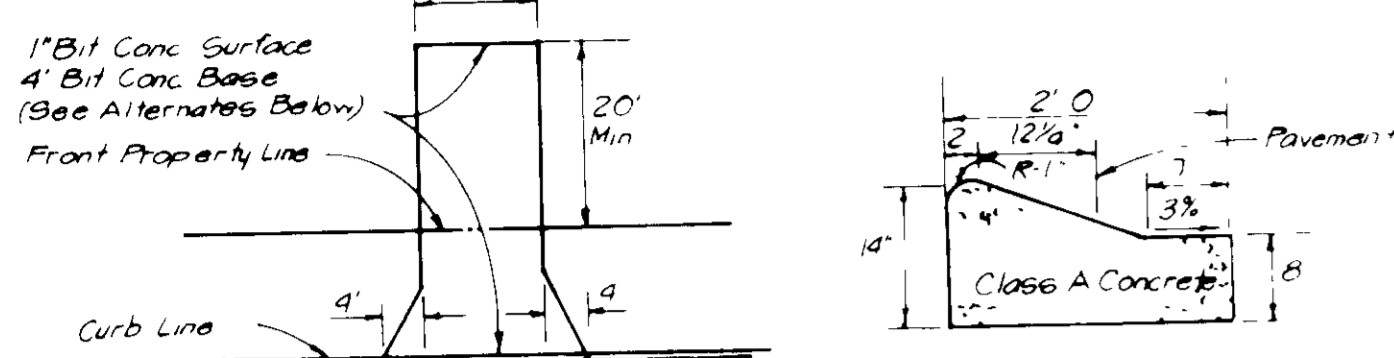


NOTE: Materials and Construction to be done in accordance with MdCo Road Code

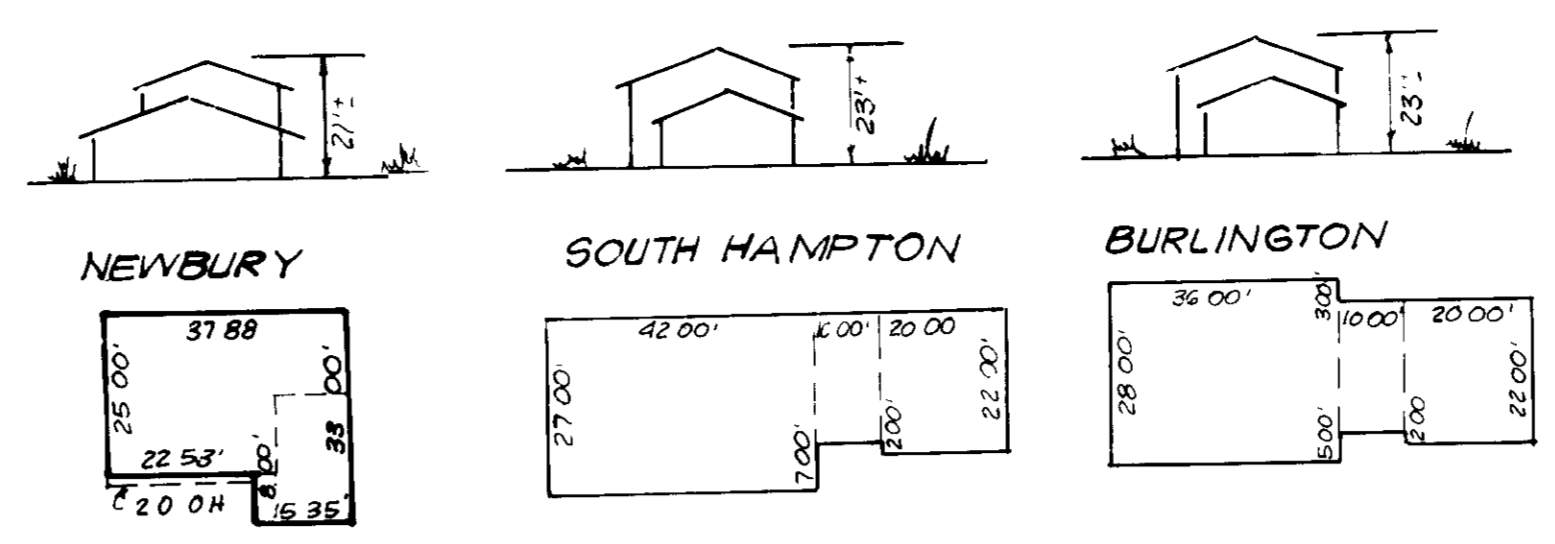


**DRIVEWAY ABUTTING MODIFIED COMB CURB & GUTTER\***

ALTERNATE #1  
1" Bit Conc Surface  
4" Bit Conc Base  
5' Gravel

See Md Co Sta R 301 for 5'10" Comb Curb & Gutter necessary on the Cur. Dr. Sta.

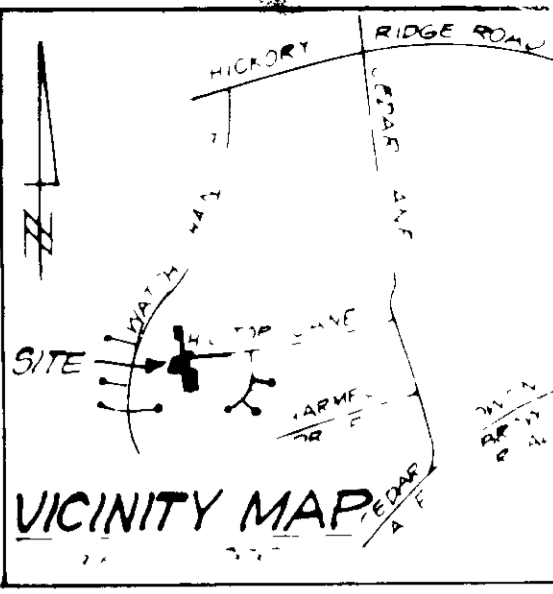
NOTE: Modified Combination Curb and Gutter is in place in accordance with Road Construction Plans for Cedar Acres IV, F 86-213



**TYPICAL HOUSES**  
Scale 1"=30'

**GENERAL NOTES**

- The land included is zoned RSC
- All coordinates shown hereon are in the Maryland and State Plane, as projected to the National Monument #223000 & #223000
- The area covered in this plan is located on T. 11, R. 11
- The lot area included in this plan is 163,000 sq. ft.
- All roadways are public and existing
- Any damage to County owned utility of water, sewer or storm water shall be repaired by the contractor at his expense
- Minimum building coverage 40%
- See OP2 File Nos S-86-39, P-86-46, F-86-213 & F-88-23



