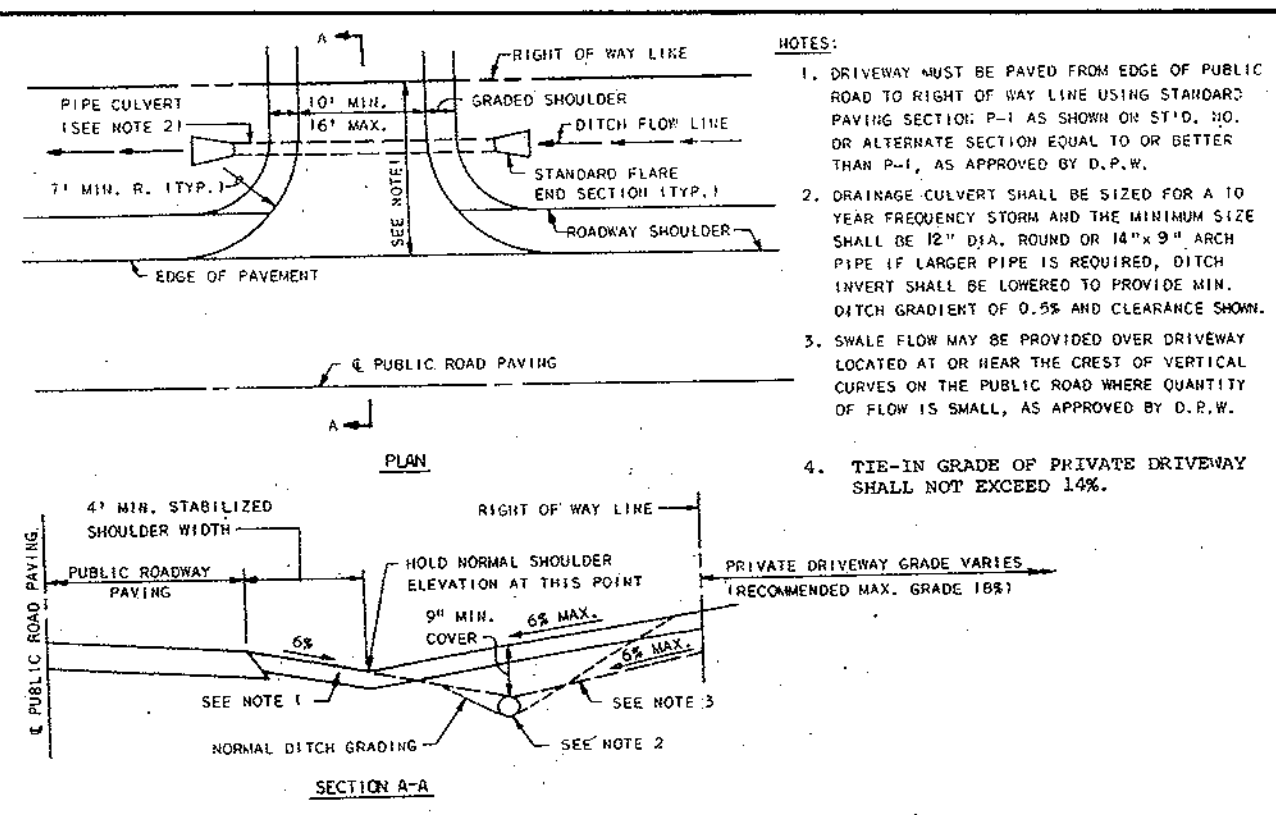


ZONED R-20
WEEKS PROPERTY
LOTS 1 THRU 4
PLAT No. 11366
LOT 1

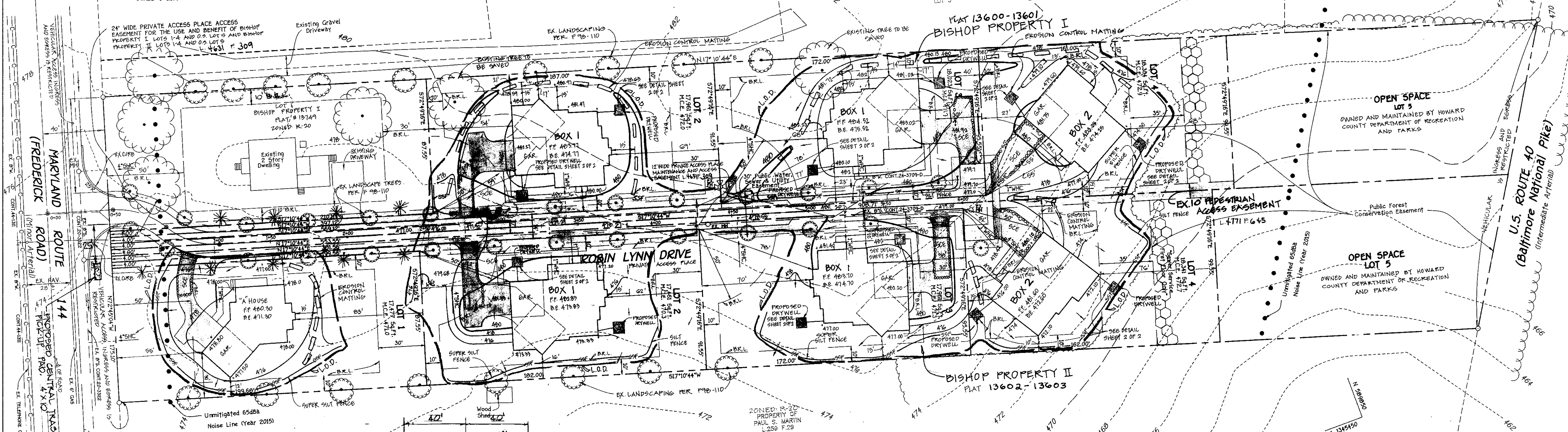


RESIDENTIAL DRIVEWAY ENTRANCE
CONNECTION TO OPEN SECTION ROADWAY
NO SCALE

ZONED R-20
WEEKS PROPERTY
LOTS 1 THRU 4
PLAT No. 11366

- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410 333-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-110, F 98-111, WP-98-26.
 - BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT JANUARY 17, 1997.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 161A N 569509.3473 ELEV. = E 1345343.57
HOWARD COUNTY MONUMENT 161B N 590475.2391 ELEV. = E 1344753.968
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-110, AND/OR APPROVED WATER AND SEWER PLANS CONTROL NO. 24-3709-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-98-110.
 - THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP 98-26 FROM SEC. 16.121(6)(D) TO NOT PROVIDE 40 FEET OF FRONTAGE ON A PUBLIC ROAD (ACCESSIBLE), AND SECTION 16.121(6)(2) TO NOT PROVIDE OPEN SPACE ACCESS POINTS LOCATED 50 AS TO BE REASONABLY ACCESSIBLE TO ALL LOTS WITHIN THE SUBDIVISION.
 - SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 2.00 AC.
B. AREA OF PLAN SUBMISSION: 2.00 AC.
C. LIMIT OF DISTURBED AREA: 1.90 AC.
D. PRESENT ZONING: R-20
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
F. TOTAL NUMBER OF UNITS ALLOWED: 6
G. TOTAL NUMBER OF UNITS PROPOSED: 6
H. OPEN SPACE REQUIREMENTS ARE PROVIDED UNDER F-98-110.
 - THERE ARE NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - PERIMETER LANDSCAPING AND STREET TREES IS PART OF THE DEVELOPER'S AGREEMENT UNDER F-98-110.
 - FOREST CONSERVATION REQUIREMENTS HAVE BEEN FULFILLED THROUGH FOREST CONSERVATION EASEMENTS F-78-110 AND F-98-111.

VICINITY MAP
SCALE: 1"=1200'



LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
•	Spot Elevation
-SF-SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
W	Proposed Walkout
E	Earth Dike
X-X	Tree Protection
-X-X-	Existing Tree Line
L.O.D.	Limit of Disturbance
○	Existing Street Tree

LOT INFORMATION

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)
1 SEC. I	10801 ROBIN LYNN DRIVE	472.5	466.09
2 SEC. I	10803 ROBIN LYNN DRIVE	472.0	466.85
3 SEC. I	10807 ROBIN LYNN DRIVE	471.7	467.84
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2 SEC. II	10804 ROBIN LYNN DRIVE	470.3	466.50
3 SEC. II	10808 ROBIN LYNN DRIVE	471.3	467.47
4 SEC. II	10812 ROBIN LYNN DRIVE	472.7	468.76

**BISHOP PROPERTY II
MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
2	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
3	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
4	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.

**BISHOP PROPERTY I
MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
2	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
3	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.
4	17,401 sq. ft.	745 sq. ft.	16,656 sq. ft.	10,000 sq. ft.

STREET TREE SCHEDULE F-98-110

NAME	SIZE	COMMENTS
ACEK RUBRUM - OCTOBER	2 1/2" - 3" CAL	40' APART ON PRIVATE ACCESS PLACE
GLORY RED MAPLE		



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (1 WEEK)
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN (4 DAYS)
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE (2 DAY PER DWELLING)
- EXCAVATE FOR FOUNDATION AND ROUGH GRADE LOT (1 DAY PER DWELLING)
- FINE GRADE LOT AND INSTALL DRIVEWAYS AND SIDEWALKS (2 DAYS PER DWELLING)
- INSTALL PERMANENT SEEDING AND LANDSCAPING (2 DAYS PER DWELLING)
- REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.

SHEET INDEX

Sheet No.	Description
1	Site Development Plan
2	Notes and Details

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-461-2955

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Charles J. Crowe
Signature of Engineer (Print name below signature) Date: 7/28/99

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Howard Saelow
Signature of Developer (Print name below signature) Date: 7-22-99

Reviewed by HOWARD SOIL Conservation District
Cheryl Simmons 8/6/99
Date
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Robinson 8/6/99
Date

OWNER/DEVELOPER
ENCORE HOMES
1241 NOKKIO AVE.
SYKEVILLE, MARYLAND 21784

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 8/16/99
Date
Chief, Division of Land Development
John S. Brubaker 8/16/99
Date
Chief, Development Engineering Division
Director - Department of Planning and Zoning

BISHOP PROPERTY I AND II

PLAT	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
13600+13601	23	R-20	16	2ND	G022
13602+13603					

WATER CODE: H07 SEWER CODE: 5893400

SITE DEVELOPMENT PLAN
A Resubdivision of Lot 48, Part of The Saint Charles College Farms, Liber 605 Folio 740
ZONING R-20
TAX MAP No. 16 Part of PARCEL *274 GRID 23
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: MARCH, 1999 SHEET 10F 2

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION
Vegetative stabilization is the process of restoring vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainwater...

- 1. Site Preparation
i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, silt fences, or sediment control basins.
ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.

- 2. Seeding
i. Seeding preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rakes or dragged smooths, but left in the roughened condition. Sloped areas (greater than 3%) shall be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
ii. Apply fertilizer and lime as prescribed on the plans.

- 3. Mulch
i. Mulch shall consist of straw, tree bark, or other suitable material.
ii. Mulch shall be applied to all seeded areas immediately after seeding.
iii. If straw is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1 and 2 inches. The mulch shall be applied and held in place by a tractor drawn implement designed to push and anchor mulch into the soil surface to a minimum depth of 2 inches. The practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely.

- 4. Seeding Rate
i. Seeding rate shall be based on the following physical requirements: fiber length (1/2 to 3/4 inch), diameter (1/16 to 1/8 inch), and moisture content (10 to 20%).
ii. Where practical, seed shall be applied in two directions perpendicular to each other.
iii. Where practical, seed shall be applied in two directions perpendicular to each other.

- 5. Maintenance
i. Inspect all seeded areas and make needed repairs, replacements and adjustments.
ii. For public ponds substitute chemical crownweeth at 15 lbs./acre and Kentucky 31 Tall Fescue at 40 lbs./acre as the seeding requirements for seeding date for this mixture is March 1 to April 30.

Table with 6 columns: PLAT, BLOCK NO., ZONE, TAX, ELEC. DIST., CENSUS TR. and 6 columns: WATER CODE, SEWER CODE, SECTION/AREA, LOT NO., ZONING, TAX MAP NO., SECOND ELECTION DISTRICT, SCALE, DATE, SHEET.

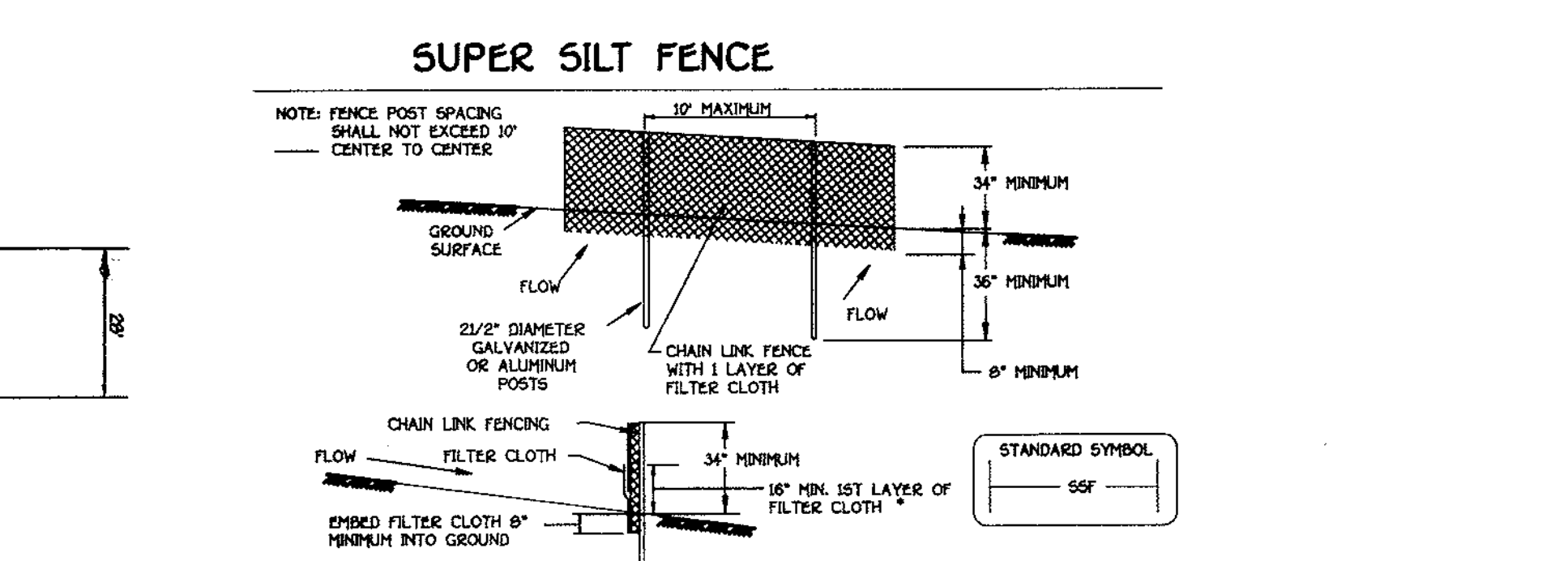
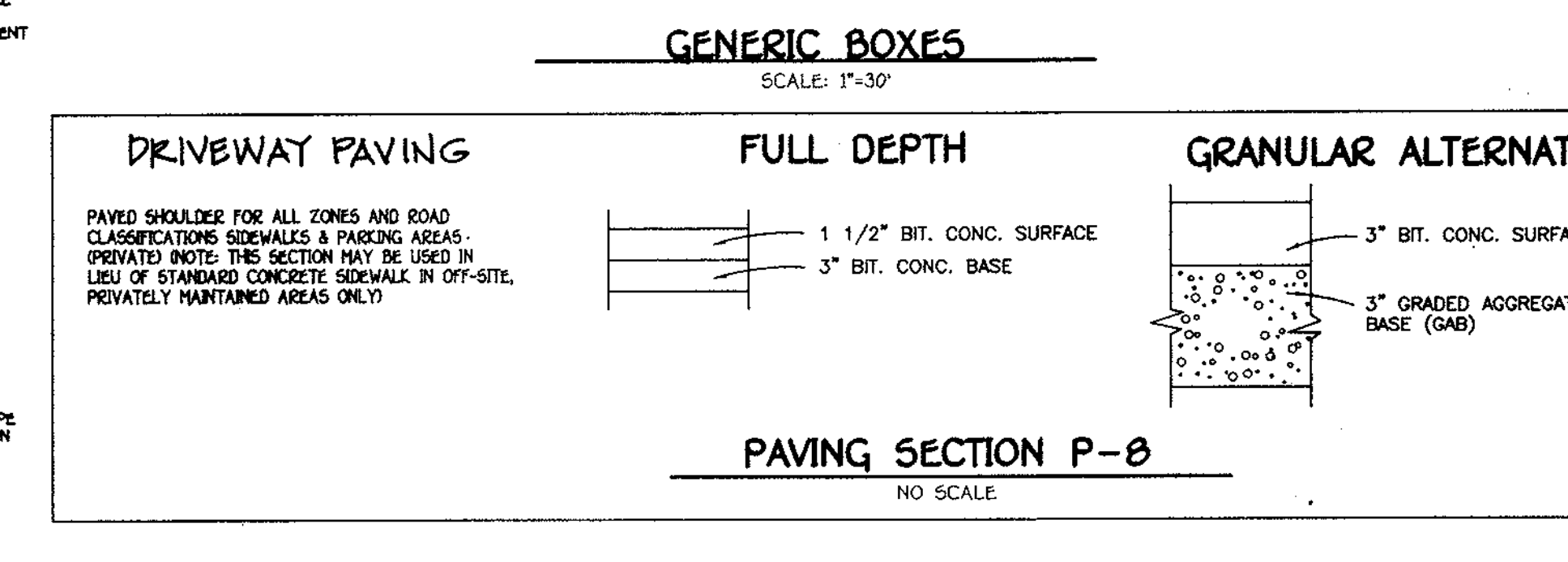
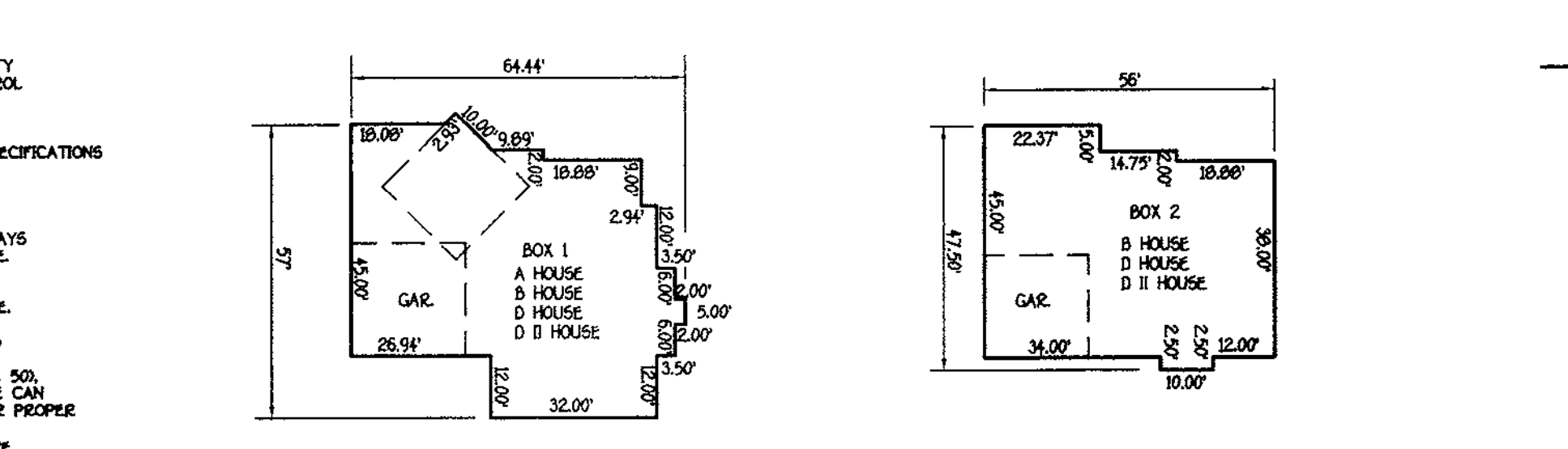


Table with 4 columns: Slope, Slope Stepdown, Slope Length (maximum), and Silt Fence Length. It provides data for slopes from 0-10% to 50%+.

