres
Area to be Vegetatively Stabilized: 1.19 Acres
Total Cut: 2,300 Cu. Yds.
Total Fill: 2,000 Cu. Yds.
Offsite waste: 8,525 Cu. Yds.
- 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 controls must be provided, if deemed necessary by the Howard County DPW 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 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.

PERMANENT SEEDING NOTES

Apply to graded or cleared area 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, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedule:

- 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.
- 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.

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 of May 1 thru July 31, seed with 60 lbs. per acre Kentucky 31 Tall Fescue 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. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per 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 6 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 reseedings.

TEMPORARY SEEDING NOTES

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

SEEDBED 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 2 1/2 bushel per acre of Annual Rye (5.2 lbs./1000 sq.ft.). For the period of 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 asphalt on flat areas. On slopes 6 feet or higher, use 348 gallons 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.

GENERAL NOTES

- Subject property is zoned R-12 as per comprehensive zoning plan dated 8/2/85.
- The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County Control Stations: 2247002 and 2247005.
- All roadways are Public and Existing.
- Total area included in this submission: 3.33 Ac.
- Total number of lots: 11
- Any damage to county owned Right-of-ways to be corrected at the Developer's expense.
- Maximum lot coverage is: 30%
- Reference Plan Numbers: S 86-60, P 87-55, F 88-16
- The Contractor or Developer shall contact the Construction/Inspection Division at 3031880, 24 hours in advance of commencement of work.
- The existing topography shown was taken from approved Road Construction Plans prepared by Boyd and Dowgiallo, P.A. F-88-16.
- Improvement of property: Single Family Detached Dwellings.
- Stormwater Management provided under F-88-16.
- All porch/deck structures located within the front/rear building setback shall be in accordance with section 128 of the Zoning Regulations. Porches or decks over or enclosed shall not project more than 10 feet into the required front or rear yard building restriction lines.
- All fireplace chimneys and bay windows not more than 10 feet in width may project not more than four feet into any required yard in accordance with section 128 of the Zoning Regulations.
- All proposed exterior lighting fixtures shall be directed/reflected away from all adjacent roadways and residential zoning districts.

SEQUENCE OF CONSTRUCTION

- Obtain Grading Permit.
- Install all sediment and erosion control devices and tree protection fence as shown on plan.
- Install temporary seeding.
- Excavate for foundations and rough grade.
- Construct structures, sidewalks and driveways.
- Fine grade and install permanent seeding.
- Remove sediment and erosion control devices as permission is granted by the Sediment Control Inspector.



CHARLES J. CROVO P.E.
DATE: 2-19-93

OWNER AND DEVELOPER
THE BALDWIN CORPORATION
273-C Peninsula Farm Road
Annapolis, MD 21402

FISHER, COLLINS & CARTER, INC.
1000 WASHINGTON AVENUE
SILVER SPRING, MARYLAND 20910
TELEPHONE: 410-461-0200
FAX: 410-461-0204

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.

Daniel J. Werner
Daniel J. Werner P.E. No. 7583
DATE: 2-19-93

DEVELOPER'S CERTIFICATE
I 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 the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary.

Christina Omeara
THE BALDWIN CORP.
CHRISTINA OMEARA
DATE: 2-19-93

Reviewed for Howard Soil Conservation District and meets technical requirements
James M. Helm
S. SOIL CONSERVATION SERVICE
DATE: 2/10/93

This Development is approved for Erosion and Sediment Control by the Howard Soil Conservation District.
John P. Robertson
District
HOWARD SOIL CONSERVATION DISTRICT
DATE: 2/10/93

Approved: Department of Planning and Zoning
James M. Helm
PLANNING DIRECTOR
DATE: 2/26/93

Thomas J. Donald
CHIEF, DIVISION OF COMMUNITY PLANNING
AND LAND DEVELOPMENT
DATE: 2/28/93

Approved: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
Joseph Boyle
HEALTH OFFICER
DATE: 2-24-93

Approved: DEPARTMENT OF PUBLIC WORKS for Public Water and Sewer and Storm Drainage Systems and Roads
James M. Helm
DIRECTOR, PUBLIC WORKS
DATE: 2/19/93

Richard E. Raley
CHIEF, BUREAU OF ENGINEERING
DATE: 2-19-93

SUBDIVISION: LINDSAY'S CHOICE
SECTION/AREA LOT NO.: 1/1
PLAT NO.: 8540
BLOCK NO.: R-12
ZONE: 38
TAX/ZONE: 1st
ELEC. DIST: 6012
CENSUS TR: 6012
WATER CODE: A-01
SEWER CODE: 2150300

SINGLE FAMILY DETACHED DWELLINGS
SITE DEVELOPMENT PLAN
LOTS 1 THROUGH 5, 8 THROUGH 10 AND 12 THROUGH 14
LINDSAY'S CHOICE
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE 1"=50' DATE OCTOBER, 1992
SHEET 2 OF 2

ANAREX, INC.
ENGINEERS SURVEYORS
EXPLORERS PLANNERS
303 Najoles Road
Suite 114
Millersville, MD 21108-9803
Phone: (410)987-6901