

GENERAL NOTES

- STORMWATER MANAGEMENT FOR THIS PROJECT IS ON LOT No. 3 OF THIS SUBDIVISION AND HAS BEEN CONSTRUCTED SEE F 93-17.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SUBDIVISION. SEE CONTRACT No. 3-4-3217-12.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT (410) 992-2437.
- EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-257-7777, A MINIMUM OF THREE (3) DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
- ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS. AND ROAD CONSTRUCTION PLAN F-93-17.
- ALL INTERIOR ROADS WILL BE PUBLIC.
- THIS PLAN IS SUBJECT TO S-89-75, P-89-88, F-93-17 CURRENT ZONING - R-20 AS PER THE PROPOSED COMPREHENSIVE ZONING & MAP 00-27.
- THE PROPERTY IS RECORDED IN THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No.
- TYPICAL HOUSE DIMENSIONS AND SCHEMATIC PROFILES ARE SHOWN ON THIS SHEET.
- SUBJECT PROPERTY IS LOCATED ON TAX MAP No. 41 PARCEL No.'s 384 & 17.
- FOR DRIVEWAYS SPECIFICATIONS REFER TO DETAIL VOL III R-6.03 AND 6.05
- SECTION 12B OF ZONING REGULATIONS ALLOWS FENCED OR POOLED, OPEN OR CLOSED, NOT TO PROJECT MORE THAN 10 FEET INTO THE REQUIRED FRONT OR REAR YARD BUILDING RESTRICTION LINE.
- BENCH MARKS UTILIZED ARE HOWARD COUNTY CONTROL STATION NO.'S 2133002 & 2140002. SEE TABLE THIS SHEET.

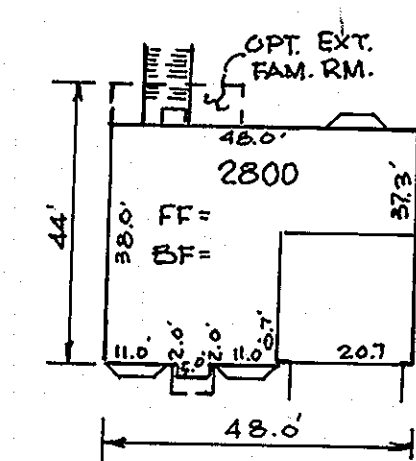
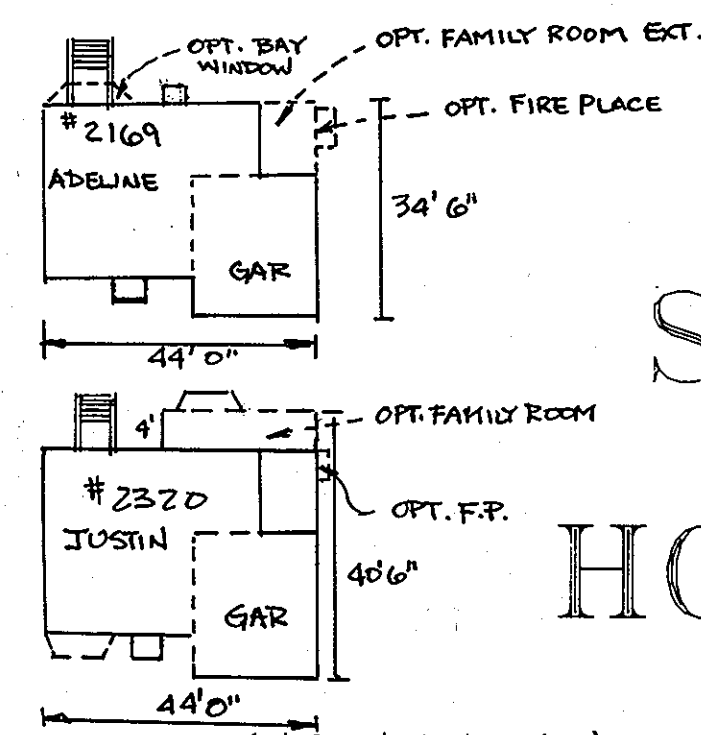
SITE DEVELOPMENT PLAN

COOPER PROPERTY

LOTS 1-38

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND.

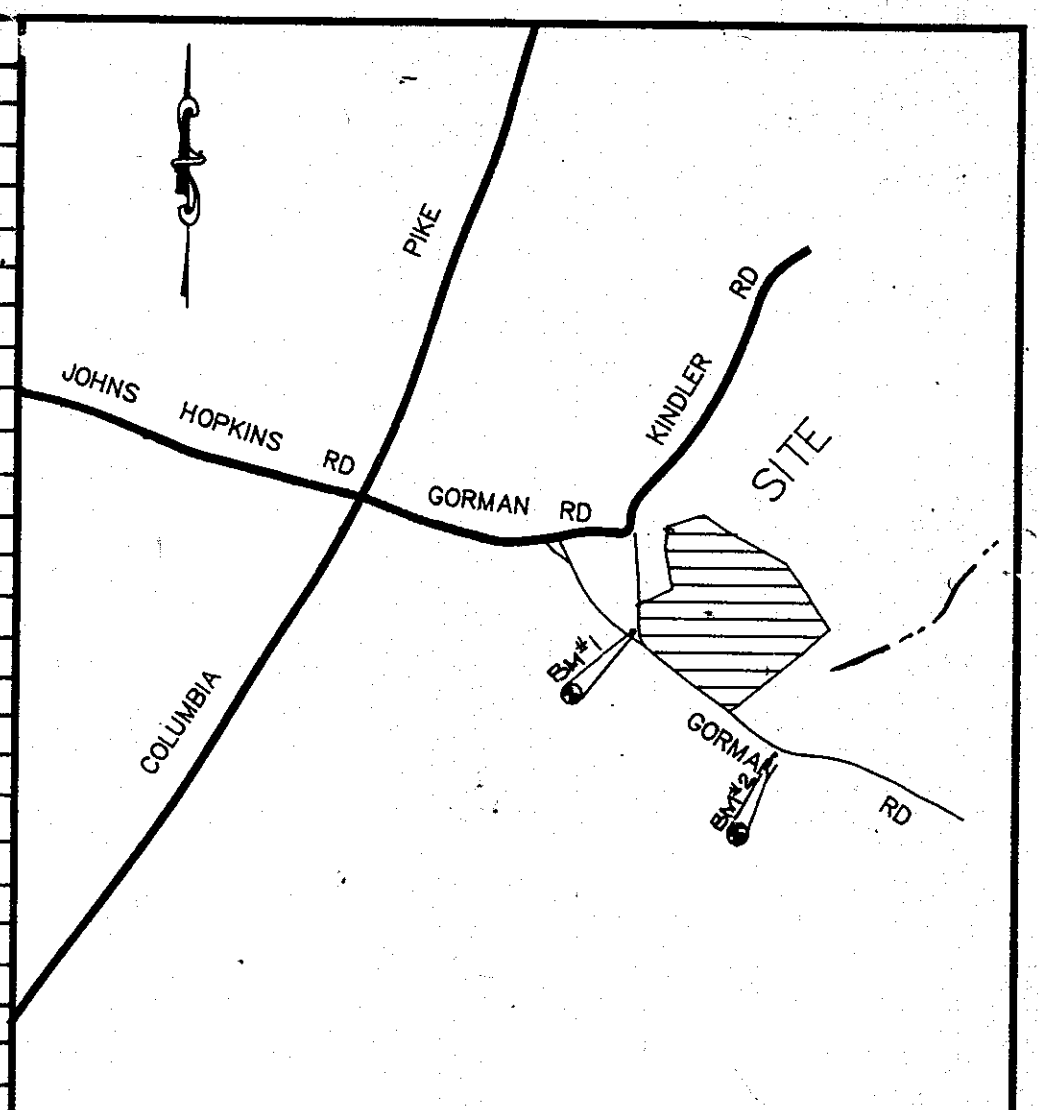


GENERAL NOTES (CONTINUED)

16. THE OWNER/BUILDER SHALL BE ADVISED THAT ALL FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD IN ACCORDANCE WITH SECTION 12B OF THE ZONING REGULATIONS FOR HOWARD COUNTY, MD.

17. LOTS 3, 4, 35, 36 AND 37 WILL BE SERVED BY GRAVITY SEWER, ALL OTHER LOTS WILL UTILIZE GRINDER PUMPS TO A PRESSURE SYSTEM. TYPE OF GRINDER PUMPS AND SPECIFIC MODELS FOR EACH LOT ARE SHOWN ON SHEET G06-G.

LOT #	ADDRESS	CHART
1	10608	GORMAN RD
2	10604	"
3	10600	"
4	10601	PERSIMMON CT.
5	10605	"
6	10609	"
7	10605	SOURWOOD CT
8	10609	"
9	10613	"
10	10617	"
11	10621	"
12	10625	"
13	OPEN SPACE	"
14	10612	"
15	10608	"
16	10604	"
17	10613	PERSIMMON CT.
18	10617	PERSIMMON CT.
19	10621	"
20	10625	"
21	10629	"
22	10632	"
23	10628	"
24	10624	"
25	10620	"
26	10616	"
27	10601	MAHAGONY CT
28	10605	"
29	10609	"
30	10613	"
31	10608	"
32	10604	"
33	10608	PERSIMMON CT
34	10604	PERSIMMON CT
35	10600	"
36	10584	GORMAN RD
37	10580	"
38	OPEN SPACE	"

