SITE DEVELOPMENT PLAN
VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79 AND 183
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
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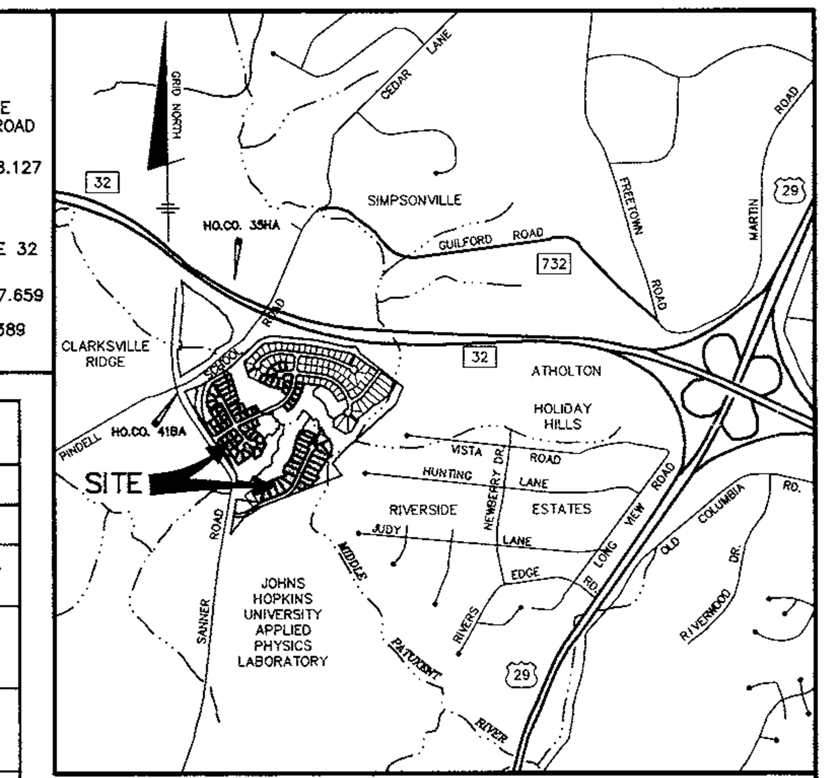
12	SEDIMENT AND EROSION CONTROL NOTES AND HOUSE DETAILS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	9,792 S.F	1,200 S.F	8,592 S.F.
3	8,047 S.F	1,200 S.F	6,847 S.F.
9	10,604 S.F	2,039 S.F	8,565 S.F.
13	19,364 S.F	995 S.F	18,369 S.F.
14	17,066 S.F	480 S.F	16,586 S.F.
15	14,824 S.F	47 S.F	14,777 S.F.
22	10,754 S.F	1,992 S.F	8,762 S.F.
30	9,343 S.F	957 S.F	8,386 S.F.
48	10,441 S.F	511 S.F	9,930 S.F.
49	10,104 S.F	1,310 S.F	8,794 S.F.
69	13,320 S.F	153 S.F	13,167 S.F.
70	12,830 S.F	853 S.F	11,977 S.F.

BENCH MARKS NAD 83	
HO. CO. #41BA	NAD 83
STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER LANE.	
N 551789.4787	E 1340518.127
HO. CO. #35HA	NAD 83
STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD	
N 553353.579	E 1340567.659
HO. CO. BM#R-109	ELEV. 405.389
USED FOR VERTICLE CONTROL.	



VICINITY MAP
SCALE: 1" = 2000'

SHC TABLE					
NO.	MIN. CELLAR	SHC INV.	NO.	MIN. CELLAR	SHC INV.
1	297.0	293.2	41	287.2	283.4
2	298.9	293.1	42	284.0	280.3
3	299.1	293.0	43	305.1	301.2
4	296.7	292.8	44	313.4	309.5
5	296.3	292.3	45	323.7	319.6
6	305.0	301.2	46	325.2	321.1
7	309.3	305.5	47	324.9	320.8
8	313.5	309.7	48	326.0	322.3
9	317.8	311.7	49	329.4	325.7
10	317.8	313.3	50	325.4	321.6
11	318.3	314.2	51	324.8	320.9
12	317.9	313.9	52	324.9	320.8
13	318.8	315.0	53	313.9	310.0
14	317.9	314.1	54	309.3	305.4
15	317.0	313.0	55	303.0	299.1
16	316.1	312.2	56	295.7	291.8
17	315.1	311.0	57	286.4	282.5
18	309.9	305.9	183	318.3	313.8
19	306.2	302.1	59	314.7	310.2
20	291.7	287.9	60	310.0	305.4
21	288.7	284.9	61	304.9	301.1
22	287.3	283.1	62	301.9	298.2
23	284.6	280.8	63	300.2	296.4
24	281.6	277.9	64	298.7	294.9
25	296.9	293.1	65	297.3	293.6
26	296.3	292.5	66	294.8	291.1
27	295.7	291.8	67	290.9	287.1
28	284.7	280.7	68	287.8	284.0
29	285.1	281.1	69	284.1	280.3
30	286.2	281.0	70	280.3	276.4
31	285.0	281.2	71	282.6	278.7
32	285.6	281.5	72	288.7	284.8
33	285.7	281.7	73	290.6	286.7
34	284.8	280.4	74	294.0	290.4
35	285.0	280.7	75	297.2	293.5
36	284.9	281.0	76	298.5	294.9
37	285.0	281.2	77	300.0	296.4
38	282.7	279.2	78	301.1	297.4
39	282.6	279.0	79	302.5	298.8
40	291.2	286.9			

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(circle)	14	PLANTANUS ACERFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
(star)	16	PINUS STROBUS (Eastern White Pine)	5'-6' ht. UNSHEARED

SCHEDULE A – PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS							
LOT NO.	5	20	27	28	34	40	45
LANDSCAPE TYPE	B	B	B	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	91.5'	65.5'	86.2'	88.0'	112.2'	125.1'	93.2'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS	2 2	1 2	2 2	2 2	2 3	3 3	2 2
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	2 2	1 2	2 2	2 2	2 3	3 3	2 2

NOTES:
1. SURETY IN THE AMOUNT OF $6,600.00 FOR 14 SHADE TREES AND 16 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
2. STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-98-52.

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-98-52. CONTOUR INTERVAL IS 2 FEET.
4. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 – MONUMENTS 41BA, 35HA AND BM#R-109.
5. ALL ROADWAYS ARE PUBLIC.
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 34-3652-D & 34-3662-D AND ROAD CONSTRUCTION PLANS F-98-52. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
7. STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-52 BY MEANS OF EXTENDED DETENTION.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION RETENTION AREAS.
9. PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 128 (a)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
10. [WOB] INDICATES WALKOUT BASEMENT.
11. STREAM BUFFERS ARE LOCATED ON LOTS 13-17 AND 65-73.
12. PREVIOUS HOWARD COUNTY FILE NOS. SP-97-02, WP-97-78, PB-312, F-93-70, WP-98-82, F-98-52
13. MAINTENANCE AGREEMENT FOR USE-IN-COMMON DRIVEWAYS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 2-3, 13-15, 48-49 AND 69-70 IN LIBER 04461 AT FOLIO 0393, 0395, 0397, AND 0399.
14. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
15. ANY DAMAGE TO THE COUNTY'S RIGHT-OF WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
16. BRL INDICATES BUILDING RESTRICTION LINE.
17. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
18. FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 13326 – 13340.
19. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
20. DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
21. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
22. ON FEBRUARY 21, 1997, WAIVER PETITION WP-97-78 A REQUEST TO WAIVE SECTION 16.134.b(1) TO REQUIRE SIDEWALK ALONG SANNER ROAD WAS DENIED.
23. ON MARCH 18, 1998, WAIVER PETITION WP-98-82 A REQUEST TO WAIVE SECTIONS 16.145,16.146 AND 16.145(c)(11) WHICH REQUIRE A SKETCH PLAN, PRELIMINARY PLAN AND AN APPLICANT TO SHOW ALL OF THE CONTIGUOUS HOLDINGS FOR THE INCLUSION OF P/O PARCEL 123 INTO THIS SUBDIVISION WAS REVIEWED AND APPROVED UPON THE FOLLOWING CONDITIONS: (1) PROVIDE SIGNATURE REPRESENTING JHU/APL ON PLATS. (2) PROVIDE WRITTEN ACKNOWLEDGEMENT FROM JHU/APL ACCEPTING TRANSFER OF 0.36± ACRE OF R-ED ZONED LAND TO BE CONVEYED TO JHU/APL BY DEED AFTER RECORDATION OF THE PLAT FOR THE VILLAGE OF CEDAR RIDGE F-98-52.

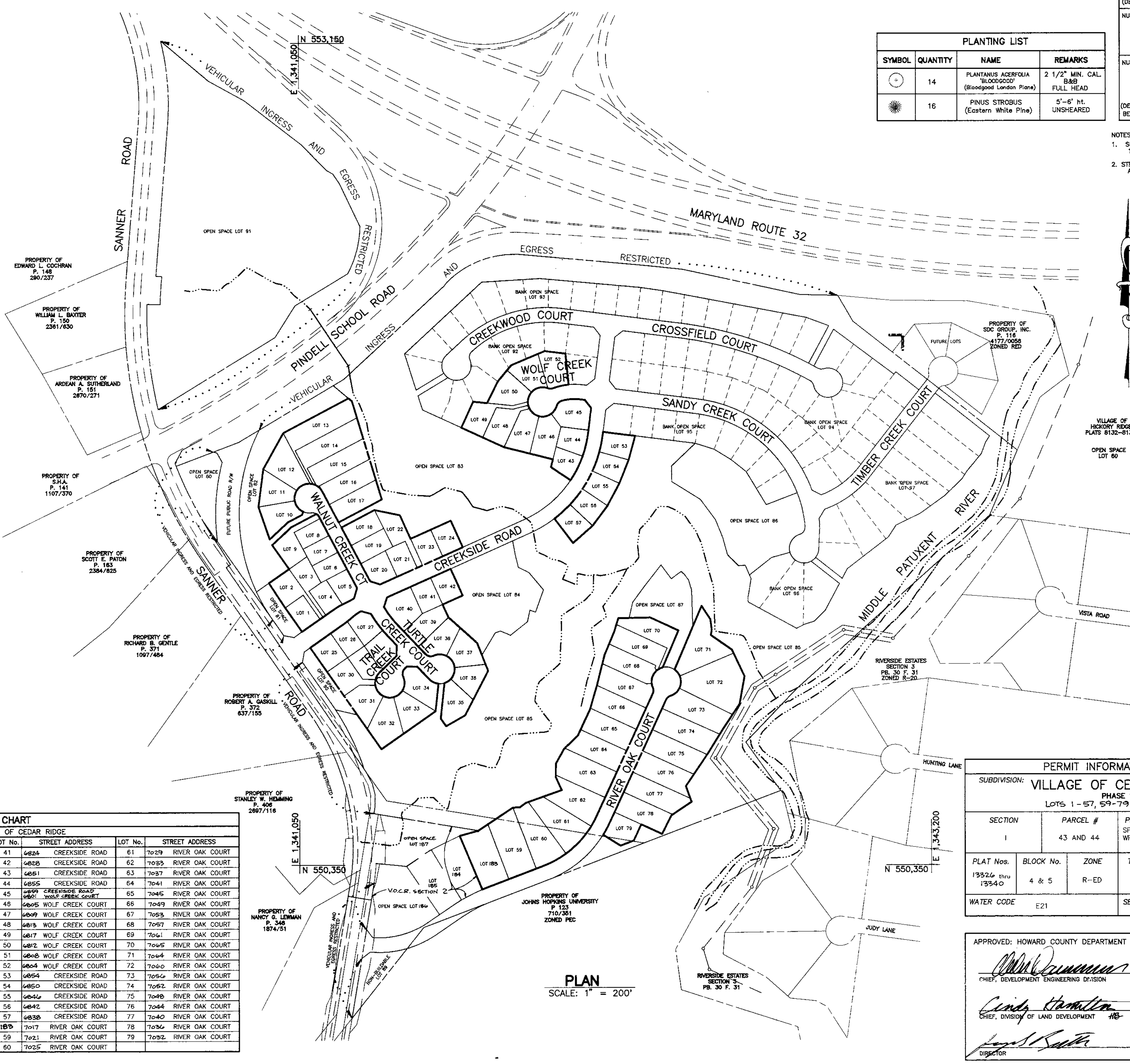
SITE ANALYSIS DATA CHART

GENERAL SITE DATA

1.) PRESENT ZONING: R-ED
2.) APPLICABLE DPZ FILE REFERENCES: SP-97-02, WP-97-78, PB 312, F-93-70, WP-98-82, F-98-52
3.) PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
4.) PROPOSED WATER AND SEWER SYSTEMS: _X_ PUBLIC ___ PRIVATE

AREA TABULATION

1.) TOTAL PROJECT AREA .... 100.57 AC.
2.) AREA OF THIS PLAN SUBMISSION .... 20.76 AC.
3.) APPROXIMATE LIMIT OF DISTURBANCE .... 19.08 AC.
4.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S) 79
5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION 79
6.) OPEN SPACE ON-TOTAL SITE .... 50.03 AC. PERCENTAGE OF GROSS AREA 49.7%
7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED .... 0.91 AC.
8.) AREA OF RECREATIONAL OPEN SPACE PROVIDED .... 0.91 AC.



PLAN
SCALE: 1" = 200'

ADDRESS CHART							
SUBDIVISION: VILLAGE OF CEDAR RIDGE							
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	6805 CREEKSIDE ROAD	21	6829 CREEKSIDE ROAD	41	6824 CREEKSIDE ROAD	61	7029 RIVER OAK COURT
2	6809 CREEKSIDE ROAD	22	6833 CREEKSIDE ROAD	42	6828 CREEKSIDE ROAD	62	7033 RIVER OAK COURT
3	6813 CREEKSIDE ROAD	23	6837 CREEKSIDE ROAD	43	6851 CREEKSIDE ROAD	63	7037 RIVER OAK COURT
4	6817 CREEKSIDE ROAD	24	6841 CREEKSIDE ROAD	44	6855 CREEKSIDE ROAD	64	7041 RIVER OAK COURT
5	6821 CREEKSIDE ROAD 6801 WALNUT CREEK COURT	25	6804 CREEKSIDE ROAD	45	6859 CREEKSIDE ROAD 6801 WOLF CREEK COURT	65	7045 RIVER OAK COURT
6	6805 WALNUT CREEK COURT	26	6808 CREEKSIDE ROAD	46	6805 WOLF CREEK COURT	66	7049 RIVER OAK COURT
7	6809 WALNUT CREEK COURT	27	6812 CREEKSIDE ROAD 6800 TURTLE CREEK COURT	47	6809 WOLF CREEK COURT	67	7053 RIVER OAK COURT
8	6813 WALNUT CREEK COURT	28	6900 TRAIL CREEK COURT	48	6813 WOLF CREEK COURT	68	7057 RIVER OAK COURT
9	6817 WALNUT CREEK COURT	29	6904 TRAIL CREEK COURT	49	6817 WOLF CREEK COURT	69	7061 RIVER OAK COURT
10	6821 WALNUT CREEK COURT	30	6908 TRAIL CREEK COURT	50	6812 WOLF CREEK COURT	70	7065 RIVER OAK COURT
11	6825 WALNUT CREEK COURT	31	6912 TRAIL CREEK COURT	51	6808 WOLF CREEK COURT	71	7064 RIVER OAK COURT
12	6829 WALNUT CREEK COURT	32	6909 TRAIL CREEK COURT	52	6804 WOLF CREEK COURT	72	7060 RIVER OAK COURT
13	6828 WALNUT CREEK COURT	33	6905 TRAIL CREEK COURT	53	6854 CREEKSIDE ROAD	73	7056 RIVER OAK COURT
14	6824 WALNUT CREEK COURT	34	6901 TRAIL CREEK CT. 6812 TURTLE CREEK CT.	54	6850 CREEKSIDE ROAD	74	7052 RIVER OAK COURT
15	6820 WALNUT CREEK COURT	35	6816 TURTLE CREEK COURT	55	6846 CREEKSIDE ROAD	75	7048 RIVER OAK COURT
16	6816 WALNUT CREEK COURT	36	6817 TURTLE CREEK COURT	56	6842 CREEKSIDE ROAD	76	7044 RIVER OAK COURT
17	6812 WALNUT CREEK COURT	37	6813 TURTLE CREEK COURT	57	6838 CREEKSIDE ROAD	77	7040 RIVER OAK COURT
18	6808 WALNUT CREEK COURT	38	6809 TURTLE CREEK COURT	183	7017 RIVER OAK COURT	78	7036 RIVER OAK COURT
19	6804 WALNUT CREEK COURT	39	6805 TURTLE CREEK COURT	59	7021 RIVER OAK COURT	79	7032 RIVER OAK COURT
20	6800 WALNUT CREEK COURT	40	6801 TURTLE CREEK COURT 6820 CREEKSIDE ROAD	60	7025 RIVER OAK COURT		

PERMIT INFORMATION CHART					
SUBDIVISION: VILLAGE OF CEDAR RIDGE PHASE 1 LOTS 1-57, 59-79 AND 183					
SECTION: 1	PARCEL #: 43 AND 44	PREVIOUS FILE: SP-97-02, WP-97-78, PB 312, F-93-70 WP-98-82, F-98-52			
PLAT Nos.: 13326 thru 13340	BLOCK No.: 4 & 5	ZONE: R-ED	TAX MAP: 41	ELECTION DISTRICT: 5th	CENSUS TRACT: 6051.02
WATER CODE: E21		SEWER CODE: 6581000			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 10/22/98 — CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 10/28/98 — CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 10/29/98 — DIRECTOR — DATE

NO.	DATE	REVISION
3	12-7-00	REVISE ADDRESS FOR LOTS 20 & 28 PER RESITES
2	8-31-99	REVISE LOT 58 CONFIGURATION AND # PER V.O.C.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason [signature]

OWNERS:
TOLL MD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79 AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44, 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

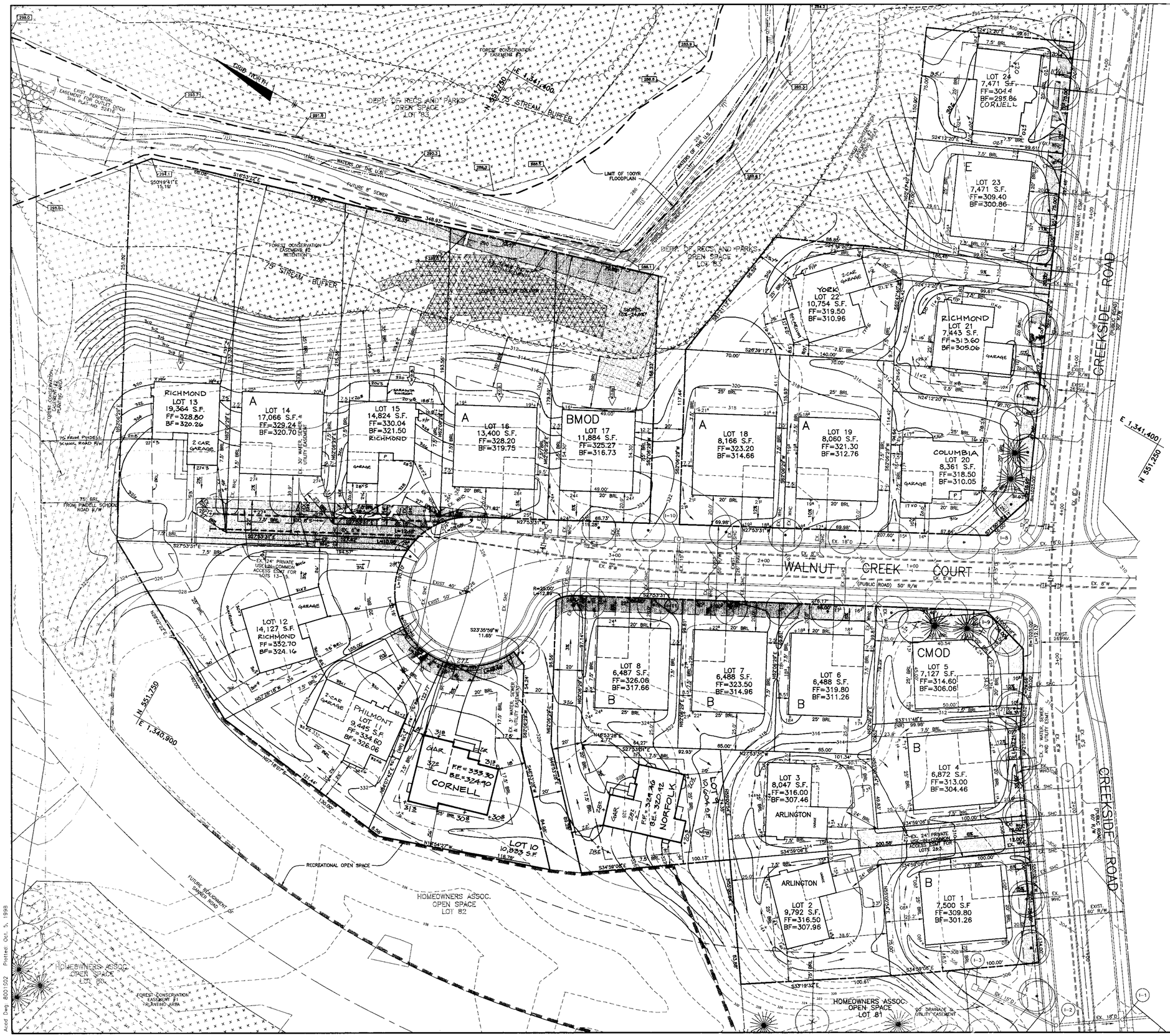
TITLE: TITLE SHEET
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: ~~JULY, 1998~~ OCTOBER, 1998 | PROJECT NO. 1114

DES: DBT/YSL | DRAFT: DBT | CHECK: DAM | SCALE: AS SHOWN | SHEET 1 OF 12

SDP-99-07

Acad Dwg: 8001S01 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
9	12-6-00	RESITE A COLUMBIA ON LOT 20
8	11-13-00	RESITE A RICHMOND ON LOT 21.
7	8-23-00	RESITE A YORK W/SOLARIUM ON LOT 22.
6	3-25-00	RESITE A RICHMOND W/FLIPPED DRIVEWAY ON LOT 15.
5	8-23-99	RESITE A PHILMONT ON LOT 11.
4	7-6-99	RESITE A CORNELL ON LOT 24.
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 2 OF 12

SDP-99-07

LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- 0.8 — INDICATES WALK-OUT BASEMENT

11	12-7-00	RESITE A YORK ON LOT 28
10	10-25-00	RESITE A COLUMBIA WITH FLIPPED GARAGE & D/W ON LOT 28
9	7-13-00	RESITE A RICHMOND ON LOT 30
8	4-7-00	REVISE GRADING IN REAR OF HOUSE ON LOT 36
7	10-28-99	RESITE AN ELKINS ON LOT 31
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER

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DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/23/98
DIRECTOR	DATE 10/29/98

NO.	DATE	REVISION
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE. AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