Table with 3 columns: Tensile Strength, Tensile Modulus, and Flow Rate. It lists values for 50 lb/in (min), 20 lb/in (min), and 0.3 gal/ft (min/ft) (max).

Professional Engineer seal for John R. Johnston, State of Maryland, License No. 10179. Includes date 8/6/99.

SEDIMENT CONTROL NOTES
1. A minimum of 48 hours notice must be given to the HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (13-1059).

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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.

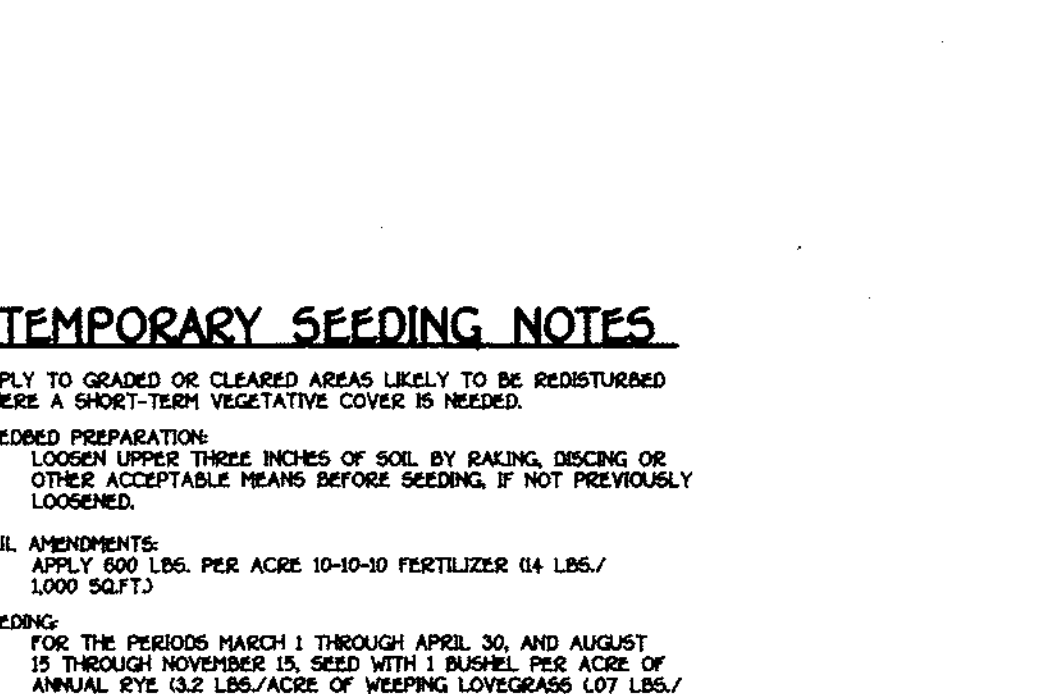
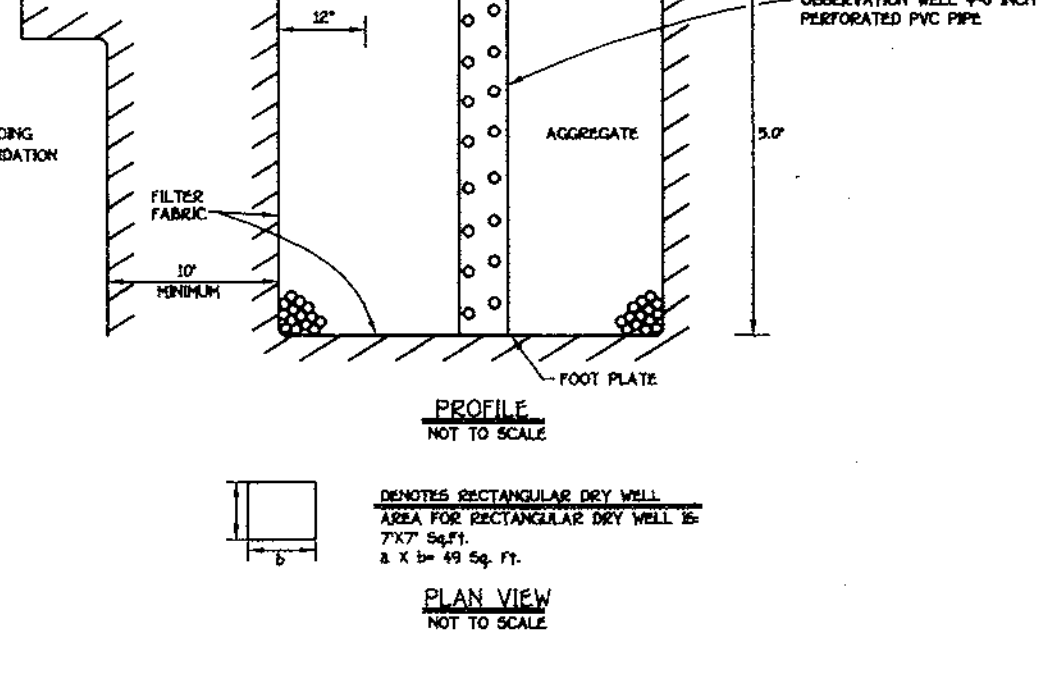
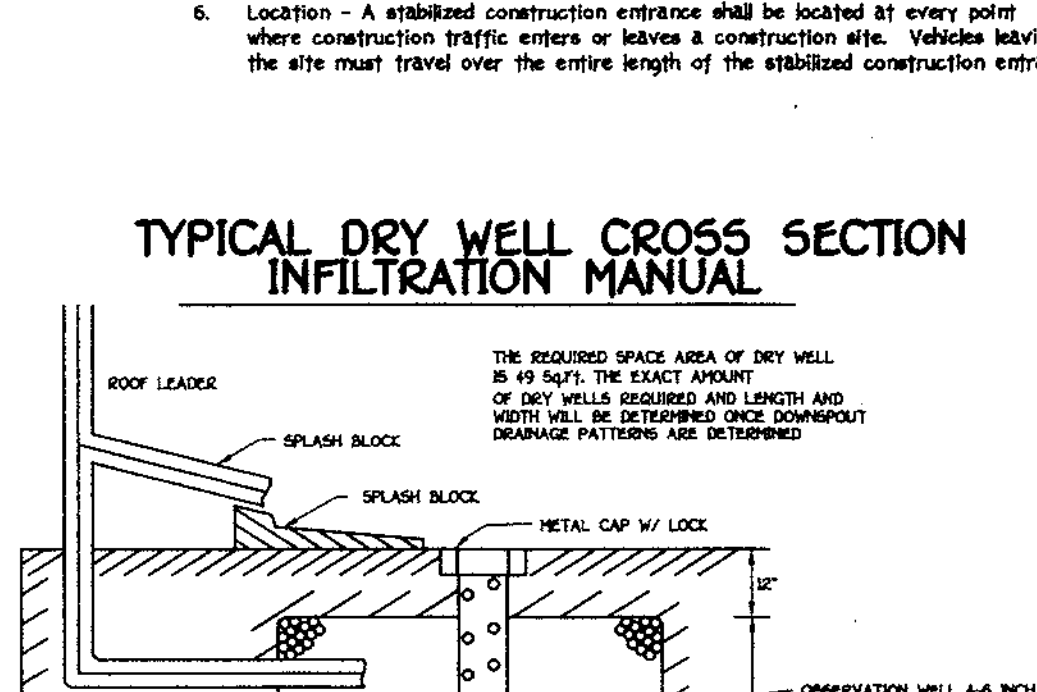
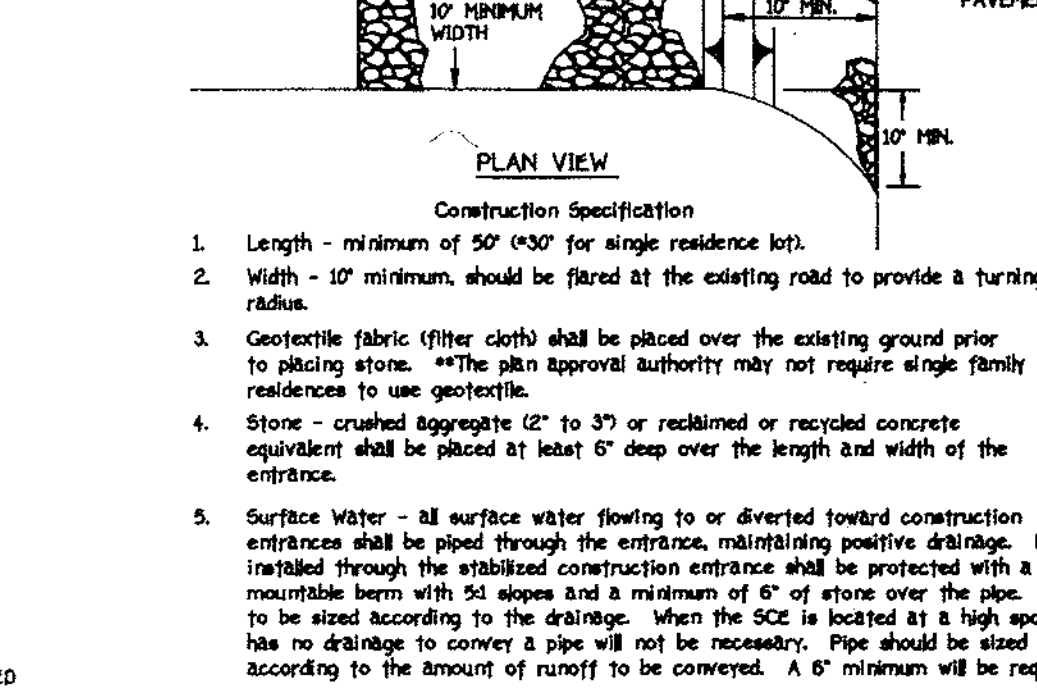
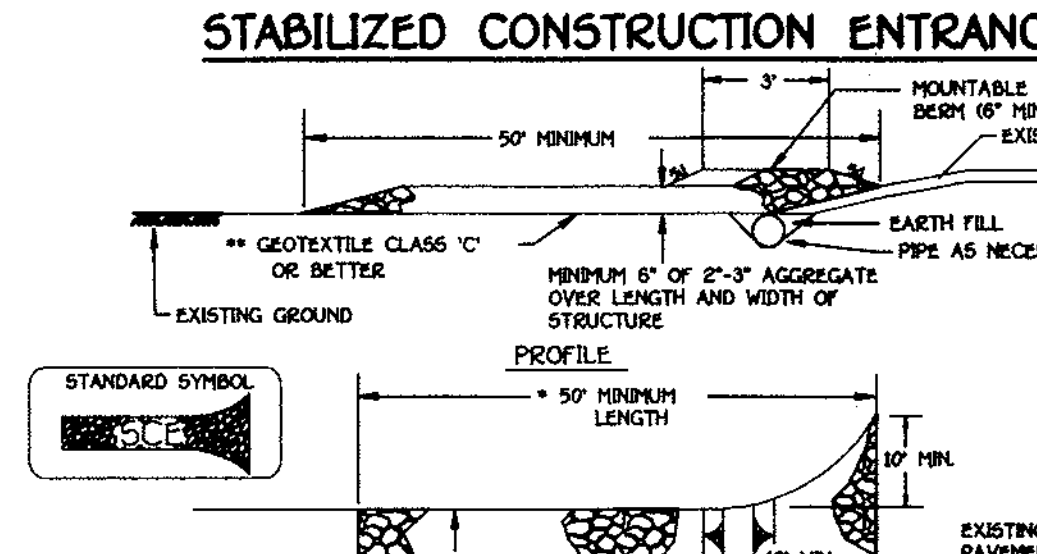
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERMITTED RESIDENTIAL CONTROL STRUCTURES.

4. ALL SEDIMENT CONTROL STRUCTURES MUST BE FENCED AND WARNING SIGNS POSTED AROUND THESE PERIMETERS IN ACCORDANCE WITH VOL. 1 CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE. SIGNS POSTED AROUND THESE PERIMETERS IN ACCORDANCE WITH VOL. 1 CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

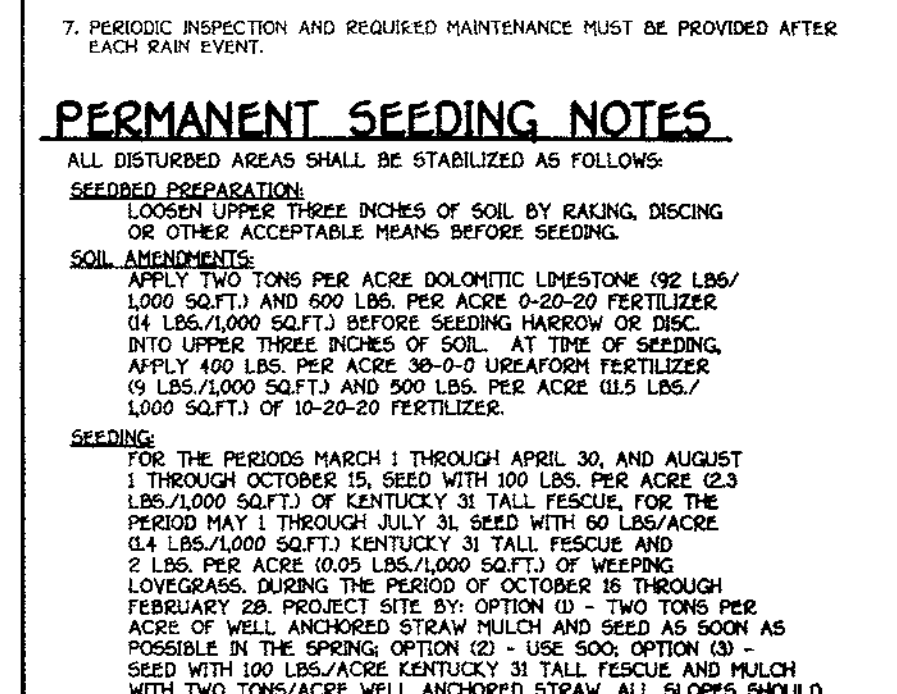
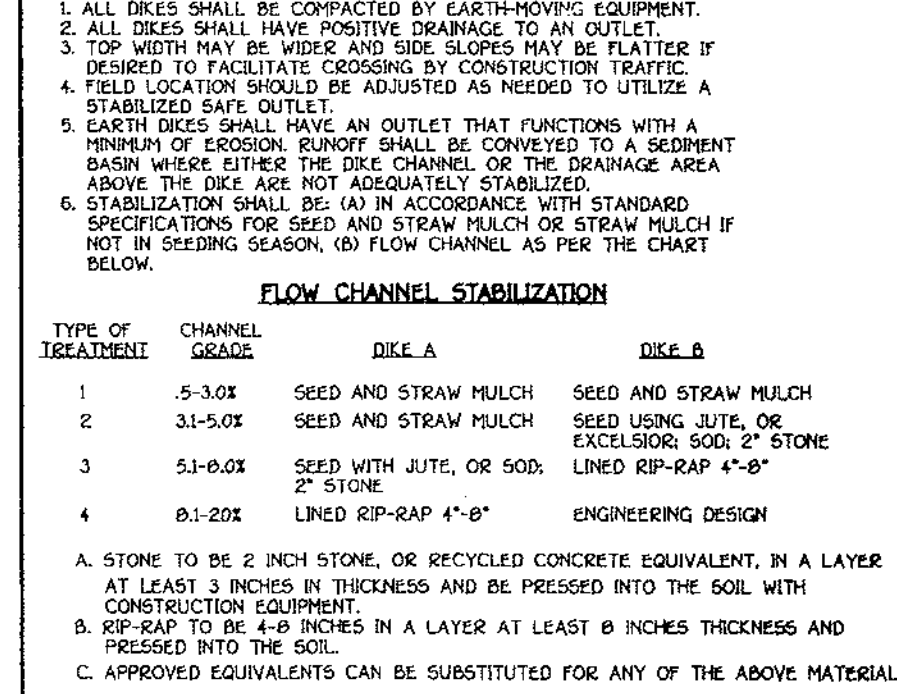
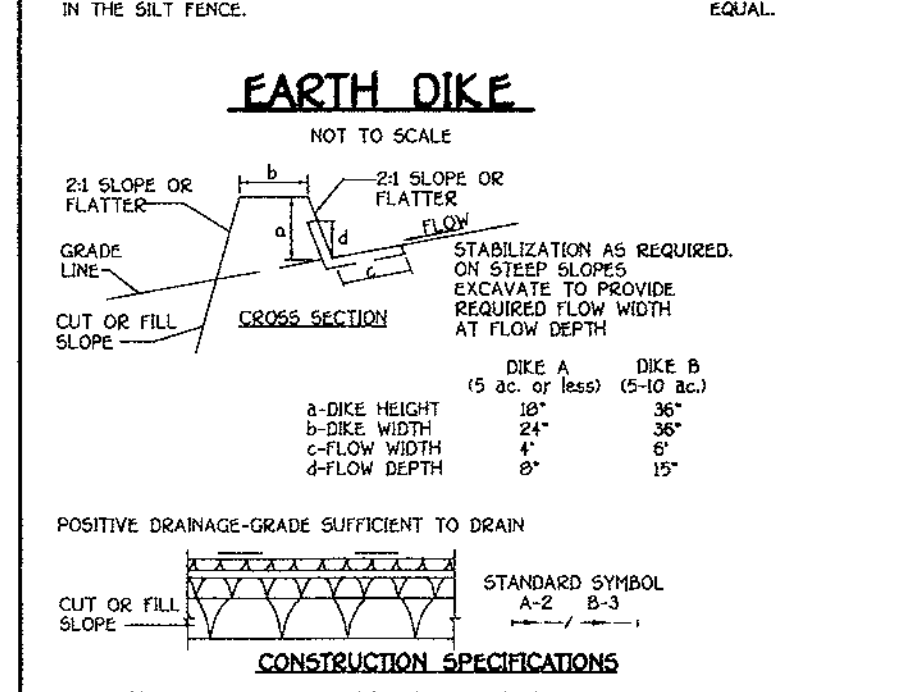
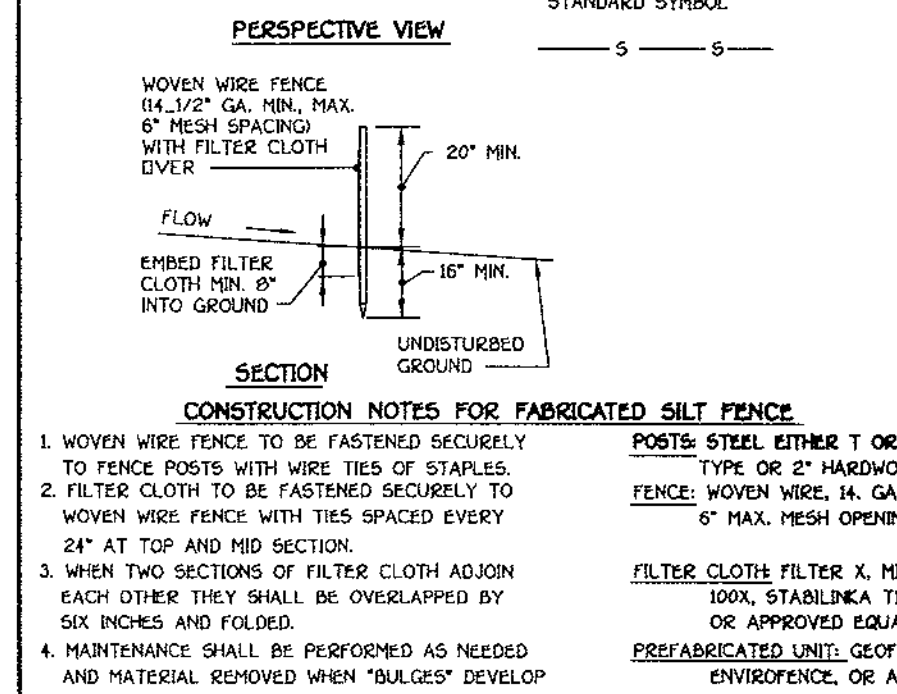
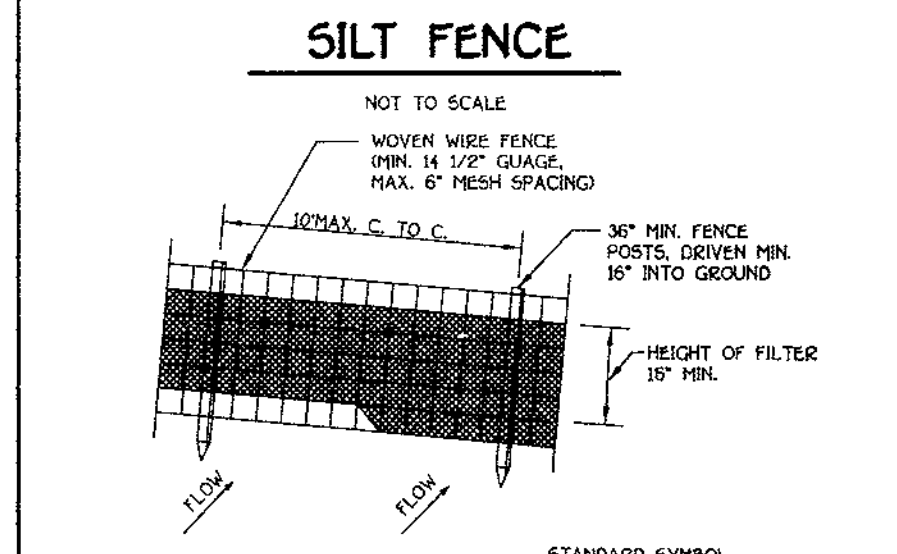
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 50). TEMPORARY STABILIZATION WITH MULCH 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS
TOTAL AREA OF SITE: 2.95 ACRES
AREA TO BE ROOFED OR PAVED: 1.90 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 0.94 ACRES
TOTAL CUT: 3000 CU.YDS.
TOTAL FILL: 3000 CU.YDS.