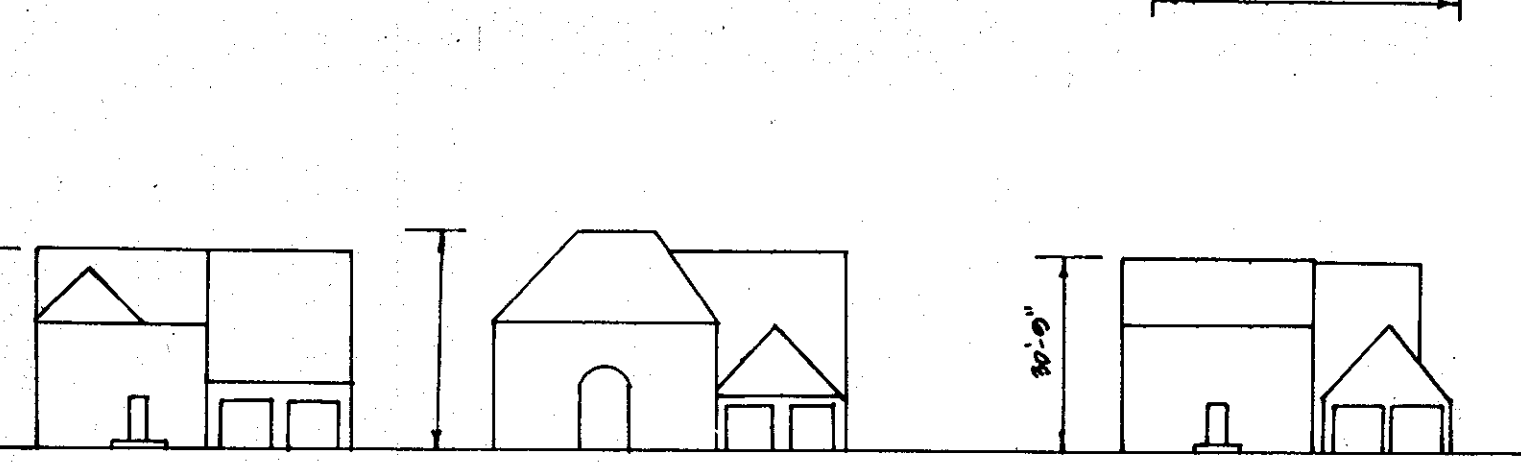
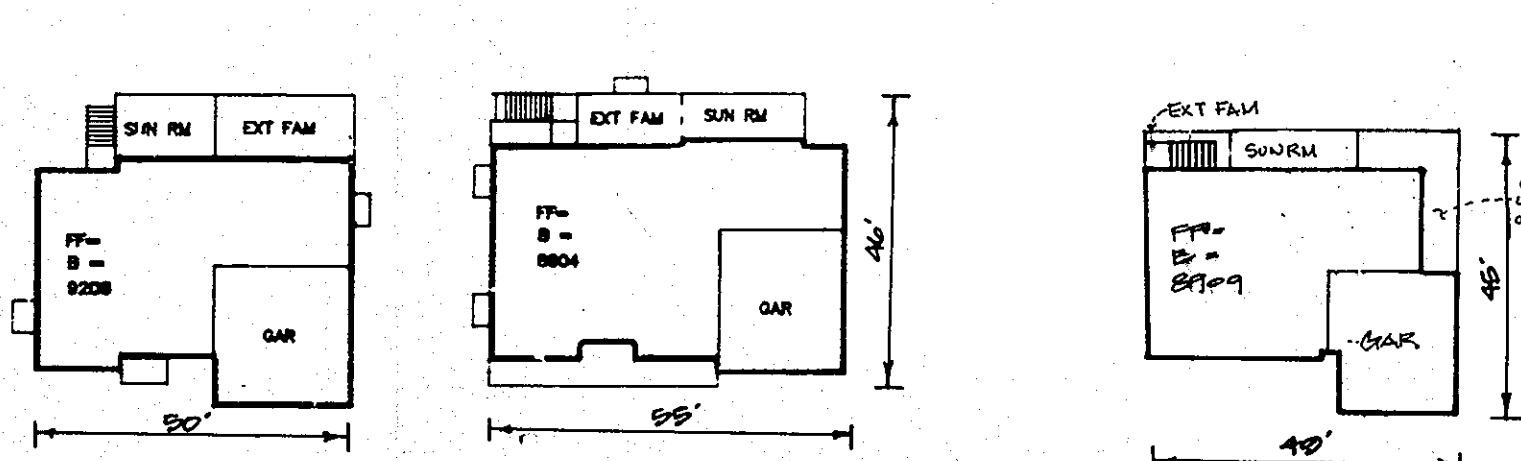
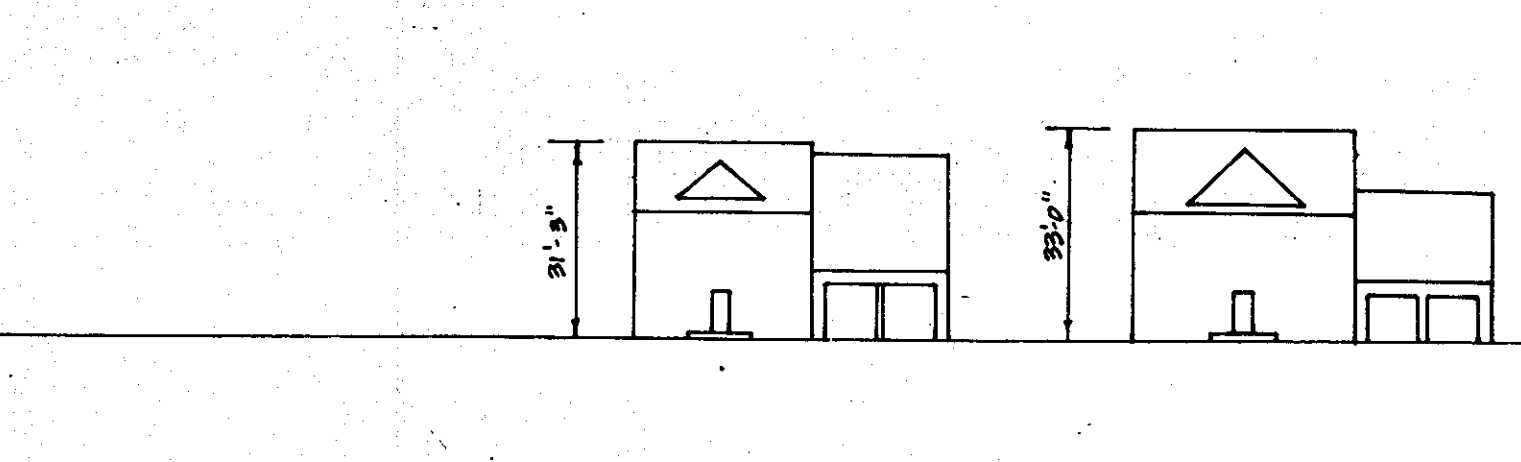
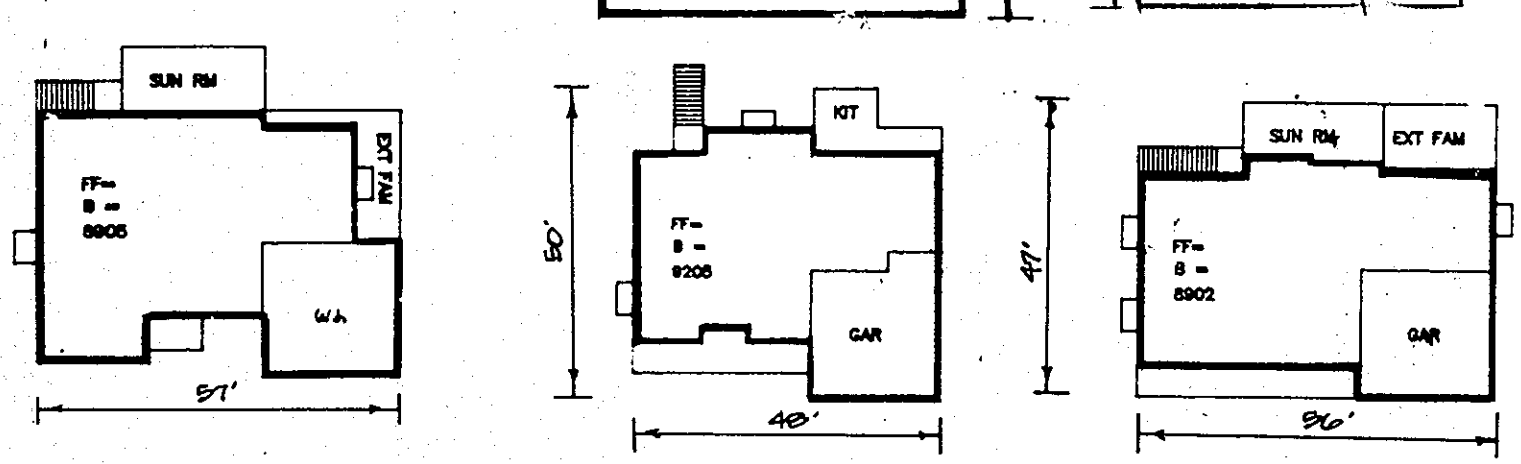
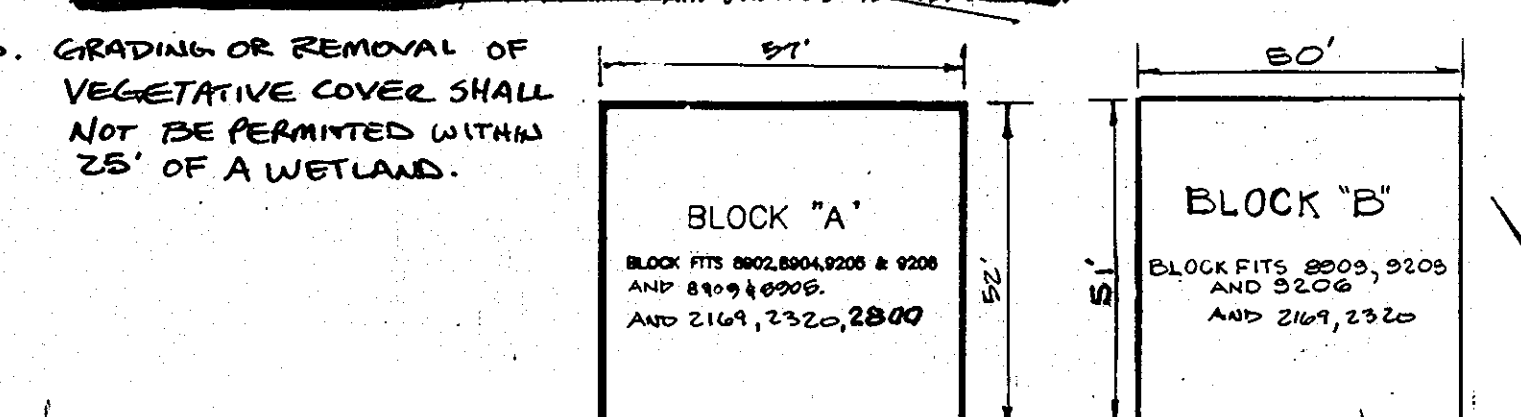


BENCHMARKS/GEODETIC CONTROL

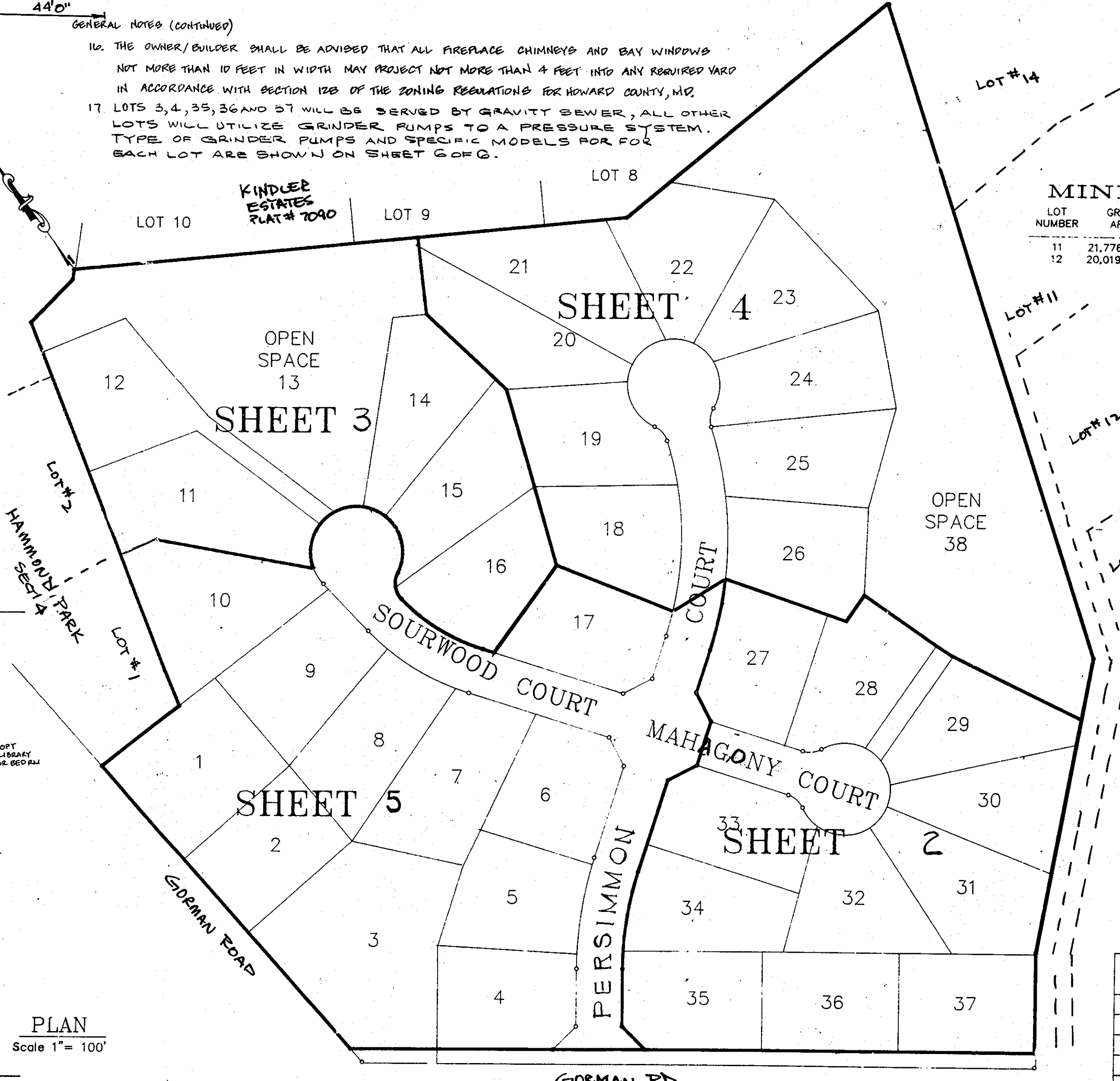
STATION DESIGNATION	DESCRIPTION
BM #2 2140002	CONC. MON. 0.2' BELOW SURF. EDGE OF SHOULDER, E. OF GRASS BANK 15' OFF E. OF GORMAN RD.
BM #1 2133002	REBAR T.I. IN OPEN EDGE RD. 0.2' BELOW SURF. 60' W. OF GORMAN RD.

SITE ANALYSIS

- AREA OF PARCEL.....20.91 AC.
- PRESENT ZONING.....R-20
- PROPOSED USE OF STRUCTURES.....SINGLE FAMILY DETACHED.
- TOTAL NUMBER OF UNITS PROPOSED ..36 UNITS
- OPEN SPACE ON SITE.....4.29 AC.
- OPEN SPACE AS A PERCENTAGE.....20.5%
- OPEN SPACE REQUIRED.....4.18 AC.

