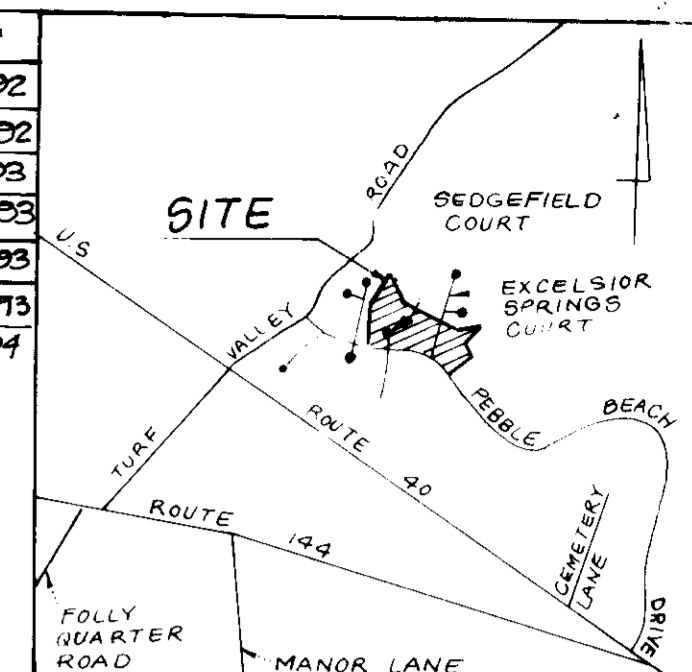


| NO | REVISION | Date |
|----|--|----------|
| 1 | Rev. house and grade lot 357 & 358, Add hse type | 4-13-92 |
| 2 | Rev. house and grade lot 361, Add hse. typical | 5-27-92 |
| 3 | Rev. hse. & grad. lot 360 | 5-3-93 |
| 4 | Rev. hse. & grad. lot 362 | 10-19-93 |
| 5 | Rev. hse. & grad. lot 356, Add hse. typical | 11-29-93 |
| 6 | REV. HSE. & GRD LOT 363 | 11-30-93 |
| 7 | Rev. hse. & grad. lot 364, Rev. hse. typical | 2-25-94 |



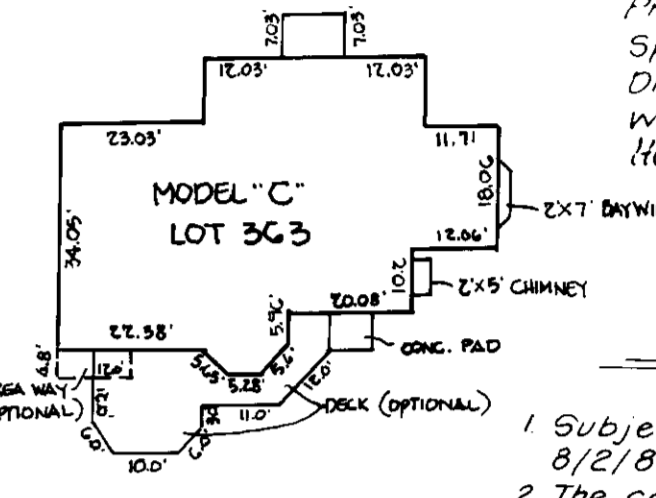
T.V.O.L. 2/2
 ELLICOTT CITY
 LAND CO. INC.
 ZONED R-20

LEGEND

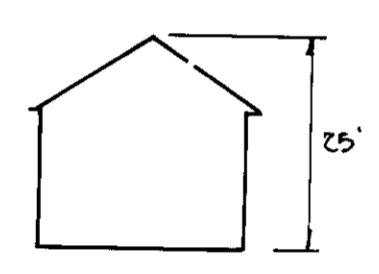
| | |
|-----------------------|-------|
| Contour Interval | 2 FT |
| Existing Contour | --- |
| Proposed Contour | --- |
| Spot Elevation | +10.5 |
| Direction of Drainage | → |
| Walk out Basement | --- |
| House Address Sign | ■ |

GENERAL NOTES

- Subject property zoned R-20 as per 8/2/85 Comprehensive Zoning Plan
- The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County control stations: 3440001 N. 534735.481, 294 E. 836286.294, 3440002 N. 533559.380, 294 E. 837983.240
- For flag or pipestem lots, refuse collection, snow removal and road maintenance to be provided at the junction of flag or pipestem and the road r/w and not onto the flag or pipestem driveway
- Total number of lots: 18 Ref. No. F-90-01
- Topography taken from street grading plans dated 11-11-88 by Fisher, Collins & Carter, Inc.
- Maximum lot coverage allowed is 30%
- Any damage to county owned right of ways to be corrected at the Developer's expense
- Reference plan numbers: 586-20, 886-44, F90-01
- The Contractor or Developer shall contact the CONSTRUCTION INSPECTION DIVISION 24 hours in advance of commencement of work of 792-2030
- Total No. of Acres: 0.72 Ac
- Improvement to property: Single Family Detached Units
- All work shall be done in accordance with H.C. Design Manual Vol. II, Grds, Specs and details for construction
- All Road Construction, Storm Drainage facilities and Public Water and Sewer are shown for reference only
- Use approved Howard County plans for all phases of construction
- All porch structures located within the front building setbacks must be in accordance with Section 12B of the Howard County Zoning Regulations
- The Stormwater management design for this development is provided for under F-90-01.



