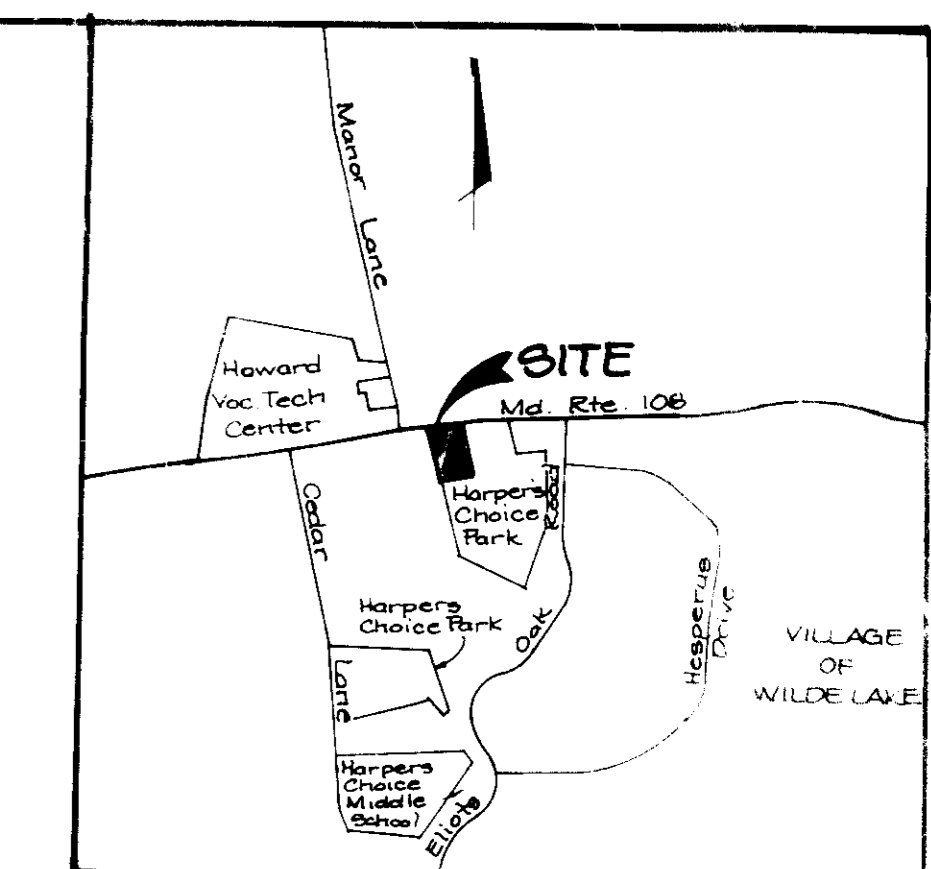
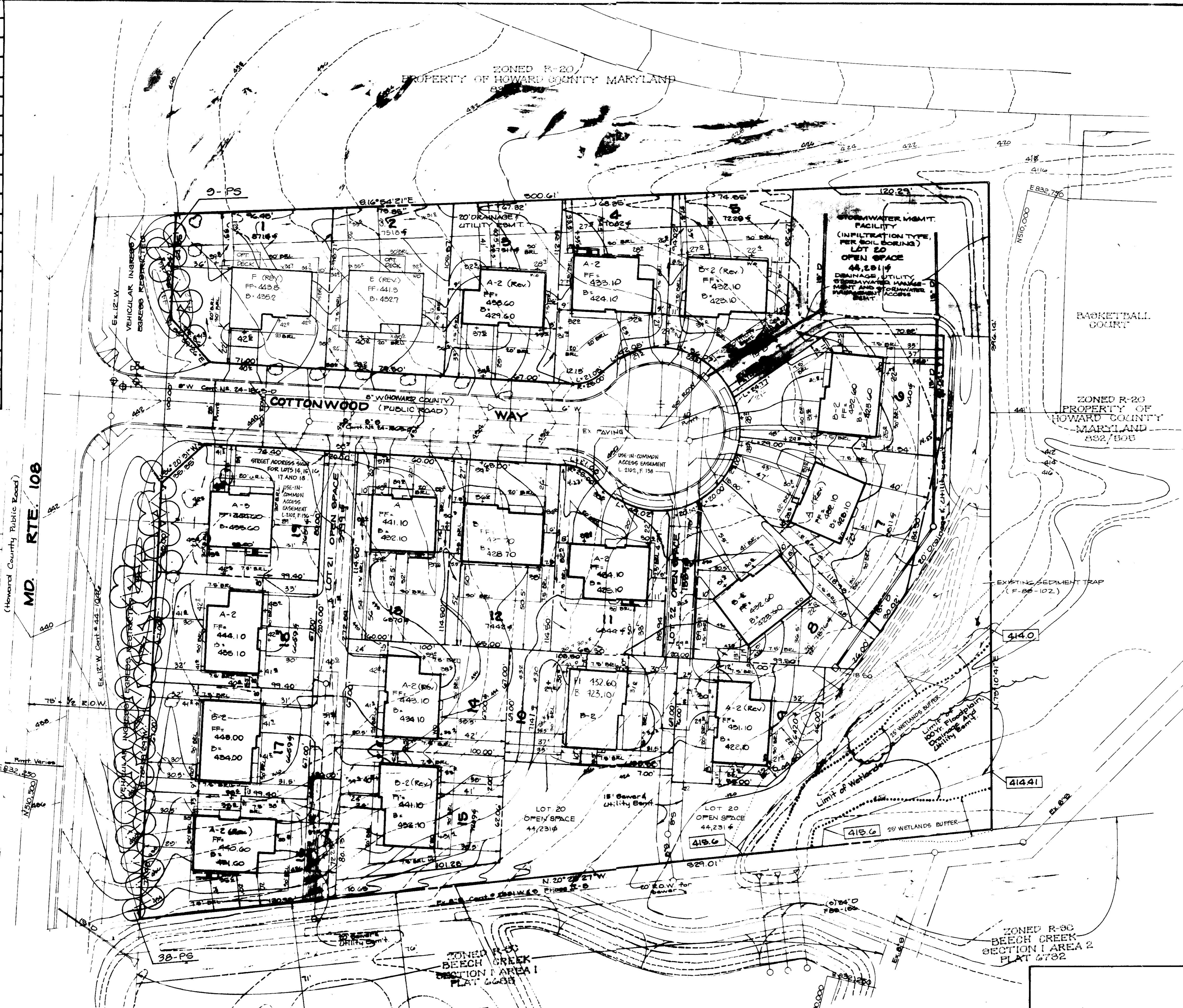


