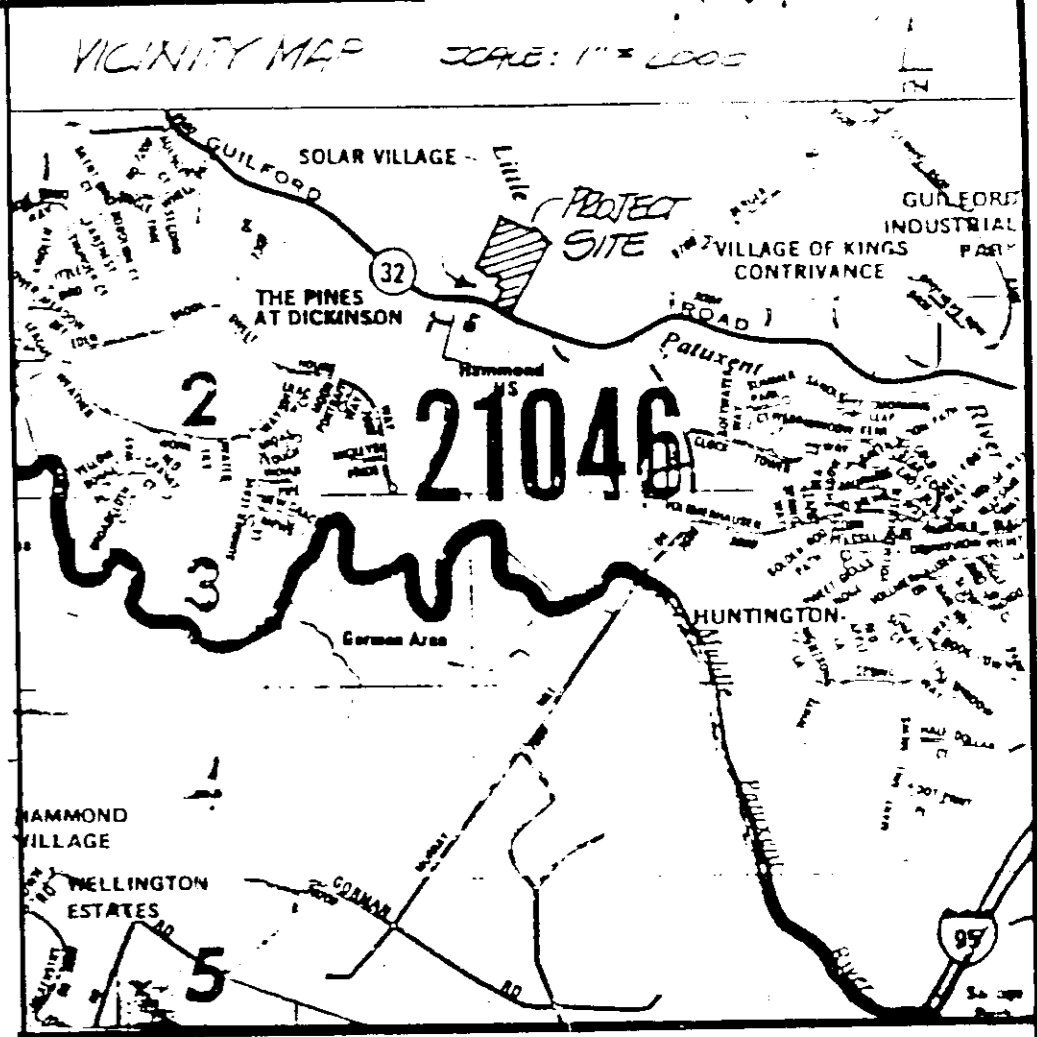
