

GENERAL NOTES

- Subject property is zoned: R-SC per 8-2-85 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.812 Ac.
- The total number of lots included in this submission are 7. Total buildable lots are 5. Improvement to property: Single family detached.
- The maximum lot coverage permitted is: 40 %
- Department of Planning and Zoning reference file numbers are: WP-93-56, and SD-92-20.
- Utilities shown as existing are taken from approved water and sewer plan Contract #14-3275-D, and approved road construction plans F-93-94.
- Any damage to county/state owned right-of-way shall be corrected at the developer's expense.
- Storm water management is provided per: SDP-86-234.
- The existing topography was taken from plans prepared by TSA GROUP, INC. F-93-94.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2444005 & 2444013.
- The contractor shall notify the Department of Public Works/Construction Inspection Division at 313-1874 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor to verify location of utilities and easements prior to construction.
- Waiver Petition WP-93-56 request to waive Section 16.113(f) (7) and (8) and 16.115(c) (4) of the Subdivision Regulations to permit a private residential driveway to have direct access to a minor arterial highway, Meadowridge Rd./Md. Route 103 and Section 16.115(b) (5) to permit a private road to exceed 200 feet in length was approved 12/29/92 by the Director of Planning and Zoning.

SPECIAL NOTES

- This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-93-94 and/or approved Water and Sewer Plans Contract 14-3275-D.
- The 20 foot wide landscaped buffer shown on this plan is required by section 16.116(f) (1) of the subdivision and land development regulations. No clearing of existing vegetation is permitted. However, landscape maintenance is authorized.
- Maintenance agreements for the use-in-common driveways for lots 1-7 were recorded on 5/13/93 in Liber 2854 at Folio 627.
- The removal of vegetative cover, clearing and/or grading are prohibited within the 75-foot stream buffer, 25 foot wetland buffer, wetland limits and 100-year floodplain limits indicated on this plan.

LEGEND

- CONTOUR INTERVAL: 2 FEET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- STABILIZED CONSTRUCTION ENTRANCE
- INDIVIDUAL STREET ADDRESS POST
- EARTH DIKE
- SUPER SILT FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- LIMIT OF DISTURBED AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark S. Mayer 11/2/93
 DIRECTOR DATE

Gina Swaminani 11/9/93
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
James J. ... 11/2/93
 DIRECTOR DATE

Bill ... 11/2/93
 CHIEF BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWERAGE SYSTEMS
John ... 11-4-93
 COUNTY HEALTH OFFICER DATE

BENCH MARKS

HOWARD CO. #244005 ELEV. = 271.249
 N 495588.271
 E 863126.170
 CONC. MONUMENT 0.5' BELOW SURFACE, ON THE WEST SIDE OF MEADOWRIDGE RD. SOUTH OF MAYFIELD RD.
 HOWARD CO. #2444013 ELEV. = 268.109
 N 495646.964
 E 862542.349
 CONC. MONUMENT AT SURFACE, 17.1' NORTH OF CENTERLINE OF MAYFIELD AVE.

NOTE: Noise wall maintenance shall be provided by HOA Recorded 4/28/91 No. 1091815 at the MD State Department of Assessments and Taxation, as amended May 1993.

NOTE: LOT 6 IS USED AS A PUBLIC WATER, SEWER AND UTILITY EASEMENT, AND ALSO AS A PRIVATE USE-IN-COMMON INGRESS-EGRESS EASEMENT WITH AN ADDITIONAL 5' EASEMENT AS SHOWN, RECORDED IN LIBER 2854 AT FOLIO 627

HOUSE MATRIX

LOT #	BOX TYPE	BARRINGTON	KENSINGTON	ARLINGTON	WILLIAMSBURG	WELLINGTON	AMBERLY	HAMPTON
1	A	Y	Y	Y	Y, 2	Y	Y, 1	N
2	A	Y	Y	Y	Y	Y	Y	N
3	B	Y	Y	Y	Y	Y	Y, 2, 3	N
4	C	Y	Y	Y	Y, 2	N	Y, 1	N
5	B	Y	Y	Y	Y	Y	Y, 2, 3	N

Y = ALL OPTIONS EXCEPT AS INDICATED
 N = UNIT DOES NOT FIT ON LOT
 1 = NO STUDY OR GARAGES
 2 = SINGLE GARAGE ONLY
 3 = STUDY ONLY

