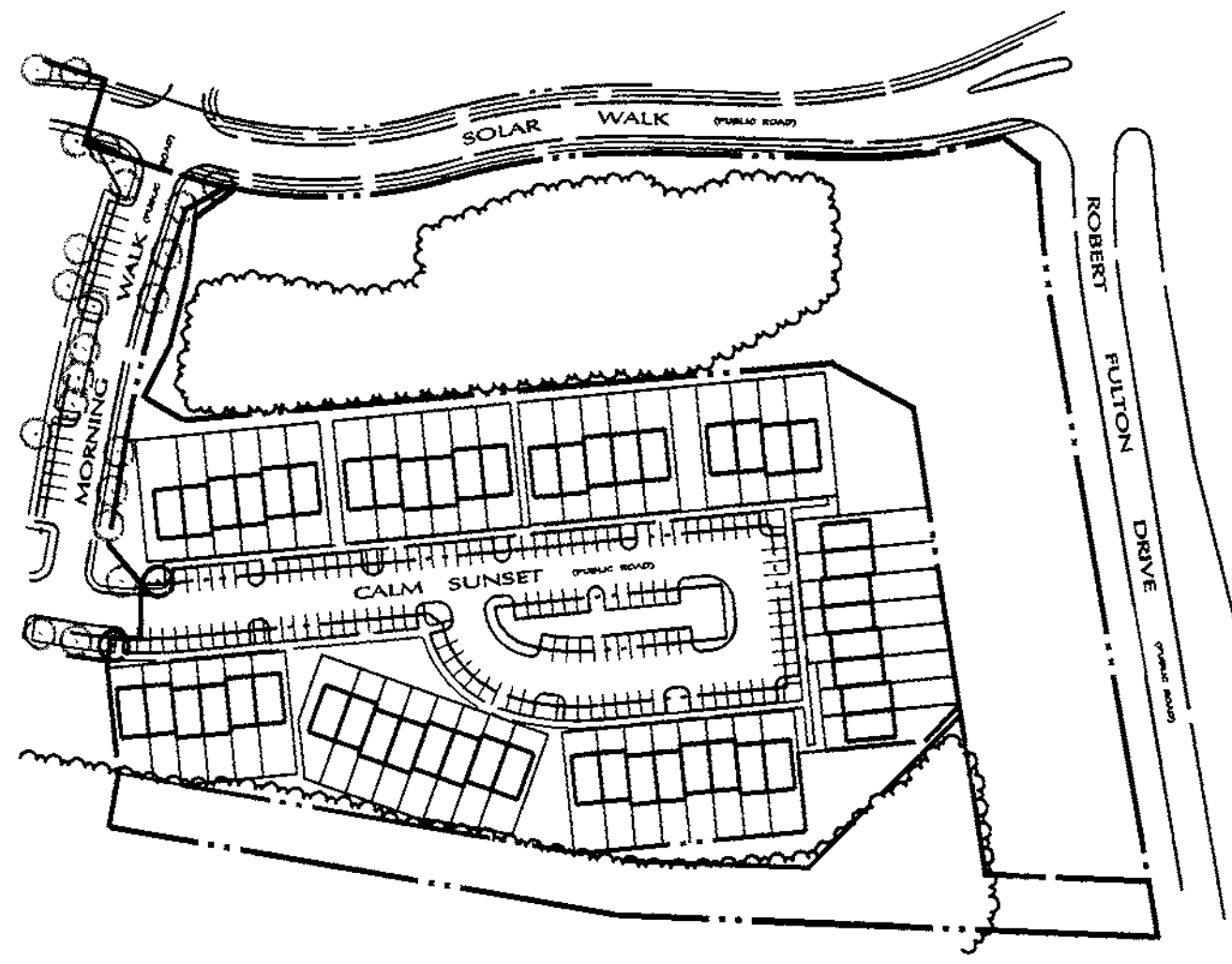
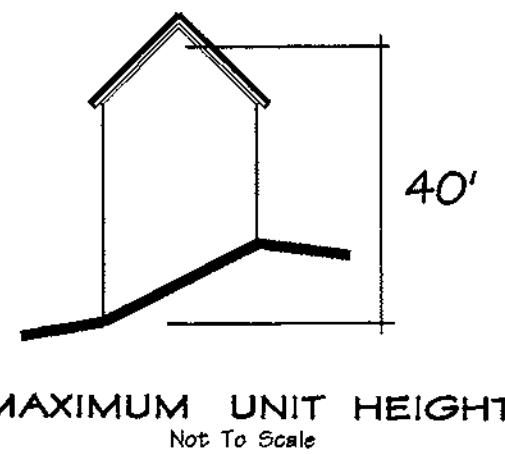


SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS



SITE DEVELOPMENT PLAN FOR SNOWDEN RIDGE

SECTION 2 AREA 2
LOTS 195 - 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2, AREA 1., PLAT# 13569

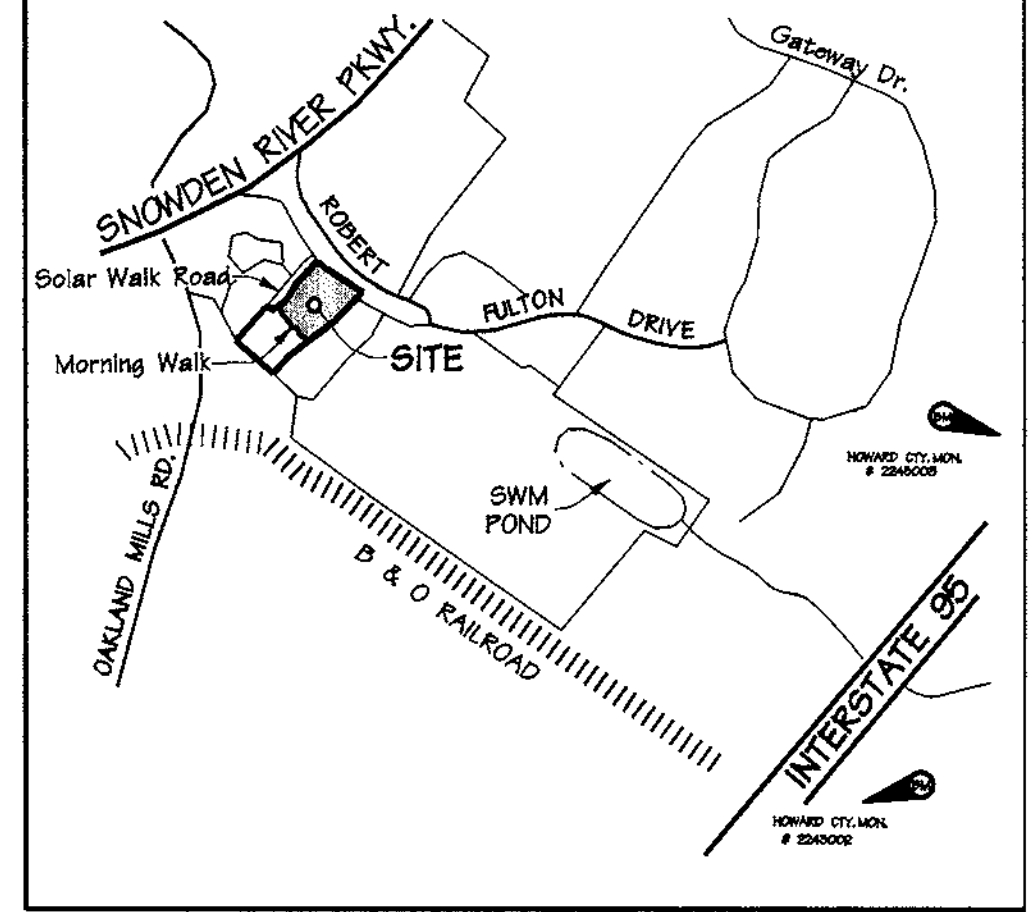
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LOT COVERAGE

LOT NUMBER	LOT SIZE	MAX. LOT COVERAGE (60% LOT SIZE)	PROPOSED LOT COVERAGE
195	2691	1615	790
196	1800	1080	
197	1800	1080	
198	1800	1080	
199	1800	1080	
200	2250	1350	
201	2250	1350	
202	1800	1080	
203	1800	1080	
204	1800	1080	
205	1800	1080	
206	2250	1350	
207	2250	1350	
208	1800	1080	
209	1800	1080	
210	1800	1080	
211	2250	1350	
212	2250	1350	
213	1800	1080	
214	1800	1080	
215	2700	1620	
216	2426	1456	
217	2015	1209	
218	2250	1350	
219	2056	1234	
220	2078	1247	
221	1871	1123	
222	1892	1135	
223	2197	1318	
224	2250	1350	
225	1800	1080	
226	1800	1080	
227	1800	1080	
228	1800	1080	
229	1800	1080	
230	1800	1080	
231	2247	1348	
232	2201	1321	
233	1878	1127	
234	1747	1048	
235	1797	1078	
236	1800	1080	
237	1800	1080	
238	1800	1080	
239	2351	1411	
240	2292	1375	
241	1800	1080	
242	1910	1146	
243	1810	1086	
244	1754	1052	
245	2258	1355	

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
195	7241
196	7243
197	7245
198	7247
199	7249
200	7251
201	7253
202	7255
203	7257
204	7259
205	7261
206	7263
207	7265
208	7267
209	7269
210	7271
211	7273
212	7275
213	7277
214	7279
215	7281
216	7283
217	7285
218	7287
219	7289
220	7291
221	7293
222	7295
223	7297
224	7299
225	7301
226	7303
227	7305
228	7307
229	7309
230	7311
231	7313
232	7315
233	7317
234	7319
235	7321
236	7323
237	7325
238	7327
239	7329
240	7331
241	7333
242	7335
243	7337
244	7339
245	7341
246	OPEN SPACE
247	OPEN SPACE



DATA SOURCES

THE COORDINATES SHOWN HEREIN ARE BASED ON PREVIOUS RECORDED PLATS FOR THIS SUBDIVISION, AND RELATE TO A BOUNDARY OUTLINE PREPARED BY CENTURY ENGINEERING, INC. (AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.)

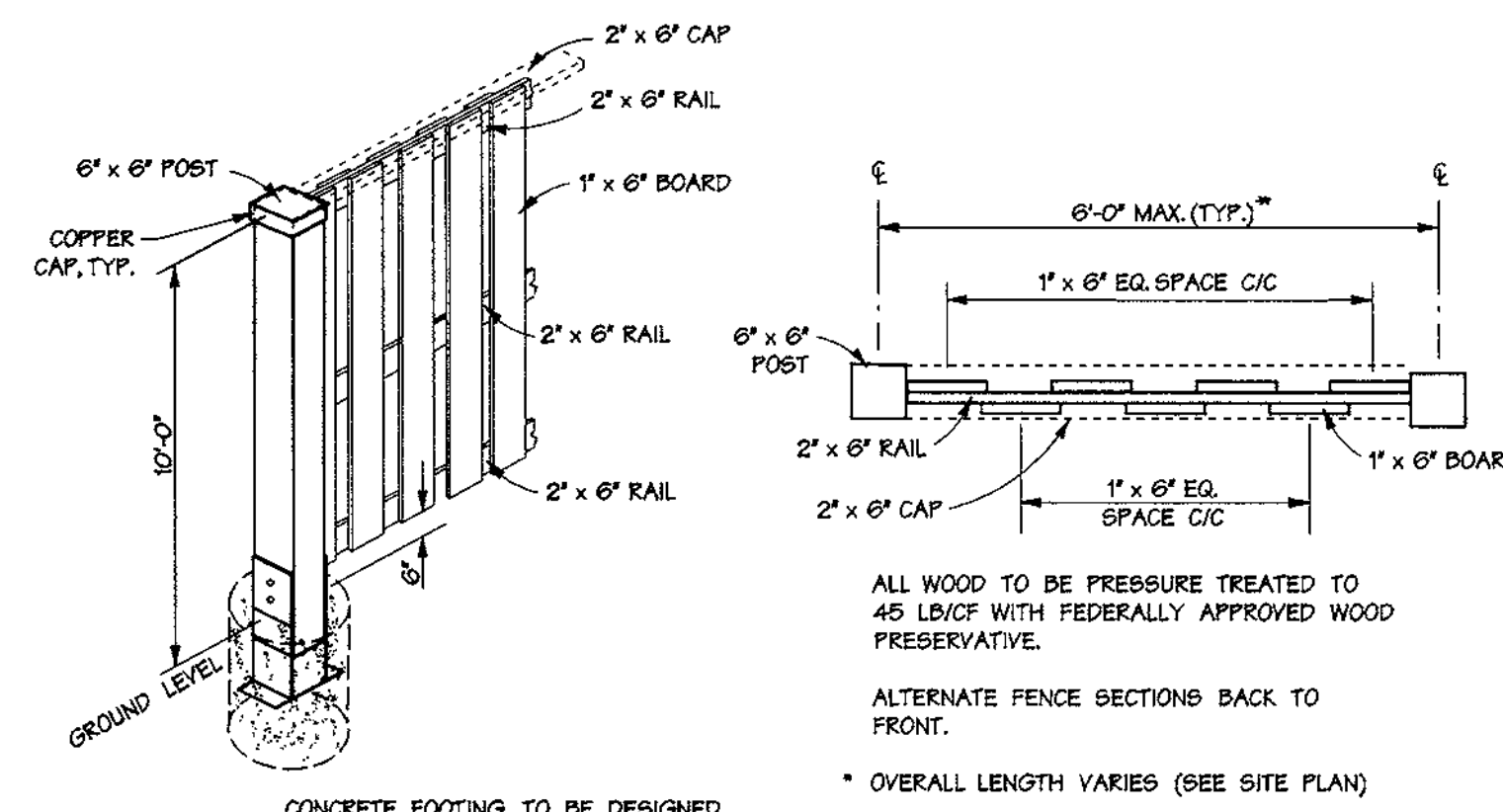
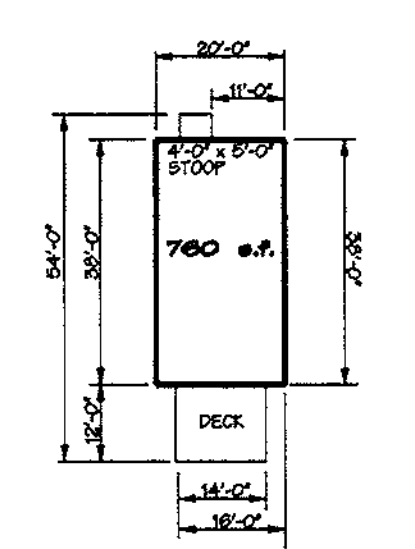
BENCHMARK DESCRIPTIONS

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.