LOT NO.	STREET ADDRESS
1	10701 Cottonwood Way
2	10705 "
3	10709 "
4	10713 "
5	10717 "
6	10723 "
7	10727 "
8	10744 "
9	10740 "
10	10726 "
11	10722 "
12	10728 "
13	10724 "
14	10720 "
15	10716 "
16	10712 "
17	10708 "
18	10704 "
19	10700 Cottonwood Way



**VICINITY MAP**  
Scale: 1"=2000'

**SITE STATISTICS:**

TOTAL AREA OF PARCEL	1.0796 AC.
EXISTING ZONING	R-20
TOTAL NUMBER OF LOTS	20
RESIDENTIAL	19
OPEN SPACE	3
REQUIRED (20%)	1.0796 AC.
PROVIDED (18%)	1.0194

NOTE: OPEN SPACE REQUIREMENTS WERE REDUCED BY ADMINISTRATIVE ADJUSTMENT AS PER FILE NO. AA 82-11

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Bond* 4/2/90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT OF PLANNING AND ZONING.  
*James H. Keith* 4/12/90  
PLANNING DIRECTOR DATE

*David J. Jones* 4/24/90  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*James R. Jones* 3/30/90  
DIRECTOR DATE

*William B. Jones* 3/30/90  
CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER  
SWEET AIR PROPERTIES, INC.  
118 SADBROOK LANE SUITE 202  
BALTIMORE, MARYLAND 21228

PROJECT: LOTS 1-22  
**CEDAR MANOR**  
98-04, P88-28, P88-29, AA 82-11, P89-102, 98-09-162

AREA: TAX MAP 29, ZONED R-20, PARCEL 88  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

**THE RIEMER GROUP, INC.**  
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
3106 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2800

DATE: 2-14-89  
FLAT NO: 9170  
DESIGNED BY: L.J.G.  
DRAWN BY: L.J.G.  
PROJECT NO: 2210  
DATE: JANUARY 21, 1989  
SCALE: 1"=50'  
DRAWING NO: 1 OF 2

*Arthur E. Mueser*  
ARTHUR E. MUESER/16707

MINIMUM CELLAR ELEVATIONS

LOT	MIN. C.E.
1	499.00
2	421.84
3	427.11
4	424.04
5	422.74
6	422.84
7	422.02
8	420.12
9	417.76
10	420.12
11	424.06
12	426.42
13	424.08
14	432.08
15	431.46
16	431.00
17	430.94
18	436.02
19	432.74

**SHEET INDEX**

SHEET NO.	TITLE
1	SITE DEVELOPMENT PLAN
2	SEDIMENT & EROSION CONTROL
3	DETAILS

PLANT LIST - SEE DETAIL SHEET  
47 PS - PINUS STROBUS,  
EASTERN WHITE PINE  
6'-8' HT, B & B, UNSHEARED

NOTE: SUBJECT TO AA-82-11 WHICH WAS APPROVED JUNE 9, 1982. IT ALLOWS FOR THE REDUCTION OF THE OPEN SPACE REQUIREMENT FROM 20% TO 18% AND THE REDUCTION OF THE MINIMUM LOT WIDTH AT THE BUILDING RESTRICTION LINE FROM 60 FEET TO 54' FEET.

