

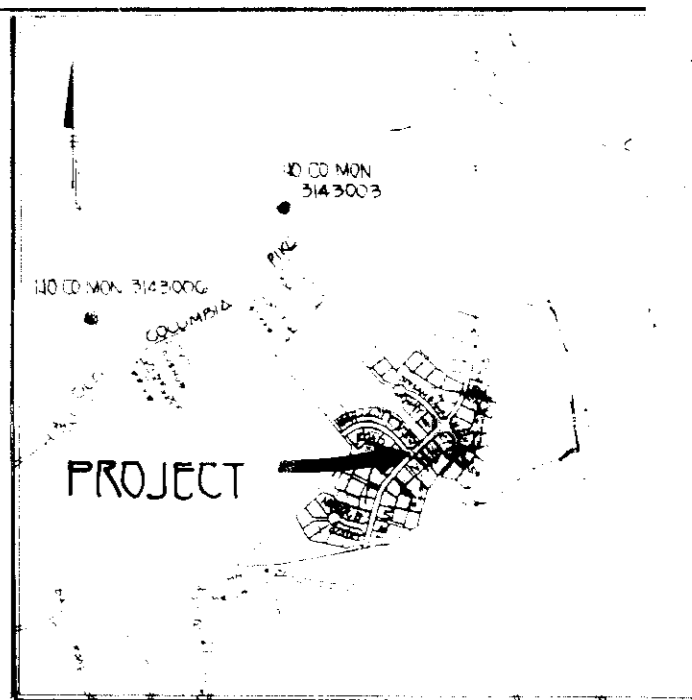
LOT NO.	LOT SIZE	HOUSE SIZE	BUILDING COVERAGE	MIN. CELLAR EL.	STREET ADDRESS
1	10,181	1,925	19%	352.8	8500 NICOLE CT.
2	9,499	1,654	17%	353.7	8504 NICOLE CT.
3	9,064	1,472	16%	354.9	8508 NICOLE CT.
4	9,091	1,586	17%	353.6	8512 NICOLE CT.
5	10,102	1,472	15%	354.1	8516 NICOLE CT.
6	10,462	1,925	18%	355.5	8520 NICOLE CT.
7	8,620	1,586	18%	354.1	8524 NICOLE CT.
8	7,406	1,472	20%	355.2	8528 NICOLE CT.
9	7,826	1,586	20%	354.2	8532 NICOLE CT.
10	9,944	1,925	19%	349.5	8536 NICOLE CT.
11	8,200	1,654	20%	347.3	8540 TRAIL VIEW DR.
12	8,500	1,654	19%	347.3	8544 TRAIL VIEW DR.
13	7,575	1,586	21%	345.1	8548 TRAIL VIEW DR.
14	9,583	1,586	17%	345.3	8552 TRAIL VIEW DR.
15	11,922	1,925	16%	346.3	8556 TRAIL VIEW DR.
16	6,724	1,472	22%	350.1	8560 TRAIL VIEW DR.
17	8,462	1,472	17%	352.3	8564 TRAIL VIEW DR.

LEGEND

--- EXISTING CONTOUR 2' INTERVAL
 --- EXISTING CONTOUR 10' INTERVAL
 --- PROPOSED CONTOUR 2' INTERVAL
 --- PROPOSED CONTOUR 10' INTERVAL
 --- SPOT ELEVATION
 --- PROPOSED WALKOUT
 --- PROPOSED TREE PROTECTION FENCE
 --- FIRST FLOOR ELEVATION
 --- BASEMENT ELEVATION

PLANT LIST

KEY	QUANTITY	BOTANICAL COMMON NAME	TRADE NAME	SIZE
EA	20	PLUM-YMUS ALATA COMPACTUS DWARF WINGED EUNYMIUS		18" - 24"
BT	22	BERKHOFF THUNDERBOLT JAPANESE BARDERBY		15" - 24"



NOTE:
 EXISTING GROUND SHOWN ON THIS SITE DEVELOPMENT PLAN REFLECTS THE MASS GRADING AS SHOWN ON P 12-151. THE EXISTING GROUND SHOWN DOES NOT TAKE CREDIT TOWARDS CREATED STEEP SLOPES.
 CREDITED TOWARDS CREATED STEEP SLOPES ARE SHOWN ON THIS SITE DEVELOPMENT PLAN.

LOT	PERCENT	LOT AREA	STEEP SLOPES AREA	NET AREA
4	9.7%	9,091SP	885SP	8,206SP
5	9.4%	10,102SP	949SP	9,153SP
6	3.3%	10,462SP	347SP	10,115SP
13	8.0%	8,652SP	691SP	7,961SP
15	9.8%	7,938SP	781SP	7,157SP
16	9.1%	8,520SP	771SP	7,749SP
21	9.6%	8,956SP	837SP	8,119SP
24	10%	11,025SP	1,123SP	9,902SP
25	9.6%	8,500SP	816SP	7,684SP
26	8.1%	10,788SP	872SP	9,916SP
27	9.0%	10,215SP	921SP	9,294SP
28	6.5%	7,741SP	502SP	7,239SP
29	5.2%	7,551SP	398SP	7,153SP
34	4.0%	8,916SP	349SP	8,567SP
35	7.1%	10,560SP	753SP	9,807SP
59	7.1%	9,350SP	663SP	8,687SP
62	6.1%	10,095SP	614SP	9,481SP
63	10%	7,800SP	744SP	7,056SP
69	10%	14,722SP	1,465SP	13,257SP
73	4.0%	8,500SP	342SP	8,158SP
74	9.2%	7,575SP	698SP	6,877SP

NOTE:
 COLUMN TWO REPRESENTS A PERCENTAGE OF CREATED STEEP SLOPES PER LOT AREA (10% MAXIMUM ALLOWED PER SUBDIVISION REGULATION)

ZONED R-ED
 IMG INVESTMENT
 ASSOCIATES II INC.
 L 1724 F 347

DILT FENCE TO BE INSTALLED AFTER TRAP IS REMOVED. DILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION ON LOT 5.

8-4-92

NOTE:
 CONSTRUCTION OF HOUSE ON LOT 5 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT TRAP ON THIS LOT CAN BE REMOVED OR REGRADED DUE TO THE STABILIZED UPSTREAM AREA AND PERMISSION IS GRANTED BY EROSION AND SEDIMENT CONTROL INSPECTOR TO REMOVE TRAP

ZONED R-ED
 CAPLAN'S PROPERTY
 OPEN SPACE
 LOT 102
 PLAT

NOTE:
 CONTRACTOR TO INSTALL TREE PROTECTION FENCE AT DRIP LINE OF EXISTING TREES

ZONED R-ED
 THE TOWNHOMES OF TIMBERLAND
 OPEN SPACE
 LOT 107
 PLAT 7207 & 7211

MINIMUM LOT SIZE CHART

LOT NO.	TOTAL AREA S.F.	PIPE STEM S.F.	NET AREA S.F.
5	10101	1444	8657
7	8619	776	7843
23	13159	1925	11234
24	11025	1500	9525
46	12256	2404	9852
100	13463	1967	11496

5	03-11-93	MODEL REVISION LOT 11
6	12-25-92	MODEL REVISION LOT 73

REVISIONS

NUMBER	DATE	DESCRIPTION
1	11-12-92	MODEL REVISION LOT 5
2	11-12-92	MODEL REVISION LOT 4
3	10-16-92	MODEL REVISION LOT G

SHEET INDEX

SHEET	DESCRIPTION
1	PLAN VIEW LOTS 1-11 AND 73
2	PLAN VIEW LOTS 12-20 AND 74
3	PLAN VIEW LOTS 21-34
4	PLAN VIEW LOTS 35-47
5	PLAN VIEW LOTS 48-59 AND 100
6	PLAN VIEW LOTS 60-72 AND 75 DETAILS

OWNER AND DEVELOPER
 PULTE HOME CORPORATION
 SUITE K 1501 S. EDGEWOOD STREET
 BALTIMORE, MARYLAND 21227

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

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.

Chad A. Fisher
 SIGNATURE OF ENGINEER
 8/10/92
 DATE

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 DEPARTMENT OF THE ENVIRONMENT 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.

