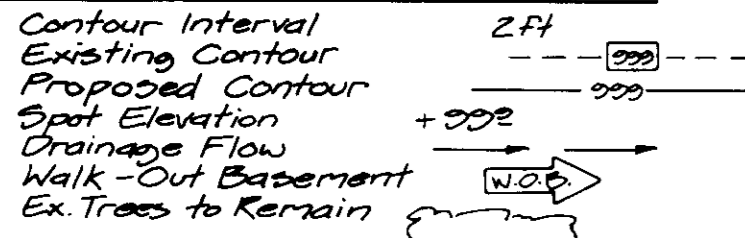
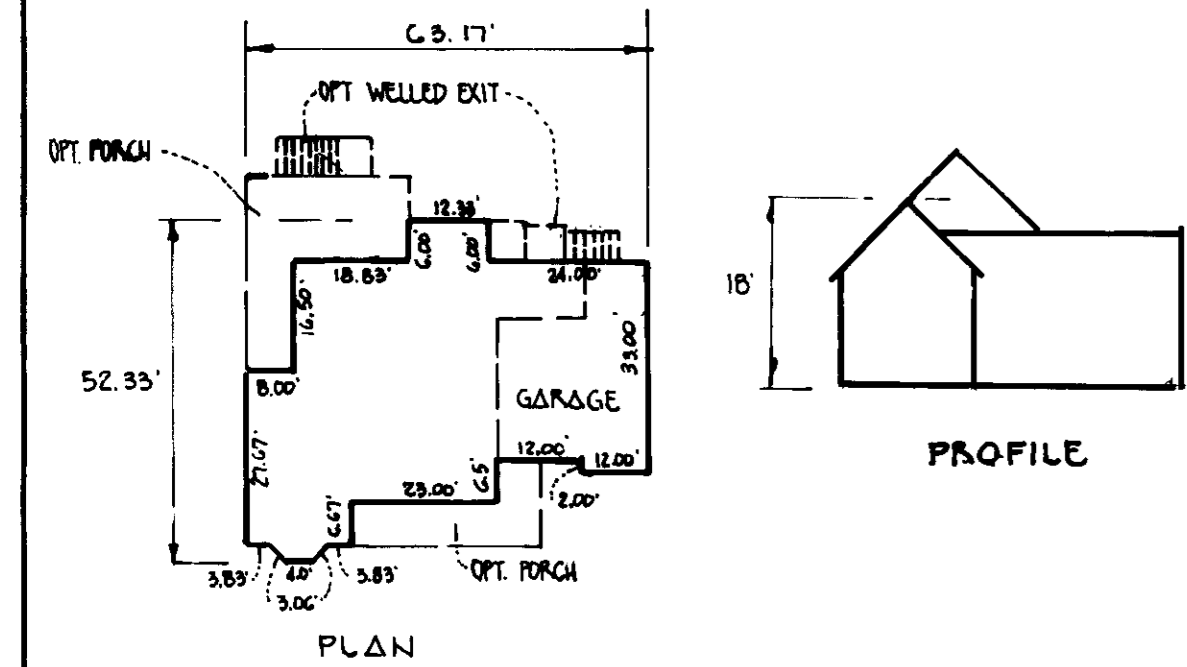


LEGEND

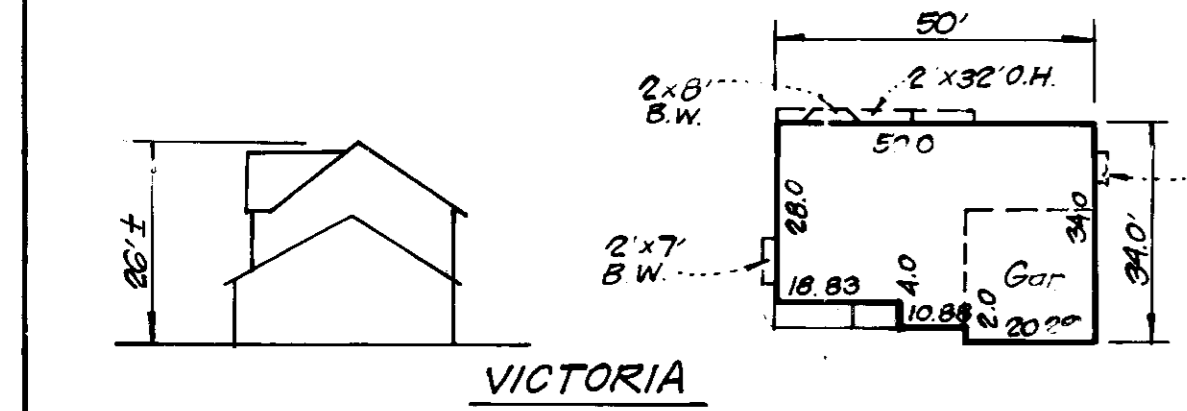


LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPE	MINIMUM LOT SIZE
1	18,097.4	5,015.4	14,082.0	N/A	N/A	14,082.0
5	15,773.4	1,536.4	14,237.0	N/A	N/A	14,237.0
6	15,136.4	1,086.4	14,050.0	N/A	N/A	14,050.0
7	15,738.4	1,722.4	14,016.0	N/A	N/A	14,016.0
8	15,050.4	1,050.4	14,000.0	N/A	N/A	14,000.0

