

| SHEET INDEX |  |
|-------------|--|
| No.         | DESCRIPTION                              |
| 1           | TITLE SHEET                              |
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| 6           | SEDIMENT CONTROL PLAN                    |
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# SITE DEVELOPMENT PLAN

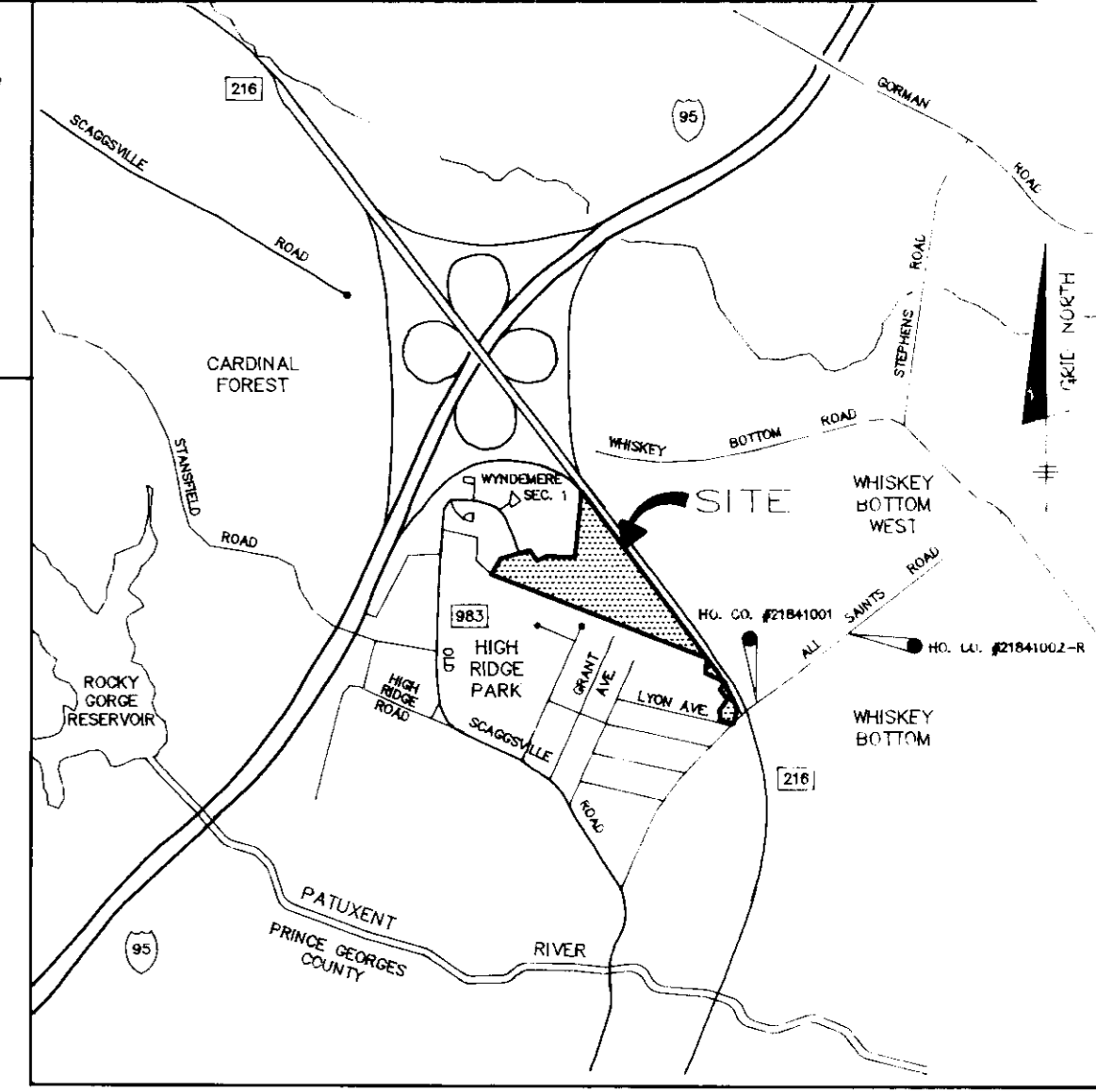
## WYNDEMERE

### SECTION TWO

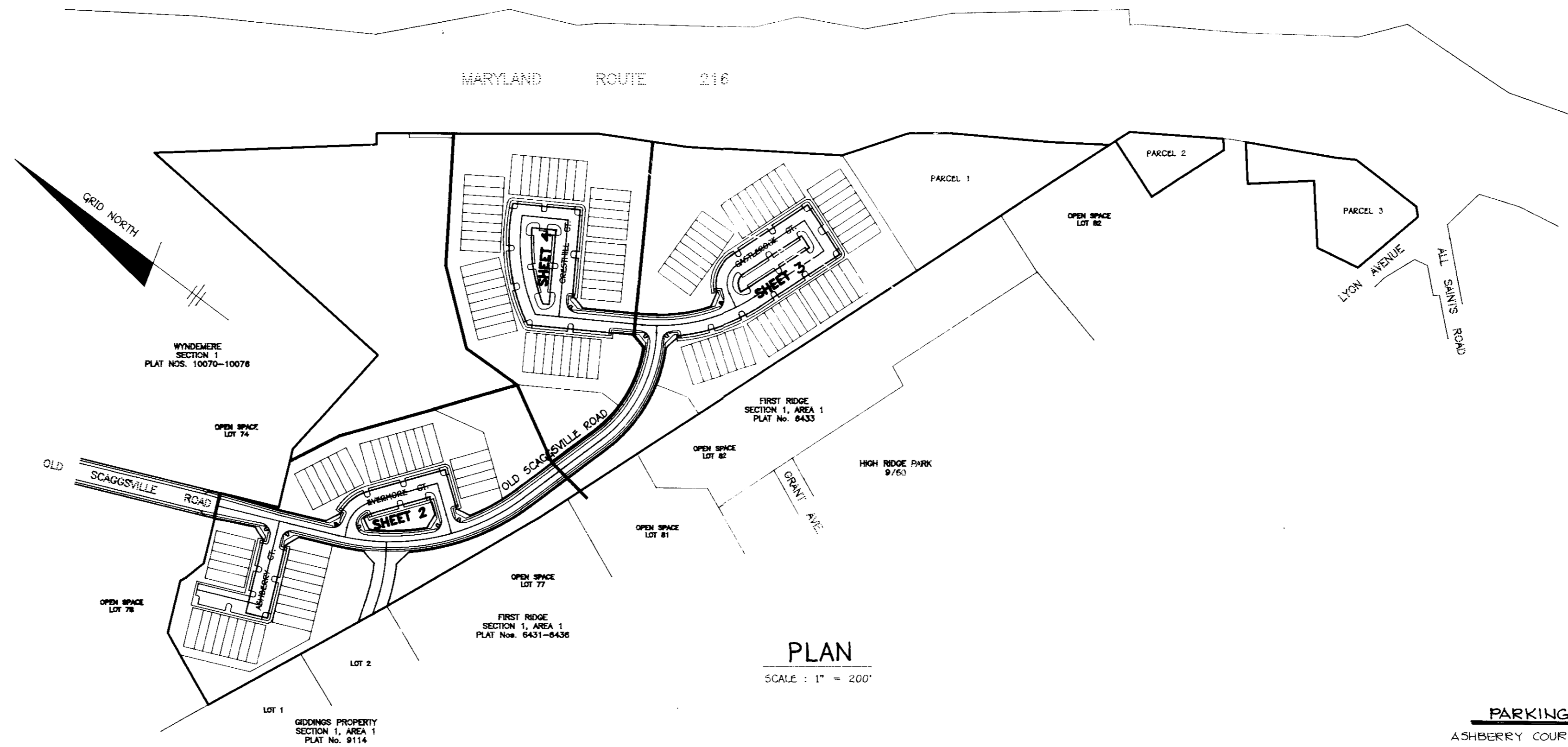
### 6th ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

| BENCH MARKS   |               |
|---|---------------|
| H.O. CO. #21841001  | ELEV. 228.138 |
| R.B. 0.4' BELOW SURFACE   |               |
| N 460156.500  | E 841054.328  |
| <hr/>   |               |
| H.O. CO. #21841002-R  | ELEV. 256.929 |
| CONC. MONUMENT 1'± E. OF CONC. CURB AND 3'± S. OF C.B. 0.6' BELOW SURF. |               |
| N 460957.312  | E 843025.754  |



