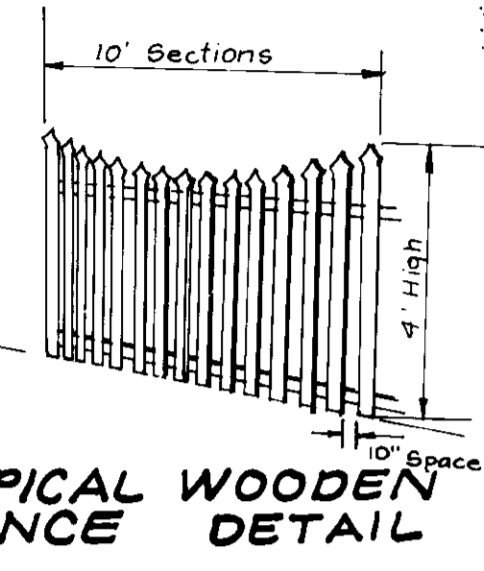


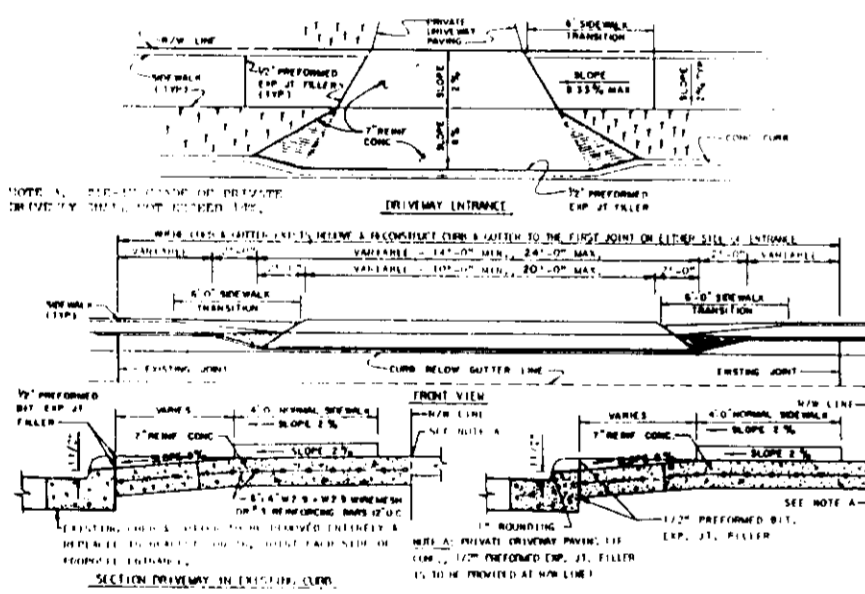
N2	REVISIONS	Date
1	Rev hse f. grd. lot 37, Add hse. typical	6-30-92
2	Rev hse f. grd. lot 1	5-18-92
3	Rev hse f. grd. lot 2	5-25-95

**LEGEND**

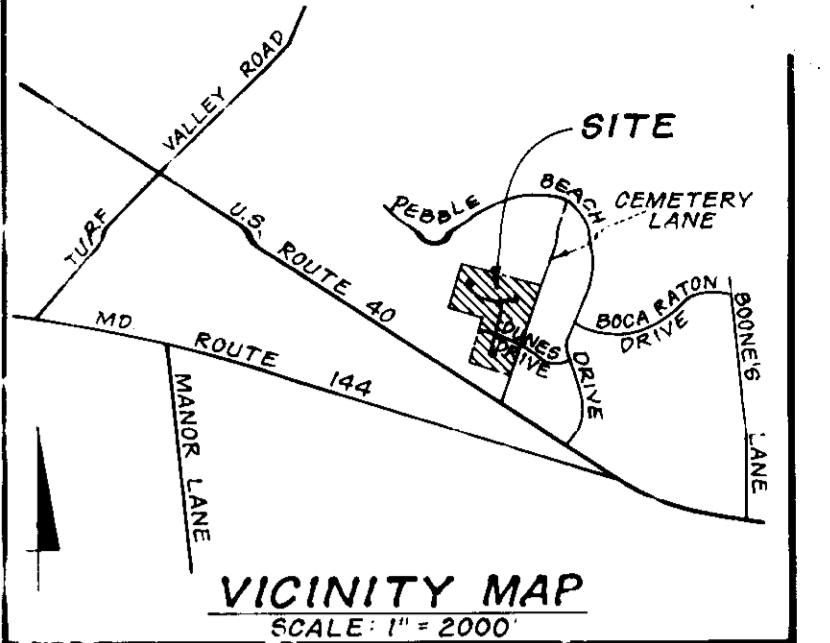
- Contour Interval 2 FT
- Existing Contour 410
- Proposed Contour 410
- Spot Elevation +10.5
- Direction of Drainage
- Walk out Base ment
- Ex Trees to be saved



**DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK**



**DRIVEWAY ABUTTING CLOSED SECTION WITH STD. 7\"/>**



**GENERAL NOTES**

- The subject property is zoned R-12 as per 8-2-85 Comprehensive Zoning Plan.
- The coordinates shown hereon are based on the Maryland State Grid System as derived from the following Howard County Control Stations: Sta. No.'s 3440001 and 3440002.
- All roadways are public and existing.
- Total area included in this submission: 10.878 Ac.
- Total number of lots: 37.
- Maximum lot coverage is 30%.
- Any damage to county owned rights-of-way shall be corrected at the Developer's expense.
- The Contractor or Developer shall contact the Construction/Inspection Division, 24 hrs. in advance of commencement of work at 792-2630.
- The existing topography shown was taken from Road Construction drawings prepared by Mildenberg, Machi & Assoc., Inc. Reference plan: 5-89-55, P. 89-82 & F-90-93.
- A minimum of two (2) off-street parking spaces complying with Design Manual requirements are required on each lot in accordance with section 127.8.2.5 (B) of the zoning regulations.
- The Zoning Board Case No. 15 881 M.
- 10' Tree maintenance easement along all road frontages.