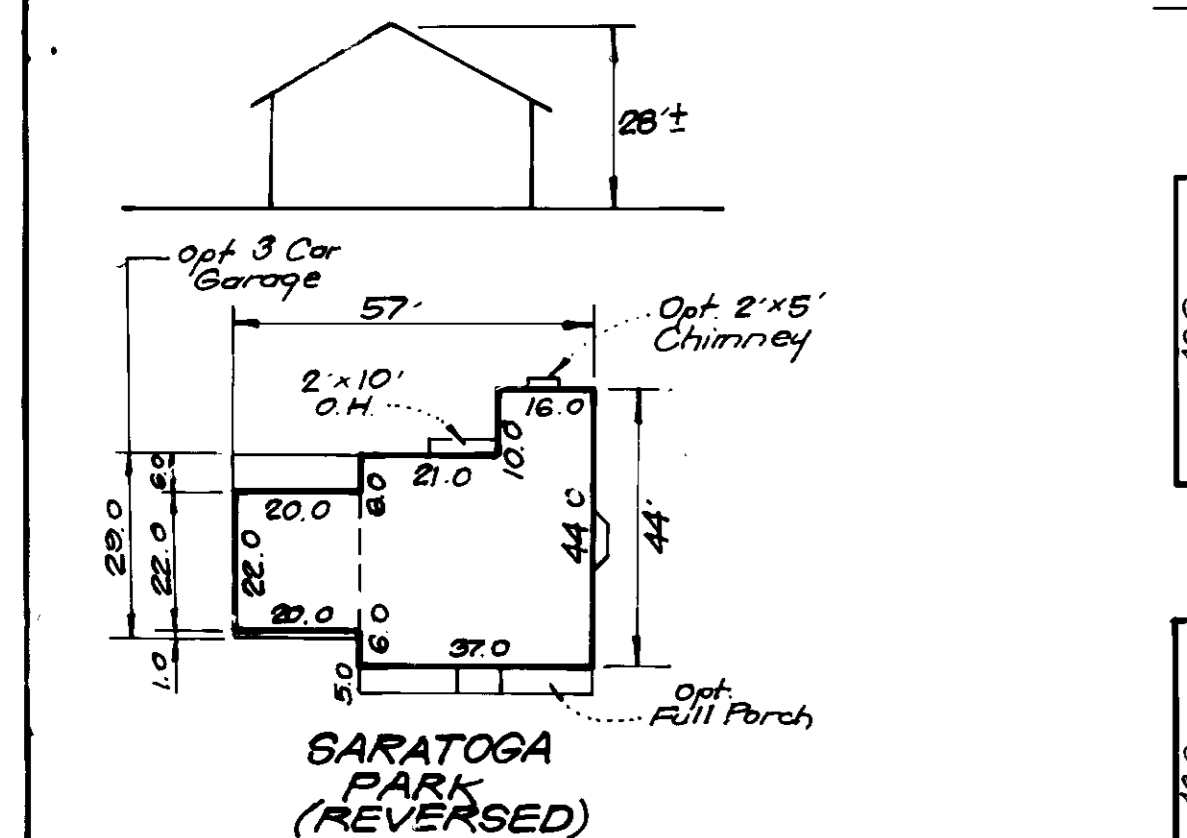
NO.	REVISIONS	Date
1	Rev. hse. f. grd. lot 1, Add hse. typical	11-8-95
2	Rev. hse. f. grd. lot 8	12-13-95
3	Rev. hse. f. grd. lot 5 FROM SEN. TO ASHFORD	6/24/97
4	Add Victoria Hse. Typical, Rev. hse. f. grd. lot 5	8-18-97
5	Rev. grd. lot 5 to show EX. Cand.	12-5-97
6	REV. GRD. 1 HSE. ON LOT 7	4-30-98



CONNER RESIDENCE

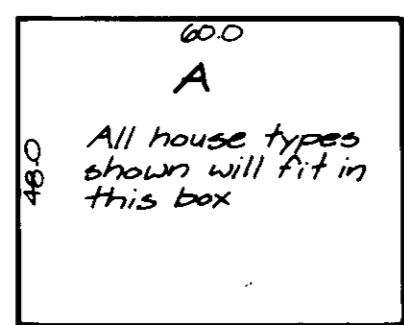


VICTORIA

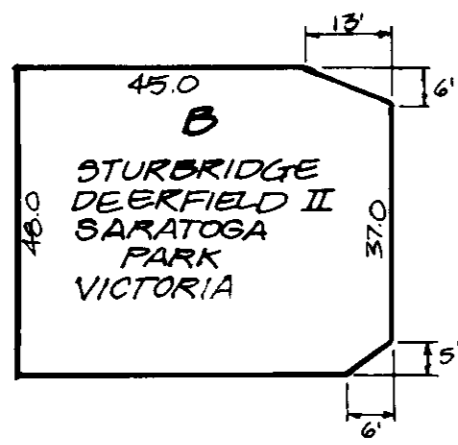


SARATOGA PARK (REVERSED)

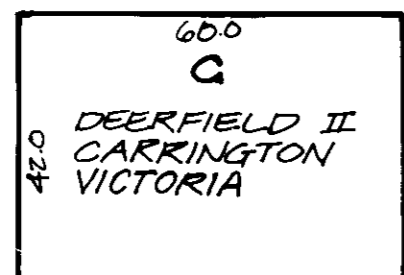
GENERIC BOXES
Scale: 1"=30'



