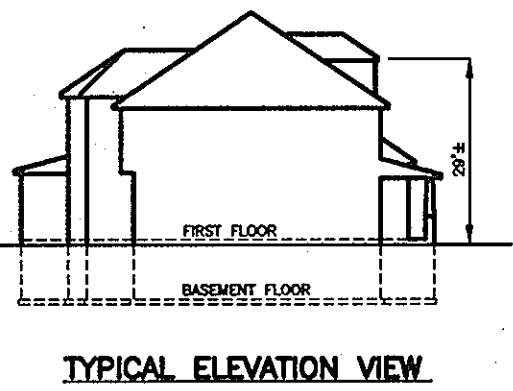


SITE DEVELOPMENT PLAN

TAYLOR FARM

SECTION 3, PHASE 1 LOT 55

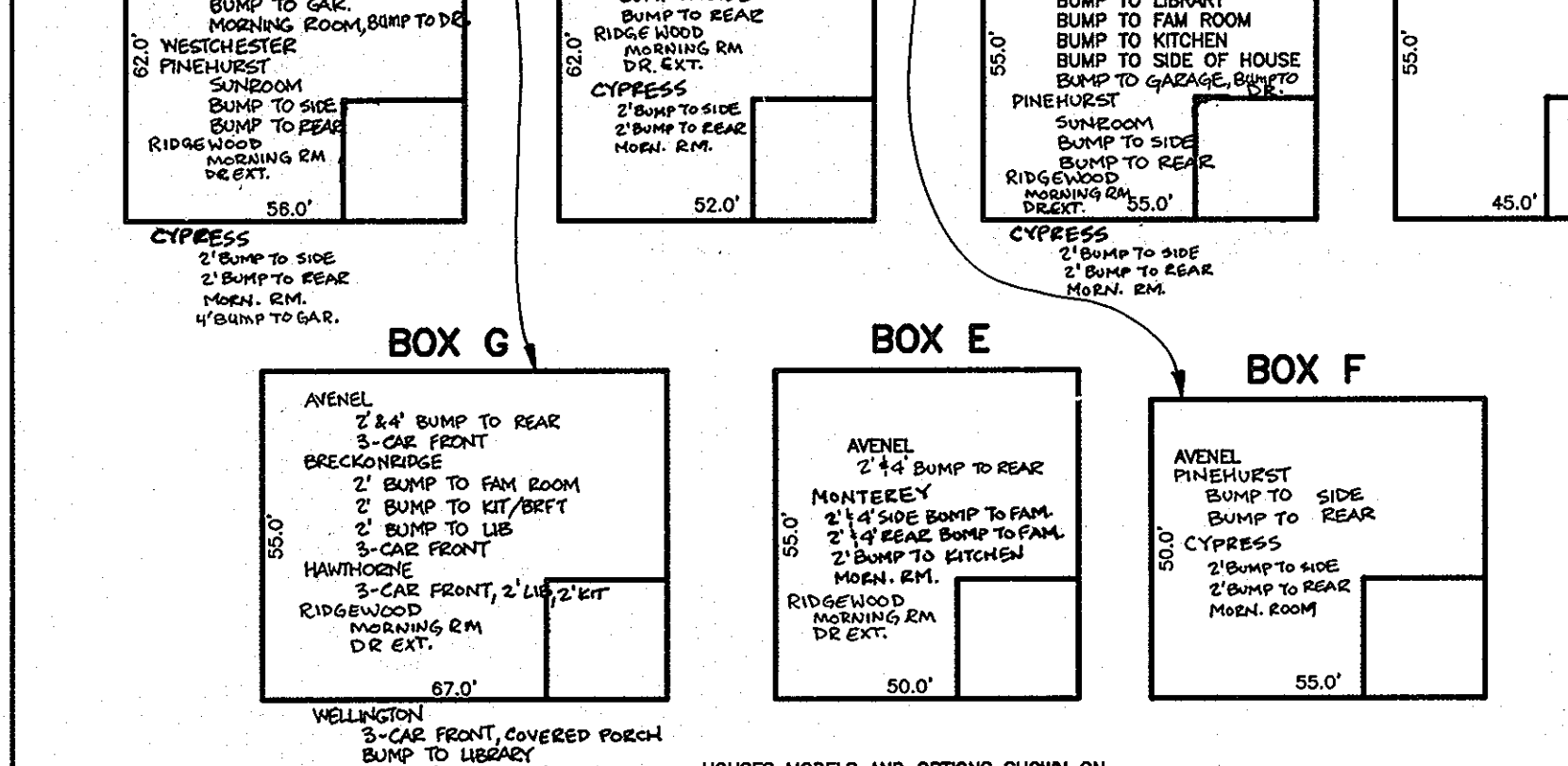
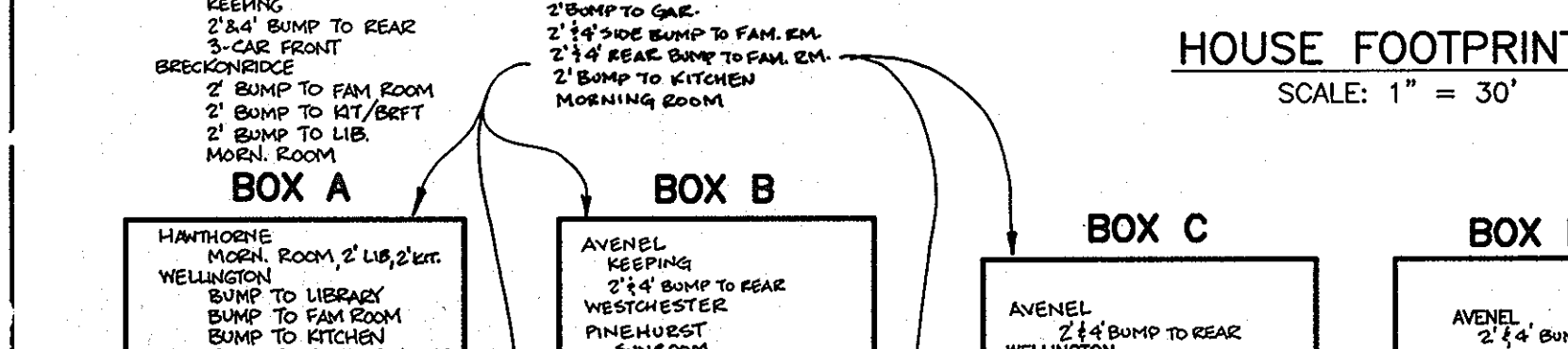
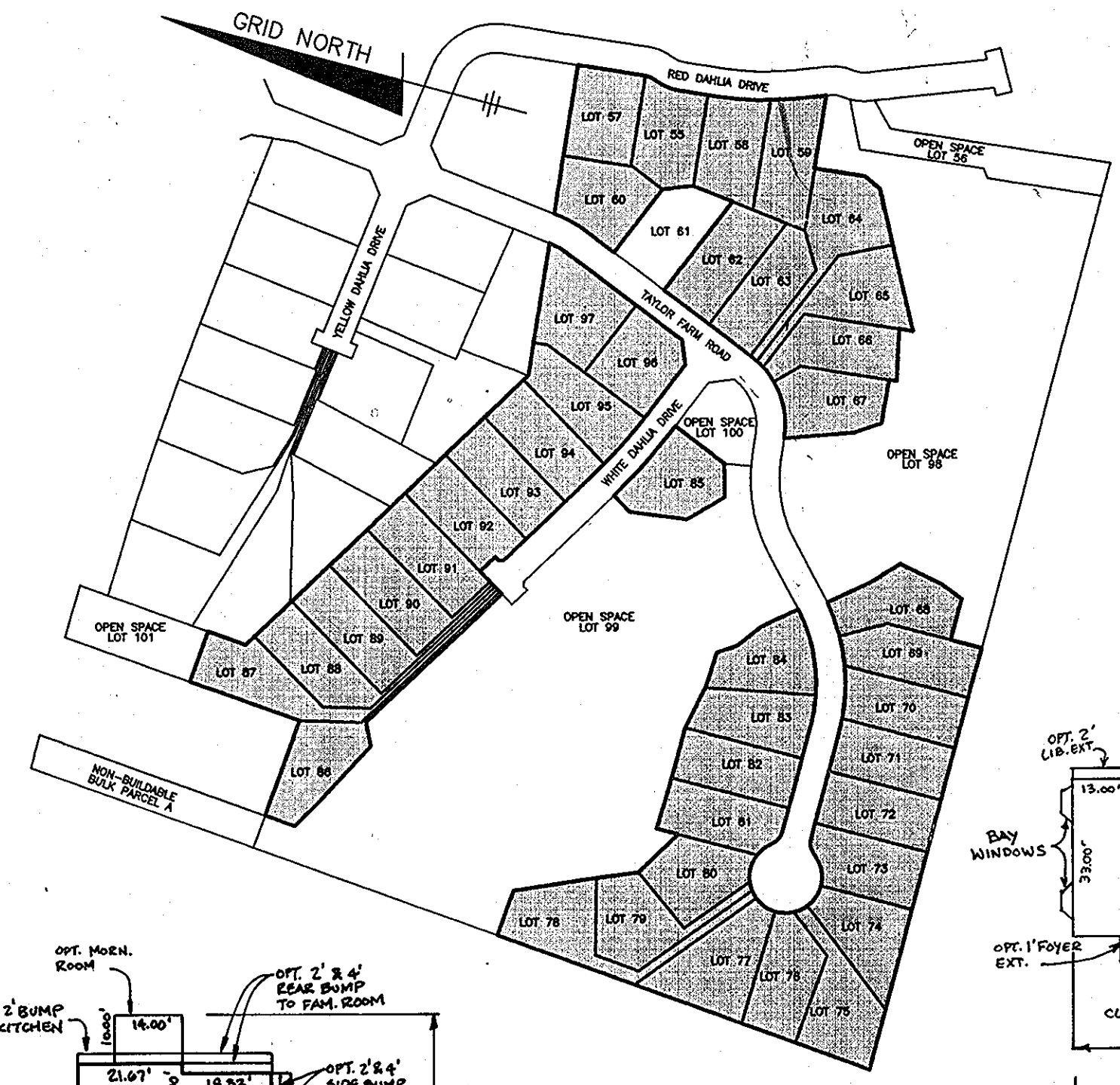
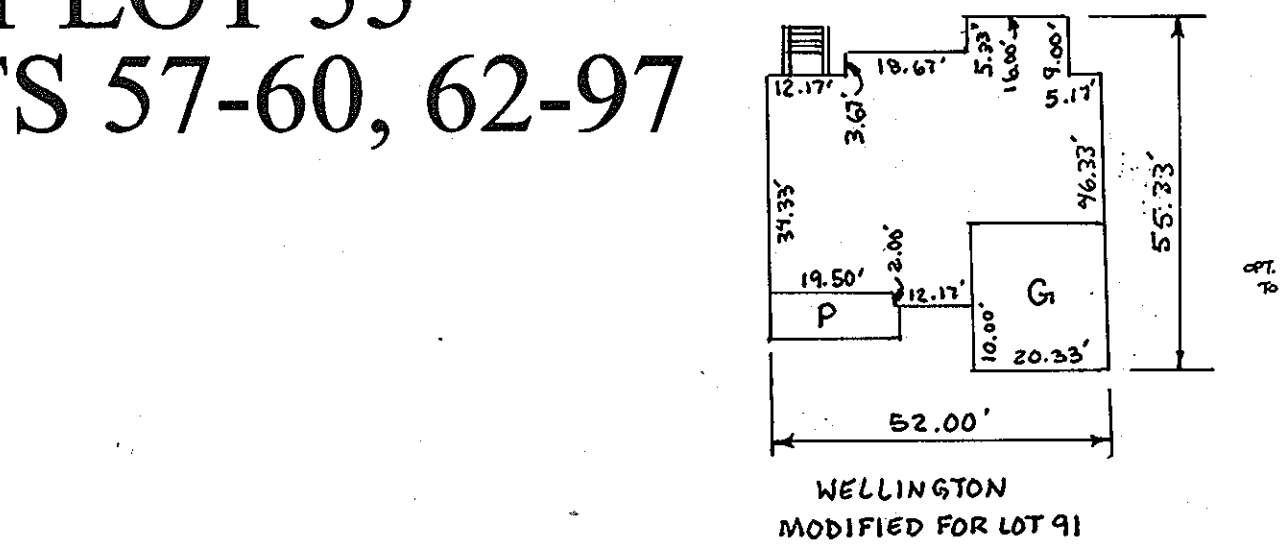
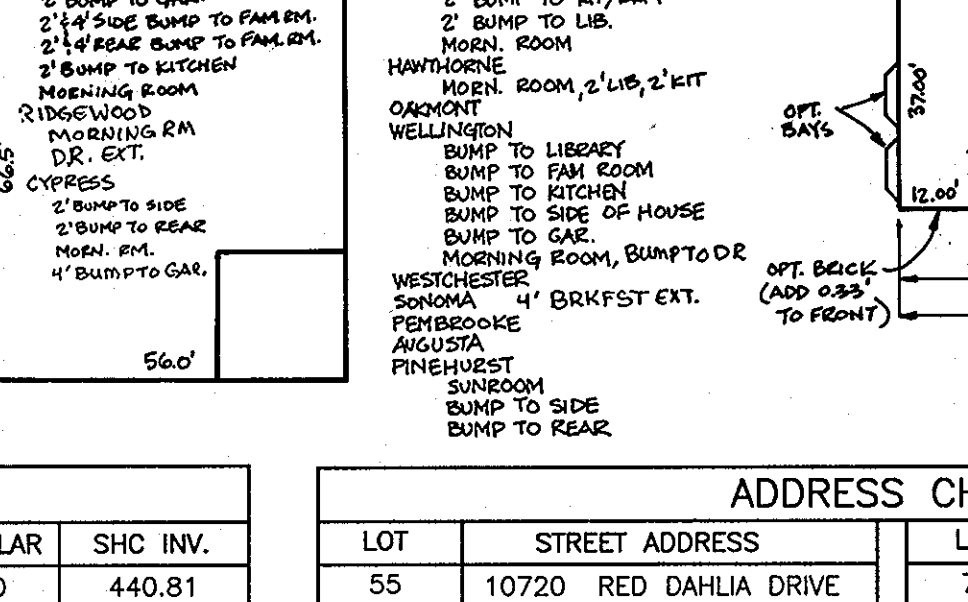
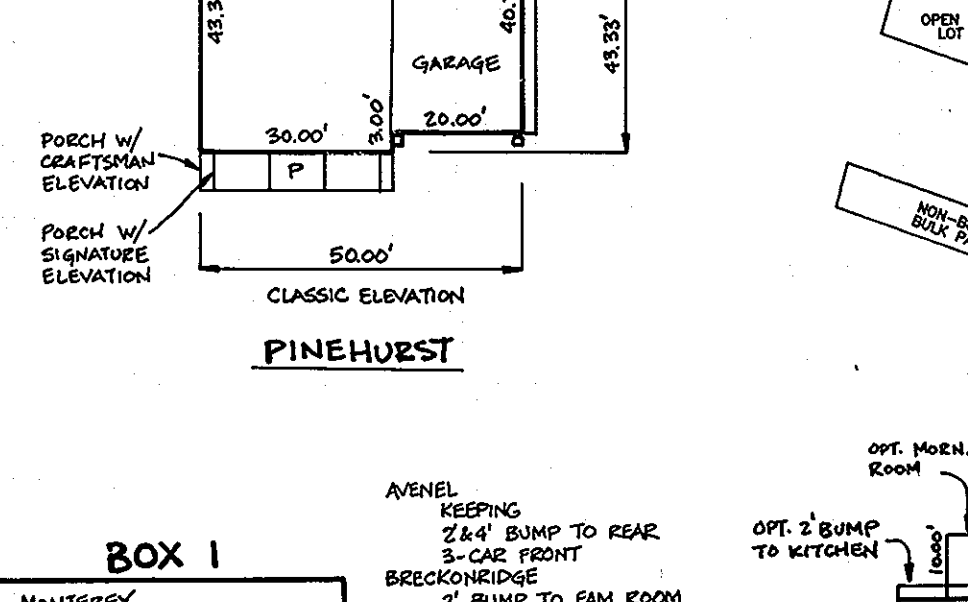
