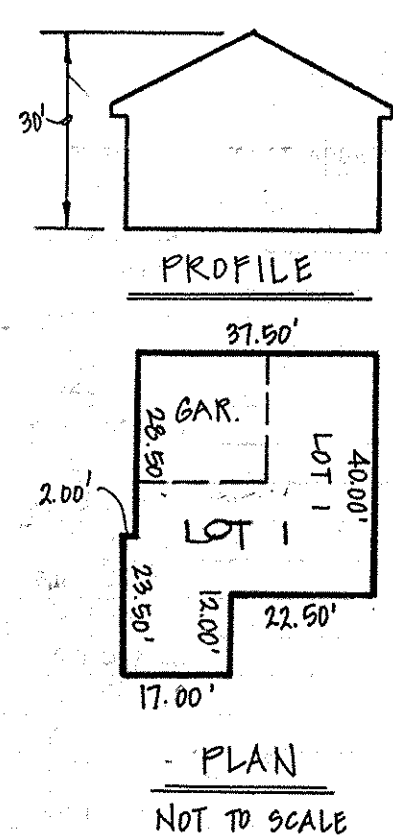


SEQUENCE OF CONSTRUCTION

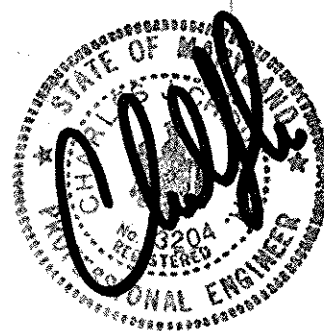
1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2-DAYS)
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUB-BASE (2-DAYS)
4. INSTALL TEMPORARY SEEDING (1-DAY)
5. CONSTRUCT BUILDINGS (90-DAYS PER BUILDING)
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (2-DAYS)
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 Sq.Ft.	695 Sq.Ft.		7,205 Sq.Ft.



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
-SF -SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊕	PROPOSED WALKOUT
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
⊕	EXISTING STREET TREE

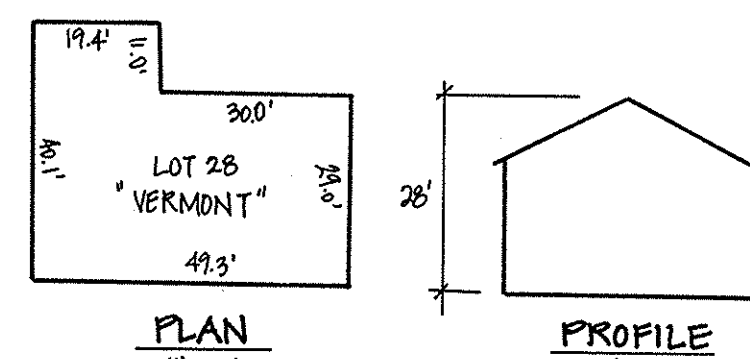


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-461-5895

F.C.C.305385PLDWG

LANDSCAPE LEGEND

SYMBOL	TYPE	SIZE	NUMBER
⊕	QLEDITISIA TRIACANTHOS INERMIS SHADEMASTER 'SHADEMASTER' THORNLESS HONEYLOCUST	2 1/2" - 3"	5
⊕	PINUS STROBUS - EASTERN WHITE PINE	6" - 8"	7



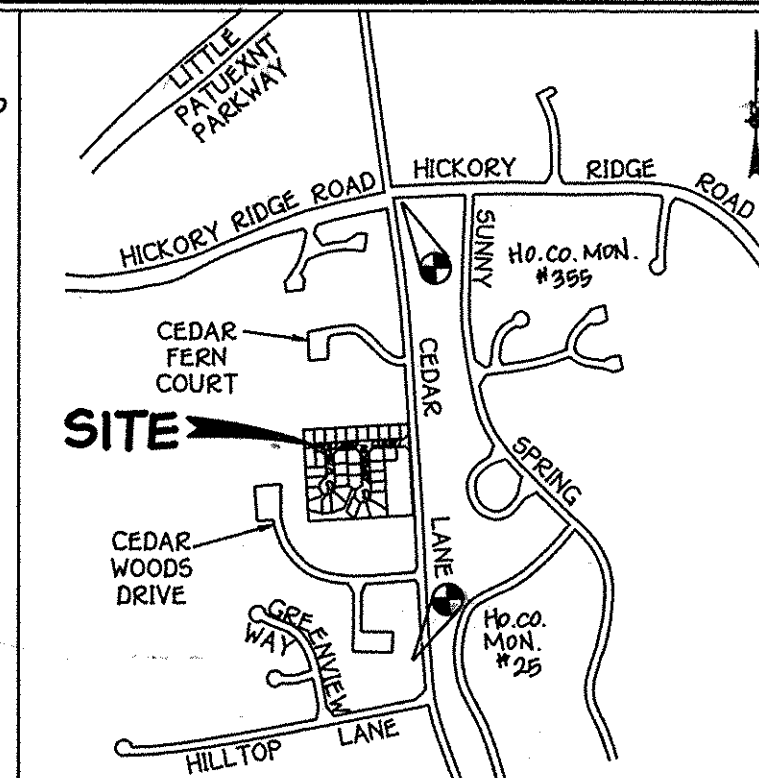
All landscape surties will be posted with the grading permit applications (see note #12).

LANDSCAPE COMMITMENT PER LOT

LOT	NUMBER OF TREES	SURTY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

LANDSCAPE SCHEDULE

NUMBER	CATEGORY	ADJACENT TO ROADWAYS
	LANDSCAPE TYPE	B
	LINEAR FEET	264
	NUMBER PLANTS REQUIRED	
	SHADE TREES 1:50	5
	EVERGREEN TREES 1:40	7
	NUMBER PLANTS PROVIDED	
	SHADE TREES	5
	EVERGREEN TREES	7
	COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR BERMS.	



GENERAL NOTES

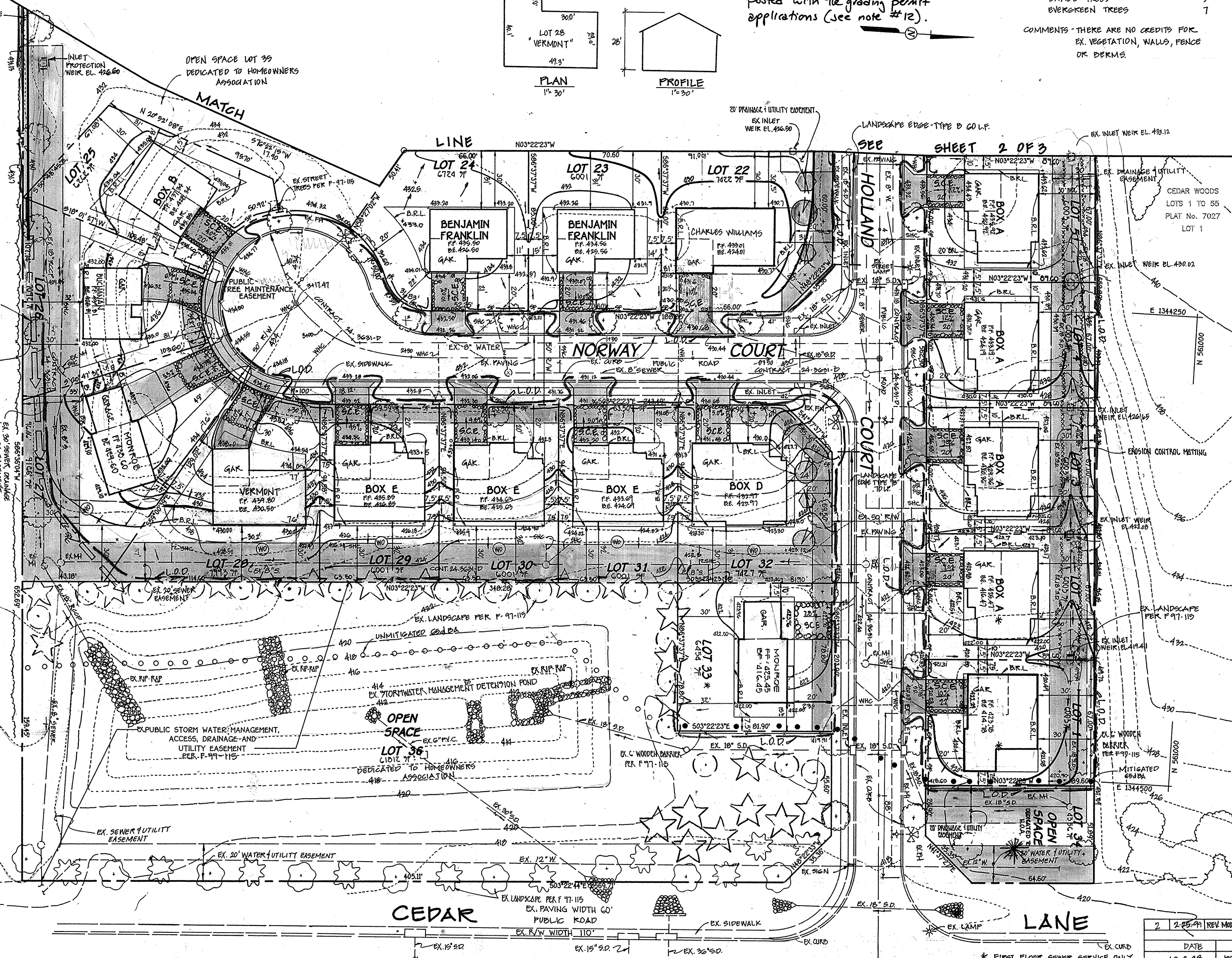
1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 319-1000 AT LEAST (9) HOURS WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY THIS UTILITY AT 1:00-PM AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO D.P.Z. HOWARD COUNTY PLANS: 8-90-14 AND 8-90-23, AND 8-90-115.
4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1992.
5. TOPOGRAPHY SHOWN HEREON IS FINAL ROAD CONSTRUCTION DRAWINGS P-77-115.
6. COUNTY GEODETIC CONTROL STATION: HO. CO. MON. 25 N 170401.9720 BLVD. 411.00 E 411569.1074 BLVD. 402.34 H. CO. MON. 25S E 401821.0521 BLVD. 402.34
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR HOUSE DESIGN AND NOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SITE ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS P-77-115 AND OR APPROVED WATER AND SEWER PLANS CONTRACT NO.
9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION EXISTENCE AT EXISTENCE LIND PRIOR TO CONSTRUCTION.
10. STORMWATER MANAGEMENT REGULATIONS ARE FULFILLED UNDER P-77-115.
11. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 0.540
 - B. AREA OF PLAN SUBMISSION: 0.540
 - C. LIMIT OF DISTURBANCE AREA: 0.532
 - D. PRESENT ZONING: R5C
 - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
 - F. TOTAL NUMBER OF UNITS ALLOWED: 34.15
 - G. TOTAL NUMBER OF UNITS PROPOSED: 33
 - H. NUMBER OF PARKING SPACES REQUIRED: 66
 - I. NUMBER OF PARKING SPACES PROVIDED: 66
 - J. OPEN SPACE REQUIREMENTS ARE REQUIRED BY P-77-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE P-77-115.
 - L. BUILDING COVERAGE OF SITE: N/A.
12. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN FORWARDED AS PART OF THE GRADING PERMIT. SEE QUART FOR PER LOT FINANCIAL SURETY.
13. CONTRACTOR WILL USE HOWARD COUNTY STANDARD DETAIL R-609 FOR ALL RESIDENTIAL DRIVEWAY ENTRANCES.
14. PORCHES AND DECK MAY PROJECT NOT MORE THAN 10 FEET INTO THE REQUIRED FRONT AND REAR SETBACK AREAS. BAT WINDOWS, CHIMNEYS AND AIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT UP TO 4 FEET INTO ANY REQUIRED SETBACK AREA.
15. PERIMETER LANDSCAPING IS PROVIDED FOR 38' P-77-115.
16. THE DOTTED LINE FACILITY IS TO BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
17. THE OWNER / DEVELOPER IS ALERT! HOMES WHO IS RESPONSIBLE FOR THE POND & ROAD AS BUILTS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 3	PLAN VIEW
2 OF 3	PLAN VIEW
3 OF 3	NOTES & DETAILS

REVISIONS

DATE	DESCRIPTION
10-2-95	REVISE HOUSE ON LOT 1 & LOT 2.



ENGINEER'S CERTIFICATE
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.
Charles Sumner 4/2/98
Signature of Engineer (Print name below signature) Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Altierra Homes 4/2/98
Signature of Developer (Print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Charles Sumner 7/16/98
U.S.D.A. - Natural Resources Conservation Service
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Hentz 7/16/98
Howard SCD

OWNER
ALTIERIA HOMES
907 RED BRANCH ROAD SUITE 201
COLUMBIA, MD 21045
(410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David Smith 7/24/98
Director, Department of Planning and Zoning
Charles Sumner 7/23/98
Chief, Division of Land Development
Charles Sumner 7/22/98
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES	1-36	1-36

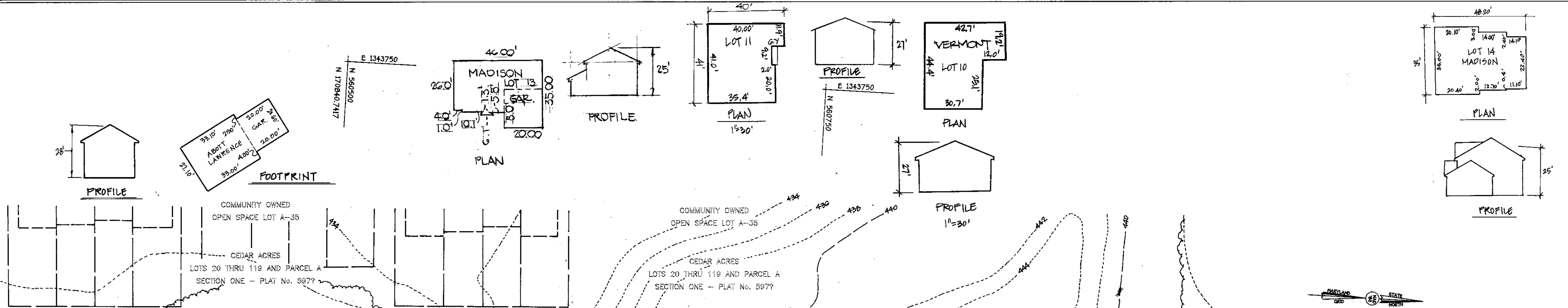
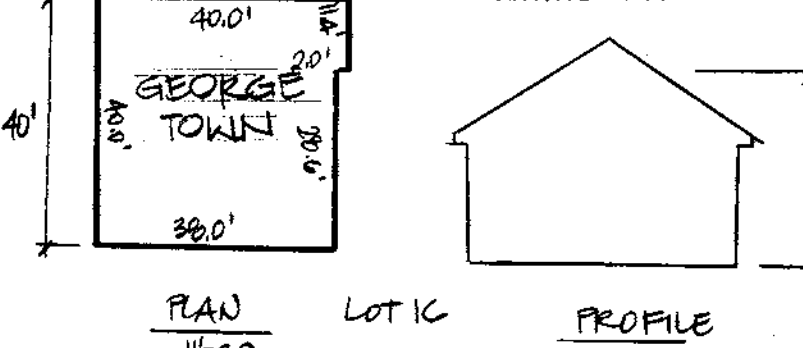
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13042	11	R5C	35	FIFTH	6056

WATER CODE: E-26 SEWER CODE: 5926500

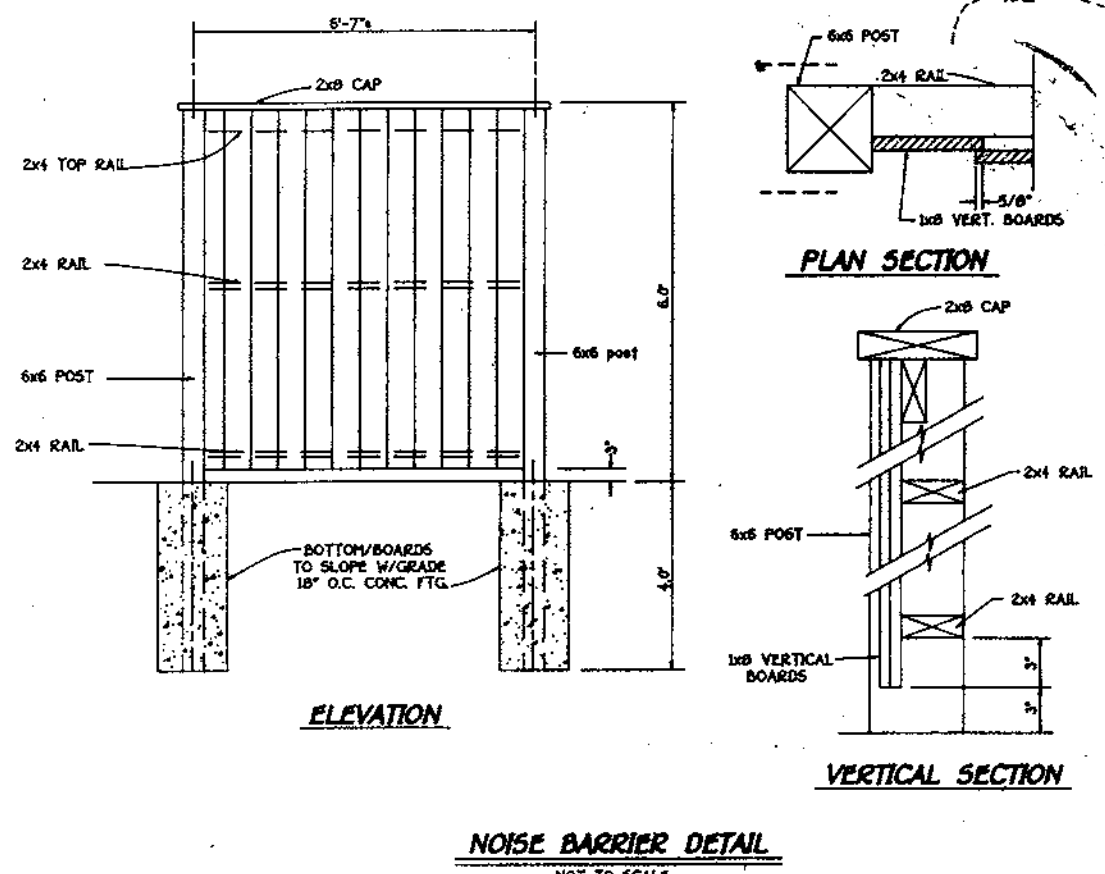
SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES
LOTS 1-36
ZONED: R5C
TAX MAP No: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: MARCH 1, 1998
SHEET 1 OF 3

LOT INFORMATION				
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	LOT SIZE
1	6004 HOLLAND COURT	*419.5	414.51	6003 SQ. FT.
2	6008 HOLLAND COURT	*419.0	414.19	6003 SQ. FT.
3	6012 HOLLAND COURT	420.2	415.46	6003 SQ. FT.
4	6016 HOLLAND COURT	423.7	418.97	6003 SQ. FT.
5	6020 HOLLAND COURT	426.0	421.01	6003 SQ. FT.
6	6024 HOLLAND COURT	428.0	423.21	6003 SQ. FT.
7	6028 HOLLAND COURT	430.0	425.09	6003 SQ. FT.
8	6032 HOLLAND COURT	430.8	426.07	6003 SQ. FT.
9	6036 HOLLAND COURT	431.2	426.27	7446 SQ. FT.
10	6035 HOLLAND COURT	431.1	426.19	7534 SQ. FT.
11	6031 HOLLAND COURT	430.7	425.93	6494 SQ. FT.
12	5904 OSLO COURT	431.5	426.39	7731 SQ. FT.
13	5908 OSLO COURT	432.2	427.03	6024 SQ. FT.
14	5912 OSLO COURT	434.5	429.73	6018 SQ. FT.
15	5916 OSLO COURT	434.9	429.55	7860 SQ. FT.
16	5920 OSLO COURT	434.7	429.55	6245 SQ. FT.
17	5917 OSLO COURT	434.1	428.97	8079 SQ. FT.
18	5913 OSLO COURT	432.4	427.49	7028 SQ. FT.
19	5909 OSLO COURT	431.2	426.43	6001 SQ. FT.
20	5905 OSLO COURT	430.9	426.13	6001 SQ. FT.
21	5901 OSLO COURT	430.5	425.73	6912 SQ. FT.
22	5900 NORWAY COURT	423.9	419.13	7422 SQ. FT.
23	5904 NORWAY COURT	424.8	419.96	6001 SQ. FT.
24	5908 NORWAY COURT	425.2	420.35	6724 SQ. FT.
25	5916 NORWAY COURT	427.9	423.24	6266 SQ. FT.
26	5920 NORWAY COURT	426.2	421.76	7092 SQ. FT.
27	5921 NORWAY COURT	425.5	421.01	9166 SQ. FT.
28	5917 NORWAY COURT	423.3	418.70	7993 SQ. FT.
29	5913 NORWAY COURT	421.8	417.20	6001 SQ. FT.
30	5909 NORWAY COURT	417.5	412.84	6001 SQ. FT.
31	5905 NORWAY COURT	417.5	412.88	6001 SQ. FT.
32	5901 NORWAY COURT	417.8	413.08	7427 SQ. FT.
33	6005 HOLLAND COURT	*417.8	413.11	6454 SQ. FT.