A
All house types shown will fit in this box

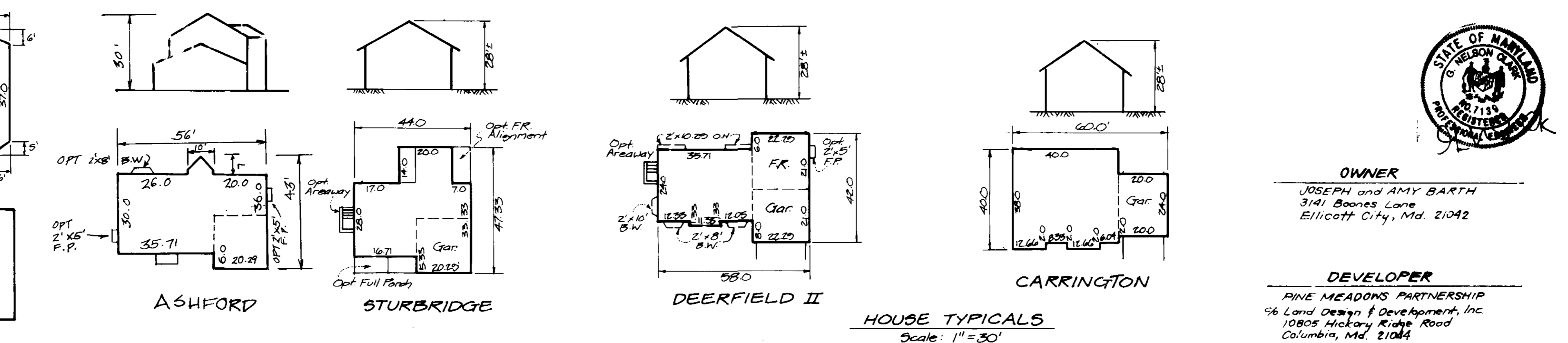
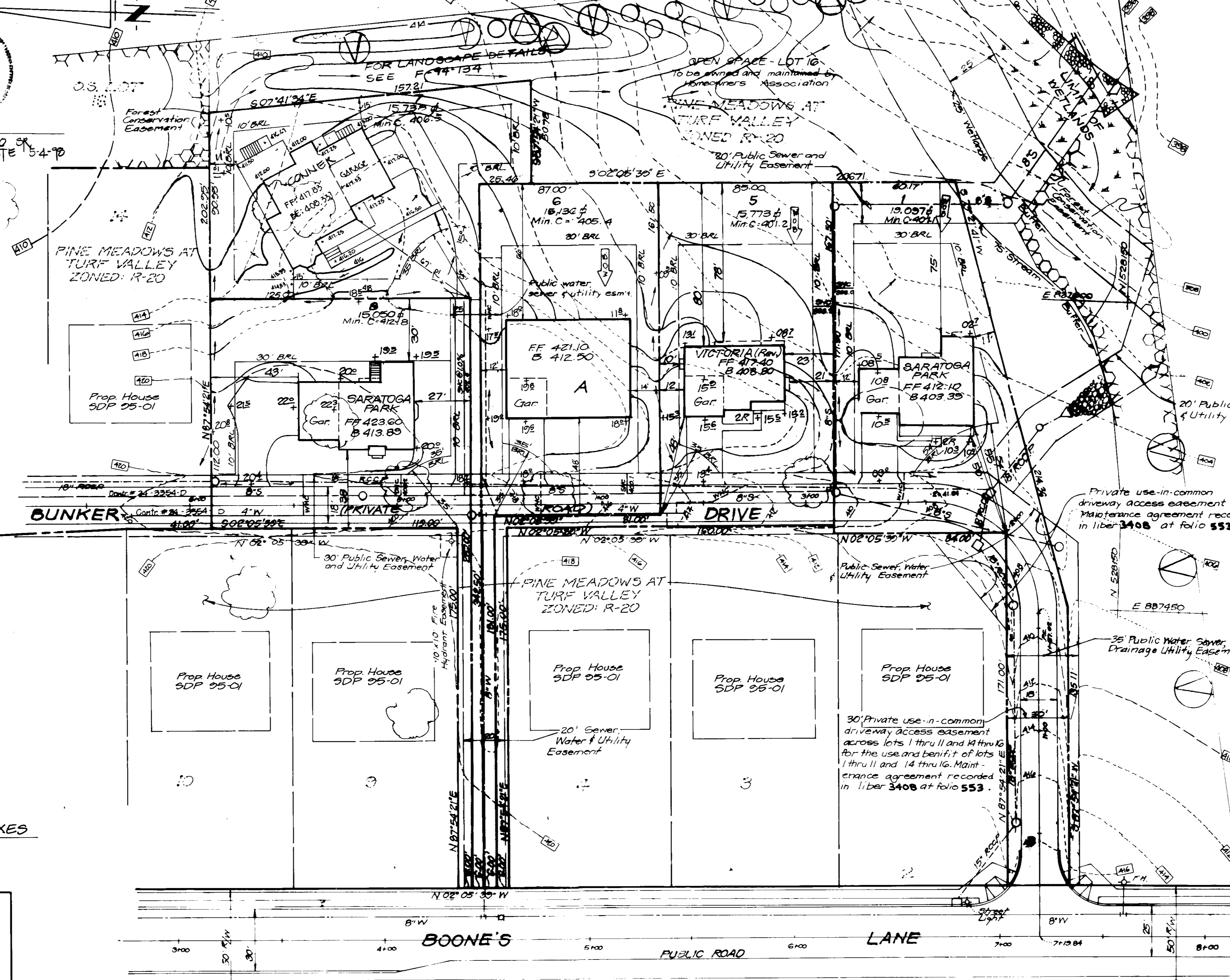