**ADDRESS CHART**

LOT	STREET ADDRESS
1	3127 Dunes Drive
2	3131 "
3	3119 Nestling Pine Court
4	3123 "
5	3127 "
6	3131 "
7	3126 "
8	3122 "
9	3118 "
10	3114 "
11	3108 "
12	3104 "
35	3105 "
36	3109 "
37	3126 Dunes Drive

LOTS 1 THRU 10 FOR: TRINITY BUILDERS, INC.  
6212 Devon Drive  
Columbia, MD. 21044

LOTS 11 THRU 36 FOR: GOODIER BUILDERS, INC.  
5054 Dorsey Hall Dr #205  
Ellicott City, MD 21043

FLAG/PIPE STEM LOT & MIN LOT AREA TABULATION						
LOT NO.	TOTAL LOT AREA	PIPE STEM AREA	FLOOD PLAIN AREA	STEEPSLOPE AREA	RESULTING MIN LOT AREA	RESULTING MIN LOT AREA
5	13,238 Sq Ft	1,207 Sq Ft			12,031 Sq Ft ±	
7	14,667 Sq Ft	455 Sq Ft			14,212 Sq Ft ±	
17	13,397 Sq Ft	1,350 Sq Ft			12,038 Sq Ft ±	
18	15,733 Sq Ft	2,339 Sq Ft			13,334 Sq Ft ±	
21	12,646 Sq Ft	815 Sq Ft			12,031 Sq Ft ±	
30	16,015 Sq Ft	887 Sq Ft			15,128 Sq Ft ±	
33	13,350 Sq Ft	1,127 Sq Ft			12,229 Sq Ft ±	
37	13,815 Sq Ft			500 Sq Ft ±	13,415 Sq Ft ±	

SUBDIVISION NAME THE CLUSTERS	SECT./AREA 10/8 1.38
PLAT NO./BLOCK NO./ZONE 9471-9473/24/R-12	TAX MAP NO./ELEC DIST./CENBUS TR. 10/2nd/6022
WATER CODE H07	SEWER CODE 5992000

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MISTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (410) 651-8100 • WASH