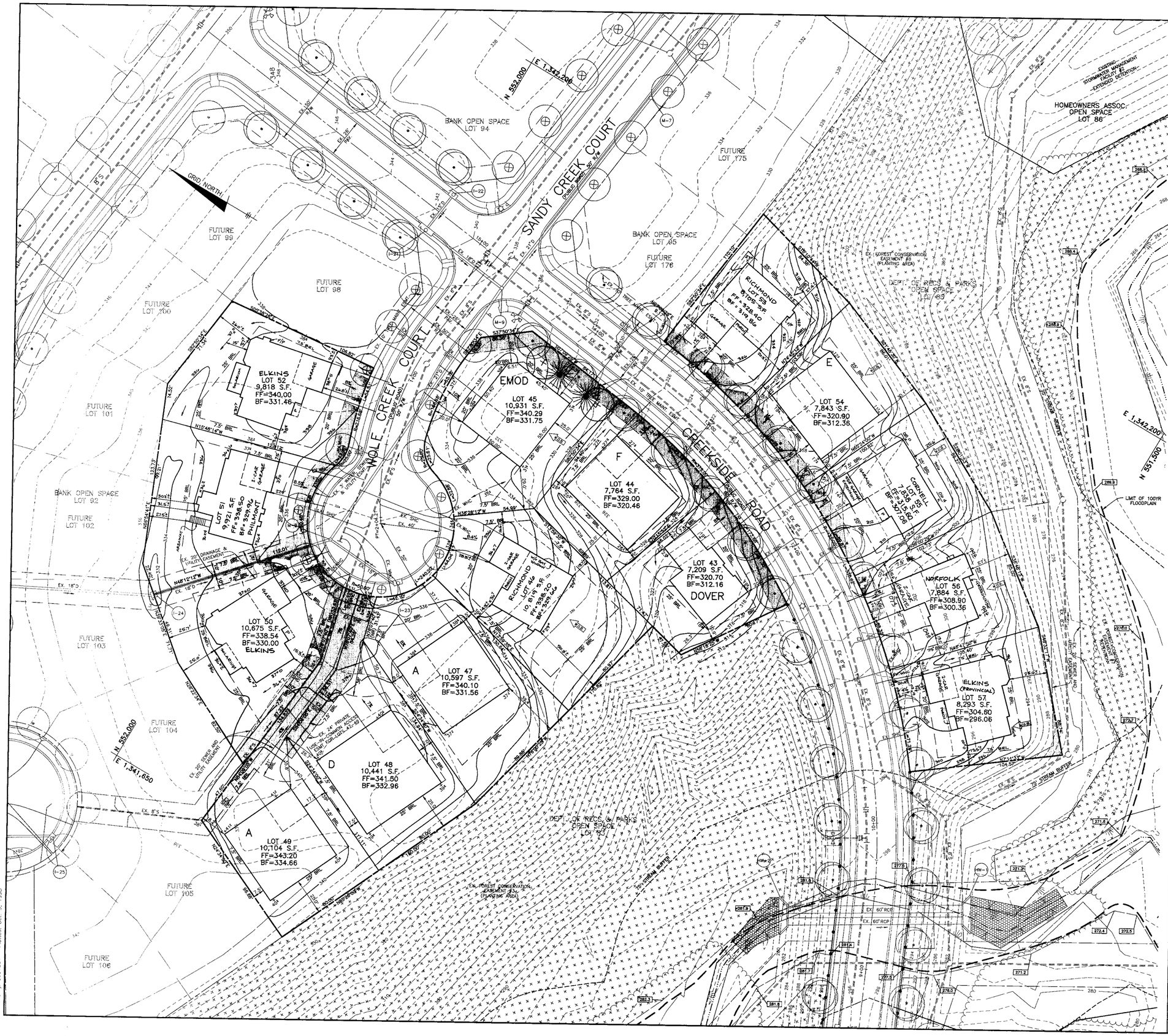
TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: R0015D3 Plotted: Oct. 5, 1998



LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
288.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
8	9-7-2000	RESITE AN ELKINS ON LOT 50.
7	6-2-2000	RESITE AN ELKINS ON LOT 52
6	3-7-2000	RESITE A CORNELL W/ 9.58' GARAGE EXT. ON LOT 55.
5	2-23-2000	RESITE A RICHMOND ON LOT 53
4	1-11-2000	RESITE A RICHMOND ON LOT 46
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE HSE. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/26/98

DIRECTOR — DATE 10/29/98

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION:
TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998
PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM
SCALE: 1" = 30'
SHEET 4 OF 12

Acad Dwg: 8001S04 Plotted: Oct. 5, 1998

LEGEND

- 318 / 32C — EXISTING CONTOURS
- 318 — PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 285.1 — 100YR FLOODPLAIN ELEVATION
- 0.5 — INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISIONS (CON'T)
4	12-2-99	REVISE HSE. & GRD. LOT 60 FROM G-BOX TO MADISON W/SIDE ENTRY GARAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	10/28/99 DATE
DIRECTOR	10/29/99 DATE

NO.	DATE	REVISION
3	9-21-99	RESITE A WATERFORD W/FLIPPED D/W ON LOT 62 AND A PHILMONT W/FLIPPED D/W ON LOT 59
2	8-31-99	REVISE LOT 58 CONFIGURATION AND # PER V.O.C.R. SECTION 2 PLAT.
1	5-24-99	RESITE AN ELKINS ON LOTS 58, 61, AND 63 AND A WATERFORD ON LOT 79.

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Donald Mason

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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1-57, 59-79 AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY, 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: 1" = 30'	SHEET 5 OF 12

SDP-99-07

Acad Dwg: 81001S05 Plotted: Oct 5, 1998

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
5	10-20-00	RESITE AN ELKINS ON LOT 70
4	3-25-00	RESITE A MADISON W/SOLARIUM ON LOT 67
3	2-15-00	RESITE A MADISON W/SOLARIUM ON LOT 65
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/SOLARIUM ON LOT 66

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 - PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

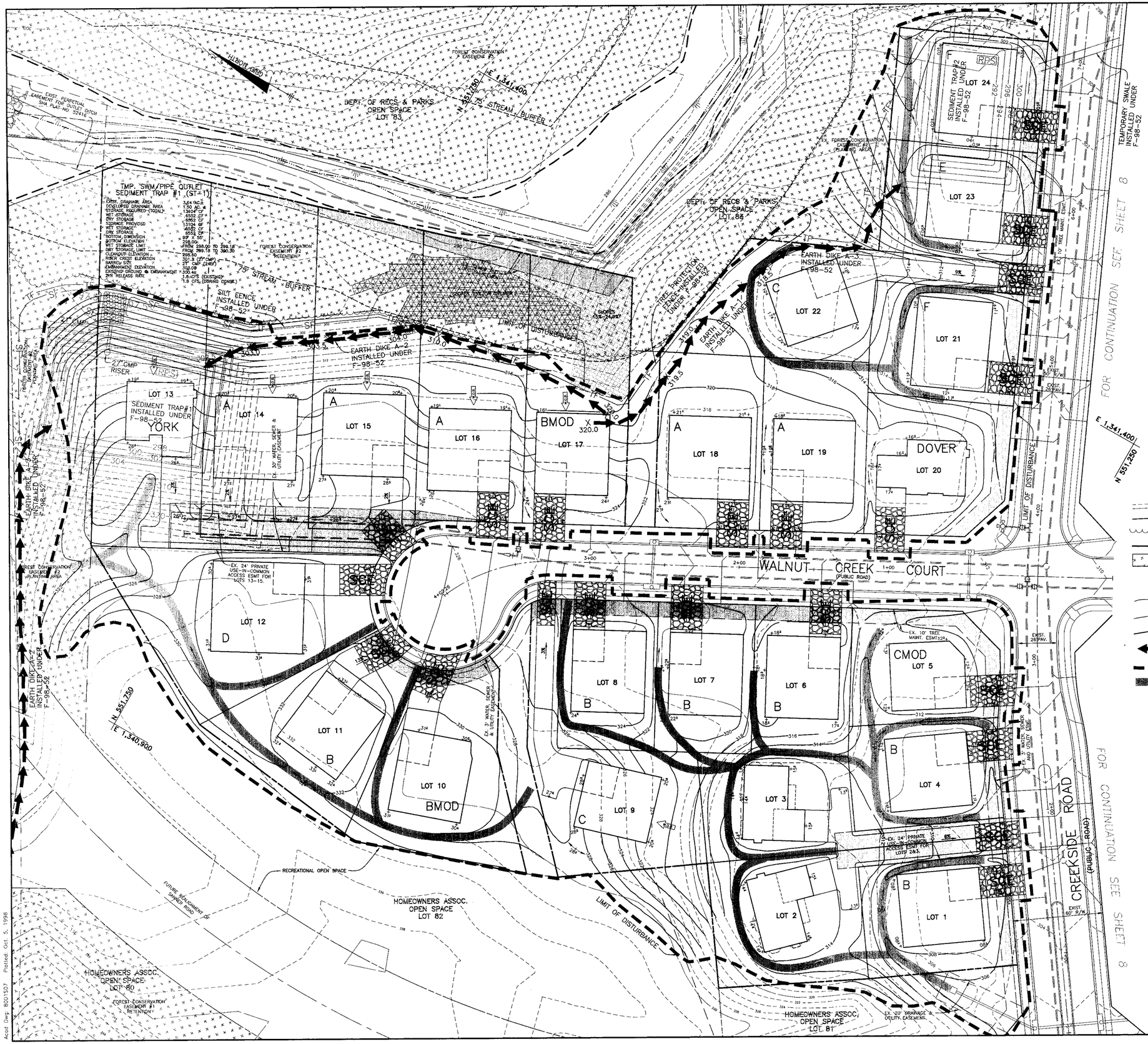
TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL — DRAFT: DBT — CHECK: DAM — SCALE: 1" = 30' — SHEET 6 OF 12

SDP-99-07

Acad Dwg: 8001S06 Plotted: Oct. 5, 1998



STONE OUTLET SEDIMENT TRAP #2 (ST-II)

EXIST. DRAINAGE AREA	1.89 AC±
DEVELOPED DRAINAGE AREA	0.97 AC±
STORAGE REQUIRED	8624 CF
STORAGE PROVIDED	9348 CF
WEIR LENGTH	10'
STORAGE DEPTH BELOW OUTLET	1'
CLEANOUT ELEVATION	292.55
EMBANKMENT ELEVATION	295.00
BOTTOM ELEVATION	292.00
WEIR CREST ELEVATION	293.00
WET STORAGE ELEVATION	293.08
EXIST. GRD. ELEV. @ OUTLET	298.00
BOTTOM DIMENSION	70' X 35'

NOTE:
CONSTRUCTION OF THE HOUSES ON LOTS 23, 24, 31, 32, 33, 35, 36, 37, 43, 54, 55, 69, AND 70 IS TO BE DELAYED UNTIL PERMISSION IS OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE THE EXISTING SEDIMENT CONTROL FEATURES LOCATED ON THOSE LOTS.

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

LEGEND

- 318 / 320 — EXISTING CONTOURS
- 318 — PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- 20.8 — INDICATES WALK-OUT BASEMENT
- TF — EXISTING TREE PROTECT. FENCE
- SF — EXISTING SILT FENCE
- SSF — PROPOSED SUPER SILT FENCE
- EXISTING EARTH DIKE
- LIMIT OF DISTURBANCE
- SOIL STABILIZATION MATTING

BY THE DEVELOPER:
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 – TOLL MD LIMITED PARTNERSHIP — DATE 10/6/98

BY THE ENGINEER:
"I/WE 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 A. MASON, P.E. # 21443 — DATE 10/5/98

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
NATURAL RESOURCES CONSERVATION SERVICE — DATE 10/19/98

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
HOWARD SOIL CONSERVATION DISTRICT — DATE 10/19/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/23/98
~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — DATE 10/23/98

NO.	DATE	REVISION

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DES: DBT/YSL DRAFT: DBT CHECK: DAM

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

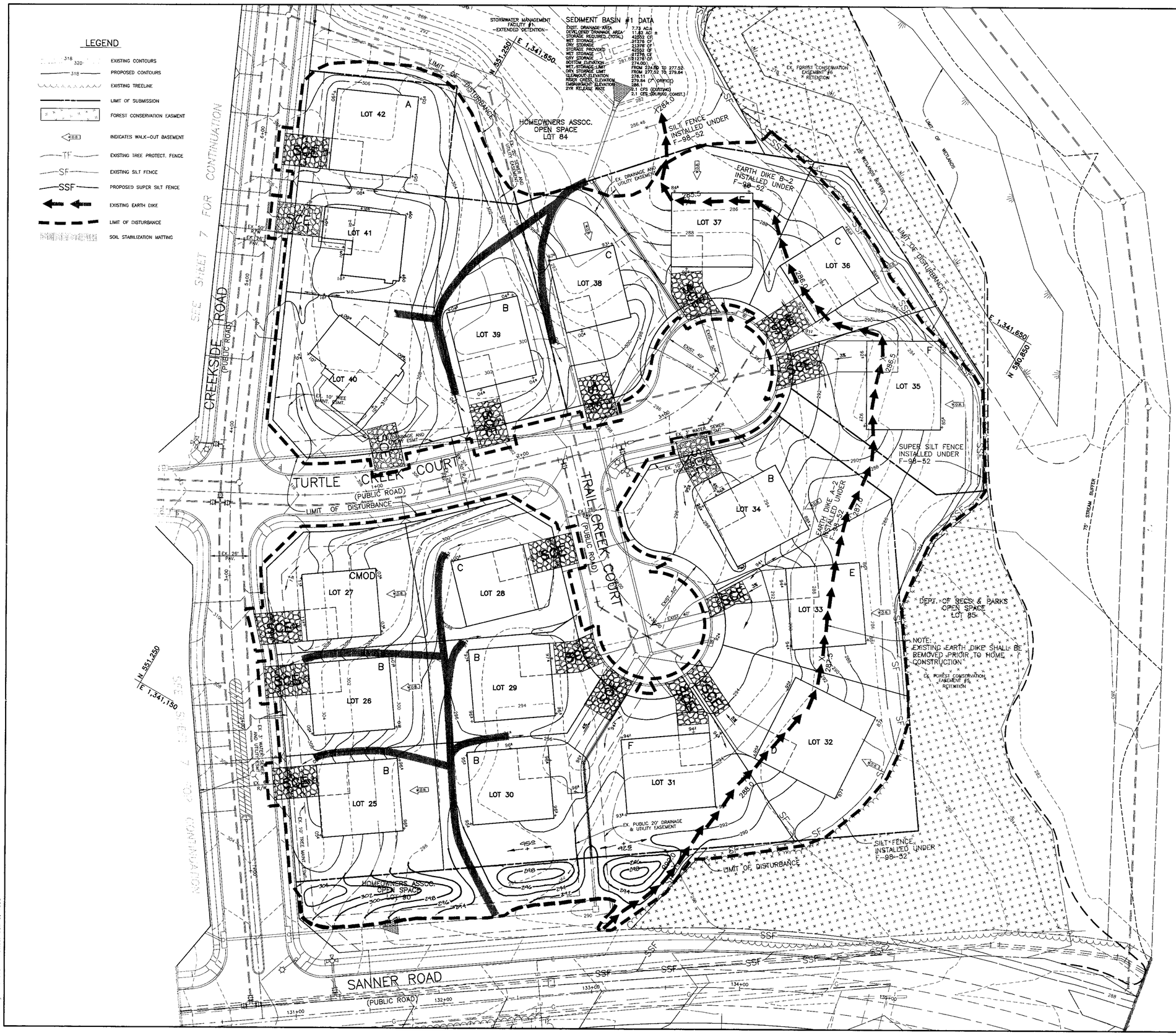
LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GRADING, SEDIMENT & EROSION CONTROL PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114
SCALE: 1" = 30' — SHEET 7 OF 12

SDP-99-07

Acad Dwg 8001507 Plotted Oct. 5, 1998



THIS PLAN IS FOR SEDIMENT CONTROL ONLY

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Dare — 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP — DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason — 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 — DATE

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

Chuck Simmons /GS — 10/9/98
NATURAL RESOURCES CONSERVATION SERVICE — DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J.R. Robertson /GS — 10/9/98
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Owen Dammann — 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

Cindy Hanratty — 10/23/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — 10/23/98
DATE

NO.	DATE	REVISION
1	3-9-99	ADD BERM ALONG SANNER ROAD

BENCHMARK
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Donald Mason

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3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GRADING, SEDIMENT & EROSION CONTROL PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 8 OF 12

SDP-99-07

Acad Dwg: 8003308 Plotted: Oct 5, 1998

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- INDICATES WALK-OUT BASEMENT
- EXISTING TREE PROTECT. FENCE
- EXISTING SILT FENCE
- PROPOSED SUPER SILT FENCE
- EXISTING EARTH DIKE
- LIMIT OF DISTURBANCE
- SOIL STABILIZATION MATTING

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Moore — 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP — DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason — 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 — DATE

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

Chuck Simmons /GS. — 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE — DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS — 10/19/98
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

Carla Hamilton — 10/23/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — 10/22/98
DATE

NO.	DATE	REVISION

BENCHMARK
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Donald Mason

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SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43, 44 AND P/O 123
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

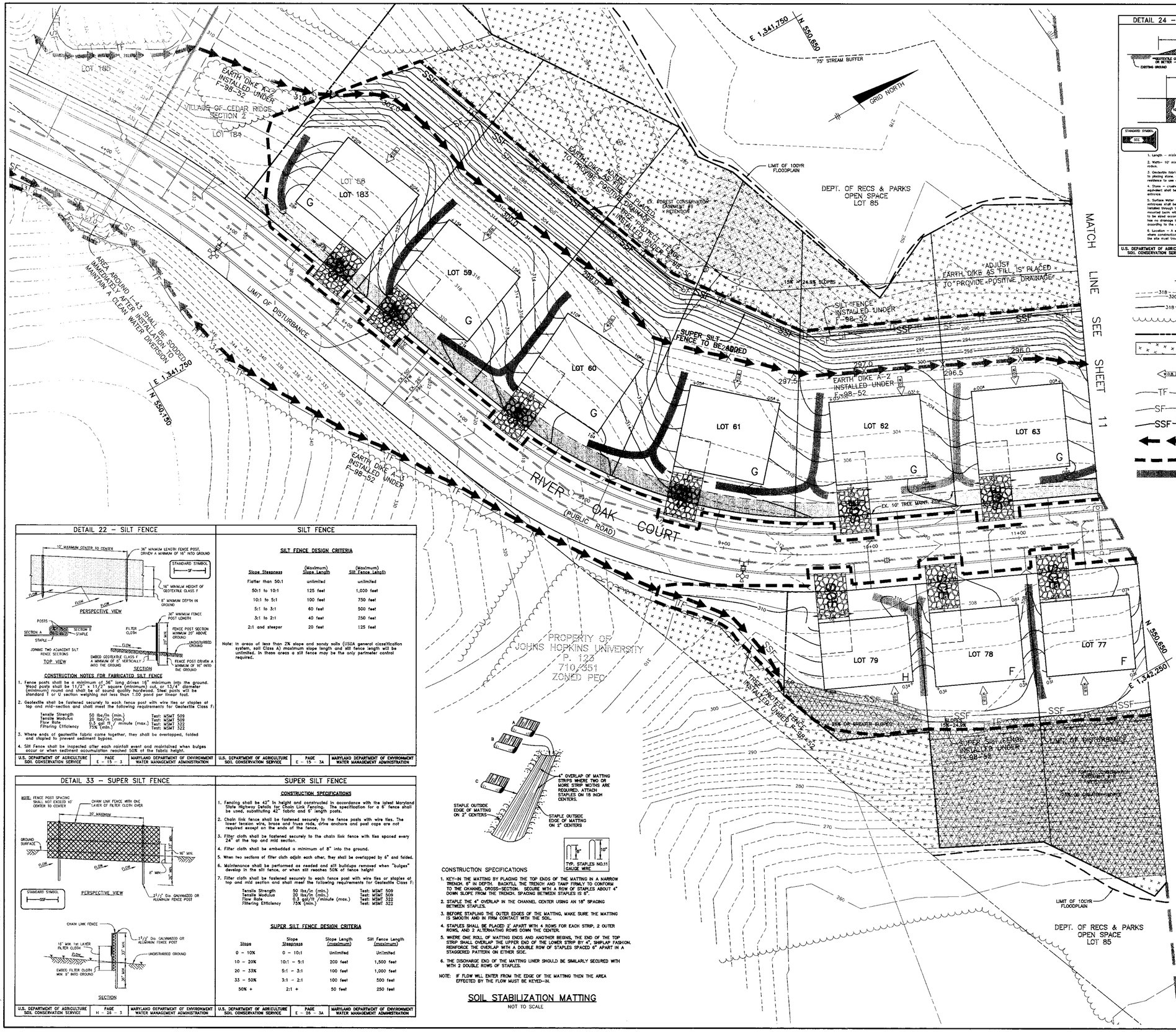
TITLE:
GRADING, SEDIMENT & EROSION CONTROL PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

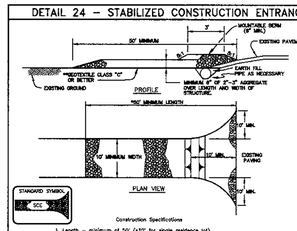
DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 9 OF 12

SDP-99-07

Acad Dwg: 8001S09 Plotted: Oct 5, 1998



DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

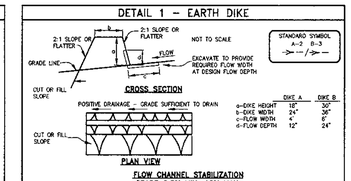


Construction Specifications

1. Length – minimum of 50' (*30' for single residence lot)
2. Width– 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. •••The plan approval authority may not require single family residence to use geotextile.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounted berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site, vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F – 17 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 1 – EARTH DIKE



	DIKE A	DIKE B
a–DIKE HEIGHT	18"	30"
b–DIKE WIDTH	24"	36"
c–FLOW WIDTH	4'	6'
d–FLOW DEPTH	12"	24"

FLOW CHANNEL STABILIZATION
GRADE 0.5% MIN. 10% MAX.

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" – 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

CONSTRUCTION SPECIFICATIONS

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. 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.
5. 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.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A – 1 – 8	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

LEGEND

- 318 / 320 — EXISTING CONTOURS
- 318 — PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- W.O.B. — INDICATES WALK-OUT BASEMENT
- TF — EXISTING TREE PROTECT. FENCE
- SF — EXISTING SILT FENCE
- SSF — PROPOSED SUPER SILT FENCE
- EXISTING EARTH DIKE
- LIMIT OF DISTURBANCE
- SOIL STABILIZATION MATTING

THIS PLAN IS FOR SEDIMENT CONTROL ONLY

BY THE DEVELOPER:

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Brett Kane — 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP — DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason — 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 — DATE

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

Cheryl Simmons /ces — 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE — DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /ces — 10/19/98
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/22/98 AG
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

10/21/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — 10/23/98 — DATE

NO.	DATE	REVISION
1	8-31-99	REVISE LOT 58 CONFIGURATION AND # PER V.O.C.R. SECTION 2 PLAT.

DETAIL 22 – SILT FENCE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pond per linear foot.
2. Geotextile 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 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E – 15 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

SILT FENCE DESIGN CRITERIA

Slope Steepness	(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	60 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E – 15 – 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H – 26 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. 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.
2. 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.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. 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 gal/ft /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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E – 26 – 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CONSTRUCTION SPECIFICATIONS

1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH, 6" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 8".
2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH 4 ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4", SHIPLAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH WITH 2 DOUBLE ROWS OF STAPLES.

NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEYED-IN.