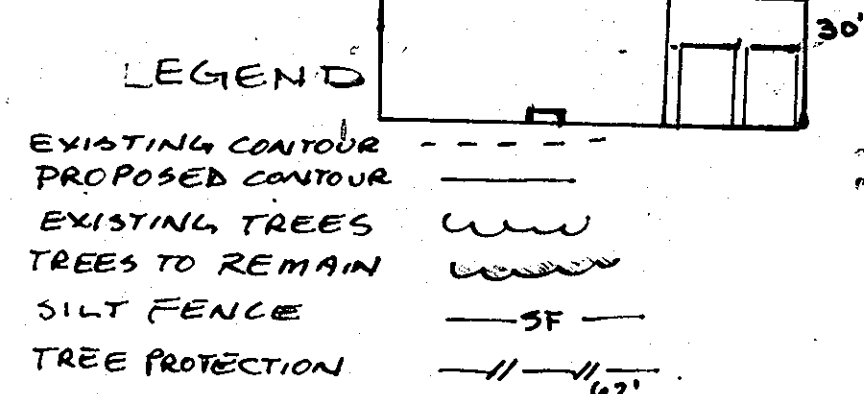


TYPICAL HOUSE MODELS



MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOOD PLAIN	25% SLOPES	MINIMUM LOT SIZE
11	21,776 sq. ft.	0 sq. ft.	21,776 sq. ft.	0 sq. ft.	1,610 sq. ft.	20,166 sq. ft.
12	20,019 sq. ft.	3,380 sq. ft.	16,639 sq. ft.	0 sq. ft.	0 sq. ft.	16,639 sq. ft.



SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET
2, 3, 4 & 5	PLAN VIEW
2, 3, 4 & 5	GRADING & SEDIMENT CONTROL
6	DETAIL SHEET

NO.	BY	REVISION	DATE
5	AE Inc.	REV. SDP TO INCLUDE RUIZ ARCHITECTURAL.	4/1/00
4	THE TECH GROUP INC. MUE.	REV. ARCHITECT. TYPES TO INCLUDE Z800	4/24/96
3	AE Inc.	REVISE TO INCLUDE "COOPER" GENERIC BOX	4-21-96
2	AE Inc.	REVISE ARCHITECTURAL TYPES TO INCLUDE 2K3250	1/22/96
1	THE TECH GROUP INC. MUE.	REVISE ADDRESS CHART LOT'S AND ADDED OPT. ROOM NAMES ON 8709 HOUSE MODEL	10-11-94

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

COUNTY HEALTH OFFICER _____ DATE _____

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

Director _____ DATE 8/2/94
Chief, Bureau of Engineering _____ DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director _____ DATE 8/19/94
Chief, Division of Land Development and Research _____ DATE 8/19/94

PROJECT NAME **COOPER PROPERTY**
SECTION 1 / AREA 1 LOTS 1-38
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

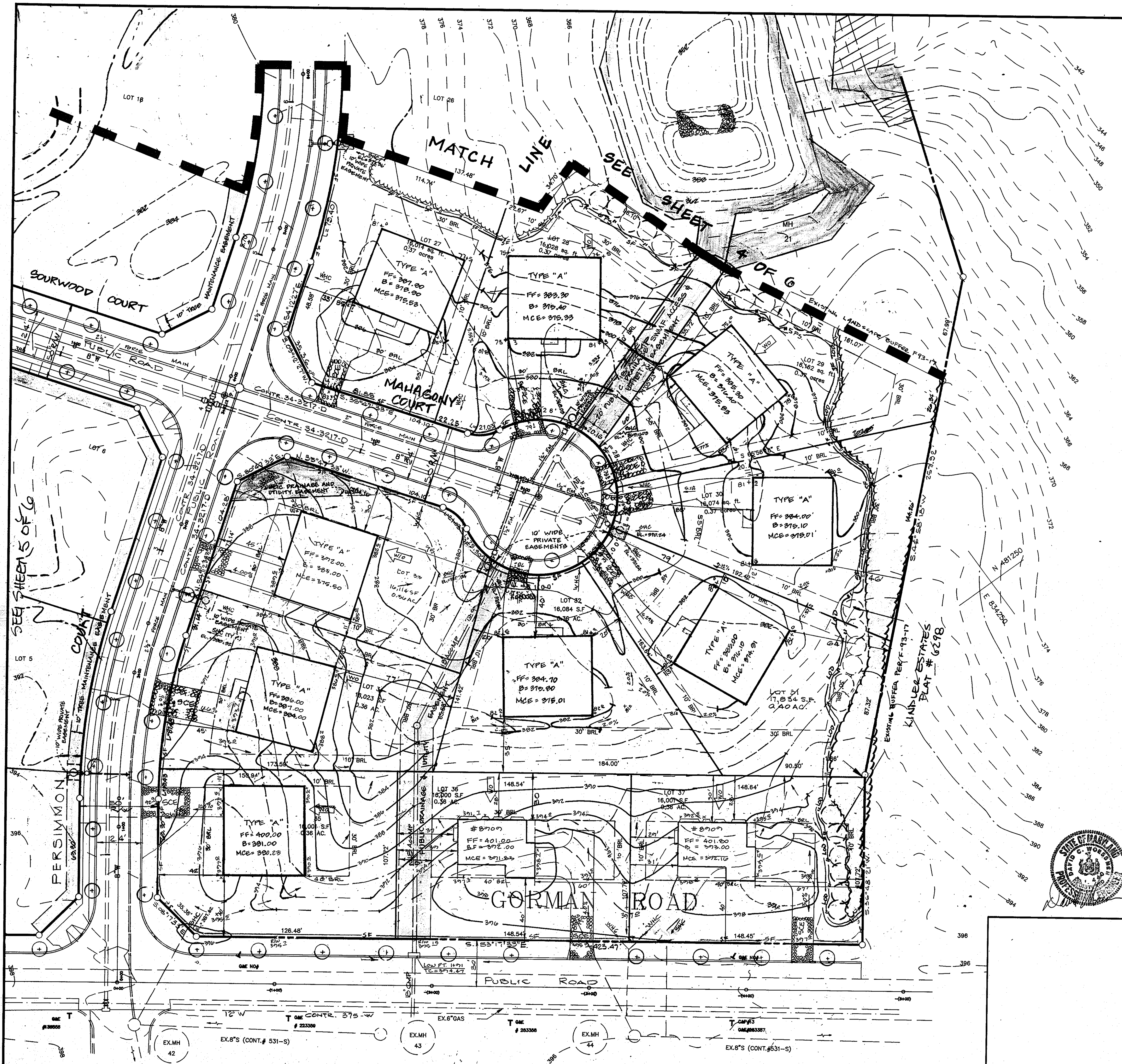
TITLE **TITLE SHEET**

PREPARED BY: **American Engineering Inc.**
671-A MAIN STREET
LAUREL, MARYLAND 20707
(301) 953 1221 (301) 880 3039

DES. : B.S. & D.W. : JOB : 89109

DRW. : PROJ. : SCALE : SHEET OF 1 6

CHK. : DATE : 4-11-93



SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT FROM INSPECTOR. --- 5 DAYS
2. INSTALL ALL SEDIMENT CONTROL DEVICES PER PLAN. --- 10 DAYS
3. INSTALL TREE PROTECTION FENCE PER PLAN. --- 5 DAYS
4. CONVERSION OF SEDIMENT TRAPS TO SWM PONDS CALLED FOR ON F-93-17 WILL BE DELAYED UNTIL HOUSE CONSTRUCTION IS COMPLETE. --- 21 DAYS
5. STABILIZE THE SITE PER THE PLAN. --- 20 DAYS
6. WITH THE PERMISSION OF THE INSPECTOR, REMOVE THE SEDIMENT CONTROL DEVICES. --- 10 DAYS

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: David Moran / DATE: 7/1/94

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 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: Richard [unclear] / DATE: 7/1/94

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Signature: Patricia [unclear] / DATE: 8/17/94

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: John R. Robertson / DATE: 8/17/94

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

COUNTY HEALTH OFFICER / DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: Danah D'Angelo / DATE: 8/15/94
Signature: Anni Drummond / DATE: 8/19/94

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

Signature: [unclear] / DATE: 8/6/94
Signature: [unclear] / DATE: 8/2/94

LOT NO.	STREET ADDRESS

NO.	DATE	DESCRIPTION	BY
1	16/11/94	REV HOUSE MODEL ON LOTS 29, 30, 31	THE PREP.
		REV. GRADING ON LOTS 29-31	

SUBDIVISION NAME COOPER PROPERTY	SECT./AREA 1/1	LOT/PARCEL# 1-38
PLAT# OR L/F 113-50-11253	BLOCK# R-20	TAX/ZONE MAP 41
ELEC. DIST. #6	CENSUS TR. 606C-02	SEWER CODE 576000

OWNER / DEVELOPER
CENTEX HOMES CORPORATION
2127 ESPEY COURT
CROFTON MD 21114

COOPER PROPERTY

SITE DEVELOPMENT PLAN
AND GRADING / SEDIMENT CONTROL PLAN
S-89-75 P-89-88 WP-90-27
SDP-

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER

671-A MAIN STREET
LAUREL, MD. 20707
BALTO.(301) 880-3039
WASH.(301) 853-1221

DRAWN BY: NAME	DATE: 00/00/00
CHECKED BY: NAME	DRAWING NO.: 00-0
JOB NO.: 123456789	SHEET 2 OF 6



x 71.72 7698

LOTS 5-10
A RESUBDIVISION OF
KINDLER ESTATES
(LOT 1 AND LOT 2)



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.
David Mann 7/1/94
SIGNATURE OF ENGINEER 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 COURSE OF INSTRUCTION APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES. I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
Richard Melillo 7/1/94
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Patricia Engler 7/1/94
U.S. SOIL CONSERVATION DISTRICT DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Keltner 7/1/94
HOWARD SOIL CONSERVATION DISTRICT DATE

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David S. Langley 8/19/94
DIRECTOR DATE

Ann Strumann 8/19/94
CHIEF DIVISION OF LAND ACQUISITION AND RESEARCH DATE

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

James J. Lee 8/3/94
DIRECTOR DATE

William R. Eason 8/2/94
CHIEF, BUREAU OF ENGINEERING DATE



ADDRESS CHART

LOT NO.	STREET ADDRESS

NO.	DATE	DESCRIPTION	BY
1	4/24/96	REV. GRADING LOTS 11-16	

SUBDIVISION NAME: COOPER PROPERTY
SECT./AREA: 1/1
LOT/FARCEL: 1-38
PLAT OR L.C. BLOCK# ZONE TAX/ZONE MAP ELEC. DIST. CENSUS TR.: 112522429 R-20 41 #6 6060.02
WATER CODE: E17 SEWER CODE: 37400000

OWNER / DEVELOPER
CENTEX HOMES CORPORATION
2127 ESPY COURT
CROFTON, MD 21114

COOPER PROPERTY

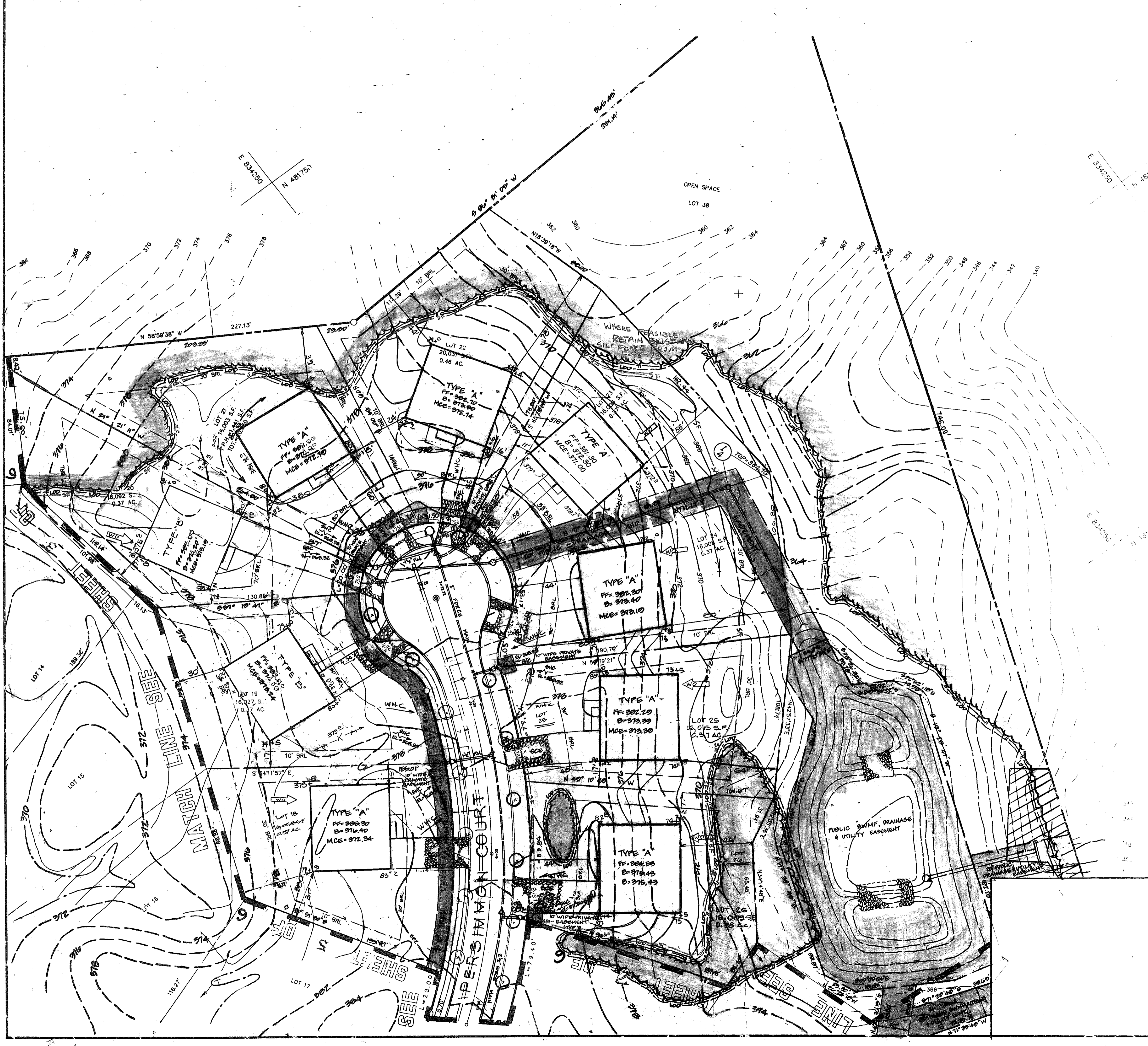
SITE DEVELOPMENT PLAN
AND GRADING / SEDIMENT CONTROL PLAN
S-89-75 P-89-88 WP-90-27
SDP- -