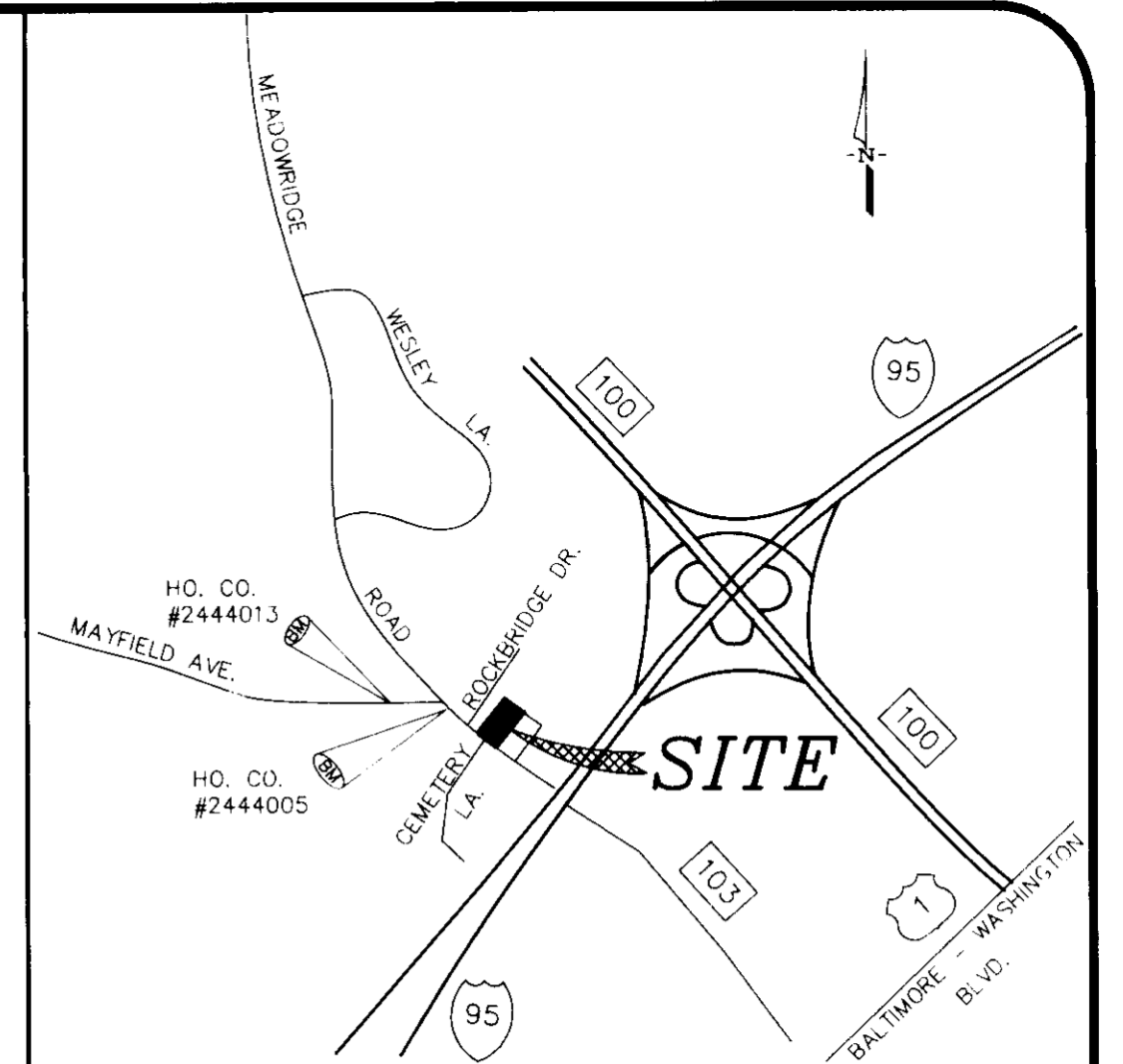
WETLANDS & FLOODPLAIN CHART

COURSE	BEARING	DISTANCE	REMARKS
(A)	N83°35'40"W	88.00'	WETLAND
(B)	N57°35'50"W	36.62'	WETLAND
(C)	N33°32'30"W	88.78'	WETLAND
(D)	N82°27'13"W	65.00'	FLOODPLAIN
(E)	N55°48'28"W	60.00'	FLOODPLAIN
(F)	N41°27'10"W	85.00'	FLOODPLAIN

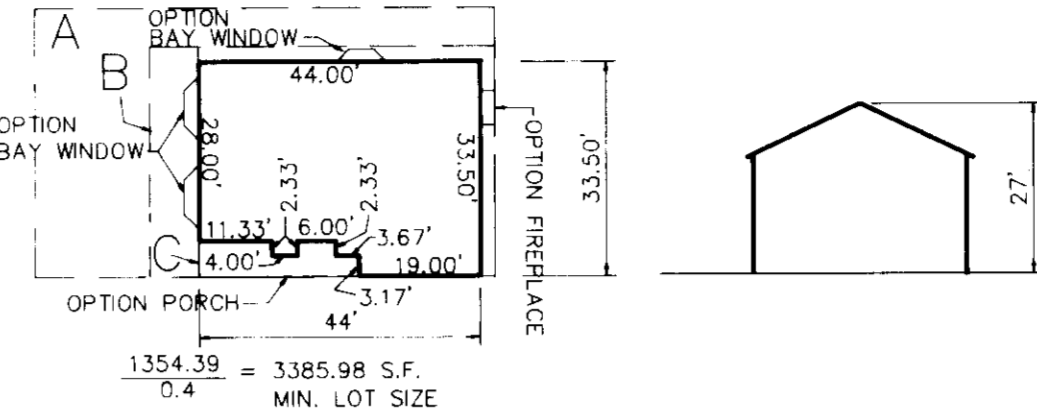
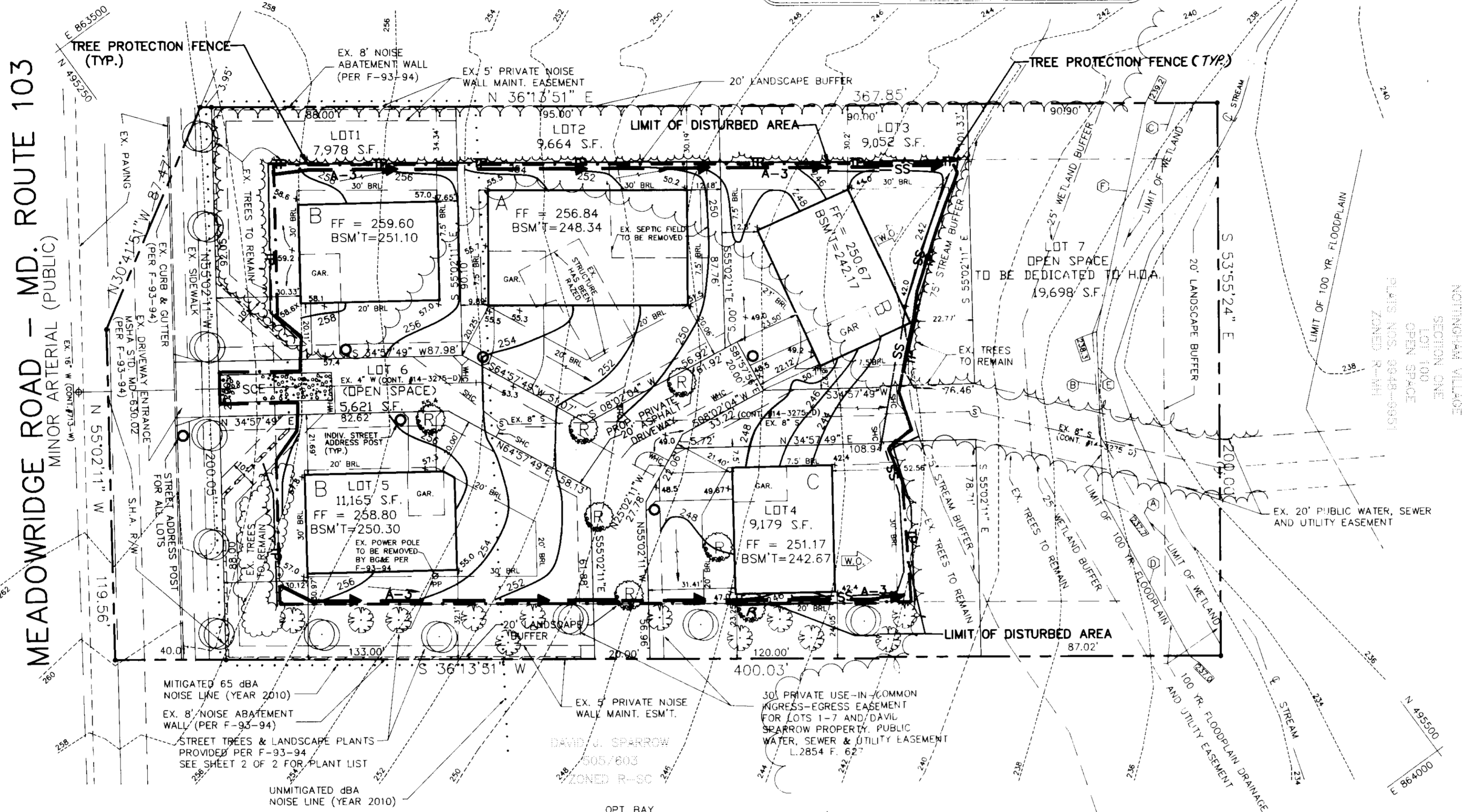
LOT MATRIX