| LOT NO. | STREET ADDRESS        | LOT NO. | STREET ADDRESS       |
|---------|-----------------------|---------|----------------------|
| 119     | 8800 ASHBERRY COURT   | 183     | 8700 CRESTHILL COURT |
| 120     | 8802 ASHBERRY COURT   | 184     | 8702 CRESTHILL COURT |
| 121     | 8804 ASHBERRY COURT   | 185     | 8704 CRESTHILL COURT |
| 122     | 8806 ASHBERRY COURT   | 186     | 8706 CRESTHILL COURT |
| 123     | 8808 ASHBERRY COURT   | 187     | 8708 CRESTHILL COURT |
| 124     | 8810 ASHBERRY COURT   | 188     | 8710 CRESTHILL COURT |
| 125     | 8812 ASHBERRY COURT   | 189     | 8712 CRESTHILL COURT |
| 126     | 8814 ASHBERRY COURT   | 190     | 8714 CRESTHILL COURT |
| 127     | 8816 ASHBERRY COURT   | 191     | 8716 CRESTHILL COURT |
| 128     | 8818 ASHBERRY COURT   | 192     | 8718 CRESTHILL COURT |
| 129     | 8820 ASHBERRY COURT   | 193     | 8720 CRESTHILL COURT |
| 130     | 8822 ASHBERRY COURT   | 194     | 8722 CRESTHILL COURT |
| 131     | 8824 ASHBERRY COURT   | 195     | 8724 CRESTHILL COURT |
| 132     | 8826 ASHBERRY COURT   | 196     | 8726 CRESTHILL COURT |
| 133     | 8828 ASHBERRY COURT   | 197     | 8728 CRESTHILL COURT |
| 134     | 8830 ASHBERRY COURT   | 198     | 8730 CRESTHILL COURT |
| 135     | 8832 ASHBERRY COURT   | 199     | 8732 CRESTHILL COURT |
| 136     | 8834 ASHBERRY COURT   | 200     | 8734 CRESTHILL COURT |
| 137     | 8836 ASHBERRY COURT   | 201     | 8736 CRESTHILL COURT |
| 138     | 8838 ASHBERRY COURT   | 202     | 8738 CRESTHILL COURT |
| 139     | 8840 ASHBERRY COURT   | 203     | 8740 CRESTHILL COURT |
| 140     | 8700 CASTLEROCK COURT | 204     | 8742 CRESTHILL COURT |
| 141     | 8702 CASTLEROCK COURT | 205     | 8744 CRESTHILL COURT |
| 142     | 8704 CASTLEROCK COURT | 206     | 8746 CRESTHILL COURT |
| 143     | 8706 CASTLEROCK COURT | 207     | 8748 CRESTHILL COURT |
| 144     | 8708 CASTLEROCK COURT | 208     | 8750 CRESTHILL COURT |
| 145     | 8710 CASTLEROCK COURT | 209     | 8752 CRESTHILL COURT |
| 146     | 8712 CASTLEROCK COURT | 210     | 8754 CRESTHILL COURT |
| 147     | 8714 CASTLEROCK COURT | 211     | 8756 CRESTHILL COURT |
| 148     | 8716 CASTLEROCK COURT | 212     | 8758 CRESTHILL COURT |
| 149     | 8718 CASTLEROCK COURT | 213     | 8760 CRESTHILL COURT |
| 150     | 8720 CASTLEROCK COURT | 214     | 8762 CRESTHILL COURT |
| 151     | 8722 CASTLEROCK COURT | 215     | 8764 CRESTHILL COURT |
| 152     | 8724 CASTLEROCK COURT | 216     | 8766 CRESTHILL COURT |
| 153     | 8726 CASTLEROCK COURT | 217     | 8768 CRESTHILL COURT |
| 154     | 8728 CASTLEROCK COURT | 218     | 8770 CRESTHILL COURT |
| 155     | 8730 CASTLEROCK COURT | 219     | 8772 CRESTHILL COURT |
| 156     | 8732 CASTLEROCK COURT | 220     | 8774 CRESTHILL COURT |
| 157     | 8734 CASTLEROCK COURT | 221     | 8776 CRESTHILL COURT |
| 158     | 8736 CASTLEROCK COURT | 222     | 8778 CRESTHILL COURT |
| 159     | 8738 CASTLEROCK COURT | 223     | 8780 CRESTHILL COURT |
| 160     | 8740 CASTLEROCK COURT | 224     | 8782 CRESTHILL COURT |
| 161     | 8742 CASTLEROCK COURT | 225     | 8784 CRESTHILL COURT |
| 162     | 8744 CASTLEROCK COURT | 226     | 8786 CRESTHILL COURT |
| 163     | 8746 CASTLEROCK COURT | 227     | 8788 CRESTHILL COURT |
| 164     | 8748 CASTLEROCK COURT | 228     | 8790 CRESTHILL COURT |
| 165     | 8750 CASTLEROCK COURT | 229     | 8792 CRESTHILL COURT |
| 166     | 8752 CASTLEROCK COURT | 230     | 8794 CRESTHILL COURT |
| 167     | 8754 CASTLEROCK COURT | 231     | 8796 CRESTHILL COURT |
| 168     | 8756 CASTLEROCK COURT | 232     | 8798 CRESTHILL COURT |
| 169     | 8758 CASTLEROCK COURT | 233     | 8800 CRESTHILL COURT |
| 170     | 8760 CASTLEROCK COURT | 234     | 8802 CRESTHILL COURT |
| 171     | 8762 CASTLEROCK COURT | 235     | 8804 CRESTHILL COURT |
| 172     | 8764 CASTLEROCK COURT | 236     | 8806 CRESTHILL COURT |
| 173     | 8766 CASTLEROCK COURT | 237     | 8808 CRESTHILL COURT |
| 174     | 8768 CASTLEROCK COURT | 238     | 8810 CRESTHILL COURT |
| 175     | 8770 CASTLEROCK COURT | 239     | 8812 CRESTHILL COURT |
| 176     | 8772 CASTLEROCK COURT | 240     | 8814 CRESTHILL COURT |
| 177     | 8774 CASTLEROCK COURT | 241     | 8816 CRESTHILL COURT |
| 178     | 8776 CASTLEROCK COURT | 242     | 8818 CRESTHILL COURT |
| 179     | 8778 CASTLEROCK COURT | 243     | 8820 CRESTHILL COURT |
| 180     | 8780 CASTLEROCK COURT | 244     | 8822 CRESTHILL COURT |
| 181     | 8782 CASTLEROCK COURT | 245     | 8824 CRESTHILL COURT |
| 182     | 8784 CASTLEROCK COURT | 246     | 8826 CRESTHILL COURT |



| PARKING COUNT    |            |
|------------------|------------|
| ASHBERRY COURT   | 41         |
| EVERMORE COURT   | 44         |
| CASTLEROCK COURT | 107        |
| CRESTHILL COURT  | 102        |
| <b>TOTAL</b>     | <b>294</b> |

- #### GENERAL NOTES
- All construction shall be in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications, if applicable.
  - The contractor shall notify the Department of Public Works/Construction Inspection Division at (301) 312-1880 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.
  - Project Background:  
Location: Tax Map 47 - Parcel 1003  
Zoning: R-3C  
Section 2  
Total Tract Area: 64.45 Ac.  
Section Area: 29.51 Ac.  
Number of Proposed Lots: 125 Parcels: 3  
Date Preliminary Plan Approved: August 4, 1993.  
DPZ Reference #: P-92-16, S-88-42, P8-235, WF-92-216, FB-283, F-94-35
  - Topography taken from field run survey by The Riemer Group, Inc., dated 5/88. Contour interval is 2 feet supplemented by Construction Plans F-94-35.
  - Howard County monuments 21841001 and 21841002-R used for horizontal and vertical datum. (Nad 27).
  - Stormwater Management quantity control is by detention facility, with water quality provided by infiltration facilities installed under F-94-35.
  - Any damage to the County's Right-of-way shall be corrected at the developer's expense.
  - Existing utilities were located by record drawings.
  - No wetlands exist within the lots of this subdivision.
  - Porches, fireplaces, chimneys and bay windows which extend across B.R.L. shall be in accordance with the Howard County Zoning Regulations Section 128.
  - No clearing, grading or construction is permitted within the required wetland or stream buffer.
  - X---X---X indicates tree protection fence.
  - ◁ indicates walk out basement.
  - The 20-foot wide landscape buffer shown on this plan is required by Section 16.118(f)(1) of the 2nd Edition Subdivision and Land Development Regulations. No clearing of existing vegetation is permitted; however, landscape maintenance is authorized.
  - Residents with group parking must group trash and recyclables at the end of grassy islands at road end or curb for collectors.
  - FOR TYPICAL WATER AND SEWER HOUSE CONNECTION SIZES SEE DETAIL SHEET NO. B.

#### SITE DATA

|   |                        |
|---|------------------------|
| TOTAL AREA OF BUILDABLE LOTS            | 5.54 AC.               |
| EXISTING ZONING                         | R-3F                   |
| UNIT TYPE                               | SINGLE FAMILY ATTACHEL |
| MAXIMUM BUILDING COVERAGE ALLOWED       | 60%                    |
| NO. OF UNITS PROPOSED                   | 125                    |
| PARKING SPACES REQUIRED (2 SPACES/UNIT) | 250 SPACES             |
| PARKING SPACES PROVIDED                 | 294 SPACES             |

| LOT NO. | INV. @ P.L. | MIN. CELLAR ELEV. | LOT NO. | INV. @ P.L. | MIN. CELLAR ELEV. | LOT NO. | INV. @ P.L. | MIN. CELLAR ELEV. |
|---------|-------------|-------------------|---------|-------------|-------------------|---------|-------------|-------------------|
| 119     | 272.9       | 276.8             | 181     | 244.2       | 248.1             | 203     | 282.2       | 286.1             |
| 120     | 273.0       | 276.9             | 182     | 244.3       | 248.2             | 204     | 282.3       | 286.2             |
| 121     | 273.1       | 277.0             | 183     | 244.4       | 248.3             | 205     | 282.4       | 286.3             |
| 122     | 273.2       | 277.1             | 184     | 244.5       | 248.4             | 206     | 282.5       | 286.4             |
| 123     | 273.3       | 277.2             | 185     | 244.6       | 248.5             | 207     | 282.6       | 286.5             |
| 124     | 273.4       | 277.3             | 186     | 244.7       | 248.6             | 208     | 282.7       | 286.6             |
| 125     | 273.5       | 277.4             | 187     | 244.8       | 248.7             | 209     | 282.8       | 286.7             |
| 126     | 273.6       | 277.5             | 188     | 244.9       | 248.8             | 210     | 282.9       | 286.8             |
| 127     | 273.7       | 277.6             | 189     | 245.0       | 248.9             | 211     | 283.0       | 286.9             |
| 128     | 273.8       | 277.7             | 190     | 245.1       | 249.0             | 212     | 283.1       | 287.0             |
| 129     | 273.9       | 277.8             | 191     | 245.2       | 249.1             | 213     | 283.2       | 287.1             |
| 130     | 274.0       | 277.9             | 192     | 245.3       | 249.2             | 214     | 283.3       | 287.2             |
| 131     | 274.1       | 278.0             | 193     | 245.4       | 249.3             | 215     | 283.4       | 287.3             |
| 132     | 274.2       | 278.1             | 194     | 245.5       | 249.4             | 216     | 283.5       | 287.4             |
| 133     | 274.3       | 278.2             | 195     | 245.6       | 249.5             | 217     | 283.6       | 287.5             |
| 134     | 274.4       | 278.3             | 196     | 245.7       | 249.6             | 218     | 283.7       | 287.6             |
| 135     | 274.5       | 278.4             | 197     | 245.8       | 249.7             | 219     | 283.8       | 287.7             |
| 136     | 274.6       | 278.5             | 198     | 245.9       | 249.8             | 220     | 283.9       | 287.8             |
| 137     | 274.7       | 278.6             | 199     | 246.0       | 249.9             | 221     | 284.0       | 287.9             |
| 138     | 274.8       | 278.7             | 200     | 246.1       | 250.0             | 222     | 284.1       | 288.0             |
| 139     | 274.9       | 278.8             | 201     | 246.2       | 250.1             | 223     | 284.2       | 288.1             |
| 140     | 275.0       | 278.9             | 202     | 246.3       | 250.2             | 224     | 284.3       | 288.2             |
| 141     | 275.1       | 279.0             | 203     | 246.4       | 250.3             | 225     | 284.4       | 288.3             |
| 142     | 275.2       | 279.1             | 204     | 246.5       | 250.4             | 226     | 284.5       | 288.4             |
| 143     | 275.3       | 279.2             | 205     | 246.6       | 250.5             | 227     | 284.6       | 288.5             |
| 144     | 275.4       | 279.3             | 206     | 246.7       | 250.6             | 228     | 284.7       | 288.6             |
| 145     | 275.5       | 279.4             | 207     | 246.8       | 250.7             | 229     | 284.8       | 288.7             |
| 146     | 275.6       | 279.5             | 208     | 246.9       | 250.8             | 230     | 284.9       | 288.8             |
| 147     | 275.7       | 279.6             | 209     | 247.0       | 250.9             | 231     | 285.0       | 288.9             |
| 148     | 275.8       | 279.7             | 210     | 247.1       | 251.0             | 232     | 285.1       | 289.0             |
| 149     | 275.9       | 279.8             | 211     | 247.2       | 251.1             | 233     | 285.2       | 289.1             |
| 150     | 276.0       | 279.9             | 212     | 247.3       | 251.2             | 234     | 285.3       | 289.2             |
| 151     | 276.1       | 280.0             | 213     | 247.4       | 251.3             | 235     | 285.4       | 289.3             |
| 152     | 276.2       | 280.1             | 214     | 247.5       | 251.4             | 236     | 285.5       | 289.4             |
| 153     | 276.3       | 280.2             | 215     | 247.6       | 251.5             | 237     | 285.6       | 289.5             |
| 154     | 276.4       | 280.3             | 216     | 247.7       | 251.6             | 238     | 285.7       | 289.6             |
| 155     | 276.5       | 280.4             | 217     | 247.8       | 251.7             | 239     | 285.8       | 289.7             |
| 156     | 276.6       | 280.5             | 218     | 247.9       | 251.8             | 240     | 285.9       | 289.8             |
| 157     | 276.7       | 280.6             | 219     | 248.0       | 251.9             | 241     | 286.0       | 289.9             |
| 158     | 276.8       | 280.7             | 220     | 248.1       | 252.0             | 242     | 286.1       | 290.0             |
| 159     | 276.9       | 280.8             | 221     | 248.2       | 252.1             | 243     | 286.2       | 290.1             |
| 160     | 277.0       | 280.9             | 222     | 248.3       | 252.2             | 244     | 286.3       | 290.2             |