PERMANENT SEEDING NOTES
1. ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
a. SOIL PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
b. SOIL AMENDMENTS: APPLY TWO TONS PER ACRE OF OLIGONITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 500 LBS. OF 0-20-20 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING HARROW OR DISC.



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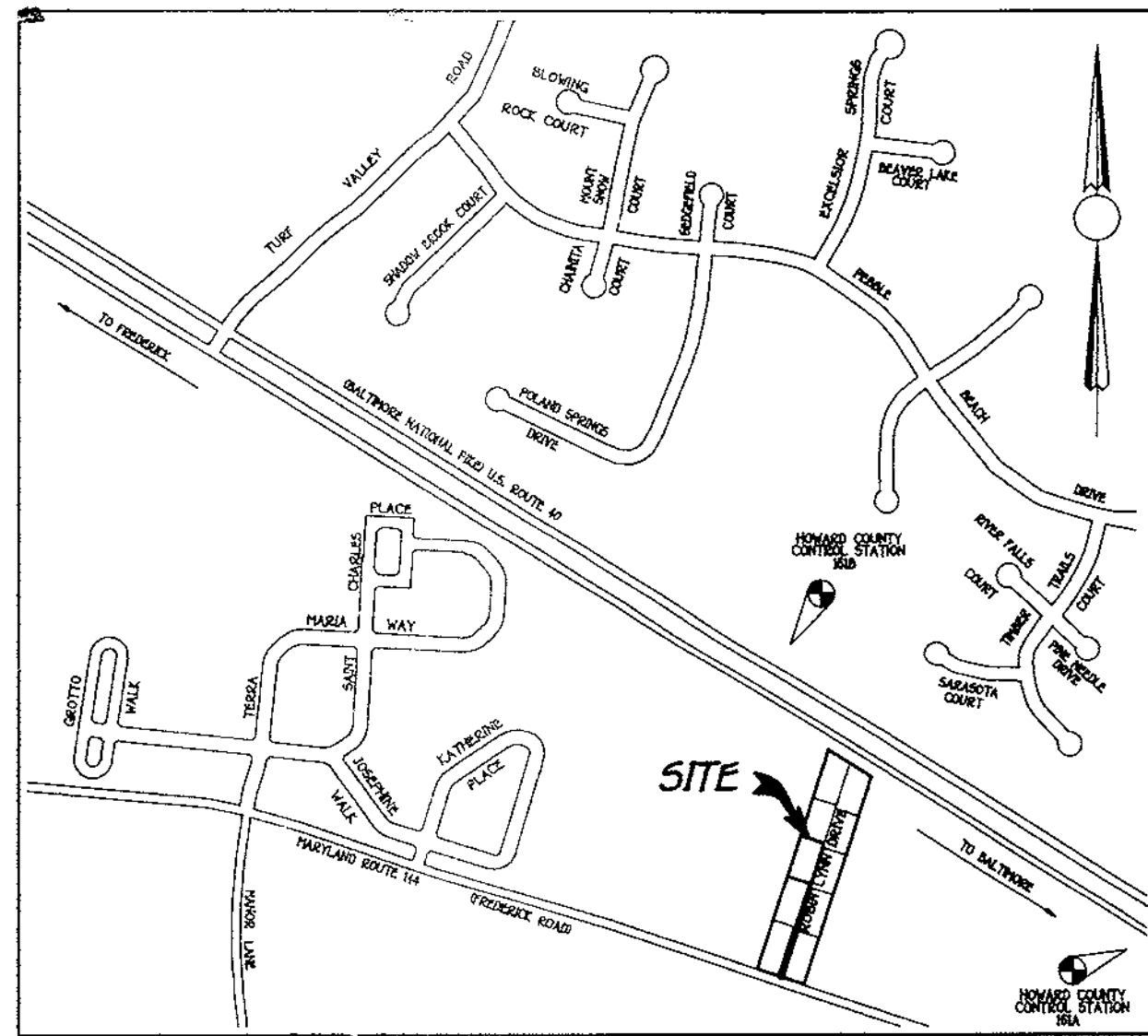
FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

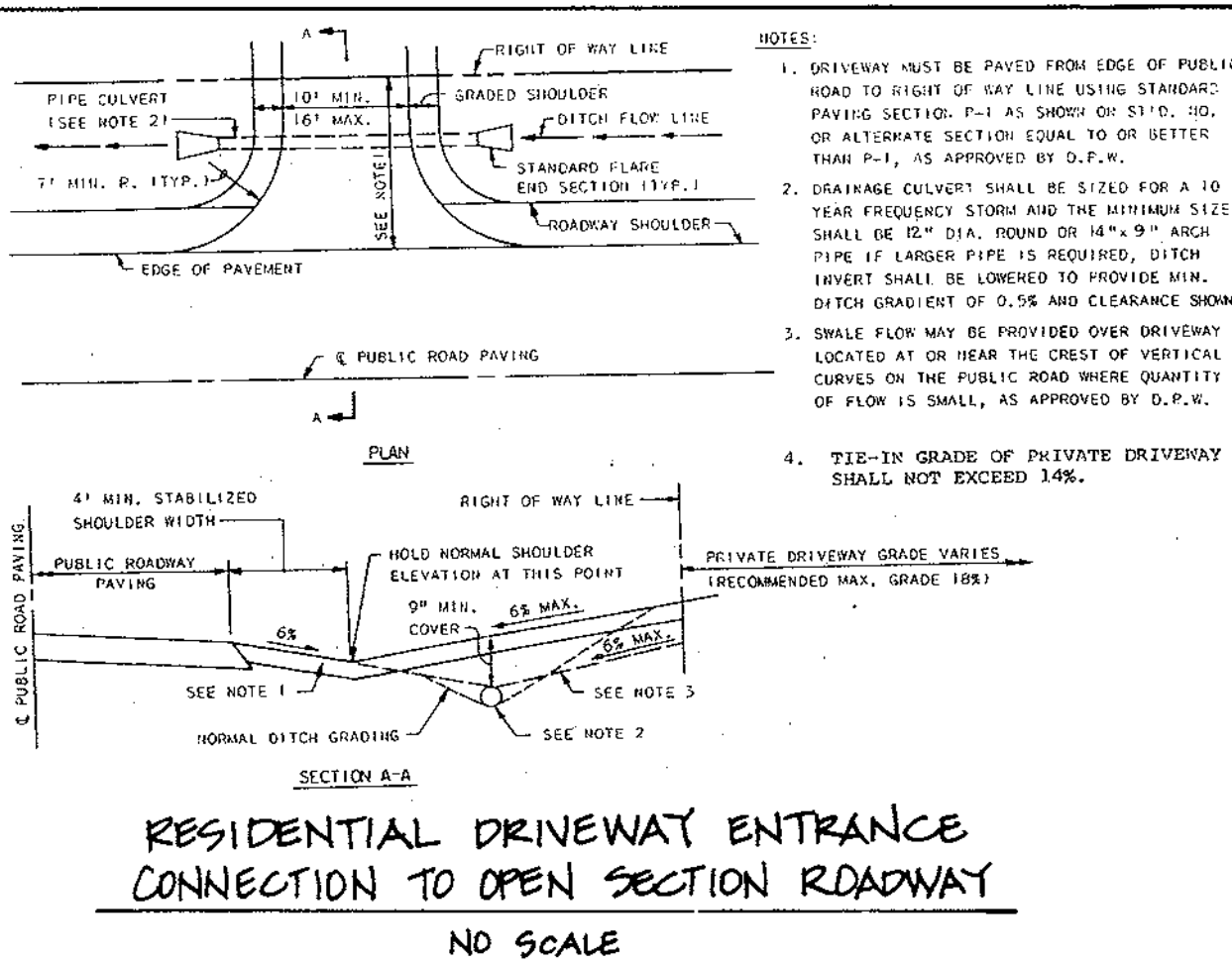
OWNER/DEVELOPER
Mr. GILBERT WILLIAM BISHOP
10752 FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21042

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton
Chief, Division of Land Development
Date: 8/14/99

SITE DEVELOPMENT PLAN NOTES AND DETAILS
LOTS 2-4 BISHOP PROPERTY I AND LOTS 1-4 BISHOP PROPERTY II
LOTS 1-5
A Resubdivision of Lot 48, Plt 01 of the Saint Charles College Farms, Liber 605 Folio 740



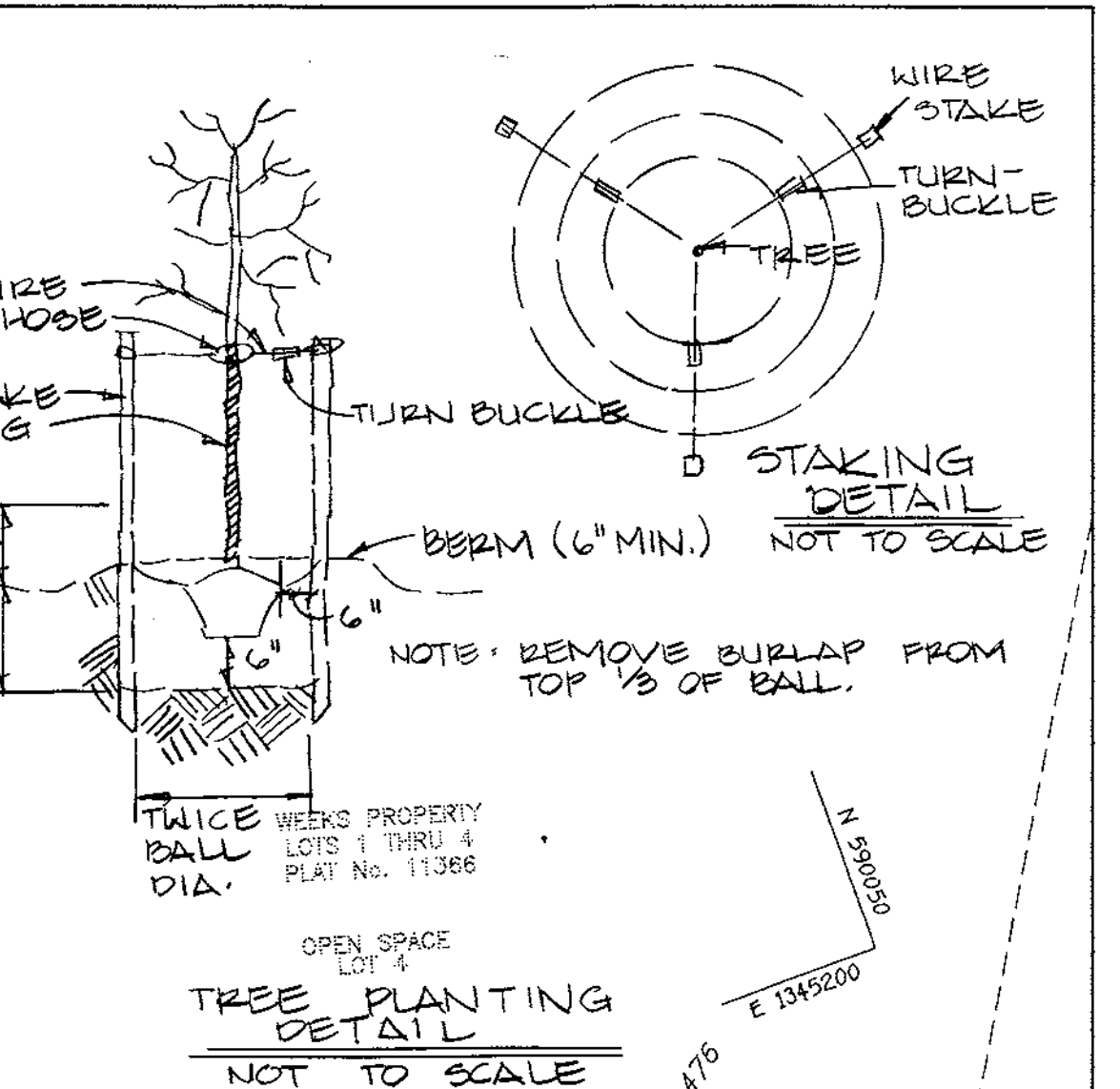
ZONED R-20
WEEKS PROPERTY
LOTS 1 THRU 4
PLAT No. 11368
LOT 1



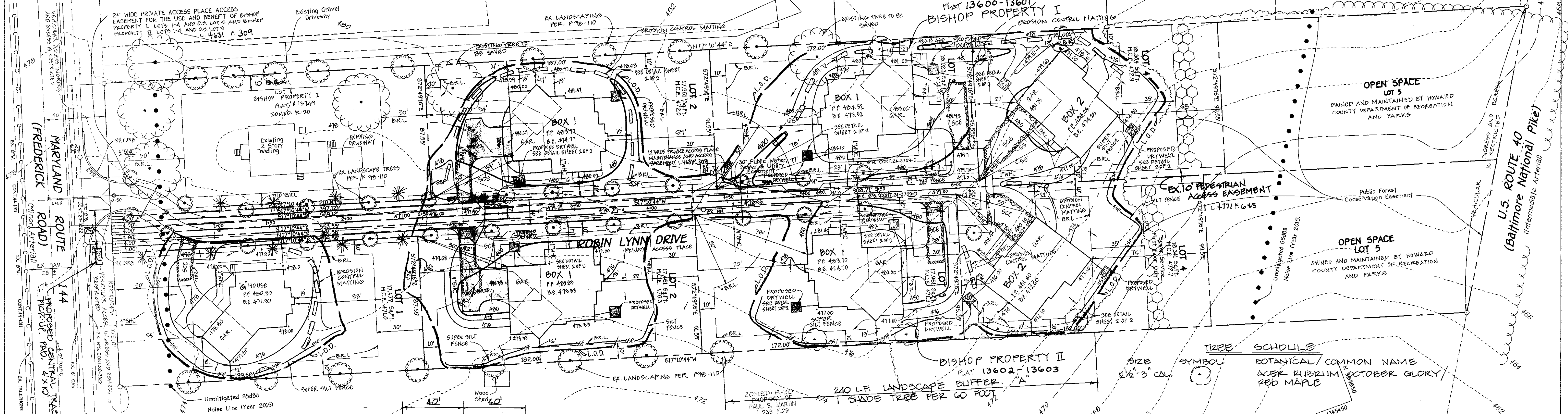
ZONED R-20
WEEKS PROPERTY
LOTS 1 THRU 4
PLAT No. 11368
LOT 2

- GENERAL NOTES:
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 - AREA OF PLAN SUBMISSION: 2.08 AC.
 - LIMIT OF DISTURBED AREA: 1.90 AC.
 - PRESENT ZONING: R-20
 - PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
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VICINITY MAP
SCALE: 1"=1200"



LEGEND

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⊙	Existing Street Tree

LOT INFORMATION

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.I.C.)
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4 SEC. II	10812 ROBIN LYNN DRIVE	472.7	468.76

**BISHOP PROPERTY II
MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIEDIMENT AREA	REMAINING AREA	MINIMUM LOT SIZE
1	11,401 sq. ft.	1,782 sq. ft.	9,619 sq. ft.	10,000 sq. ft.
2	11,921 sq. ft.	1,522 sq. ft.	10,399 sq. ft.	10,495 sq. ft.
3	12,341 sq. ft.	2,244 sq. ft.	10,097 sq. ft.	10,151 sq. ft.

**BISHOP PROPERTY I
MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIEDIMENT AREA	REMAINING AREA	MINIMUM LOT SIZE
1	11,761 sq. ft.	841 sq. ft.	10,920 sq. ft.	11,000 sq. ft.
2	18,029 sq. ft.	1,988 sq. ft.	16,041 sq. ft.	16,495 sq. ft.
3	18,294 sq. ft.	876 sq. ft.	17,418 sq. ft.	17,528 sq. ft.

NOTE:
THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 1612(D) OF THE HOWARD CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR SEVEN REQUIRED LANDSCAPE TREES WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$21000.