* DENOTES FIRST FLOOR SERVICE ONLY



Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
SF - SF	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
---	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
⊕	Existing Street Tree



NOISE BARRIER DETAIL NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21112
 410-461-2855

ENGINEER'S CERTIFICATE
 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 of Engineer (Print name below signature) Chad Date 4/6/98

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) _____ Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Howard SCD _____ Date 7/16/98

OWNER/DEVELOPER
 ALTIERI HOMES
 7017 REP BRANCH ROAD SUITE 201
 COLUMBIA, MD. 21046
 (410) 710-4500

DATE	REVISIONS	DESCRIPTION
5-21-99	REV. MOD. TO	ON LOTS 10 & 21
6-30-99	REV. MOD. TO	ON LOTS 6, 11, 16, 18 & 20
1-26-99	REV. MOD.	ON LOT 19 & 22
1-23-99	REV. MOD.	ON LOTS 7, 14 & 17
10-2-98	REVISE HOUSE ON	LOT 9
10-16-98	REVISE HOUSE ON	LOT 15

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division

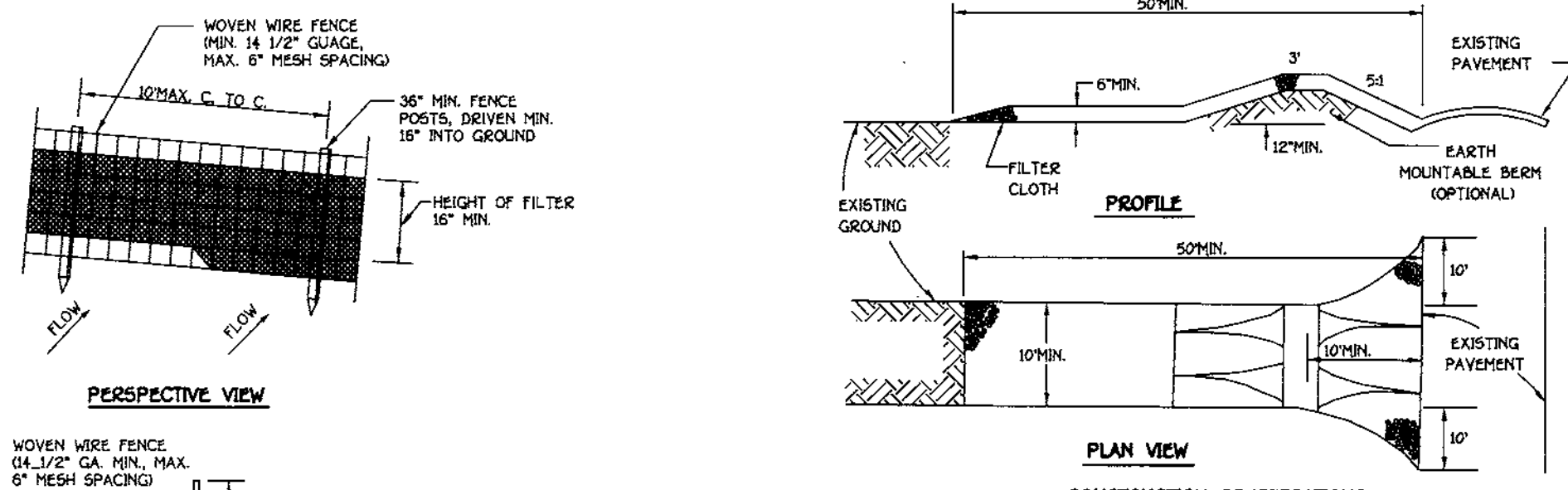
DATE: 7/24/98
 DATE: 7/23/98
 DATE: 7/22/98

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES	35	1-36

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13048	11	RSC	35	5th	6056

WATER CODE: E-28 SEWER CODE: 5326500

SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES
 LOTS 1-36
 ZONED: RSC
 TAX MAP NO: 35 PARCEL: 38
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: MARCH 1, 1998
 SHEET 2 OF 3



STABILIZED CONSTRUCTION ENTRANCE - 2
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR INVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

DEFINITION
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES
This specification shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding and Permanent Seeding are: ditches, ditches, cut and fill slopes and other areas at first grade, former stockpiles and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff. Infiltration, transpiration, interception, percolation, and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SEEDING METHODS
Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

A. Site Preparation
1. Install erosion and sediment control structures either temporary or permanent such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Name may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
3. Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 90% will pass through a #100 mesh sieve and 95-100% will pass through a #20 mesh sieve.
4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

C. Seeded Preparation
1. Temporary Seeding
a. Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rollers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
b. Apply fertilizer and lime as prescribed on the plans.
c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
2. Permanent Seeding
a. Minimum soil conditions required for permanent vegetative establishment:
1. Soil pH shall be between 6.0 and 7.0.
2. Soils shall be less than 200 parts per million (ppm) of heavy metals.
3. The soil shall contain less than 40% clay, but enough fine grained material (30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loesslike or siltlike deposits are to be planted, then a sandy soil (30% silt plus clay) would be acceptable.
4. Soil shall contain 1.0% minimum organic matter by weight.
5. Soil must contain sufficient pore space to permit adequate root penetration.
6. If these conditions cannot be met by soil on site, sodding topsoil is required.
b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
c. Apply soil amendments as per soil test or as included on the plans.
d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be rolled to smooth the surface, remove large objects like stones and branches, and reduce the area for seed and application. These site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (greater than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-2" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS:** STEEL EITHER 1" OR 1 1/2" DIA. TYPE OR 2" HARDWOOD
- FENCE:** WOVEN WIRE, 14 GA. 6" MAX. MESH SPACING
- FILTER CLOTH:** FILTER X, HEAVY 100% STABILIZED POLYPROPYLENE 74 IN. OR APPROVED EQUAL.
- PREFABRICATED UNIT:** GEOTAF ENVIRONMENTAL, OR APPROVED EQUAL.

SILT FENCE
NOT TO SCALE

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDING PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:
APPLY TWO TONS PER ACRE DOLOMITE LIMESTONE (90 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (6 LBS./1000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 40 LBS. PER ACRE 30-0-0 UREA/FORM FERTILIZER (5 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE 0.5 LBS./1000 SQ.FT.) OF 10-20-20 FERTILIZER.

SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE, FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 29, PROJECT SITE BY OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION (2) - USE 500, OPTION (3) SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.

MULCHING:
APPLY 1 TO 2 TONS PER ACRE (10 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALLONS/SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER USE 340 GALLONS PER ACRE (18 GALLONS/SQ.FT.) FOR ANCHORING.

MAINTENANCE:
INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

* FOR PUBLIC PONDS SUBSTITUTE CHECKING CROWMETCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

PERMANENT SEEDING NOTES

SEDIMENT CONTROL NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS:
APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (4 LBS./1000 SQ.FT.)

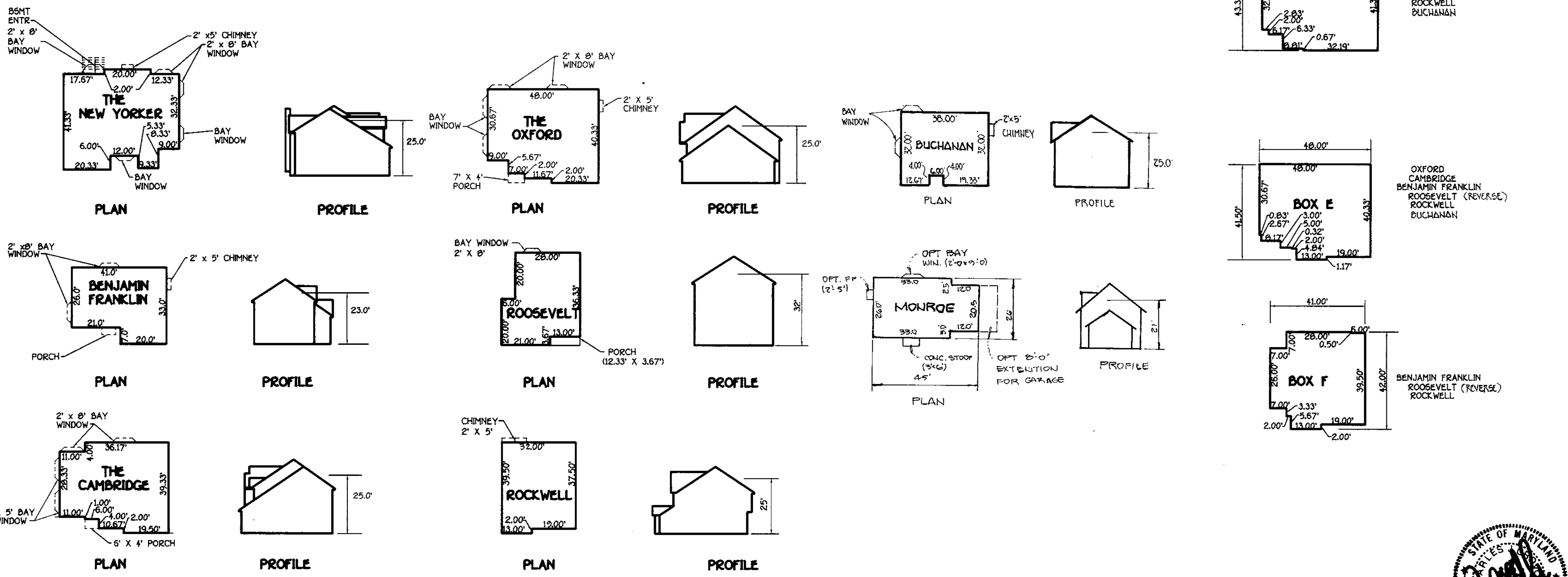
SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 15 THRU FEBRUARY 29, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500.

MULCHING:
APPLY 17 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 250 GALLONS PER ACRE (15 GALLONS/SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 6 FEET OR HIGHER USE 340 GALLONS PER ACRE (18 GALLONS/SQ.FT.) FOR ANCHORING.

REFER TO THE 1998 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TEMPORARY SEEDING NOTES

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION



ENGINEER'S CERTIFICATE
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.
Chubb
Signature of Engineer (Print name below signature) Date: 1/2/98

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
[Signature]
Signature of Developer (Print name below signature) Date:

Reviewed for HOWARD SCD and meets Technical Requirements.
[Signature]
U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
Howard SCD

OWNER
ALTIERI HOMES
9017 RED BRANCH ROAD SUITE 201
COLUMBIA, MD. 21045
410-715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING

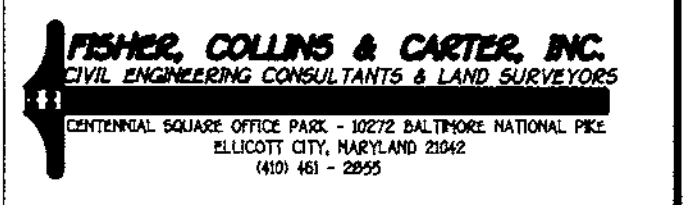
<i>[Signature]</i> Chief, Division of Land Development	7/22/98 Date
<i>[Signature]</i> Chief, Development & Planning Division	7/22/98 Date
<i>[Signature]</i> Director	7/22/98 Date

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES		1-36
FLAT NO.	BLOCK NO.	ZONE
130-40	II	RSC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
35	FIFTH	6056
WATER CODE	SEWER CODE	
E-28		5326500

NOTES & DETAILS

CEDAR ACRES
LOTS 1-36

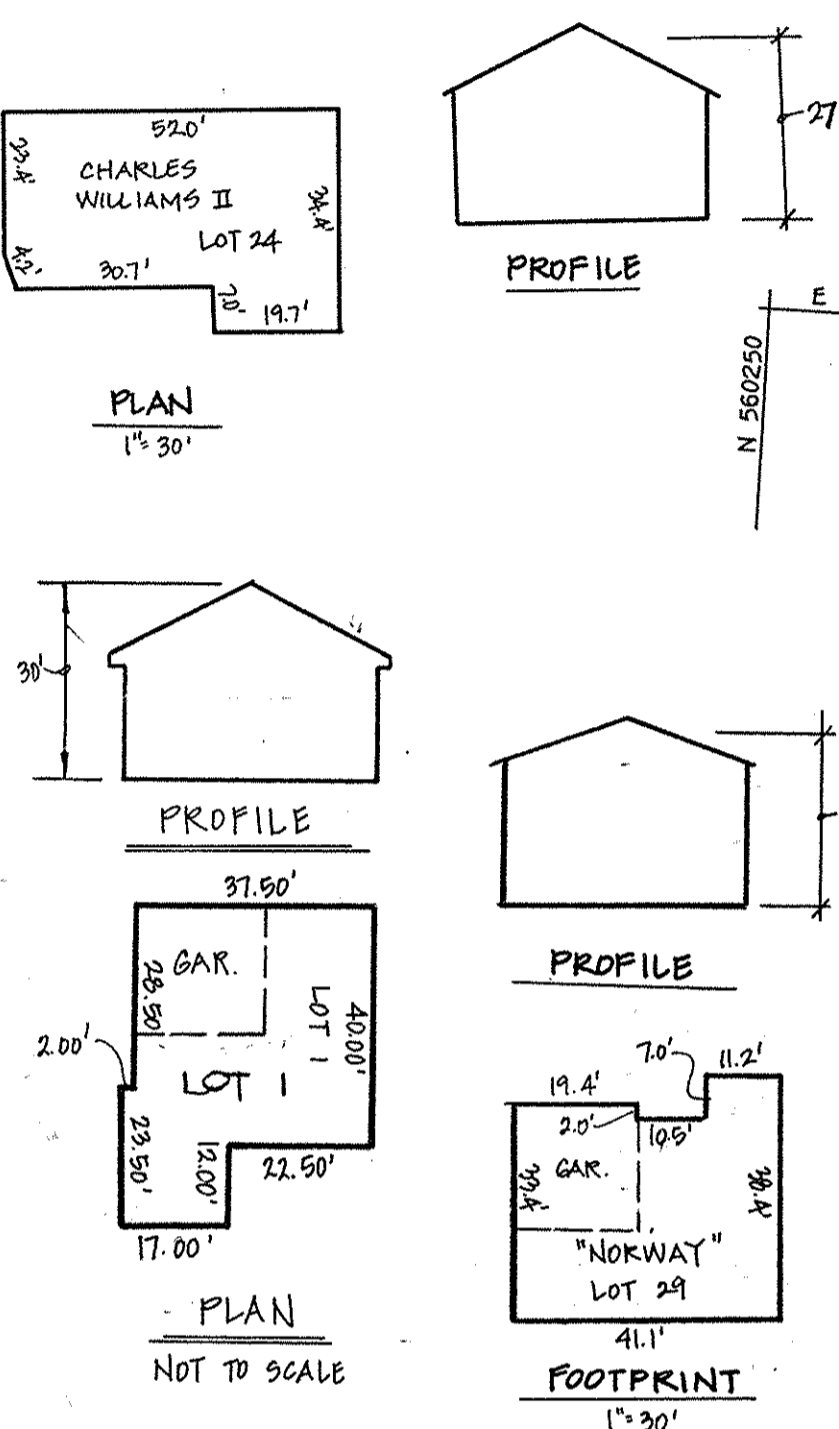
ZONED: RSC
TAX MAP NO: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1997
SHEET 3 OF 3 9DP 98-121



SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2 DAYS)
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUB-BASE (3 DAYS)
4. INSTALL TEMPORARY SEEDING (1 DAY)
5. CONSTRUCT BUILDINGS (90 DAYS PER BUILDING)
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (2 DAYS)
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

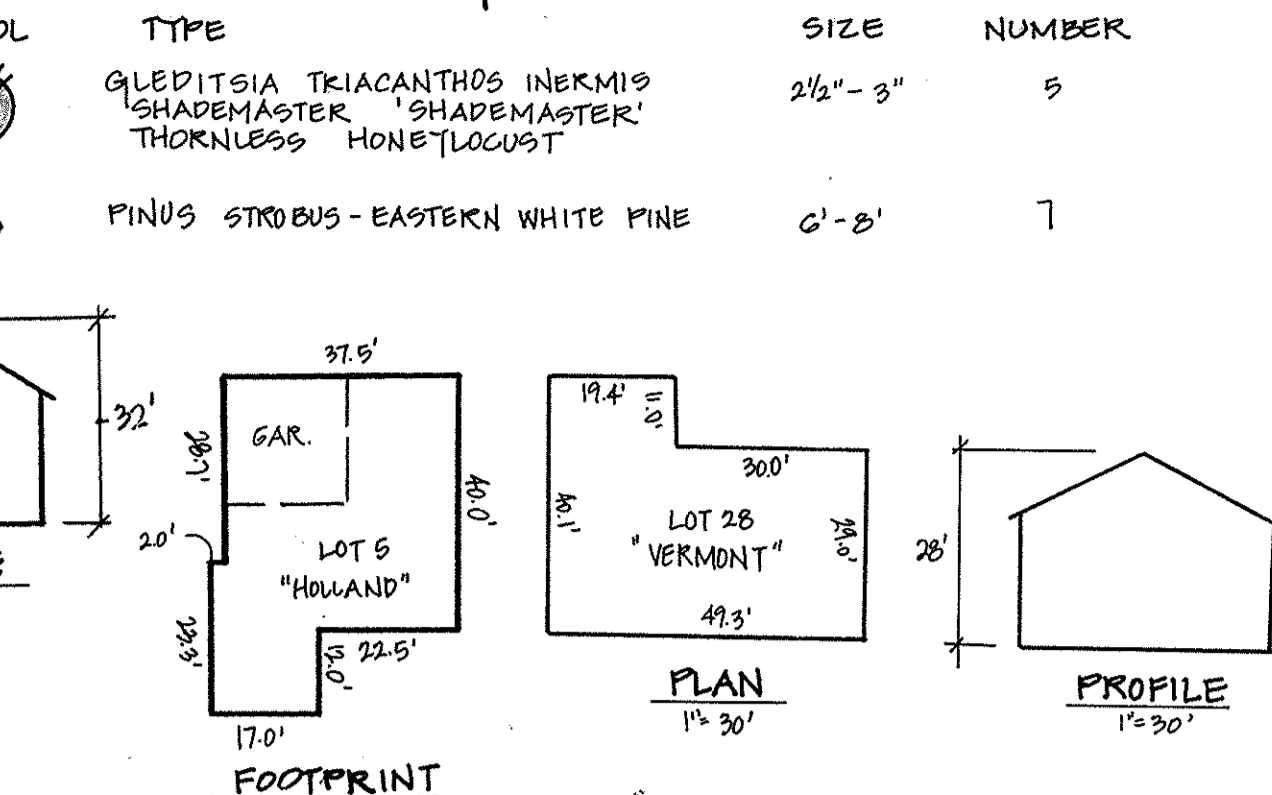
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 Sq.Ft.	695 Sq. Ft.	7,165 Sq. Ft.	7,205 Sq. Ft.



