

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
221	5515 MEADOW ROSE	138	5547 MEADOW ROSE
222	5517 MEADOW ROSE	139	5549 MEADOW ROSE
223	5519 MEADOW ROSE	140	5551 MEADOW ROSE
224	5521 MEADOW ROSE	141	5553 MEADOW ROSE
225	5523 MEADOW ROSE	142	5555 MEADOW ROSE
226	5525 MEADOW ROSE	143	5557 MEADOW ROSE
227	5527 MEADOW ROSE	231	5559 MEADOW ROSE
228	5529 MEADOW ROSE	232	5561 MEADOW ROSE
229	5531 MEADOW ROSE	233	5563 MEADOW ROSE
230	5533 MEADOW ROSE	234	5565 MEADOW ROSE
134	5535 MEADOW ROSE	235	5567 MEADOW ROSE
135	5537 MEADOW ROSE	236	5569 MEADOW ROSE
136	5539 MEADOW ROSE	237	5571 MEADOW ROSE
137	5541 MEADOW ROSE	238	5573 MEADOW ROSE

LOT AREA CHART			
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
221	2250	138	2000
222	1800	139	2000
223	1800	140	1800
224	1800	141	1800
225	2250	142	1800
226	1875	143	1800
227	1500	231	3200
228	1500	232	4185
229	1875	233	1800
230	3200	234	1800
134	1800	235	1800
135	1800	236	1800
136	1800	237	1800
137	1800	238	2000

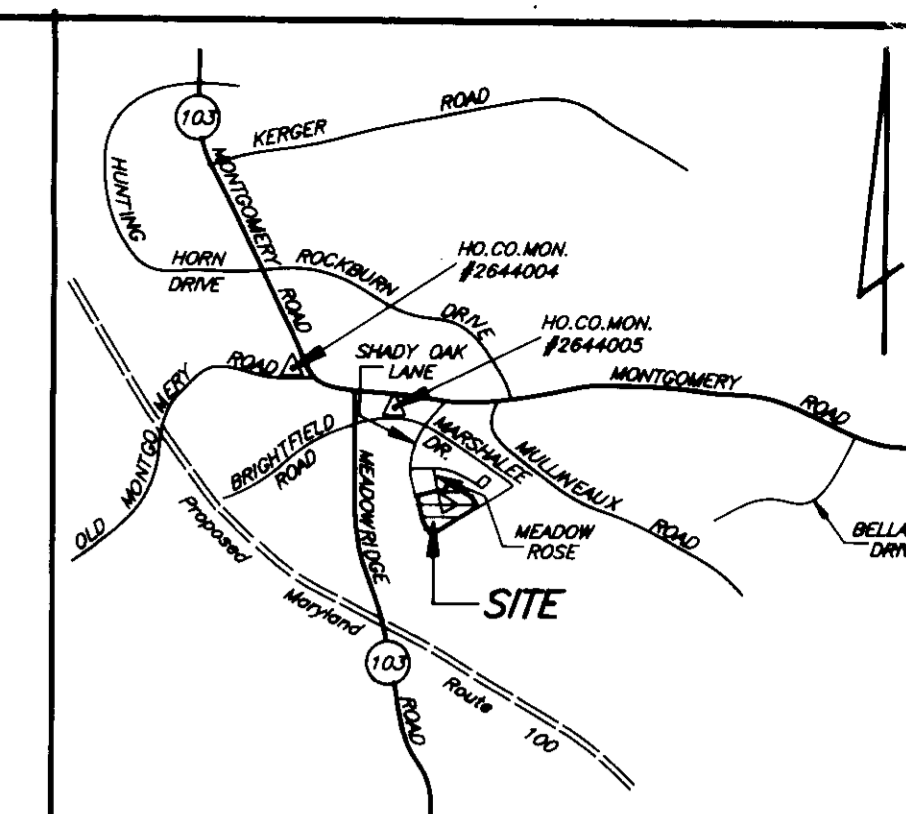
SEWER HOUSE CONNECTION CHART					
LOT NO.	IN @ FL.	MIN. CELLAR	LOT NO.	IN @ FL.	MIN. CELLAR
221	383.94	386.50	138	370.70	377.00
222	383.14	386.50	139	373.31	376.50
223	382.74	386.00	140	373.11	376.50
224	382.34	385.50	141	372.21	376.00
225	381.84	385.00	142	372.71	376.00
226	381.20	384.50	143	372.51	376.00
227	380.80	384.00	231	372.31	375.50
228	380.40	383.50	232	Ex. 360.58	364.50
229	379.90	383.00	233	Ex. 372.80	376.50
230	374.75	378.00	234	Ex. 373.13	376.50
134	374.95	378.00	235	Ex. 373.37	377.00
135	374.35	377.50	236	Ex. 373.61	377.00
136	374.15	377.50	237	Ex. 373.85	377.00
137	373.95	377.50	238	Ex. 373.85	377.50

**SITE ANALYSIS:**

- Subject property is zoned R-SC per Comprehensive Zoning Plan on October 18, 1993.
- Unit type proposed: Single family attached
- Number of units allowed: NA
- Number of units provided: 23
- Number of parking spaces required: 56
- Number of parking spaces provided: 76
  - Driveways and garages: 74
  - Courts: 52
- Area tabulation:
  - Total Area of Lots: 124 AC
  - Building coverage permitted: 60%
  - Building coverage proposed: 45%

**LEGEND**

- CONTOUR INTERVAL: 2 FT.
- EXISTING CONTOUR: -
- PROPOSED CONTOUR: -
- DIRECTION OF DRAINAGE: -
- WALK-OUT BASEMENT: -
- EXISTING SEWER MAIN: -
- EXISTING WATER MAIN: -
- EXISTING STORM DRAIN: -
- EXISTING TREES TO REMAIN: -



**VICINITY MAP**  
SCALE: 1"=2000'

**BENCH MARKS:**

- Howard County Monument # 2644004 Elevation=402.135  
Concrete Monument 0.2' below surface, SW corner of intersection Route 103 and Old Montgomery Road.
- Howard County Monument # 2644005 Elevation=416.981  
Concrete Monument 0.2' below surface, south side of Montgomery Road, east of Meadowridge Road.