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 WEEK)
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN 4 DAYS
CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE.
1 DAY PER DWELLING
- EXCAVATE FOR FOUNDATION AND ROUGH GRADE LOT.
1 DAY PER DWELLING
- FINISH GRADE LOT AND INSTALL DRIVEWAYS AND SIDEWALKS.
12 DAYS PER DWELLING
- INSTALL PERMANENT SEEDING AND LANDSCAPING.
12 DAYS PER DWELLING
- REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.

SHEET INDEX

Sheet No.	Description
1	Site Development Plan
2	Notes and Details

**SCHEDULE A
LINEAR FEET OF PERIMETER LANDSCAPE TYPE**

NUMBER OF REQ. PLANTS	SHADE TREES	7
	EVERGREEN TREES	0
NUMBER OF PRO. PLANTS	SHADE TREES	7
	EVERGREEN TREES	0

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature of Engineer (Print name below signature): Charles J. Crowe
Date: 7/28/99

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer (Print name below signature): Paul S. Martin
Date: 7-28-99

OWNER/DEVELOPER
ENCORE HOMES
1241 NORKIS AVE
STYKESVILLE, MARYLAND 21784

REVISION

DATE	DESCRIPTION
8/6/99	ADD PERIMETER LANDSCAPE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton
Chief, Division of Land Development
Date: 8/16/99

Chief, Development Engineering Division
Date: 8/16/99

Director - Department of Planning and Zoning
Date: 8/18/99

BISHOP PROPERTY I AND II

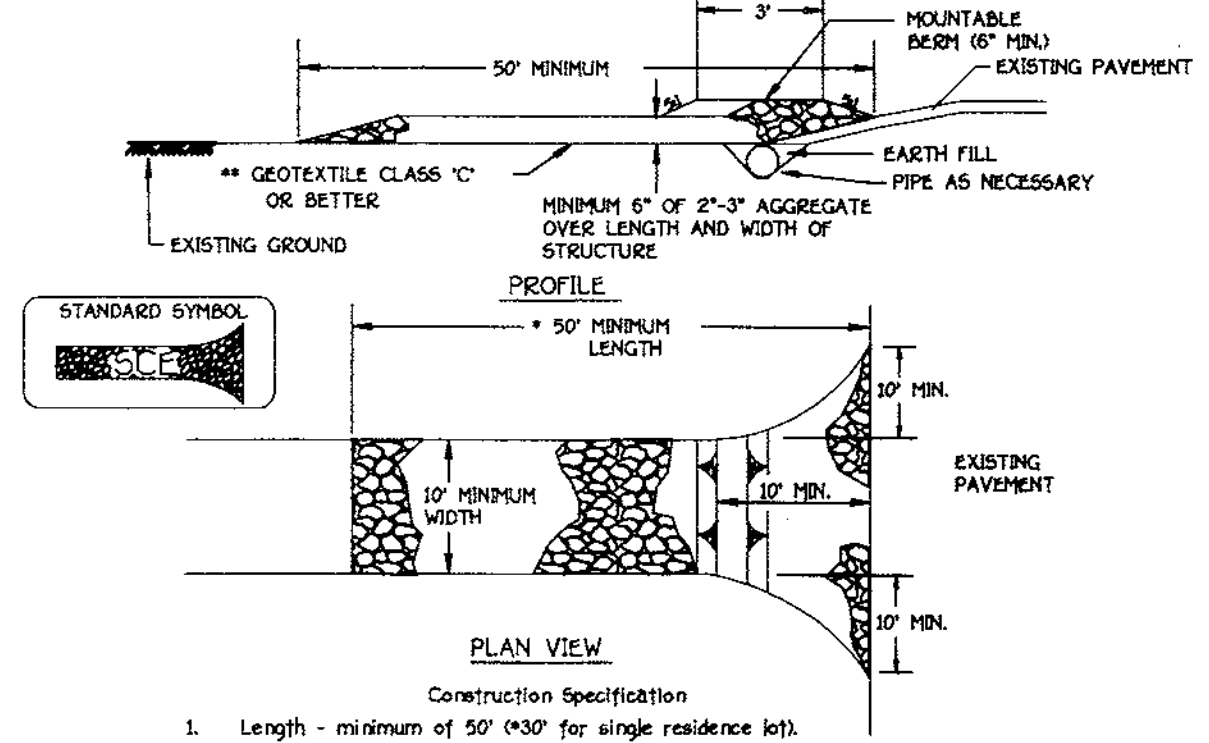
PLAT	BLOCK	ZONE	TAX	ELEC. DIST.	CENSUS TR.
13600+13601	29	R-20	16	2ND	G022
13602+13603					

WATER CODE: H07
SEWER CODE: 5883400

SITE DEVELOPMENT PLAN
LOTS 2-4 BISHOP PROPERTY I AND
LOTS 1-4 BISHOP PROPERTY II

A Resubdivision of Lot 48, Plat Of
The Saint Charles College Farms, Liber 605 Folio 740
ZONING R-20
TAX MAP NO. 16 PART OF PARCEL #274 GRID 23
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30'
DATE: MARCH, 1999 SHEET 1 OF 2

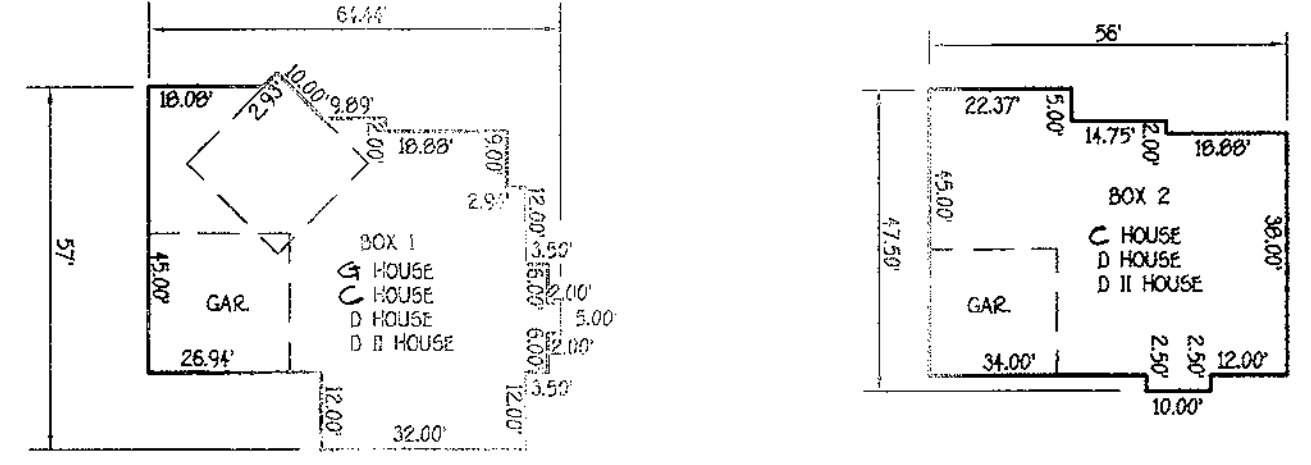
STABILIZED CONSTRUCTION ENTRANCE



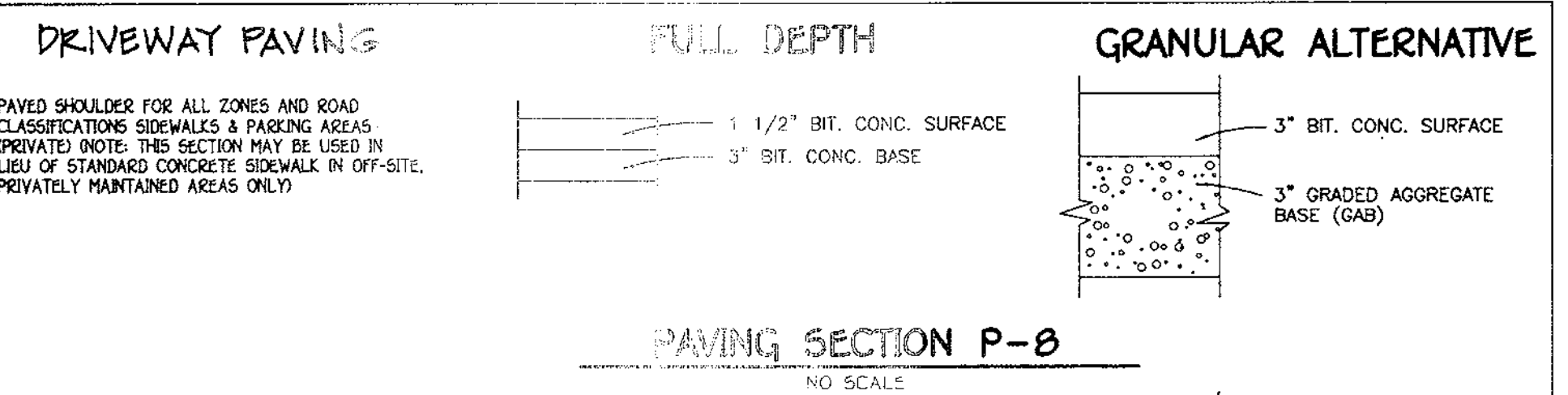
- Length - minimum of 50' (30' for single residence lots).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate 42" to 3/8" or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- 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 mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe shall 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.
- 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.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (319-395A).
- 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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES.
- ALL SEDIMENT CONTROL STRUCTURES 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 AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PRACTICES ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), SOI. SEC. 50, TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 50). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS.
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 2.06 ACRES
 - AREA DISTURBED: 1.90 ACRES
 - AREA TO BE ROOFED OR PAVED: 0.39 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 1.51 ACRES
 - TOTAL CUT: 3600 CUBIC YDS.
 - TOTAL FILL: 3600 CUBIC YDS.
 - OFFSITE WASTE/BORROW AREA LOCATION: CUYDGS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE SEPARATED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL PRACTICES SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMITS, EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



GENETIC BOXES



STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover for barren soil to protect it from erosion that cause erosion. Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving water quality. Small retention basins are used to reduce erosion.

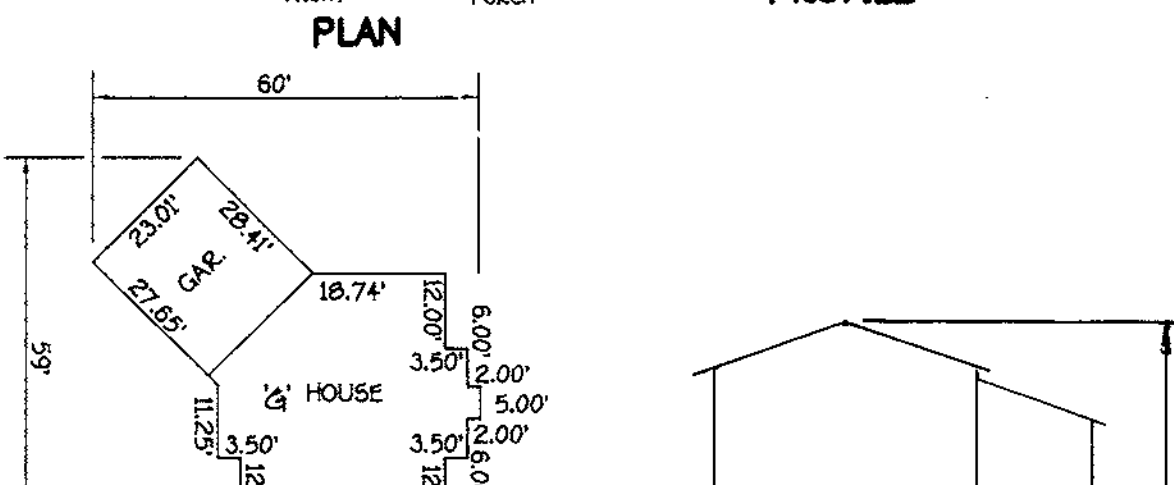
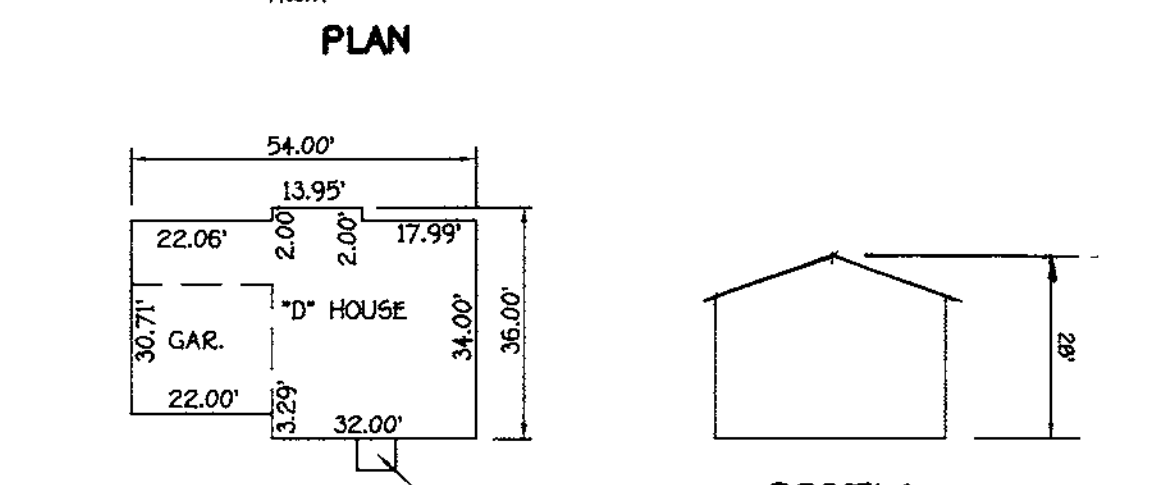
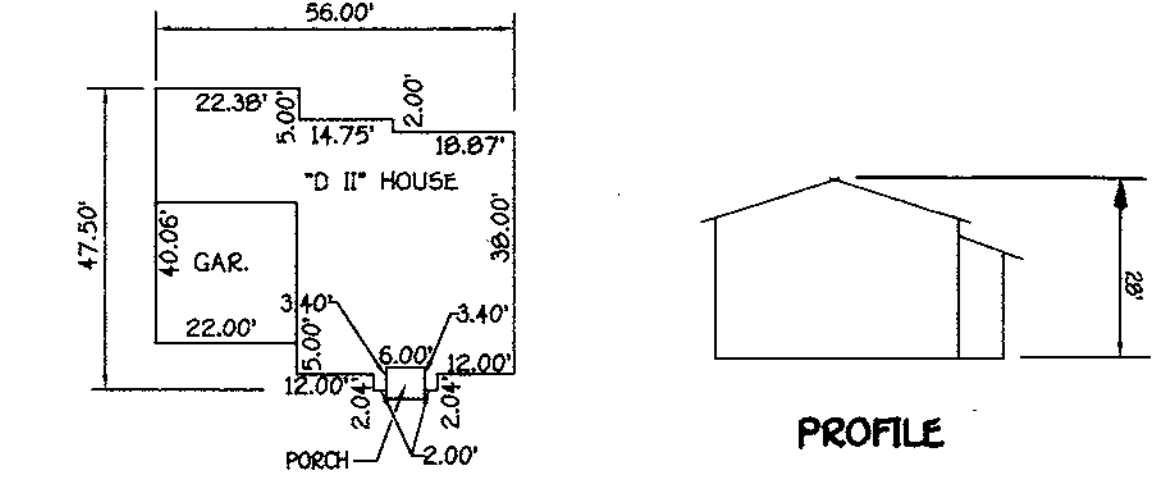
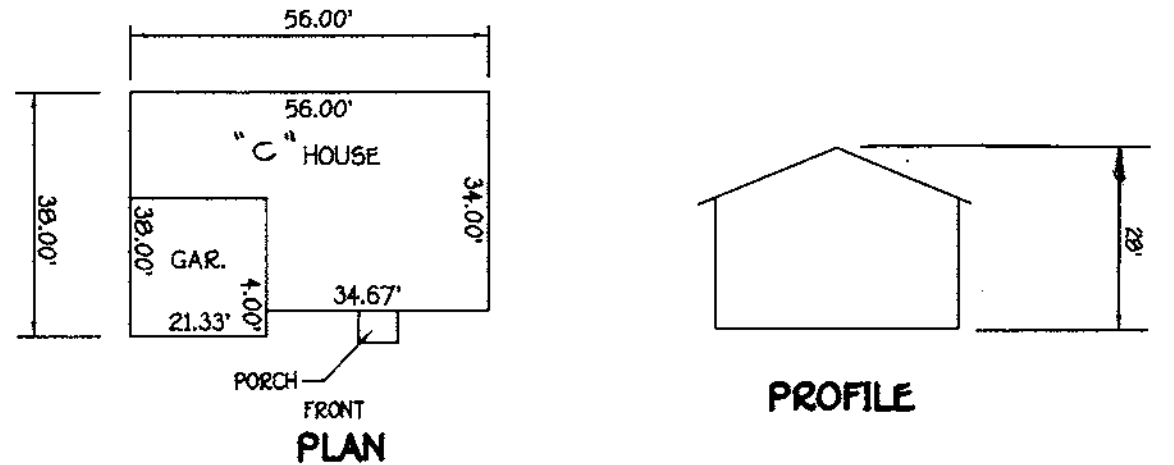
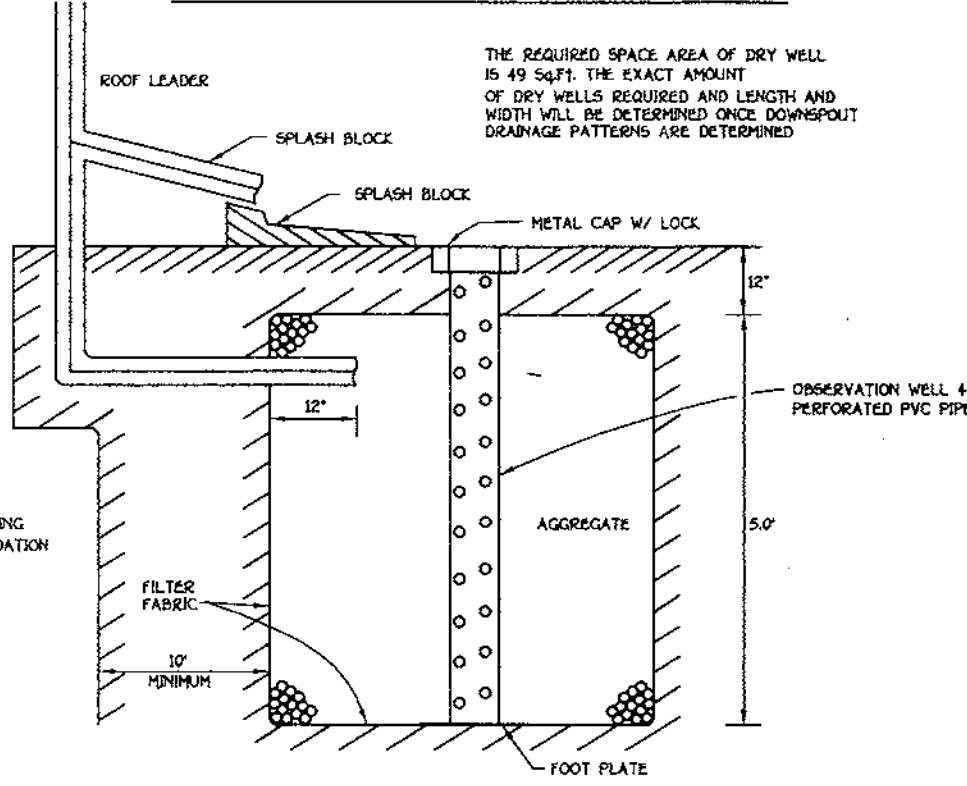
DEFINITIONS
 EROSION: The wearing away of soil or rock by the action of water, wind, or ice.
 VEGETATIVE STABILIZATION: The process of establishing vegetation on exposed soil to prevent erosion and improve soil quality.

