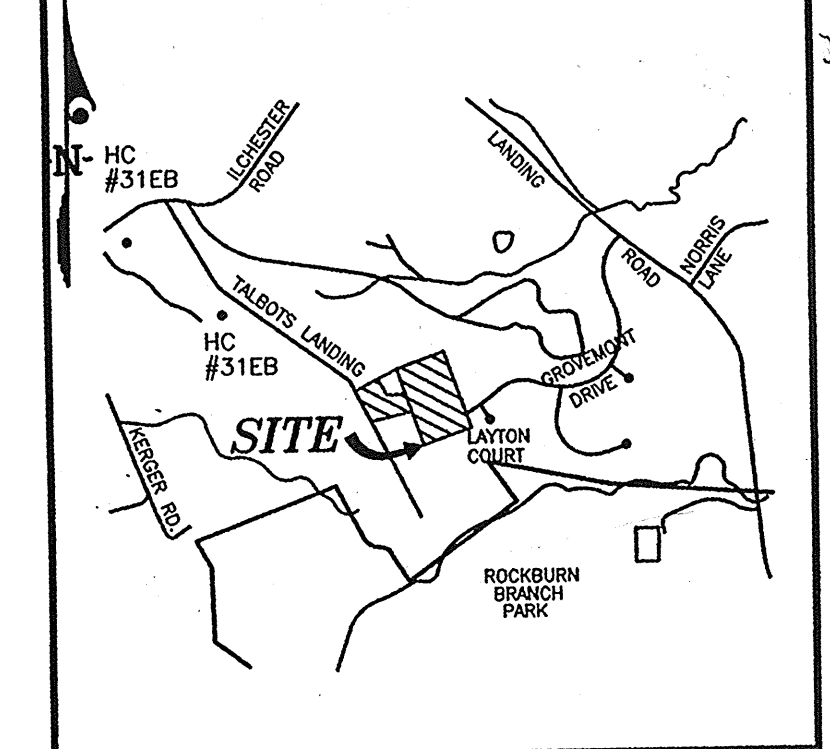
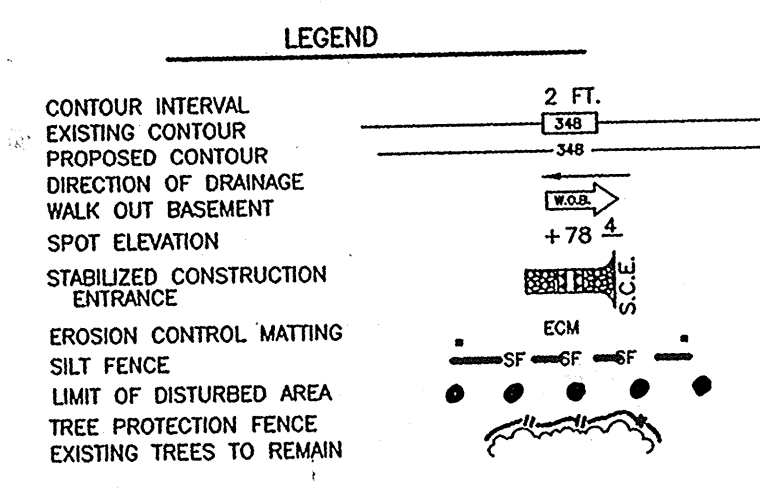


NOTE: NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER & SEWER, AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS, IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIRE PLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

NOTE: PORCH AND DECK STRUCTURES LOCATED WITHIN FRONT OR REAR BUILDING SETBACK AREAS, MAY NOT PROJECT MORE THAN 10 FEET OVER THESE BUILDING RESTRICTION LINES. STRUCTURES MAY NOT PROJECT OVER SIDE BUILDING RESTRICTION LINES. - SEE GENERAL NOTE 14.

UNIT #	% SLOPE	INV. @ ESMNT	MIN. CELLAR ELEV.
1	2	347.49	352.89
2	2	343.84	348.89
3	4	337.07	344.40
4	2	337.07	341.80
5	2	342.67	347.65
6	2	345.13	350.17
7	2	345.62	350.34
8	2	345.98	350.22
9	3	346.41	352.64
10	3	345.86	351.40
11	3	345.57	354.50
12	2	353.01	357.95
13	2	357.14	361.82
14	2	361.26	365.92
15	2	362.47	367.15
16	3	365.98	371.76
17	3	369.61	375.72
18	3	371.85	378.56
19	2	376.15	381.08
20	3	378.67	384.77
21	2	382.41	387.59
22	2	389.19	374.50



BENCHMARKS:
 Howard County Monument # 31 EA
 Location N 569,041.124 Elev. 469.604
 Location E 1,374,815.936

Howard County Monument # 31 EB
 Location N 569,730.984 Elev. 453.398
 Location E 1,376,273.491

VICINITY MAP
 Scale: 1"=2000'

GENERAL NOTES:

- Subject property is zoned: R-20 per the Comprehensive Zoning Plan dated Feb. 02, 2004.
- The total area included in this submission is: 13.80 Acres.
- The total number of lots included in this submission is: 21
- Improvement to property: Single Family Detached
- Department of Planning and Zoning reference file numbers: S-02-07, WP-03-63, WP-04-85, F-04-36.
- Utilities shown as existing are taken from Approved Water and Sewer plans Contract 14-1020-D, approved Road Construction plans F-04-36, approved Road Construction plans F-04-36. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public.
- The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boender & Associates, INC. dated May, 2004.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Numbers: 31 EA & 31 EB.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.03 & R.6.05.
- In accordance with Section 128 of Ho. Co. zoning regulations, any windows or chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback.
- No clearing, grading or construction is permitted within the required wetland, stream buffers or forest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown as "Forest Conservation Easement" meet the minimum requirements of the forest conservation act.
- SIC Elevations shown are at the easement line. SEE CHART.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the minimum requirements:
 - (a) Width-12' (14' serving more than one residence);
 - (b) Surface-of compacted crusher run base with tar and chip coating (1 1/2" min.);
 - (c) Geometry-max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - (d) Structures (culverts/bridges) - capable or supporting 25 gross tons (H25 loading);
 - (e) Drainage elements-capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 - (f) Maintenance-sufficient to insure all weather use.
- Stormwater management requirements will be on-site sand filter and natural area conservation easement credits. SWM facility will be privately owned and maintained.
- 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 onto the Pipestem lot or driveway. A waiver petition as filed on December 15, 2003 requesting to waive section 16.120(b)(4)(iii)(b) to allow wetlands and wetland buffer on a residential lot from environmental features. The waiver, WP-04-85 was approved on February 5, 2004 subject to the following conditions: on F-03-36 and the subsequent site development plans, provide the following:
 - Provide the lot configuration and number of lots as shown the amended exhibit for WP-04-85 submitted to the county on January 21, 2004.
 - Show the 35 foot environmental setback from the wetland buffer on lot 4.
 - Provide documentation from SCD concerning the relocation of the sewer easement on open space lot 25 to the adjacent site.
- This plot is subject to the Ambrosia Drive Right-of-Way, General Ord. 95-005, SLOTTMAN AND LAND Development regulations and zoning regulations. Development or Construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the Site Development Plan, Water Petition application, or Building/Grading Permit.
- The Forest Conservation requirements per section 16.1200 of the Howard County code for Forest Conservation have been met by On-Site retention of 1.97 Acres and reforestation of 0.28 Acres. Financial surety for the 1.97 Acres (85,813.2 SQ. FT.) of retention in the amount of \$17,162.64 and 0.28 Acres (11,325 SQ. FT.) of reforestation in the amount of \$5,692.80 has been posted as part of the DPW Developers agreement in the amount of \$22,825.44. (Per F-04-36).
- Wetland delineation prepared by Eco-Science Professional, Inc. dated April 2000. Land Development regulations and to the county council bill 50-2001.
- Landscape Plan for Lots 1 through 22 is provided in accordance with certified Landscape Plan as part of construction drawings in accordance with section 16.124 of the Howard County code and the Landscape Plan. (Per F-04-36).
- Financial surety for the required Landscaping (38 Shade trees, 22 small Deciduous/Ornamental trees, 20 Evergreens, 18 Private Street trees) has been posted as part of the DPW Developers Agreement in the amount of \$23,100.00. (Per F-04-36).

GENERAL NOTES (cont.)

26. Lot 10 has been approved for a rear yard setback of 24' per AA-04-037. The public hearing was held on January 25, 2005 and approval granted on Feb. 1, 2005, by "Decision and Order" from the Howard County Department of Planning and Zoning. The building permit for this lot must be obtained within five years of approval date.

SITE ANALYSIS DATA CHART

1. Total Project Area:	13.80 acres (601,128 sq. ft.)
2. Area of Plan Submission:	6.40 acres (276,522 sq. ft.)
3. Zoning:	R-20
4. Proposed Use:	Single Family Home Construction
5. Number of Units Proposed:	21 (22 units allowed)
6. Total Area of Disturbances:	6.40 acres

OWNER / DEVELOPER
 N/V Homes, Inc.
 6085 Marshalee Drive, Ste. 130
 Elkridge, MD 21075
 Ph. No.: 410-379-5956

FORMERLY DOBSON PROPERTY

LOT NUMBER	STREET ADDRESS
1	5340 AMBROSIA DRIVE
2	5344 AMBROSIA DRIVE
3 (EXIST. BLDG.-NOT NV'S)	AMBROSIA DRIVE
4	5354 AMBROSIA DRIVE
5	5308 ILCHESTER OAKS WAY
6	5205 ILCHESTER OAKS WAY
7	5210 ILCHESTER OAKS WAY
8	5214 ILCHESTER OAKS WAY
9	5209 ILCHESTER OAKS WAY
10	5205 ILCHESTER OAKS WAY
11	5318 AMBROSIA DRIVE
12	5348 AMBROSIA DRIVE
13	5341 AMBROSIA DRIVE
14	5337 AMBROSIA DRIVE
15	5333 AMBROSIA DRIVE
16	5329 AMBROSIA DRIVE
17	5325 AMBROSIA DRIVE
18	5319 AMBROSIA DRIVE
19	5315 AMBROSIA DRIVE
20	5311 AMBROSIA DRIVE
21	5307 AMBROSIA DRIVE
22	5303 AMBROSIA DRIVE

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 6
SITE DEVELOPMENT PLAN	2 OF 6
HOUSES & GENERIC BOXES	3 OF 6
SEDIMENT & EROSION CONTROL PLANS	4-6 OF 6

PARCEL 706
 JAMES & DEBORAH PASTO
 LIBER: 4477 FOLIO: 212
 ZONED R-20

LOT 10A
 TALBOT LAST SHIF
 DEBORAH E. ELGARD & ROBERT J. HARTZELL
 LIBER: 5091 FOLIO: 703
 ZONED R-20

PARCEL 700
 DWIGHT & NANCY MCCURDY
 LIBER: 1075 FOLIO: 43
 ZONED R-10

PARCEL 707
 JANICE & PAUL ANDERSON
 LIBER: 1437 FOLIO: 133
 ZONED R-20

LOT 23
 31,798 SF
 OPEN SPACE
 DEDICATED TO HOMEOWNERS ASSOCIATION
 (24,789 SF NON CREDITED)

TALBOT'S LANDING ROAD (PUBLIC)
 50' R/W (F-04-36)

APPROVED DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/18/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED DEPARTMENT OF LAND DEVELOPMENT
 [Signature] 5/18/05
 CHIEF, DIVISION OF LAND DEVELOPMENT

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 [Signature] 5/18/05
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS, AS DEEMED NECESSARY.
 [Signature] 5/18/05
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE
 We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and Certificate of Attendance of 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 County Soil Conservation District or their authorized agents, as deemed necessary.
 [Signature] 5/18/05
 DATE

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 [Signature] 5/18-04
 G. NELSON CLARK DATE



SUBMISSION NAME ILCHESTER OAKS		SECTION/AREA N/A	LOTS/PARCELS LOTS 1, 2 and 4, 22	
PLAT NO. 17005-17008	BLOCK NO. GRID 16	ZONE R-20	TAX MAP NO. 31	ELECTION DIST. 1ST
WATER CODE D-03		SEWER CODE 1252600		
CLARK • FINEFROCK & SACKETT, INC.				
ENGINEERS • PLANNERS • SURVEYORS				
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.				
DESIGNED BT	SITE DEVELOPMENT PLAN LOT 1, 2 & 4, 22			SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS			DRAWING 1 OF 6
CHECKED EDH/DR	TAX MAP 31	GRID 16	JOB NO. 04-001	
DATE Aug, 04	FOR: N/V HOMES INC. 6085 MARSHALEE DRIVE SUITE 130 ELK RIDGE, MD 21075			FILE NO. 04-001-X

SDP 05-054

LOT 2
 THE BALTIMORE PROVINCE OF THE
 SISTERS OF NOTRE DAME de NAMUR INC.
 PLAT NOS 13483-13485
 F 88-166
 ZONED R-20

PARCEL 710
 RALPH AND JANE GUEDER
 LIBER: 1085 FOLIO: 488
 ZONED R-20

PARCEL 711
 ROGER AND ELAINE MILLS
 LIBER: 3095 FOLIO: 135
 ZONED R-20

PARCEL 708
 JAMES AND DEBORAH PACEY
 LIBER: 4117
 FOLIO: 212
 ZONED R-20

LOT 177
 OPEN SPACE

PARCEL 702
 MATUCHA
 LIBER 4922 FOLIO 332
 ZONED R-20

PARCEL 701
 JAMES AND CHARLENE GALLON
 LIBER 1998 FOLIO 711
 ZONED R-20

LOT 33 GROVEMONT
 PLAT NO B822
 ZONED R-20

GROVEMONT
 DRIVE
 (50' R/W)

OPEN SPACE LOT 26
 DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
 158,417 SF

OPEN SPACE
 LOT 26
 (DEDICATED TO
 H.C. DEPT. REC
 & PARKS)

OPEN SPACE
 LOT 25
 DEDICATED TO HOA

NON CREDITED
 OPEN SPACE
 (4711 SF)

NOTE: 24' PRIVATE
 USE-IN-COMMON EASEMENT
 FOR LOTS 4-10 ACCESS PER
 RECORDED PLAT NO. 17007.
 MAINTENANCE AGREEMENT
 FOR USE-IN-COMMON
 DRIVEWAY FOR LOTS 4-10
 RECORDED IN LIBER 08732
 FOLIO 265.