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
-SF -SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊙	PROPOSED WALKOUT
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE

LANDSCAPE LEGEND



LANDSCAPE COMMITMENT PER LOT

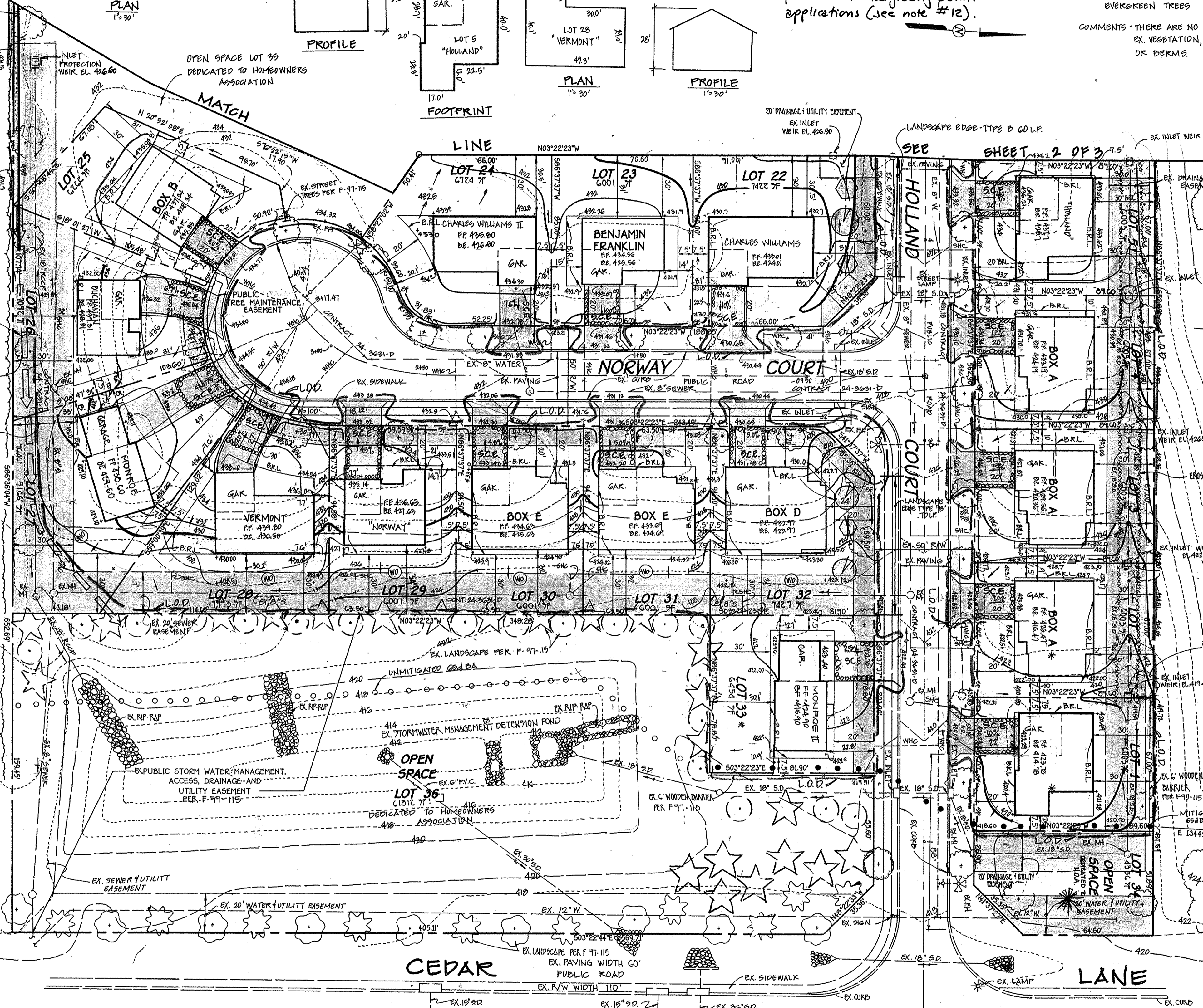
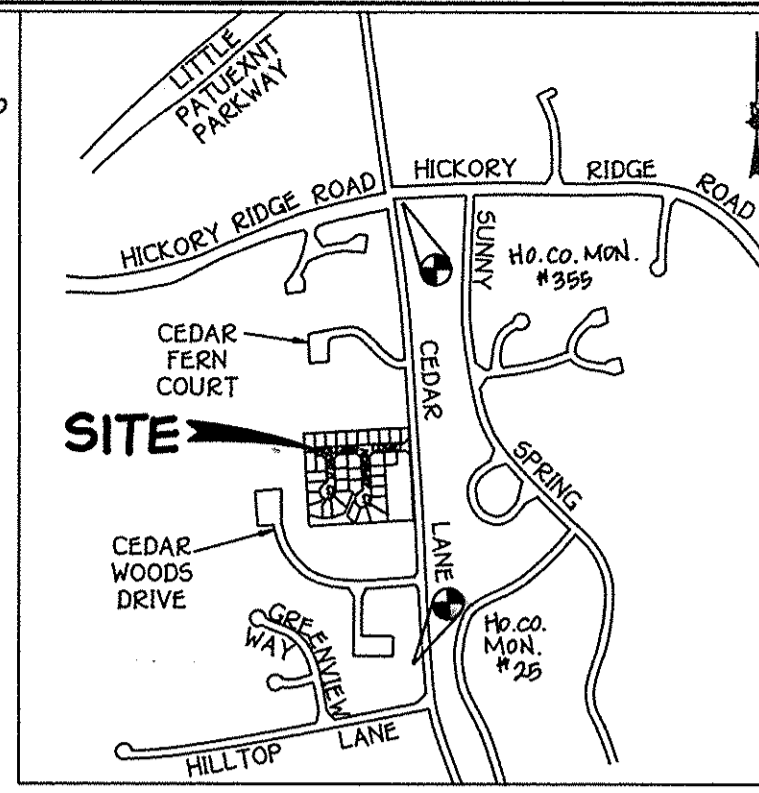
LOT	NUMBER OF TREES	SURETY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

All landscape sureties will be posted with the grading permit applications (see note #12).

LANDSCAPE SCHEDULE

NUMBER	CATEGORY	ADJACENT TO ROADWAYS
204	LANDSCAPE TYPE	B
7	LINEAR FEET	204
9	NUMBER PLANTS REQUIRED	9
7	SHADE TREES 1:50	7
7	EVERGREEN TREES 1:40	7
9	NUMBER PLANTS PROVIDED	9
7	SHADE TREES	7
7	EVERGREEN TREES	7

COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR BERMS.



GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 319-1800 AT LEAST (9) HOURS BEFORE THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-391-7771 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO D.P.E. HOWARD COUNTY PLATS: 0-90-14 AND P-90-22, AND P-77-115.
4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1992.
5. PROGRAMS SHOWN HEREON IS FINAL ROAD CONSTRUCTION DRAWINGS P-77-115.
6. COUNTY GEODETIC CONTROL MARKS: 10-036-10-00 MON. 22 N 174.61 S72.0 W ELEV. 411.00 10-000 MON. 22 S 49.66 W ELEV. 450.34 10-000 MON. 22 S 171.94 S18.7 ELEV. 450.34 8-00001 MON. 22 S 49.66 W ELEV. 450.34
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SITE ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS P-77-115 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 9.
9. CONTRACTOR WILL CHECK SEWER HOSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
10. STORM WATER MANAGEMENT REGULATIONS ARE FULFILLED UNDER P-77-115.
11. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 8,940
 - B. AREA OF PLAT SUBMISSION: 8,940
 - C. LIMIT OF DISTURBED AREA: 6,692
 - D. PRESENT ZONING: R-5C
 - E. PROPOSED USE FOR SITES AND STRUCTURES: SINGLE FAMILY DETACHED
 - F. TOTAL NUMBER OF UNITS ALLOWED: 34 IG
 - G. TOTAL NUMBER OF UNITS PROPOSED: 33
 - H. NUMBER OF PACHING SPACES REQUIRED: 60 (3 SPACES PER DWELLING UNIT)
 - I. NUMBER OF PARKING SPACES PROVIDED: 60
 - J. OPEN SPACE REQUIREMENTS ARE REQUIRED BY P-77-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE P-77-115.
 - L. BUILDING COVERAGE OF SITE: N/A.
12. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 15.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT. SEE QUARTER FOR LOT FINANCIAL SURETY.
13. CONTRACTOR WILL USE HOWARD COUNTY STANDARD DETAIL R-609 FOR ALL RESIDENTIAL PERIMETER ENTRANCES.
14. PERCHES AND DECK MAY PROJECT NOT MORE THAN 10 FEET INTO THE REQUIRED FRONT AND REAR SETBACK AREAS. BAY WINDOWS, CHIMNEYS AND ARCADES NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT UP TO 4 FEET INTO ANY REQUIRED SETBACK AREA.
15. PERIMETER LANDSCAPING IS PROVIDED FOR P-77-115.
16. THE BEST MANAGEMENT PRACTICE IS TO BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
17. THE OWNER / DEVELOPER IS ACTIVE! HOME WHO IS RESPONSIBLE FOR THE FUND 4 ROAD AS BUILTS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 3	PLAN VIEW
2 OF 3	PLAN VIEW
3 OF 3	NOTES & DETAILS

5-3-99 REV. MOD. 400' ON LOT 24
2-2-99 REV. MOD. 400' ON LOT 28
10-2-98 REV. MOD. 400' ON LOTS 5 & 29

ENGINEER'S CERTIFICATE

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.

Chell
Signature of Engineer (Print name below signature) **Chell**
Date **4/2/98**

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

[Signature]
Signature of Developer (Print name below signature) _____
Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.

Cheryl Sumner
U.S.D.A. - Natural Resources Conservation Service
Date **2/16/98**

This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

[Signature]
Date **2/16/98**

OWNER

ALTIERI HOMES
907 RED BRANCH ROAD SUITE 201
COLUMBIA, MD 21045
(410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
Director, Department of Planning and Zoning
Date **7/24/98**

[Signature]
Chief, Division of Land Development
Date **7/23/98**

[Signature]
Chief, Development Engineering Division
Date **7/22/98**

SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.	LOT NO.
CEDAR ACRES	13048	RSC	35	5	6056	1-36

SECTION/AREA
SEWER CODE
E-2B
5926500

SITE DEVELOPMENT PLAN (GENERIC)

CEDAR ACRES LOTS 1-36

ZONED: R5C
TAX MAP NO: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: MARCH 1, 1998

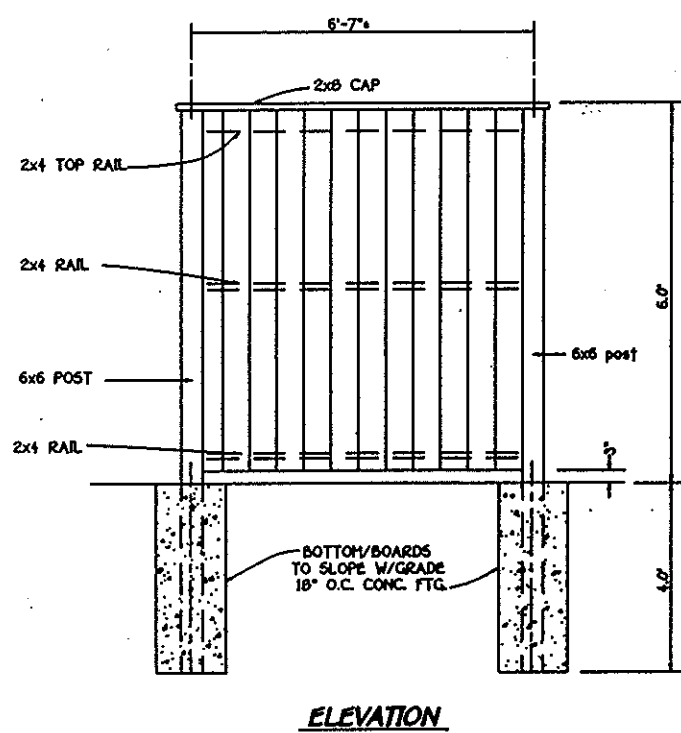
SHEET 1 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLE
ELKOTT CITY, MARYLAND 21042
410-481-3299

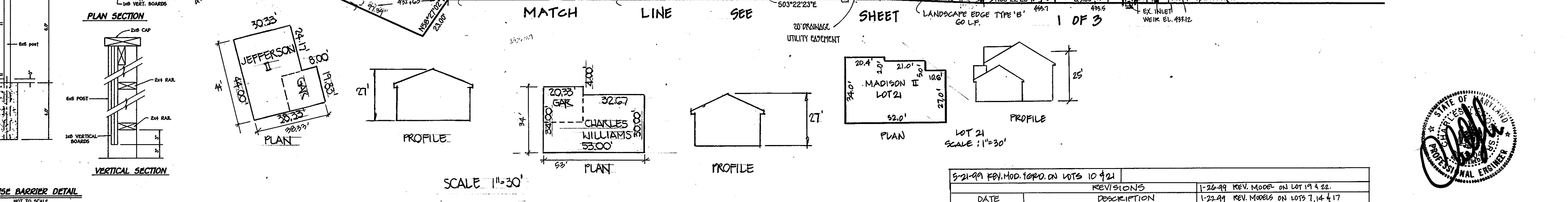
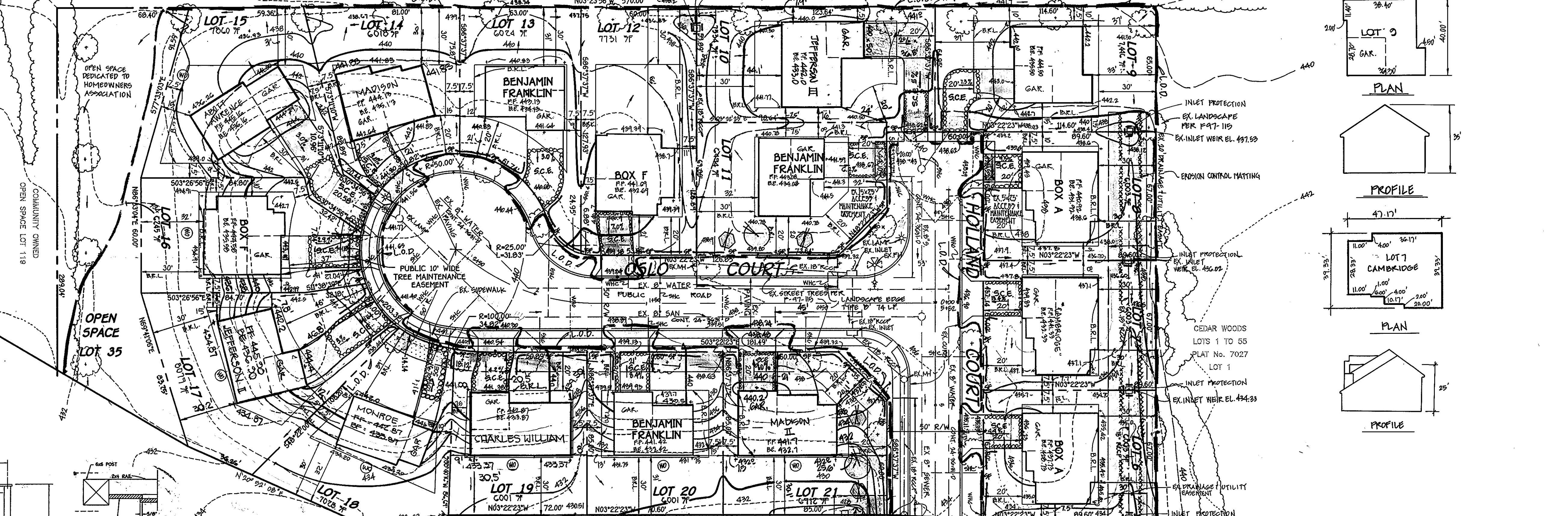
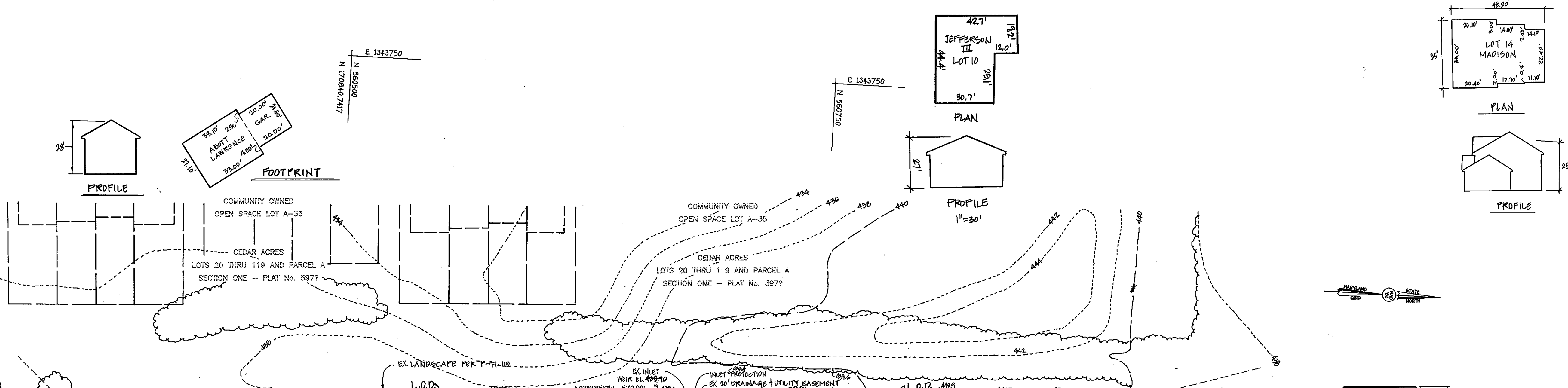
LOT INFORMATION				
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	LOT SIZE
1	6004 HOLLAND COURT	*419.5	414.51	6003 SQ. FT.
2	6008 HOLLAND COURT	*419.0	414.15	6003 SQ. FT.
3	6012 HOLLAND COURT	420.2	415.46	6003 SQ. FT.
4	6016 HOLLAND COURT	423.7	418.97	6003 SQ. FT.
5	6020 HOLLAND COURT	426.0	421.01	6003 SQ. FT.
6	6024 HOLLAND COURT	428.0	423.21	6003 SQ. FT.
7	6028 HOLLAND COURT	430.0	425.09	6003 SQ. FT.
8	6032 HOLLAND COURT	430.6	426.07	6003 SQ. FT.
9	6036 HOLLAND COURT	431.2	426.27	7446 SQ. FT.
10	6035 HOLLAND COURT	431.1	426.19	7534 SQ. FT.
11	6031 HOLLAND COURT	430.7	425.93	6494 SQ. FT.
12	5904 OSLO COURT	431.5	426.39	7731 SQ. FT.
13	5908 OSLO COURT	432.2	427.03	6024 SQ. FT.
14	5912 OSLO COURT	434.5	429.73	6016 SQ. FT.
15	5916 OSLO COURT	434.9	429.55	7860 SQ. FT.
16	5920 OSLO COURT	434.7	429.55	6245 SQ. FT.
17	5917 OSLO COURT	434.1	428.97	8079 SQ. FT.
18	5913 OSLO COURT	432.4	427.49	7028 SQ. FT.
19	5909 OSLO COURT	431.2	426.43	6001 SQ. FT.
20	5905 OSLO COURT	430.9	426.13	6001 SQ. FT.
21	5901 OSLO COURT	430.5	425.73	6912 SQ. FT.
22	5900 NORWAY COURT	423.9	419.13	7422 SQ. FT.
23	5904 NORWAY COURT	424.8	419.96	6001 SQ. FT.
24	5908 NORWAY COURT	425.2	420.35	6724 SQ. FT.
25	5916 NORWAY COURT	427.9	423.24	6266 SQ. FT.
26	5920 NORWAY COURT	426.2	421.76	7092 SQ. FT.
27	5921 NORWAY COURT	425.5	421.01	9166 SQ. FT.
28	5917 NORWAY COURT	423.3	418.70	7993 SQ. FT.
29	5913 NORWAY COURT	421.8	417.20	6001 SQ. FT.
30	5909 NORWAY COURT	417.5	412.84	6001 SQ. FT.
31	5905 NORWAY COURT	417.5	412.80	6001 SQ. FT.
32	5901 NORWAY COURT	417.7	413.08	7427 SQ. FT.
33	6005 HOLLAND COURT	*417.8	413.11	6454 SQ. FT.