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

*[Signature]* 10/3/94  
DIRECTOR DATE

*[Signature]* 10/3/94  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/2/94  
DIRECTOR DATE

*[Signature]* 10/6/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

| SUBDIVISION NAME | SECTION/AREA | LOT NO.S     |
|------------------|--------------|--------------|
| WYNDEMERE        | 2            | LOTS 119-243 |

| PLAT NO.    | BLOCK # | ZONE | TAX/ZONE MAP | ELECT. DISTRICT | CENSUS TRACT |
|-------------|---------|------|--------------|-----------------|--------------|
| 1133B-1134B | 19 & 20 | R-3C | 47           | 6th             | 6069.03      |

| WATER CODE | SEWER CODE        |
|------------|-------------------|
| E-19       | 7142500 & 7172000 |

| NO. | DATE   | REVISION       |
|-----|--------|----------------|
| 1   | 2-9-95 | REVISE GRADING |

**TSA GROUP, INC.**  
planning • architecture • engineering  
6400 Baltimore National Pike • Millersville City, Maryland 21104 • (410) 465-6100

OWNER: J.J.M., INC.  
5570 STERRETT PLACE, SUITE 205  
COLUMBIA, MARYLAND 21044

PROJECT: WYNDEMERE SECTION 2  
LOTS 119-243

LOCATION: TAX MAP 47 - PARCEL 1003  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

BUILDER: RYAN HOMES  
1029 REISTERSTOWN ROAD, SUITE 220  
BALTIMORE, MARYLAND 21208

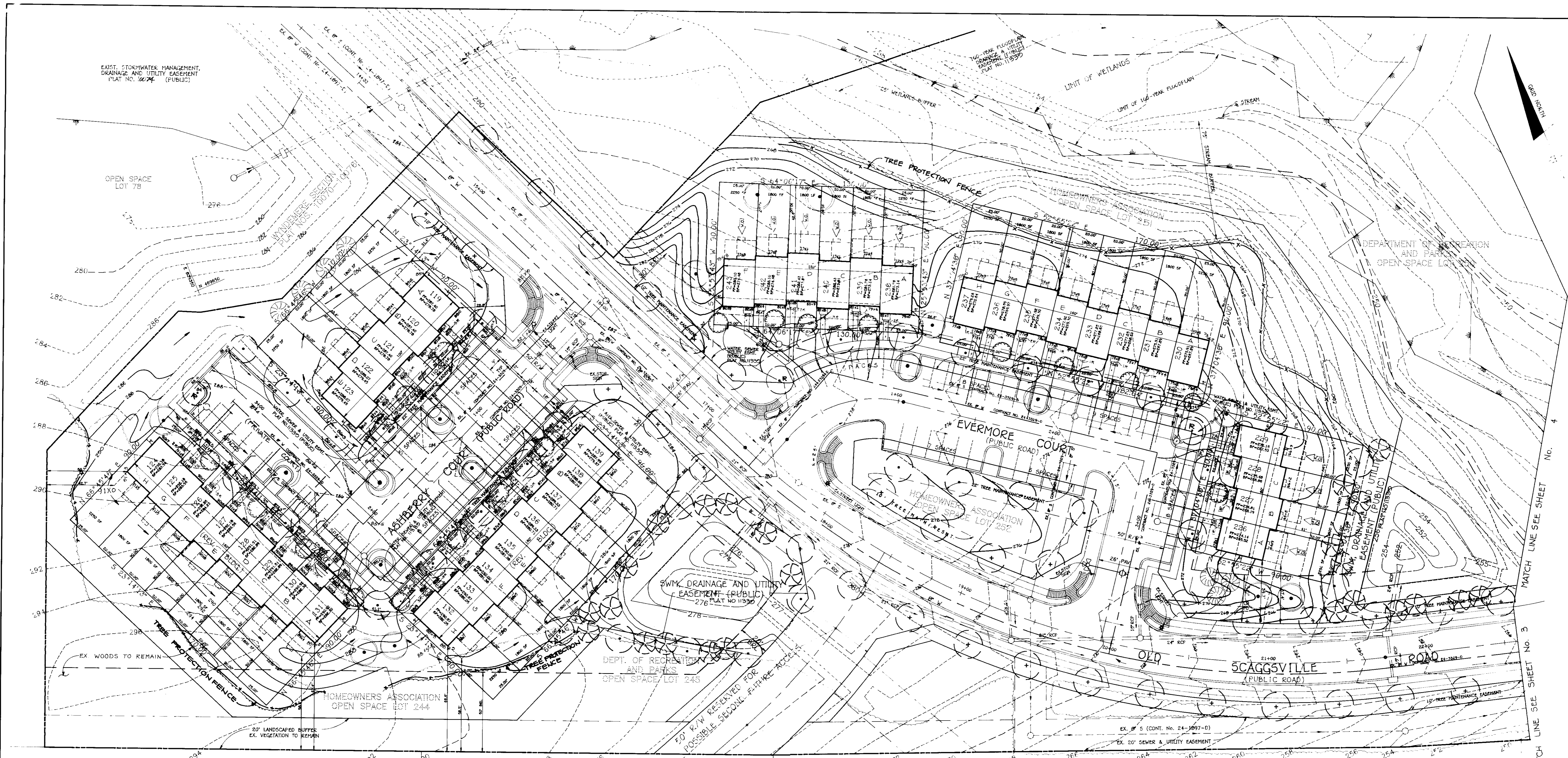
TITLE: TITLE SHEET

DATE: JULY 8, 1994  
SEPT 14, 1994

PROJECT NO. 0679

SCALE: AS SHOWN DRAWING 1 OF 8

DES: DAM/JVP DRN: JVP



EXIST. STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT PLAT NO. 0074 (PUBLIC)

OPEN SPACE LOT 78

DEPARTMENT OF RECREATION AND PARKS OPEN SPACE LOT

9WM DRAINAGE AND UTILITY EASEMENT (PUBLIC) 276 PLAT NO. 11930

DEPT. OF RECREATION AND PARKS OPEN SPACE LOT 243

SCAGGSVILLE (PUBLIC ROAD)

FIRST RIDGE SECTION 1, AREA 1 PLAT No. 8433

OPEN SPACE LOT 77

**PLANT LIST**

| SYMBOL | QUANTITY | NAME   | REMARKS                                |
|--------|----------|--|--|
| (R)    |          | INDICATES REVISED LOCATION FOR TREES INDICATED ON F-94-35  |  |
| ○      | 320      | EVERGREEN SHRUB JUNIPERUS CHINENSIS PFIZERIANA OR ILEX X CRENATA 'COMPACTA' (COMPACT JAPANESE HOLLY) | 2 1/2' - 3' HT                         |
| +      |          | QUERCUS RUBRA (RED OAK) INSTALLED UNDER F-94-35  | 2 1/2" MINIMUM CALIPER B & B FULL HEAD |
| ●      |          | ACEK RUBRUM (RED MAPLE) INSTALLED UNDER F-94-35  | 2 1/2" MINIMUM CALIPER B & B FULL HEAD |
| ⊗      |          | PINUS STROBUS (WHITE PINE) INSTALLED UNDER F-94-35   | 4' - 6' HEIGHT                         |
| ⊙      | 92       | QUERCUS RUBRA (RED OAK) (TO BE INSTALLED BY BUILDER)   | 2 1/2" MINIMUM CALIPER B & B FULL HEAD |
| ⊗      | 7        | PINUS STROBUS (WHITE PINE)   | 6' - 8' HEIGHT B & B FULL HEAD         |
| ⊙      | 56       | CORNUS KOUSA (KOUSA DOGWOOD)   | 8' - 10' HEIGHT B & B FULL HEAD        |