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER

671-A MAIN STREET
LAUREL, MD 20707

BALTO.(301) 880-3039
WASH.(301) 953-1221

DRAWN BY:	DATE:
CHECKED BY:	DRAWING NO.:
JOB NO.:	SHEET: 3 OF 6



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.
 David M... 7/1/94
 SIGNATURE OF ENGINEER 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 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.
 Richard Holzman 7/1/94
 SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 Patricia G... 7/1/94
 U.S. SOIL CONSERVATION DISTRICT DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John P. Robertson 7/1/94
 DISTRICT HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James J. ... 8/19/94
 DIRECTOR DATE

Uma S... 8/19/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED FOR SEWERAGE AND PUBLIC WORKS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. ... 8/2/94
 DATE

Paul D. ... 8/2/94
 CHIEF, BUREAU OF ENGINEERING DATE



ADDRESS CHART
 STREET ADDRESS

NO.	DATE	DESCRIPTION	BY
3	4/24/96	REGRADING ON LOTS 16-21	THE TECH GROUP, INC.
2	7/27/95	REV. HOUSE TYPE ON LOT 23 FROM TYPE 'B' TO TYPE 'A'	THE TECH GROUP, INC.

SUBDIVISION NAME: COOPER PROPERTY
 SECT./AREA: 1/1
 LOT/PARCEL: 1-38
 PLAT OR L.V. BLOCK#: 11250-11253
 ZONE: R-20
 TAX/ZONE MAP: 41
 ELEC. DIST.: #C
 CENSUS TR.: 606802
 WATER CODE: E 17
 SEWER CODE: S 7880004

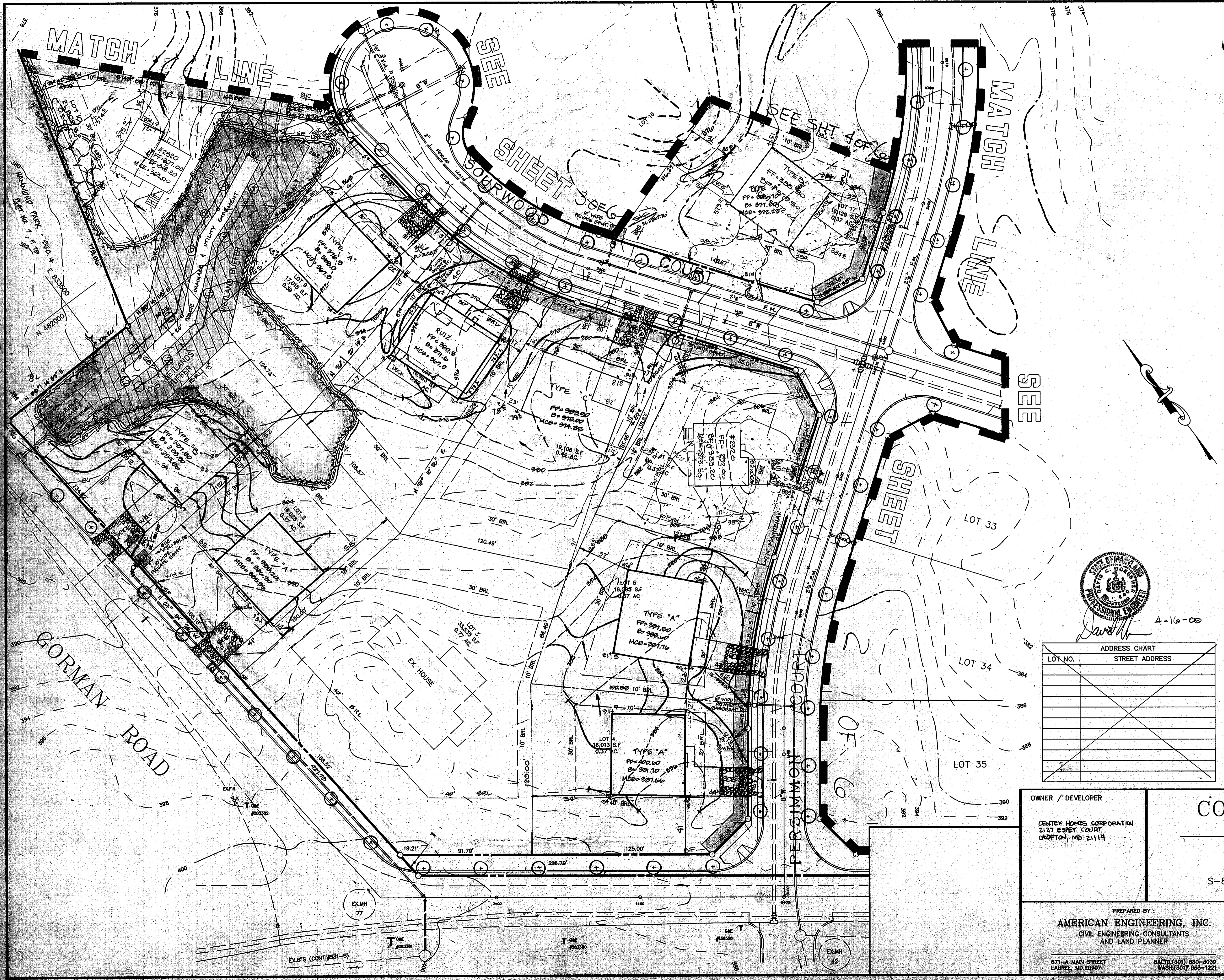
OWNER / DEVELOPER
 CENTEX HOMES CORPORATION
 2127 EIGHTH COURT
 CROFTON, MD 21114

COOPER PROPERTY

STATE OF DEVELOPMENT AND GRADING/SEDIMENT CONTROL PLAN

AMERICAN ENGINEERING, INC.
 CIVIL ENGINEERING CONSULTANTS
 AND LAND PLANNERS
 671 A MAIN STREET
 LAUREL, MD 20707

DRAWN BY: JAT
 CHECKED BY: JAT
 DATE: 8/19/94
 SHEET: 4 OF 6



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.

David M. [Signature] 7/1/94
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE 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 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.

Nedra Kolb 7/1/94
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Patricia Pugh 7/10/94
U.S. SOIL CONSERVATION DISTRICT DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Rolleston 7/12/94
DISTRICT APPROVAL DATE
HOWARD SOIL CONSERVATION DISTRICT

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

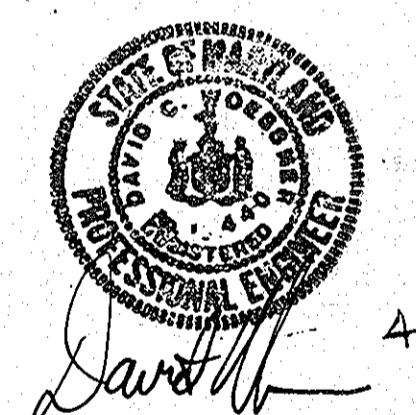
Wash McLaughlin 8/15/94
DIRECTOR DATE

Anna Swannery 8/19/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

James J. [Signature] 8/3/94
DIRECTOR DATE

Paul W. [Signature] 8/2/94
CHIEF, BUREAU OF ENGINEERING DATE



ADDRESS CHART

LOT NO.	STREET ADDRESS

NO.	DATE	DESCRIPTION	BY
3	4/1/00	REV. HOUSE TYPE LOT # 8.	DCW
2	4/24/96	REV. LOT GRADING & HOUSE LOC. ON LOTS 3, 17.	THEYER
1	4-21-96	REV. TO INCLUDE COOPER GENERAL BOX	AETJL

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
COOPER PROPERTY	1/1	1-38
PLAT OR L/F	BLOCK #	TAX/ZONE MAP
1256-41263	P-20	41
WATER CODE	SEWER CODE	ELEC. DIST.
E-17	57680000	#6
		CENSUS TR.
		6008.02

OWNER / DEVELOPER
CENTEX HOMES CORPORATION
2127 ESPEY COURT
CROFTON, MD 21114

COOPER PROPERTY

SITE DEVELOPMENT PLAN
AND GRADING / SEDIMENT CONTROL PLAN
S-89-75 P-89-88 WP-90-27
SDP-

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER

671-A MAIN STREET
LAUREL, MD 20707

BALD. (301) 880-3039
WASH. (301) 853-1221

DRAWN BY:	FILE:
CHECKED BY:	GORMAN
JOB NO.:	5 of 6

SDP-94-117

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 600 lb per acre 10-10-10 fertilizer (14 lb/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lb per acre 30-0-0 ureaform fertilizer (9 lb/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 1000 lb per acre 10-10-10 fertilizer (23 lb/1000 sq ft) before seeding. Narrow 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 30 lb per acre (1.4 lb/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lb Kentucky 31 Tall Fescue per acre and 2 lb per acre (.05 lb/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 60 lb/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 lb/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/8 gallon per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gallon per acre (8 gal/1000 sq ft) for anchoring.

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

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lb per acre 10-10-10 fertilizer (14 lb/1000 sq ft)