**SPECIAL NOTES**

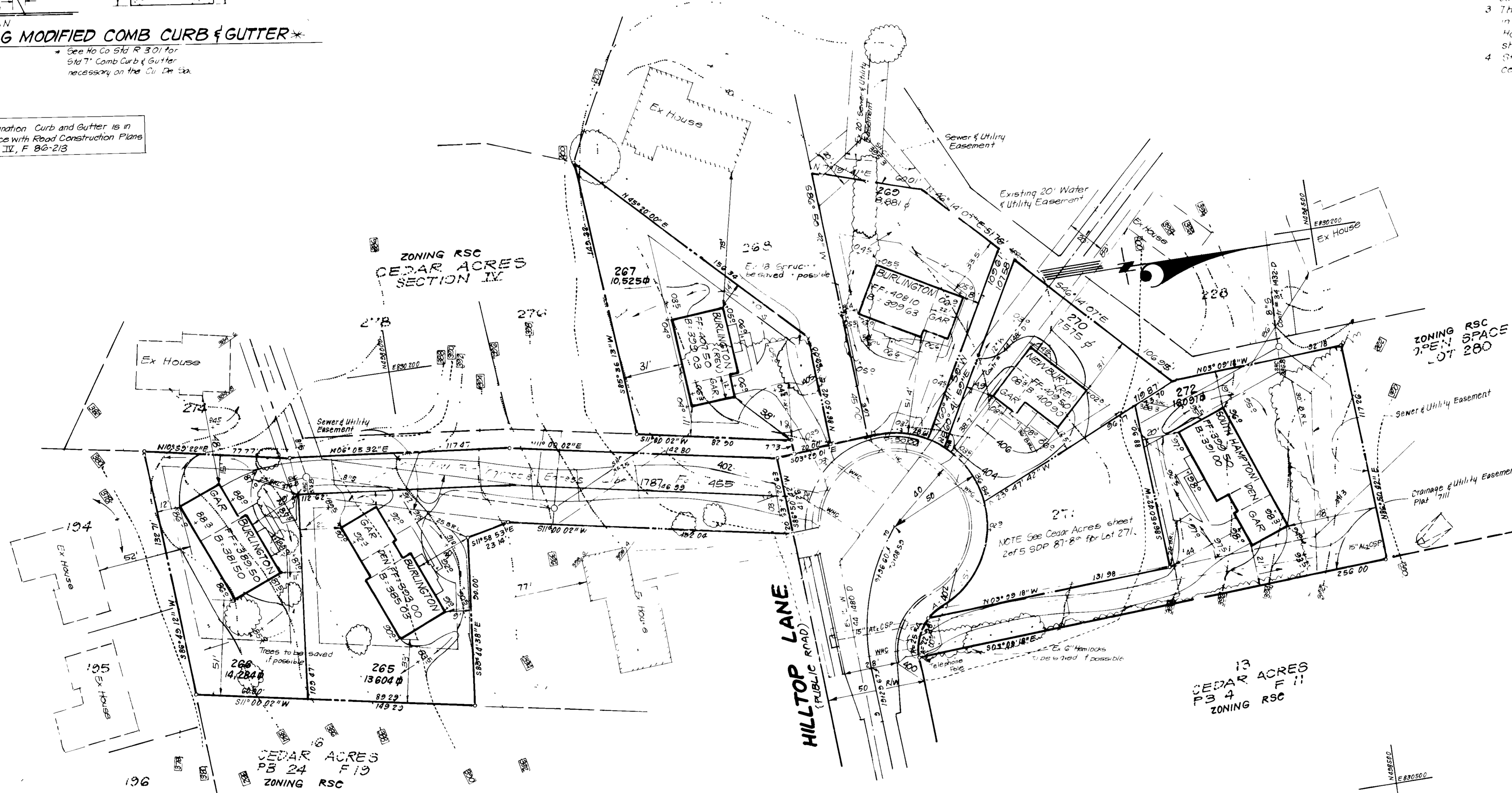
- Approved Road Construction Plans shall be used for all public utilities
- Public water & sewer shown for reference only for more detailed information - see water and sewer plans Contract No 34 1432 D
- The water & sewer house connect has not included in a "Developers Agreement" shall conform to Howard County Plumbing Code. The on-site N.H.C. shall be 1/2" copper and the S.H.C. shall be 4" iron
- Storm Water Management provided for by a central facility under F 83 120

**LEGEND:**

- Contour Interval 2 Ft
- Existing Contour 410
- Proposed Contour 410
- Spot Elevation +10.5
- Direction of Drainage
- Existing trees to be saved
- Existing Elevation 410.2

**BUILDING RESTRICTION LINES**

Front: 20' (unless otherwise noted)  
Sides: 7.5'  
Rear: 30'



LOT#	STREET ADDRESS
265	10973 Hilltop Lane
266	10977
267	10981
269	10985
270	10988
272	10954 Hilltop Lane