Nicholas Fitzgerald
 SIGNATURE OF DEVELOPER
 8/11/92
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Helm
 SIGNATURE
 8/18/92
 DATE

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

John R. Robertson
 SIGNATURE
 8/19/92
 DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

Anna Holomah
 PLANNING DIRECTOR
 9/16/92
 DATE

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

James P. Jones
 HEALTH OFFICER
 9-14-92
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

Ramon A. Lewis
 DIRECTOR, PUBLIC WORKS
 9/8/92
 DATE

Elizabeth Anderson Calia
 CHIEF, BUREAU OF ENGINEERING M.K.
 9/1/92
 DATE

SUBDIVISION: CAPLAN'S PROPERTY
 BLOCK NO.: 12
 ZONE: R-ED
 TAX/ZONE: 1-170-711-100
 ELEC. DIST.: 2
 CENSUS TR.: 4023
 WATER CODE: F-04
 SEWER CODE: 1400500

SITE DEVELOPMENT PLAN
CAPLAN'S PROPERTY
 LOTS 1-70 AND 71-100

TAX MAP 29 PARCELS 30, 30A PART OF 218 ZONED R-ED
 CHS COLLECTION DISTRICT HOWARD COUNTY MARYLAND
 SCALE: 1" = 30'
 5-89-23 P-89-71 F-90-155
 DATE: JULY 9, 1992
 SHEET 1 OF 6

LEGEND

- EXISTING CONTOUR 2' INTERNAL
- EXISTING CONTOUR 10' INTERNAL
- PROPOSED CONTOUR 2' INTERNAL
- PROPOSED CONTOUR 10' INTERNAL
- + 02.4 SPOT ELEVATION
- (M) PROPOSED WALKOUT
- FF PROPOSED TREE PROTECTION FENCE
- FF FIRST FLOOR ELEVATION
- DE BASEMENT ELEVATION

REVISION		
NO.	DATE	DESCRIPTION
1	2/17/92	REVISED MODEL ON LOT 10
2	7-7-92	REVISED MODEL ON LOT 10
3	7-9-92	REVISED MODEL ON LOT 19

NOTE:
CONSTRUCTION OF HOUSES ON LOT 67 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT TRAP ON THOSE LOTS CAN BE REMOVED OR REGRADED DUE TO THE STABILIZED EROSION AREAS AND PERMISSION IS GRANTED BY PROVISION OF SEDIMENT CONTROL INSPECTOR TO REMOVE TRAPS.

NOTE:
CONTRACTOR TO INSTALL TREE PROTECTION FENCE BY DRILLING OF EXISTING TREES.

EX 20 PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA. LOTS 65-66 MAINTENANCE AGREEMENT RECORDED IN LIBER 7570 FOLIO 435.

ZONED R-ED
CAPLAN'S PROPERTY
OPEN SPACE
LOT 105

EX 20 PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA. LOTS 67-71 MAINTENANCE AGREEMENT RECORDED IN LIBER 2576 FOLIO 435.

THE OPEN SPACES LOT 107 AND 110 ZONED R-ED FLAT 7011
OF THE TOWNHOMES OF TIMBERLAND

ZONED R-ED
IMG INVESTMENT
ASSOCIATES II LTD
L 1924 F. 347

LANDSCAPE LEGEND

- (C) DOUBLE ROW WHITE PINES (MILLS SYDROBUS) 6'-0" MIN. HT. STAGGERED 10' O.C. PROPOSED 10' O.C.
- (S) STREET TREE: WASHINGTON HONEYLOC (CRATAEGUS PHAENOPYNUM) SEE F. 72-151
- (M) STREET TREE: SUGAR MAPLE (ACER SACCCHARUM) SEE F. 72-151

ZONED R-ED
CAPLAN'S PROPERTY
OPEN SPACE
LOT 102

8-4-92

LOT NO.	LOT SIZE	HOUSE SIZE	BUILDING COVERAGE	MIN. CELLAR EL.	STREET ADDRESS
12	8,230	1,654	20%	343.5	8544 TRAIL VIEW DR.
13	8,652	1,586	18%	334.6	8548 TRAIL VIEW DR.
14	8,658	1,925	22%	334.7	8552 TRAIL VIEW DR.
15	7,937	1,472	19%	324.6	8556 TRAIL VIEW DR.
16	8,520	1,586	19%	323.6	8560 TRAIL VIEW DR.
17	9,784	1,925	20%	337.4	8564 TRAIL VIEW DR.
18	8,681	1,654	19%	331.9	8568 TRAIL VIEW DR.
19	9,488	1,654	17%	329.6	8572 TRAIL VIEW DR.
20	8,586	1,925	22%	310.5	8505 ELLICOTT VIEW RD.
21	8,956	1,472	16%	289.6	8513 ELLICOTT VIEW RD.
22	8,687	1,925	22%	293.0	8517 ELLICOTT VIEW RD.
23	13,159	1,586	12%	310.1	8509 ELLICOTT VIEW RD.
65	8,500	1,654	19%	327.2	8573 TRAIL VIEW DR.
66	10,274	1,586	15%	328.3	8569 TRAIL VIEW DR.
67	10,644	1,654	16%	329.9	8561 TRAIL VIEW DR.
68	8,471	1,925	23%	329.8	8565 TRAIL VIEW DR.
69	14,722	1,925	13%	332.3	8557 TRAIL VIEW DR.
70	7,777	1,654	21%	337.0	8553 TRAIL VIEW DR.
71	7,691	1,586	21%	337.1	8549 TRAIL VIEW DR.
72	8,283	1,472	18%	343.7	8545 TRAIL VIEW DR.



OWNER AND DEVELOPER
FOLTE HOME CORPORATION
SUITE K 1501 S. EDGEWOOD STREET
BALTIMORE, MARYLAND 21227

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

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.

Clifford C. Fisher
SIGNATURE OF ENGINEER
8/10/92
DATE

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 DEPARTMENT OF THE ENVIRONMENT 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.

Michael A. Caplan
SIGNATURE OF DEVELOPER
8/18/92
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Helm
8/18/92
DATE

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

John K. Koberstein
8/18/92
DATE

APPROVED DEPT. OF PLANNING AND ZONING

James M. Helm
9/17/92
DATE

Shirley Helms
9/16/92
DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

James M. Helm
9-14-92
DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

James M. Helm
9/8/92
DATE

Shirley Helms
9/16/92
DATE

SUBDIVISION: CAPLAN'S PROPERTY
SECTION/AREA: 1-70, 71-100
LOT NO: 1028
PLAT NO: 13
BLOCK NO: 13
ZONE: R-ED
TAX/ZONE: 25
ELEC. DIST: 2
CENSUS TR: 6028
WATER CODE: F-04
SEWER CODE: 1400500

SITE DEVELOPMENT PLAN
CAPLAN'S PROPERTY
LOTS 1-70 AND 71-100

TAX MAP 25 PARCELS 30, 621 PART OF 278 ZONED R-ED
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: JULY 5, 1992
9-89-71 F-70-195
SHEET 2 OF 2

LOT NO.	LOT SIZE	HOUSE SIZE	BUILDING COVERAGE	MIN. CELLAR FL.	STREET ADDRESS
35	10,560	1,925	18%	271.5	8536 STREAMBANK WAY
36	9,100	1,925	21%	261.3	8532 STREAMBANK WAY
37	8,485	1,654	19%	285.3	8528 STREAMBANK WAY
38	8,114	1,472	18%	293.4	8524 STREAMBANK WAY
39	9,130	1,586	17%	296.4	8520 STREAMBANK WAY
40	10,195	1,654	16%	296.2	8516 STREAMBANK WAY
41	8,664	1,586	18%	294.7	8512 STREAMBANK WAY
42	8,673	1,472	17%	301.9	8508 STREAMBANK WAY
43	8,853	1,654	19%	306.3	8504 STREAMBANK WAY
44	9,472	1,472	16%	311.4	8500 TRAIL VIEW DR.
45	8,081	1,596	20%	317.6	8592 TRAIL VIEW DR.
46	12,256	1,925	16%	312.0	8600 TRAIL VIEW DR.
47	9,759	1,654	17%	313.9	8596 TRAIL VIEW DR.