* DENOTES FIRST FLOOR SERVICE ONLY

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
• 624	Spot Elevation
-SF--SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
W	Proposed Walkout
---	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(S)	Existing Street Tree



NOISE BARRIER DETAIL
NOT TO SCALE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL Pkwy.
ELICOTT CITY, MARYLAND 21042
410-481-2855

ENGINEER'S CERTIFICATE
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.
Cheryl
Signature of Engineer (Print name below signature) **4/6/98**
Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Cheryl
Signature of Developer (Print name below signature) _____
Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.
Cheryl
Signature of Engineer (Print name below signature) **4/6/98**
Date

U.S.D.A. - Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. ...
Signature of District Engineer (Print name below signature) _____
Date _____

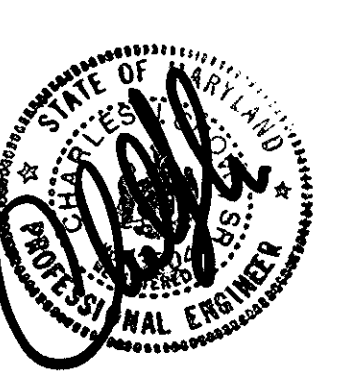
OWNER/DEVELOPER
ALTIERI HOMES
9017 REPUBLICAN ROAD SUITE 201
COLUMBIA, MD. 21046
(410) 715-4300

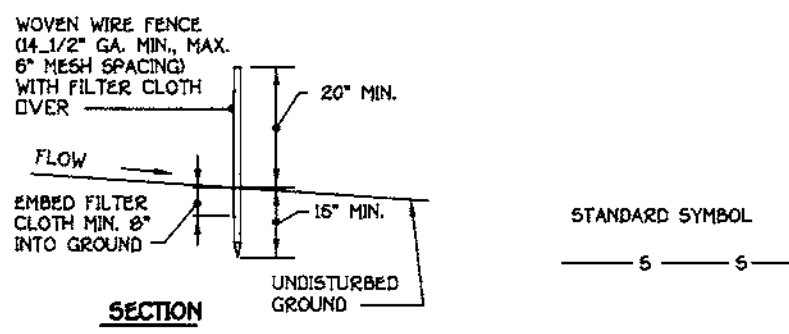
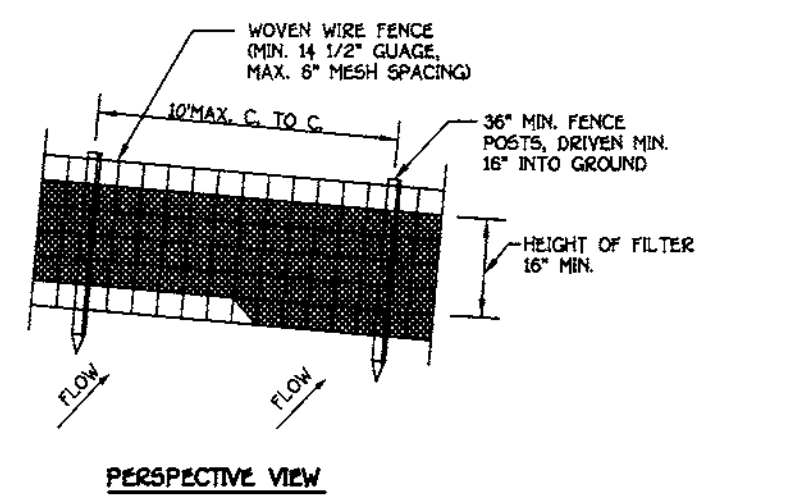
5-21-99 F&I MOD. 1090 ON LOTS 10 & 21		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION
10-2-98	REVISE HOUSE ON LOT 1 & LOT 9	1-26-99	REV. MODEL ON LOT 19 & 22
		1-23-99	REV. MODEL ON LOTS 7, 14 & 17
		10-16-98	REVISE HOUSE ON LOT 19

APPROVED: DEPARTMENT OF PLANNING AND ZONING
...
Signature of Department of Planning and Zoning
Chief, Division of Land Development
...
Signature of Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES		1-36
PLAT NO. 13048	BLOCK NO. II	ZONE R5C
TAX/ZONE 35	ELEC. DIST. 5th	CENSUS TR. 6056
WATER CODE E-28	SEWER CODE 5326500	

SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES LOTS 1-36
ZONED: R5C
TAX MAP No: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 1, 1998
SHEET 2 OF 3



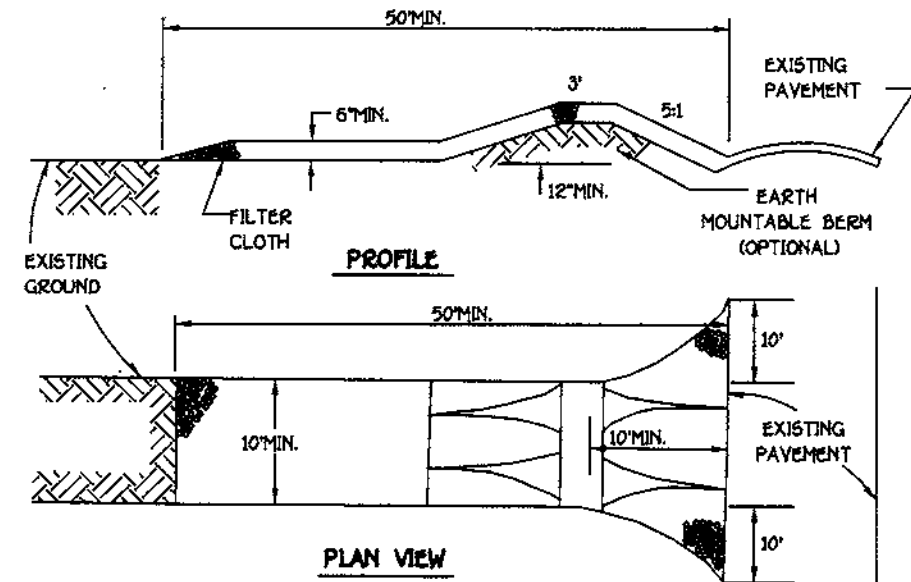


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OF STABLE TYPE OR 2" HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR INVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SIX (6) SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEANS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE - 2

NOT TO SCALE

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS: APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (94 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 38-0-0 UREAFORM FERTILIZER (91 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE (35 LBS./1,000 SQ.FT.) OF 10-20-20 FERTILIZER.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (23 LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (14 LBS./1,000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY OPTION (D) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (E) - USE 500 LBS. OF MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.

MULCHING: APPLY 1 TO 2 TONS PER ACRE (UP TO 90 LBS./1,000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALLONS/SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER USE 340 GALLONS PER ACRE (8 GALLONS/SQ.FT.) FOR ANCHORING.

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

* FOR PUBLIC PONDS SUBSTITUTE CHEMICAL CROWNWATCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AT THE SEEDING EQUIPMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

PERMANENT SEEDING NOTES

SEDIMENT CONTROL NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IS NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (94 LBS./1,000 SQ.FT.)

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./ACRE OF WEEPING LOVEGRASS (07 LBS./1,000 SQ.FT.) FOR THE PERIOD NOVEMBER IS THRU FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500.

MULCHING: APPLY 17 TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALLONS/SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALLONS/SQ.FT.) FOR ANCHORING.

REFER TO THE 1989 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TEMPORARY SEEDING NOTES

DEFINITION

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

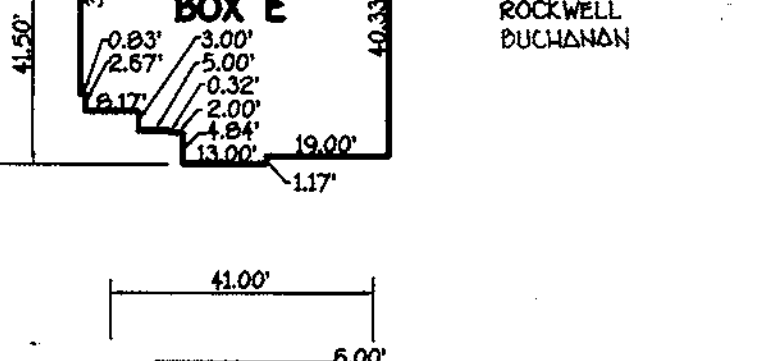
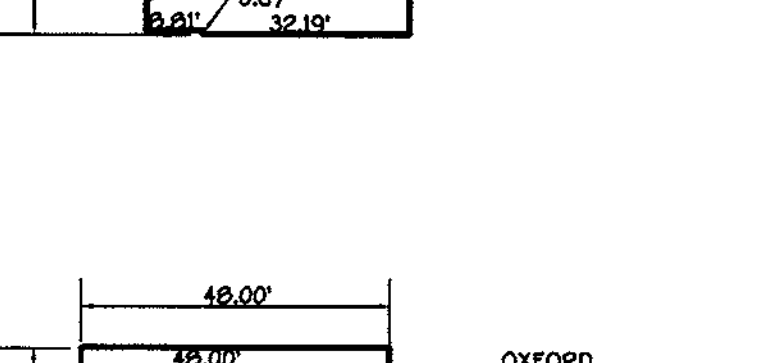
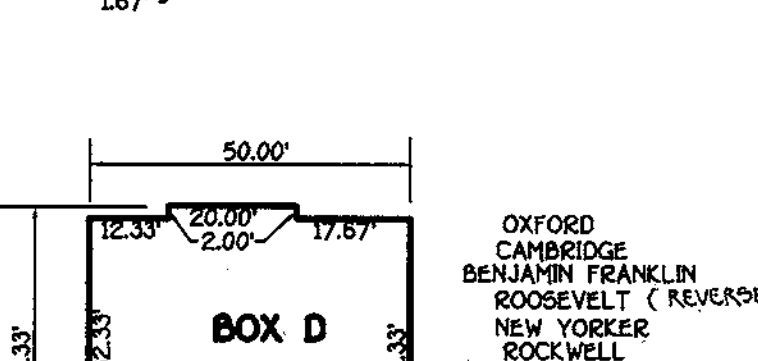
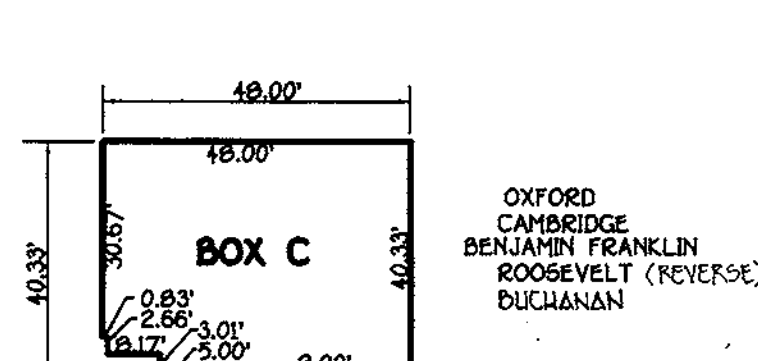
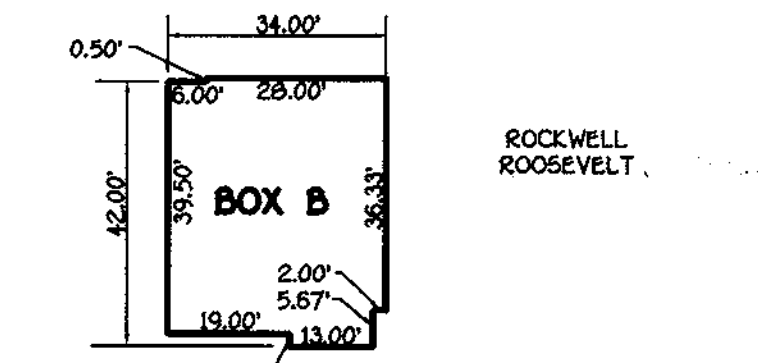
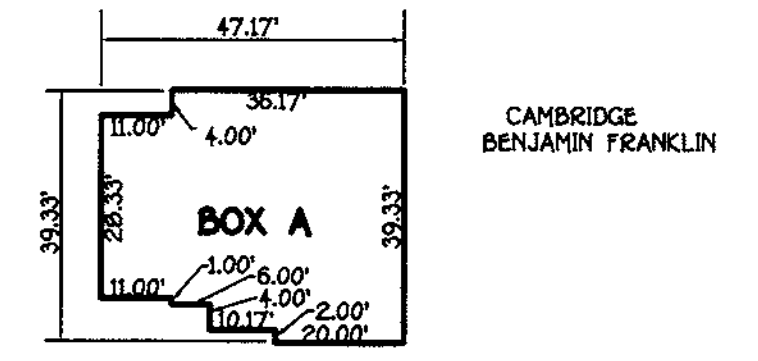
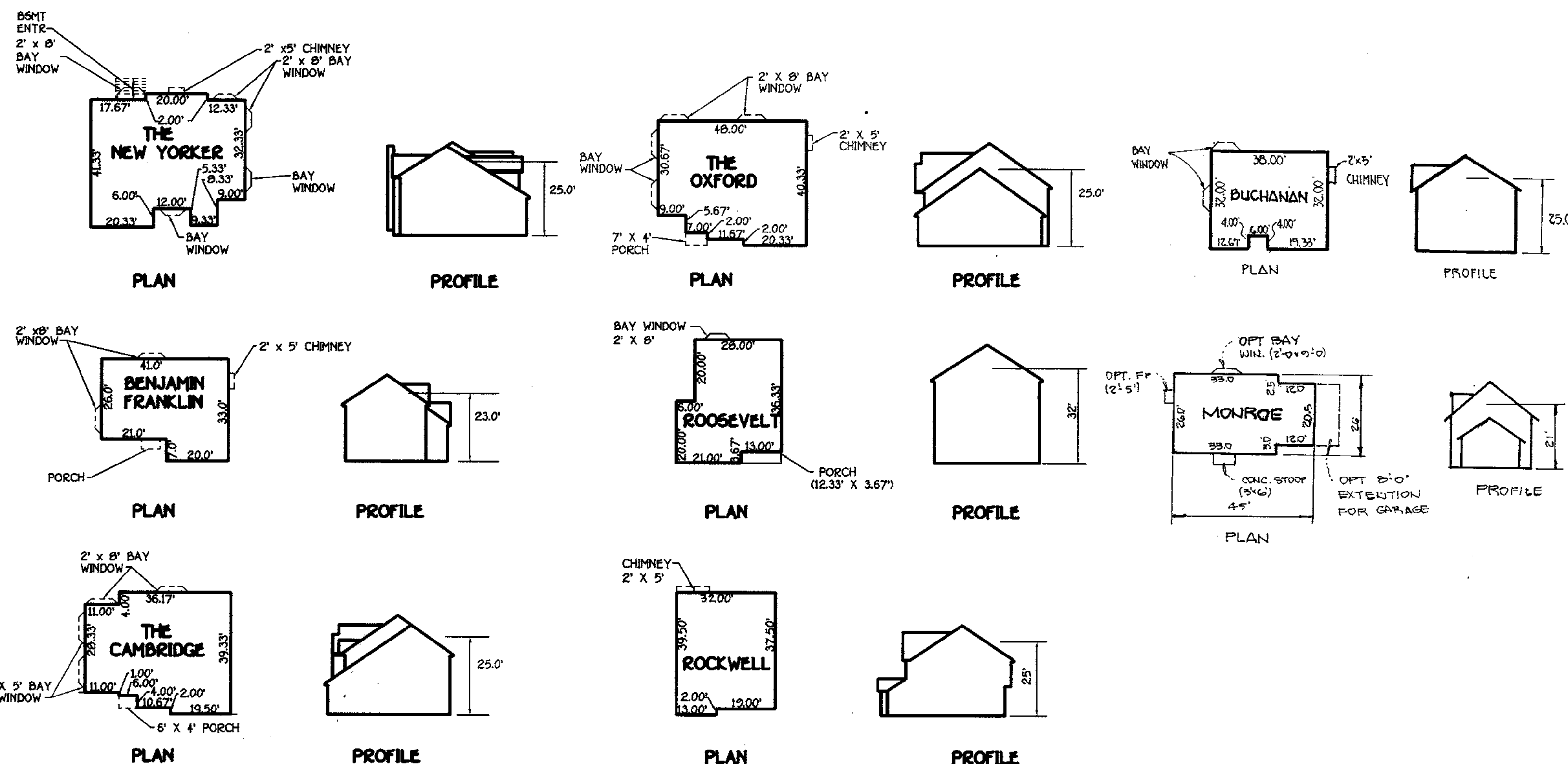
This practice shall be used on denuded areas as specified on these plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary soil stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas of final grade, former steep slopes and eroding areas, etc.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by transmitting these substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Install erosion and sediment control structures either temporary or permanent such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendments (Fertilizer and Lime Specifications)**
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Name may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone (hydrated) or burnt lime may be substituted which contains at least 50% total oxide (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #20 mesh sieve and 90-100% will pass through a #20 mesh sieve.
- Seeded Preparation**
 - Temporary Seeding**
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrow or chisel plow or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-5" of soil by diking or other suitable means.
 - Permanent Seeding**
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 500 parts per million (ppm) of soluble salts.
 - The soil shall contain less than 40% clay, but enough fine grained material (0.0025 mm plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loesslike or siltstone like soils are to be planted, then a sandy soil (50% silt plus clay) would be acceptable.
 - Soil shall contain 1% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Arable previously graded in accordance with the provisions of a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as included on the plans.
 - Mix soil amendments into the top 3-5" of topsoil by diking or other suitable means. Lawn areas should be raked smooth the surface, remove large objects like stones and branches, and level the area for seed and mulch. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Slope slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on non-eroded areas.

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1277 SALTREE NATIONAL PkE
ELICOTT CITY, MARYLAND 21042
410-861-2895

ENGINEER'S CERTIFICATE
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.
Cliff
Signature of Engineer (Print name below signature) Date 1/2/98

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
[Signature]
Signature of Developer (Print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements.
[Signature]
U.S.D.A.-Natural Resources Conservation Service
Date 7/16/98

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
Howard SCD Date 7/16/98

OWNER
ALTIERI HOMES
9017 RED BRANCH ROAD SUITE 201
COLUMBIA, MD 21045
410-715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
Chief, Division of Land Development Date 7/22/98
[Signature]
Chief, Development Engineering Division Date 7/22/98
[Signature]
Director Date 7/22/98

SUBDIVISION	SECTION/AREA	LOT NO.			
CEDAR ACRES	1-36				
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13048	11	RSC	35	F113	6056
WATER CODE	SEWER CODE				
	E-28				5326500

NOTES & DETAILS

CEDAR ACRES
LOTS 1-36

ZONE: RSC
TAX MAP NO: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1997

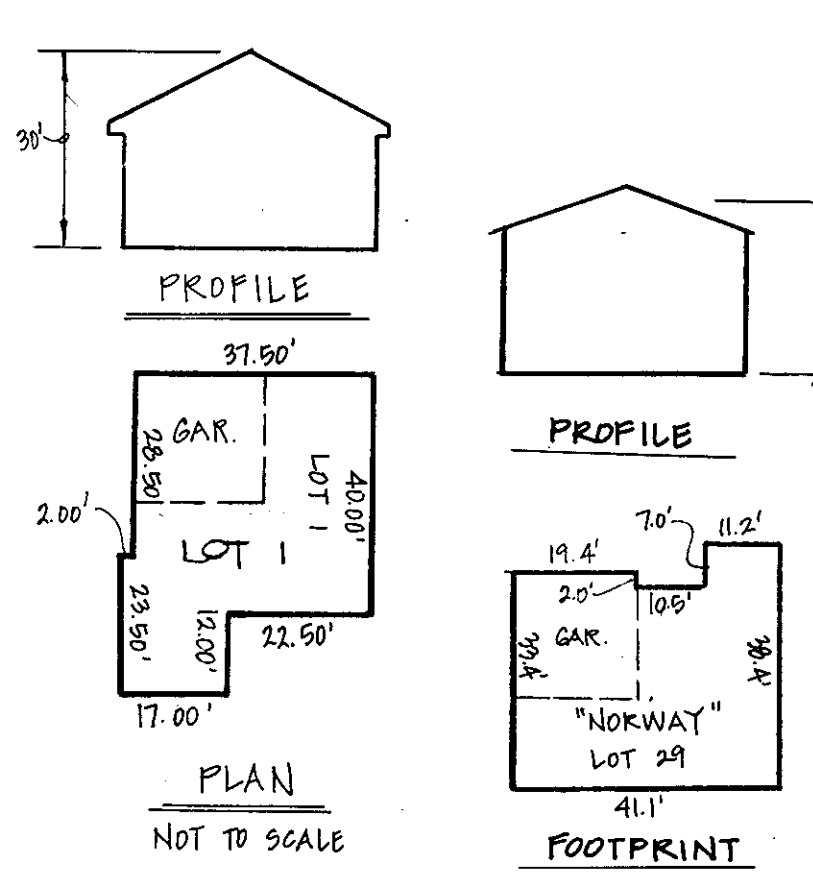
SHEET 3 OF 3



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2 DAYS)
- CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUB-BASE (2 DAYS)
- INSTALL TEMPORARY SEEDING (1 DAY)
- CONSTRUCT BUILDINGS (90 DAYS PER BUILDING)
- FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (2 DAYS)
- REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 SQ. FT.	695 SQ. FT.		7209 SQ. FT.



LEGEND

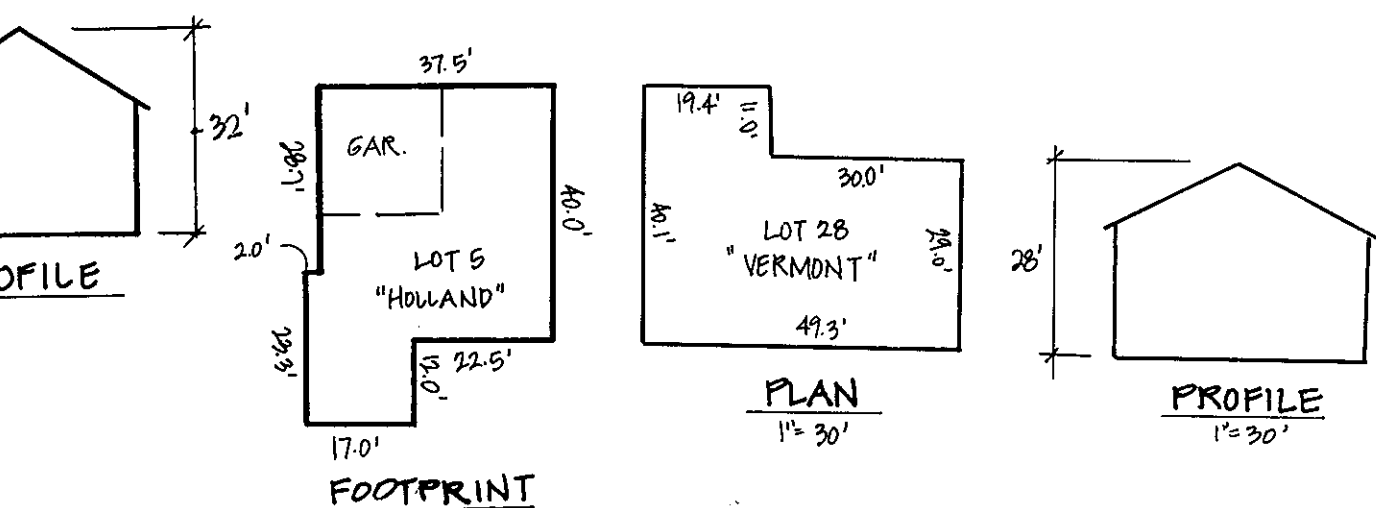
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
• 624	SPOT ELEVATION
-SF-5F-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊙	PROPOSED WALKOUT
X-X	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10270 BALTIMORE NATIONAL PkE
 ELKORT CITY, MARYLAND 21042
 410.461.2055

F.C.C.*305386PLDWG

LANDSCAPE LEGEND

SYMBOL	TYPE	SIZE	NUMBER
(Symbol)	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER 'SHADEMASTER' THORNLESS 'HONEYLOCUST'	2 1/2" - 3"	5
(Symbol)	PINUS STROBUS - EASTERN WHITE PINE	6' - 8'	7



LANDSCAPE COMMITMENT PER LOT

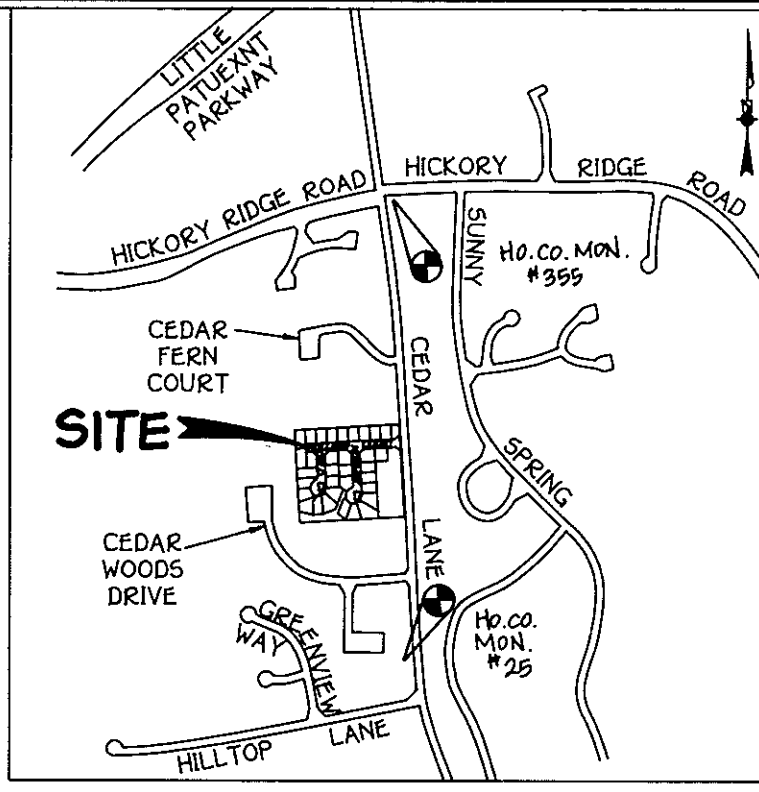
LOT	NUMBER OF TREES	SURETY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

All landscape sureties will be posted with the grading permit applications (see note #12).