BM # 1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 268.16 NAD 28 2245002

BM # 2 NAIL IN BG&E POLE ELEV. 267.97 NAD 28 2245003

BASIC MODELS PLUS DECK & OPTIONS



SEWER HOUSE CONNECTION TABLE

LOT	INV. AT R.	MIN. C	SLOPE	LOT	INV. AT R.	MIN. C	SLOPE
195	341.66	344.79	2%	243	341.96	344.36	2%
196	342.06	345.19	2%	244	342.03	344.35	2%
197	341.46	344.59	2%	245	342.14	345.19	2%
198	340.95	344.48	2%				
199	341.35	344.39	2%				
200	341.14	344.27	2%				
201	341.00	344.43	2%				
202	340.85	343.98	2%				
203	340.78	343.89	2%				
204	340.61	343.74	2%				
205	340.47	343.60	2%				
206	340.31	343.35	2%				
207	339.62	343.35	2%				
208	340.10	343.23	2%				
209	339.99	343.13	2%				
210	339.89	342.82	2%				
211	339.80	342.83	2%				
212	339.54	342.67	2%				
213	339.91	341.98	2%				
216	339.48	342.14	2%				
217	340.69	343.73	2%				
218	340.73	343.75	2%				
219	340.90	344.00	2%				
220	340.85	343.85	2%				
221	341.14	344.33	2%				
222	341.23	344.25	2%				
223	341.39	344.49	2%				
224	341.17	344.19	2%				
225	341.20	344.30	2%				
226	341.30	344.32	2%				
227	341.40	344.50	2%				
228	341.30	344.52	2%				
229	341.60	344.70	2%				
230	341.70	344.72	2%				
231	341.80	344.90	2%				
232	342.50	346.40	2%				
233	342.88	346.96	2%				
234	343.37	346.27	2%				
235	344.04	347.02	2%				
236	344.56	347.46	2%				
237	345.08	348.06	2%				
238	345.22	348.12	2%				
239	341.64	345.67	5%				
240	341.66	345.97	2%				
241	341.76	344.16	2%				
242	341.86	344.17	2%				

SITE ANALYSIS DATA CHART

- General Site Data
 - Present Zoning: RA-15
 - Applicable DPZ File References: F-95-138, WP 95-30, SDP 95-88, SP 95-01, SP 95-09, SP 98-03, ZB 949M, F-93-47, WP 92-172, F-92-172, F-98-49, F-92-140, F-92-136, WP 98-117, F-98-51
 - Proposed Use of Site or Structure(s): Single Family Attached
 - Proposed Water and Sewer Systems: Public
 - Water and Sewer Contract Number: 24-3661-D
 - Unit Type Proposed: Single Family Attached
 - Number of Building Lots Proposed: 51
 - Number of Garage Units: 0
 - Number of Single Family Attached: 51
- Area Tabulation
 - Total Number of lots/Parcels: 55
 - 51 Buildable
 - 2 Open Space Lots
 - 2 Open Space Parcels
 - Total Area of ROW To Be Recorded: 0.699 Acres
 - Total Area of Subdivision: 3.932 Acres
 - Area of Buildable Lots: 2.315 Acres
 - Open Space: 0.918 Acres (Non-Credited)
 - Recreational Open Space: 0.254 Acres
 - 25% or Greater Slopes: 0.06 Acres
 - Area of Disturbance: 3.01 Acres
 - Total Area of Open Space Lots: 246, 247 = 0.918 Acres
- Open Space Data:

	2/1	2/2	TOTAL REQUIRED	TOTAL PROVIDED
SNOWDEN RIDGE:				
A. Total Acreage of Site:	8.133 AC.	3.233 AC.	11.366 AC.	3.059 AC.
B. Open Space on Site: (Credited):	3.059 AC.	0.0	2.842 AC.	27%
C. % of Open Space per Gross Acreage:				
D. Recreational Open Space:	0.504 AC.	0.0	0.496 AC.	0.504 AC.
- Parking Space Data
 - Number of Parking Spaces Required: 102
 - Number of Parking Spaces Existing: 123
 - Number of Parking Spaces Proposed Within Driveways and Garages: 0
 - Total Number of Parking Spaces Proposed: 123

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL, VOLUME IV, AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, WHERE APPLICABLE, EXCEPT WHERE WAIVERS HAVE BEEN APPROVED.
- EXISTING ZONING IS RA-15 PER 10/18/88 COMPREHENSIVE ZONING.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO-FOOT CONTOUR INTERVALS BY KGI AND FIELD VERIFIED BY DAFF-MCCUNE-WALKER, INC. IN 1997.
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- PUBLIC WATER & SEWER IS PER CONTRACT NO. 13-2661-D.
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
- HORIZONTAL DATUM: NAD 83 / VERTICAL DATUM: NGVD 29
- SEE COUNTY FILE NOB: SP 98-03, F-95-138, WP 95-30, SDP 95-88, SP 95-01, SP 95-09, ZB 949M, F-93-47, WP 92-172, F-92-140, F-92-136, WP 98-117, F-98-51, F-98-49.
- THERE ARE NO WETLANDS, FLOODPLAINS OR STREAMS ON THIS SITE PER PLATS 1956 AND 1969.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AS A MASTER STUDY WAS APPROVED FOR GATEWAY COMMERCE CENTER.
- THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION AND A BOUNDARY SURVEY BY CENTURY ENGINEERING, INC. AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL 1994.
- SHM QUALITY AND QUANTITY CONTROLS PROVIDED IN REGIONAL FACILITY PER F-97-98
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- ELECTRIC, GAS, CABLE AND TELEPHONE LINES DESIGNED BY OTHERS.
- A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MILLER HENNING ON NOV. 16, 1994.
- WAIVERS TO THE HOWARD COUNTY DESIGN MANUAL VOLUME III FOR RIGHT-OF-WAY WIDTH REDUCTION TO 40 FT. FOR SOLAR WALK AND FOR INTERSECTION SIGHT DISTANCE AT SOLAR WALK AND MORNING WALK HAVE BEEN GRANTED.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM THE CURB ARE MEASURED FROM FACE OF CURB.
- ALL OF THE ON-SITE WATER HOUSE CONNECTIONS ARE 1" DIAMETER.
- ALL OF THE ON-SITE SEWER HOUSE CONNECTIONS ARE 4" DIAMETER.
- RESIDENTS WITH COMMON PARKING AREAS MUST GROUP ITEMS AT GRASSY ISLAND (WITHIN ROADWAY) FOR COLLECTION.
- H.O.A. RECORDED JANUARY 28, 1998; CERTIFICATE OF INCORPORATION No. 698731, L.4895 F.616.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND BUFFERS OR FOREST CONSERVATION AREAS.
- PER SECTION 12B.A.1.5 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, AND AREAWAYS, NOT MORE THAN 16" IN WIDTH MAY PROJECT UP TO 4' INTO ANY REQUIRED SETBACK AREA, OPEN OR ENCLOSED PORCHES OR DECKS MAY NOT PROJECT MORE THAN 10' INTO THE FRONT OR REAR SETBACK AREA OR PROJECT BOUNDARY SETBACK.

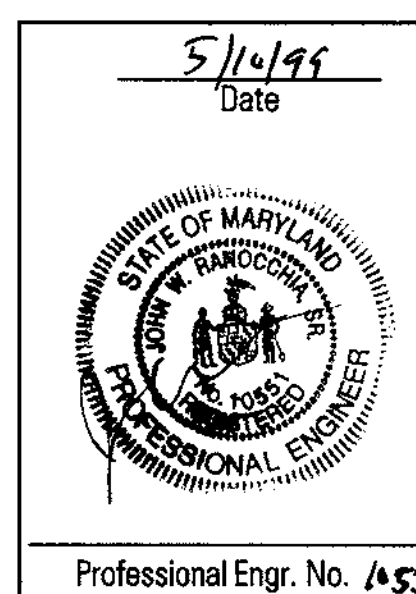
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief Development Engineering Division
 Chief, Division of Land Development
 Director

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2, AREA 1., PLAT# 13569.

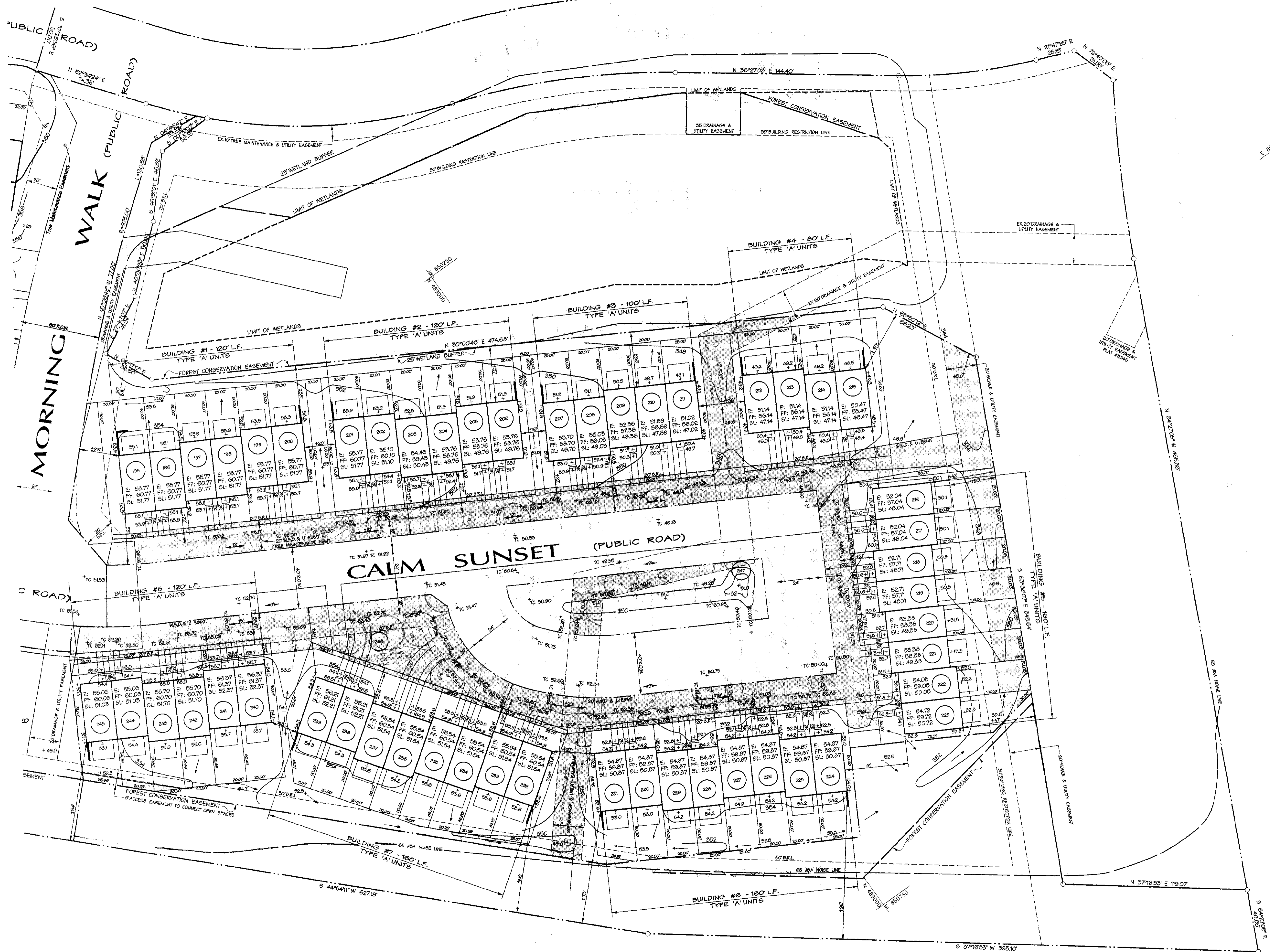
OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC.
 DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.