REVISION		
No.	DATE	DESCRIPTION
1	2-3-95	REV. 1156 & PERL ON LOT 35

NOTE:
CONSTRUCTION OF HOUSES ON LOTS 35, 36 AND 39 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT TRAPS ON THOSE LOTS CAN BE REMOVED OR GRADED DUE TO THE STABILIZED UPSTREAM AREA AND PERMISSION IS GRANTED BY EROSION AND SEDIMENT CONTROL INSPECTOR TO REMOVE TRAPS

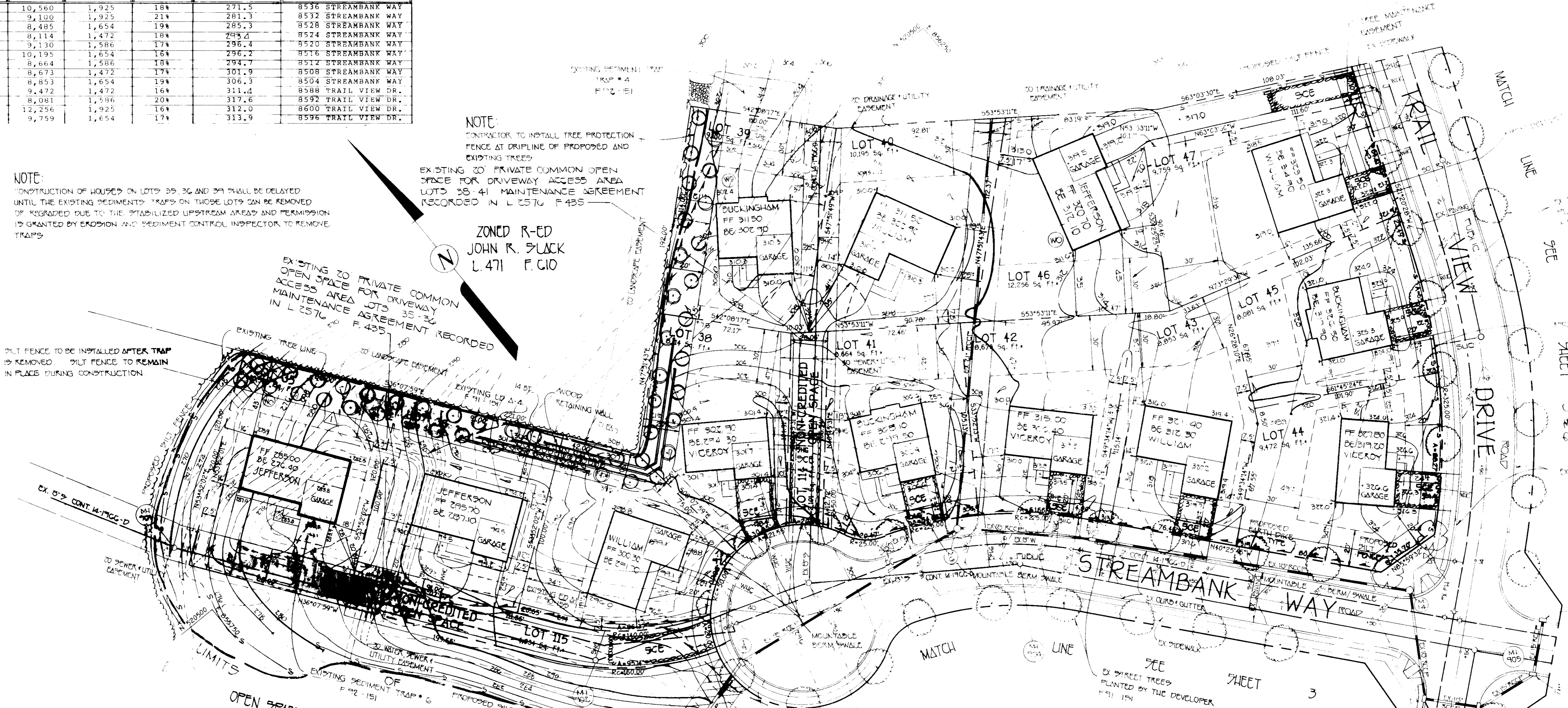
NOTE:
CONTRACTOR TO INSTALL TREE PROTECTION FENCE AT DRIPLINE OF PROPOSED AND EXISTING TREES

EXISTING 30' PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA LOTS 38-41 MAINTENANCE AGREEMENT RECORDED IN L 2576 F. 435

ZONED R-ED
JOHN R. SLACK
L. 471 F. 610

EXISTING 30' PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA LOTS 35-38 MAINTENANCE AGREEMENT RECORDED IN L 2576 F. 435

DRIFT FENCE TO BE INSTALLED AFTER TRAP IS REMOVED. DRIFT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION



LEGEND

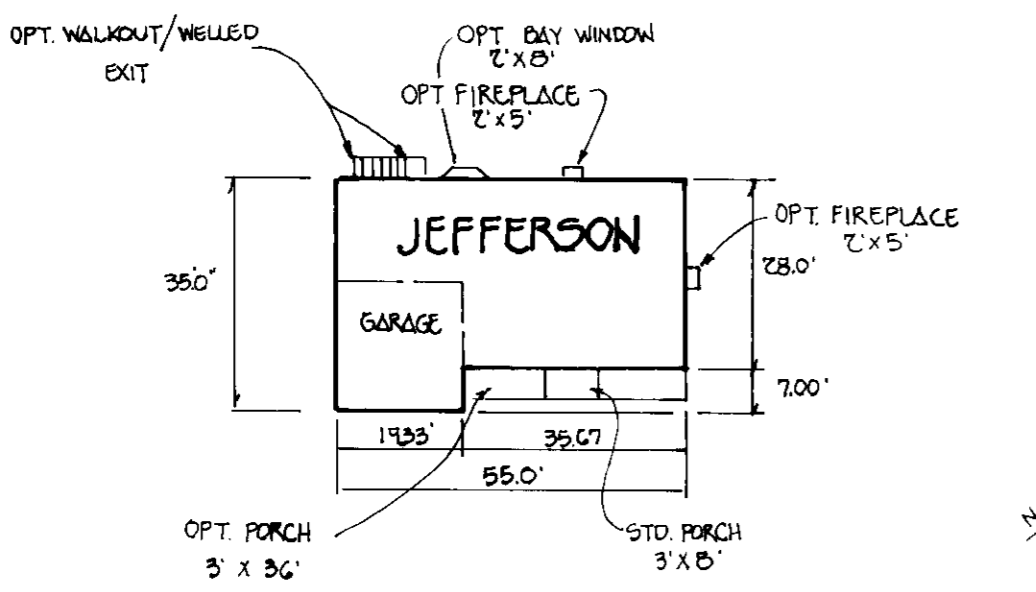
---	EXISTING CONTOUR	2' INTERVAL
---	EXISTING CONTOUR	10' INTERVAL
---	PROPOSED CONTOUR	2' INTERVAL
---	PROPOSED CONTOUR	10' INTERVAL
+	42.4	SPOT ELEVATION
(W)		PROPOSED WALKOUT
---		PROPOSED TREE PROTECTION FENCE
FF		FIRST FLOOR ELEVATION
B.E.		BASEMENT ELEVATION

LANDSCAPE LEGEND

(S)	STREET TREE - WASHINGTON HAWTHORN (CRATAEGUS PHAENOPYNUM) SEE P 7C-151
(M)	STREET TREE - SUGAR MAPLE (AQUILARIA) SEE P 7C-151
(D)	DOUBLE ROW WHITE PINES (PINUS STROBILUS) 4'-0" MIN HT STAGGERED 10' O.C. PROPOSED 1:1 TREES