GIDDINGS PROPERTY SECTION 1, AREA 1 PLAT No. 8114

**PLAN**  
SCALE: 1" = 30'

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.04 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1500.00 (\$100.00 PER REQUIRED TREE).

| RESIDENTIAL DEVELOPMENT         |     |
|---------------------------------|-----|
| INTERNAL LANDSCAPING SCHEDULE   |     |
| NUMBER OF DWELLING UNITS        | 125 |
| NUMBER OF TREES REQUIRED        | 125 |
| 1: D.U. SFA                     |     |
| NUMBER OF TREES PROVIDED        |     |
| SHADE TREES (10:1) SUBSTITUTION | 92  |
| SHRUBS (10:1) SUBSTITUTION      | 390 |
| OTHER TREES (2:1) SUBSTITUTION  | 63  |

| PARKING LOT INTERNAL LANDSCAPING SCHEDULE |     |
|---|-----|
| NUMBER OF PARKING SPACES                  | 294 |
| NUMBER OF TREES REQUIRED                  | 30  |
| NUMBER OF TREES PROVIDED                  |     |
| SHADE TREES                               | 30  |
| OTHER TREES                               | 0   |

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

*John S. Shaw*  
DIRECTOR

*Paul W. Eppson*  
CHIEF, BUREAU OF ENGINEERING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David J. Lantz*  
DIRECTOR

*Anna Drummond*  
DEPT. DIVISION OF LAND DEVELOPMENT AND RESEARCH

DATE: 03/94  
DATE: 10/3/94  
DATE: 10/3/94  
DATE: 10/6/94

|        |   |          |
|--------|---|----------|
| 2-3-95 | REVISE GRADING  |          |
| 9-5-95 | REVISE STORMWATER LOCATION OF UNITS ON LOTS 227 AND 228 |          |
| NO     | DATE  | REVISION |

**TSA GROUP, INC.**  
planning • architecture • engineering  
5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8100

OWNER: J.M.M., INC.  
5570 STERRETT PLACE, SUITE 205  
COLUMBIA, MARYLAND 21044

BUILDER: RYAN HOMES  
1829 REISTERSTOWN ROAD, SUITE 220  
BALTIMORE, MARYLAND 21208

DES: DAM/AF DRN: JNF

PROJECT: **WYNDEMERE**  
SECTION 2  
LOTS 119-243

LOCATION: TAX MAP 47 - PARCEL 1007  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

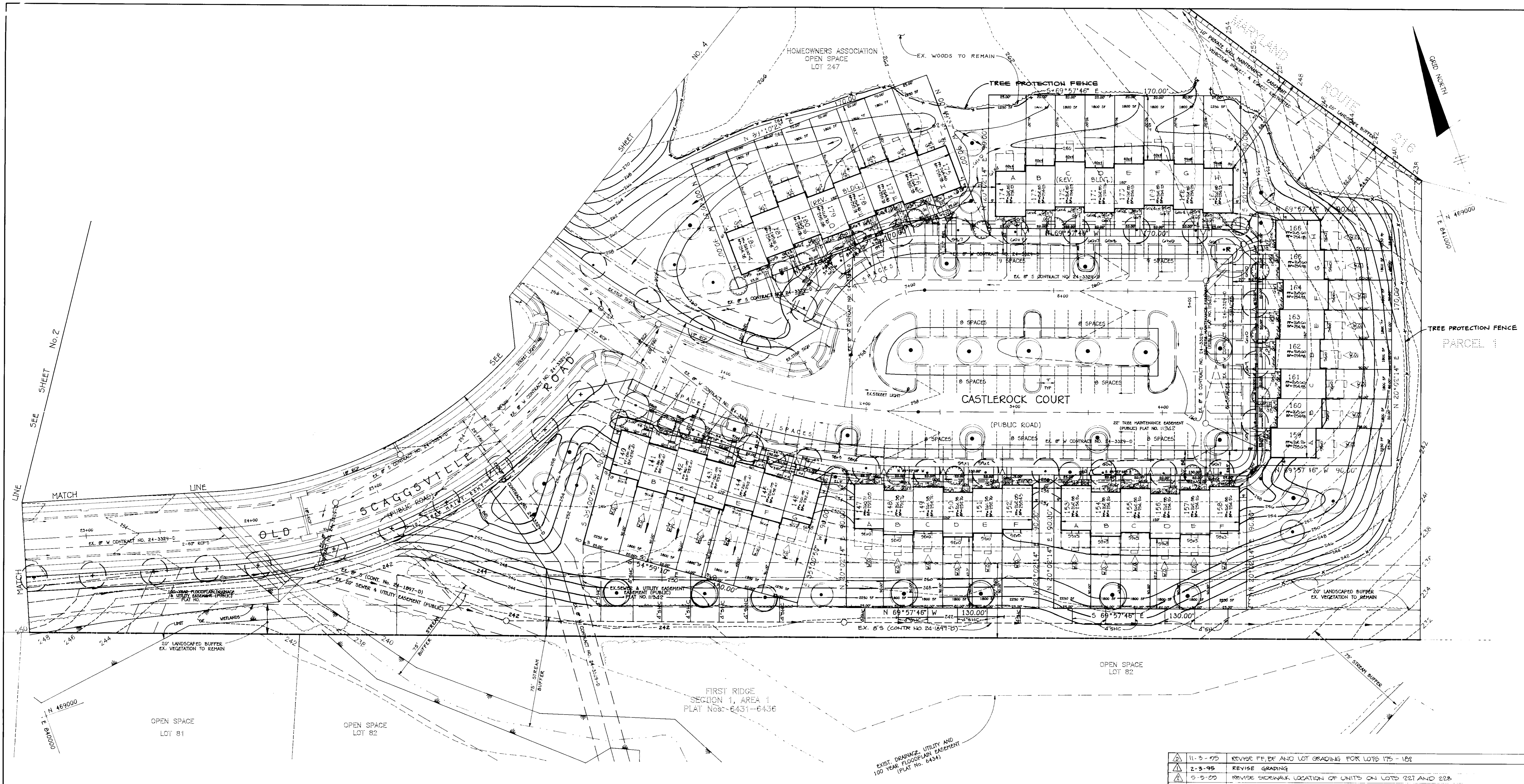
TITLE: **SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN**  
PB-235 PB-283 C-88-42 W-92-21E F-92-1E F-94-35

DATE: JULY 12, 1994  
SEPT. 14, 1994

PROJECT NO. 0679

SCALE: 1" = 30' DRAWING: 2 OF 8

5/19/95



PLAN  
SCALE: 1" = 30'

| NO | DATE    | REVISION  |
|----|---------|---|
| 1  | 11-3-95 | REVISE PE, DE AND LOT GRADING FOR LOTS 175-182        |
| 2  | 2-3-95  | REVISE GRADING  |
| 3  | 5-5-95  | REVISE SIDEWALK LOCATION OF UNITS ON LOTS 181 AND 182 |

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

*James P. Law*  
DATE: 03/94

*Paul D. Eason*  
DATE: 10/3/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles S. Langley*  
DATE: 11/15/94

*Jana Stumm*  
DATE: 10/6/94

|  |  |
|--|--|
| OWNER:<br>J.J.M., INC.<br>5570 STEKRETT PLACE, SUITE 205<br>COLUMBIA, MARYLAND 21044     | PROJECT:<br><b>WYNDEMERE</b><br>SECTION 2<br>LOTS 119-243  |
| BUILDER:<br>RYAN HOMES<br>1829 REISTERSTOWN ROAD, SUITE 220<br>BALTIMORE, MARYLAND 21208 | LOCATION:<br>TAX MAP 47 - PARCEL 166<br>6TH ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND   |
| DEC: DAM/VF    DRN: VF   | TITLE:<br><b>SITE DEVELOPMENT PLAN<br/>AND LANDSCAPE PLAN</b><br>PB-235 PB-283 S-08-42 WF-92-216 F-92-16 F-94-35<br>DATE: JULY 12, 1994<br>SEPT 14, 1994 |
|  | PROJECT NO. 0679<br>SCALE: 1" = 30'<br>DRAWING 3 OF 8  |

17-15-08



PLAN  
SCALE: 1" = 30'

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James A. Flynn*  
 DIRECTOR  
 DATE: 03/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Paula J. DeAngelis*  
 DIRECTOR  
 DATE: 10/3/94

APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH.  
*Anna Drummond*  
 DIRECTOR  
 DATE: 10/6/94