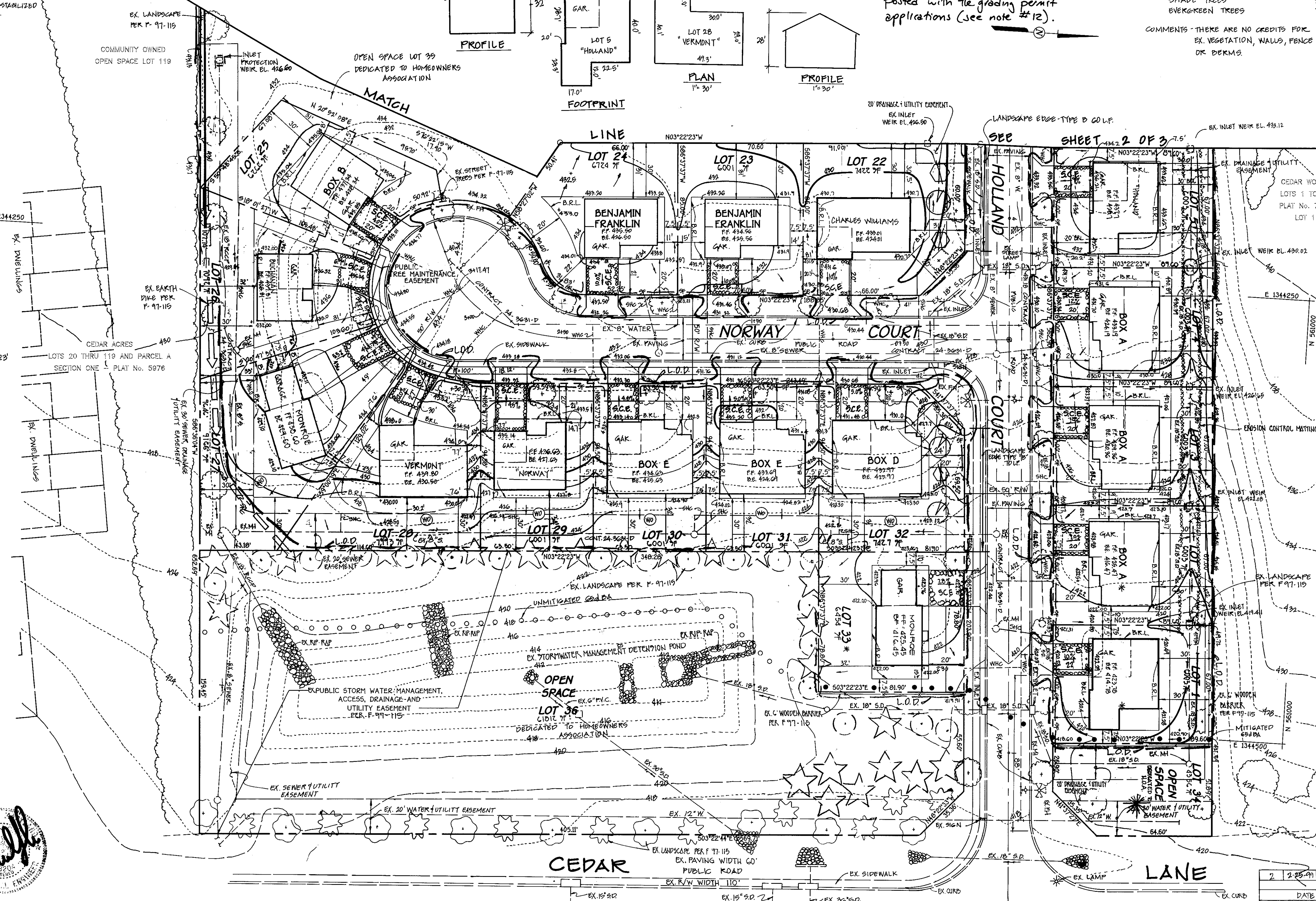
LANDSCAPE SCHEDULE

NUMBER	CATEGORY	ADJACENT TO ROADWAYS
1	LANDSCAPE TYPE	B
2	LINEAR FEET	264
3	NUMBER PLANTS REQUIRED	
4	SHADE TREES 1:50	9
5	EVERGREEN TREES 1:40	7
6	NUMBER PLANTS PROVIDED	
7	SHADE TREES	5
8	EVERGREEN TREES	7

COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR DECKS.



VICINITY MAP
SCALE: 1"=1200'



GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 319-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (410) 399-1111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO D.P.Z. HOWARD COUNTY FILED: 5/10/14 AND PRO-25 AND F-11-115.
- BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1996.
- TOPOGRAPHY SHOWN HEREON IS FINAL ROAD CONSTRUCTION DRAINAGES F-71-115.
- COUNTY QUALITY CONTROL STATION: HO.CO.MON. 59 N 117461.9750 ELEV: 411.00 HO.CO.MON. 9908 N 117461.1079 ELEV: 402.34 HO.CO.MON. 9908 N 117461.1079 ELEV: 402.34
- ANY DAMAGE TO THE OWNER'S RIGHT-OF-WAY SHALL BE COMPLETED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SITE ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS PER F-115 AND/OR APPROVED WATER AND SEWER PLANS CONTACT NO.
- CONTRACTOR WILL CHECK SEWER HOSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT REGULATIONS ARE FURNISHED UNDER F-97-115.
- SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 8,940
 - B. AREA BY PLAN SUBMISSION: 8,940
 - C. LIMIT OF DISTURBED AREA: 6,932
 - D. PRESENT ZONING: R-50
 - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
 - F. TOTAL NUMBER OF UNITS ALLOWED: 34, 16
 - G. TOTAL NUMBER OF UNITS PROPOSED: 33
 - H. NUMBER OF PARKING SPACES REQUIRED: 60
 - I. NUMBER OF PARKING SPACES PROVIDED: 60
 - J. OPEN SPACE REQUIREMENTS ARE PROVIDED BY F-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F-97-115.
- PERIMETER LANDSCAPING IS PROVIDED FOR BY F-97-115.
- THE DISTINGUISHING FACILITY IS TO BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- THE OWNER / DEVELOPER IS ALTHOUGH WHO IS RESPONSIBLE FOR THE POND & ROAD AS BUILTS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 3	PLAN VIEW
2 OF 3	PLAN VIEW
3 OF 3	NOTES & DETAILS

ENGINEER'S CERTIFICATE
 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 of Engineer (Print name below signature) *Cheryl Summers* Date *4/2/18*

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) _____ Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Reviewer *Cheryl Summers* Date *7/16/18*
 U.S.D.A. - Natural Resources Conservation Service
 This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Reviewer *Cheryl Summers* Date *7/16/18*
 HOWARD SCD

OWNER
 ALTIERI HOMES
 9017 RED BRANCH ROAD SUITE 201
 COLUMBIA, MD 21045
 (410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of Director *Christina Hamilton* Date *7/24/18*
 Director, Department of Planning and Zoning
 Signature of Chief *Christina Hamilton* Date *7/23/18*
 Chief, Division of Land Development
 Signature of Chief *Cheryl Summers* Date *7/22/18*
 Chief, Development Engineering Division

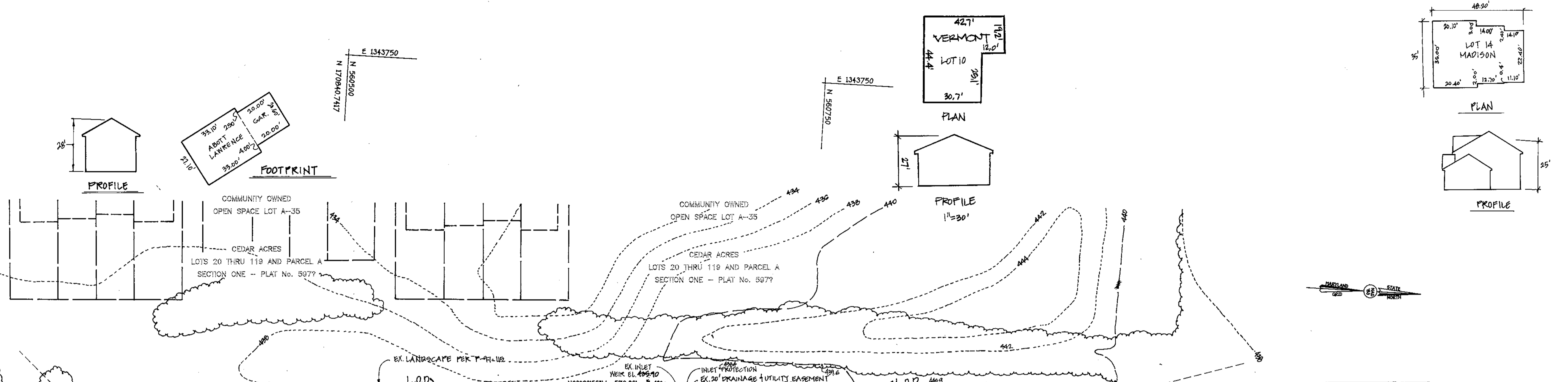
SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
CEDAR ACRES	11	RSC	35	FIFTH	6056

SECTION/AREA: E-2B
 TAX MAP NO.: 35
 PARCEL: 38
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: MARCH 1, 1998

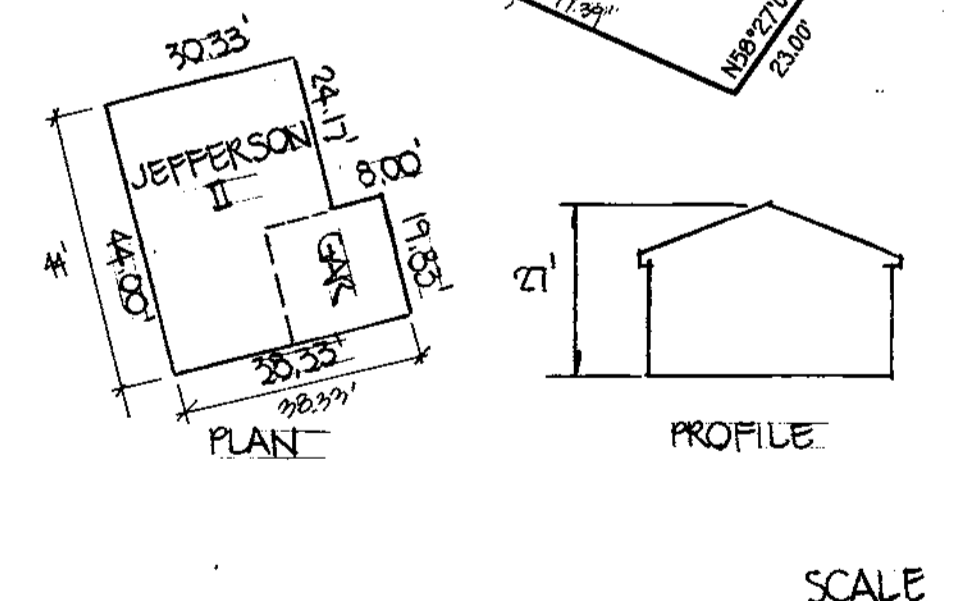
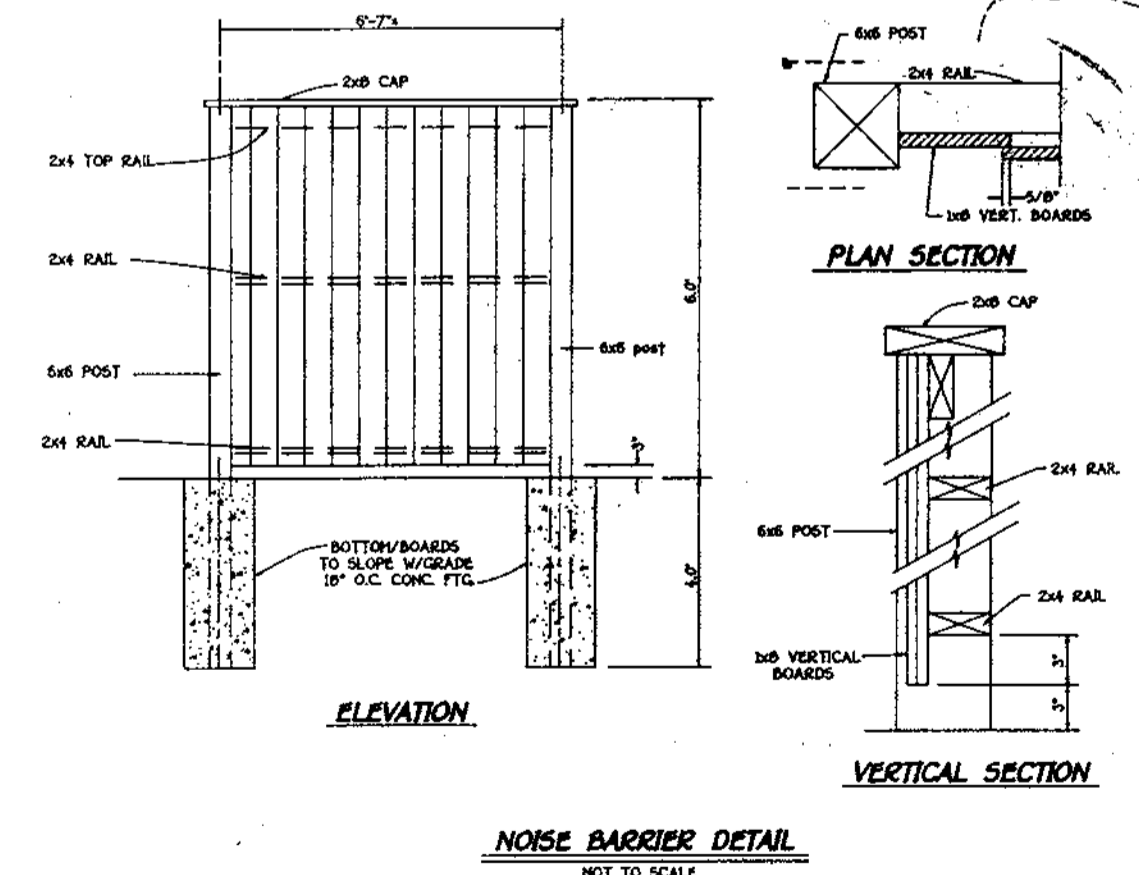
SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES
 LOTS 1-36
 ZONED: RSC
 TAX MAP NO: 35 PARCEL: 38
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: MARCH 1, 1998
 SHEET 1 OF 3

LOT INFORMATION				
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. * PROPERTY LINE (S.H.C.)	LOT SIZE
1	6004 HOLLAND COURT	*419.5	414.51	6003 SQ. FT.
2	6008 HOLLAND COURT	*419.0	414.19	6003 SQ. FT.
3	6012 HOLLAND COURT	420.2	415.46	6003 SQ. FT.
4	6016 HOLLAND COURT	423.7	418.97	6003 SQ. FT.
5	6020 HOLLAND COURT	426.0	421.01	6003 SQ. FT.
6	6024 HOLLAND COURT	428.0	423.21	6003 SQ. FT.
7	6028 HOLLAND COURT	430.0	425.09	6003 SQ. FT.
8	6032 HOLLAND COURT	430.8	426.07	6003 SQ. FT.
9	6036 HOLLAND COURT	431.2	426.27	7446 SQ. FT.
10	6035 HOLLAND COURT	431.1	426.19	7534 SQ. FT.
11	6031 HOLLAND COURT 5900 OSLO COURT	430.7	425.93	6494 SQ. FT.
12	5904 OSLO COURT	431.5	426.39	7731 SQ. FT.
13	5908 OSLO COURT	432.2	427.03	6024 SQ. FT.
14	5912 OSLO COURT	434.5	429.73	6018 SQ. FT.
15	5916 OSLO COURT	434.9	429.55	7860 SQ. FT.
16	5920 OSLO COURT	434.7	429.55	6245 SQ. FT.
17	5917 OSLO COURT	434.1	428.97	8079 SQ. FT.
18	5913 OSLO COURT	432.4	427.49	7028 SQ. FT.
19	5909 OSLO COURT	431.2	426.43	6001 SQ. FT.
20	5905 OSLO COURT	430.9	426.13	6001 SQ. FT.
21	5901 OSLO COURT 6025 HOLLAND COURT	430.5	425.73	6912 SQ. FT.
22	5900 NORWAY COURT 6021 HOLLAND COURT	423.9	419.13	7422 SQ. FT.
23	5904 NORWAY COURT	424.0	419.96	6001 SQ. FT.
24	5908 NORWAY COURT	425.2	420.35	6724 SQ. FT.
25	5916 NORWAY COURT	427.9	423.24	6266 SQ. FT.
26	5928 NORWAY COURT	426.2	421.76	7092 SQ. FT.
27	5921 NORWAY COURT	425.5	421.01	9166 SQ. FT.
28	5917 NORWAY COURT	423.3	418.70	7993 SQ. FT.
29	5913 NORWAY COURT	421.8	417.20	6001 SQ. FT.
30	5909 NORWAY COURT	417.5	412.84	6001 SQ. FT.
31	5905 NORWAY COURT	417.5	412.80	6001 SQ. FT.
32	5901 NORWAY COURT 6009 HOLLAND COURT	*417.8	413.08	7427 SQ. FT.
33	6005 HOLLAND COURT	*417.8	413.11	6454 SQ. FT.

