MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	FLAGSTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPE	MINIMUM LOT SIZE
RR	17,257 S.F.	3,257 S.F.	14,000 S.F.		0	14,000 S.F.

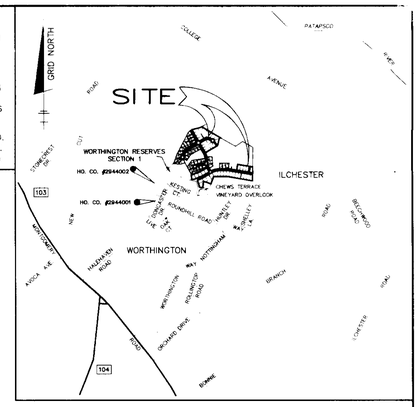
BENCH MARKS (NAD 27)

HO. CO. #2944001 ELEV. 528.211

CONC. MONUMENT AT SURFACE, ON THE EAST SIDE OF DONCASTER DRIVE SOUTH OF ROUNDHILL ROAD.
N 513669.929 E 858664.268

HO. CO. #2944002 ELEV. 535.366

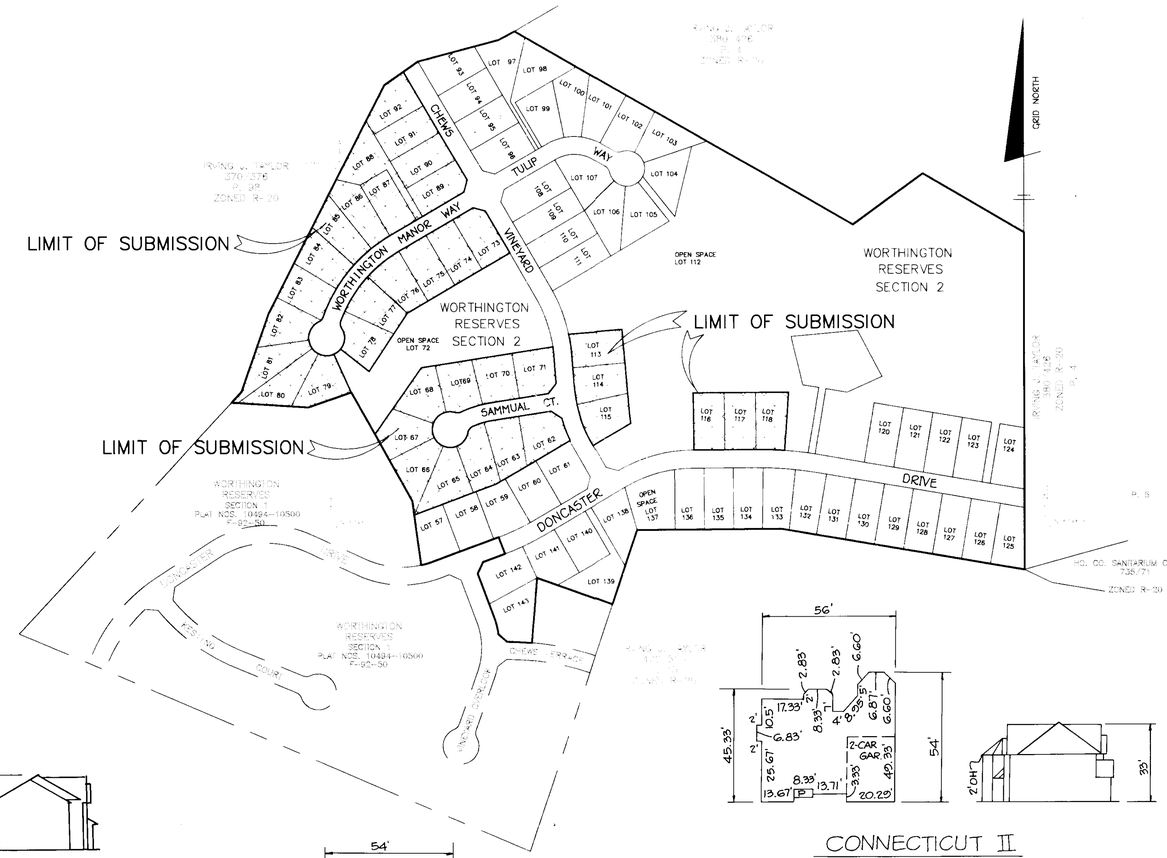
CONC. MONUMENT 0.1' ABOVE SURFACE, NEAR NE COR. OF LOT, HOUSE #4587 ROUNDHILL RD. 220' ± NORTH OF ROUNDHILL RD. CENTERLINE.
N 514196.358 E 858596.389

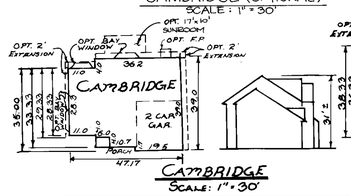


VICINITY MAP
SCALE : 1"=2000'

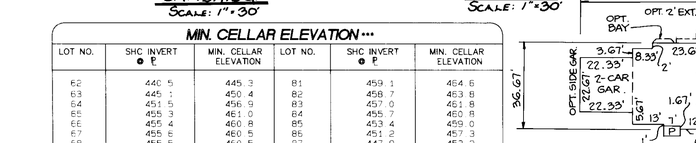
GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED: R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
2. THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS : 11.7167 ACRES.
3. THE TOTAL NUMBER OF LOTS INCLUDING IN THIS SUBMISSION IS 36. TOTAL BUILDABLE LOTS ARE 36.
4. IMPROVEMENT TO THE PROPERTY: SINGLE FAMILY DETACHED.
5. UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLAN CONTRACT #14-3160-D, #14-3358-D, AND #14-3375-D, AND APPROVED ROAD CONSTRUCTION PLANS F-92-50 AND F-94-102.
6. ANY DAMAGE TO THE COUNTY/STATE OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S/BUILDER'S EXPENSE.
7. THE EXISTING TOPOGRAPHY WAS TAKEN FROM ROAD CONSTRUCTION PLANS (F-94-102) AND SDP PLAN (SDP-95-09) PREPARED BY TSA GROUP, INC.
8. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD-27 - HOWARD COUNTY MONUMENT NOS.: 2944001 AND 2944002.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS\BUREAU OF ENGINEERING \CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 24 HOURS PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
11. THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO THE CONSTRUCTION.
12. FOR DRIVEWAY APRON DETAILS SEE HOWARD COUNTY DETAILS R-6.03 AND R-6.05.
13. ALL ROADWAYS ARE PUBLIC AND EXISTING.
14. NO WETLANDS EXISTS WITHIN THE LOTS OF THIS SUBMISSION.
15. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT OF WAY LINE AND NOT TO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A.) WIDTH: 12' (16' SERVING MORE THAN ONE RESIDENCE.)
    B.) SURFACE: 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
    C.) GEOMETRY: MAX. 15% DRIVEWAY GRADE, MAX. 10% GRADE CHANGE.
    D.) WHERE COMMON DRIVEWAYS ARE PROPOSED, A HOUSE NUMBER SIGN SHALL BE PLACED AT EACH LOT ENTRANCE INDICATING THE RANGE OF STREET ADDRESS & HOUSE NUMBERS PLACED WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
17. STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY (1.) A DETENTION FACILITY (CLASS "A" STRUCTURE) WITH UPLAND WATER QUALITY INFILTRATION FACILITY AND (2.) AN EXTENDED DETENTION FACILITY/SHALLOW MARSH FOR QUANTITY AND QUALITY CONTROL. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE PUBLICLY MAINTAINED. (SEE F-94-102)
18. FLOODPLAIN STUDY COMPLIED BY TSA GROUP, INC. 9/92 AND APPROVED 10/26/93.
19. WETLAND DELINEATION COMPLIED BY M.A. DIRCKS & CO., 9/92 AND APPROVED 10/28/93.
20. TRAFFIC STUDY COMPLIED BY LEE CUNNINGHAM & ASSOC., 10/93 AT THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS.
21. NOISE STUDY NOT REQUIRED FOR THIS PROJECT.
22. GEOTECHNICAL REPORT COMPLIED BY ATEC ASSOC., INC. 10/92 AND APPROVED 10/26/93.
23. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM BUFFERS OR FOREST CONSERVATION AREAS EXCEPT FOR THE WORK ASSOCIATED WITH THE DONCASTER DRIVE AND CHEWS VINEYARD ROAD CROSSINGS AND STORMWATER MANAGEMENT FACILITIES AS REPRESENTED ON THE ROAD CONSTRUCTION PLANS (F-94-102).
24. THE DEPT. OF PUBLIC WORKS, BUREAU OF ENGINEERING HAS WAIVED THE MAXIMUM LENGTH ALLOWED FOR A TEMPORARY NON-THROUGH STREET AND REQUIREMENT FOR A SECOND ACCESS AS SPECIFIED IN SECTION 1.5.1 "TEMPORARY NON-THROUGH STREET" OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III-ROAD AND BRIDGES.
25. ON DEC. 8, 1993, THE PLANNING DIRECTOR APPROVED WP-94-01, THE REQUEST TO WAIVE SECTION 16.144 FOR SUBMISSION OF SKETCH AND PRELIMINARY PLANS, SECTION 16.145 FOR SKETCH PLAN REQUIREMENTS AND SECTION 16.146 FOR PRELIMINARY PLAN REQUIREMENTS FOR THREE (3) LOTS IN ADDITION TO THE 120 LOTS APPROVED FOR THE DEVELOPMENT UNDER SKETCH PLAN S-89-50 FOR A TOTAL OF 131 BUILDABLE LOTS ALLOWED.
26. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS BY BUILDER AS APPROVED UNDER F-94-102.
27. PORCHES OR DECKS, OPEN OR ENCLOSED EXTERIOR STAIRWAYS CANNOT PROJECT MORE THAN 10' INTO THE REQUIRED FRONT OR REAR YARD SETBACK AREA.
28. ALL FIREPLACE CHIMNEYS, BAY WINDOWS, BALCONIES, EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH, MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO ANY REQUIRED SETBACK AREA.
29. CONTRACTOR SHALL ADJUST ALL UTILITY APPURTENANCES TO FINISHED GRADE.
30. STAKEOUT OF BUILDING SHOWN HEREON SHALL BE BASED ON APPROVED SDP AND RECORDED RECORD PLATS.
31. 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT IS LOCATED 120'± AT THE BACK OF LOTS 113 & 114.
32. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
33. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF $1,800.00.
34. EXTERIOR STAIRWAYS MUST BE IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS ($128.A.1.b).