B
STURBRIDGE
DEERFIELD II
SARATOGA PARK
VICTORIA

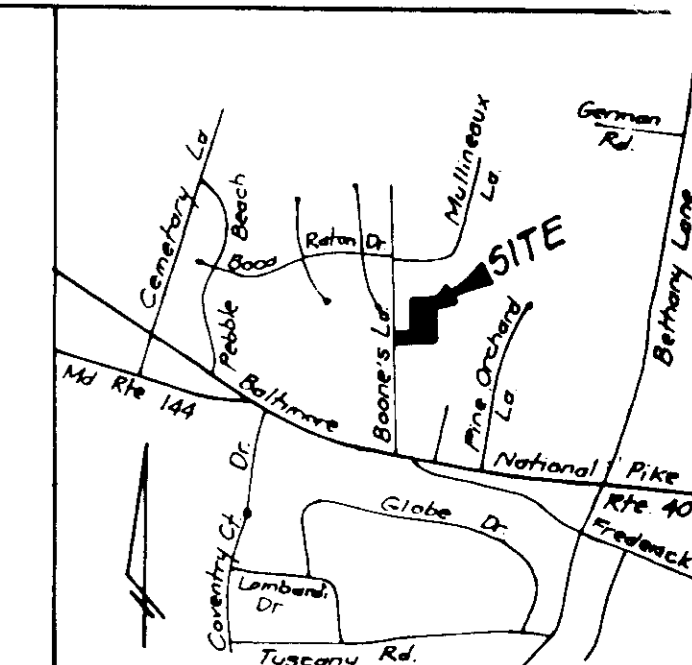


G
DEERFIELD II
CARRINGTON
VICTORIA

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DATE: 6/15/95
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 6/18/95



HOUSE TYPICALS
Scale: 1"=30'



VICINITY MAP

Scale: 1"=2000'
 B.M. #1 Elev. = 425.57
 Tack set in the southbound lane of Beanes Lane @ 71' right from E. of road Sta. 3+56.
 B.M. #2 Elev. = 404.55
 P.K. nail set in hub between the curb and gutter and sidewalk @ 10' right from E. eta. 4+18.7

GENERAL NOTES:

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 60,751 S.M. or 1.85 Ac.
- The total number of lots included in this submission are: 5
- Improvement to property: Single family detached
- For driveway entrance details refer to Howard County Design Manual Volume II, 5th Edition, P. 2-3-20.
- Department of Planning and Zoning reference file numbers are: 5-93-22, P. 94-02, F. 89-225, F. 94-134, W.P. 94-120.
- Utilities shown as existing are taken from approved water and sewer plan Contract #24-3354-D, approved road construction plans F. 94-134, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- Storm water management is provided per: Ex. Pond in The Bluffs at Pine Meadows.
- All roadways are public and existing.
- The existing topography shown was field run by Fisher, Collins and Carter, Inc. on 10-5-93.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos. 3440001 and 3635002. (Not within limits of Vicinity Map.)
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- Under certain conditions, decks and porches may only extend 10 feet into front and rear setbacks, bay windows and chimneys no more than 12 feet in width may project up to 4 feet into the building setbacks as stated in F.O. Phase 203, Part II.
- SHC taken to property line.
- No clearing, grading or construction is permitted within wetland or stream buffer.
- Denotes public forest conservation easement. The forest conservation easement has been established to fulfill the requirements of section 16.1200 of the Ho. Co. Code Forest Conservation Act. No clearing, grading or construction is permitted within the forest conservation easement; however, forest management practices as defined in the deed of forest conservation easement are allowed.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F. 94-134 and/or approved Water and Sewer Plans Contract #24-3354-D-W.

SHEET INDEX

Sheet 1 - Site Development Plan
 Sheet 243 - Sediment and Erosion Control Plan

LOT NO.	STREET ADDRESS
1	3104 Bunker Drive
5	3108
6	3112
7	3116
8	3120

SUBDIVISION NAME	SECTION/AREA	LOT/PARCELS
PINE MEADOWS AT TURF VALLEY		1 & 5-8
PLAT NO.	BLOCK NO.	ZONE
11749-11750	19	R-20
ELECTION DIST.	CENSUS TRACT	
2ND	6022	
WATER CODE	SEWER CODE	
H 08	5380000	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH.