TYPICAL HOUSE
 NOT TO SCALE
 2445 = 8,100 sq. ft. MIN.
 0.5 LOT 212E



ADDRESS CHART

| LOT | STREET ADDRESS |
|-----|------------------------------|
| 356 | 2927 Pebble Beach Drive |
| 357 | 2901 Sedgefield Court |
| 358 | 2905 |
| 360 | 2912 |
| 361 | 2906 |
| 362 | 2904 |
| 363 | 2900 |
| 364 | 2913 Pebble Beach Drive |
| 365 | 2909 |
| 366 | 2901 Excelsior Springs Court |
| 367 | 2905 |
| 368 | 2909 |
| 369 | 2913 |
| 370 | 2917 |
| 371 | 2921 |
| 372 | 2908 |
| 373 | 2904 |
| 374 | 2900 |

| | | | | | | | | | | | |
|------------------|----------------------|------------|---------|--------------------------------|------|-------------|----|-------------|---|------------|------|
| Subdivision Name | TURF VALLEY OVERLOOK | Sect./Area | 2 / 2 | Lots 346-358, 360-371, 395-397 | | | | | | | |
| Plot No. | 0811-0818 | Block No. | 16 | Zone | R-20 | For Map No. | 16 | Elec. Dist. | 2 | Census Tr. | 6022 |
| Water Code | H07 | Sewer Code | 5592000 | | | | | | | | |

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500

SITE DEVELOPMENT PLAN
 LOTS: 356-358, 360-371, 395-397
TURF VALLEY OVERLOOK
 SECTION TWO AREA TWO
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

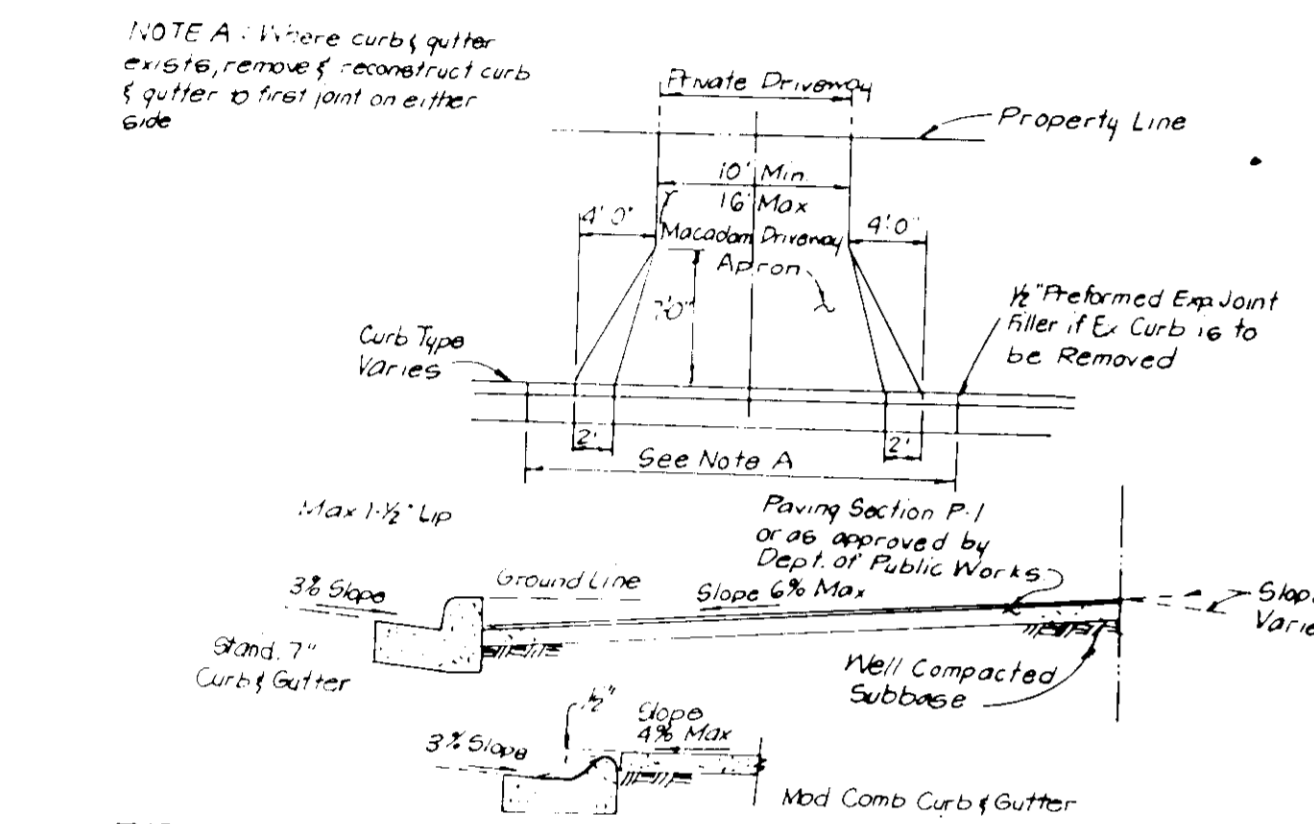
DESIGNED: VLP
 DRAWN: BAK
 CHECKED: JME
 DATE: NOV 1989

SCALE: 1" = 90'
 DRAWING: 1 of 4
 JOB NO: 89-155
 FILE NO: 89-155 X

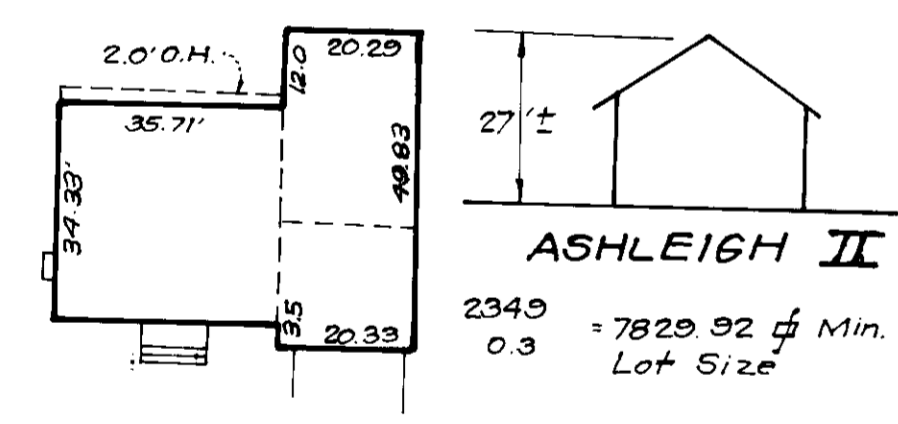
For: ELLICOTT CITY LAND COMPANY, INC.
 8307 MAIN STREET TIBER PLACE
 ELLICOTT CITY, MARYLAND 21043