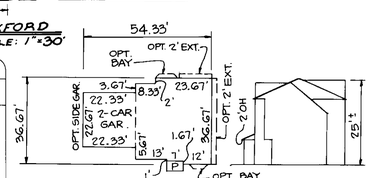


CAMBRIDGE (OPTIONAL)
SCALE : 1" = 30'

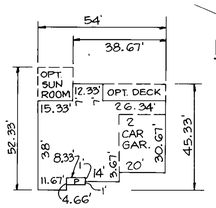


CAMBRIDGE
SCALE : 1" = 30'

OXFORD
SCALE : 1" = 30'

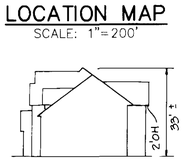


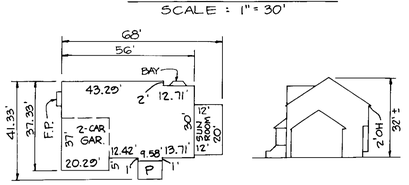
DELAWARE
SCALE : 1" = 30'



CONNECTICUT
SCALE : 1" = 30'

LOCATION MAP
SCALE: 1"=200'





CONNECTICUT II
SCALE : 1" = 30'

VILLA NOVA II
SCALE : 1" = 30'

MIN. CELLAR ELEVATION ***

LOT NO.	SHC INVERT @ ℄	MIN. CELLAR ELEVATION	LOT NO.	SHC INVERT @ ℄	MIN. CELLAR ELEVATION
62	440.5	445.3	81	459.1	464.6
63	445.1	450.4	82	458.7	463.8
64	451.5	456.9	83	457.0	461.8
65	455.3	461.0	84	455.7	460.8
66	455.4	460.8	85	453.4	459.0
67	455.6	460.5	86	451.2	457.3
68	455.5	460.5	87	447.9	453.2
69	449.2	454.1	88	445.9	453.7
70	445.1	449.9	89	437.9*	441.8
71	440.4	445.1	90	440.0*	443.9
73	435.8	440.3	91	442.1*	446.0
74	443.5	448.8	92	444.1	449.8
75	447.4	452.7	113	432.9*	436.7
76	452.18	457.3	114	432.5	437.4
77	456.0	461.1	115	431.8	436.7
78	457.6	462.4	116	428.7	433.9
79	458.8	464.1	117	428.1	433.3
80	458.9	464.8	118	427.6	432.8

NOTES: * DENOTES 1.0% SLOPE FOR SHC
** DATA FROM WATER AND SEWER CONT.#14-3358-D & #14-3375-D, AND CONT.#14-3160-D.

HOUSE MATRIX FOR LOTS 68-69,78-86,113-114

LOT NO.	BOX TYPE	DELAWARE	CONNECTICUT	VILLA NOVA II	CONNECTICUT II
68	D	Y,2,3 *	Y,2,6 *	Y,2 *	N
69	D	Y,1,3	Y,1,6	Y,1,3	N
78	D1	Y,2,3 *	Y,2,6 *	Y,2,3 *	N
79	B	N	Y,1,6	N	N
80	B1	Y,2	Y,2,6	N	N
81	B2	N	N	N	N
82	E	Y,2,3	Y,2,3	Y,2	Y,2,7
83	E	Y,2,3 *	Y,2,3 *	Y,2 *	Y,2,7 *
84	E	Y,2,3 *	Y,2,3 *	Y,2 *	Y,2,7 *
85	B	Y,2,13	Y,2,6	N	N
86	B	Y,2,13	Y,2,6	N	N
113	F	Y,1*	Y,1 *	N	Y,1 *
114	D	Y,1,3 *	Y,1,6 *	Y,1 *	Y,1 *

FOR OPTIONS LIST SEE SHEET 2 OF 9
* DENOTES WALKOUT BASEMENT

NO	DATE	REVISION
5	10-21-97	CHANGE ADDRESS LOT 62
4	5-7-97	ADDED GEN'L NOTE # 34
3	1-20-97	RESITE LOT 70

ADDRESS CHART

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
62	4503 SAMMUAL COURT	81	4532 WORTHINGTON MANOR WAY
63	4507 SAMMUAL COURT	82	4528 WORTHINGTON MANOR WAY
64	4511 SAMMUAL COURT	83	4524 WORTHINGTON MANOR WAY
65	4515 SAMMUAL COURT	84	4520 WORTHINGTON MANOR WAY
66	4519 SAMMUAL COURT	85	4516 WORTHINGTON MANOR WAY
67	4518 SAMMUAL COURT	86	4512 WORTHINGTON MANOR WAY
68	4514 SAMMUAL COURT	87	4508 WORTHINGTON MANOR WAY
69	4510 SAMMUAL COURT	88	4504 WORTHINGTON MANOR WAY
70	4506 SAMMUAL COURT	89	4533 CHEWS VINEYARD
71	4502 SAMMUAL COURT	90	4537 CHEWS VINEYARD
72	OPEN SPACE	91	4541 CHEWS VINEYARD
73	4501 WORTHINGTON MANOR WAY	92	4545 CHEWS VINEYARD
74	4505 WORTHINGTON MANOR WAY	112	OPEN SPACE
75	4509 WORTHINGTON MANOR WAY	113	4510 CHEWS VINEYARD
76	4513 WORTHINGTON MANOR WAY	114	4506 CHEWS VINEYARD
77	4517 WORTHINGTON MANOR WAY	115	4502 CHEWS VINEYARD
78	4521 WORTHINGTON MANOR WAY	116	4496 DONCASTER DRIVE
79	4525 WORTHINGTON MANOR WAY	117	4492 DONCASTER DRIVE
80	4529 WORTHINGTON MANOR WAY	118	4488 DONCASTER DRIVE

NO	DATE	REVISION
3	4-25-97	ADDED HSE. TYPE
2	4-23-96	ADD 2 HOUSE TYPES TO MATRIX
1	12-6-95	ADD 4 HOUSE TYPES TO MATRIX

SHEET INDEX

SHEET NO.	TITLE
1	GENERIC SITE DEVELOPMENT PLAN (COVER SHEET)
2	GENERIC SITE DEVELOPMENT PLAN (HOUSE MATRIX & HOUSE TYPES)
3	GENERIC SITE DEVELOPMENT PLAN (CHEWS VINEYARD & WORTHINGTON MANOR WAY)
4	GENERIC SITE DEVELOPMENT PLAN (SAMMUAL COURT & WORTHINGTON MANOR WAY)
5	GENERIC SITE DEVELOPMENT PLAN (DONCASTER DR & CHEWS VINEYARD)
6	SEDIMENT & EROSION CONTROL PLAN (CHEWS VINEYARD & WORTHINGTON MANOR WAY)
7	SEDIMENT & EROSION CONTROL PLAN (SAMMUAL COURT & WORTHINGTON MANOR WAY)
8	SEDIMENT & EROSION CONTROL PLAN (DONCASTER DR & CHEWS VINEYARD)
9	SEDIMENT & EROSION CONTROL NOTES AND DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE 1/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

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

DIRECTOR — DATE 1/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

SUBDIVISION NAME: WORTHINGTON RESERVES SECTION 2 LOTS 62-71,73-92 ,& 113-118					
SECTION: 2	PARCEL #: 3		LIBER & FOLIO: 3288/239 2549/323	PREVIOUS FILE: S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50	
PLAT No.: 11397 TO 11403	BLOCK No.: 2&3	ZONE: R-20	TAX MAP: 31	ELEC. DIST.: 2nd	CENSUS: 6027
WATER CODE: G01			SEWER CODE: 1257013		
SCALE: AS SHOWN			DATE: NOV.,1994		

TSA GROUP, INC.
planning • architecture • engineering
5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: WORTHINGTON RESERVES
SECTION 2
LOTS 62-71,73-92 ,& 113-118

LOCATION:
TAX MAP 31 PART OF PARCEL 5
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: GENERIC SITE DEVELOPMENT PLAN
(COVER SHEET)

DATE: NOV.,1994 / JAN. 4,1995 — PROJECT NO. 0726

DES: YSL | CHK: CAM | DRN: YSL — SCALE: AS SHOWN — DRAWING 1 OF 9

C:\TSA\1726\SDP95.DWG

SDP-95-44

HOUSE MATRIX FOR LOTS 62-66,73-74,77,88-92,113-114,& 116-118**

LOT NO.	BOX TYPE	B-1	R-1	E-1	G-1	W-1
62	A	Y, 2, 3	Y, 2, 4, 5, 7, 11	Y, 2, 3, 7, 11	Y, 2, 4, 5, 7, 11	Y, 2, 7, 10, 11
63	D	Y, 1, 3	Y, 1, 5, 7	Y, 1, 3, 7	Y, 1, 7, 9	Y, 1, 3, 7
64	A	Y, 1, 3	Y, 1, 4, 5, 7	Y, 1, 3, 7	Y, 1, 5, 7	Y, 1, 4, 7, 8
65	C (MOD.)	Y, 1, 3	N	N	N	Y, 1, 4, 7
66	C (MOD.)	Y, 1, 3	N	N	N	Y, 1, 4, 7, 8
73	C	Y, 1, 3	N	N	N	Y, 1, 4, 7, 8
74	A	Y, 1, 3	Y, 1, 4, 5, 7	Y, 1, 3, 7	Y, 1, 4, 5, 7	Y, 1, 3, 7
77	D	Y, 1, 3*	Y, 1, 5, 7*	Y, 1, 3, 7*	Y, 1, 7, 9*	Y, 1, 3, 7*
88	D	Y, 1, 3	Y, 1, 3, 7	Y, 1, 3, 7	Y, 1, 6, 7	Y, 1, 3, 7
89	C	Y, 1, 3	N	N	N	Y, 1, 4, 7, 8
90	A	Y, 1, 3	Y, 1, 4, 5, 7	Y, 1, 3, 7	Y, 1, 7, 9,	Y, 1, 3, 7
91	A	Y, 1, 3	Y, 1, 4, 5, 7	Y, 1, 3, 7	Y, 1, 7, 9	Y, 1, 3, 7
92	A	Y, 1, 3	Y, 1, 5, 7	Y, 1, 3, 7	Y, 1, 4, 7	Y, 1, 4, 7, 10
113	C (MOD.)	Y, 1, 3*	N	N	N	Y, 1, 4, 7*
114	D	Y, 1, 3*	Y, 1, 7, 9*	Y, 1, 3, 7*	Y, 1, 7, 9*	Y, 1, 3, 7*
116	C (MOD.)	Y, 2, 3	N	N	N	Y, 2, 4, 7, 8
117	A	Y, 2, 3	Y, 2, 4, 5, 7	Y, 2, 3, 7	Y, 2, 5, 7	Y, 2, 7
118	A	Y, 2, 3	Y, 2, 4, 5, 7	Y, 2, 3, 7	Y, 2, 4, 5, 7	Y, 2, 7, 10