DMW
Daff-McCune-Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals



SECTION NAME	SECTION AREA	SECTION #	DATE
SNOWDEN RIDGE	SECTION 2, AREA 2	195 - 245	
PLAT OR ZB	BOX #	DATE	DATE
13639	3&11	11-13	42
WATER CODE	SEWER CODE		
E06			4900000

COVER SHEET
 Des By CSC Scale AS SHOWN Proj. No. 95T18D2
 Dm By CSC Date 3.31.99
 Chk By MM Approved 1 OF 5



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING TREES
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - WHC - WATER HOUSE CONNECTION
 - SANITARY SEWER
 - SHC - SEWER HOUSE CONNECTION
 - MANHOLE
 - PARKING SPACE COUNT
 - BUILDING
 - WATER, SEWER, DRAINAGE, UTILITY & TREE MAINTENANCE EASEMENTS
 - BOARD ON BOARD FENCE (SEE DETAIL ON COVER SHEET)

5-10-99
Date

Professional Engr. No. 10357

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John D. ... 6/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION # DATE

Condy Hamilton 6/10/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David R. ... 5/14/99
DIRECTOR DATE

Date No. Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3,
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2 AREA 1, PLAT# 13569

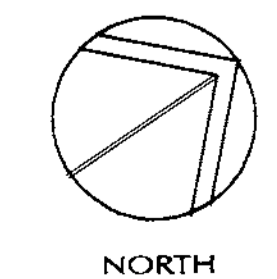
OWNER: H.M. GEORGE CONSTRUCTION LLC.
DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC. P.O. BOX 1272
10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
(410) 992-6000

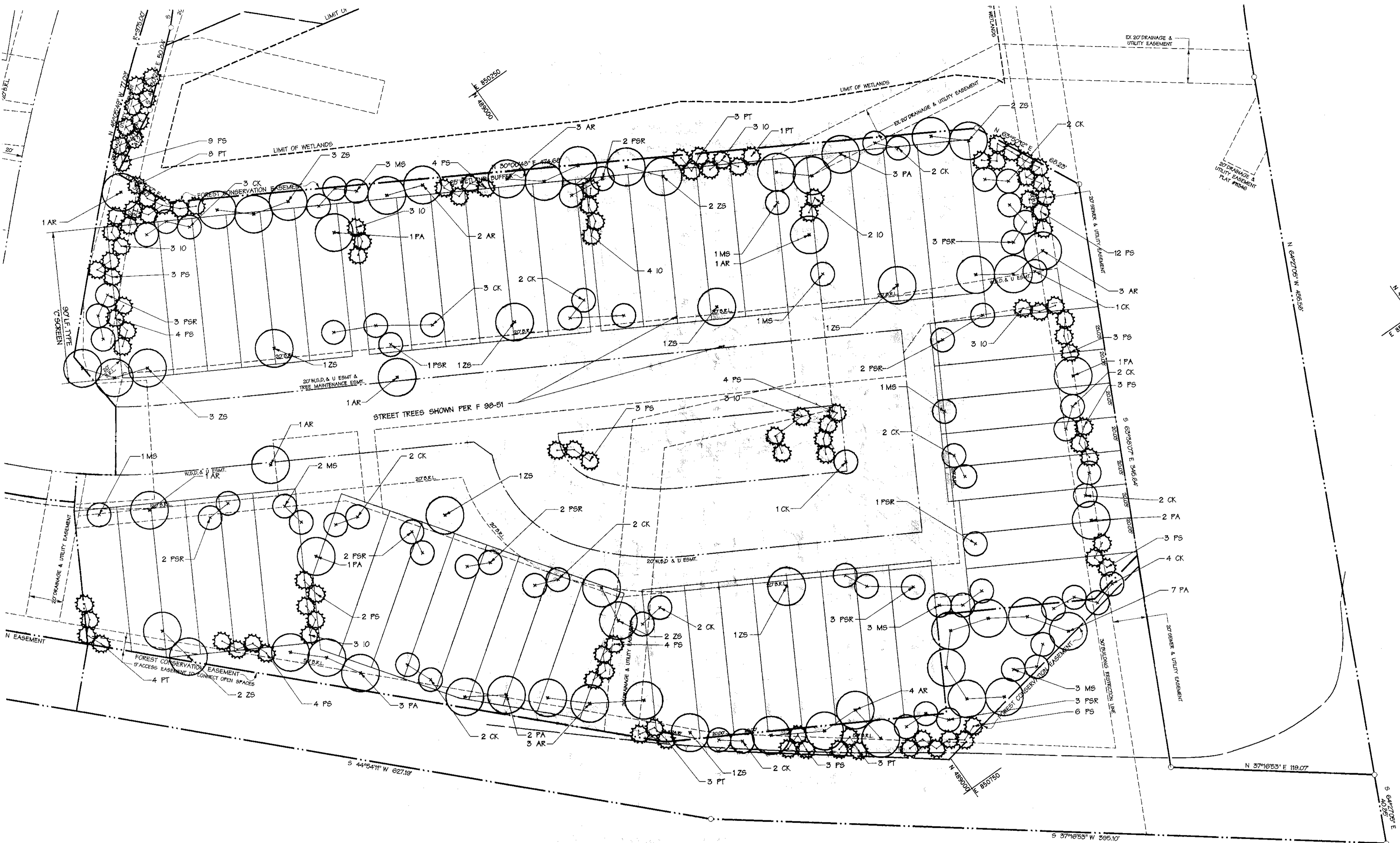
DMW
Darr-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SUBDIVISION NAME	SNOWDEN RIDGE	SECTION	2, AREA 2	LOT/PARCEL #	195 - 245
PLAT #	13639	BLK #	RA-15	LOT #	6TH
WATER CODE	606	SEWER CODE	4900000		

TITLE			
SITE DEVELOPMENT PLAN			
Des By	CSC, JLS	Scale	1" = 30'
Drn By	CSC	Date	3.31.99
Chk By	JLS	Approved	
Proj. No.			95118D2
			2 OF 5





SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	TABULATIONS
LANDSCAPE TYPE	S.F.A. ADJACENT TO ROADWAYS
SIDE YARD TO STREET LANDSCAPE EDGE TYPE 'C'	90' L.F. / 40 = 2 SHADE TREES 90' L.F. / 20 = 5 EVERGREENS
PERIMETER PROPERTIES LANDSCAPE EDGE TYPE 'A'	1215' L.F. / 60 = 20 SHADE TREES
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES SHRUBS	22 SHADE TREES 5 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (21 SUB.) SHRUBS (101 SUB.)	22 SHADE TREES 5 EVERGREEN TREES

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	123
NUMBER OF TREES REQUIRED @ 1/10 PKG. SPACES	12
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	12

NOTE: THE PARKING LOT INTERNAL LANDSCAPING REQUIREMENTS HAVE BEEN FULFILLED PER F 98-51.

SCHEDULE C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	51
NUMBER OF TREES REQUIRED (1 DU SFA / 1.3 DU APTS)	51
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	51

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 6/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/10/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 6/11/99
 DIRECTOR

Date	No.	Revision Description

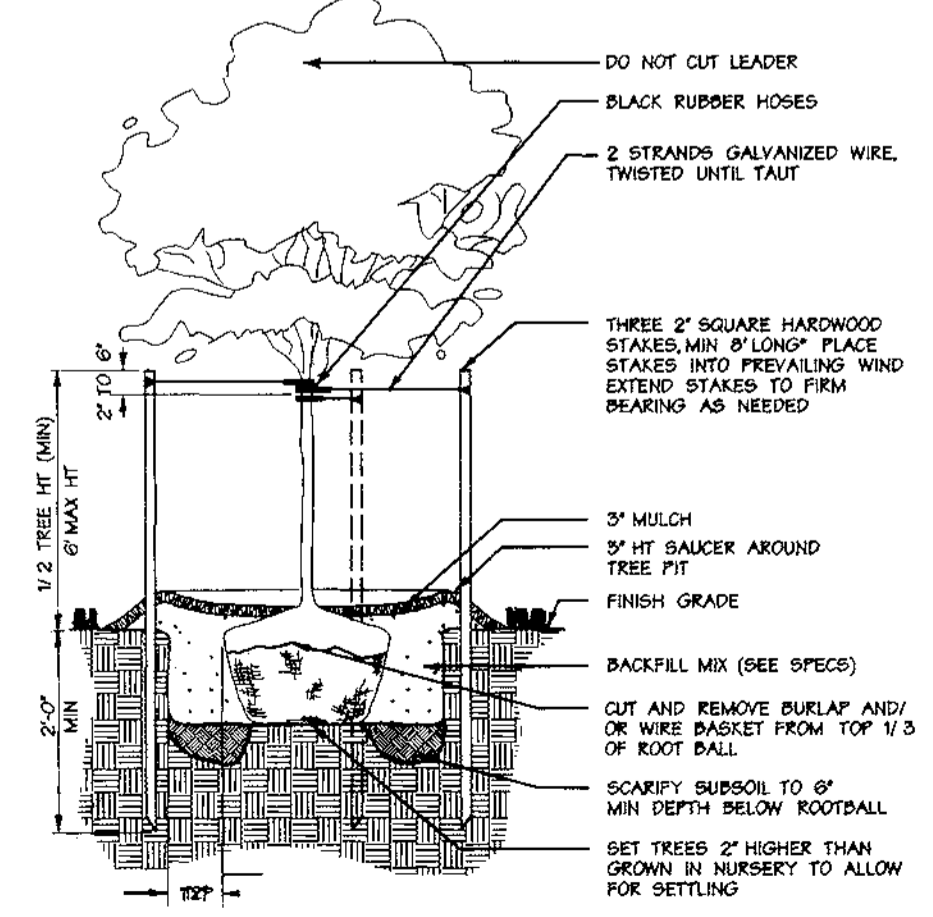
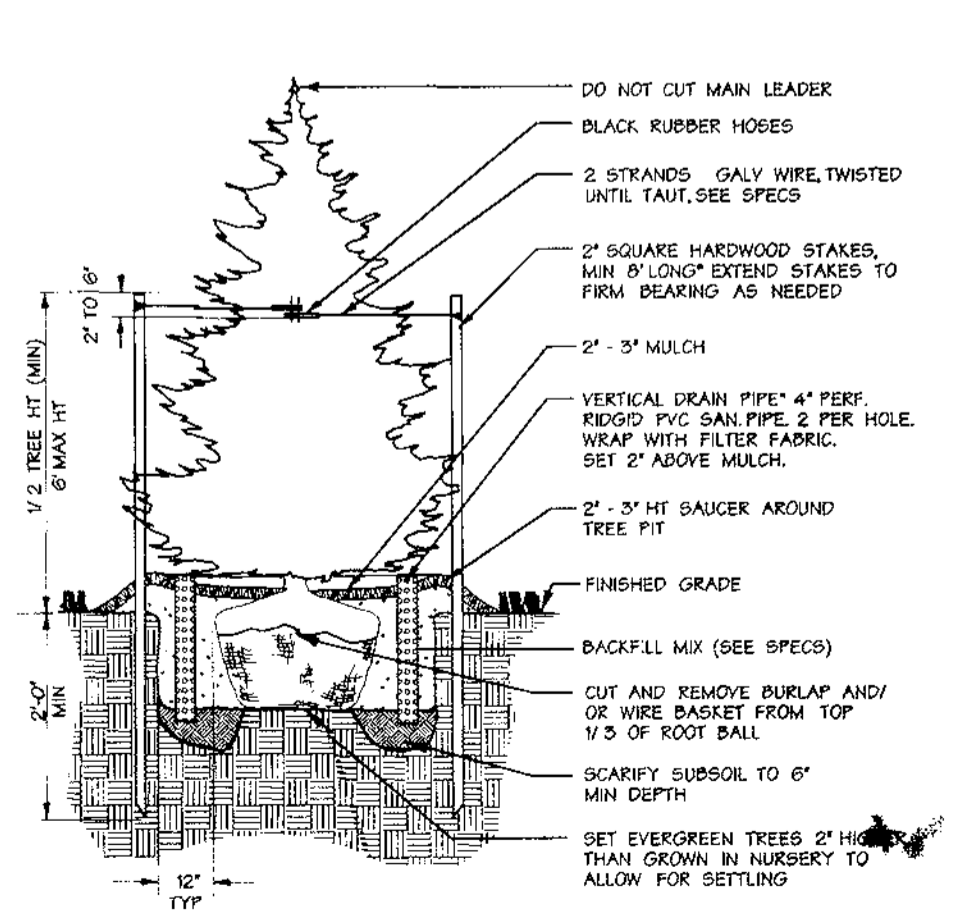
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 A RESUBDIVISION OF SNOWDEN RIDGE
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 OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEARIE II, INC.
 DEVELOPER: H.M. GEORGE CONSTRUCTION, LLC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 392-6000 (410) 270-0477

DMW
 Dawn McCusker-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3630 Fax 296-4705
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBJECT: NAME	SECTION/AREA	OFFICIAL #
SNOWDEN RIDGE	SECTION 2, AREA 2	195 - 245
PLAT # 13569	REVISION # 42	DATE 6/11/99
WATER CODE E06	SHEET CODE 4900000	

LANDSCAPE PLAN

Des By CSC	Scale 1" = 30'	Proj. No. 95118D2
Drn By CSC	Date 3.31.99	
Chk By JLS	Approved	3 OF 5



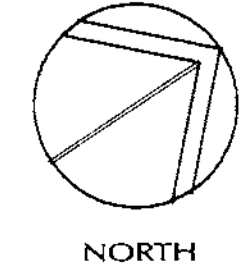
PLANTING NOTES

- All planting shall be done in accordance with Columbia, H.R.D. planting specifications.
- Final location of plant material may vary per final field conditions.
- Existing street trees shown per F-98-51.
- All plant material to meet AAN Standards.
- No substitutions shall be made without consent of the Landscape Architect or Owner.
- Landscape Contractor to verify location of all utilities prior to planting.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code & the Landscape Manual following the alternative compliance method. Financial Surety for the required landscape trees in the amount of \$22,650.00, must be posted as part of the grading permit. (73 shade trees, 5 evergreen/ornamental).
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant material shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion, a certification of landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the department of planning and zoning.