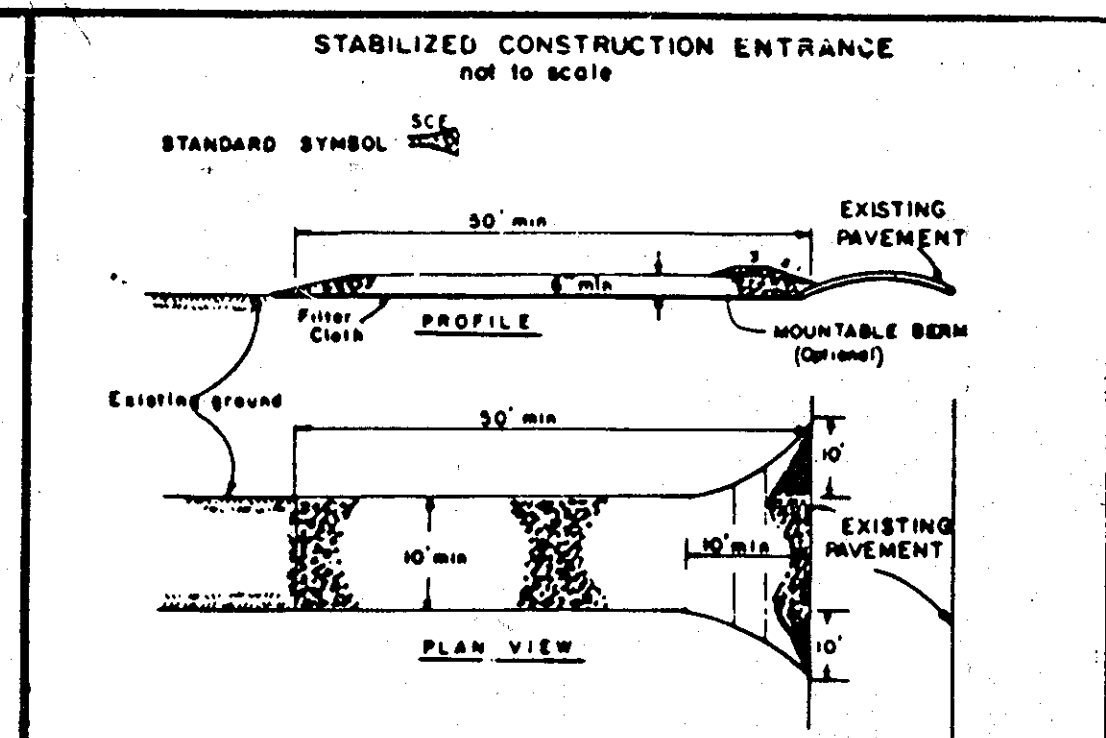
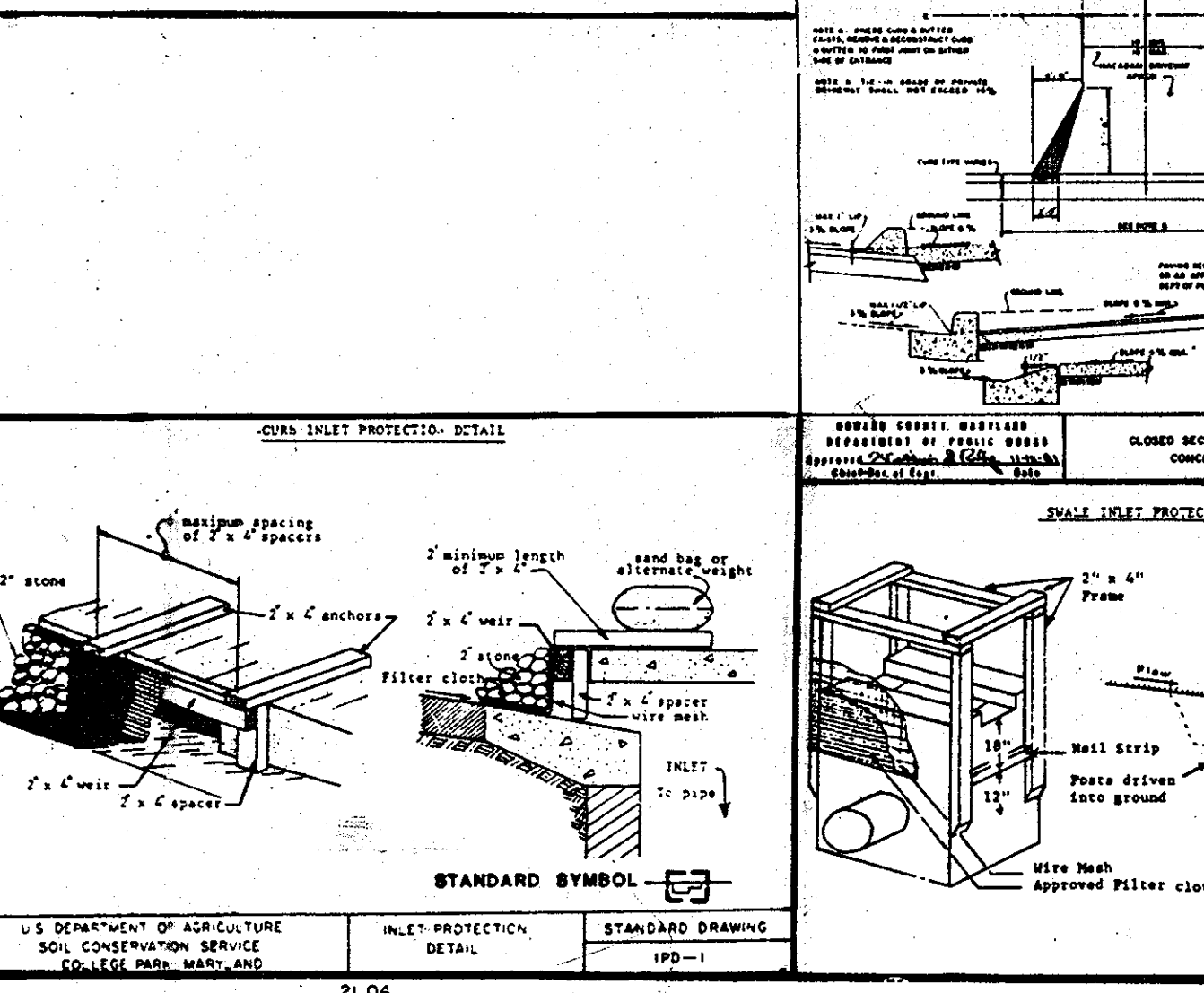
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lb/1000 sq ft). For the period May 1 thru August 14, seed with 3 lb per acre of weeping lovegrass (.07 lb/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lb/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/8 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.

SEDIMENT CONTROL NOTES

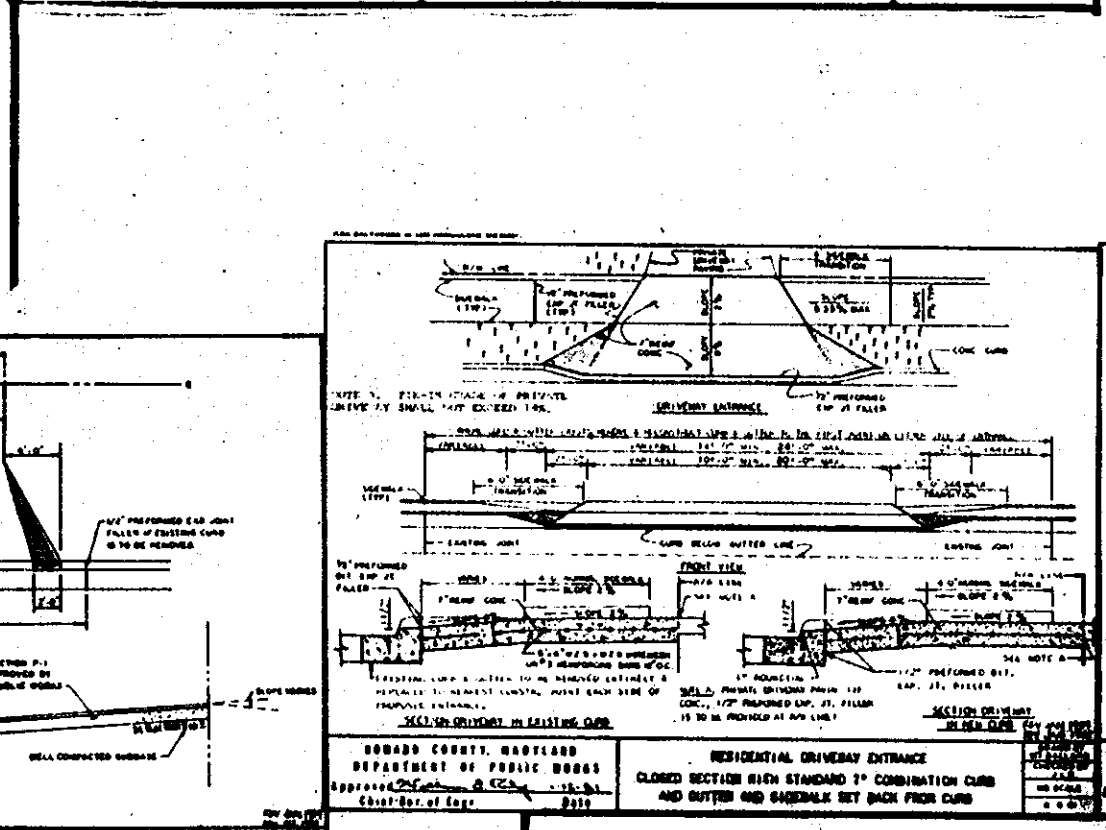
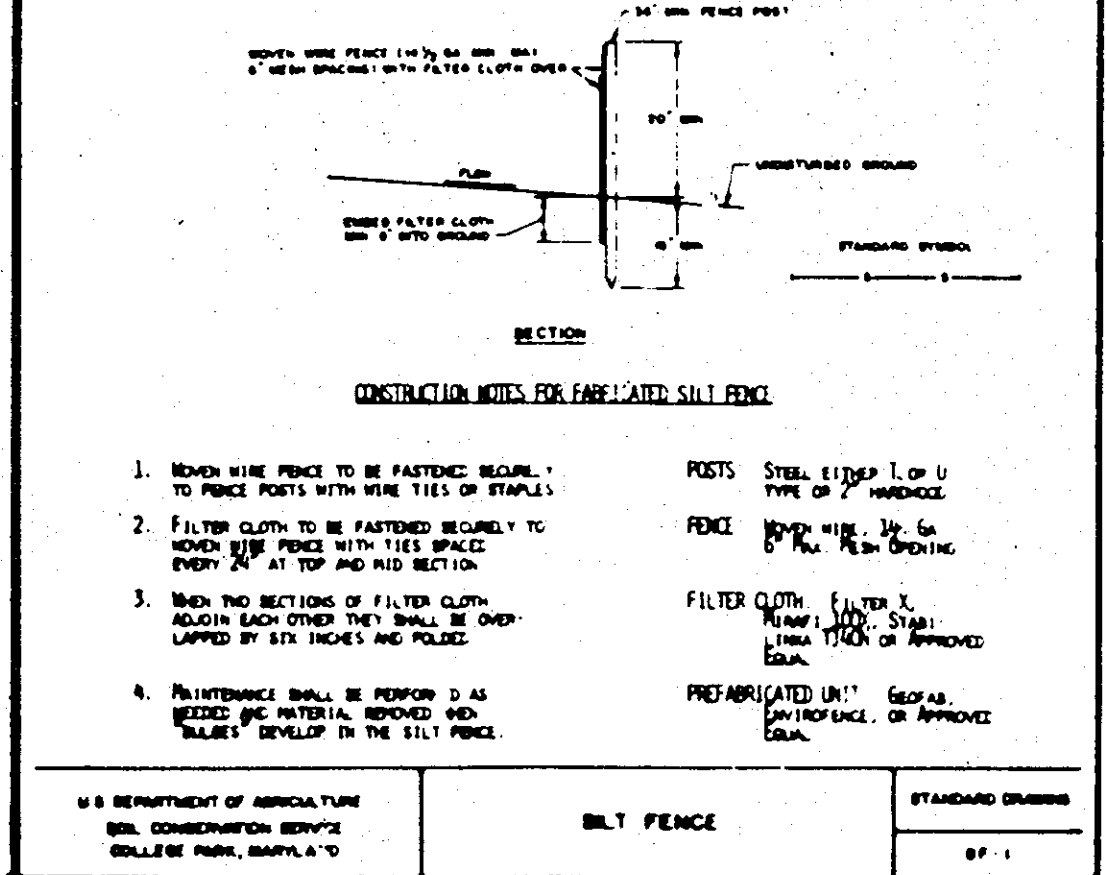
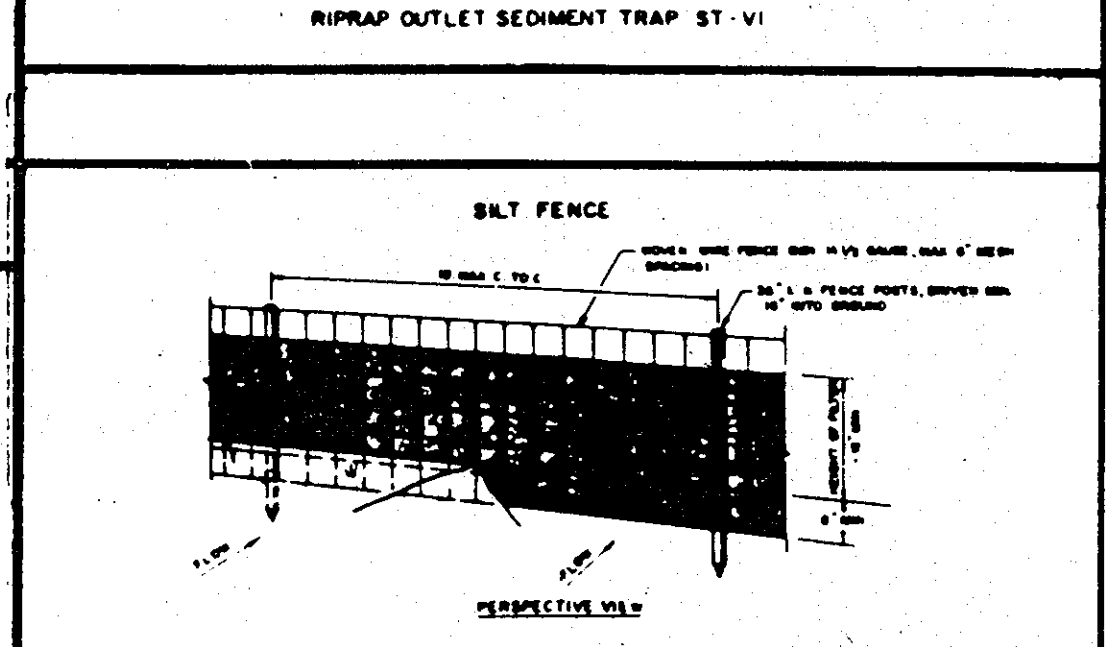
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction.
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (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: 20 Acres
 - Area Disturbed: 11 Acres
 - Area to be roofed or paved: 2 Acres
 - Area to be vegetatively stabilized: 8 Acres
 - Total Cut: 10,000 cu. yds. + DEBRIS/ROCK UPON
 - Total Fill: 10,000 cu. yds. ABOVE TYPE
 - Offsite water/narrow area location to be approved by the Sediment Control Inspector.
- 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 DPW sediment control inspector.