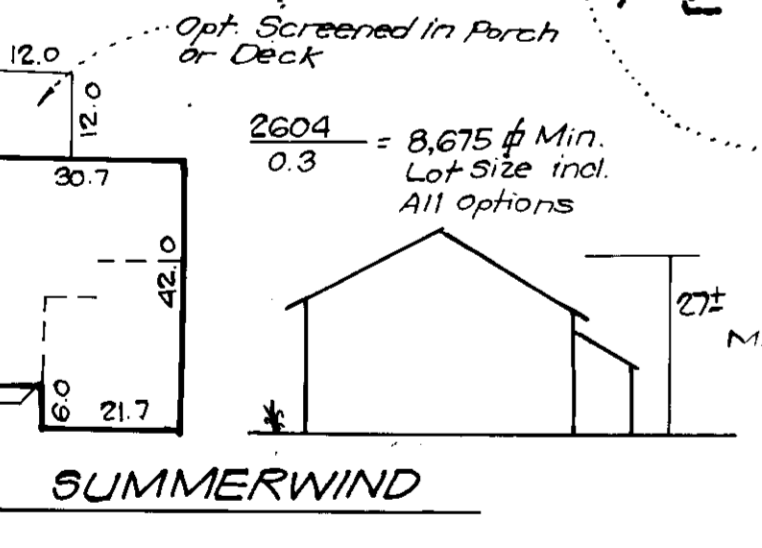
DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB



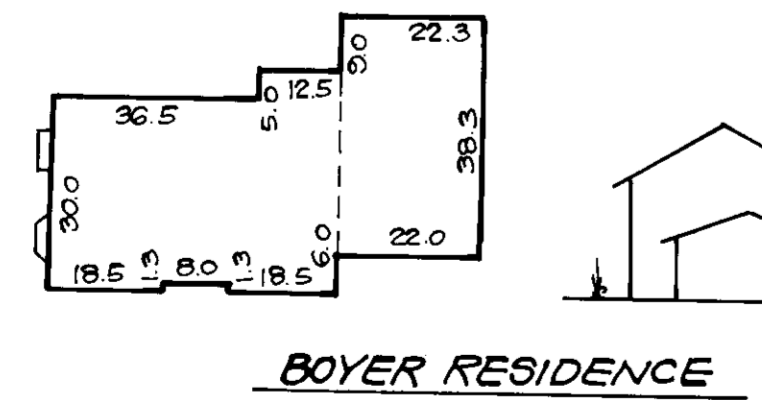
DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



PEDDICORD PROP PART. INC.
 ZONED R-20
 T.V.O.L. 2/2



SUMMERWIND



BOYER RESIDENCE

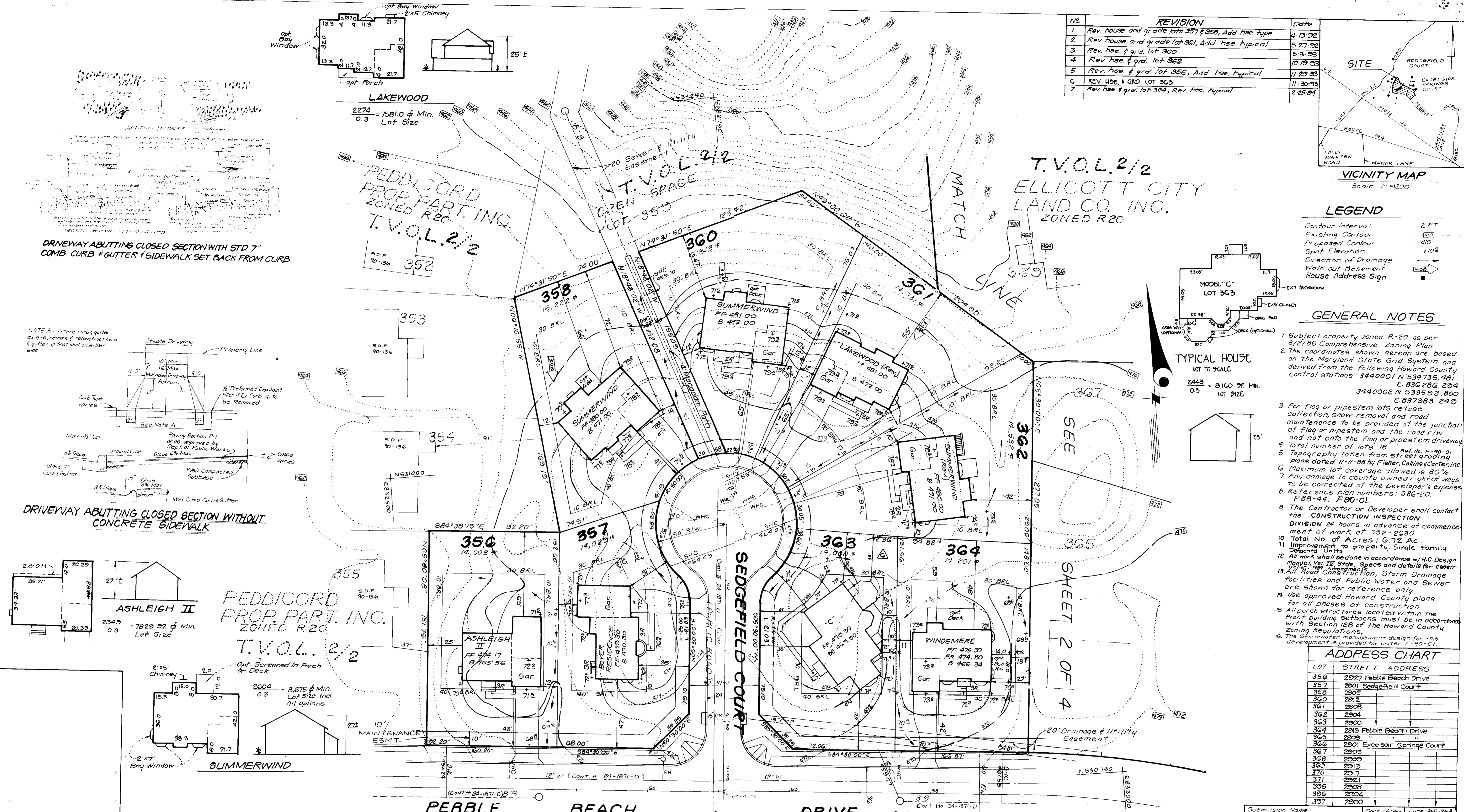
2375 = 7,920 sq. ft. Min. Lot Size
 0.3

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 3/26/91

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DATE: 3/28/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 3/22/91

