

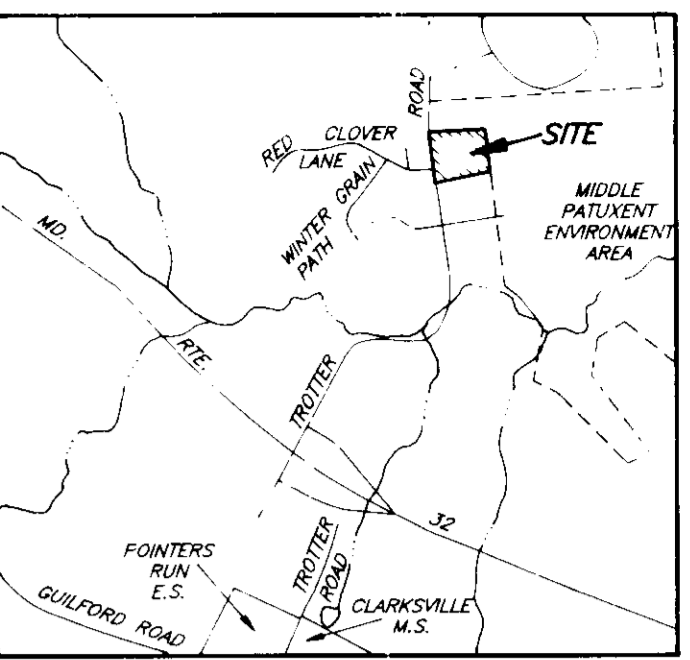
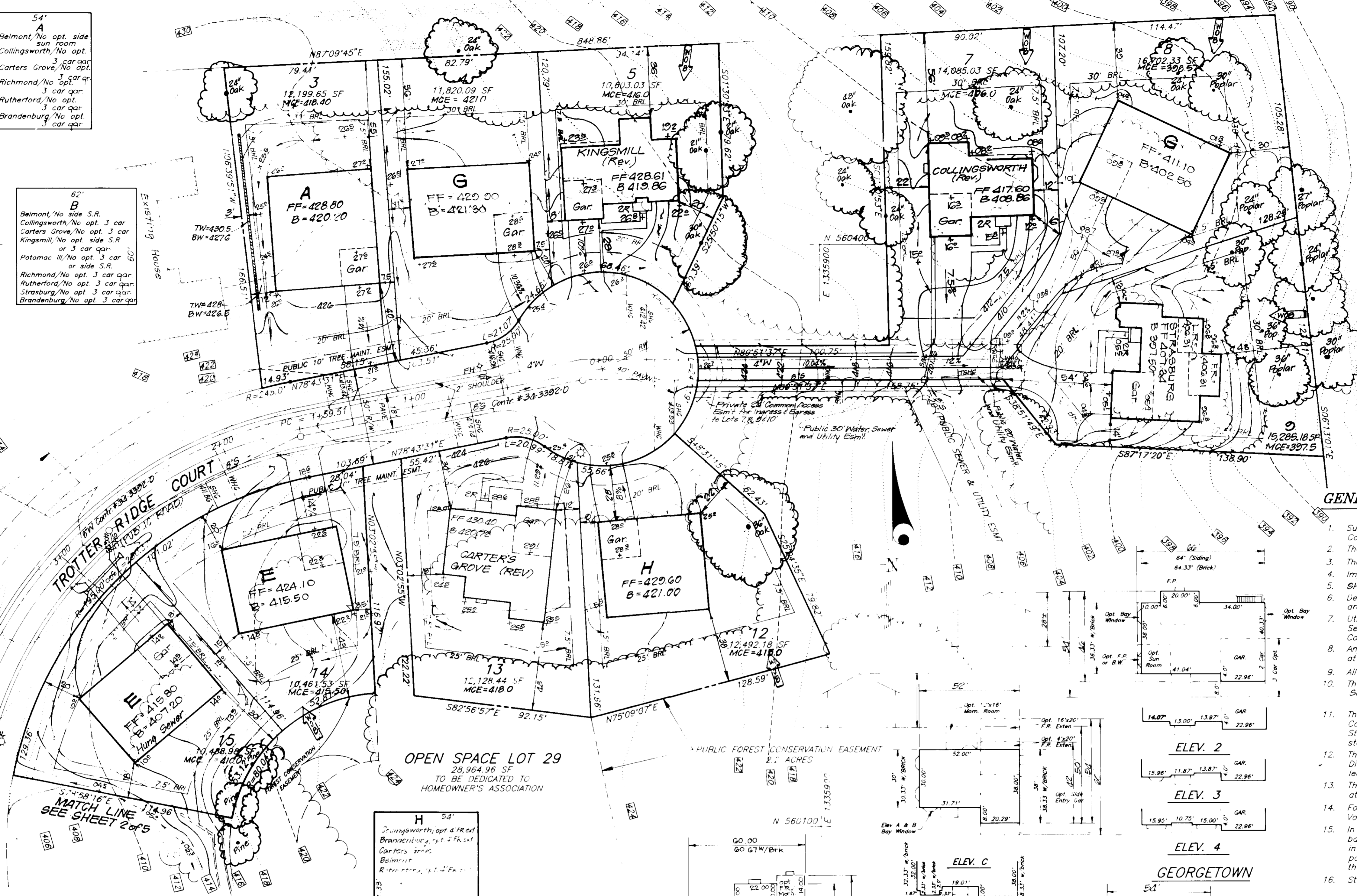
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
3	TROTTER RIDGE COURT
4	G114
5	G122
7	G130
8	G134
9	G129
12	G117
13	G113
14	G109
15	G105
16	G100
17	G104
18	G108
19	G112
20	G116
22	G124
23	G123
24	G119
25	G115
26	G111
27	G107

54'
 Belmont/No opt. side sun room
 Collingsworth/No opt.
 Carters Grove/No opt.
 Richmond/No opt.
 Rutherford/No opt.
 Strasburg/No opt.
 Brandenburg/No opt.

62'
 Belmont/No side S.R.
 Collingsworth/No opt. 3 car
 Carters Grove/No opt. 3 car
 Kingsmill II/No opt. side S.R.
 or 3 car gar.
 Potomac III/No opt. 3 car
 or side S.R.
 Richmond/No opt. 3 car gar.
 Rutherford/No opt. 3 car gar.
 Strasburg/No opt. 3 car gar.
 Brandenburg/No opt. 3 car gar.

69.33'
 Belmont
 Collingsworth/No opt. 3 car, No side S.R.
 Georgetown/No opt. 3 car gar. or opt. S.R.
 Kingsmill II/No opt. side S.R.
 or 3 car gar.
 Pendergrass/No opt. 3 car gar.
 Potomac III/No opt. 3 car or side S.R.
 Richmond/No opt. 3 car gar.
 Rutherford/No opt. 3 car gar.
 Strasburg/No opt. 3 car gar.
 Brandenburg/No opt. 3 car gar. or opt. rear morn. room

PUBLIC DRAINAGE AND STORMWATER MANAGEMENT AND UTILITY EASEMENT



VICINITY MAP
 SCALE: 1"=2000'

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

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 5
SETBACK AND EROSION CONTROL PLAN	3, 4, 5 of 5

GENERAL NOTES:

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 6.08 Ac.
- The total number of lots included in this submission is: 21
- Improvement to property: Single Family Detached
- SHC Elev shown at Property Line
- Department of Planning and Zoning reference file numbers are: F-95-165, F-95-14, PIP-94-32, S-94-17, P-95-209
- Utilities shown as existing are taken from approved Water and Sewer plans Contract # 33-3392-D
- Construction plans F-95-165 and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was field run by Clark, Finerock and Sackett, Inc. in March 1997.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: No 3592 & No 359A
- The contractor shall notify the Department of Public Works, Division of Construction Inspection at (410) 313-1880 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 Ho. Co. Design Manual Volume IV details R.G.03 & R.G.05
- In accordance with Howard County Zoning Regulations Section 12B bay windows or chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-95-165

OWNER/DEVELOPER
 MID-ATLANTIC DEVELOPMENT LLC
 5026 DERBY HALL DRIVE, SUITE 204
 ELKTON, MD 21642
 (410) 464-5522

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-95-165 and/or approved Water and Sewer Plans Contract #33-3392-D

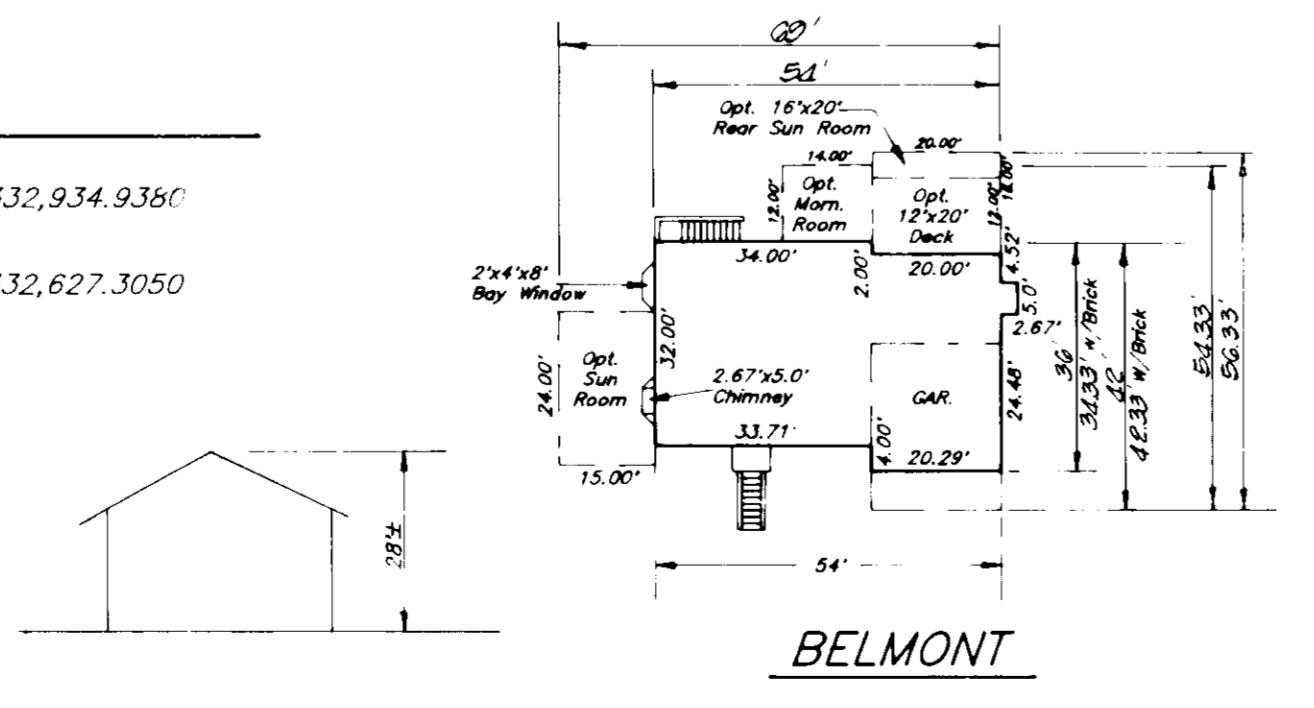
BENCHMARKS:

Ho. Co. Sta #3562
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 Ho. Co. Sta. #356A
 N553,249.6900 E1,332,627.3050

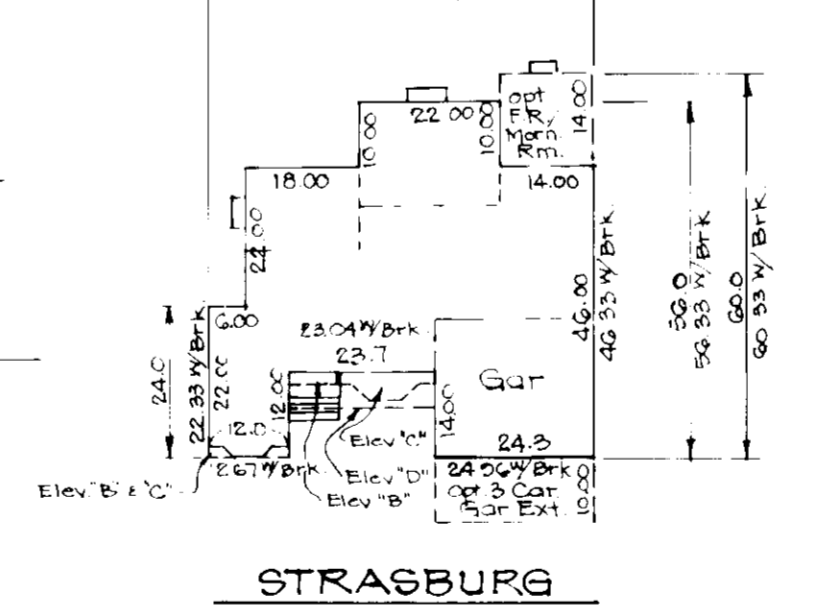
REVISION	DATE
4 Rev. hse. found lot 5	1-14-98
3 Rev. hse. found lot 7	12-16-97
2 Rev. hse. found lot 13 from C box to Carters Grove (Rev)	6-11-97
1 Rev. hse. type & grade Lot 5 from G box to Strasburg	6-3-97

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Date: 6/23/97
 Date: 6/25/97
 Date: 6/26/97

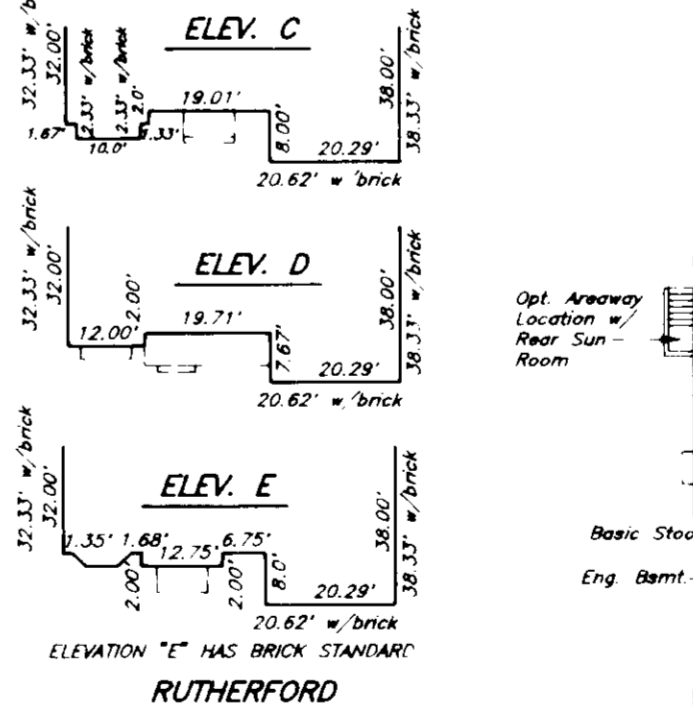
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 6/5/97



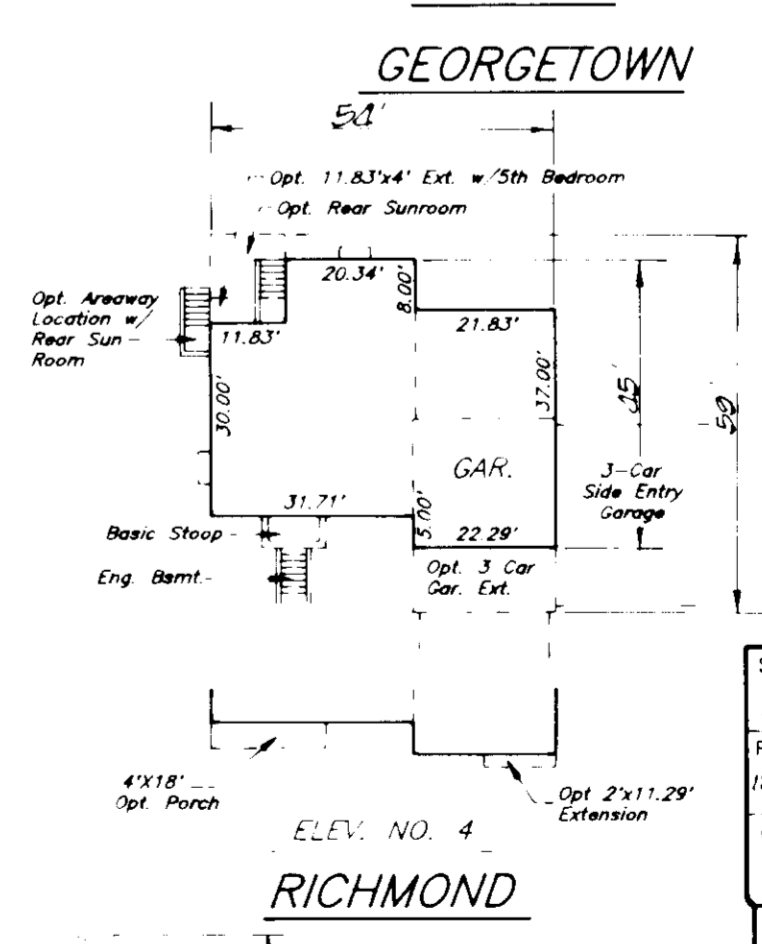
BELMONT



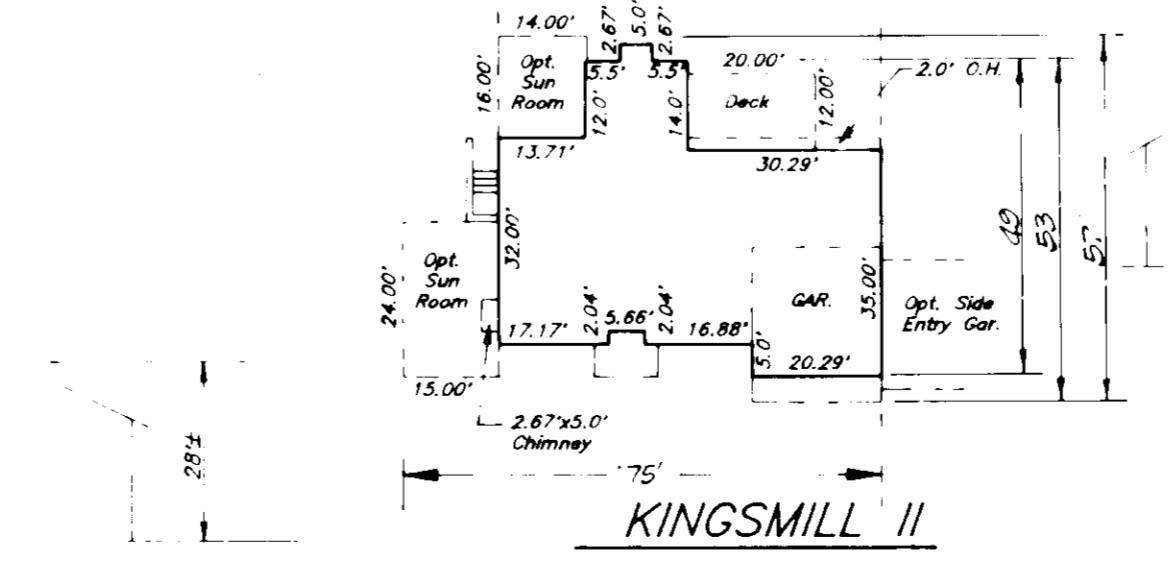
STRASBURG



RUTHERFORD



RICHMOND



KINGSMILL II



SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
TROTTER RIDGE		3-5, 7-9, 12-20, 22-27, PARCEL 24
PLAT NO.	BLOCK NO.	ZONE
12270	12273	8
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5TH	6055
WATER CODE	SEWER CODE	
I 04	6652000	