LOT No.	MIN. BSM'T ELEVATION	SHC INV. E	SLOPE OF DRIVEWAY
1	246.3	242.8	3.5 %
2	245.0	237.9	8.2 %
3	236.2	232.7	3.0 %
4	236.6	233.1	3.9 %
5	245.7	242.2	8.6 %

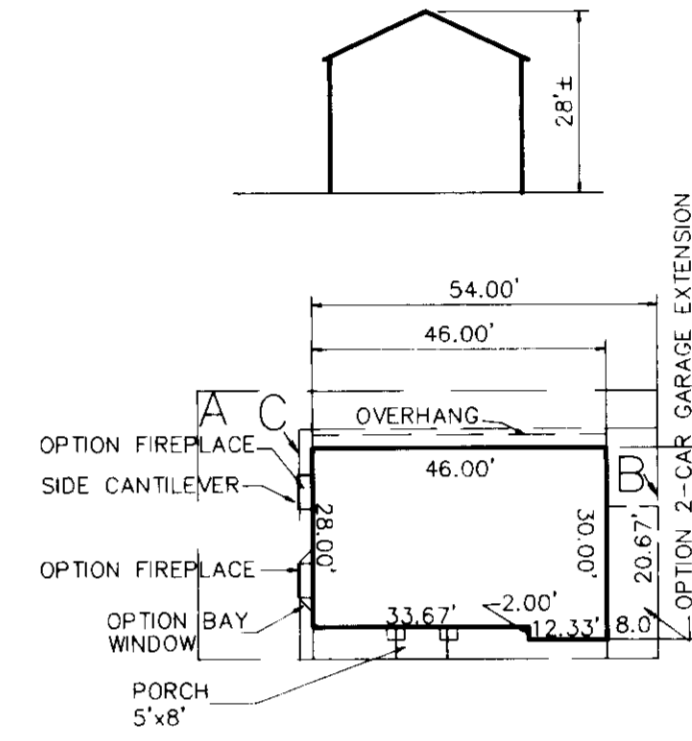
*SLOPE OF DRIVEWAY IS CALCULATED FROM FACE OF GENERIC BOX TO 20' USE-IN-COMMON DRIVE.



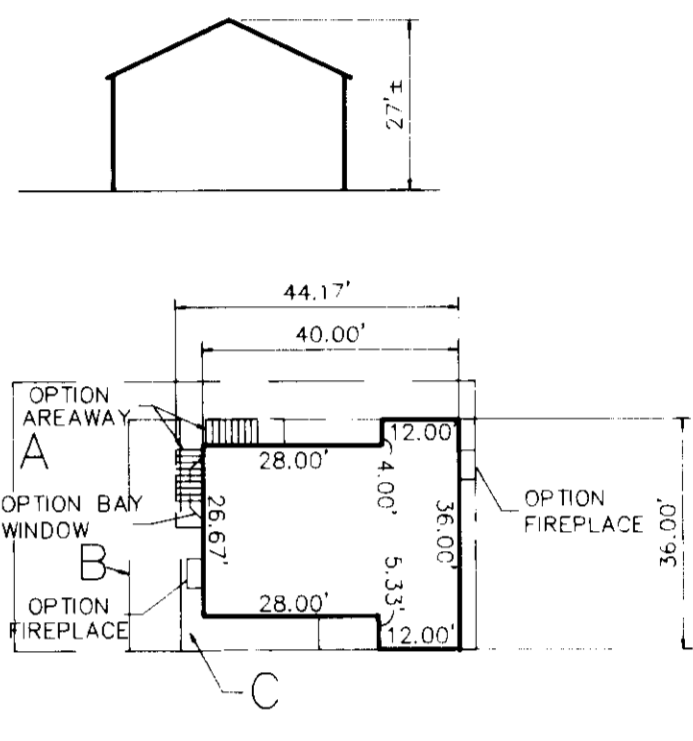
VICINITY MAP
 SCALE: 1" = 2000'