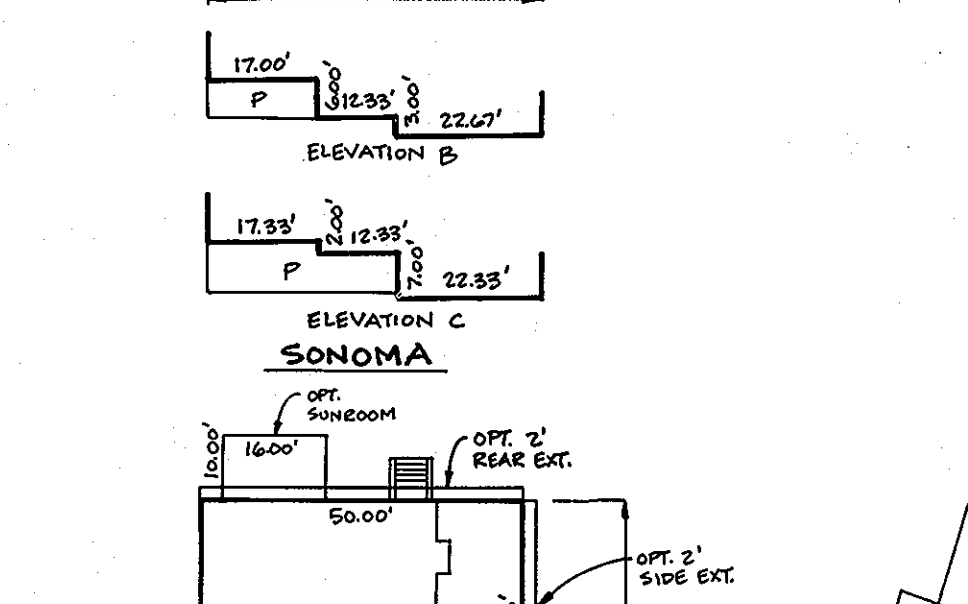
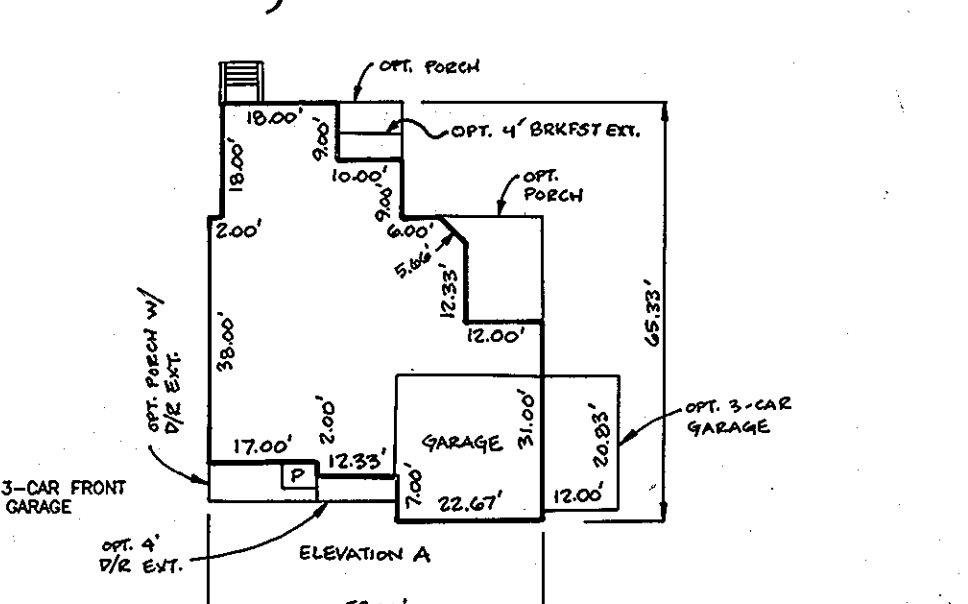
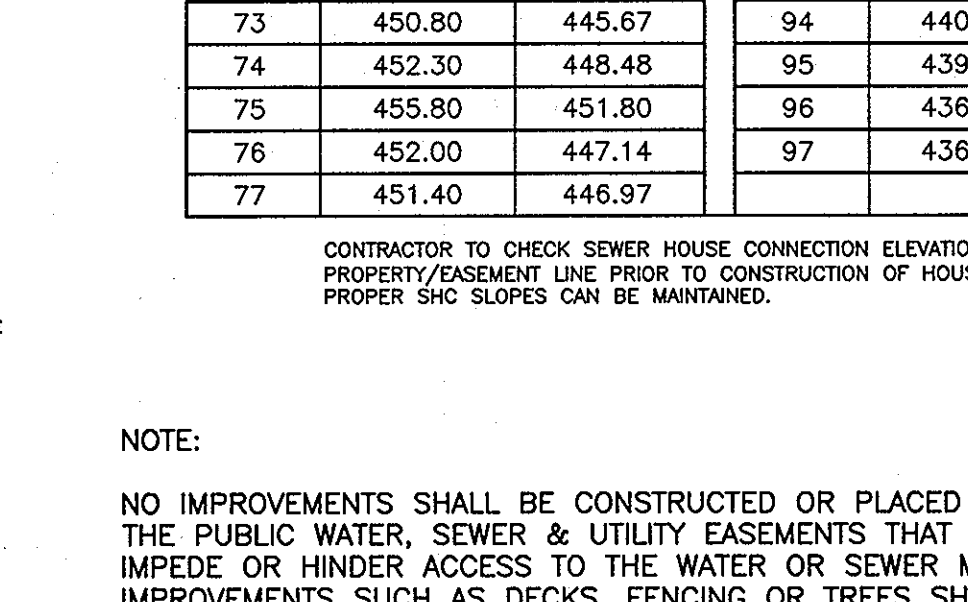
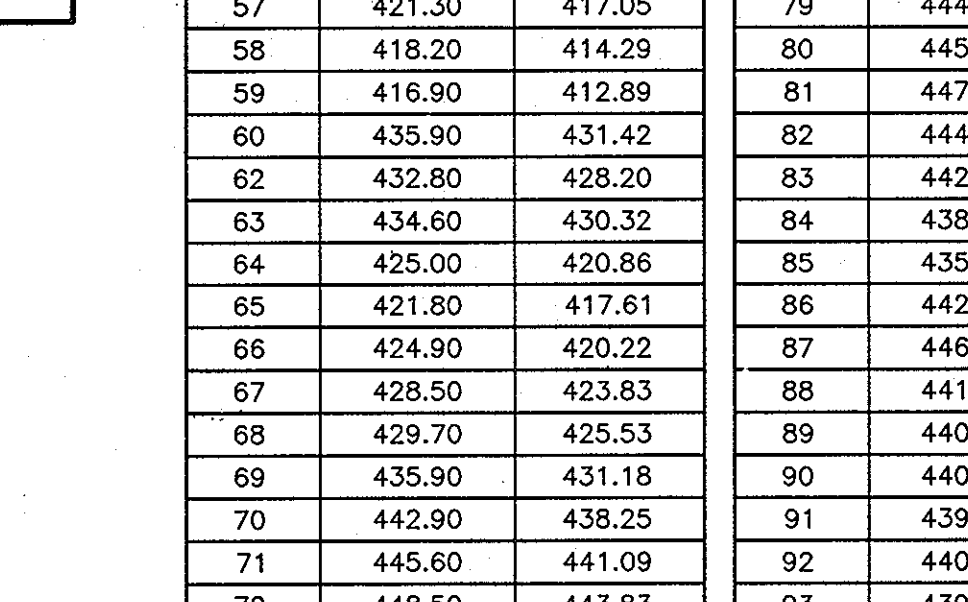
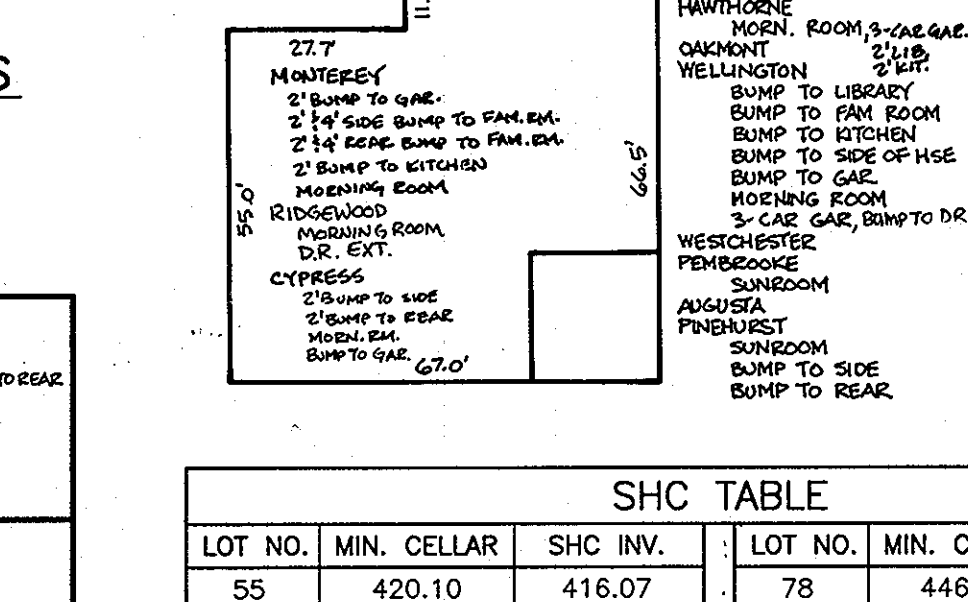
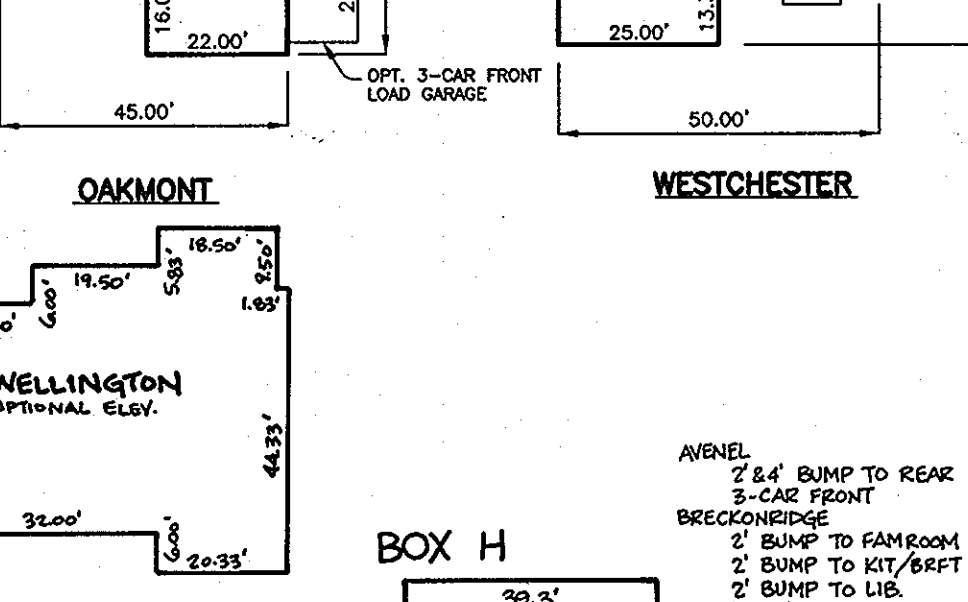
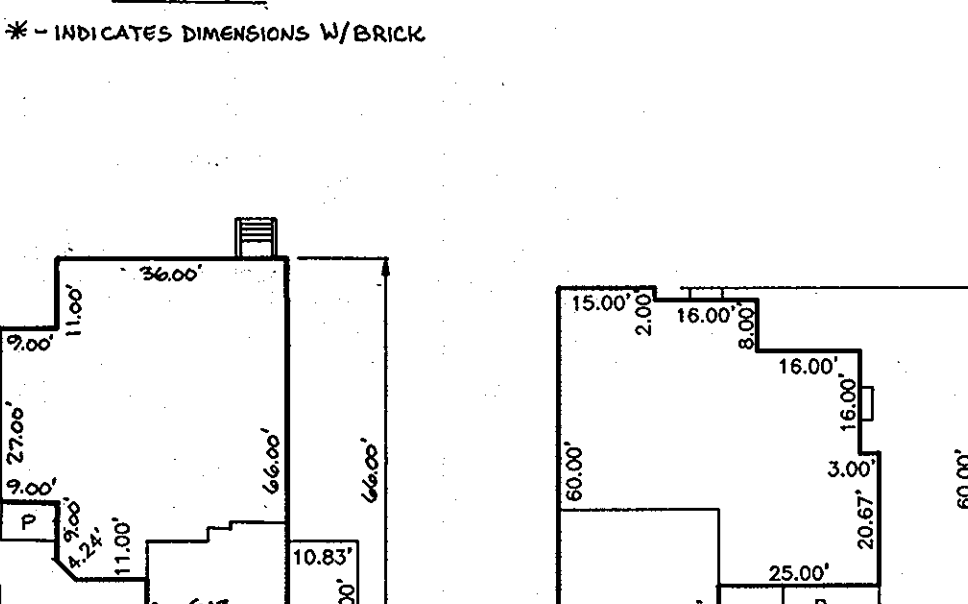
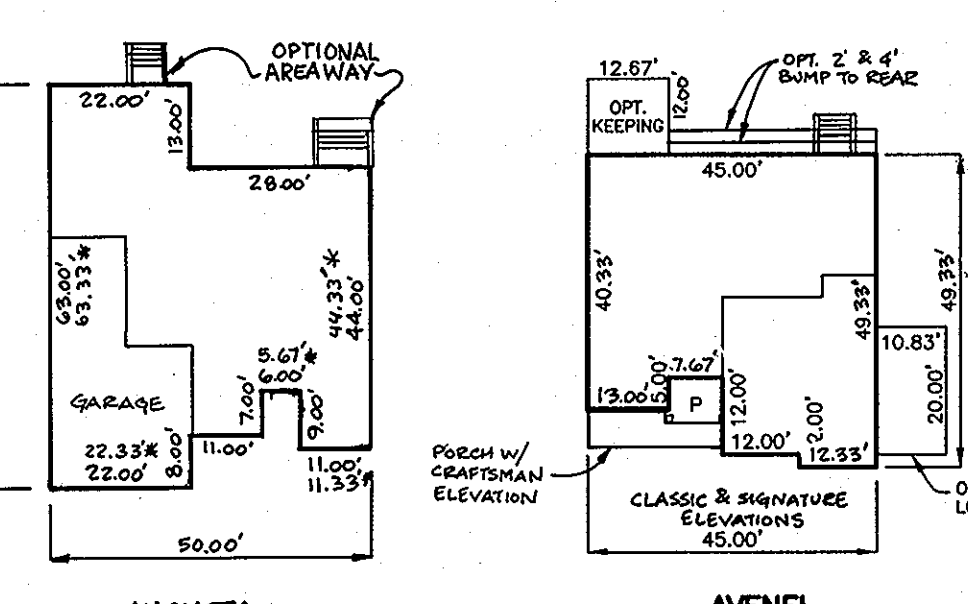