NOTE: STORMWATER MANAGEMENT PROVIDED FOR UNDER PREVIOUSLY APPROVED PLAN # 89-102

NOTE: THE WETLANDS (STREAM) BUFFERS INDICATED ON THIS PLAN DO NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

419.6 = FLOODPLAIN ELEVATION  
W6 = INDICATES WALKOUT BASEMENT

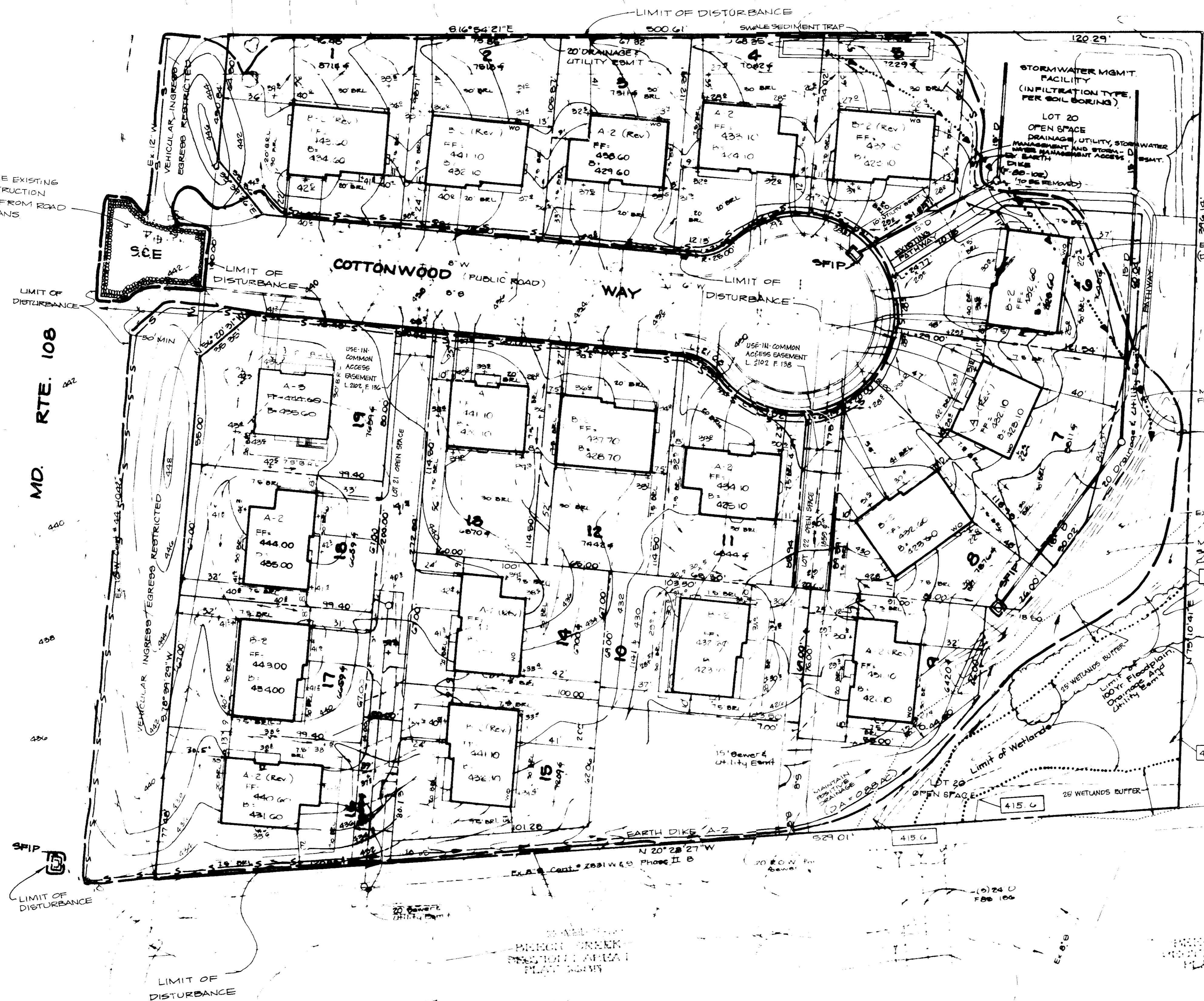
NOTE: GARAGES ON LOTS 18 & 19 SHALL BE USED FOR PARKING PURPOSES ONLY, IN ACCORDANCE WITH SECTION 17.1.2.1 (B) OF MD. CO. ZONING REGULATIONS

SUBDIVISION NAME	CEDEAR MANOR
FLAT # OR L/T	1178
BLK #	11
ZONE	R-20
TAX/ZONE MAP	29
SECT./AREA	88
LOT/PARCEL #	01
ELC. DIST.	07M
CENSUS TR	6052.01
WATER CODE	102
SEWER CODE	888000

**SWALE SEDIMENT TRAP ST-IV**

DA = 0.04 AC  
 STORAGE REQ'D = 1150 C.F.  
 STORAGE PROVIDED = 1200 C.F. (@ EL. 423.0)  
 BOTTOM ELEV. = 422.0  
 BOTTOM DIM. = 76' x 6'  
 CLEANOUT = 423.0  
 CREST = 424.0

MAINTAIN AND UTILIZE EXISTING STABILIZED CONSTRUCTION ENTRANCE TAKEN FROM ROAD CONSTRUCTION PLANS (F-89-102)



PROPERTY OF HOWARD COUNTY MARSHLAND

REVIEWED FOR: award NAME  
 AND NEEDS TECHNICAL REQUIREMENTS

James M. Flynn/jmf 3/21/90  
 COUNTY HEALTH OFFICER

THIS DEVELOPMENT PLAN IS APPROVED FOR DEPARTMENT CONTROL BY THE HOWARD COUNTY HEALTH DEPARTMENT.

John L. Robertson 3/21/90  
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

James M. Flynn 4/2/90  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT OF PLANNING AND ZONING.

James M. Flynn 4/12/90  
 PLANNING DIRECTOR

James M. Flynn 3/21/90  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James M. Flynn 3/30/90  
 DIRECTOR

James M. Flynn 3/30/90  
 CHIEF, BUREAU OF ENGINEERING

DATE: 3/21/90

TWNER: SWEET AIR PROPERTIES INC.  
 115 SADDLEBROOK LANE UNIT 202  
 BALTIMORE, MARYLAND 21286

LOTS 1-19  
**CEDAR MANOR**  
 PEE 89-280-04, AA & LL PEE 89-102-00P&102

TAX MAP 29 ZONE 10 EX. 1000 1000  
 15th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**SEDIMENT CONTROL PLAN**

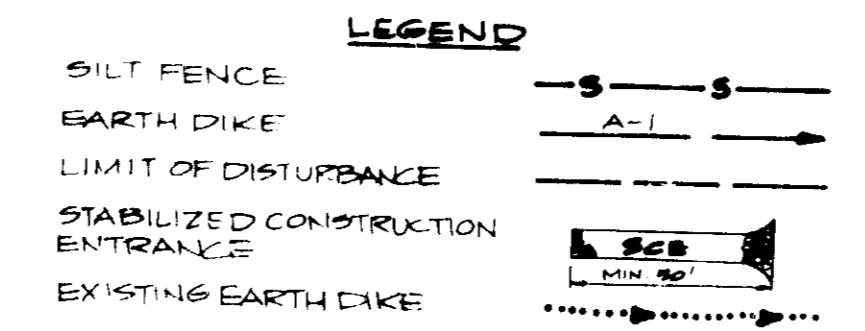
**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 311 North Ridge Road - Ellicott City, Maryland 21117  
 410-461-2600 FAX 410-750-0176