Provide Signage
 For Addresses Of
 Lots 4-10 At Entrance
 Of Private Driveway
 (Ilchester Way)

24' PRIVATE
 USE-IN-COMMON
 ACCESS EASEMENT
 FOR LOTS 13-16, PER
 RECORDED PLAT #17006
 DRIVEWAY MAINTENANCE
 AGREEMENT RECORDED
 IN LIBER 08732
 FOLIO 265

NOTE: NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER & SEWER, AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIRE PLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

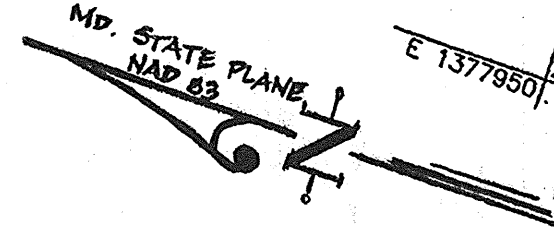
NOTE: PORCH AND DECK STRUCTURES LOCATED WITHIN FRONT OR REAR BUILDING SETBACK AREAS, MAY NOT PROJECT MORE THAN 10 FEET OVER THESE BUILDING RESTRICTION LINES. STRUCTURES MAY NOT PROJECT OVER SIDE BUILDING RESTRICTION LINES.

* NOTE: Lot 10 Approved for An "Administrative Adjustment" Approval Of Rear Yard Setback Reduction To 24' Granted 2/1/2005.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] DATE 5/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE 5/16/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] DATE 5/16/05
 DIRECTOR

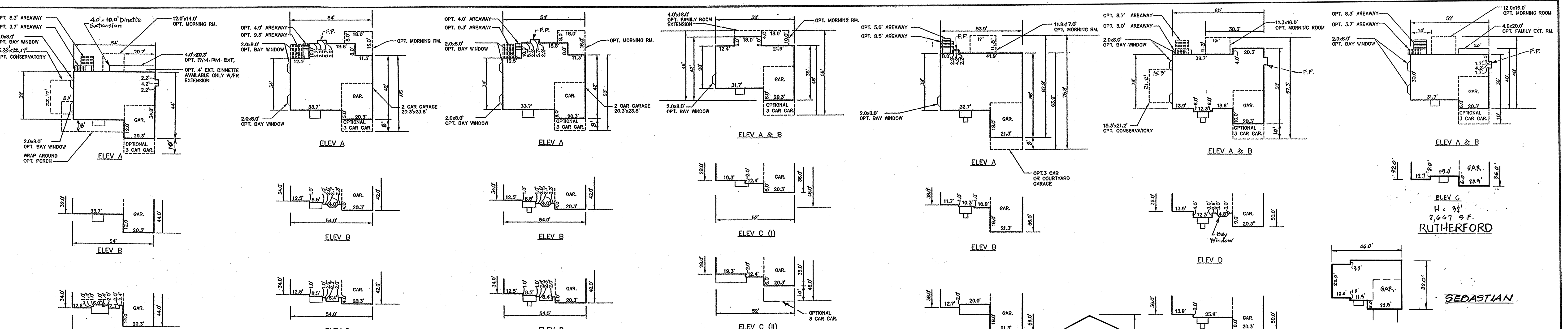
MATCHLINE SEE SHEET 1

STREET TREES AND PERIMETER
 LANDSCAPING PER ROAD CONSTRUCTION
 DRAWINGS FOX-26



CLARK · FINEROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BT	SITE DEVELOPMENT PLAN LOT 1, 2 & 22	SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS PLAT BOOK TAX MAP 31	DRAWING 2 OF 6
CHECKED EDH/DR	PLAT NO. 17005-17008 GRID 16 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 04-001
DATE Aug., 04	FOR: NY HOMES INC. 6085 MARSHALLEE DRIVE SUITE 130 ELK RIDGE, MD 21075	FILE NO. 04-001-X

SDP 05-054



H = 31.5'
2972 S.F.
BRANDENBURG

H = 34'
3490 S.F.
**CARTER'S GROVE
VERSION 10**

H = 31'
2,585 S.F.
CONESSA

H = 34'
3,490 S.F.
**CARTER'S GROVE
VERSION 11
03900**

H = 32'
2,491 S.F.
COLLINGSWORTH

H = 33'
2,794 S.F.
FALCONCREST

H = 33'
3,716 S.F.
**HYDE PARK
05000**

H = 32'
3,313 S.F.
KINGSMILL

H = 32.5'
3,082 S.F.
REMINGTON

H = 33'
3,101 S.F.
ROOSEVELT

H = 33'
3,420 S.F.
WYNTERHALL

H = 33'
2,999 S.F.
MORELAND

H = 32.5'
3,122 S.F.
**POTOMAC
02700
VERSION 11**

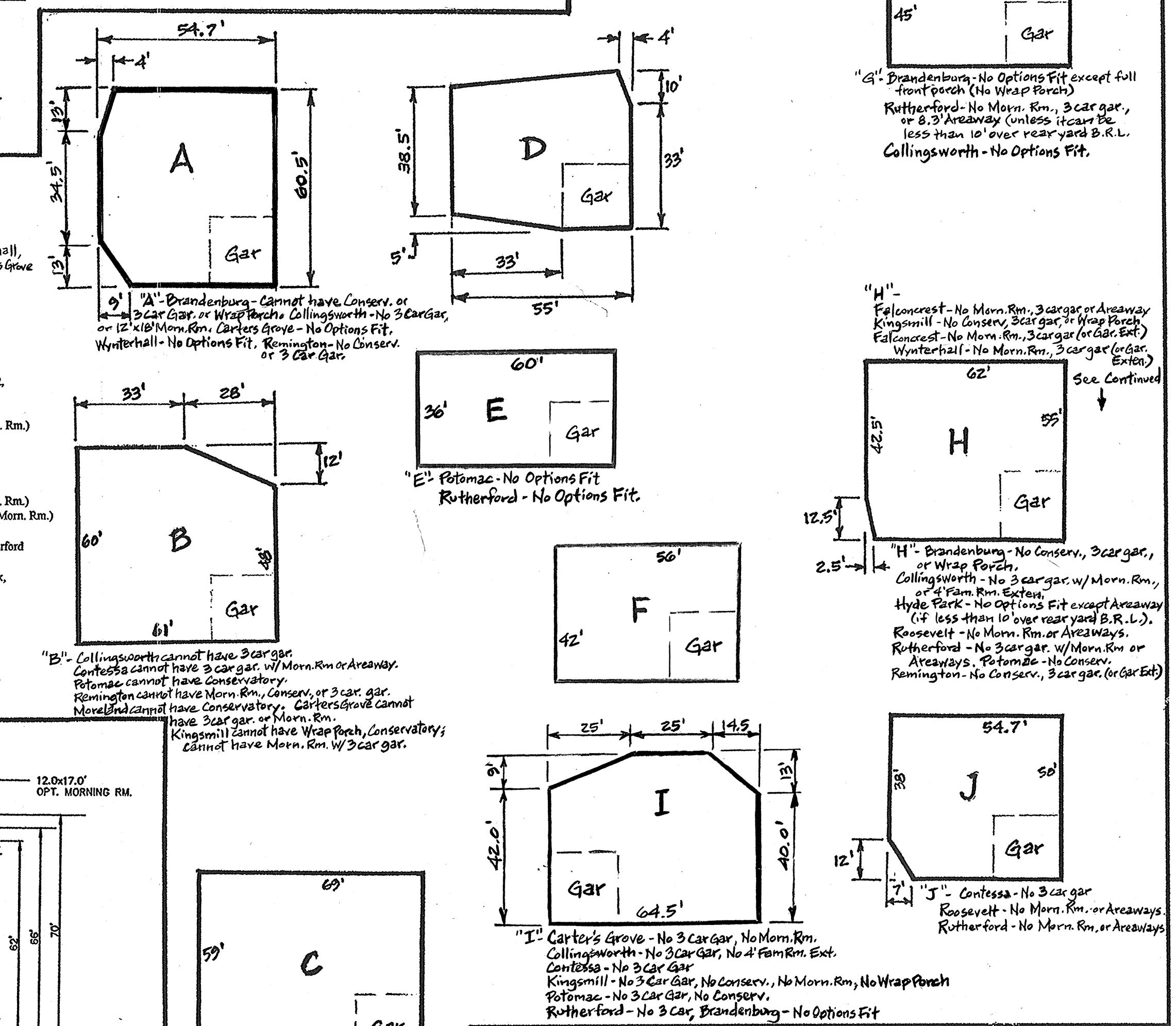
H = 33.5'
4,433 S.F.
CLIFTON PARK

H = 32'
2,667 S.F.
RUTHERFORD

SEBASTIAN

**GENERIC
TEMPLATES**

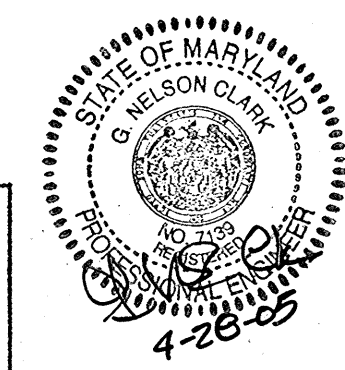
TYPICAL
MEAN HEIGHT OF HOUSE
FROM FRONT YARD TO TOP OF ROOF
(SEE TEMPLATES FOR INDIVIDUAL HOUSE TYPES)
(NO SCALE)
(9' MAXIMUM MEAN HEIGHT)



- See Notes (By Templates) for Additional Information.
- GENERIC TEMPLATE INFORMATION**
- A Brandenburg, Collingsworth, Conessa, Wynterhall, Roosevelt, & Rutherford, Remington, Potomac, Moreland, Carter's Grove, & Kingsmill
 - B Brandenburg, Collingsworth, Conessa, Roosevelt, Rutherford, Potomac, Remington, Moreland, Carter's Grove, & Kingsmill
 - C Brandenburg, Collingsworth, Conessa, Roosevelt, Rutherford, Potomac, Remington, Moreland, Carter's Grove, Kingsmill, Falconcrest, & Wynterhall
 - D Conessa (No 3 Car Gar., Fam. Rm. Ext. or Morn. Rm.) & Rutherford (No 3 Car Gar. or Morn. Rm.)
 - E Potomac & Rutherford
 - F Conessa (No 3 Car Gar., Fam. Rm. Ext. or Morn. Rm.) & Rutherford (No 3 Car Gar., Fam. Rm. Ext. or Morn. Rm.)
 - G Brandenburg, Collingsworth, Conessa, & Rutherford
 - H Brandenburg, Collingsworth, Conessa, Hyde Park, Roosevelt, Rutherford, Potomac, Remington, Moreland, Carter's Grove, Kingsmill, Falconcrest, & Wynterhall
 - I Carter's Grove, Collingsworth, Conessa, Kingsmill, Potomac, Brandenburg, & Rutherford
 - J Conessa, Roosevelt, & Rutherford