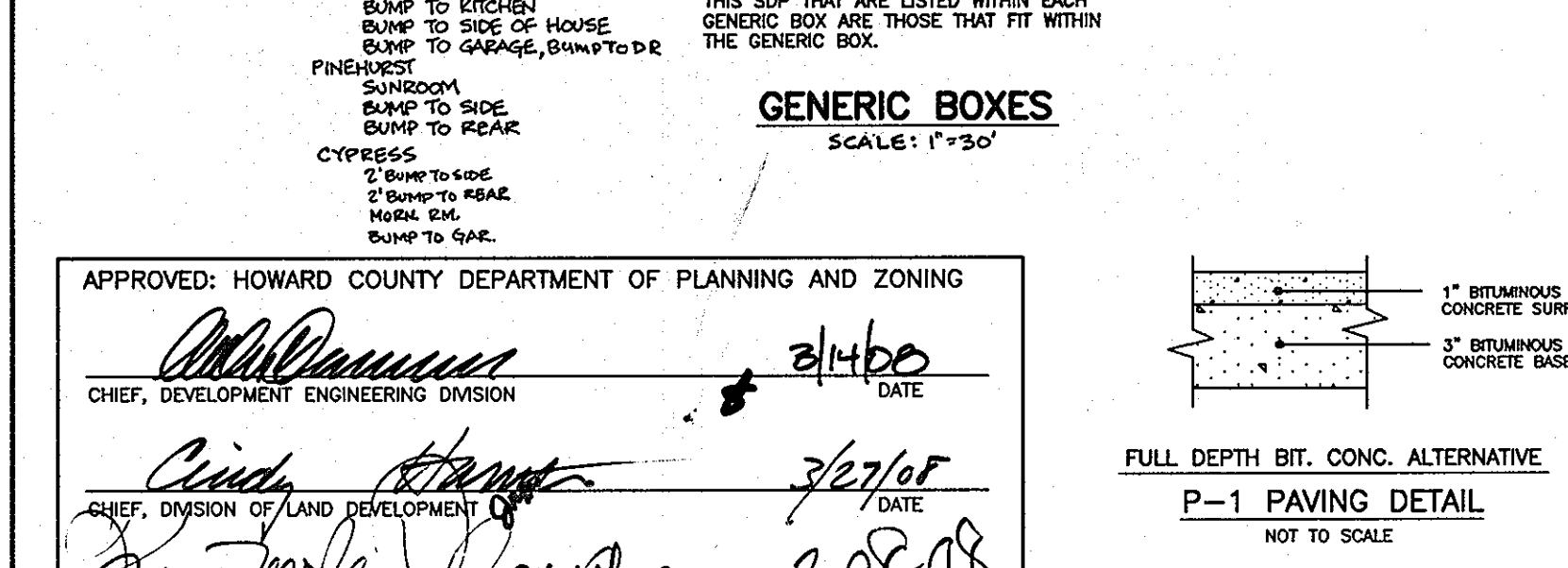
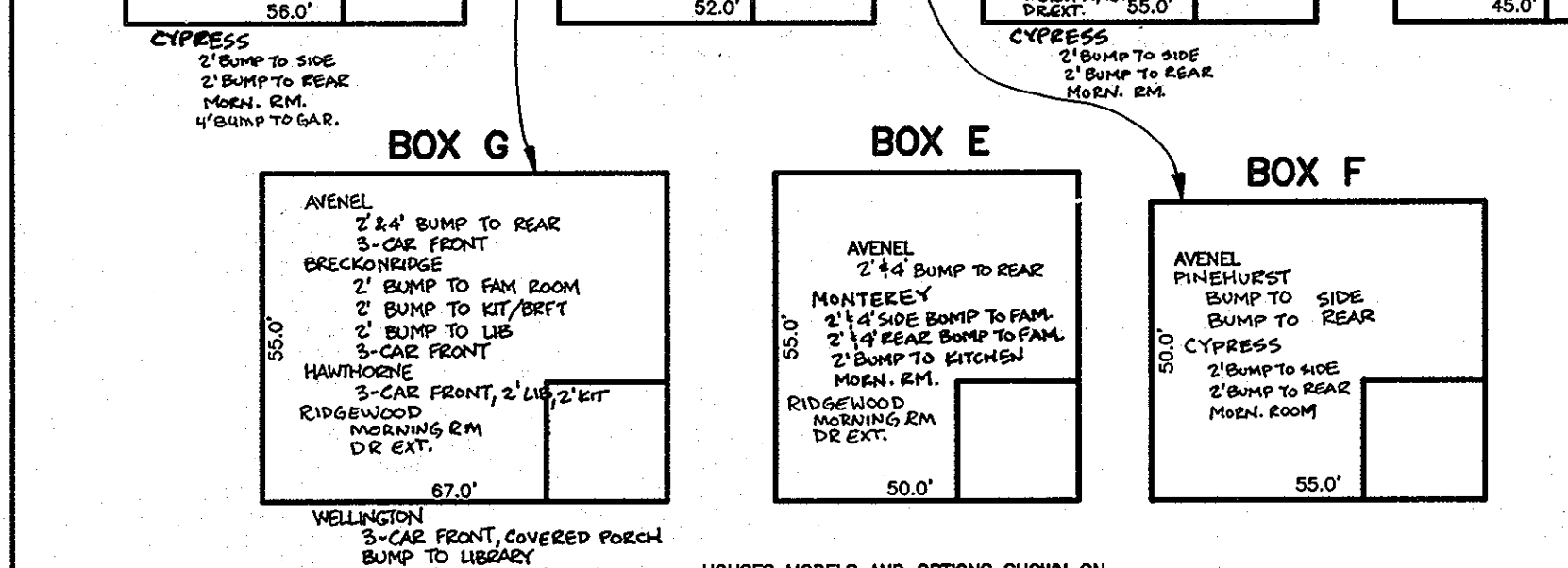
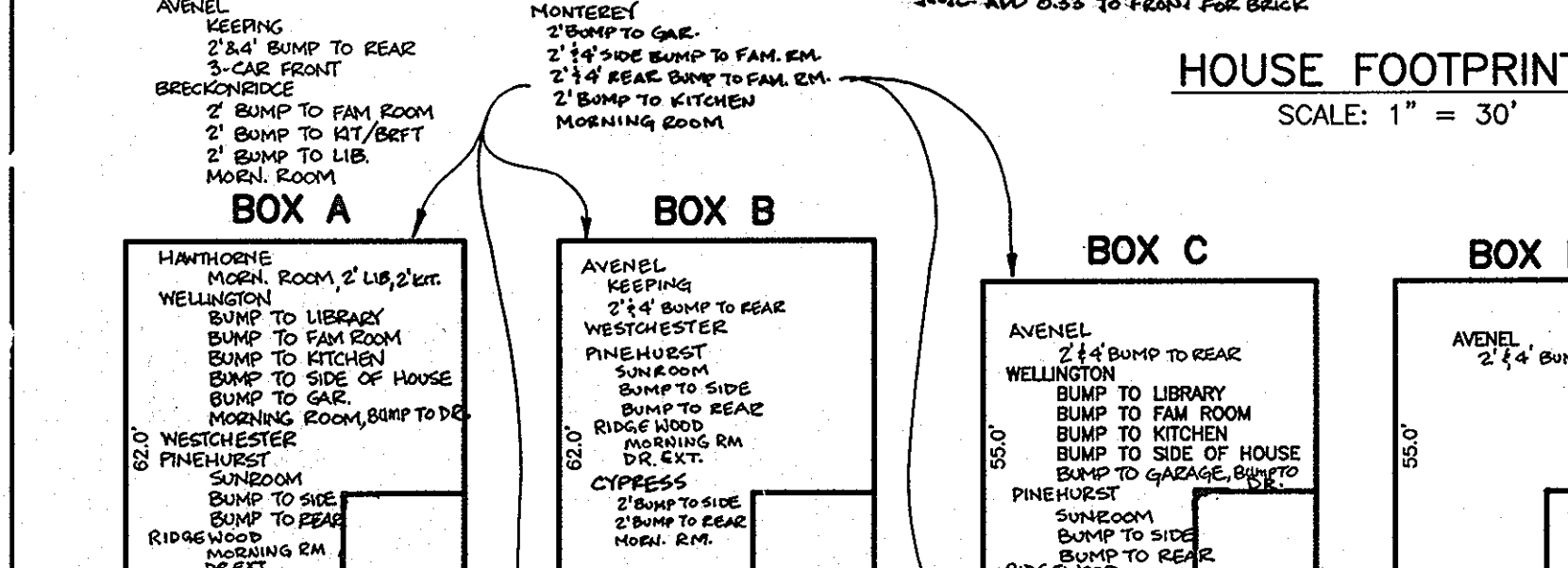
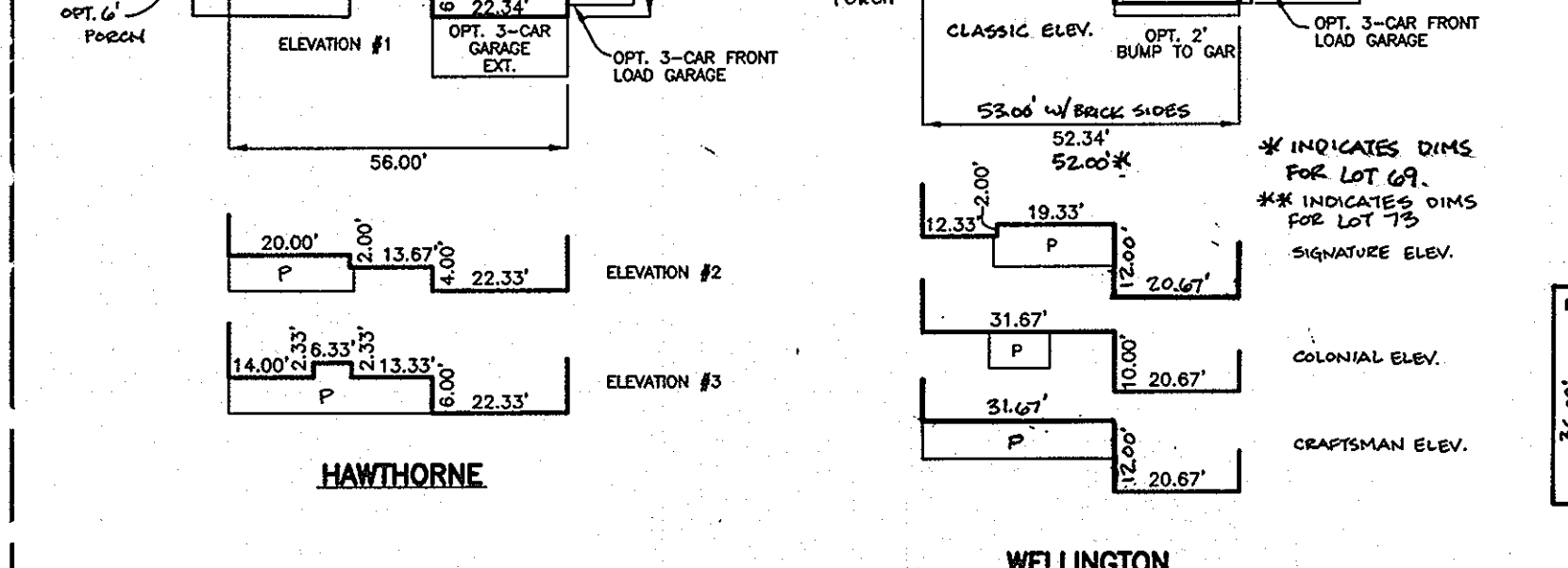
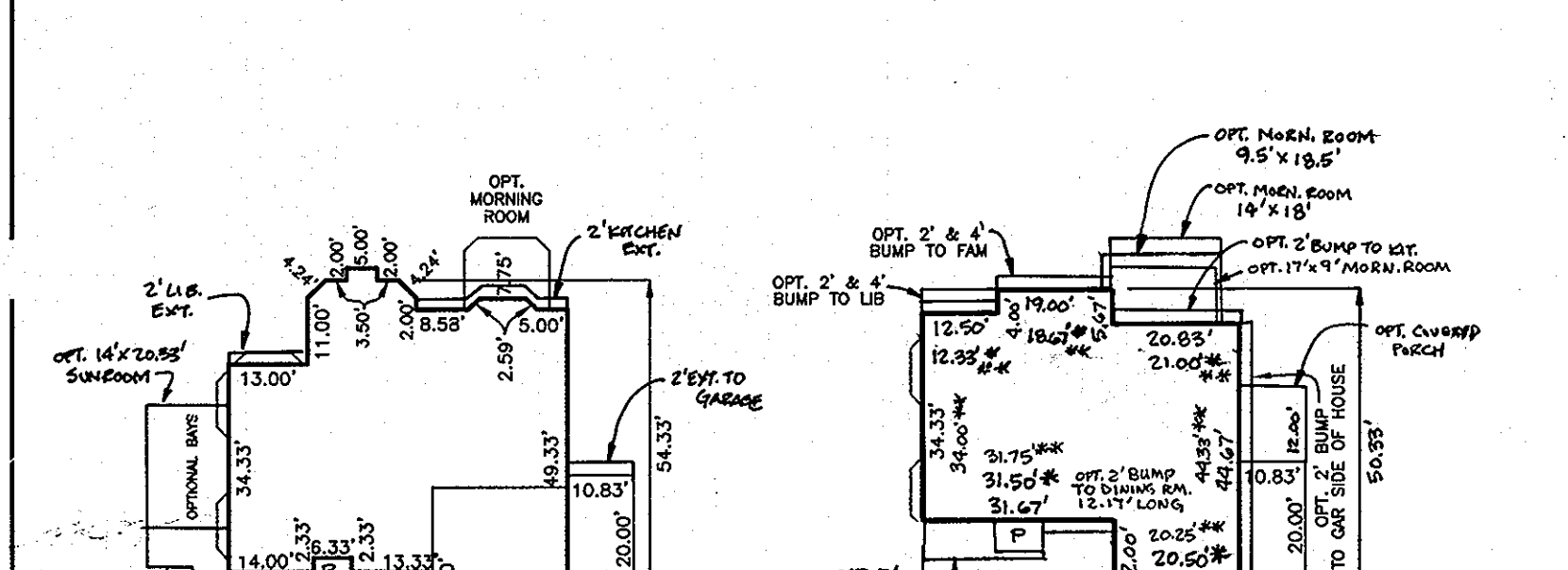
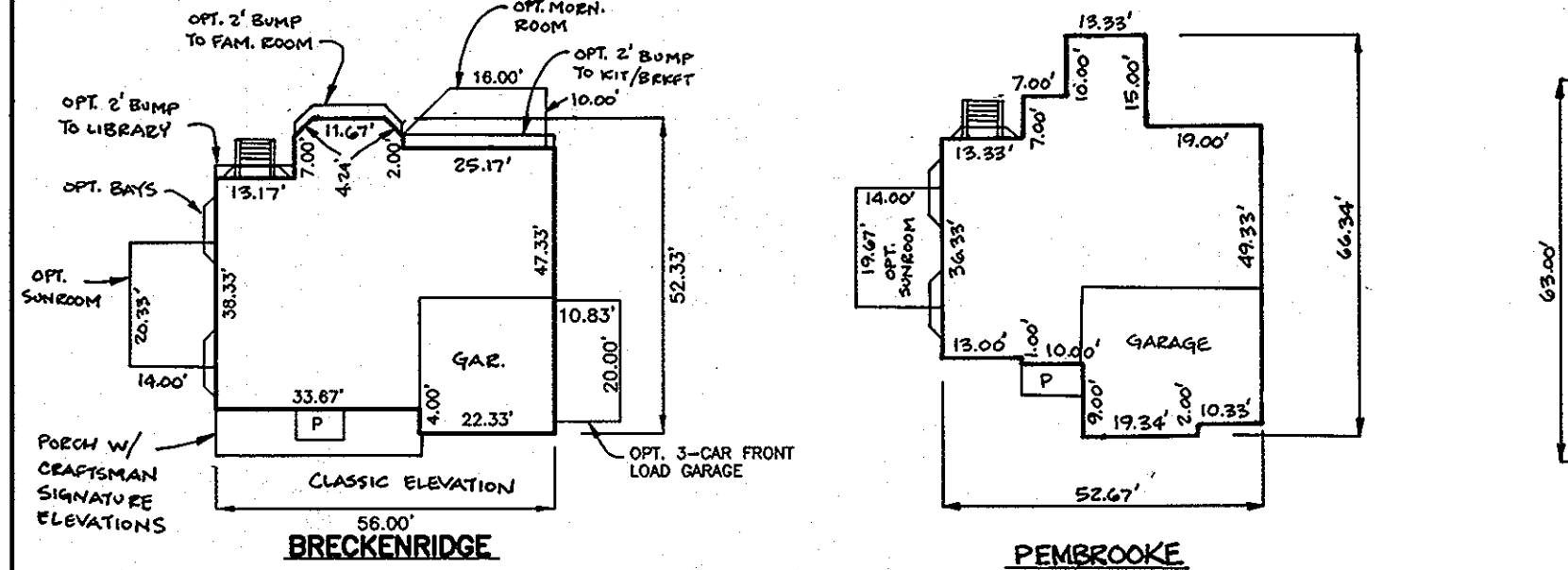
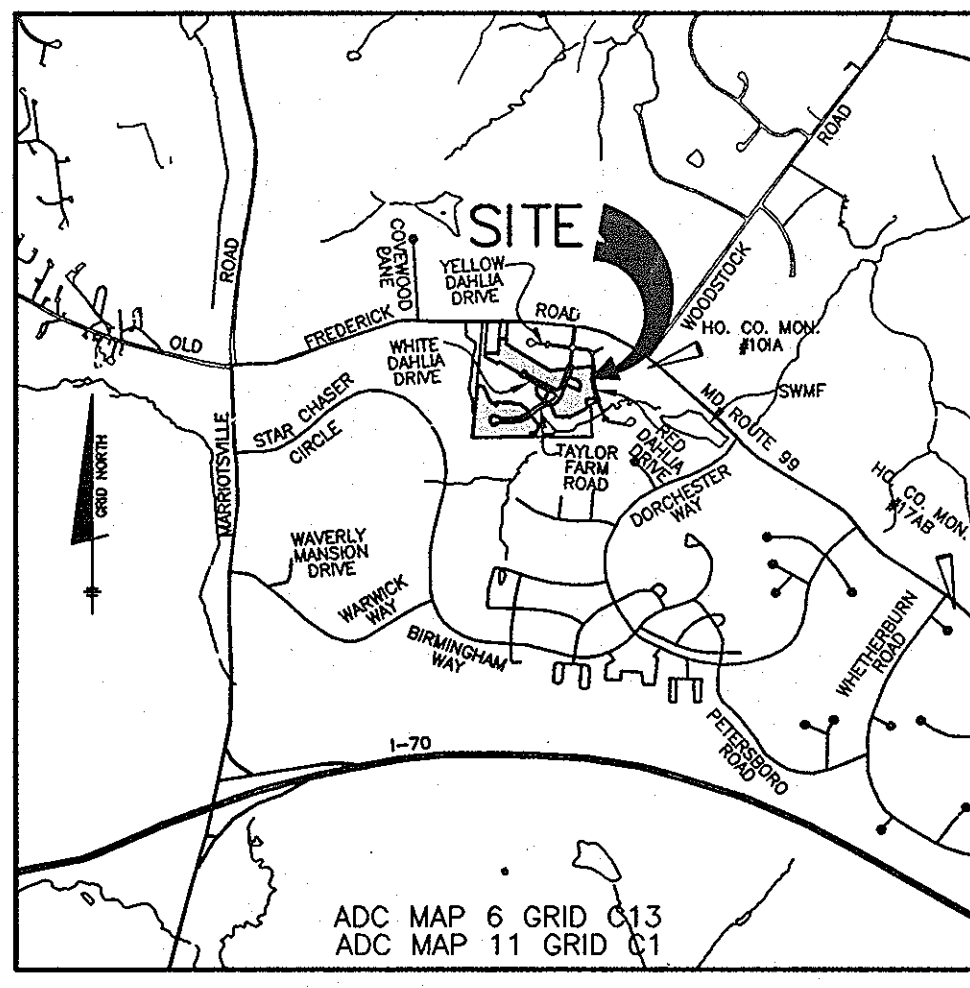
SECTION 3, PHASE 2 LOTS 57-60, 62-97



BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #101A
CONCRETE MONUMENT AT SOUTHEAST CORNER
OF WOODSTOCK ROAD AND MD ROUTE 99 20.5'
FROM CL OF ROUTE 99
N 500955.112 E 1345340.402
ELEV. 442.707'

HO. CO. #174B
CONCRETE MONUMENT AT SOUTHEAST CORNER
OF WETHERBURN ROAD AND MD ROUTE 99 18'
FROM BRICK WALL
N 598435.251 E 1348615.251
ELEV. 509.178'



LOT NO.	MIN. CELLAR	SHC INV.	LOT NO.	MIN. CELLAR	SHC INV.
55	420.10	416.07	78	446.70	440.81
57	421.30	417.05	79	444.60	440.17
58	418.20	414.29	80	445.40	441.27
59	416.90	412.89	81	447.60	442.79
60	435.90	431.42	82	444.30	439.95
62	432.80	428.20	83	442.00	437.68
63	434.60	430.32	84	438.30	433.97
64	425.00	420.86	85	435.90	431.78
65	421.80	417.61	86	442.50	438.19
66	424.90	420.22	87	446.90	441.19
67	428.50	423.83	88	441.90	437.17
68	429.70	425.53	89	440.80	436.74
69	435.90	431.18	90	440.20	436.06
70	442.90	438.25	91	439.70	435.28
71	445.60	441.09	92	440.20	435.68
72	448.50	443.83	93	439.80	435.48
73	450.80	445.67	94	440.60	436.38
74	452.30	448.48	95	439.00	434.72
75	455.80	451.80	96	436.00	431.62
76	452.00	447.14	97	436.60	432.42
77	451.40	446.97			

LOT	STREET ADDRESS	LOT	STREET ADDRESS
55	10720 RED DAHLIA DRIVE	78	10794 TAYLOR FARM ROAD
57	10716 RED DAHLIA DRIVE	79	10790 TAYLOR FARM ROAD
58	10724 RED DAHLIA DRIVE	80	10786 TAYLOR FARM ROAD
59	10728 RED DAHLIA DRIVE	81	10782 TAYLOR FARM ROAD
60	10721 TAYLOR FARM ROAD	82	10778 TAYLOR FARM ROAD
62	10729 TAYLOR FARM ROAD	83	10774 TAYLOR FARM ROAD
63	10733 TAYLOR FARM ROAD	84	10770 TAYLOR FARM ROAD
64	10737 TAYLOR FARM ROAD	85	10905 WHITE DAHLIA DRIVE
65	10741 TAYLOR FARM ROAD	86	10937 WHITE DAHLIA DRIVE
66	10745 TAYLOR FARM ROAD	87	10938 WHITE DAHLIA DRIVE
67	10749 TAYLOR FARM ROAD	88	10934 WHITE DAHLIA DRIVE
68	10765 TAYLOR FARM ROAD	89	10930 WHITE DAHLIA DRIVE
69	10769 TAYLOR FARM ROAD	90	10926 WHITE DAHLIA DRIVE
70	10773 TAYLOR FARM ROAD	91	10922 WHITE DAHLIA DRIVE
71	10777 TAYLOR FARM ROAD	92	10918 WHITE DAHLIA DRIVE
72	10781 TAYLOR FARM ROAD	93	10914 WHITE DAHLIA DRIVE
73	10785 TAYLOR FARM ROAD	94	10910 WHITE DAHLIA DRIVE
74	10789 TAYLOR FARM ROAD	95	10906 WHITE DAHLIA DRIVE
75	10793 TAYLOR FARM ROAD	96	10902 WHITE DAHLIA DRIVE
76	10797 TAYLOR FARM ROAD	97	10722 TAYLOR FARM ROAD
77	10798 TAYLOR FARM ROAD		