SOIL STABILIZATION MATTING
NOT TO SCALE

BENCHMARK
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Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

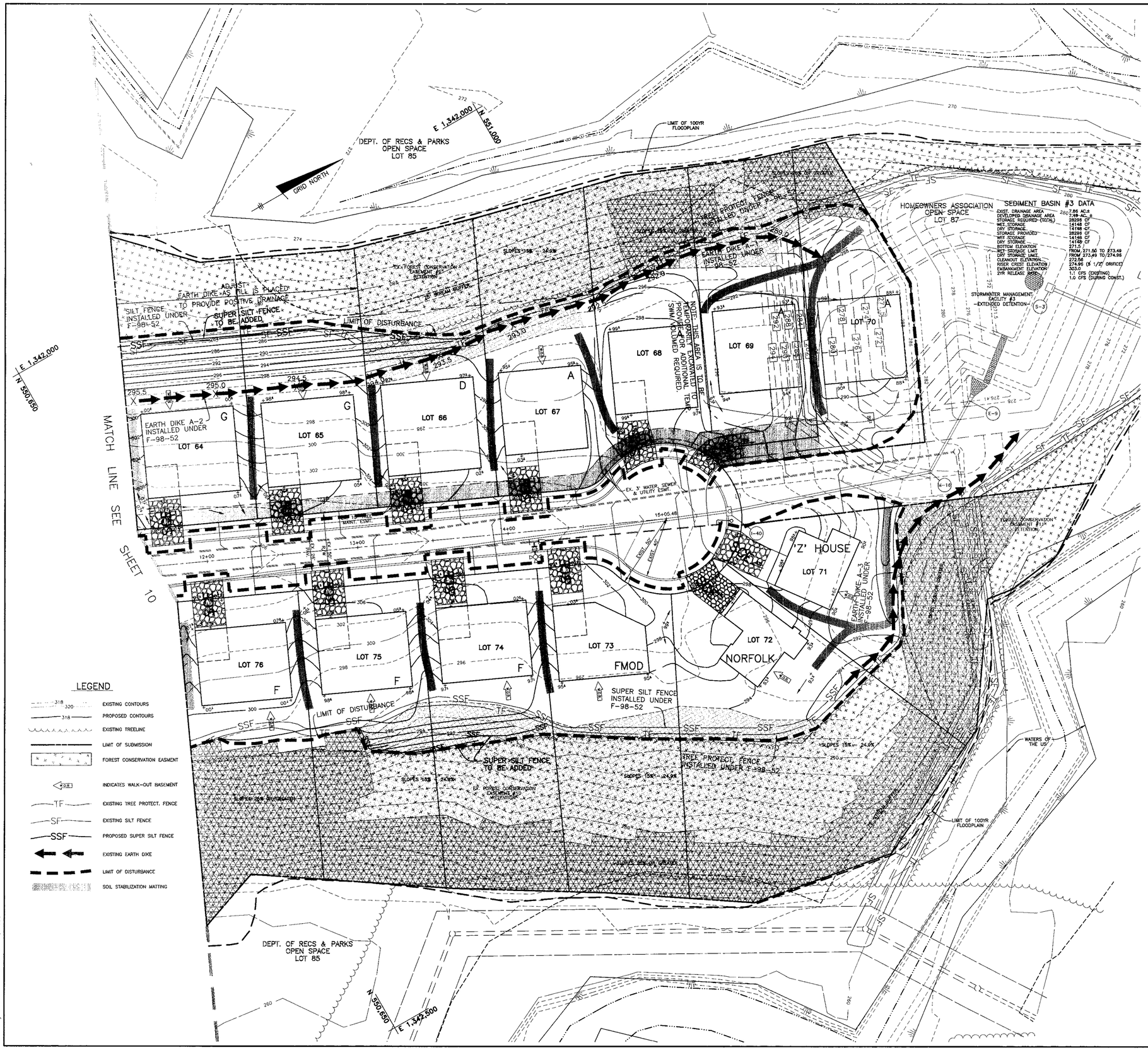
TITLE: GRADING, SEDIMENT & EROSION CONTROL PLAN AND DETAILS
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAWN: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 10 OF 12

SDP-99-07

Acad Dwg: 8001S10 Plotted: Oct. 5, 1998



THIS PLAN IS FOR SEDIMENT CONTROL ONLY

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 – TOLL MD LIMITED PARTNERSHIP — DATE 10/6/98

BY THE ENGINEER:

"I/WE 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 A. MASON, P.E. # 21443 — DATE 10/5/98

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

NATURAL RESOURCES CONSERVATION SERVICE — DATE 10/19/98

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

HOWARD SOIL CONSERVATION DISTRICT — DATE 10/19/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/23/98

~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — DATE 10/27/98

NO.	DATE	REVISION

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SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GRADING, SEDIMENT & EROSION CONTROL PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 11 OF 12

SDP-99-07

Acad Dwg: 8001511 Plotted: Oct 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESQUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WE... ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESQUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

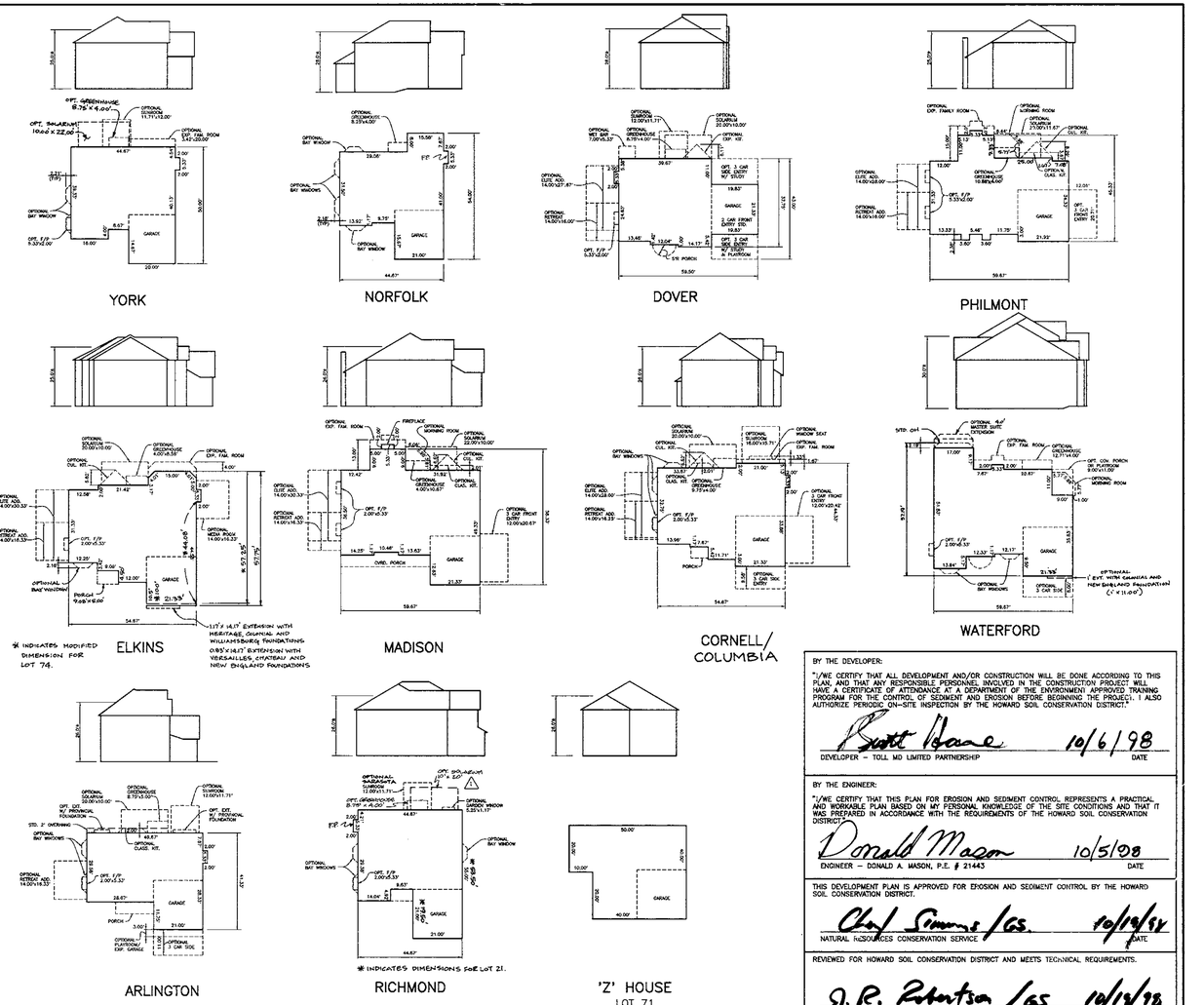
DAY 13-82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

DAY 83-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWMP'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* = INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL/ COLUMBIA	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM	9 = 3-CAR FRONT ENTRY GARAGE
2 = GREENHOUSE	10 = 3-CAR SIDE ENTRY GARAGE
3 = EXP. FAM. ROOM	11 = PLAYROOM
4 = SOLARIUM	12 = MEDIA ROOM
5 = CUL. KITCHEN	13 = MORNING ROOM
6 = CLASSIC KITCHEN	14 = WINDOW SEAT
7 = ELITE ADDITION	15 = MASTER SUITE EXT.
8 = RETREAT ADDITION	16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

LOT/BOX CHART

LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

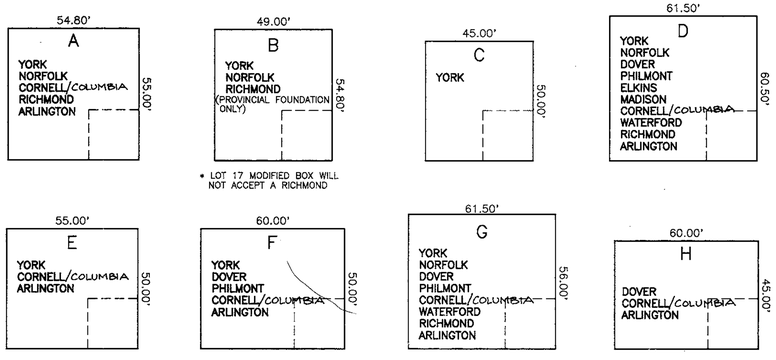
1 2

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

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

HOUSE FOOTPRINTS

SCALE: 1" = 30'



GENERIC BOXES

SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Hoane 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

Chas Simms /GS. 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/19/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Carpenter 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/23/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DIRECTOR DATE

NO.	DATE	REVISION
10	11-13-00	ADD DIMENSIONS ON THE RICHMOND FOR LOT 21.
9	10-25-00	ADD THE COLUMBIA NAME TO THE CORNELL
8	8-23-00	ADD OPT SUNROOM TO 1056 SQ. FOOTPRINT
7	3-25-00	LABEL SUNROOM AS A SARASOTA ON RICHMOND
6	1-14-00	REVISE BLDG'S TO REFLECT LOT 78 MOD
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELKINS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	5-31-99	REVISE LOT 58 TO LOT 183 PER V.O.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY, 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: AS SHOWN	SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8001S12 Plotted: Oct. 5, 1998

LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASEMENT
	TREES INSTALLED UNDER F-98-52
285.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/22/98

DIRECTOR — DATE 10/22/98

NO.	DATE	REVISION
2	12-2-99	REVISE HSE. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

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DEVELOPER:
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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 8001504 Plotted: Oct. 5, 1998

LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- W.O.B. — INDICATES WALK-OUT BASEMENT

NO	DATE	REVISIONS (CON'T)
4	12-2-99	REVISE HSE. & GRD. LOT 60 FROM G-BOX TO MADISON W/SIDE ENTRY GARAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/28/98
DIRECTOR	DATE 10/29/98

NO.	DATE	REVISION
3	9-21-99	RESITE A WATERFORD W/FLIPPED D/W ON LOT 62 AND A PHILMONT W/FLIPPED D/W ON LOT 59
2	8-31-99	REVISE LOT 58 CONFIGURATION AND # PER V.O.C.R. SECTION 2 PLAT.
1	6-24-99	RESITE AN ELKINS ON LOTS 58, 61, AND 63 AND A WATERFORD ON LOT 79.

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DEVELOPER:
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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1-57, 59-79 AND 183

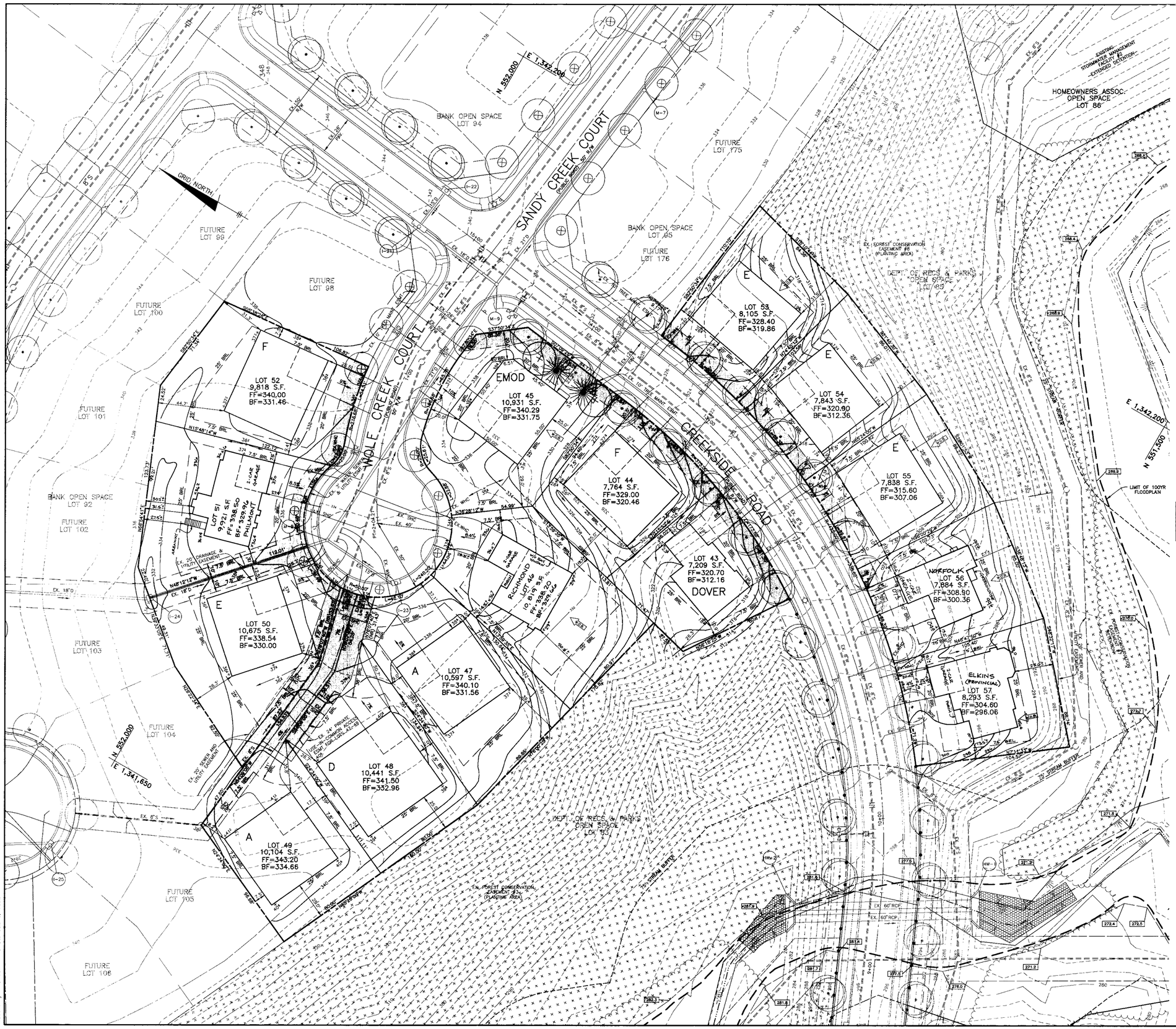
LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: 1" = 30'	SHEET 5 OF 12

SDP-99-07

Acad Dwg: 8001505 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- F.O.B. — INDICATES WALK-OUT BASEMENT

4	1-11-2000	RESITE A RICHMOND ON LOT 46

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/26/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/26/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE H&E. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 20101524 Plotted: Oct 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

DAY 13-82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

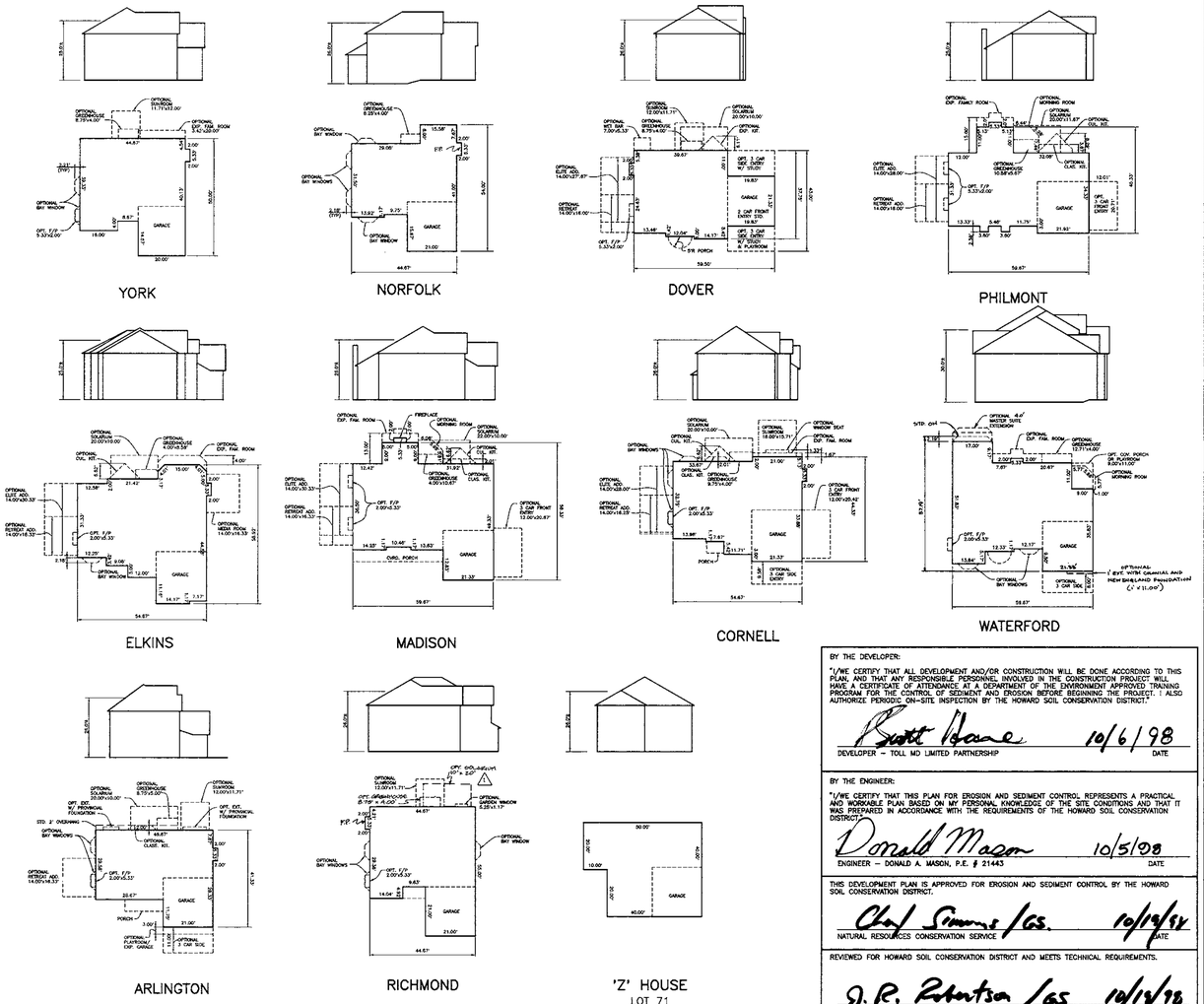
DAY 83-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWMP'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DTURBED AREAS.

* - INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM	9 = 3-CAR FRONT ENTRY GARAGE
2 = GREENHOUSE	10 = 3-CAR SIDE ENTRY GARAGE
3 = EXP. FAM. ROOM	11 = PLAYROOM
4 = SOLARIUM	12 = MEDIA ROOM
5 = CUL. KITCHEN	13 = MORNING ROOM
6 = CLASSIC KITCHEN	14 = WINDOW SEAT
7 = ELITE ADDITION	15 = MASTER SUITE EXT.
8 = RETREAT ADDITION	16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

LOT/BOX CHART

LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	C
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	C
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

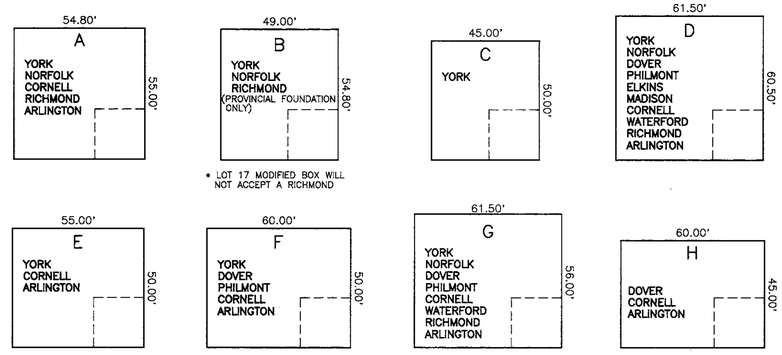
1 2

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

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

HOUSE FOOTPRINTS

SCALE: 1" = 30'



* LOT 17 MODIFIED BOX WILL NOT ACCEPT A RICHMOND

* LOT 73 MODIFIED BOX WILL NOT ACCEPT A PHILMONT, DOVER OR CORNELL

GENERIC BOXES

SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Brett Keane 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

Chad Simmons /GS. 10/14/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/14/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hewitt 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/29/98
~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR DATE

NO.	DATE	REVISION
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	5-31-99	REVISE LOT 58 TO LOT 183 PER V.O.C.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 36 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSES MATCHING 1 REV. ADDRESS FOR LOT 34

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND – Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8301S12 Plotted: Oct. 5, 1998

LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
288.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98 N/A

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE. AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

BENCHMARK
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STATE OF MARYLAND — DONALD A. MANN — REGISTERED PROFESSIONAL ENGINEER

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: 8001S03 Plotted: Oct. 5, 1998

LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- W.O.B. — INDICATES WALK-OUT BASEMENT

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/28/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE HSE. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

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ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 8001S04 Plotted: Oct. 5, 1998

LEGEND

318 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
288.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/22/98
DIRECTOR	DATE 10/22/98

NO.	DATE	REVISION
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/SOLARIUM ON LOT 66

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Donald Moan

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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 6 OF 12

SDP-99-07

Acad Dwg: R001506 Plotted: Oct. 5, 1998

SITE DEVELOPMENT PLAN
VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79 AND 183
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

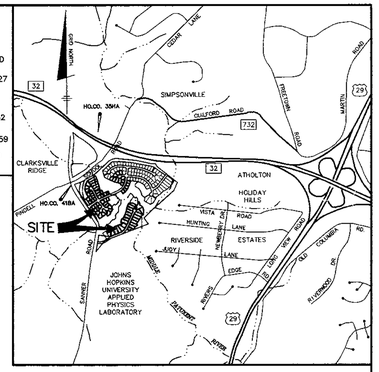
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SITE DEVELOPMENT PLAN
6	SITE DEVELOPMENT PLAN
7	GRADING, SEDIMENT AND EROSION CONTROL PLAN
8	GRADING, SEDIMENT AND EROSION CONTROL PLAN
9	GRADING, SEDIMENT AND EROSION CONTROL PLAN
10	GRADING, SEDIMENT AND EROSION CONTROL PLAN AND DETAILS
11	GRADING, SEDIMENT AND EROSION CONTROL PLAN
12	SEDIMENT AND EROSION CONTROL NOTES AND HOUSE DETAILS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	9,792 S.F	1,200 S.F	8,592 S.F.
3	8,047 S.F	1,200 S.F	6,847 S.F.
9	10,604 S.F	2,039 S.F	8,565 S.F.
13	19,364 S.F	995 S.F	18,369 S.F.
14	17,066 S.F	480 S.F	16,586 S.F.
15	14,824 S.F	47 S.F	14,777 S.F.
22	10,754 S.F	1,992 S.F	8,762 S.F.
30	9,343 S.F	957 S.F	8,386 S.F.
48	10,441 S.F	511 S.F	9,930 S.F.
49	10,104 S.F	1,310 S.F	8,794 S.F.
69	13,320 S.F	153 S.F	13,167 S.F.
70	12,830 S.F	853 S.F	11,977 S.F.

SHC TABLE					
NO.	MIN. CELLAR	SHC INV.	NO.	MIN. CELLAR	SHC INV.
1	297.0	293.2	41	287.2	283.4
2	298.9	293.1	42	284.0	280.3
3	299.1	293.0	43	305.1	301.2
4	296.7	292.8	44	313.4	309.5
5	296.3	292.3	45	323.7	319.6
6	305.0	301.2	46	325.2	321.1
7	309.3	305.5	47	324.9	320.8
8	313.5	309.7	48	326.0	322.3
9	317.8	311.7	49	329.4	325.7
10	317.8	313.3	50	325.4	321.6
11	318.3	314.2	51	324.8	320.9
12	317.9	313.9	52	324.9	320.8
13	318.8	315.0	53	312.9	310.0
14	317.9	314.1	54	309.3	305.4
15	317.0	313.0	55	303.0	299.1
16	316.1	312.2	56	295.7	291.8
17	315.1	311.0	57	286.4	282.5
18	309.9	305.9	WOB	318.3	313.8
19	306.2	302.1	59	314.7	310.2
20	291.7	287.9	60	310.0	305.4
21	288.7	284.9	61	304.9	301.1
22	287.3	283.1	62	301.9	298.2
23	284.6	280.8	63	300.2	296.4
24	281.6	277.9	64	298.7	294.9
25	296.9	293.1	65	297.3	293.6
26	296.3	292.5	66	294.8	291.1
27	295.7	291.8	67	290.9	287.1
28	284.7	280.7	68	287.8	284.0
29	285.1	281.1	69	284.1	280.3
30	286.2	281.0	70	280.3	276.4
31	285.0	281.2	71	282.6	278.7
32	285.6	281.5	72	288.7	284.8
33	285.7	281.7	73	290.6	286.7
34	284.8	280.4	74	294.0	290.4
35	285.0	280.7	75	297.2	293.5
36	284.9	281.0	76	298.5	294.9
37	285.0	281.2	77	300.0	295.4
38	282.7	279.2	78	301.1	297.4
39	282.6	279.0	79	302.5	298.8
40	291.2	286.9			

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

BENCH MARKS NAD 83	
HO. CO. #41BA	NAD 83
STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER LANE.	
N 551789.4787	E 1340518.127
HO. CO. #35HA	NAD 83
STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD	
N 553353.579	E 1340567.659
HO. CO. BM#R-109	ELEV. 405.389
USED FOR VERTICLE CONTROL.	

