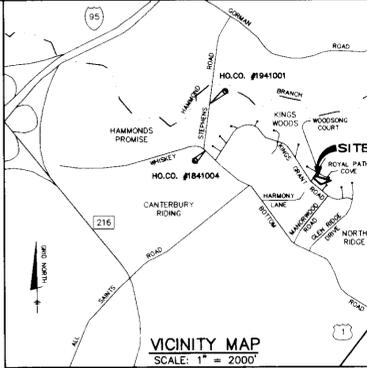


SHEET INDEX	
NO.	DESCRIPTION
1	GENERIC SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL PLAN
3	DETAILS

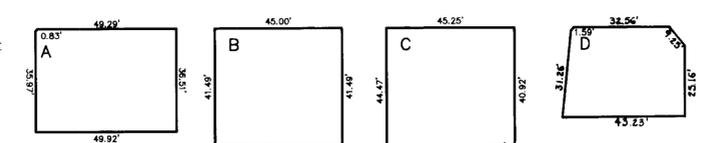
BENCH MARKS (NAD27)	
HO. CO. #1841004	ELEV. 295.392
REBAR 6" SOUTH OF EDGE OF WHISKEY BOTTOM ROAD NEAR THE INTERSECTION OF STEPHENS ROAD	
N 471079.018	E 843657.878
HO. CO. #1941001	ELEV. 277.873
REBAR 4" WEST OF EDGE OF STEPHENS ROAD IN FRONT OF HOUSE NO. 8820 0.3' BELOW SURFACE.	
N 472223.19	E 843797.549



HOUSE MATRIX FOR LOTS 2-5				
HOUSE TYPE	LOT 2	LOT 3	LOT 4	LOT 5
ARLINGTON	Y	Y	Y	N
ASHLEY	N	Y	Y	N
ASHLEY II	N	Y	Y	N
AVALON	N	N	Y	N
BARRINGTON	Y	Y	Y	N
BIRCHWOOD	Y	N	N	N
BERKSHIRE	N	N	Y	N
BRADLEY	Y	Y	Y	Y
CAMBRIDGE	Y	Y	Y	Y
CAMBRIDGE II	N	Y	Y	N
CHARLESTON	Y	Y	Y	Y
CHARTLEY	N	Y	Y	N
NOTTINGHAM I	N	Y	Y	N
NOTTINGHAM II	N	N	Y	N
OXFORD	Y	Y	Y	N
STANFORD	Y	N	N	N
STRATFORD	Y	N	N	N
WENDSOR	N	N	Y	N
WELLINGTON	N	N	N	N
WESTCOTT	N	N	Y	N
WILLIAMSBURG	Y	N	N	N

- GENERAL NOTES
- The contractor shall notify the Department of Public Works Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - The topography shown herein was taken from construction plans F-95-85 and is shown at two (2) foot contour intervals.
 - Horizontal and vertical datum are based on the Maryland State Coordinate System as projected from Howard County NAD 27 Control Stations monument nos. 1841004 and 1941001.
 - Storm water management is provided for these lots under Road Construction Plans F-87-207 KINGS WOODS SECTION 1, AREA 1. Water quality provided by privately maintained Bio-Retention facility on site.
 - Any damage to the County's right-of-way shall be corrected at the builder's expense.
 - Existing utilities shown have been taken from Contract Drawings 24-3460-D and 24-1226-D.
 - Access to Woodson Court (Public Road) via exist 25' private access easement (Plat No. 10230).
 - Porches, fireplaces, chimneys and bay windows which extend across the B.R.L. shall be in accordance with Section 128(A)(1) of the Howard County Zoning Regulations.
 - B.R.L. indicates building restriction line.
 - W.C.B. indicates walkout basement.
 - No wetlands exist within the lots in this subdivision.
 - The minimum distance between a driveway and a property line shall be 2'.
 - Use in common access maintenance agreements for lots 2-3 and lots 2,3,4, and 5 are recorded among the Land Records of Howard County in Liber 3771 at Folio 687 and Liber 3771 at Folio 685 respectively, as recorded on 7/17/95.
 - Previous Howard County File No. S-94-26, S-94-41, P-95-31, WP-94-53, WP-94-103, WP-95-73, S-95-19.
 - No clearing, grading or construction is permitted within the wetlands, wetlands buffers or forest conservation easement.
 - The siting of foundations prior to construction to ensure compliance with regulatory building restriction lines is recommended.
 - Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16' serving more than one residence)
 - Surface - 6" of compact crusher run base w/ tar and chip coating
 - Geometry - max. 15% grade, max. 10% grade change and minimum 45' turning radius.
 - Structures (Culverts/Bridges) - capable of supporting 25 gross tons (H2S Loading)
 - Drainage elements - capable of safely passing 100 year flood with (H2S Loading)
 - Structure clearances - minimum 12 feet, no more than 1 foot depth over driveway surface.
 - Maintenance - sufficient to insure oil weather use.
 - Waiver petition WP-95-10 was approved on September 9, 1994 to waive section 16.12(f)(1) to permit open space lot 6 with less than 40' road frontage.
 - Waiver petition WP-94-103 was approved on July 5, 1994 to waive section 16.12(f)(2) to permit the creation of 380 lots without public road frontage.
 - Waiver petition WP-95-73 was approved on April 20, 1995 to waive section 16.104(c) to reactivate waiver petitions WP-94-103 AND WP-95-10.
 - All planting on site is the responsibility of the developer.
 - The foundations of proposed buildings shall be a minimum of 2 feet from any easement.

