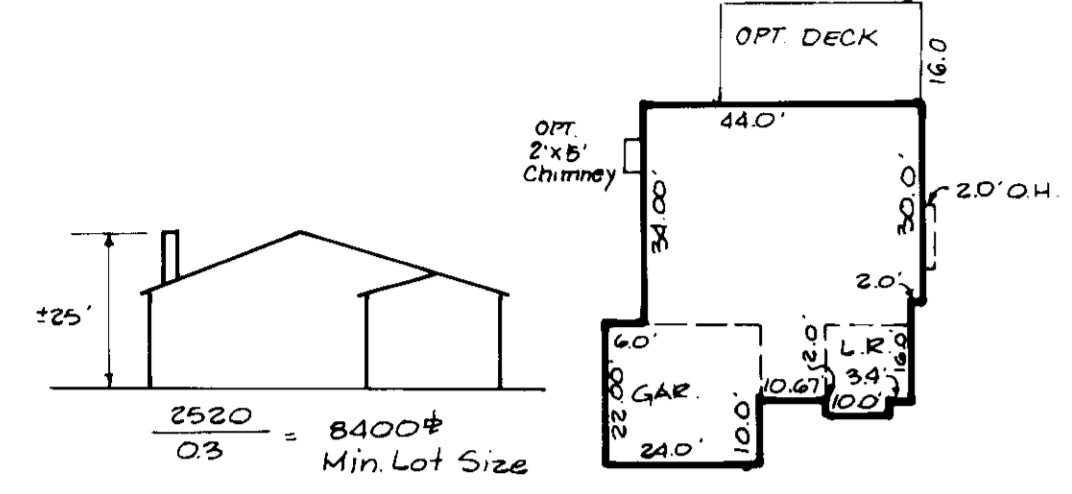
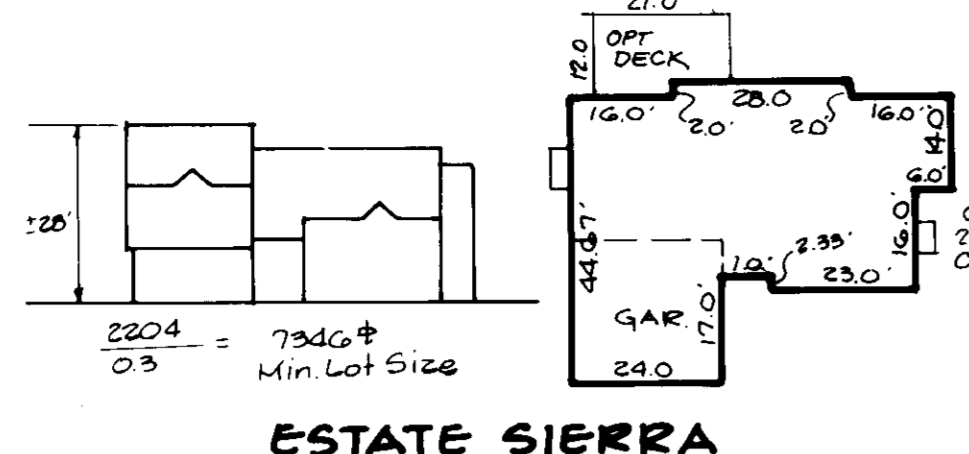