**DESIGNED** VLP JME  
**DRAWN** GS LAI  
**CHECKED** JME

**REVISIONS**  
1. 5/20/91  
2. 5/24/91  
3. 5/29/91

**REVISOR**  
JME  
JME  
JME

**DATE**  
5/20/91  
5/24/91  
5/29/91

**REVISIONS**  
1. 5/20/91  
2. 5/24/91  
3. 5/29/91

**REVISOR**  
JME  
JME  
JME

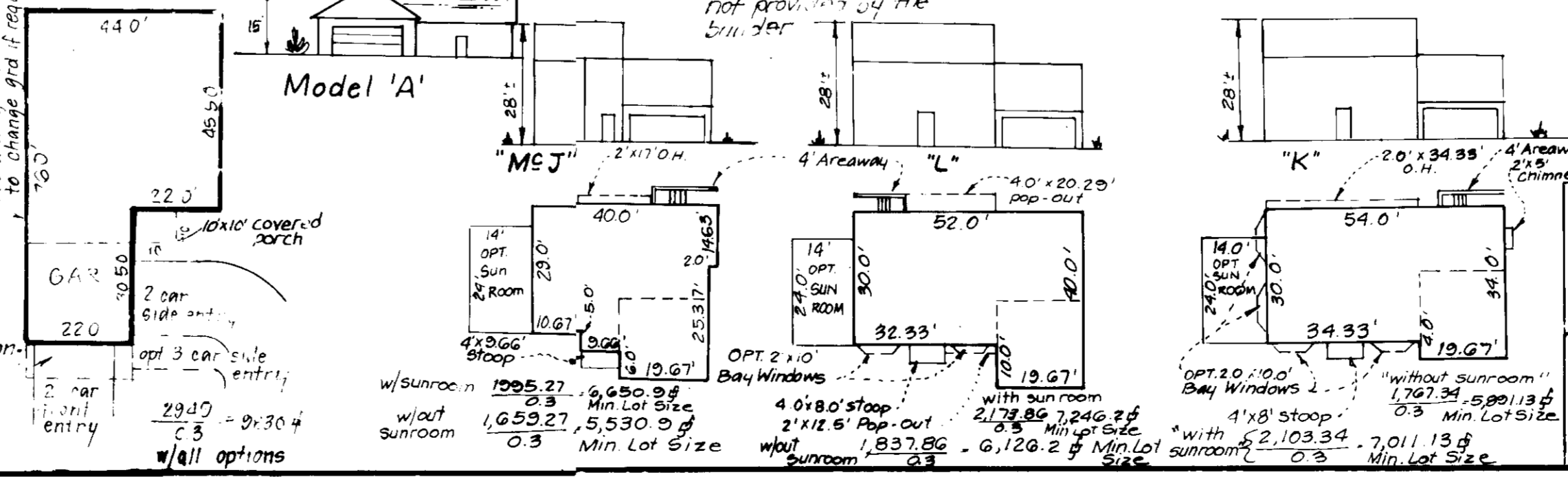
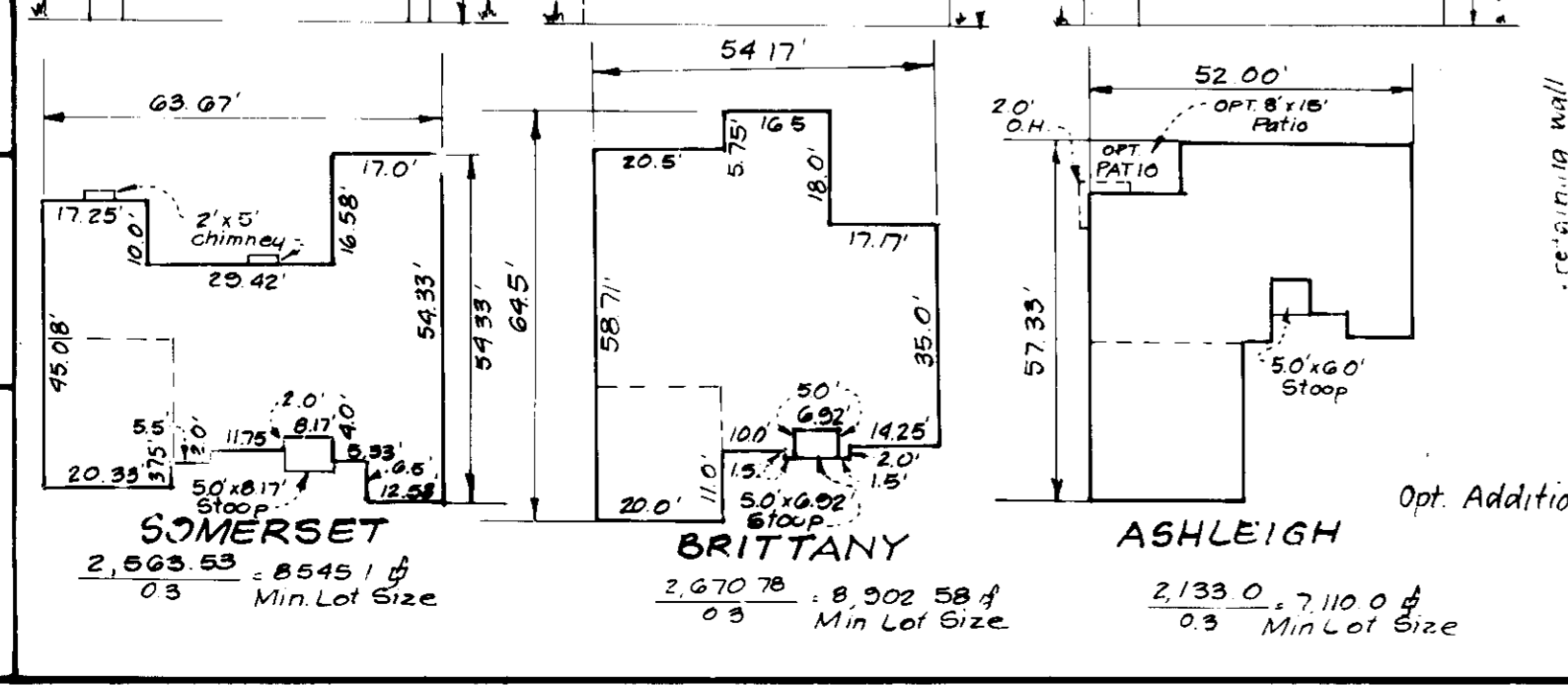
**DATE**  
5/20/91  
5/24/91  
5/29/91

FOR PEDICORD PROPERTY DEVELOPMENT CORP  
5307 Main Street  
Ellicott City, Md 21043