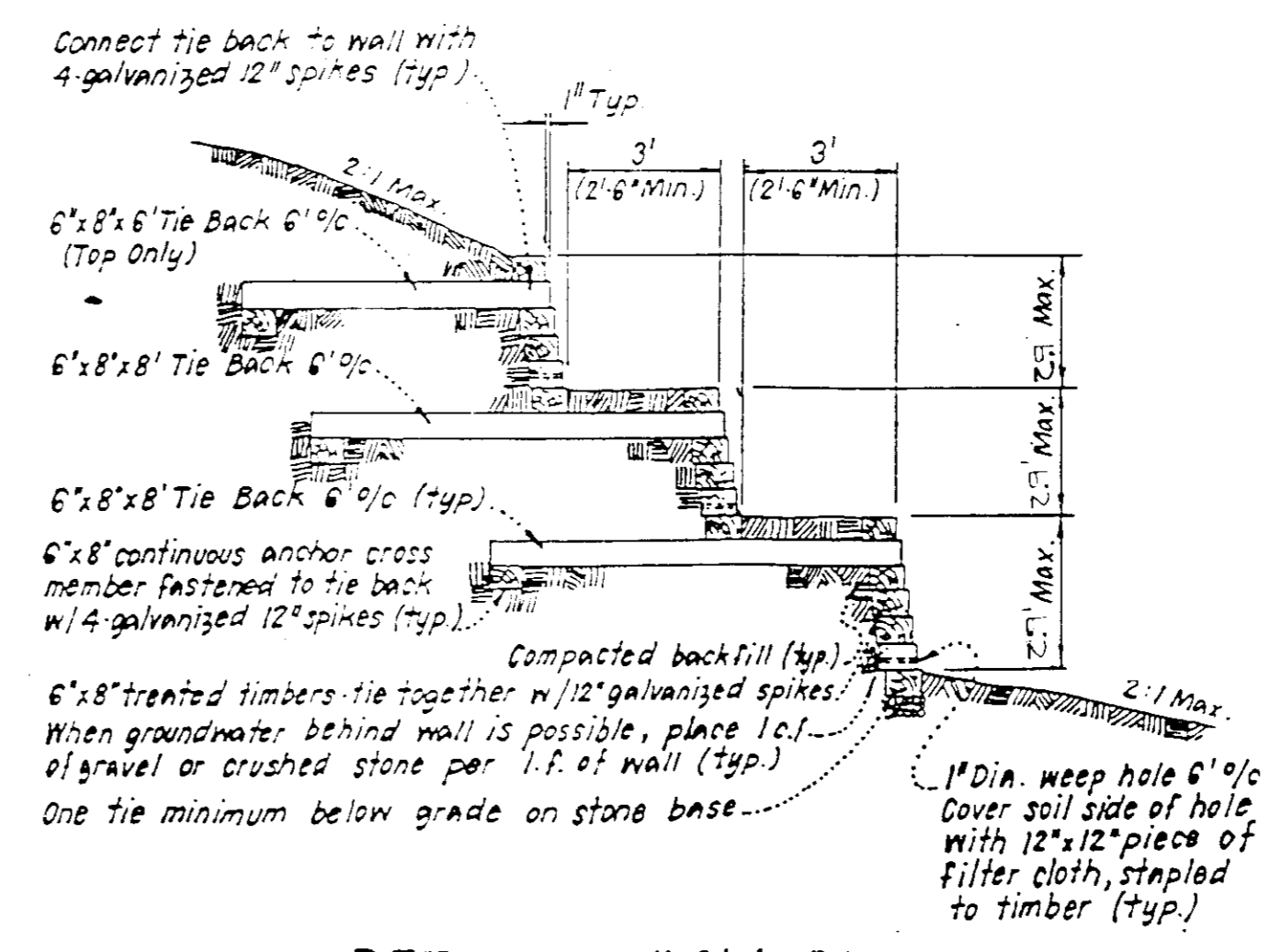
PLANT LIST

KEY	QUANTITY	BOTANICAL COMMON NAME	SIZE
△ EA	21	EUONYMUS ALATA COMPACTUS DWARF WINGED EUONYMUS	10" - 24"
○ BT	14	BERBERIS THUNBERG II JAPANESE BAR BERRY	10" - 24"



TYPICAL HOUSE PLAN & PROFILE

- NOTE:
- Timbers shall be either:
 - Cressote treated railroad ties.
 - CCA treated landscaping timbers (40 lb/af retention)
 - Hardware shall be hot dipped galvanized.
 - Weepholes with or without gravel drain are minimum measures for groundwater. For any substantial amount of groundwater, a drain system should be designed and utilized.
 - Design shall be verified for site specific soil condition by a Professional Geotechnical Engineer.



RETAINING WALL DETAIL



OWNER AND DEVELOPER
PULTE HOME CORPORATION
SUITE E 1501 S. EDGEWOOD STREET
BALTIMORE, MARYLAND 21227

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9071 BALTIMORE NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

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: 8/10/92

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 DEPARTMENT OF THE ENVIRONMENT 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: [Signature]
DATE: 8/10/92

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Signature: James M. Helms
DATE: 9/10/92

Signature: John L. Robertson
DATE: 8/10/92

APPROVED: DEPT. OF PLANNING AND ZONING

Signature: [Signature]
DATE: 9/17/92

Signature: [Signature]
DATE: 9/16/92

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

Signature: [Signature]
DATE: 9-14-92

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

Signature: [Signature]
DATE: 9/2/92

Signature: [Signature]
DATE: 9/14/92

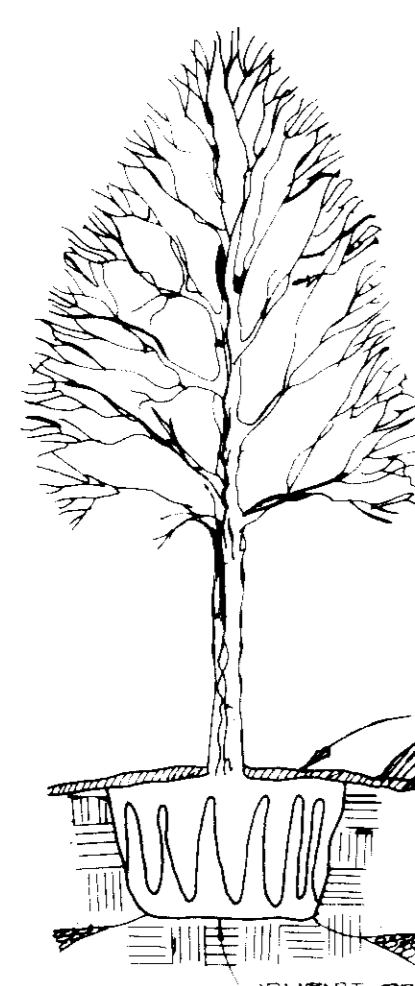
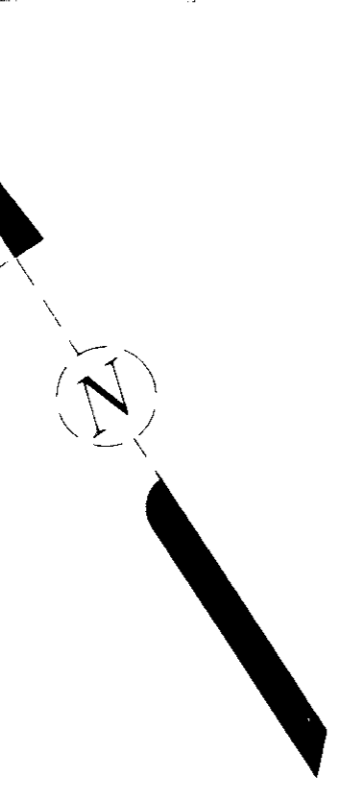
SUBDIVISION	SECTION/AREA	LOT NO.
CAPLAN'S PROPERTY		1-70, 77-100
PLAT NO.	BLOCK NO.	ZONE
10378 - 10385	13	R-ED
TAX/ZONE	ELEC. DIST.	CENSUS TR.
C5	2	6028
WATER CODE	SEWER CODE	
F-04	14005C0	

SITE DEVELOPMENT PLAN
CAPLAN'S PROPERTY
LOTS 1-70 AND 77-100

TAX MAP 25 PARCELS 300, 301, 302 OF ZONE ZONED R-ED
2ND ELECTION DISTRICT HOWARD COUNTY MARYLAND
SCALE 1" = 30' DATE JULY 1992
9-09-92 P. 59-71 P. 90-155
SHEET 4 OF 4 P. 72-121