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

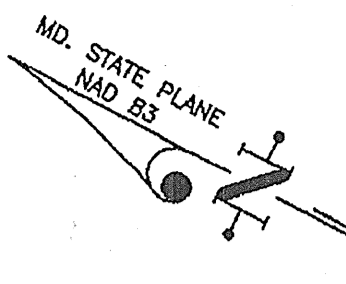
5/11/05
 5/18/05
 5/18/05



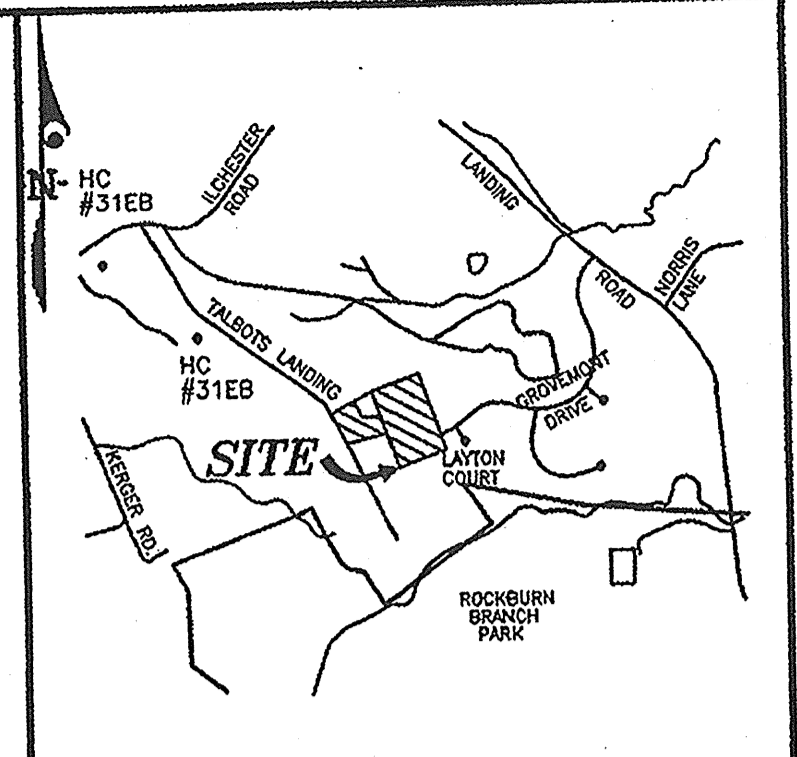
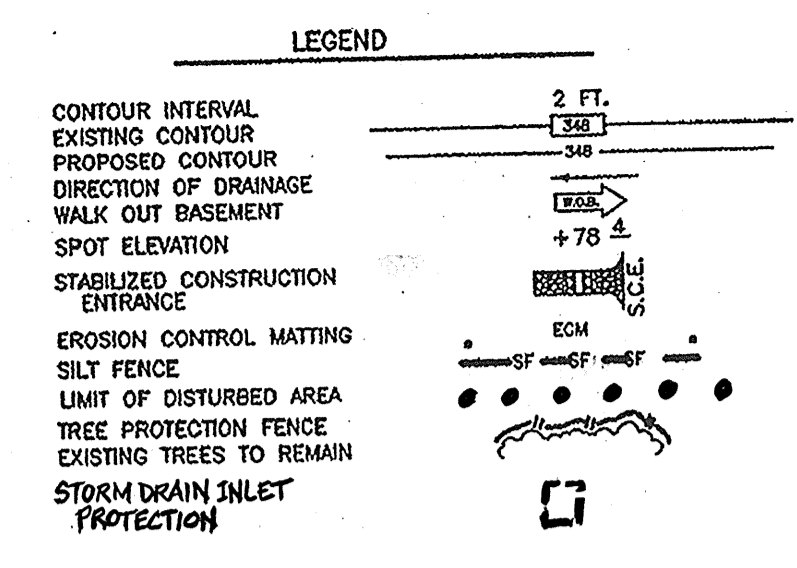
CLARK · FINEFROCK & SACKETT, INC.
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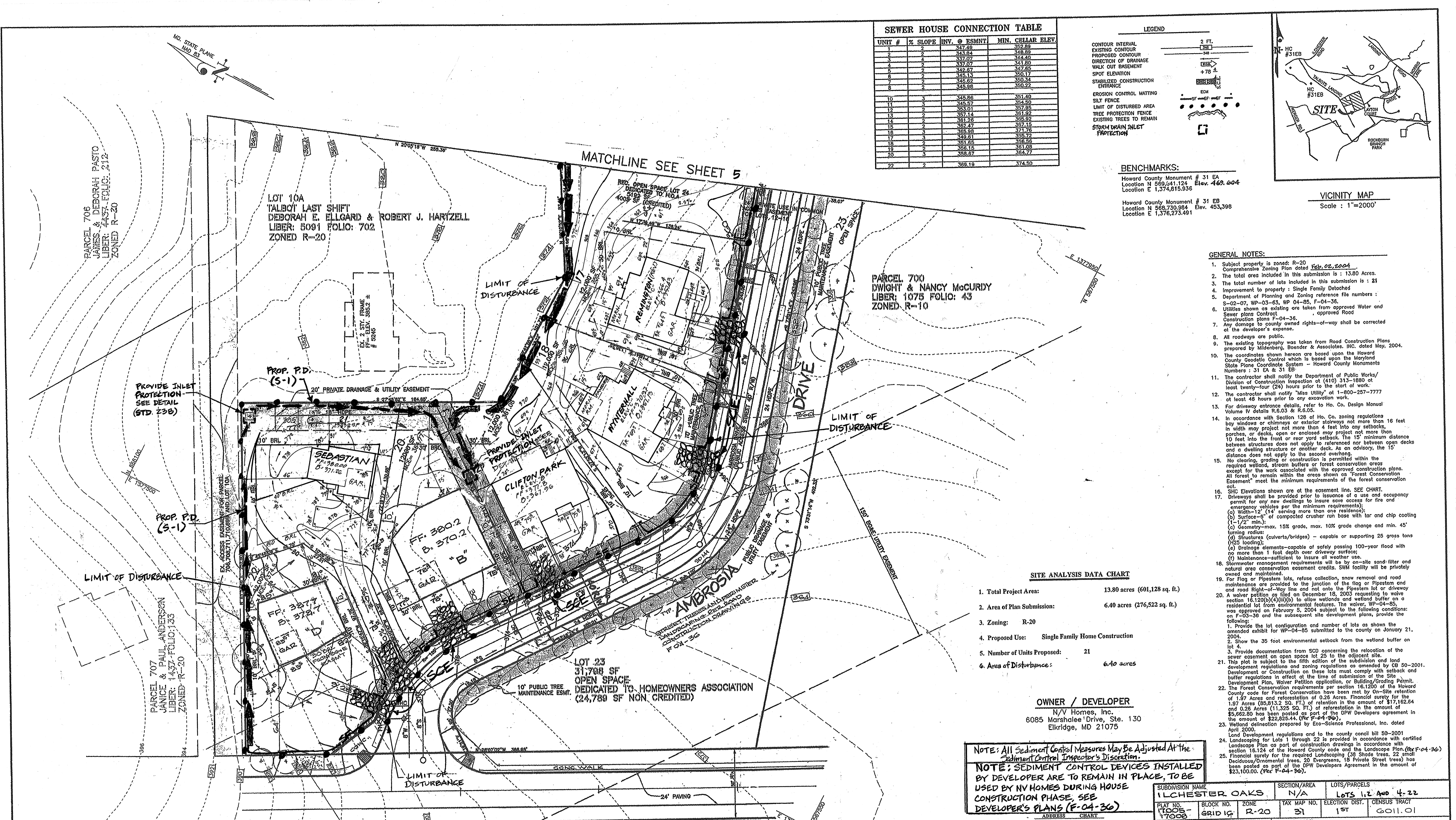
DESIGNED	SITE DEVELOPMENT PLAN	SCALE
DRAWN	LOT 1, 2 & 22	1"=30'
CHECKED	PLAT BOOK	DRAWING
EDH	TAX MAP 31	3 OF 6
DATE	1st ELECTION DISTRICT	JOB NO.
Aug, 04	HOWARD COUNTY, MARYLAND	04-001
	FOR: N.V. HOMES INC.	FILE NO.
	6085 MARSHALLE DRIVE	04-001-X
	SUITE 130	
	ELK RIDGE, MD 21075	



UNIT #	% SLOPE	INV. @ ESMNT	MIN. CELLAR ELEV.
1	2	343.84	348.88
2	2	343.84	344.40
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11	2	357.14	361.92
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19	2	369.19	374.50



BENCHMARKS:
 Howard County Monument # 31 EA
 Location N 569,341.124 Elev. 469.604
 Location E 1,374,815.938
 Howard County Monument # 31 EB
 Location N 568,730.884 Elev. 453.398
 Location E 1,374,273.491



- GENERAL NOTES:**
- Subject property is zoned R-20. Comprehensive Zoning Plan dated Feb. 02, 2004.
 - The total area included in this submission is: 13.80 Acres.
 - The total number of lots included in this submission is: 21.
 - Improvement to property: Single Family Detached.
 - Department of Planning and Zoning reference file numbers: S-02-07, WP-03-63, WP 04-85, F-04-36.
 - Utilities shown as existing are taken from approved Water and Sewer Plans Contract.
 - Construction plans F-04-36.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public.
 - The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boudier & Associates, Inc. dated May, 2004.
 - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31 EA & 31 EB.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
 - In accordance with Section 128 of Ho. Co. zoning regulations, bay windows or chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setback, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. The 15' minimum distance between structures does not apply to referenced nor between open decks of a dwelling structure or another deck. As an advisory, the 15' distance does not apply to the second overhang.
 - No clearing, grading or construction is permitted within the required wetland, stream buffers or forest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown on "Forest Conservation Easement" meet the minimum requirements of the forest conservation act.
 - SPC Elevations shown are at the easement line. SEE CHART. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the minimum requirements:
 (a) Width-12' (4' serving more than one residence);
 (b) Surface-6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 (c) Geometry-max. 15% grade, max. 10% grade change and min. 45' turning radius;
 (d) Structures (culverts/bridges) - capable of supporting 25 gross tons (225 loadings);
 (e) Drainage elements-capable of safely passing 100-year flood with no more than 1 foot depth over driveway surfaces;
 (f) Maintenance-sufficient to insure all weather use.
 - Stormwater management requirements will be by on-site sand filter and natural area conservation easement credits. SWM facility will be privately owned and maintained.
 - 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 onto the Pipestem lot or driveway.
 - A waiver petition as filed on December 18, 2003 requesting to waive section 122(b)(4)(iii) to allow wetland and wetland buffer on a residential lot from environmental features. The waiver, WP-04-85, was approved on February 5, 2004 subject to the following conditions: on F-03-36 and the subsequent site development plans, provide the following:
 1. Provide the lot configuration and number of lots as shown the amended exhibit for WP-04-85 submitted to the county on January 21, 2004.
 2. Show the 35 foot environmental setback from the wetland buffer on lot 4.
 3. Provide documentation from SCD concerning the relocation of the sewer easement on open space lot 25 to the adjacent site.
 - This plan is subject to the fifth edition of the subdivision and land development regulations and zoning regulations as amended by CB 50-2001. Department of Construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the Site Development Plan, Waiver Petition application, or Building/Grading Permit.
 - The Forest Conservation requirements per section 16.1202 of the Howard County code for Forest Conservation have been met by On-Site retention of 1.97 Acres and reforestation of 0.26 Acres. Financial purely for the 1.97 Acres (85,913.32 SF) of retention in the amount of \$17,182.84 and 0.28 Acres (11,325 SF) of reforestation in the amount of \$5,662.80 has been posted as part of the DPW Developers agreement in the amount of \$22,845.64. (Per F-04-96).
 - Wetland delineation prepared by Eco-Science Professional, Inc. dated April 2000.
 - Land Development regulations and to the county council bill 50-2001
 - Landscaping for Lots 1 through 22 is provided in accordance with certified Landscape Plan as part of construction drawings in accordance with section 16.124 of the Howard County code and the Landscape Plan. (Per F-04-96)
 - Financial purely for the required Landscaping (38 Shrub trees, 22 small Deciduous/Ornamental trees, 20 Evergreens, 18 Private Street trees) has been posted as part of the DPW Developers Agreement in the amount of \$23,100.00. (Per F-04-96).

