

GENERAL NOTES

- The land included is zoned RSC
- All coordinates shown hereon are based on Maryland State Plane as projected by HoCo Monuments #2630002 & #2630003
- The area covered in this plan is located on Tax Map #35
- The total area included in this plan is 1.01 Acre
- All roadways are public and existing
- Any damage to County owned rights-of-way shall be corrected at the Developer's expense
- The total number of lots included in this plan is 5
- Maximum building coverage 40%
- For flag or pipestem lots, snow removal, refuse collection and road maintenance are provided to the junction of the pipestem and the road R/W line only and not onto the flag or pipestem lot driveway

SPECIAL NOTES

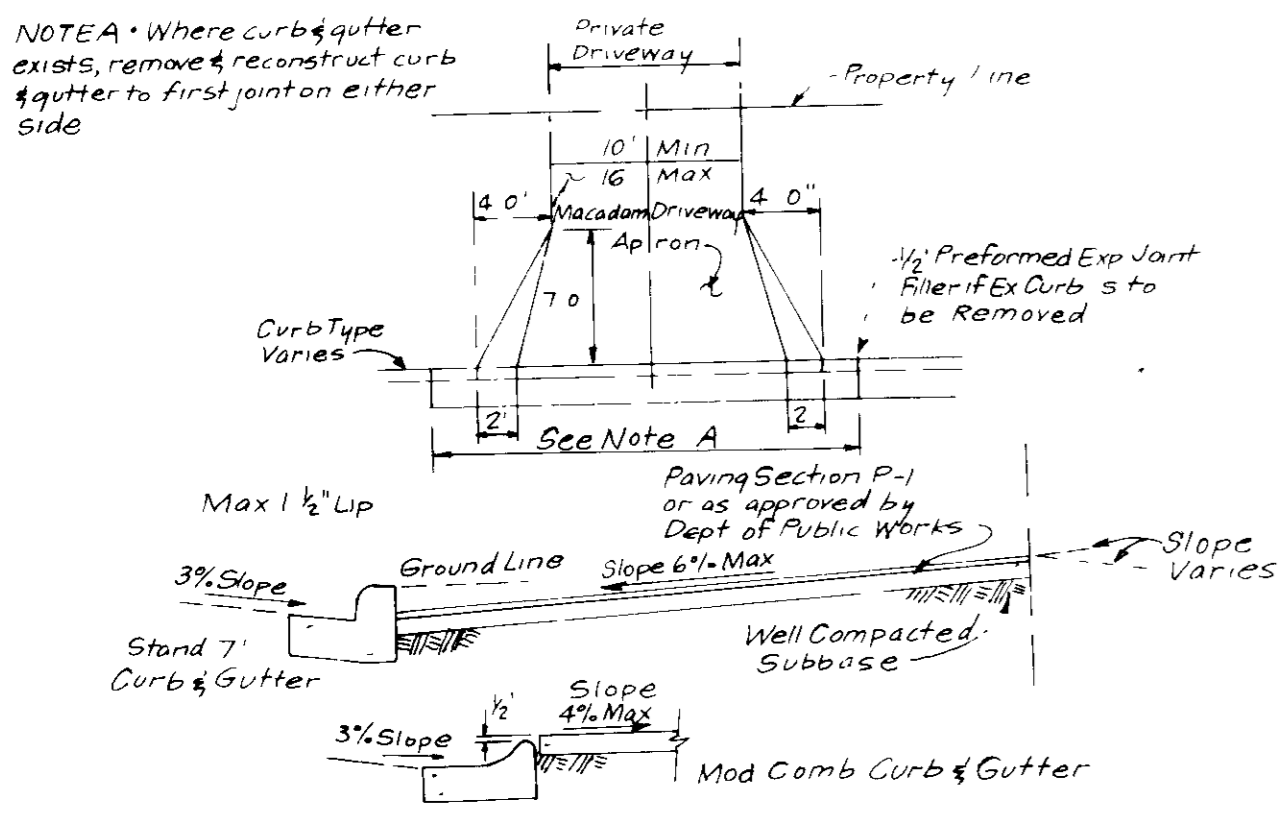
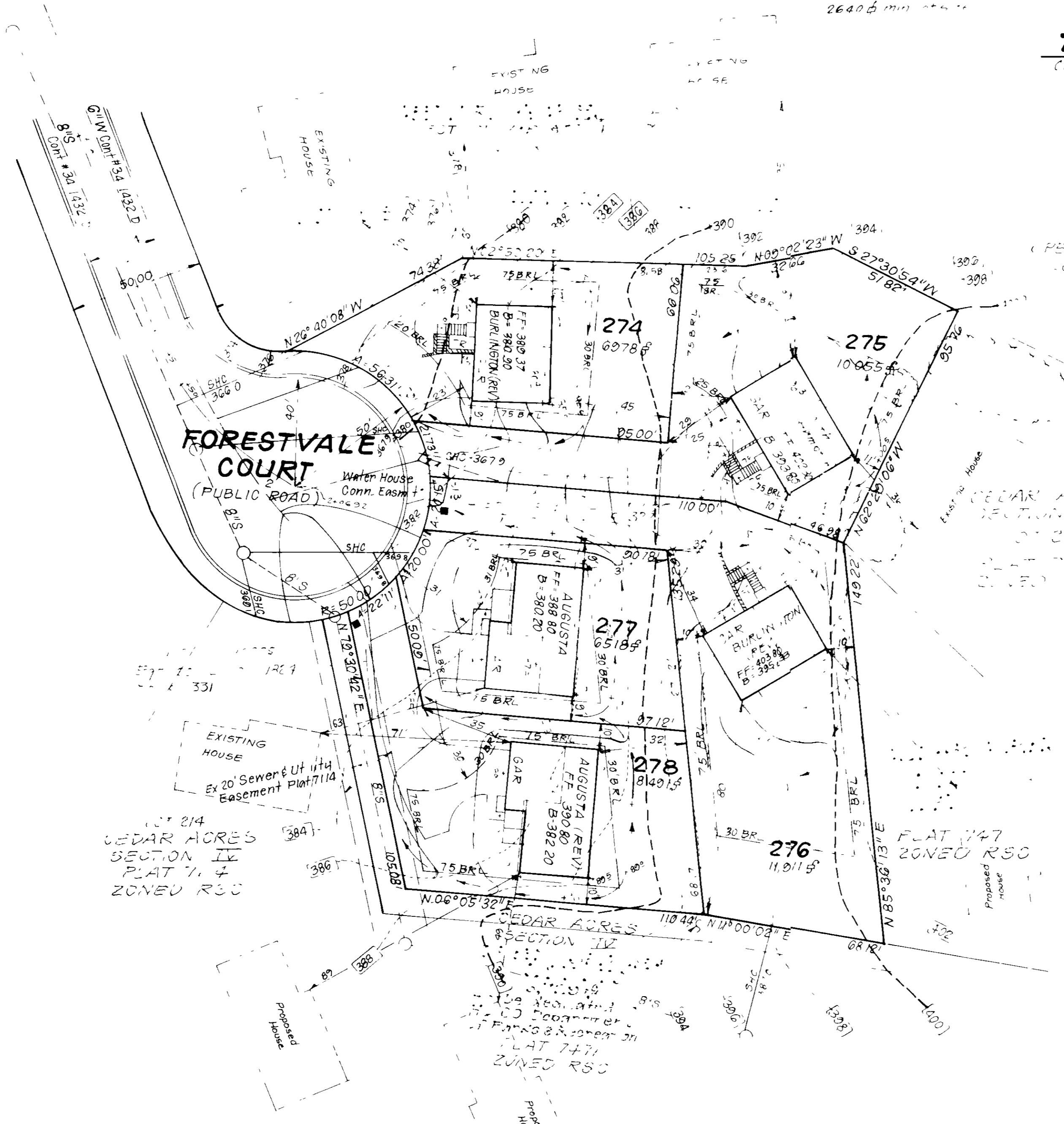
- Approved Road Construction Plans shall be used for all Public Utilities
- Public water & sewer shown for reference only. For more detailed information - see water and sewer plans Contract No 34-1432-D
- The water and sewer house connections not included in a "Developer's Agreement" shall conform to Howard County Plumbing Code. The on-site WHC shall be 1" copper and the SHC shall be 4" iron
- Storm Water Management provided for by a central facility under F-83-120