EFFECTS ON WATER QUALITY AND QUANTITY
 grade stabilization, transpiration, percolation and groundwater recharge. Vegetation over time will increase organic matter content and improve the water holding capacity of the soil and subsequent storm growth.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.
- Fertilizer Application
 - Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil analysis taken for engineering purposes may also be used for chemical analysis.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state or federal laws and shall bear the name, trade name, net weight and percentage of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98%-100% will pass through a #20 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by diking or other suitable means.
- Temporary Seeding
 - Seeding preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or ripers mounted on construction equipment. After the soil is loosened it should not be roiled or exposed directly to the sun. If the soil is not to be seeded immediately, it should be covered with a 2" to 3" layer of straw or other suitable material. Seeding shall be done immediately after the soil is loosened.
 - Apply fertilizer and lime as prescribed on the plan.
- Permanent Seeding
 - Seeding preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or ripers mounted on construction equipment. After the soil is loosened it should not be roiled or exposed directly to the sun. If the soil is not to be seeded immediately, it should be covered with a 2" to 3" layer of straw or other suitable material. Seeding shall be done immediately after the soil is loosened.
 - Apply fertilizer and lime as prescribed on the plan.

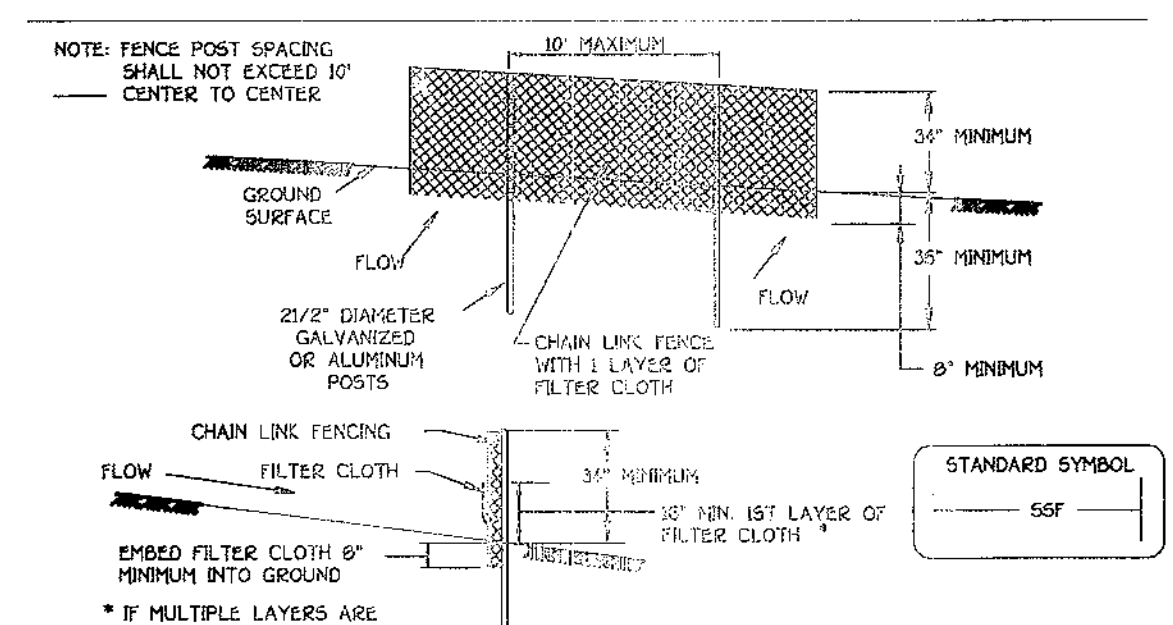
TYPICAL DRY WELL CROSS SECTION INFILTRATION MANUAL



TYPICAL FOOTPRINTS

SCALE: 1"=30'

SUPER SILT FENCE



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

Tensile Strength	50 lbs/in (min)	Tensile Modulus	20 lbs/in (min)
Flow Rate	0.3 gal/ft ² /min (max)	Filtration Efficiency	75% (min)

Slope	Slope Length (ft)	60\"/>
0 - 10%	0 - 101	Unlimited
10 - 20%	101 - 51	1500 feet
20 - 33%	51 - 31	1000 feet
33 - 50%	31 - 21	500 feet
50% +	21 +	50 feet

TEMPORARY SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDING 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 (4 LBS./1000 SQ.FT.)
- SEEDING:**
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS./ACRE) OF WEEPING LOVEGRASS (27 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 15 THROUGH FEBRUARY 29, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANDOR STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOG.
- MULCHING:**
 APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALLON SUFF) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 5 FEET OR HIGHER, USE 340 GALLONS PER ACRE (5 GALLON SUFF) FOR ANCHORING.
- MATERIALS:**
 REFER TO THE 1996 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer (Print name below signature) *Cheryl Summers* Date: 7/27/99

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (Print name below signature) *John R. Bluntson* Date: 7-28-99

Reviewed: HOWARD COUNTY and meets Technical Requirements
Cheryl Summers 8/6/99
 U.S.D.A. - Natural Resources

THIS development plan is hereby certified to meet the sediment control by the Howard County Department of Inspections, Licenses and Permits.
John R. Bluntson 8/6/99
 HOWARD COUNTY

OWNER/DEVELOPER
 Mr. GILBERT WILLIAM BISHOP
 10759 FREDERICK ROAD
 ELLICOTT CITY, MARYLAND 21042

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamada 8/14/99
 Chief, Division of Land Development

Chief, Development Engineering Division
John R. Bluntson 8/18/99
 Director, Department of Planning and Zoning

PROJECT: BISHOP PROPERTY I AND II SECTION/AREA: --- LOT NO.: 2-4 SEC. I 1-4 SEC. II

PLAT	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
	23	R-20	16	2ND	6022

WATER CODE: H07 SEWER CODE: 506-400

SITE DEVELOPMENT PLAN NOTES AND DETAILS

LOTS 2-4 BISHOP PROPERTY I AND
 LOTS 1-4 BISHOP PROPERTY II

LOTS 1 - 5

A Resubdivision Of Lot 48, P181 Of
 The Saint Charles College Farms, Liber 605 Folio 749

ZONING: R-20
 TAX MAP NO. 16 Part Of PARCEL *274 GRID 23
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 1999 SHEET 2 OF 2

CONSTRUCTION NOTES FOR PERIMETER SILT FENCE

- MOVEMENT OF SOIL TO BE STABILIZED SHALL BE LIMITED TO 10' FROM THE PERIMETER OF THE DISTURBED AREA.
- PERIMETER SILT FENCE SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF THE START OF ANY CONSTRUCTION.
- PERIMETER SILT FENCE SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- PERIMETER SILT FENCE SHALL BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS.

PERIMETER SILT FENCE SPECIFICATIONS

- PERIMETER SILT FENCE SHALL BE 42" IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY DETAILS FOR CHAIN LINK FENCING.
- CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES.
- PERIMETER SILT FENCE SHALL BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS.

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED PER THE FOLLOWING:

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

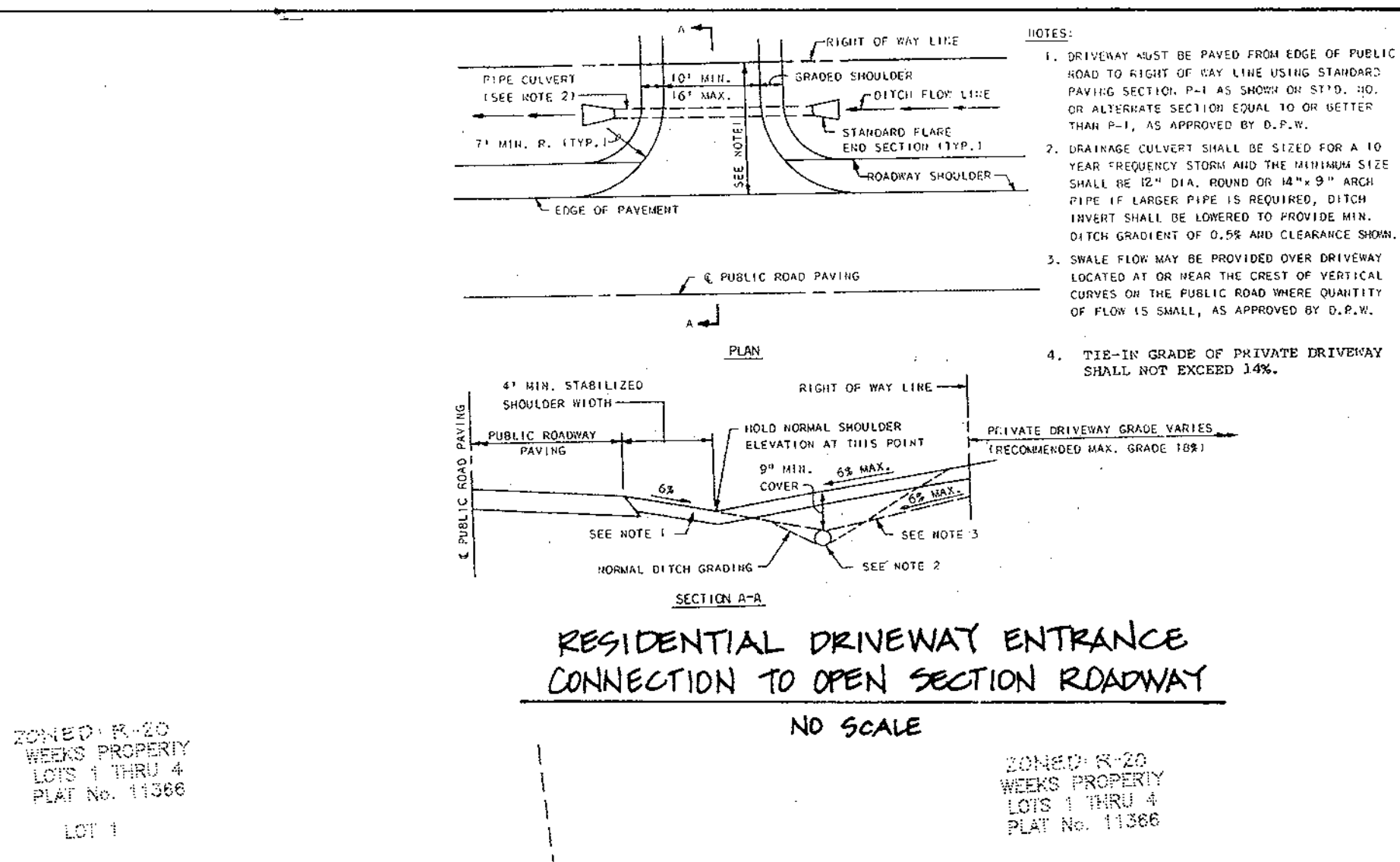
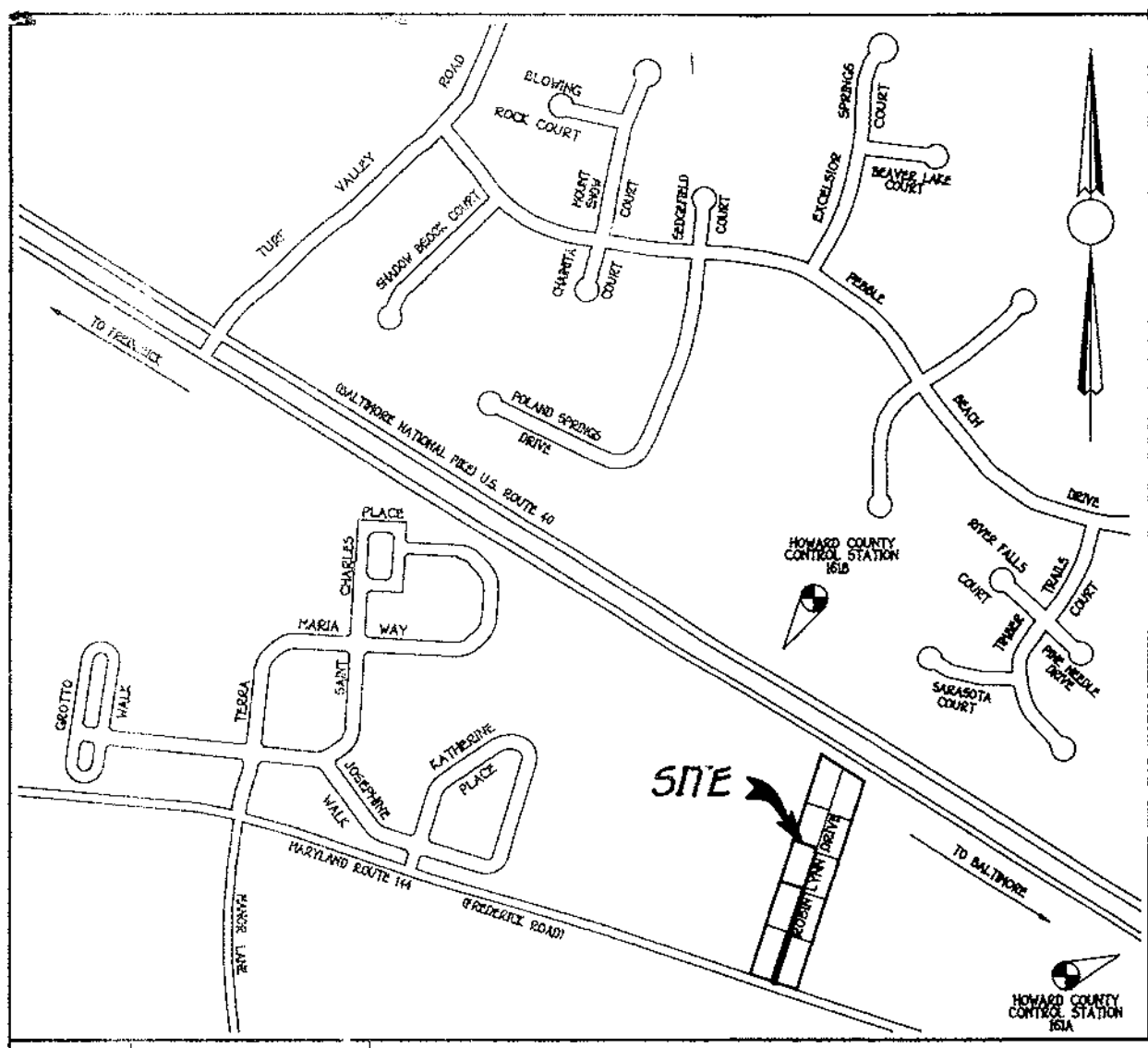
SOIL AMENDMENTS:
 APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (4 LBS./1000 SQ.FT.)

SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS./ACRE) OF WEEPING LOVEGRASS (27 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 15 THROUGH FEBRUARY 29, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANDOR STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOG.

MULCHING:
 APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALLON SUFF) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 5 FEET OR HIGHER, USE 340 GALLONS PER ACRE (5 GALLON SUFF) FOR ANCHORING.

MATERIALS:
 REFER TO THE 1996 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

DATE	REVISION
7-24-99	REV. HOUSE NAMES "B" TO "C"



GENERAL NOTES:

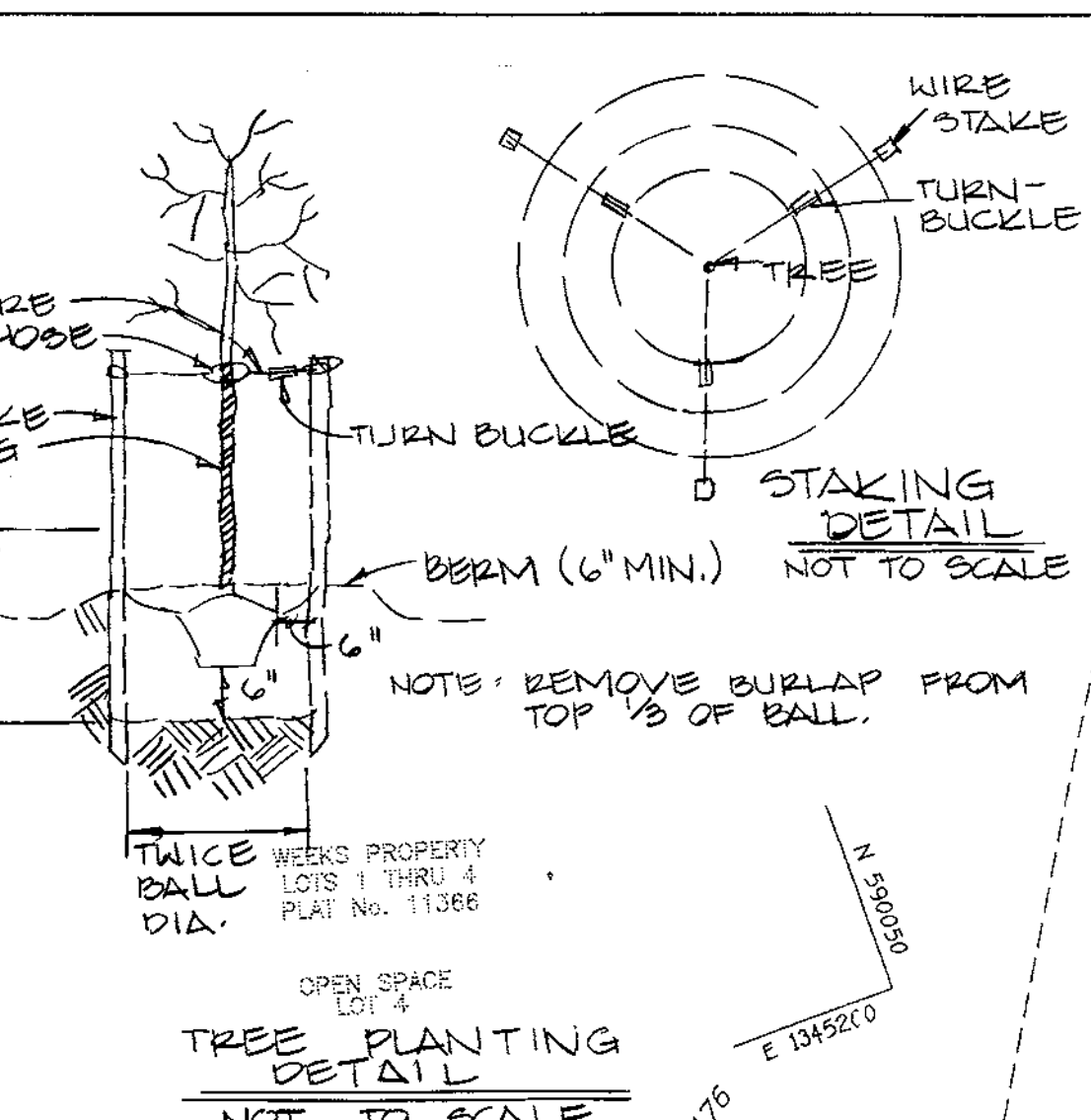
- THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-10, F 98-11, WP-98-26.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT JANUARY 17, 1997.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 161A N 589509.3473 ELEV. = 1346343.637
HOWARD COUNTY MONUMENT 161B N 590475.2391 ELEV. = 1344753.968
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-110, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3709-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.