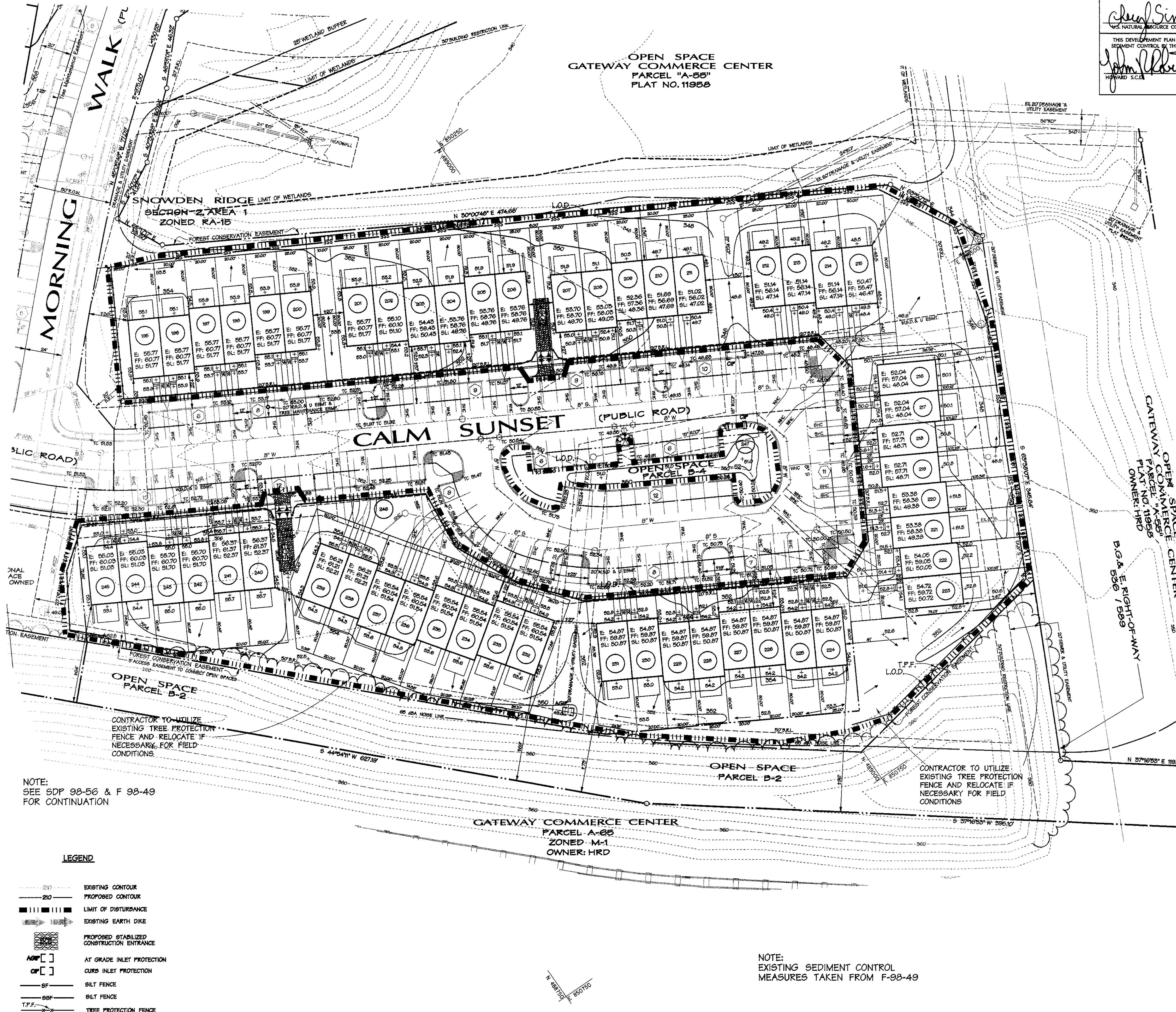
[Signature]
 NAME
 DATE 5/18/99

PLANT LIST

QTY.	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
SHADE TREES				
20	AR	Acer Rubrum 'October Glory' / 'October Glory' Red Maple	2 1/2' - 3' CAL. 12-14' HT.	B & B FULL HEAD
19	PA	Plantanus X Acerifolia 'BloodGood' / BloodGood London Plane	2 1/2' - 3' CAL. 12-14' HT.	B & B FULL HEAD
21	ZS	Zelkova Serrata 'Village Green' / Village Green Zelkova	2 1/2' - 3' CAL. 12-14' HT.	B & B FULL HEAD
FLOWERING / EVERGREEN TREES				
26	CK	Cornus kousa / Kousa Dogwood	8' - 10' HT.	B & B
24	IO	Ilex opaca / American Holly	6' - 8' HT.	B & B (ONE MALE)
15	MS	Magnolia stellata / Star Magnolia	8' - 10' HT.	B & B MULTISTEMMED
67	PS	Pinus strobus / White Pine	6' - 8' HT.	B & B UNSHEARED
22	PT	Pinus thunbergia / Japanese Black Pine	6' - 8' HT.	B & B
25	PSR	Prunus serrulata 'Kwanzan' / Kwanzan Cherry	8' - 10' HT.	B & B



5/11/99
 DATE
 THOMAS H. REISHER 268
 LANDSCAPE ARCHITECT #



OPEN SPACE
GATEWAY COMMERCE CENTER
PARCEL "A-55"
PLAT NO. 11958

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

DEVELOPER'S CERTIFICATION:
"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: 5/26/99

SIGNATURE OF DEVELOPER: *Laurence I. Rosenberg*

ENGINEER'S CERTIFICATION:
"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: 5/10/99

SIGNATURE OF ENGINEER: *John W. Ranocchia, S.E.*

SEQUENCE OF CONSTRUCTION

NO.	DESCRIPTION	DAYS
1.	OBTAIN GRADING PERMIT.	1
2.	INSTALL SEDIMENT AND EROSION CONTROL MEASURES. DELAY CONSTRUCTION ON LOTS 212-215 UNTIL PERMISSION TO REMOVE SEDIMENT TRAP HAS BEEN OBTAINED FROM THE SEDIMENT CONTROL INSPECTOR.	5
3.	CONSTRUCT BUILDINGS AND WALKS.	180
4.	FINE GRADE AND STABILIZE DISTURBED AREAS ON SITE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.	5
5.	UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE.	5

NOTE:
CONTRACTOR SHALL REMOVE SEDIMENT FROM ROADS AT THE END OF EACH WORKING DAY.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John W. Ranocchia, S.E. 6/2/99
DATE

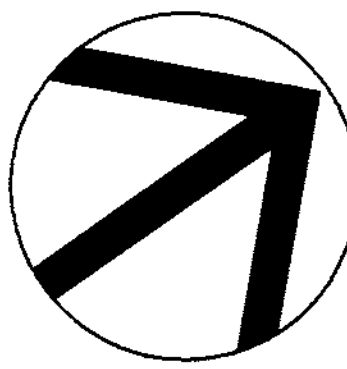
Judy Hamilton 6/10/99
DATE

James S. Bates 6/14/99
DATE

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3,
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2, AREA 1, PLAT# 13569.

OWNER: DEVELOPER:
HOWARD RESEARCH & DEVELOPMENT CORP./GEAR II, INC. H.M. GEORGE CONSTRUCTION LLC
200 East Pennsylvania Avenue P.O. BOX 1272
TOWSON, MARYLAND 21286 COLUMBIA, MARYLAND 21044
(410) 992-6000 (410) 270-0477



5-10-99
Date



DMW
Duff, McCann & Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3338
Fax 296-4705

A Team of Land Planners, Engineers, Surveyors & Environmental Professionals

SECTION NAME: SNOWDEN RIDGE	SECTION: SECTION 2, AREA 1	LOT: 195 - 245
PLAT: OR UP: 13639	BLOCK: 42	BLK ORIENT: 6TH
TR: 11	RA-15	BLK ORIENT: 6067, 03
WATER CODE: E06	SEWER CODE:	4900000

TITLE: **Sediment & Erosion Control Plan**

Des By: WGZ Scale: 1" = 30' Proj. No.: 95118D2
Dm By: WGZ Date: 3.31.99
Chk By: Approved 4 OF 5

NOTE:
SEE SDP 98-56 & F 98-49
FOR CONTINUATION

LEGEND

- 210 --- EXISTING CONTOUR
- 210 --- PROPOSED CONTOUR
- ▬▬▬▬▬ LIMIT OF DISTURBANCE
- ▬▬▬▬▬ EXISTING EARTH DIKE
- ▬▬▬▬▬ PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- AGP [] AT GRADE INLET PROTECTION
- CP [] CURB INLET PROTECTION
- SF --- SILT FENCE
- SBF --- SILT FENCE
- T.P.F. --- TREE PROTECTION FENCE

NOTE:
EXISTING SEDIMENT CONTROL
MEASURES TAKEN FROM F-98-49

SDP # 98-60

Professional Engr. No. 551

SDP 9860

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- Topsoil salvages from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other material larger than 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnson grass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or soil shall be placed on soil which has been treated with soil sterilants or chemicals used for seed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

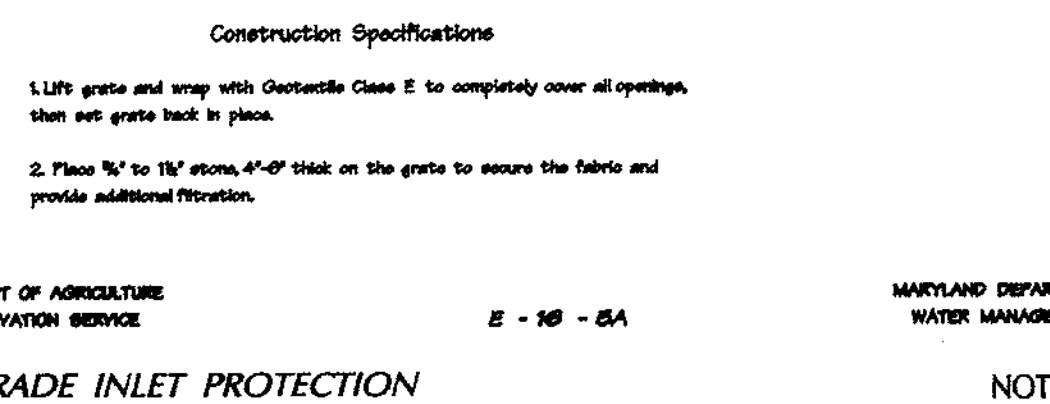
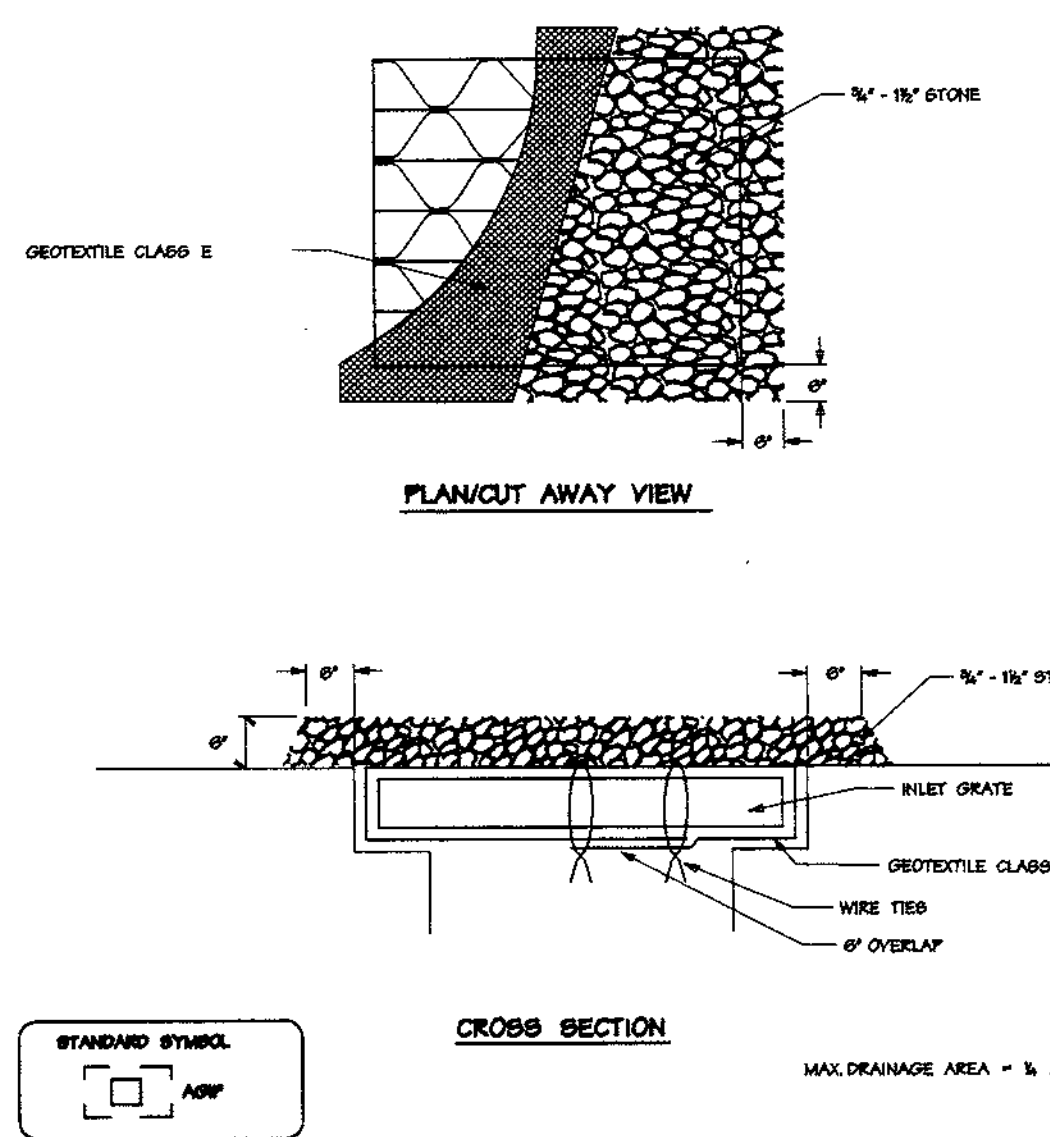
- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Trap and Ditch.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, at least 4% - 8% higher in elevation.
 - Topsoil shall be uniformly distributed in a 4% - 8% layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding 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.