LEGEND

- Contour Interval
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Existing trees
- House Number Sign (Approximate Loc.)

BUILDING RESTRICTION LINES

FRONT: varies see plan
SIDES - 7.5'
REAR - 30'



ADDRESS CHART

LOT	STREET ADDRESS
274	6105 Forestvale Court
275	6107
276	6109
277	6111
278	6115

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-6-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE: 6-10-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 5-31-88

4-28-88
AKC



CLARK • FINEROCK & SACKETT, INC
ENGINEERS • PLANNERS • SURVEYORS

115 MINISTREL WAY • COLUMBIA, MD 21045 • (410) 881-2300

SITE DEVELOPMENT PLAN
LOTS 274-278
CEDAR ACRES
SECTION FOUR
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER
Bramm Development Group, Inc
9030 Red Branch Rd. Suite 250
Columbia, Md 21045

FOR RYAN HOMES INC
9175 GUILFORD RD #200
LAUREL, MARYLAND 20707

DATE: 3-28-88

SCALE: 1"=30'
DRAWING: 1 OF 2
JOB NO: 86-103
FILE NO: 86-103-X
S.D.P. 88-179

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 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)
- 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 60 lbs per acre (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 (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect 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 sod. Option (3) 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.

Inspect all seeded areas and make needed repairs, replacements and reseedings

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

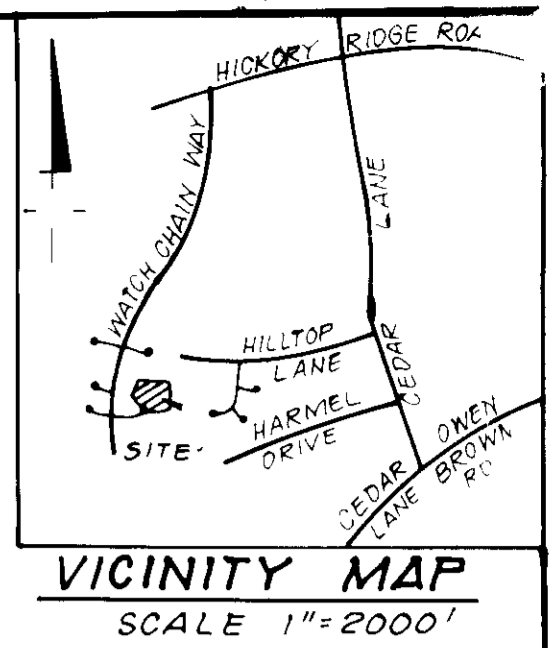
Seedbed Preparation - Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments - Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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.