II. SITE ANALYSIS DATA:

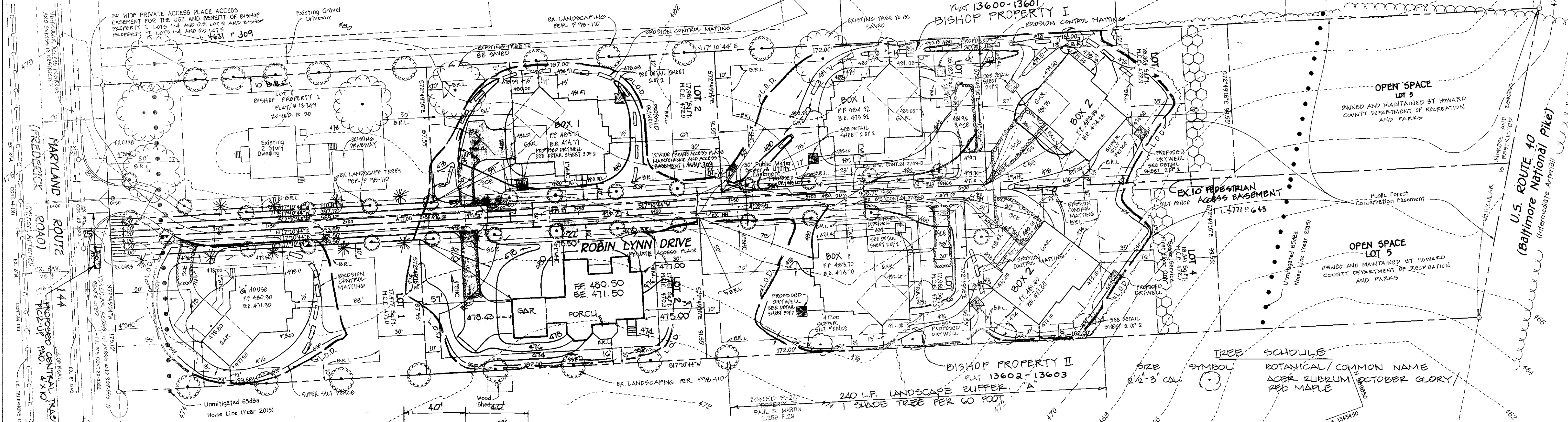
- TOTAL PROJECT AREA: 2.88 AC.
- AREA OF PLAN SUBMISSION: 2.88 AC.
- LIMIT OF DISTURBED AREA: 1.90 AC.
- PRESENT ZONING: R-20
- PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
- TOTAL NUMBER OF UNITS ALLOWED: 6
- TOTAL NUMBER OF UNITS PROPOSED: 6
- OPEN SPACE REQUIREMENTS ARE PROVIDED UNDER F-98-110.

9. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-98-110.

10. THIS PLAN IS SUBJECT TO WATER PETITION NO. WP 98-28 FROM SEC. 16.1216(k)(1) TO NOT PROVIDE 40 FEET OF FRONTAGE ON A PUBLIC ROAD (ACCESSIBLE), AND SECTION 16.1216(k)(2) TO NOT PROVIDE OPEN SPACE ACCESS POINTS LOCATED 50 AS TO BE REASONABLY ACCESSIBLE TO ALL LOTS WITHIN THE SUBDIVISION.



VICINITY MAP
SCALE: 1"=1200'



LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
•	Spot Elevation
SF-SF	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
BE	Proposed Walkout
-X-X-	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
○	Existing Street Tree

LOT INFORMATION

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.F.C.)
1 SEC. I	10501 ROBIN LYNN DRIVE	472.5	466.89
2 SEC. I	10505 ROBIN LYNN DRIVE	472.0	466.85
3 SEC. I	10509 ROBIN LYNN DRIVE	471.7	467.84
4 SEC. I	10513 ROBIN LYNN DRIVE	472.9	468.77
1 SEC. II	10517 ROBIN LYNN DRIVE	471.0	464.57
2 SEC. II	10521 ROBIN LYNN DRIVE	470.3	466.50
3 SEC. II	10525 ROBIN LYNN DRIVE	471.3	467.47
4 SEC. II	10529 ROBIN LYNN DRIVE	472.7	468.76

BISHOP PROPERTY II MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PERMITTED REMAINING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	710 sq. ft.	10,000 sq. ft.
2	17,401 sq. ft.	1,520 sq. ft.	10,000 sq. ft.
3	17,401 sq. ft.	3,040 sq. ft.	10,000 sq. ft.
4	17,401 sq. ft.	6,080 sq. ft.	10,000 sq. ft.

BISHOP PROPERTY I MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PERMITTED REMAINING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	861 sq. ft.	10,000 sq. ft.
2	17,401 sq. ft.	1,722 sq. ft.	10,000 sq. ft.
3	17,401 sq. ft.	3,444 sq. ft.	10,000 sq. ft.
4	17,401 sq. ft.	6,888 sq. ft.	10,000 sq. ft.

STREET TREE SCHEDULE F-98-110

NAME	SIZE	COMMENTS
ACER RUBRUM - OCTOBER GLORY	2 1/2" - 3" CAL.	40 SPARK ON PRIVATE ACCESS PLACE
RED MAPLE		

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 WEEK)
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN (4 DAYS)
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (1 DAY PER DWELLING)
- EXCAVATE FOR FOUNDATION AND ROUGH GRADE LOT. (1 DAY PER DWELLING)
- FINE GRADE LOT AND INSTALL DRIVEWAYS AND SIDEWALKS. (2 DAYS PER DWELLING)
- INSTALL PERMANENT SEEDING AND LANDSCAPING. (2 DAYS PER DWELLING)
- REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR SEVEN REQUIRED LANDSCAPE TREES WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2000.

PROFESSIONAL ENGINEER
PAUL S. MARLIN
1233 F-29

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL COLLEGE CIRCLE PARK - 10272 BALTIMORE NATIONAL FIRE
ELLSWORTH CITY, MARYLAND 21114
410-461-1000

SCHEDULE A
LINEAR FEET OF PERIMETER LANDSCAPE TYPE: 420
NUMBER OF REQ. PLANTS: C
SHADE TREES: 7
EVERGREEN TREES: 0
NUMBER OF PRO. PLANTS: 7
SHADE TREES: 7
EVERGREEN TREES: 0

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Reviewed by HOWARD SOIL CONSERVATION DISTRICT
Charles J. Crowe 8/16/99
Paul S. Marlin 8/16/99

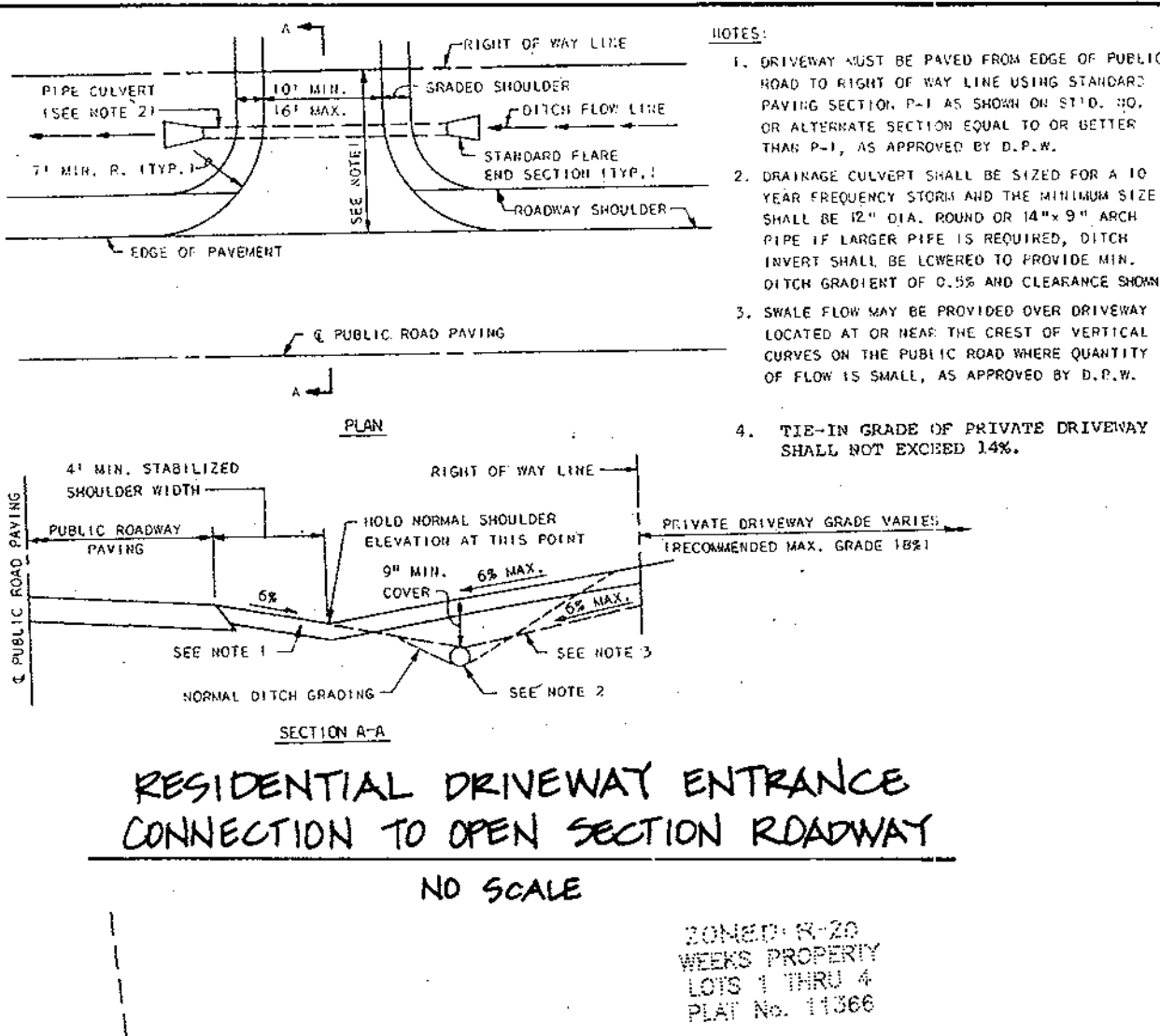
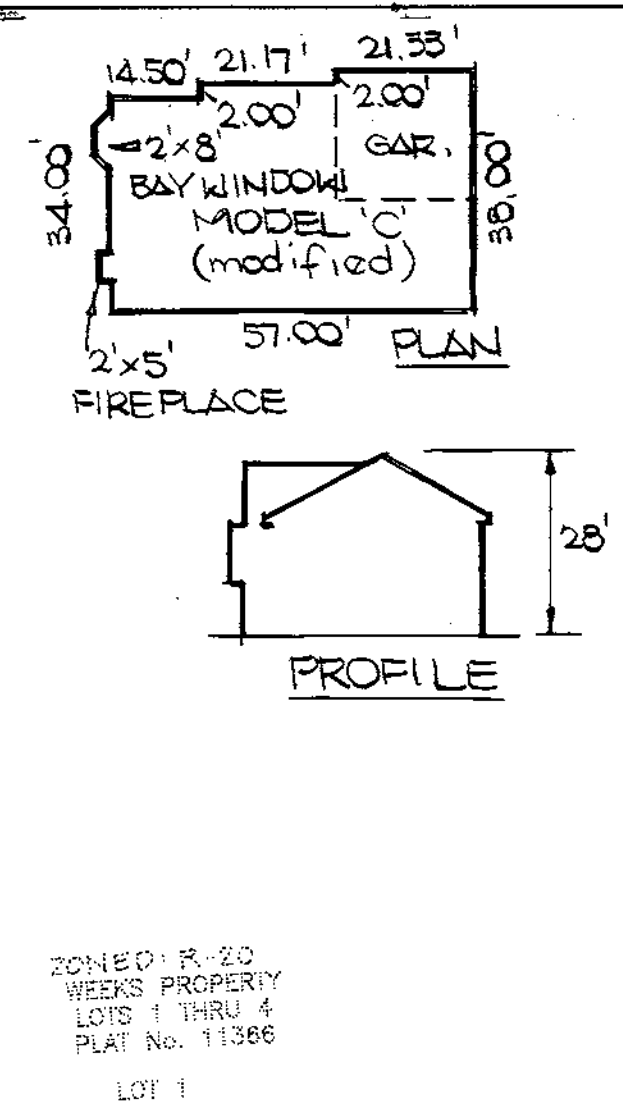
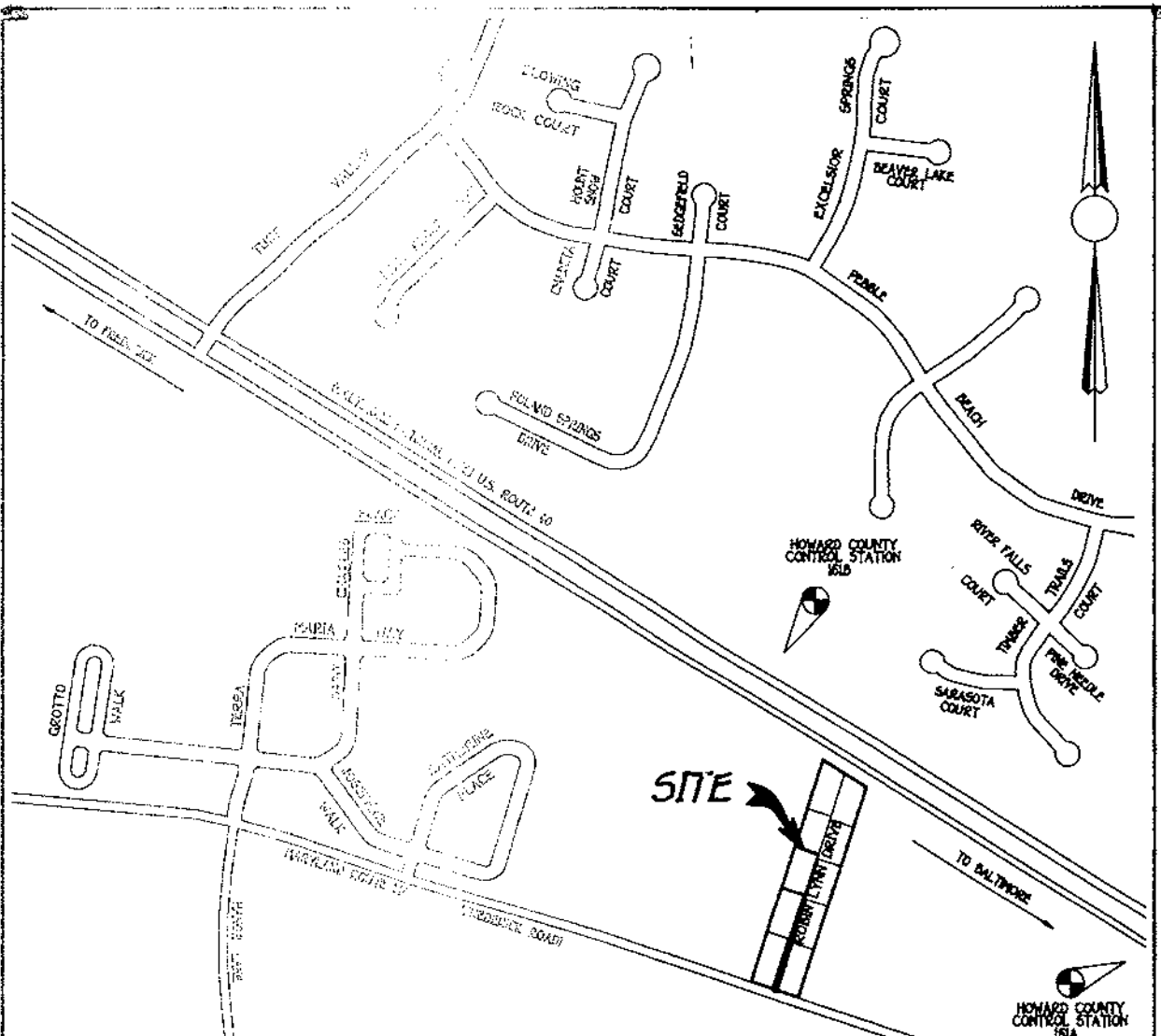
OWNER/DEVELOPER
ENCORE HOMES
1241 NORKIS AVE.
STIKESVILLE, MARYLAND 21154

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 8/16/99
Paul S. Marlin 8/16/99
Paul S. Marlin 8/16/99

BISHOP PROPERTY I AND II
PLAT 13600+13601
BLOCK NO. 29
ZONE R-20
TAX 16
ELEC. DIST. 2ND
CENSUS TR. G022
WATER CODE H07
SEWER CODE 5883400