CALIFORNIA

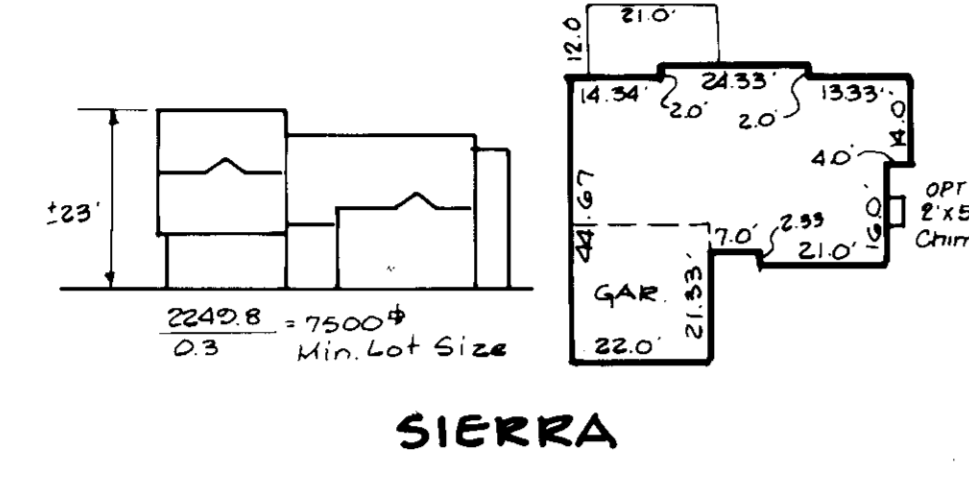


ESTATE PACIFICA

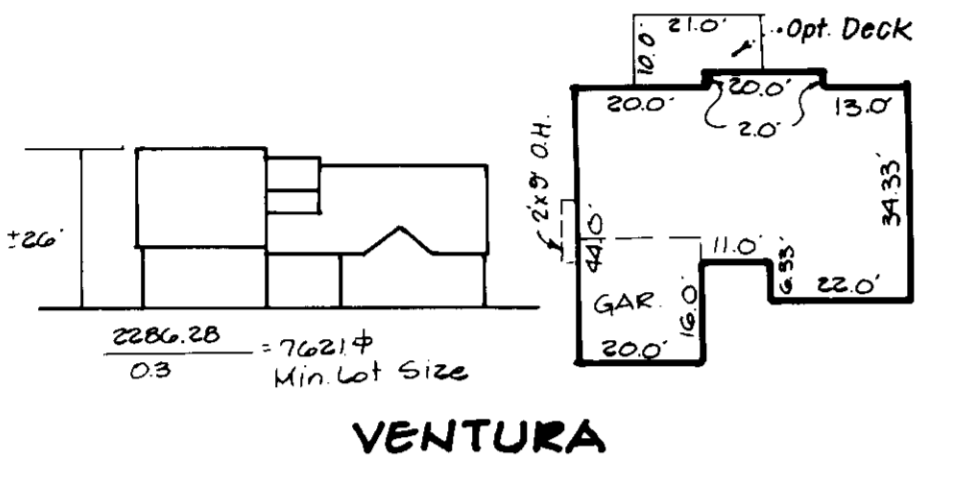
NOTE: All units have 10' Roof Eaves, front & rear.



ESTATE SIERRA



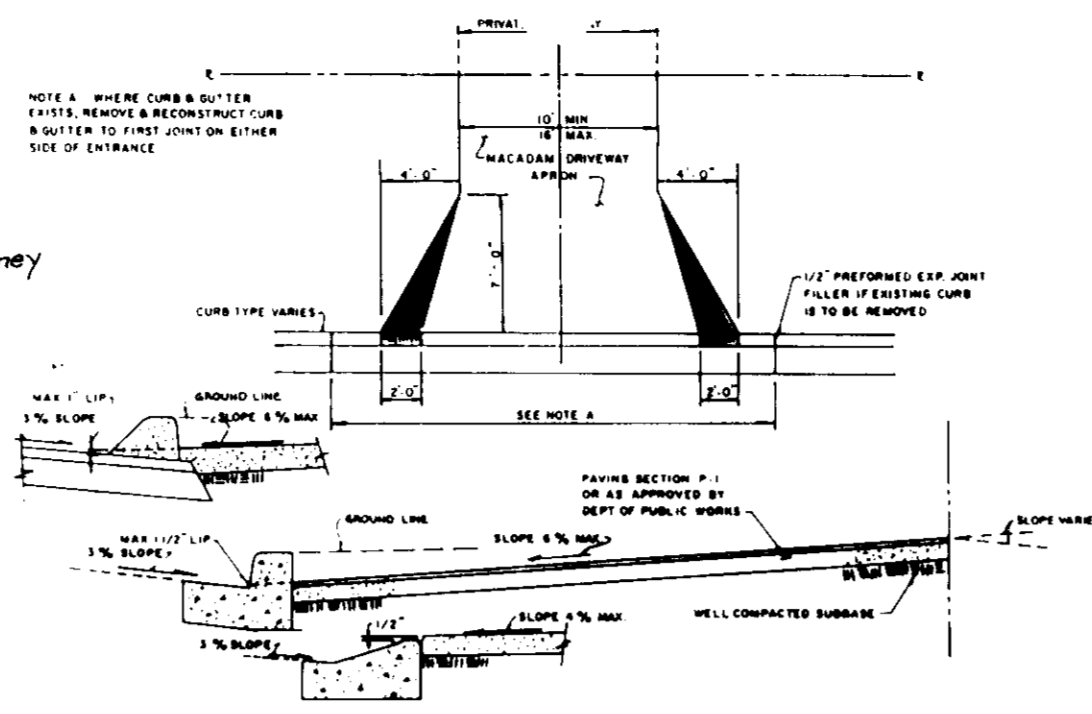
SIERRA



VENTURA

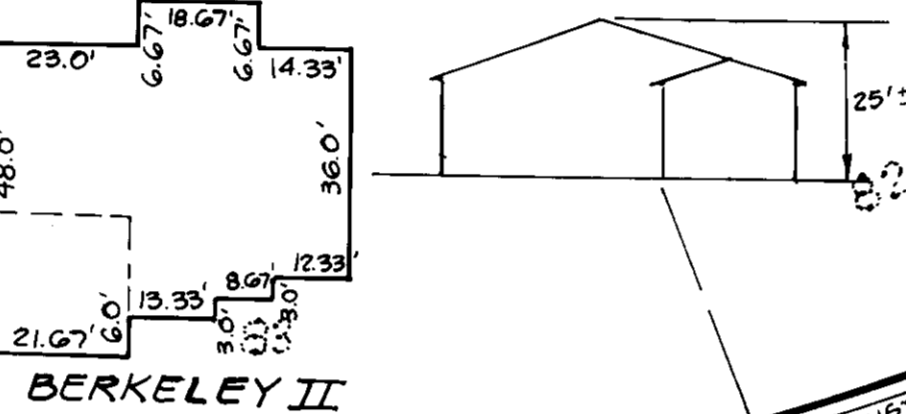
TYPICAL HOUSES

Scale: 1"=30'



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK

LOT	STREET ADDRESS
66	10664 Quarterstaff Road
67	10668
68	10672
69	10676
70	10680
71	10684
72	10688
73	10692
74	10696
75	10700
76	10704 Quarterstaff Road