SITE ANALYSIS DATA CHART

1. Total Project Area:	13.80 acres (601,128 sq. ft.)
2. Area of Plan Submission:	6.40 acres (276,522 sq. ft.)
3. Zoning:	R-20
4. Proposed Use:	Single Family Home Construction
5. Number of Units Proposed:	21
6. Area of Disturbance:	6.40 acres

OWNER / DEVELOPER
 N/V Homes, Inc.
 6085 Marshalee Drive, Ste. 130
 Elkridge, MD 21075

NOTE: All Sediment Control Measures May Be Adjusted At the Sediment Control Inspector's Discretion.
NOTE: SEDIMENT CONTROL DEVICES INSTALLED BY DEVELOPER ARE TO REMAIN IN PLACE, TO BE USED BY NV HOMES DURING HOUSE CONSTRUCTION PHASE. SEE DEVELOPER'S PLANS (F-04-36)

LOT NUMBER	STREET ADDRESS
1	5340 AMBROSIA DRIVE
2	5341 AMBROSIA DRIVE
3	EXIST. BLDG. NOT NV'S
4	5354 AMBROSIA DRIVE
5	5202 ILCHESTER OAKS WAY
6	5203 ILCHESTER OAKS WAY
7	5204 ILCHESTER OAKS WAY
8	5205 ILCHESTER OAKS WAY
9	5206 ILCHESTER OAKS WAY
10	5207 ILCHESTER OAKS WAY
11	5208 ILCHESTER OAKS WAY
12	5342 AMBROSIA DRIVE
13	5343 AMBROSIA DRIVE
14	5344 AMBROSIA DRIVE
15	5345 AMBROSIA DRIVE
16	5323 AMBROSIA DRIVE
17	5324 AMBROSIA DRIVE
18	5325 AMBROSIA DRIVE
19	5326 AMBROSIA DRIVE
20	5311 AMBROSIA DRIVE
21	5307 AMBROSIA DRIVE
22	5303 AMBROSIA DRIVE

SUBDIVISION NAME ILCHESTER OAKS		SECTION/AREA N/A	LOTS/PARCELS Lots 1, 2, 4 and 4-22
PLAY NO. 17005-17008	BLOCK NO. GRID 19	ZONE R-20	TAX MAP NO. 31
ELECTION DIST. 1ST		CENSUS TRACT 6011.01	
WATER CODE D-03		SEWER CODE 1292600	
CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS			
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.			
DESIGNED EDH	SEDIMENT AND EROSION CONTROL PLAN LOTS 1, 2, 4-22		SCALE 1"=30'
DRAWN DH	ILCHESTER OAKS		DRAWING 4 OF 6
CHECKED EDH/DO	TAX MAP 31	PLAT NO. 17005-17008	JOB NO. 04-001
DATE SEPT, 04	1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		FILE NO. 04-001-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Date: 5/10/05

Reviewed for HOWARD S.C.D. and meets technical Requirements
 Signature: Jim Meyer 5/10/05
 U.S. Natural Resources Service

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
 Signature: [Signature] DATE: 9/20/04

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: G. Nelson Clark DATE: 9-10-04

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 6
SITE DEVELOPMENT PLAN	2 OF 6
HOUSES & GENERIC BOXES	3 OF 6
SEDIMENT & EROSION CONTROL PLAN	4-6 OF 6

SDP 05-054

LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME de NAMUR INC.
PLAINS 13493-13495
F 88-186
ZONED R-20



PARCEL 710
RALPH AND JANE GUIDER
LIBER: 1055 FOLIO: 488
ZONED R-20

PARCEL 711
ROGER AND ELAINE MILLS
LIBER: 3085 FOLIO: 125
ZONED R-20

PARCEL 716
JAMES AND
DIANE HANNAH
LIBER: 4117
FOLIO: 212
ZONED R-20

LOT 177
OPEN SPACE

PARCEL 702
MATUCHA
LIBER: 992 FOLIO 332
ZONED R-20

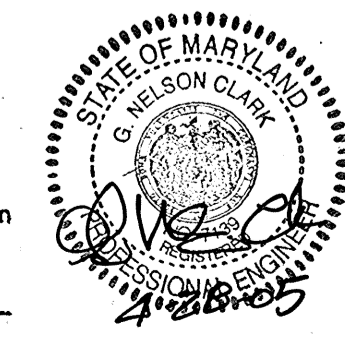
PARCEL 701
JAMES AND CHARLENE GALLON
LIBER: 1558 FOLIO 711
ZONED R-20

APPROVED DEPARTMENT OF PLANNING & ZONING
[Signature] 5/14/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 5/15/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 5/15/05
 DIRECTOR

Reviewed for HOWARD S.C.O.
 and meet Technical Requirements
[Signature] 5/14/05
 U.S. Natural Resource Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5/14/05
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
[Signature] 9/20/04
 NAME DATE

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
[Signature] 9-16-04
 G. NELSON CLARK DATE



NOTE: All Sediment Control Measures May Be Adjusted At The Sediment Control Inspector's Discretion.
 NOTE: SEDIMENT CONTROL DEVICES INSTALLED BY DEVELOPER ARE TO REMAIN IN PLACE, TO BE USED BY NV HOMES DURING HOUSE CONSTRUCTION PHASE - SEE DEVELOPER'S PLANS (F-04-36).

CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.			
DESIGNED EDH	SEDIMENT AND EROSION CONTROL PLAN LOT 1, 2, 4-22		SCALE 1"=30'
DRAWN DH	ILCHESTER OAKS PLAT BOOK TAX MAP 31		DRAWING 5 OF 6
CHECKED EDH/DO	1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 04-001
DATE SEPT, 04	FOR: NV HOMES INC. 8085 MARSHALLE DRIVE SUITE 130 ELKRIE, MD 21075		FILE NO. 04-001-X

SDP 05.052

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- 1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.)... 2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.)...

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT. OF KENTUCKY 31 TALL FESCUE...

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.)...

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...

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

STANDARD SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS... 2. THIS PLAN AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS ACT... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS...

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH, SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH... b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS...

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE PROVIDED THAT IT MEETS THE STANDARDS AS REFERENCED: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973... II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: 1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND...

FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

- I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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 TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5... b. ORGANIC CONTENT OF 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...

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 2.0 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, ALBERT 4" - 8" HIGHER IN ELEVATION... III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4"... IV. TOPSOIL SHALL NOT BE PLACED WHERE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION...

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:

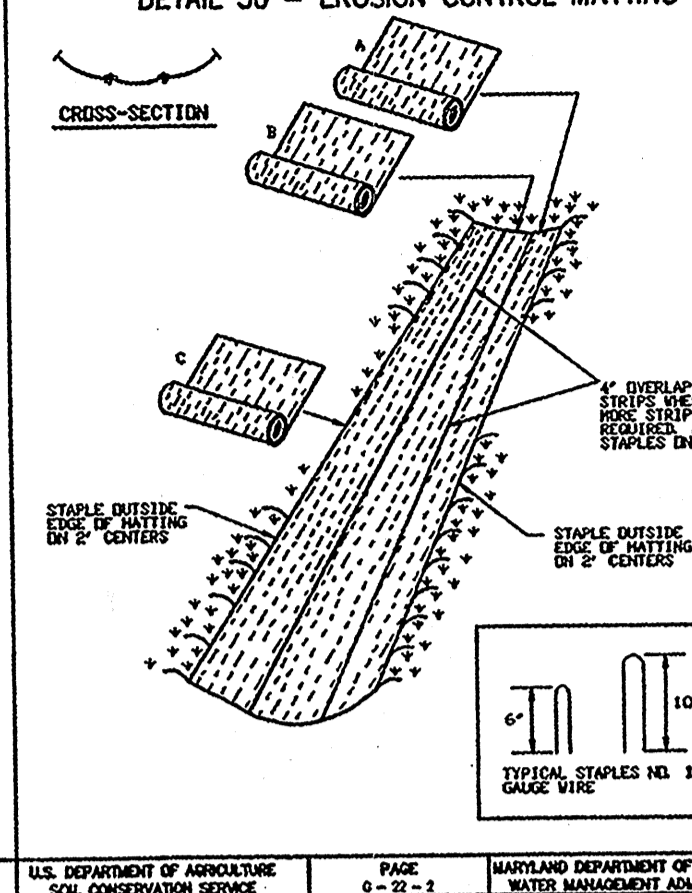
- I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO 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... c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET... d. 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.

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.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 210 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS... 2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS INCLUDING THE LINE FASCINES FOR THE BANK STABILIZATION, PROMOTE EROSION CONTROL MATTING(ECM) FOR ALL DISTURBED AREAS WITHIN THE STREAM BUFFER... 3. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH... 4. EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITH ONE WORKING DAY... 5. IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET... 6. THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION... 7. ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

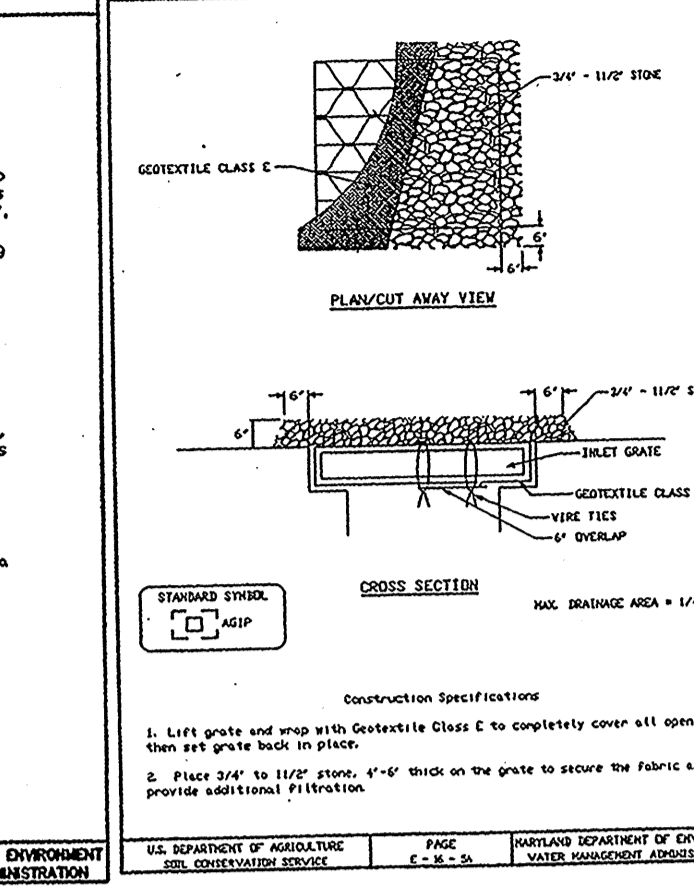
DETAIL 30 - EROSION CONTROL MATTING



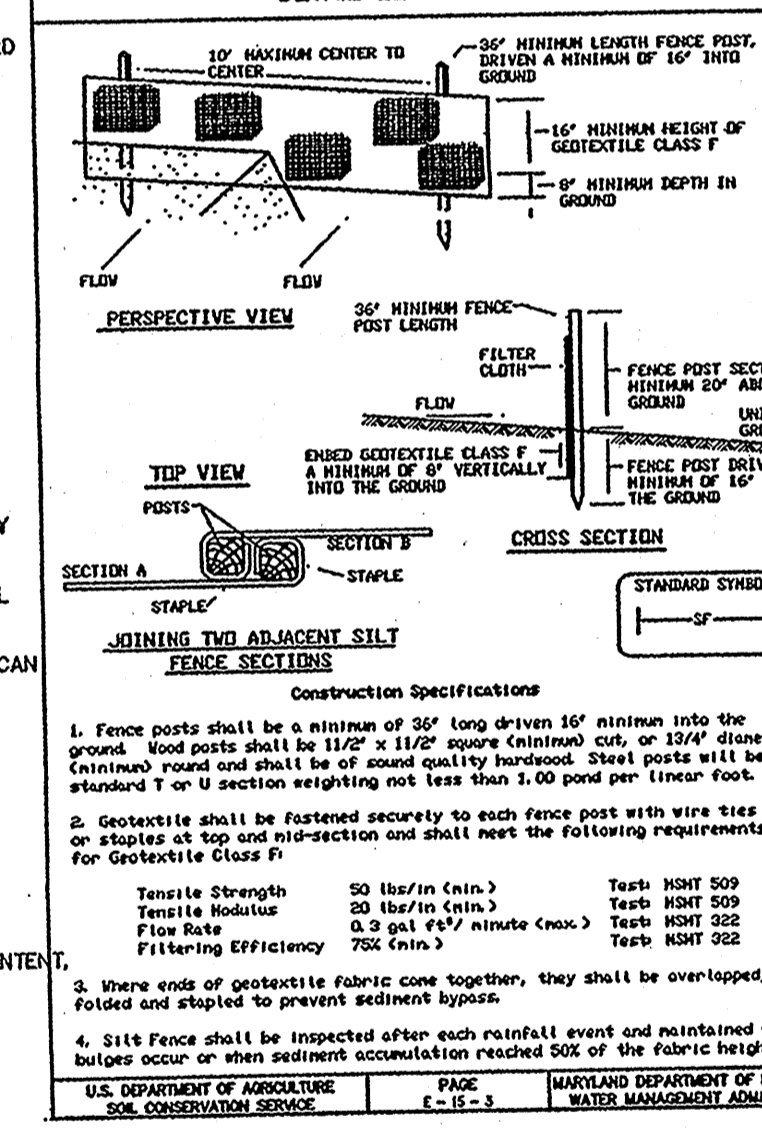
EROSION CONTROL MATTING

Construction Specifications: 1. Key-in the matting by placing the top edge of the matting in a narrow trench... 2. Staples shall be placed 2' apart with a row for each strip... 3. Before stapling the outer edge of the matting, make sure the matting is smooth and in firm contact with the soil... 4. The discharge end of the matting liner should be similarly secured with 2 double rows of staples... Note: If flow will enter from the edge of the matting then the area affected by the flow must be keyed-in.