HOUSE MATRIX FOR LOTS 67,70-71,75-76, 87 & 115**

LOT NO.	BOX TYPE	MODEL "A"	MODEL "B"
67	A	Y, 2, 3	Y, 2, 3
70	A	Y, 2, 3	Y, 2, 3
71	A	Y, 2, 3	Y, 2, 3
75	A	Y, 1, 3	Y, 1, 3
76	A	Y, 1, 3	Y, 1, 3
87	A	Y, 2, 5	Y, 2, 3
115	A	Y, 1, 3*	Y, 1, 3*

HOUSE MATRIX FOR LOTS 80-86**

LOT NO.	BOX TYPE	HARVARD	RHODE ISLAND II	RICHMOND	VERMONT	VILLA NOVA
80	B1	N	Y, 2, 3	N	Y, 2, 3	Y, 2, 5
81	B2	N	Y, 2, 3	N	Y, 2, 3	N
82	E	Y, 2, 3	Y, 2, 3	Y, 2, 3	Y, 2, 3	Y, 2, 3
83	E	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*
84	E	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*
85	B	N	Y, 2, 3	N	Y, 2, 3	Y, 2, 5
86	B	N	Y, 2, 3	N	Y, 2, 3	Y, 2, 5

HOUSE MATRIX FOR LOTS 68-69,& 78-79**

LOT NO.	BOX TYPE	BRADFORD	PIN OAK	WHITE OAK
68	D	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*
69	D	Y, 1, 3	Y, 1, 3	Y, 1, 3
78	D1	Y, 2, 3*	Y, 2, 3*	Y, 2, 3*
79	B (MOD.)	Y, 1, 3	N	Y, 1, 3

Y = HOUSE TYPE DOES FIT WITH THE OPTIONS AS INDICATED
N = HOUSE TYPE DOES NOT FIT
* = WALKOUT BASEMENT ALLOWED

OPTIONS:

1 = GARAGE LOCATED ON THE RIGHT SIDE
2 = GARAGE LOCATED ON THE LEFT SIDE
3 = ALL OPTIONS AS INDICATED ON THIS SHEET
4 = NO 3-CAR GARAGE
5 = NO SIDE SOLARIUM/SUNROOM
6 = NO REAR SOLARIUM/SUNROOM
7 = NO SIDE ENTRY GARAGE
8 = NO WRAP AROUNDED PORCH
9 = EITHER 3-CAR GARAGE OR SIDE SOLARIUM, BUT NOT BOTH
10 = EITHER 3-CAR GARAGE OR WRAP AROUNDED PORCH, BUT NOT BOTH
11 = SIDE ENTRY GARAGE WITH LOT RESITE APPROVAL
12 = NO REAR BREAKFAST ROOM EXPANSION

MODIFIED (MOD.) - ONLY HOUSES AS INDICATED ON MATRIX ARE ALLOWED IN ORDER TO OBTAIN USABLE REAR YARDS/SIDE YARDS.

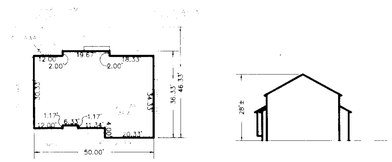
13 = NO 2' SIDE EXTENSION
14 = NO 2' REAR EXTENSION

HOUSE REVISION (RESITE) WILL BE REQUIRED WHEN THE FOLLOWING OCCURS:

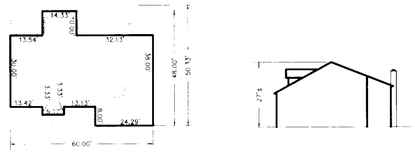
1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE THE DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE-LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE WHAT THE APPROVED SDP SHOWS.
4. CHANGE THE ELEVATION OF THE HOUSE ONE (1) FOOT (PLUS OR MINUS).
5. TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO WALKOUT BASEMENT.

HOUSE MATRICES ARE FOR THOSE SPECIFIC LOTS AS INDICATED ABOVE.

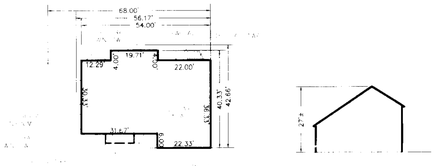
FOR HOUSE TYPES AND/OR OPTIONS FOR EACH LOT, SEE HOUSE MATRIX THIS SHEET



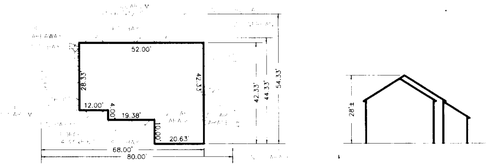
B-1
SCALE: 1"=30'



HARVARD
SCALE: 1"=30'

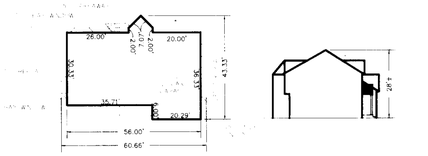


THE MODEL "A"
SCALE: 1"=30'

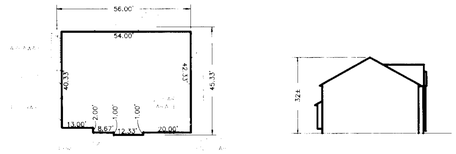


G-1
SCALE: 1"=30'

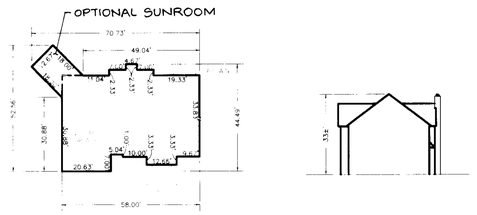
RHODE ISLAND II
SCALE: 1"=30'



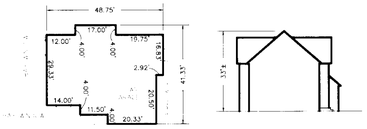
THE MODEL "B"
SCALE: 1"=30'



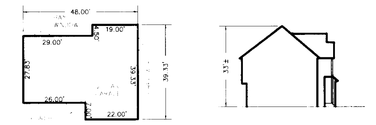
E-1
SCALE: 1"=30'



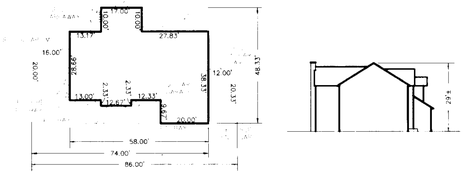
RICHMOND
SCALE: 1"=30'



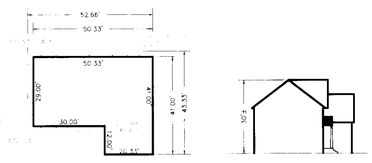
WHITE OAK
SCALE: 1"=30'



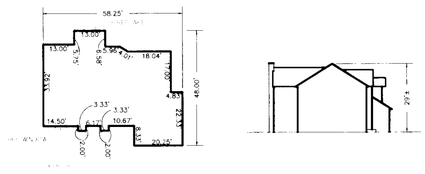
THE BRADFORD
SCALE: 1"=30'



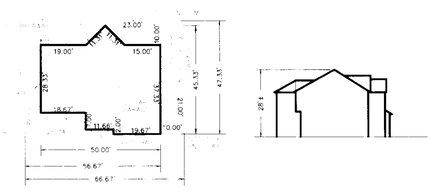
R-1
SCALE: 1"=30'



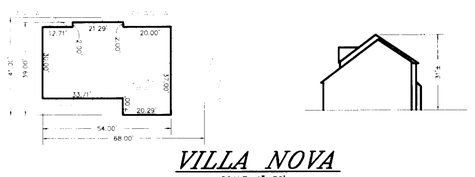
VERMONT
SCALE: 1"=30'



PIN OAK
SCALE: 1"=30'



W-1
SCALE: 1"=30'



VILLA NOVA
SCALE: 1"=30'

SCALE: 1" = 30'

NO	DATE	REVISION
5	12-18-97	ADD CHARLES WILLIAM TO GENERIC BOXES.
4	10-20-97	ADD NEW YORKER TO GENERIC BOXES.
3	5-30-97	UPDATE GENERIC BOXES A & F
2	4-24-96	ADD 2 HOUSE TYPES TO MATRIX
1	12-6-95	ADD 4 HOUSE TYPES TO MATRIX

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE 1/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DIRECTOR — DATE 1/17/95
CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