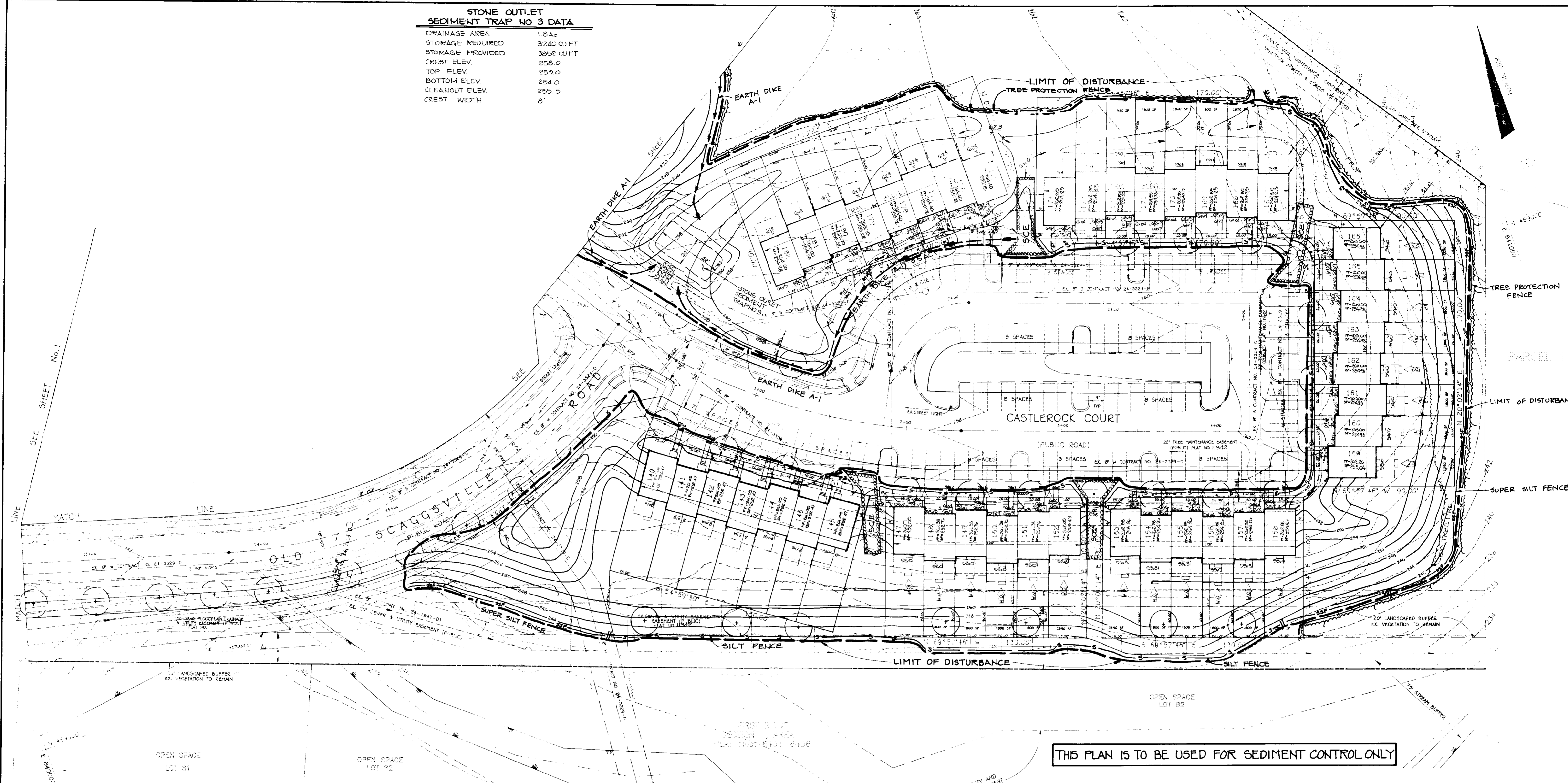
| NO | DATE     | REVISION   |
|----|----------|--|
| 1  | 10-20-97 | REVISE FF ELEVATIONS & GRADING FOR LOTS 202 thru 209           |
| 2  | 6-14-97  | REVISE FF ELEVATIONS & GRADING FOR LOTS 189-193                |
| 3  | 2-11-97  | REVISE FF ELEVATION AND FOOTPRINT FOR LOTS 194-201             |
| 4  | 2-3-95   | REVISE GRADING   |
| 5  | 7-23-92  | REVISE GRADING FOR LOTS 210-217 TO INDICATE A WALKOUT BASEMENT |

**TSA GROUP, INC.**  
 planning • architecture • engineering  
 8680 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 468-8108

|  |  |
|--|--|
| OWNER:<br>J.J.M., INC.<br>5570 STEKRETT PLACE, SUITE 205<br>COLUMBIA, MARYLAND 21044     | PROJECT:<br><b>WYNDEMERE</b><br>SECTION 2<br>LOTS 119-243  |
| BUILDER:<br>RYAN HOMES<br>1829 REISTERSTOWN ROAD, SUITE 220<br>BALTIMORE, MARYLAND 21208 | LOCATION:<br>TAX MAP 47 - PARCEL 1007<br>6th ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND                |
| DES: DAM/MP    DRN: MP   | TITLE:<br>SITE DEVELOPMENT PLAN<br>AND LANDSCAPE PLAN<br>PB-235 PB-283 S-88-42 WF-92-216 P-92-16 F-94-35 |
|  | DATE:<br>JULY 12, 1994<br>SEPT 14, 1994  |
|  | PROJECT NO. 2679   |
|  | SCALE: 1" = 30'  |
|  | DRAWING 4 OF 4   |

**STONE OUTLET  
SEDIMENT TRAP NO 3 DATA**

|                  |            |
|------------------|------------|
| DRAINAGE AREA    | 1.8Ac      |
| STORAGE REQUIRED | 3240 CU FT |
| STORAGE PROVIDED | 3852 CU FT |
| CREST ELEV.      | 258.0      |
| TOP ELEV.        | 259.0      |
| BOTTOM ELEV.     | 254.0      |
| CLEANOUT ELEV.   | 255.5      |
| CREST WIDTH      | 8'         |



**THIS PLAN IS TO BE USED FOR SEDIMENT CONTROL ONLY**

**LEGEND**

- S—S—S SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- — — — — LIMIT OF DISTURBANCE
- X—X—X TREE PROTECTION FENCE
- EX TREE LINE
- PROP TREE LINE
- — — — — EARTH DIKE

PLAN  
SCALE: 1" = 30'

|  |   |
|--|---|
| Reviewed by HOWARD S.C.D. and<br>U.S. Technical Requirements<br><i>James Inoué</i><br>U.S. SOIL CONSERVATION SERVICE<br>DATE: 9/27/94  | By the Engineer<br>I 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.<br><i>[Signature]</i><br>ENGINEER: JAMES H. SHANKS<br>DATE:  |
| THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT<br><i>John R. Roberts</i><br>HOWARD S.C.D.<br>DATE: 9/27/94   | APPROVED FOR PUBLIC WATER USE & TO OPERATE STORM DRAINAGE SYSTEM AND PUBLIC WORKS BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING<br>DIRECTOR: <i>[Signature]</i> DATE: 10/3/94<br>CHIEF, BUREAU OF ENGINEERING: <i>[Signature]</i> DATE: 10/3/94<br>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING<br><i>[Signature]</i> DATE: 10/6/94<br>CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: <i>[Signature]</i> DATE: 10/6/94 |
| By the Developer<br>I/We certify that all development and construction will be done according to this plan, and that any 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.<br><i>[Signature]</i><br>DATE: 7/15/94 |   |

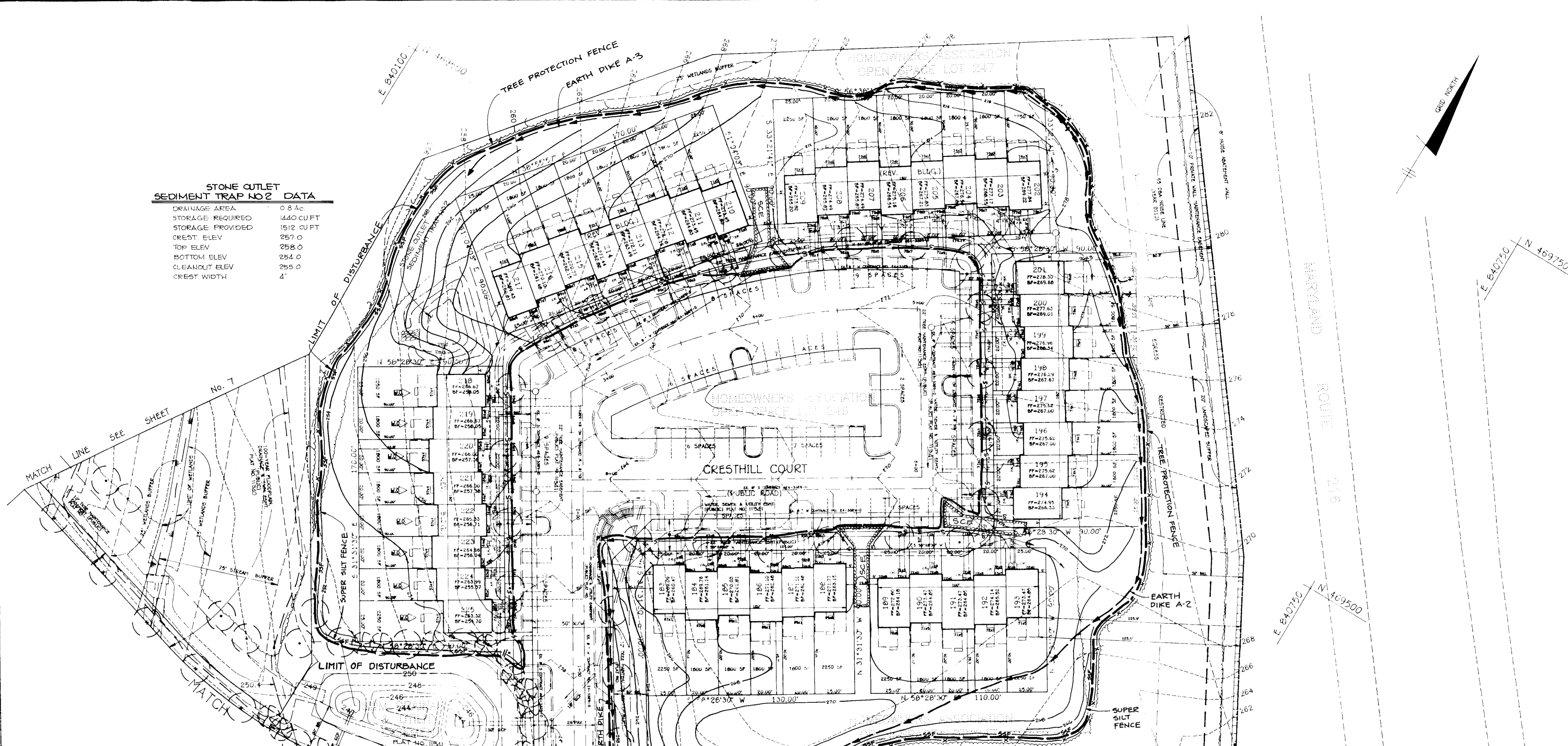
| NO | DATE    | REVISION                                     |
|----|---------|--|
| 1  | 11-3-95 | REVISE PERM AND LOT GRADING FOR LOTS 175-182 |
| 2  | 2-3-95  | REVISE GRADING AND SEDIMENT CONTROL          |
| 3  | 5-3-95  | REVISE FLOOR ELEV. OF LOTS 141-174           |

|  |   |
|--|---|
| <b>TSA GROUP, INC.</b><br>planning • architecture • engineering<br>8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-0100 |   |
| OWNER:<br>J.M.M. INC.<br>5570 SPERRETT PLACE, SUITE 205<br>COLUMBIA, MARYLAND 21044  | PROJECT:<br><b>WYNDEMERE</b><br>SECTION 2<br>LOTS 119-243<br>LOCATION:<br>TAX MAP 17 - PARCELS 1003<br>EPA ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |
| BUILDER:<br>RYAN HOMES<br>1829 REISTERSTOWN ROAD, SUITE 200<br>BALTIMORE, MARYLAND 21286   | TITLE:<br><b>SEDIMENT CONTROL PLAN</b>  |
| DATE: JULY 12, 1994<br>SEPT 15, 1994   | PROJECT NO. 0679  |
| DES: CAM/VP  | DRAWING 5 OF 8  |