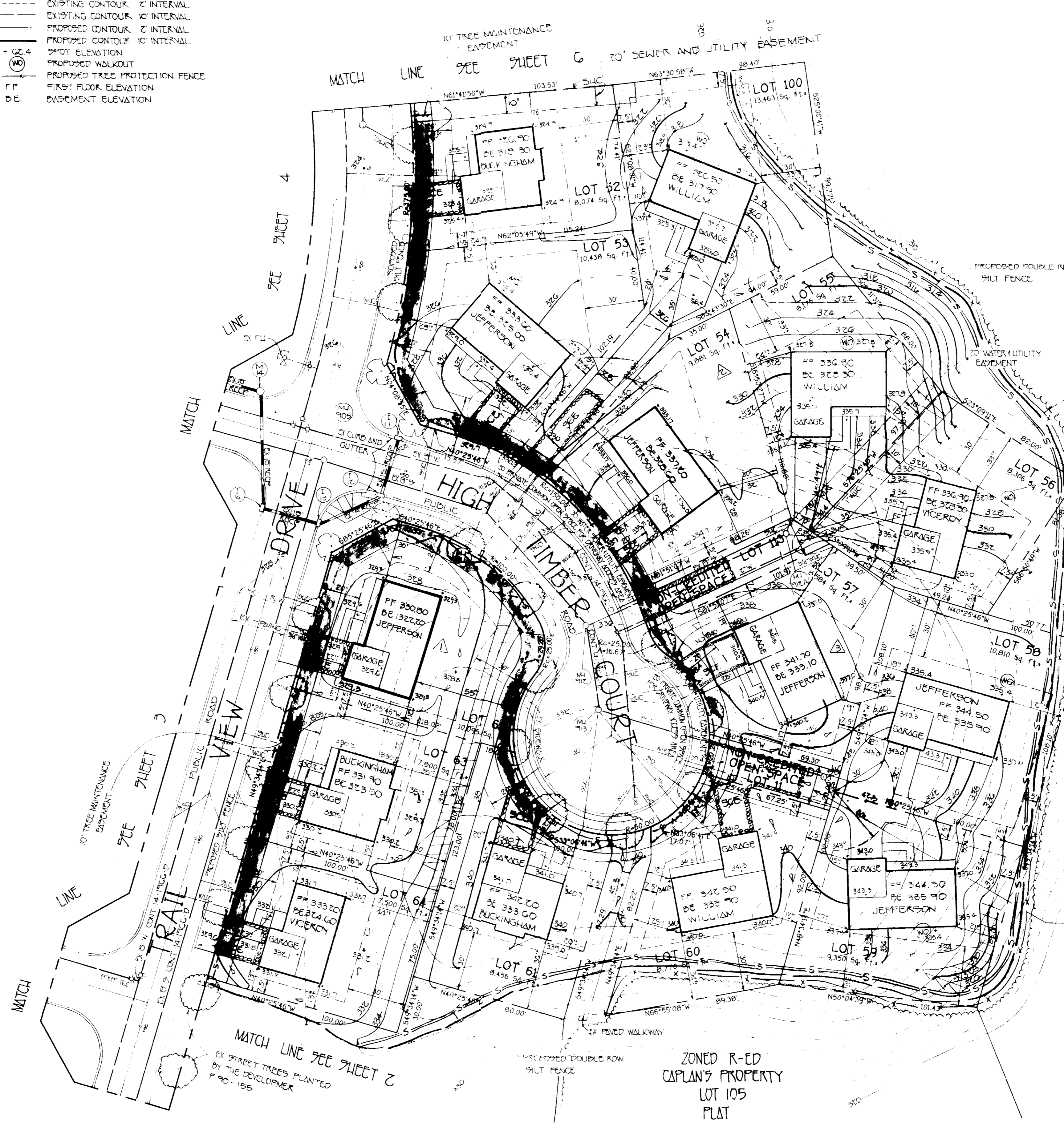
J.F. NO.	LOT SIZE	HOUSE SIZE	BUILDING COVERAGE	MIN. CELLAR BL.	STREET ADDRESS
52	8,074	1,586	20%	317.2	8591 TRAIL VIEW DR.
53	10,438	1,925	18%	323.3	8501 HIGH TIMBER CT.
54	9,881	1,905	19%	326.9	8509 HIGH TIMBER CT.
55	8,175	1,654	20%	325.1	8513 HIGH TIMBER CT.
56	8,306	1,472	18%	325.7	8517 HIGH TIMBER CT.
57	8,584	1,654	19%	329.3	8523 HIGH TIMBER CT.
58	10,810	1,925	18%	334.6	8529 HIGH TIMBER CT.
59	9,350	1,925	21%	334.5	8525 HIGH TIMBER CT.
60	8,770	1,654	19%	330.1	8533 HIGH TIMBER CT.
61	8,456	1,586	19%	329.7	8537 HIGH TIMBER CT.
62	10,095	1,654	16%	321.2	8585 TRAIL VIEW DR.
63	7,800	1,586	20%	323.3	8581 TRAIL VIEW DR.
64	7,500	1,472	20%	323.0	8577 TRAIL VIEW DR.
100	13,463	1,654	12%	324.9	8505 HIGH TIMBER CT.

- LEGEND**
- EXISTING CONTOUR 2' INTERVAL
 - EXISTING CONTOUR 10' INTERVAL
 - PROPOSED CONTOUR 2' INTERVAL
 - PROPOSED CONTOUR 10' INTERVAL
 - SPOT ELEVATION
 - PROPOSED WALKOUT
 - PROPOSED TREE PROTECTION FENCE
 - FF FIRST FLOOR ELEVATION
 - BE BASEMENT ELEVATION



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

- TAKE AND GRIP ALL TREES
- SURFACE MATCH TO 6" OUTSIDE THE DRIP LINE
- SET ROOT BALL HIGHER THAN EXISTING GROUND OR FINISHED GRADE
- COMPACT ROOTBALL SUPPORT PAD



NOTE:
CONTRACTOR TO INSTALL TREE PROTECTION FENCE AT DRIPLINE OF EXISTING TREES

EXISTING 30' PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA LOTS 54-57 MAINTENANCE AGREEMENT RECORDED IN L. 2576 P. 435

ZONED R-ED
CAPLAN'S PROPERTY
LOT 101
PLAT

- LANDSCAPE LEGEND**
- STREET TREE: WASHINGTON HANTHORN (CRATAEGUS PHAENOPYLIUM) SEE P. 12-151
 - STREET TREE: SUGAR MAPLE (AQUICUM SACCARUM) SEE P. 12-151

EXISTING 30' PRIVATE COMMON OPEN SPACE FOR DRIVEWAY ACCESS AREA LOTS 58-59 MAINTENANCE AGREEMENT RECORDED IN L. 2576 P. 435

8-4-92

No.	DATE	DESCRIPTION
3	5-31-94	REVISED MODEL 1 GRD ON LOT 57
2	4-6-94	REVISED MODEL 1 GRD ON LOT 54
1	9-9-93	REVISE MODEL ON LOT G2
		REVISIONS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
7671 BALTIMORE NATIONAL PIKE, SUITE 100
ELLIOTT CITY, MARYLAND 21842
(410) 461-2955

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 OF ENGINEER

8/10/92
DATE

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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

[Signature]
SIGNATURE OF DEVELOPER

8/10/92
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

[Signature] 9/18/92
DATE

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

[Signature] 8/18/92
DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED DEPT. OF PLANNING AND ZONING

[Signature] 9/17/92
PLANNING DIRECTOR DATE

[Signature] 9/16/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

[Signature] 9-14-92
HEALTH OFFICER DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

[Signature] 9-8-92
DIRECTOR, PUBLIC WORKS DATE

[Signature] 9/9/92
CHIEF, BUREAU OF ENGINEERING, P.W. DATE

SUBDIVISION: CAPLAN'S PROPERTY SECTION/AREA: 1-78, 11-110G
PLAT NO.: 108715-10885 BLOCK NO.: 13 ZONE: R-ED TAX/ZONE: 25 ELEC. DIST: 7 CENSUS TR.: 6028
WATER CODE: F-04 SEWER CODE: 1400500

SITE DEVELOPMENT PLAN
CAPLAN'S PROPERTY
LOTS 1-78 AND 99-100
TAX MAP 25 PARCELS 25, 26, 27, 28 OF THE ZONED R-ED
THE ELECTION DISTRICT HOWARD COUNTY MARYLAND
SCALE: 1" = 30' DATE: JUL 15 1992
9-89-23 P-89-71 F-90-158
SHEET 5 OF 6
SDP-92-111



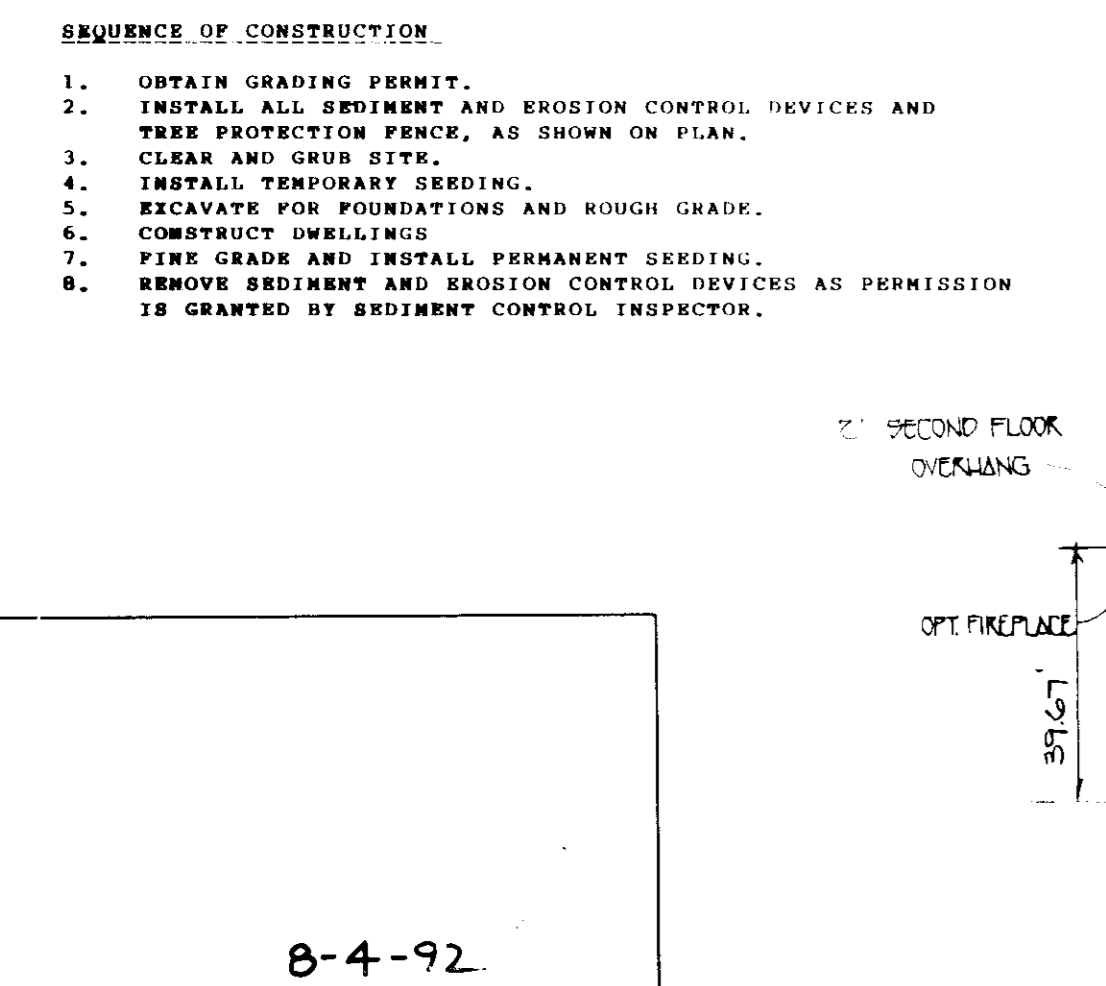
OWNER AND DEVELOPER
PULTE HOME CORPORATION
SUITE K 1501 S. EDGEWOOD STREET
BALTIMORE, MARYLAND 21227