- HOUSE REVISION (RESITE) WILL BE REQUIRED WHEN THE FOLLOWING OCCURS:
- ADD OR DELETE A HOUSE TYPE.
 - CHANGE THE DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE-LOADED GARAGE.
 - "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE WHAT THE APPROVED SDP SHOWS.
 - CHANGE THE ELEVATION OF THE HOUSE ONE (1) FOOT HIGHER OR 0.2' LOWER.
 - TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO WALKOUT BASEMENT.



- CORNERSTONE HOMES, INC. LOT 2: ARLINGTON, BARRINGTON, BRADLEY, CAMBRIDGE, CHARLESTON, OXFORD, WILLIAMSBURG
- CORNERSTONE HOMES, INC. LOT 3: ARLINGTON, ASHLEY, BRADLEY II, BARRINGTON, BRADLEY, CAMBRIDGE, CAMBRIDGE II, CHARLESTON, CHARTLEY, NOTTINGHAM I, OXFORD, WESTCOTT
- CORNERSTONE HOMES, INC. LOT 4: ARLINGTON, ASHLEY II, AVALON, BARRINGTON, BERKSHIRE, BRADLEY, CAMBRIDGE, CAMBRIDGE II, CHARLESTON, CHARTLEY, NOTTINGHAM I, OXFORD, WESTCOTT
- CORNERSTONE HOMES, INC. LOT 5: BRADLEY, CAMBRIDGE, CHARLESTON
- RYAN HOMES, INC. LOT 2: STRATFORD, STANFORD, BIRCHWOOD
- RYAN HOMES, INC. LOT 4: WINDSOR

LOT NO.	INV. EASEMENT	MIN. CELLAR ELEVATION
2	260.6	264.2
3	260.4	263.6
4	259.6	263.0
5	259.6	262.8

PLANT LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	3	ACER SUCCHARUM (SUGAR MAPLE)	INDICATED ON F-96-85

SEWER HOUSE CONNECTION TABLE			
LOT NO.	INV. EASEMENT	MIN. CELLAR ELEVATION	REMARKS
2	260.6	264.2	
3	260.4	263.6	
4	259.6	263.0	
5	259.6	262.8	

SDP-97-33 PERMIT INFORMATION CHART

SUBDIVISION NAME: ALFRED HALL PROPERTY LOTS 2 THRU 5					
SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:		
N/A	N/A	L.3779, F.286	S-94-26, S-94-41, P-95-31, WP-94-53, WP-94-103, WP-95-73, S-95-19, F-96-85		
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
12325	22	RSC	47	6th	6069.02
WATER CODE	SEWER CODE				
C03	7270000				
SCALE:	DATE:				
AS SHOWN	SEPT., 1996				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 11/26/96 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 12/10/96 DATE

DIRECTOR: *[Signature]*

TSA GROUP, INC. planning • architecture • engineering
6480 Baltimore National Pike, Ellicott City, Maryland 21043 (410) 486-8106