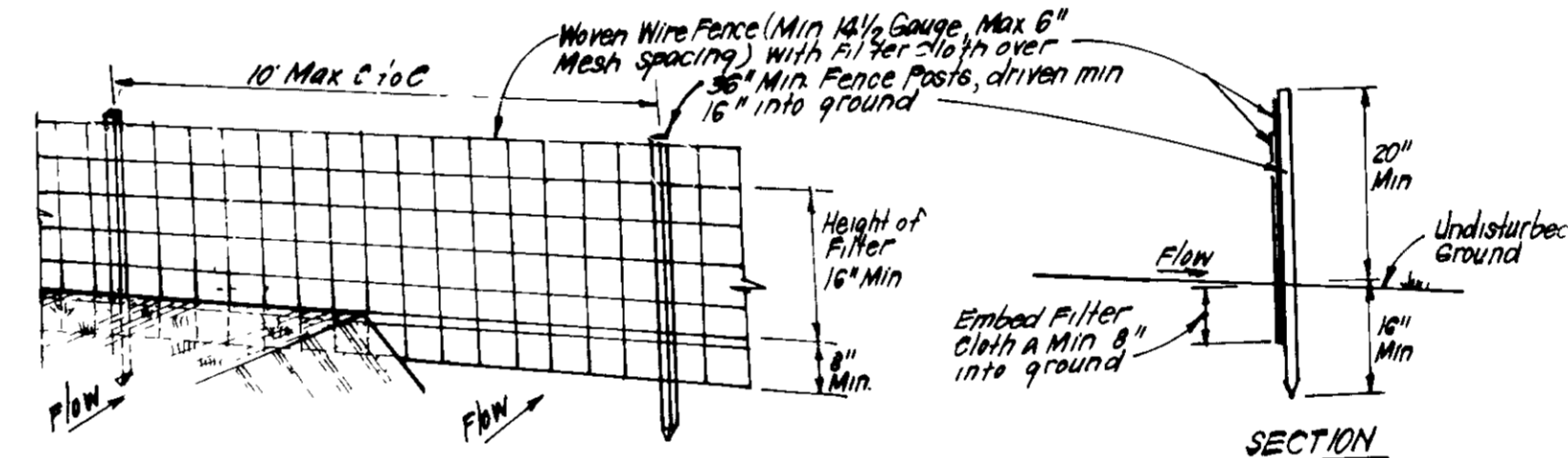
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



SEDIMENT CONTROL NOTES

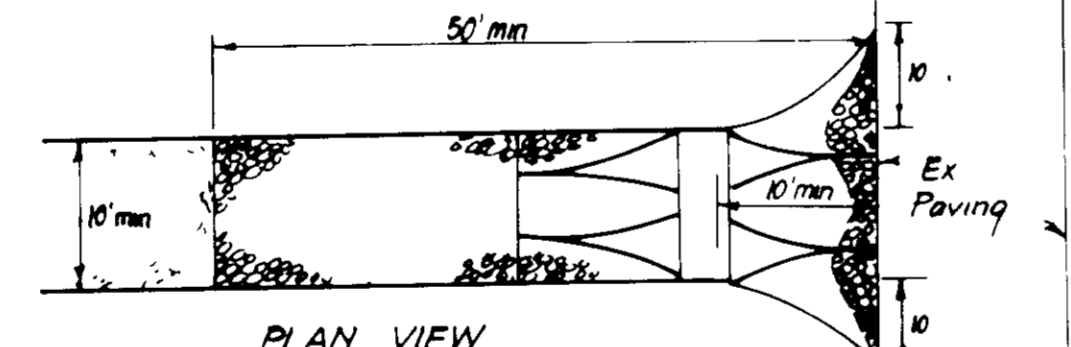
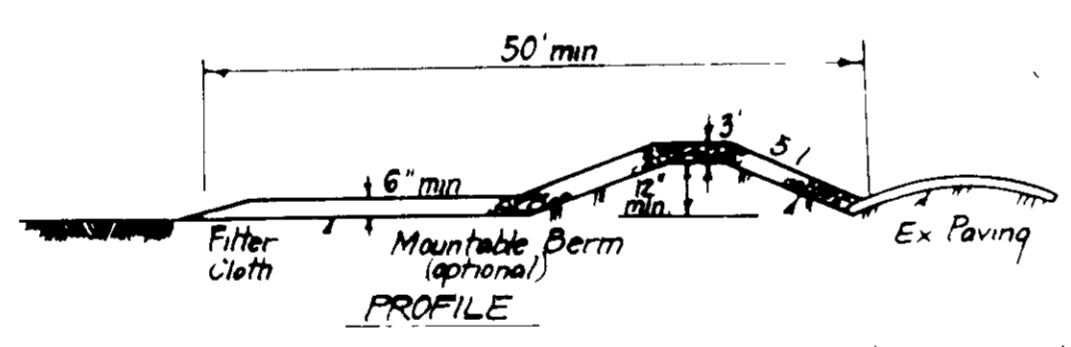
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, 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 data 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	1,009.0 Acres
Area Disturbed	0.8264 Acres
Area to be roofed or paved	0.3074 Acres
Area to be vegetatively stabilized	0.5190 Acres
Total Cut	900 Cu yds
Total Fill	350 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 control must be provided, if deemed necessary by the Howard County DW 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-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented. N/A
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals 257 L.F.