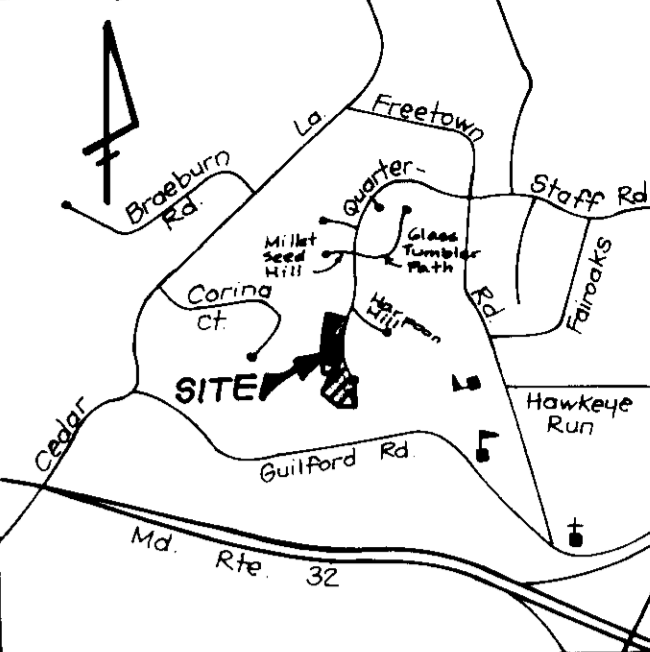
BERKELEY II

GENERAL NOTES

- 1 Subject property zoned SFLD per 8-2-85 Comprehensive Zoning Plan.
- 2 The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County Control Stations 2439001 and 244001.
- 3 All roadways are public.
- 4 Total area included in this submission: 186,206 sq ft or 4.2747 Ac.
- 5 Total number of lots: 11 single family Detached Units.
- 6 Any damage to county owned right-of-ways shall be corrected at the Developer's expense.
- 7 This subdivision is subject to Section 15.132.5 of the Howard County Code.
- 8 Reference plans S-88-115, P-88-76 and F-30-96, WP-88-71, PB Case 243.
- 9 The Contractor or Developer shall contact the Construction/Inspection Division, 24 hours in advance of commencement of work at 792-2630.
- 10 The existing topography shown was taken from road construction plans prepared by Whitman, Reardon & Associates, Inc. F-90-96.
- 11 Minimum Setback Restrictions from Property Lines and the Right-of-way of any Public Road or Street to be in accordance with the recorded Final Development Plan Criteria, Phase 305-3054A, 09/10/96.

SPECIAL NOTES

- 1 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.
- 2 Stormwater Management for this plan provided under F-90-96.
- 3 10 Tree maintenance easement on all road frontages.
- 4 Snow Fence shall be placed at the limit of disturbance where adjacent to existing trees to remain.



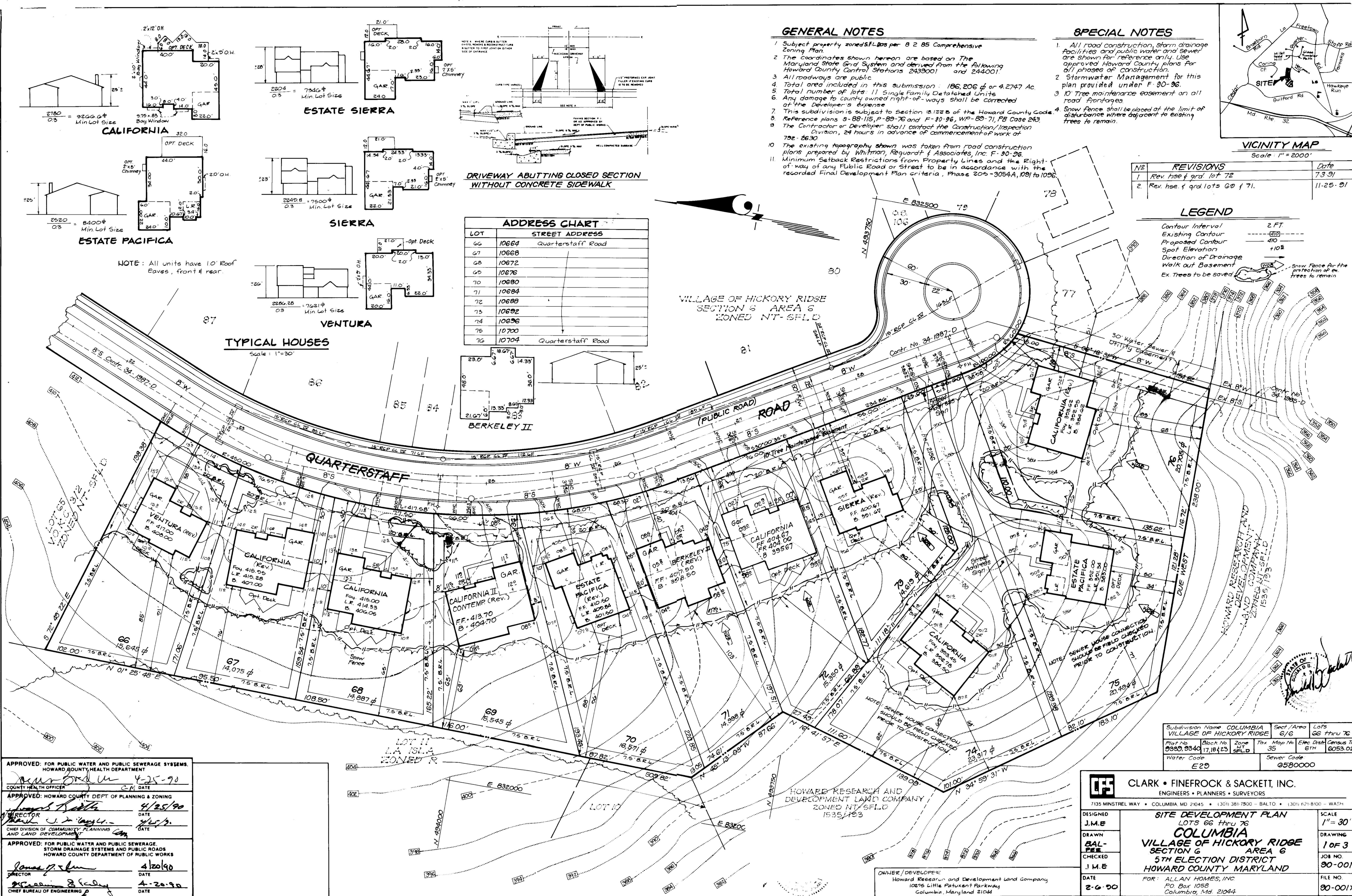
VICINITY MAP

Scale: 1"=2000'