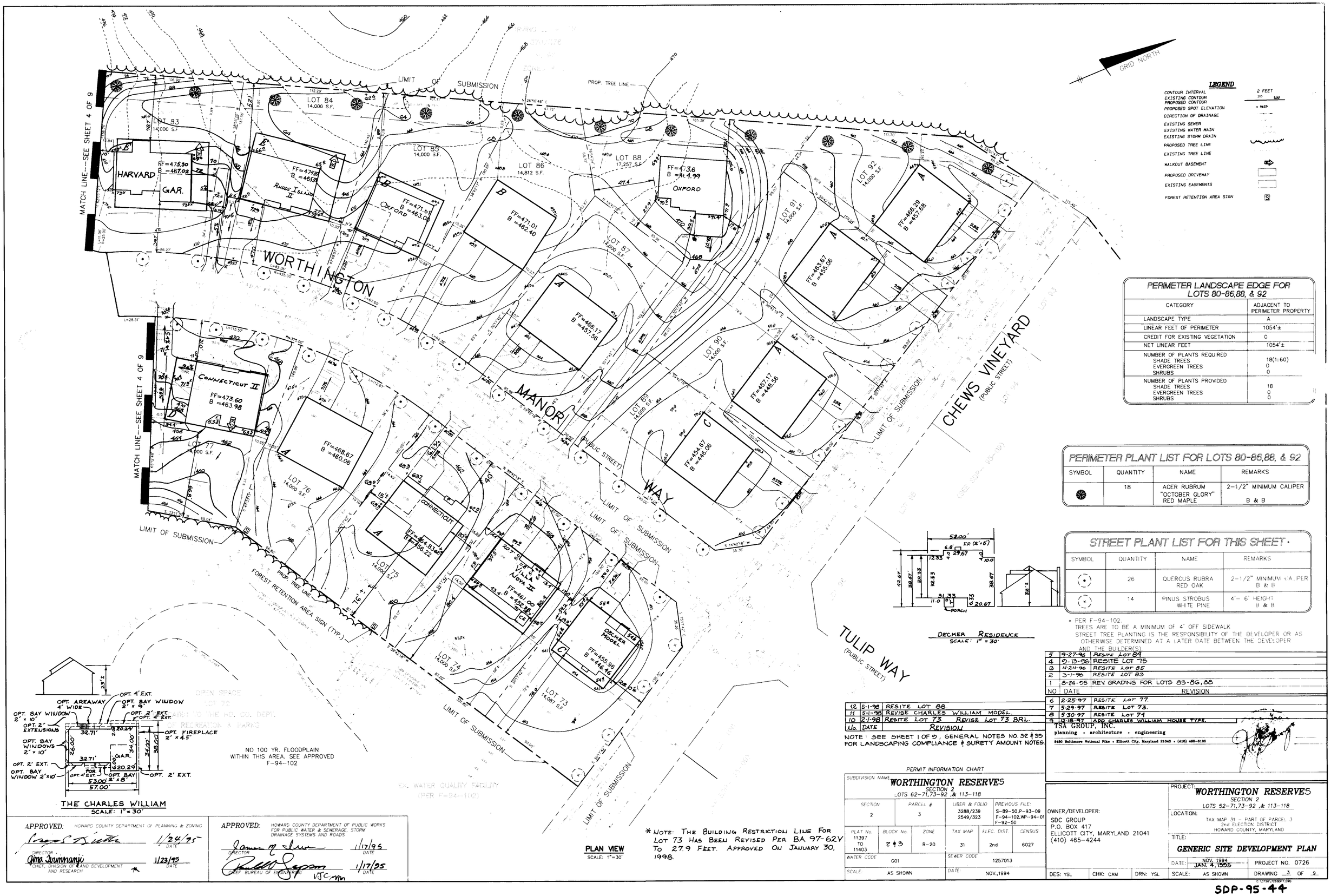
SUBDIVISION NAME					
WORTHINGTON RESERVES SECTION 2 LOTS 62-71,73-92,& 113-118					
SECTION	PARCEL #		LIBER & FOLIO	PREVIOUS FILE:	
2	3		3288/239 2549/323	S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50	
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11397 TO 11403	2 & 3	R-20	31	2nd	6027
WATER CODE	G01	SEWER CODE	1257013		
SCALE:	AS SHOWN	DATE:	NOV.,1994		

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8100

PROJECT: WORTHINGTON RESERVES SECTION 2 LOTS 62-71,73-92,& 113-118
LOCATION: TAX MAP 31 - PART OF PARCEL 3, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE: GENERIC SITE DEVELOPMENT PLAN (HOUSE MATRIX & HOUSE TYPES)
DATE: NOV. 1994, JAN. 4, 1995 — PROJECT NO. 0726
DES: YSL — CHK: CAM — DRN: YSL — SCALE: AS SHOWN — DRAWING 2 OF 9
C:\0726\1265004.DWG

SDP-95-44



* NOTE: THE BUILDING RESTRICTION LINE FOR LOT 73 HAS BEEN REVISED PER BA 97-62V TO 27.9 FEET. APPROVED ON JANUARY 30, 1998.

PERIMETER LANDSCAPE EDGE FOR LOTS 80-86,88, & 92

CATEGORY	ADJACENT TO PERIMETER PROPERTY
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	1054'±
CREDIT FOR EXISTING VEGETATION	0
NET LINEAR FEET	1054'±
NUMBER OF PLANTS REQUIRED	
SHADE TREES	18(1:60)
EVERGREEN TREES	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	18
EVERGREEN TREES	0
SHRUBS	0

PERIMETER PLANT LIST FOR LOTS 80-86,88, & 92

SYMBOL	QUANTITY	NAME	REMARKS
✱	18	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2-1/2" MINIMUM CALIPER B & B

STREET PLANT LIST FOR THIS SHEET

SYMBOL	QUANTITY	NAME	REMARKS
⊙	26	QUERCUS RUBRA RED OAK	2-1/2" MINIMUM CALIPER B & B
⊗	14	PINUS STROBUS WHITE PINE	4'- 6' HEIGHT B & B

* PER F-94-102.
TREES ARE TO BE A MINIMUM OF 4' OFF SIDEWALK
STREET TREE PLANTING IS THE RESPONSIBILITY OF THE DEVELOPER OR AS OTHERWISE DETERMINED AT A LATER DATE BETWEEN THE DEVELOPER AND THE BUILDER(S).

NO	DATE	REVISION
12	5-1-98	RESITE LOT 88.
11	5-1-98	REVISE CHARLES WILLIAM MODEL.
10	2-1-98	RESITE LOT 73. REVISE LOT 73 BRL.
9	12-18-97	ADD CHARLES WILLIAM HOUSE TYPE.
8	5-30-97	RESITE LOT 74
7	5-29-97	RESITE LOT 73.
6	2-25-97	RESITE LOT 77.
5	9-27-96	RESITE LOT 89
4	9-13-96	RESITE LOT 75
3	4-24-96	RESITE LOT 85
2	3-1-96	RESITE LOT 83
1	8-24-95	REV. GRADING FOR LOTS 83-86,88

NOTE: SEE SHEET 1 OF 9, GENERAL NOTES NO. 32 & 35 FOR LANDSCAPING COMPLIANCE & SURETY AMOUNT NOTES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE 1/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DIRECTOR — DATE 1/17/95
CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
WORTHINGTON RESERVES, LOTS 62-71,73-92 & 113-118	2	3	3288/239, 2549/323	S-89-50,P-93-09, F-94-102,WP-94-01, F-92-50

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11397 TO 11403	24	R-20	31	2nd	6027

WATER CODE	SEWER CODE
G01	1257013

SCALE: AS SHOWN — DATE: NOV.,1994

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: WORTHINGTON RESERVES
SECTION 2
LOTS 52-71,73-92 ,& 113-118
LOCATION: TAX MAP 31 - PART OF PARCEL 3, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE: GENERIC SITE DEVELOPMENT PLAN
DATE: NOV. 1994, JAN. 4,1995 — PROJECT NO. 0726
DES: YSL — CHK: CAM — DRN: YSL — SCALE: AS SHOWN — DRAWING 3 OF 9
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SDP-95-44

LEGEND

CONTOUR INTERVAL 2 FEET
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION x 463.5
DIRECTION OF DRAINAGE
EXISTING SEWER
EXISTING WATER MAIN
EXISTING STORM DRAIN
PROPOSED TREE LINE
EXISTING TREE LINE
WALKOUT BASEMENT
PROPOSED DRIVEWAY
EXISTING EASEMENTS
FOREST RETENTION AREA SIGN

WORTHINGTON MANOR WAY (PUBLIC STREET)

WHITEWALK
SCALE: 1"=50'

MATCH LINE--SEE SHEET 3 OF 9

MATCH LINE--SEE SHEET 3 OF 9

LIMIT OF SUBMISSION

PROP. TREE LINE

OPEN SPACE LOT 78 DEDICATED TO HC. CO. DEPT. OF RECREATION & PARKS

OPEN SPACE LOT 83 WORTHINGTON RESERVES SECTION 1

NO 100 YR. FLOODPLAIN WITHIN THIS AREA. SEE APPROVED F-94-102

FOREST RETENTION AREA SIGN (TYP.)

GRID NORTH

CHEWS LOT 113 | LOT 114 (SEE SHEET 5 OF 9) | LOT 115

(PUBLIC STREET) VINEYARD

SAMMUAL COURT (PUBLIC STREET)

LOT 80 14,240 S.F.

LOT 81 14,240 S.F.

LOT 82 14,000 S.F.

LOT 78 14,000 S.F.

LOT 79 14,237 S.F.

LOT 71 14,011 S.F.

LOT 69 14,000 S.F.

LOT 68 14,000 S.F.

LOT 67 14,000 S.F.

LOT 66 14,000 S.F.

LOT 65 15,494 S.F.

LOT 63 14,000 S.F.

LOT 64 14,000 S.F.

LOT 62 14,000 S.F.

CONNECTICUT (CUSTOM) FF=479.60 B=476.72

CAMBRIDGE FF=479.50 B=470.90

NEW YORKER FF=487.30 B=478.69

WHITEWALK FF=474.7 B=466.1

FF=463.46 B=454.85

FF=472.0 B=463.4 OXFORD

FF=472.39 B=463.08 RICHMOND (NO BAYROOM)

FF=471.00 B=468.39

C (MOD.) FF=477.61 B=469.00

CHARLES WILLIAM FF=476.60 B=467.99 C/E C (MOD.)