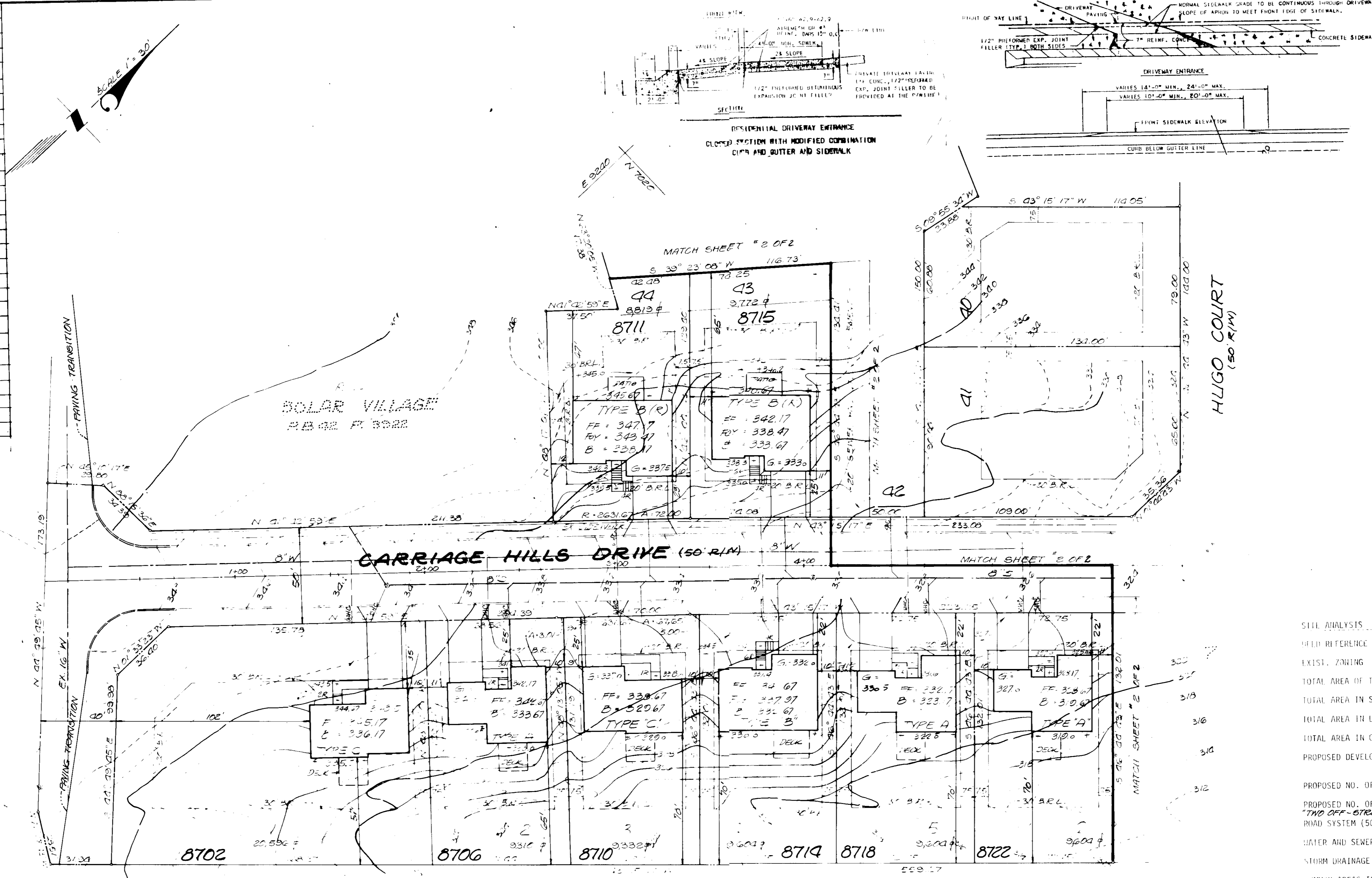