NO	REVISIONS	Date
1	Rev. hse of qrd lot 72	7-3-91
2	Rev. hse of qrd lots 69 & 71.	11-25-91

LEGEND

- Contour Interval: 2 FT
- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: +10.2
- Direction of Drainage: (arrow)
- Walk out Basement: (dashed line)
- Ex Trees to be saved: (circle with 'X')
- Snow Fence for the protection of ex trees to remain: (line with 'X')



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

APPROVED: HOWARD COUNTY DEPT OF PLANNING & ZONING.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Subdivision Name	COLUMBIA VILLAGE OF HICKORY RIDGE	Section/Area	6/6	Lots	66 thru 76
Plot No.	9389, 9349	Block No.	17, 18, 23	Zone	SFLD
Water Code	E20	Tax Map No.	35	Elec Dist	67H
Sewer Code	G580000	Census Tr.	67H		6053.02

CLARK • FINEPROCK & SACKETT, INC.

ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (301) 621-8100 • WASH

DESIGNED: J.M.E.

DRAWN: BAL-PEE

CHECKED: J.M.E.

DATE: 2-6-90

SITE DEVELOPMENT PLAN

LOTS 66 thru 76

COLUMBIA

VILLAGE OF HICKORY RIDGE

SECTION 6 AREA 6

5TH ELECTION DISTRICT

HOWARD COUNTY MARYLAND

FOR: ALLAN HOMES, INC

PO Box 1058

Columbia, Md. 21044

SCALE: 1"=30'

DRAWING: 1 OF 3

JOB NO: 90-001

FILE NO: 90-001X

Reviewed for... **HOWARD** S.C.D.
 Name
 and meets Technical Requirements
 Signature: *James M. Holm* Date: **4/17/90**
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *[Signature]* Date: **4/17/90**

DEVELOPER'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 for the same.

Signature of Developer/Builder: *[Signature]* Date: **2-6-90**

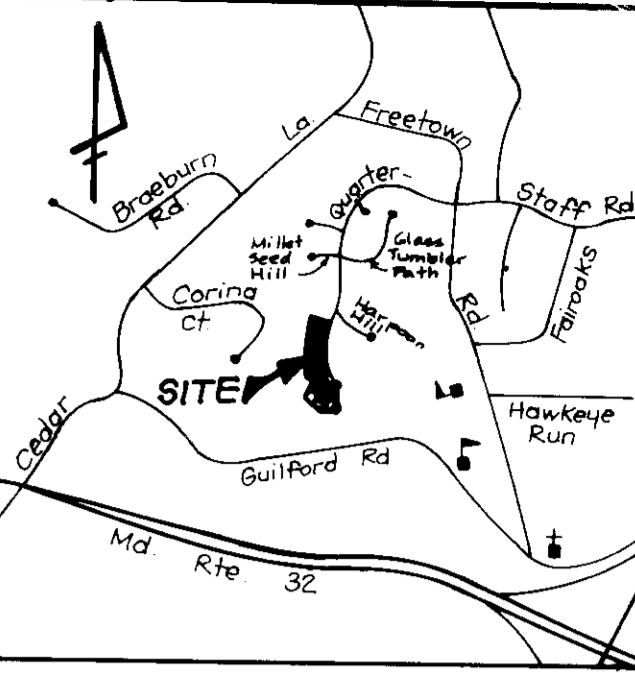
ENGINEER'S CERTIFICATE

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

Signature: *[Signature]* Date: **2/7/90**
 Richard J.H. Stepp

LEGEND - SEDIMENT & EROSION CONTROL

- ED (A-4) Stabilized Construction Entrance
- Earth Dike (Prop)
- Silt Fence
- Limit of Undisturbed Area
- Drainage Divide (Prop)
- Drainage Divide (Exist)
- Earth Dike (Exist - F-20-90)
- Silt Fence (Exist - F-20-90)