DETAIL 23B - AT GRADE INLET PROTECTION



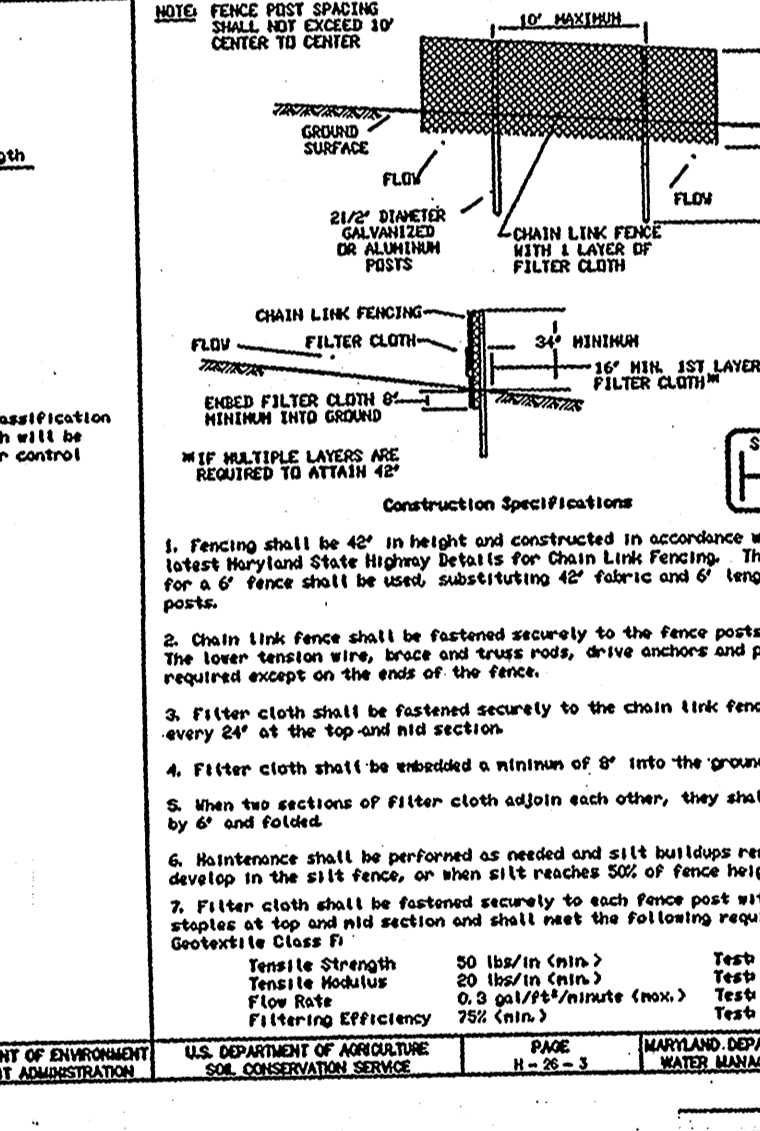
DETAIL 22 - SILT FENCE



SILT FENCE

Silt Fence Design Criteria table with columns for Slope Steepness, Chainlink Slope Length, and Silt Fence Length. Includes a note on areas with less than 2% slope.

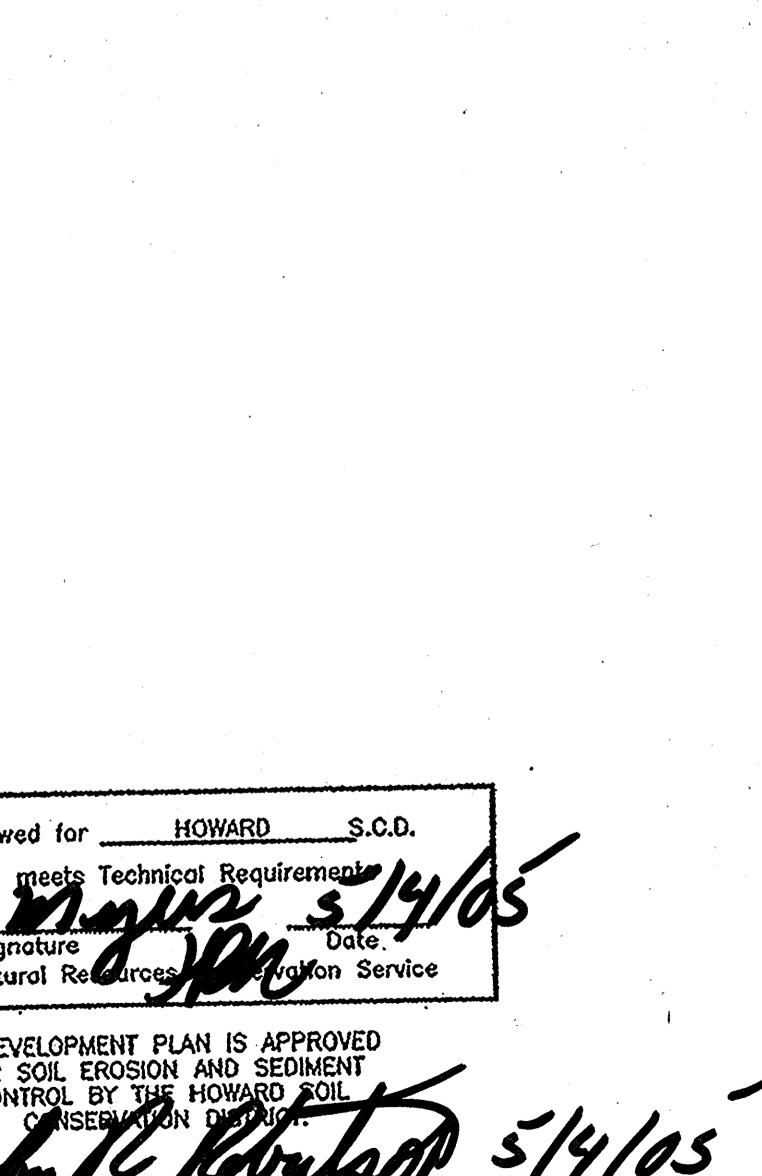
DETAIL 33 - SUPER SILT FENCE



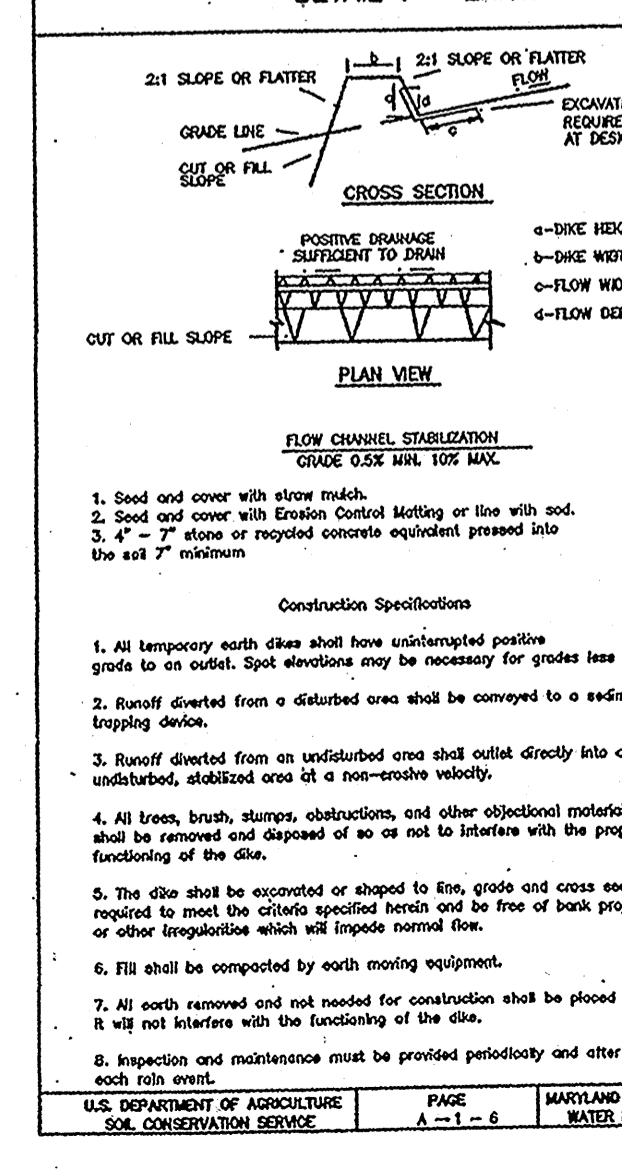
SUPER SILT FENCE

Super Silt Fence Design Criteria table with columns for Slope Steepness, Chainlink Slope Length, and Silt Fence Length. Includes a note on areas with less than 2% slope.

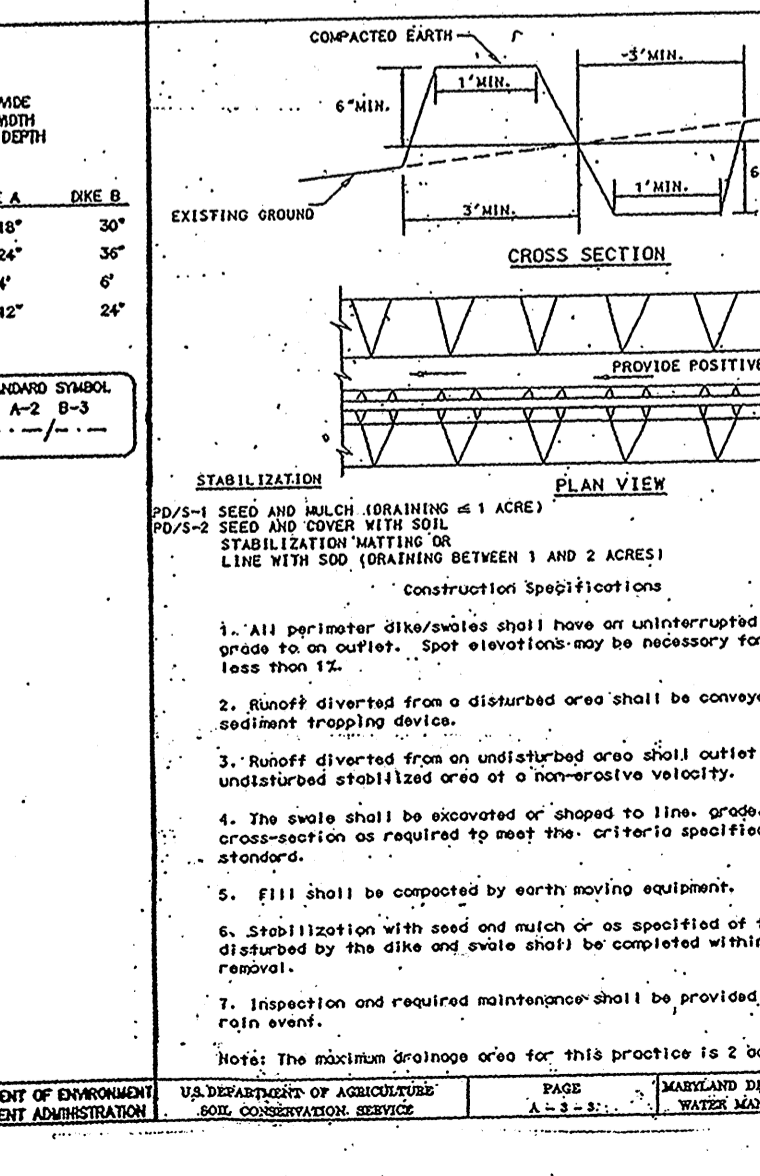
DETAIL 1 - EARTH DIKE



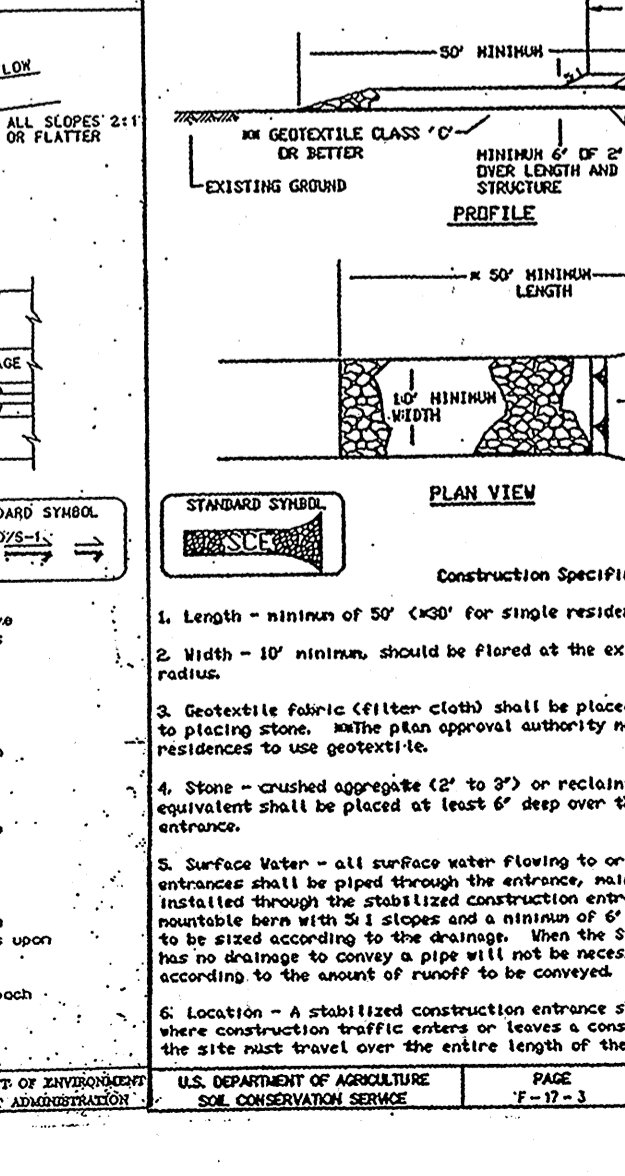
DETAIL 8 - PERIMETER DIKE/SWALE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



NOTE: All Sediment Control Measures May Be Adjusted At The Sediment Control Inspector's Discretion. NOTE: SEDIMENT CONTROL DEVICES INSTALLED BY DEVELOPER ARE TO REMAIN IN PLACE, TO BE USED BY NV HOMES DURING HOUSE CONSTRUCTION PHASE. SEE DEVELOPER'S PLANS (F-04-36).