PERMANENT SEEDING NOTES
 APPLY TO GRADED OR CLEARED AREA 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: APPLY 500 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.)
 1) PREFERRED - APPLY 2 TONS PER ACRE DOLLOMITE (100 LBS/1000 SQ. FT.) AND 500 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING.
 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLLOMITE (100 LBS/1000 SQ. FT.) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (28 LBS/1000 SQ. FT.) BEFORE SEEDING.
 3) SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 1/2 BUSHEL PER ACRE OF ANNUAL RYE (15 LBS/1000 SQ. FT.) FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 50 LBS. KENTUCKY BLUE GRASS (10 LBS/1000 SQ. FT.) FOR THE PERIOD AUGUST 14, SEED WITH 2 LBS PER ACRE OF WHEAT (10 LBS/1000 SQ. FT.) FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE 50 LBS. ACRES KENTUCKY BLUE GRASS AND MULCH WITH 2 TONS PER ACRE OF ANCHORED STRAW MULCH IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR DIS GAL PER ACRE (5 GAL/1000 SQ. FT.) OF EMULGIFIED 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 SEEDING AREAS AND MAKE NEEDED REPAIRS. REPLACEMENTS ARE PERMITTED.

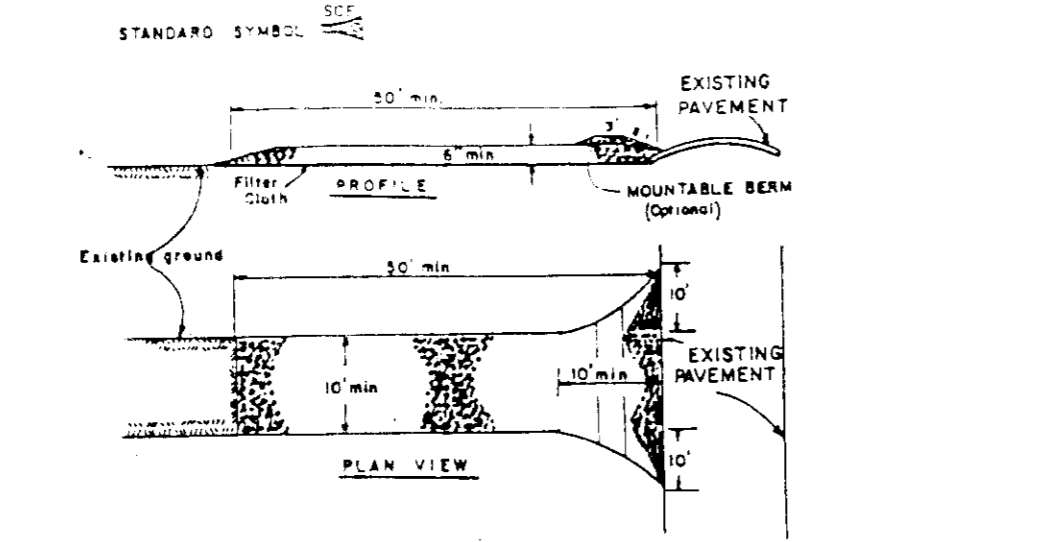
TEMPORARY SEEDING NOTES
 APPLY TO GRADED OR CLEARED AREA SUBJECT TO BE REDEVELOPED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
 SEEDING PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED, SOIL AMENDMENTS: APPLY 500 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 1/2 BUSHEL PER ACRE OF ANNUAL RYE (15 LBS/1000 SQ. FT.) FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 50 LBS. KENTUCKY BLUE GRASS (10 LBS/1000 SQ. FT.) FOR THE PERIOD AUGUST 14, SEED WITH 2 LBS PER ACRE OF WHEAT (10 LBS/1000 SQ. FT.) FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE 50 LBS. ACRES KENTUCKY BLUE GRASS AND MULCH WITH 2 TONS PER ACRE OF ANCHORED STRAW MULCH IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR DIS GAL PER ACRE (5 GAL/1000 SQ. FT.) OF EMULGIFIED 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 INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (892-237).
 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 72 HOURS OF THE DATE OF DISTURBANCE. PERIMETER SLOPES AND ALL GREATER THAN 3:1, 30-14 DAYS AS TO ALL OTHERS DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 4) ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 15, OF THE HOWARD COUNTY DESIGN MANUAL. STORM DRAINAGE SYSTEMS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF CONSTRUCTION.
 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) 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.
 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: 1.01 ACRES
 AREA TO BE ROOFED OR PAVED: 1.01 ACRES
 AREA TO BE VEGETATIVELY STABILIZED: 1.01 ACRES
 TOTAL CUT: 100,000 CU. YDS.
 TOTAL FILL: 100,000 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 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 EARLY DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVAL MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

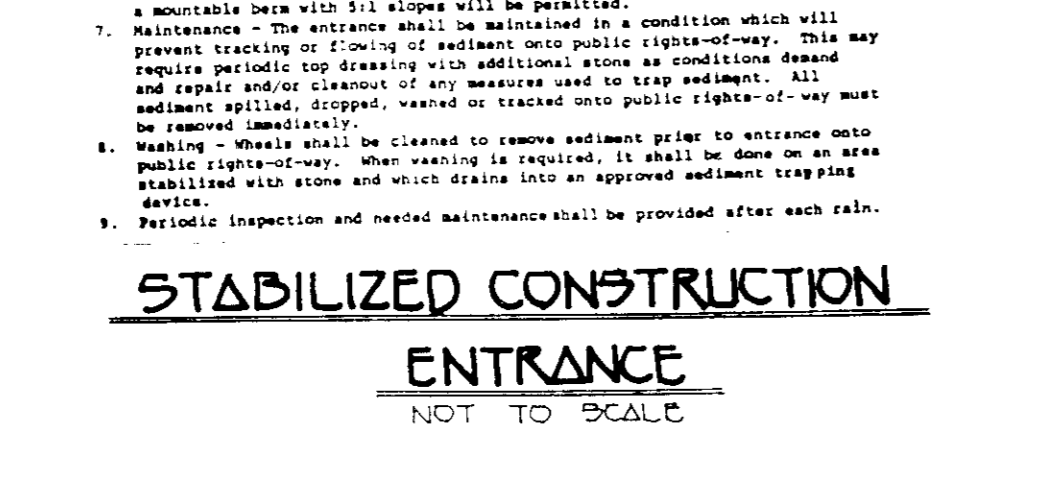
SEQUENCE OF CONSTRUCTION
 1. OBTAIN GRADING PERMIT.
 2. INSTALL ALL SEDIMENT AND EROSION CONTROL DEVICES AND TREE PROTECTION FENCE, AS SHOWN ON PLAN.
 3. CLEAR AND GRUB SITE.
 4. INSTALL TEMPORARY SEEDING.
 5. EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE.
 6. CONSTRUCT DWELLING.
 7. FINE GRADE AND INSTALL PERMANENT SEEDING.
 8. REMOVE SEDIMENT AND EROSION CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR.