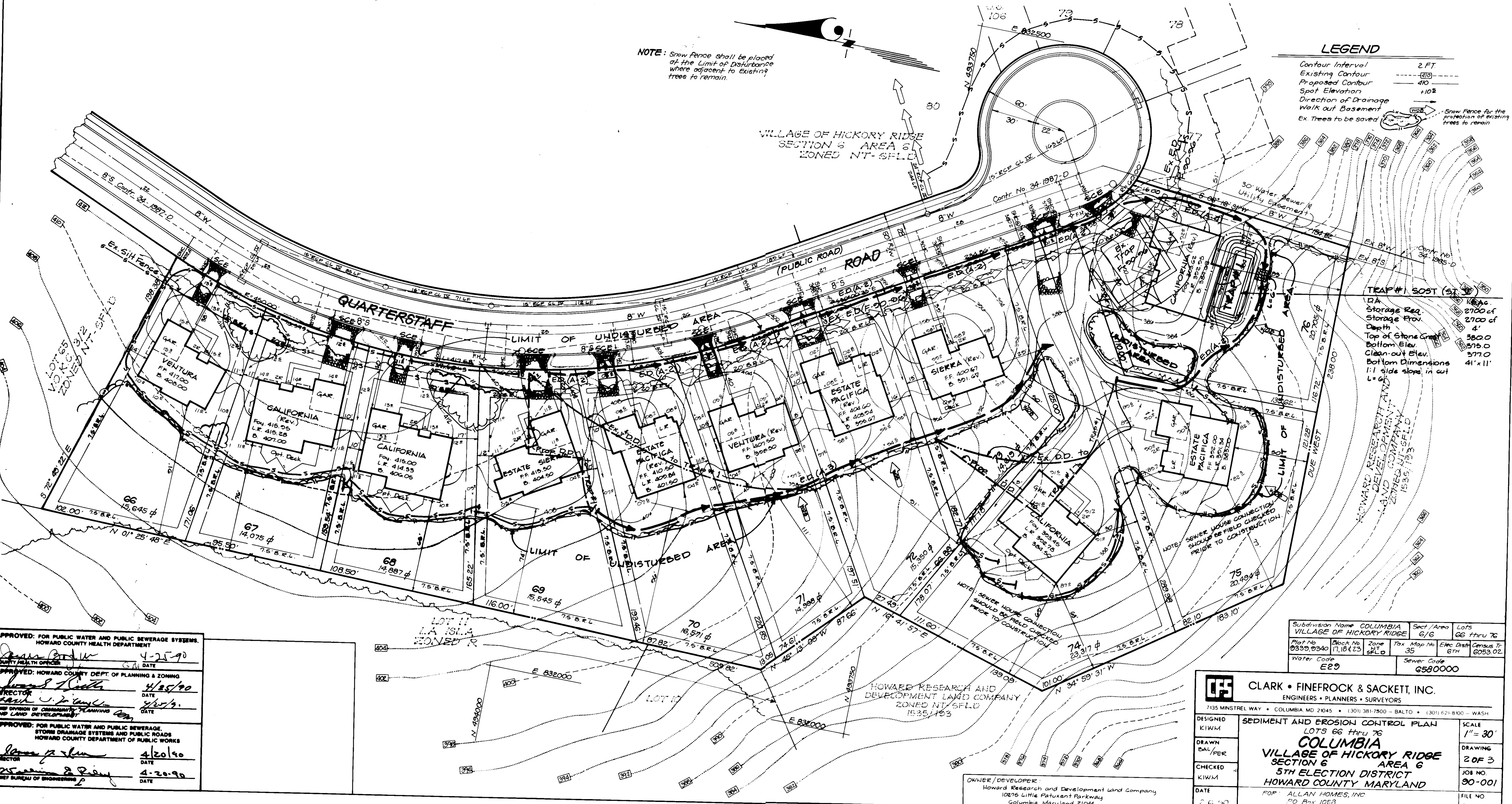


VICINITY MAP
 Scale: 1" = 2000'

NOTE: Snow Fence shall be placed at the Limit of Disturbance where adjacent to existing trees to remain.

LEGEND

- Contour Interval: 2 FT
- Existing Contour: *[Symbol]*
- Proposed Contour: *[Symbol]*
- Spot Elevation: +10.2
- Direction of Drainage: *[Symbol]*
- Walk out Basement: *[Symbol]*
- Ex. Trees to be saved: *[Symbol]*
- Snow Fence for the protection of existing trees to remain: *[Symbol]*



TRAP #1, SOST (ST. 3)

DA Storage Req.	2700 cf
Storage Prov.	2700 cf
Depth	4'
Top of Stone Creek	380.0
Bottom Elev.	375.0
Clean-out Elev.	377.0
Bottom Dimensions	41' x 11'
1:1 side slope in cut	L: 6'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 Director: *[Signature]* Date: **4-25-90**

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *[Signature]* Date: **4/25/90**

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* Date: **4/20/90**

Director: *[Signature]* Date: **4-20-90**

Subdivision Name	COLUMBIA VILLAGE OF HICKORY RIDGE	Sect./Area	G/6	Lots	66 thru 76
Plot No.	0339, 0340	Block No.	17, 18, 23	Zone	SFLD
Water Code	E29	Tax Map No.	35	Elec. Dist.	6TH
				Census Tr.	6053.02
		Sewer Code	G580000		

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

DESIGNED: KIWM
 DRAWN: BAL/PER
 CHECKED: KIWM
 DATE: 7-6-90

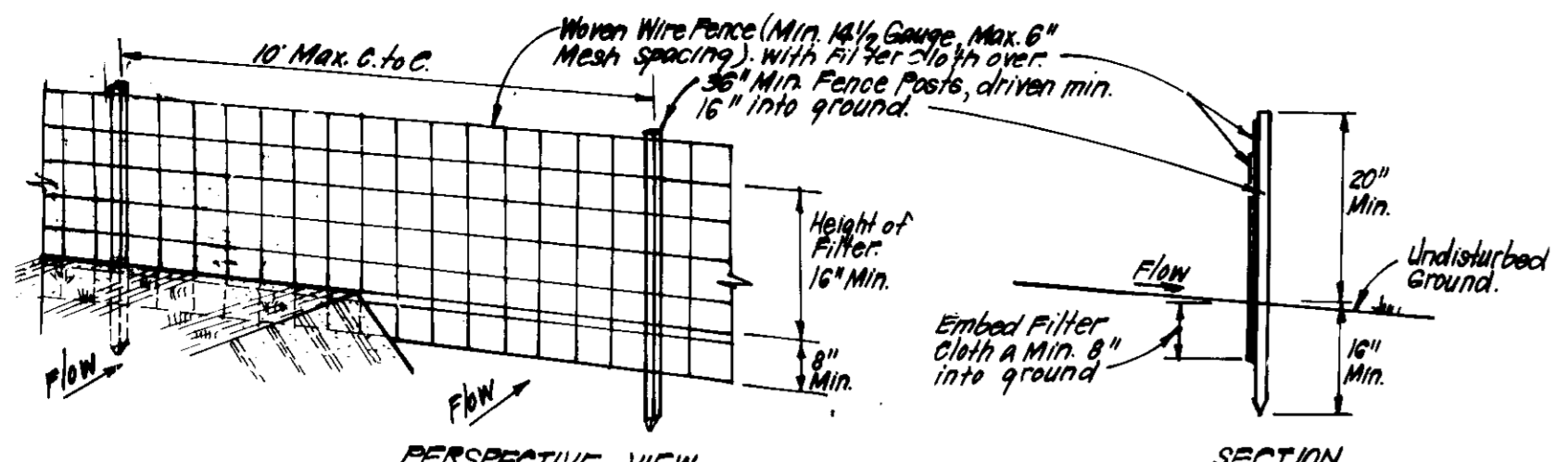
SEDIMENT AND EROSION CONTROL PLAN
 LOTS 66 THRU 76
COLUMBIA VILLAGE OF HICKORY RIDGE
 SECTION 6 AREA 6
 5TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