**GENERAL NOTES:**

- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
- Total Area of Site: 124 AC. Total Area this submission: 124 AC.
- Total No. of buildable lots in this submission: 23.
- Improvement to property: Single-family attached.
- The maximum lot coverage permitted is: 60%.
- Department of Planning and Zoning reference file numbers are: F-204-27-11, F-204-27-12, F-204-27-13, F-204-27-14, F-204-27-15, F-204-27-16, F-204-27-17, F-204-27-18, F-204-27-19, F-204-27-20, F-204-27-21, F-204-27-22, F-204-27-23, F-204-27-24, F-204-27-25, F-204-27-26, F-204-27-27, F-204-27-28, F-204-27-29, F-204-27-30, F-204-27-31, F-204-27-32, F-204-27-33, F-204-27-34, F-204-27-35, F-204-27-36, F-204-27-37, F-204-27-38, F-204-27-39, F-204-27-40, F-204-27-41, F-204-27-42, F-204-27-43, F-204-27-44, F-204-27-45, F-204-27-46, F-204-27-47, F-204-27-48, F-204-27-49, F-204-27-50, F-204-27-51, F-204-27-52, F-204-27-53, F-204-27-54, F-204-27-55, F-204-27-56, F-204-27-57, F-204-27-58, F-204-27-59, F-204-27-60, F-204-27-61, F-204-27-62, F-204-27-63, F-204-27-64, F-204-27-65, F-204-27-66, F-204-27-67, F-204-27-68, F-204-27-69, F-204-27-70, F-204-27-71, F-204-27-72, F-204-27-73, F-204-27-74, F-204-27-75, F-204-27-76, F-204-27-77, F-204-27-78, F-204-27-79, F-204-27-80, F-204-27-81, F-204-27-82, F-204-27-83, F-204-27-84, F-204-27-85, F-204-27-86, F-204-27-87, F-204-27-88, F-204-27-89, F-204-27-90, F-204-27-91, F-204-27-92, F-204-27-93, F-204-27-94, F-204-27-95, F-204-27-96, F-204-27-97, F-204-27-98, F-204-27-99, F-204-27-100.
- Utilities shown as existing are taken from approved water and sewer plan Contract # 14-3360-D, approved road construction plans F-94-98, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- SHC elevations are located at the property line.
- The existing topography shown was taken from approved plans F-94-98 prepared by Land Design Engineering, Inc.
- The coordinates shown herein are based upon the NAD'27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.s: 2644004 & 2644005.
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 313-1870 at least twenty-four (24) hours 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.
- For driveway entrance details refer to Howard County Design Manual, Volume IV, Standard Detail R-6.03.
- Changes shall be used for parking purposes only in accordance with section 13.01(c) of Zoning Regulations.
- Permanent Stormwater Management to be provided by retention and to be privately maintained (F-94-27). Pond Conversion will be provided by Developer Agreement for F-94-27.
- No fences or structures are to be placed within the Sewer Drainage & Utility Easement behind lots E21-E23.
- For Water and Sewer Plan Contract No. 14-3360-D, WAC's are 11" Min., 54" O.D.'s are 48" Min.
- Section 12.4.1.6 of the Zoning Regulations for the purpose of check with the surveyor. A 10' Buffer Boundary setbacks referenced from the surveyor's A-10' Buffer Property.

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements 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-94-98 and/or approved Water and Sewer Plans Contract #14-3360-D.