SITE ANALYSIS DATA CHART	
A) TOTAL PROJECT AREA	23.93 AC.
B) AREA OF PLANNED SUBMISSION	11.93 AC.
C) LIMIT OF DISTURBED AREA	11.35 AC.
D) PRESENT ZONING	R-20 RESIDENTIAL SFD UNITS
E) PROPOSED USE OF SITE	AS SHOWN ON FINAL PLATS
F) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE	N/A
G) TOTAL NUMBER OF UNITS ALLOWED	42
H) TOTAL NUMBER OF UNITS PROPOSED	41
I) MAXIMUM NUMBER OF EMPLOYEES	N/A
J) NUMBER OF TENANTS ON SITE PER USE	N/A
K) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA	N/A
L) NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDES HANDICAPPED SPACES)	N/A
M) OPEN SPACE ON-SITE (PERCENTAGE OF GROSS AREA)	0%
N) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.00 AC.
O) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC.
P) BUILDING COVERAGE OF SITE (PERCENTAGE OF GROSS AREA)	N/A
Q) APPLICABLE DPZ FILE REFERENCES:	S-03-19 P-06-07 F-05-162 14-4395-D F-07-051 24-4241-D

NO.	DATE	REVISION
14	6-4-2010	REVISE CYPRESS TO INCLUDE OPTS AND CRAFTSMAN SIGNATURE ELEVATIONS. ADD DIMS TO WELLINGTON FOR LOT 78.
11	4-28-2010	ADD CYPRESS HOUSE TYPE. ADD TO 'H' AND 'I' BOX.
10	3-12-10	ADD OPT. 2' BUMP AND 7' PORCH TO WELLINGTON CLASSIC. ADD OPT. 17'4" MORNING RM TO WELLINGTON AND RIDGEWOOD HOUSE TYPE.
7	8-13-09	ADD MONTEREY HOUSE TYPE AND ADD TO SIGNATURE BOXES. ADD MORNING ROOM & BRICK DIMS TO WELLINGTON.
6	6-17-09	SHOW REVISED DIMENSIONS ON WELLINGTON FOR LOT 69.
4	2-2-09	ADD OPT. 4' BREAKFAST EXT. TO SONOMA HOUSE TYPE.
1	6-10-08	ADD PEMBROKE, AUGUSTA, SONOMA & PINEHURST HOUSE TYPES. REVISE THE BRECKENRIDGE, AVENEL, WELLINGTON & OAKMONT HOUSE TYPES. ADD GENERIC BOXES 'H' AND 'I'.

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-8105 FAX: 410-485-8844
WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21483, Expiration Date: 12-31-2008.

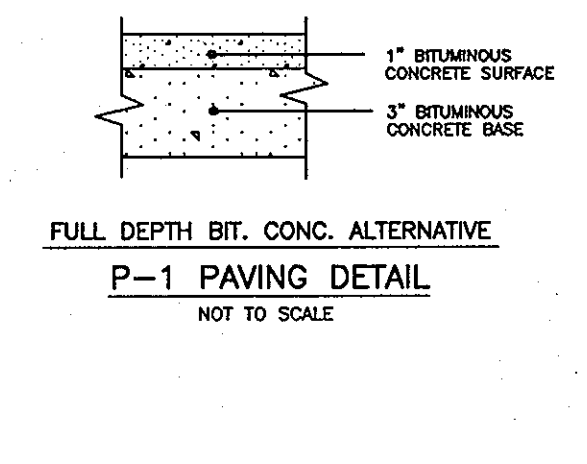
2-25-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/16/08 DATE

[Signature] 3/28/08 DATE

[Signature] 3/28/08 DATE



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

NOTE:
NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER & UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS DECKS, FENCING OR TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

22 3-12-2007 ADD OPT. SUNROOM, 2' LIB. EXT., 2' DR. EXT., 2' PORCH TO HAWTHORNE

21 11-4-2007 ADD SIDE EXTENSION TO CYPRESS MODEL

20 6-27-2007 ADD 3-CAR GARAGE OPTION TO CYPRESS MODEL

19 2-10-11 ADD 2' KIT. LIB. EXT. TO RIDGEWOOD AND 3-CAR GARAGE

18 11-8-10 ADD MODIFIED WELLINGTON FOR LOT 91 HOUSE TYPE

17 8-27-10 ADD BRICK DIMENSIONS TO AUGUSTA

23 11-13-12 ADD 4' BUMP TO GARAGE TO CYPRESS MODEL

PERMIT INFORMATION CHART

SUBMISSION NAME:	SECTION/AREA:	LOT/PARCEL #
TAYLOR FARM	SECTION 3 PHASE 2	PART OF PARCEL 309

PLAT NO. OR L/F	GRID NO.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
19603-19607 19652-19656	23	R-20	10	SIXTH	6030.00

WATER CODE: HOS SEWER CODE: 5993000

OWNER/BUILDER:

TAYLOR FARM

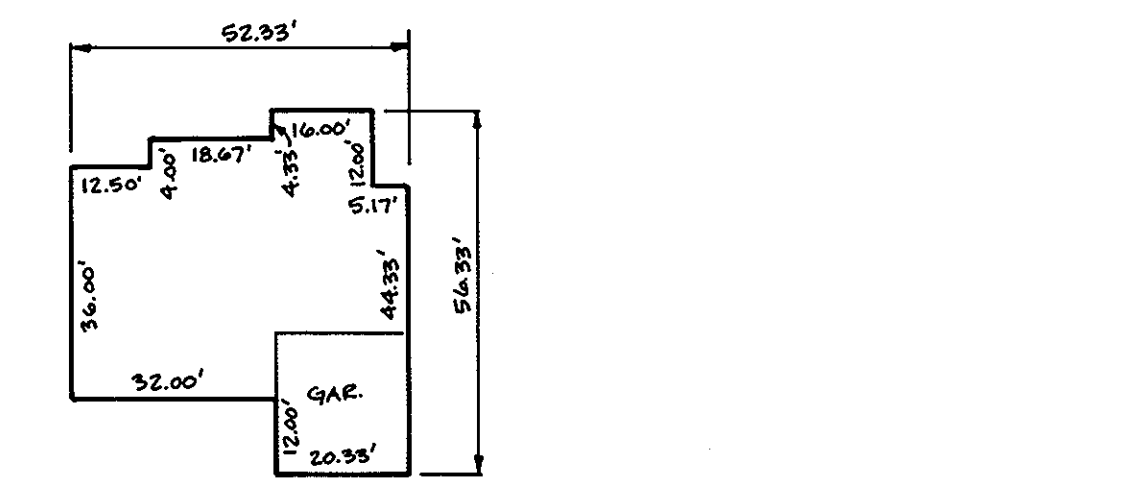
SECTION 3, PHASE 1 LOT 55
SECTION 3, PHASE 2 LOTS 57-60, 62-97

SINGLE FAMILY DETACHED HOMES
TAX MAP: 10 GRID: 23 PARCEL: P/O 309
ZONED: R-20
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

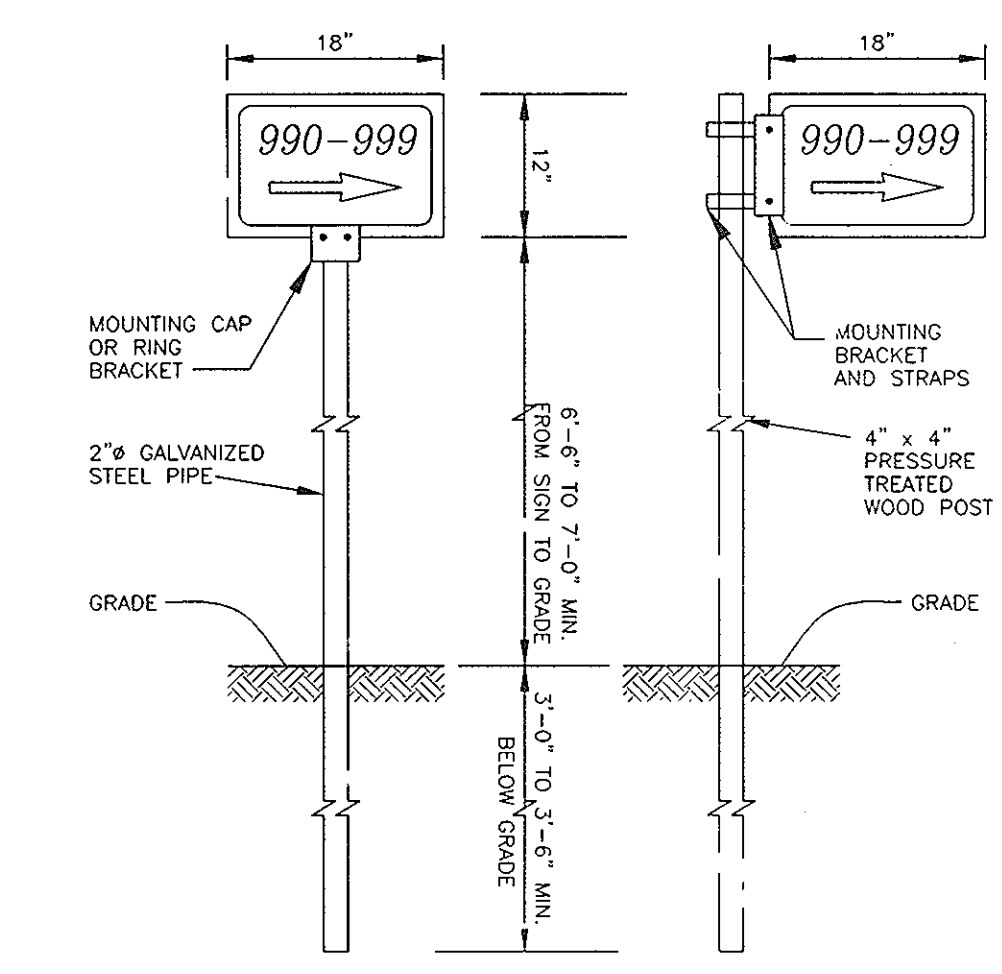
TITLE SHEET

DATE: FEBRUARY, 2008 PROJECT NO. 2059

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 1 OF 7



CUSTOM WELLINGTON FOOTPRINT FOR LOT 64
1"=30'



OPTION #1 OPTION #2

THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:

1. THE SIGN SIZE SHALL BE 12" x 18".
2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
3. THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE LETTERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
4. WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA A NOTED ON THE FINAL PLAN.
6. ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(C) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
7. COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL

NOT TO SCALE

*NOTE: DESIGN MANUAL WAIVER REQUEST TO REDUCE STRUCTURE SETBACK TO A PUBLIC WATER SEWER EASEMENT FROM 10 FEET DOWN TO 5 FEET WAS APPROVED ON 8-2-2011.

NO IMPROVEMENTS SHALL BE PERMITTED TO BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER SEWER AND UTILITY EASEMENT THAT WILL IMPEDOR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR CONDITIONING UNITS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

NO.	DATE	REV	DESCRIPTION
19	9-12-2012		SHOW A REVISED WELLINGTON ON LOT 64. ADD CUSTOM FOOTPRINT. REMOVE BOX D ON LOT 65 TO A BOX 'E'
18	3-12-2012		SHOW A MAINTENANCE SIGN ON LOT 64. 3-FAC FRONT GARAGE. 3-FT TO KITCHEN, LIBRARY, GARAGE.
17	11-4-2011		SHOW A CYPRESS W/10' SIDE EXT. 2' HANGING ROOM ON LOTS. DELETE BOX D ON THAT LOT
16	9-10-2010		REVISE GRADES ON LOT 65 PER AS-BUILT CONDITIONS
15	7-21-2010		ADD RIDGEWOOD TO LOT 65 AND REVISE GRADES PER AS-BUILT CONDITIONS
14	6-4-2010		ADD CYPRESS ON LOT 60. 4'2" BUMP TO REAR SIDE. DELETE BOX 'F'.
11	4-28-2010		SHOW A CYPRESS ON LOT 65. REVISE TO GARAGE EIGHT. DELETE BOX D.
4	2-2-09		SHOW SONOMA ON LOT 67. REVISE TO RIGHT HAND GARAGE, REVISE GRADES
3	1-13-09		REVISE GRADES ON LOT 65 PER AS-BUILT CONDITIONS. CHANGE BOX 1 TO A HAWTHORNE. RELOCATE STREET TREE
2	10/21/08		REVISE GRADES ON LOT 65 PER AS-BUILT CONDITIONS.
1	6/10/08		ADD SONOMA HOUSE TO LOT 66. REVISE BOX ON LOT 65 TO BOX 'H'. REVISE BOX ON LOTS 62 TO BOX 'J'

LEGEND

- EXISTING CONTOURS
- EX. STREET TREES UNDER F-07-051
- EX. PERIMETER TREES UNDER F-07-051
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- PAVEMENT
- 30' BRL - BUILDING RESTRICTION LINE
- EASEMENTS

PLAN VIEW
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION

DATE: 5/14/08

DATE: 3/27/08

DATE: 3-28-08

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

848C BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BE-CVLENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-31-2008.