- Alternative for Permanent Seeding - Instead of applying the full amount of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted sludge material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1975.

- 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 (315-1855).
- All vegetative and structural practices are to be installed according to the provisions of the plan and are to be in conformance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - Seven calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes steeper than 5:1.
 - Fourteen days as 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 perimeter in accordance with Vol. I, Chapter 7, of the "Howard County Design Manual" storm drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for permanent seedings, soil, temporary seedings, and mulching (section G). Temporary stabilization with mulch alone shall only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total area of site	3,925 acres
Area disturbed	3,011 acres
Area to be roofed or paved	1.11 acres
Area to be vegetatively stabilized	1.90 acres
Total cut	3,930 cubic yards
Total fill	1,925 cubic yards
Off-site waste/borrow area location	waste = n/a
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- 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 inspection approvals may not be authorized until site final approval by the inspection agency is made.
- Trenches for the construction of utilities be limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.



AT GRADE INLET PROTECTION NOT TO SCALE

SEDIMENT CONTROL GENERAL NOTES

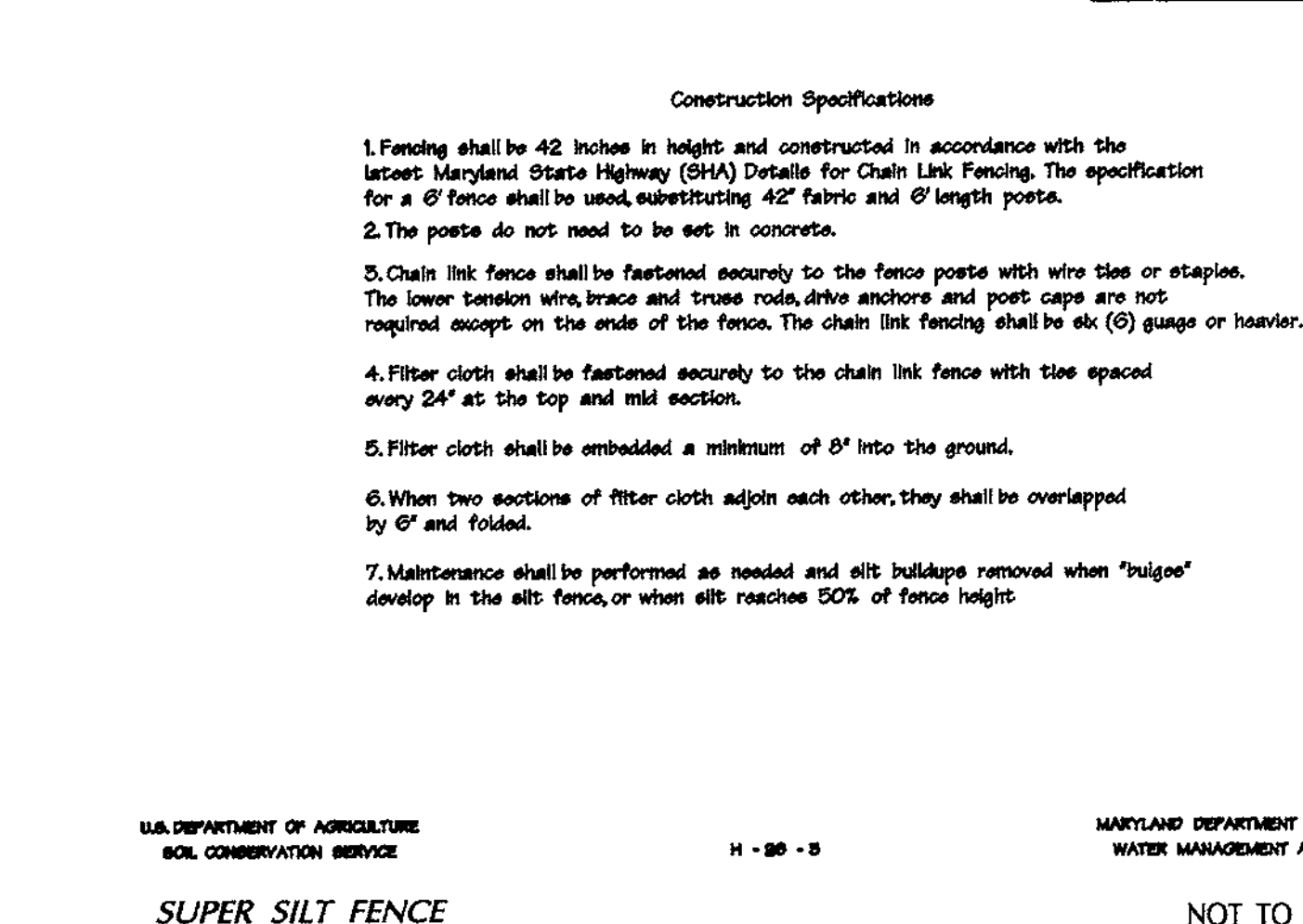
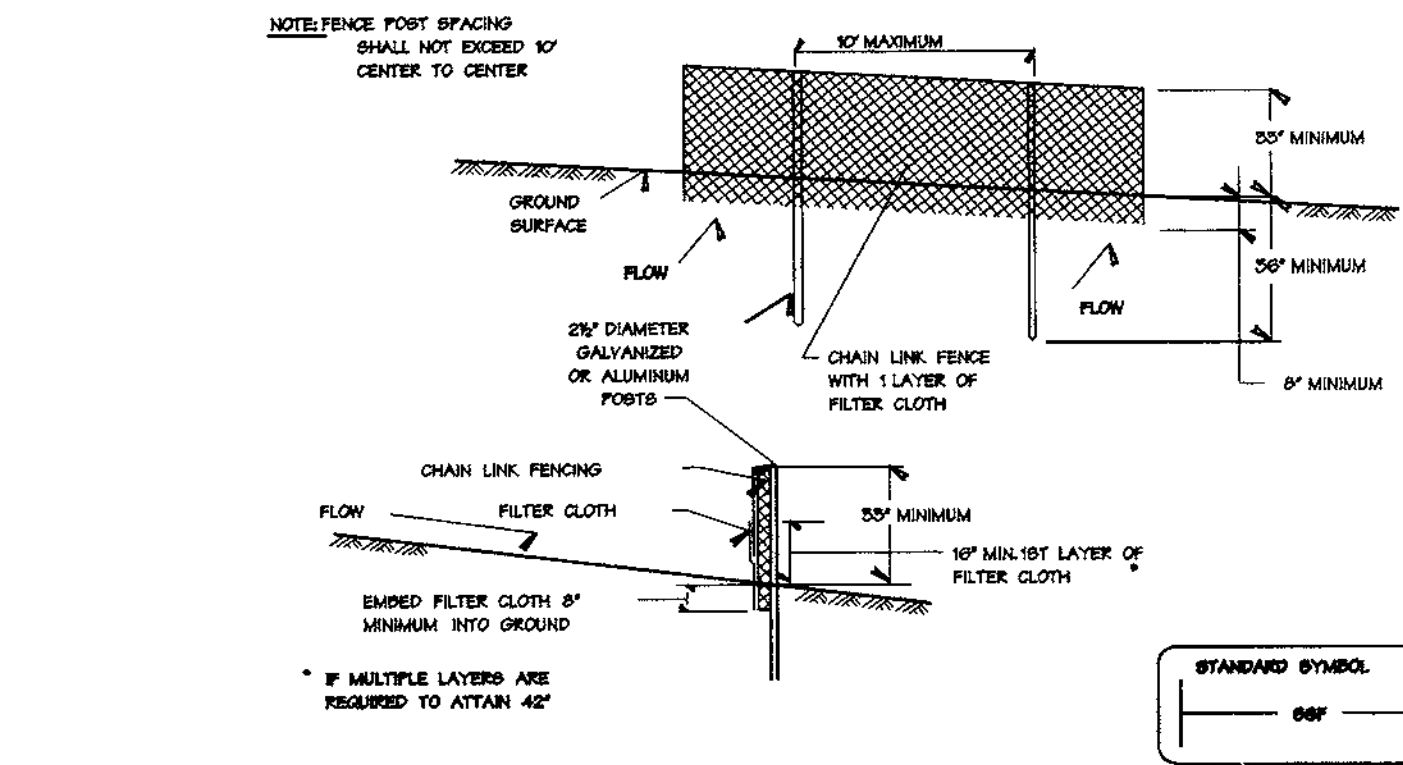
PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded preparation: Loosen upper three inches of soil by raking, diking 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 (82 lb/1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (14 lb/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 Ureaform Fertilizer (9 lb/1000 sq. ft.)
 - Acceptable - Apply 2 tons per acre Dolomitic Limestone (82 lb/1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (22 lb/1000 sq. ft.) before seeding. Harrow or disk 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 (14 lb/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 lb/1000 sq. ft.) of vernal ryegrass. 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 soil. 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 - 90 lb/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 5:1 or higher, use 540 gallons per acre (8 gal/1000 sq. ft.) for anchoring.
- Maintenance - Inspect all seeding areas and make needed repairs, replacements and reseedings.