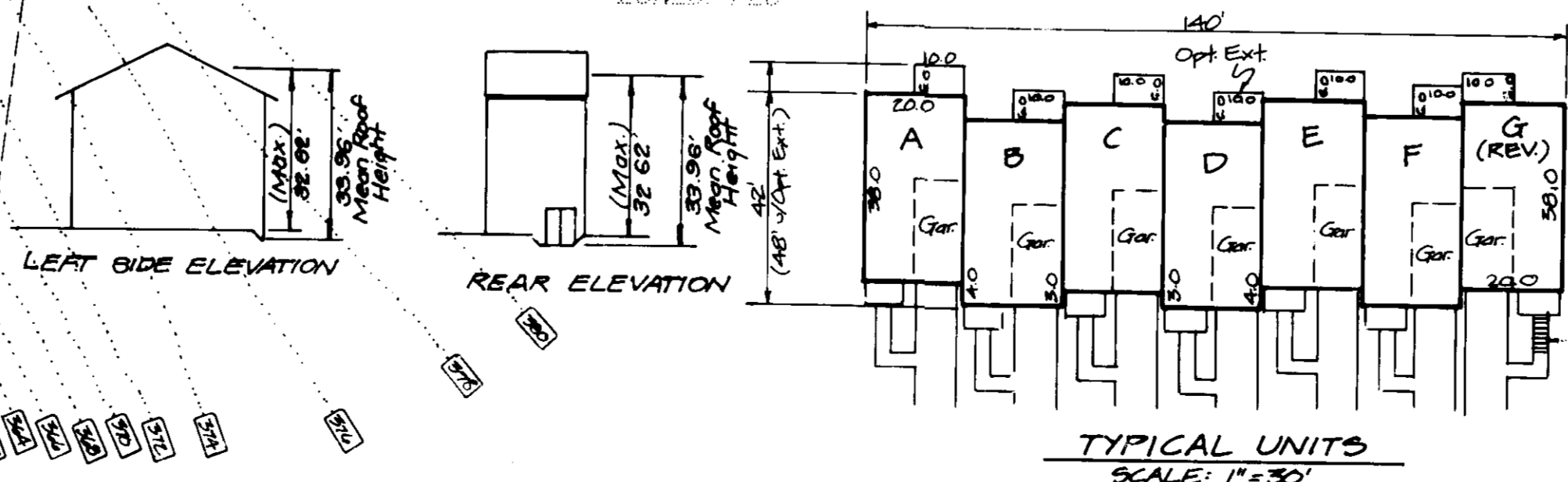
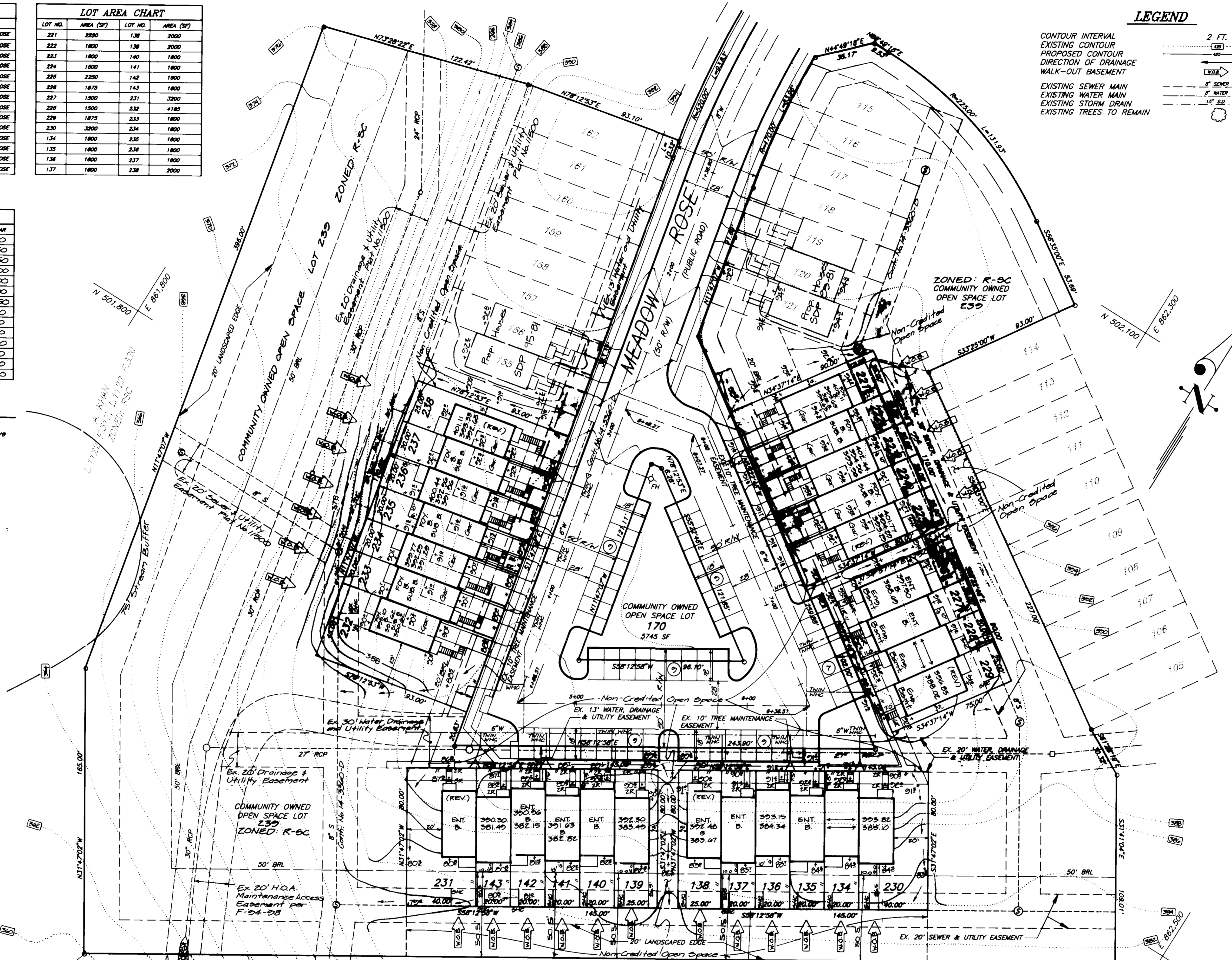
SHEET INDEX	
DESCRIPTION	SHEET NUMBER
SITE DEVELOPMENT PLAN	1 OF 3
SEEDING AND EROSION CONTROL PLAN	2 OF 3
LANDSCAPE PLANTING PLAN	3 OF 3

SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS
SHADY OAKS		1/2	134 THRU 143 221 THRU 238
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.
11786-11789	3	R-SC	37
WATER CODE		ELECTION DIST.	CENSUS TRACT
D04		1ST	6011-01
SEWER CODE		2610000	

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*[Signature]* 7/20/95  
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE: 7/20/95

*[Signature]* 7/20/95  
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE: 7/20/95



1 UNIT COVERAGE  
760 SF 1200 G.F.S.  
O.G. MIN LOT SIZE  
820 SF 1300 G.F.S.  
O.G. MIN LOT SIZE  
W/OPT REAR EXTENSION

**OWNER/DEVELOPER**  
100 INVESTMENT LIMITED PARTNERSHIP  
L3041 F258  
ZONED: PEC  
CENTRE 8500 PARCEL A  
PLAT 11520



**CLARK • FINEPROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 • WASH.

DESIGNED: VLP  
DRAWN: MCR  
CHECKED: JML  
DATE: 7-13-95

**SITE DEVELOPMENT PLAN**  
LOTS 134 THRU 143 AND 221 THRU 238  
**SHADY OAKS**  
SECTION ONE AREA TWO  
TAX MAP 37 PART OF PARCEL 643  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: N. V. HOMES, INC.  
2200 DEFENSE HIGHWAY  
CROFTON, MARYLAND 21114

SCALE: 1"=30'  
DRAWING: 1 of 3  
JOB NO.: 94-214  
FILE NO.: 94-214X

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking 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 500 lbs. per acre (5-10-10 fertilizer (14 lbs./100 sq ft.)) before seeding.  
 Narrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 50-20-20 ureamorph 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.  
 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 5000 lbs. per acre (1.4 lbs./1000 sq ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 50 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq ft.) of weeping lovegrass. During the period of October 16 thru February 28, plant site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use soil. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 1 ton/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (2 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseeding.