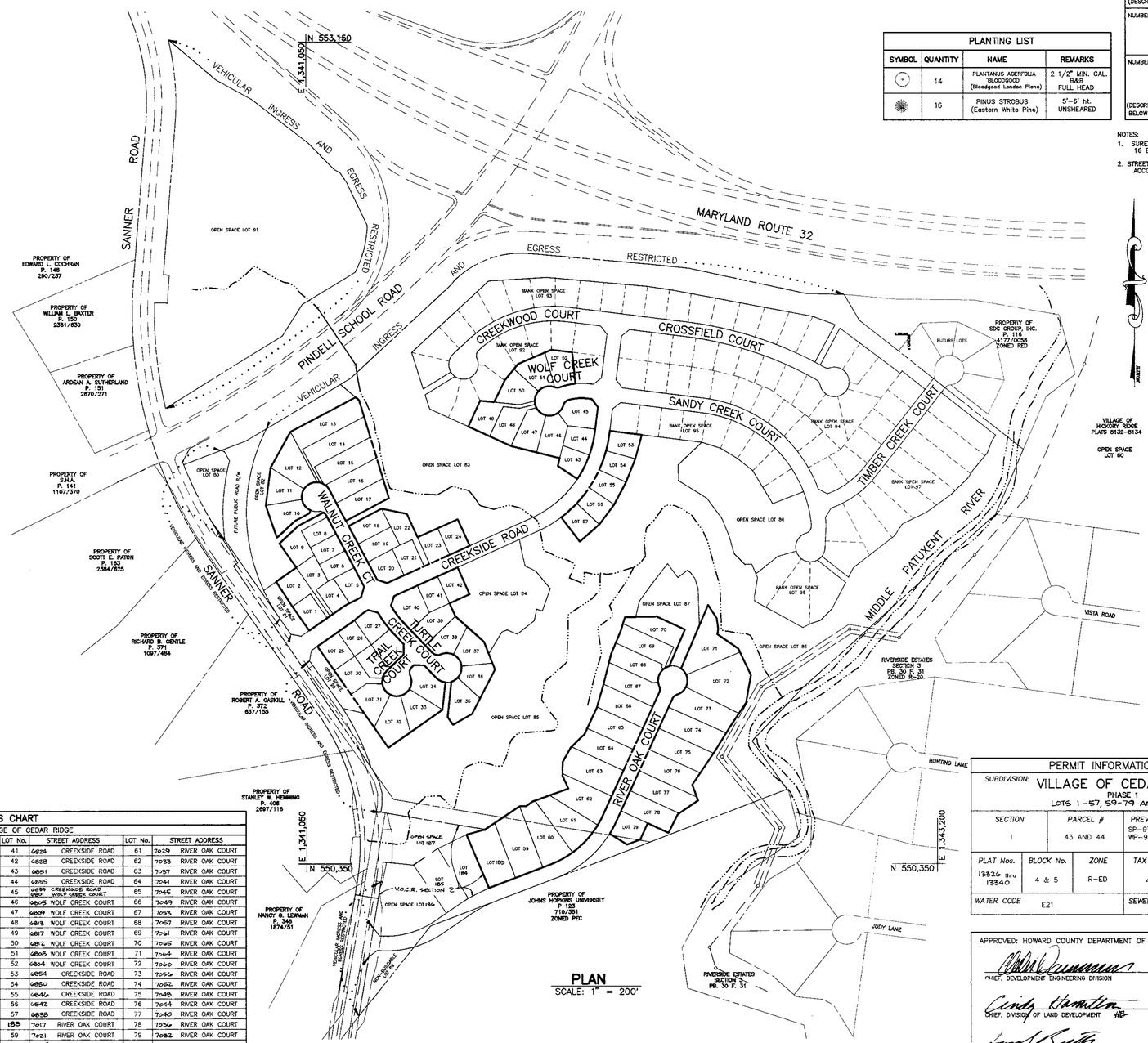


VICINITY MAP
SCALE: 1" = 2000'

SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS							
LOT NO.	5	20	27	28	34	40	45
LANDSCAPE TYPE	B	B	B	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	91.5'	65.5'	86.2'	88.0'	112.2'	125.1'	93.2'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED							
SHADE TREES	2	1	2	2	2	3	2
EVERGREEN TREES	2	2	2	2	3	3	2
OTHER TREES (2:1 SUBSTITUTE)							
SHRUBS							
NUMBER OF PLANTS PROVIDED							
SHADE TREES	2	1	2	2	2	3	2
EVERGREEN TREES	2	2	2	2	3	3	2
OTHER TREES (2:1 SUBSTITUTE)							
SHRUBS (10:1 SUBSTITUTE)							
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	14	PLANTANUS ACERFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	16	PINUS STROBUS (Eastern White Pine)	5'-6' ht. UNSHEARED

NOTES:
1. SURETY IN THE AMOUNT OF $6,600.00 FOR 14 SHADE TREES AND 16 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
2. STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-98-52.



PLAN
SCALE: 1" = 200'

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-98-52. CONTOUR INTERVAL IS 2 FEET.
4. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 41BA, 35HA AND BM#R-109.
5. ALL ROADWAYS ARE PUBLIC.
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 34-3652-D & 34-3662-D AND ROAD CONSTRUCTION PLANS F-98-52. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
7. STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-52 BY MEANS OF EXTENDED DETENTION.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION RETENTION AREAS.
9. PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 128 (a)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
10. WOB INDICATES WALKOUT BASEMENT.
11. STREAM BUFFERS ARE LOCATED ON LOTS 13-17 AND 65-73.
12. PREVIOUS HOWARD COUNTY FILE NOS. SP-97-02, WP-97-78, PB-312, F-93-70, WP-98-82, F-98-52
13. MAINTENANCE AGREEMENT FOR USE-IN-COMMON DRIVEWAYS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 2-3, 13-15, 48-49 AND 69-70 IN LIBER 04461 AT FOLIO 0393, 0398, 0397, AND 0399.
14. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
15. ANY DAMAGE TO THE COUNTY'S RIGHT-OF WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
16. BRL INDICATES BUILDING RESTRICTION LINE.
17. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
18. FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 13326 - 13340.
19. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
20. DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
21. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
22. ON FEBRUARY 21, 1997, WAIVER PETITION WP-97-78 A REQUEST TO WAIVE SECTION 16.134.b(1) TO REQUIRE SIDEWALK ALONG SANNER ROAD WAS DENIED.
23. ON MARCH 18, 1998, WAIVER PETITION WP-98-82 A REQUEST TO WAIVE SECTIONS 16.145,16.146 AND 16.145(a)(11) WHICH REQUIRE A SKETCH PLAN, PRELIMINARY PLAN AND AN APPLICANT TO SHOW ALL OF THE CONTIGUOUS HOLDINGS FOR THE INCLUSION OF P/O PARCEL 123 INTO THIS SUBDIVISION WAS REVIEWED AND APPROVED UPON THE FOLLOWING CONDITIONS: (1) PROVIDE SIGNATURE REPRESENTING JHU/APL ON PLATS. (2) PROVIDE WRITTEN ACKNOWLEDGEMENT FROM JHU/APL ACCEPTING TRANSFER OF 0.36± ACRE OF R-ED ZONED LAND TO BE CONVEYED TO JHU/APL BY DEED AFTER RECORDATION OF THE PLAT FOR THE VILLAGE OF CEDAR RIDGE F-98-52.

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

1.) PRESENT ZONING: R-ED
2.) APPLICABLE DPZ FILE REFERENCES: SP-97-02, WP-97-78, PB 312, F-93-70, WP-98-82, F-98-52
3.) PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
4.) PROPOSED WATER AND SEWER SYSTEMS: x PUBLIC ___ PRIVATE

AREA TABULATION

1.) TOTAL PROJECT AREA	100.57 AC.
2.) AREA OF THIS PLAN SUBMISSION	20.76 AC.
3.) APPROXIMATE LIMIT OF DISTURBANCE	19.08 AC.
4.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S)	79
5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	79
6.) OPEN SPACE ON-TOTAL SITE	50.03 AC.
PERCENTAGE OF GROSS AREA	49.7%
7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.91 AC.
8.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.91 AC.

1

ADDRESS CHART									
SUBDIVISION: VILLAGE OF CEDAR RIDGE									
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS		
1	6805 CREEKSIDE ROAD	21	6829 CREEKSIDE ROAD	41	6824 CREEKSIDE ROAD	61	7029 RIVER OAK COURT		
2	6809 CREEKSIDE ROAD	22	6833 CREEKSIDE ROAD	42	6828 CREEKSIDE ROAD	62	7035 RIVER OAK COURT		
3	6813 CREEKSIDE ROAD	23	6837 CREEKSIDE ROAD	43	6831 CREEKSIDE ROAD	63	7037 RIVER OAK COURT		
4	6817 CREEKSIDE ROAD	24	6841 CREEKSIDE ROAD	44	6835 CREEKSIDE ROAD	64	7041 RIVER OAK COURT		
5	6821 CREEKSIDE ROAD 6821 WALNUT CREEK COURT	25	6804 CREEKSIDE ROAD	45	6839 CREEKSIDE ROAD 6801 WOLF CREEK COURT	65	7045 RIVER OAK COURT		
6	6805 WALNUT CREEK COURT	26	6808 CREEKSIDE ROAD	46	6805 WOLF CREEK COURT	66	7049 RIVER OAK COURT		
7	6809 WALNUT CREEK COURT	27	6812 CREEKSIDE ROAD 6800 TURTLE CREEK COURT	47	6809 WOLF CREEK COURT	67	7053 RIVER OAK COURT		
8	6813 WALNUT CREEK COURT	28	6900 TRAIL CREEK COURT	48	6813 WOLF CREEK COURT	68	7057 RIVER OAK COURT		
9	6817 WALNUT CREEK COURT	29	6904 TRAIL CREEK COURT	49	6817 WOLF CREEK COURT	69	7061 RIVER OAK COURT		
10	6821 WALNUT CREEK COURT	30	6908 TRAIL CREEK COURT	50	6812 WOLF CREEK COURT	70	7065 RIVER OAK COURT		
11	6825 WALNUT CREEK COURT	31	6912 TRAIL CREEK COURT	51	6808 WOLF CREEK COURT	71	7064 RIVER OAK COURT		
12	6829 WALNUT CREEK COURT	32	6909 TRAIL CREEK COURT	52	6804 WOLF CREEK COURT	72	7060 RIVER OAK COURT		
13	6828 WALNUT CREEK COURT	33	6905 TRAIL CREEK COURT	53	6854 CREEKSIDE ROAD	73	7056 RIVER OAK COURT		
14	6824 WALNUT CREEK COURT	34	6901 TRAIL CREEK COURT 6812 TURTLE CREEK COURT	54	6850 CREEKSIDE ROAD	74	7052 RIVER OAK COURT		
15	6820 WALNUT CREEK COURT	35	6816 TURTLE CREEK COURT	55	6846 CREEKSIDE ROAD	75	7048 RIVER OAK COURT		
16	6816 WALNUT CREEK COURT	36	6817 TURTLE CREEK COURT	56	6842 CREEKSIDE ROAD	76	7044 RIVER OAK COURT		
17	6812 WALNUT CREEK COURT	37	6813 TURTLE CREEK COURT	57	6838 CREEKSIDE ROAD	77	7040 RIVER OAK COURT		
18	6808 WALNUT CREEK COURT	38	6809 TURTLE CREEK COURT	183	7017 RIVER OAK COURT	78	7036 RIVER OAK COURT		
19	6804 WALNUT CREEK COURT	39	6805 TURTLE CREEK COURT	59	7021 RIVER OAK COURT	79	7032 RIVER OAK COURT		
20	6800 WALNUT CREEK COURT	40	6801 TURTLE CREEK COURT 6820 CREEKSIDE ROAD	60	7025 RIVER OAK COURT				

PERMIT INFORMATION CHART				
SUBDIVISION: VILLAGE OF CEDAR RIDGE PHASE 1 LOTS 1-57, 59-79 AND 183				
SECTION	PARCEL #	PREVIOUS FILE: SP-97-02, WP-97-78, PB 312, F-93-70 WP-98-82, F-98-52		
1	43 AND 44			
PLAT Nos.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
13326 thru 13340	4 & 5	R-ED	41	5th	6051.02
WATER CODE	E21	SEWER CODE	6581000		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/22/98 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	10/28/98 DATE
DIRECTOR	10/29/98 DATE

NO.	DATE	REVISION
3	12-7-00	REVISE ADDRESS FOR LOTS 20 & 28 PER RESITES
2	8-31-99	REVISE LOT 58 CONFIGURATION AND # PER. V.O.C.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "COLUMBIA" OPT. TO HOUSE MATRIX & REV. ADDRESS FOR LOT 34

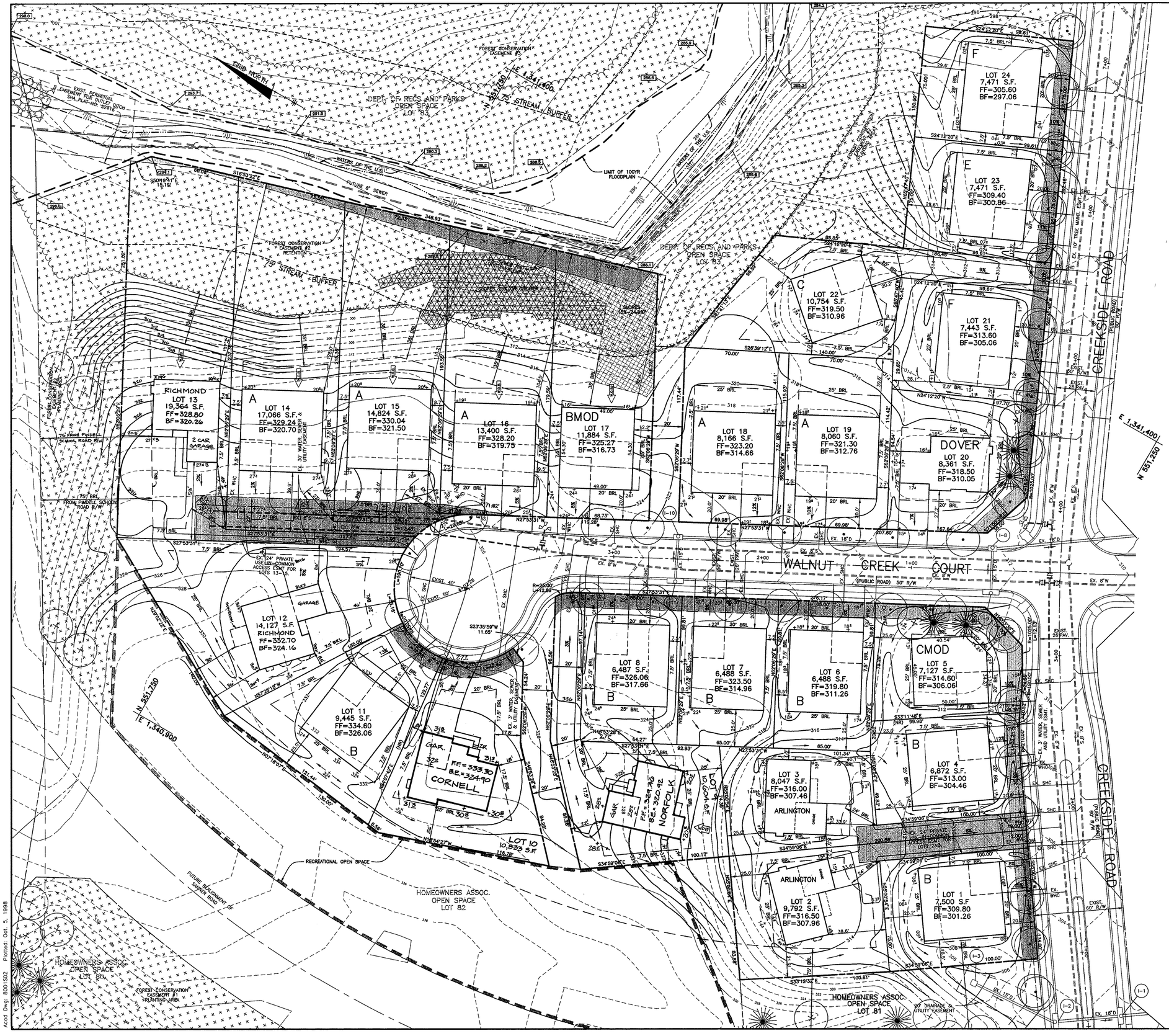
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

Donald Mason

OWNERS: TOLL MD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852	PROJECT: VILLAGE OF CEDAR RIDGE LOTS 1-57, 59-79 AND 183
	LOCATION: TAX MAP 41 - PARCELS 43 AND 44 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DEVELOPER: TOLL MD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852	TITLE: TITLE SHEET SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52
	DATE: JULY, 1998 OCTOBER, 1998 PROJECT NO. 1114
DES: DBT/YSL DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 12

SDP-99-07

Acad Dwg: BUD1501 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

BENCHMARK
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8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND — DONALD A. DAMMANN — No. 19650 — PROFESSIONAL ENGINEER

OWNER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 2 OF 12

SDP-99-07

Acad Dwg: 8001S02 Plotted: Oct. 5, 1998

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

NO.	DATE	REVISION
2	4-12-99	REALIGN A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 4 AND 10

BENCHMARK

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PHONE: 410-465-6105 FAX: 410-465-6644

OWNER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3250 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3250 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1 THRU 79

LOCATION:
TAX MAP 41 - PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

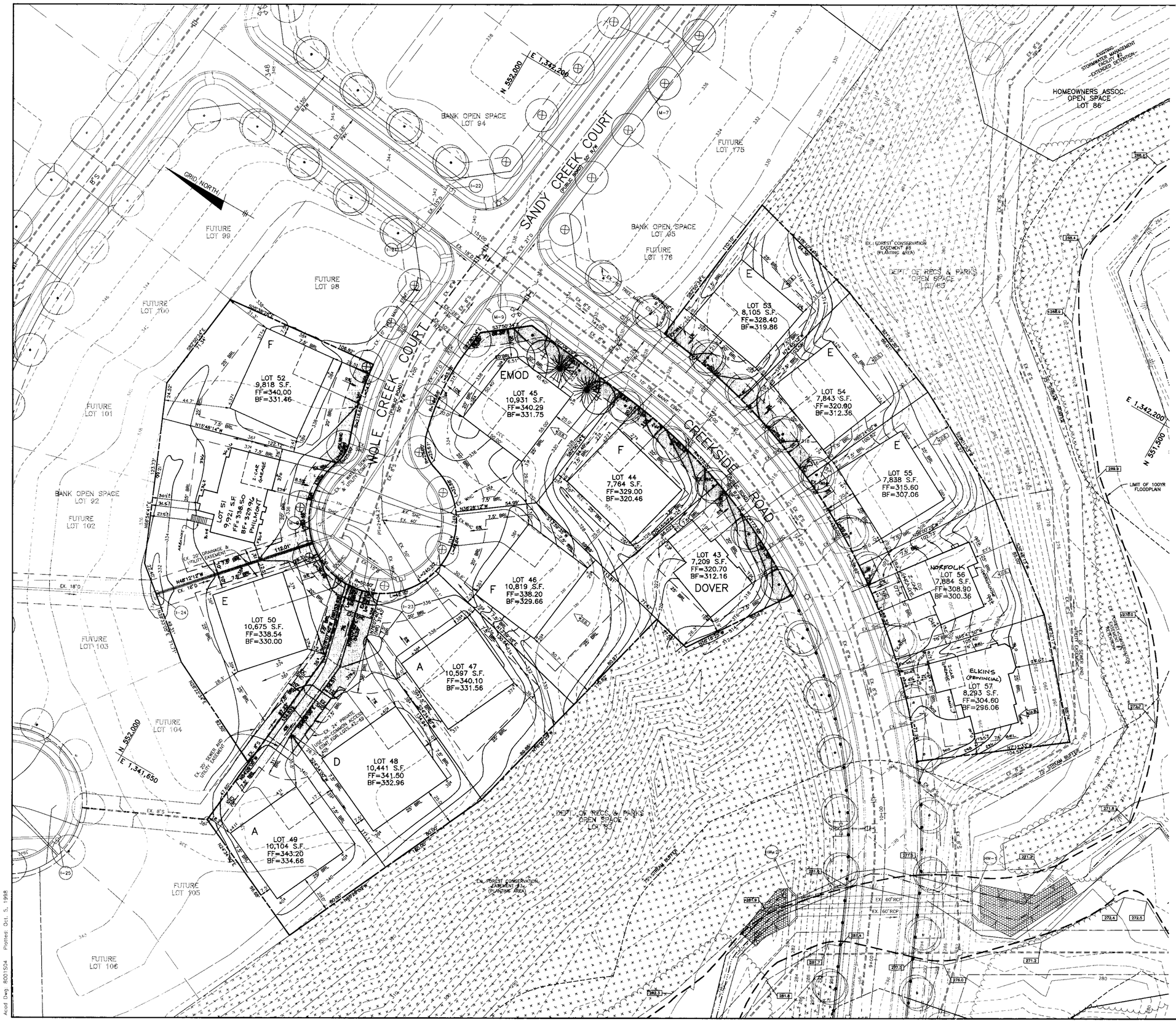
TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 372 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY 1998 / OCTOBER, 1998	SUB ELECTION DISTRICT	PROJECT NO. 1114
			SCALE: 1" = 30'	SHEET 2 OF 12	

SDP-99-07

Plotted: Oct 2, 1998



LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE HSE. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

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Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 8001S04 Plotted: Oct. 5, 1998

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/22/98
DIRECTOR	DATE 10/22/98

NO.	DATE	REVISION
3	2-15-00	RESITE A MADISON W/ SOLARIUM ON LOT 65
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/ SOLARIUM ON LOT 66

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Donald Maan

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

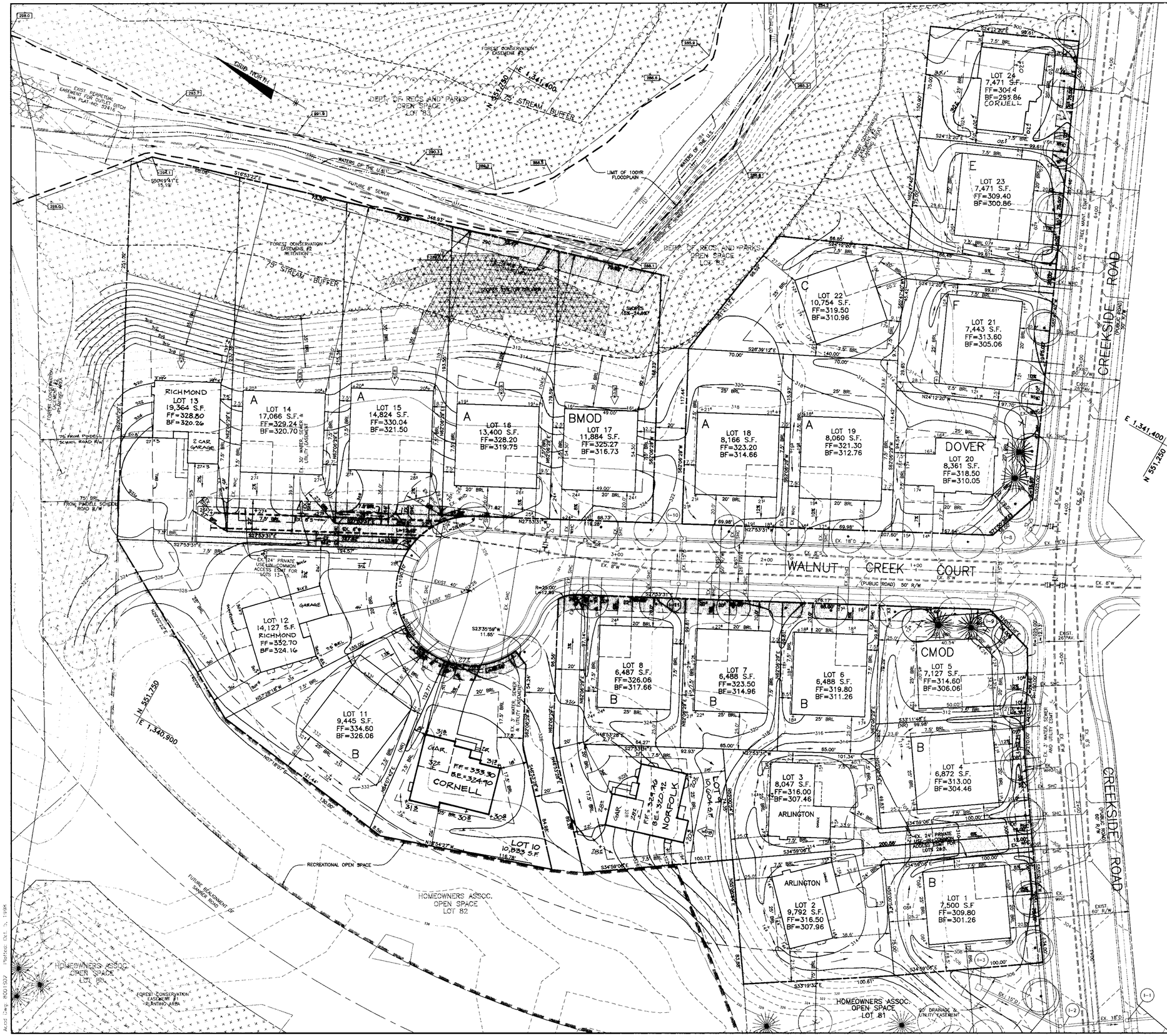
TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 6 OF 12

SDP-99-07

Acad Dwg 8001S06 Plotted: Oct. 5, 1998



LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
295.1	100YR FLOODPLAIN ELEVATION
W.O.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
4	7-6-99	RESITE A. CORNELL ON LOT 24.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/22/98

DIRECTOR — DATE 10/22/98

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

BENCHMARK
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Donald Moore

OWNER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3208 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3208 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 2 OF 12

SDP-99-07

LEGEND

- EXISTING CONTOURS (318, 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- ▼0.0.B. — INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE. AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/20/98

DIRECTOR — DATE 10/20/98

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND — DONALD A. MASON — PROFESSIONAL ENGINEER

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: 8001503 Plotted: Oct. 5, 1998

LEGEND

318 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
288.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
5	10-20-00	RESITE AN ELKINS ON LOT 70
4	3-25-00	RESITE A MADISON W/SOLARIUM ON LOT 67
3	2-15-00	RESITE A MADISON W/SOLARIUM ON LOT 65
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/SOLARIUM ON LOT 66

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/27/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/27/00
DIRECTOR	DATE 10/30/00

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 6 OF 12

SDP-99-07

Acad Dwg: R001506 Plotter: Oct. 5, 1998

LEGEND

- 318 320 — EXISTING CONTOURS
- 318 — PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 208.1 — 100YR FLOODPLAIN ELEVATION
- 0.0 — INDICATES WALK-OUT BASEMENT

* NOTE:
75' SIDE BRL WAS REDUCED TO 60' AND THE 50' MINIMUM LOT WIDTH AT BRL WAS REDUCED TO 46.7' PER ADMINISTRATIVE ADJUSTMENT CASE NO. 00-07 APPROVED ON JULY 12, 2000.