FF=461.20 B=452.57 THE MARY MILL

CAMBRIDGE FF=466.5 B=457.7

NEW YORKER FF=460.67 B=452.60

BERNARD RESIDENCE FF=467.64 B=459.03

NEW YORKER FF=474.62 B=465.00

NO	DATE	REVISION
13	10-20-97	RESITE LOTS 62, 63, & 80; REVISE NEW YORKER MODEL; ADD BERNARD RESIDENCE HOUSE TYPE.
12	6-23-97	RESITE LOT 79 FOR A WALKOUT.
11	5-7-97	RESITE LOT 64
10	4-25-97	RESITE LOT 70
9	1-20-97	RESITE LOT 72
8	1-10-97	RED-LINE WALK-THRU LOT 71
7	12-10-96	RED-LINE WALK-THRU LOT 69
6	12-10-96	RESITE LOT 71
5	9-13-96	RESITE LOT 68
4	8-6-96	RED-LINE WALK-THRU LOT 82
3	5-31-96	RED-LINE WALK-THRU LOT 78
2	4-24-96	RESITE LOT 68
1	8-24-95	REV. GRADING FOR LOTS 65-68 & 82
	1315-1-98	RESITE LOT 65

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BERNARD RESIDENCE
SCALE: 1"=30'

CONNECTICUT (CUSTOM)

ELEV. VIEW

THE MARY MILL
SCALE: 1" = 30'

PLAN VIEW
SCALE: 1"=30'

* THE OPTIONAL 2' EXTENSION WILL NOT FIT WITHIN GENERIC BOXES BR AND C.
THE NEW YORKER
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE 1/24/95
DIRECTOR, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DIRECTOR — DATE 1/17/95
CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
WORTHINGTON RESERVES SECTION 2, LOTS 62-71, 73-92 & 113-118	2	3	3288/239 2549/323	S-89-50, P-93-09 F-94-102, WP-94-01 F-92-50

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11394 TO 11403	2 & 3	R-20	31	2nd	6027

WATER CODE	SEWER CODE
G01	1257013

SCALE:	DATE:
AS SHOWN	NOV., 1994

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: WORTHINGTON RESERVES
SECTION 2
LOTS 62-71, 73-92 & 113-118

LOCATION: TAX MAP 31 - PART OF PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: GENERIC SITE DEVELOPMENT PLAN

DES: YSL	CHK: CAM	DRN: YSL

DATE: NOV., 1994 / JAN. 4, 1995 — PROJECT NO. 0726
SCALE: AS SHOWN — DRAWING 4 OF 9
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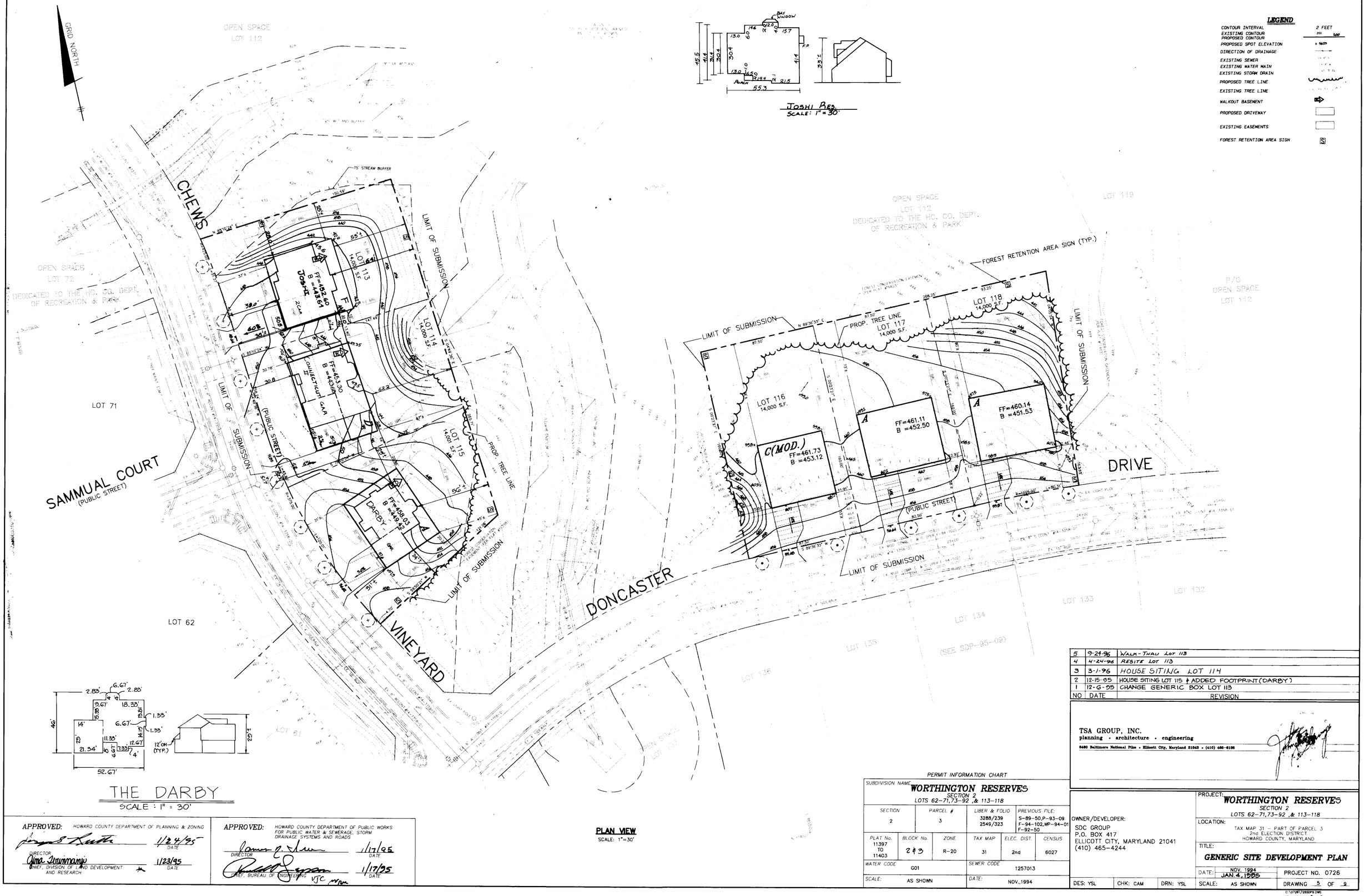
SDP-95-44



JOSHI RES.
SCALE: 1" = 30'

THE DARBY
SCALE : 1" = 30'

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	200 / 440
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	x 9639
DIRECTION OF DRAINAGE	
EXISTING SEWER	
EXISTING WATER MAIN	
EXISTING STORM DRAIN	
PROPOSED TREE LINE	
EXISTING TREE LINE	
WALKOUT BASEMENT	WO
PROPOSED DRIVEWAY	
EXISTING EASEMENTS	
FOREST RETENTION AREA SIGN	

PLAN VIEW
SCALE: 1"=30'

NO	DATE	REVISION
5	9-29-95	WALK-TWAY LOT 113
4	4-24-96	RESITE LOT 113
3	3-1-96	HOUSE SITING LOT 114
2	12-15-95	HOUSE SITING LOT 115 & ADDED FOOTPRINT (DARBY)
1	12-6-95	CHANGE GENERIC BOX LOT 113

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE 1/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DIRECTOR — DATE 1/17/95
CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

SUBDIVISION NAME: WORTHINGTON RESERVES SECTION 2 LOTS 62-71,73-92 ,& 113-118					
SECTION 2	PARCEL # 3		LIBER & FOLIO 3288/239 2549/323	PREVIOUS FILE: S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50	
PLAT No. 11397 TO 11403	BLOCK No. 23	ZONE R-20	TAX MAP 31	ELEC. DIST. 2nd	CENSUS 6027
WATER CODE G01			SEWER CODE 1257013		
SCALE: AS SHOWN			DATE: NOV.,1994		

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: WORTHINGTON RESERVES
SECTION 2
LOTS 62-71,73-92 ,& 113-118

LOCATION: TAX MAP 31 - PART OF PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: GENERIC SITE DEVELOPMENT PLAN

DATE: NOV. 1994 / JAN. 4, 1995 — PROJECT NO. 0726

DES: YSL | CHK: CAM | DRN: YSL | SCALE: AS SHOWN | DRAWING 5 OF 9

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SDP-95-44

DELAY CONSTRUCTION ON LOT 83 UNTIL ALL CONTRIBUTING DRAINAGE AREA TO TRAP #1 HAS BEEN STABILIZED AND TRAP IS REMOVED.

STONE OUTLET SEDIMENT TRAP #1

D.A.	= 1.8 Ac.
STORAGE (REQ.)	= 3240 CF
STORAGE (PROVIDED)	= 3474 CF
BOTTOM DIM.	= 11' x 80'
BOTTOM ELEV.	= 457.00
DEPTH	= 3.0
WEIR CREST ELEV.	= 461.00
EMBANKMENT ELEV.	= 462.00
OUTLET LENGTH	= 7.2'
SIDE SLOPES	= 2:1
CLEANOUT ELEV.	= 458.50

IRVING J. TAYLOR
370/376
P. 98
ZONED: R-20

GRID NORTH

LIMIT OF DISTURBANCE

PROP. TREE LINE

PROP. TREE PROTETION FENCE (TYP.)

NO DISTURBANCE ALLOWED BELOW TRAP OUTFALL UNTIL TRAP IS REMOVED

S.O.S.T. #1

GENERIC BOX (TYP.)

PROP. SILT FENCE (TYP.)

MATCH LINE--SEE SHEET 7 OF 9

LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGH SDP DURING CONSTRUCTION.

WORTHINGTON MANOR (PUBLIC STREET)

CHEWS VINEYARD (PUBLIC STREET)

LOT 77 LOT 76 LOT 75 LOT 74 LOT 73

PROP. SILT FENCE

LIMIT OF DISTURBANCE

PROP. TREE LINE

OPEN SPACE LOT 72 DEDICATED TO THE HO. CO. DEPT. OF RECREATION & PARKS

S.O.S.T. #2

DELAY CONSTRUCTION ON LOT 89 UNTIL ALL CONTRIBUTING DRAINAGE AREA TO TRAP #2 HAS BEEN STABILIZED AND TRAP IS REMOVED.