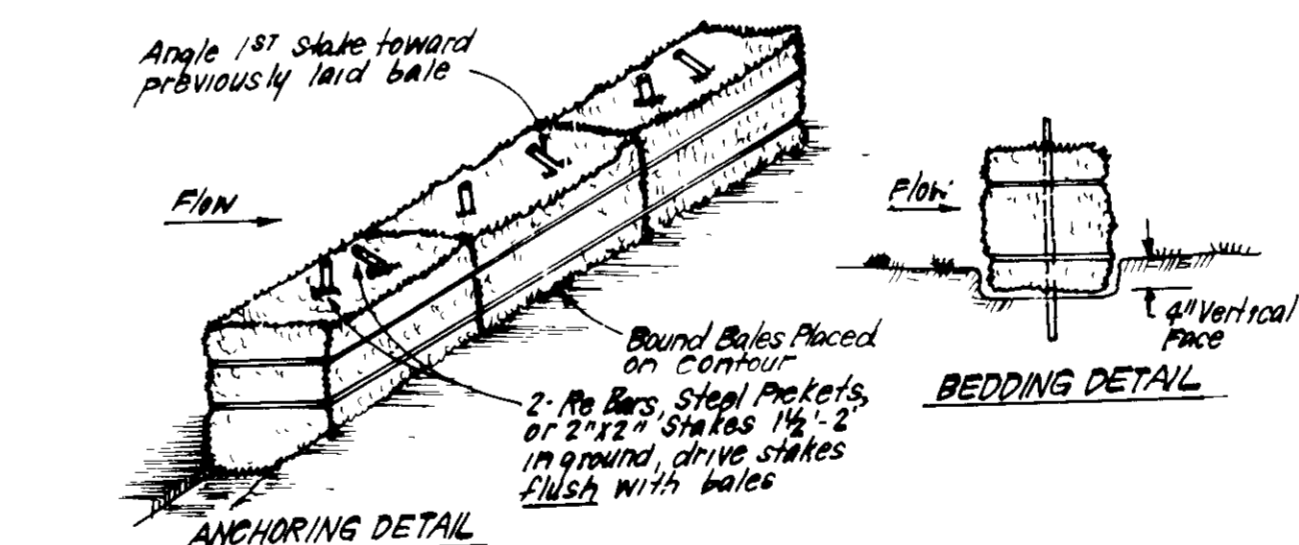
- CONSTRUCTION SPECIFICATIONS:**
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples
 2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section
 3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and stapled
 4. Maintenance shall be performed as needed and material removed when bulges develop in silt fence
- POSTS: Steel, either T or U Type or 2" Hardwood
 FENCE: Woven Wire, 1 1/2 Gauge or Max. Mesh Opening
 FILTER CLOTH: Filter Cloth, 100% Polypropylene, 100% Nonwoven, 1/4" Thick, 100% Permeable
 PREFABRICATED UNIT: Geofab, Envirofence, or equiv.