STATE OF MARYLAND PROFESSIONAL ENGINEER

OWNER: SOC GROUP, INC. P.O. BOX 417, ELICOTT CITY, MARYLAND 21041 (410) 465-4244

BUILDERS: CORNERSTONE HOMES, INC. 6571 HUNTSHIRE DRIVE, BALTIMORE, MARYLAND 21227 (410) 379-0157

RYAN HOMES, INC. 1829 REISTERSTOWN RD., SUITE 220, BALTIMORE, MARYLAND 21208

PROJECT: ALFRED HALL PROPERTY LOTS 2 THRU 5

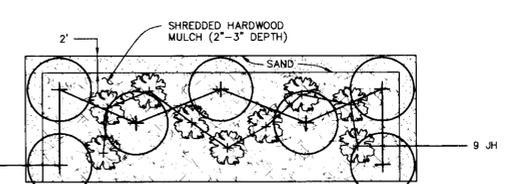
LOCATION: PLAT NO. 12325 TAX MAP 47 PARCEL NO. 903 6TH. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: GENERIC SITE DEVELOPMENT PLAN

DATE: SEPTEMBER 27, 1996 PROJECT NO. 0957

SCALE: AS SHOWN DRAWING 1 OF 3

PLAN SCALE: 1"= 30'



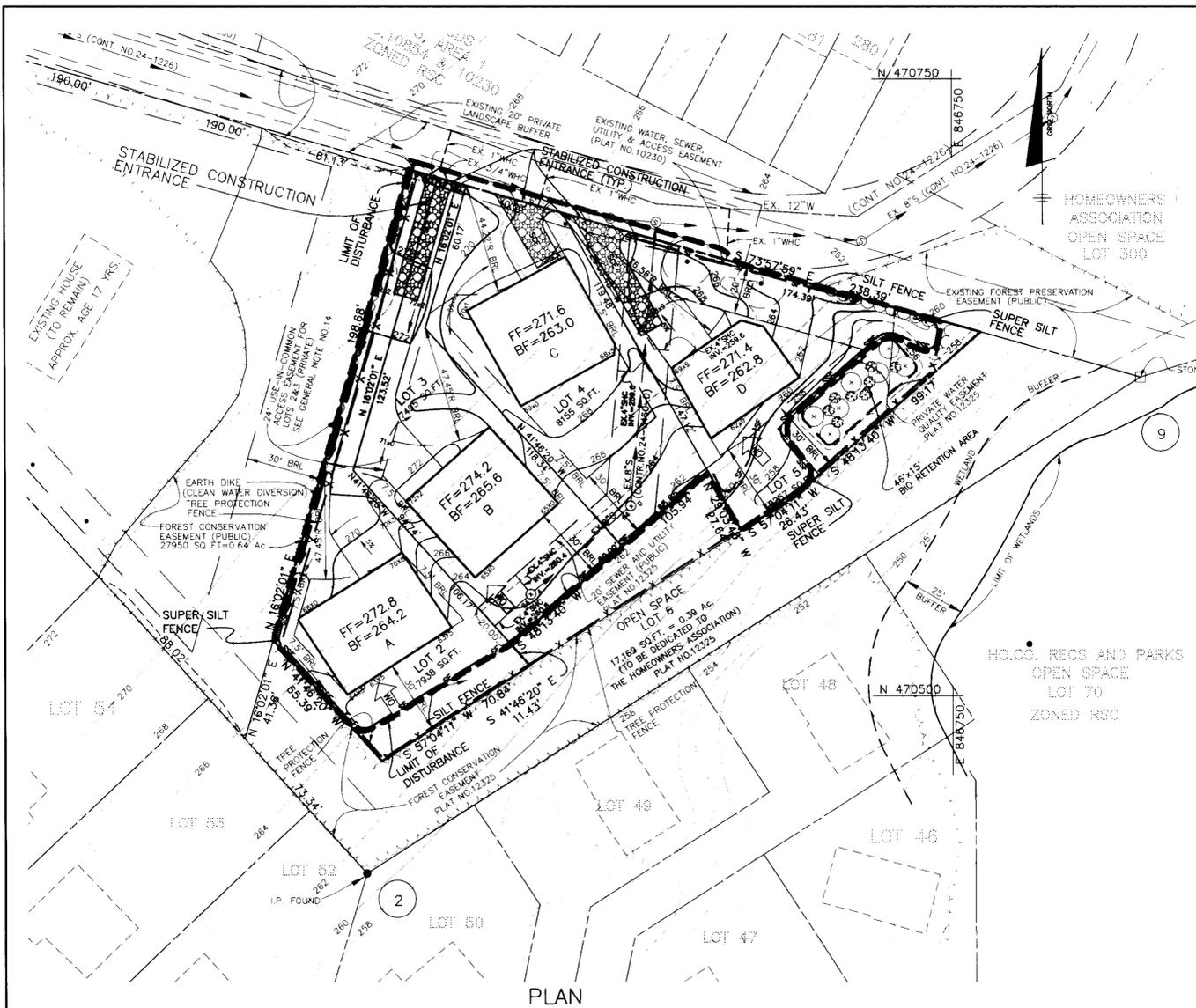
PLANTING LIST FOR THE BIORETENTION AREA			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	7	ACER RUBRUM (RED MAPLE)	2 1/2" MIN. CAL. 8&8 FULL HEAD
(Symbol)	9	JUNIPERUS HORIZONTALIS (CREEPING JUNIPER)	18" TO 24" SPREAD