Donald Mao
8-25-08

OWNER/BUILDER

TAYLOR FARM
SECTION 3, PHASE 2 LOT 55
SECT. 3, PHASE 2 LOTS 57-60, 62-97

SINGLE FAMILY DETACHED HOMES

TAX MAP: 10 GRP: 23 - ARCEL P/O 309
ZONED: R-20
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN

DATE: FEBRUARY, 2008 PROJECT NO. 2059
SCALE: AS SHOWN SHEET 2 OF 7

DESIGN: DBT DRAWN: DBT CHECK: DAM



PLAN VIEW
SCALE: 1" = 30'

LEGEND

- EXISTING CONTOURS
- EX. STREET TREES UNDER F-07-051
- EX. PERIMETER TREES UNDER F-07-051
- FF=444.90
BF=435.90 FIRST FLOOR ELEVATION
BASEMENT FLOOR ELEVATION
- PAVEMENT
- 30' BRL BUILDING RESTRICTION LINE
- EASEMENTS

21	4-13-2011	SHOW A CYPRESS W/ MORN. ROOM, 2' BUMP TO CONC. W/ BUMP TO GARAGE ON LOT 95
20	8-2-2011	REVISE GRADES, FF & BF ELEV. ON LOT 86 PER AS-BUILT CONDITIONS
19	2-10-2011	REVISE LOT 85 TO SHOW A RIDGEWOOD CLASSIC W/ 2' KIT FLIR EXT. AND 3-CAR GARAGE
18	11-9-2010	SHOW A MODIFIED WELLINGTON ON LOT 91
11	4-28-2010	REVISE BEL'S ON LOT 95 PER REVISION PAT. SHIFT HOUSE AND GRADES ACCORDINGLY
10	3-12-10	ADD WELLINGTON "CLASSIC" W/ 17' x 9' MORN. RM, BAY WINDOW ON LOT 94
6	6-17-09	SHOW A WELLINGTON "CLASSIC" W/ MORN. ROOM ON LOT 86. DELETE GENERIC BOX.
NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844
WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21463, Expiration Date: 12-31-2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/14/08

John H. Hays
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/27/08

William J. Long
DIRECTOR
DATE: 3-28-08

OWNER/BUILDER:

FORTY WEST GROUP, INC.
3230 BETHANY LANE, SUITE 1
ELICOTT CITY, MARYLAND 21042
410-418-8900

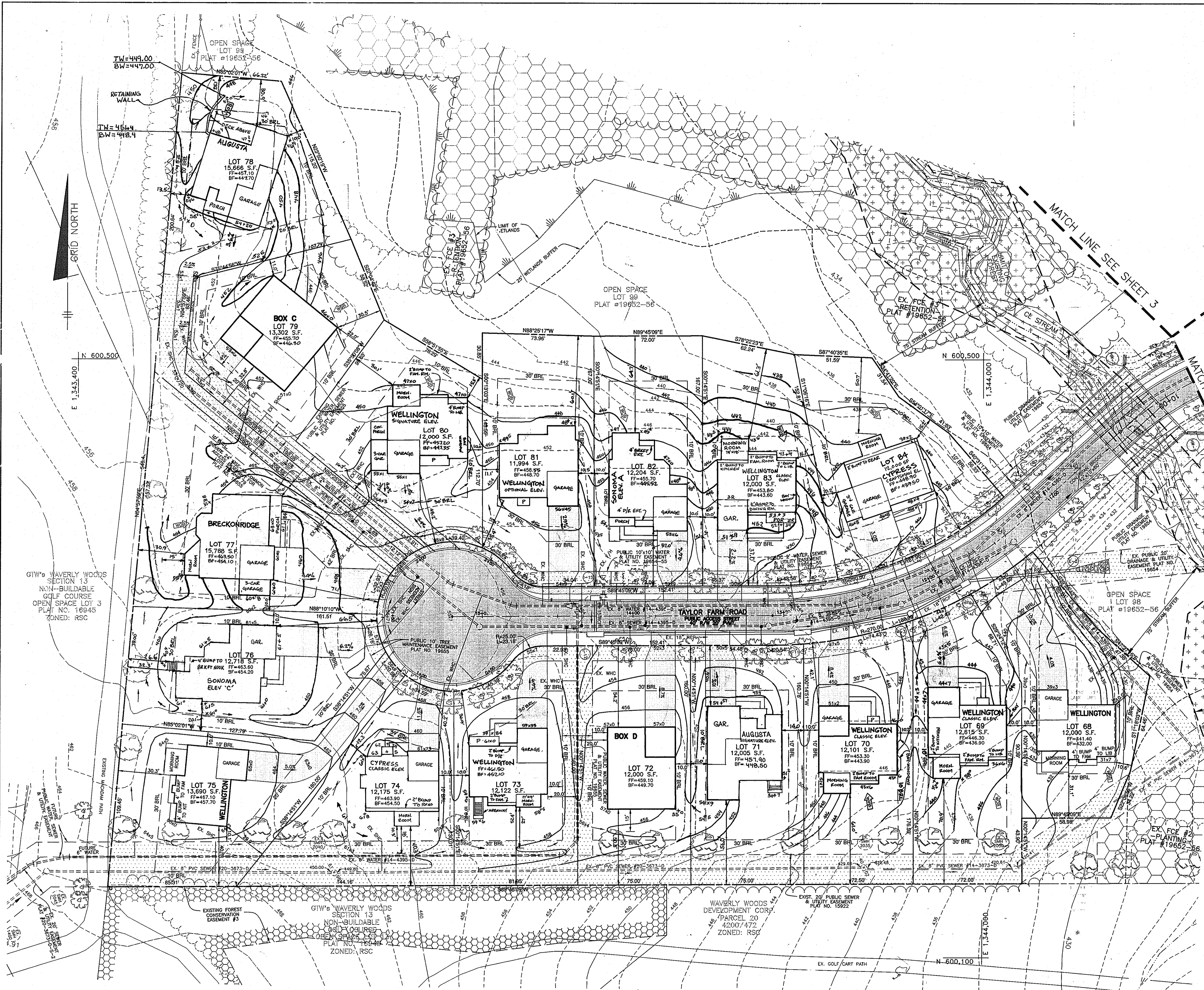
TAYLOR FARM
SECTION 3, PHASE 1 LOT 55
SECTION 3, PHASE 2 LOTS 57-60, 62-97

SINGLE FAMILY DETACHED HOMES
TAX MAP: 10 GRID: 23 PARCEL: P/O 309
ZONED: R-20
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN

DATE: FEBRUARY, 2008 PROJECT NO. 2059

DESIGN: DBT DRAFT: DBT CHECK: DA SCALE: AS SHOWN SHEET 3 OF 7



23	9-9-2011	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 78
22	6-29-2011	SHOW A CYPRESS 'CRAFTSMAN' WITH 3-CAR GARAGE, MORNING ROOM, 2' BUMP TO REAR AND SIDE ON LOT 84
21	6-10-2011	REVISE GRADES ON LOT 77 PER AS-BUILT CONDITIONS
20	4-8-2011	SHOW AUGUSTA WITH GARAGE RIGHT ON LOT 78. RAISE HOUSE 1 FOOT. REVISE GRADES ON LOT 79 ACCORDINGLY.
19	12-22-2010	SHOW SONOMA ELEV. 'C' ON LOT 76. DELETE BOX 'B'. REVISE GRADES
18	12-22-2010	SHOW CYPRESS CLASSIC ELEV. ON LOT 74. DELETE WELLINGTON. REVISE GRADES
17	8-27-2010	SHOW AUGUSTA ON LOT 71. RAISE HOUSE 2 FEET. ADJUST GRADES ON LOTS 71 & 72.
16	8-6-2010	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 83
14	6-4-2010	ADD WELLINGTON ON LOT 75. DELETE BOX 'B'. REVISE GRADES.
13	6-4-2010	REVISE GRADES ON LOT 82 PER AS-BUILT CONDITIONS
12	6-4-2010	REVISE GRADES ON LOT 81 PER AS-BUILT CONDITIONS
11	4-28-2010	ADD BRECKONRIDGE TO LOT 77. DELETE BOX 'B'. REVISE GRADES

LEGEND

- - - - - EXISTING CONTOURS
- ○ ○ ○ ○ EX. STREET TREES UNDER F-07-51
- ○ ○ ○ ○ EX. PERIMETER TREES UNDER F-07-51
- FF=444.90
BF=435.90
- PAVEMENT
- - - - - 30' BRL BUILDING RESTRICTION LINE
- EASEMENTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/14/08

Cindy Hamra
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/22/08

Richard Bevels
 DIRECTOR
 DATE: 3-25-08

NO.	DATE	REVISION
10	3-11-10	ADD WELLINGTON 'CLASSIC' 1/2' BUMP TO DE, KIT, FAM.RM., LIBRARY, MORNING RM. ON LOT 83
9	11-16-09	SHOW A SONOMA ELEV. A ON LOT 82. DELETE GENERIC BOX 'B' ON LOT 82.
8	10-13-09	REVISE GRADES ON LOT 69 PER AS-BUILT CONDITIONS
7	8-13-09	SHOW WELLINGTON SIGNATURE WITH 3-CAR GARAGE, MORNING ROOM, BUMP TO F.A.M. L.I.E. ON LOT 80
6	6-17-09	SHOW WELLINGTON 'CLASSIC' WITH MORNING ROOM, 2' BUMP TO REAR ON LOT 69. DELETE GENERIC BOX
5	4-22-09	SHOW WELLINGTON 'CLASSIC' WITH MORNING ROOM 1/2' BUMP TO P.A.M. ROOM ON LOT 70. DELETE GENERIC BOX
4	6-10-08	REVISE GENERIC BOX 'A' TO BOX 'I' ON LOTS 76 AND 77

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 211043
 PHONE: 410-465-6105 FAX: 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21143, Expiration Date: 12-31-2008.

Donna M. M...
 2-25-08

OWNER/BUILDER: **TAYLOR FARM**
 SECTION 3, PHASE 1 LOT 55
 SECTION 3, PHASE 2 LOTS 57-60, 62-97

FORTY WEST GROUP, INC.
 3250 BETHANY LANE, SUITE 1
 ELLICOTT CITY, MARYLAND 211042
 410-418-8900

SINGLE FAMILY DETACHED HOMES
 TAX MAP: 10 GRID: 23 PARCEL: P/O 309
 ZONED: R-20
 3rd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: AS SHOWN	SHEET 4 OF 7
DATE: FEBRUARY, 2008		PROJECT NO. 2059		
SITE DEVELOPMENT AND GRADING PLAN				

PLAN VIEW
 SCALE: 1" = 30'

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24-HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (316-200).
- 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" REVISIONS THEREIN.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 2:1, BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50) 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52), TEMPORARY STABILIZATION WITHIN 14 DAYS 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 INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	11.93 ACRES
AREA DISTURBED	11.35 ACRES
AREA TO BE ROOFED OR PAVED	3.86 ACRES
AREA TO BE VEGETATIVELY STABILIZED	7.49 ACRES
TOTAL CUT	12,265 CY
TOTAL FILL	14,081 CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED IN WRITING FOR INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING OTHER BUILDING OR GRADING INSPECTION APPROVALS WILL NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

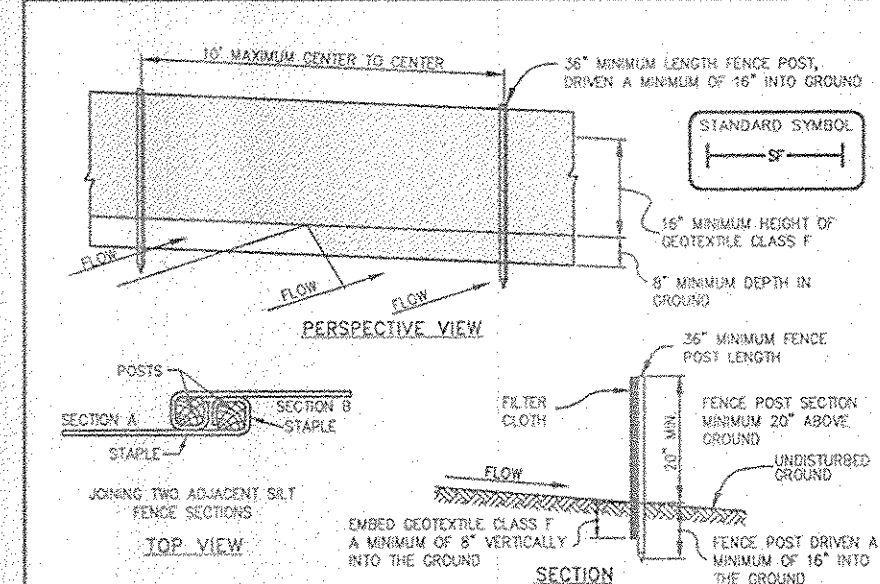
PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON OF THE FOLLOWING SCHEDULES:
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF SEEDING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOIL OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNRATTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (3 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDBED PREPARATIONS

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF SEEDING LOVEGRASS (0.7 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNRATTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (3 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

DETAIL 22 - SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- Fence posts shall be a minimum of 16" long driven 14" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of equal quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples of top end must extend and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.2 gals/ft. 15 minute (max.)	Test: MSMT 522
Filtering Efficiency	75% (min.)	Test: MSMT 522
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE PAGE 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE PAGE 15 - 3A MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE

SILT FENCE

SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

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

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SOST #1

TYPE OF TRAP	ST-II
DRAINAGE AREA	EXIST = 1.1 AC, PROP. = 2.5 AC
STORAGE REQUIRED (WET & DRY)	WET=4500 CF, DRY=4500 CF
STORAGE PROVIDED (WET & DRY)	WET=6780 CF ELEV=424.00, DRY=6632 CF ELEV=426.00
WEIR LENGTH	10'
EMBANKMENT ELEV.	427.00 (4' WIDE)
WEIR CREST ELEV.	426.00
CLEANOUT ELEV.	422.15
BOTTOM ELEV.	421.00
BOTTOM DIMENSIONS	34' x 50'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SUPER SILT FENCE INSTALLED UNDER F-07-051
- EARTH DIKE INSTALLED UNDER F-07-051
- SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION OF HOME ON LOT 64 TO BE DELAYED UNTIL SEDIMENT TRAP HAS BEEN REMOVED AFTER RECEIVING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.

CONSTRUCTION OF HOMES ON LOTS 58 AND 59 TO BE DELAYED UNTIL SEDIMENT INSPECTOR APPROVES REMOVAL OF EARTH DIKE.

CONSTRUCTION OF HOMES ON LOTS 66 AND 67 TO BE DELAYED UNTIL REMOVAL OF TEMPORARY STOCKPILE.

ENGINEER'S CERTIFICATE

I 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 COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald M. Mason 2-25-08
ENGINEER - DONALD M. MASON, P.E. # 21443 DATE

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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 COUNTY DEPARTMENT OF PLANNING AND ZONING.

John R. Kuntz 2/25/08
FOR: FORTY WEST GROUP, INC. DATE

REVIEWED FOR HOWARD COUNTY AND MEETS TECHNICAL REQUIREMENTS
[Signature]
LAWYER - NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John R. Kuntz 3/13/08
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/14/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/27/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-28-08
DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-31-2008.