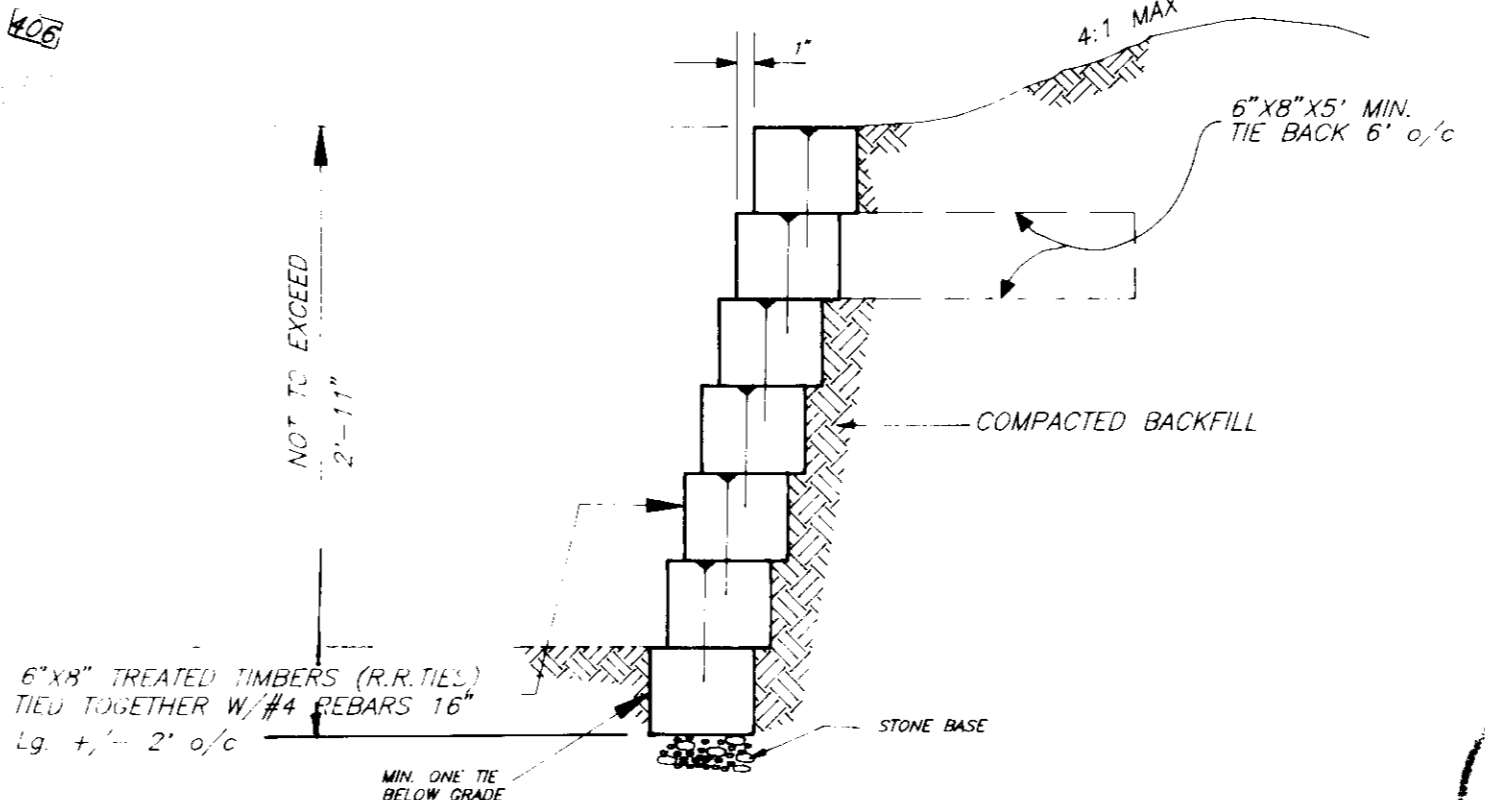
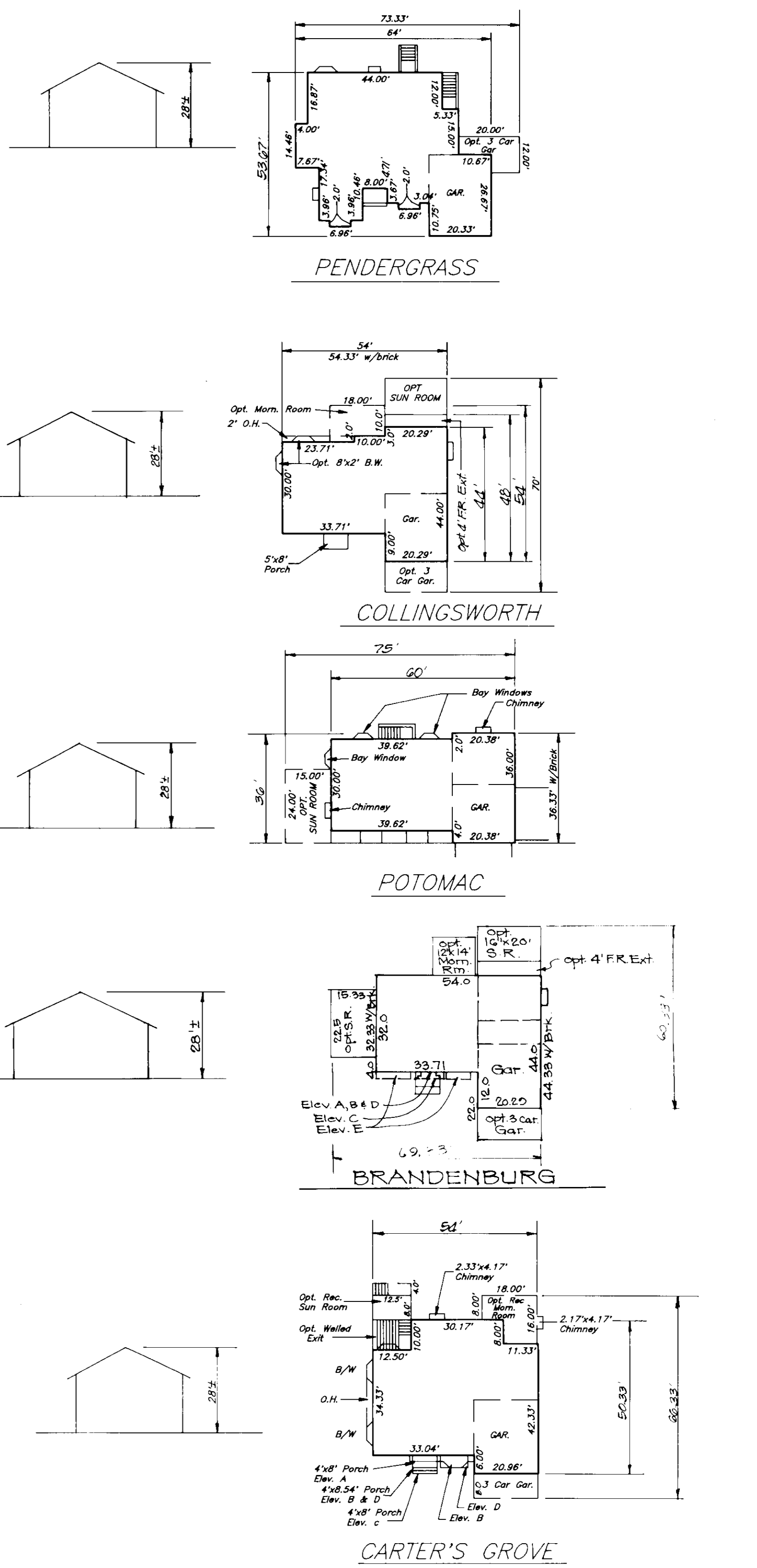
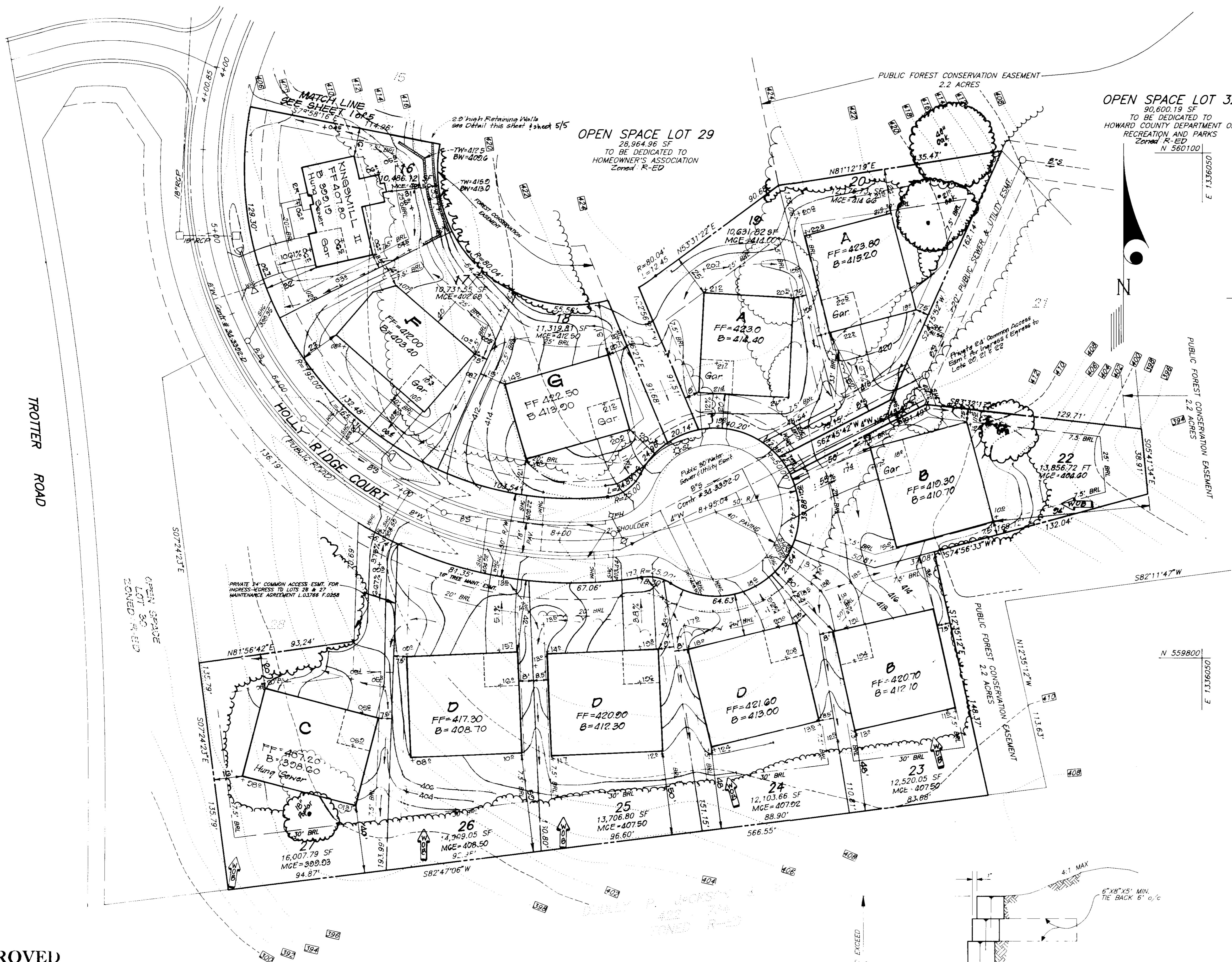
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MANSTREE WAY • COLUMBIA MD 21046 • (410) 381-7500 • FAX: (410) 381-7550 • WWW.CFSI.COM