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS. 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. Project details for ILCHESTER OAKS.

APPROVED: DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Chief, Division of Land Development.

Reviewed for HOWARD S.C.D. and meets Technical Requirements. Signature: John K. Kuntz 5/14/05. Date: 5/18/05. THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY ENGINEER OF SOILS.

LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME de NAMUR INC.
PLAT NOS 13493-13495
F 88-166
ZONED R-20

GROVEMONT
DRIVE
(50' R/W)

LOT 33 GROVEMONT
PLAT NO 13822
ZONED R-20

LOT 177
OPEN SPACE

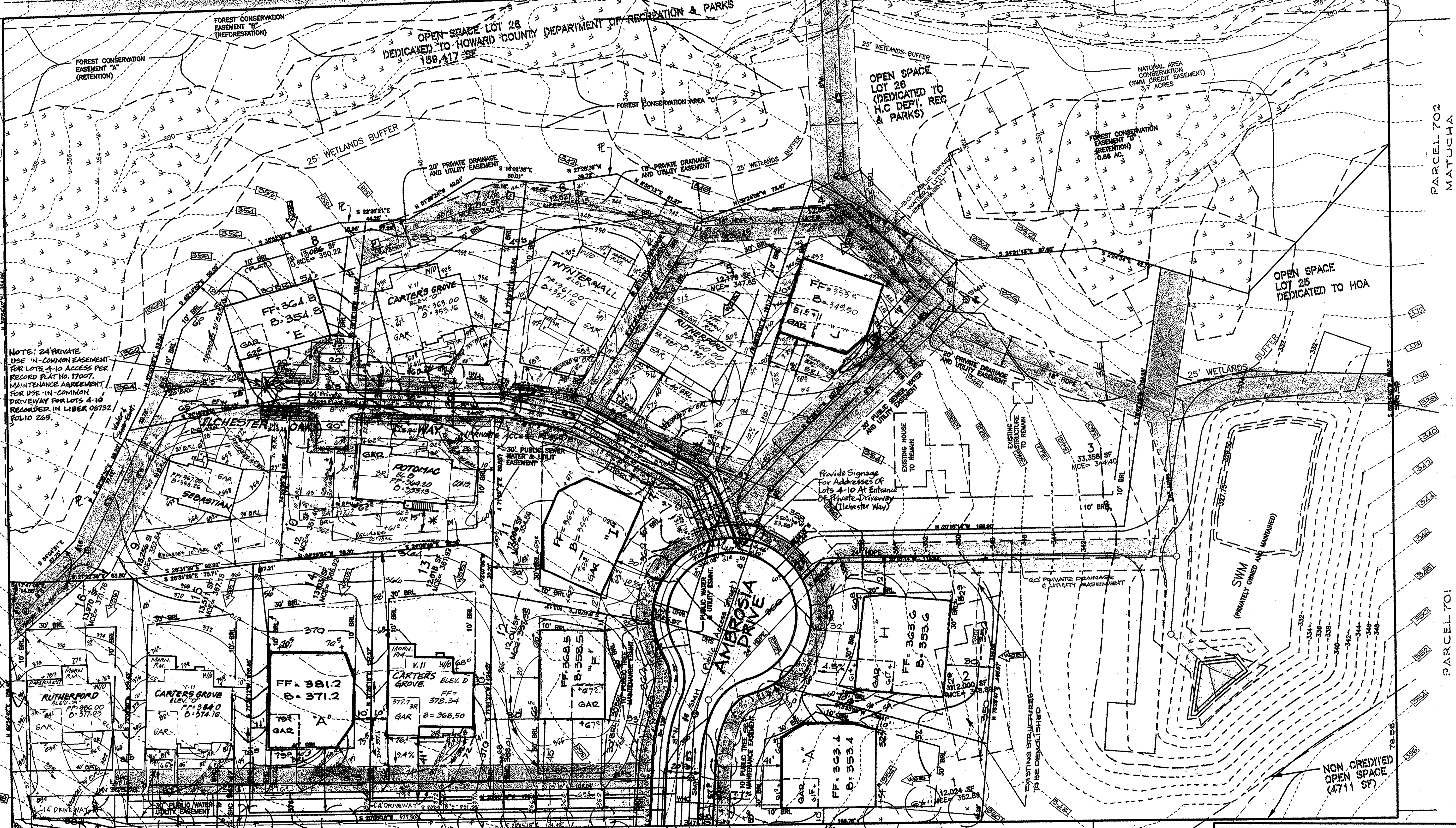
PARCEL 710
RALPH AND JANE GUEDER
LIBER: 1055 FOLIO: 488
ZONED R-20

PARCEL 711
ROGER AND ELAINE MILLS
LIBER: 3095 FOLIO: 135
ZONED R-20

PARCEL 706
JAMES AND
MEBORAH PARSTE
LIBER: 4137
FOLIO: 212
ZONED R-20

PARCEL 702
MATUCHA
LIBER: 4962 FOLIO 352
ZONED R-20

PARCEL 701
JAMES AND CHARLENE GALLON
LIBER: 1998 FOLIO 711
ZONED R-20



NOTE: 24' PRIVATE
USE IN-COMMON EASEMENT
FOR LOTS 4-10 ACCESS PER
RECORD PLAT NO. 17007.
MAINTENANCE AGREEMENT
FOR USE IN-COMMON
DRIVEWAY FOR LOTS 4-10
RECORDED IN LIBER 08732
FOLIO 265.

Provide Signage
for Addresses of
Lots 4-10 At Entrance
of Private Driveway
(Ilchester Way)

MATCHLINE SEE SHEET 1

STREET TREES AND PERIMETER
LANDSCAPE PER ROAD CONSTRUCTION
DRAWINGS FCA-28

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

24' PRIVATE
USE IN-COMMON
ACCESS EASEMENT
FOR LOTS 4-10, PER
RECORD PLAT 17006
DRIVEWAY MAINTENANCE
AGREEMENT RECORDED
IN LIBER 08732
FOLIO 265

NOTE: NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER & SEWER, AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIRE PLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

NOTE: PORCH AND DECK STRUCTURES LOCATED WITHIN FRONT OR REAR BUILDING SETBACK AREAS, MAY NOT PROJECT MORE THAN 10 FEET OVER THESE BUILDING RESTRICTION LINES. STRUCTURES MAY NOT PROJECT OVER SIDE BUILDING RESTRICTION LINES.

* NOTE: Lot 10 Approved for An "Administrative Adjustment" Approval of Rear Yard Setback Reduction to 24' Granted 2/1/2005.

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

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED BT	SITE DEVELOPMENT PLAN LOT 1, 2, 4-22	SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS PLAT BOOK	DRAWING 2 OF 6
CHECKED EDH/DR	TAX MAP 31 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 04-001
DATE AUG., 04	FOR: NLY HOMES INC. 6085 MARSHLEE DRIVE SUITE 130 ELKRDICE, MD 21075	FILE NO. 04-001-X



SDP 05.054

LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME de NAMUR INC
PLATNO 13483-13485
F 88-186
ZONED R-20

PARCEL 710
RALPH AND JANE CUEDER
LIBER 1055 FOLIO 488
ZONED R-20

PARCEL 711
ROGER AND ELAINE MILLS
LIBER 3095 FOLIO 135
ZONED R-20

PARCEL 708
JAMES AND
DEBORAH PASTOR
LIBER 4137
FOLIO 212
ZONED R-20

LOT 177
OPEN SPACE

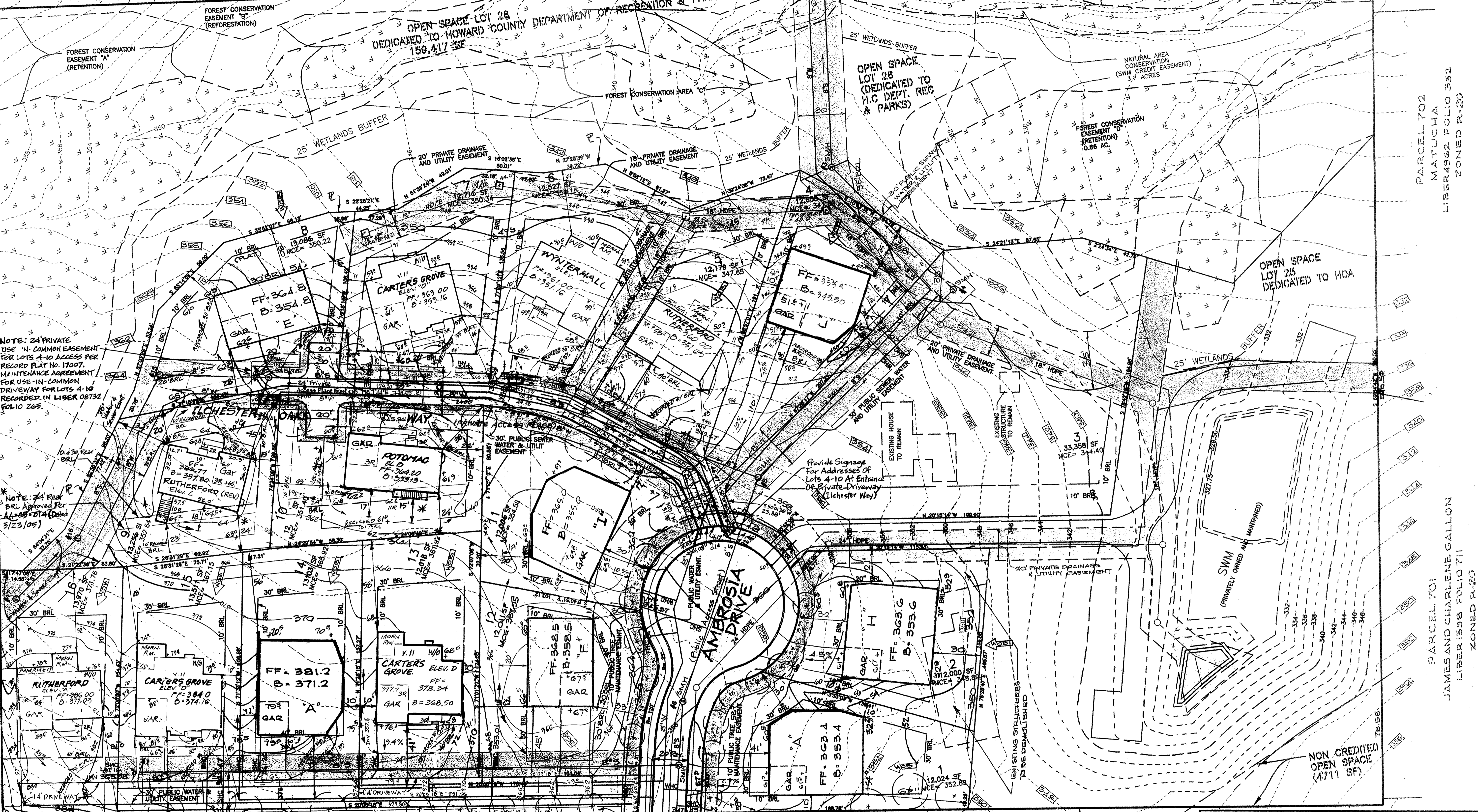
PARCEL 702
MATUCHA
LIBER 4962 FOLIO 332
ZONED R-20

PARCEL 701
JAMES AND CHARLENE GALLON
LIBER 1598 FOLIO 711
ZONED R-20

LOT 33 GROVEMONT
PLAT NO 13822
ZONED R-20

GROVEMONT
DRIVE
(50' R/W)

MATCHLINE SEE SHEET 1



NOTE: 24' PRIVATE USE-IN-COMMON EASEMENT FOR LOTS 4-10 ACCESS PER RECORD PLAN NO. 17007 MAINTENANCE AGREEMENT FOR USE-IN-COMMON DRIVEWAY FOR LOTS 4-10 RECORDED IN LIBER 08732 FOLIO 265.

NOTE: 24' REAR BRL APPROVED PER AA-05-014 (Dated 5/23/05)

Provide Signage For Addresses of Lots 4-10 At Entrance Of Private Driveway (Ilchester Way)

NON CREDITED OPEN SPACE (4711 SF)

APPROVED: DEPARTMENT OF PLANNING & ZONING

 JOHN J. WILLIAMS
 CHIEF, DEPARTMENT OF PLANNING & ZONING
 DATE: 5/15/05

 CINDY HAMMETT
 PROJECT MANAGER
 DATE: 5/14/05

1. REV. LOT 9 TO RUTHERFORD ELEV. C. GAR LEFT 8-30-05
 2. REV. LOT 10 TO ELIMINATE SIDE CONSERVATORY 8-30-05
 3. REV. LOT 10 TO FRONT DOOR TO POTOMAC BL. D 8-30-05
 4. REV. LOT 10 TO FRONT DOOR TO POTOMAC BL. D 8-30-05

NOTE: NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER & SEWER, AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIRE PLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

NOTE: PORCH AND DECK STRUCTURES LOCATED WITHIN FRONT OR REAR BUILDING SETBACK AREAS, MAY NOT PROJECT MORE THAN 10 FEET OVER THESE BUILDING RESTRICTION LINES. STRUCTURES MAY NOT PROJECT OVER SIDE BUILDING RESTRICTION LINES.