SCALE: 1" = 30'
 DRAWING: 2 OF 3
 JOB NO.: 90-001
 FILE NO.: 90-00196

OWNER/DEVELOPER:
 Howard Research and Development Land Company
 10015 Little Patuxent Parkway
 Columbia, Maryland 21044

FOR: ALLAN HOMES, INC.
 PO Box 1058
 Columbia, MD 21044

S.D.P. 90-145

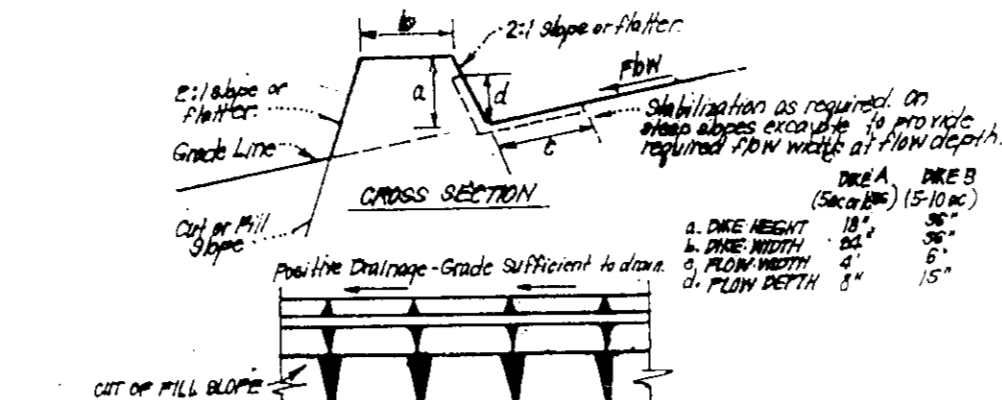
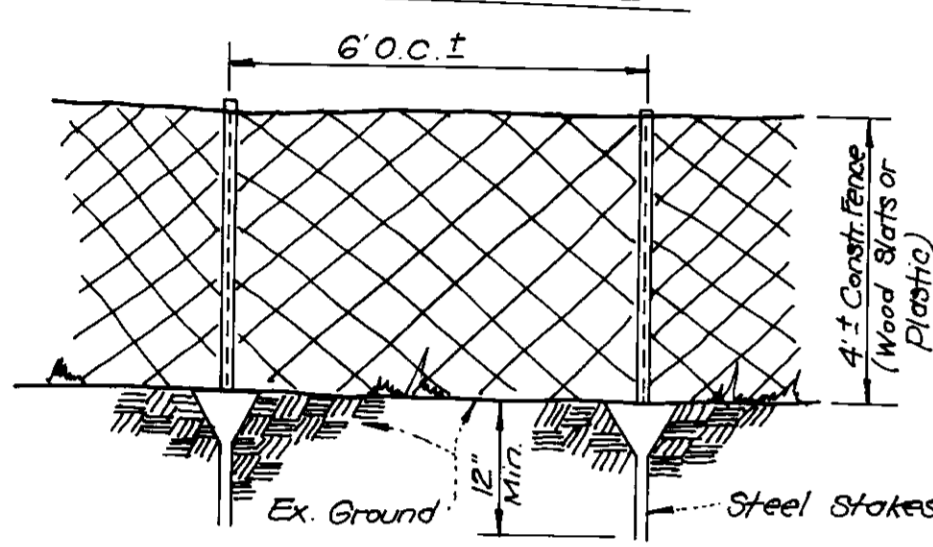


PERSPECTIVE VIEW
CONSTRUCTION SPECIFICATIONS:
 1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 3. When 2 sections of filter cloth adjoin each other they shall be overlapped top 6" and 6" folded.
 4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.

SECTION
 Posts: Steel, either T or U Type or 2" Hardwood
 Fence: Woven Wire, 1 1/2 Gauge
 Filter Cloth: Filter X, Mifra 100X, Stabilinka, T140N or Approval equal
 Prefabricated Units: Geotex, Envirofence, or Approval equal