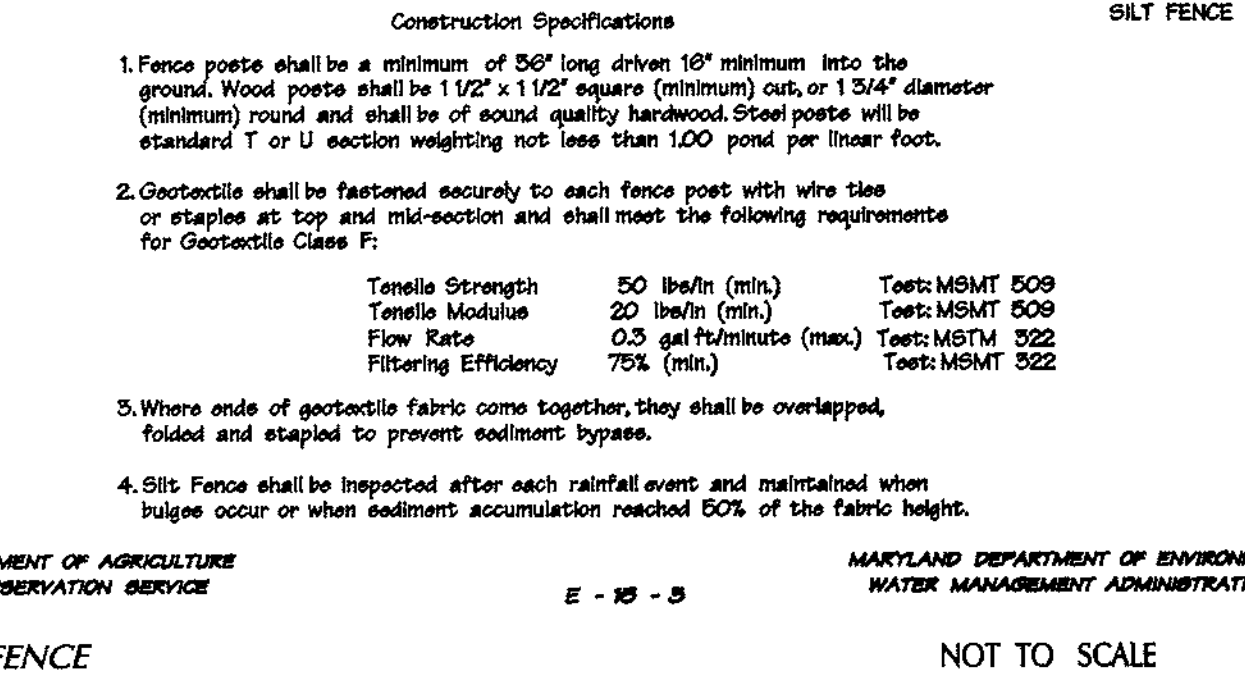
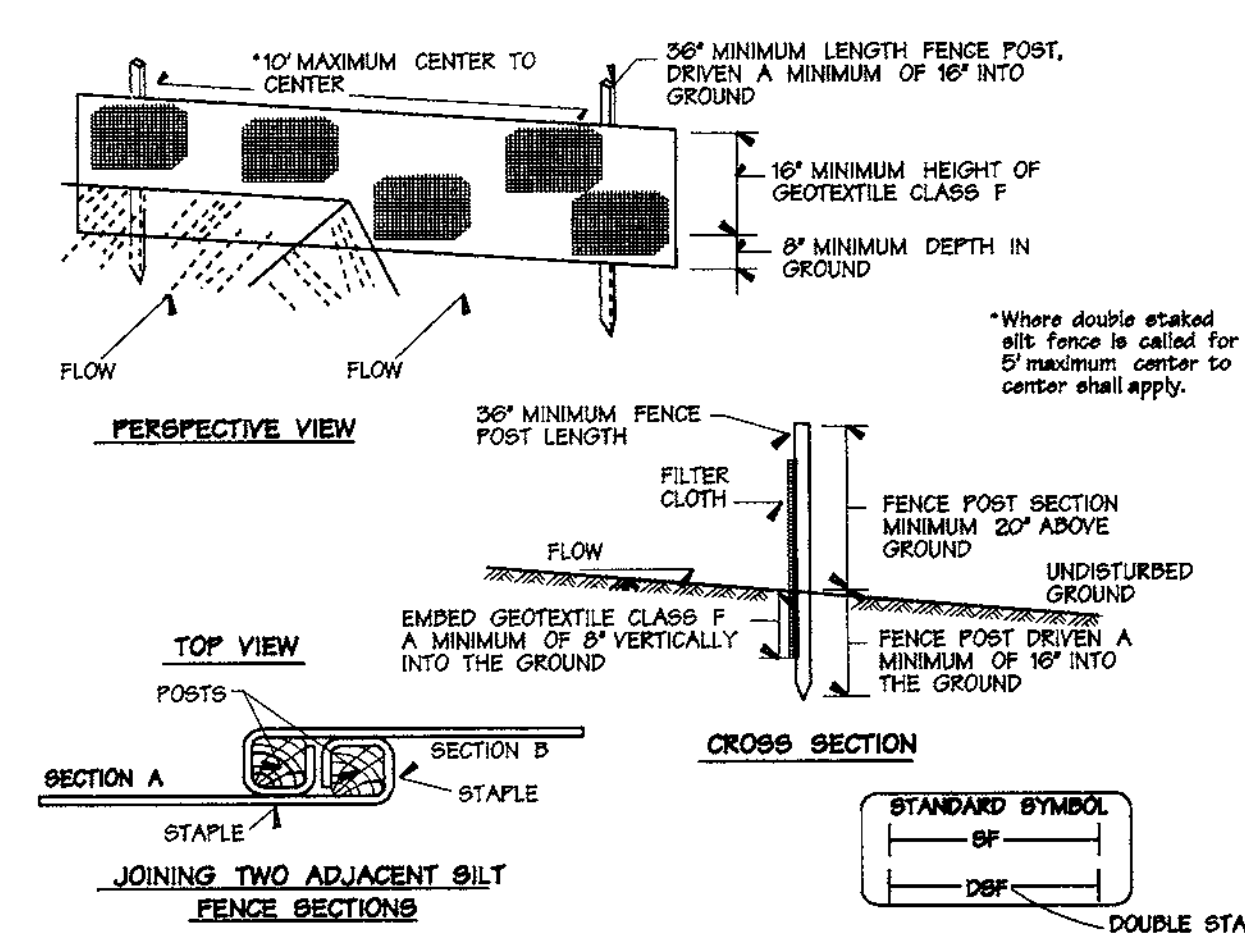
TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redisturbed within a short-term vegetative cover is needed.
- Seeded preparation - Loosen upper three inches of soil by raking, diking or other acceptable means before seeding, if not previously loosened.
- Soil amendments - Apply 600 lbs. per acre 10-10-10 fertilizer (14 lb/1000 sq. ft.)
- Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 2-1/2 bushel per acre of annual rye (32 lb/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of vernal ryegrass (.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 soil.
- Mulching - Apply 1-1/2 to 2 tons per acre (70 - 90 lb/1000 sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 5:1 or higher, use 540 gal. per acre (8 gal/1000 sq. ft.) for anchoring.
- Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for additional rates and methods not covered.

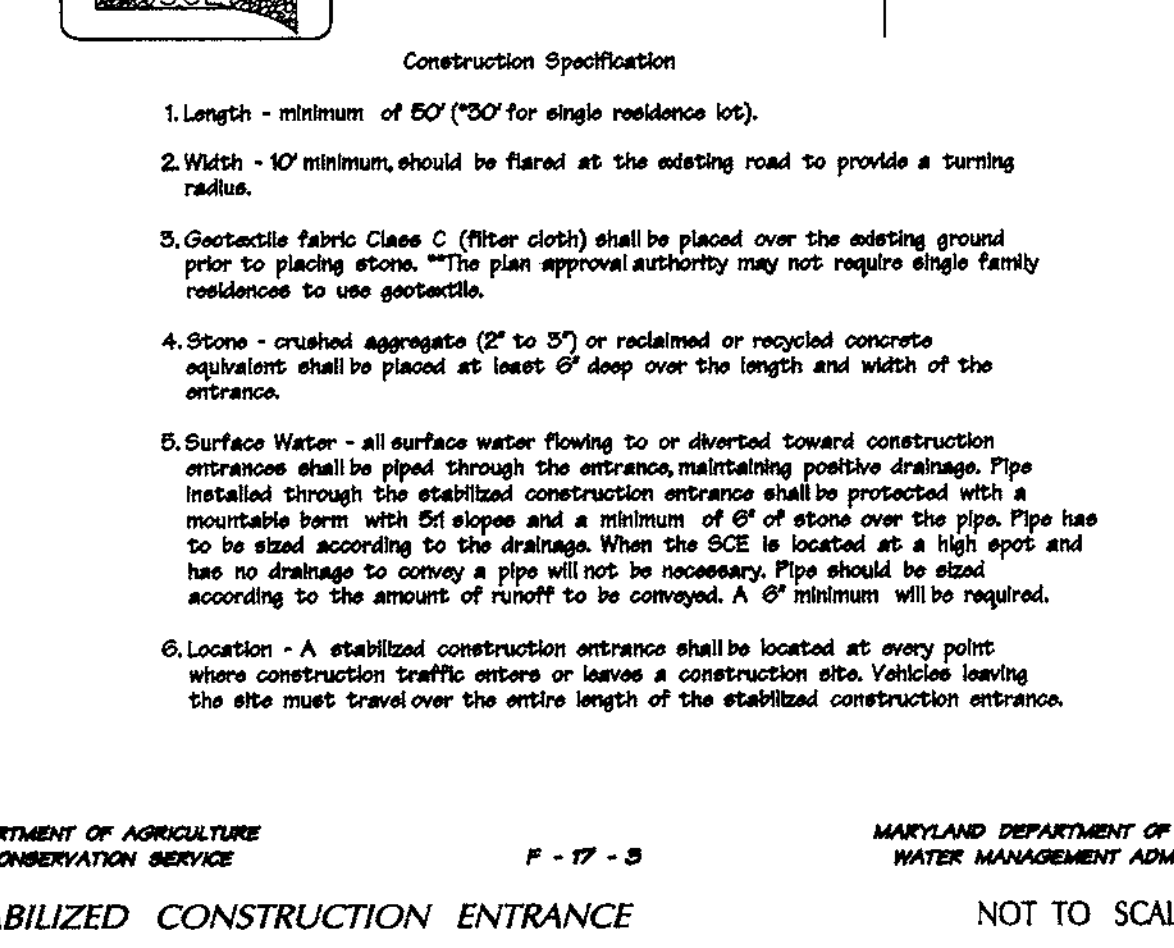
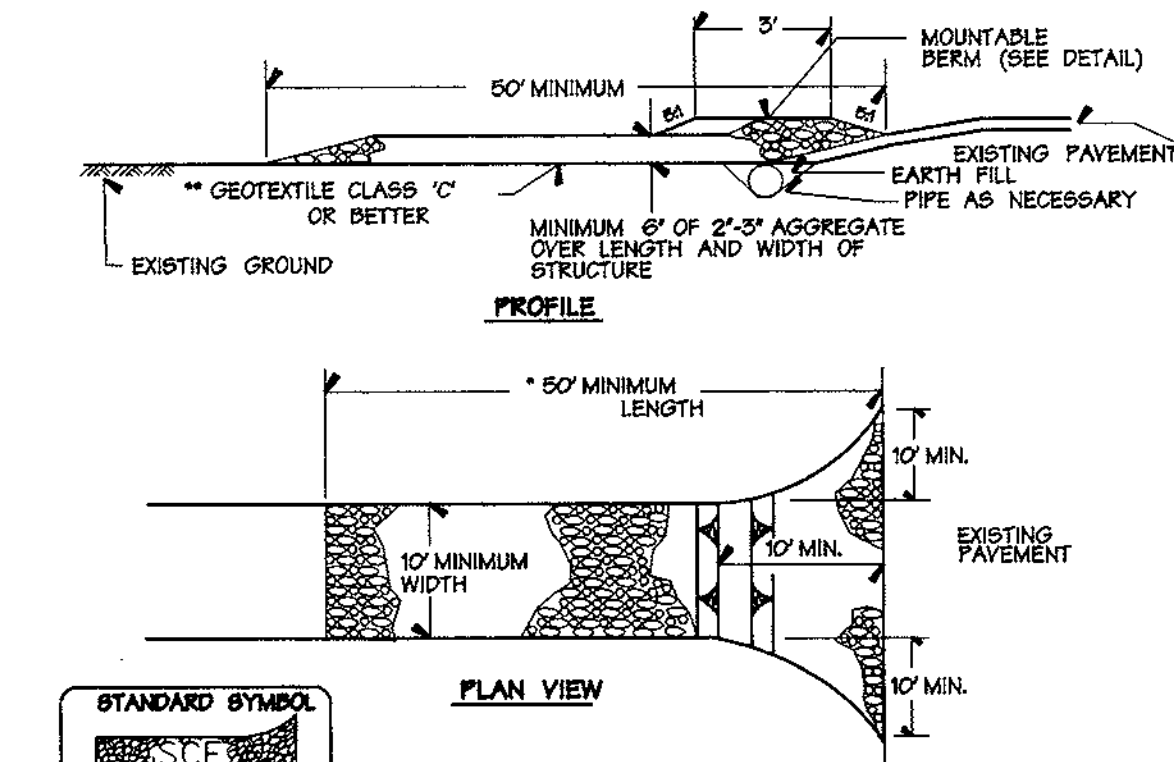
PERMANENT SEEDING NOTES



SUPER SILT FENCE NOT TO SCALE



CURB INLET PROTECTION (COG OR COS INLETS) NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

- Construction Specifications
- Fence posts shall be a minimum of 50" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lb/in (min.)	Test: MSMT 509
Tensile Modulus	20 lb/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment by-pass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

- Construction Specification
- Length - minimum of 50' (50' for single residence lots).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric Class C (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 5") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slope and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION # *[Signature]* 6/25/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 6/10/99 DATE

DIRECTOR *[Signature]* 6/10/99 DATE

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2, AREA 2, PLAT # 13569.

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEARIE H, INC. P.O. BOX 1272, 102725 LITTLE PATUXENT PARKWAY, COLUMBIA, MARYLAND 21044 (410) 296-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION, LLC. P.O. BOX 1272, COLUMBIA, MARYLAND 21044 (410) 270-0477

DMW
Duff McConna Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-8333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SDP # 98-60
Date 5-10-99

SUBDIVISION NAME	SNOWDEN RIDGE	SECTION	SECTION 2, AREA 2	PARCELS	195 - 245
PLAT	DATE	BOOK	DATE	DEPT. CODE	
136339	11	JA-15	42	6TH	6067, 03
WATER CODE	E06	SEWER CODE		4800000	

TITLE: Sediment & Erosion Control Details

Des By	WGZ	Scale	1" = 30'	Proj. No.	95118D2
Dm By	WGZ	Date	3.31.99		
Chk By		Approved			5 OF 5

Professional Engr. No. /0 551

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

[Signature] 5/26/99 DATE

U.S. NATURAL RESOURCE CONSERVATION SERVICE

THIS DOCUMENT PLAN IS SUBJECT TO SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 5/26/99 DATE

HOWARD S.C.D.

ENGINEER'S CERTIFICATION:

"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."

[Signature] 5/10/99 DATE

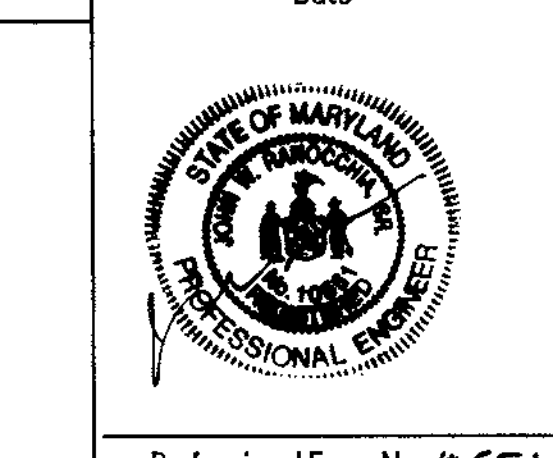
SIGNATURE OF ENGINEER
PRINT NAME BELOW SIGNATURE: John W. Ranocchi

DEVELOPER'S CERTIFICATION:

"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."