STREET TREES AND PERIMETER LANDSCAPING PER ROAD CONSTRUCTION DRAWINGS F04-36

* NOTE: Lot 10 Approved For An "Administrative Adjustment" Approval Of Rear Yard Setback Reduction To 24' Granted 2/1/2005. (Case AA-04-37).
 * NOTE: Lot 9 Approved For An "Administrative Adjustment". Approval of Rear Yard Setback Reduction To 24', Granted 5/23/05. (Case AA-05-014).

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

DESIGNED BT	SITE DEVELOPMENT PLAN LOT 9, 1, 2, 4-22	SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS	DRAWING 2 OF 6
CHECKED EDH/DR	PLAT BOOK TAX MAP 31 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 04-001
DATE Aug., 04	FOR: N.V. HOMES INC. 6085 MARSHALEE DRIVE SUITE 130 ELKRDLE, MD 21075	FILE NO. 04-001-X

SDP 05-054

LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME de NAMUR INC
PLAT NOS 13483-13485
F 98-186
ZONED R-20

LOT 33 GROVEMONT
PLAT NO 13822
ZONED R-20
EX 12" FORCE MAIN
(CONT. NO. S-6200)

LOT 177
OPEN SPACE

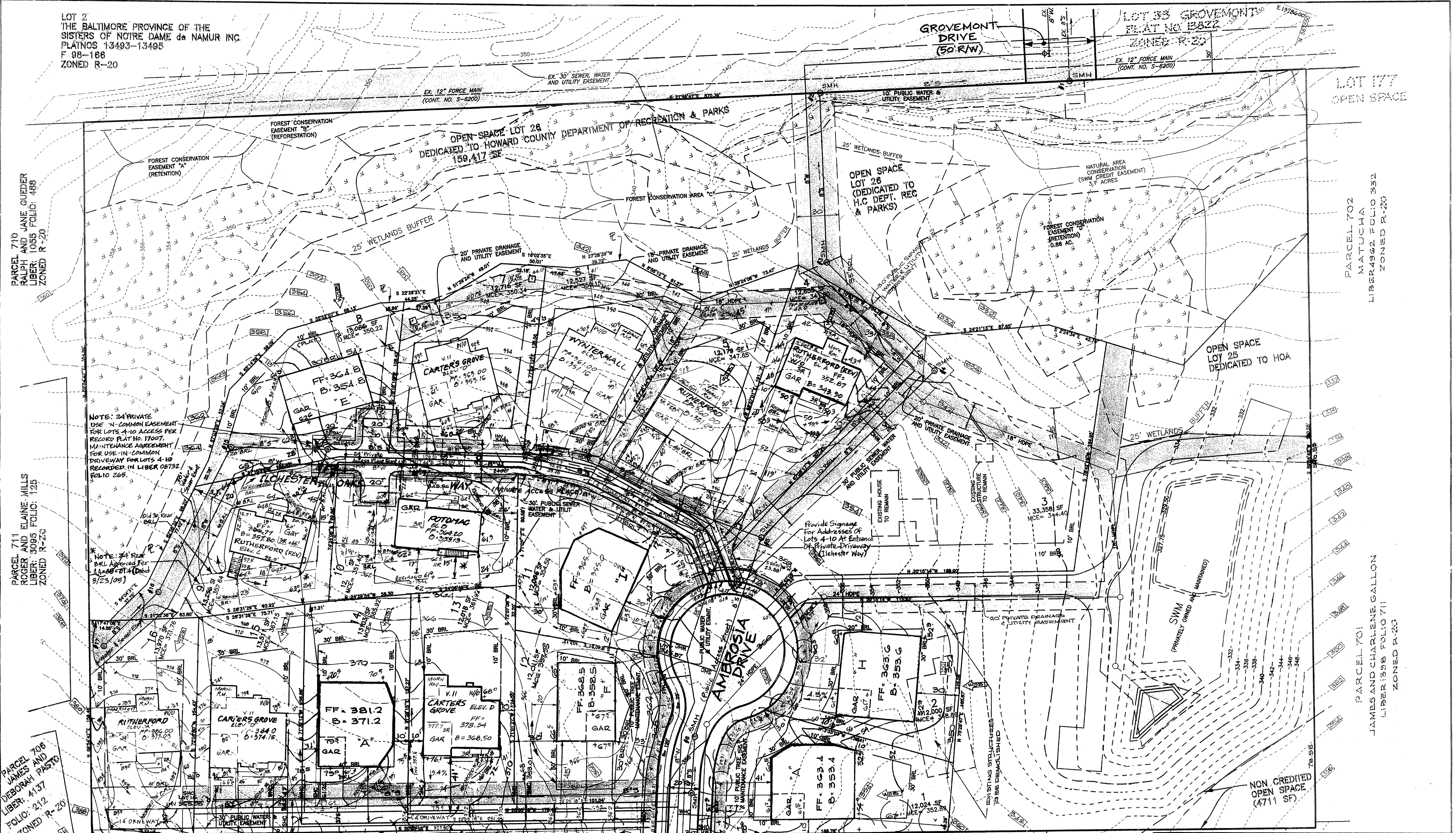
PARCEL 710
RALPH AND JANE GUEDER
LIBER 1055 FOLIO 488
ZONED R-20

PARCEL 711
ROGER AND ELAINE MILLS
LIBER 3095 FOLIO 125
ZONED R-20

PARCEL 708
JAMES AND
DEBORAH PASTOR
LIBER 4137
FOLIO 412
ZONED R-20

PARCEL 702
MATUCHA
LIBER 4962 FOLIO 362
ZONED R-20

PARCEL 701
JAMES AND CHARLENE GALLON
LIBER 158 FOLIO 71
ZONED R-20



NOTE: 24' PRIVATE
USE IN COMMON EASEMENT
FOR LOTS 4-10 ACCESS PER
RECORD PLAT NO. 17007
MAINTENANCE AGREEMENT
FOR USE IN COMMON
DRIVEWAY FOR LOTS 4-10
RECORDED IN LIBER 08732
FOLIO 265.

NOTE: 24' Rear
PDR Approved For
12/23/05

Provide Signage
For Addresses of
Lots 4-10 At Entrance
Of Private Driveway
(Lichester Way)

NON CREDITED
OPEN SPACE
(4711 SF)

MATCHLINE SEE SHEET 1

STREET TREES AND PERIMETER
LANDSCAPING PER ROAD CONSTRUCTION
DRAWINGS FOR 36

APPROVED DEPARTMENT OF PLANNING & ZONING
CLARK FINEFROCK & SACKETT, INC.
DATE: 5/18/05
DATE: 5/18/05

1 REV. LOT 4 TO RUTHERFORD BL. A W/IN RM. 1 THROUGH 10-5-05
2 REV. LOT 9 TO RUTHERFORD BL. C. 8-30-05
3 REV. LOT 10 TO ELIMINATE SIDE CONSERVATION 8-30-05
4 REV. LOT 10 TO PROT. E. DOOR TO POTOMAC BL. D. 8-30-05

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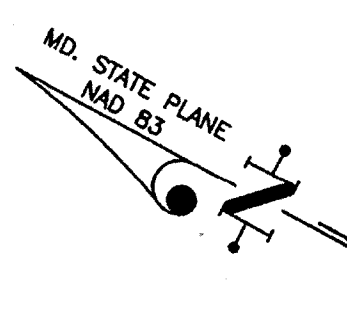
CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED BT	SITE DEVELOPMENT PLAN LOTS 1, 2, 4-22	SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS	DRAWING 2 OF 6
CHECKED EDH/DR	PLAT 200K TAX MAP 31	JOB NO. 04-001
DATE AUG. 04	PLAT NO. 17005-17008 GRID 16	FILE NO. 04-001-X

FOR: N.V. HOMES INC.
6085 MARSHALEE DRIVE
SUITE 130
ELKRDIDGE, MD 21075

4-28-05

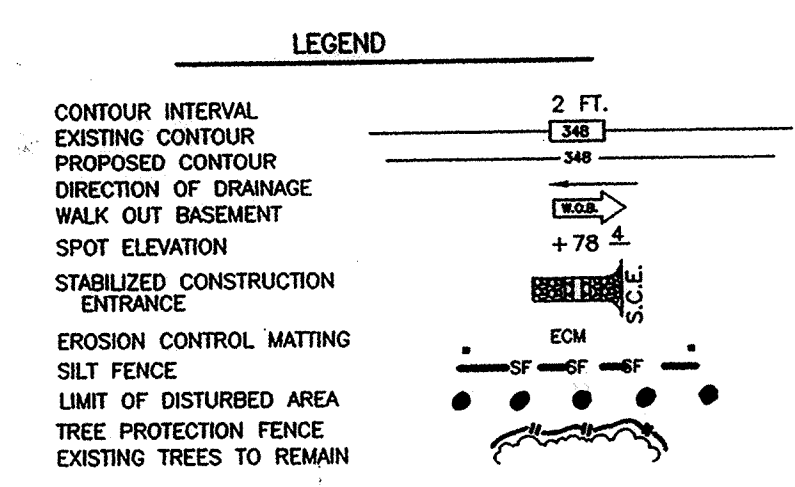
SDP 05-054



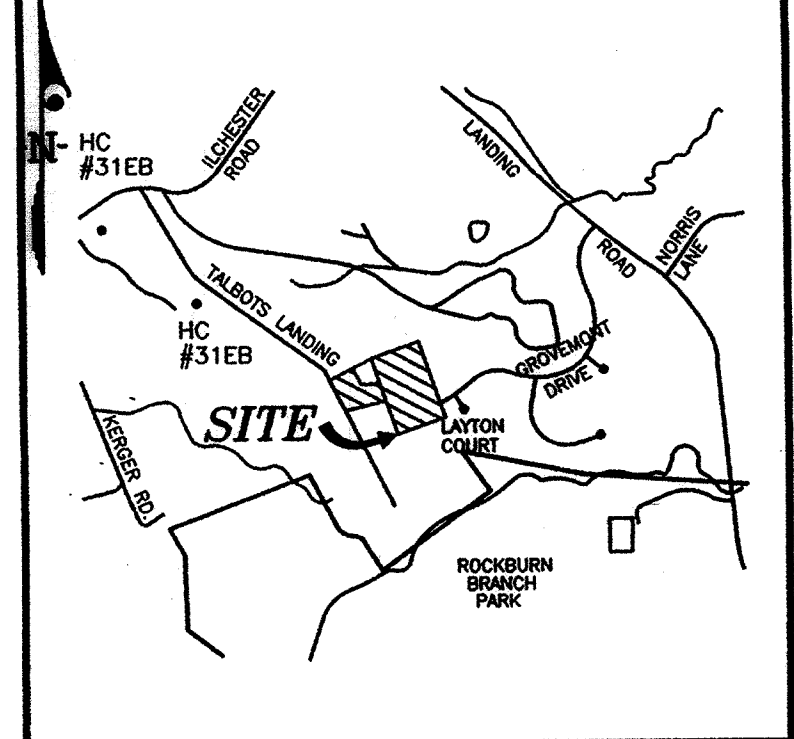
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UNIT #	% SLOPE	INV. @ ESMNT	MIN. CELLAR ELEV.
1	2	347.49	352.89
2	2	343.84	348.89
3	2	337.07	344.40
4	2	337.07	341.80
5	2	342.47	347.65
6	2	345.13	350.17
7	2	345.62	350.34
8	2	345.98	350.72
9	3	346.41	352.64
10	3	345.86	351.40
11	3	345.57	354.50
12	2	351.14	357.65
13	2	357.41	361.92
14	2	361.28	365.92
15	3	362.47	367.15
16	3	365.98	371.78
17	3	349.61	358.72
18	2	351.65	356.58
19	2	353.18	358.68
20	3	358.67	364.77
21	2	360.41	367.58
22	2	369.19	374.50