DESIGNED: DM
 DRAWN: ZAH
 CHECKED: JME
 DATE: MARCH 97

SITE DEVELOPMENT PLAN
 LOTS 3-5, 7-9, 12-20, 22-27
TROTTER RIDGE
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 DRAWING: 1 of 5
 JOB NO: 97-049
 FILE NO: 97-049-X

N 560100
E 13353000



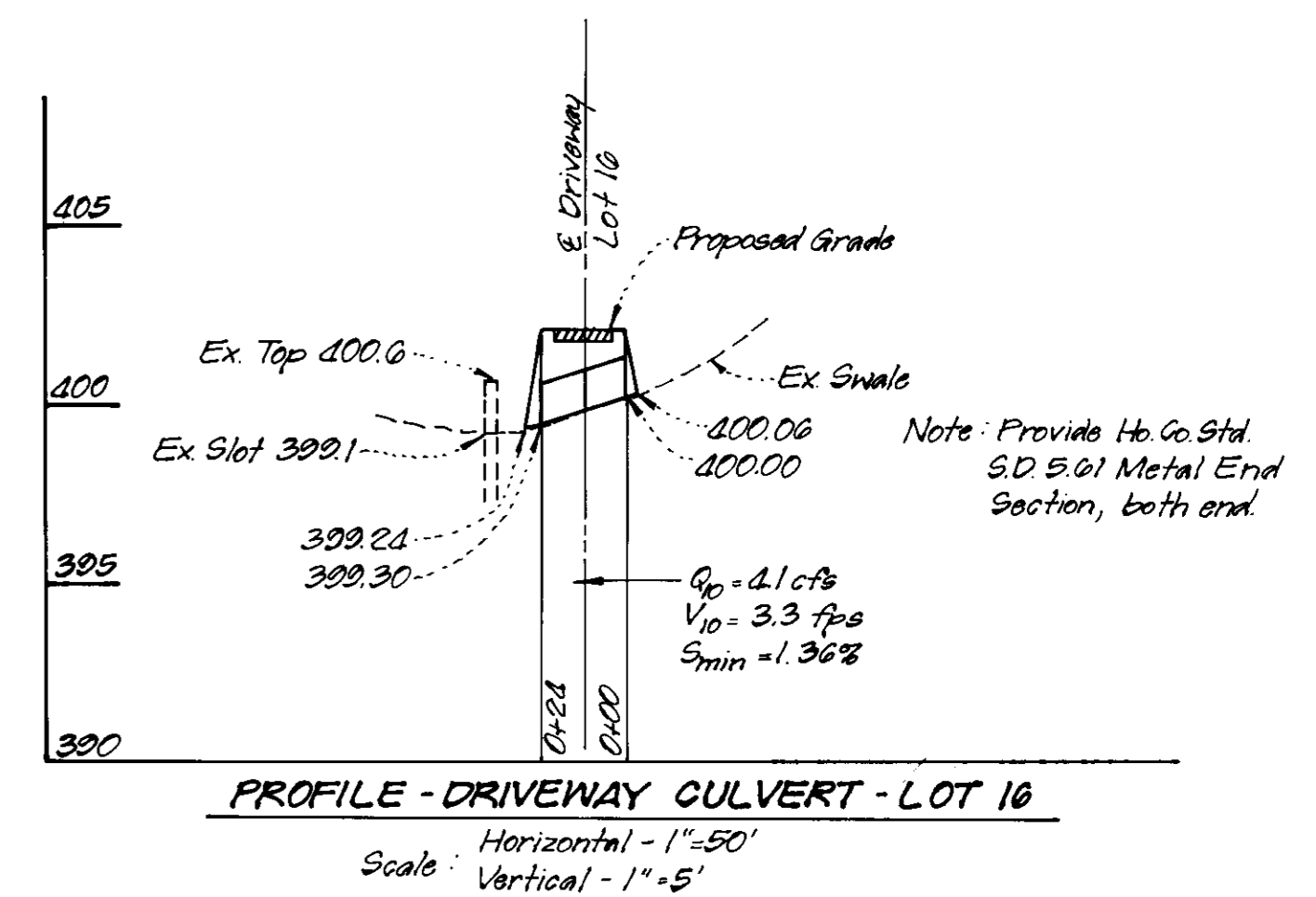
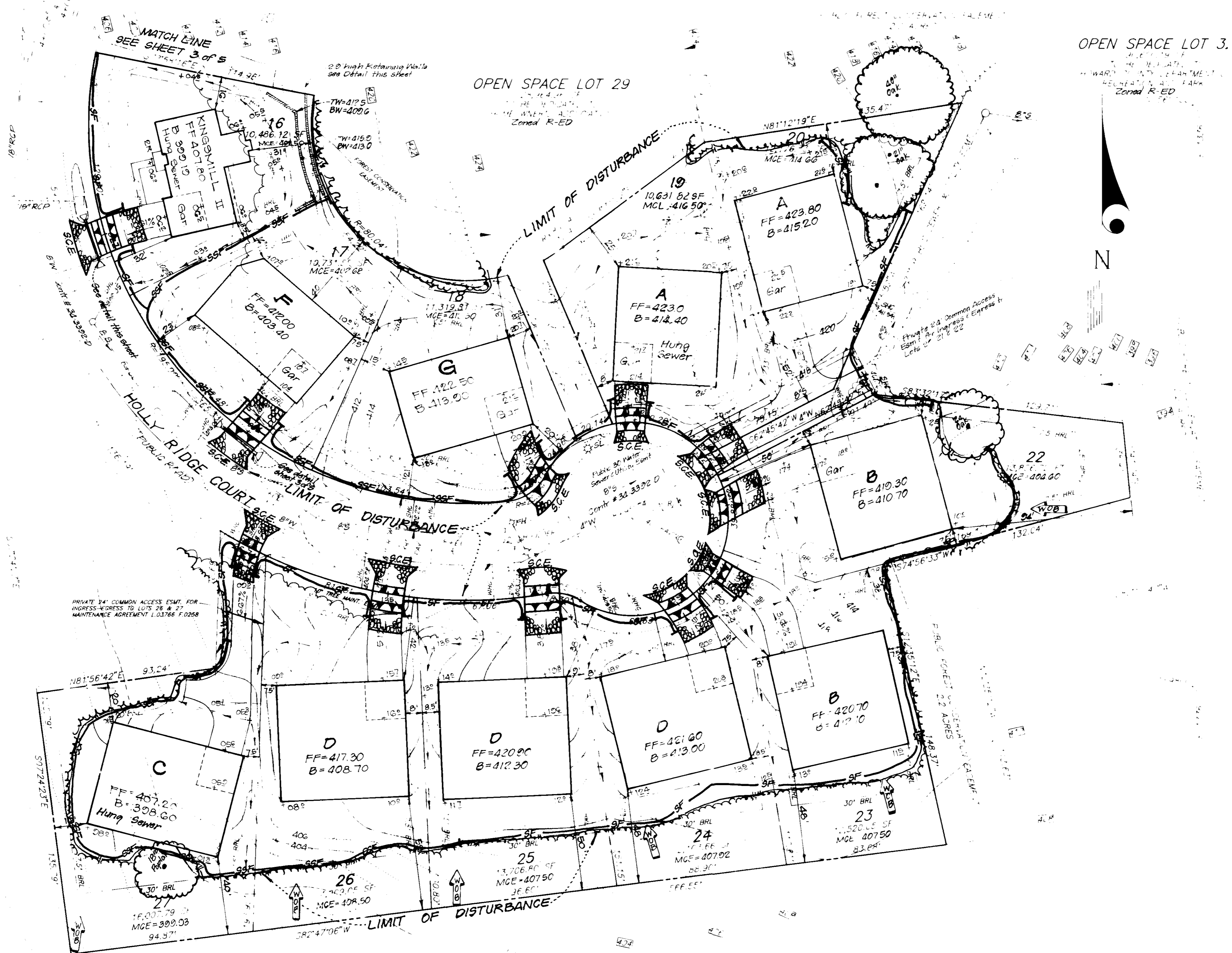
APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6/5/97

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> Chief, Development Engineering Division	6/23/97
<i>[Signature]</i> Chief, Division of Land Development	6/25/97
<i>[Signature]</i> Director	6/26/97

2	Side Sun Rm. deleted from Kingsmill on Lot 1G	5-13-97
1	Revised grade Lot 1G from Brandenburg to Kingsmill II	4-22-97
N/S	REVISION	DATE

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH					
DESIGNED	DM	SITE DEVELOPMENT PLAN LOTS 3-5, 7-9, 12-20, 22-27 TROTTER RIDGE FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1"=30'	
DRAWN	ZAH		DRAWING	2 of 5	
CHECKED	JME	JOB NO	97-094	FILE NO	97-049-X
DATE	MARCH 97	FOR: NY HOMES 2200 DEFENSE HIGHWAY, SUITE 301 CROFTON, MARYLAND 21114			

SDP 97-119



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 6/8/97

Reviewed for: HOWARD S.C.D.
 and meets Technical Requirements
 Date: 6/6/97
 Signature: [Signature]
 U.S. Natural Resource Conservation Service

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.

NAME: [Signature]
 DATE: 6-11-97

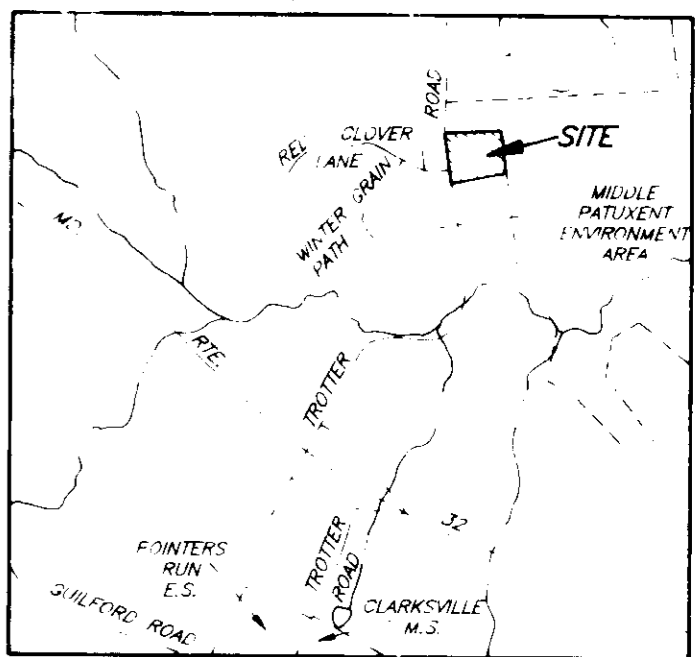
ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.