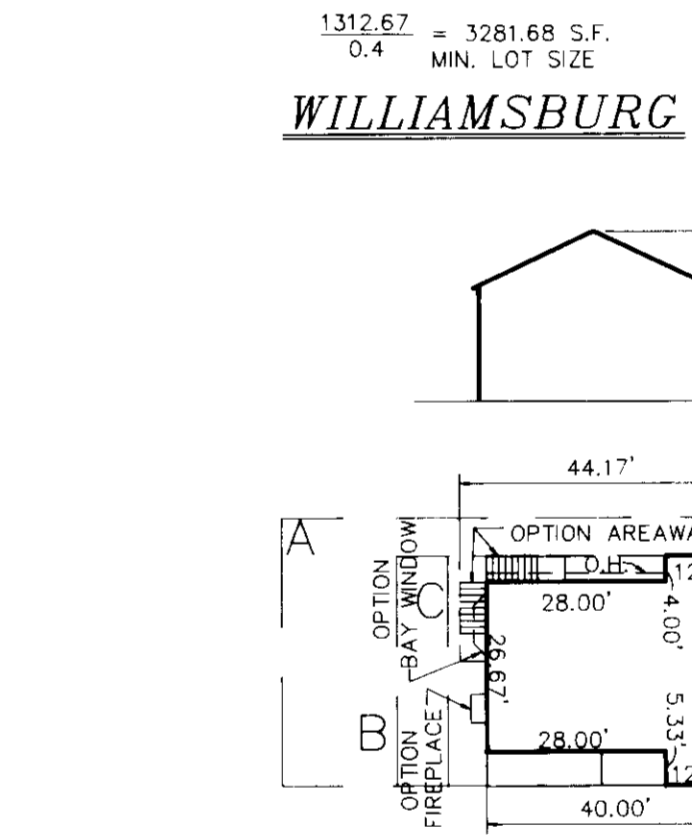
ARLINGTON



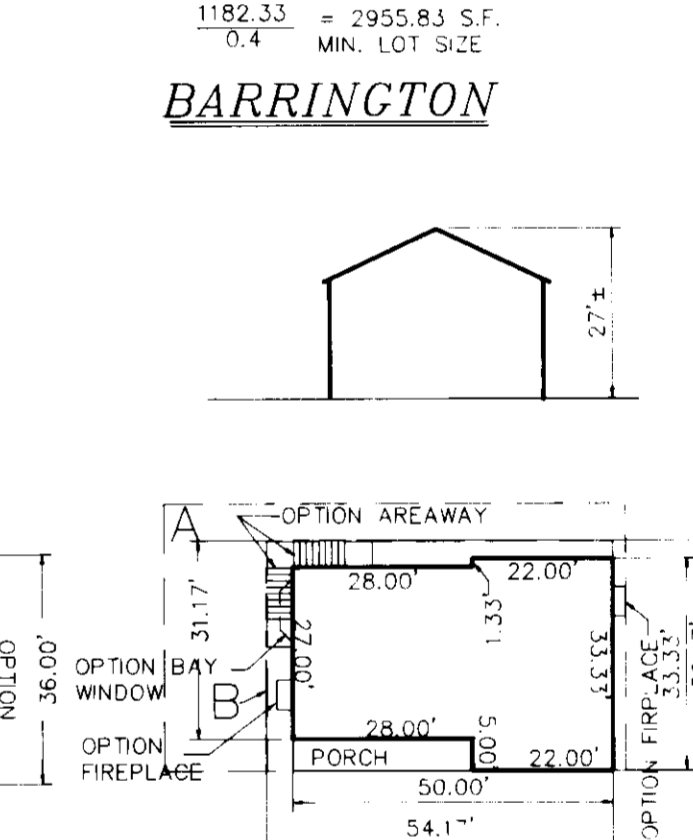
WILLIAMSBURG



BARRINGTON



KENSINGTON



WELLINGTON

TYPICAL DIMENSIONS FOR OPTIONS (±)

- STUDY: 10' x 23'
- 1-CAR GARAGE: 12' x 24' & 8' x 20.67'
- 2-CAR GARAGE: 20' x 24'
- FIREPLACE: 2.33' x 5.33'
- BAY WINDOW: 10' x 2.33'
- AREAWAY: 10' x 4.17' (GRADE DEPENDENT)

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	4477 MEADOWRIDGE ROAD
2	6459 MEADOWRIDGE ROAD
3	6461 MEADOWRIDGE ROAD
4	6463 MEADOWRIDGE ROAD
5	6477 MEADOWRIDGE ROAD

1178.00 = 2940.00 S.F. 0.4 MIN. LOT SIZE (W/O OPTIONS)	1406.00 = 3515.00 S.F. 0.4 MIN. LOT SIZE (W/ STUDY)
1464.00 = 3660.00 S.F. 0.4 MIN. LOT SIZE (W/1 CAR GARAGE)	1694.00 = 4235.00 S.F. 0.4 MIN. LOT SIZE (W/ STUDY & 1 CAR GARAGE)
1656.00 = 4140.00 S.F. 0.4 MIN. LOT SIZE (W/2 CARS GARAGE)	1886.00 = 4715.00 S.F. 0.4 MIN. LOT SIZE (W/ STUDY & 2 CARS GARAGE)
1936.00 = 4840.15 S.F. 0.4 MIN. LOT SIZE	

AMBERLY

HAMPTON

OWNER
 SDC GROUP, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21043
 (410) 466-4244

DEVELOPER/BUILDER
 CORNERSTONE HOMES
 6571 HUNTSVILLE DRIVE
 ELK RIDGE, MARYLAND 21227
 (410) 379-0157

ENGINEER/SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 NORTH RIDGE ROAD, SUITE 235
 ELLICOTT CITY, MARYLAND 21043
 (410) 461-0076

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
J. M. ... 10/29/93
 SOIL CONSERVATION SERVICE DATE

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 County Soil Conservation District.

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John R. ... 10/29/93
 HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 County Soil Conservation District or their authorized agents, as are deemed necessary.

B. D. ... 10/26/93
 Signature of Developer Date

SPARROW-GRAY
 LOTS 1 - 7

SECT./AREA	LOTS	PREVIOUS FILE	TAX MAP	ELEC. DIST.	GEN. CO.
1/1	1 thru 7	SP-92-20 WP-93-56	SDP-86-234 F-93-94		
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	GEN. CO.
10959	16	R-SC	37	1 st	6011.01
WATER CODE	SEWER CODE				
D06	2153000				

Project: 90017.00
 Date: AUG 93
 Engineer: YSL
 Scale: 1" = 30'

10/24/93
 8/17/93
 2. Rev. per DPZ comments & Submit for Signature
 1. at Submit to DPZ
 3. at Submit to DPZ
 4. at Submit to DPZ

SECTION 1, AREA 1, LOTS 1 THRU 7
SPARROW - GRAY
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND
GENERIC SITE DEVELOPMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland
 (410) 461-0076 Fax: (410) 759-6340

PERMANENT SEEDING NOTES

Apply to graded or cleared area 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 on the following schedules.

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) 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 sf).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through 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 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeds.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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 sf).

Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 16 through 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 sf) 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 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

SEQUENCE OF CONSTRUCTION

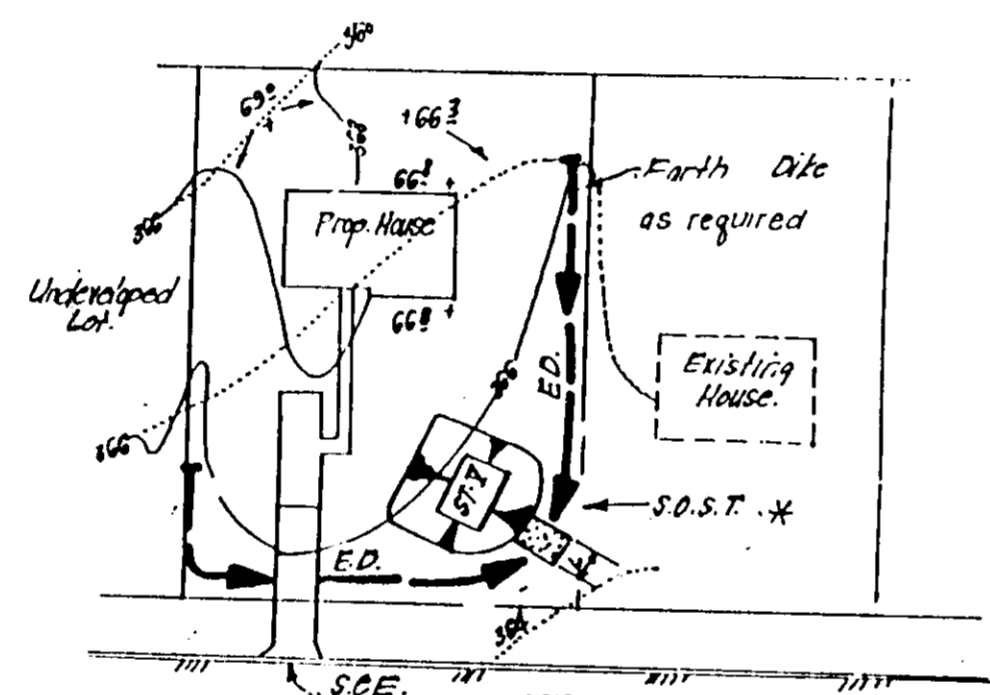
Notify Sediment Control Division 48 hours prior to start of constructions.