* DENOTES FIRST FLOOR SERVICE ONLY



LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
• 624	Spot Elevation
-SF -SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊕	Proposed Walkout
---	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊕	Existing Street Tree



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 12722 BALDORNE NATIONAL PkE
ELLSWORTH CITY, MARYLAND 21042
410-411-2955

ENGINEER'S CERTIFICATE
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.
Cheryl
Signature of Engineer (Print name below signature) **4/6/98**
Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Cheryl
Signature of Developer (Print name below signature) _____
Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.
Cheryl
U.S.D.A. - Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. White
Howard SCD

OWNER/DEVELOPER
ALTIERI HOMES
9017 REDBRANCH ROAD SUITE 201
COLUMBIA, MD 21046
(410) 715-4500

5921-99 FEN. MOD. 1090. ON LOTS 10 & 21		REVISIONS	
DATE	DESCRIPTION	1-26-99	REV. MOD. ON LOTS 19 & 22.
10-2-98	REVISE HOUSE ON LOT 1 & LOT 9	1-22-99	REV. MODS ON LOTS 7, 14 & 17
		10-16-98	REVISE HOUSE ON LOT 15

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Joseph J. Smith
Director, Department of Planning and Zoning
Conrad Hamilton
Chief, Division of Land Development
Cheryl
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES	35	1-36
PLAT NO.	BLOCK NO.	ZONE
13048	11	R5C
TAX/ZONE	ELEC. DIST.	CENSUS TR.
35	5th	6056
WATER CODE	SEWER CODE	
E-2B	5326500	

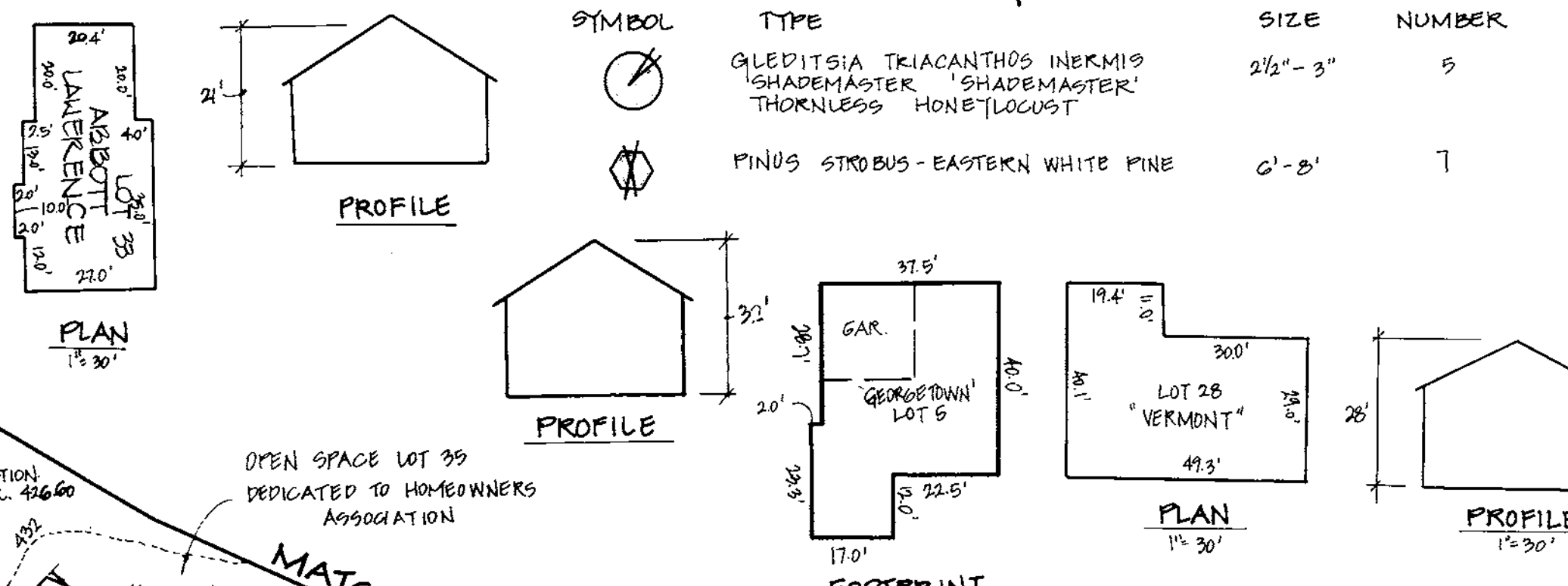
SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES LOTS 1-36
ZONED: R5C
TAX MAP No: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: MARCH 1, 1998
SHEET 2 OF 3



SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2-DAYS)
3. CLEAR AND GRADE TO LIMIT OF DISTURBANCE AND MASS GRADE TO SUB-BASE (3-DAYS)
4. INSTALL TEMPORARY SEEDING (1-DAY)
5. CONSTRUCT BUILDINGS (90-DAYS PER BUILDING)
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (2-DAYS)
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

LANDSCAPE LEGEND



LANDSCAPE COMMITMENT PER LOT

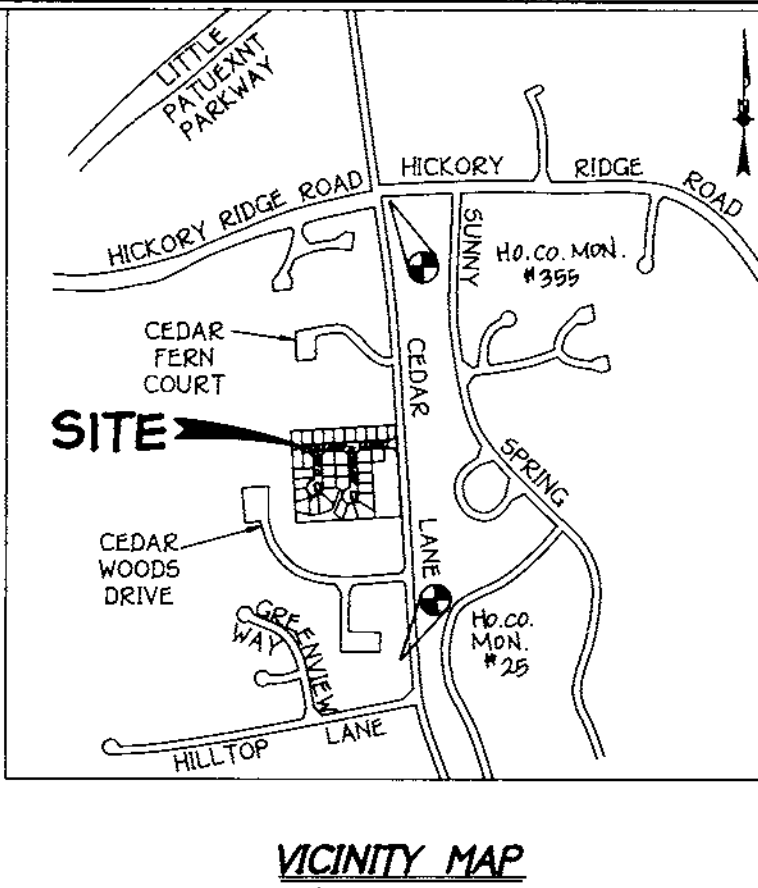
LOT	NUMBER OF TREES	SURETY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

All landscape sureties will be posted with the grading permit applications (see note #12).

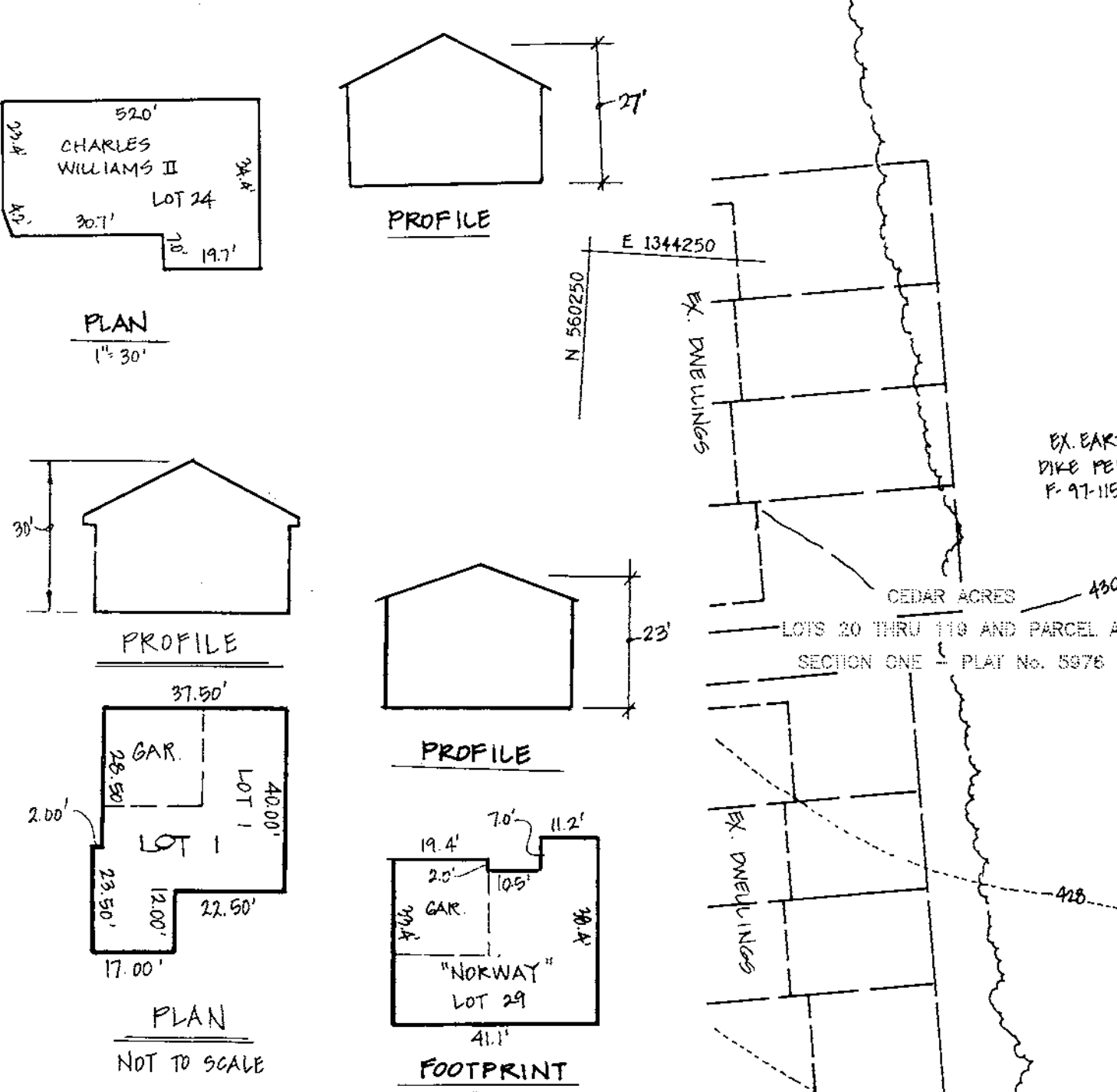
LANDSCAPE SCHEDULE

ADJACENT TO ROADWAYS	NUMBER
B	264
NUMBER PLANTS REQUIRED	
SHADE TREES	1:50
EVERGREEN TREES	1:40
NUMBER PLANTS PROVIDED	
SHADE TREES	5
EVERGREEN TREES	7

COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR DECKS.

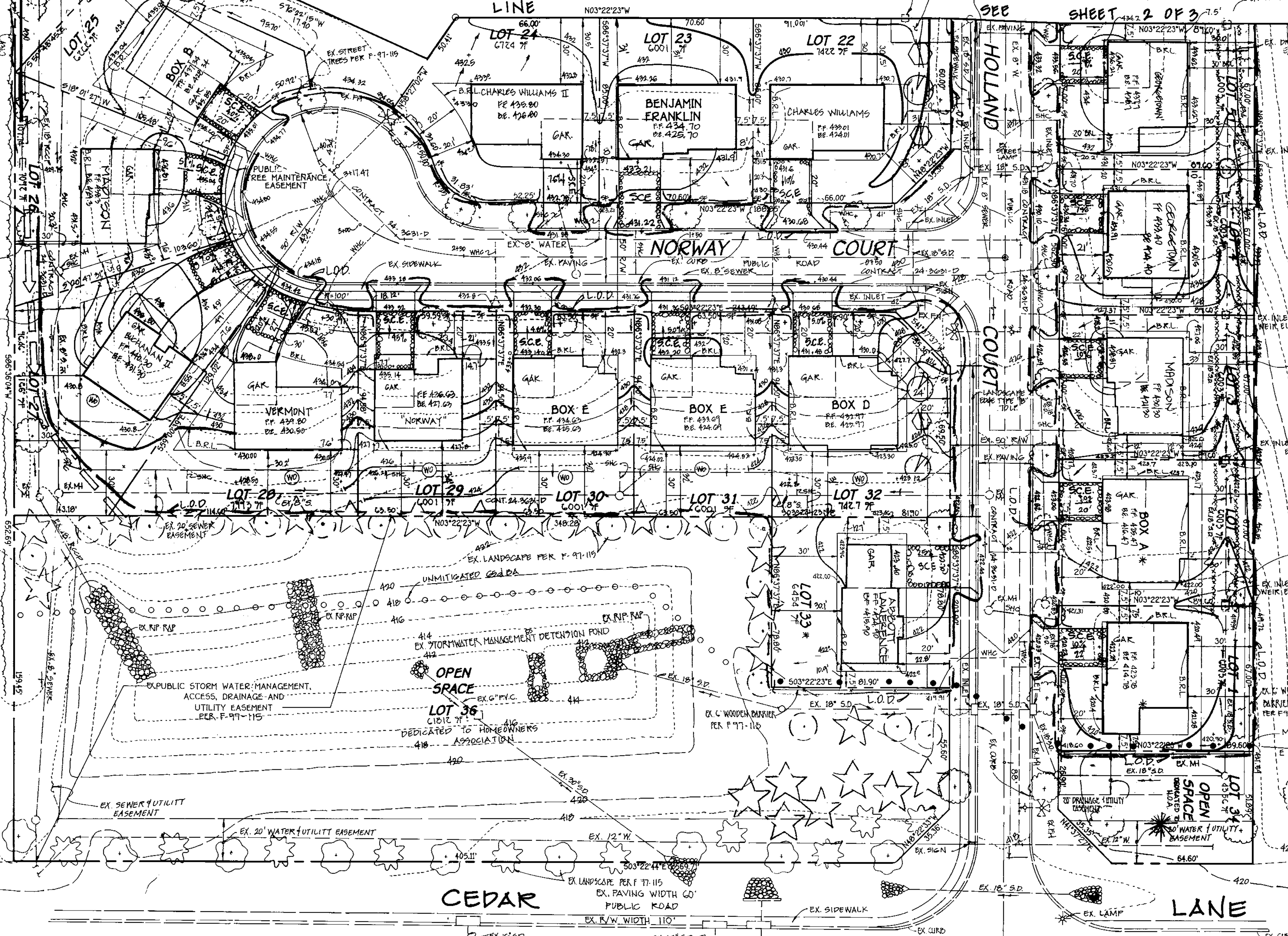


LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 SQ.FT.	695 SQ. FT.		7,209 SQ. FT.



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	SPOT ELEVATION
	SILT FENCE
	FIRST FLOOR ELEVATION
	BASEMENT ELEVATION
	PROPOSED WALKOUT
	TREE PROTECTION
	EXISTING TREE LINE
	LIMIT OF DISTURBANCE
	EXISTING STREET TREE



GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-393-7111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO D.P.Z. HOWARD COUNTY PLANS: S-90-106 AND P-90-125 AND P-91-115.
4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1990.
5. TOPOGRAPHY SHOWN HEREON IS FINAL ROAD CONSTRUCTION DRAINAGE PER P-71-110.
6. COUNTY GEODETIC CONTROL STATION: HO.CO.MON. 90 N 110401.9720 BLVD. 0100 E 40860.4800 N 111243.1874 ELEV. 452.34 HO.CO.MON. 90 S 40921.0321 ELEV. 452.34
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE COMPLETED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR HOUSE SETTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SUB ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION USE APPROVED ROAD CONSTRUCTION PLANS PER P-91-110 AND PER APPROVED WATER AND SEWER MAINS CONTRACT NO.
9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
10. STORMWATER MANAGEMENT REGULATIONS ARE FULFILLED UNDER P-91-115.
11. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 8.940
 - B. AREA OF PLAN SUBMISSION: 8.940
 - C. LIMIT OF DISTURBED AREA: 6.032
 - D. PRESENT ZONING: R-50
 - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY RESIDENCE
 - F. TOTAL NUMBER OF UNITS ALLOWED: 34.16
 - G. TOTAL NUMBER OF UNITS PROVIDED: 33
 - H. NUMBER OF PARKING SPACES REQUIRED: 66
 - I. NUMBER OF PARKING SPACES PROVIDED: 66
 - J. OPEN SPACE REQUIREMENTS ARE PROVIDED BY P-91-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE P-91-115.
12. BUILDING COVERAGE OF SITE: N/A
13. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.14 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN PROVIDED AS PART OF THE GRADING PERMIT. REQUEST FOR PER LOT FINANCIAL SURETY.
14. CONTRACTOR WILL USE HOWARD COUNTY STANDARD DETAIL R-603 FOR ALL RESIDENTIAL DRIVEWAY ENTRANCES.
15. PERCHES AND DECK MAY PROJECT NOT MORE THAN 10 FEET INTO THE REQUIRED FRONT AND REAR SETBACK AREAS. BAY WINDOWS, CHIMNEYS AND AREAWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT UP TO 4 FEET INTO ANY REQUIRED SETBACK AREA.
16. PERIMETER LANDSCAPING IS PROVIDED FOR 24' PER P-91-115.
17. THE EXISTING TREE FACILITY IS TO BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
18. THE OWNER & DEVELOPER IS ALTHOUGH HOUSING WHO IS RESPONSIBLE FOR THE POND & ROAD AS BUILTS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 3	PLAN VIEW
2 OF 3	PLAN VIEW
3 OF 3	NOTES & DETAILS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 12772 BALDWIN NATIONAL FEE
ELKROTT CITY, MARYLAND 21206
410.461.2855

ENGINEER'S CERTIFICATE
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.
Cheryl
Signature of Engineer (Print name below signature) **4/2/98**
Date

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Cheryl
Signature of Developer (Print name below signature) _____
Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.
Cheryl Sumner **7/16/98**
Date
U.S.D.A. - Natural Resources Conservation Service
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Cheryl Sumner **7/16/98**
Date
Howard SCD

OWNER
ALTIERI HOMES
907 KED BRANCH ROAD SUITE 201
COLUMBIA, MD 21045
(410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Wendy Smith **7/24/98**
Date
Director, Department of Planning and Zoning
Cheryl Sumner **7/23/98**
Date
Chief, Division of Land Development
Cheryl Sumner **7/22/98**
Date
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES		1-36
PLAT NO. 13045	BLOCK NO. 11	ZONE RSC
TAX/ZONE 35	ELEC. DIST. FIFTH	CENSUS TR. 6056
WATER CODE E-26	SEWER CODE 5324500	

SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES
LOTS 1-36
ZONED: RSC
TAX MAP NO: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: MARCH 1, 1998
SHEET 1 OF 3

LOT INFORMATION				
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	LOT SIZE
1	6004 HOLLAND COURT	419.5	414.51	6003 SQ. FT.
2	6008 HOLLAND COURT	419.0	414.19	6003 SQ. FT.
3	6012 HOLLAND COURT	420.2	415.46	6003 SQ. FT.
4	6016 HOLLAND COURT	423.7	418.97	6003 SQ. FT.
5	6020 HOLLAND COURT	426.0	421.01	6003 SQ. FT.
6	6024 HOLLAND COURT	428.0	423.21	6003 SQ. FT.
7	6028 HOLLAND COURT	430.0	425.09	6003 SQ. FT.
8	6032 HOLLAND COURT	430.8	426.07	6003 SQ. FT.
9	6036 HOLLAND COURT	431.2	426.27	7446 SQ. FT.
10	6035 HOLLAND COURT	431.1	426.19	7534 SQ. FT.
11	6031 HOLLAND COURT	430.7	425.93	6494 SQ. FT.
12	5900 OSLO COURT	431.5	426.39	7731 SQ. FT.
13	5908 OSLO COURT	432.2	427.03	6024 SQ. FT.
14	5912 OSLO COURT	434.5	429.73	6010 SQ. FT.
15	5916 OSLO COURT	434.9	429.55	7860 SQ. FT.
16	5920 OSLO COURT	434.7	429.55	6245 SQ. FT.
17	5917 OSLO COURT	434.1	428.97	8079 SQ. FT.
18	5913 OSLO COURT	432.4	427.49	7028 SQ. FT.
19	5909 OSLO COURT	431.2	426.43	6001 SQ. FT.
20	5905 OSLO COURT	430.9	426.13	6001 SQ. FT.
21	5901 OSLO COURT	430.5	425.73	6912 SQ. FT.
22	5900 NORWAY COURT	423.9	419.13	7422 SQ. FT.
23	5904 NORWAY COURT	424.8	419.96	6001 SQ. FT.
24	5908 NORWAY COURT	425.2	420.35	6724 SQ. FT.
25	5916 NORWAY COURT	427.9	423.24	6266 SQ. FT.
26	5920 NORWAY COURT	426.2	421.76	7092 SQ. FT.
27	5921 NORWAY COURT	425.5	421.01	9166 SQ. FT.
28	5917 NORWAY COURT	423.3	418.70	7993 SQ. FT.
29	5913 NORWAY COURT	421.8	417.20	6001 SQ. FT.
30	5909 NORWAY COURT	417.5	412.84	6001 SQ. FT.
31	5905 NORWAY COURT	417.5	412.80	6001 SQ. FT.
32	5901 NORWAY COURT	417.7	413.08	7427 SQ. FT.
33	6005 HOLLAND COURT	417.8	413.11	6454 SQ. FT.