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 1" stone, or crushed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing at elevated toward construction entrances shall be piped across the entrance. If piping is impractical, a removable berm with 3:1 slope will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flinging of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. 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 trap device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

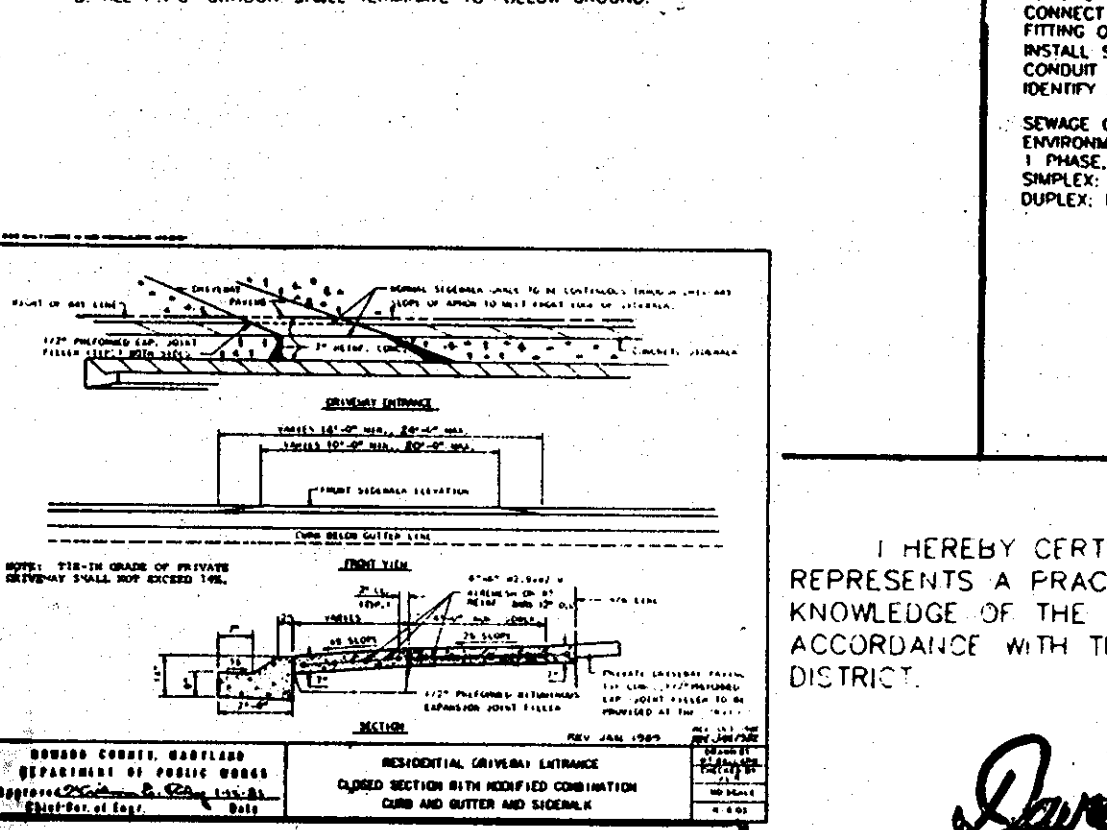
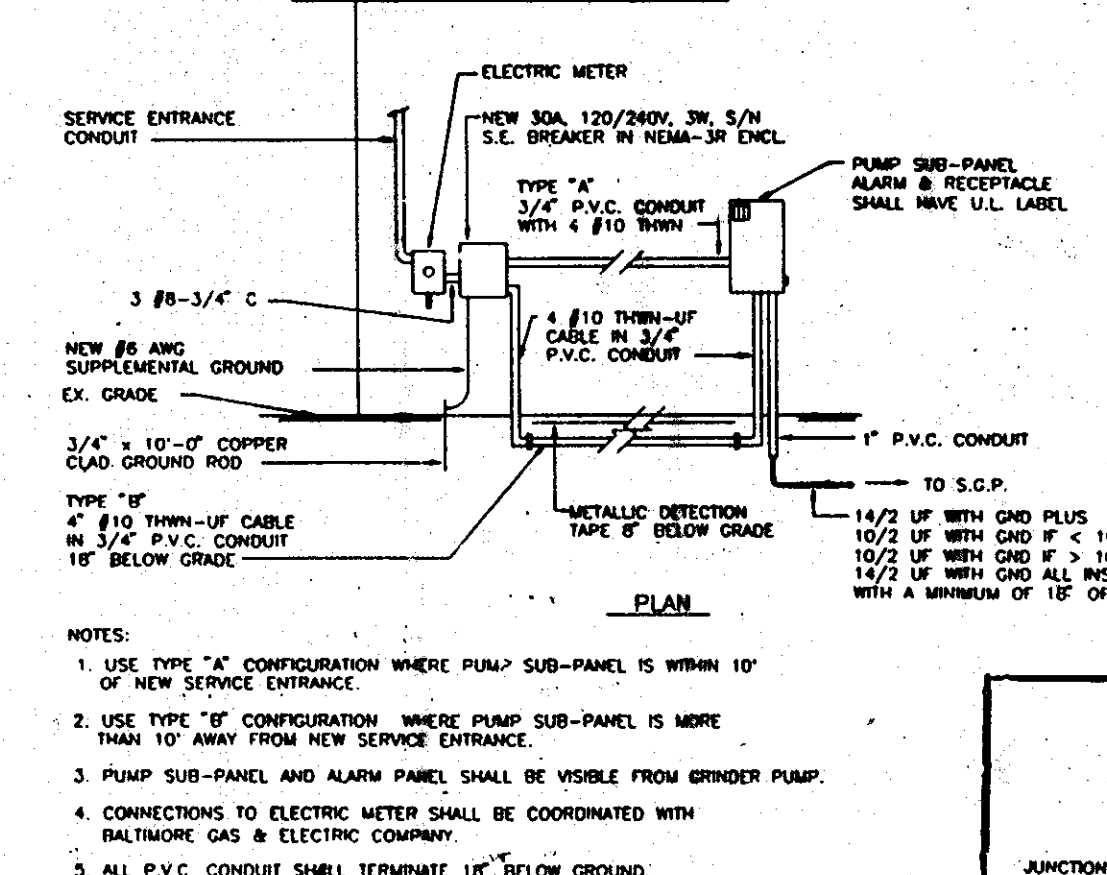
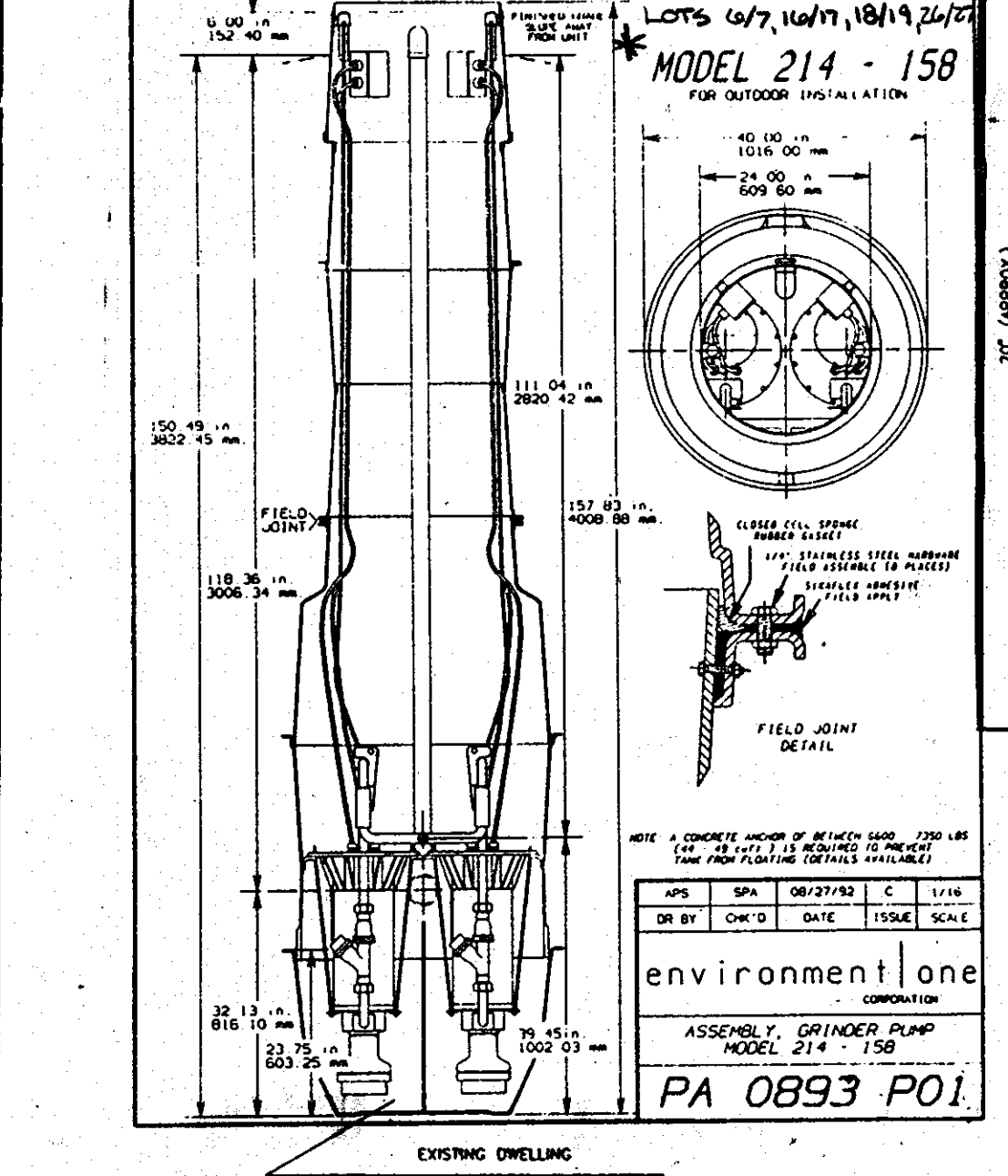
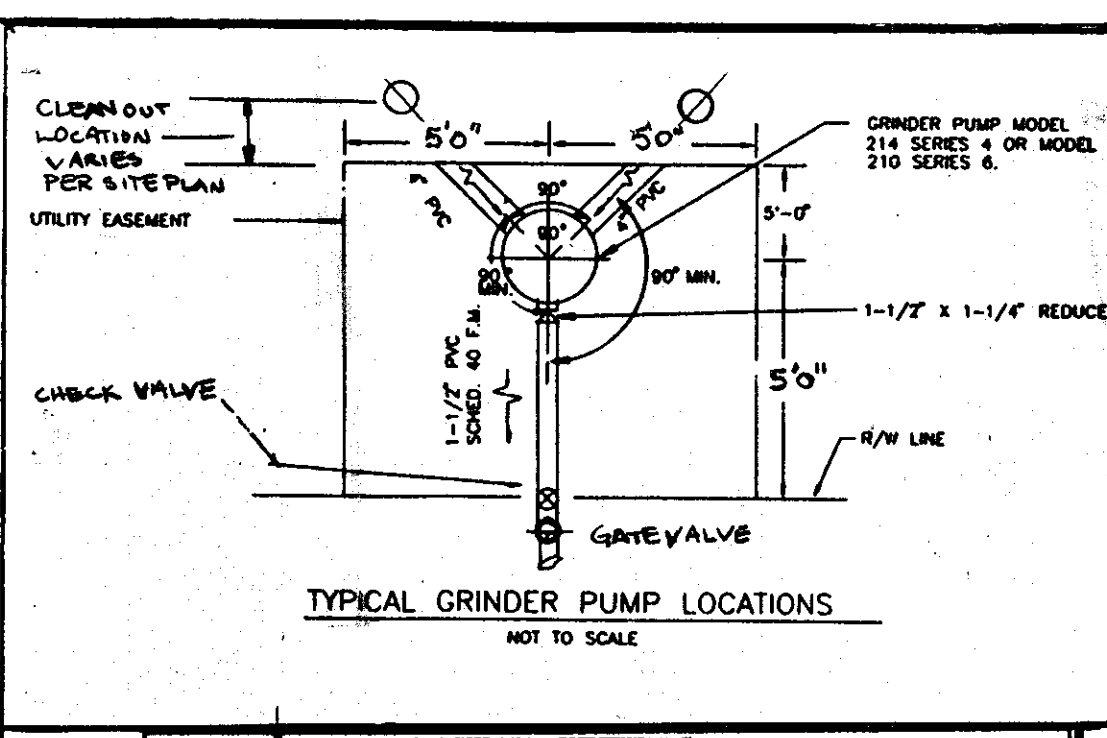


REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Peter's Engler 7/18/94 DATE
U.S. SOIL CONSERVATION DISTRICT