INDEX	ADDRESS CHART
	STREET ADDRESS
2	8702 CARRIAGE HILLS DRIVE
3	8706
4	8710
5	8714
6	8718
7	8722
8	8726
9	8730
10	8734
28	8738
29	8742
30	8746
31	8750
32	8754
33	8758
34	8762
35	8766
36	8770
37	8774
38	8778
39	8782
40	8786
41	8790 CARRIAGE HILLS DRIVE
42	8794
43	8798
44	8802

MD. ROUTE 32 (60' R/W)
 VEHICULAR INTERSECTIONS TO BE MAINTAINED AS EXISTING EXCEPT AT THE APPROVED INTERSECTION POINT.



SITE ANALYSIS

FIELD REFERENCE	300, F-82, 4000, F-82, 1000
EXIST. ZONING	R-12
TOTAL AREA OF TRACT TO BE SUBDIVIDED	16.48
TOTAL AREA IN STREET R/W	2.21 AC.
TOTAL AREA IN LOTS	11.25 AC.
TOTAL AREA IN OPEN SPACE	3.017 AC.
PROPOSED DEVELOPMENT	SINGLE FAM. DETACHED C.O.D.
PROPOSED NO. OF DWELLING UNITS	27 25 DUs
PROPOSED NO. OF PARKING SPACES	(27) @ 2/DU = 54 SPACES
TWO OFF-STREET PARKING SPACES MIN. PER UNIT	PUBLIC
ROAD SYSTEM (50' R/W)	PUBLIC
WATER AND SEWER SYSTEM	PUBLIC
STORM DRAINAGE AND STORMWATER MANAGEMENT FACILITY PROVIDED.	
COMMON AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.	
PRELIMINARY PLAN APPROVAL	P84-44
50' ACCESS RESTRICTION	WAIVED
PERCENTAGE OF OPEN SPACE (GREEN AREA) TO REMAIN	18.3%
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED @ 1/4 PER AC.	
REQUIRED NUMBER OF PARKING SPACES	1
TOTAL AREA COVERED BY THIS SDP	8.83 AC.
TOTAL NUMBER OF LOTS COVERED BY THIS SDP	27
TOTAL AREA IN LOTS	7.30
TOTAL AREA IN STREET R/W	1.53

NOTE: REMAINDER OF THE PROPERTY TO BE COVERED BY FUTURE SITE DEVELOPMENT PLAN 7.66 AC.

DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY
 2-19-86
[Signature]

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM-DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 3-10-86
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 3-7-86

() Reviewed for *[Signature]* S.C.D. and meets Technical Requirements.
 () THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 3-7-86
 HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 3-12-86
 COUNTY HEALTH OFFICER

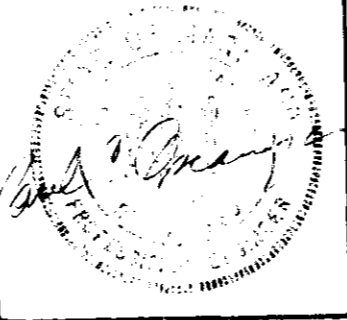
"I/We certify that all development and construction will be done according to this plan, and any responsible personnel in the construction project will have a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
[Signature] Jan 29, 1986
 Signature of Developer Date

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
[Signature] 29 Jan '86
 Signature of Engineer Date

- SEQUENCE OF CONSTRUCTION**
1. Obtain Grading Permit.
 2. Inspect sediment basin and maintain for Sediment Control use throughout construction per F-85-66.
 3. Stabilize site with permanent vegetation, convert basin.
- NOTES:**
1. For Sediment and Erosion Control Plans, Notes and other Construction Drawings, see F-85-66 Plans.
 2. The Contractor or Developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 552-7272.