**TEMPORARY SEEDING NOTES**

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Apply 800 lbs. per acre 10-10-10 fertilizer (1400 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 ryegrass (3.2 lbs./1000 sq ft.). For the period May 1 thru July 31, seed with 3 tons per acre of weeping lovegrass (107 lbs./1000 sq ft.). For the period November 16 thru February 28, plant site by seeding 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring.  
**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (2 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons 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 AND EROSION CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (29-1085C)
- All vegetation 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 SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, silt fences, perimeter slopes and all slopes greater than 3:1, b) 14 days to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 52) and mulching (Sec. 53). Temporary stabilization with mulch alone can only be done when recommended seeding rates 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: 17246  
 Area Disturbed: 17246  
 Area to be seeded or paved: 17246  
 Area to be vegetatively stabilized: 17246  
 Total Cut: 32000  
 Obtain Water/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 control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.  
 On all sites with disturbed areas in excess of 2 acres approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment control, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until the soil approval by the inspection agency is made.  
 The total amount of silt fence: 17200 LF.

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.

CONSTRUCTION SEQUENCE	NO. OF DAYS
1. Obtain grading permit	7
2. Install sediment and erosion control devices and stabilize	14
3. Excavate for foundations, rough grade and temporarily stabilize	10
4. Construct structures, sidewalks and driveways	20
5. Final grade and stabilize in accordance with S15 and S16	14
6. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

**APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING**  
 and meets Technical Requirements  
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE: 7/29/95  
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE: 7/29/95  
 DIRECTOR DATE: 7/27/95

Reviewed for: HOWARD S.C.D.  
 and meets Technical Requirements  
 Signature: John R. White 7/19/95  
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 John R. White 7/19/95  
 Approved

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion 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.  
 Wayne C. Flack 5/28/95  
 DATE

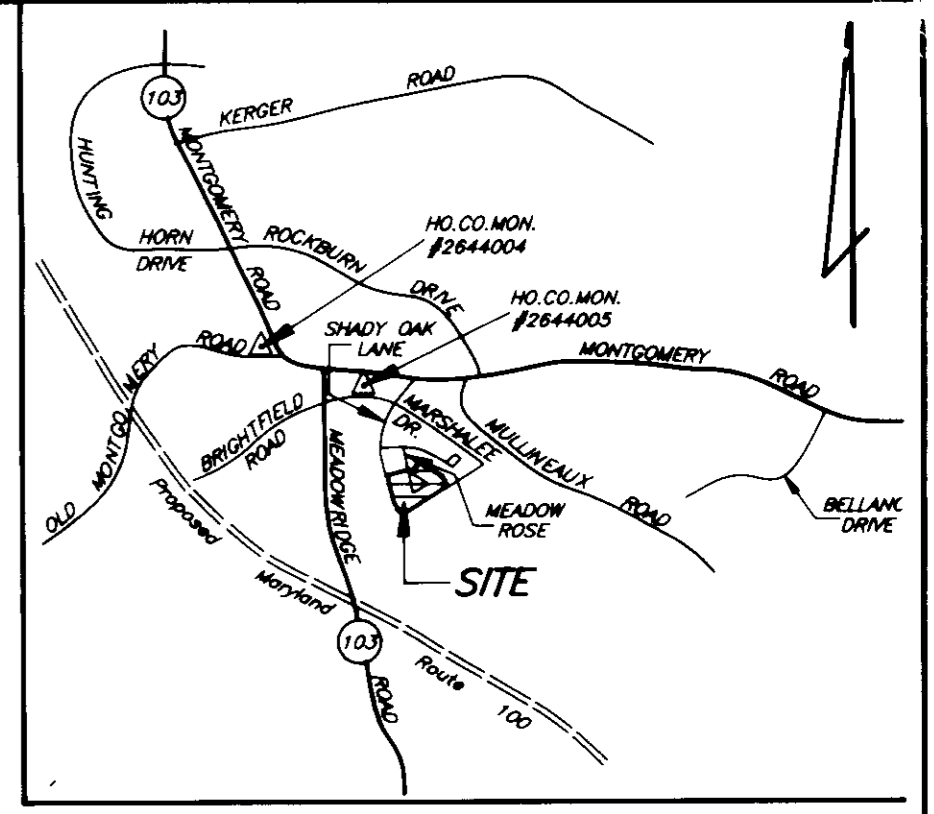
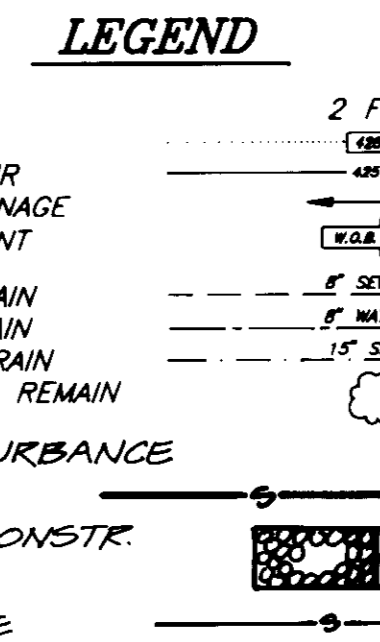
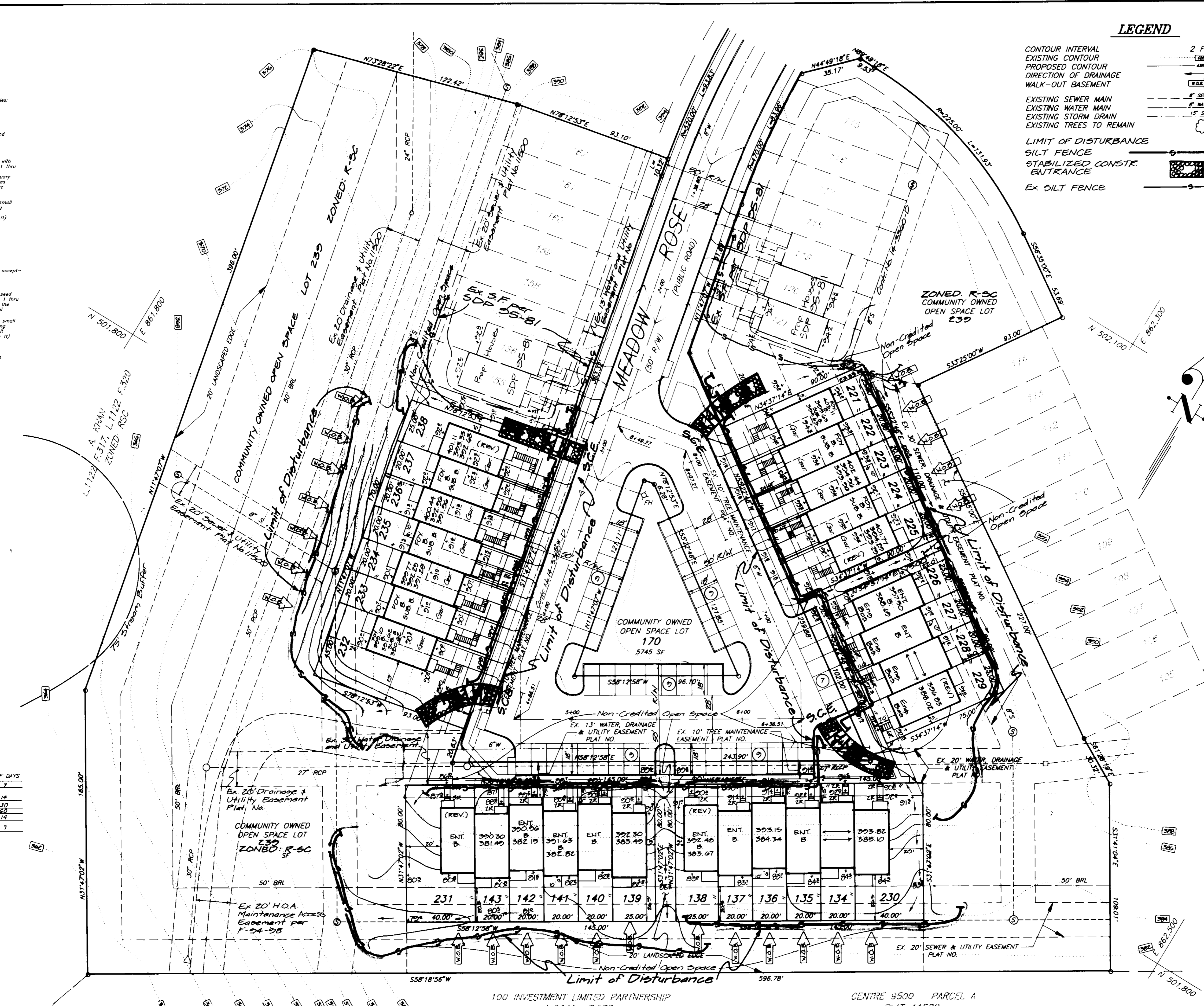
**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 G. Nelson Clark  
 DATE