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

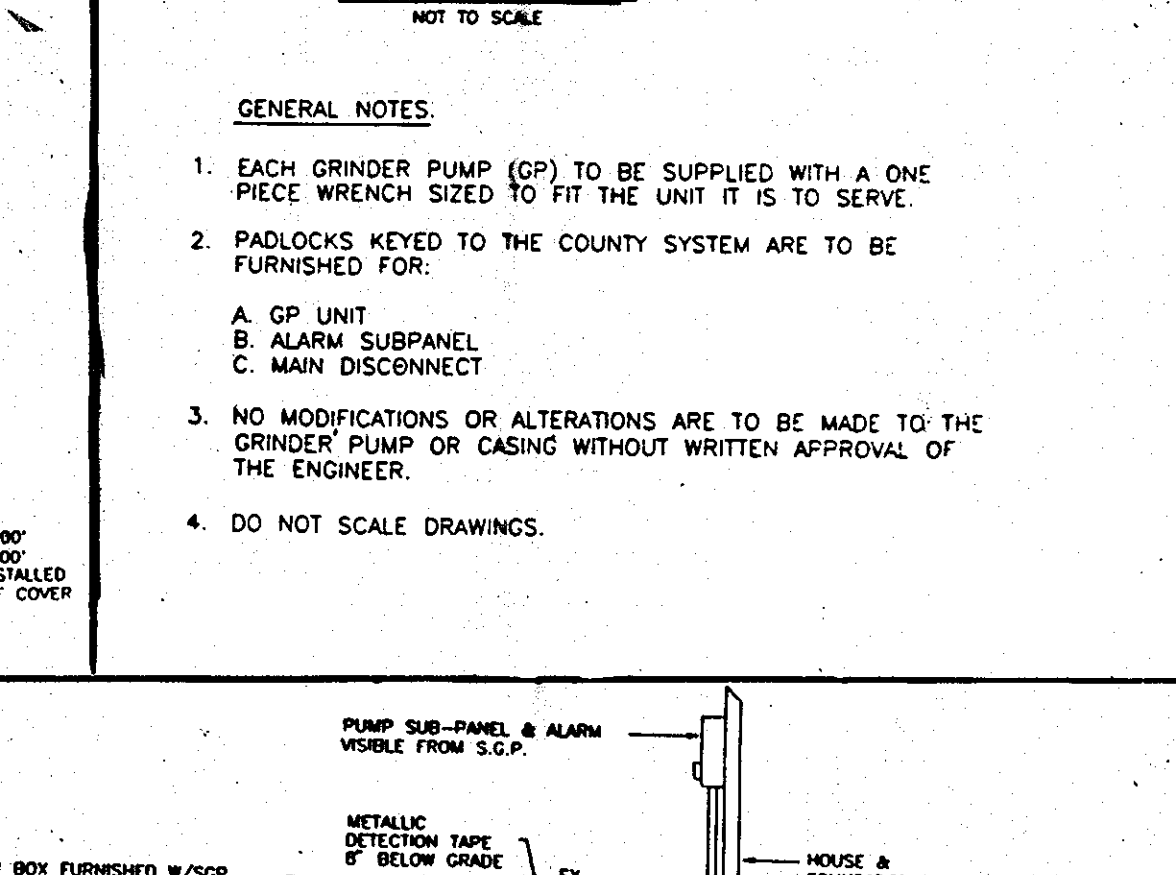
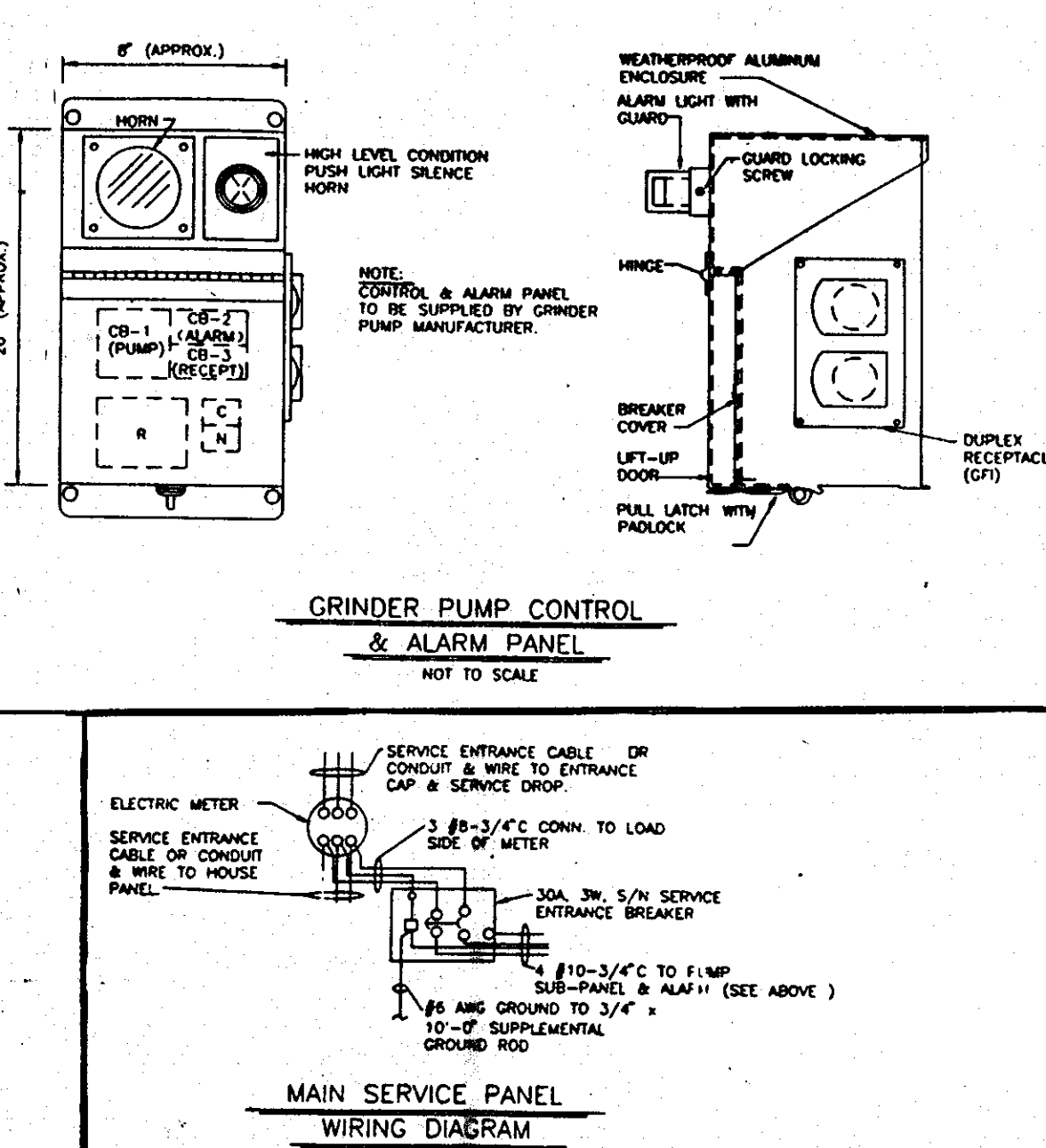
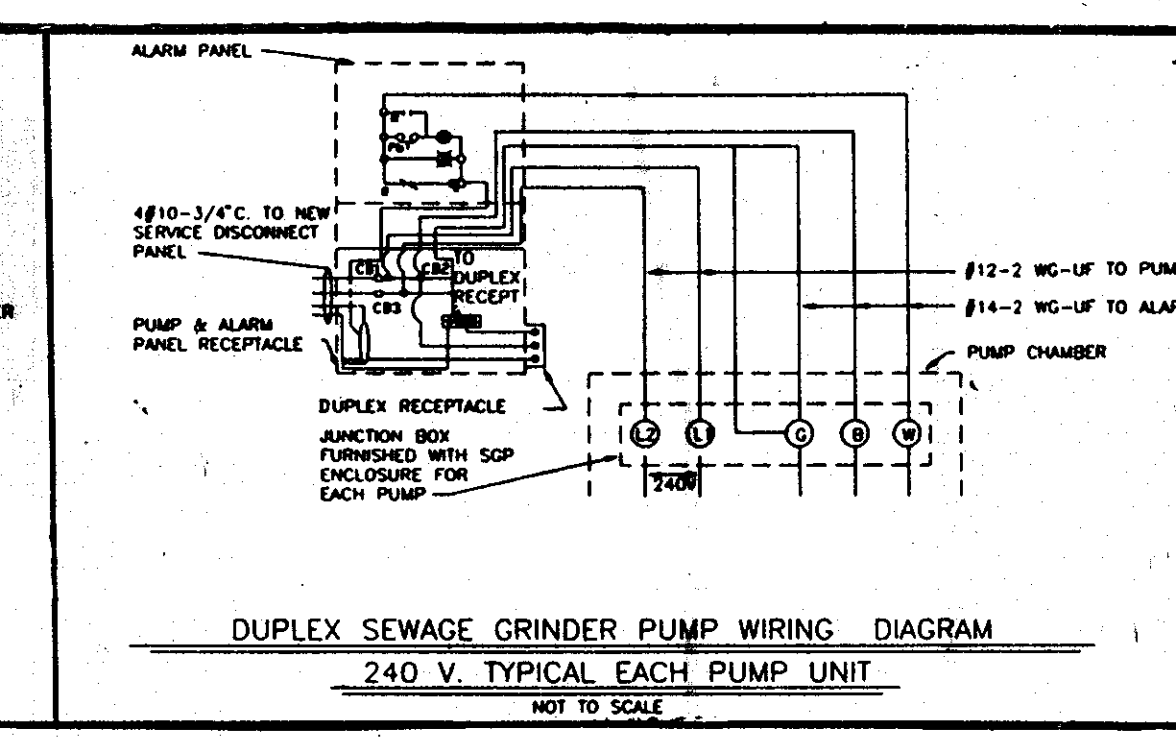
John P. Robertson 7/18/94 DATE
DISTRICT



DEVELOPER'S CERTIFICATE

I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR 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.