**STONE OUTLET  
SEDIMENT TRAP NO. 2 DATA**

|                  |           |
|------------------|-----------|
| DRAINAGE AREA    | 0.8 Ac    |
| STORAGE REQUIRED | 1440 CUFT |
| STORAGE PROVIDED | 1512 CUFT |
| CREST ELEV       | 257.0     |
| TOP ELEV         | 258.0     |
| BOTTOM ELEV      | 254.0     |
| CLEANOUT ELEV    | 255.0     |
| CREST WIDTH      | 4'        |



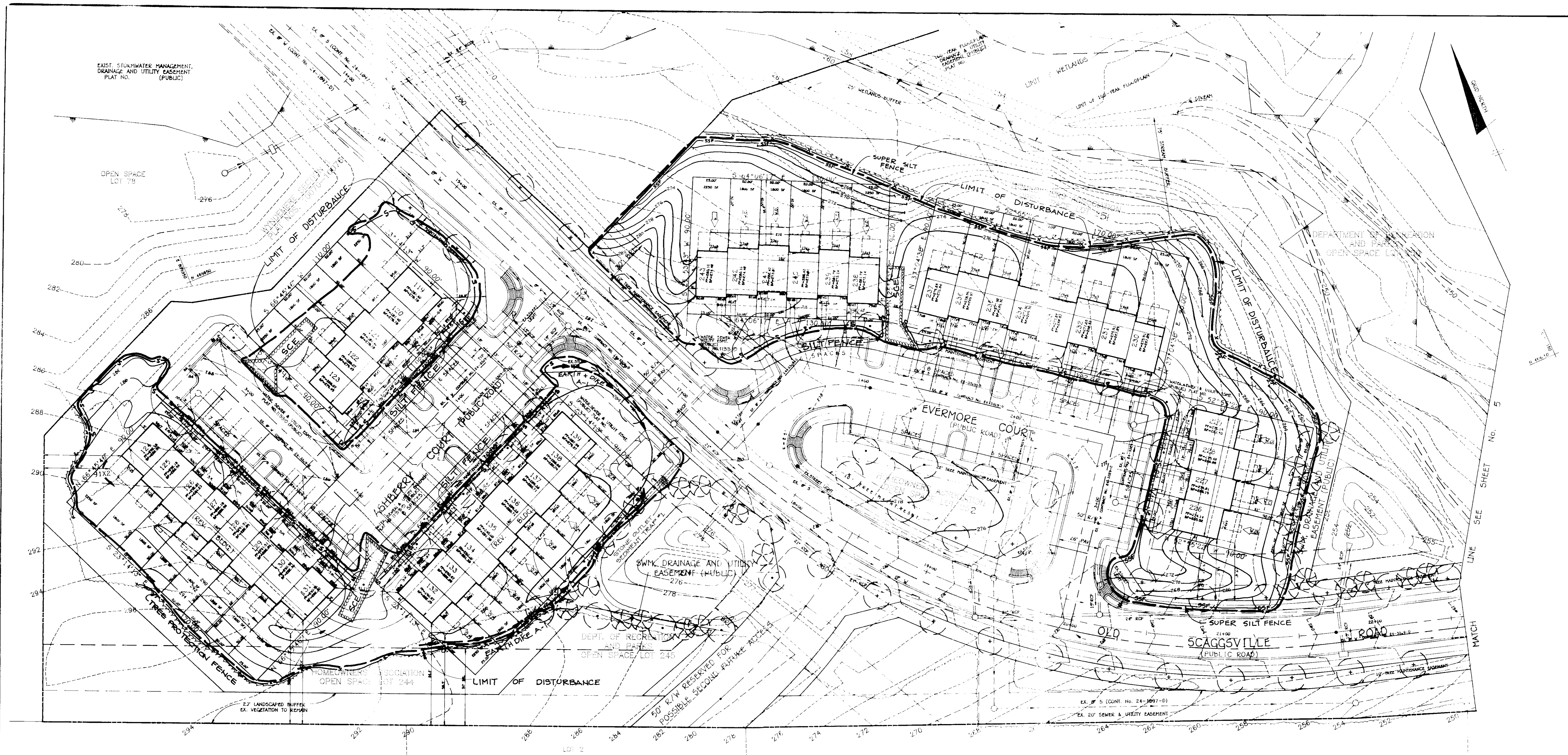
SEE SHEET NO. 5

PLAN  
SCALE: 1" = 30'

**THIS PLAN IS TO BE USED FOR SEDIMENT CONTROL ONLY**

|   |   |
|---|---|
| Reviewed by HOWARD S.C.D. and<br>Local Technical Requirements<br><i>Yanina Taylor</i><br>U.S. SOIL CONSERVATION SERVICE<br>DATE: 9/21/94  | By the Engineer:<br>"I 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."<br>ENGINEER: JOHN T. ELURKIASA<br>DATE: |
| THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT<br><i>John R. Peterson</i><br>HOWARD S.C.D.<br>DATE: 9/27/94   | APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.<br>DIRECTOR: <i>[Signature]</i><br>CHIEF, BUREAU OF ENGINEERING: <i>[Signature]</i><br>DATE: 10/5/94  |
| By the Developer:<br>"I certify that all development and construction will be done according to this plan, and that any 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."<br>DEVELOPER: <i>[Signature]</i><br>DATE: 7/15/94 | APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING<br>DIRECTOR: <i>[Signature]</i><br>CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: <i>[Signature]</i><br>DATE: 10/5/94<br>DATE: 11/6/94   |

|   |   |   |
|---|---|---|
| 2-3-95 REVISE GRADING AND SEDIMENT CONTROL<br>NO DATE REVISION                        | OWNER: J.J.M., INC.<br>5570 STERRETT PLACE, SUITE 205<br>COLUMBIA, MARYLAND 21044 | PROJECT: WYNDEMERE<br>SECTION 2<br>LOTS 119-243<br>LOCATION: TAX MAP 47 - PARCEL 1043<br>6TH ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |
| BUILDER: RYAN HOMES<br>1829 REISTERSTOWN ROAD, SUITE 220<br>BALTIMORE, MARYLAND 21208 | TITLE: SEDIMENT CONTROL PLAN<br>DATE: JULY 12, 1994<br>SEPT 15, 1994              | PROJECT NO. 0679<br>DRAWING NO. OF 8<br>SCALE: 1" = 30'<br>DES: DAM/JP DRN: JVP   |



**STONE OUTLET TRAP # 1**

|                      |           |
|----------------------|-----------|
| D. A.                | 0.40      |
| STORAGE REQUIRED     | 1,440 CF  |
| STORAGE PROVIDED     | 1,500 CF  |
| BOTTOM DIMENSION     | 30' X 25' |
| STORAGE DEPTH        | 2'        |
| SIDE SLOPES          | 2:1       |
| BOTTOM ELEVATION     | 278.0     |
| EMBANKMENT ELEVATION | 281.0     |
| CREST ELEVATION      | 280.0     |
| CREST LENGTH         | 4'        |
| CLEANOUT ELEVATION   | 279.0     |

Reviewed by HOWARD S.C.D. and meets technical requirements  
*John P. Bluntzer*  
 U.S. SOIL CONSERVATION SERVICE  
 DATE: 7/15/94

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
*John P. Bluntzer*  
 HOWARD S.C.D.  
 DATE: 9/27/94

"I/We certify that all development and construction will be done according to this plan, and that any 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 Program before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
 DEVELOPER: [Signature]  
 DATE: 7/15/94

By the Engineer:  
 "I 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."  
 ENGINEER: JOHN M. ELDRIDGE  
 DATE: 7/15/94

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 DIRECTOR: [Signature]  
 CHIEF, BUREAU OF ENGINEERING: [Signature]  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DIRECTOR: [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: [Signature]

**THIS PLAN IS TO BE USED FOR SEDIMENT CONTROL ONLY**

|        |      |                                     |
|--------|------|-------------------------------------|
| NO.    | DATE | REVISION                            |
| 2-3-95 |      | REVISE GRADING AND SEDIMENT CONTROL |
| 5-5-95 |      | REVISE FLOOR ELEV. OF LOTS 147-174  |

OWNER: J.M.M., INC.  
 5570 STERRETT PLACE, SUITE 205  
 COLUMBIA, MARYLAND 21044

BUILDER: RYAN HOMES  
 1824 REISTERSTOWN ROAD, SUITE 220  
 BALTIMORE, MARYLAND 21208

PROJECT: WYNDEMERE  
 SECTION 2  
 LOTS 119-243

LOCATION: TAX MAP 47 PARCEL 100A  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN

DATE: JULY 12, 1994  
 SEPT 15, 1994

PROJECT NO. 0679

DES: DAM/JVP DRN: JVP SCALE: 1" = 30' DRAWING 1 OF 2

013195178

PERMANENT SEEDING PREPARATION

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:

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 lbs/1000 sq 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 UREA-FORM FERTILIZER (9 lbs/1000 sq ft)
- 2) 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 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 OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.05 lbs/1000 sq ft) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 26, 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 PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 lbs/1000 sq ft) OF UNWEEDED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 gal/1000 sq ft) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 6 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 gal/1000 sq ft) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESTORATIONS.

TEMPORARY SEEDING PREPARATION

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 100 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 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (13.2 lbs/1000 sq ft). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (1.7 lbs/1000 sq ft). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 26, 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.