SUBDIVISION NAME	SECT / AREA	LOTS 265-267
CEDAR ACRES	4	265, 270, 272
PLAT #	BLOCK #	ZONE
7471	11	RSC 35
TAX/EDUC MAT#	ELEC DIST	CENSUS TR
	5TH	8073.01
WATER CODE	SEWER CODE	
E-27	6591000	

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 3-5-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR  
DATE: 3-16-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 3-2-88

APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE: 1-27-88



**CLARK · FINEFROCK & SACKETT, INC.**  
ENGINEERS · PLANNERS · SURVEYORS  
7135 MINTREL WAY · COLUMBIA, MD 21045 · (301) 381-7600 · BALTO · (301) 621-8100 · WASH

**SITE DEVELOPMENT PLAN**  
LOTS 265-267, 269, 270 & 272  
**CEDAR ACRES**  
SECTION 4  
ETH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER:  
BRITAM DEVELOPMENT GROUP, INC.  
3030 Red Branch Rd Suite 250  
Columbia, Md 21045

DATE FOR: 1-16-88

SCALE: 1"=30'  
DRAWING: 1 OF 2  
JOB NO: 66123  
FILE NO: 86133A

SDP-88-109

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived 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** In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

**Seeding** - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1 1/4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre of seeding legumes. During the period of October 16 thru 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 seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**Mulching** - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

**Maintenance** - Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed 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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3 1/2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru 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 seed.

**Mulching** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

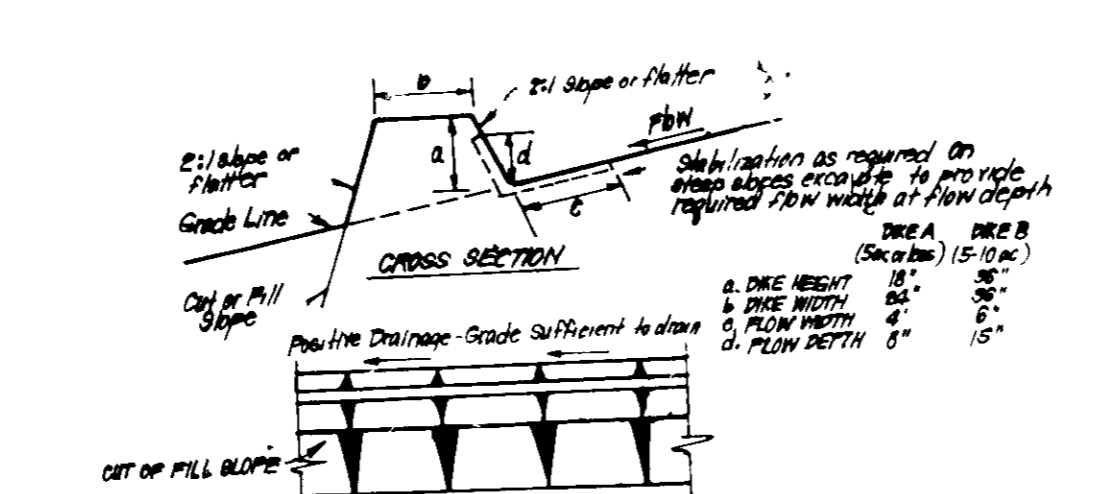
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**CONSTRUCTION SEQUENCE:**

Activity	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	14
B. Excavate for foundations and Rough Grade & Temporarily Stabilize.	30
C. Construct Structures, Sidewalks and Driveways.	60
D. Final Grade and stabilize in accordance with Stds. & Specs.	25
E. Upon approval of the sediment control inspector remove sediment control devices and stabilize.	7

**SEGMENT CONTROL NOTES**

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permit 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 30 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, 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) and sod (Sec. 54), temporary seedings (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: 163 Acres
  - Area Disturbed: 104 Acres
  - Area to be roofed or paved: 0.50 Acres
  - Area to be vegetatively stabilized: 0.54 Acres
  - Total Cut: 119.4 Cu yds
  - Total Fill: 119.4 Cu yds
  - Office waste/borrow area location: N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- 11) If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
- 12) All pipes to be blocked at the end of each day (see detail below).
- 13) Approved amount of straw bale dikes/silt fence equals 1380 LF.