OWNER / DEVELOPER
 MID-ATLANTIC DEVELOPMENT LLC
 5026 DORSEY HALL DRIVE, SUITE 204
 ELLICOTT CITY, MARYLAND 21042
 (410) 964-5522

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1"=70' DRAWING 4 of 5 JOB NO. 97-094 FILE NO. 97-049-BE
DESIGNED TD	SEDIMENT AND EROSION CONTROL PLAN LOTS 3-5, 7-9, 12-20, 22-27 TROTTER RIDGE FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DRAWN PS		
DATE MARCH 97	FOR: 10 HOMES 2230 DEFENSE HIGHWAY, SUITE 311 ROFTON, MARYLAND 21114	

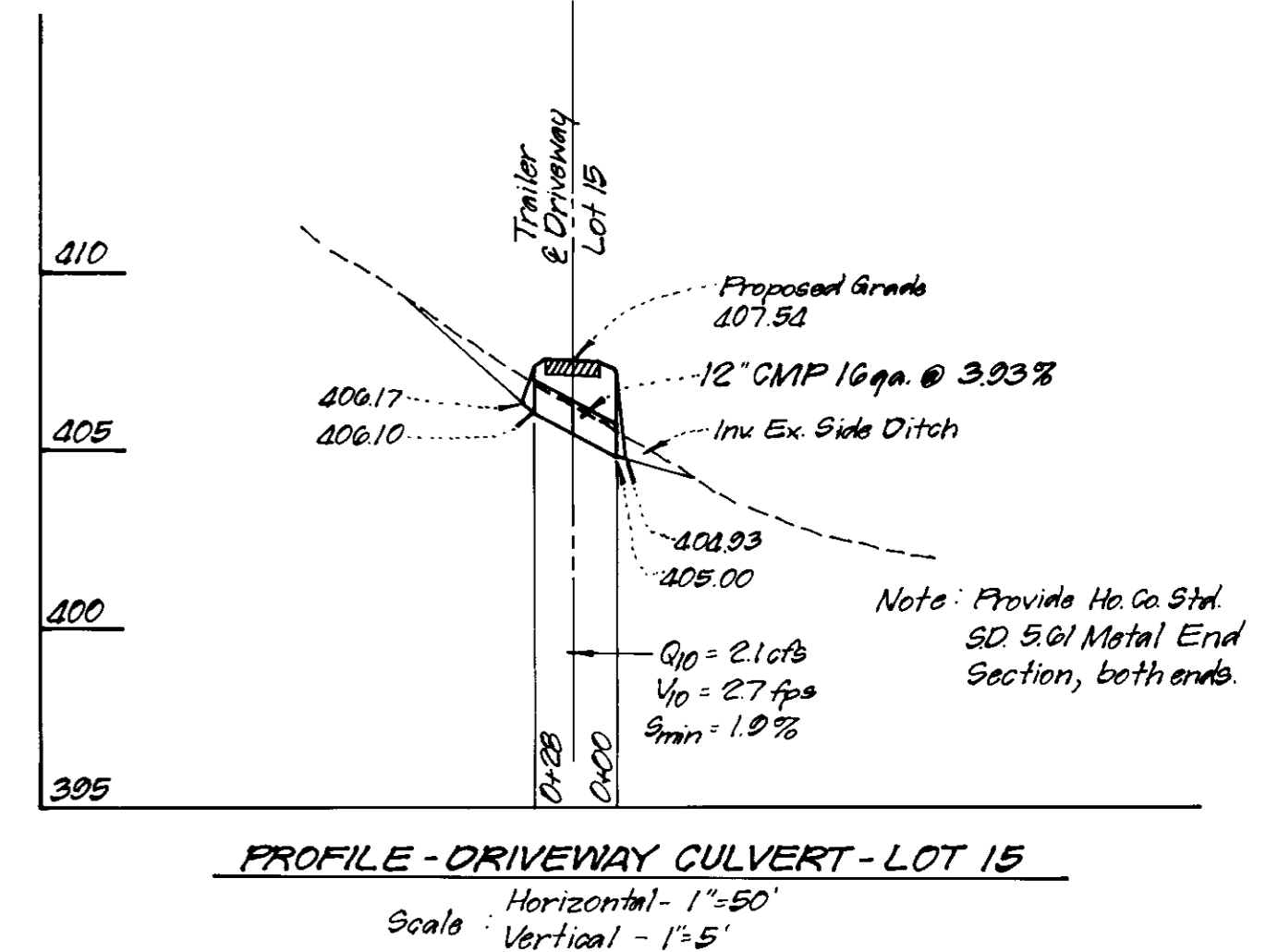
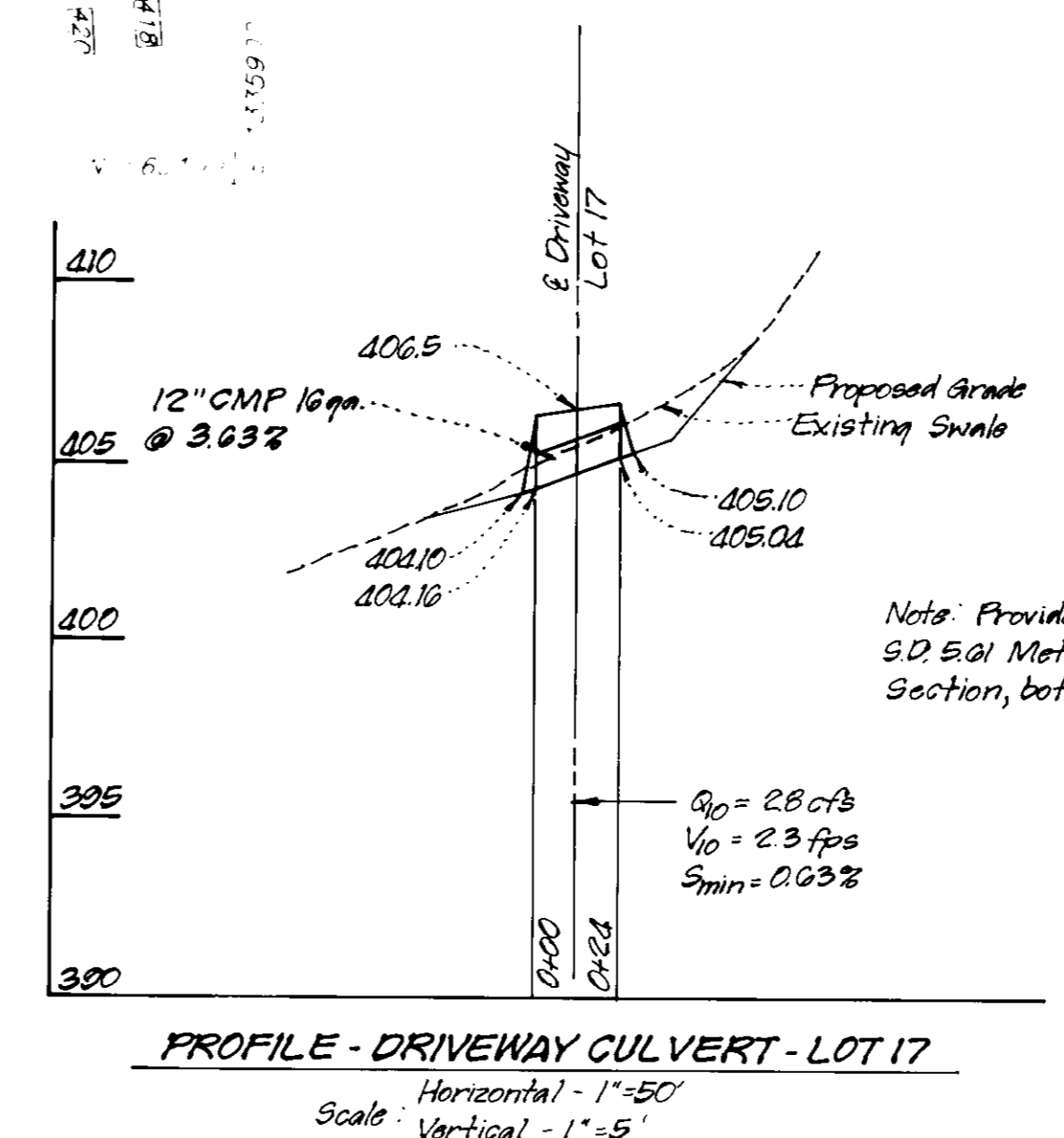
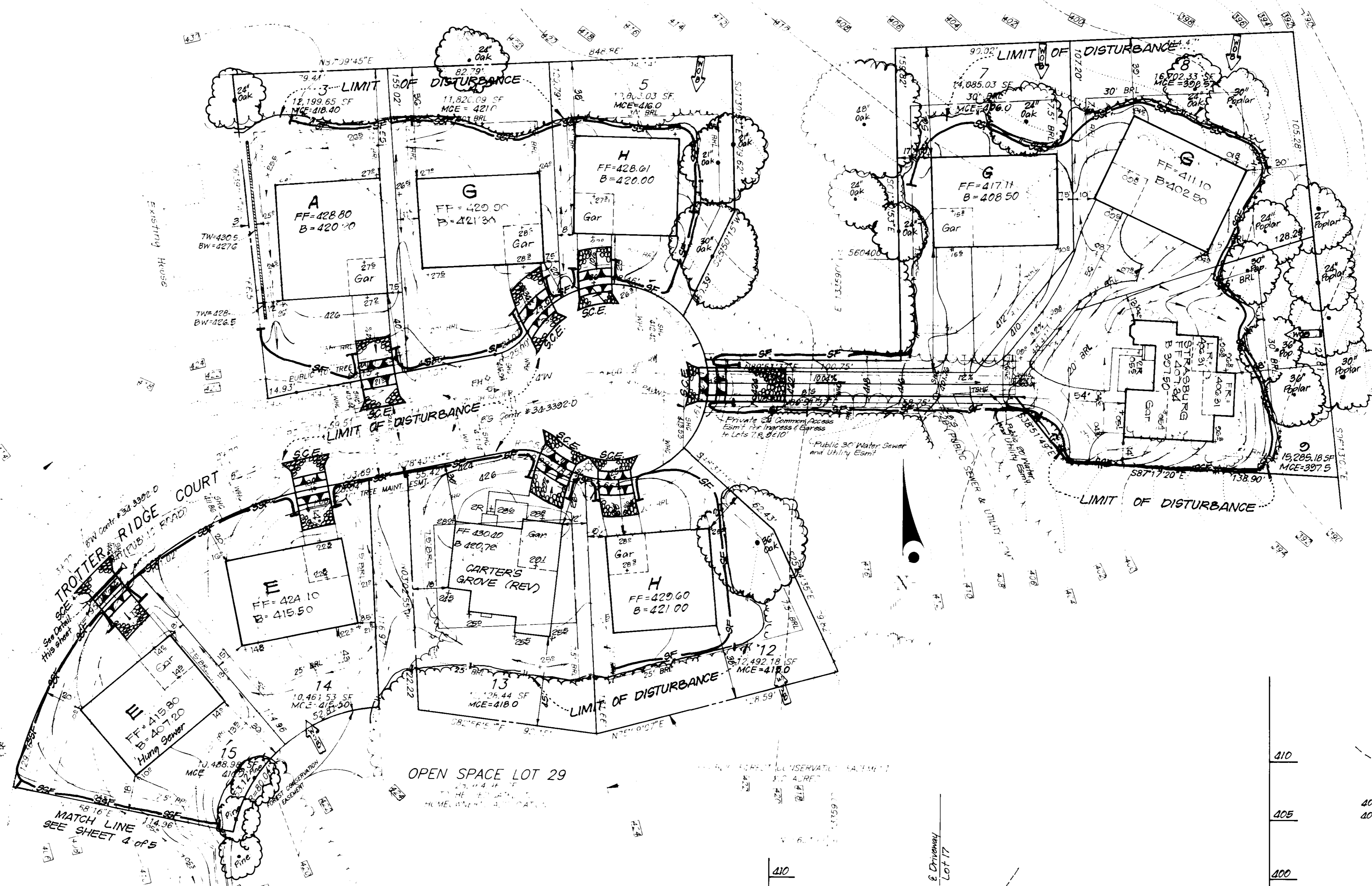
APPROVED DEPARTMENT OF PLANNING AND ZONING
 Chief Development Engineering Division
 Date: 6/25/97
 Date: 6/26/97