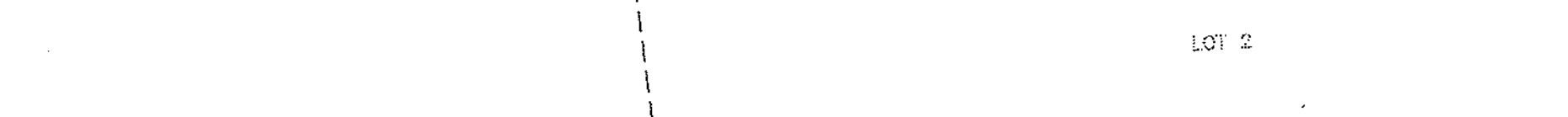
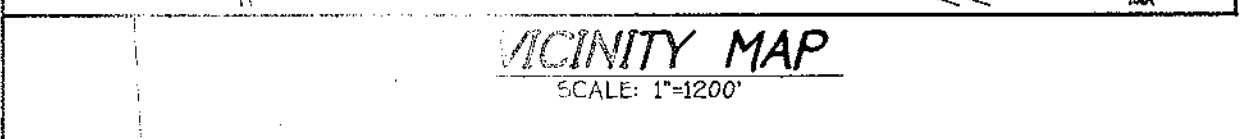
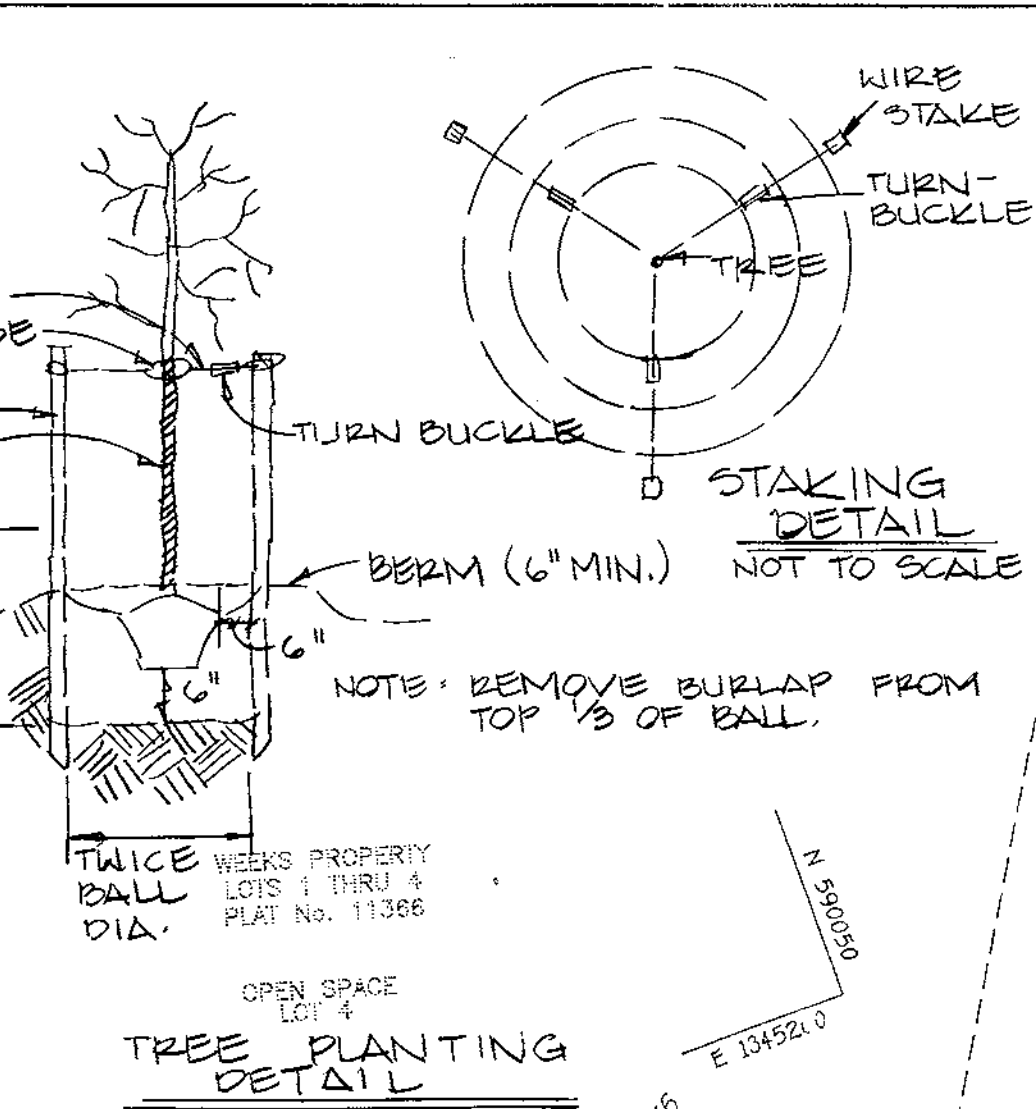
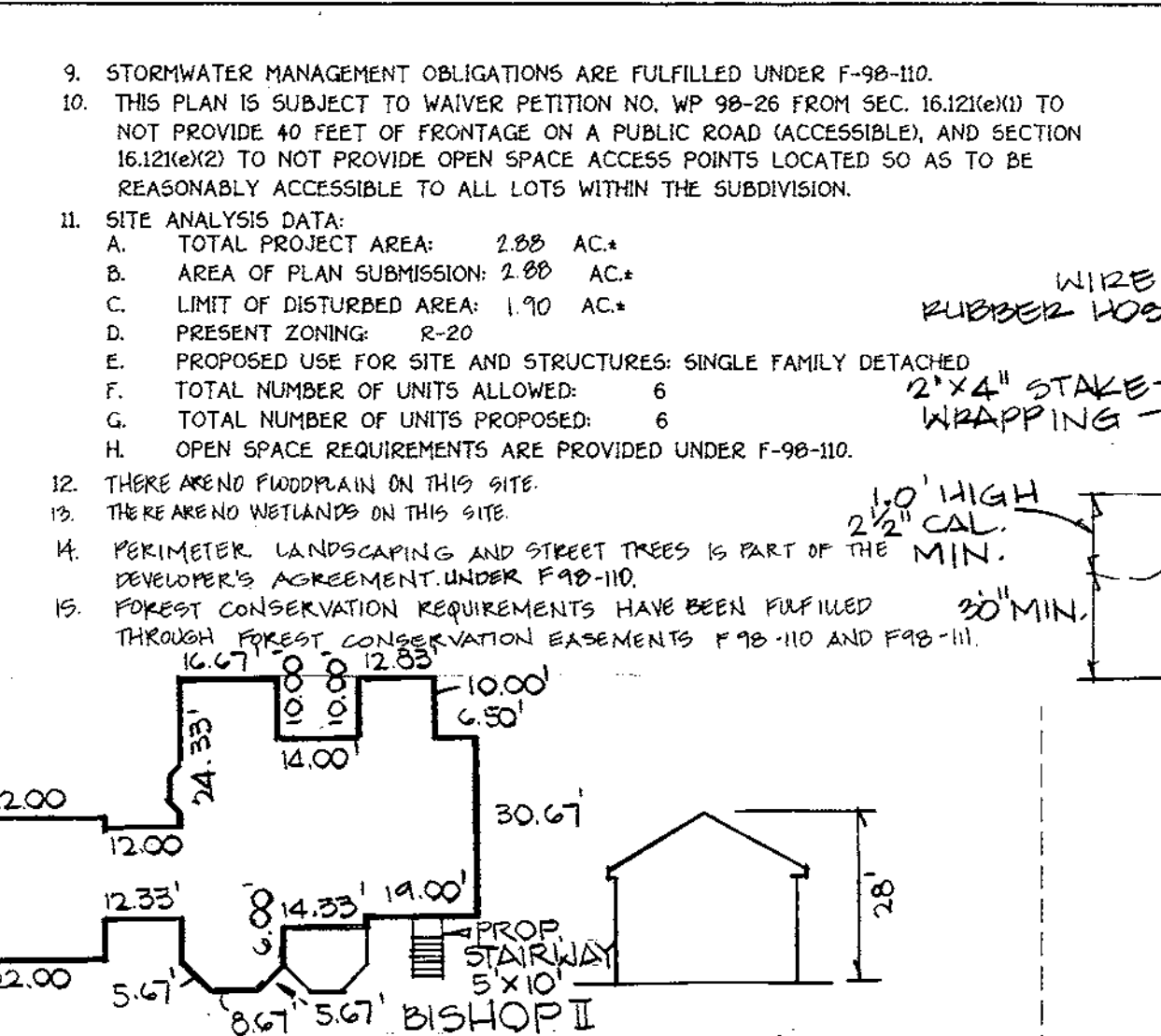
SITE DEVELOPMENT PLAN
LOTS 2-4 BISHOP PROPERTY I AND
LOTS 1-4 BISHOP PROPERTY II

A Resubdivision Of Lot 4B, Plat 107 Of The Saint Charles College Farms, Liber 605 Folio 740
ZONING R-20
TAX MAP NO. 16 PART OF PARCEL *274 GRID 23
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30'
DATE: MARCH, 1999 SHEET 10F 2



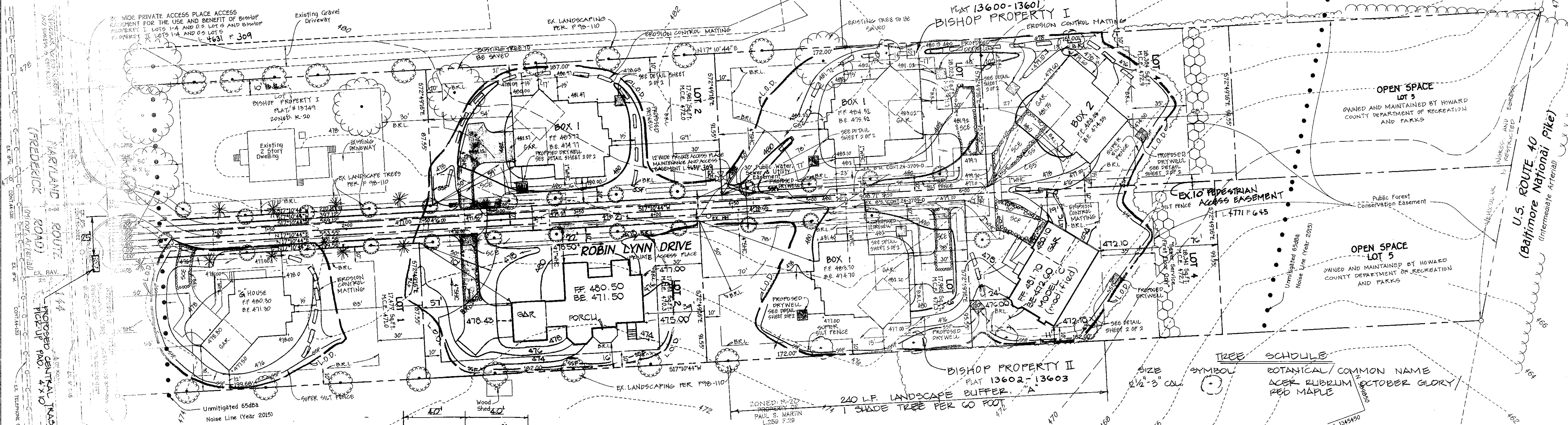
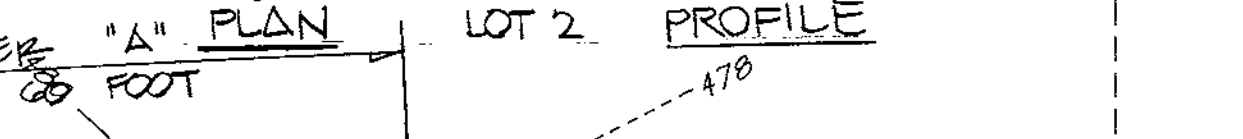
GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-110, F 98-111, WP-98-26.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT JANUARY 17, 1997.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 161A N 599509.3473 ELEV. = E 134631.8337
HOWARD COUNTY MONUMENT 161B N 590475.2391 ELEV. = E 1344753.968
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-110 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3709-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-98-110.
- THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP 98-26 FROM SEC. 16.121(a)(1) TO NOT PROVIDE 40 FEET OF FRONTAGE ON A PUBLIC ROAD (ACCESSIBLE), AND SECTION 16.121(a)(2) TO NOT PROVIDE OPEN SPACE ACCESS POINTS LOCATED 50 AS TO BE REASONABLY ACCESSIBLE TO ALL LOTS WITHIN THE SUBDIVISION.
- SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 2.88 AC.
B. AREA OF PLAN SUBMISSION: 2.88 AC.
C. LIMIT OF DISTURBED AREA: 1.70 AC.
D. PRESENT ZONING: R-20
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
F. TOTAL NUMBER OF UNITS ALLOWED: 6
G. TOTAL NUMBER OF UNITS PROPOSED: 6
H. OPEN SPACE REQUIREMENTS ARE PROVIDED UNDER F-98-110.
- THERE ARE NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- PERIMETER LANDSCAPING AND STREET TREES IS PART OF THE DEVELOPER'S OBLIGATION UNDER F-98-110.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN FULFILLED THROUGH FOREST CONSERVATION EASEMENTS F-98-110 AND F-98-111.



GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-110, F 98-111, WP-98-26.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT JANUARY 17, 1997.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 161A N 599509.3473 ELEV. = E 134631.8337
HOWARD COUNTY MONUMENT 161B N 590475.2391 ELEV. = E 1344753.968
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-110 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3709-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
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- SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 2.88 AC.
B. AREA OF PLAN SUBMISSION: 2.88 AC.
C. LIMIT OF DISTURBED AREA: 1.70 AC.
D. PRESENT ZONING: R-20
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
F. TOTAL NUMBER OF UNITS ALLOWED: 6
G. TOTAL NUMBER OF UNITS PROPOSED: 6
H. OPEN SPACE REQUIREMENTS ARE PROVIDED UNDER F-98-110.
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- THERE ARE NO WETLANDS ON THIS SITE.
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- FOREST CONSERVATION REQUIREMENTS HAVE BEEN FULFILLED THROUGH FOREST CONSERVATION EASEMENTS F-98-110 AND F-98-111.



LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
• 624	Spot Elevation
SF	Soil Fence
FF	First Floor Elevation
BE	Basement Elevation
W	Proposed Walkout
E	Earth Dike
X-X	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
---	Existing Street Tree

LOT INFORMATION

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)
1 SEC. I	10801 ROBIN LYNN DRIVE	472.5	466.89
2 SEC. I	10805 ROBIN LYNN DRIVE	472.0	466.85
3 SEC. I	10809 ROBIN LYNN DRIVE	471.7	467.84
4 SEC. I	10813 ROBIN LYNN DRIVE	472.9	468.77
1 SEC. II	10800 ROBIN LYNN DRIVE	471.0	464.57
2 SEC. II	10804 ROBIN LYNN DRIVE	470.3	466.50
3 SEC. II	10808 ROBIN LYNN DRIVE	471.3	467.47
4 SEC. II	10812 ROBIN LYNN DRIVE	472.7	468.76

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPERSTEM AREA	RESIDUALING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
2	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
3	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
4	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPERSTEM AREA	RESIDUALING AREA	MINIMUM LOT SIZE
1	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
2	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
3	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.
4	17,401 sq. ft.	770 sq. ft.	10,600 sq. ft.	10,600 sq. ft.

STREET TREE SCHEDULE F-98-110

NAME	SIZE	COMMENTS
ACER RUBRUM - OCTOBER GLORY / RED MAPLE	2 1/2" CAL.	40' APART ON PRIVATE ACCESS PLACE

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 WEEK)
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN 14 DAYS
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (3 DAYS PER DWELLING)
- EXCAVATE FOR FOUNDATION AND ROUGH GRADE LOT. (1 DAY PER DWELLING)
- FINE GRADE LOT AND INSTALL DRIVEWAYS AND SIDEWALKS. (2 DAYS PER DWELLING)
- INSTALL PERMANENT SEEDING AND LANDSCAPING. (12 DAYS PER DWELLING)
- REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR SEVEN REQUIRED LANDSCAPE TREES WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2100.00

SHEET INDEX

Sheet No.	Description
1	Site Development Plan
2	Notes and Details

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10011 WOODBINE ROAD, SUITE 200, GREENBELT, MD 20814
TEL: (301) 441-1000 FAX: (301) 441-1001

SCHEDULE A
LINEAR FEET OF PERIMETER LANDSCAPE TYPE _____ : 420
NUMBER OF REQ. PLANTS _____ : C
SHADE TREES _____ : 7
EVERGREEN TREES _____ : 0
NUMBER OF PRO. PLANTS _____ : 7
SHADE TREES _____ : 7
EVERGREEN TREES _____ : 0

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Charles J. Croas 7/23/99
Signature of Engineer (Print name below signature) Date

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Stewart Saslow 7-22-99
Signature of Developer (Print name below signature) Date

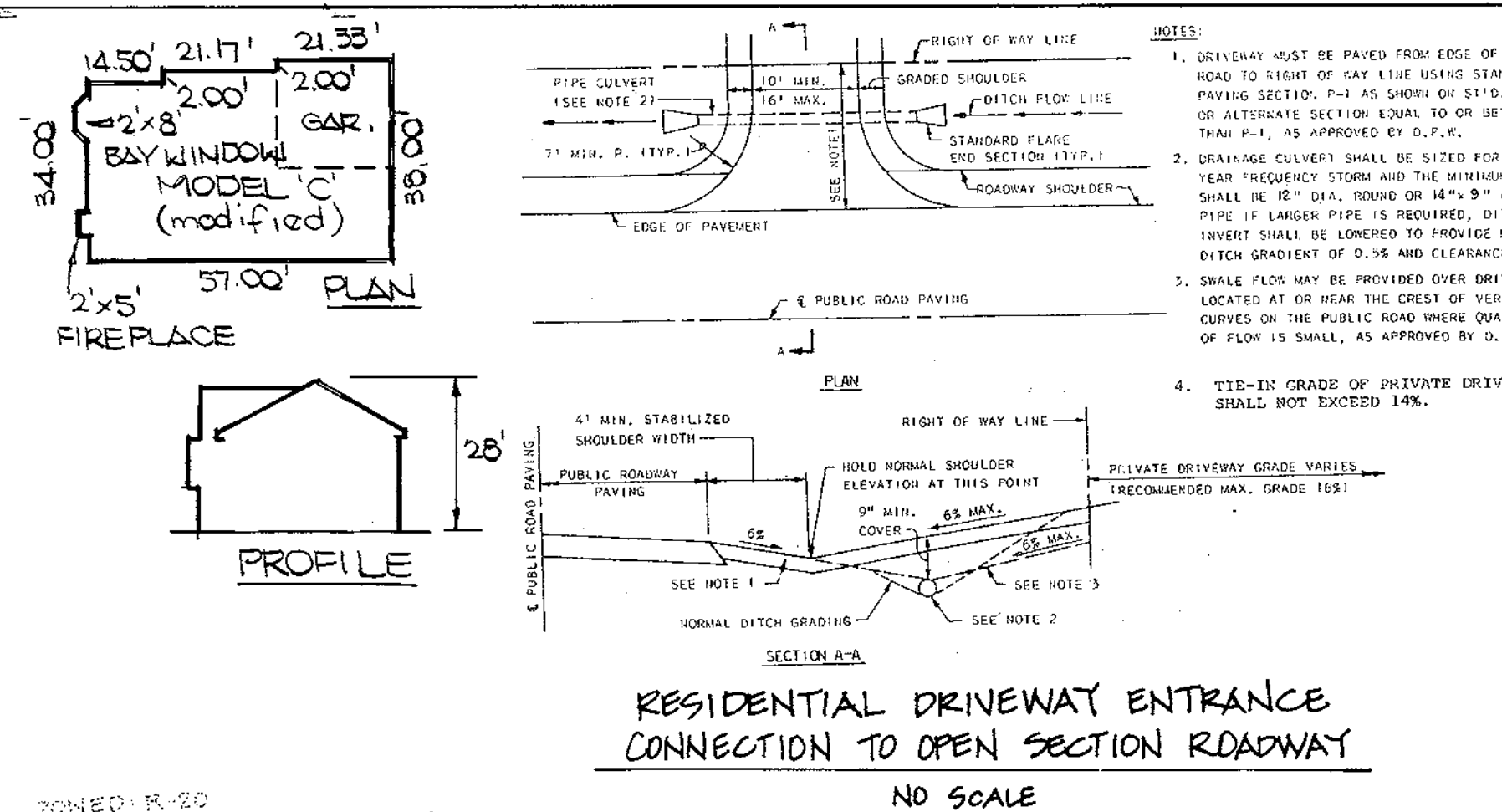
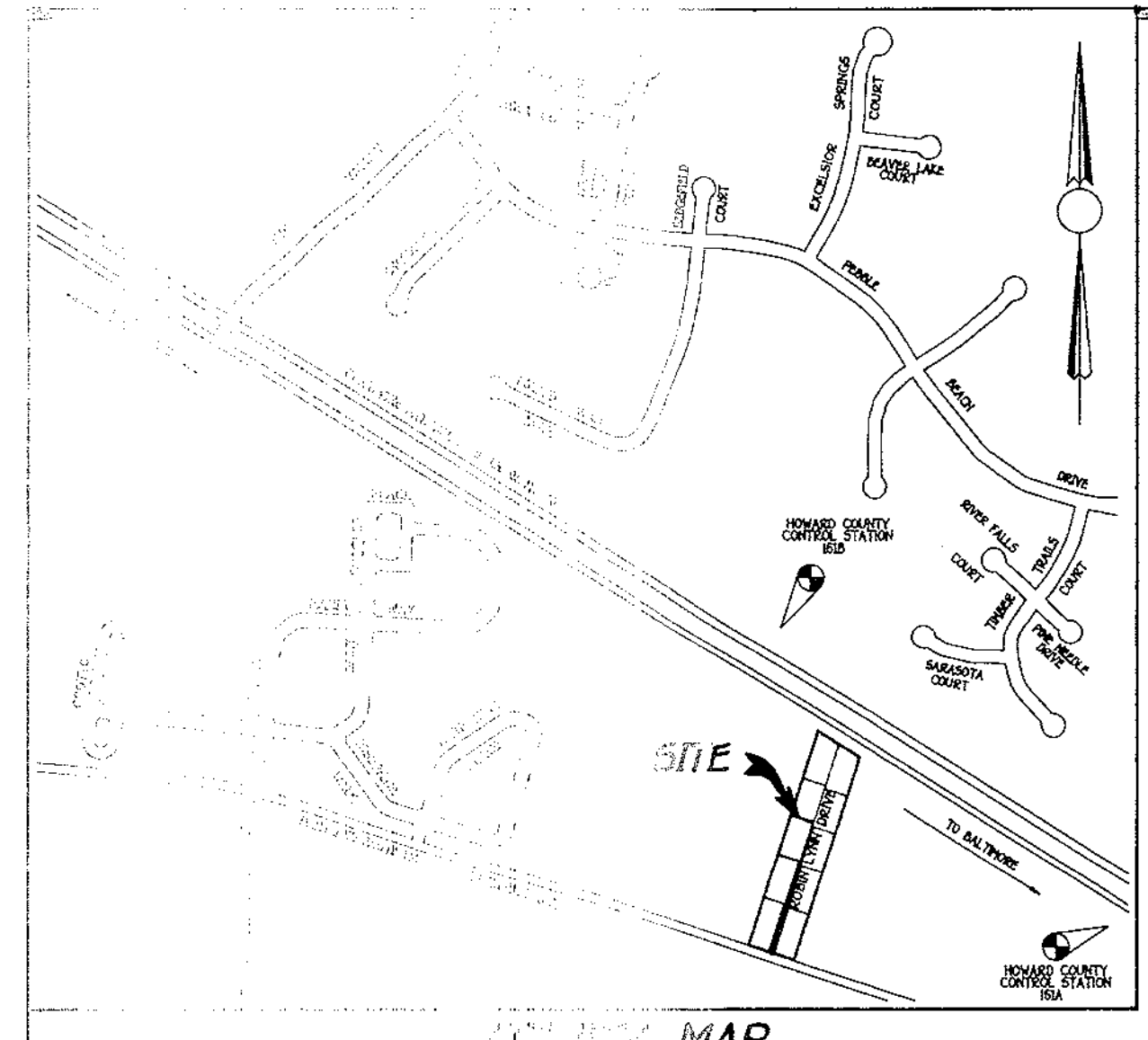
Reviewed by HOWARD SOIL AND WATER TECHNICAL REQUIREMENTS
Carol Summons 8/6/99
M.A.N.A. Natural Resources Conservation Service
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
John K. Robinson 8/6/99
District Director