Donald M. Mason 2-25-08
PROFESSIONAL ENGINEER

OWNER/BUILDER: FORTY WEST GROUP, INC. 3230 BETHANY LANE, SUITE 1 ELLICOTT CITY, MARYLAND 21042 410-418-8900

TAYLOR FARM
SECTION 3, PHASE 1 LOT 55
SECTION 3, PHASE 2 LOTS 57-60, 62-97

SINGLE FAMILY DETACHED HOMES
TAX MAP: 10 GRID: 23 PARCEL: P/O 309
ZONED: R-20
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DATE: FEBRUARY, 2008 PROJECT NO. 2059
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 5 OF 7

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

PLAN VIEW
SCALE: 1" = 30'

TOPSOIL SPECIFICATIONS

- I. Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- 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. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 2% by volume of silters, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
 2. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, blistia, or others as specified.
 3. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 4. For sites having disturbed areas under 5 acres:
 1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 5. For sites having disturbed areas over 5 acres:
 1. On soil meeting Topsoil specifications, obtain test results indicating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - b. Organic content or topsoil shall be not less than 1.5 percent by weight.
 - c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - d. No sod or seed shall be placed on soil which has been treated with soil conditioners 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.
 2. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - 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 area to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation.
 - III. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - IV. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
 - VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 1. 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 disturbed areas under 5 acres shall conform to the following requirements:
 - a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - 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.

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

LEGEND

- - - - - EXISTING CONTOURS
- PROPOSED CONTOURS
- SSSF SUPER SILT FENCE INSTALLED UNDER F-07-051
- EARTH DIKE INSTALLED UNDER F-07-051
- SILT FENCE
- ||||| LIMIT OF DISTURBANCE
- XXXXX EROSION CONTROL MATTING
- SCF STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
 - DAY 1 1) OBTAIN GRADING PERMIT.
 - DAY 2 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
 - DAY 3-6 3) EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
 - DAY 7-84 4) CONSTRUCT HOUSE, BACKFILL AND CONSTRUCT DRIVEWAY.
 - DAY 85-89 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES AND FLUSH STORM DRAIN SYSTEM.
 - DAY 90 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
- NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.

ENGINEER'S CERTIFICATE

I 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.

Donald Mason 2-25-08
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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.

S. J. B. Co. 4/25/08
 FORTY WEST GROUP, INC. DATE

REVIEWED FOR HOWARD SOIL AND MEETS TECHNICAL REQUIREMENTS
John P. Robertson 3/13/08
 HOWARD SOIL CONSERVATION DISTRICT DATE

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

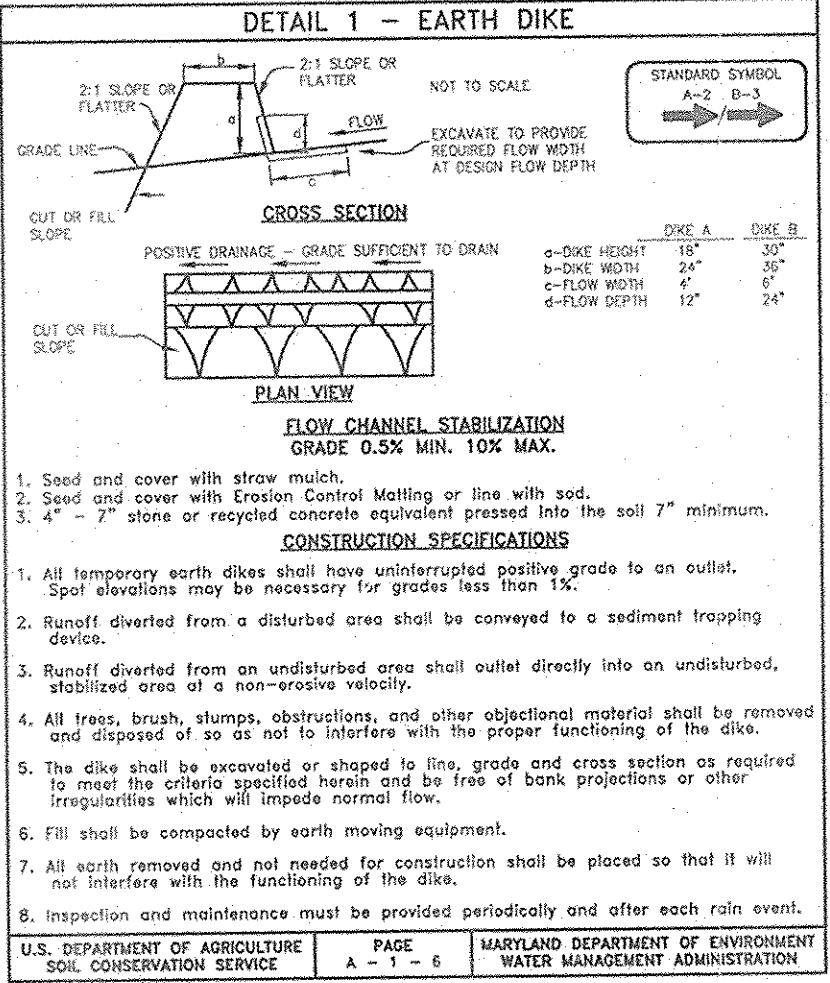
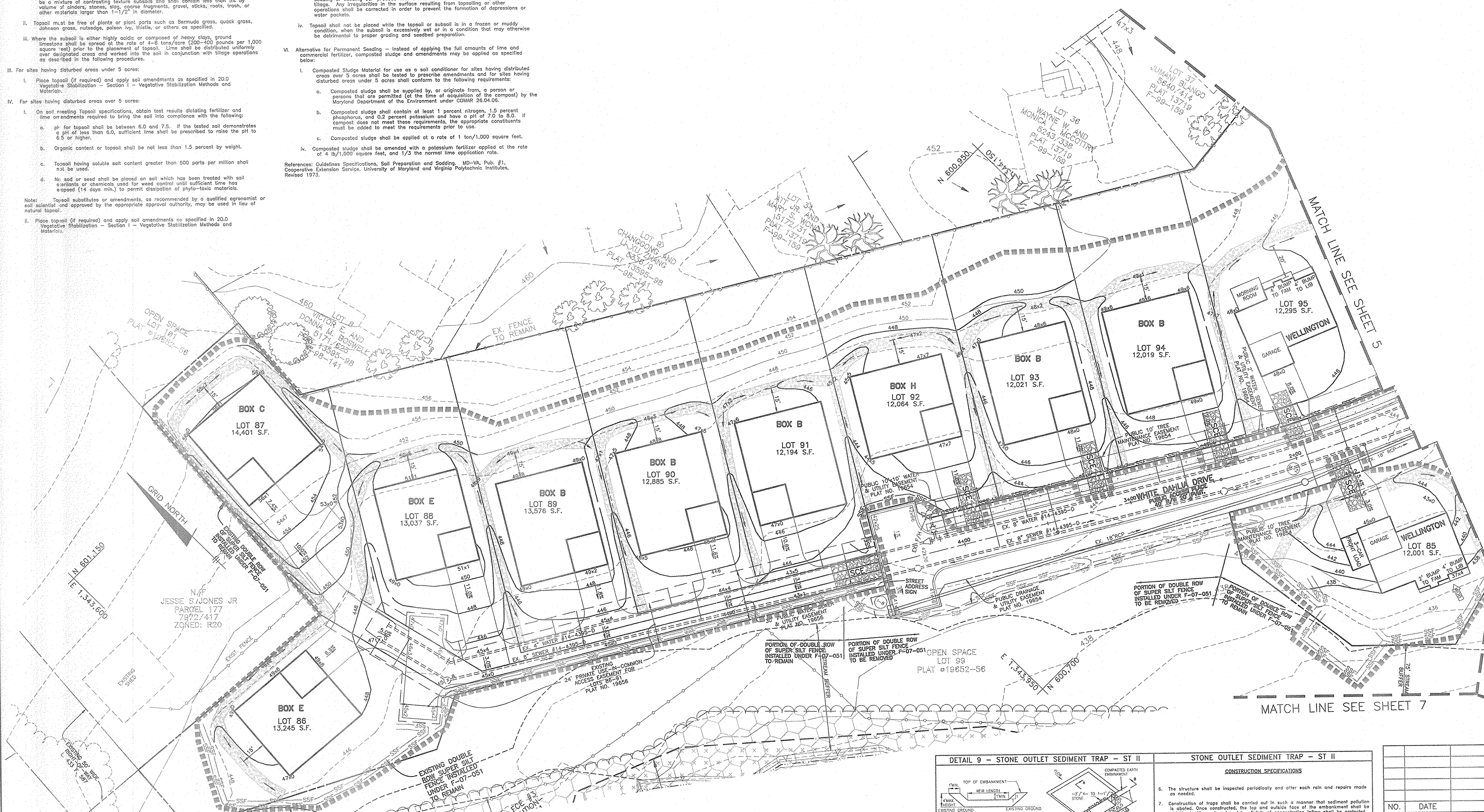
John P. Robertson 3/13/08
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

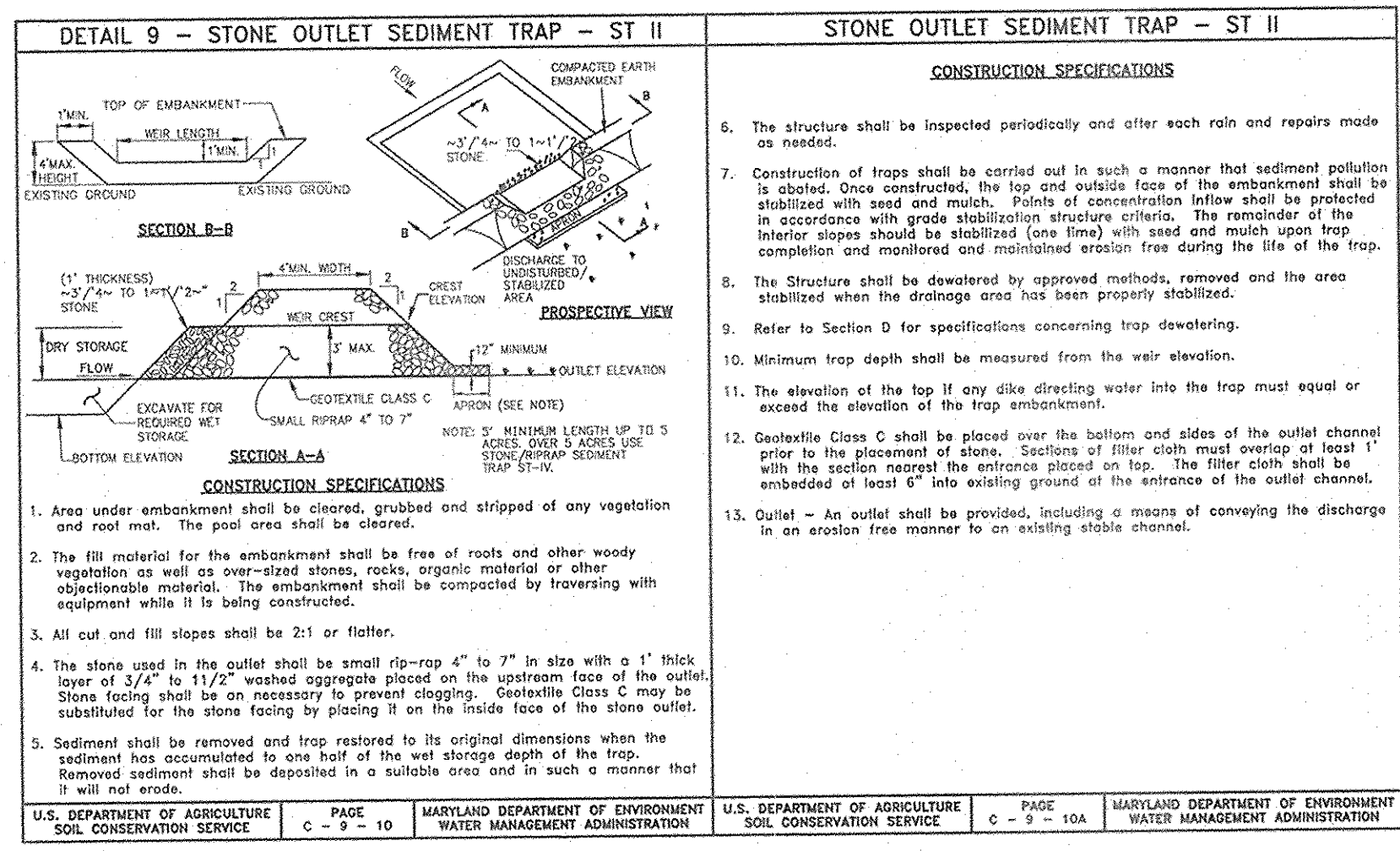
William Adams 3/14/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Thomas 3/23/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Shirley L. Cusack 3-28-08
 DIRECTOR DATE



PLAN VIEW
 SCALE: 1" = 30'



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-6844
 WWW.BE-ENR.ENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-21-2008.