CHIEF BUREAU OF ENGINEERING



| No. | DATE | DESCRIPTION |
|-----|----------|--------------------------|
| 4 | 7-7-93 | MODEL REVISED ON LOT 366 |
| 5 | 11-21-93 | Rev. hse. on lot 365 |

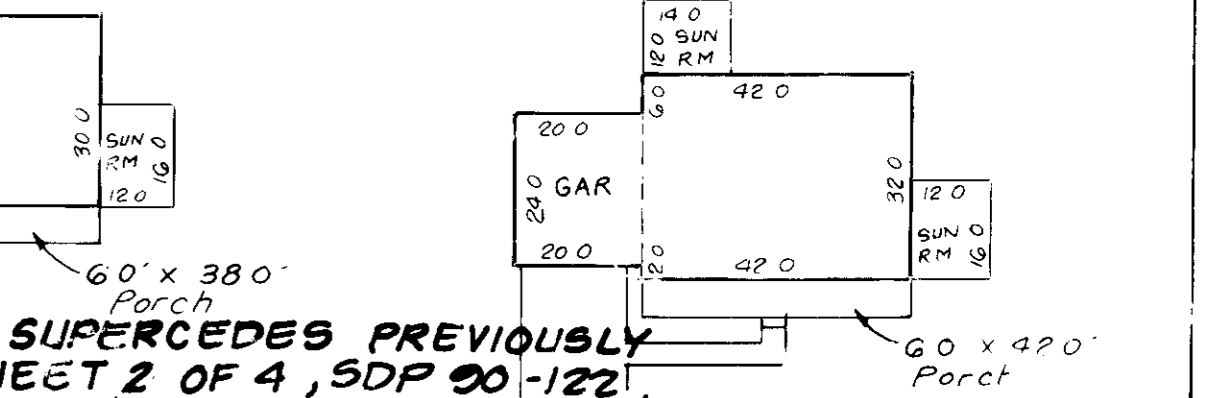
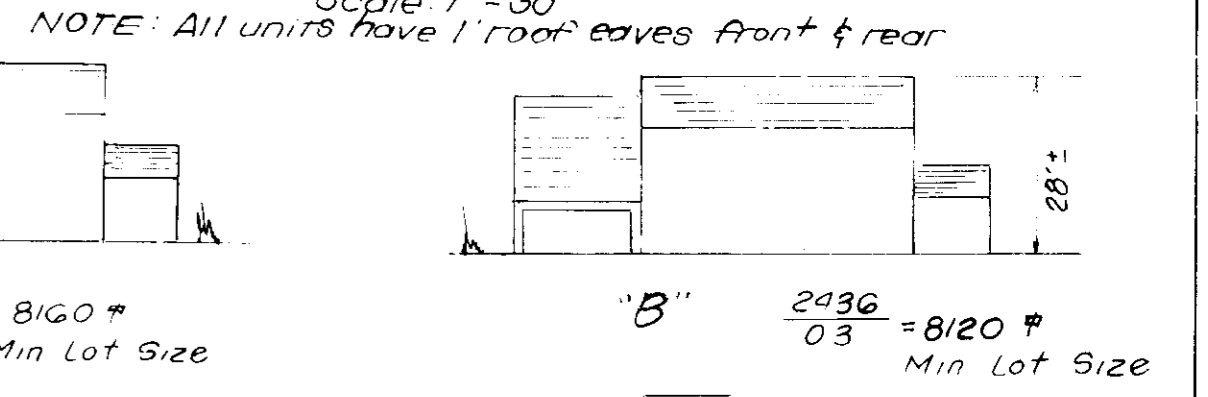
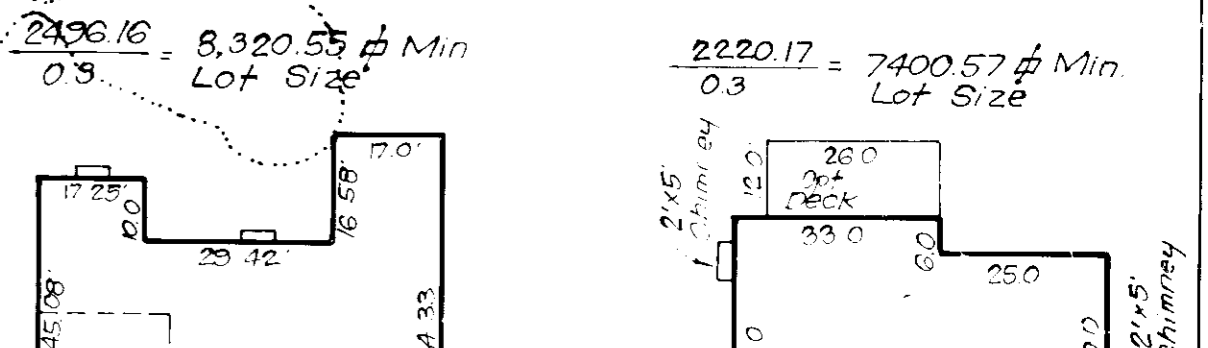