OWNER
 JOSEPH and AMY BARTH
 3141 Boone's Lane
 Ellicott City, Md. 21042

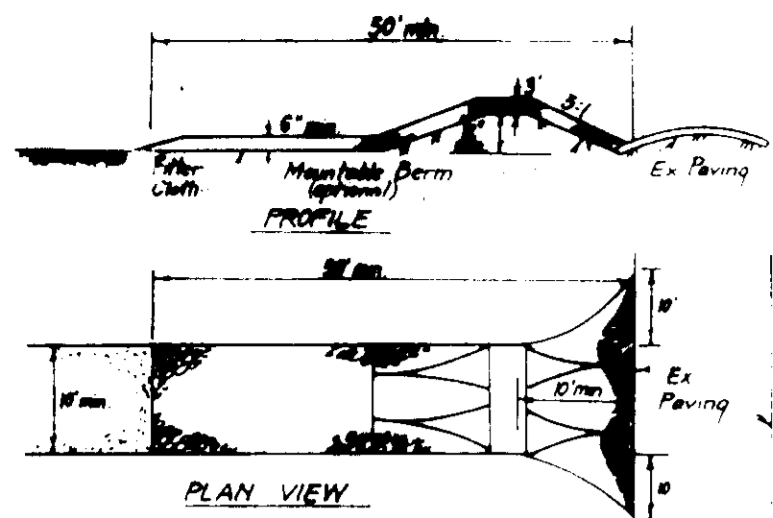
DEVELOPER
 PINE MEADOWS PARTNERSHIP
 56 Land Design & Development, Inc.
 10809 Hickory Ridge Road
 Columbia, Md. 21044

DESIGNED JME
DRAWN MCR
CHECKED JME
DATE 6-1-95

SITE DEVELOPMENT PLAN
 LOTS 1 and 5 thru 8
PINE MEADOWS AT TURF VALLEY
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

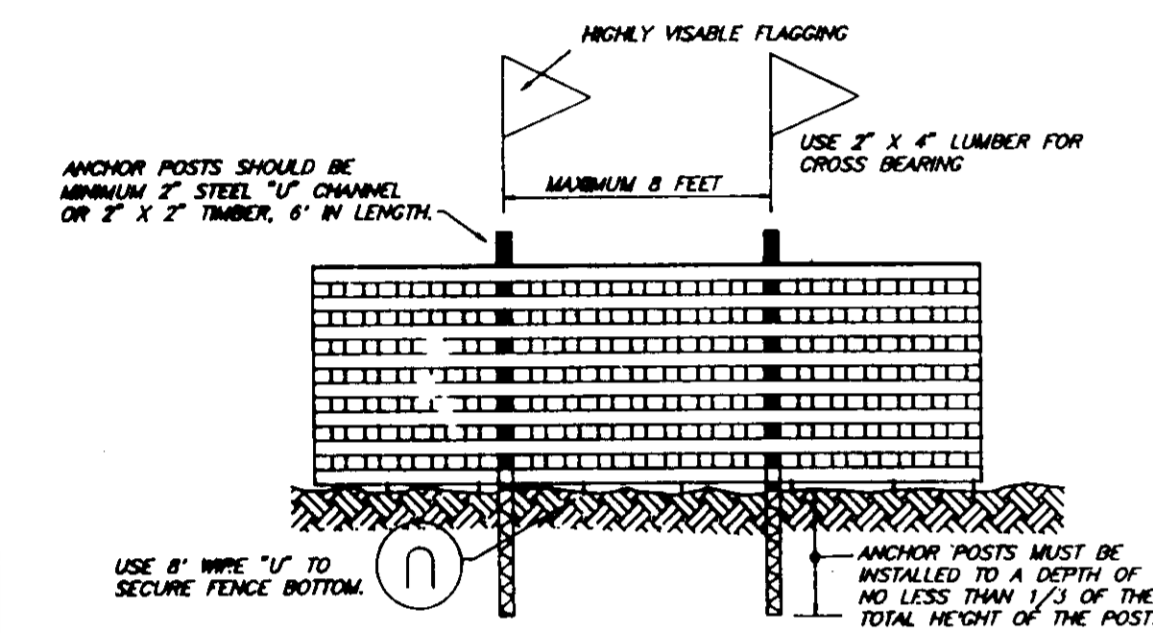
SCALE 1"=30'
DRAWING 1043
JOB NO. 94-074
FILE NO. 94-074