SILT FENCE DETAIL (S)
 NO SCALE

TYPICAL TREE PROTECTION FENCE DETAIL



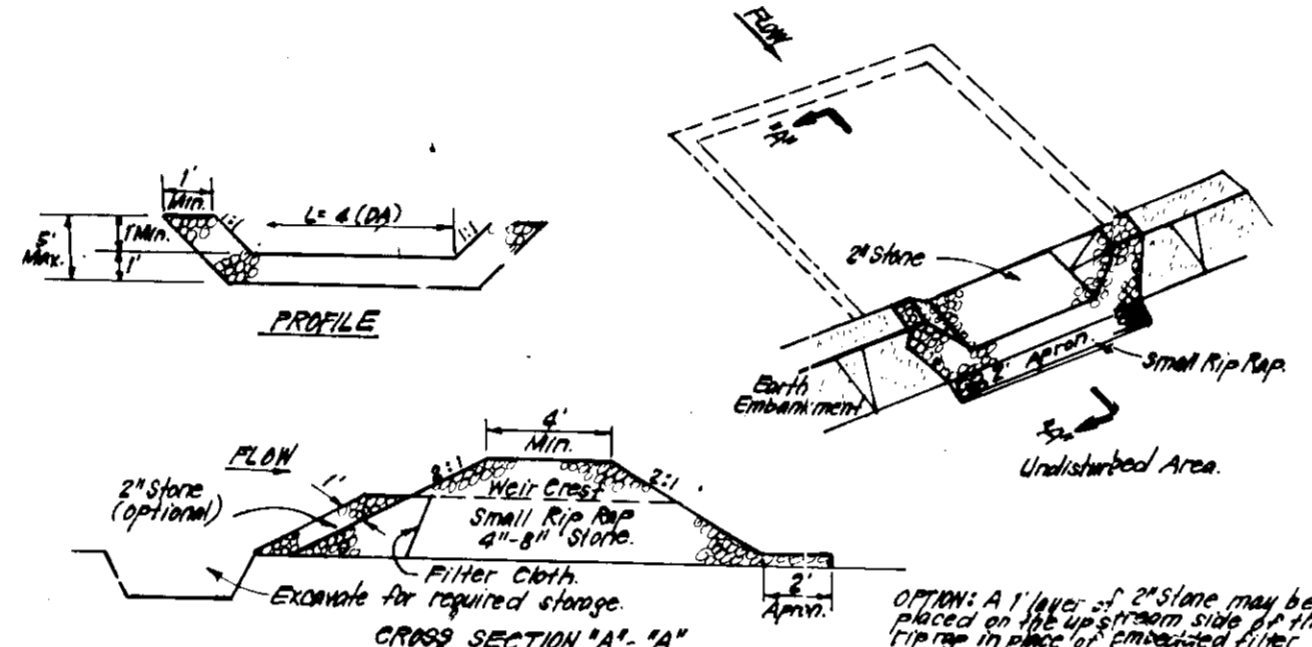
CONSTRUCTION SPECIFICATIONS:
 1. All dikes shall be constructed by earth-moving equipment.
 2. All dikes shall have positive drainage to an outlet.
 3. Top width may be wider and side slopes may be flatter if desired, to facilitate cleaning by construction vehicles.
 4. Proper location should be required to utilize a stabilized earth dike.
 5. Earth dikes shall have an outlet that functions with a minimum of ground water. Outlet shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
 6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) flow channel as per chart below.

TYPE OF CHANNEL	DIKE A	DIKE B
1. 2'-3' Deep	Seed & Straw Mulch	Seed & Straw Mulch
2. 3'-5' Deep	Seed & Straw Mulch	Seed & Straw Mulch
3. 5'-8' Deep	Seed & Straw Mulch	Seed & Straw Mulch
4. 8'-10' Deep	Seed & Straw Mulch	Seed & Straw Mulch
5. 10'-12' Deep	Seed & Straw Mulch	Seed & Straw Mulch

FLOW CHANNEL STABILIZATION

A dike to be 24" stone or recycled concrete equivalent in a layer at least 3" thick and to be placed in a layer at least 12" thick pressed into soil.
 B. Rip mat to be 4" x 8" in a layer at least 12" thick pressed into soil.
 C. Approved equivalents can be substituted for any of the above materials.
 7. Periodic inspection and required maintenance must be provided after each rain.

EARTH DIKE DETAIL (E.D.)
 NO SCALE



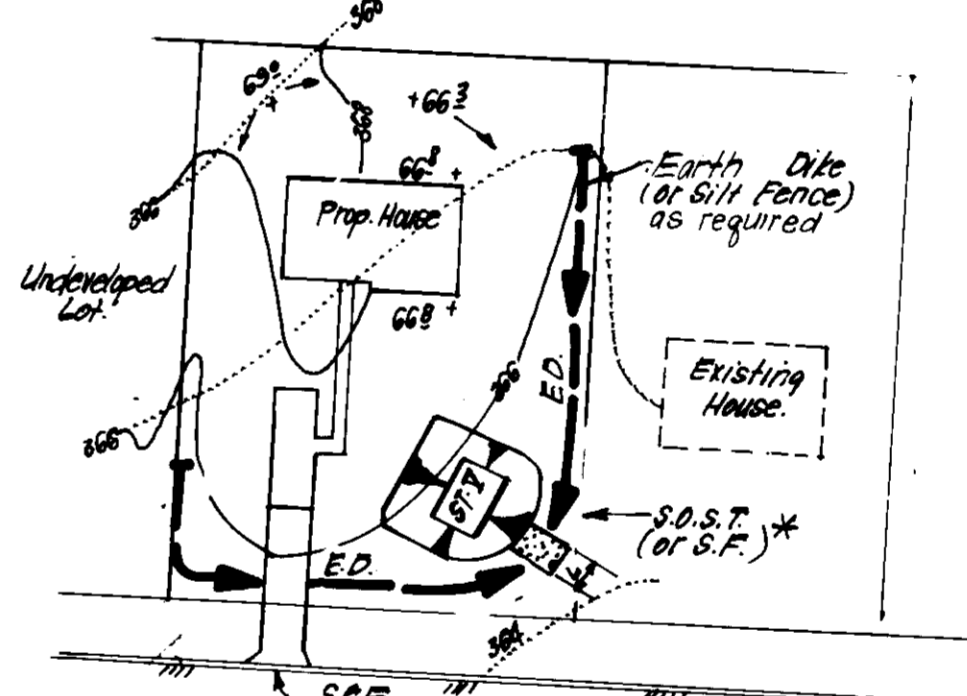
CONSTRUCTION SPECIFICATIONS:
 1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The soil area shall be compacted.
 2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by tamping with equipment while it is being constructed.
 3. All cut and fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small rip rap 4"-8" along with 1" thickness of 2" appropriate placed on the up-slope side on the small rip rap or stabilized filter cloth in the rip rap.
 5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
 6. The structure shall be inspected after each rain and repairs made as needed.
 7. Construction operations shall be stopped out in each storm when erosion and water pollution is minimized.
 8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STONE OUTLET SEDIMENT TRAP (S.O.S.T.) STV.
 NO SCALE