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 5/25/91

**APPROVED:** HOWARD COUNTY DEPT. OF PLANNING & ZONING  
DATE: 5/20/91

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 5/20/91

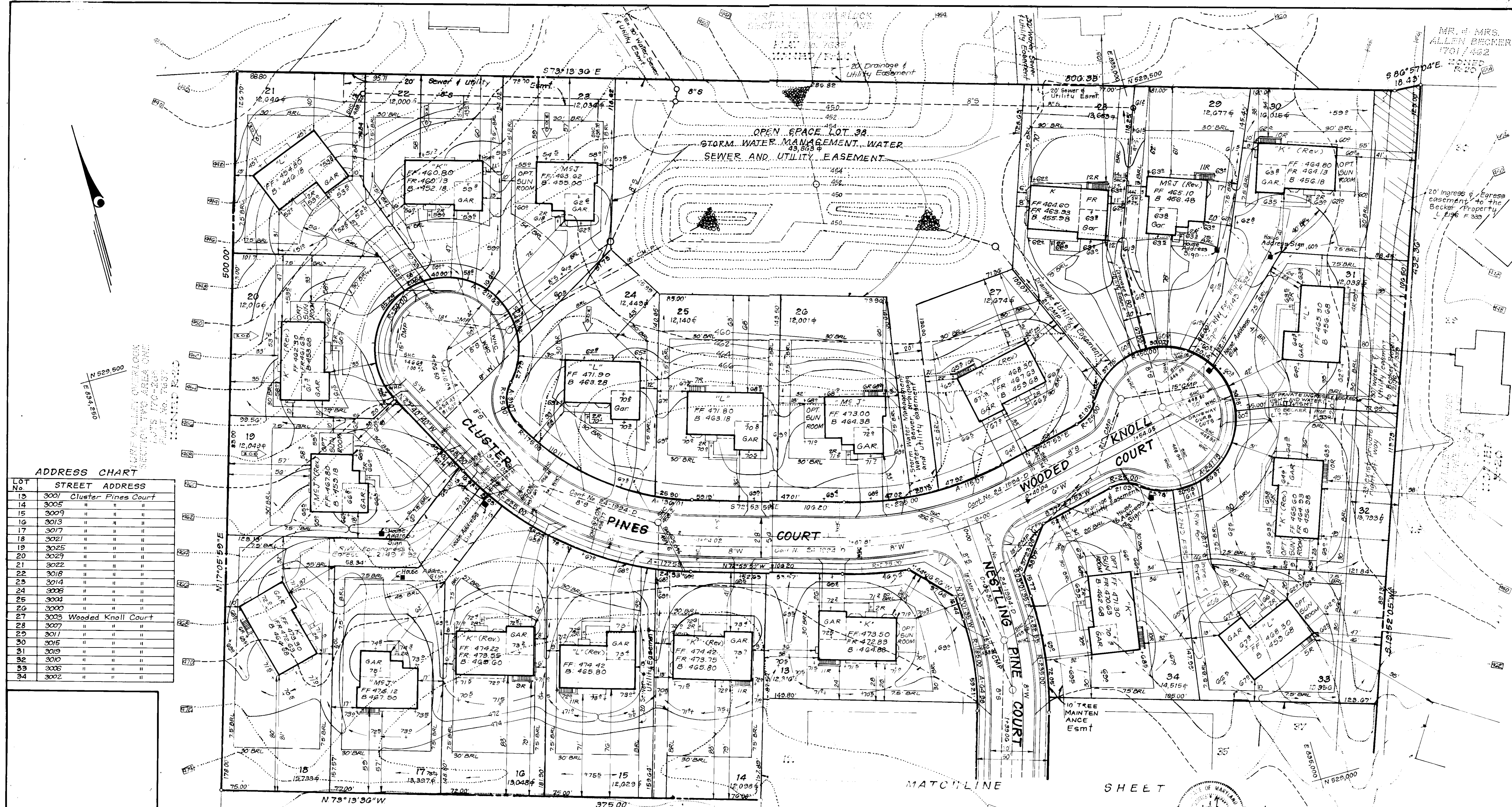


**NOTE:** THIS PLAN SUPERCEDES PREVIOUSLY APPROVED PLAN SHEET 1 OF 4 ONLY, SDP 90-125.

OWNER/BUILDER/DEVELOPER  
Pedicord Property Dev Corp  
2317 Main Street  
Ellicott City, Md. 21043

DATE: Jan 1990

SDP 90 125



**ADDRESS CHART**

LOT No.	STREET ADDRESS
13	3001 Cluster Pines Court
14	3005 " " " "
15	3009 " " " "
16	3013 " " " "
17	3017 " " " "
18	3021 " " " "
19	3025 " " " "
20	3029 " " " "
21	3022 " " " "
22	3018 " " " "
23	3014 " " " "
24	3008 " " " "
25	3004 " " " "
26	3000 " " " "
27	3003 Wooded Knoll Court
28	3007 " " " "
29	3011 " " " "
30	3015 " " " "
31	3019 " " " "
32	3010 " " " "
33	3006 " " " "
34	3002 " " " "

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.**  
 HOWARD COUNTY HEALTH DEPARTMENT  
 CLARENCE M. BUCKNER, HEALTH OFFICER, 5/25/91  
**APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING**  
 DIRECTOR, 5/30/91  
**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.**  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR, 6/20/91

No.	REVISION	DATE
1	Final plan for lots 13-34	10-18-91
2	Rev house and grade lots 24, 25 & 29	10-18-91

NOTE: THIS PLAN SUPERCEDES PREVIOUSLY APPROVED PLAN SHEET 2 OF 4 ONLY SDP-30-125.

**CLARK • FINEROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINISTRELL WA. • LITTLE ROCK, AR. • 72205 • 505-681-1234

**DESIGNED:** JME  
**DRAWN:** GG  
**CHECKED:** JME  
**DATE:** Jan 1990

**REVISION SITE DEVELOPMENT PLAN**  
 LOTS 1 THRU 38  
 SINGLE FAMILY DETACHED  
**THE CLUSTERS**

**SCALE:** 1" = 30'  
**DRAWING:** 2 of 4  
**JOB NO:** 89-159  
**FILE NO:** 89-159X

**OWNER/BUILDER/DEVELOPER:**  
 Pedicard Property Dev. Corp.  
 3307 Main Street  
 Ellicott City, Md. 21033

**FOR: PEDICARD PROPERTY DEVELOPMENT CORP.**  
 8307 Main Street  
 Ellicott City, Md. 21043

LOTS 11 THRU 36 FOR GOODIER BUILDERS, INC. 5054 Dorsey Hall Drive #205 Ellicott City, MD. 21043