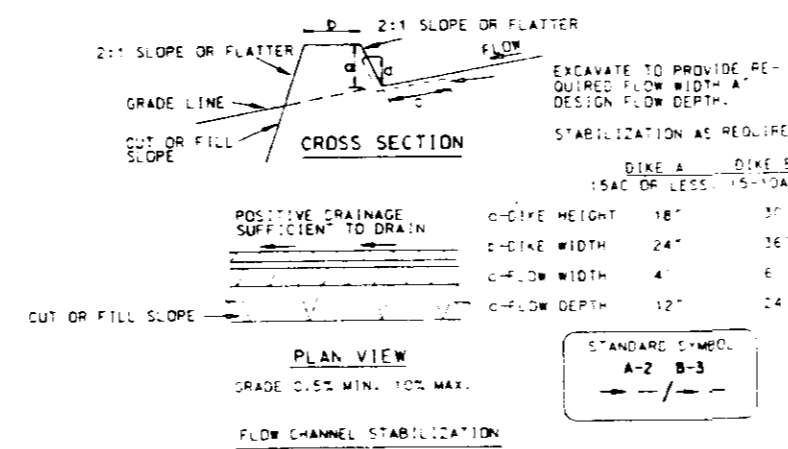
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 lbs/1000 sq ft) OF UNWEEDED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 gal/1000 sq ft) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 6 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 gal/1000 sq ft) FOR ANCHORING.

REFER TO THE 1983 HARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR DETAILED PROCEDURES NOT COVERED.

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits. Sediment Control Division prior to the start of any construction, (313-1850).
- 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 most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", revisions thereto.
- 3) Following initial soil disturbances or redisturbance, permanent or temporary stabilization shall be completed within 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. 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 Volume I, 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 seeding (Section 51), sod (Section 54), Temporary Seeding (Section 50) and mulching (Section 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: 29.5 Acres
  - Area Disturbed: 7.0 Acres
  - Area to be Roofed or Paved: 2.6 Acres
  - Area to be Vegetatively Stabilized: 4.4 Acres
  - Total Cut: 19,000 Cu. Yds.
  - Total Fill: 19,000 Cu. Yds.
  - Offsite Waste/Borrow Area Location: N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspections approvals may not be authorized until this initial approval by the inspection agency is made.
- 11) Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

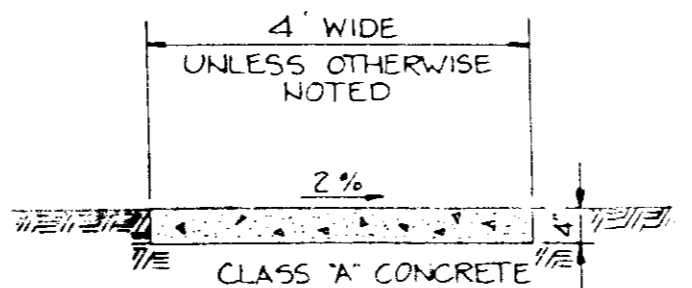


CONSTRUCTION SPECIFICATIONS:  
1. Seed and cover with straw mulch.  
2. Seed and cover with Erosion Control Matting or straw mulch.  
3. The slope shall be compacted to Class C and Class 1 (Plastic or recycled concrete) with a minimum of 20% moisture content.  
4. Type B only: Line with geotextile Class C and Class 1 (Plastic or recycled concrete).

- 1. All temporary earth dikes shall be constructed with a grade no higher than 1:1. Soil elevations may be necessary for grades less than 1:1.
- 2. Runoff channels from disturbed areas shall be diverted to a sediment trapping device.
- 3. Runoff channels from undisturbed areas shall be diverted directly into an undisturbed area of similar or better soil conditions.
- 4. All trees, shrubs, structures, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- 5. The dike shall be constructed of stone or lime, grade and backfill as required to meet the above specified height and be free of rock protrusions or other irregularities which will make removal difficult.
- 6. All dikes shall be completed by earthmoving equipment.
- 7. All earth retained and not needed for construction shall be a good soil that will interfere with the functioning of the dike.
- 8. Protection and maintenance shall be provided for dikes during and after each rain event.