PROPERTY OWNERS: CARRIAGE HILLS INC.
 610 EXECUTIVE BOULEVARD, SUITE 670
 ROCKVILLE, MARYLAND 20852

IPDS
 PLANNING & DESIGN STUDIO LTD
 11220
 DATE: 1/28/86

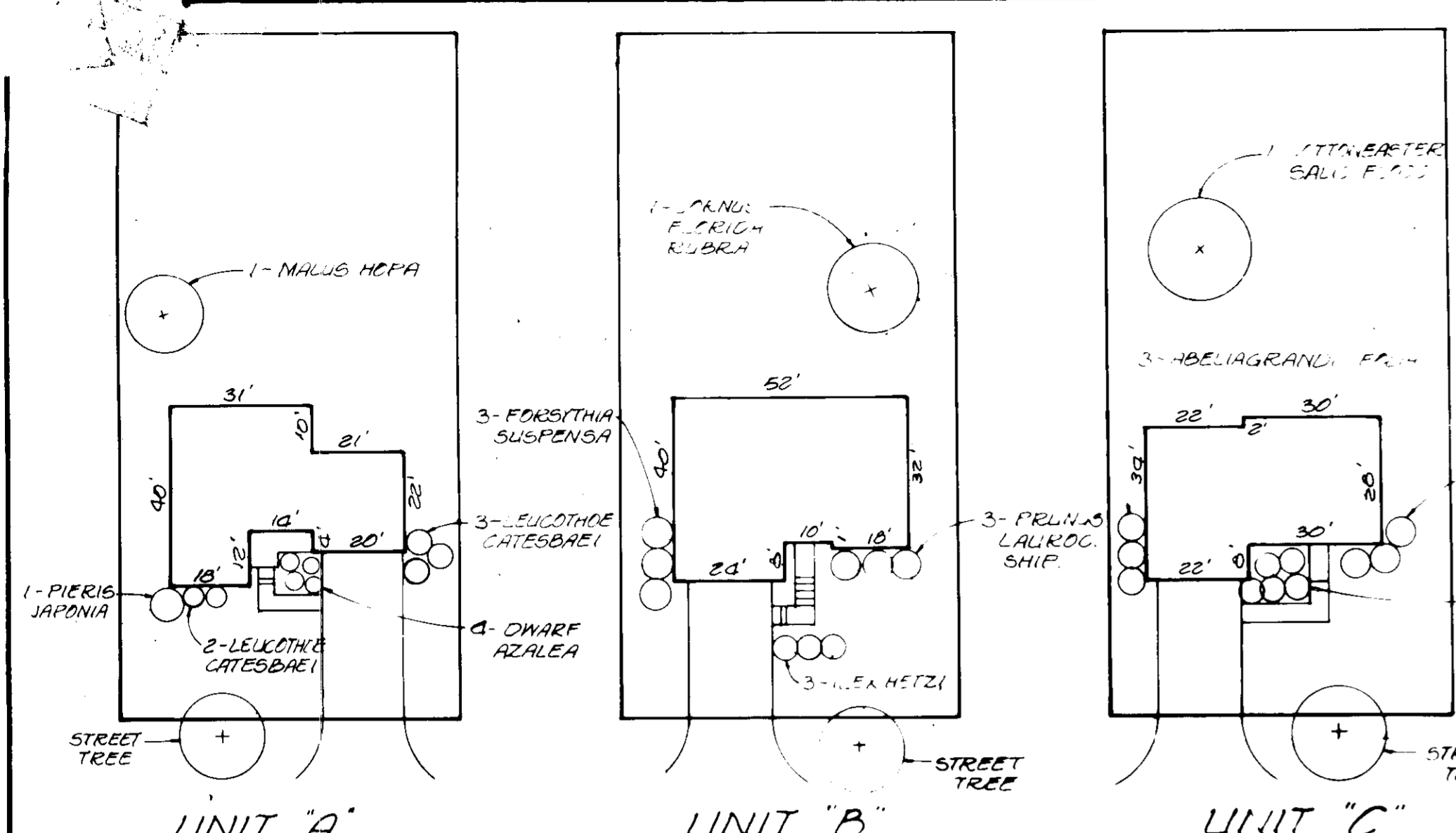


SCALE: 1" = 40'	BLOCK NO.
SDS: 1. 1/2" W/4" R/W	
DATE: 1/28/86	
BY: [Signature]	

Site & Grading Plan

CARRIAGE HILLS
 LOTS 1 thru 10, 28 thru 44
 Election District #6
 HOWARD COUNTY, MARYLAND