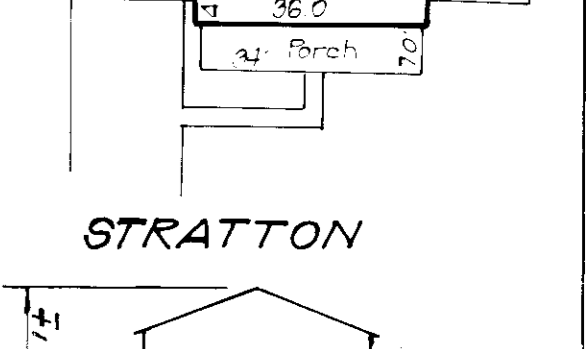
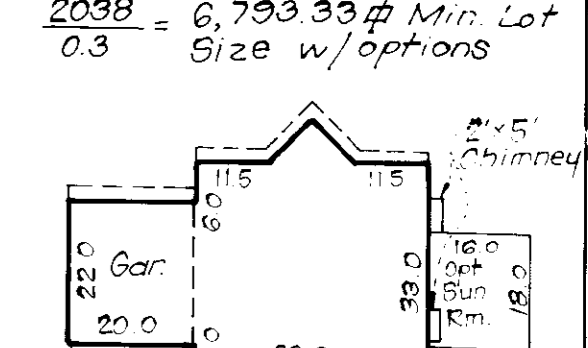
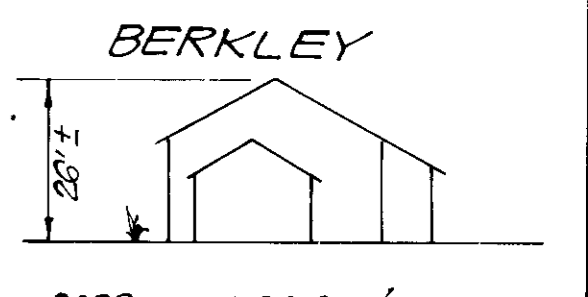
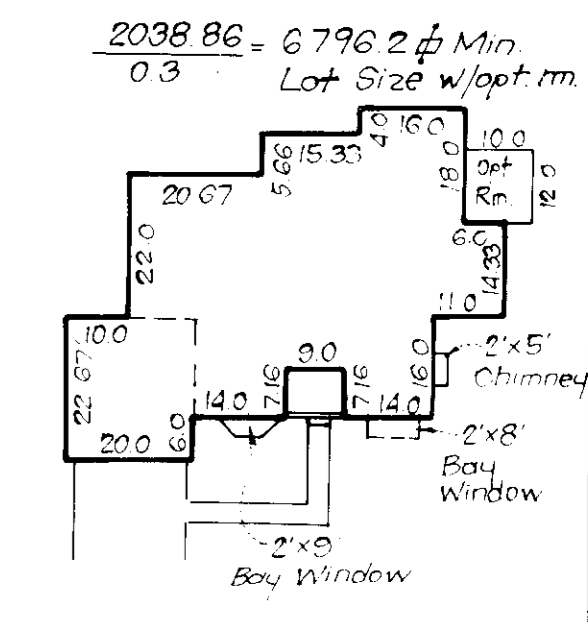
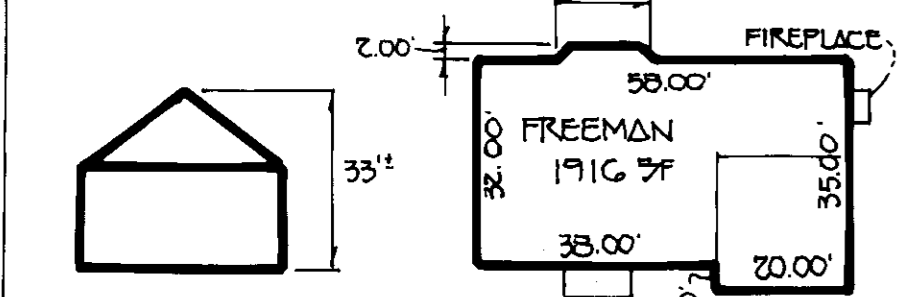
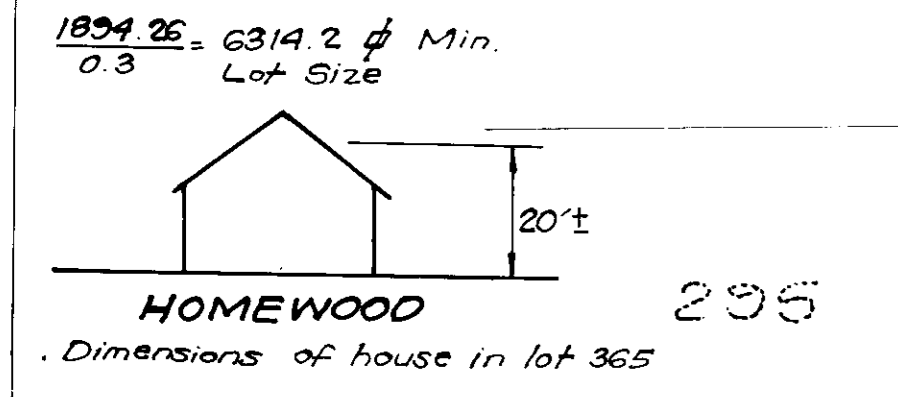
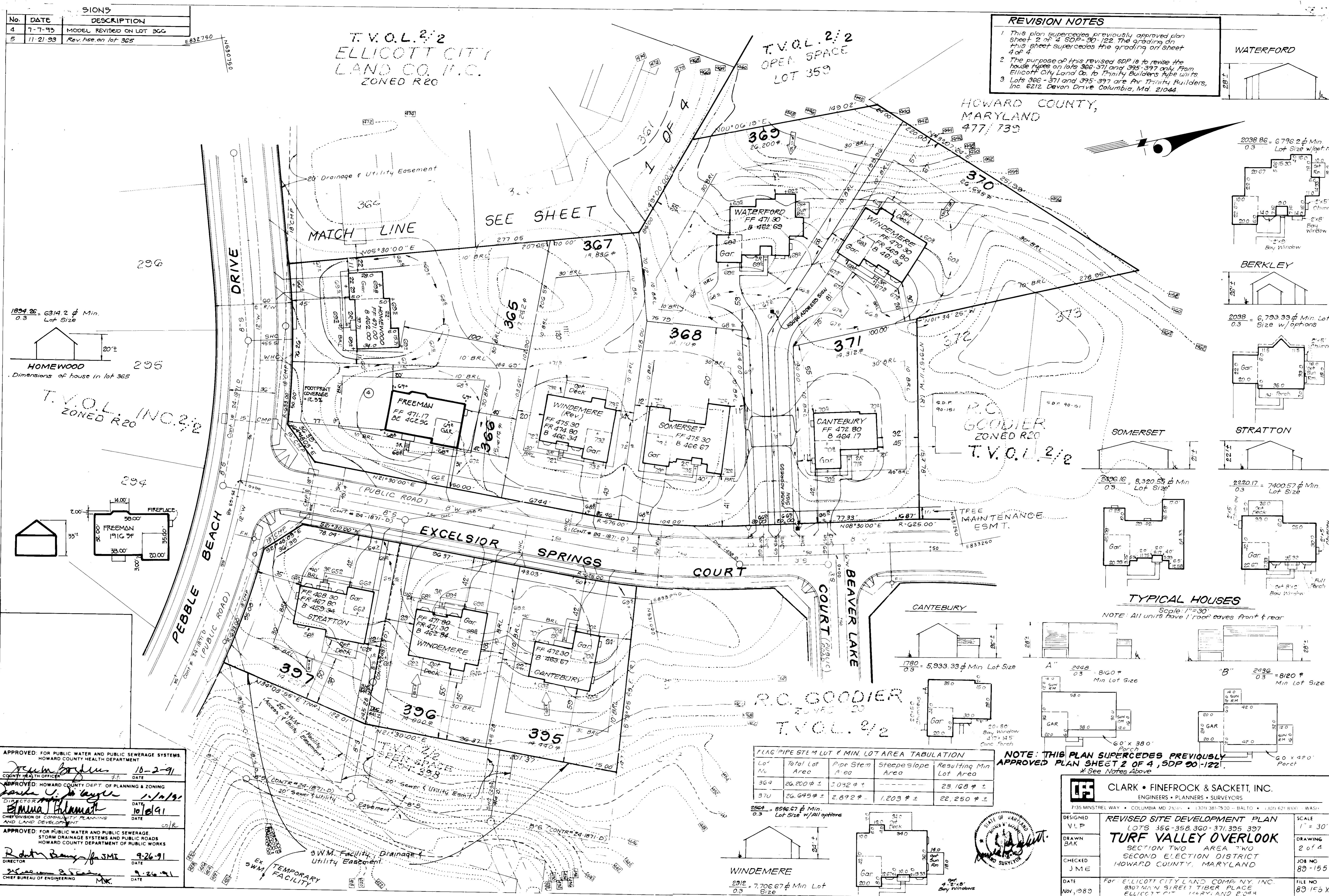
REVISION NOTES