STABILIZED CONSTRUCTION ENTRANCE W/MOUNTABLE BERM (TYP.)

STONE OUTLET SEDIMENT TRAP #2

D.A.	= 4.1 Ac.
STORAGE (REQ.)	= 7380 CF
STORAGE (PROVIDED)	= 7552 CF
BOTTOM DIM.	= 30' x 40'
BOTTOM ELEV.	= 448.00
DEPTH	= 4.0'
WEIR CREST ELEV.	= 451.00
EMBANKMENT ELEV.	= 452.00
OUTLET LENGTH	= 16.5'
SIDE SLOPES	= 2:1
CLEANOUT ELEV.	= 448.0

TULIP WAY (PUBLIC STREET)

STORM DRAIN DRAINS TO EX. SEDIMENT TRAP PER F-94-102

DELAY CONSTRUCTION ON LOT 73 UNTIL ALL CONTRIBUTING DRAINAGE AREA TO TRAP #5 HAS BEEN STABILIZED AND TRAP & DIKE ARE REMOVED.

MODIFY EX. RIP RAP SEDIMENT TRAP #5 (PER F-94-102) TO A STONE OUTLET SEDIMENT TRAP #3 AS SHOWN IN THIS SDP.

EX. SWM FACILITY (PER F-94-102)

LIMIT OF DISTURBANCE

PLAN VIEW
SCALE: 1"=30'

EX. RIP-RAP OUTLET TRAP #5 (PER F-94-102)

D.A.	= 8.3 Ac.
STORAGE (REQ.)	= 29,880 CF
STORAGE (PROVIDED) :	
WET STORAGE	= 14,940 CF
DRY STORAGE	= 14,940 CF
BOTTOM DIM.	= (SEE F-94-102)
BOTTOM ELEV.	= 438.00
DEPTH	= 6.0'
WEIR CREST ELEV.	= 444.00
EMBANKMENT ELEV.	= 446.00
WEIR LENGTH	= 10.0'
CLEANOUT ELEV.	= 440.00

PROP. STONE OUTLET SEDIMENT TRAP #3 PER THIS SDP

D.A.	= 1.1 Ac.
STORAGE (REQ.)	= 1980 CF
STORAGE (PROVIDED)	= 2076 CF
BOTTOM DIM.	= 10' X 35'
BOTTOM ELEV.	= 447.00'
DEPTH	= 3.0'
WEIR CREST ELEV.	= 451.0
EMBANKMENT ELEV.	= 452.00
WEIR LENGTH	= 4.0'
CLEANOUT ELEV.	= 449.0
SIDE SLOPES	= 2:1

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	200
PROPOSED CONTOUR	200
EXISTING SEWER	
EXISTING WATER MAIN	
EXISTING STORM DRAIN	
STABILIZED CONSTRUCTION ENTRANCE W/MOUNTABLE BERM	SCE
PROPOSED EARTH DIKE	E.D. A-3
EXISTING EARTH DIKE TO BE REMOVED	
EXISTING EARTH DIKE TO REMAIN	
SILT FENCE	S
EXISTING SILT FENCE	
SUPER SILT FENCE	SSF
LIMIT OF DISTURBED AREA	
EXISTING TREE LINE	
PROPOSED TREE LINE	
TREE PROTECTION FENCE	TF

DEVELOPER'S CERTIFICATE

I/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 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 County Soil Conservation District or their authorized agents, as are deemed necessary.

Signature of Developer — Date: 12-20-94

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.

Date: 12/29/94

NO	DATE	REVISION

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U. S. SOIL CONSERVATION SERVICE — DATE 1/9/95

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 1/9/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE 1/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

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

DIRECTOR — DATE 1/17/95

CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

PERMIT INFORMATION CHART

SUBDIVISION NAME: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 ,& 113-118

SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
2	3	3288/239 2549/323	S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11397 TO 11403	23	R-20	31	2nd	6027

WATER CODE	SEWER CODE
G01	1257013

SCALE: AS SHOWN — DATE: NOV.,1994

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
SDC GROUP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 ,& 113-118

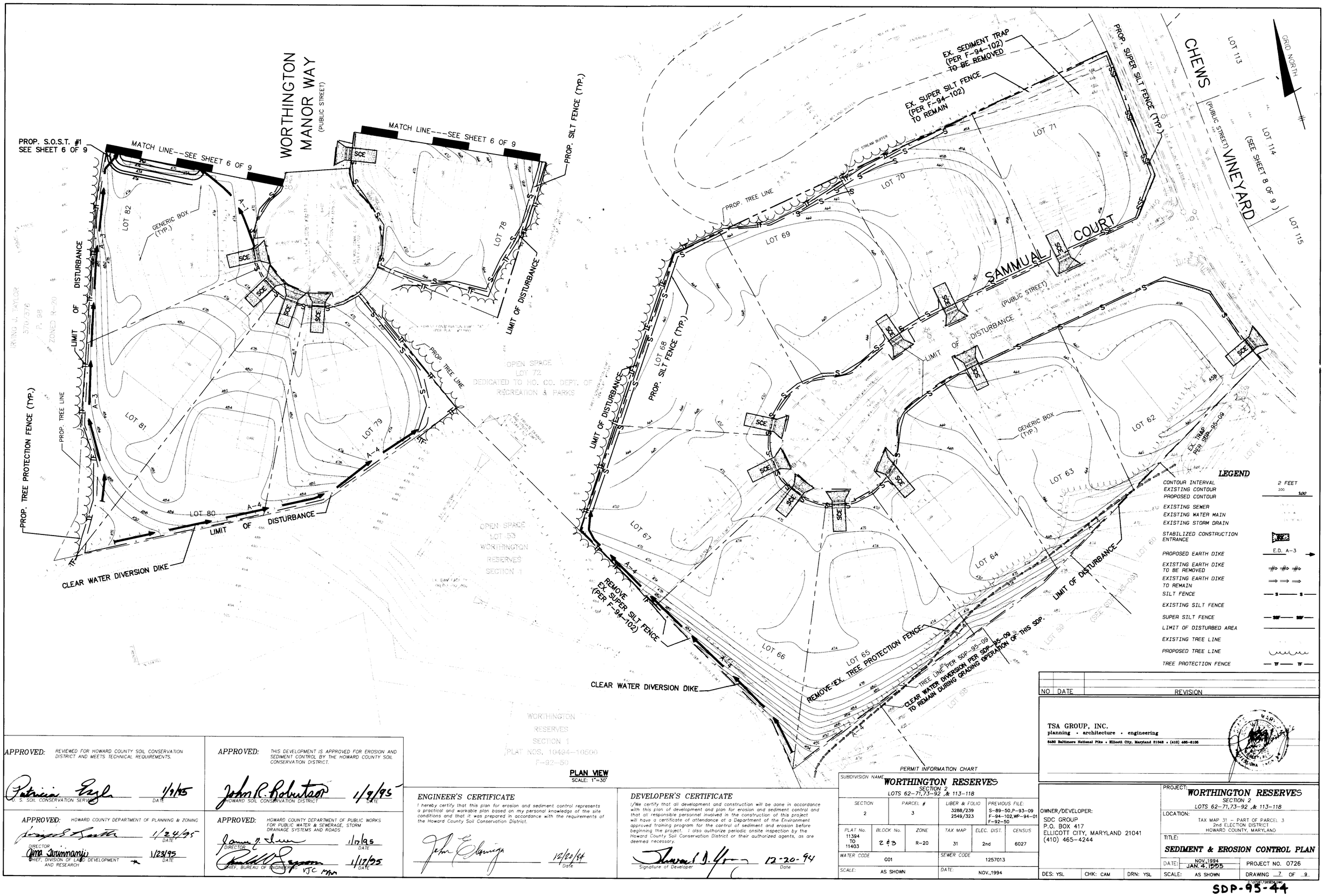
LOCATION: TAX MAP 31 — PART OF PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT & EROSION CONTROL PLAN**

DATE: NOV. 1994 / JAN. 4, 1995 — PROJECT NO. 0726

DES: YSL | CHK: CAM | DRN: YSL | SCALE: AS SHOWN | DRAWING 6 OF 9

SDP-95-44



PLAN VIEW
SCALE: 1"=30'

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	200
PROPOSED CONTOUR	200
EXISTING SEWER	
EXISTING WATER MAIN	
EXISTING STORM DRAIN	
STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED EARTH DIKE	E.D. A-3
EXISTING EARTH DIKE TO BE REMOVED	
EXISTING EARTH DIKE TO REMAIN	
SILT FENCE	S
EXISTING SILT FENCE	
SUPER SILT FENCE	SSF
LIMIT OF DISTURBED AREA	
EXISTING TREE LINE	
PROPOSED TREE LINE	
TREE PROTECTION FENCE	TF

NO	DATE	REVISION

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U. S. SOIL CONSERVATION SERVICE — DATE 1/9/95

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
HOWARD SOIL CONSERVATION DISTRICT — DATE 1/9/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE 1/24/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 1/23/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DIRECTOR — DATE 1/17/95
CHIEF, BUREAU OF ENGINEERING — DATE 1/17/95

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.

John Elganiga — 12/20/94 Date

DEVELOPER'S CERTIFICATE

I/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 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 County Soil Conservation District or their authorized agents, as are deemed necessary.