BIO-RETENTION AREA PLANTING PROPOSED UNDER F-95-85

SITE DATA TABULATION					
GENERAL SITE DATA					
1) PRESENT ZONING	RSC	S-94-26, S-94-41, WP-94-53, WP-94-103			
2) APPLICABLE DPZ FILE REFERENCES	WP-95-73, S-95-19, P-95-31				
3) PROPOSED USE OF SITE	X: PUBLIC	SINGLE FAMILY DETACHED			
AREA TABULATION					
1) TOTAL PROJECT AREA	0.754 AC +/-				
2) NET AREA OF SITE	0.754 AC +/-				
3) AREA OF THIS SUBMISSION	0.754 AC +/-				
4) APPROXIMATE LIMIT OF DISTURBANCE	0.71 AC +/-				
5) BUILDING COVERAGE OF SITE (PERMITTED)	40%				
6) TOTAL NO. OF RESIDENTIAL UNITS/LOTS PROPOSED IN THIS SUBMISSION	4				

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	7938 SF	1482 SF	6456 SF	N/A	N/A	8456 SF
3	7495 SF	722 SF	6773 SF	N/A	N/A	6773 SF

ADDRESS CHART		
SUBDIVISION	STREET	ADDRESS
ALFRED HALL PROPERTY	WOODSON COURT	3186
	WOODSON COURT	3182
	WOODSON COURT	3178
	WOODSON COURT	3174



PLAN
SCALE: 1" = 30'

FOR SEDIMENT CONTROL ONLY

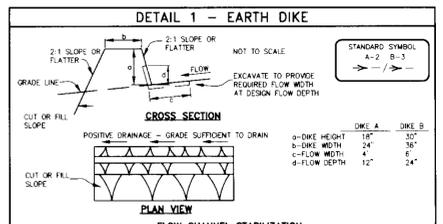
SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (311-1850)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS: THE MOST CURRENT "MARK" AND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS: THE MOST CURRENT "MARK" AND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES. PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHALL 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 WITHIN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT SEEDING (SEC. 51) 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING RATES 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	0.254 ACRES
AREA TO BE GRADED OR PAVED	0.237 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.017 ACRES
TOTAL CUT	10,380 CY
TOTAL FILL	10,380 CY
NET FILL	0.000 CY
- 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 CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY 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.
- 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.

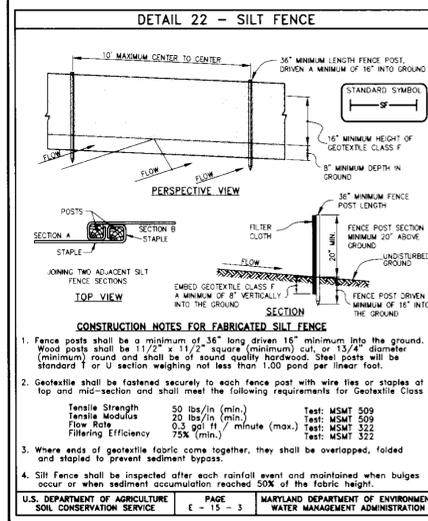
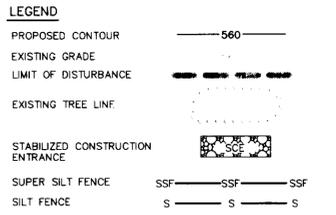
SEQUENCE OF CONSTRUCTION