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 7-13-95  
**OWNER/DEVELOPER**  
 100 Investment Limited Partnership  
 8835-F Columbia 100 Parkway  
 Columbia, Maryland 21045

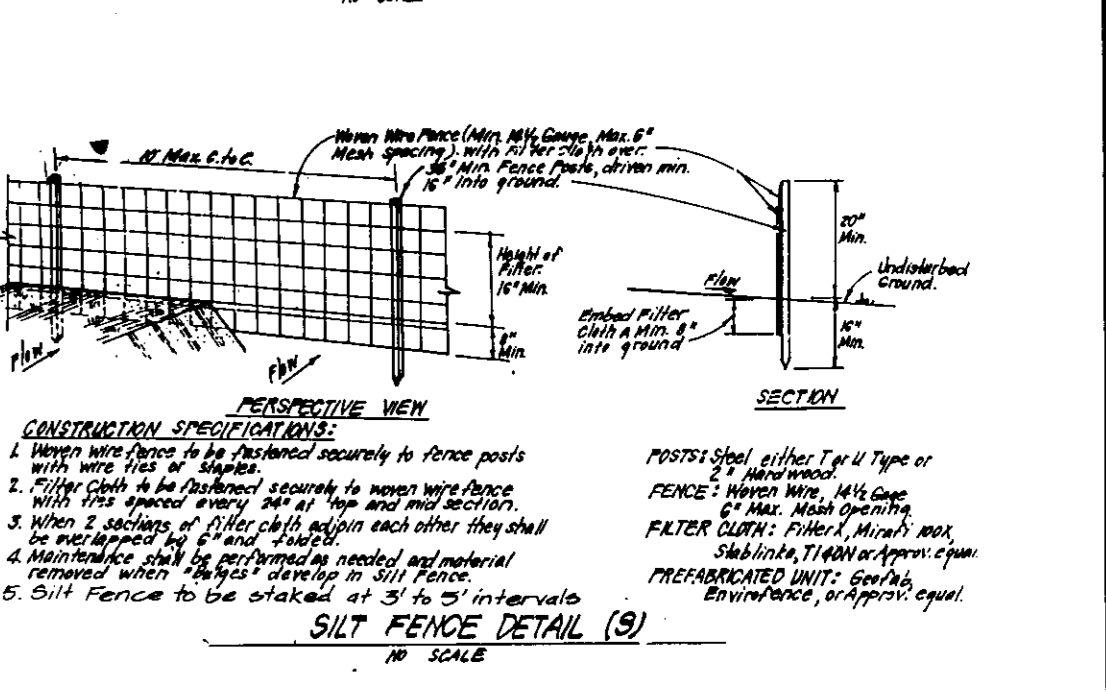
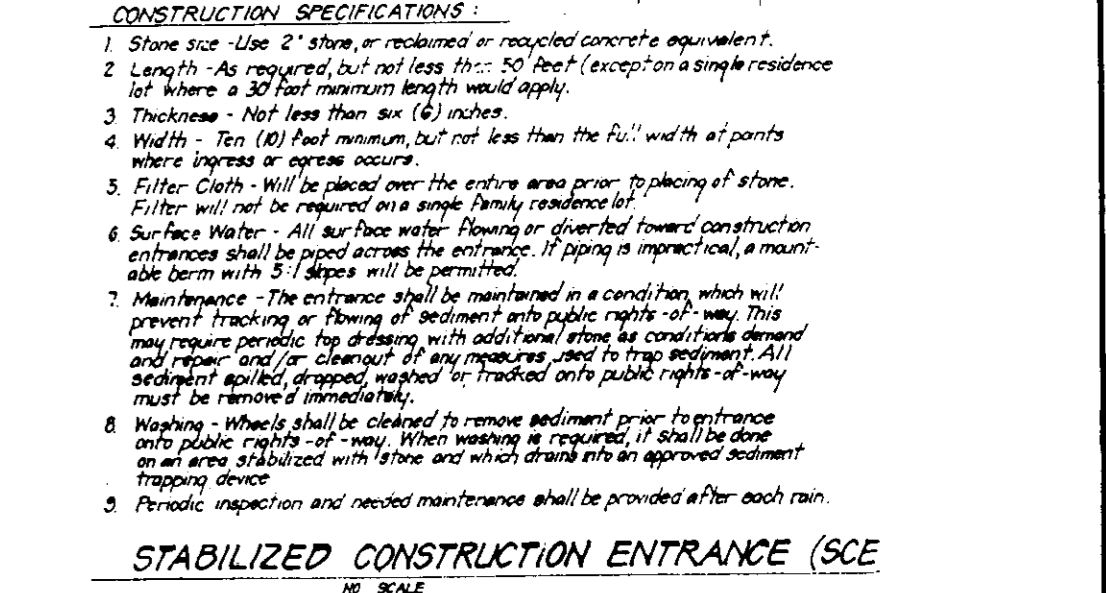
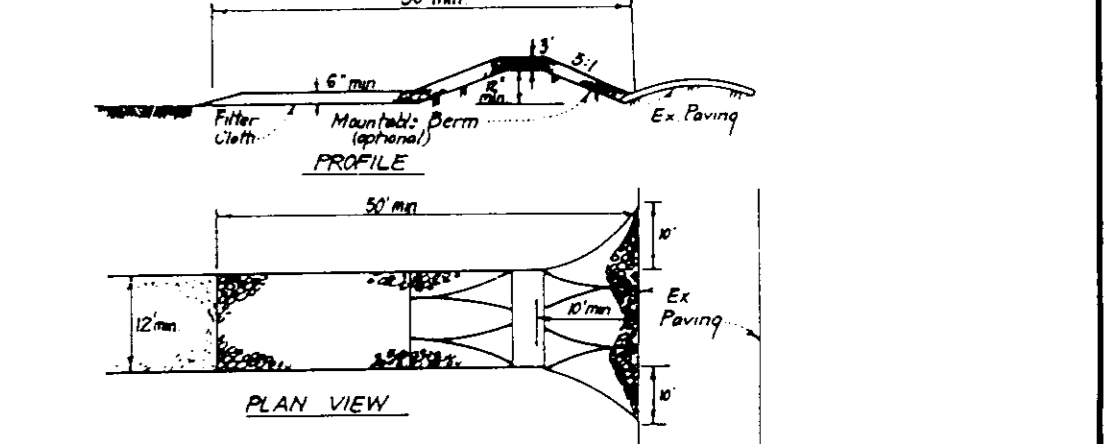
**CLARK • FINEPROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINGSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED ZAL	PROJECT SEDIMENT & EROSION CONTROL PLAN	SCALE 1"=30'
DRAWN MCR	LOTS 134 THRU 143 AND 221 THRU 238	DRAWING 2 of 3
CHECKED JL8	SHADY OAKS SECTION ONE AREA TWO	JOB NO. 94-214
DATE 7-13-95	TAX MAP 37 PART OF PARCEL 643 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 94-214