Richard Alphyshon 5/1/93 DATE
SIGNATURE OF DEVELOPER



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SIGNATURE OF DEVELOPER

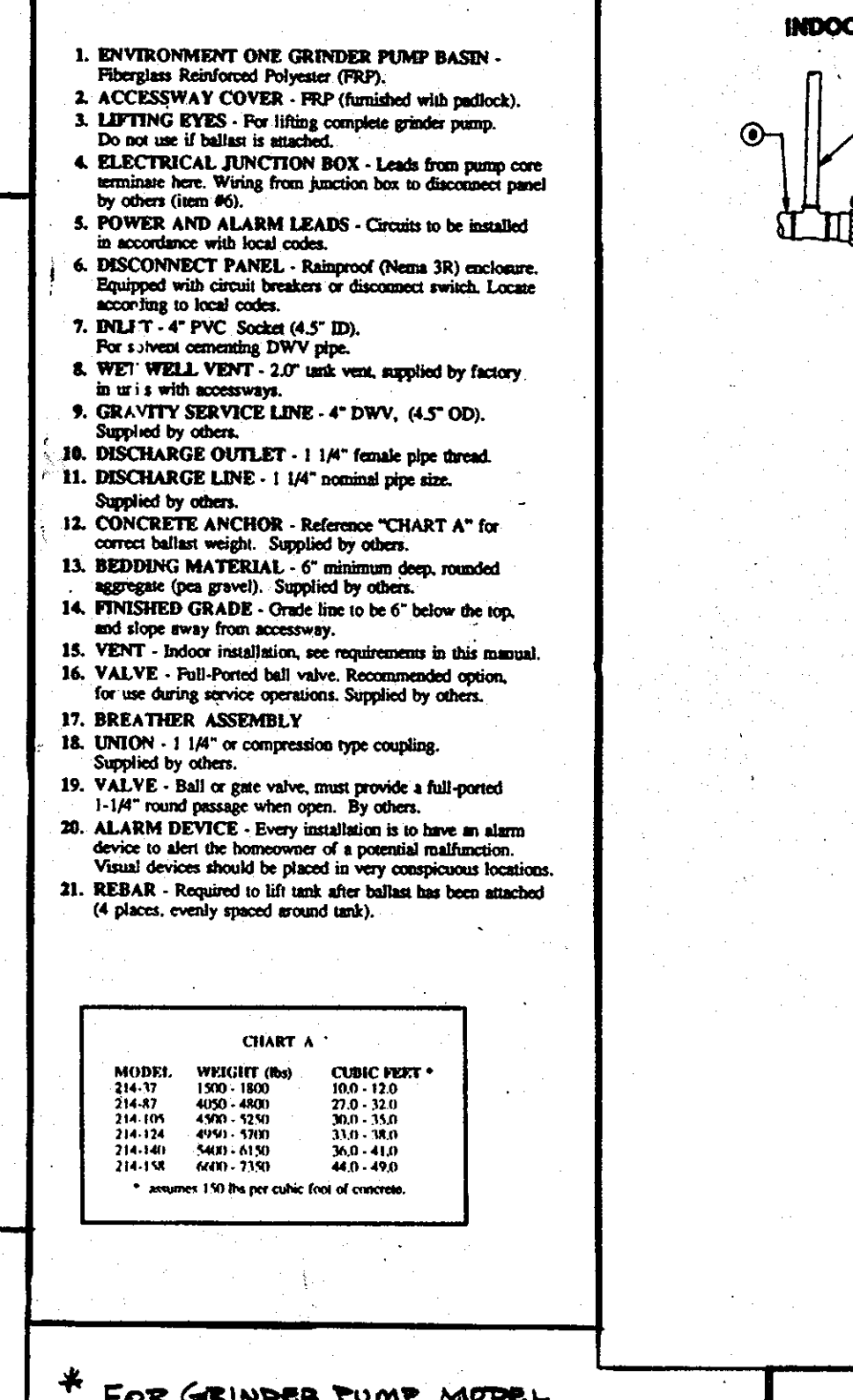
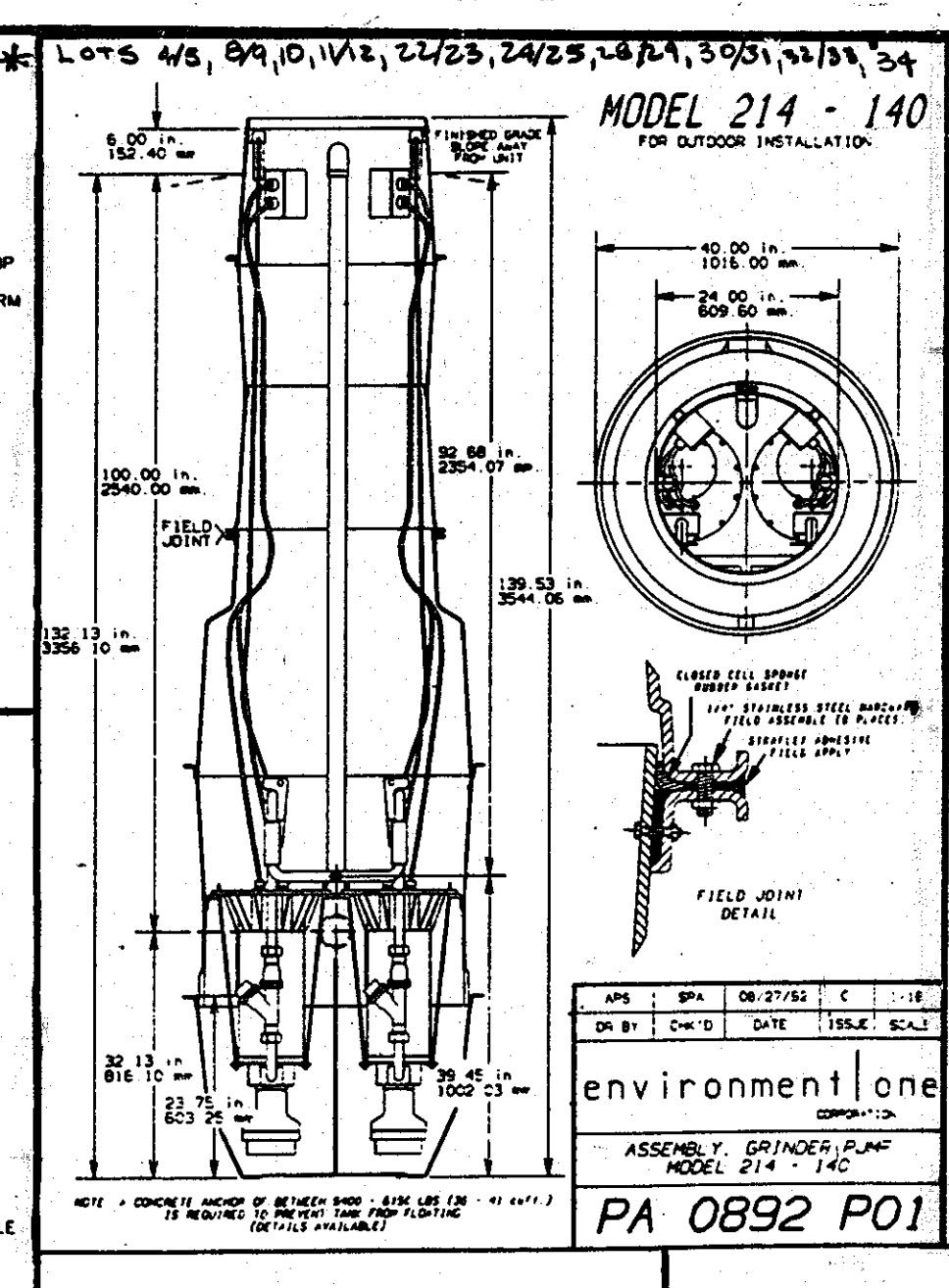
COOPER PROPERTY SITE DEVELOPMENT PLAN

OWNER/DEVELOPER: CENTER HOMES 2117 ESPY CT CROFTON, MD 21114

PREPARED BY: AMERICAN ENGINEERING, INC. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER

DES: D.C.W. JOB: 92105
DW: D.C.W. FILE: SDP
CHK: D.C.W. DATE: 3-18-93

SCALE: AS SHOWN SHEET 6 OF 6



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

James J. ... 8/3/94 DATE
Paul ... 8/2/94 DATE
CHIEF, BUREAU OF ENGINEERING

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

COUNTY HEALTH OFFICER: _____ DATE: _____

APPROVED - HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

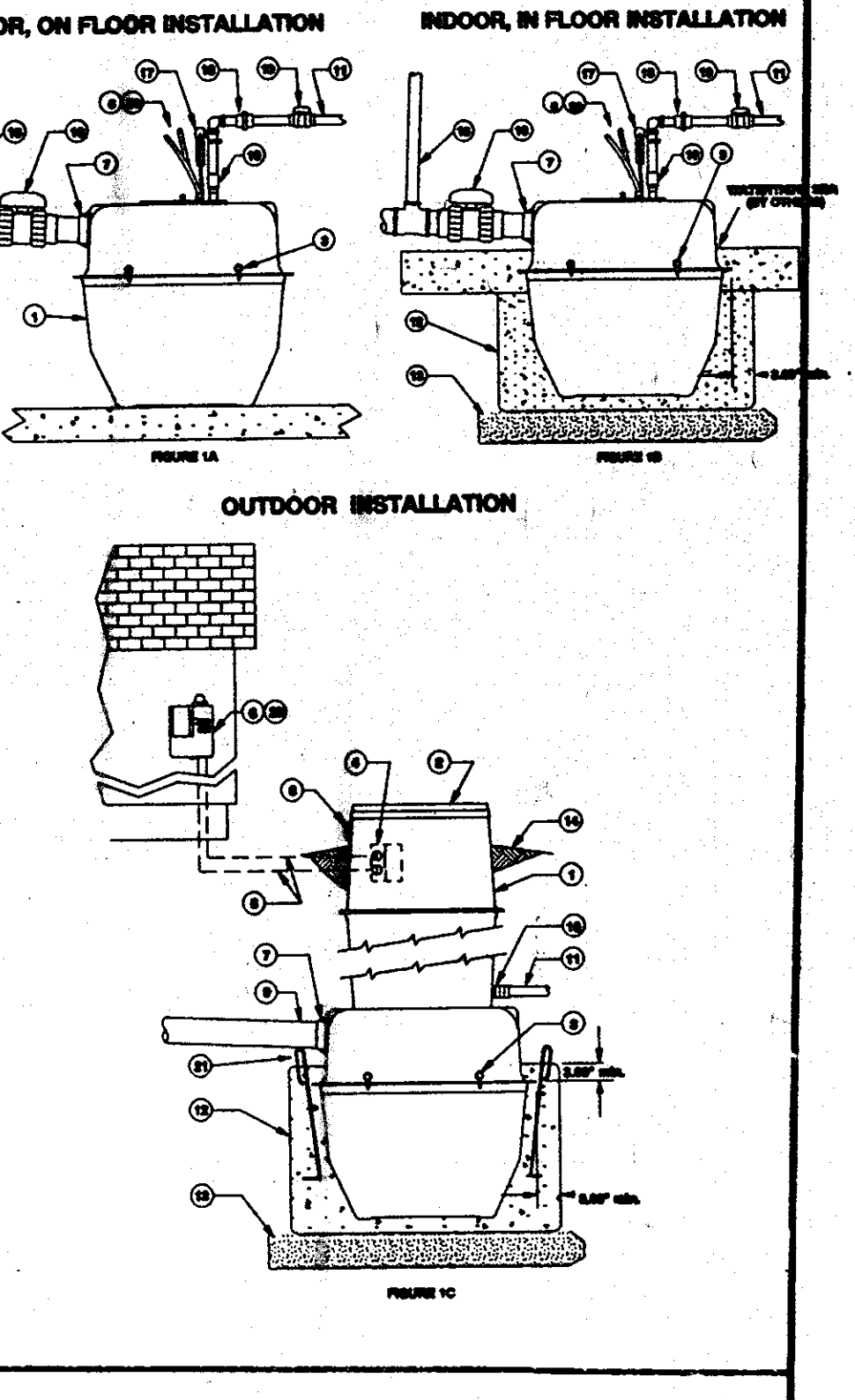
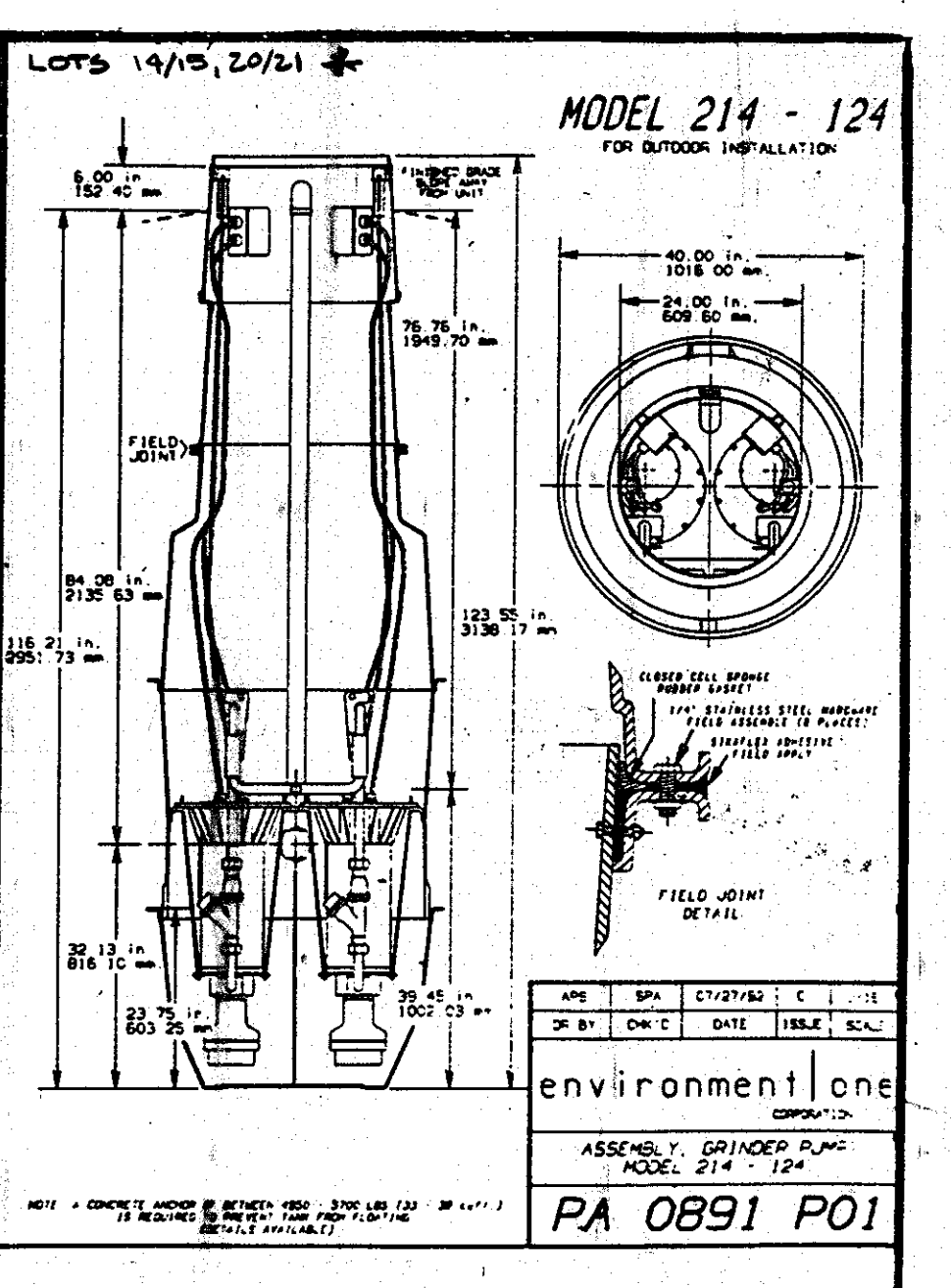
David ... 4/19/94 DATE
June ... 8/19/94 DATE
DIRECTOR CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH

NO DATE DESCRIPTION

SUBVISION NAME	SECT./AREA	LOT/PARCEL
COOPER PROPERTY	1/1	1-38

PLAT OR L/T BLOCK# ZONE TAX/ZONE MAP ELEC DIST CENSUS
11250-1255 R-20 41 #G 4-068-02

WATER CODE: E. 17 SEWER CODE: S 762000



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

James J. ... 8/3/94 DATE
Paul ... 8/2/94 DATE
CHIEF, BUREAU OF ENGINEERING

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

COUNTY HEALTH OFFICER: _____ DATE: _____

APPROVED - HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David ... 4/19/94 DATE
June ... 8/19/94 DATE
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