SDP 95-02



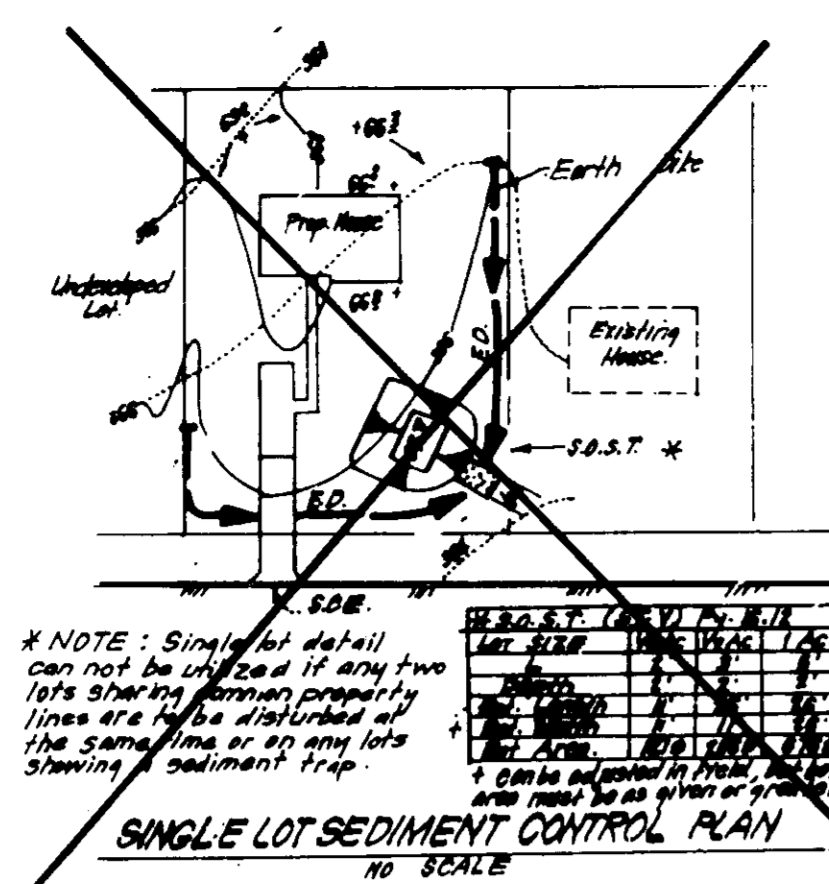
- CONSTRUCTION SPECIFICATIONS**
1. Stone size - Use # 2 stone or equivalent or recycled concrete equipment
 2. Length - As required, but not less than 50 feet (exception a single road cut where a 30 foot minimum length would apply)
 3. Thickness - Not less than six (6) inches
 4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required as a simple fabric roadcut.
 6. Surface Filter - All surface water flowing or diverted toward construction entrances shall be passed across the entrance. If there is a depression, a maximum dam with 5:1 slopes will be permitted.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment into public rights-of-way. This may require periodic top dressing with additional stone as construction detours and rework and/or cleanup of any means used to trap sediment. All sediment applied, stored, washed or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Washing shall be obtained 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.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

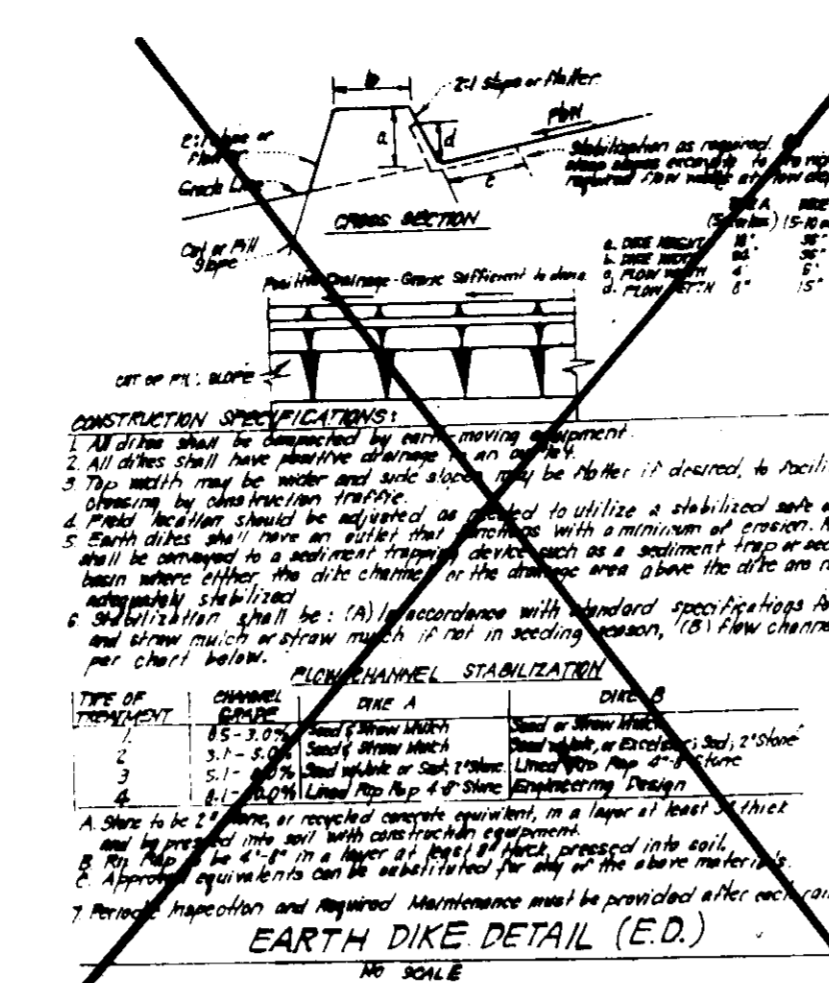


BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

- NOTES:**
1. Perimeter protection device only.
 2. Retention area will be set as part of the review process.
 3. Boundaries of retention area should be staked and flagged prior to installing device.
 4. Root damage should be avoided.
 5. Protection signage may also be used.
 6. Device should be maintained throughout construction.



SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



EARTH DIKE DETAIL (E.D.)
NO SCALE

CONSTRUCTION SPECIFICATIONS

1. All stone shall be contained by wire mesh.
2. The mesh may be made of galvanized steel or stainless steel.
3. The mesh shall be attached to the dike by utilizing a stabilized mesh with a mesh fastener.
4. Mesh fastener shall be attached to the dike with a minimum of three (3) fasteners per square foot.
5. Fasteners shall have an eyelet that fits into a minimum 1/2 inch diameter hole in the dike.
6. The mesh shall be attached to the dike with a minimum of three (3) fasteners per square foot.
7. The mesh shall be attached to the dike with a minimum of three (3) fasteners per square foot.
8. The mesh shall be attached to the dike with a minimum of three (3) fasteners per square foot.
9. The mesh shall be attached to the dike with a minimum of three (3) fasteners per square foot.
10. The mesh shall be attached to the dike with a minimum of three (3) fasteners per square foot.