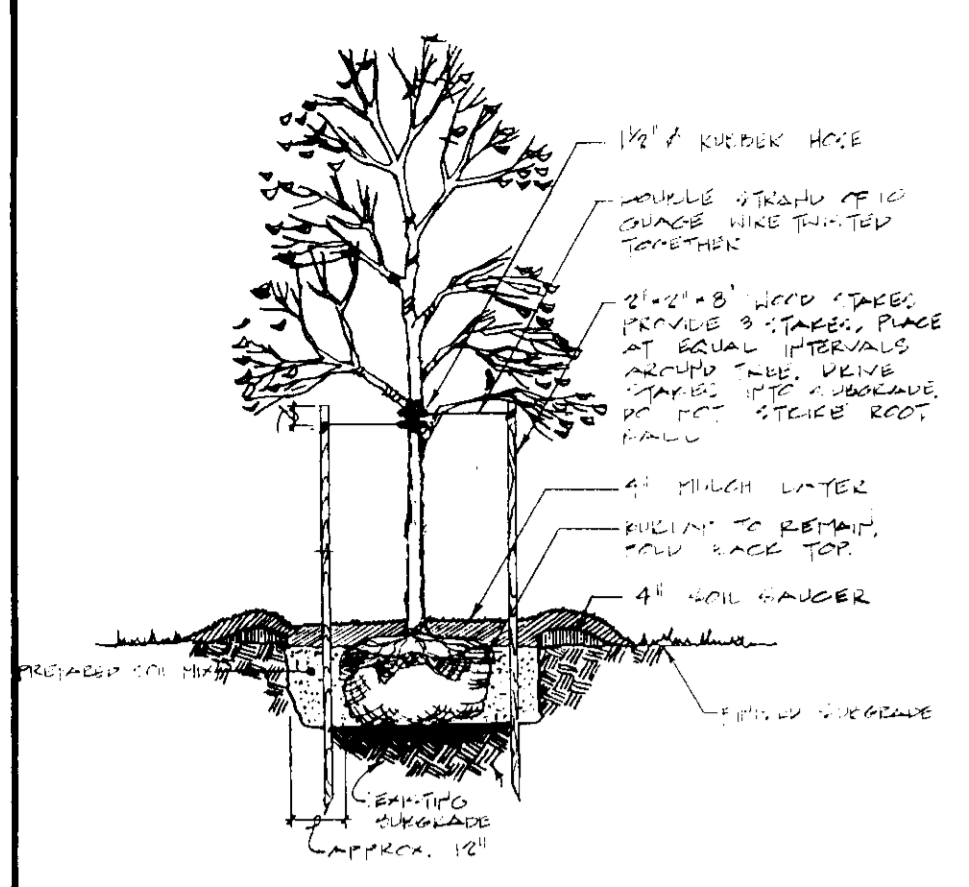
FOR: N. V. HOMES, INC.  
 2200 DEFENSE HIGHWAY  
 CROFTON, MARYLAND 21114



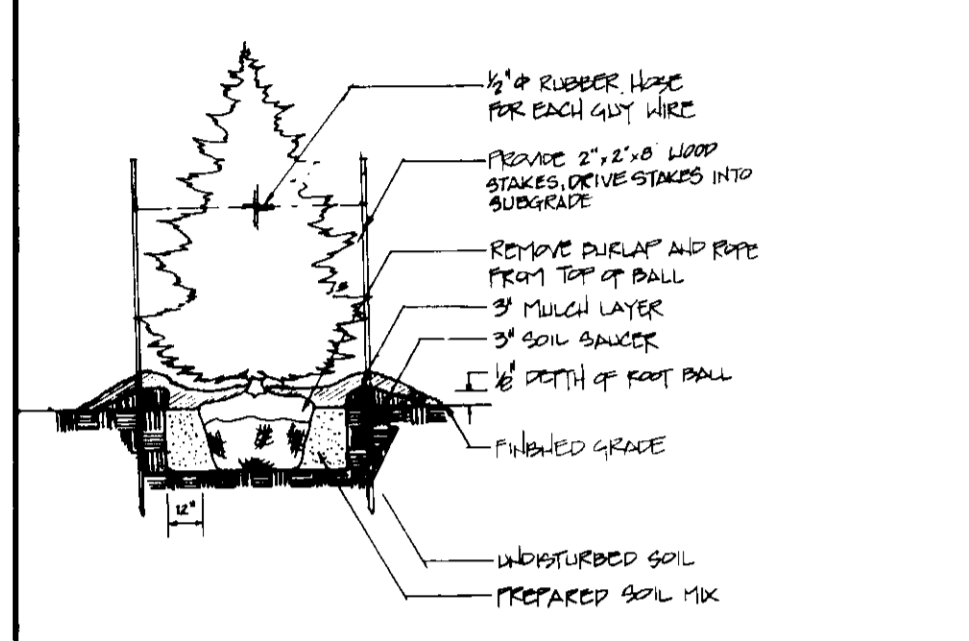
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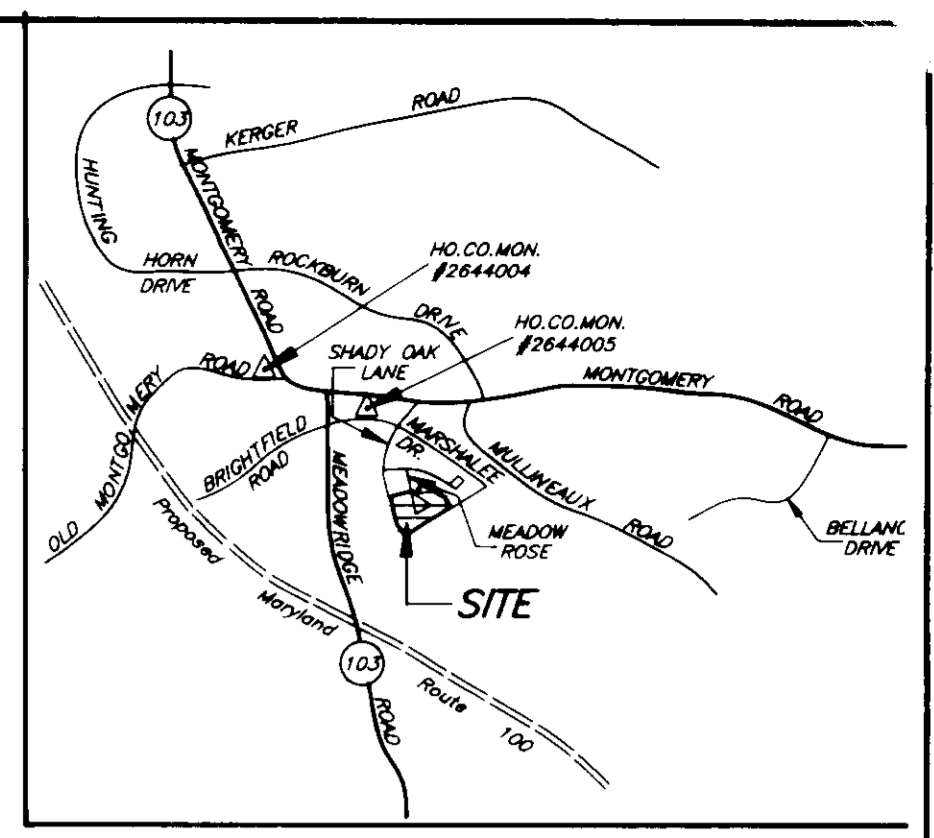
SDP-95-115