SCALED AS SHOWN
 SHEET 50P (1 OF 2)
 SDP-85-80



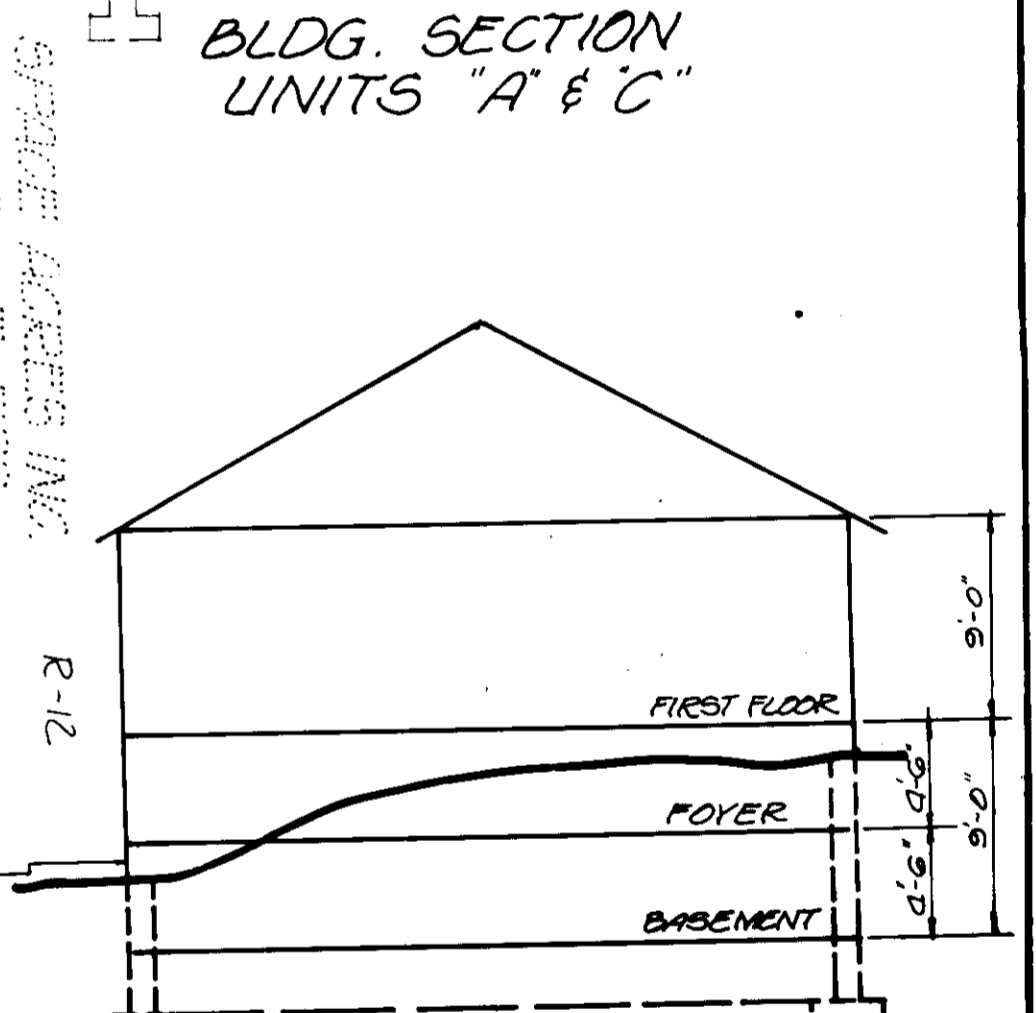
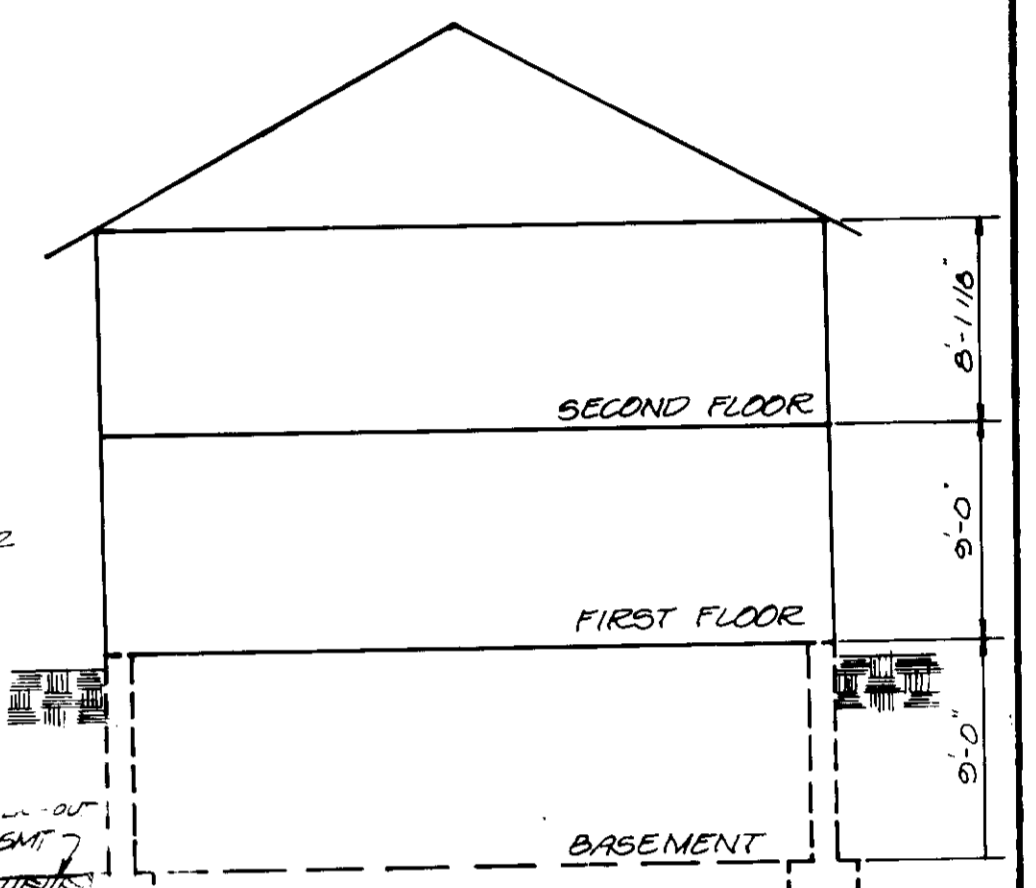
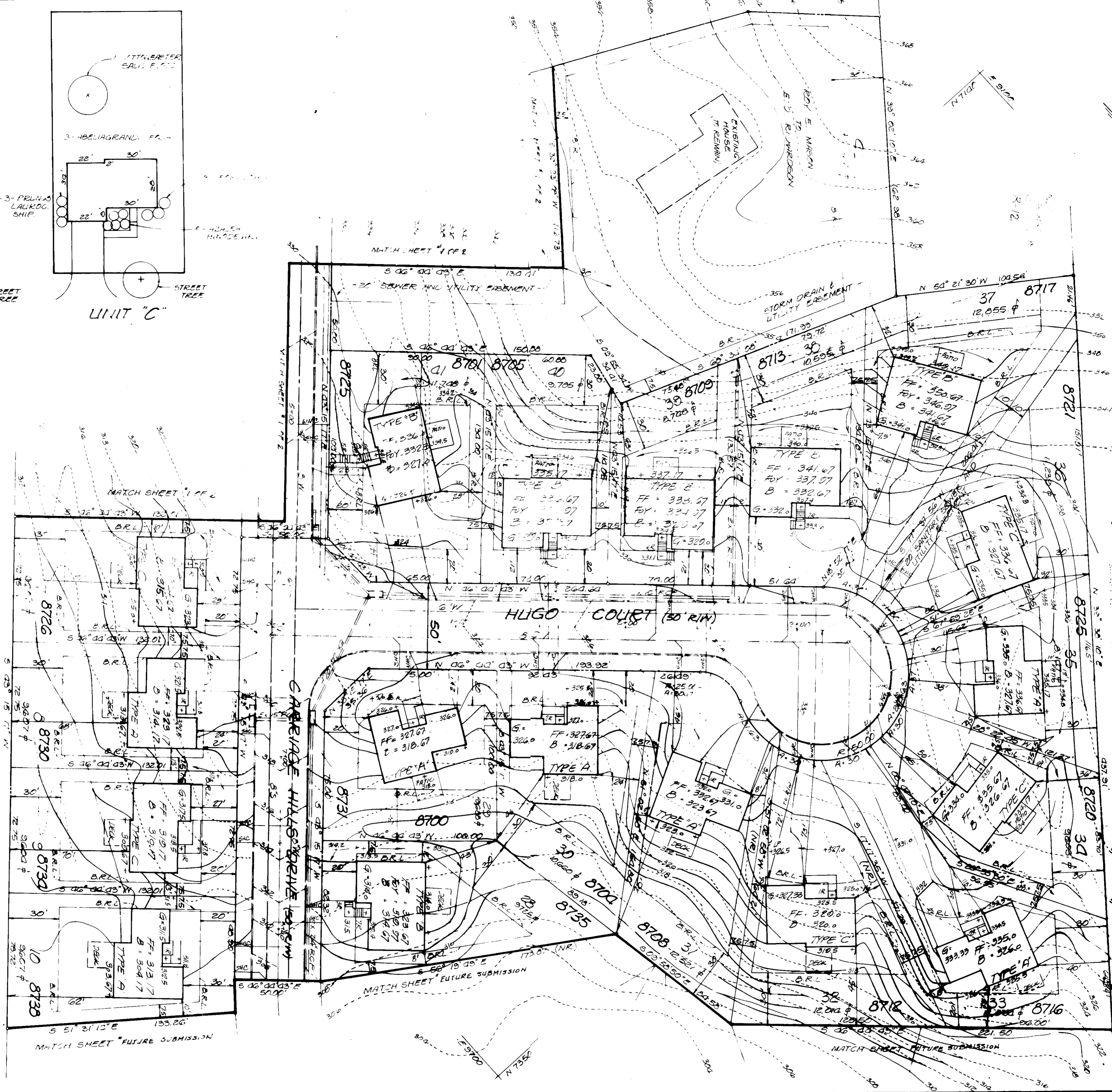
- SEDIMENT CONTROL NOTES**
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
 - 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
 - 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - 7) Site Analysis:
 Total Area of Site 8.83 Acres
 Area Disturbed 6.83 acres
 Area to be roofed or paved 2.74 Acres
 Area to be vegetatively stabilized 4.09 Acres
 Total Cur N/A Cu. yds
 Total Fill N/A Cu. yds
 Offsite waste/borrow area location N/A
 - 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
 - 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 3-12-86
 COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM-
 DRAINAGE SYSTEMS AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 3-10-86
 DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 [Signature] 3-13-86
 DIRECTOR DATE