VICINITY MAP
SCALE: 1"=200'

LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- 44.4' BATTERY
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM MAIN
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6/5/97

Reviewed for HOWARD S.C.D.
and made Technical Requirements
Signature: [Signature] 6/16/97
U.S. Natural Resources Conservation Service

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."

Wagner C. Flach 6-11-97
NAME DATE

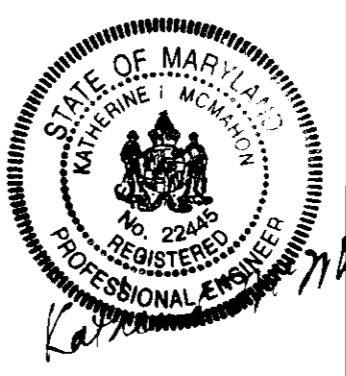
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Hunter 6/16/97
Approved

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.

Kathleen M. Maloney 6-11-97
DATE

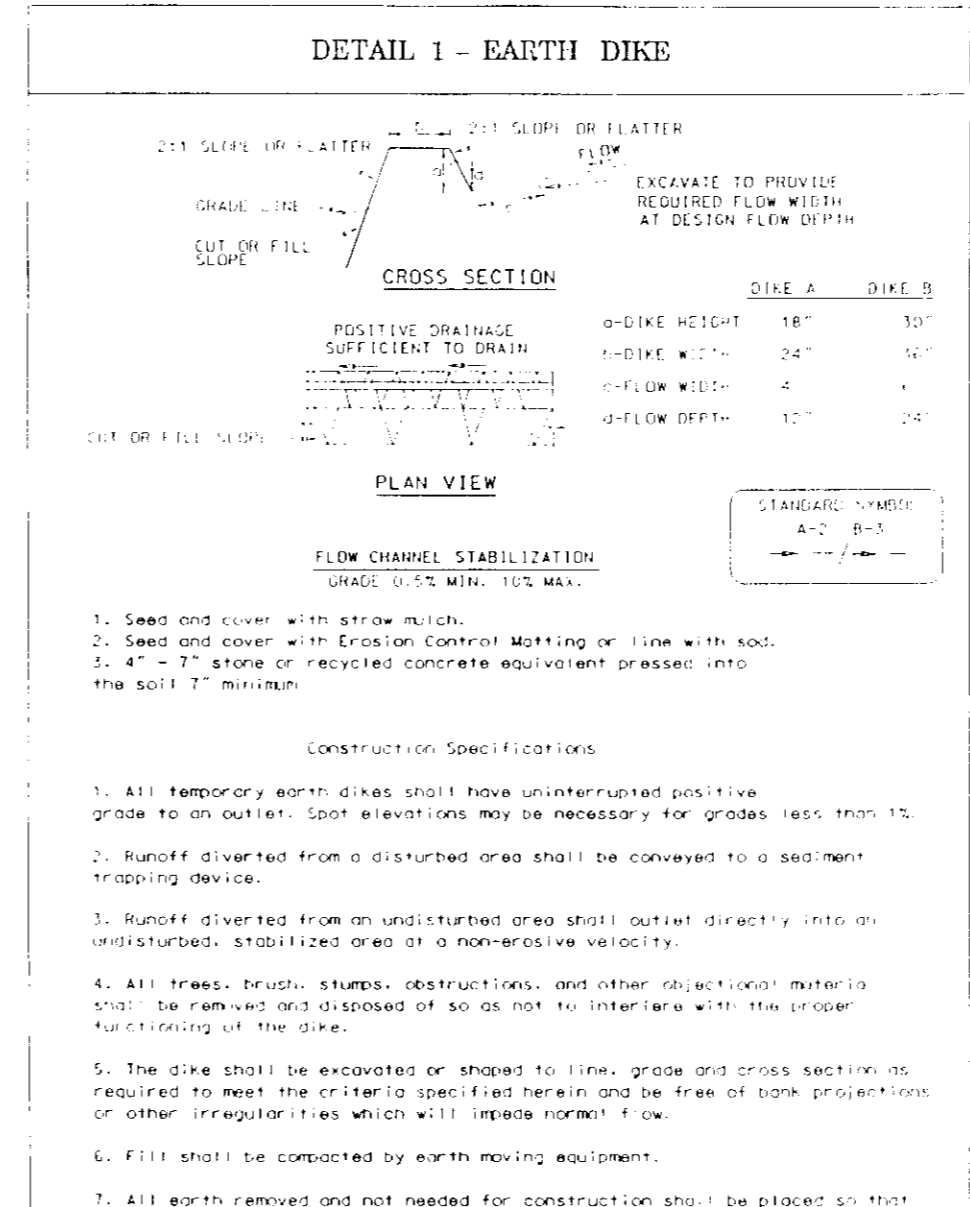
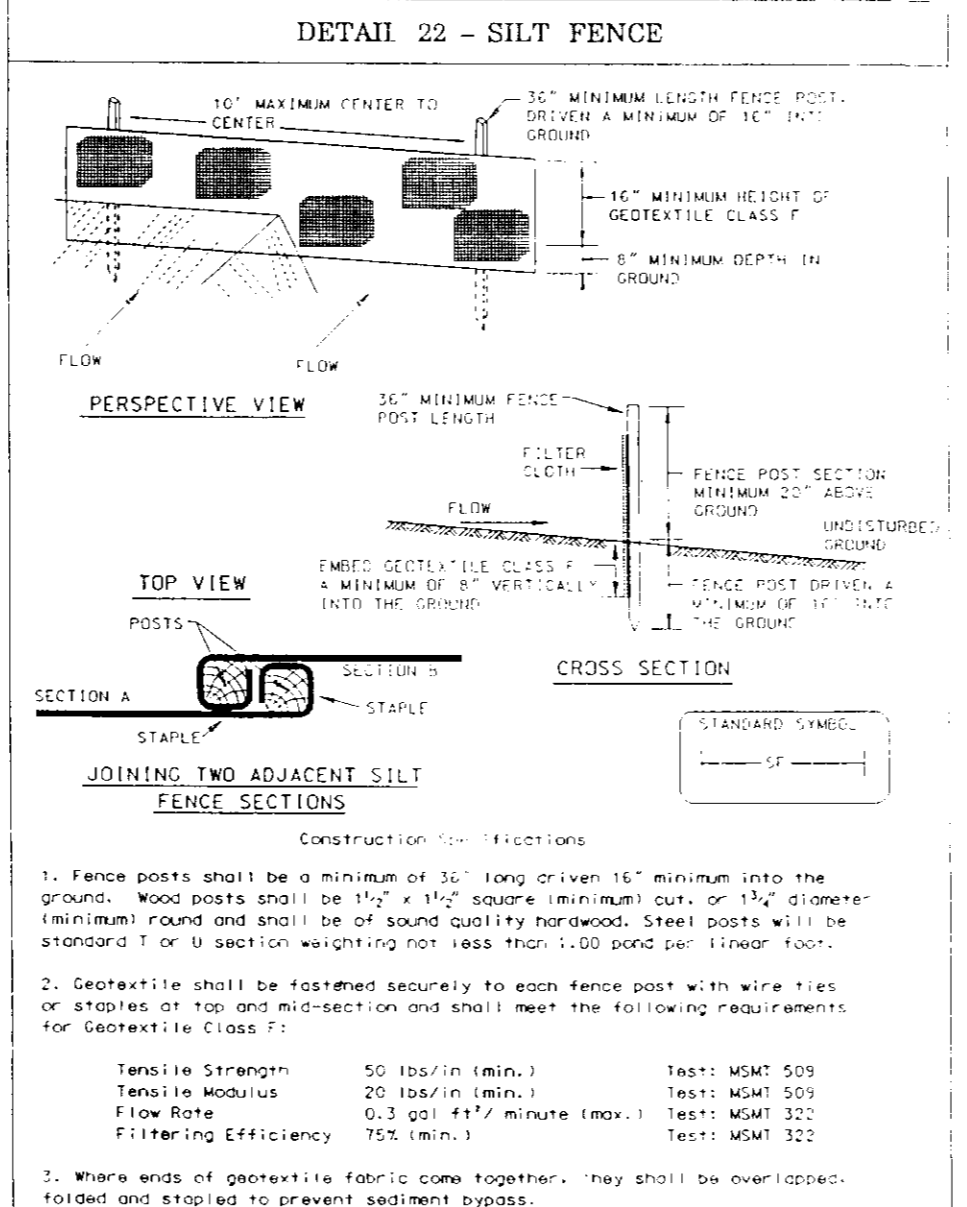
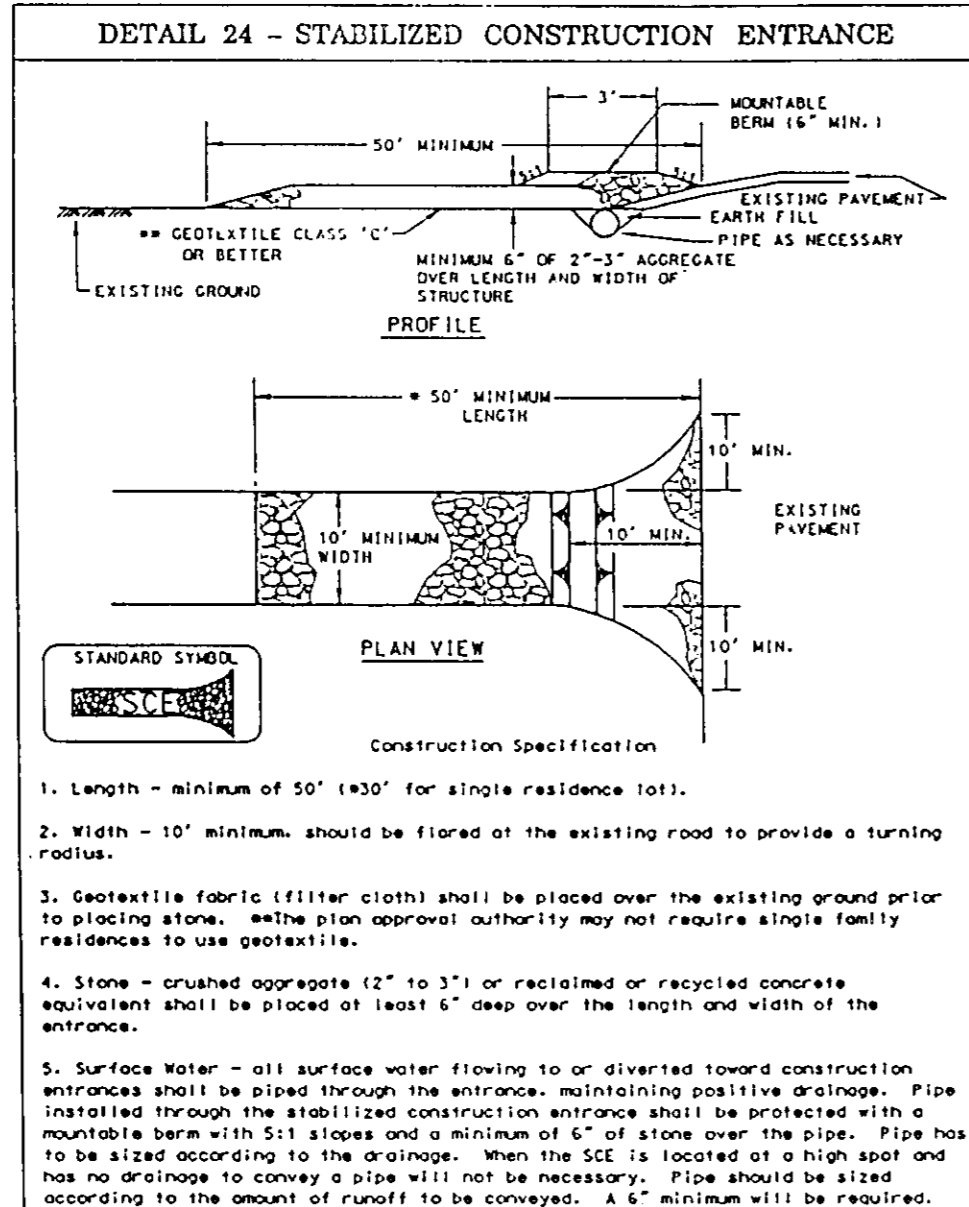
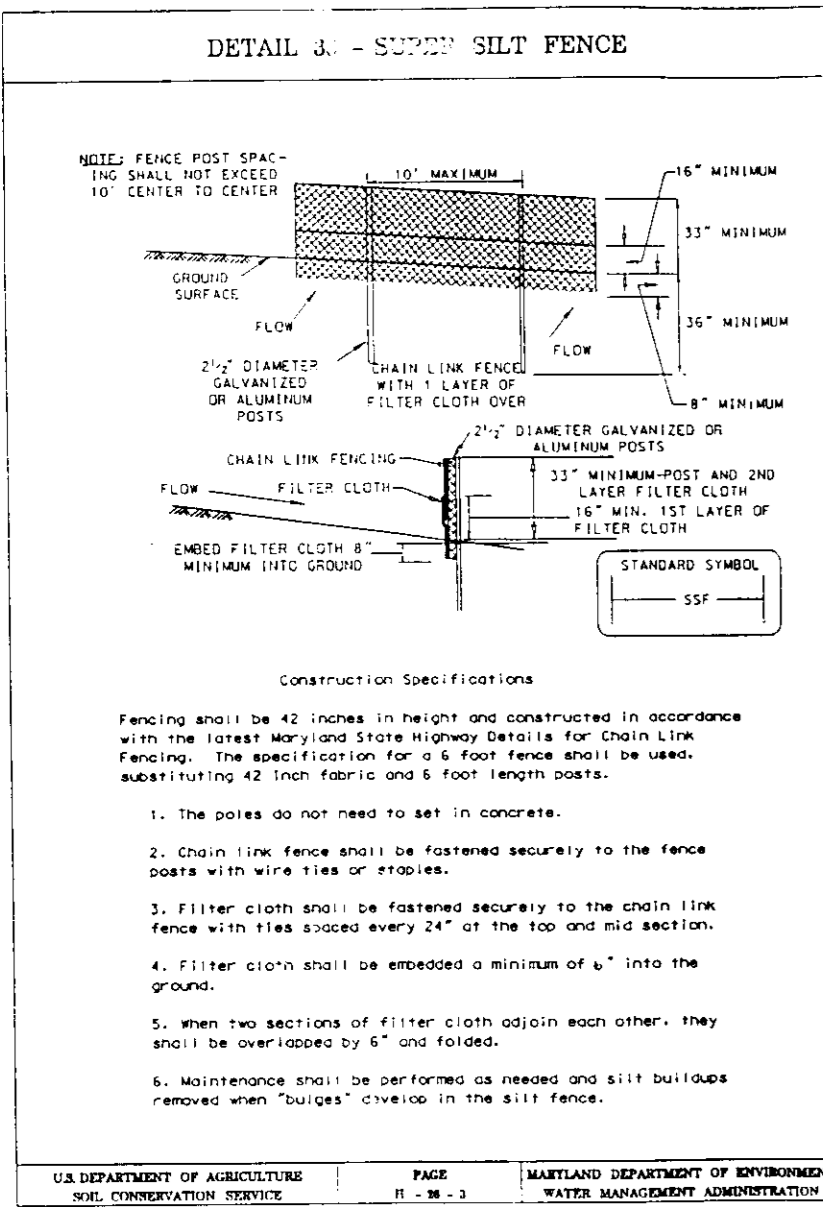


OWNER / DEVELOPER
MID-ATLANTIC DEVELOPMENT LLC
5026 DORSEY HALL DRIVE, SUITE 204
ELLCOTT CITY, MARYLAND 21042
(410) 964-5522

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division: [Signature] 6/22/97
Chief Division of Land Development: [Signature] 6/25/97
[Signature] 6/26/97

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		
DESIGNED TO	SEDIMENT AND EROSION CONTROL PLAN	SCALE 1"=20'
DRAWN BY	LOTS 3-5, 7-9, 12-20, 22-27	DRAWING 3 of 5
CHECKED BY	TROTTER RIDGE	JOB NO. 97-049
DATE	FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 97-14-5E
FOR: NY HOMES 3200 DEFENSE HIGHWAY, SUITE 301 CROFTON, MARYLAND 21114		



SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1853).

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 1994 MARYLAND STANDARDS AND SPECS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or redistribution, 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 perimeters in accordance with Vol. I, Chapter 7, 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 1994 MARYLAND STANDARDS AND SPECS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (See 02).

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: 6.08 Ac.
 Area Disturbed: 4.80 Ac.
 Area to be routed or paved: 1.50 Ac.
 Area to be vegetatively stabilized: 3.30 Ac.
 Total Cut: 14,733 cu yd.
 Offsite Waste/Borrow Area Location: _____

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 DPW 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 grading or inspection 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 shall be back-filled and stabilized within one working day, whichever is shorter.

12. The total amount of silt fence = 2051 LF
 Total amount of Super Silt Fence = 1820 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 of the site of construction.