CONSTRUCTION SEQUENCE

Activity	# of Days
A. Obtain Grading Permit, Install Sediment & Erosion Control Devices and Stabilize.	7
* B. Excavate for Foundations, Rough Grade and Temporarily Stabilize.	30
C. Construct Structures, Sidewalks and Driveways	120
D. Final Grade and Stabilize in accordance with Stds. & Specs.	30
E. Upon approval of the Sediment Control Inspector, remove Sediment & Erosion Controls and Stabilize.	7

* Delay construction of house on Lot 76 until Trap #1 is removed.



*** 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.

W.S.D.S.T. (S.T.V.)	Lot 16-12
Lot Size	5.3
Prop. House	3.8
Prop. Length	26.5
Prop. Width	11.8
Lot Area	118.8

+ can be adjusted in field, but bottom area must be as given or greater.

SINGLE LOT SEDIMENT CONTROL PLAN
 NO SCALE

SEDIMENT CONTROL NOTES

- 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)
- 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.
- 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.
- 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.
- 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) soil (Sec. 54), temporary seeding (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.
- 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.
- Site Analysis:

Total Area of Site	4.274 Acres
Area Disturbed	2.48 Acres
Area to be roofed or paved	0.08 Acres
Area to be vegetatively stabilized	1.50 Acres
Total Cut	12.21 Cu. yds
Total Fill	22.85 Cu. yds
Offsite waste/borrow area location	Undetermined
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DEW sediment control Inspector.
- 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.
- If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
- All pipes to be blocked at the end of each day (see detail below). N/A
- The total amount of straw bale dikes/silt fence equals 885 L.F.

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 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square 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).
- 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 as soon as possible in the spring. 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 or 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 reseedsings.

TEMPORARY SEEDING NOTES

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

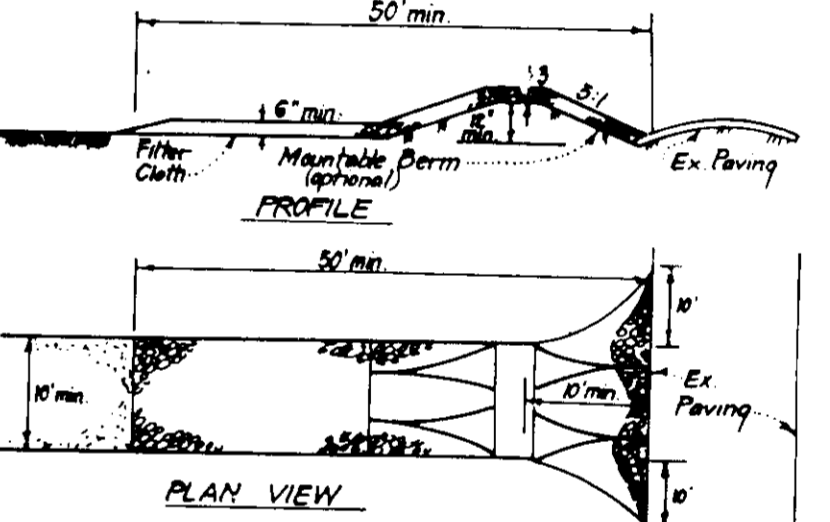
Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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 15 thru November 15, seed with 25 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.



CONSTRUCTION SPECIFICATIONS:

- Stone size - Use 2" stone, or recycled or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than 16 inches.
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
- 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.
- Surface Water - All surface water flowing or diverted toward construction site shall be piped across the entrance. If piping is impractical, a main entrance shall be provided with 5' steps will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repairs and/or cleanup of any material which is tracked onto public rights-of-way must be removed immediately.
- 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.
- Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
 NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] 4-25-90
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: [Signature] 4/23/90
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: [Signature] 4/23/90
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] 4/20/90
 CHIEF BUREAU OF ENGINEERING: [Signature] 4-20-90

Reviewed for HOWARD COUNTY and meets Technical Requirements
 Signature: [Signature] Date: 4/17/90
 U.S. Soil Conservation Service

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 process 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 inspections by the Howard Soil Conservation District or their authorized representatives as deemed necessary.
 Signature: [Signature] Date: 2-6-90

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.
 Signature: [Signature] Date: 2-7-90
 Richard J.H. Stepp



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

DESIGNED KIWM	SEDIMENT AND EROSION CONTROL PLAN-DETAILS LOTS 66 THRU 76 COLUMBIA VILLAGE OF HICKORY RIDGE SECTION G, AREA G 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE AS SHOWN
DRAWN PER		DRAWING 3 of 3
CHECKED KIWM		JOB NO 90-001
DATE 2-6-90		FILE NO 90-001-SE
FOR: ALLAN HOMES, INC P.O. BOX 1058 COLUMBIA, MD 21044		

S.D.P. 90-145