CRTEP, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION DATE 3-19-86



() Reviewed for Howard Co. S.C.D. and meets Technical Requirements
 [Signature] 3/1/86
 () THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 3/1/86
 Howard S.C.D. Date

SEWER CODE: 5290000 WATER CODE: E-16
 CONTRACT NO. 24-12580

SUBDIVISION NAME	SECT./AREA	LOT#	PLAT #
CARRIAGE HILLS		23-44	
PLAT #	LOT	ZONE	TAX/SEWER MAP
P 2260	B	R-1E	42
WATER CODE	E-16	SEWER CODE	5290000

PROPERTY OWNERS: CARRIAGE HILLS INC.
 610 EXECUTIVE BOULEVARD, SUITE 670
 ROCKVILLE, MARYLAND 20852

IPDS
 The Interprofessional
PLANNING & DESIGN STUDIO, LTD.
 Engineers • Architects • Surveyors
 Planners & Landscape Architects

802 Sligo Avenue
 Silver Spring, Md.
 20910
 (301) 585-5676



DES. ST.	DRN.	CHK.	DATE	BY	NO.
			1/21/86		

DATE 1/21/86 BY NO.

Site & Grading Plan

600 SCALE MAP NO. 42 BLOCK NO.

CARRIAGE HILLS
 LOTS 1 thru 10, 28, thru 44
 Election District #6
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
 SHEET 2 OF 2