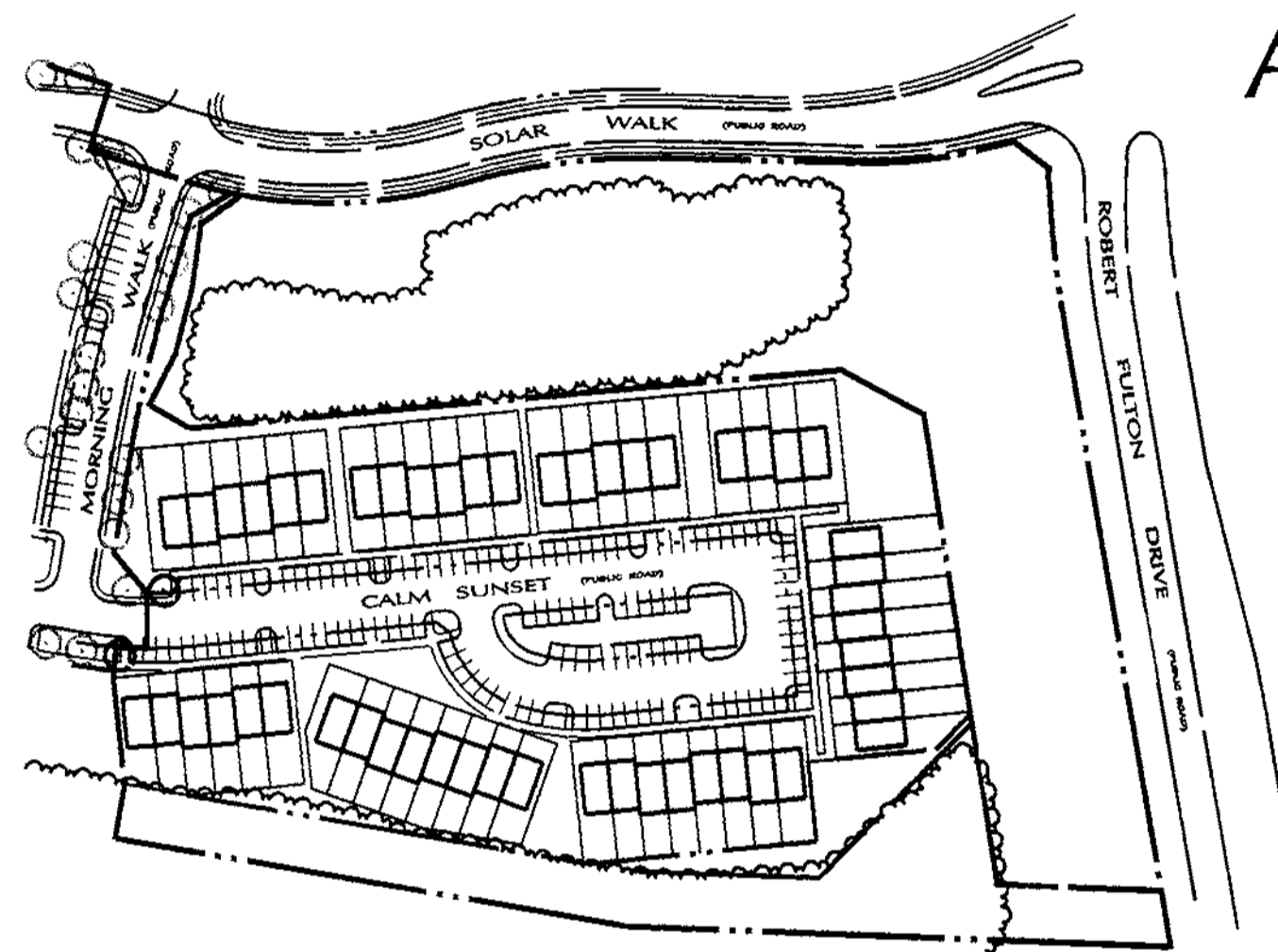
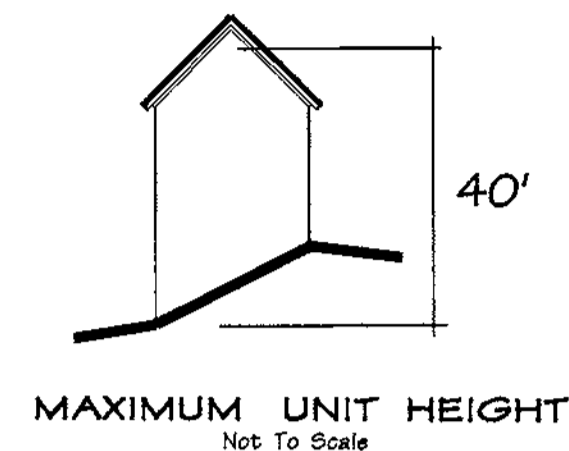
[Signature] 5/10/99 DATE

SIGNATURE OF DEVELOPER
PRINT NAME BELOW SIGNATURE: Lawrence F. Rosenberg



SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS



OVERALL PROPERTY OUTLINE

Not to Scale

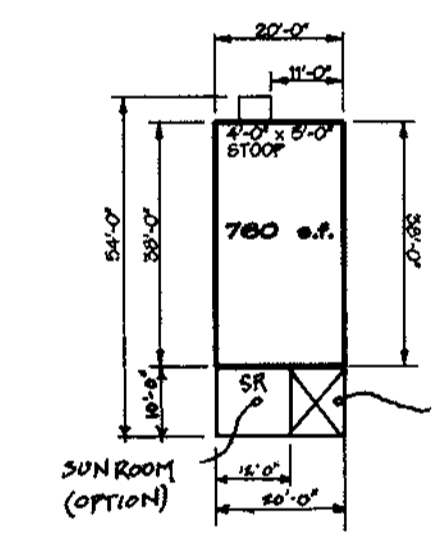


NORTH

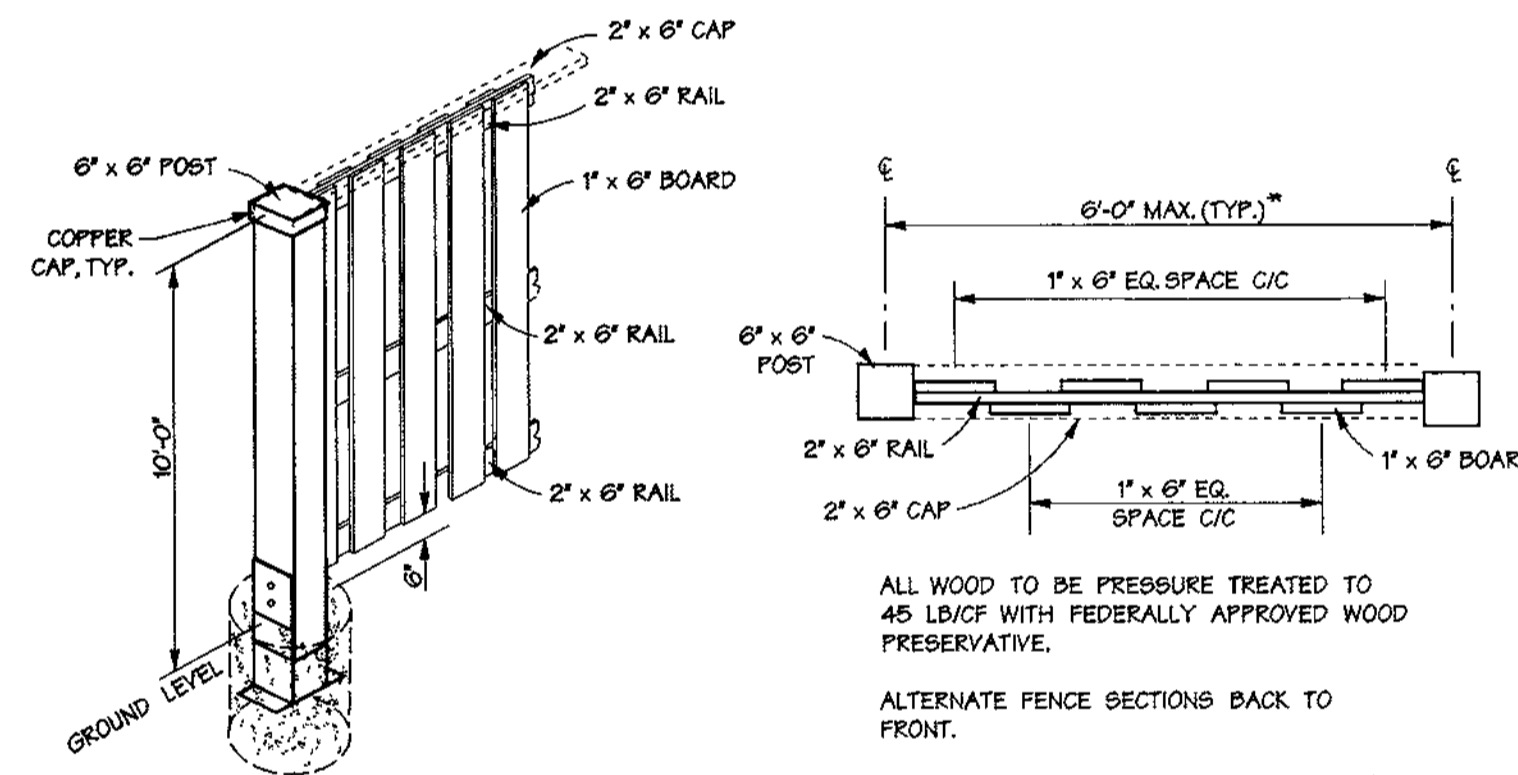
SITE DEVELOPMENT PLAN FOR SNOWDEN RIDGE

SECTION 2 AREA 2 LOTS 195 - 245 & O.S. LOTS 246 & 247 & SNOWDEN RIDGE, SECTION 2, AREA 1 O.S. PARCELS B-2 & B-3 A RESUBDIVISION OF SNOWDEN RIDGE SECTION 2, AREA 1, PLAT# 13569 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BASIC MODELS PLUS DECK & OPTIONS



UNIT TYPE 'A' Split Level



BOARD ON BOARD FENCE
Not To Scale

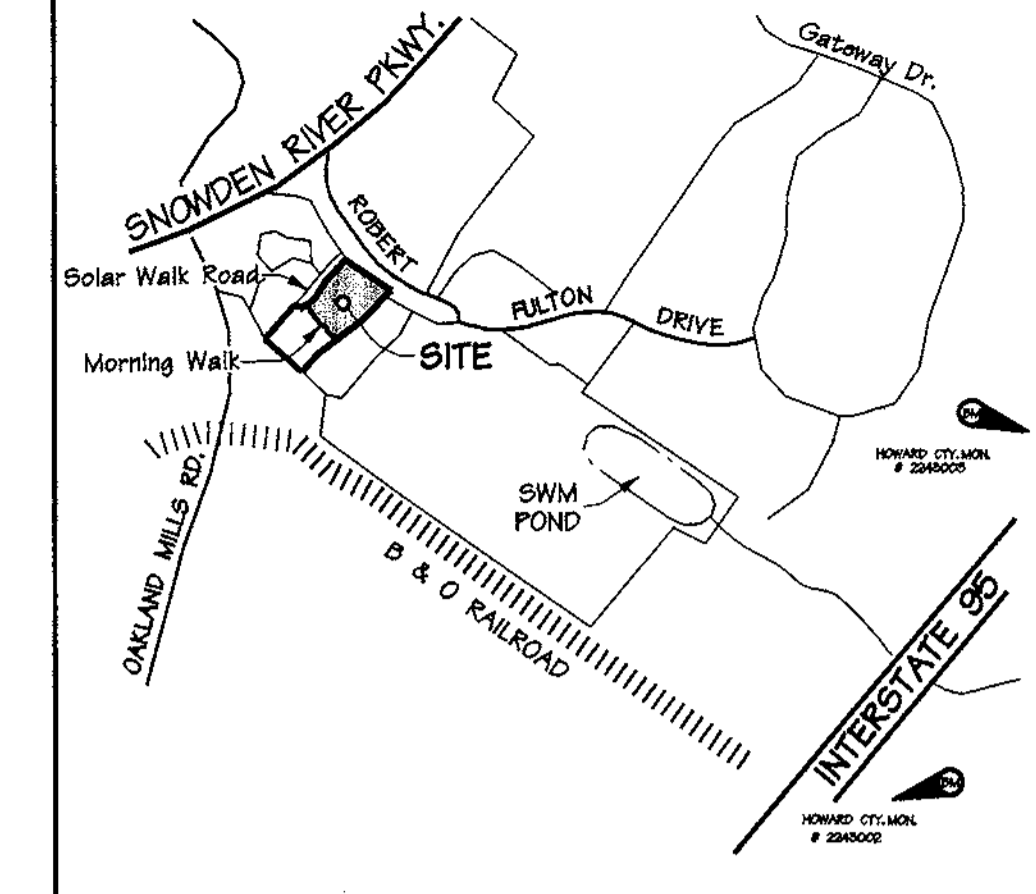
LOT COVERAGE

LOT NUMBER	LOT SIZE	MAX. LOT COVERAGE (80% LOT SIZE)	PROPOSED LOT COVERAGE
195	2891	2313	2313
196	1900	1520	1520
197	1900	1520	1520
198	1900	1520	1520
199	1900	1520	1520
200	2250	1800	1800
201	2250	1800	1800
202	1900	1520	1520
203	1900	1520	1520
204	1900	1520	1520
205	1900	1520	1520
206	2250	1800	1800
207	2250	1800	1800
208	1900	1520	1520
209	1900	1520	1520
210	1900	1520	1520
211	2250	1800	1800
212	2250	1800	1800
213	1900	1520	1520
214	1900	1520	1520
215	2200	1760	1760
216	2495	1996	1996
217	2015	1612	1612
218	2035	1628	1628
219	2055	1644	1644
220	2275	1820	1820
221	1971	1577	1577
222	1982	1586	1586
223	2197	1758	1758
224	2220	1776	1776
225	1900	1520	1520
226	1900	1520	1520
227	1900	1520	1520
228	1900	1520	1520
229	1900	1520	1520
230	1900	1520	1520
231	2247	1798	1798
232	2271	1817	1817
233	1978	1582	1582
234	1747	1398	1398
235	1797	1438	1438
236	1900	1520	1520
237	1900	1520	1520
238	1900	1520	1520
239	2321	1857	1857
240	2225	1780	1780
241	1910	1528	1528
242	1910	1528	1528
243	1910	1528	1528
244	1754	1403	1403
245	2025	1620	1620