- This plan supercedes previously approved plan sheet 2 of 4 SDP 90-122. The grading on this sheet supercedes the grading on sheet 4 of 4.
- The purpose of this revised SDP is to revise the house types on lots 366-371 only. From Ellicott City Land Co. to Trinity Builders Inc. Lots 366-371 and 395-397 are Pr. Trinity Builders, Inc. 6212 Devon Drive, Columbia, Md. 21044.

T.V.O.L. 2/2
 ELLICOTT CITY
 LAND CO., INC.
 ZONED R20

T.V.O.L. 2/2
 OPEN SPACE
 LOT 359

HOWARD COUNTY,
 MARYLAND
 477/739



FLAG PIPE STEM LOT # MIN. LOT AREA TABULATION

| Lot # | Total Lot Area | Pipe Stem Area | Steepest Slope Area | Resulting Min Lot Area |
|-------|----------------|----------------|---------------------|------------------------|
| 369 | 26,200 # ± | 3,072 # ± | | 23,128 # ± |
| 370 | 26,045 # ± | 2,892 # ± | 1,203 # ± | 22,250 # ± |

NOTE: THIS PLAN SUPERCEDES PREVIOUSLY APPROVED PLAN SHEET 2 OF 4, SDP 90-122.
 * See Notes Above

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 10-2-91

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 1/1/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 9-26-91

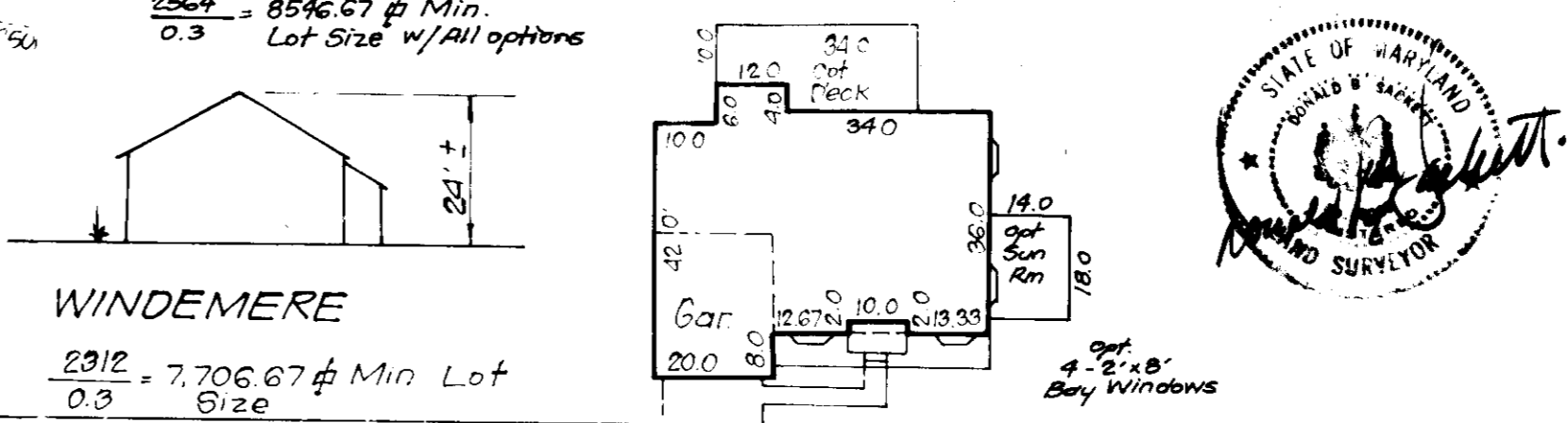
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD. 21046 • (301) 381-7500 • BALTO. • (410) 621-8000 • WASH.