DATE: 3/21/90

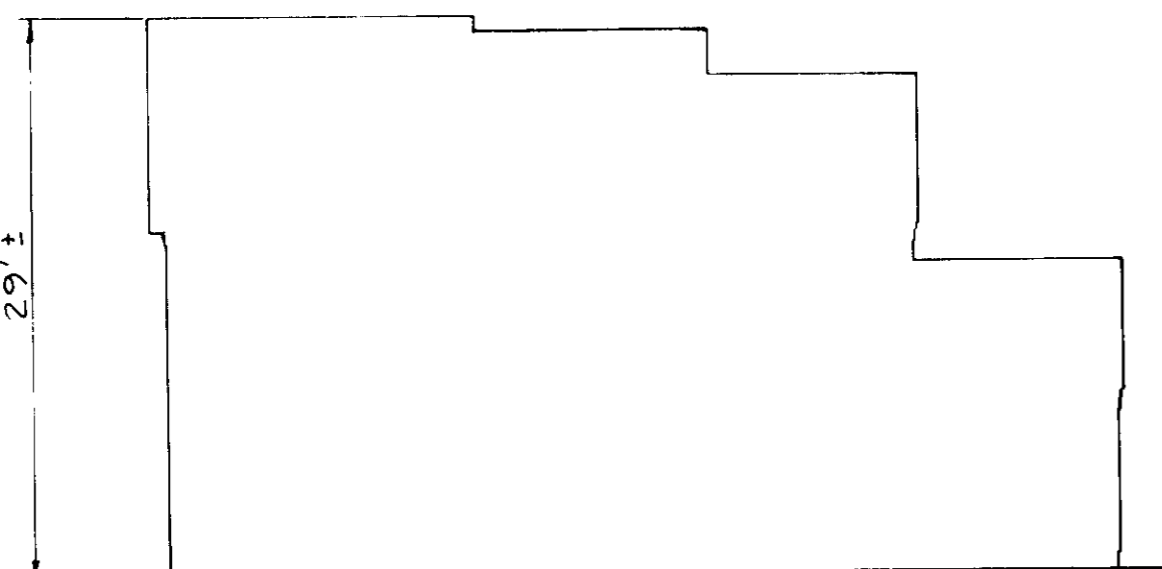
PLANNING DATE: 3/21/90

DATE: JANUARY 31, 1988

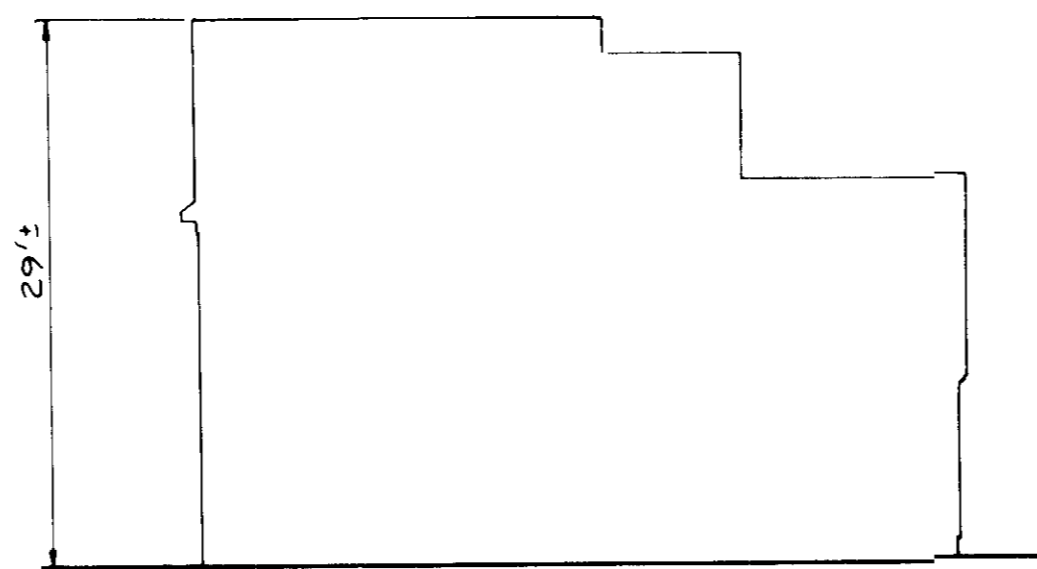
Arthur E. Muegge  
 ARTHUR E. MUEGGE 4/10/90