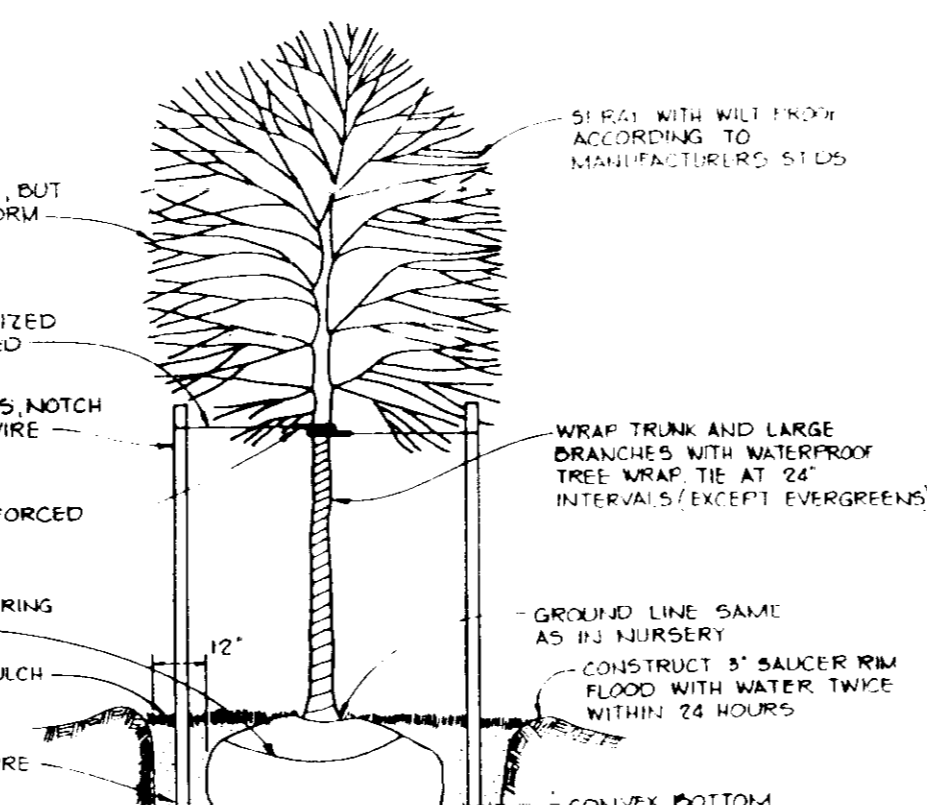
EARTH DIKE

NO SCALE



SIDEWALK DETAIL

NO SCALE

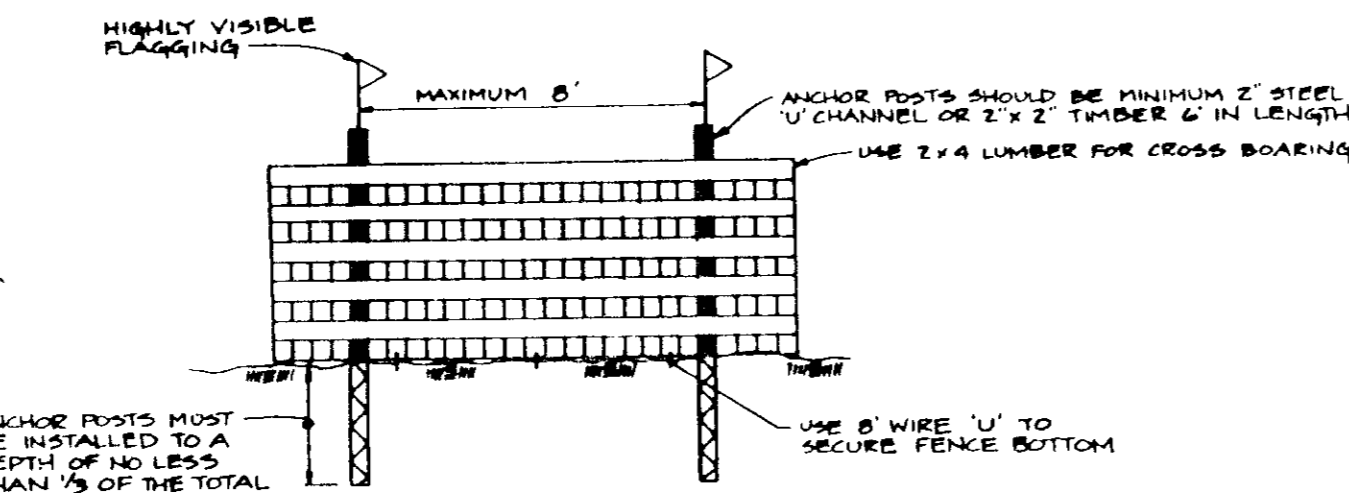


TREE PLANTING DETAIL

NO SCALE

STONE OUTLET SEDIMENT TRAP

NO SCALE

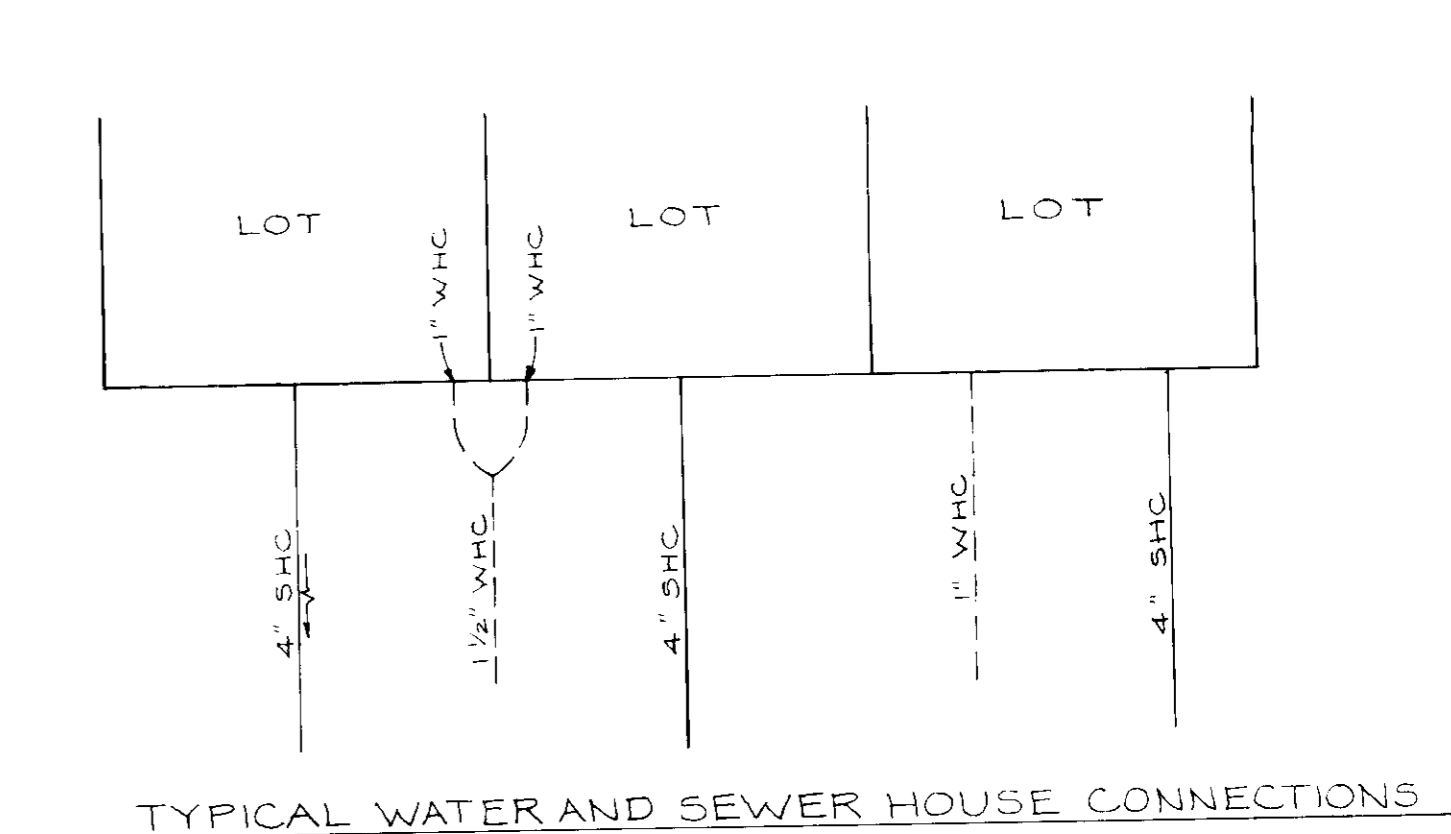


TREE PROTECTION FENCE

NO SCALE

SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN A GRADING PERMIT.
- DAY 2-7 INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE, TREE PROTECTION FENCE, SEDIMENT TRAP AND EARTH DIKES.
- DAY 8-18 CLEAR AND GRADE SITE.
- DAY 19-29 GRADE SITE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- DAY 30-35 COMMENCE CONSTRUCTION ON ALL LOTS. NOTE: UPON COMPLETION OF CONSTRUCTION OF BUILDINGS, STABILIZED DISTURBED AREAS ON LOTS 119-123 AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- DAY 35-36 UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.



TYPICAL WATER AND SEWER HOUSE CONNECTIONS

NO SCALE

UNIT COVERAGE FAIRFIELD

STD UNIT: 20' x 30' = 600 sq ft - 0.40 = 1000 sq ft MIN LOT SIZE  
UNIT WITH SUNROOM = 20' x 30' + 12' x 12' = 744 sq ft - 0.40 = 1240 sq ft MIN LOT SIZE  
UNIT WITH MORNINGROOM = 20' x 30' + 12' x 20' = 840 sq ft - 0.40 = 1400 sq ft MIN LOT SIZE

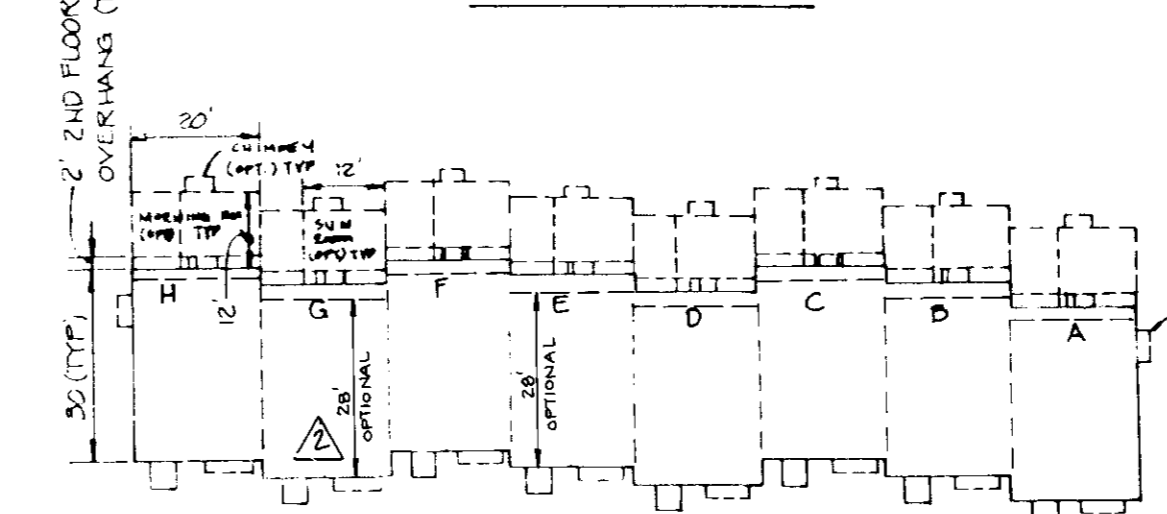
UNIT COVERAGE LYNHAVEN

STD UNIT: 20' x 28' = 560 sq ft - 0.40 = 933 sq ft MIN LOT SIZE  
UNIT WITH SUNROOM = 20' x 28' + 12' x 12' = 704 sq ft - 0.40 = 1173 sq ft MIN LOT SIZE  
UNIT WITH MORNINGROOM = 20' x 28' + 12' x 20' = 800 sq ft - 0.40 = 1333 sq ft MIN LOT SIZE

NOTE: ANY UNIT CAN BE EITHER A FAIRFIELD WITH A 30' DEPTH OR A LYNHAVEN WITH A 28' DEPTH.

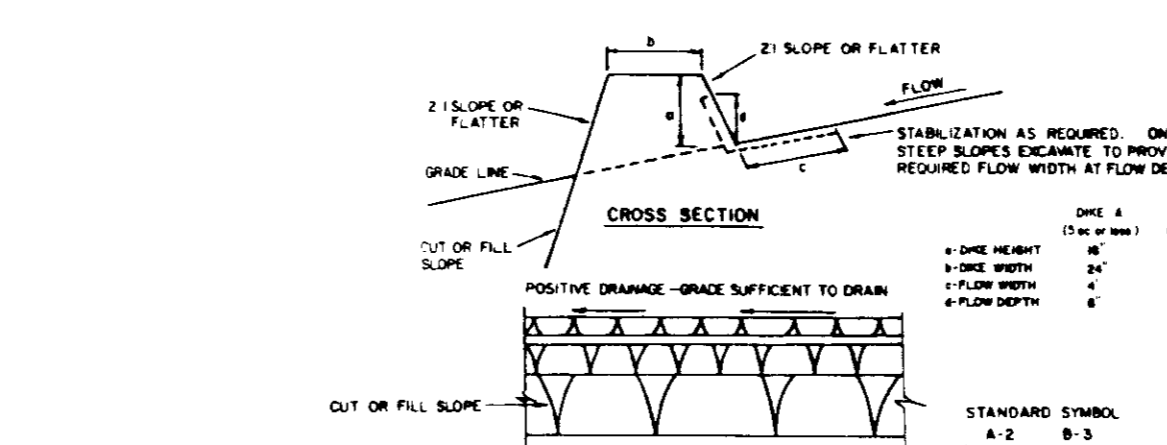


FRONT ELEVATION



FAIRFIELD SERIES TOWNHOMES

NO SCALE

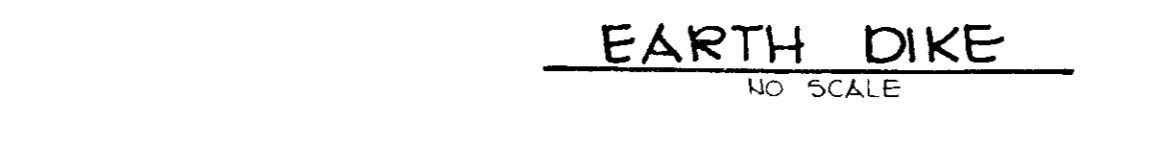


CONSTRUCTION SPECIFICATIONS

- 1. All dikes shall be completed by earthmoving equipment.
- 2. All dikes shall have positive drainage to an outlet.
- 3. If runoff may be noted and dikes slopes may be flatter if desired to facilitate grading by construction traffic.
- 4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- 5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. TRAPPI SHALL BE COMPLETED 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 SEPARATELY STABILIZED.
- 6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SILT AND STORM MULCH OR STORM MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE DRAWING BELOW.

FLOW CHANNEL STABILIZATION

| TYPE OF TREATMENT | CHANNEL  | DIKE A               | DIKE B                                      |
|-------------------|----------|----------------------|---|
| 1                 | 5-3.0E   | SEED AND STRAW MULCH | SEED AND STRAW MULCH                        |
| 2                 | 3.1-5.0E | SEED AND STRAW MULCH | SEED USING JET OF EXCITATION: SOD; 2" STONE |
| 3                 | 5.1-8.0E | SEED WITH JET OF SOD | LINED RIB-RAP 4-8"                          |
| 4                 | 8.1-20E  | LINED RIB-RAP 4-8"   | ENGINEERING DESIGN                          |



SHRUB PLANTING DETAIL

NO SCALE

By the Developer:  
"I/We certify that all development and construction will be done according to this plan, and that any 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."  
DATE: 7/15/94

By the Engineer:  
"I 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."  
DATE: 7/15/94

ENGINEER: JOHN M. FLORRIGIA  
U.S. SOIL CONSERVATION SERVICE  
DATE: 9/27/94

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
DATE: 9/27/94

DIRECTOR: [Signature]  
BUREAU OF ENGINEERING  
DATE: 10/3/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DATE: 10/16/94

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH  
DATE: 10/16/94

T S A GROUP INC.  
planning • architecture • engineering • surveying  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER: J.J.M., INC.  
5570 STERRETT PLACE, SUITE 205  
COLUMBIA, MARYLAND 21044

PROJECT: WYNDEMERE SECTION 2 LOTS 119-243  
LOCATION: TAX MAP 47 - PARCEL 1003 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TITLE: SEDIMENT CONTROL NOTES AND DETAILS  
DATE: JULY 12, 1994  
PROJECT NO.: 0679  
SCALE: AS SHOWN  
DRAWING 8 OF 8

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