DESIGNED VLP
 DRAWN BAK
 CHECKED JME
 DATE NOV, 1993

REVISED SITE DEVELOPMENT PLAN
 LOTS 356-358, 360-371, 395, 397
TURF VALLEY OVERLOOK
 SECTION TWO AREA TWO
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE 1" = 30'
 DRAWING 2 OF 4
 JOB NO 80-155
 FILE NO 80 155 X

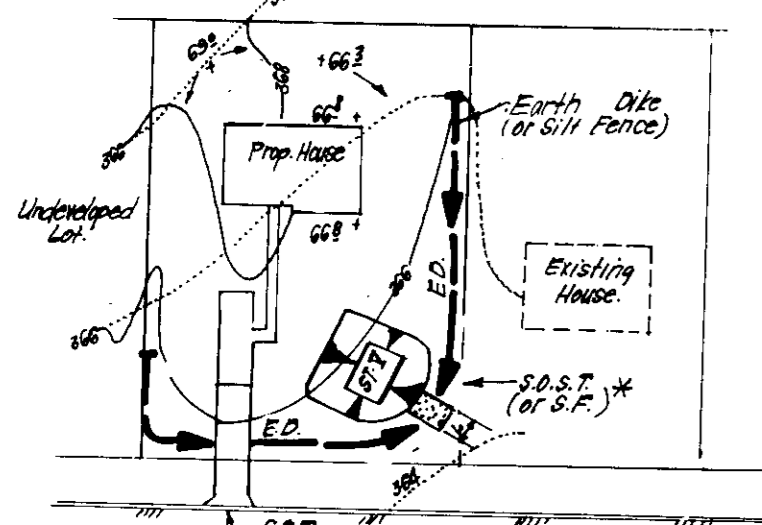


SEDDIMENT CONTROL NOTES

- 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. (992-2637)
- 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 1987 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 11, 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 1987 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32.) 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: 6.40 Acres
 - Area Disturbed: 6.20 Acres
 - Area to be roofed or paved: 1.47 Acres
 - Area to be vegetatively stabilized: 4.73 Acres
 - Total Cut: 6.22 Cu. yds
 - Total Fill: 1.12 Cu. yds
 - Offsite waste/borrow area: 1.00 *
- 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 DDM 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). N/A
- 13) It is the responsibility of the contractor to identify spoil/borrow site and notify HSCD of the site and its Grading Permit number at the time of construction.

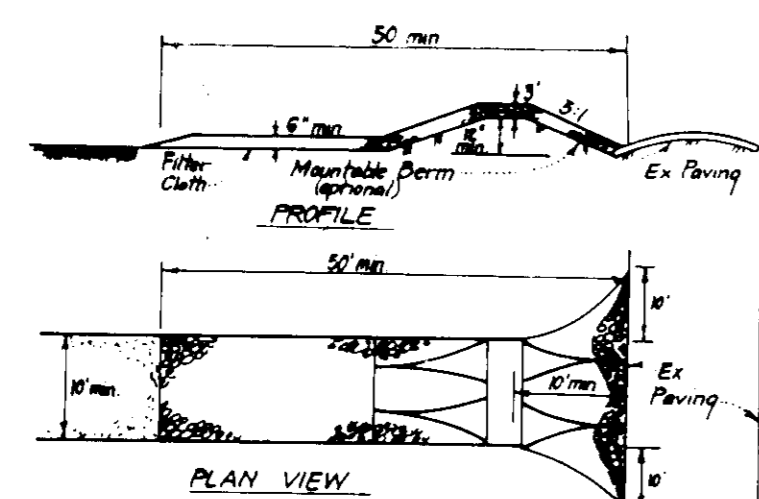
CONSTRUCTION SEQUENCE:

| NO. OF DAYS | DESCRIPTION |
|-------------|---|
| 7 | A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize. |
| 30 | B. Excavate for foundations and Rough Grade & temporarily stabilize. |
| 180 | C. Construct Structures, Sidewalks and Driveways. |
| 45 | D. Final Grade and stabilize in accordance with Stds. & Specs. |
| 7 | E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize. |



* NOTE: Single lot detail can not be utilized if any two lots sharing common boundary lines are to be disturbed at the same time or on any lots showing a common trap.

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



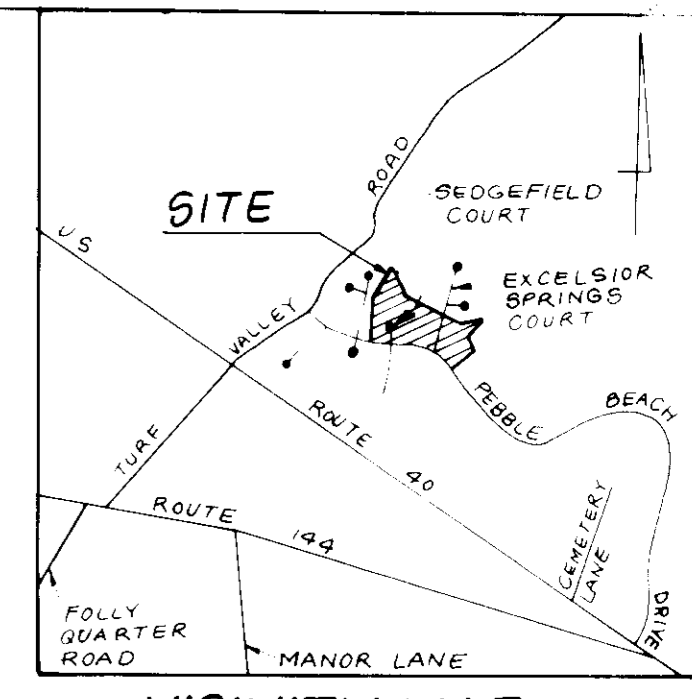
PLAN VIEW

- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 2. Length - As required, but not less than 50 feet (Exception 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) feet minimum, but not less than the full width of 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 entrance shall be piped across the entrance. If piping is impractical, a multiple entrance with 3' 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 by contractor during and after construction. All materials used in trap assembly (All sediment) shall be removed or disposed of in a proper manner.
 8. Hoopling - Hoopling shall be checked to remove sediment prior to entrance onto public rights of way. When warning is required, it shall be done in 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 run.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

Reviewed for HOWARD COUNTY S.C.D. Name: *John Nelson* Date: *3/18/91*
and meets Technical Requirements Signature: *John Nelson* Date: *3/18/91*
U.S. Soil Conservation Service Approved: *John Nelson* Date: *3/18/91*