NO.	DATE	REVISION
6	2-14-01	RESITE A COLUMBIA W/MODIFIED GARAGE ON LOT 72 AND A YORK ON LOT 71 PER AA CASE #00-07.
5	10-20-00	RESITE AN ELKINS ON LOT 70
4	3-25-00	RESITE A MADISON W/SOLARIUM ON LOT 67
3	2-15-00	RESITE A MADISON W/SOLARIUM ON LOT 65
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/SOLARIUM ON LOT 66

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/22/98
DIRECTOR	DATE 10/22/98

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DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 6 OF 12

SDP-99-07

Acad Dwg: 8001S06 Plotted: Oct. 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON OF THE FOLLOWING SCHEDULES:

1. PREFERRED – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LRS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

DAY 13-82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

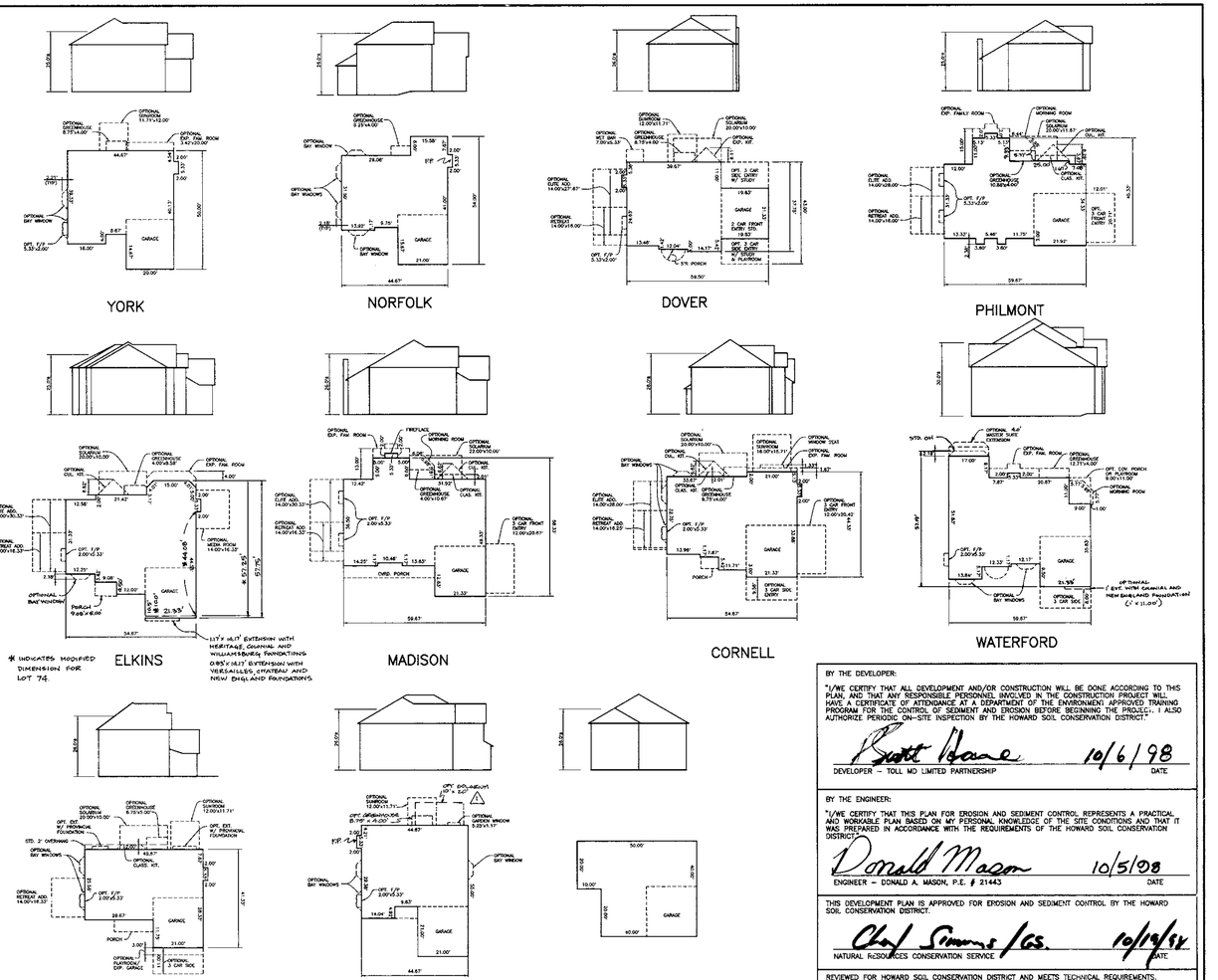
DAY 83-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SMWT'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

+ – INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM	9 = 3-CAR FRONT ENTRY GARAGE
2 = GREENHOUSE	10 = 3-CAR SIDE ENTRY GARAGE
3 = EXP. FAM. ROOM	11 = PLAYROOM
4 = SOLARIUM	12 = MEDIA ROOM
5 = CUL. KITCHEN	13 = MORNING ROOM
6 = CLASSIC KITCHEN	14 = WINDOW SEAT
7 = ELITE ADDITION	15 = MASTER SUITE EXT.
8 = RETREAT ADDITION	16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

LOT/BOX CHART

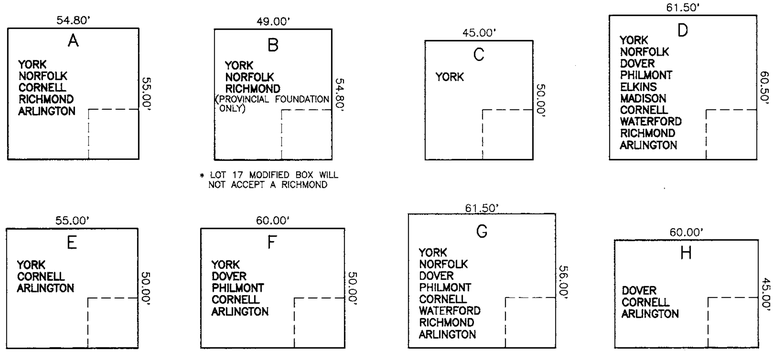
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

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

HOUSE FOOTPRINTS

SCALE: 1" = 30'



* LOT 17 MODIFIED BOX WILL NOT ACCEPT A RICHMOND

* LOT 73 MODIFIED BOX WILL NOT ACCEPT A PHILMONT, DOVER OR CORNELL

GENERIC BOXES

SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Crane 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

Chad Simons /GS. 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/19/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 10/22/98

Cindy Hewitt 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR 10/29/98
DATE

NO.	DATE	REVISION
6	1-14-00	REVISE ELEVNS TO REFLECT LOT 74 MOD.
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELEVNS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	8-31-99	REVISE LOT 58 TO LOT 183 PER V.O.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESSES FOR LOT 34

BENCHMARK
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ENGINEERING, INC.
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Donald Mason

OWNERS:
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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

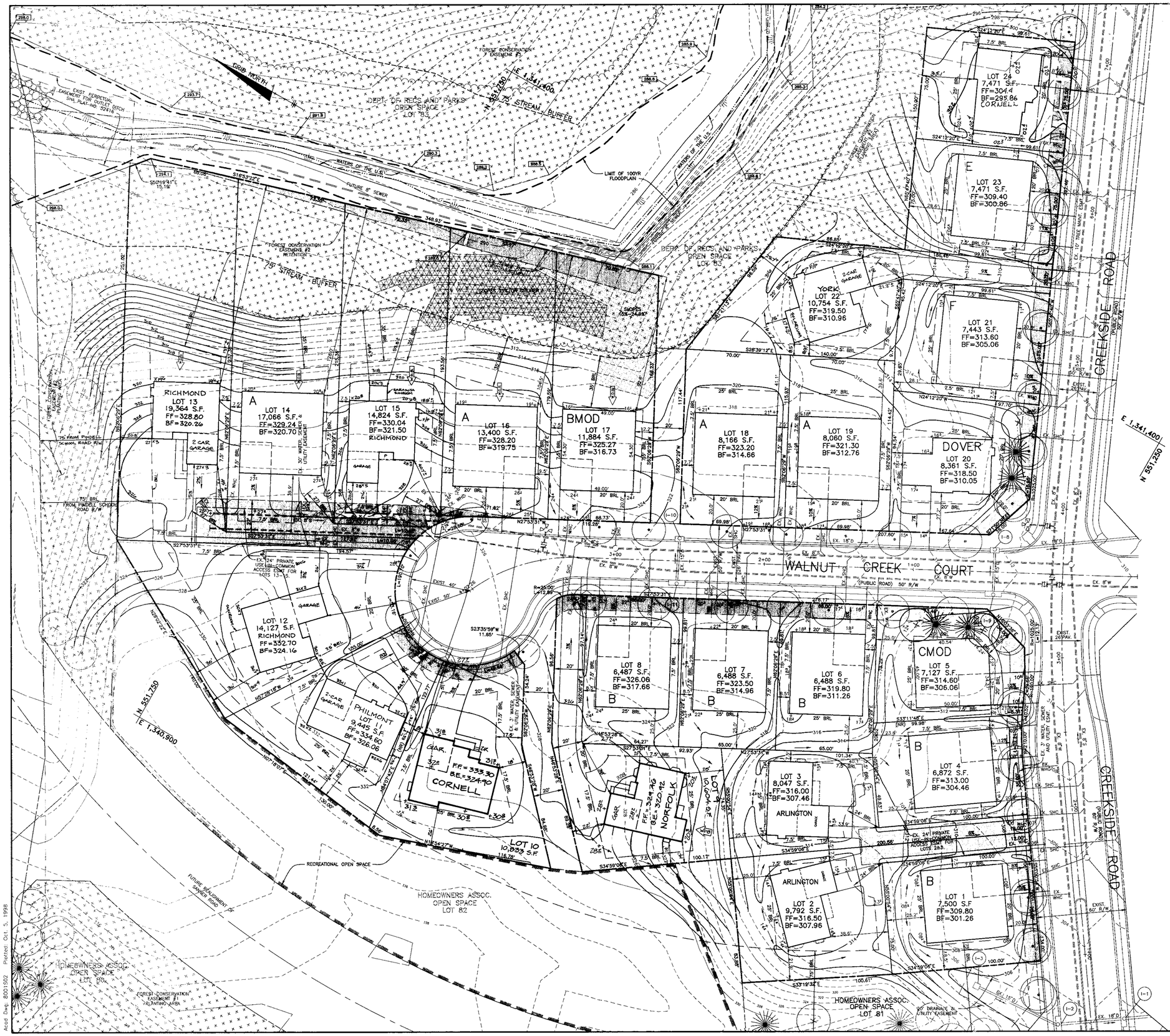
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY 1998, OCTOBER, 1998 PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8001512 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
7	8-23-00	RESITE A YORK W/SOLARIUM ON LOT 22.
6	3-25-00	RESITE A RICHMOND W/FLIPPED DRIVEWAY ON LOT 15.
5	8-23-99	RESITE A PHILMONT ON LOT 11.
4	7-6-99	RESITE A CORNELL ON LOT 24.

REVISION

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Scott Kane — DEVELOPER — 10/6/98 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10/22/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10/28/98
DIRECTOR	DATE 10/29/98

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

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DEVELOPER:
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A MARYLAND LIMITED PARTNERSHIP
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ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

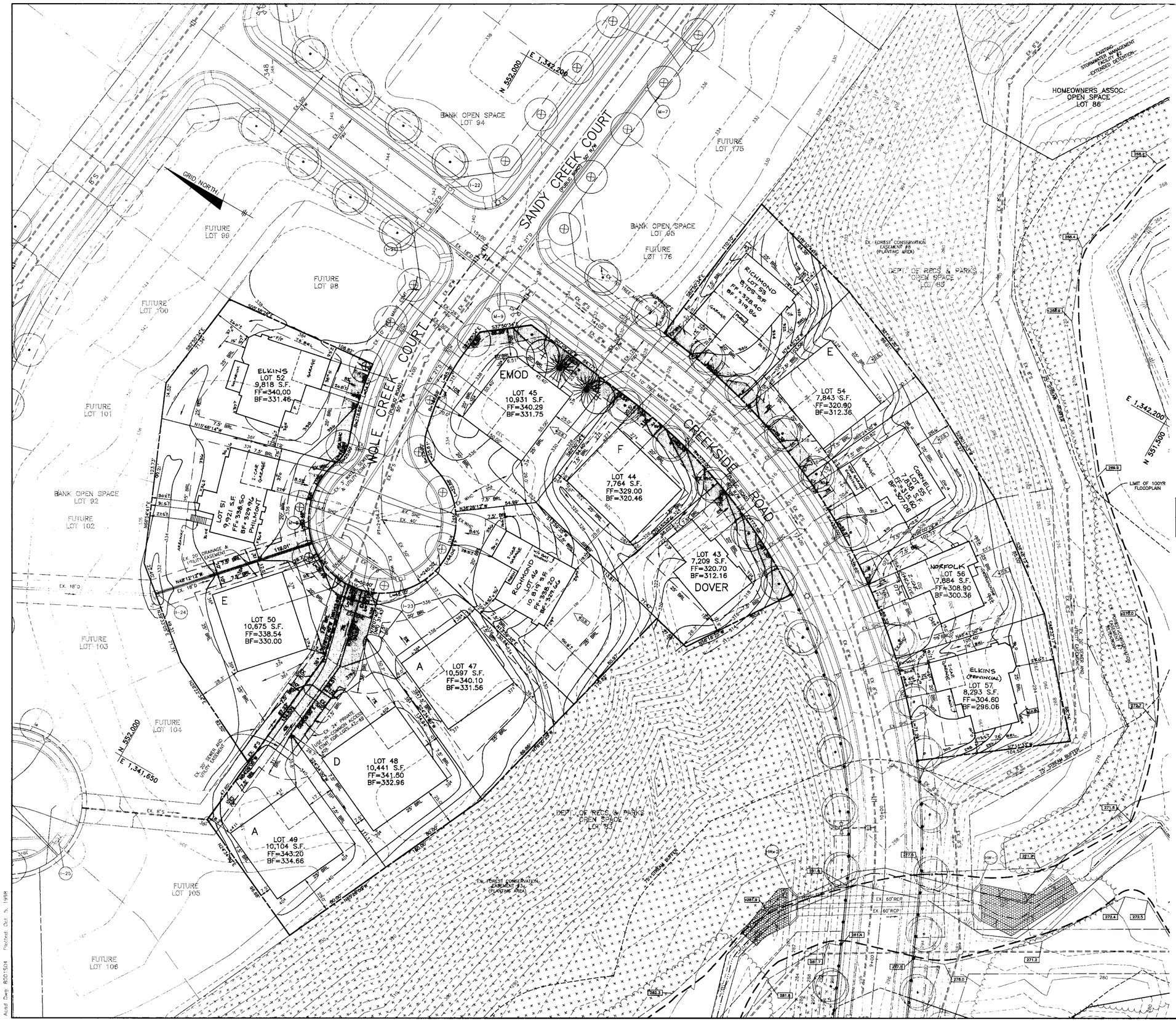
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 2 OF 12

SDP-99-07

Acad Dwg: 8001502 Plotted: Oct. 5, 1998



LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASEMENT
	TREES INSTALLED UNDER F-98-52
268.1	100YR FLOODPLAIN ELEVATION
20.6	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
7	6-2-2000	RESITE AN ELKINS ON LOT 52.
6	3-7-2000	RESITE A CORNELL W/ 9.58' GARAGE EXT. ON LOT 55.
5	2-23-2000	RESITE A RICHMOND ON LOT 53
4	1-11-2000	RESITE A RICHMOND ON LOT 46
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE HSE. & GRD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE: 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE: 10/26/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE: 10/28/98

DIRECTOR — DATE: 10/29/98

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DEVELOPER:
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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 8001504 Plotted: Oct 5, 1998

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

* NOTE:
7.5' SIDE BRL WAS REDUCED TO 6.0' AND THE 50' MINIMUM LOT WIDTH AT BRL WAS REDUCED TO 46.7' PER ADMINISTRATIVE ADJUSTMENT CASE NO. 00-07 APPROVED ON JULY 12, 2000.

NO.	DATE	REVISION
7	6-8-01	RESITE A COLUMBIA AND REVISE GRADING PER ASBUILT CONDITIONS ON LOT 73
6	2-14-01	RESITE A COLUMBIA W/MODIFIED GARAGE ON LOT 72 AND A YORK ON LOT 71 PER AA CASE #00-07.
5	10-20-00	RESITE AN ELKINS ON LOT 70
4	3-25-00	RESITE A MADISON W/SOLARIUM ON LOT 67
3	2-15-00	RESITE A MADISON W/SOLARIUM ON LOT 65
2	1-14-00	RESITE AN ELKINS ON LOT 64 AND LOT 74
1	11-12-99	RESITE AN ELKINS W/SOLARIUM ON LOT 66

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

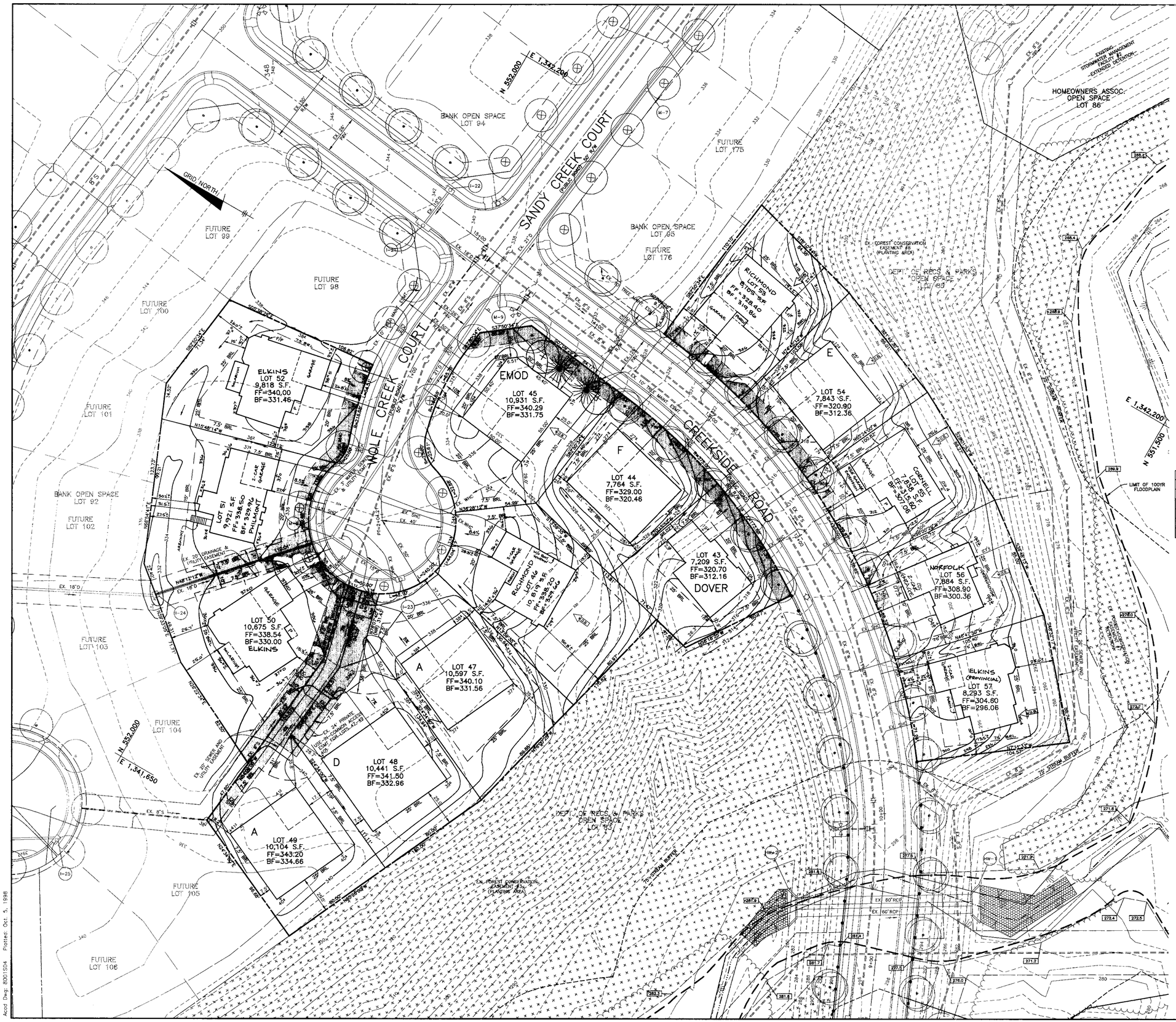
TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL — DRAFT: DBT — CHECK: DAM — SCALE: 1" = 30' — SHEET 6 OF 12

SDP-99-07

Acad Dwg: 8001S06 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
8	9-7-2000	RESITE AN ELKINS ON LOT 50.
7	6-2-2000	RESITE AN ELKINS ON LOT 52
6	3-7-2000	RESITE A CORNELL W/ 9.58' GARAGE EXT. ON LOT 55.
5	2-23-2000	RESITE A RICHMOND ON LOT 53
4	1-11-2000	RESITE A RICHMOND ON LOT 46

DEVELOPER'S/BUILDER'S CERTIFICATE

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DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	12-13-99	RESITE AN ELKINS ON LOT 57
2	12-2-99	REVISE HSE. & GRAD. LOT 56 FROM E-BOX TO NORFOLK
1	11-8-99	RESITE A PHILMONT ON LOT 51.