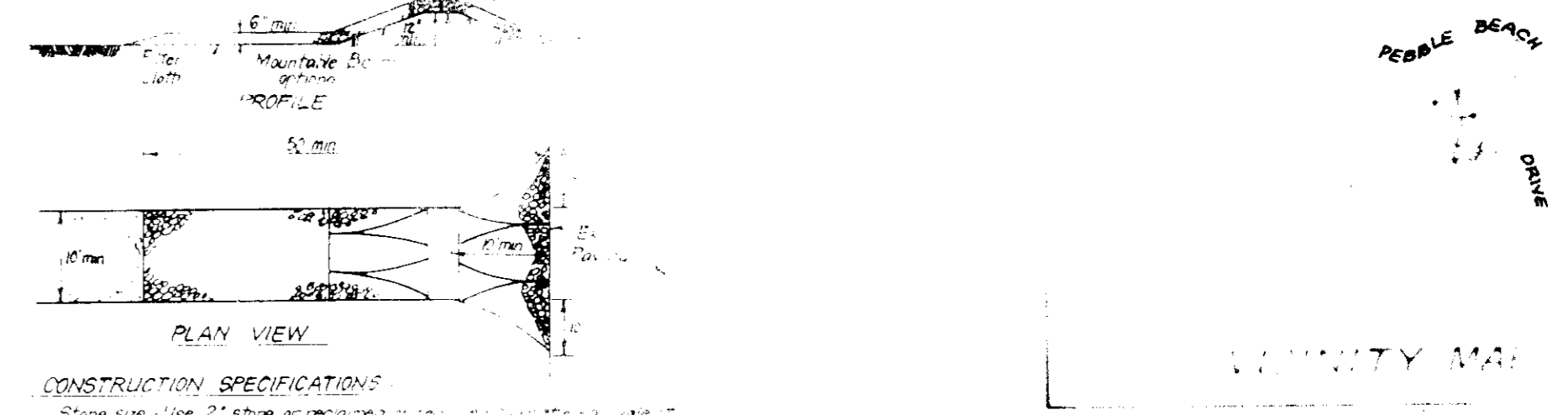
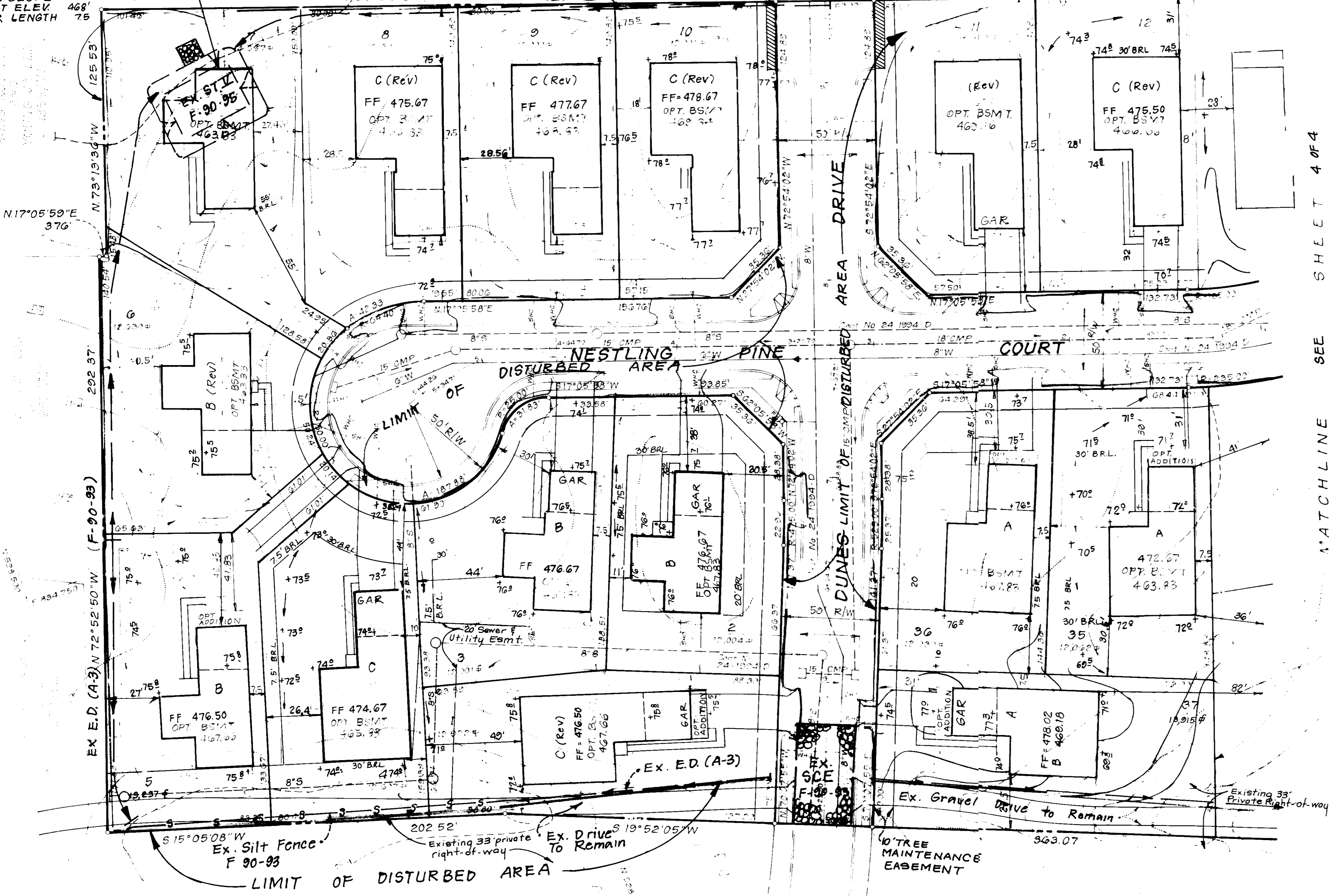
SEP 2016

**EX SEDIMENT TRAP No 1**

TYPE OF TRAP	ST V
DRAINAGE AREA	188 Ac.
STORAGE REQ'D	3,294 Ft <sup>3</sup>
STORAGE PROVIDED	3,921 Ft <sup>3</sup>
BOTTOM DIM	25' x 35'
DEPTH	3 FT
BOTTOM ELEV.	464
TOP OF EMBANKMENT	469
SIDE SLOPE	2:1
CREST ELEV.	468'
WEIR LENGTH	75'