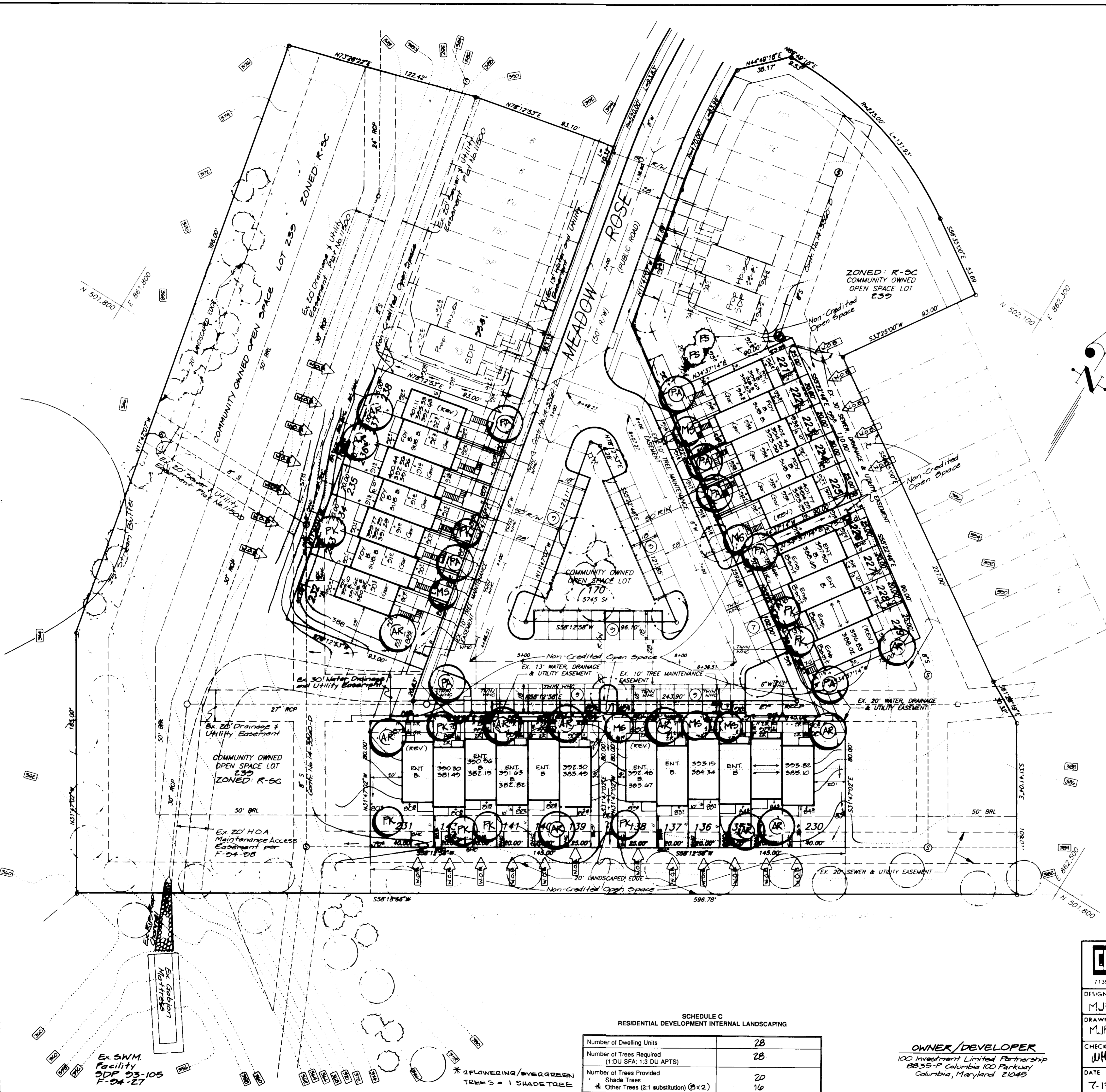
SHADE TREE PLANTING DETAIL  
NO SCALE



EVERGREEN TREE PLANTING DETAIL  
NO SCALE



VICINITY MAP  
SCALE: 1"=2000'



PLANT SCHEDULE

KEY	QTY	PLANT SPECIES	SIZE	REMARKS
AR	12	ACER RUBRUM "RED SUNSET" Red Sunset Maple	2 1/2-3" C. 12-14 HT.	B & B
PA	8	PLATANUS X ACER "BLOODGOOD" Bloodgood London Plane	2 1/2-3" C. 12-14 HT.	B & B
<b>FLOWERING/EVERGREEN TREES</b>				
MS	6	MAGNOLIA STELLATA Star Magnolia	6-8' HT.	B & B
PK	8	PRUNUS SERR. "KWANZAN" Kwanzan Cherry	6-8' HT.	B & B
PS	2	PINUS STROBUS White Pine	6-8' HT.	B & B

Indicates trees planted by the developer per F-94-98.

- NOTES:
- All planting shall be done in accordance with the Balto./Wash. Landscape Specification of L.C.A.M.W.
  - Contractor shall verify location of all underground utilities prior to digging.
  - Final location of plant material may vary per final field conditions.



This plan has been prepared in accordance with the provisions of Section 16-1 of the Howard County Code and the Landscape Manual.  
Financial surety for the required 28 trees in the amount of \$2,800.00 is part of the builder's grading permit application.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Date: 7/23/95  
 Director: [Signature]  
 Date: 7/23/95

SCHEDULE C  
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	28
Number of Trees Required (1 DU SFA; 1.3 DU APTS)	28
Number of Trees Provided	20
Shade Trees	16
Other Trees (2:1 substitution) (6x2)	4

OWNER/DEVELOPER  
 100 Investment Limited Partnership  
 8835-P Columbia 100 Parkway  
 Columbia, Maryland 21045

CLARK • FINEFROCK & SACKETT, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED MJP	LANDSCAPE PLANTING PLAN LOTS 134 THRU 143 AND 221 THRU 238 <b>SHADY OAKS</b> SECTION ONE AREA TWO TAX MAP 37 PART OF PARCEL 643 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=30'
DRAWN MJP		DRAWING 3 of 3
CHECKED WJC		JOB NO. 94-214
DATE 7-13-95	FOR: N. V. HOMES, INC. 2200 DEFENSE HIGHWAY CROFTON, MARYLAND 21114	FILE NO. 94-214.15

SDP-95-115