SILT FENCE DETAIL (S) NO SCALE



- CONSTRUCTION SPECIFICATIONS**
1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent
 2. Length - As required, but not less than 50 feet, except on a single residence lot where a 30 foot minimum length would apply
 3. Thickness - Not less than six (6) inches
 4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditional demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device
 9. Periodic inspection and needed maintenance shall be provided after each rain

STABILIZED CONSTRUCTION ENTRANCE (SCE) NO SCALE



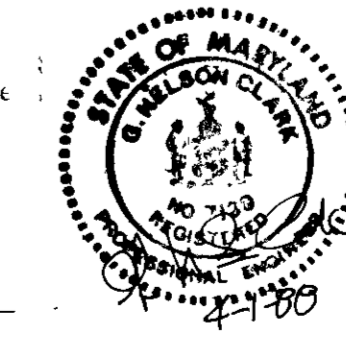
- CONSTRUCTION SPECIFICATIONS:**
1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales
 2. Each bale shall be embedded in the soil a min of 4" and placed so the bindings are horizontal
 3. Bales shall be securely anchored in place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

STRAW BALE DIKE DETAIL (SBD) NO SCALE

ENGINEER'S CERTIFICATE

I hereby 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

G. Nelson Clark 4-28-88
 G. Nelson Clark Date



CONSTRUCTION SEQUENCE:

	# OF DAYS
1 Obtain Grading Permit & Install Sediment Control Devices & Stabilize	7
2 Excavate for foundations and Rough Grade & Temporarily Stabilize	7
3 Construct Structures, Sidewalks & Drive ways	14
4 Final Grade and stabilize in accordance with Stds & Specs.	90
5 Upon approval of the sediment control inspectors, remove sediment and erosion controls & stabilize	14

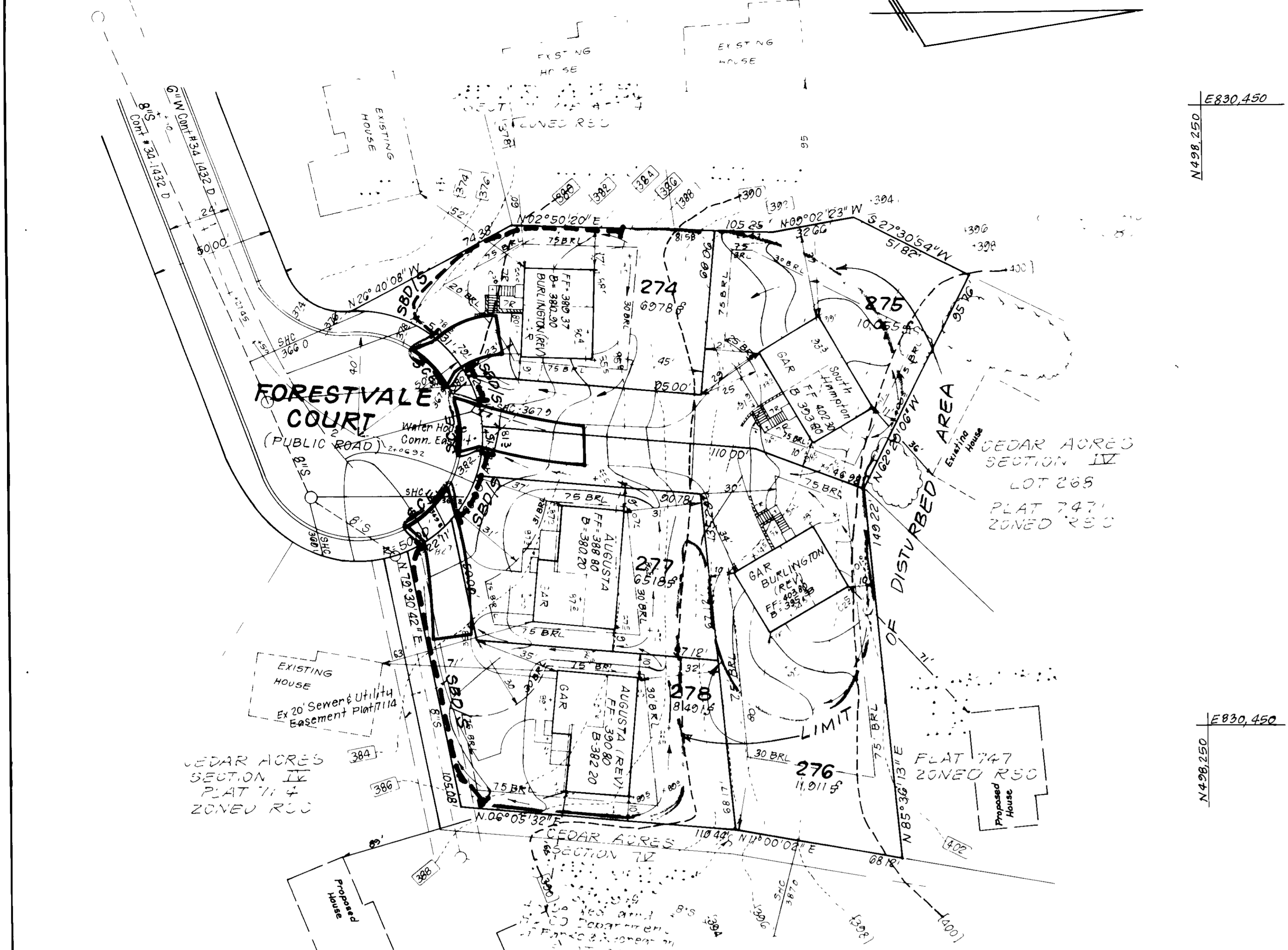
OWNER/DEVELOPER:
 Britton Development Group, Inc.
 9030 Red Branch Rd Suite 250
 Columbia, Md 21045