- Reference SP-92-20, WP-93-56,F-93-94, and SDP-86-234.
- Obtain grading permit
- Install sediment and erosion control devices and stabilize. Install tree protection fence adjacent to the 75' foot stream buffer & ex. trees to be disturbed at the same time or on any lots showing a sediment trap.
- Excavate for foundations, rough grade and temporarily stabilize.
- Construct structures, walks and driveways.
- Final grade and stabilize in accordance with standards and specifications.
- Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.

SEDIMENT CONTROL NOTES

- 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. (992-2437)
- All vegetative and structural practices are to be installed accordingly 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 disturbances 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 calendar days as to all other disturbed or graded areas on the project site.
- 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) Sod (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: 1.812 acres
Area to be Disturbed: 0.85 acre
Area to be roofed or paved: 0.38 acre
Area to be vegetatively stabilized: 0.47 acre
Total Cut: 3775 cy.
Total Fill: 3343 cy.
Offsite Waste/Borrow Area Location: *
- 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 controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- If house are to be constructed on an "as sold" basis, at random, Single Family Sediment Control, as shown on this sheet shall be implemented.
- Quantities and estimates shown are for Sediment Control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.

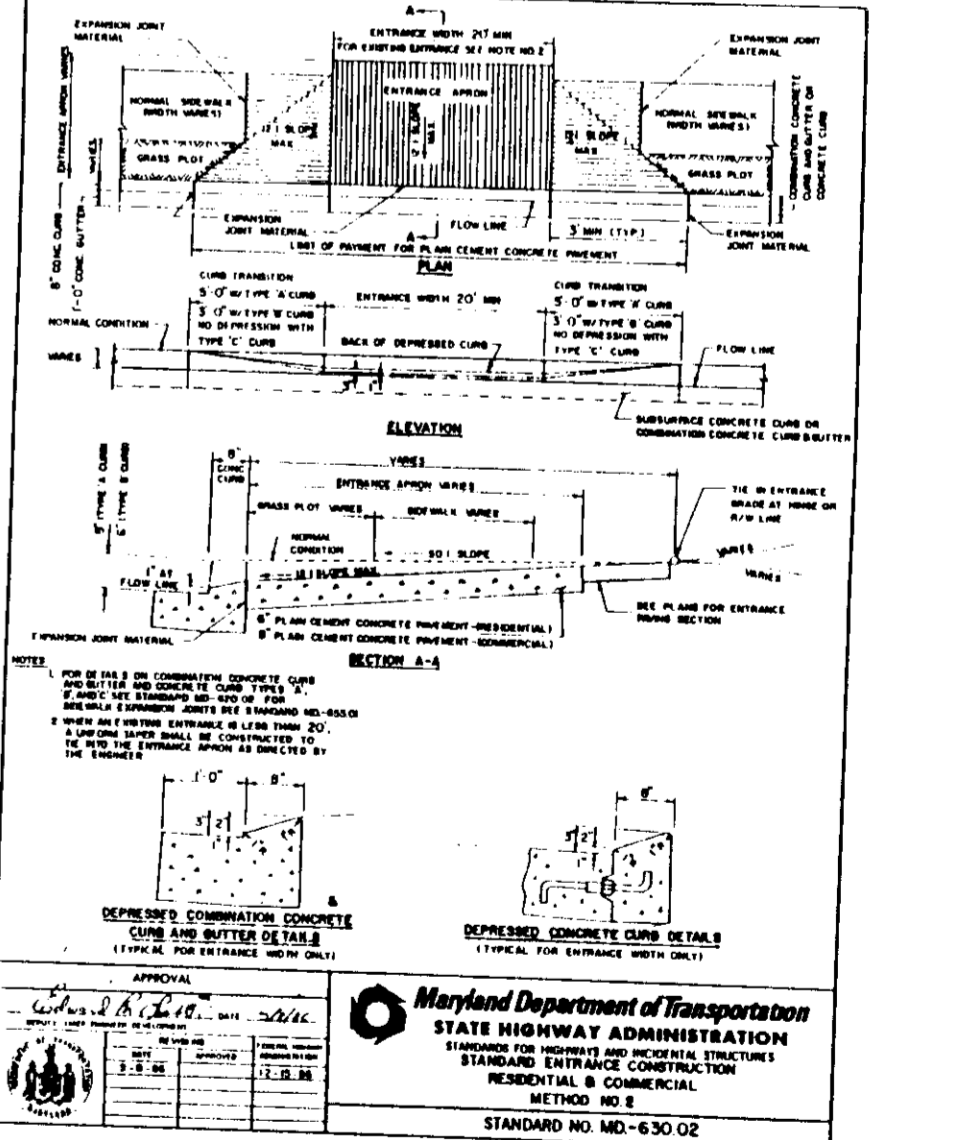
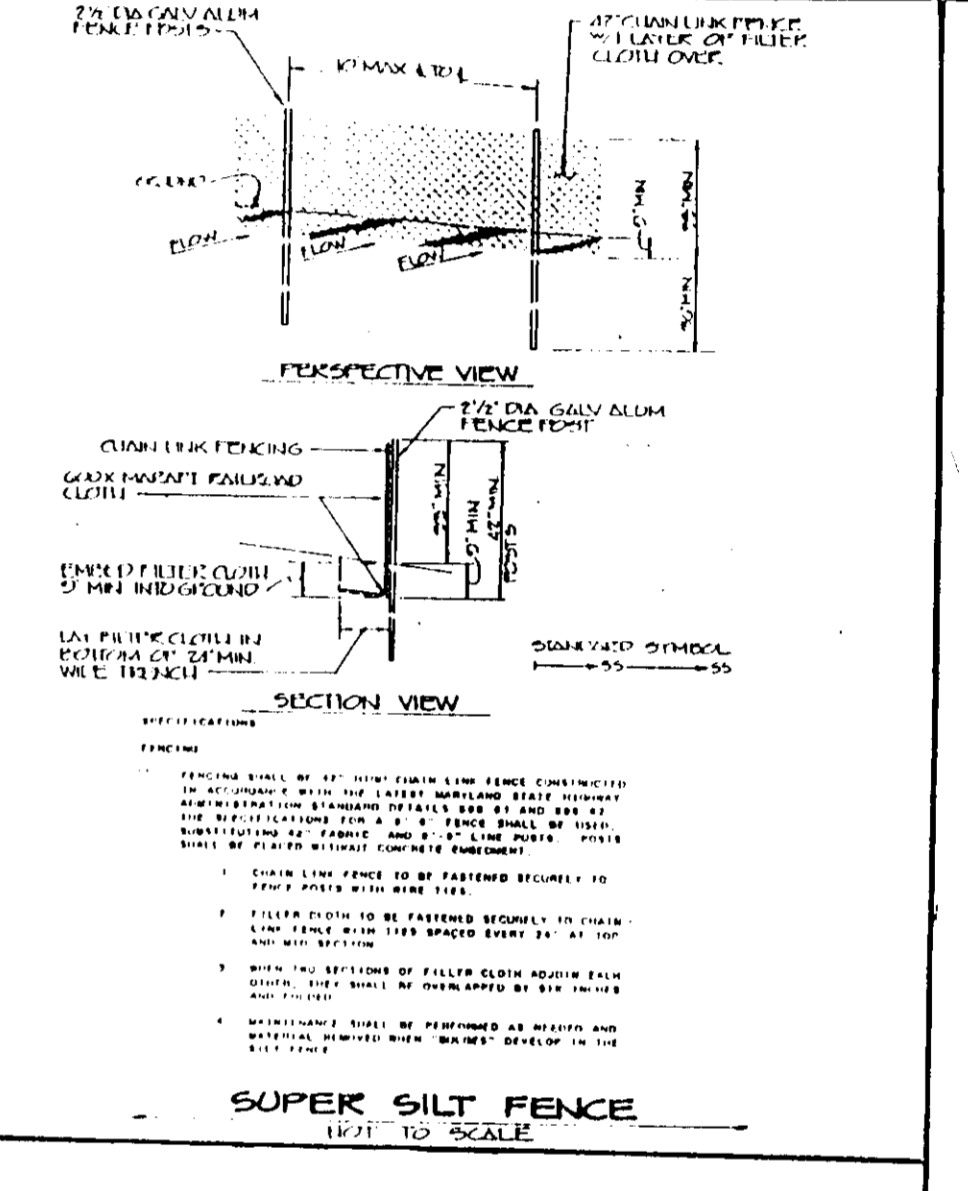
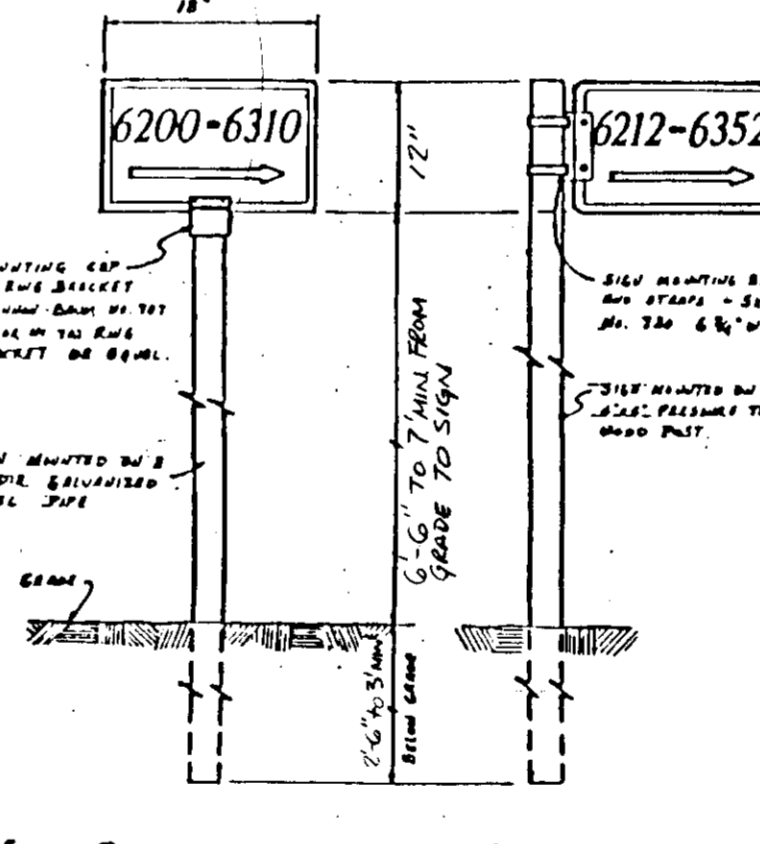
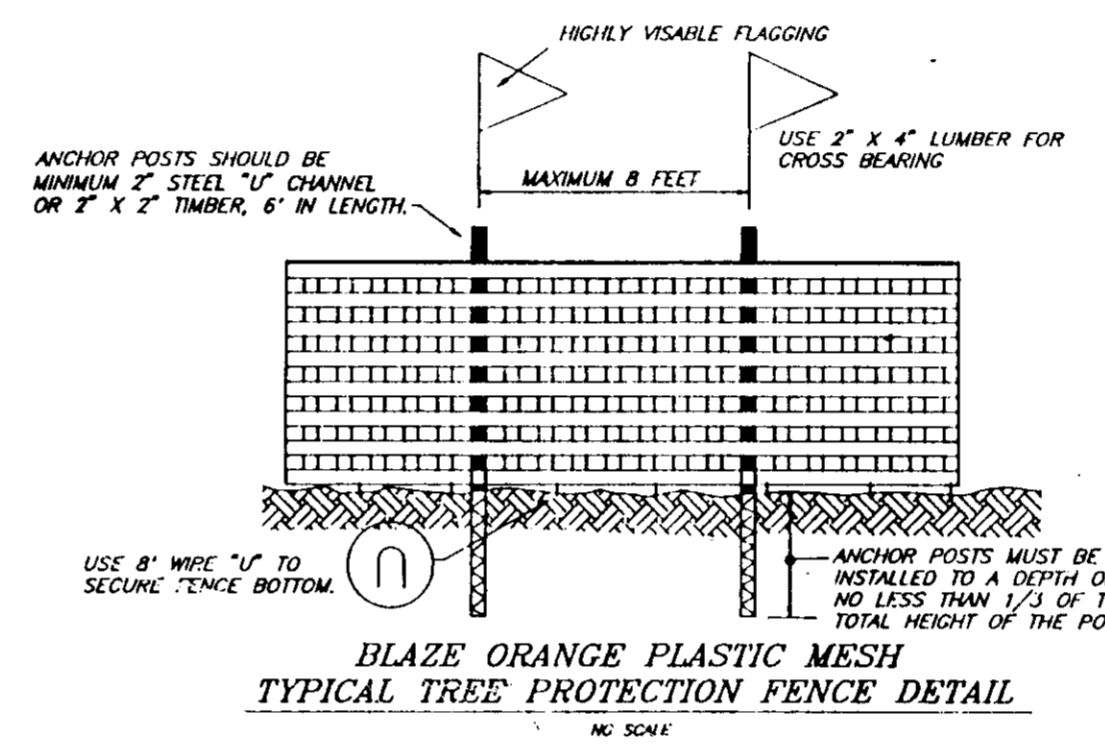
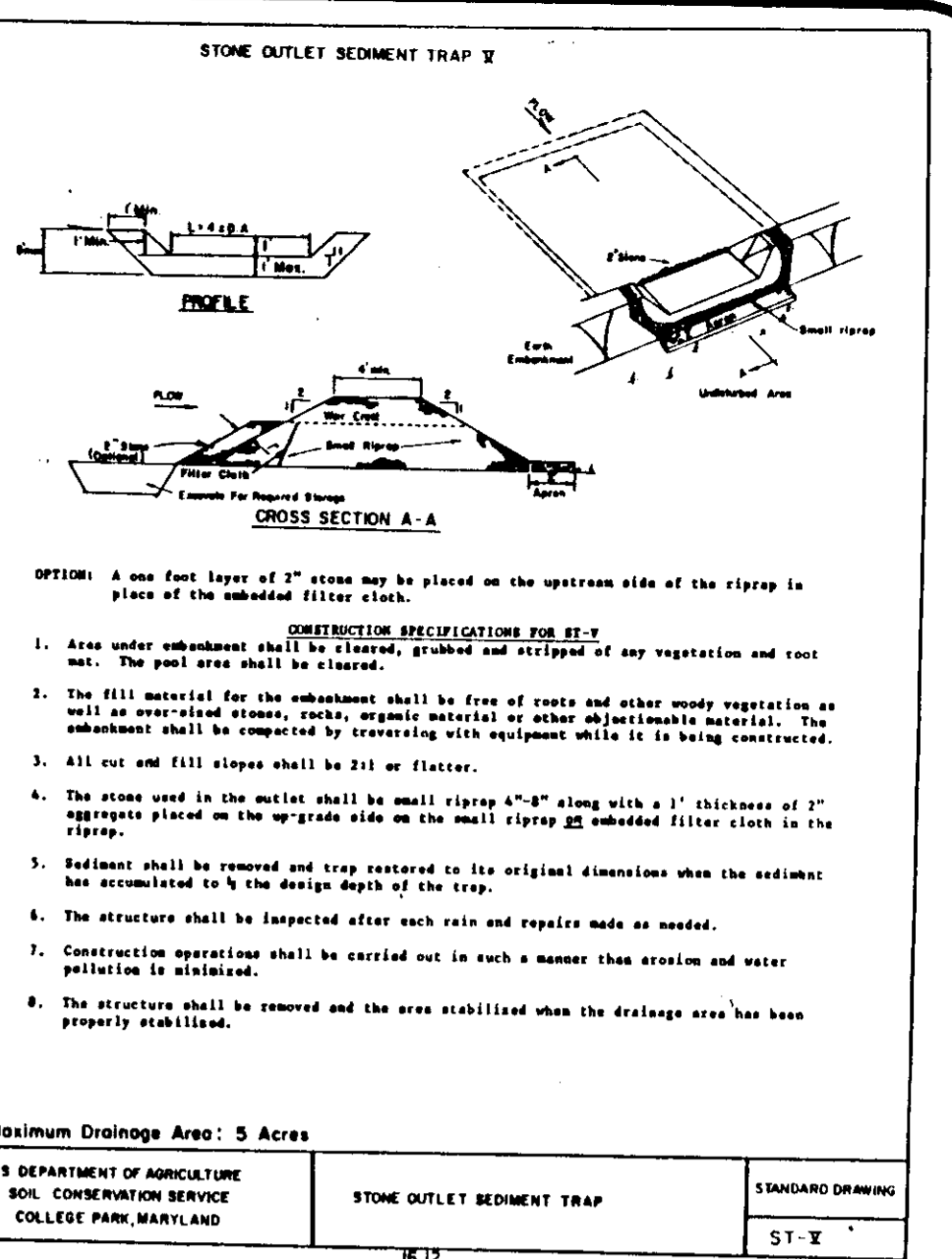
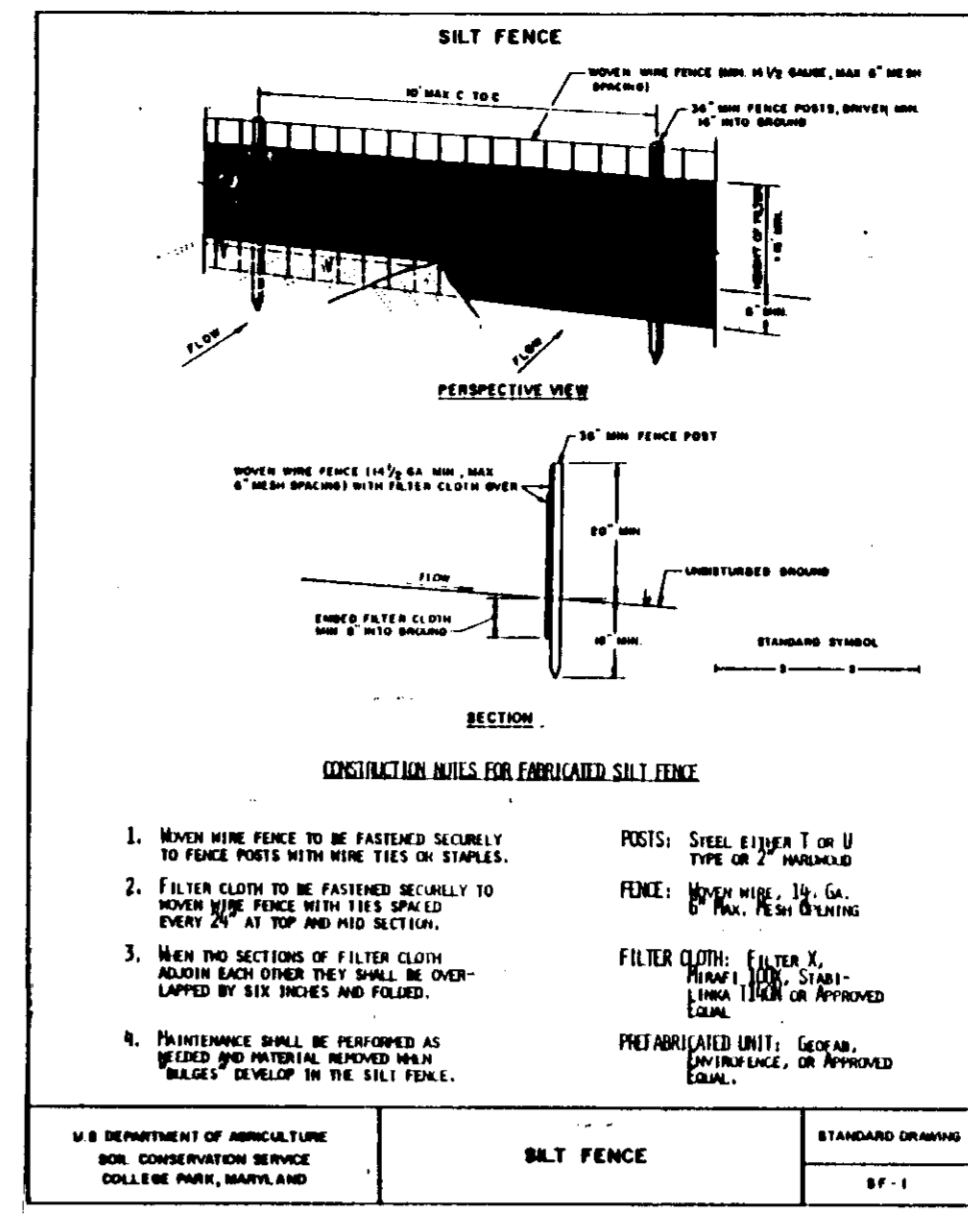
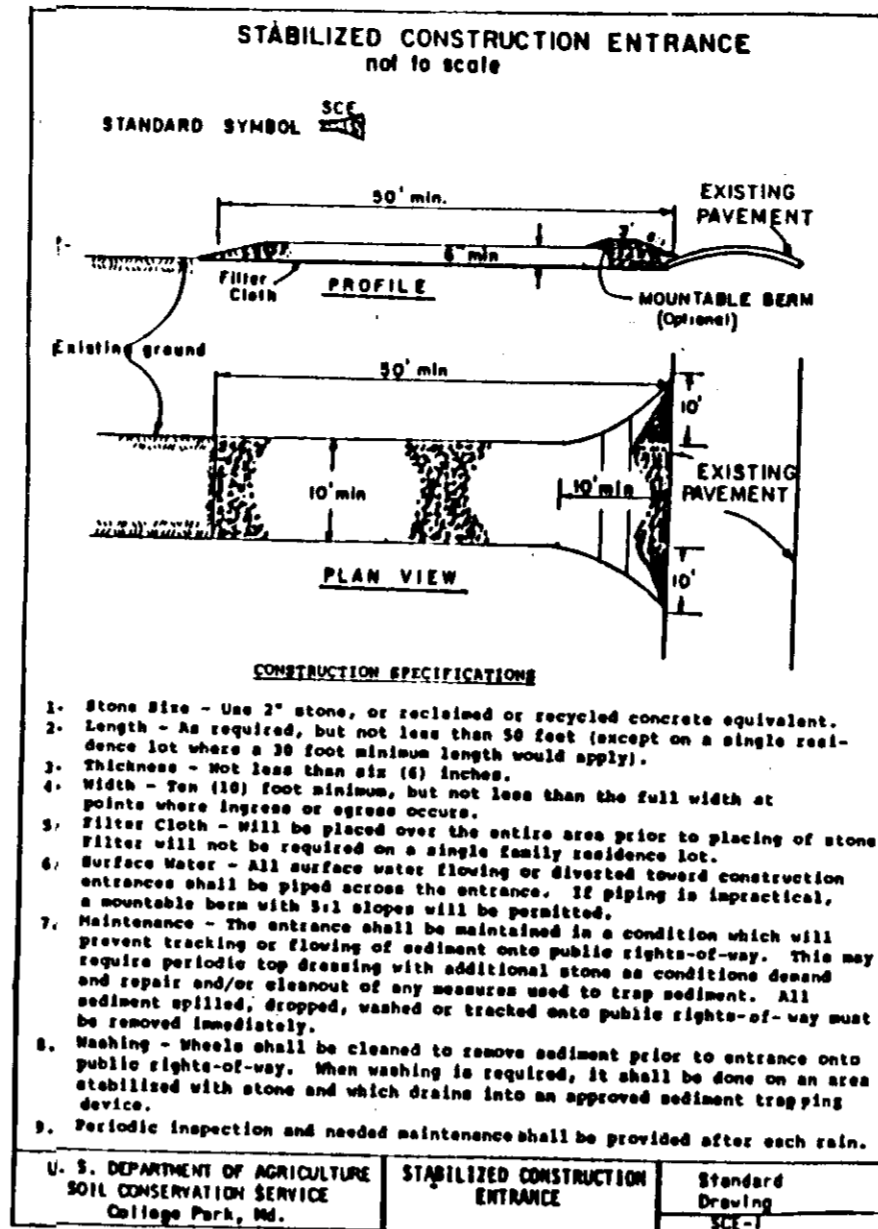