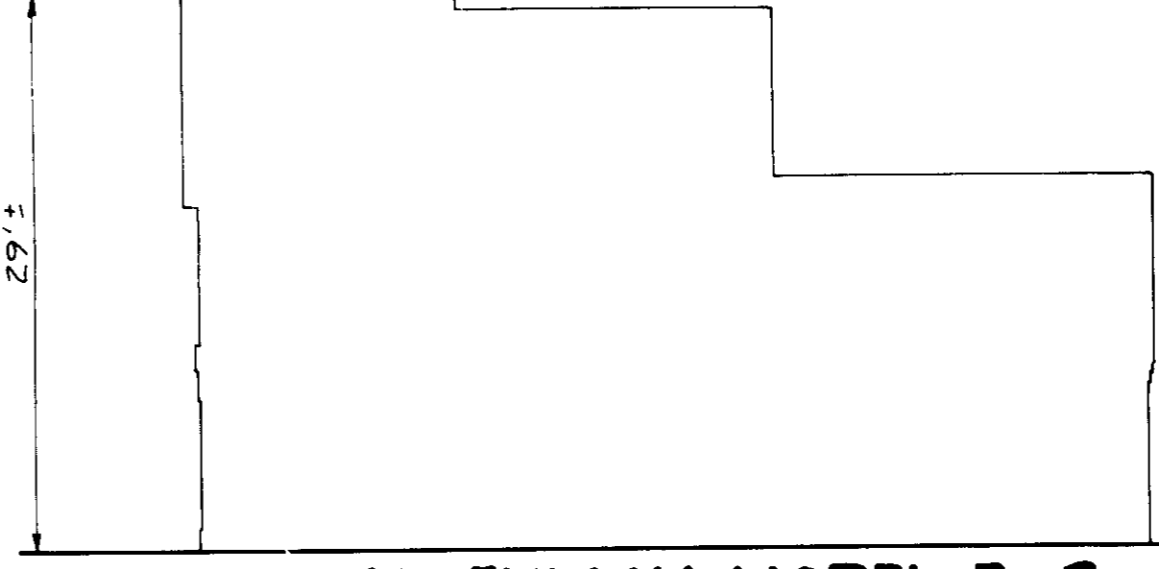
NOTE: STORM WATER MANAGEMENT PROVIDED FOR UNDER PREVIOUSLY APPROVED PLAN F-89-102



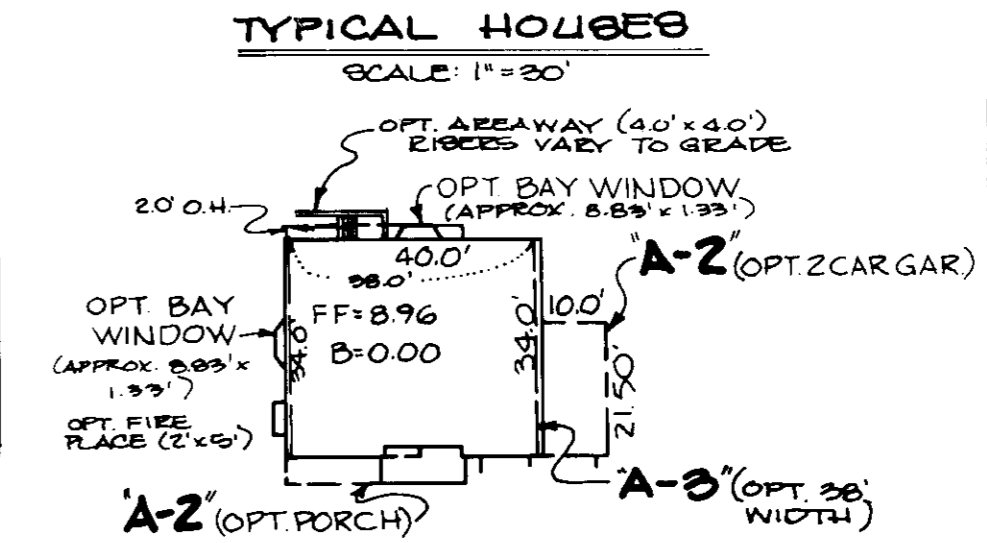
FRONT ELEVATION-MODEL A-2  
NO SCALE



FRONT ELEVATION-MODEL A  
NO SCALE



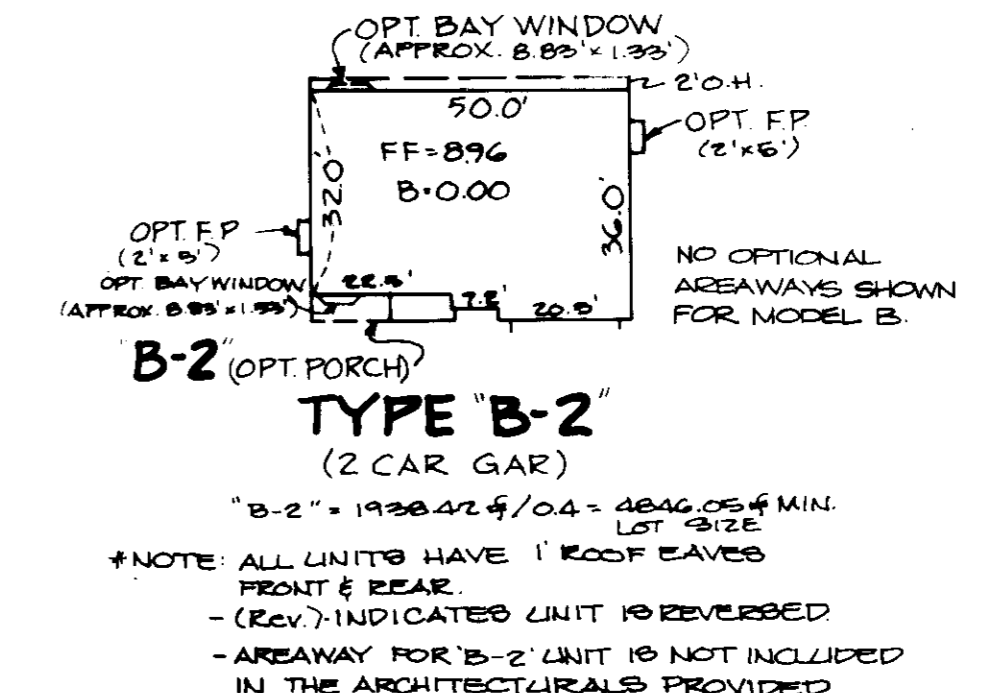
FRONT ELEVATION-MODEL B-2  
NO SCALE



TYPE "A-1"