CLARK • FINEFROCK & SACKETT, INC
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINISTRELL WAY • COLUMBIA, MD 21045 • (410) 381-2010 • BALTIMORE, MD • (410) 381-2010

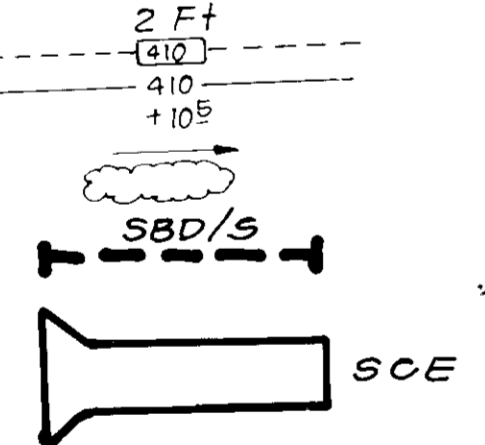
DESIGNED	JLS	SCALE	1"=30'
DRAWN	GS	DRAWING	2 OF 2
CHECKED	VLM	JOB NO	86-103
DATE	JLS	FILE NO	86-103SE
3-28-88	FOR RYAN HOMES INC 9175 GUILFORD RD #200 LAUREL, MARYLAND	20707	

SDP 86-179



LEGEND

- 1 Contour Interval
- 2 Existing Contour
- 3 Proposed Contour
- 4 Spot Elevation
- 5 Direction of Drainage
- 6 Existing trees to be saved
- 7 Straw Bale Dike or Silt Fence
- 8 Stabilized Construction Entrance



Reviewed for HOWARD S.C.D. Name: *Roger M. Clark* Date: 5/27/88
 U.S. Soil Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Arthur J. Clark 5/27/88
 Approved Date

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 erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept of Natural Resources 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."
Roger M. Clark 3-30-88
 Signature of Developer/Builder Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
John P. Clark 6-6-88
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
Chris Clark 6-10-88
 PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William P. Clark 5-31-88
 DIRECTOR DATE

4-28-88
 JLS