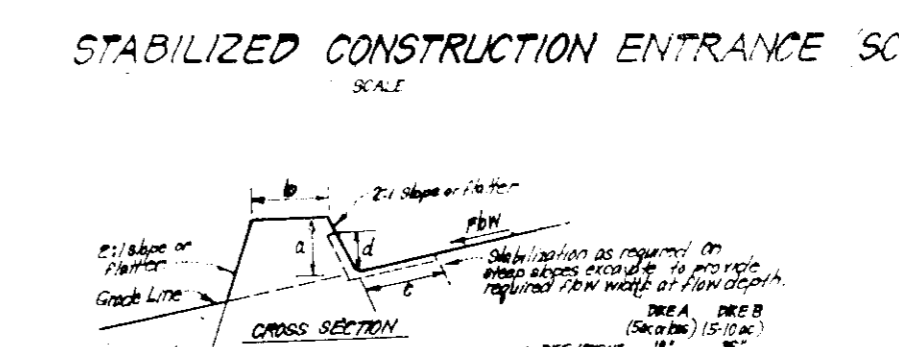
LIMIT OF DISTURBED N17°05'59" E AREA EX-ED (A-2) F-90-93

5 Reversible Slope Esmt. 48.3 82'



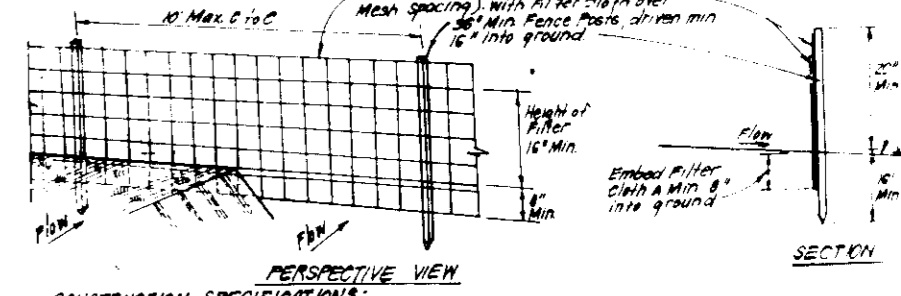
**CONSTRUCTION SPECIFICATIONS**

- Stone size: Use 2" stone, or equivalent, for all construction.
- Length: As required, but not less than 12" for any one stone.
- Thickness: Not less than 4" unless otherwise specified.
- Width: Ten (10) feet minimum, but not less than the width at any one place where access occurs.
- Filter Cloth: Will be placed over the entire drainage area of the structure. Filter will not be required over a single family residence.
- Surface Water: All surface water flowing over the structure shall be directed to the entrance. The entrance shall be spaced across the entrance. Periodic inspection of the structure shall be required. Periodic maintenance shall be provided after each rain.



**CONSTRUCTION SPECIFICATIONS**

- All structures shall be constructed by earth moving equipment.
- All structures shall have a minimum depth of 18" below the finished ground level.
- The structure shall be a one-way structure and shall be designed to handle the maximum flow of water.
- The structure shall be designed to handle the maximum flow of water.
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**CONSTRUCTION SPECIFICATIONS**

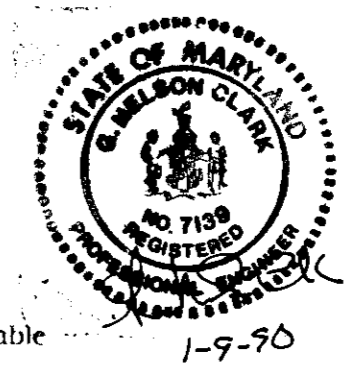
- Posts and rails to be placed evenly in three posts with wire ties or staples.
- Posts shall be placed in a staggered pattern to form a mesh.
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Reviewed for: **HOWARD** S.C.D.  
*John L. Roberts*  
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR THE HOWARD SOIL CONSERVATION DISTRICT.  
*John L. Roberts* 5/15/90  
 Approved Date

- CONSTRUCTION SEQUENCE**
- Obtain grading permit.
  - Rehabilitate as necessary existing sediment and erosion controls.
  - Excavate for foundations, rough grade and temporarily stabilize.
  - Construct structures, sidewalks and driveways.
  - Final grade and stabilize in accordance with standards and specifications.
  - Upon approval of sediment control inspector, remove existing sediment control measures and stabilize.

- NOTES**
- Existing perimeter sediment and erosion controls for lots F-90-93 are to be utilized.
  - If existing sediment and erosion controls are removed, the area stabilized prior to completion of SDP-90-125 shall be required.
  - Temporary sediment basin to be converted to a permanent storm water management facility in accordance with F-90-93.
  - Delay construction of houses on lots 1, 14, 21 and 22 until areas draining to them have been stabilized completely.



**ENGINEER'S CERTIFICATE**

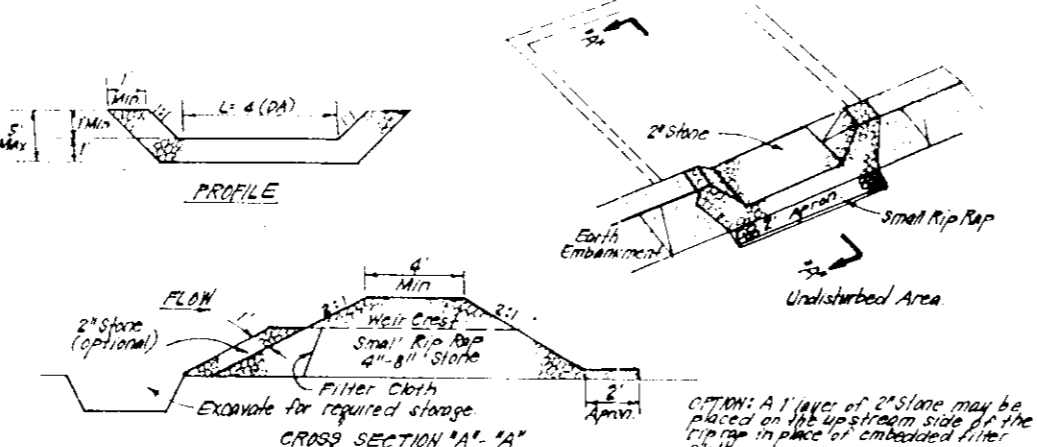
I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*John L. Roberts* 1-9-90  
 Date