Signature of Developer — 12-20-94 Date

PERMIT INFORMATION CHART

SUBDIVISION NAME: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 & 113-118

SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
2	3	3288/239 2549/323	S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11394 TO 11403	23	R-20	31	2nd	6027

WATER CODE	SEWER CODE
G01	1257013

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PROJECT: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 ,& 113-118

LOCATION:
TAX MAP 31 - PART OF PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT & EROSION CONTROL PLAN**

DATE: NOV.,1994 / JAN. 4, 1995 — PROJECT NO. 0726
DES: YSL — CHK: CAM — DRN: YSL
SCALE: AS SHOWN — DRAWING 7 OF 9

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SDP-95-44

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	200
PROPOSED CONTOUR	100
EXISTING SEWER	
EXISTING WATER MAIN	
EXISTING STORM DRAIN	
STABILIZED CONSTRUCTION ENTRANCE W/MOUNTABLE BERM	SCE
PROPOSED EARTH DIKE	E.D. A-3
EXISTING EARTH DIKE TO BE REMOVED	
EXISTING EARTH DIKE TO REMAIN	
SILT FENCE	S
EXISTING SILT FENCE	
EXISTING SUPER SILT FENCE	
SUPER SILT FENCE	SSF
LIMIT OF DISTURBED AREA	
EXISTING TREE LINE	
PROPOSED TREE LINE	
TREE PROTECTION FENCE	TF

DEVELOPER'S CERTIFICATE

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Signature of Developer — Date: 12-20-94

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U. S. SOIL CONSERVATION SERVICE — DATE: 1/9/95

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

HOWARD SOIL CONSERVATION DISTRICT — DATE: 1/9/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE: 1/24/95

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE: 1/23/95

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

DIRECTOR — DATE: 1/17/95

CHIEF, BUREAU OF ENGINEERING — DATE: 1/17/95

ENGINEER'S CERTIFICATE

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Date: 12/20/94

PLAN VIEW
SCALE: 1"=30'

PERMIT INFORMATION CHART

SUBDIVISION NAME: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 ,& 113-118

SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:
2	3	3288/239 2549/323	S-89-50,P-93-09 F-94-102,WP-94-01 F-92-50

PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
11397 TO 11403	2 & 3	R-20	31	2nd	6027

WATER CODE	SEWER CODE
G01	1257013

SCALE: AS SHOWN — DATE: NOV.,1994

NO	DATE	REVISION

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PROJECT: **WORTHINGTON RESERVES**
SECTION 2
LOTS 62-71,73-92 ,& 113-118
LOCATION:
TAX MAP 31 - PART OF PARCEL 3
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HOWARD COUNTY, MARYLAND
TITLE:
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DES: YSL	CHK: CAM	DRN: YSL

DATE: NOV. 1994 / JAN. 4, 1995 — PROJECT NO. 0726
SCALE: AS SHOWN — DRAWING 8 OF 9

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SDP-95-44

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, 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 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) 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 sf).

2) Acceptable — Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of 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 (0.05 lbs/1000 sf) 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 sod. Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/12 to 2 tons per acre (70 to 90 lbs/1000 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) 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.

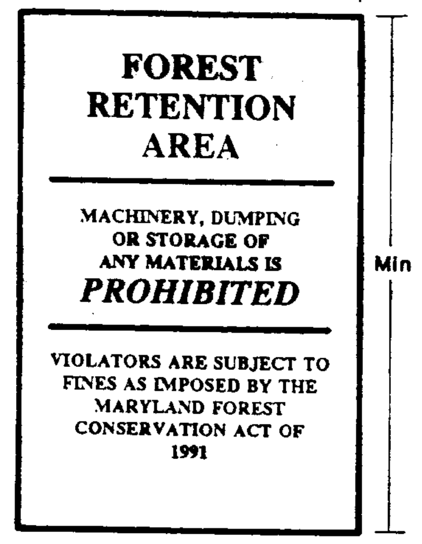
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (if not previously loosened)

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

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 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). 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, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.



SIGN DETAIL
N.T.S.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetative and structural practices are to be installed accordingly to the provisions of this plan and are to be in conformance with the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control", and revisions thereto.
3. Following initial soil disturbances or redisturbance, 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 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 "1991 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seedings (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.
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:	11.72	acres
Area to be Disturbed:	11.49	acre
Area to be roofed or paved:	3.07	acre
Area to be vegetatively stabilized:	8.42	acre
Total Cut:	46011	cy.
Total Fill:	77633	cy.
Offsite Waste/Borrow Area Location : *		

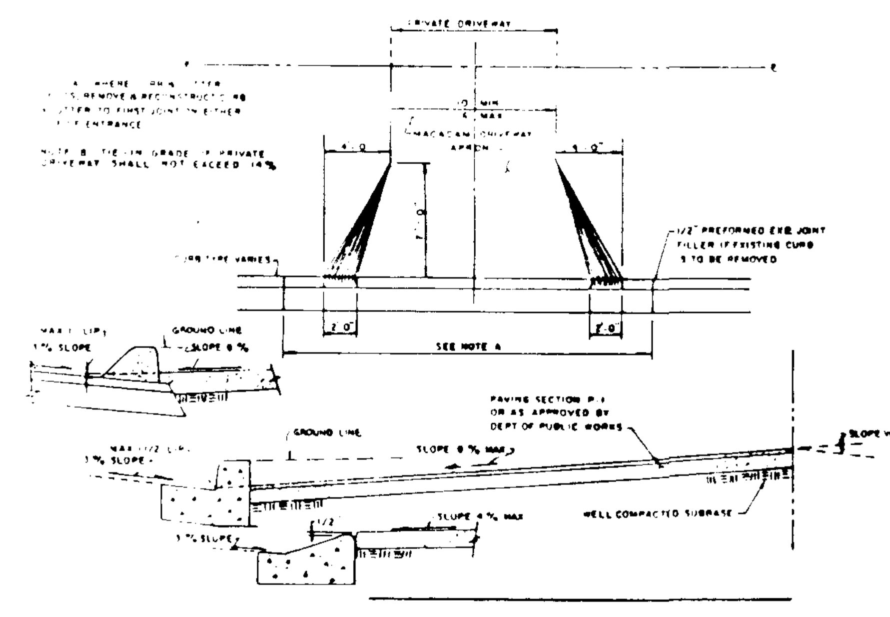
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas 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. Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
12. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.

* 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 grading permit number at the time of construction.

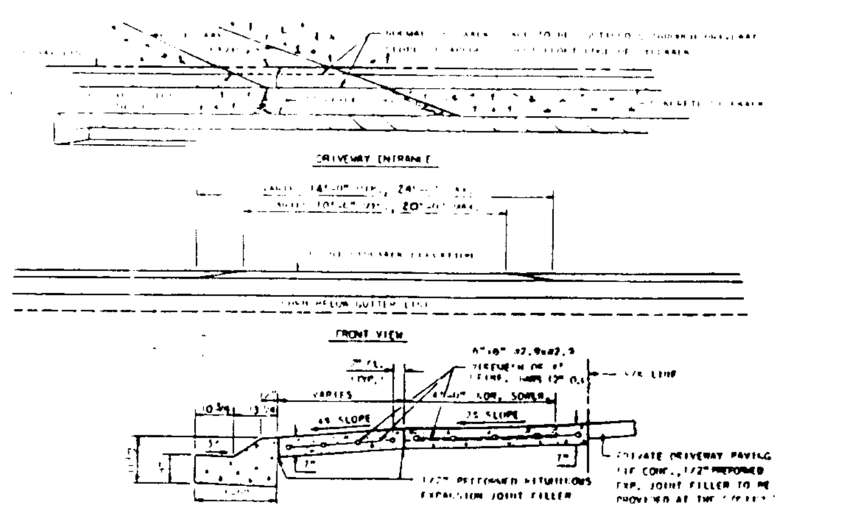
SEQUENCE OF CONSTRUCTION

Notify Sediment Control Division 48 hours prior to start of constructions.

		Duration
1.	Obtain grading permit	Day 1
2.	Install tree protection fences as indicated on this plan.	Days 2-3
3.	Clear and grubb the site as indicated in this plan.	Days 4-5
4.	Inspect existing sediment and erosion control devices and repair or re-install them if required. Continued using the existing Sediment Basin as designed under F-94-102.	Days 6-7
5.	Install new sediment and erosion control devices and stabilize.	Days 8-10
6.	Excavate for foundations, rough grade and temporarily stabilize. Except Lots 73 & 83 delay construction of these lots until the site is stabilized or the earth dike is removed with the approval of Howard County Sediment Control Inspector.	Days 10-70
7.	Construct structures and driveways.	Days 71-81
8.	Final grade and stabilize in accordance with standards and specifications.	Days 82-86
9.	Upon approval of the Howard County sediment control inspector, remove sediment and erosion control devices and stabilize.	Days 86-90

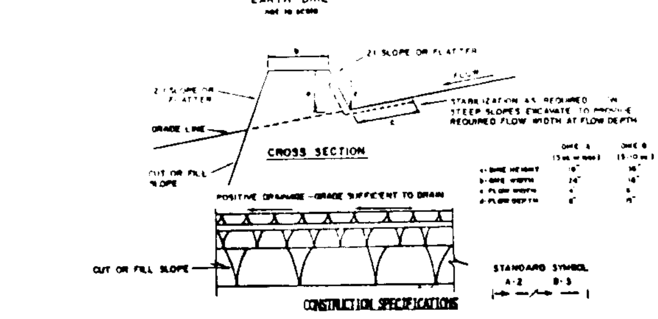


CLOSED SECTION ROADWAY WITHOUT CONCRETE SIDEWALK
NOT TO SCALE
LOTS 67-71, 113-118 & 80-88



RESIDENTIAL DRIVEWAY ENTRANCE
CLOSED SECTION WITH MODIFIED COMBINATION CURB AND GUTTER AND SIDEWALK
NOT TO SCALE
LOTS 62-66, 73-79 & 89-92

EARTH DIKE
not to scale



CONSTRUCTION SPECIFICATIONS

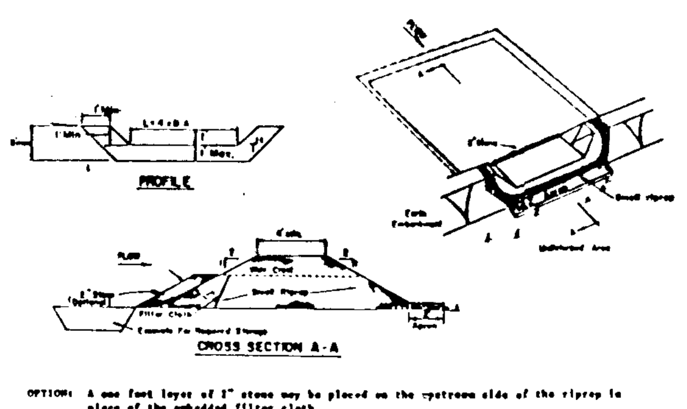
1. All dikes shall be compacted by earth-moving equipment.
2. All dikes shall have positive drainage to an outlet.
3. Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
5. Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) flow channel as per the chart below.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	Seed and Straw Mulch	Seed and Straw Mulch
2	3.1-5.0%	Seed and Straw Mulch	Seed using Jute, or Excelsior; Sod; 2" Stone
3	5.1-8.0%	Seed with Jute, or Sod; 2" Stone	Lined Rip-Rap 4-8"
4	8.1-20%	Lined Rip-Rap 4-8"	Engineering Design

A. Stone to be 2 inch stone, or recycled concrete equivalent, in a layer at least 3 inches in thickness and be pressed into the soil with construction equipment.
B. Rip-Rap to be 4-8 inches in a layer at least 8 inches thickness and pressed into the soil.
C. Approved equivalents can be substituted for any of the above materials.
7. Periodic inspection and required maintenance must be provided after each rain event.