For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0, Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 6" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or sodding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./100 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 the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 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 the 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. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

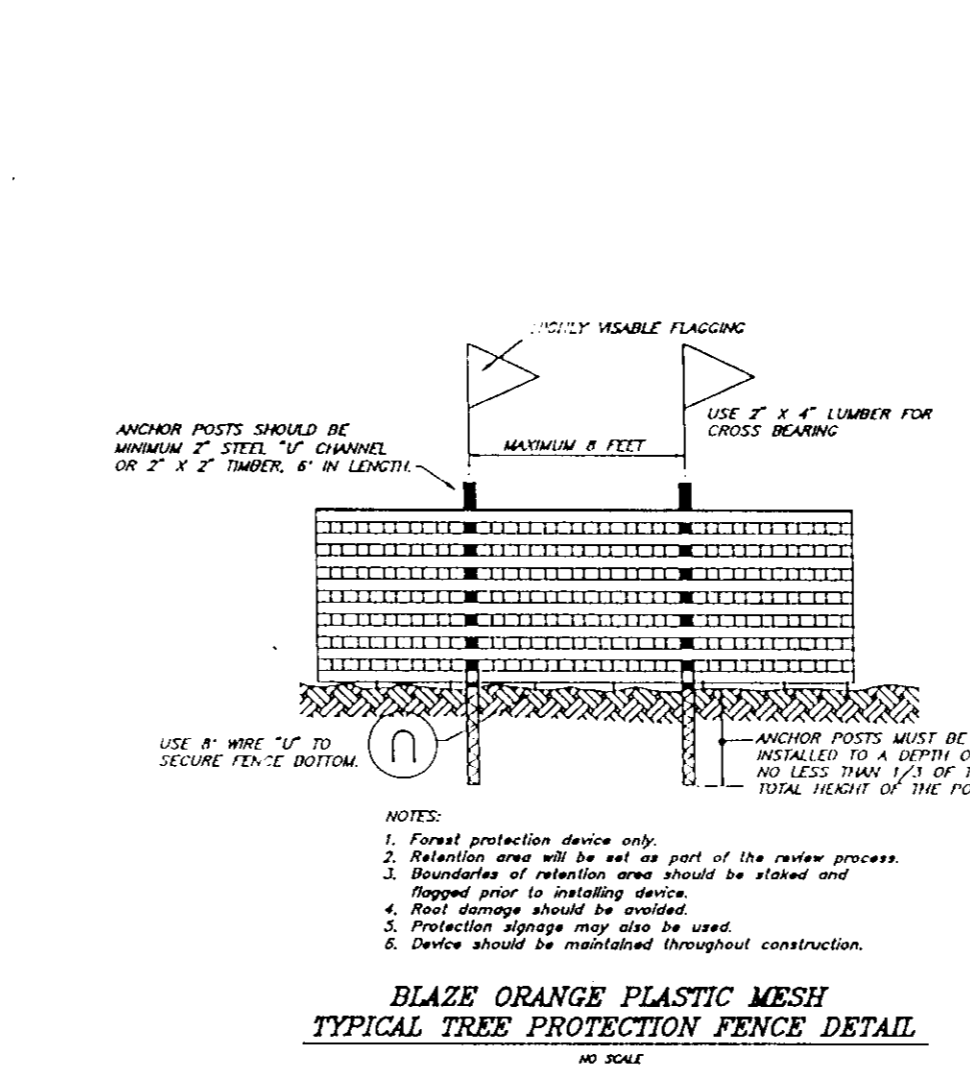
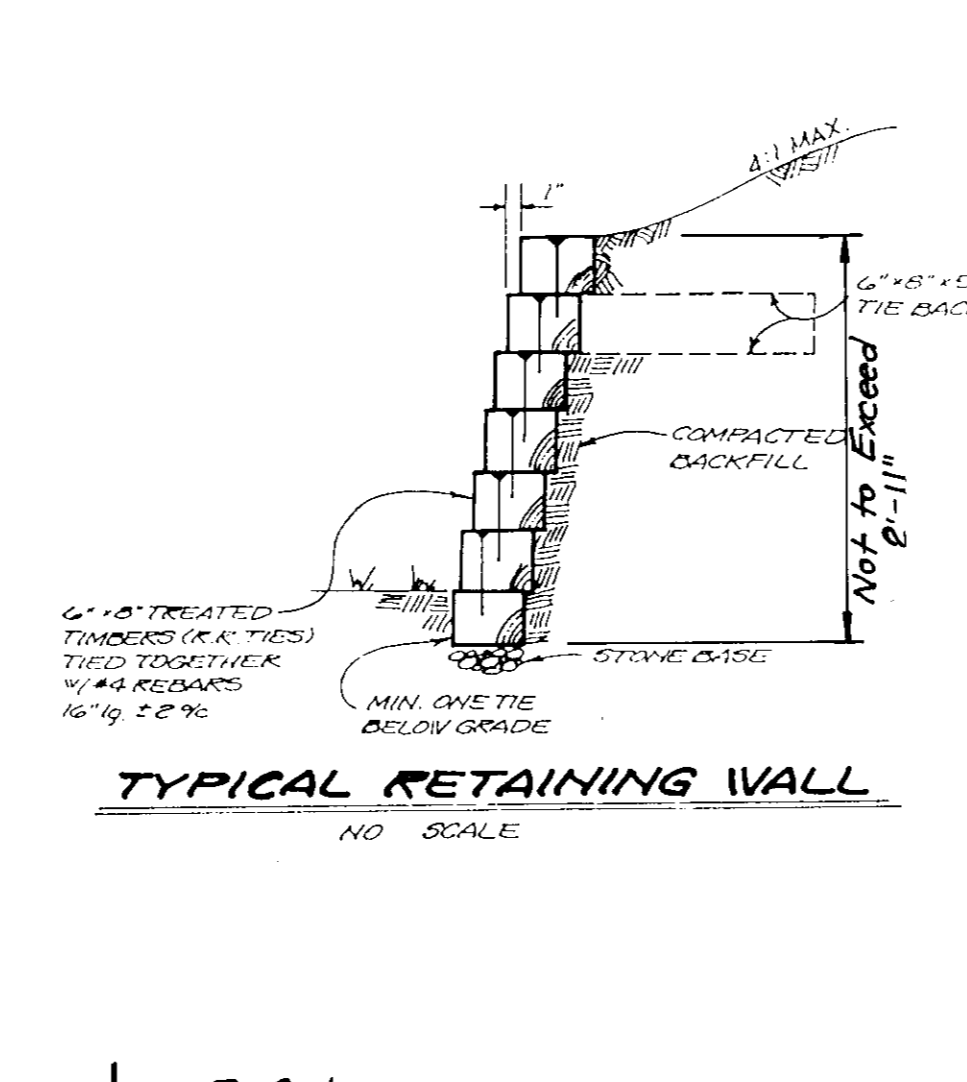
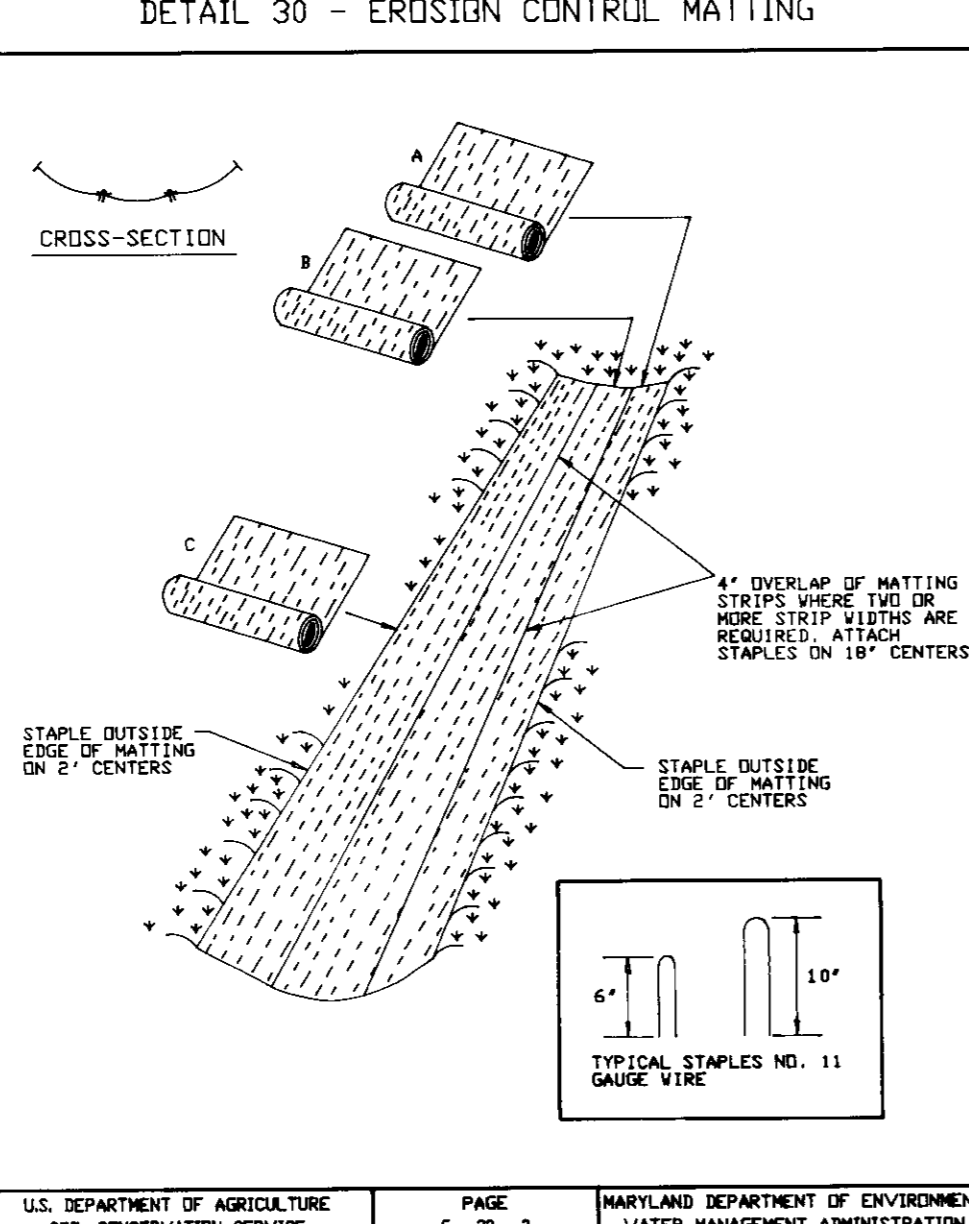
SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 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 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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 sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division

Chief, Division of Land Development

Date: 6/22/97

Date: 6/25/97

Date: 6/26/97

Reviewed for HOWARD S.C.D. and meets Technical Requirements

John K. Kalinski, 6/16/97

John K. Kalinski, 6/16/97

Approved

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

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.

Wagner C. Fleck, 4-2-97

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, 4-2-97



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 6/5/97

OWNER / DEVELOPER

MID-ATLANTIC DEVELOPMENT LLC

5026 DORSEY HALL DRIVE, SUITE 204

ELLCOTT CITY, MARYLAND 21042

(410) 964-5322

CLARK • FINEFROCK & SACKETT, INC.

ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7400 • BA, TO • SUITE 427 BUNG WASH

DESIGNED: KIWM

DRAWN: ZAH

CHECKED: ZAH

DATE: MARCH 97

SCALE: 1"=30'

DRAWING: 5 of 5

JOB NO: 97-094

FILE NO: 97-419-3E

SEDIMENT & EROSION CONTROL PLAN

3-5, 7-9, 12-20, 22-27

TROTTER RIDGE

FIFTH (5th) ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

FOR: NY HWY 15

2290 DUFFENCE HIGHWAY, SUITE 301

CROFTON, MARYLAND 21114

SDP 97-119