OWNER/DEVELOPER
ENCORE HOMES
7241 NORRIS AVE.
S. KENSINGTON, MARYLAND 21184

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 8/16/99
Chief, Division of Land Development
Greg S. Hall 8/18/99
Chief, Development Engineering Division
Director - Department of Planning and Zoning

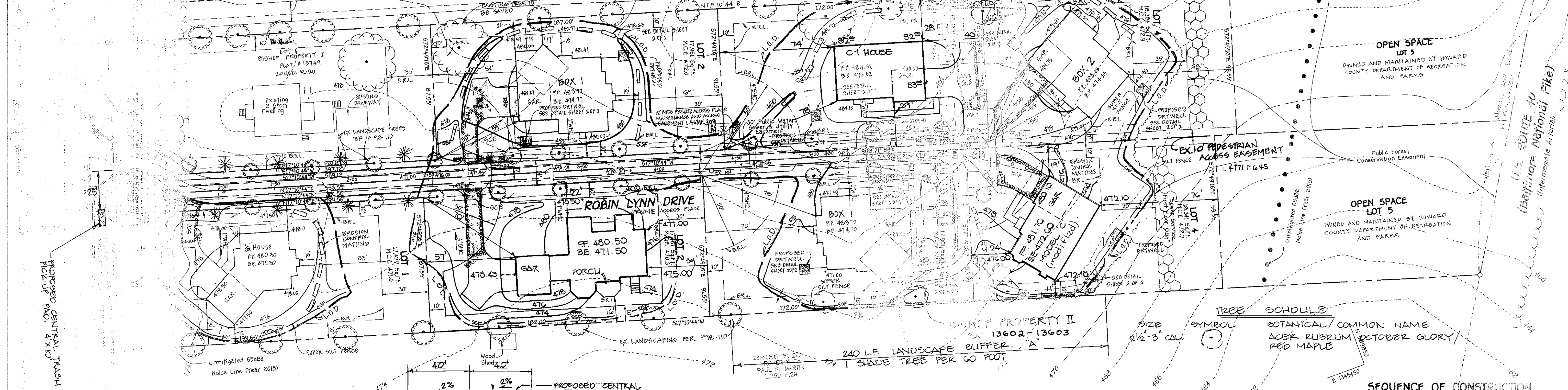
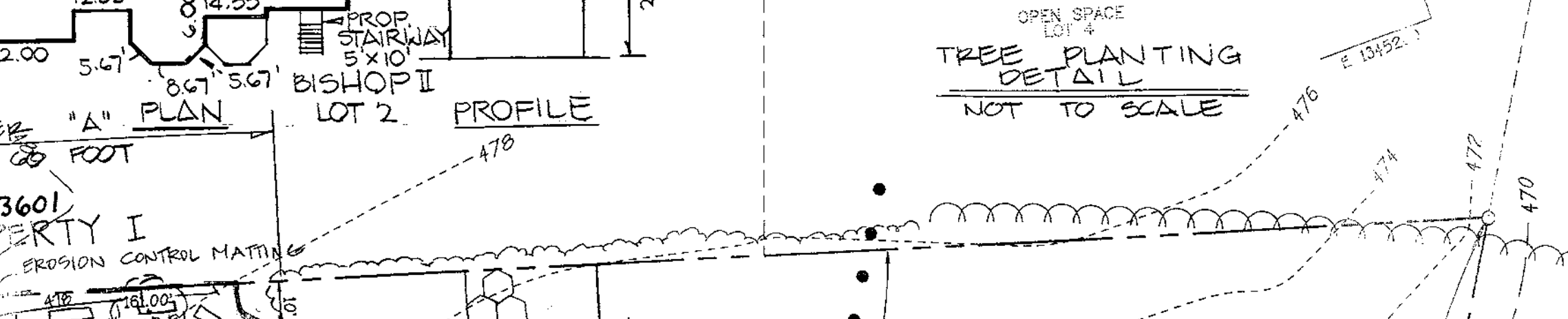
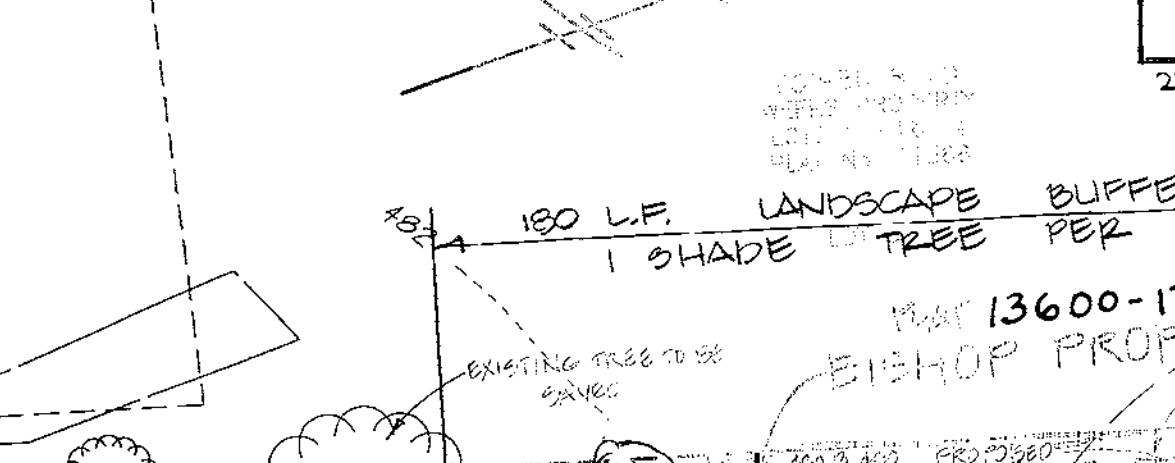
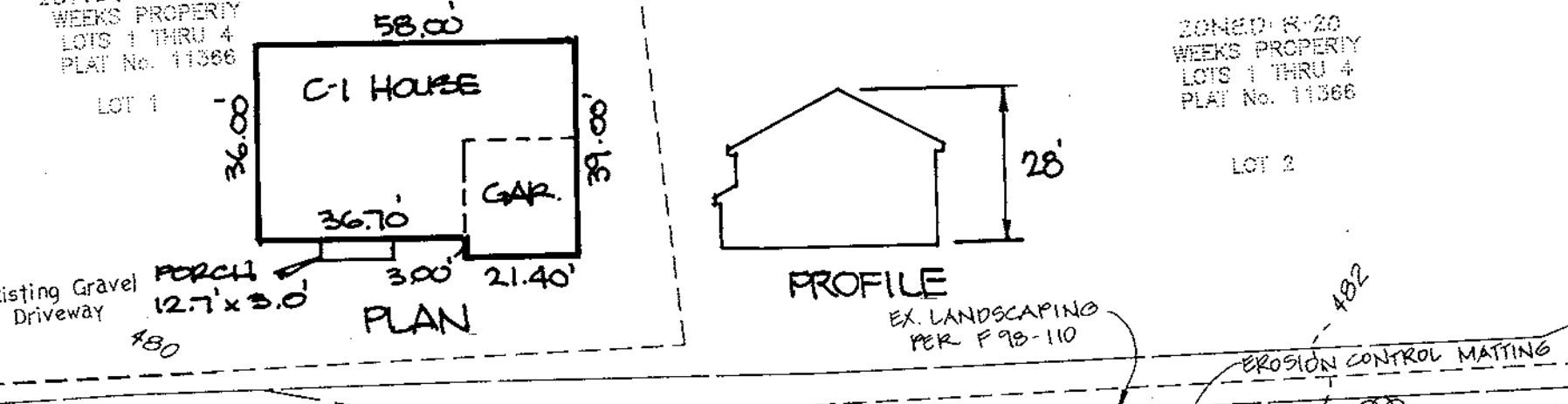
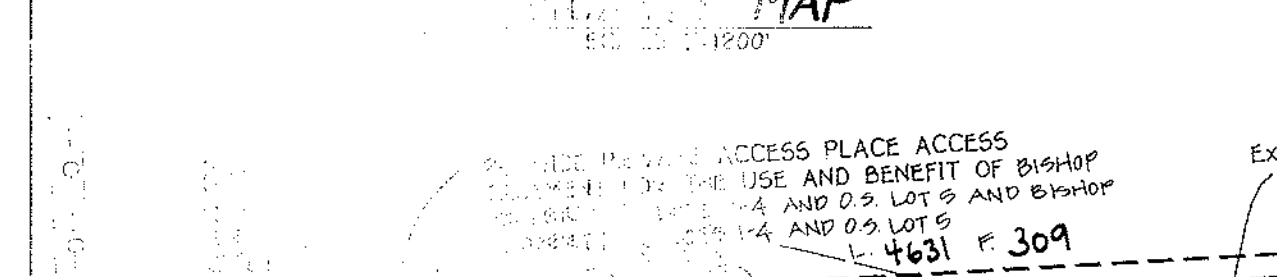
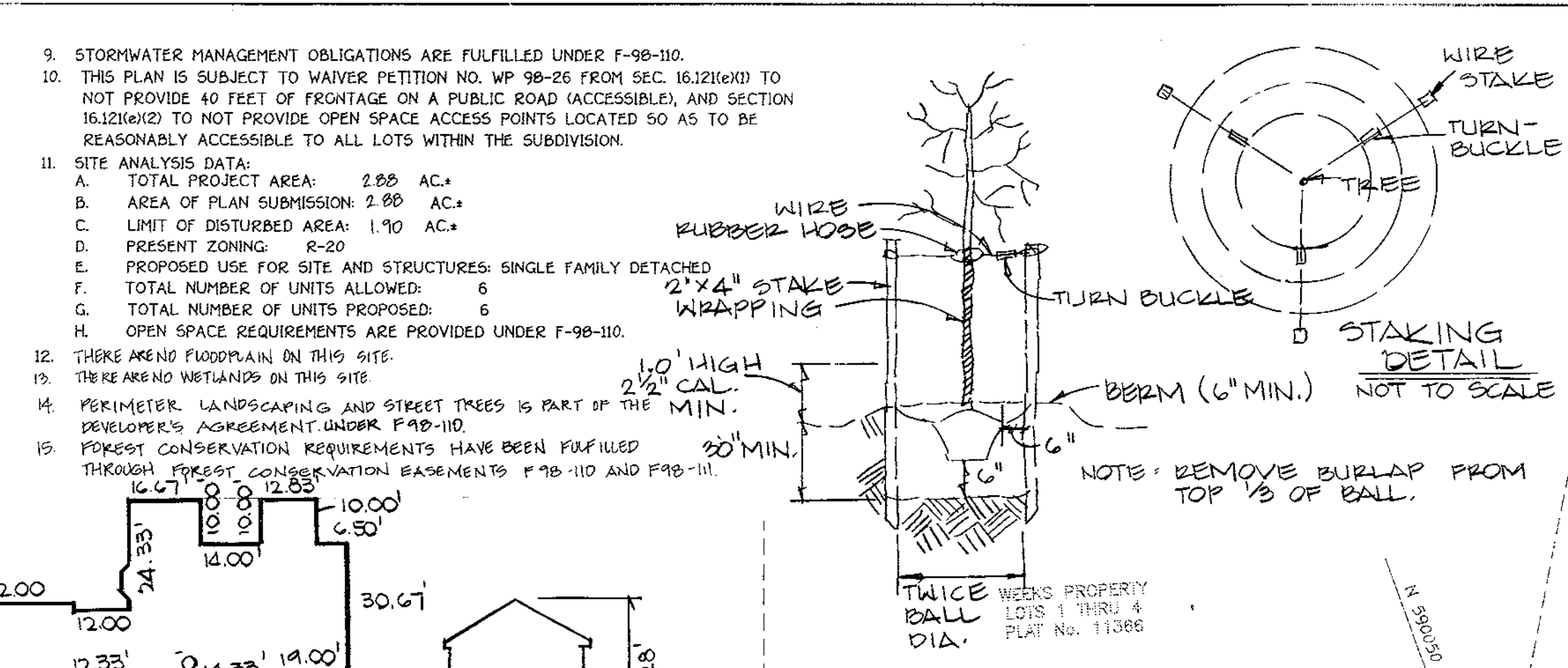
SITE DEVELOPMENT PLAN
LOTS 2-4 BISHOP PROPERTY I AND
LOTS 1-4 BISHOP PROPERTY II

A Resubdivision of Lot 48, Plat of The Saint Charles College Farms, Liber 605 Folio 740
ZONING: R-20
TAX MAP NO. 16 Part of PARCEL #274 GRID 23
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: MARCH, 1999 SHEET 10F 2



GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE PUBLIC CONSTRUCTION INSPECTION DIVISION AT 4101 315-1860 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY 'MIS UTILITIES' AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-13-35, F-98-11, WP-98-26.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. ON OR ABOUT JANUARY 17, 1997.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
HOWARD COUNTY MONUMENT 1818 N 384 305.30 71' ELEV. = 422.543.337
HOWARD COUNTY MONUMENT 1818 N 950 225.239' ELEV. = 134.782.268
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-110 AND/OR APPROVED WATER AND SEWER PLANS CONTAINING NO. 27-3709-3.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-98-110.
- THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP 98-26 FROM SEC. 16.1216(X) TO NOT PROVIDE 40 FEET OF FRONTALAGE ON A PUBLIC ROAD (ACCESSIBLE), AND SECTION 16.1216(Z) TO NOT PROVIDE OPEN SPACE ACCESS POINTS LOCATED 50 AS TO BE REASONABLY ACCESSIBLE TO ALL LOTS WITHIN THE SUBDIVISION.



LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
•	Spot Elevation
SF	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
BE	Proposed Walkout
---	Earth Dike
X	Tree Protection
---	Existing Tree Line
---	Limit Of Disturbance
---	Existing Street Tree

LOT INFORMATION

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)
1 SEC. I	10801 ROBIN LYNN DRIVE	472.5	466.89
2 SEC. I	10803 ROBIN LYNN DRIVE	472.0	466.85
3 SEC. I	10805 ROBIN LYNN DRIVE	471.7	467.84
4 SEC. I	10813 ROBIN LYNN DRIVE	472.9	468.77
1 SEC. II	10800 ROBIN LYNN DRIVE	471.0	464.57
2 SEC. II	10804 ROBIN LYNN DRIVE	470.3	466.50
3 SEC. II	10808 ROBIN LYNN DRIVE	471.3	467.47
4 SEC. II	10812 ROBIN LYNN DRIVE	472.7	468.76

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIECEMEAL AREA	REMAINING AREA	MINIMUM LOT SIZE
1	11,461 sq. ft.	770 sq. ft.	10,691 sq. ft.	10,000 sq. ft.
2	11,981 sq. ft.	1,522 sq. ft.	10,459 sq. ft.	10,000 sq. ft.
3	18,341 sq. ft.	2,274 sq. ft.	16,067 sq. ft.	15,000 sq. ft.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (3 WEEKS)
- INSTALL SEDIMENT AND EROSION CONTROL SHEETS PER PLAN. (4 DAYS)
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (1 DAY PER DWELLING)
- EXCAVATE FOR FOUNDATION AND ROUGH GRADE LOT. (1 DAY PER DWELLING)
- FINE GRADE LOT AND INSTALL DRIVEWAYS AND ST. WALKS. (2 DAYS PER DWELLING)
- INSTALL PERMANENT SEEDING AND LANDSCAPING. (2 DAYS PER DWELLING)
- REMOVE SEDIMENT CONTROL DEVICES AS PRESSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.

SCHEDULE A

LINEAR FEET OF PERIMETER LANDSCAPE TYPE	420
NUMBER OF REQ. PLANTS SHADE TREES	7
EVERGREEN TREES	0
NUMBER OF PRO. PLANTS SHADE TREES	7
EVERGREEN TREES	0

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Charles J. Crowe
Signature of Engineer (Print name below signature) Date: 7/28/99

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Richard S. Saylor
Signature of Developer (Print name below signature) Date: 7-28-99

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Charles J. Crowe 8/6/99
Chief, Department of Planning and Zoning

John R. Robertson 8/6/99
Chief, Department of Planning and Zoning

SITE DEVELOPMENT PLAN

LOTS 2-4 BISHOP PROPERTY I AND
LOTS 1-4 BISHOP PROPERTY II

A Resubdivision of Lot 48, Part of
The Saint Charles College Farms, Liber 605 Folio 740

ZONING R-20
TAX MAP No. 16 Part of PARCEL *274 GRID 23
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: MARCH, 1999 SHEET 1 OF 2

PLAT	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
13600+13601	22	R-20	16	2ND	6022

PROJECT: BISHOP PROPERTY I AND II
SECTION/AREA: 2-4 SEC. I, 1-4 SEC. II
LOT NO.: 2-4