DIKE CHANNEL STABILIZATION

TYPE OF CHANNEL	STONE SIZE	STONE QUANTITY
1. 12" x 12" x 12"	# 2	1000 sq ft
2. 12" x 12" x 12"	# 2	1000 sq ft
3. 12" x 12" x 12"	# 2	1000 sq ft
4. 12" x 12" x 12"	# 2	1000 sq ft
5. 12" x 12" x 12"	# 2	1000 sq ft
6. 12" x 12" x 12"	# 2	1000 sq ft
7. 12" x 12" x 12"	# 2	1000 sq ft
8. 12" x 12" x 12"	# 2	1000 sq ft
9. 12" x 12" x 12"	# 2	1000 sq ft
10. 12" x 12" x 12"	# 2	1000 sq ft

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, if not previously loosened.
- SOIL AMENDMENTS:** In lieu of soil test recommendations, use use of 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 the time of seeding, apply 400 lbs per acre 30-0-0 urea-form 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 (22 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 31, seed with 50 lbs per acre (14 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 (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of 1st fall to 1st spring, seed 28 percent site by Option (1) 2 tons per acre wet mulch (200 lbs/1000 sq ft) as soon as possible in the spring. Option (2) the site. Option (3) the site by Kentucky 31 Tall Fescue and mulch with 2 tons per acre wet mulch.

MULCHING: Apply 1 1/2 to 2 tons per acre (30 to 40 lbs/1000 sq ft) of straw mulch immediately after seeding. Anchor mulch immediately after application by grain straw mulch or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt mulch anchoring tool on slopes 8 feet or higher, use 148 gallons per acre (3.7 gal/1000 sq ft) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

- SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking 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 1 thru November 31, seed with 2 1/2 bushel per acre of annual ryegrass (12 lbs/1000 sq ft). For the period November 1 thru February 28, percent site by Option (1) 2 tons per acre wet mulch (200 lbs/1000 sq ft) as soon as possible in the spring. Option (2) the site. Option (3) the site by Kentucky 31 Tall Fescue and mulch with 2 tons per acre wet mulch.
- MULCHING:** Apply 1 1/2 to 2 tons per acre (30 to 40 lbs/1000 sq ft) of straw mulch immediately after seeding. Anchor mulch immediately after application by grain straw mulch or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt mulch anchoring tool on slopes 8 feet or higher, use 148 gallons per acre (3.7 gal/1000 sq ft) for anchoring.

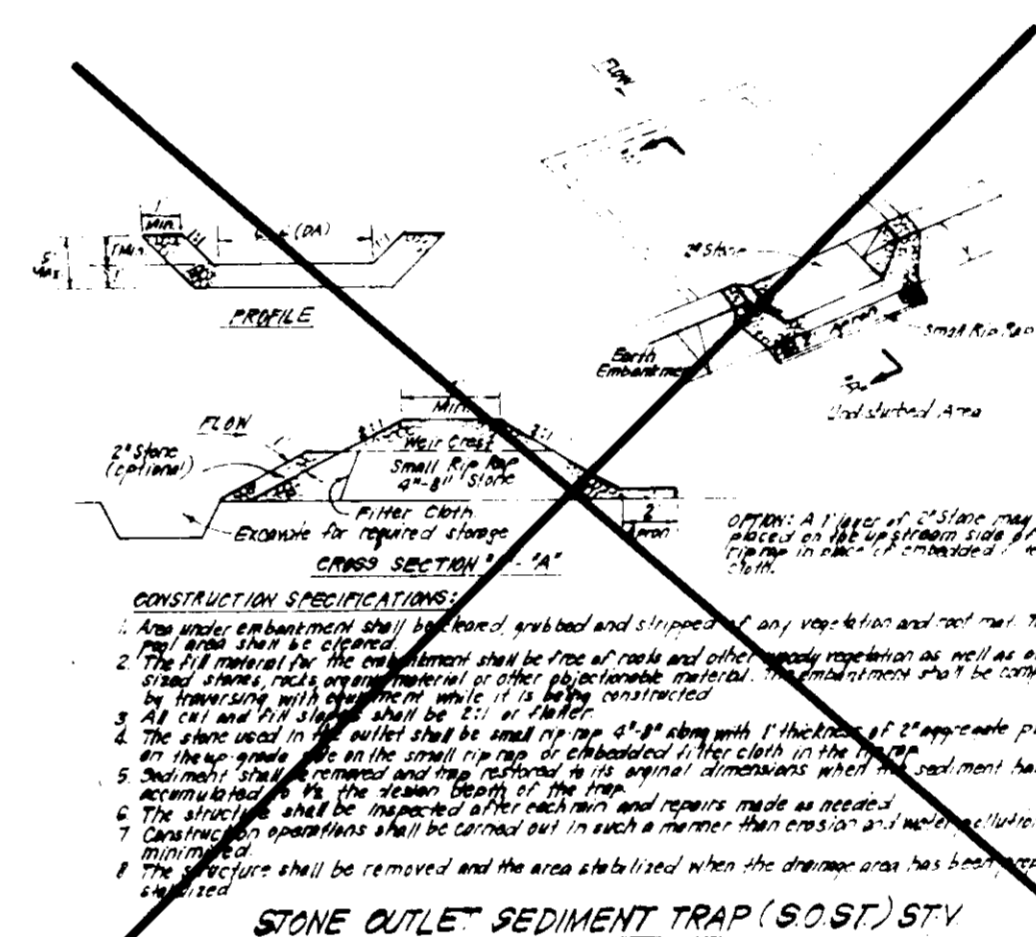
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection & Permit prior to the start of any construction. (913-1855).
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 SPECS 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 for 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 perimeters 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 seedings (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:	105 AC
Area to be graded or paved:	12.5 AC
Area to be vegetatively stabilized:	92.5 AC
Total Cut:	13.40 CY
Total Fill:	20 CY
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 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.
11. The total amount of silt fence is 245 LF.