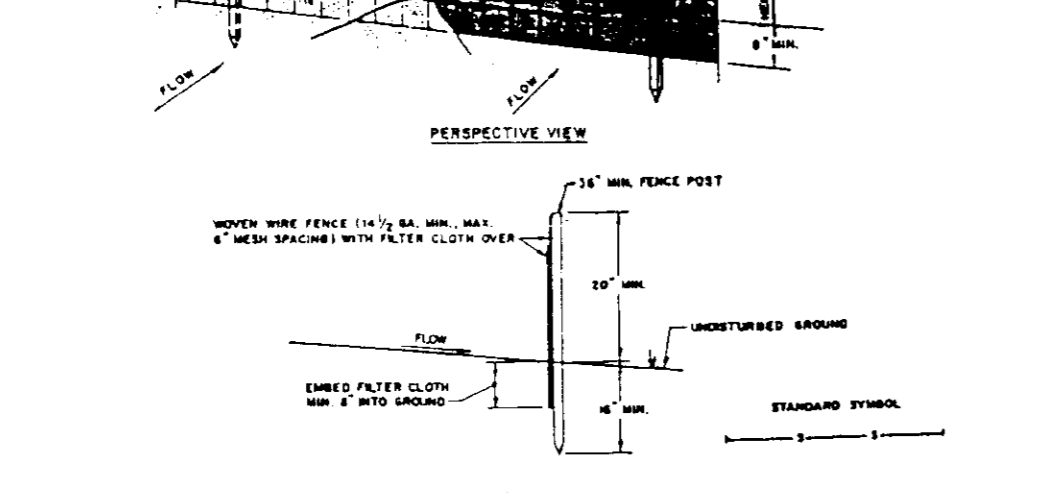
TYPICAL PROFILE AND FOOTPRINTS
 NOT TO SCALE



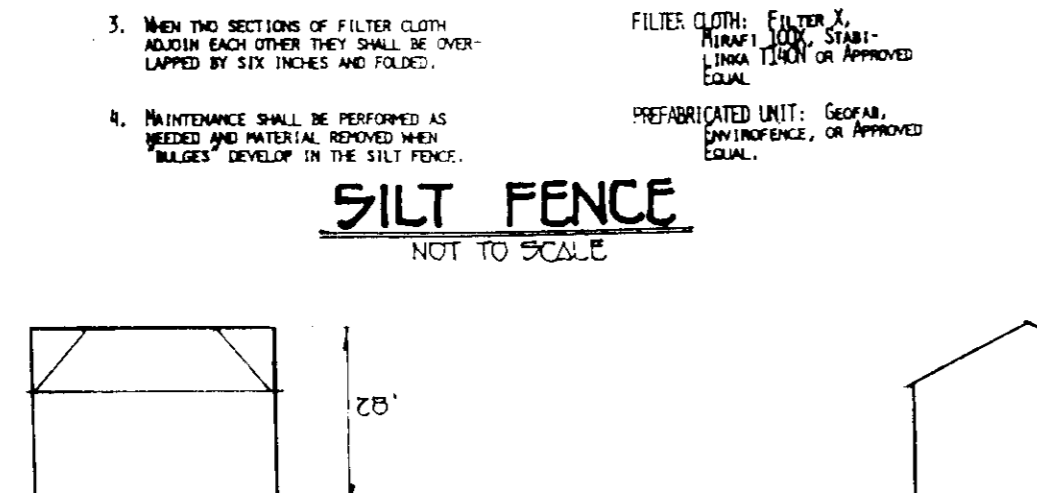
RESIDENTIAL DRIVEWAY ENTRANCE
 NOT TO SCALE



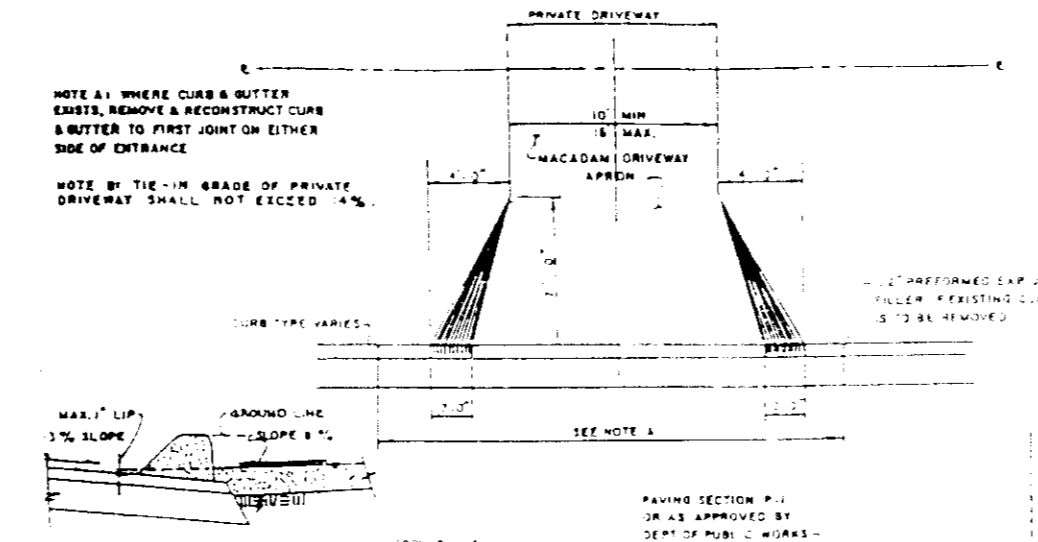
STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



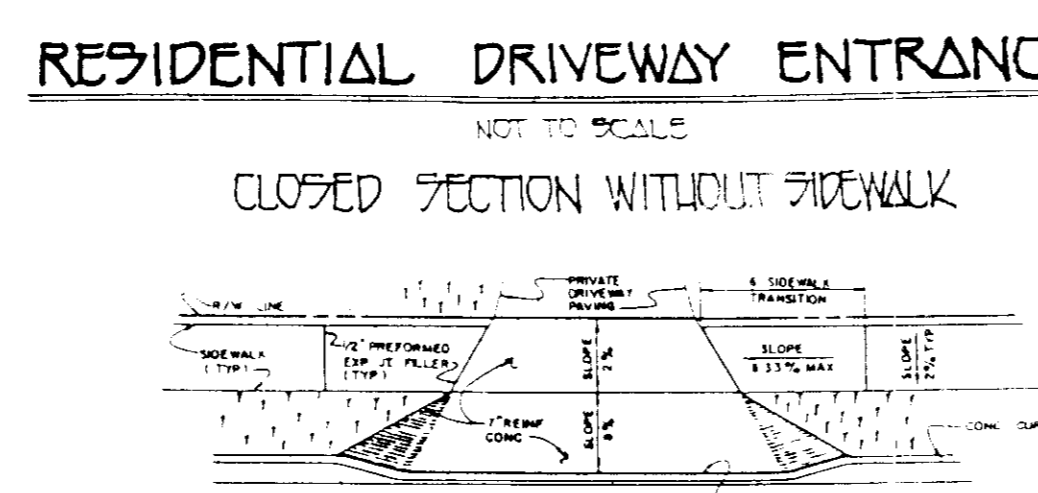
RESIDENTIAL DRIVEWAY ENTRANCE
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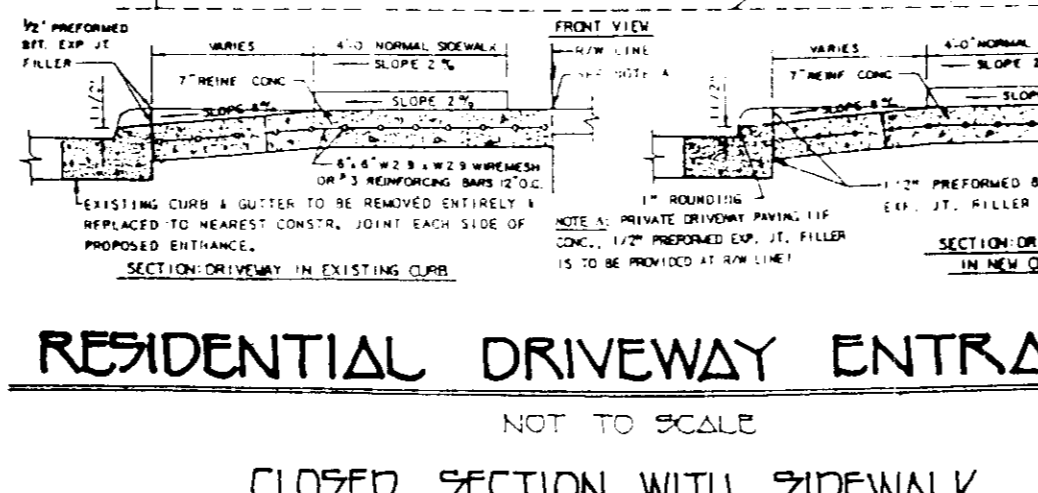
SILT FENCE
 NOT TO SCALE