**DEVELOPER/BUILDER CERTIFICATE**

I hereby 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. Richards* 1-10-90  
 Date



**CONSTRUCTION SPECIFICATIONS**

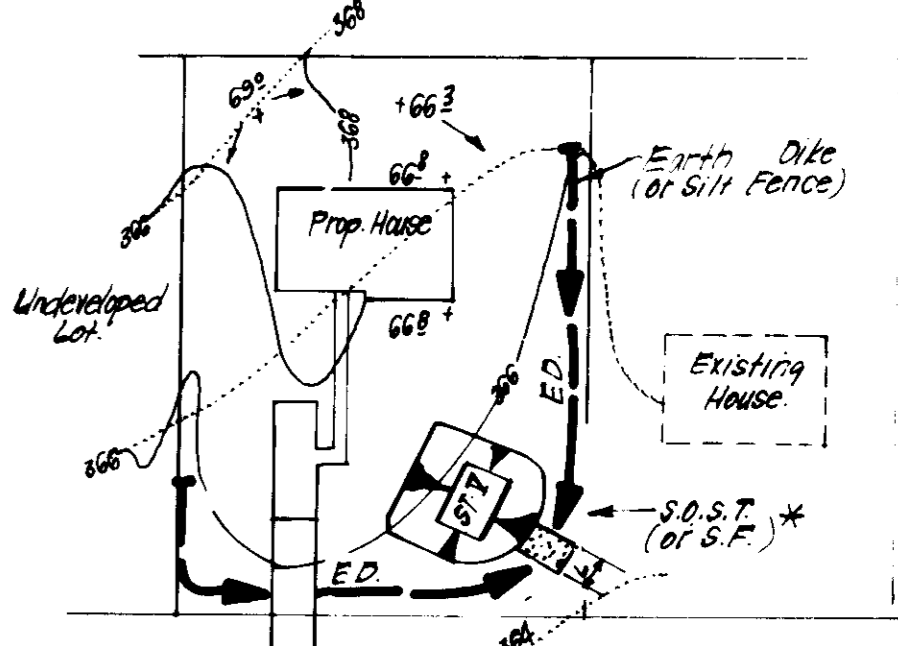
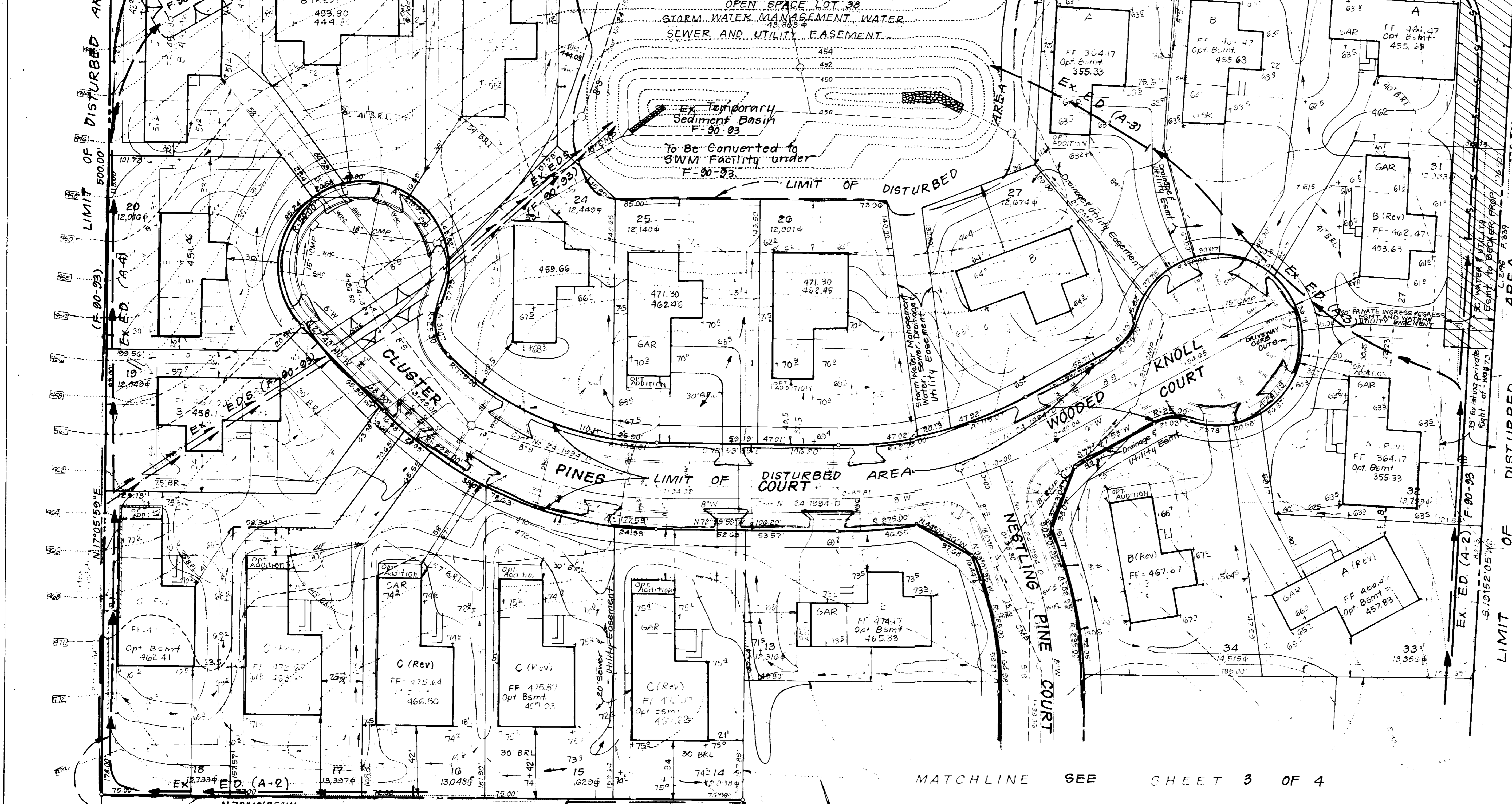
- Any outlet structure shall be placed, graded and stripped of any vegetation and material.
- The outlet shall be 18" deep.
- The outlet shall be 18" deep.
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*James M. Boyd* 6/8/70  
 DEPT.  
 DIRECTOR  
 COMMUNITY PLANNING  
 LAND DEVELOPMENT  
 APPROVED  
 10.5.90  
 7/13/91  
 11/15/90  
 6.6.90