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THEU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 4 OF 12

SDP-99-07

Acad Dwg: 8001S04 Plotted: Oct. 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

DAY 13-82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

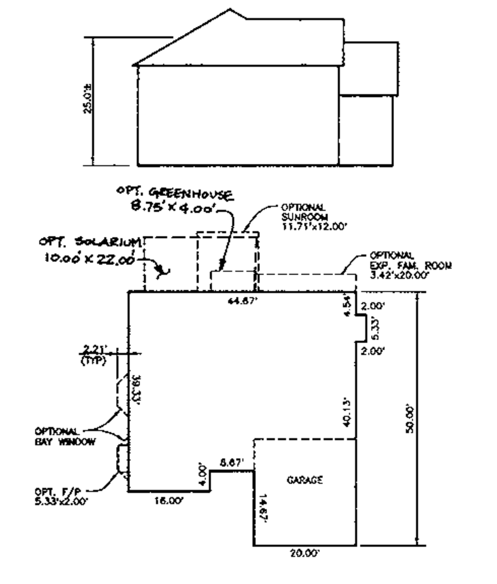
DAY 83-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWMF'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* – INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.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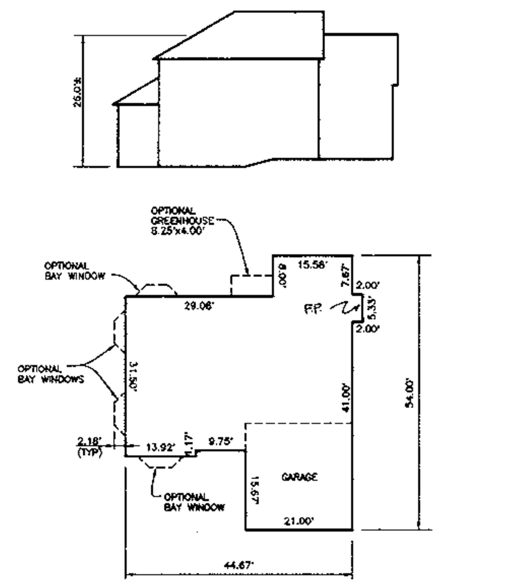
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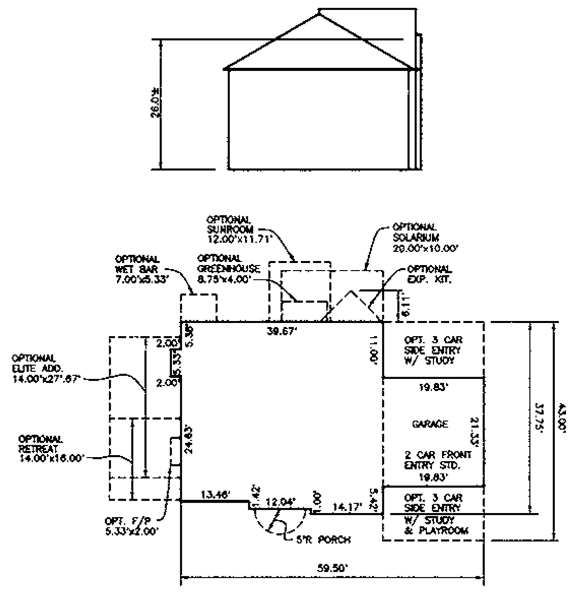
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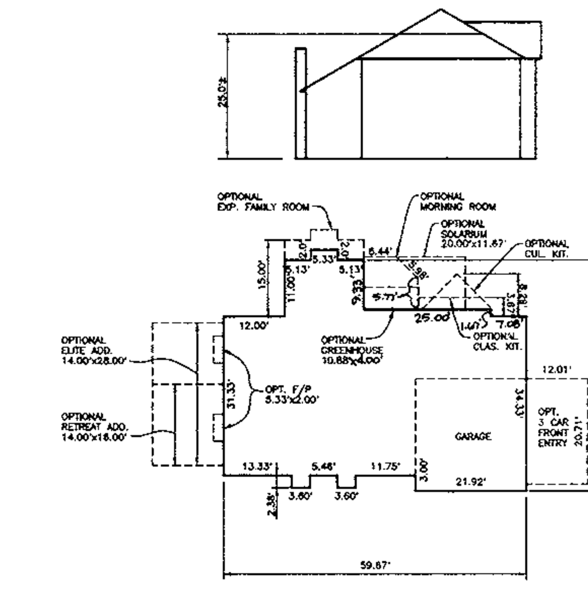
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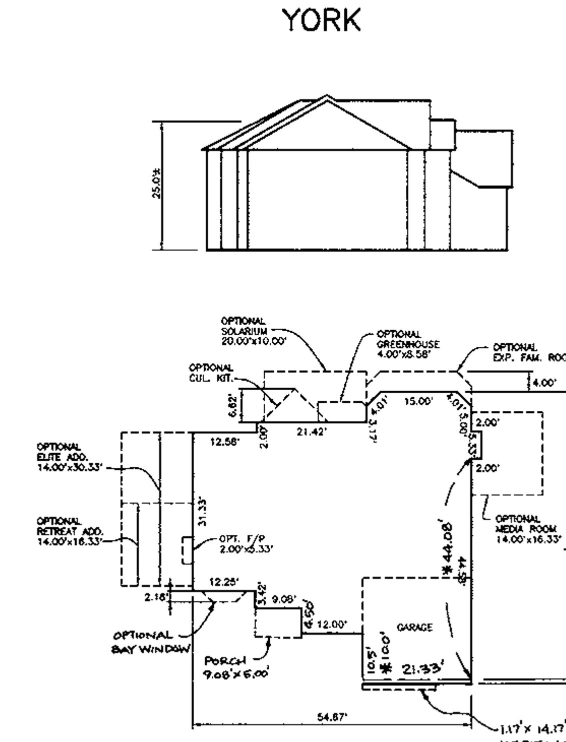
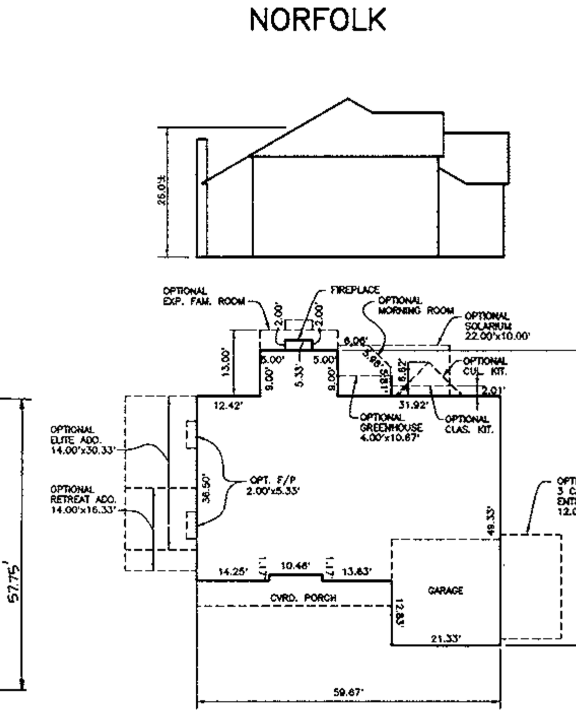

ELKINS

* INDICATES MODIFIED DIMENSION FOR LOT 74.

1.17'x 14.17' EXTENSION WITH HERITAGE, COLONIAL AND WILLIAMSBURG FOUNDATIONS
0.83'x 14.17' EXTENSION WITH VERSAILLES, CHATEAU AND NEW ENGLAND FOUNDATIONS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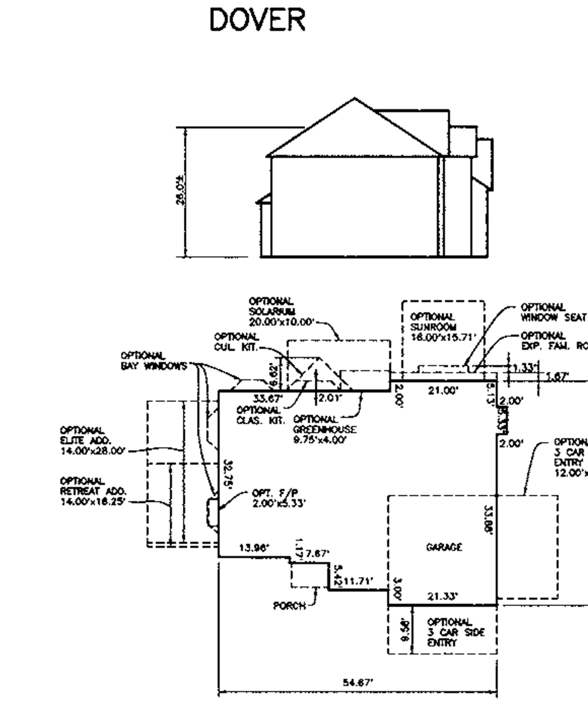
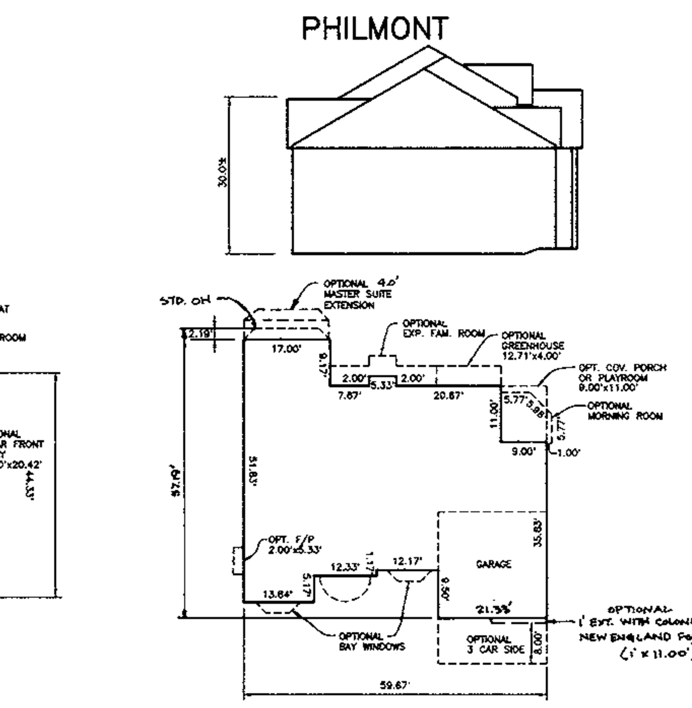
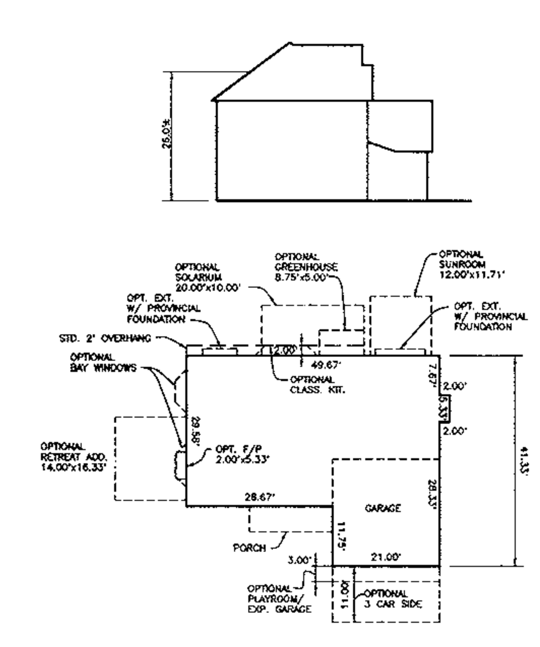
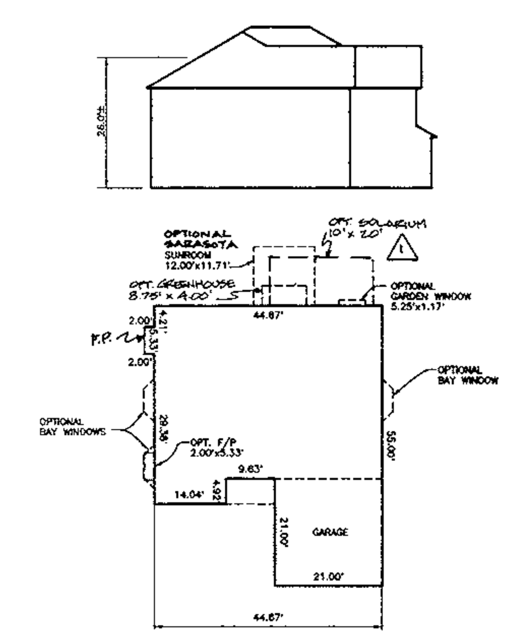
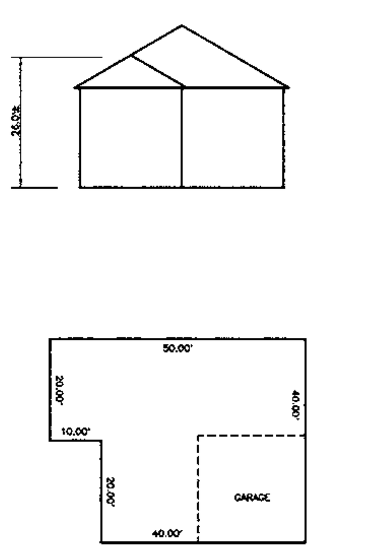

CORNELL


WATERFORD


ARLINGTON


RICHMOND


'Z' HOUSE
LOT 71

HOUSE FOOTPRINTS
SCALE: 1" = 30'

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

[signature] 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

[signature] /GS. 10/13/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/13/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[signature] 10/29/98
~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR DATE

OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4 ⚠1
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM	9 = 3-CAR FRONT ENTRY GARAGE
2 = GREENHOUSE	10 = 3-CAR SIDE ENTRY GARAGE
3 = EXP. FAM. ROOM	11 = PLAYROOM
4 = SOLARIUM	12 = MEDIA ROOM
5 = CUL. KITCHEN	13 = MORNING ROOM
6 = CLASSIC KITCHEN	14 = WINDOW SEAT
7 = ELITE ADDITION	15 = MASTER SUITE EXT.
8 = RETREAT ADDITION	16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

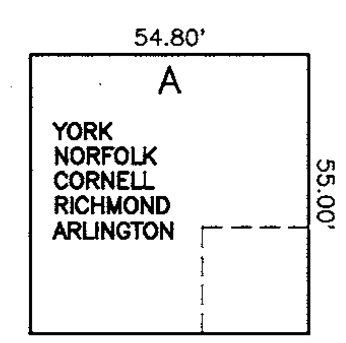
LOT/BOX CHART

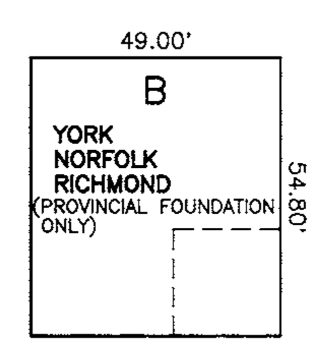
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

⚠2

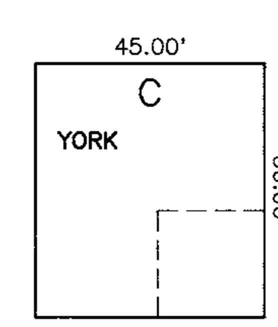
HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

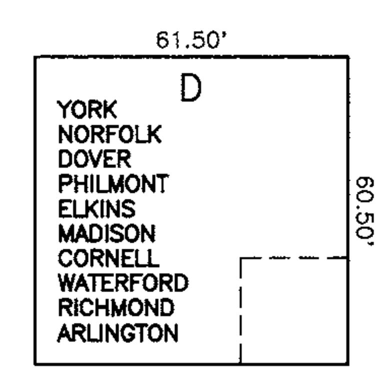
1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
4. CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
5. TO CHANGE THE GRADING FROM IN-GROUND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

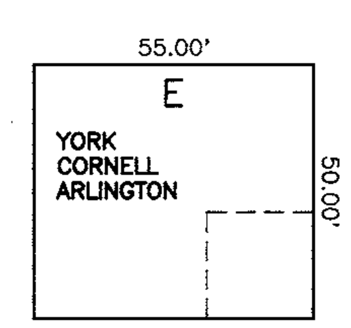


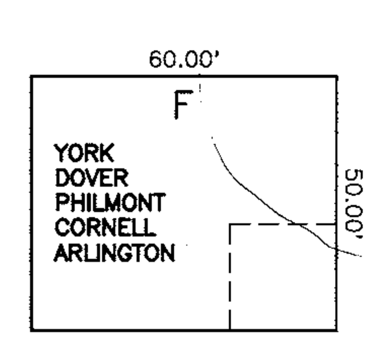


* LOT 17 MODIFIED BOX WILL NOT ACCEPT A RICHMOND

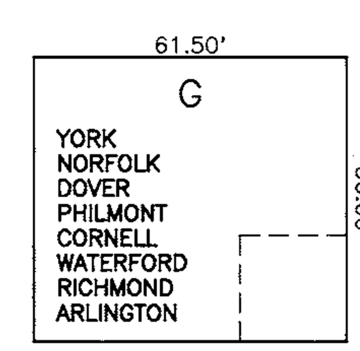


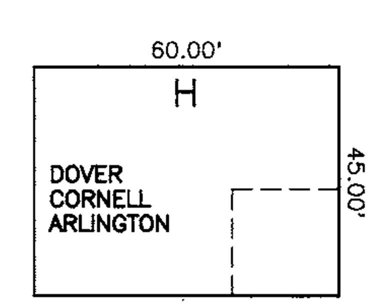






* LOT 73 MODIFIED BOX WILL NOT ACCEPT A PHILMONT, DOVER OR CORNELL





GENERIC BOXES
SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

NO.	DATE	REVISION
8	8-23-00	ADD OPT. SUNROOM TO YORK FOOTPRINT
7	3-25-00	LABEL SUNROOM AS A SARASOTA ON RICHMOND
6	1-14-00	REVISE ELKINS TO REFLECT LOT 74 MOD.
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELKINS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	8-31-99	REVISE LOT 58 TO LOT 183 PER V.O.C.R. SECTION 2 PLAT.
⚠1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

[seal] Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

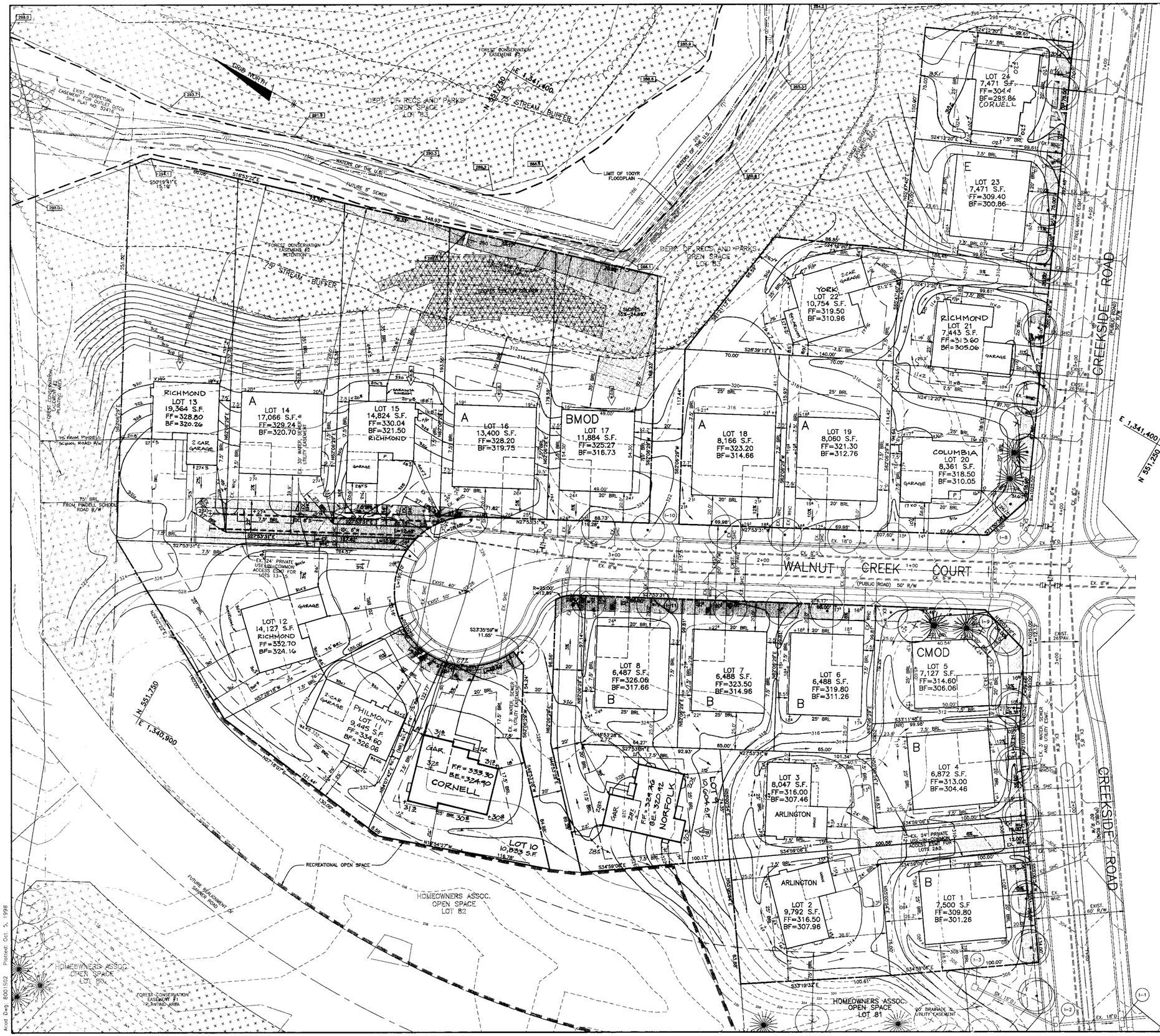
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: ~~JULY, 1998~~ OCTOBER, 1998 | PROJECT NO. 1114

DES: DBT/YSL | DRAFT: DBT | CHECK: DAM | SCALE: AS SHOWN | SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8001S12 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
9	12-6-00	RESITE A COLUMBIA ON LOT 20
8	11-13-00	RESITE A RICHMOND ON LOT 21.
7	8-23-00	RESITE A YORK W/SOLARIUM ON LOT 22
6	3-25-00	RESITE A RICHMOND W/FLIPPED DRIVEWAY ON LOT 15.
5	8-23-99	RESITE A PHILMONT ON LOT 11.
4	7-6-99	RESITE A CORNELL ON LOT 24.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Scott Kane — DEVELOPER — 10/6/98 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Wm Dammann — CHIEF, DEVELOPMENT ENGINEERING DIVISION — 10/22/98 DATE

Cindy Hanselka — CHIEF, DIVISION OF LAND DEVELOPMENT — 10/23/98 DATE

Joseph Rutter — DIRECTOR — 10/23/98 DATE

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13.
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

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Donald Mason

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DEVELOPER:
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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 2 OF 12

SDP-99-07

Acad Dwg: 8001502 Plotted: Oct. 5, 1998

LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASEMENT
	TREES INSTALLED UNDER F-98-52
288.1	100YR FLOODPLAIN ELEVATION
F.O.B.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
9	7-13-00	RESITE A RICHMOND ON LOT 30
8	4-7-00	REVISE GRADING IN REAR OF HOUSE ON LOT 36
7	10-28-99	RESITE AN ELKINS ON LOT 31
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE. AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE: 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE: 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE: 10/28/98

DIRECTOR — DATE: 10/29/98

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DEVELOPER:
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ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: R001503 Plotted: Oct. 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313–1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1–1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4–8 tons/acre (200–400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 — 1.) OBTAIN GRADING PERMIT.