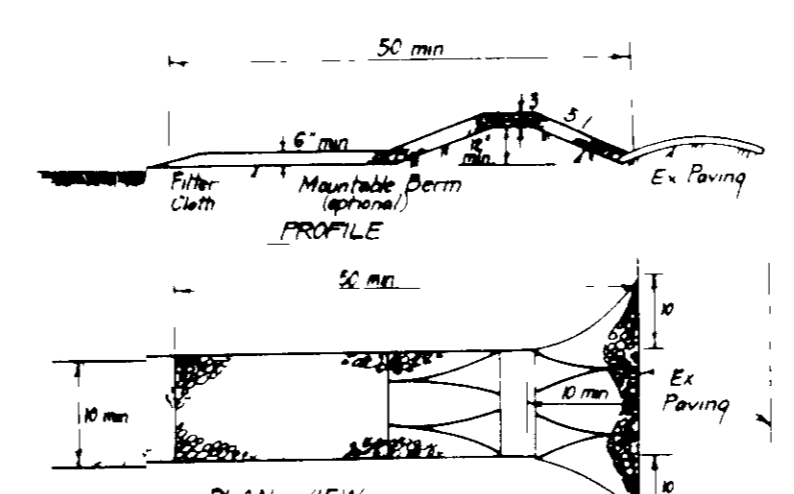
**CONSTRUCTION SPECIFICATIONS:**

- 1) All dikes shall be compacted by earth-moving equipment.
- 2) All dikes shall have positive drainage to an outlet.
- 3) The width may be wider and side slopes may be flatter, if desired, to facilitate clearing by construction traffic.
- 4) Dike location should be adjusted as needed to utilize a stabilized safe with a minimum of 3' from the dike to the structure.
- 5) Earth dikes shall have an outlet that functions with a minimum of 3' from the dike to the structure.
- 6) Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or sod mulch if not in seeding season, (B) flow channel as per chart below.