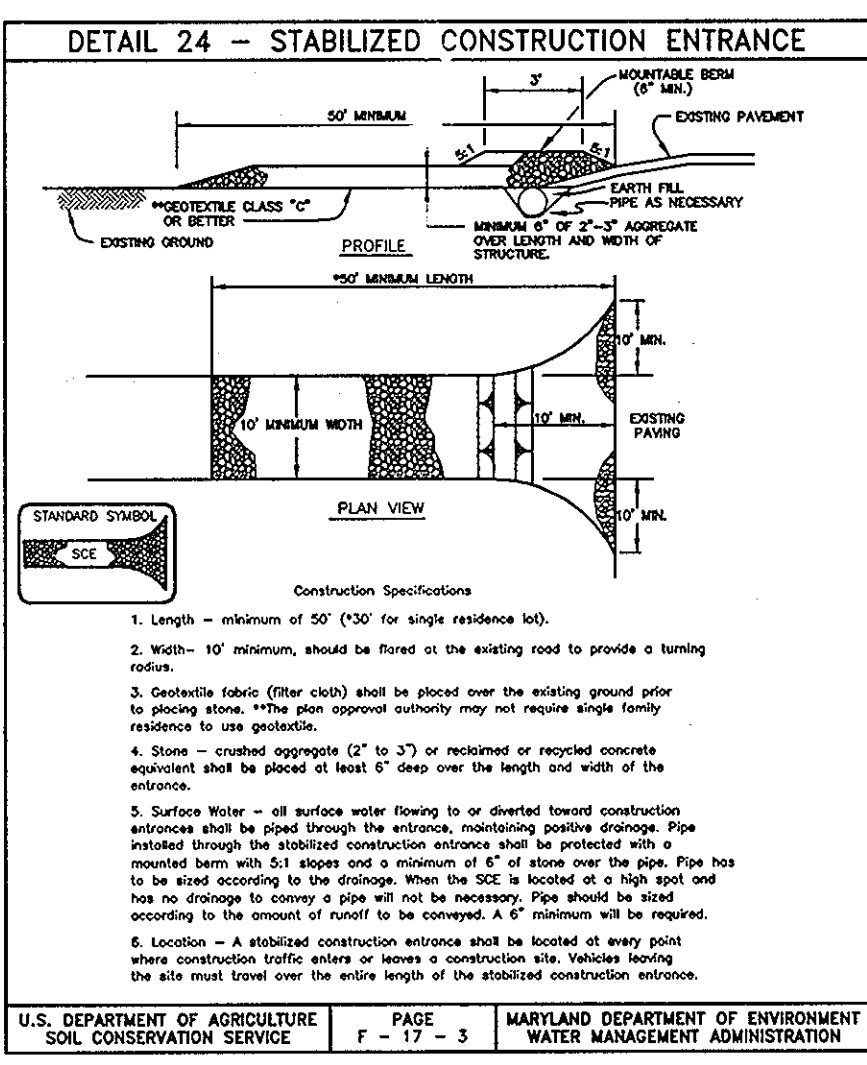
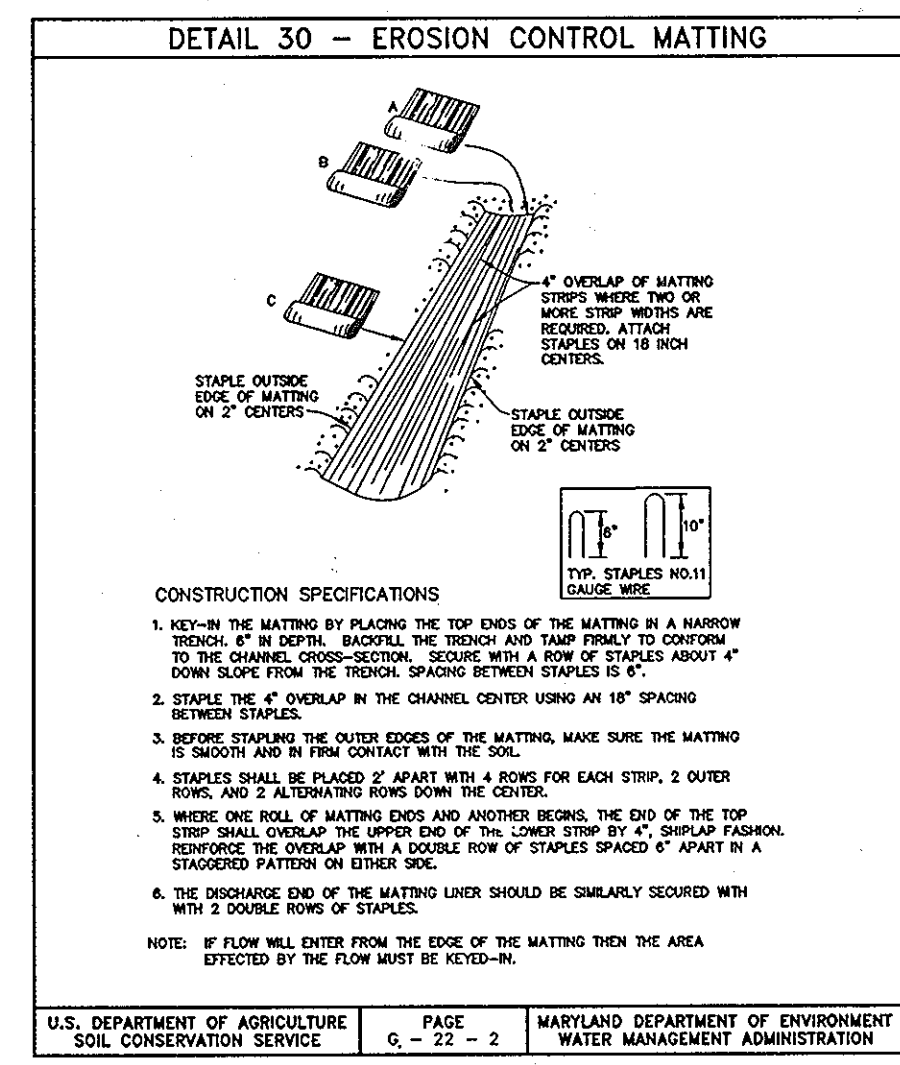
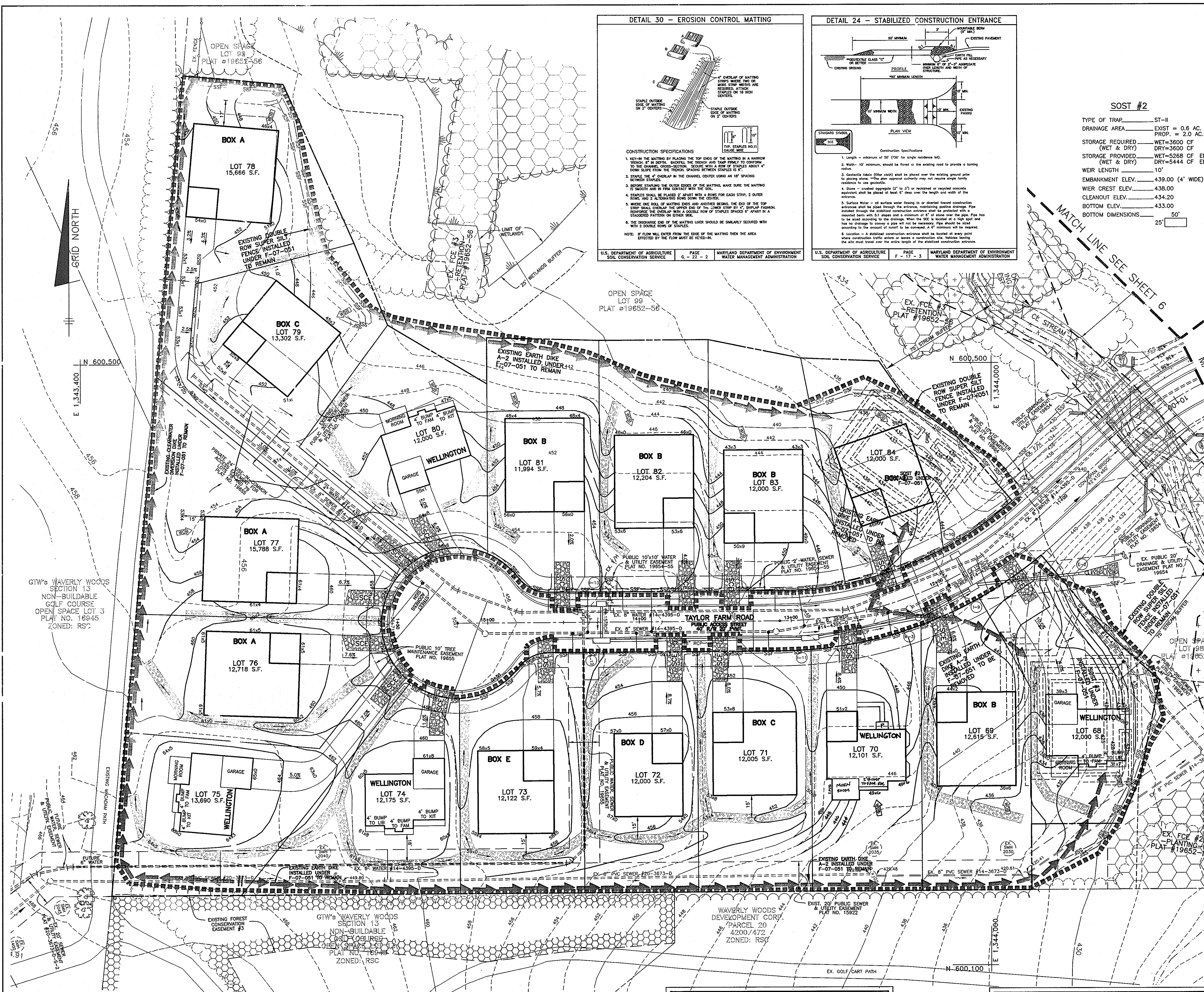
Donald Mason 2-25-08
 PROFESSIONAL ENGINEER

TAYLOR FARM
 SECTION 3, PHASE 1 LOT 55
 SECTION 3, PHASE 2 LOTS 57-60, 62-97

SINGLE FAMILY DETACHED HOMES
 TAX MAP: 10 GRID: 23 PARCEL: P/O 309
 ZONED: R-20
 3rd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DATE: FEBRUARY, 2008 PROJECT NO. 2059
 DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 6 OF 7

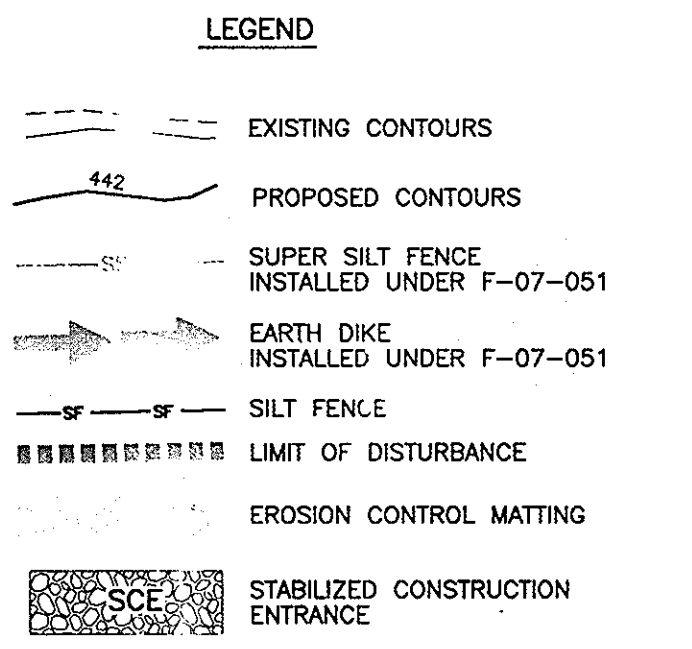


SOST #2

TYPE OF TRAP: ST-II
 DRAINAGE AREA: EXIST = 0.8 AC, PROP. = 2.0 AC
 STORAGE REQUIRED: WET=3600 CF, DRY=3600 CF
 STORAGE PROVIDED: WET=5268 CF ELEV=436.00, DRY=5444 CF ELEV=438.00
 WEIR LENGTH: 10'
 EMBANKMENT ELEV.: 439.00 (4' WIDE)
 WEIR CREST ELEV.: 438.00
 CLEANOUT ELEV.: 434.20
 BOTTOM ELEV.: 433.00
 BOTTOM DIMENSIONS: 25' x 50'

SOST #3

TYPE OF TRAP: ST-II
 DRAINAGE AREA: EXIST = 1.5 AC, PROP. = 2.3 AC
 STORAGE REQUIRED: WET=4140 CF, DRY=4140 CF
 STORAGE PROVIDED: WET=6780 CF ELEV=428.00, DRY=6632 CF ELEV=430.00
 WEIR LENGTH: 10'
 EMBANKMENT ELEV.: 431.00 (4' WIDE)
 WEIR CREST ELEV.: 430.00
 CLEANOUT ELEV.: 426.08
 BOTTOM ELEV.: 425.00
 BOTTOM DIMENSIONS: 34' x 50'



ENGINEER'S CERTIFICATE

I 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.

Donald A. Mason 2-25-08
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

DEVELOPER'S CERTIFICATE

I HAVE CERTIFIED THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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.

S.P. B... 2/25/08
 FORTY WEST GROUP, INC. DATE

REVIEWED FOR HOWARD SOIL AND MEETS TECHNICAL REQUIREMENTS

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John K. Robertson 3/13/08
 HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 2/14/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 2/25/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 3-18-08
 DIRECTOR DATE

<p>2 4-22-09 DELETE GENERIC BOX ON LOT TO SHOW A WELLINGTON 1/2" BUMP TO FARM ROAD</p>	
NO.	DATE
<p>REVISION</p>	
<p>BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6100 FAX: 410-465-6844 WWW.BE-CIVLENGINEERING.COM</p>	
<p>OWNER/BUILDER: FORTY WEST GROUP, INC. 3230 BETHANY LANE, SUITE 1 ELLICOTT CITY, MARYLAND 21042 410-418-8900</p>	
<p>TAYLOR FARM SECTION 3, PHASE 1 LOT 55 SECTION 3, PHASE 2 LOTS 57-60, 62-97 SINGLE FAMILY DETACHED HOMES TAX MAP: 10 GRID: 23 PARCEL: P/O 300 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	
<p>SEDIMENT AND EROSION CONTROL PLAN</p>	
DATE: FEBRUARY, 2008	PROJECT NO. 2059
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
<p>SHEET 7 OF 7</p>	

CONSTRUCTION OF HOMES ON LOTS 68, 69 AND 84 TO BE DELAYED UNTIL SEDIMENT TRAP HAS BEEN REMOVED AFTER RECEIVING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

PLAN VIEW
 SCALE: 1" = 30'