CLARK • FINEROCK • SACKETT INC		SDP-90-125	
PROJECT	SEDIMENT & EROSION CONTROL PLAN	SCALE	1" = 30'
CLIENT	THE CLUSTERS	SHEET	3 OF 4
OWNER/BUILDER/DEVELOPER	Pedicond Property Dev. Corp.	DATE	89-159
	8907 Main Street		89-159 BE
	Ellicott City, Md. 21043		

Ex. Sediment Trap No 2  
 Type of trap STV  
 Drainage Area 1.44 AC  
 Storage Req'd 2,592 Ft<sup>3</sup>  
 Storage Provided 2,916 Ft<sup>3</sup>  
 Bottom Dim. 20' x 30'  
 Depth 3 FT  
 Bottom Elev. 430'  
 Top of Embankment 441'  
 Side Slope 2:1  
 Crest Elev. 440'  
 Weir Length 6 FT

- 1) A minimum of 10% of the total area must be kept in grass or other vegetation at all times during construction. (193-2337)
- 2) All construction and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 NATIONAL STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within 7 calendar days for all perimeter erosion control structures, dikes, perimeter slopes and all slopes greater than 2:1. Temporary stabilization with mulch alone can only be done when recommended seeding data do not allow for proper germination and establishment of grasses.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around these structures in accordance with the 1983 NATIONAL STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 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 NATIONAL STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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 10.88 Acres  
 Area Disturbed 3.50 Acres  
 Area to be roofed or paved 2.72 Acres  
 Total Cut 2.72 Acres  
 Total Fill 2.72 Acres  
 Net Change 0.00 Acres  
 Detrital water/borrow area 0.00 Acres
- 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 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 control, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be submitted until this initial approval by the inspection agency is made.
- 11) If houses are to be constructed on "A-Bottom" soils, at roadway, single lot sediment basins, an erosion sheet shall be implemented.
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale/dike/silt fence equals 0 L.F.



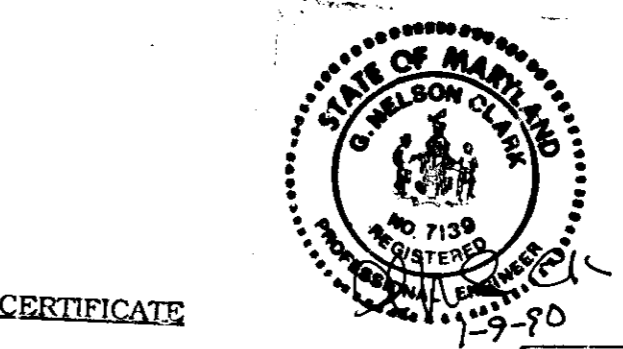
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Joyce M. Boudryperferon 6/8/90  
 COUNTY HEALTH OFFICER  
 APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 DIRECTOR 10.5.90  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Director 9/13/90  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Director 6-6-90

DEVELOPERS/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."  
 Signature of Developer/Builder: Christine A. Richards 1-10-90  
 Date: 1-10-90

Reviewed for HOWARD COUNTY  
 Name: John K. Robertson 5/13/90  
 Signature: [Signature]  
 Date: 5/13/90  
 U.S. Soil Conservation Service

ENGINEER'S CERTIFICATE  
 I hereby certify that this plan for Erosion and Sediment Control represents a professional engineering design and that the plan complies with the requirements of the Howard Soil Conservation District.  
 Signature: G. Nelson Clark  
 Date: 1-9-90

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: John K. Robertson 5/13/90  
 Date: 5/13/90



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS	
PROJECT: SEDIMENT & EROSION CONTROL PLAN LOTS 18 THRU 38	SCALE: 1" = 30'
SHEET: THE CLUSTERS	4 of 4
CHECKED: KIWM	DATE: JAN 1990
OWNER/BUILDER/DEVELOPER: Pedigord Property Dev. Corp. 8807 Main Street Ellicott City, Md. 21043	FILE NO.: 89-159 SE
SDP-90-125	

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

SINGLE LOT SEDIMENT CONTROL PLAN  
 NO SCALE