**FLOW CHANNEL STABILIZATION**

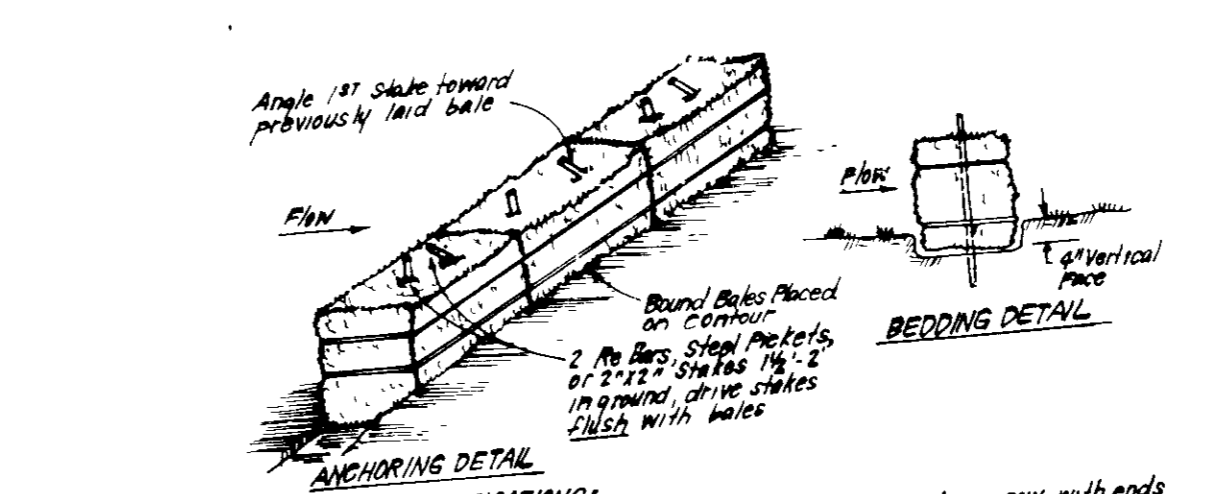
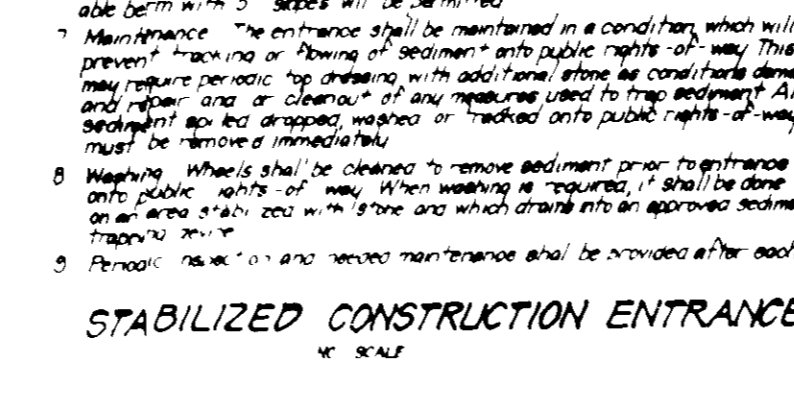
Type of Treatment	Dike A	Dike B
1	0.5-3.0% Sod or Straw Mulch	Sod or Straw Mulch
2	3.1-5.0% Sod or Straw Mulch	Sod or Straw Mulch
3	5.1-8.0% Sod or Straw Mulch	Sod or Straw Mulch
4	8.1-20.0% Sod or Straw Mulch	Sod or Straw Mulch

A dike to be 2' high, or recycled concrete equipment in a layer at least 3" thick and be placed into soil with construction equipment. Top slope to be 4:1 in a layer at least 1/2" thick, pressed into soil. Approved equivalents can be substituted for any of the above materials. Periodic inspection and required maintenance must be provided after each rain.



**CONSTRUCTION SPECIFICATIONS:**

- 1) Stone size: Use 2' stone or equivalent of recycled concrete equipment.
- 2) Length: As required, but not less than 10' for a single residence or 20' for a commercial building.
- 3) Thickness: Not less than 6" wide.
- 4) Width: Ten (10) feet minimum, but not less than 50' width at points where access is required.
- 5) Filter Cloth: Must be placed over the entire area prior to placing of stone. Filter will not be required on a slope having a maximum of 5:1.
- 6) Surface Water: All surface water flowing or diverted toward construction entrances shall be passed across the entrance. If piping is required, a manhole shall be provided with 5' steps will be provided.
- 7) Maintenance: The entrance shall be maintained in a condition which will prevent erosion or damage to the entrance. If piping is required, it shall be maintained in a condition which will prevent erosion or damage to the entrance. If piping is required, it shall be maintained in a condition which will prevent erosion or damage to the entrance.
- 8) Inspection: When the entrance is completed, it shall be inspected by the Howard County Sediment Control Inspector. If the entrance is found to be deficient, the contractor shall be required to correct the deficiency at his own expense.
- 9) Periodic inspection and required maintenance shall be provided after each rain.



**CONSTRUCTION SPECIFICATIONS:**

- 1) Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
- 2) Each bale shall be embedded in the soil a minimum of 4" and placed so the bindings are horizontal.
- 3) Bales shall be securely anchored in place by either 2 stakes or re bars driven through the bale. The 1st stake in each row shall be driven through the bale at an angle to force the bales together. Stakes shall be driven flush with the soil.
- 4) Inspection shall be frequent and repair replacement shall be made promptly as needed.
- 5) Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