- | | |
|-----------|---|
| DAY 1 | OBTAIN A GRADING PERMIT |
| DAY 2-5 | INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES. |
| DAY 6-12 | GRADE SITE TO SUBGRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDED NOTES. |
| DAY 13-73 | CONSTRUCT HOMES, INSTALL DRIVEWAYS AND UTILITIES. |
| DAY 74-76 | STABILIZE ANY REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDED NOTES. |
| DAY 77-80 | UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDED NOTES. |



- CROSS SECTION**
- PLAN VIEW**
- FLOW CHANNEL STABILIZATION**
GRADE 0.5X MIN. 10% MAX.
- Seed and cover with straw mulch.
 - Seed and cover with Erosion Control Matting or line with sod.
 - 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.
- CONSTRUCTION SPECIFICATIONS**
- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
 - Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
 - Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area of a non-erosive velocity.
 - All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
 - The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
 - Fill shall be compacted by earth moving equipment.
 - All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
 - Inspection and maintenance must be provided periodically and after each rain event.

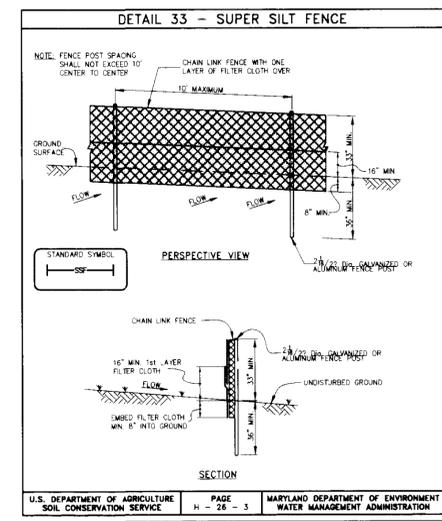
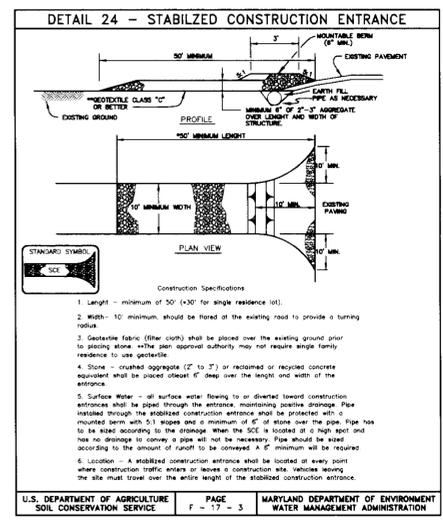
U.S. DEPARTMENT OF AGRICULTURE, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE, WATER MANAGEMENT ADMINISTRATION



SILT FENCE DESIGN CRITERIA

Slope	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	80 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



CONSTRUCTION SPECIFICATIONS

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and all bulges removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gpd/ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

SUPER SILT FENCE DESIGN CRITERIA

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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.

DEVELOPER: James R. Miller DATE: 11/1/16

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: Donald Mason DATE: 11/23/16

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

DATE: 11/23/16

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

DATE: 11/23/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11/23/16

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12/4/16

DIRECTOR DATE: 12/10/16

TSA GROUP, INC.
planning • architecture • engineering
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 486-8100

OWNER: SDG GROUP INC. P.O. BOX 417, ELLICOTT CITY, MARYLAND 21041 (410) 465-4244

BUILDERS: CORNERSTONE HOMES, INC. 6571 HUNTSIRE DRIVE, BALTIMORE, MARYLAND 21227 (410) 379-0157

RYAN HOMES: 1829 RIVERSTOWN RD. - SUITE 220, BALTIMORE, MARYLAND 21208

PROJECT: ALFRED HALL PROPERTY, LOTS 2 THRU 5

LOCATION: PLAT NO. 12325, TAX MAP 47, PARCEL NO.903, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN

DATE: SEPTEMBER 26, 1996

PROJECT NO.: 0957

DES: JH **DRN:** JH/JR **CHK:** DAM **SCALE:** AS SHOWN **DRAWING:** 2 OF 3