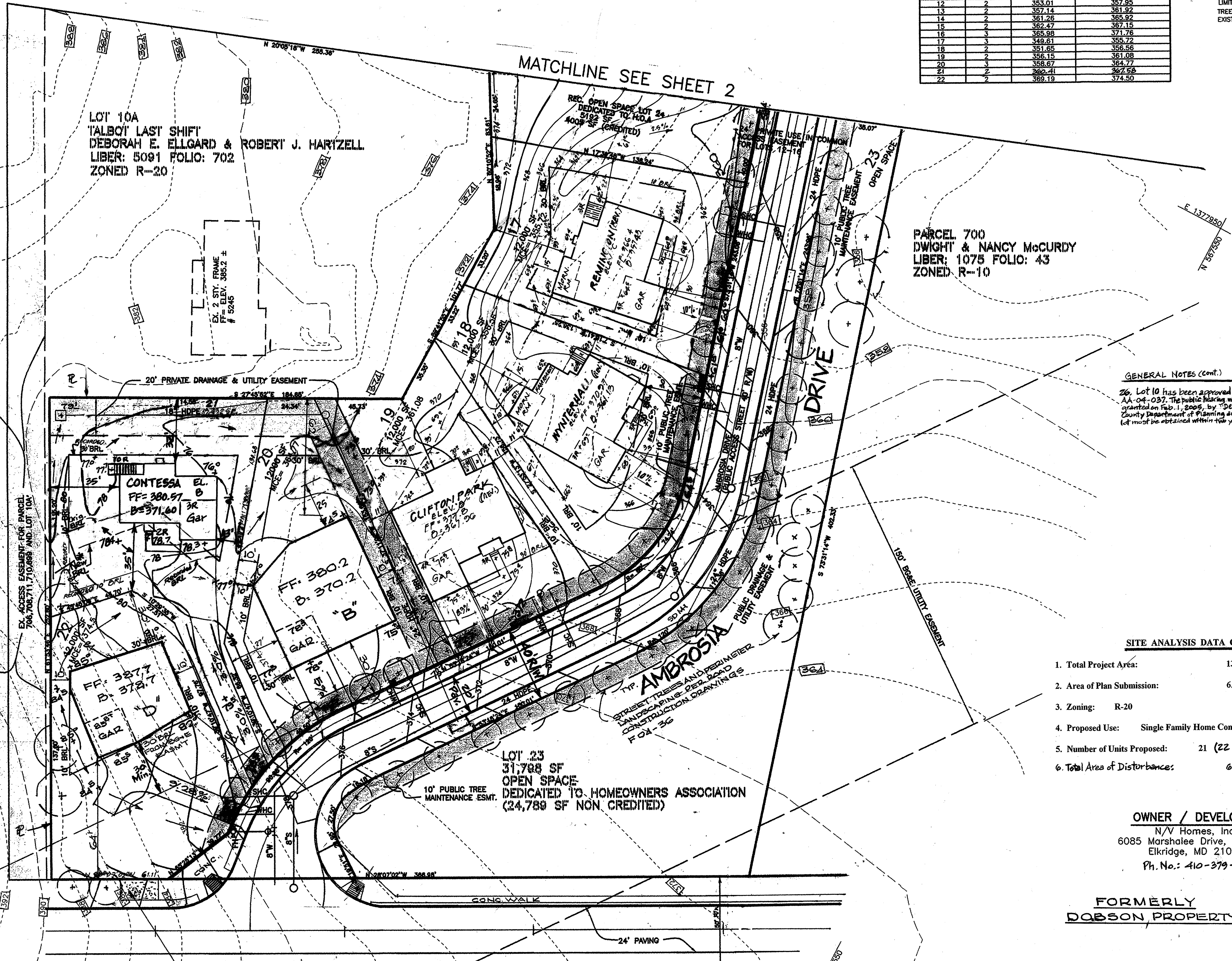
BENCHMARKS:
 Howard County Monument # 31 EA
 Location N 569,541.124 Elev. 469.604
 Location E 1,374,815.936
 Howard County Monument # 31 EB
 Location N 569,541.124 Elev. 453.398
 Location E 1,376,273.491



PARCEL 706
 JAMES & DEBORAH PASTO
 LIBER: 4437 FOLIO: 212
 ZONED R-20

LOT 10A
 TALBOT LAST SHIFF
 DEBORAH E. ELLGARD & ROBERT J. HARTZELL
 LIBER: 5091 FOLIO: 702
 ZONED R-20

PARCEL 700
 DWIGHT & NANCY McCURDY
 LIBER: 1075 FOLIO: 43
 ZONED R-10



GENERAL NOTES (cont.)

- 26. Lot 10 has been approved for a rear yard setback of 24', per AA-04-037. The public hearing was held on January 25, 2005 and approval granted on Feb. 1, 2005, by "Decision and Order" from the Howard County Department of Planning and Zoning. The building permit for this lot must be obtained within two years of approval date.
- 27. No clearing, grading or construction is permitted within the required wetland, stream buffers or forest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown as "Forest Conservation Easement" meet the minimum requirements of the forest conservation act.
- 28. SHC Elevations shown are at the easement line. SEE CHART. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the minimum requirements: (a) Width-12' (14' serving more than one residence); (b) Surface-6" of compacted crusher run base with tar and chip coating (1-1/2" min.); (c) Geometry-max. 15% grade, max. 10% grade change and min. 45' turning radius; (d) Structures (culverts/bridges) - capable or supporting 25 gross tons (425 loading); (e) Drainage elements-capable of safely passing 100-year flood with no more than 1 foot depth over driveway surfaces; (f) Maintenance-sufficient to insure all weather use.
- 29. Stormwater management requirements will be by on-site sand filter and natural area conservation easement credits. SWM facility will be privately owned and maintained.
- 30. For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or Pipestem and and road Right-of-Way line and not onto the Pipestem lot or driveway.
- 31. A waiver petition as filed on December 18, 2003 requesting to waive section 16.120(b)(4)(iii)(b) to allow wetlands and wetland buffer on a residential lot from environmental features, the waiver, WP-04-85, was approved on February 5, 2004 subject to the following conditions: 1. Provide the lot configuration and number of lots as shown the amended exhibit for WP-04-85 submitted to the county on January 21, 2004. 2. Show the 35 foot environmental setback from the wetland buffer on lot 4. 3. Provide documentation from SCD concerning the relocation of the sewer easement on open space lot 25 to the adjacent site.
- 32. This plot is subject to the Approved Final Easement for Cluster D.C. 04-005 SUBDIVISION AND LAND DEVELOPMENT in effect at the time of submission of the Site Development Plan, Waiver Petition application, or Building/Grading Permit. The Forest Conservation requirements per section 16.120 of the Howard County Code for Forest Conservation have been met by On-Site retention of 1.97 Acres and reforestation of 0.25 Acres. Financial surety for the 1.97 Acres (85,813.2 SQ. FT.) of retention in the amount of \$17,162.64 and 0.25 Acres (11,325 SQ. FT.) of reforestation in the amount of \$5,662.80 has been posted as part of the DPW Developers agreement in the amount of \$22,825.44. (Per F-04-36).
- 33. Wetland delineation prepared by Eco-Science Professional, Inc. dated April 2000.
- 34. Land Development regulations and to the county council bill 50-2001. Landscaping for Lots 1 through 22 is provided in accordance with certified Landscape Plan as part of construction drawings in accordance with section 16.124 of the Howard County code and the Landscape Plan. (Per F-04-36). Financial surety for the required Landscaping (38 Shade trees, 22 small Deciduous/Ornamental trees, 20 Evergreens, 18 Private Street trees) has been posted as part of the DPW Developers Agreement in the amount of \$23,100.00. (Per F-04-36).

SITE ANALYSIS DATA CHART

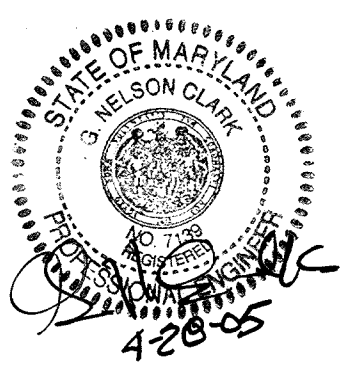
- 1. Total Project Area: 13.80 acres (601,128 sq. ft.)
- 2. Area of Plan Submission: 6.40 acres (276,522 sq. ft.)
- 3. Zoning: R-20
- 4. Proposed Use: Single Family Home Construction
- 5. Number of Units Proposed: 21 (22 units allowed)
- 6. Total Area of Disturbance: 6.40 acres

OWNER / DEVELOPER

N/V Homes, Inc.
 6085 Marshalee Drive, Ste. 130
 Elkridge, MD 21075
 Ph. No.: 410-379-9956

FORMERLY DOBSON PROPERTY

LOT NUMBER	STREET ADDRESS
1	5340 AMBROSIA DRIVE
2	5344 AMBROSIA DRIVE
3	(EXIST. BLDG. - NOT NV'S)
4	5354 AMBROSIA DRIVE
5	5308 ILCHESTER OAKS WAY
6	5206 ILCHESTER OAKS WAY
7	5210 ILCHESTER OAKS WAY
8	5214 ILCHESTER OAKS WAY
9	5209 ILCHESTER OAKS WAY
10	5205 ILCHESTER OAKS WAY
11	5218 AMBROSIA DRIVE
12	5245 AMBROSIA DRIVE
13	5241 AMBROSIA DRIVE
14	5237 AMBROSIA DRIVE
15	5233 AMBROSIA DRIVE
16	5229 AMBROSIA DRIVE
17	5225 AMBROSIA DRIVE
18	5219 AMBROSIA DRIVE
19	5215 AMBROSIA DRIVE
20	5211 AMBROSIA DRIVE
21	5207 AMBROSIA DRIVE
22	5203 AMBROSIA DRIVE



DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 6
SITE DEVELOPMENT PLAN	2 OF 6
HOUSES & GENERIC BOXES	3 OF 6
SEDIMENT & EROSION CONTROL PLANS	4 OF 6

TALBOT'S LANDING ROAD (PUBLIC)
 50' R/W (F-04-36)

DEVELOPER'S/BUILDER'S CERTIFICATE
 I hereby certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
 Signature: *Janet Hynes* 5/14/05
 Date: 5/14/05

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *G. Nelson Clark* 5/14/05
 Date: 5/14/05

REVISIONS
 1 Revised House on Lot 21 to Conterra Pl. 8 By DR 1/4/10/06

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Signature: *Chris Hande* 5/18/05
 Date: 5/18/05
 Signature: *Marsha K. Leager* 5/18/05
 Date: 5/18/05

SUBDIVISION NAME ILCHESTER OAKS		SECTION/AREA N/A	LOTS/PARCELS LOTS 1, 2 and 4-22	
PLAT NO. 17005	BLOCK NO. 17005	ZONE R-20	TAX MAP NO. 31	ELECTION DIST. 1ST
GRID 1G		CENSUS TRACT G011.01		
WATER CODE D-03		SEWER CODE 1252600		
CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS				
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.				
DESIGNED BT	SITE DEVELOPMENT PLAN LOT 1, 2, 4-22			SCALE 1"=30'
DRAWN SAR/BT	ILCHESTER OAKS PLAT BOOK			DRAWING 1 OF 6
CHECKED EDH/DR	TAX MAP 31			JOB NO. 04-001
DATE AUG. 04'	1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND			FILE NO. 04-001-X

SDP 05-054

LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME de NAMUR INC.
PLATNOS 13483-13485
F 98-186
ZONED R-20

PARCEL 710
RALPH AND JANE GUEDER
LIBER: 1055 FOLIO: 488
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PARCEL 711
ROGER AND ELAINE MILLS
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PARCEL 706
JAMES AND
MEORAH PASTER
LIBER: 4137
FOLIO: 212
ZONED R-20

LOT 177
OPEN SPACE

PARCEL 702
MATUCHA
LIBER: 4962 FOLIO 332
ZONED R-20

PARCEL 701
JAMES AND CHARLENE GALLON
LIBER: 1598 FOLIO 711
ZONED R-20

GROVEMONT
DRIVE
(50' RW)

LOT 33 GROVEMONT
BLAT NO 13822
ZONED R-20

OPEN SPACE LOT 28
DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
158,417 SF

OPEN SPACE
LOT 26
(DEDICATED TO
H.C. DEPT. REC
& PARKS)

OPEN SPACE
LOT 25
DEDICATED TO HOA

NON CREDITED
OPEN SPACE
(4711 SF)

FOREST CONSERVATION
EASEMENT "A"
(RETENTION)

25' WETLANDS BUFFER

25' WETLANDS BUFFER

NATURAL AREA
CONSERVATION
EASEMENT
(SWM CREDIT EASEMENT)
3.7 ACRES

FOREST CONSERVATION
EASEMENT "D"
(RETENTION)
0.86 AC.

SWM
(PRIVATELY OWNED AND MAINTAINED)

NOTE: 24' PRIVATE
USE-IN-COMMON EASEMENT
FOR LOTS 4-10 ACCESS PER
RECORD PLAT NO. 17007
MAINTENANCE AGREEMENT
FOR USE-IN-COMMON
DRIVEWAY FOR LOTS 4-10
RECORDED IN LIBER 08732
FOLIO 265.

NOTE: 24' Rear
P.R.L. Approved For
L-08704 Dated
8/23/05

Provide Signage
For Addresses Of
Lots 4-10 At Entrance
Of Private Driveway
(Ilchester Way)

20' PRIVATE DRAINAGE
& UTILITY EASEMENT

MATCHLINE SEE SHEET 1

STREET TREES AND PERIMETER
LANDSCAPING PER ROAD CONSTRUCTION
DRAWINGS FOA-36

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/15/05
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8/15/05

5	Rear Driveway for Lot 16, Grades & Added	4-28-06
4	EXIST. TOPO ADJACENT TO LOT 16	
3	REV. LOT 4 TO RUTHERFORD ELA W/INFORM. STORM	10-3-05
2	REV. LOT 5 TO RUTHERFORD ELA W/INFORM. SIDE L&C	8-24-05
1	REV. LOT 10 TO ELIMINATE SIDE CONSERVATION	8-20-05
	REV. LOT 10 TO FRONT DOOR TO POTTING B.D.	8-2-05
	REV. LOT 10 TO FRONT DOOR TO POTTING B.D.	8-2-05

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