DAY 2–8 — 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9–12* — 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

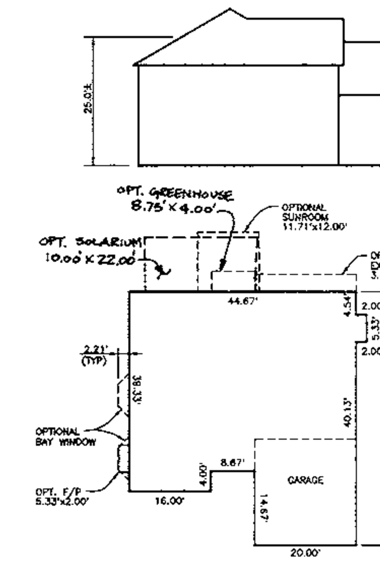
DAY 13–82 — 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

DAY 83–87 — 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWMF'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

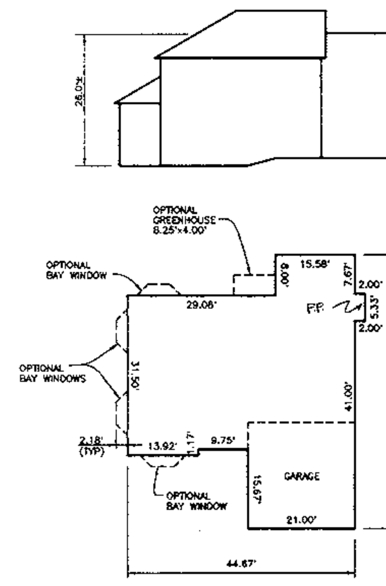
DAY 88–91 — 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* – INDICATES SINGLE HOUSE CONSTRUCTION.

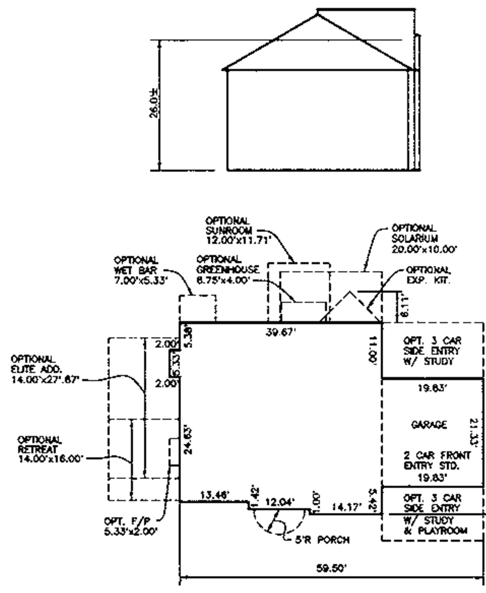
NOTES:
1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



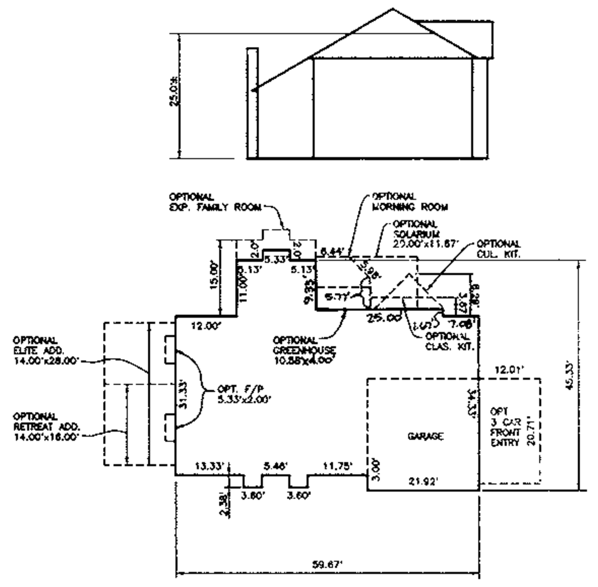
YORK



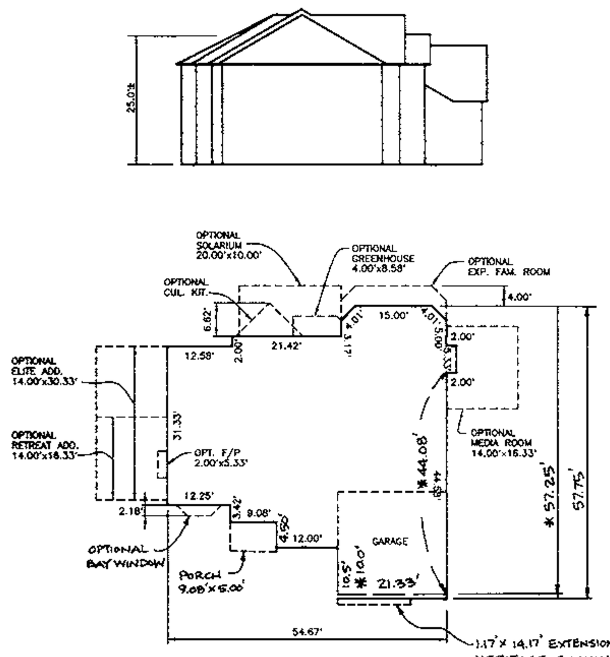
NORFOLK



DOVER

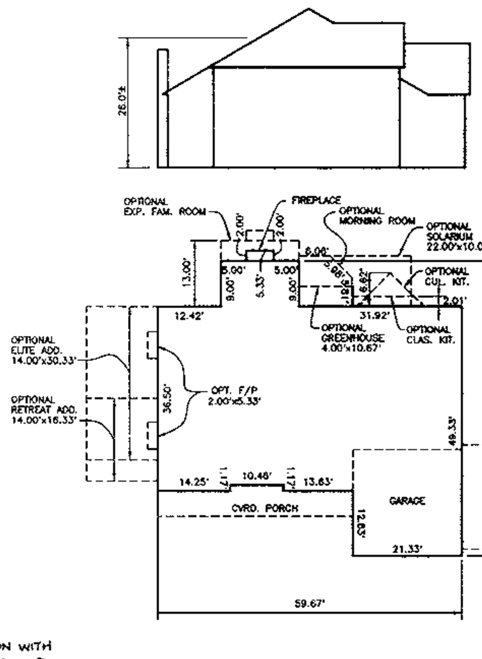


PHILMONT

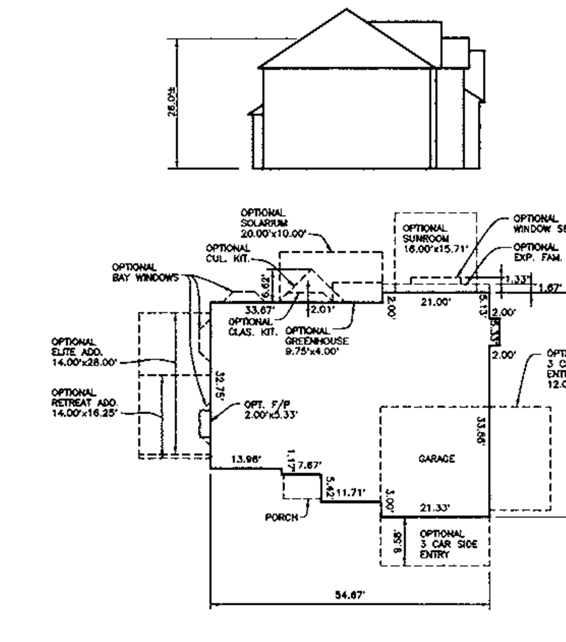


* INDICATES MODIFIED DIMENSION FOR LOT 74.

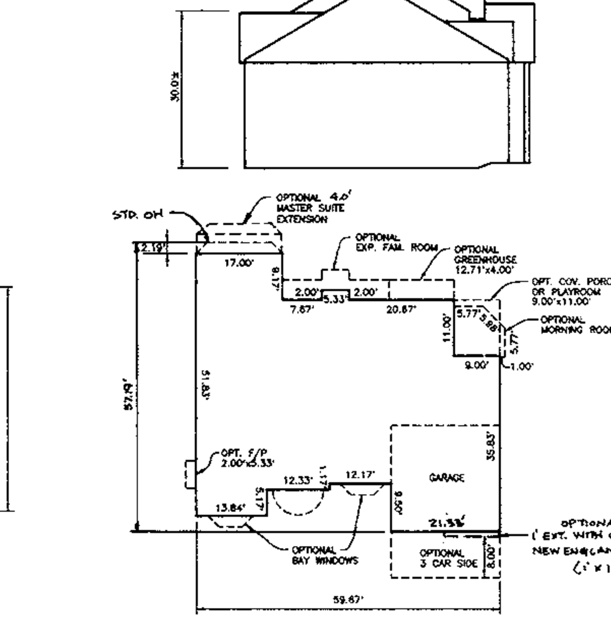
ELKINS



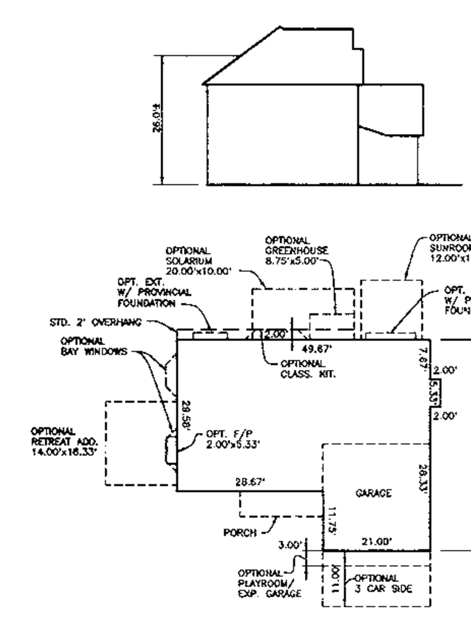
MADISON



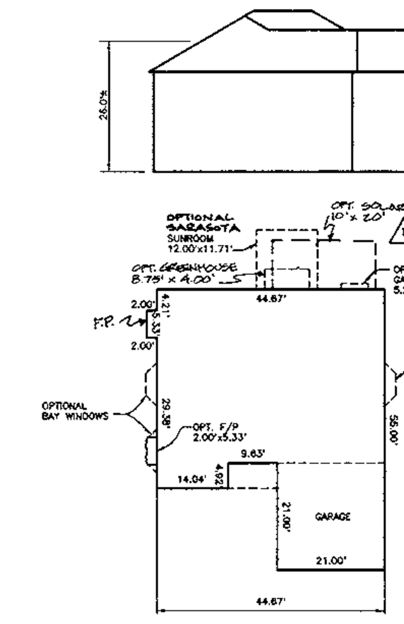
CORNELL/COLUMBIA



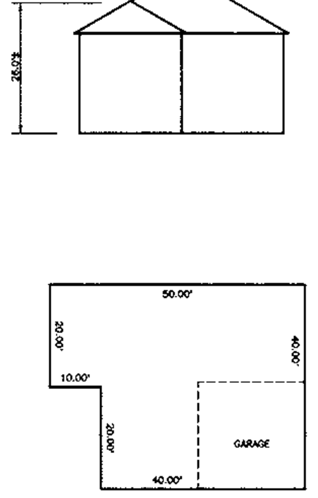
WATERFORD



ARLINGTON



RICHMOND



'Z' HOUSE
LOT 71

HOUSE FOOTPRINTS
SCALE: 1" = 30'

OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL/ COLUMBIA	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

△1

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.

** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.

*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.

\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.

\## WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.

\### WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM	9 = 3-CAR FRONT ENTRY GARAGE
2 = GREENHOUSE	10 = 3-CAR SIDE ENTRY GARAGE
3 = EXP. FAM. ROOM	11 = PLAYROOM
4 = SOLARIUM	12 = MEDIA ROOM
5 = CUL. KITCHEN	13 = MORNING ROOM
6 = CLASSIC KITCHEN	14 = WINDOW SEAT
7 = ELITE ADDITION	15 = MASTER SUITE EXT.
8 = RETREAT ADDITION	16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

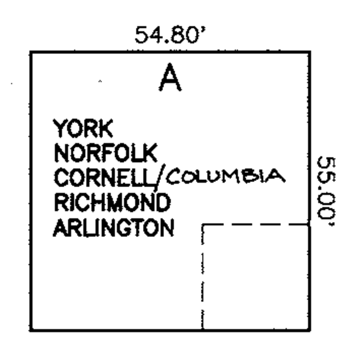
LOT/BOX CHART

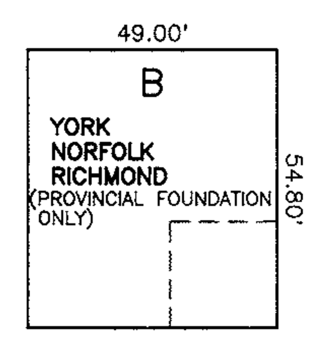
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

△2

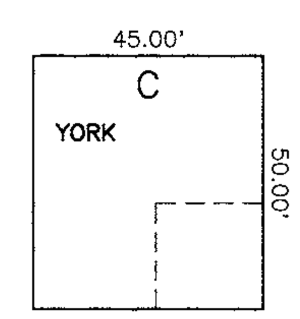
HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

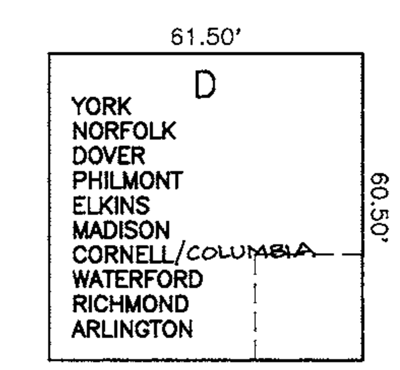
1. ADD OR DELETE A HOUSE TYPE.
2. CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
3. "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
4. CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
5. TO CHANGE THE GRADING FROM IN-GROUND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

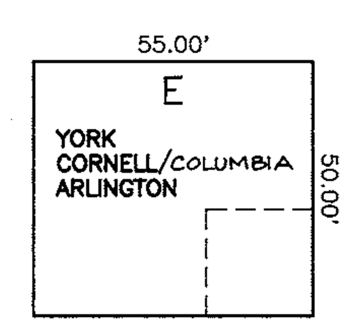


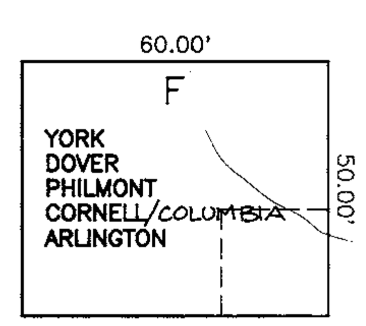


* LOT 17 MODIFIED BOX WILL NOT ACCEPT A RICHMOND

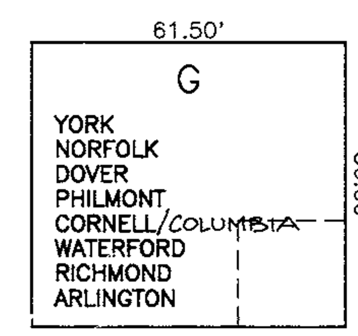


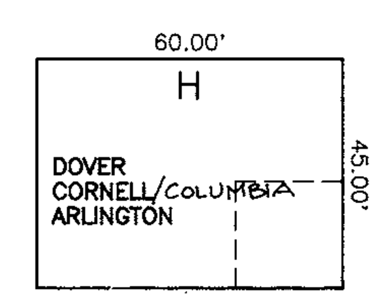






* LOT 73 MODIFIED BOX WILL NOT ACCEPT A PHILMONT, DOVER OR CORNELL





GENERIC BOXES
SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Hoane — 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP — DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason — 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 — DATE

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

Chaf Simmons /GS. — 10/13/98
NATURAL RESOURCES CONSERVATION SERVICE — DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J.R. Robertson /GS — 10/13/98
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] — 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

Cindy Hamilton — 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] — 10/29/98
~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR — DATE

NO.	DATE	REVISION
9	10-25-00	ADD THE COLUMBIA NAME TO THE CORNELL
8	8-23-00	ADD OPT. SUNROOM TO YORK FOOTPRINT
7	3-25-00	LABEL SUNROOM AS A SARASOTA ON RICHMOND
6	1-14-00	REVISE ELKINS TO REFLECT LOT 74 MOD.
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELKINS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	8-31-99	REVISE LOT 58 TO LOT 183 PER V.O.C.R. SECTION 2 PLAT.
△1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

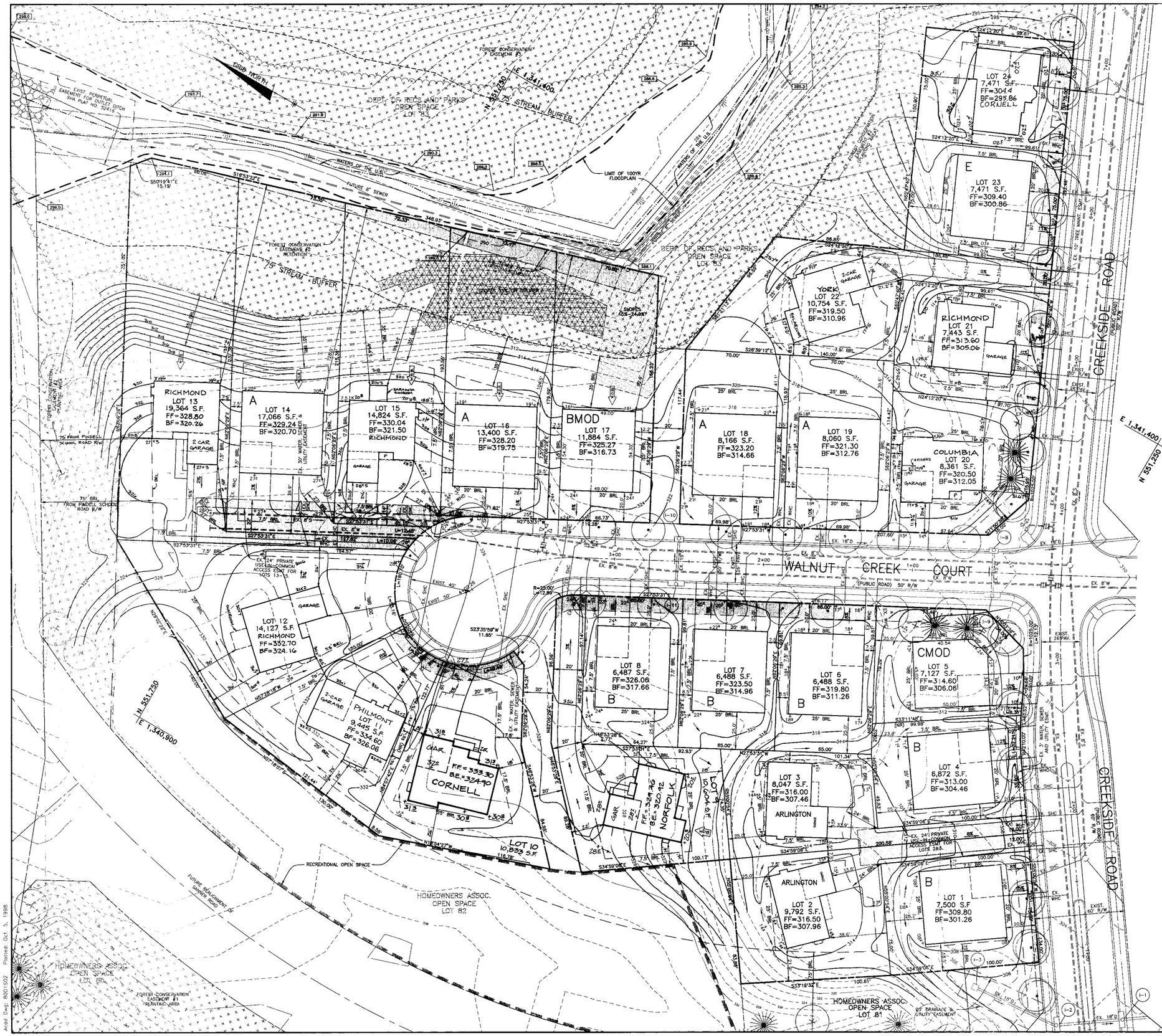
TITLE: **SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET**
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: ~~JULY, 1998~~ OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL — DRAFT: DBT — CHECK: DAM — SCALE: AS SHOWN — SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8001S12 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 288.1 — 100YR FLOODPLAIN ELEVATION
- 400B — INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
10	4-6-01	REVISE FIRST FLOOR ELEV. ON LOT 20 PER WALLCHECK.
9	12-6-00	RESITE A COLUMBIA ON LOT 20
8	11-13-00	RESITE A RICHMOND ON LOT 21.
7	8-23-00	RESITE A YORK W/SOLARIUM ON LOT 22
6	3-28-00	RESITE A RICHMOND W/FLIPPED DRIVEWAY ON LOT 15.
5	8-23-99	RESITE A PHILMONT ON LOT 11.
4	7-6-99	RESITE A CORNELL ON LOT 24.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Scott Kane — DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

- CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98
- Cindy Hanratta — CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98
- DIRECTOR — DATE 10/29/98

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

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ROCKVILLE, MARYLAND 20852

DEVELOPER:
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A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION:
TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY, 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: 1" = 30'	SHEET 2 OF 12

SDP-99-07

Acad Dwg: 8001S02 Plotted: Oct 5, 1998

LEGEND

- EXISTING CONTOURS (318 / 320)
- PROPOSED CONTOURS (318)
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- TREES INSTALLED UNDER F-98-52
- 286.1 — 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
10	10-26-00	RESITE A COLUMBIA WITH FLIPPED GARAGE & D/W ON LOT 28
9	7-13-00	RESITE A RICHMOND ON LOT 30
8	4-7-00	REVISE GRADING IN REAR OF HOUSE ON LOT 36
7	10-28-99	RESITE AN ELKINS ON LOT 31
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 36 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE METRIX; REV. ADDRESS FOR LOT 34

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/22/98

DIRECTOR — DATE 10/29/98

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: 8001503 Plotted: Oct. 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, silpe silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2–8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9–12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

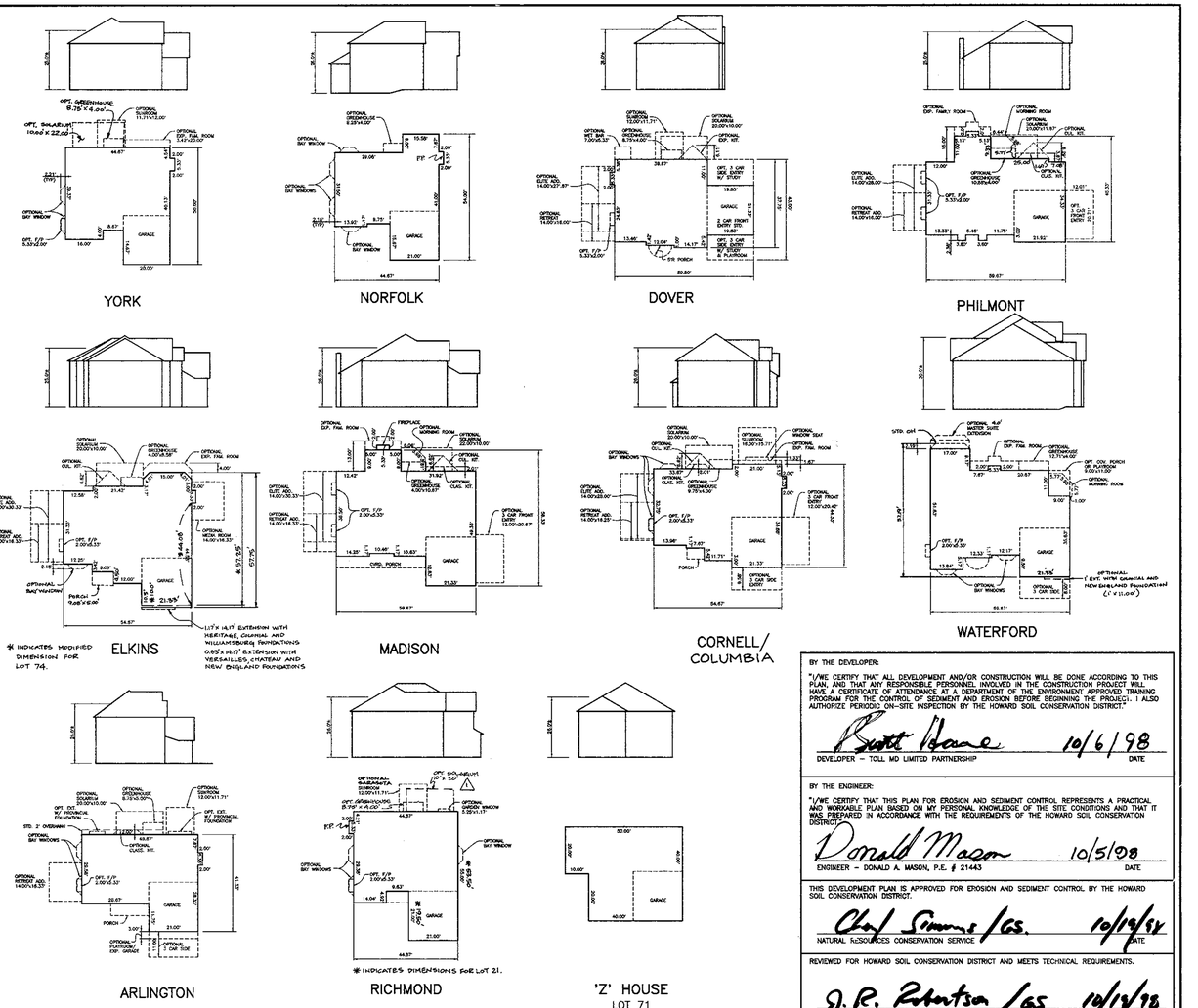
DAY 13–82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