OPT "A-1" = 18'-0" x 30'-0" x 8'-0" MIN. LOT SIZE  
OPT "A-2" = 17'-0" x 30'-0" x 8'-0" MIN. LOT SIZE

TYPE "B-2"



TYPE "B-2"

OPT "B-2" = 18'-0" x 30'-0" x 8'-0" MIN. LOT SIZE  
\*NOTE: ALL LIMITS HAVE 1" ROOF EAVES FRONT & REAR  
-AREAWAY FOR B-2 UNIT IS NOT INCLUDED IN THE ARCHITECTURALS PROVIDED

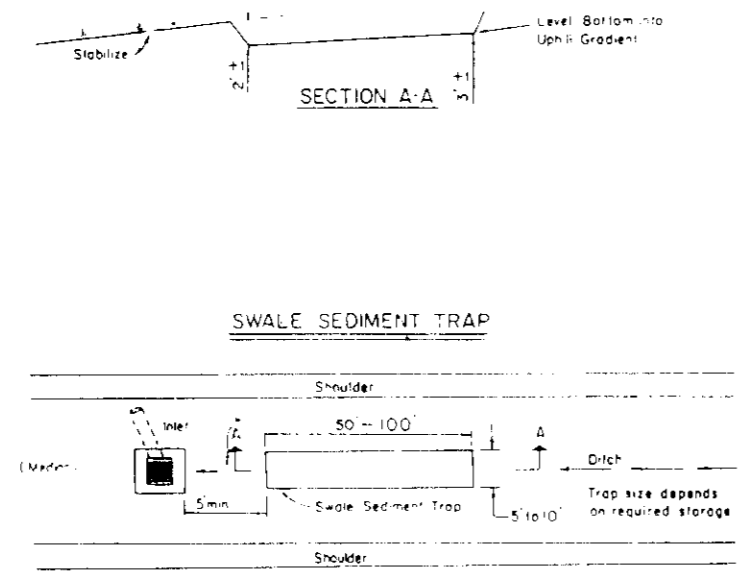
NOTE:  
THE OPTIONAL BAY WINDOWS, PORCHES AND FIREPLACE CHIMNEYS SHOWN ON THE TYPICAL MODELS ARE SUBJECT TO SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS.  
1) CORNICES AND EAVES MAY PROJECT NOT MORE THAN 3 FEET INTO ANY REQUIRED YARD.  
2) A BAY WINDOW, ORIEL, VESTIBULE, BALCONY OR CHIMNEY WHICH IS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD.  
3) PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD.

SEQUENCE OF CONSTRUCTION

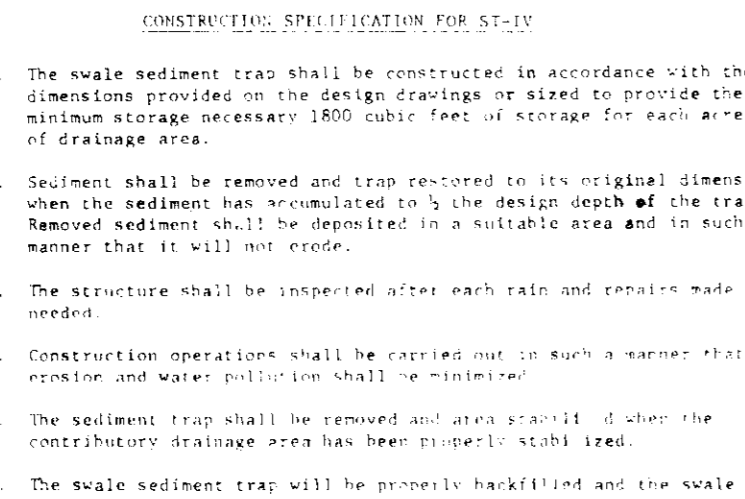
1. Obtain a grading permit. (1 day)
2. Repair and maintain sediment controls as shown on F-88-102. (1 day)
3. Install swale trap and silt fence to designated areas. (3 days)
4. Extend earth dike A-1, around lot area as shown on plan and add dike A-2 maintaining positive drainage. (1 day)
5. Rough grade site and stabilize in accordance with temp seeding notes.
6. Construct houses and fine grade.
7. Sediment controls to remain until Sediment Control Inspector approves removal of sediment control measures under F-88-102.
8. Stabilize according to permanent seeding notes. (5 days)
9. Upon final approval from the sediment control inspector remove all sediment control devices and flush clean storm drainage system. (10 days)

SEDIMENT CONTROL NOTES

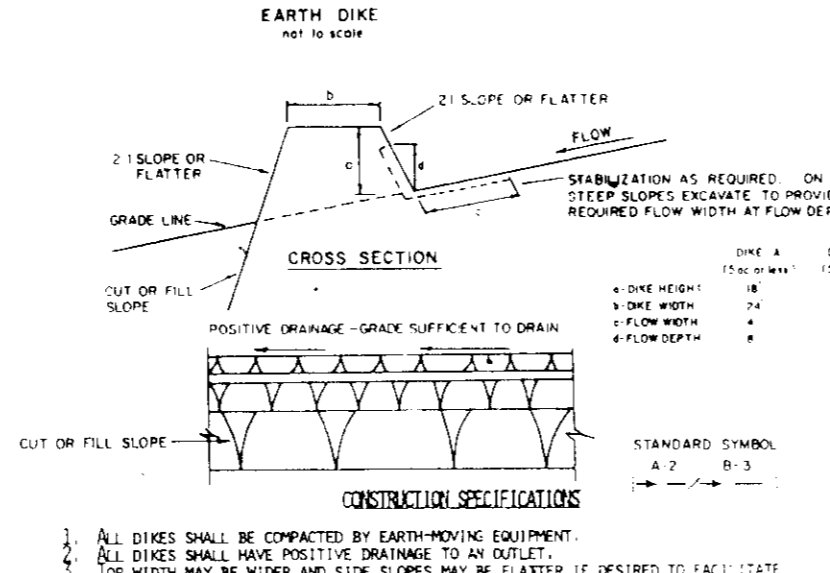
1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (1992-2033)
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 45 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. 30 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. 12, 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 (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: 5.40 acres  
Area Disturbed: 4.17 acres  
Area to be graded or paved: 1.03 acres  
Area to be vegetatively stabilized: 1.90 cu. yds.  
Total Cut: 2.90 cu. yds.  
Total Fill: 2.90 cu. yds.
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. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed from traps when the depth reaches the clean out elevation shown on the plan.