STONE OUTLET SEDIMENT TRAP ST-V



OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

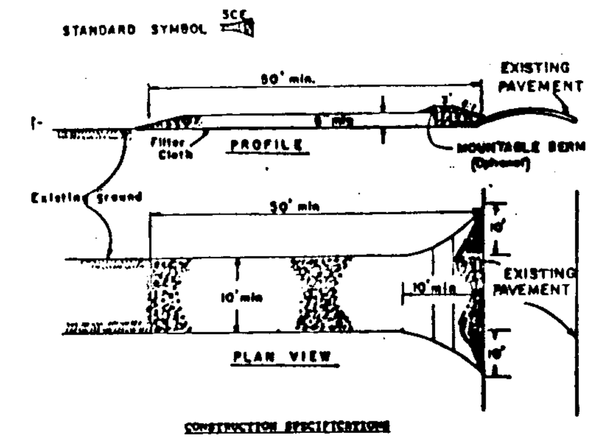
CONSTRUCTION SPECIFICATIONS FOR ST-V

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap or embedded filter cloth in the riprap.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

Maximum Drainage Area: 5 Acres

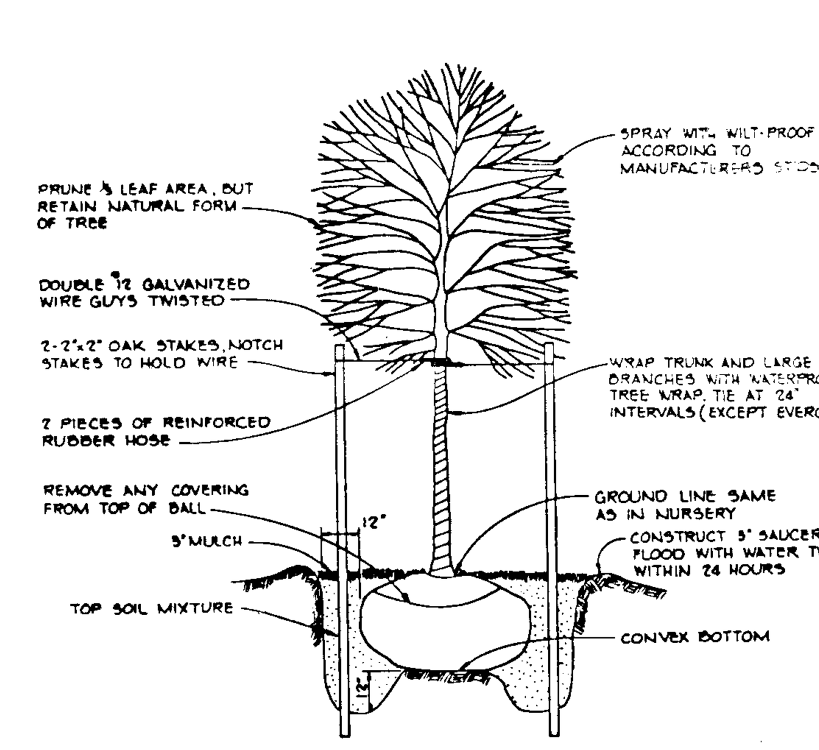
STONE OUTLET SEDIMENT TRAP
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE
not to scale

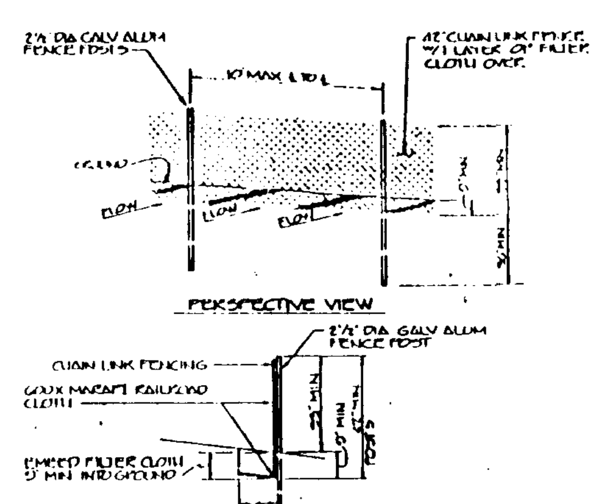


CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot 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 on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. 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 spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. 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.
9. Periodic inspection and needed maintenance shall be provided after each rain.

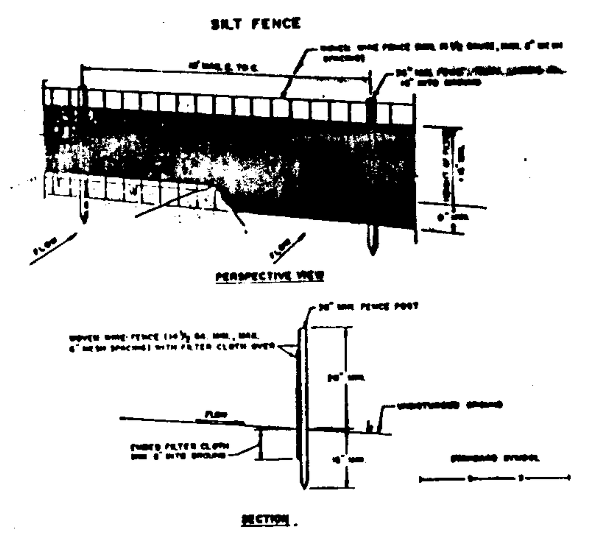


TREE PLANTING DETAIL
NO SCALE



SUPER SILT FENCE
NOT TO SCALE

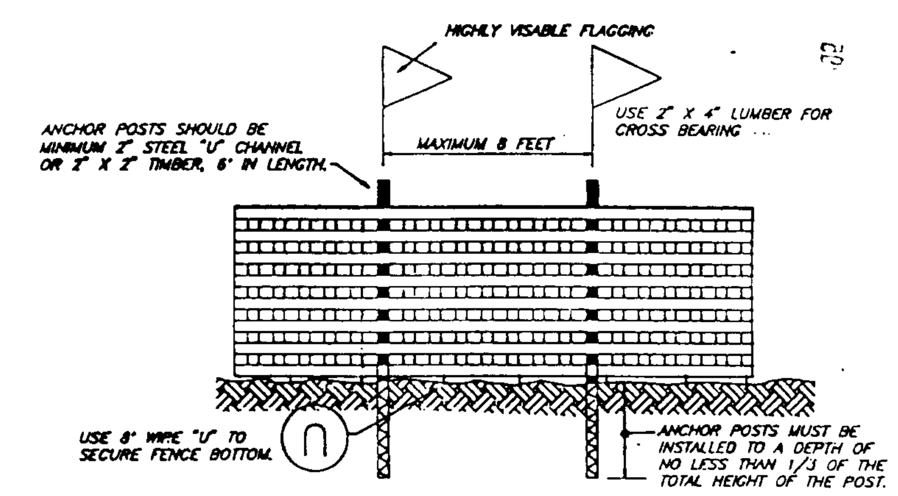
SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

SILT FENCE
NOT TO SCALE



BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

NOTES:
1. Forest 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.

DEVELOPER CERTIFICATE

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James R. Moxley III — 11/2/94
Signature of Developer — 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 conditions and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.

[signature] — 11/4/94
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[signature] — 1/24/95
DIRECTOR — DATE
[signature] — 1/23/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
James M. Irvin — 1/17/95
DIRECTOR — DATE
[signature] — 1/17/95
CHIEF, BUREAU OF ENGINEERING VJC — DATE

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Patricia Engle — 1/9/95
U. S. SOIL CONSERVATION SERVICE — DATE

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John R. Robertson — 1/9/95
HOWARD SOIL CONSERVATION DISTRICT — DATE

PERMIT INFORMATION CHART

SUBDIVISION NAME					
WORTHINGTON RESERVES SECTION 2 LOTS 62-71, 73-92, & 113-118					
SECTION: 2		PARCEL #: 3	LIBER & FOLIO: 3288/239, 2549/323	PREVIOUS FILE: S-89-50, P-93-09, F-94-102, WP-94-01, F-92-50	
PLAT No.: 11397 TO 11403	BLOCK No.: 2 & 3	ZONE: R-20	TAX MAP: 31	ELEC. DIST.: 2nd	CENSUS: 6027
WATER CODE: G01			SEWER CODE: 1257013		
SCALE: AS SHOWN			DATE: NOV. 1994		

NO	DATE	REVISION
0	11/94	SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL.

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planning • architecture • engineering
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PROJECT: WORTHINGTON RESERVES
SECTION 2
LOTS 62-71, 73-92, & 113-118

LOCATION:
TAX MAP 31 — PART OF PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: EROSION & SEDIMENT CONTROL NOTES & DETAILS

DATE: NOV. 1994 / JAN. 4, 1995 — PROJECT NO. 0726

DES: YSL/CAM — DRN: YSL — SCALE: AS SHOWN — DRAWING 9 OF 9

SDP-95-44