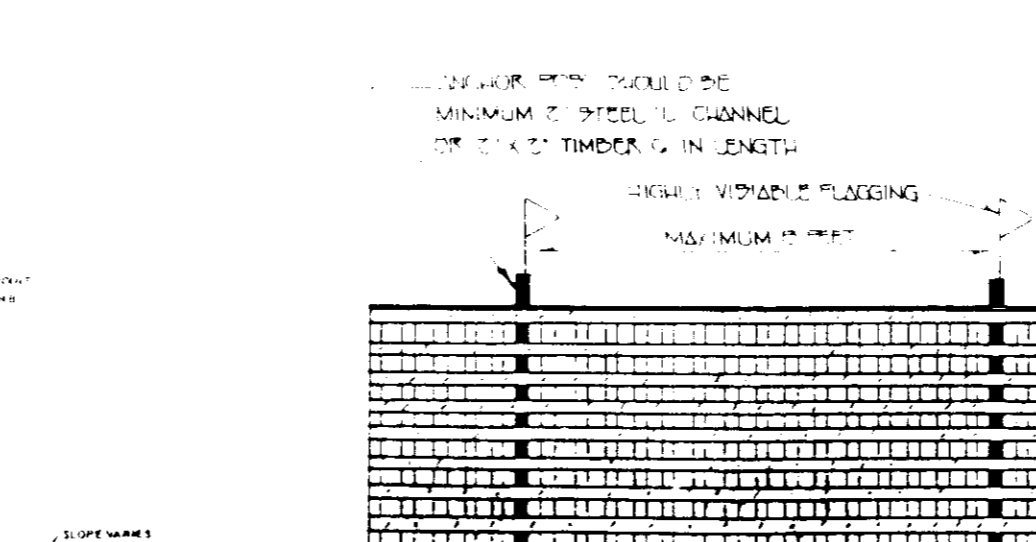
TREE PROTECTION DETAIL
 NOT TO SCALE



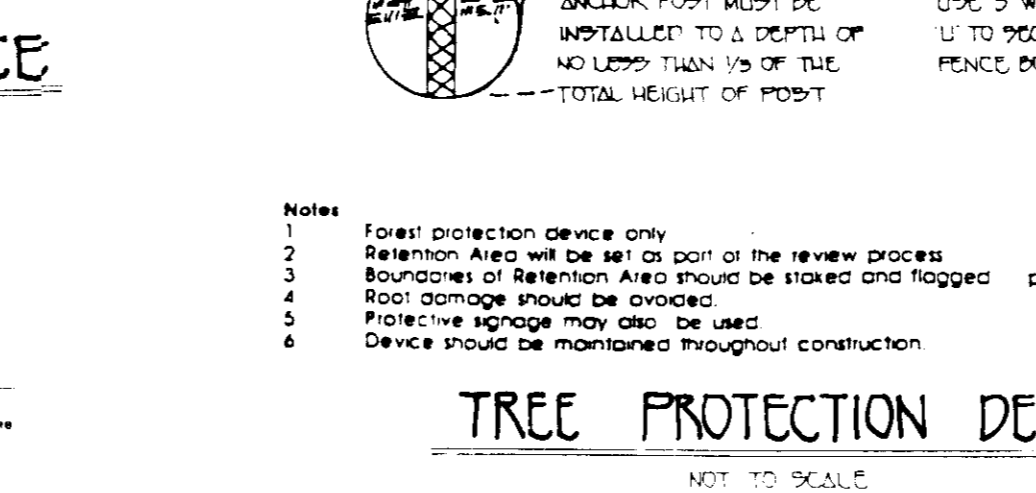
RESIDENTIAL DRIVEWAY ENTRANCE
 NOT TO SCALE



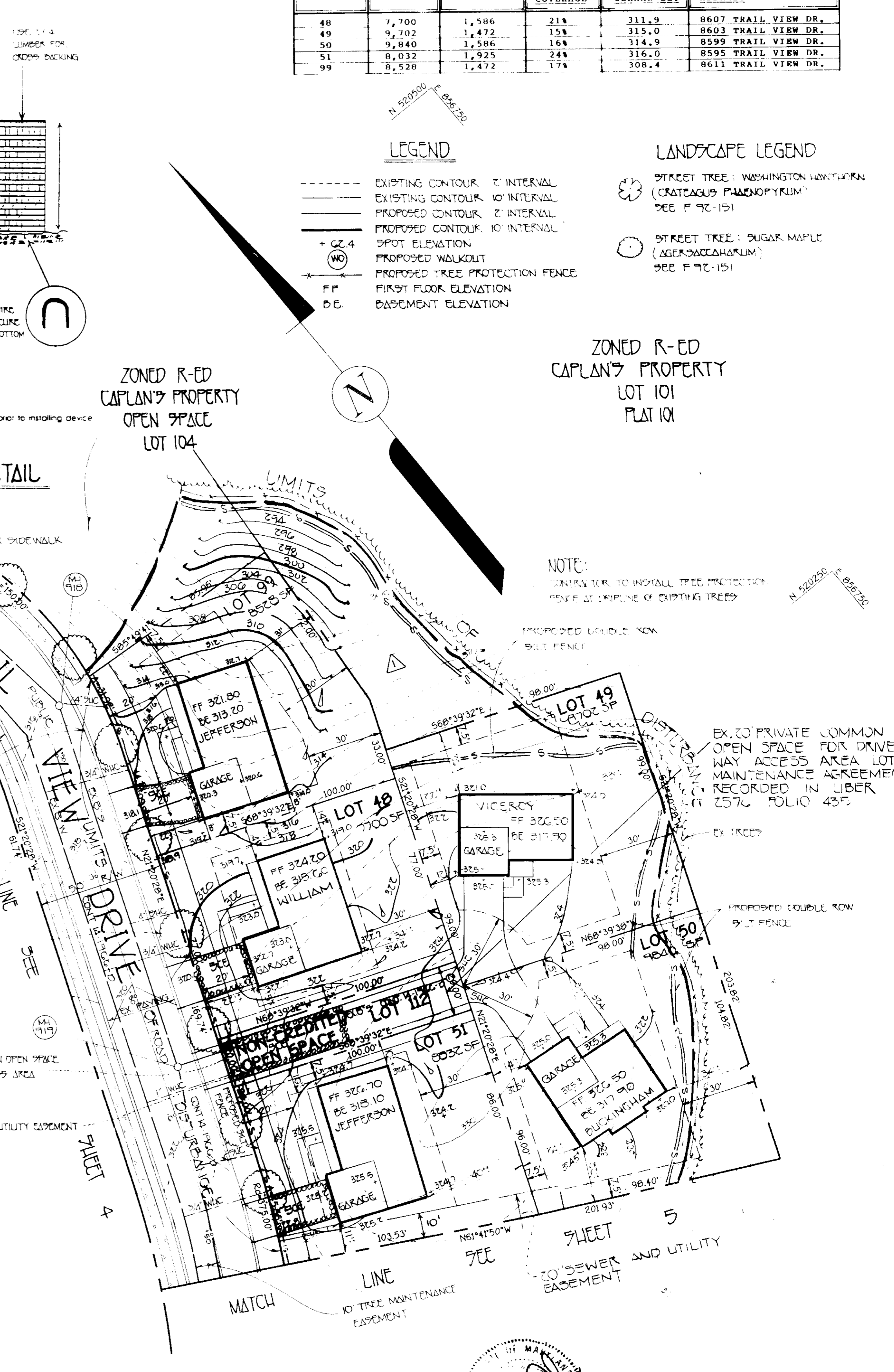
RESIDENTIAL DRIVEWAY ENTRANCE
 NOT TO SCALE



SILT FENCE
 NOT TO SCALE



SILT FENCE
 NOT TO SCALE



OWNER AND DEVELOPER
 PULTE HOME CORPORATION
 SUITE E 1501 S. EDGEMOOD STREET
 BALTIMORE, MARYLAND 21227

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 OF ENGINEER: [Signature]
 DATE: 8/10/92

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 REPAIRMENT OF THE ENVIRONMENT 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: [Signature]
 DATE: 8/10/92

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
 SIGNATURE: James M. Nelson
 DATE: 8/18/92

APPROVED: DEPT. OF PLANNING AND ZONING
 SIGNATURE: [Signature]
 DATE: 8/10/92

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 SIGNATURE: [Signature]
 DATE: 8/10/92

SITE DEVELOPMENT PLAN
CAPLAN'S PROPERTY
 LOTS 1-78 AND 79-100
 TAX MAP 25 PARCELS 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 ZONE: R-ED
 DATE: JULY 5, 1972
 SHEET 6 OF 6

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL BLDG. SUITE 1100
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2855