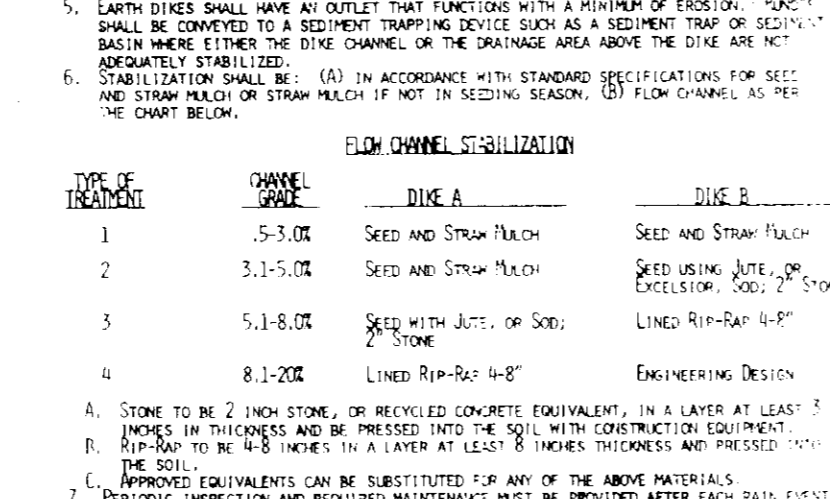
SWALE SEDIMENT TRAP  
NO SCALE



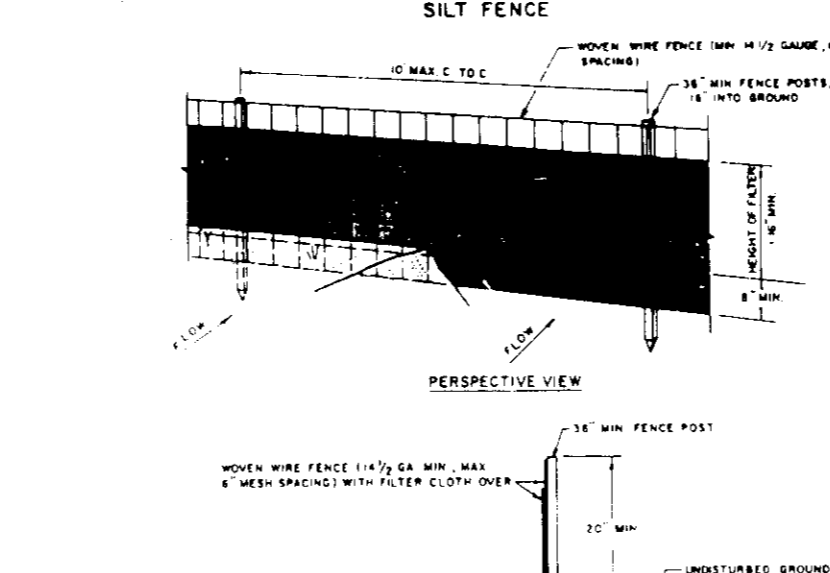
EARTH DIKE  
NO SCALE



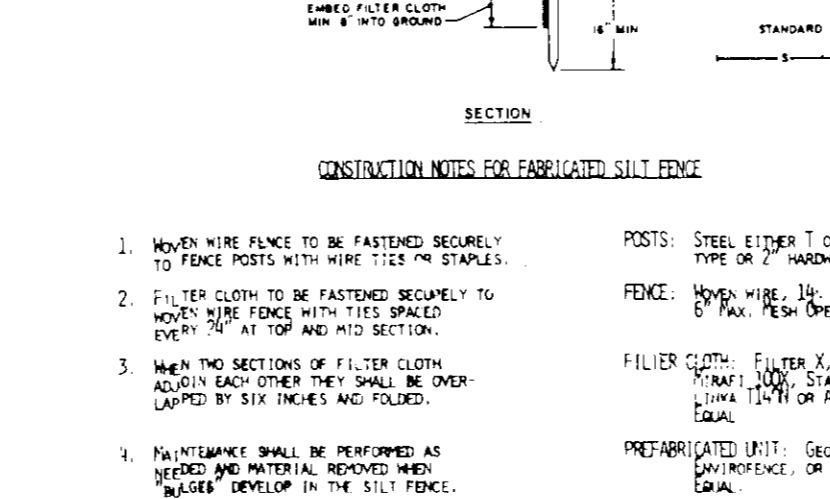
SILT FENCE  
NO SCALE



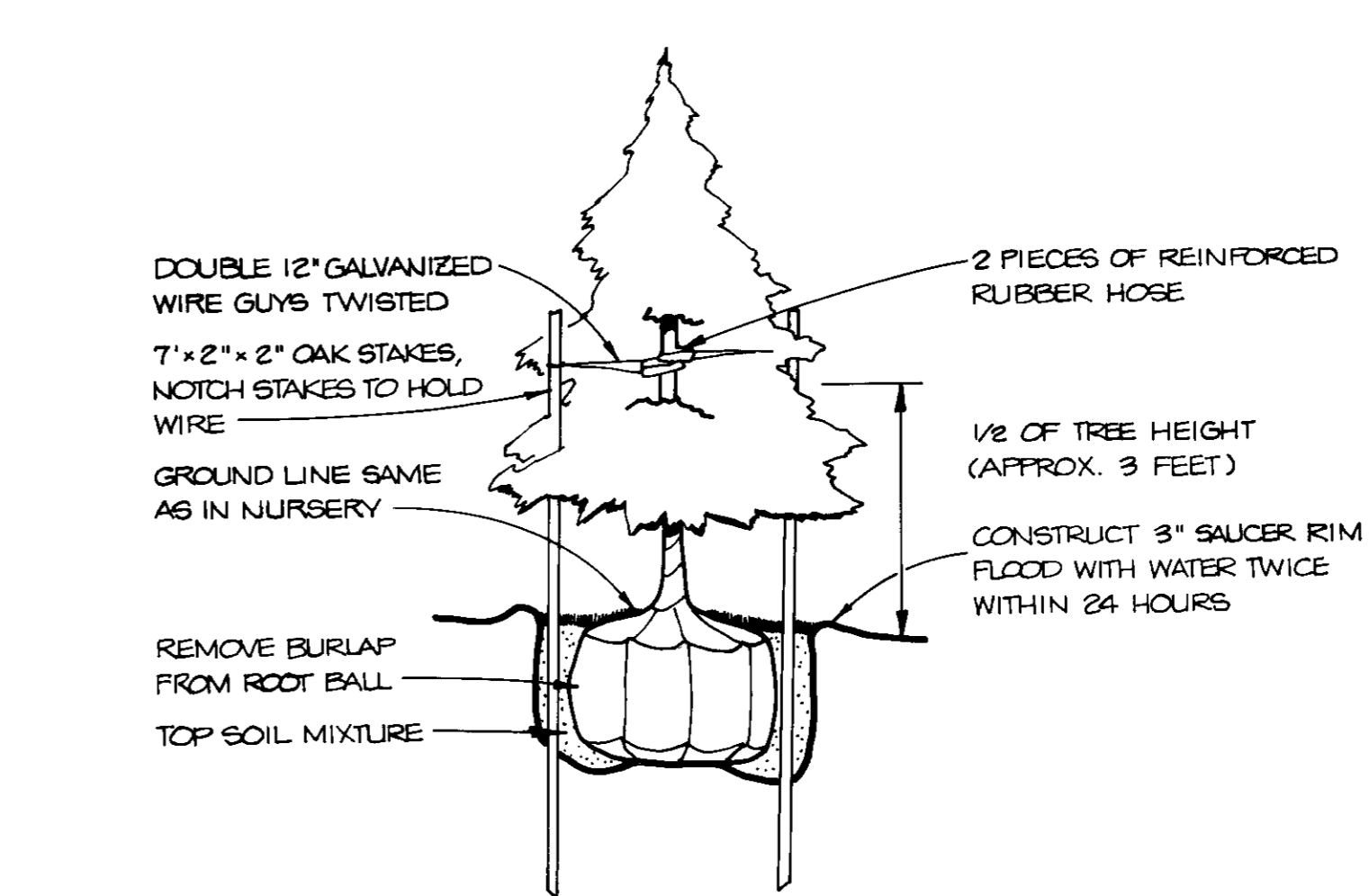
CURB INLET PROTECTION DETAIL  
NO SCALE



DRIVEWAY DETAIL  
NO SCALE



STONE FILTER INLET PROTECTION  
NO SCALE



EVERGREEN PLANTING DETAIL  
NO SCALE

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:** 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 unwrotted 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.

Seeding: For periods March 1 thru April 30 and from August 1 thru November 15, seed with 24 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 unwrotted 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 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.

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, 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 1 thru November 15, seed with 24 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 unwrotted 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.

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

BY THE DEVELOPER:  
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED 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."  
*Steve Kern*  
DEVELOPER  
3/15/88  
DATE

BY THE ENGINEER:  