* NOTE: DECKS NOT INCLUDED FOR COVERAGE CALCULATION.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
195	7241 CALM SUNSET
196	7243
197	7245
198	7247
199	7249
200	7251
201	7253
202	7255
203	7257
204	7259
205	7261
206	7263
207	7265
208	7267
209	7269
210	7271
211	7273
212	7275
213	7277
214	7279
215	7281
216	7283
217	7285
218	7287
219	7289
220	7291
221	7293
222	7295
223	7297
224	7299
225	7301
226	7303
227	7305
228	7307
229	7309
230	7311
231	7313
232	7315
233	7317
234	7319
235	7321
236	7323
237	7325
238	7327
239	7329
240	7331
241	7333
242	7335
243	7337
244	7339
245	7341
246	OPEN SPACE
247	OPEN SPACE



LOCATION MAP
SCALE: 1" = 2000'

DATA SOURCES

THE COORDINATES SHOWN HEREIN ARE BASED ON PREVIOUS RECORDED PLATS FOR THIS SUBDIVISION, AND RELATE TO A BOUNDARY OUTLINE PREPARED BY CENTURY ENGINEERING, INC. (AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL, 1994.)

BENCHMARK DESCRIPTIONS

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.
BM # 1 X-CUT IN CONCRETE BASE OF TRAFFIC CONTROL ELEV. 368.16 NAD 29 2243002
BM # 2 NAIL IN BGM# POLE ELEV. 367.87 NAD 29 2243005

SEWER HOUSE CONNECTION TABLE

LOT	INV. AT R.	MIN. C	SLOPE	LOT	INV. AT R.	MIN. C	SLOPE
195	341.66	344.79	2%	243	341.86	344.36	2%
196	342.05	345.18	2%	244	342.05	344.25	2%
197	341.46	344.59	2%	245	342.14	345.19	2%
198	340.95	344.48	2%				
199	341.25	344.39	2%				
200	341.14	344.27	2%				
201	341.00	344.49	2%				
202	340.85	343.98	2%				
203	340.76	343.89	2%				
204	340.81	343.74	2%				
205	340.47	343.60	2%				
206	340.31	343.55	2%				
207	339.82	343.55	2%				
208	340.10	343.23	2%				
209	339.99	343.15	2%				
210	339.89	342.82	2%				
211	339.80	342.93	2%				
212	339.54	342.67	2%				
213	338.91	341.98	2%				
216	338.45	342.14	2%				
217	340.89	343.79	2%				
218	340.75	343.75	2%				
219	340.80	344.00	2%				
220	340.95	343.95	2%				
221	341.14	344.33	2%				
222	341.25	344.25	2%				
223	341.39	344.49	2%				
224	341.17	344.19	2%				
225	341.20	344.30	2%				
226	341.30	344.32	2%				
227	341.40	344.50	2%				
228	341.50	344.52	2%				
229	341.60	344.70	2%				
230	341.70	344.72	2%				
231	341.80	344.90	2%				
232	342.00	345.40	2%				
233	342.98	345.96	2%				
234	343.37	346.27	2%				
235	344.04	347.02	2%				
236	344.56	347.46	2%				
237	345.08	348.06	2%				
238	345.22	348.12	2%				
239	341.64	343.67	2%				
240	341.85	343.97	2%				
241	341.76	344.16	2%				
242	341.85	344.17	2%				

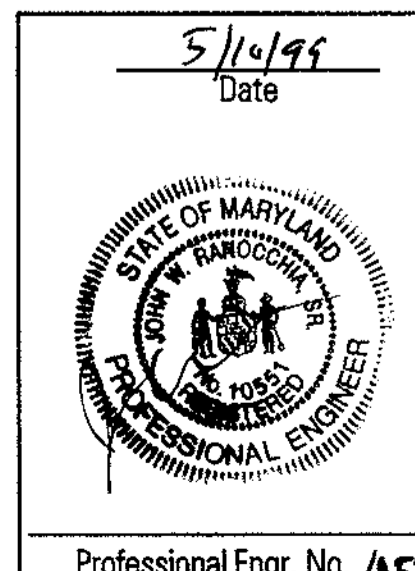
SITE ANALYSIS DATA CHART

- General Site Data**
 - a. Present Zoning: RA-15
 - b. Applicable DPZ File References: F-95-138, WP 95-30, SDP 95-88, SP 95-01, SP 95-09, SP 98-03, ZB 949M, F-93-47, WP 92-172, F-92-172, F-98-48, F-92-140, F 92-136, WP 98-117, F-98-51
 - c. Proposed Use of Site or Structure(s): Single Family Attached
 - d. Proposed Water and Sewer Systems: X Public -
 - e. Water and Sewer Contract Number: 24-3661-D
Unit Type Proposed: Single Family Attached
Number of Building Lots Proposed: 51
Number of Garage Units: 0
Number of Single Family Attached: 51
- Area Tabulation**
 - a. Total Number of lots/Parcels: 55
51 Buildable
2 Open Space Lots
2 Open Space Parcels
 - b. Total Area of ROW To Be Recorded: 0.689 Acres
 - c. Total Area of Subdivision: 3.932 Acres.
Area of Buildable Lots: 2.315 Acres,
Open Space : 0.918 Acres (Non-Credited).
Recreational Open Space: 0.234 Acres
25% or Greater Slopes: 0.06 Acres
Area of Disturbance: 3.01 Acres
Total Area of Open Space Lots: 246,247 = 0.918 Acres
- Open Space Data:**

	2/1	2/2	TOTAL REQUIRED	TOTAL PROVIDED
SNOWDEN RIDGE:				
A. Total Acreage of Site:	8.133 AC.	3.233 AC.	11.366 AC.	
B. Open Space on Site (Credited):	3.059 AC.	0.0	2.942 AC.	3.059 AC.
C. % of Open Space per Gross Acreage:				27%
D. Recreational Open Space:	0.504 AC.	0.0	0.496 AC.	0.504 AC.
- Parking Space Data**
 - Number of Parking Spaces Required: 102
 - Number of Parking Spaces Existing: 123
 - Number of Parking Spaces Proposed Within Driveways and Garages: 0
 - Total Number of Parking Spaces Proposed: 123

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL VOLUME IV, AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION, WHERE APPLICABLE, EXCEPT WHERE WAIVERS HAVE BEEN APPROVED.
- EXISTING ZONING IS RA-15 PER 10A/8/93 COMPREHENSIVE ZONING.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 510-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO-FOOT CONTOUR INTERVALS BY KCI AND FIELD VERIFIED BY DAFT-MCCUNE-WALKER, INC. IN 1997.
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- PUBLIC WATER & SEWER IS PER CONTRACT NO. IS 24-3661-D.
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
- HORIZONTAL DATUM: NAD 83/ VERTICAL DATUM: NAVD 29
- SEE COUNTY FILE NOS: SP 98-03, F-95-138, WP 95-30, SDP 95-88, SP 95-01, SP 95-09, ZB 949M, F-93-47, WP 92-172, F-92-140, F 92-136, WP 98-117, F-98-51, F 98-49.
- THERE ARE NO WETLANDS, FLOODPLAINS OR STREAMS ON THIS SITE PER PLATS 11968 AND 11969.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AS A MASTER STUDY WAS APPROVED FOR GATEWAY COMMERCE CENTER.
- THE BOUNDARY SHOWN HEREON IS BASED ON PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION AND A BOUNDARY SURVEY BY CENTURY ENGINEERING, INC. AS AMENDED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED APRIL, 1994.
- SWM QUALITY AND QUANTITY CONTROLS PROVIDED IN REGIONAL FACILITY PER F-97-89
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- ELECTRIC, GAS, CABLE AND TELEPHONE LINES DESIGNED BY OTHERS.
- A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MILLER HENNING ON NOV. 16, 1994.
- WAIVERS TO THE HOWARD COUNTY DESIGN MANUAL VOLUME III FOR RIGHT-OF-WAY WIDTH REDUCTION TO 40 FT. FOR SOLAR WALK AND FOR INTERSECTION SIGHT DISTANCE AT SOLAR WALK AND MORNING WALK HAVE BEEN GRANTED.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM THE CURB ARE MEASURED FROM FACE OF CURB.
- ALL OF THE ON-SITE WATER HOUSE CONNECTIONS ARE 1" DIAMETER.
- ALL OF THE ON-SITE SEWER HOUSE CONNECTIONS ARE 4" DIAMETER.
- RESIDENTS WITH COMMON PARKING AREAS MUST GROUP ITEMS AT GRASSY ISLAND (WITHIN ROADWAY) FOR COLLECTION.
- H.O.A. RECORDED JANUARY 26, 1999; CERTIFICATE OF INCORPORATION No. 898731, L. 4595 F.616.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND BUFFERS OR FOREST CONSERVATION AREAS.
- PER SECTION 12B.A.1.J OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, AND AREAWAYS, NOT MORE THAN 18" IN WIDTH MAY PROJECT UP TO 4" INTO ANY REQUIRED SETBACK AREA, OPEN OR ENCLOSED PORCHES OR DECKS MAY NOT PROJECT MORE THAN 10" INTO THE FRONT OR REAR SETBACK AREA OR PROJECT BOUNDARY SETBACK.



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 6/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/10/99
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 6/12/99
DIRECTOR

REV. BASIC MODEL - ADD SUNROOM OPTION.
REV. LOT COVERAGE CHART

Date	No.	Revision Description

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2, AREA 1, PLAT# 13569.

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./CEAPE II, INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 (410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC. P.O. BOX 1272 COLUMBIA, MARYLAND 21044 (410) 270-0477

DMW
Duff McCreary Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 336-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SUBDIVISION NAME	SECTION	DATE	NO. OF SHEETS	TOTAL SHEETS
SNOWDEN RIDGE	SECTION 2, AREA 2	5/10/99	42	49

DATE: 5/10/99

COVER SHEET

Des By	CSC	Scale	AS SHOWN	Proj. No.	95118D2
Drn By	CSC	Date	3.31.99		
Chk By	MM	Approved			1 OF 5

Professional Engr. No. 14551



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 580.0+ SPOT ELEVATION
 - FLOW ARROW
 - EXISTING TREES
 - WATER LINE
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT
 - WHC - WATER HOUSE CONNECTION
 - SHC - SEWER HOUSE CONNECTION
 - MANHOLE
 - PARKING SPACE COUNT
 - ▭ BUILDING
 - ▭ WATER, SEWER, DRAINAGE, UTILITY & TREE MAINTENANCE EASEMENTS
 - ▭ BOARD ON BOARD FENCE (SEE DETAIL ON COVER SHEET)

6-10-99
Date

Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

David Dammann 6/2/99
CHIEF DEVELOPMENT ENGINEERING DIVISION #1 DATE

Grady Hamilton 6/10/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David R. Rutter 6/14/99
DIRECTOR DATE

Date	No.	Revision Description
	A	REV. UNIT LOCATION(S) - ADD SUN ROOM (OPTION)
	B	REV. ELEV. OF UNIT 211 PER AS-BUILT SURVEY

SNOWDEN RIDGE
SECTION 2, AREA 2
LOTS 195 THRU 245 & O.S. LOTS 246 & 247
& SNOWDEN RIDGE, SECTION 2, AREA 1
O.S. PARCELS B-2 & B-3
A RESUBDIVISION OF SNOWDEN RIDGE
SECTION 2 AREA 1, PLAT# 13569.

OWNER: HOWARD RESEARCH & DEVELOPMENT CORP./GEAPE II, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 992-6000

DEVELOPER: H.M. GEORGE CONSTRUCTION LLC.
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COLUMBIA, MARYLAND 21044
(410) 270-0477

DMW
Doherty-McCusker-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-9893
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
SNOWDEN RIDGE	SECTION 2, AREA 2	195 - 245
PLAT # 13569	REVISIONS	DATE
13639	3&411 KA-15	42 6/11
WATER CODE	SEWER CODE	4900000
E06		

TITLE SITE DEVELOPMENT PLAN

Des By CSC, JLS Scale 1"=30' Proj. No. 95118D2
 Dm By CSC Date 3.31.99
 Chk By JLS Approved 2 OF 5