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Nelson 3/18/91
Approved Date



LEGEND

- Contour Interval: 2 FT
- Existing Contour: (Symbol)
- Proposed Contour: (Symbol)
- Spot Elevation: +10.0
- Direction of Drainage: (Symbol)
- Walk out Basement: (Symbol)
- Silt Fence: (Symbol)
- Earth Dike: ED(A-1)
- Stabilized Construction Entrance: (Symbol)

PERMANENT SEEDING NOTES

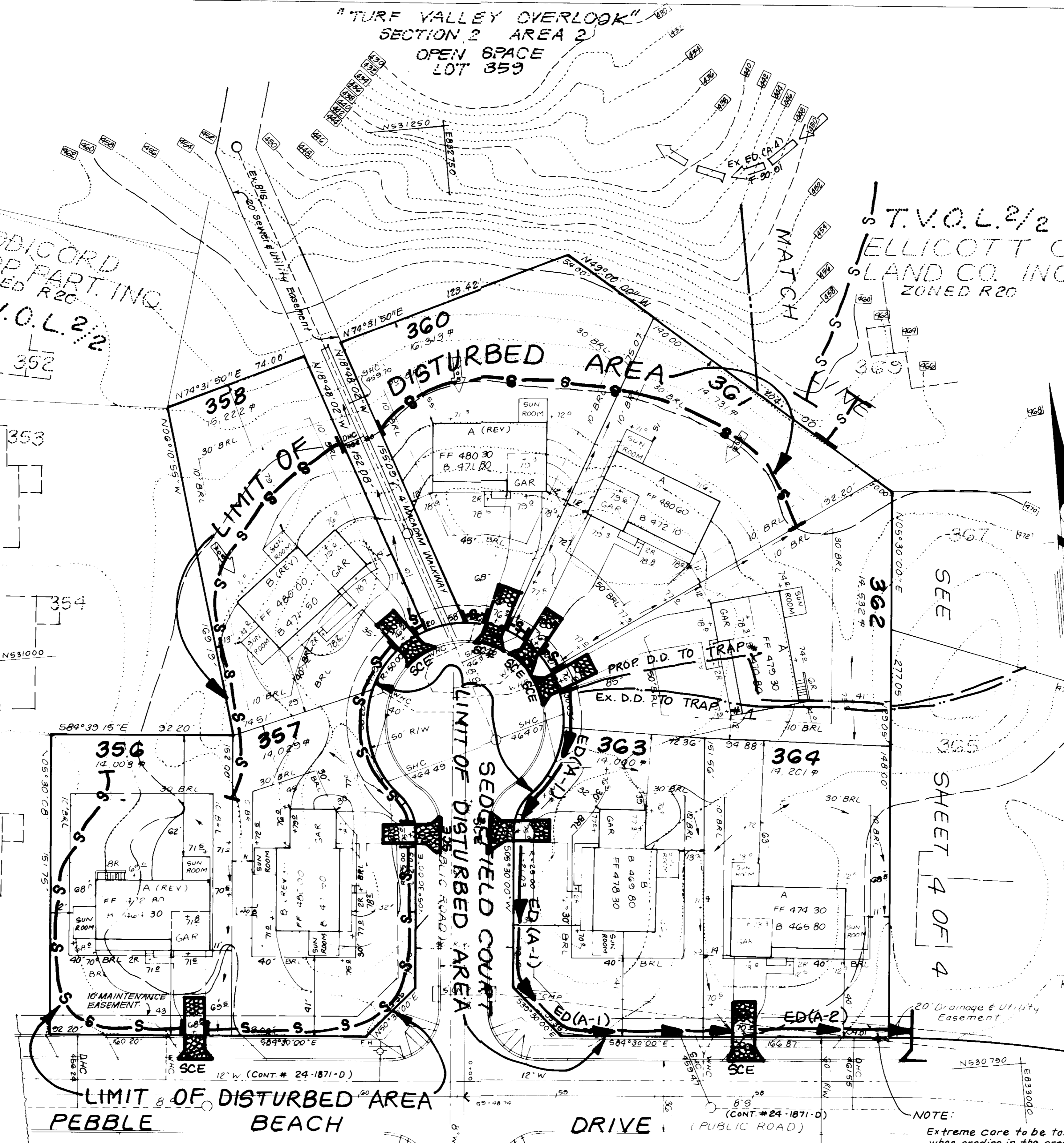
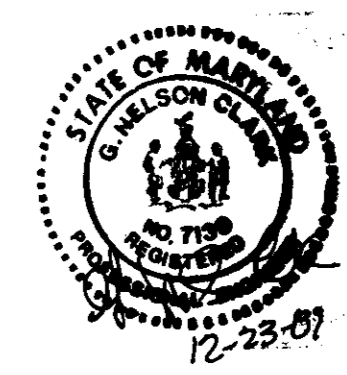
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** 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 50 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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 3 ft or higher, use 348 gal 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 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 24 bushels per acre of annual ryegrass (3.2 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, 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 3 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1987 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates and methods not covered.

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 12-23-91
Date



NOTE: Extreme care to be taken when grading in the area of the existing storm drain.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
James P. Smith 3/26/91
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
James P. Smith 3/28/91
DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
James P. Smith 3/28/91
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James P. Smith 3/28/91
DATE

DIRECTOR
James P. Smith 3-21-91
CHIEF BUREAU OF ENGINEERING DATE

308
307
T.V.O.L. 2/2
INC.
ZONED R20

297
T.V.O.L. 2/2
INC.
ZONED R20

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."
Christine A. Richardson 4/20/91
Signature of Developer/Builder Date

CLARK • FINE • ROCK & SACKETT INC
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 • BALTO • (301) 621-8100 • WASH

DESIGNED: *BAK* DRAWING: 3 of 4
DATE: DEC 1989 FOR: ELLICOTT CITY LAND COMPANY INC. 8307 MAIN STREET, TIBER PLACE, ELLICOTT CITY, MARYLAND 21043 FILE NO: 80-151-5E

SEDIMENT AND EROSION CONTROL PLAN
LOTS: 352 358 360 371 395 397
TURF VALLEY OVERLOOK
SECTION TWO AREA TWO
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