*** NOTE: Single lot detail cannot be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.**

W.S.O.S.T. (S.F.V) P.N. N-12	Lot Size	W.A.C.	W.A.C.	L.A.C.
1	2	2	2	6
2	11	20	26	26
3	11	20	26	26
4	11	20	26	26

NOTE: Can be adjusted in field, but when area must be as given or greater

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



PLANT LIST

SYMBOL	QUANTITY	NAME	SPACING	REMARKS
⊙	10	PINUS STROBILUS WHITE PINE	4'-6" HT	B & B 10' O.C.
○	11	ACEQ RUBRUM RED MAPLE	4'-6" HT	B & B 10' O.C.

ENGINEER/SURVEYOR
MILDENBERG, MOCHI & ASSOCIATES, Inc.
3300 NORTH RIDGE ROAD, SUITE 235
ELICOTT CITY, MARYLAND 21043
(410) 461-0078

DEVELOPER/BUILDER
CORNERSTONE HOMES
8571 HUNTSBURY DRIVE
ELICOTT CITY, MARYLAND 21227
(410) 378-0157

OWNER
SDC GROUP, INC.
P.O. BOX 417
ELICOTT CITY, MARYLAND 21043
(410) 465-4244

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/12/93
DIRECTOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
[Signature] 11/9/93
CHIEF, DIVISION OF PLANNING, DEVELOPMENT AND RESEARCH

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT
FOR PUBLIC WATER & SEWERAGE SYSTEMS
[Signature] 11-4-93
HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
[Signature] 11/2/93
DIRECTOR

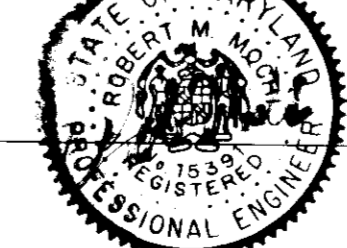
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
[Signature] 11/6/93
CHIEF, BUREAU OF ENGINEERING

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
[Signature] 10/29/93
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
[Signature] 10/29/93
SOIL CONSERVATION SERVICE

ENGINEER'S CERTIFICATE
I hereby certify that this plan for erosion and sediment control represents a practical and workable plan for erosion and sediment control and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.
[Signature] 10/26/93
Date

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[Signature] 10/26/93
Signature of Developer Date



project	date	engineering
83020.00	AUG 93	YSL
illustration	scale	approval
YSL	1/17/93	AS SHOWN

Rev. per DPZ comments & submittal	date
for signature	10/26/93
1. 1st Submittal to DPZ	11/17/93
no. description	revisions

SECTION 1, AREA 1, LOTS 1 THRU 7
ELECTION DISTRICT No. 1
SPARROW - GRAY
HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
3300 North Ridge Road, Suite 235, Elicott City, Maryland, 21043-3350
(410) 461-0078 Fax: (410) 461-5168 D.C. Metro: (301) 621-5168