It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's existing permit number at the time of construction.

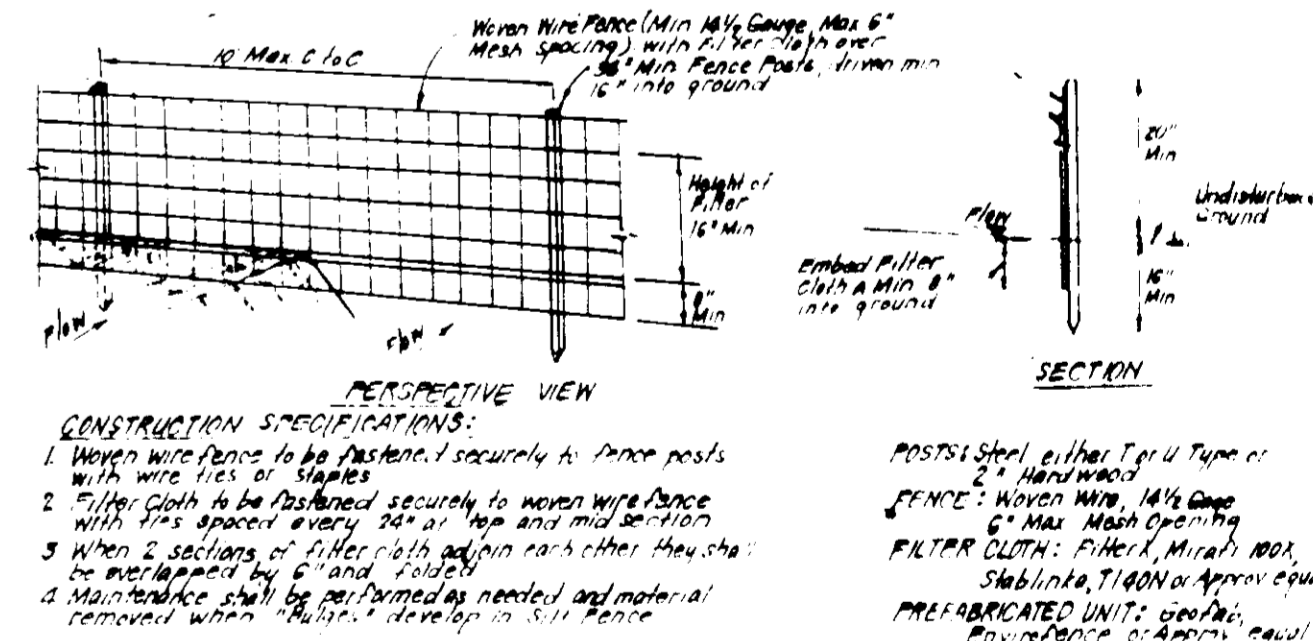


STONE OUTLET SEDIMENT TRAP (SOST) STY
NO SCALE

CONSTRUCTION DELIVERABLES

DELIVERABLE	NO. OF DAYS
1. Obtain grading permit	7
2. Install tree protection fence	7
3. Install sediment and erosion control devices and stabilize	14
4. Excavate for foundations, rough grade and temporarily stabilize	30
5. Construct structures, ditches and drainage	30
6. Final grade and stabilize in accordance with plan and Specs	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

NOTE: Stormwater Management Structure to be cleaned-out and refurbished if any sediments attributed to this plan.



SILT FENCE DETAIL (S)
NO SCALE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Signature: *[Signature]* Date: 6/16/95

Signature: *[Signature]* Date: 6/15/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

Signature: *[Signature]* Date: 6/16/95

Signature: *[Signature]* Date: 6/16/95

Reviewed for HOWARD S.C.D. and meets Technical Requirements.

Signature: *[Signature]* Date: 6/16/95

Signature: *[Signature]* Date: 6/16/95

U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District

Signature: *[Signature]* Date: 6/16/95

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 sediment and erosion 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.

Signature: *[Signature]* Date: *[Date]*

Clark Jenkins M4 Bay Homes, Inc.

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

Signature: *[Signature]* Date: 6/16/95

G NELSON CLARK



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

DESIGNED: ZAL
DRAWN: MCR
CHECKED: JG
DATE: 5/26/95

SEDIMENT & EROSION CONTROL PLAN
LOTS 1 and 5 thru 8
PINE MEADOWS AT TURF VALLEY
2ND ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: As Shown
DRAWING: 3 OF 3
JOB NO: 94-074
FILE NO: SA-074-95

FOR: MT BAY HOMES, INC.
10304-A Balt Nat Pike
Ellicott City, MD 21043

SDP 95-02