"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 COUNTY SOIL CONSERVATION DISTRICT."  
*Arthur E. Muegge*  
ARTHUR E. MUEGGE  
DATE

REVIEWED FOR HOWARD COUNTY HEALTH DEPARTMENT AND MEETS TECHNICAL REQUIREMENTS  
*James M. Nelson*  
S. SOIL CONSERVATION SERVICE  
3/21/90  
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL, EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
*John R. Rector*  
HOWARD S.C.U.D.  
3/21/90  
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joyce M. Boyd*  
COUNTY HEALTH OFFICER  
4/2/90  
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.  
*Joyce M. Boyd*  
PLANNING DIRECTOR  
4/13/90  
DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
*Frank J. J. Cagle*  
4/13/90  
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC WATERS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James G. Lim*  
DIRECTOR  
3/30/90  
DATE

*Richard E. Ray*  
CHIEF, BUREAU OF ENGINEERING  
3-30-90  
DATE

DATE	NO	REVISION

OWNER/DEVELOPER  
SWEET AIR PROPERTIES INC  
115 SUDBROOK LANE SUITE 202  
BALTIMORE, MARYLAND 21208

PROJECT CEDAR MANOR  
SDP-89, P08-28, P08-29, A08-11, F09-102, R09-01-102  
AREA TAXMAP 29, ZONED R-SC, PARCEL 85  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE DETAIL SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DATE 2-14-89	PLAT NO 917B
DESIGNED BY JLB	
DRAWN BY MGY	
PROJECT NO 22105	
DATE JANUARY 31, 1989	
SCALE AS SHOWN	
DRAWING NO. 2 OF 3	