DAY 83–87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES. FLUSH STORM DRAIN SYSTEM. REMOVE ACCUMULATED SEDIMENT IN SWMPTS. REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88–91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* – INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL/ COLUMBIA	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:

1 = SUNROOM
2 = GREENHOUSE
3 = EXP. FAM. ROOM
4 = SOLARIUM
5 = CUL. KITCHEN
6 = CLASSIC KITCHEN
7 = ELITE ADDITION
8 = RETREAT ADDITION
9 = 3-CAR FRONT ENTRY GARAGE
10 = 3-CAR SIDE ENTRY GARAGE
11 = PLAYROOM
12 = MEDIA ROOM
13 = MORNING ROOM
14 = WINDOW SEAT
15 = MASTER SUITE EXT.
16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

LOT/BOX CHART

LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

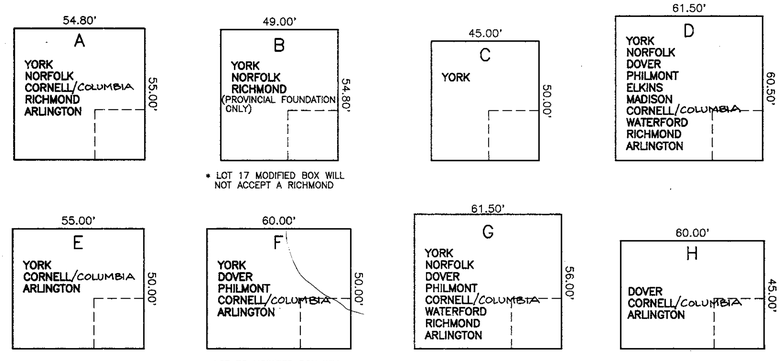
2

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

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

HOUSE FOOTPRINTS

SCALE: 1" = 30'



GENERIC BOXES

SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Hoane 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

Chad Simmons /GS. 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/19/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hewitt 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/29/98
~~CHIEF, DEVELOPMENT ENGINEERING DIVISION~~ DIRECTOR DATE

NO.	DATE	REVISION
10	11-13-00	ADD DIMENSIONS ON THE RICHMOND FOR LOT 21.
9	10-25-00	ADD THE COLUMBIA HOUSE TO THE CORNELL
8	8-23-00	ADD OPT. SUNROOM TO VORIC FOOTPRINT
7	3-25-00	LABEL SUNROOM AS A SARASOTA ON RICHMOND
6	1-14-00	REVISE ELKINS TO REFLECT LOT 74 MOD
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELKINS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	8-31-99	REVISE LOT 58 TO LOT 183 PER V.O.L.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 35 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND – Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY, 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: AS SHOWN	SHEET 12 OF 12

SDP-99-07

Acad Dwg: 8001S12 Plotted: Oct. 5, 199b

LEGEND

318 / 320	EXISTING CONTOURS
318	PROPOSED CONTOURS
	EXISTING TREELINE
	LIMIT OF SUBMISSION
	FOREST CONSERVATION EASMENT
	TREES INSTALLED UNDER F-98-52
286.1	100YR FLOODPLAIN ELEVATION
W.O.B.	INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
11	12-7-00	RESITE A YORK ON LOT 28
10	10-25-00	RESITE A COLUMBIA WITH FLIPPED GARAGE & D/W ON LOT 28
9	7-13-00	RESITE A RICHMOND ON LOT 30
8	4-7-00	REVISE GRADING IN REAR OF HOUSE ON LOT 36
7	10-28-99	RESITE AN ELKINS ON LOT 31
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. HSE AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/28/98

DIRECTOR — DATE 10/27/98

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OWNERS:
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3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 3 OF 12

SDP-99-07

Acad Dwg: B1001S03 Plotted: Oct. 5, 1998

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE 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 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 1994 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 (THIS SUBMISSION)	20.76	ACRES
AREA DISTURBED	19.08	ACRES
AREA TO BE ROOFED OR PAVED	6.75	ACRES
AREA TO BE VEGETATIVELY STABILIZED	12.33	ACRES
TOTAL CUT	24,700	CY
TOTAL FILL	24,700	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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 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.

PERMANENT SEEDBED PREPARATIONS

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 ON 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 TIME OF SEEDING: APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 80 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the soil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT.

DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-52 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-52 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.

DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 13,14,23,24, 69 AND 70 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THOSE LOTS HAS BEEN PERMANENTLY STABILIZED.

DAY 13-62 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

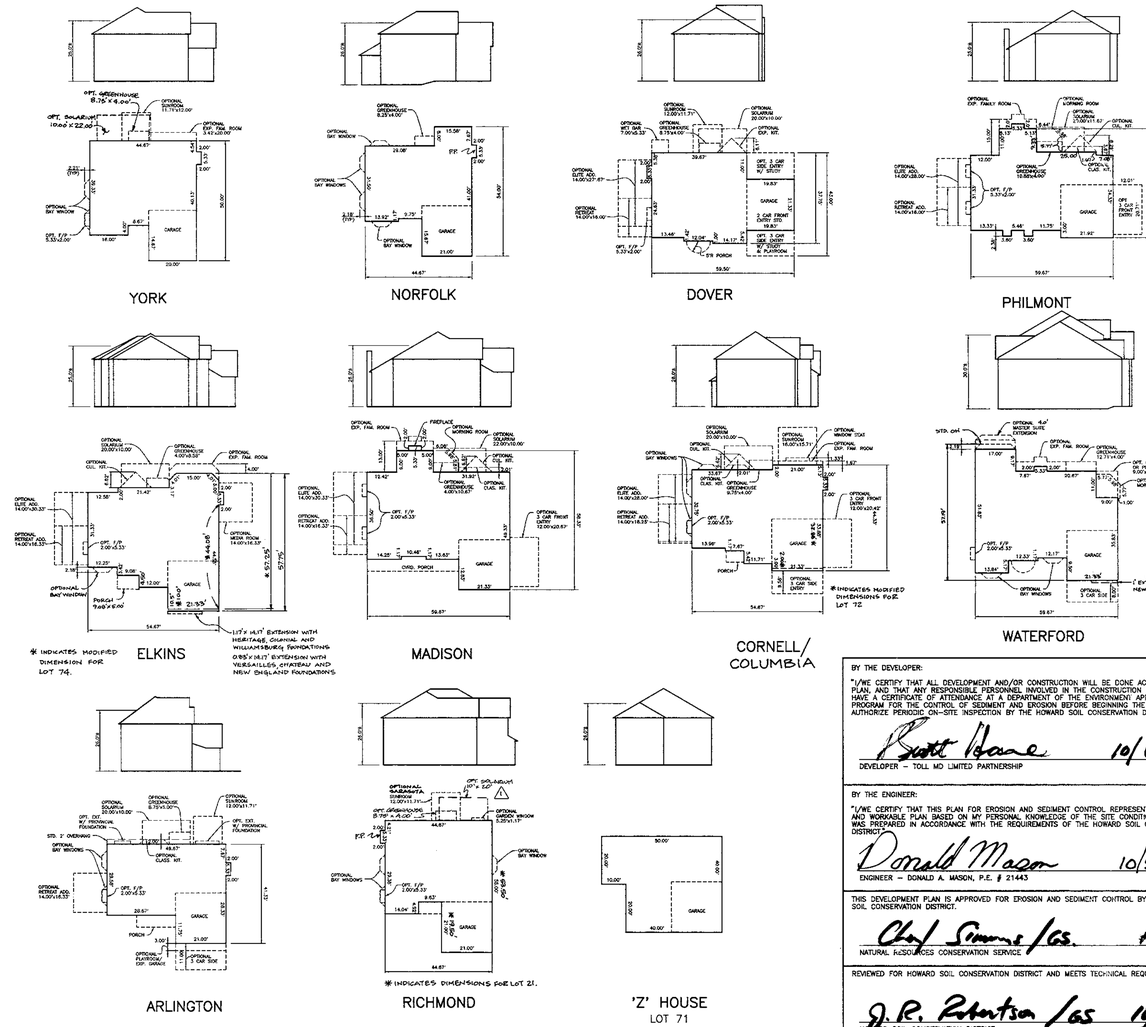
DAY 63-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES. FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWM'S, REFURBISH AND CONVERT PONDS TO PERMANENT DESIGN AS SHOWN ON F-98-52.

DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* – INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.



BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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."

Scott Hoane 10/6/98
DEVELOPER – TOLL MD LIMITED PARTNERSHIP DATE

BY THE ENGINEER:

"I/WE 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."

Donald Mason 10/5/98
ENGINEER – DONALD A. MASON, P.E. # 21443 DATE

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

Chas Simmons /GS. 10/19/98
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. R. Robertson /GS 10/19/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Wm Dammann 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hewitt 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Lois B. Bailey 10/29/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DIRECTOR DATE

NO.	DATE	REVISION
11	2-14-01	ADD DIMENSIONS ON COLUMBIA FOR LOT 72
10	11-13-00	ADD DIMENSIONS ON THE RICHMOND FOR LOT 21
9	10-25-00	ADD THE COLUMBIA MODEL TO THE CORNELL
8	8-23-00	ADD OPT SUNROOM TO YORK FOOTPRINT
7	3-25-00	LABEL DIMENS AS A SARANTA ON RICHMOND
6	1-14-00	REVISE ELKINS TO REFLECT LOT 76 MOD
5	11-8-99	REVISE PHILMONT FOOTPRINT
4	10-28-99	REVISE ELKINS FOOTPRINT
3	9-21-99	REVISE WATERFORD FOOTPRINT TO SHOW CORRECT MASTER SUITE EXTENSION
2	5-31-99	REVISE LOT 58 TO LOT 183 PER V.O.C.R. SECTION 2 PLAT.
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX & REV. ADDRESS FOR LOT 34

OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	MADISON	CORNELL/ COLUMBIA	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES 1	YES	X	X	X	X	YES 1,7,8,9 * #	X	YES 8 **	YES 1,2,4
BOX B	YES 1	YES	X	X	X	X	X	X	X	YES 1,2,4
BOX C	YES 1,2,3	X	X	X	X	X	X	X	X	X
BOX D	YES 1	YES	YES 7,8	YES 7,8,9	YES 3,4,7,8,12	YES 3,7,8,9	YES 7,8,9 ***	YES 10,15	YES 8 ***	YES 1,4
BOX E	YES 1,2,3	X	X	X	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX F	YES 1,2,3	X	YES 7,8 ***	YES 7,8,9	X	X	YES 1,4,7,8,9,10	X	YES 1,4,8,10	X
BOX G	YES 1	YES	YES 7,8	YES 7,8,9	X	X	YES 1,7,8,9 #	YES 10,15	YES 8 **	YES 1,2
BOX H	X	X	YES 1,4,7,8 ###	X	X	X	YES 1,2,3,4,5 7,8,9,10,14	X	YES 1,2,4,8,10,11	X

* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5.
** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4.
*** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,4.
\# WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14.
WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1.
WITH OPTIONAL 3-CAR SIDE ENTRY GAR/STUDY/PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,5,16.

EXCLUDED OPTIONS LEGEND:
1 = SUNROOM
2 = GREENHOUSE
3 = EXP. FAM. ROOM
4 = SOLARIUM
5 = CUL. KITCHEN
6 = CLASSIC KITCHEN
7 = ELITE ADDITION
8 = RETREAT ADDITION
9 = 3-CAR FRONT ENTRY GARAGE
10 = 3-CAR SIDE ENTRY GARAGE
11 = PLAYROOM
12 = MEDIA ROOM
13 = MORNING ROOM
14 = WINDOW SEAT
15 = MASTER SUITE EXT.
16 = WET BAR

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

LOT/BOX CHART

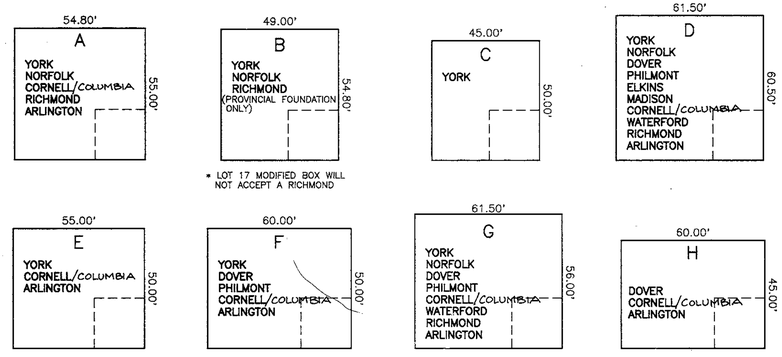
LOT #	BOX	LOT #	BOX	LOT #	BOX	LOT #	BOX
LOT 1	B	LOT 21	F	LOT 41	A	LOT 61	G
LOT 2	ARLNGTN	LOT 22	C	LOT 42	A	LOT 62	G
LOT 3	ARLNGTN	LOT 23	E	LOT 43	DOVER	LOT 63	G
LOT 4	B	LOT 24	F	LOT 44	F	LOT 64	G
LOT 5	C MOD	LOT 25	B	LOT 45	E MOD	LOT 65	G
LOT 6	B	LOT 26	B	LOT 46	F	LOT 66	D
LOT 7	B	LOT 27	C MOD	LOT 47	A	LOT 67	A
LOT 8	B	LOT 28	C	LOT 48	D	LOT 68	A
LOT 9	C	LOT 29	B	LOT 49	A	LOT 69	A
LOT 10	B MOD	LOT 30	B	LOT 50	E	LOT 70	A
LOT 11	B	LOT 31	F	LOT 51	E	LOT 71	Z HSE
LOT 12	D	LOT 32	D	LOT 52	F	LOT 72	NORFLK
LOT 13	YORK	LOT 33	E	LOT 53	E	LOT 73	F MOD
LOT 14	A	LOT 34	B	LOT 54	E	LOT 74	F
LOT 15	A	LOT 35	F	LOT 55	E	LOT 75	F
LOT 16	A	LOT 36	C	LOT 56	E	LOT 76	F
LOT 17	B MOD	LOT 37	E	LOT 57	E	LOT 77	F
LOT 18	A	LOT 38	C	LOT 183	G	LOT 78	F
LOT 29	A	LOT 39	B	LOT 59	G	LOT 79	H
LOT 20	DOVER	LOT 40	F	LOT 60	G		

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

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

HOUSE FOOTPRINTS

SCALE: 1" = 30'



* LOT 17 MODIFIED BOX WILL NOT ACCEPT A RICHMOND

* LOT 73 MODIFIED BOX WILL NOT ACCEPT A PHILMONT, DOVER OR CORNELL

GENERIC BOXES

SCALE: 1" = 30'

NOTE:

SOME BOXES ON THIS PLAN HAVE BEEN SLIGHTLY MODIFIED TO MATCH THE CONFIGURATION OF THE BUILDING ENVELOPE. ALL OF THESE MODIFIED BOXES HAVE BEEN IDENTIFIED ON THE GENERIC SITE PLAN. ANY UNITS EXCLUDED DUE TO THESE MODIFIED BOXES HAVE BEEN NOTED BELOW THE GENERIC BOX.

BENCHMARK
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Donald Mason

OWNERS:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

DEVELOPER:
TOLL MD LIMITED PARTNERSHIP,
A MARYLAND LIMITED PARTNERSHIP
3206 TOWER OAKS BOULEVARD
SUITE 310
ROCKVILLE, MARYLAND 20852

PROJECT: VILLAGE OF CEDAR RIDGE
LOTS 1-57, 59-79, AND 183

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

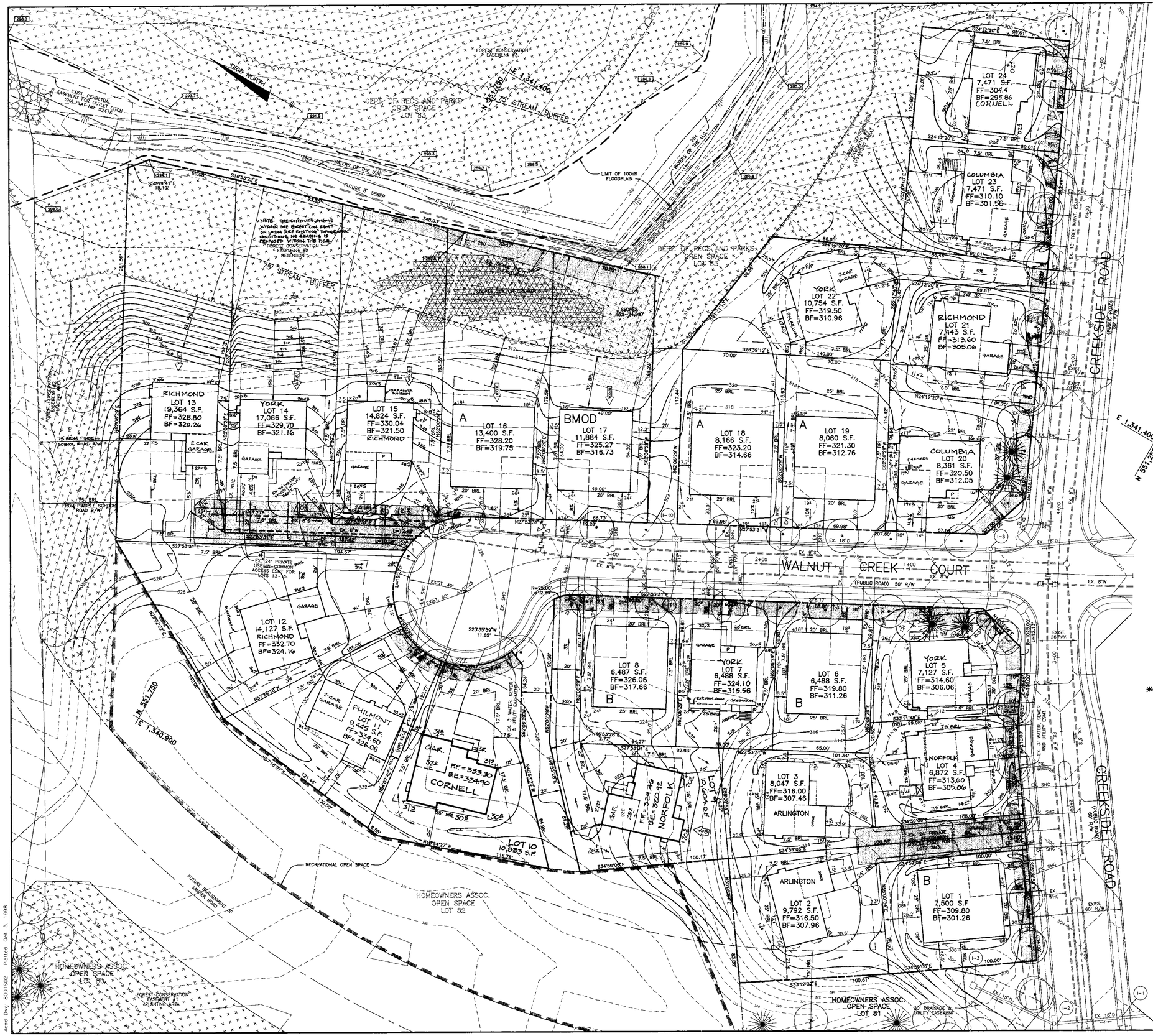
TITLE: SEDIMENT & EROSION CONTROL NOTES AND HOUSE DETAILS SHEET

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DES: DBT/YSL	DRAFT: DBT	CHECK: DAM	DATE: JULY, 1998 / OCTOBER, 1998	PROJECT NO. 1114
			SCALE: AS SHOWN	SHEET 12 OF 12

SDP-99-07

AutoCad Dwg: 8003S12 Plotted: Oct. 5, 1998



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 298.1 — 100YR FLOODPLAIN ELEVATION
- 403 — INDICATES WALK-OUT BASEMENT

NO.	DATE	REVISION
14	10-22-01	REVISE GRADES AND SITE A YORK ON LOT 14 PER AS-BUILT CONDITIONS
13	7-20-01	RESITE A YORK AND REVISE GRADES ON LOT 7 PER AS-BUILT CONDITIONS
12	6-27-01	RESITE A YORK ON LOT 5 AND A NORFOLK ON LOT 4.
11	6-26-01	SITE A COLUMBIA AND REVISE GRADES ON LOT 23 PER AS-BUILT CONDITIONS.
10	4-6-01	REVISE FIRST FLOOR ELEV. ON LOT 20 PER WALLCHECK.
9	12-6-00	RESITE A COLUMBIA ON LOT 20
8	11-13-00	RESITE A RICHMOND ON LOT 21.
7	8-23-00	RESITE A YORK W/SOLARIUM ON LOT 22
6	3-25-00	RESITE A RICHMOND W/FLIPPED DRIVEWAY ON LOT 15.
5	8-23-99	RESITE A PHILMONT ON LOT 11.
4	7-6-99	RESITE A CORNELL ON LOT 24.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Scott Kane — 10/6/98
DEVELOPER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Marsha McLaughlin — 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

Linda Hansotte — 10/28/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

Joseph Rutter — 10/29/98
DIRECTOR — DATE

* THE 20' FRONT BRL WAS REDUCED TO 19.8' PER AA CASE NO. 01-06 APPROVED ON 4-17-01.

NO.	DATE	REVISION
3	5-24-99	RESITE A RICHMOND ON LOT 13
2	4-12-99	RESITE A RICHMOND ON LOT 12 AND REVISE GRADES.
1	2-24-99	REVISED HOUSE SITING AND GRADING ON LOTS 9 AND 10

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 – PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM — SCALE: 1" = 30' — SHEET 2 OF 12

SDP-99-07

Acad Dwg: R0013502 Plotted: Oct. 5, 1998

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASMENT
- TREES INSTALLED UNDER F-98-52
- 100YR FLOODPLAIN ELEVATION
- INDICATES WALK-OUT BASEMENT

14	12-14-01	REVISE GRADES ON LOT 25 PER AS-BUILT CONDITIONS
13	9-4-01	REVISE GRADES ON LOT 42 PER AS-BUILT CONDITIONS
12	3-21-01	RESITE A COLUMBIA WITH "FLIPPED" D/W ON LOT 42
11	12-7-00	RESITE A YORK ON LOT 28
10	10-25-00	RESITE A COLUMBIA WITH FLIPPED GARAGE & D/W ON LOT 28
9	7-13-00	RESITE A RICHMOND ON LOT 30
8	4-7-00	REVISE GRADING IN REAR OF HOUSE ON LOT 36
7	10-28-99	RESITE AN ELKINS ON LOT 31
6	5-12-99	RESITE A ELKINS ON LOT 35 AND A CORNELL ON LOT 36
5	4-12-99	RESITE A RICHMOND ON LOT 27 AND REVISE GRADES
4	4-6-99	MOVE RICHMOND MODEL BACK ON LOT 38 PER BUILDER

DEVELOPER'S/BUILDER'S CERTIFICATE

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DEVELOPER — DATE: 10/6/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE: 10/22/98

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE: 10/23/98

DIRECTOR — DATE: 10/29/98

NO.	DATE	REVISION
3	3-9-99	ADD BERM ALONG SANNER ROAD
2	2-24-99	REV. USE AND GRADING LOT 33 FROM "E BOX" TO "CORNELL"
1	1-18-99	RE-SITE LOT 34 FROM "B BOX" TO "NORFOLK"; RE-SITE LOT 38 FROM "C BOX" TO "RICHMOND"; ADD "SOLARIUM" OPT. TO HOUSE MATRIX; REV. ADDRESS FOR LOT 34

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PROJECT: **VILLAGE OF CEDAR RIDGE**
LOTS 1 THRU 79

LOCATION: TAX MAP 41 - PARCELS 43 AND 44
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
SP-97-02 WP-97-78 PB 312 F-93-70 WP-98-82 F-98-52

DATE: JULY, 1998 / OCTOBER, 1998 — PROJECT NO. 1114

DES: DBT/YSL DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 3 OF 12

SDP-99-07

Acad Dwg: R001503 Plotted: Oct. 5, 1998