PLAN LOT 10
PROFILE

PLAN LOT 11
PROFILE

PLAN LOT 12
PROFILE

PLAN LOT 13
PROFILE

PLAN LOT 14
PROFILE

PLAN LOT 15
PROFILE

PLAN LOT 16
PROFILE

PLAN LOT 17
PROFILE

PLAN LOT 18
PROFILE

PLAN LOT 19
PROFILE

PLAN LOT 20
PROFILE

PLAN LOT 21
PROFILE

PLAN LOT 22
PROFILE

PLAN LOT 23
PROFILE

PLAN LOT 24
PROFILE

PLAN LOT 25
PROFILE

PLAN LOT 26
PROFILE

PLAN LOT 27
PROFILE

PLAN LOT 28
PROFILE

PLAN LOT 29
PROFILE

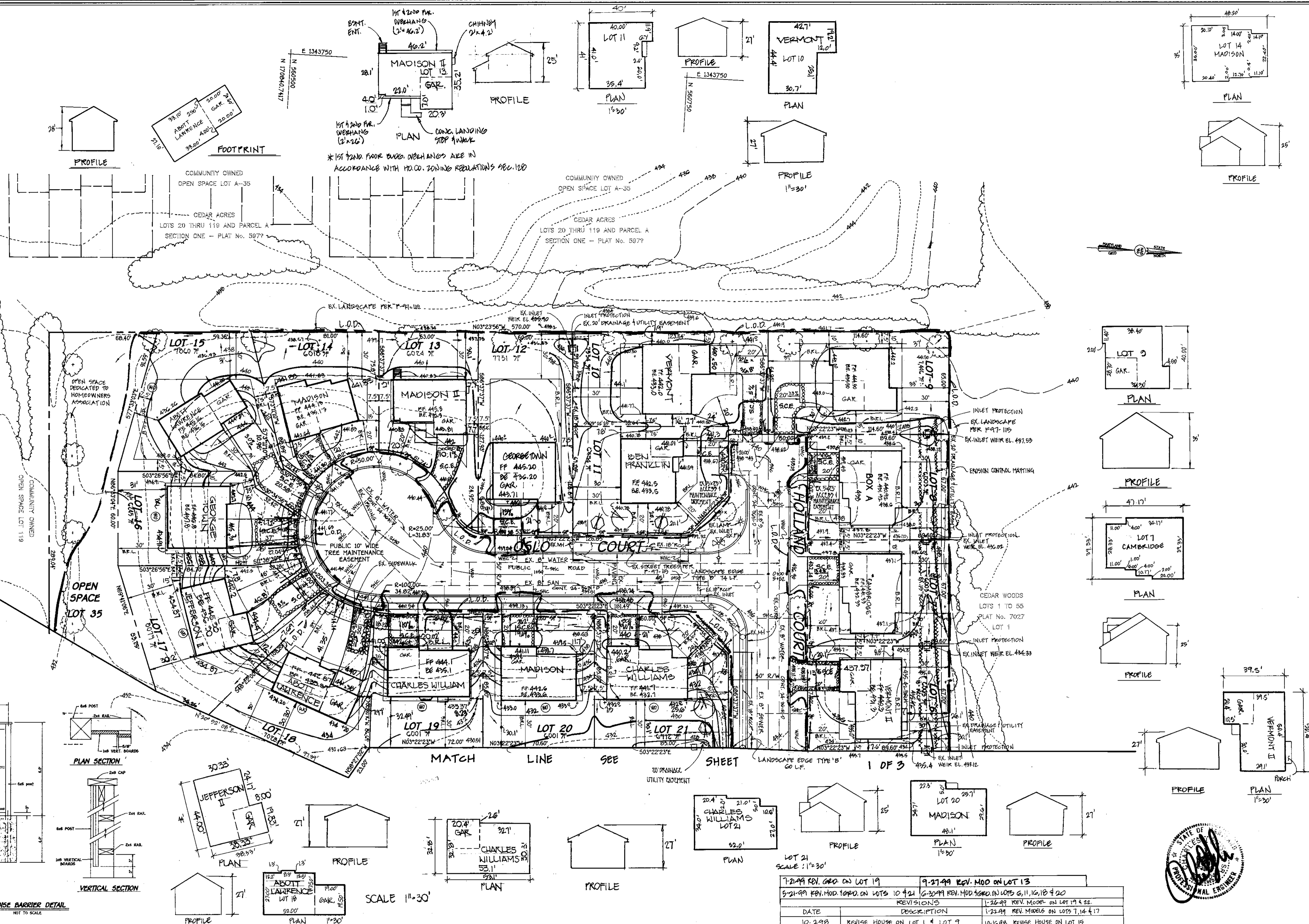
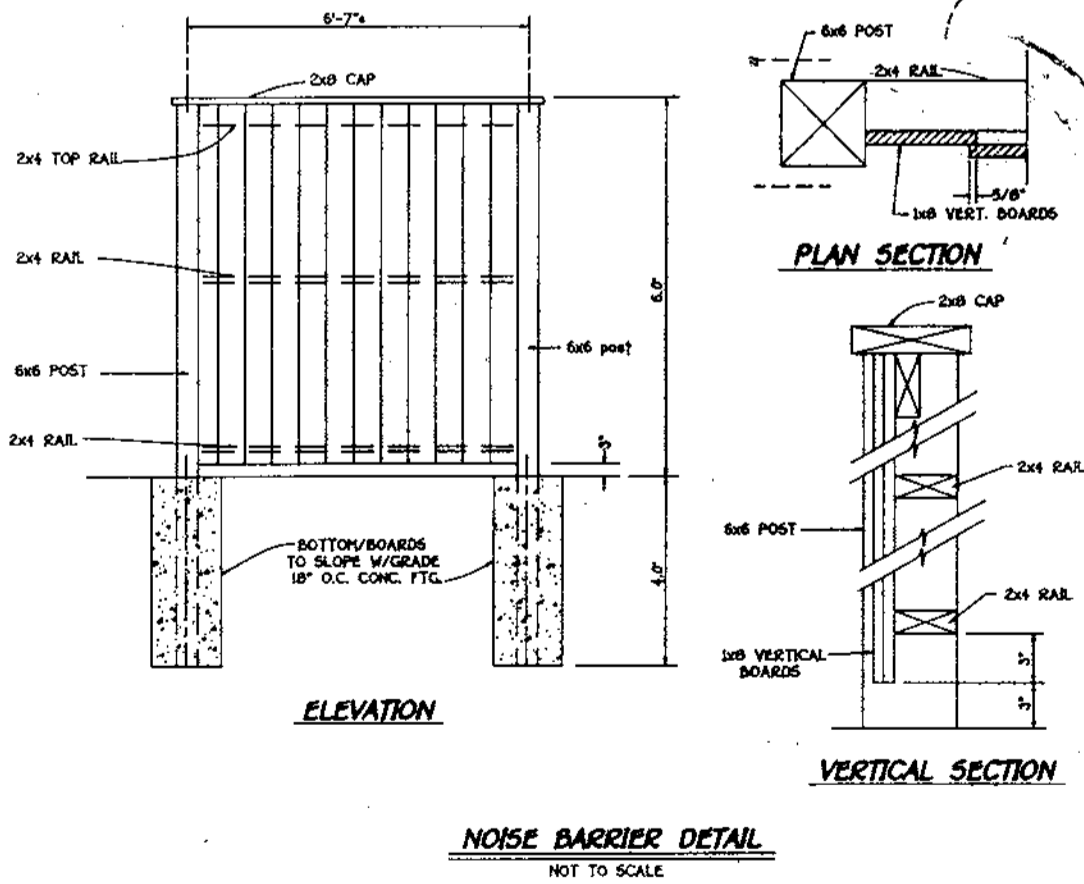
PLAN LOT 30
PROFILE

PLAN LOT 31
PROFILE

PLAN LOT 32
PROFILE

PLAN LOT 33
PROFILE

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
• 624	Spot Elevation
-SF--SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
(W)	Proposed Walkout
---	Earth Dike
-X--X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(S)	Existing Street Tree



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1022 BALTIMORE NATIONAL FREE
 BLISSITT CITY, MARYLAND 21046
 410-481-2955

ENGINEER'S CERTIFICATE
 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.

Cheryl
 Signature of Engineer (Print name below signature) **4/6/98**
 Date

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Cheryl
 Signature of Developer (Print name below signature) _____
 Date _____

Reviewed for HOWARD SCD and meets Technical Requirements.

Howard SCD
 Signature of Howard SCD Representative
 Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD
 Signature of Howard SCD Representative
 Date

OWNER/DEVELOPER
 ALTIERI HOMES
 9017 RED BRANCH ROAD SUITE 201
 COLUMBIA, MD 21046
 (410) 715-4900

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John S. Smith
 Director, Department of Planning and Zoning
 Date: 7/24/98

Conrad Hamilton
 Chief, Division of Land Development
 Date: 7/23/98

Howard SCD
 Chief, Development Engineering Division
 Date: 7/22/98

DATE	REVISIONS	DESCRIPTION
10-2-98	REVISE HOUSE ON LOT 1 & LOT 9	
10-16-98	REVISE HOUSE ON LOT 19	
7-21-99	REV. MOD. ON LOT 19	
9-21-99	REV. MOD. 1090.0 ON LOTS 10 & 21	
6-20-99	REV. MOD. 1090.0 ON LOTS 6, 11, 16, 18 & 20	
1-26-99	REV. MOD. ON LOT 19 & 22	
1-22-99	REV. MOD. ON LOTS 7, 14 & 17	

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES		1-36
PLAT NO.	BLOCK NO.	ZONE
13048	11	R3C
TAX/ZONE	ELEC. DIST.	CENSUS TR.
	35	6056
WATER CODE	SEWER CODE	
E-28	5326500	

SITE DEVELOPMENT PLAN (GENERIC)

CEDAR ACRES LOTS 1-36

ZONED: R3C
 TAX MAP NO: 35 PARCEL: 38
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH 1, 1998

SHEET 2 OF 3

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2 DAYS)
- CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUBBASE (2 DAYS)
- INSTALL TEMPORARY SEEDING (1 DAY)
- CONSTRUCT BUILDINGS (40 DAYS PER BUILDING)
- FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (3 DAYS)
- REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

LANDSCAPE LEGEND

SYMBOL	TYPE	SIZE	NUMBER
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' THORNLESS	2 1/2" - 3"	5
	PINUS STROBUS - EASTERN WHITE PINE	6" - 8"	7

LANDSCAPE COMMITMENT PER LOT

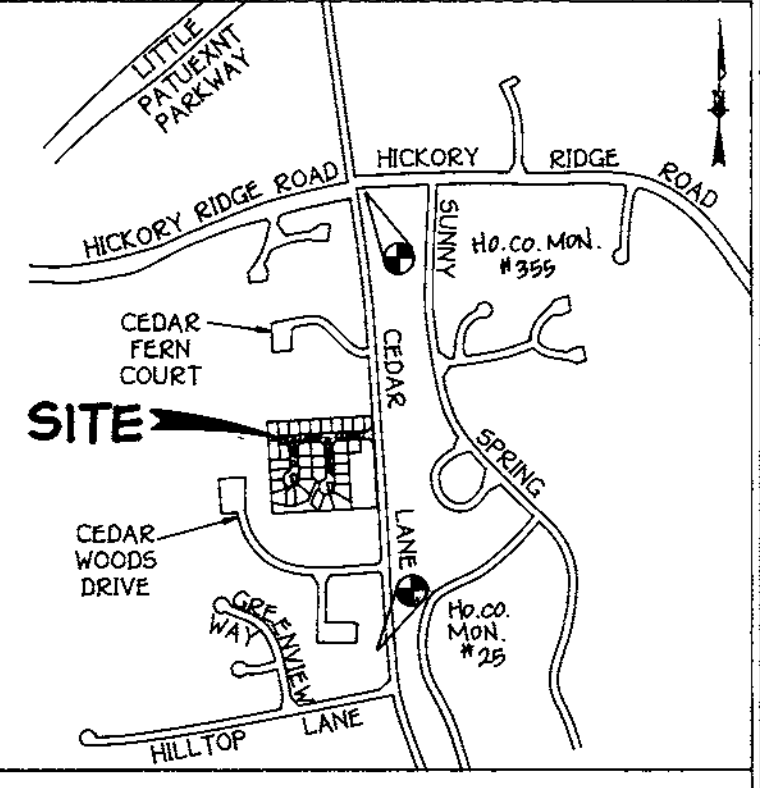
LOT	NUMBER OF TREES	SURETY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

All landscape sureties will be posted with the grading permit applications (see note #12).

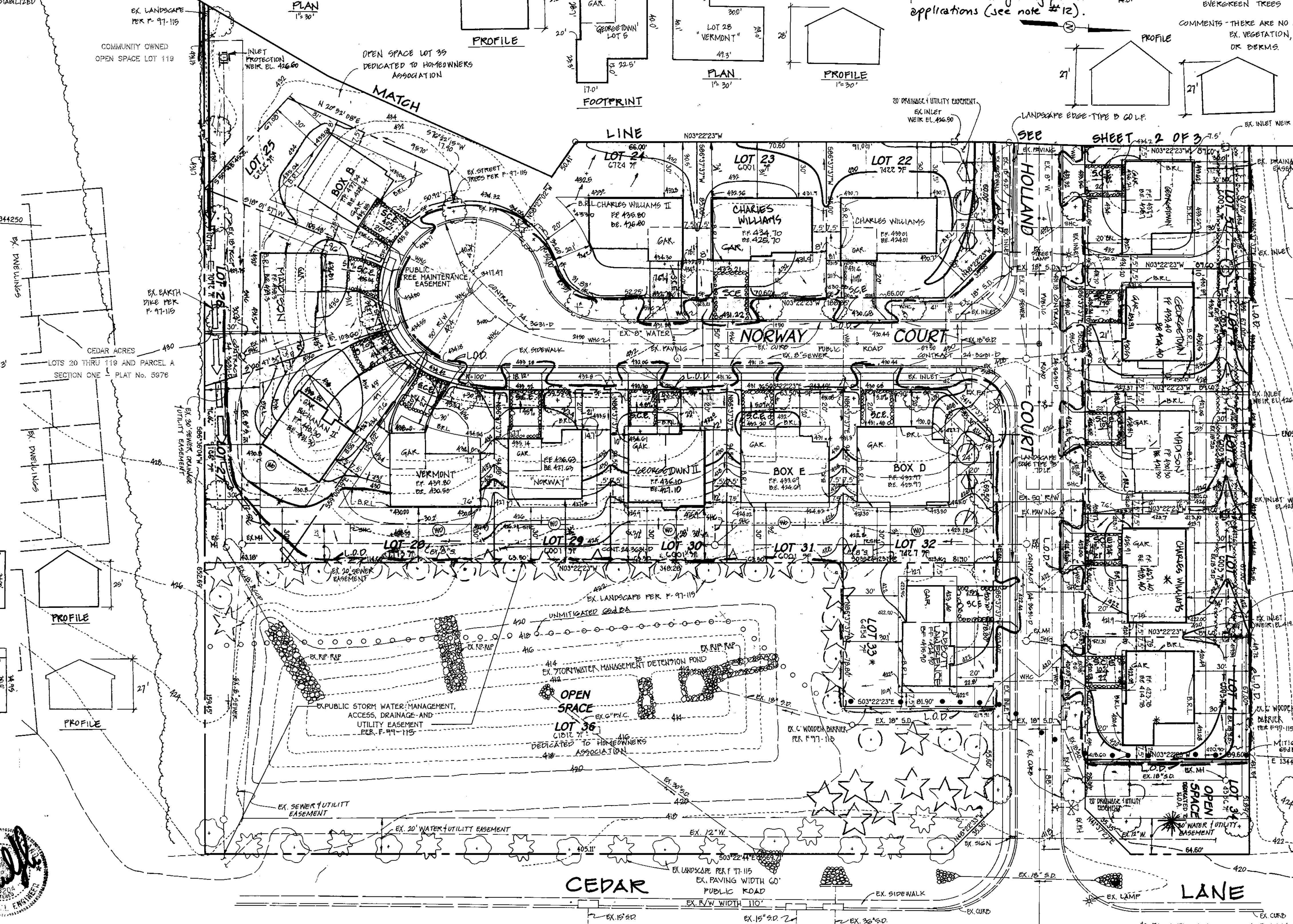
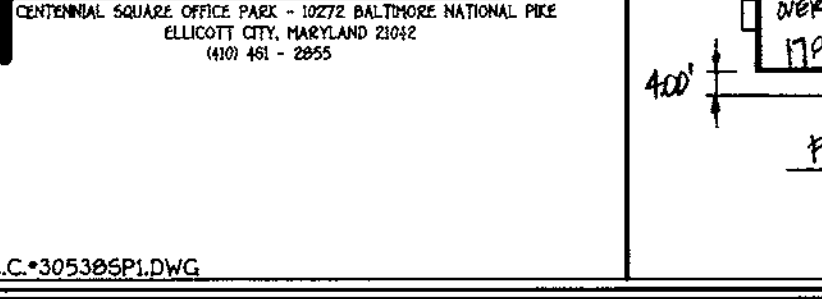
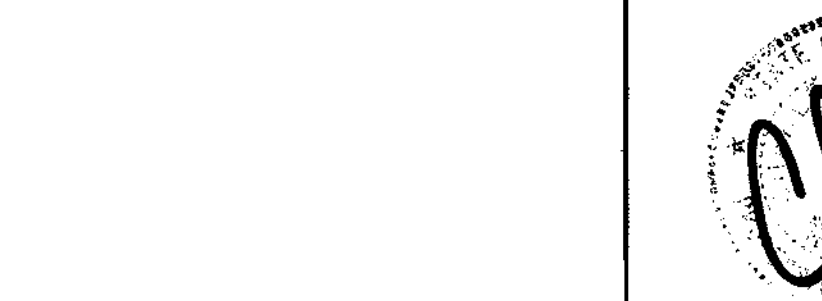
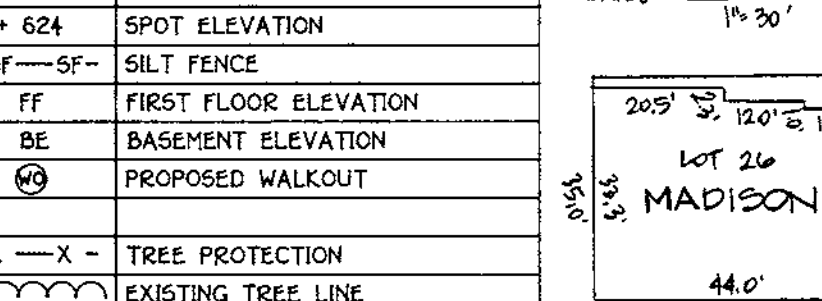
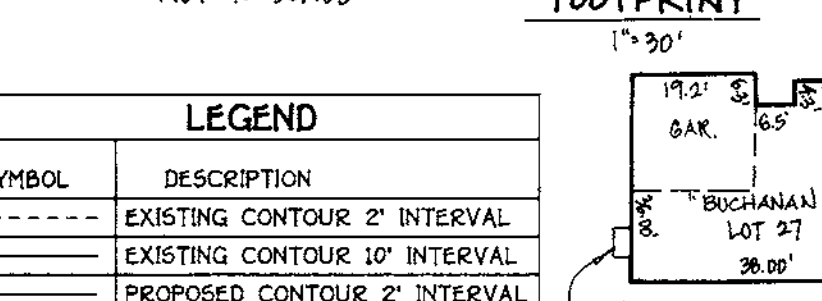
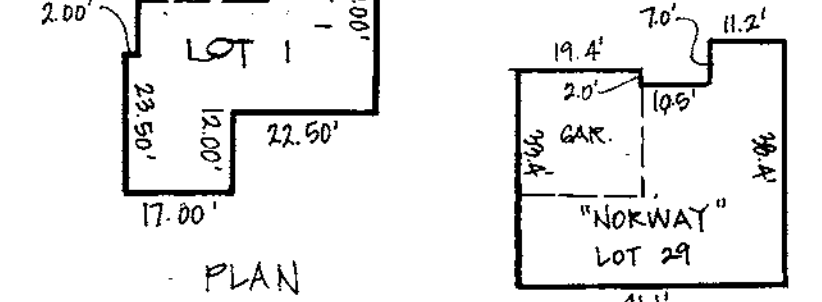
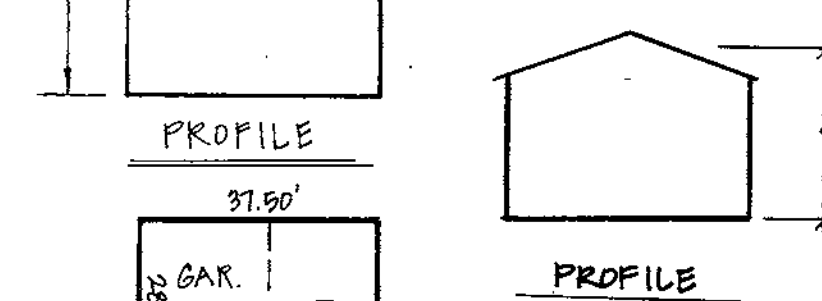
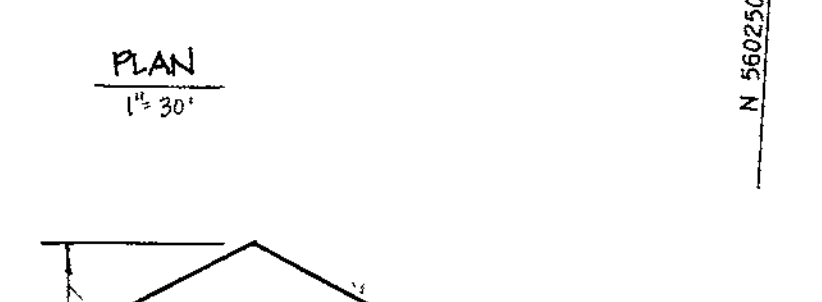
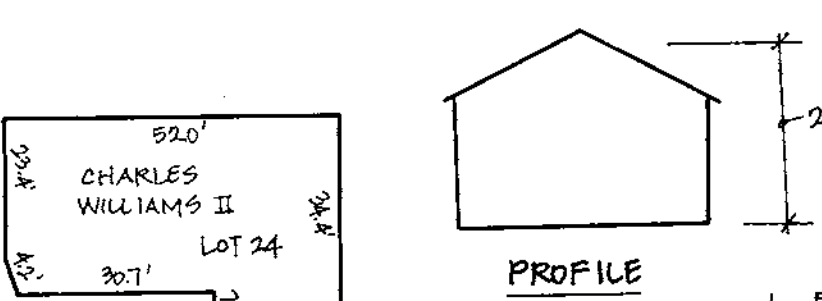
LANDSCAPE SCHEDULE

ADJACENT TO ROADWAYS	NUMBER	CATEGORY
B	264	LANDSCAPE TYPE
	5	LINEAR FEET
	7	NUMBER PLANTS REQUIRED
	9	SHADE TREES 1:80
	7	EVEGREEN TREES 1:40
	9	NUMBER PLANTS PROVIDED
	7	SHADE TREES
	7	EVEGREEN TREES

COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR BERMS.



LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 Sq.Ft.	699 Sq. Ft.		72.99 Sq. Ft.



GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 310-1800 AT LEAST (9) HOURS WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY HIS UTILITY AT 1:00 PM AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO D.P.E. HOWARD COUNTY PLANS 9-20-14 AND 11-22-15.
- BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1996.
- TOPOGRAPHY SHOWN HEREON IS FINAL ROAD CONSTRUCTION FINISHES PER F-11-115.
- COUNTY GEODETIC CONTROL STATIONS: H.O. MON. 20 N 110461.9720 ELEV. 411.00 B 41066.4880 N 110461.1878 ELEV. 452.34 B 40181.0521
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND NOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION USE APPROVED ROAD CONSTRUCTION PLAN F-11-115 AND/OR APPROVED WATER AND SEWER MAINS CONTRACT NO.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION EXISTENCE AT EXISTING LOTS PRIOR TO CONSTRUCTION.
- STORM WATER MANAGEMENT REGULATIONS ARE FULFILLED UNDER F-7-11-15.
- SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 8,540
 - B. AREA OF PLAN SUBMISSION: 8,540
 - C. LIMIT OF DISTURBED AREA: 6,932
 - D. PRESENT ZONING: RSC
 - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED
 - F. TOTAL NUMBER OF UNITS ALLOWED: 24.12
 - G. TOTAL NUMBER OF UNITS PROPOSED: 33
 - H. NUMBER OF PARKING SPACES REQUIRED: 166 (3.5 SPACES PER DWELLING UNIT)
 - I. NUMBER OF PARKING SPACES PROVIDED: 66
 - J. OPEN SPACE REQUIREMENTS ARE PROVIDED BY F-11-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED BY F-7-11-15.
 - L. BUFFERING CORRECTION OF SITE: N/A.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 10.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE HAS BEEN POSTED AS PART OF THE GRADING PERMIT. SEE CHART FOR PER LOT FINANCIAL SURETY.
- CONTRACTOR WILL USE HOWARD COUNTY STANDARD DETAIL F-6-03 FOR ALL RESIDENTIAL PRIVATE ENTRANCES.
- FENCES AND DECK MAT PROJECT NOT MORE THAN 10 FEET INTO THE REQUIRED FRONT AND REAR SETBACK AREAS. BAY WINDOWS, CHIMNEYS AND AREAS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT UP TO 4 FEET INTO ANY REQUIRED SETBACK AREA.
- PERIMETER LANDSCAPING IS PROVIDED FOR BY F-11-115.
- THE EXISTING TOWN FACILITY IS TO BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- THE OWNER & DEVELOPER IS ALTHIERI HOMES WHO IS RESPONSIBLE FOR THE POND & ROAD AS BUILT.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
5'-5'	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
69	PROPOSED WALKOUT
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE



ENGINEER'S CERTIFICATE
 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 of Engineer (Print name below signature) *Charles Williams II* Date *4/24/19*

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) _____ Date _____

Reviewed by HOWARD SCD and meets Technical Requirements.
Howard SCD Date *7/16/18*

U.S.D.A. - Natural Resources Conservation Service
 This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Howard SCD _____ Date *7/16/18*

OWNER
 ALTHIERI HOMES
 9017 RED BRANCH ROAD SUITE 201
 COLUMBIA, MD 21045
 (410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of Planning and Zoning _____ Date *7/24/18*
 Signature of Chief, Division of Land Development _____ Date *7/23/18*
 Signature of Chief, Development Engineering Division _____ Date *7/26/18*

SUBDIVISION: CEDAR ACRES SECTION/AREA: 1-36 LOT NO.: 1-36
 PLAT NO.: 15045 BLOCK NO.: 11 ZONE: RSC TAX/ZONE: 35 ELEC. DIST.: FIFTH CENSUS TR.: 6056
 WATER CODE: E-28 SEWER CODE: 5326500

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1-36	REVISIONS ON LOT 2, 10, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32
2	REVISIONS ON LOT 28
3	REVISIONS ON LOT 24
4	REVISIONS ON LOT 28
5	REVISIONS ON LOT 28
6	REVISIONS ON LOT 28
7	REVISIONS ON LOT 28
8	REVISIONS ON LOT 28
9	REVISIONS ON LOT 28
10	REVISIONS ON LOT 28
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25	REVISIONS ON LOT 28
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27	REVISIONS ON LOT 28
28	REVISIONS ON LOT 28
29	REVISIONS ON LOT 28
30	REVISIONS ON LOT 28
31	REVISIONS ON LOT 28
32	REVISIONS ON LOT 28

SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES
 LOTS 1-36

ZONED: RSC
 TAX MAP No: 35 PARCEL: 36
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH 1, 1998

SHEET 1 OF 3

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE
 ELKTON CITY, MARYLAND 21112
 410-461-2555

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN (2 DAYS)
3. CLEAR AND GRADE TO LIMIT OF DISTURBANCE AND MASS GRADE TO SUB-BASE (3 DAYS)
4. INSTALL TEMPORARY SEEDING (1 DAY)
5. CONSTRUCT BUILDINGS (90 DAYS PER BUILDING)
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE (2 DAYS)
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY EIS CONTROL INSPECTOR.

LANDSCAPE LEGEND

SYMBOL	TYPE	SIZE	NUMBER
	GALEDITSIA TRIACANTHOS INERMIS SHADEMASTER 'SHADEMASTER' THORNLESS HONEYLOCUST	2 1/2" - 3"	5
	PINUS STROBUS - EASTERN WHITE PINE	6" - 8"	7

LANDSCAPE COMMITMENT PER LOT

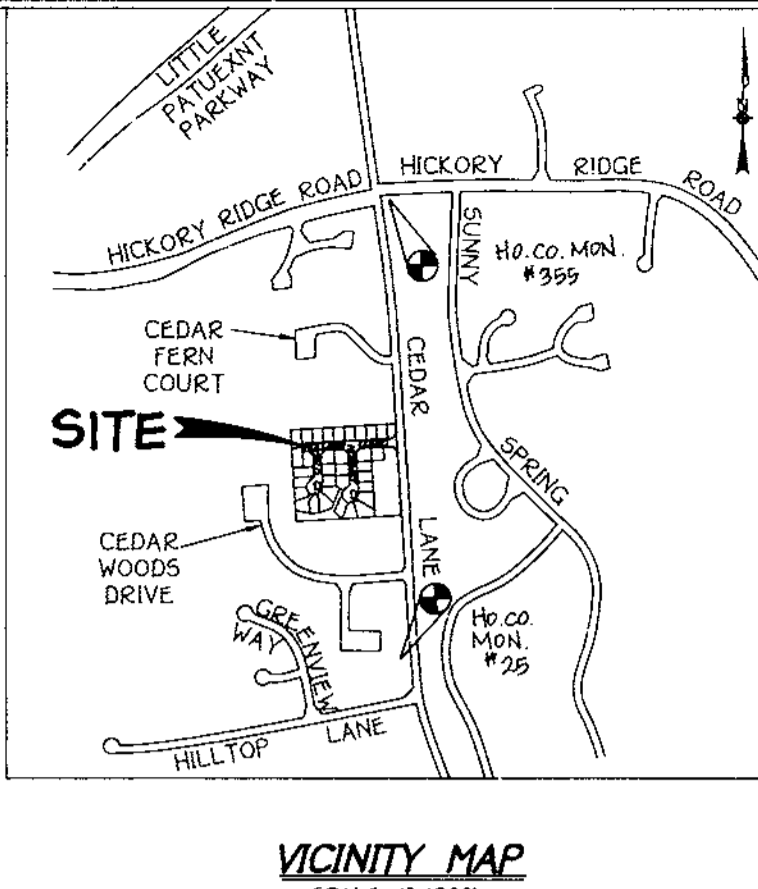
LOT	NUMBER OF TREES	SURETY AMOUNT
11	3	\$ 300
21	3	\$ 300
22	3	\$ 300
32	3	\$ 300

All landscape sureties will be posted with the grading permit applications (see note #12).

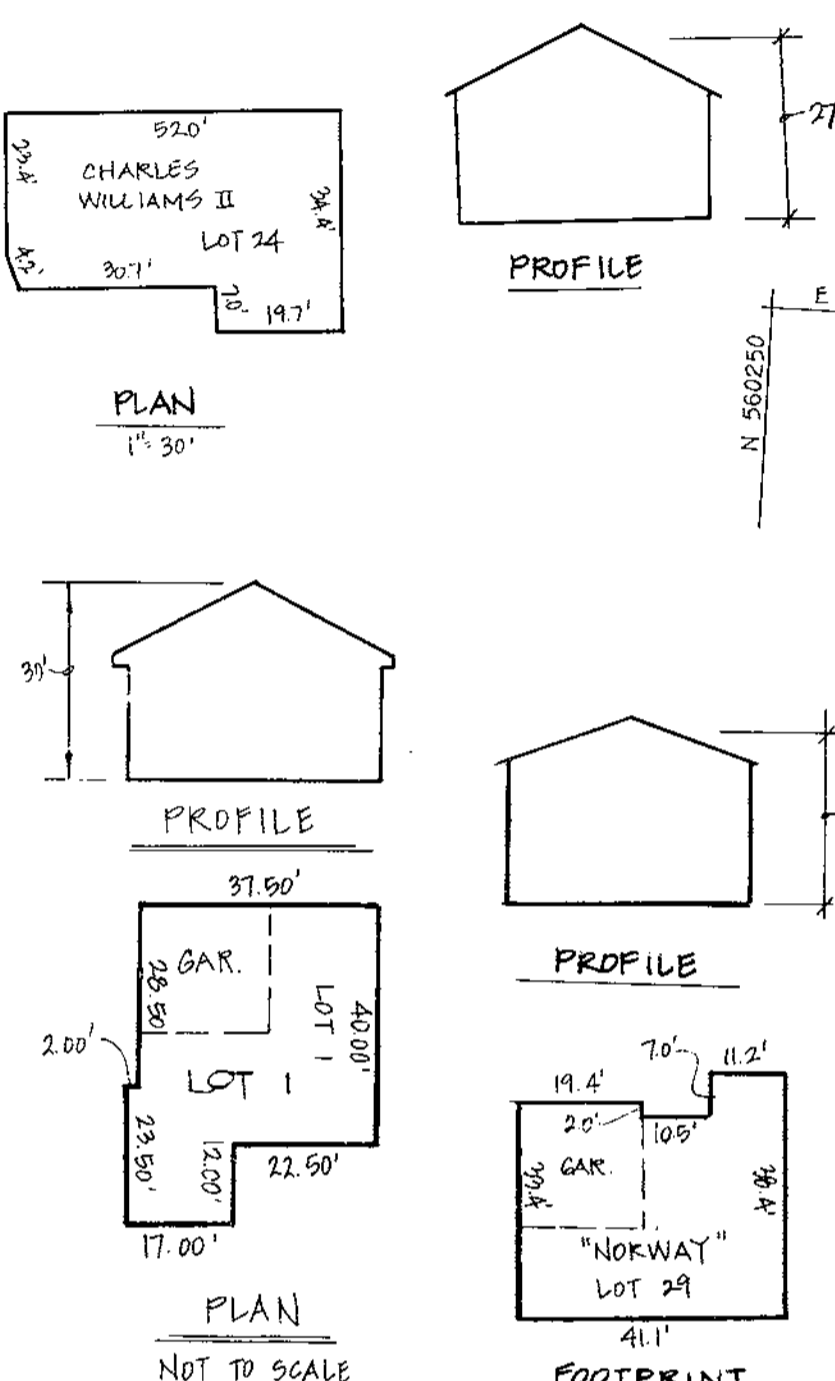
LANDSCAPE SCHEDULE

ADJACENT TO ROADWAYS	NUMBER
264	5
5	7
5	7

COMMENTS - THERE ARE NO CREDITS FOR EX. VEGETATION, WALLS, FENCE OR DECKS.

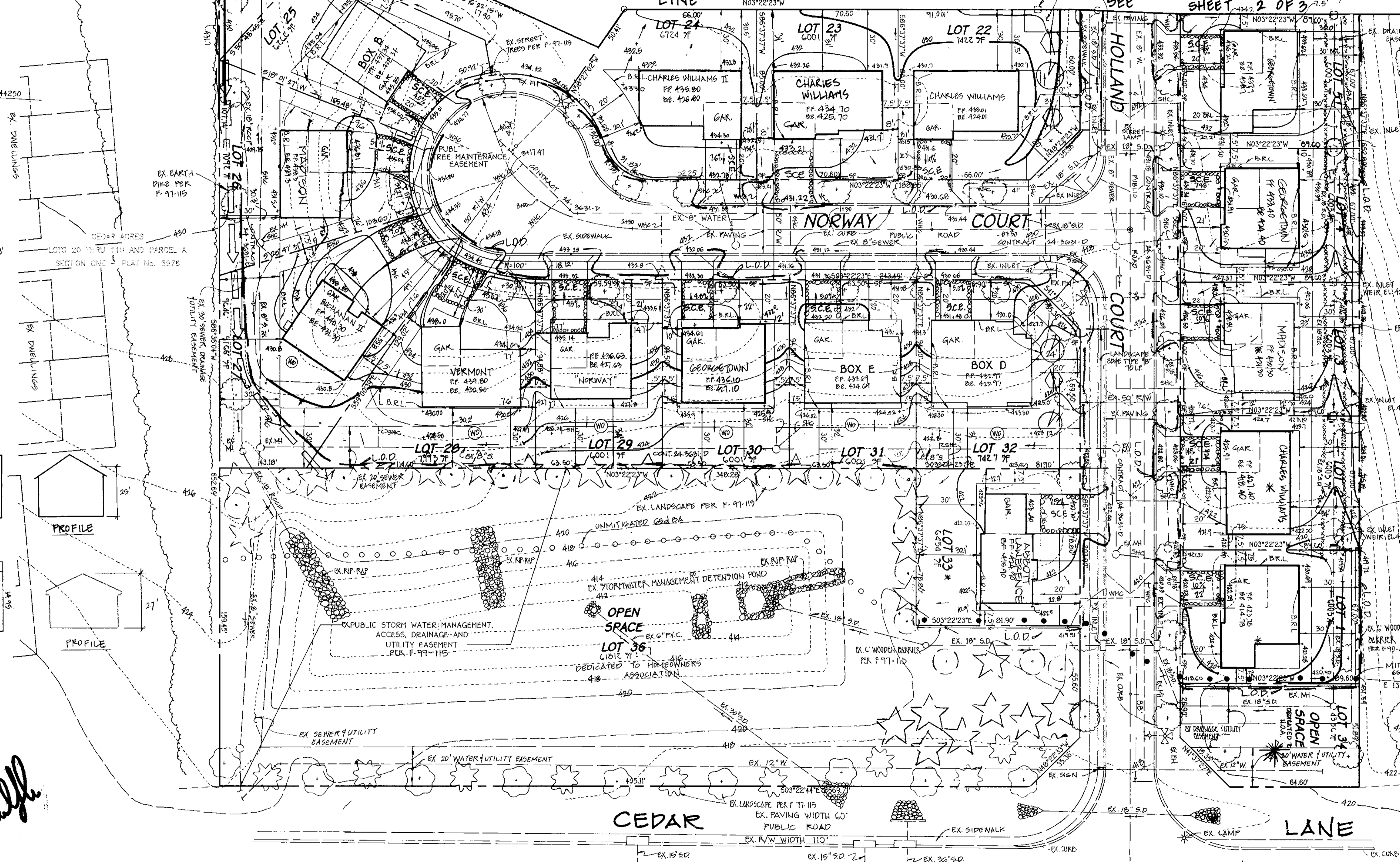


LOT NO.	GROSS AREA	PIEDESTAL AREA	REMAINING AREA	MINIMUM LOT SIZE
15	7,860 SQ.FT.	695 SQ. FT.		7,265 SQ. FT.



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 524	SPOT ELEVATION
-SF - SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
W	PROPOSED WALKOUT
-X - X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE



- GENERAL NOTES**
1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (410) 313-1111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 3. THIS PROJECT IS SUBJECT TO D.P.E. HOWARD COUNTY RULES 5.150.118 AND 5.150.22 AND 5.150.115.
 4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT FEBRUARY 1996.
 5. TOPOGRAPHY SHOWN HEREON IS FINAL ROAD CONSTRUCTION DRAINAGE PER P-17-115.
 6. COUNTY GEODETIC CONTROL STATION: HO.CO.MON.29 N 17061.9750 BLVD. 111100 E 47950.4800 HO.CO.MON.29S N 17113.1878 ELEV. 452.31 HO.CO.MON.29S1 E 40921.031
 7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE COMPLETED AT THE DEVELOPER'S EXPENSE.
 8. THIS PLAN IS FOR HOME SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SUB ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS PER P-17-115 AND APPROVED WATER AND SEWER PLANS CONTRACT NO. 9.
 9. CONTRACTOR WILL CHECK OWNER HOUSE CONNECTION EXISTING AT EXISTENT LINE PRIOR TO CONSTRUCTION. STORM WATER MANAGEMENT REGULATIONS ARE FULFILLED UNDER P-17-115.
 10. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 8.840
 - B. AREA OF PLAN SUBMISSION: 8.840
 - C. LIMIT OF DISTURBED AREA: 6.932
 - D. PRESENT SOILS: R50
 - E. PROPOSED USE FOR SITE AND OVERLOOKS: SINGLE FAMILY DETACHED
 - F. TOTAL NUMBER OF UNITS ALLOWED: 34 GG
 - G. TOTAL NUMBER OF UNITS PROPOSED: 33
 - H. NUMBER OF PARKING SPACES REQUIRED: 66
 - I. NUMBER OF PARKING SPACES PROVIDED: 66
 - J. OPEN SPACE REQUIREMENTS ARE PROVIDED PER P-17-115.
 - K. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED PER P-17-115.
 11. THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.134 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT. SEE CHART FOR PER LOT FINANCIAL SURETY.
 12. CONTRACTOR WILL USE HOWARD COUNTY STANDARD DETAIL R-608 FOR ALL RESIDENTIAL PERMANENT STRUCTURES.
 13. PERGLES AND DECK MAY PROJECT NOT MORE THAN 10 FEET INTO THE REQUIRED FRONT AND REAR SETBACK AREAS. BAY WINDOWS, CHIMNEYS AND ARCHWAYS NOT MORE THAN 10 FEET IN HEIGHT MAY PROJECT UP TO 4 FEET INTO ANY REQUIRED SETBACK AREA.
 14. PERIMETER LANDSCAPING IS PROVIDED PER P-17-115.
 15. THE EXISTING OPEN FACILITY IS TO BE USED FOR PERMIT CONTROL DURING CONSTRUCTION.
 16. THE OWNER & DEVELOPER IS ALTHOUGH HOME WHO IS RESPONSIBLE FOR THE POND & ROAD AS BUILTS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 3	PLAN VIEW
2 OF 3	PLAN VIEW
3 OF 3	NOTES & DETAILS
1 OF 3	5-3-99 REV. MOD. LOTS 21 & 22
2 OF 3	6-14-99 REV. MOD. LOTS 21 & 22
3 OF 3	6-14-99 REV. MOD. LOTS 21 & 22
1 OF 3	5-3-99 REV. MOD. LOTS 21 & 22
2 OF 3	2-22-99 REV. MOD. LOTS 21 & 22
3 OF 3	4-26-99 REV. MOD. LOTS 21 & 22

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 1827 BALDWIN NATIONAL PIKE
ELICOTT CITY, MARYLAND 21032
PH: 410-285-2855

ENGINEER'S CERTIFICATE
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.
Chell
Signature of Engineer (Print name below signature) **Chell**
Date **4/2/98**

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Chell
Signature of Developer (Print name below signature) **Chell**
Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Chell
Signature of Engineer (Print name below signature) **Chell**
Date **7/16/98**

Approved for HOWARD SCD and meets Technical Requirements.
Chell
Signature of Engineer (Print name below signature) **Chell**
Date **7/16/98**

OWNER
ALY'S HOMES
9017 REP B' WING ROAD SUITE 201
COLUMBIA, MD 21045
(410) 715-4500

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chell
Signature of Department of Planning and Zoning
Date **7/24/98**

Chell
Signature of Chief, Division of Land Development
Date **7/23/98**

Chell
Signature of Chief, Development Engineering Division
Date **7/22/98**

SUBDIVISION	SECTION/AREA	LOT NO.
CEDAR ACRES	1-36	15

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13046	11	RSC	35	FIFTH	6056

WATER CODE: E-28 SEWER CODE: 5926500

SITE DEVELOPMENT PLAN (GENERIC)
CEDAR ACRES LOTS 1-36

ZONED: RSC
TAX MAP NO: 35 PARCEL: 38
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: MARCH 1, 1998
SHEET 1 OF 3