

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT & EROSION CONTROL PLAN AND DETAILS
4	SEDIMENT CONTROL NOTES AND HOUSE/BOX DETAILS

SITE DEVELOPMENT PLAN

VILLAGE OF CEDAR RIDGE

LOTS 177-181, 184 AND 185

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHC TABLE		
NO.	MIN. CELLAR	SHC INV.
177	299.60	295.70
178	299.97	296.06
179	299.45	295.76
180	299.53	295.70
181	299.32	295.48
184	320.50	316.60
185	323.00	319.00

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/ASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

ADDRESS CHART		
LOT No.	STREET ADDRESS	
177	6925	TIMBER CREEK COURT
178	6929	TIMBER CREEK COURT
179	6933	TIMBER CREEK COURT
180	6936	TIMBER CREEK COURT
181	6932	TIMBER CREEK COURT
184	7015	RIVER OAK COURT
185	7009	RIVER OAK COURT

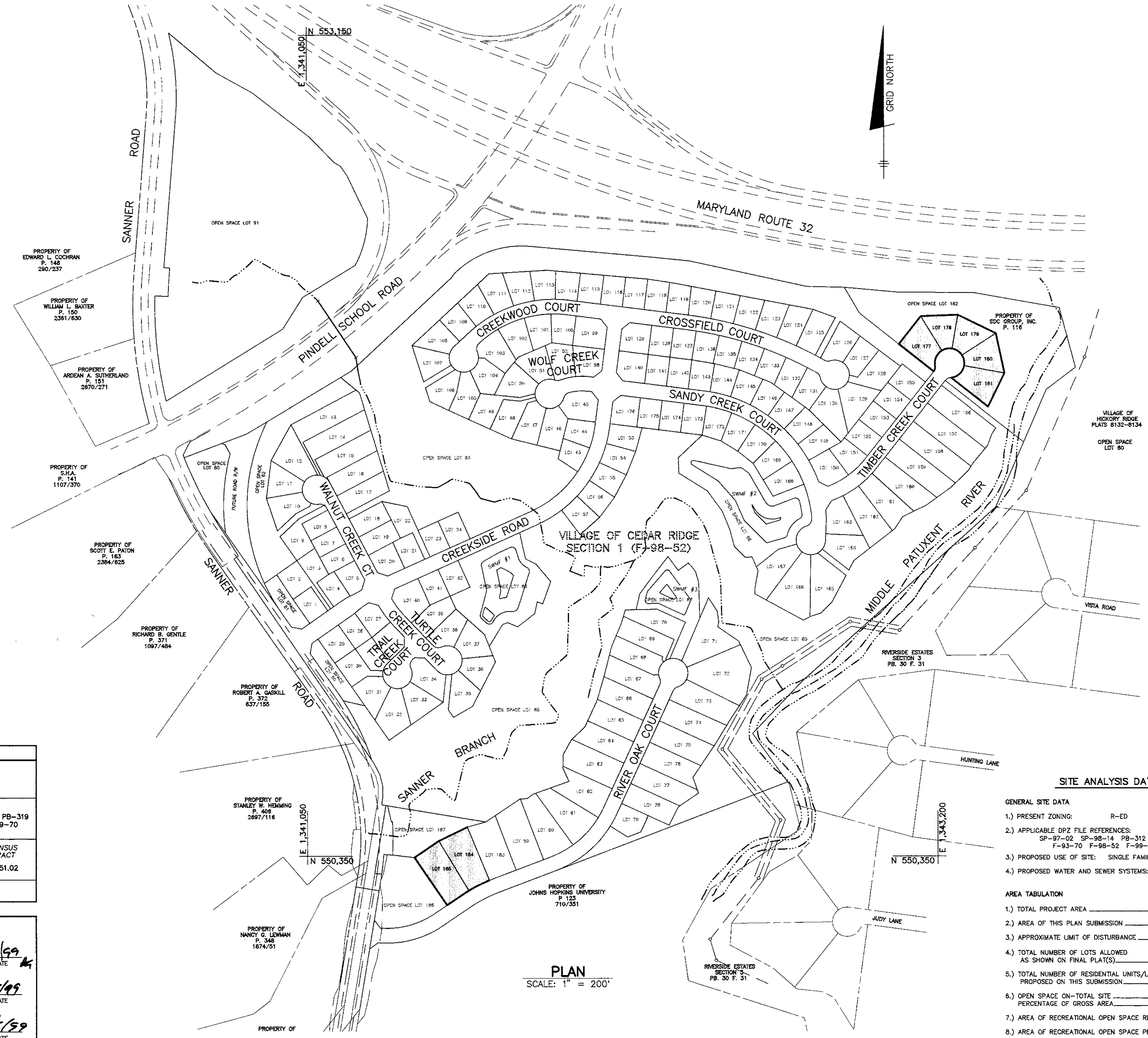
BENCH MARKS NAD 83
 HO. CO. #418A NAD 83
 STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER LANE.
 N 551789.4787 E 1340518.127

HO. CO. #354A NAD 83
 STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD.
 N 553353.579 E 1340567.659

HO. CO. BM#R-109 ELEV. 405.389
 USED FOR VERTICLE CONTROL.

VICINITY MAP
SCALE: 1" = 2000'

- #### GENERAL NOTES
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-99-70. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 418A, 354A AND BM#R-109.
 - ALL ROADWAYS ARE PUBLIC.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 34-3652-D & 34-3662-D AND ROAD CONSTRUCTION PLANS F-98-52 AND F-99-70. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-52 BY MEANS OF EXTENDED DETENTION.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
 - PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 128 (c)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
 - PREVIOUS HOWARD COUNTY FILE NOS. SP-97-02 SP-98-14 PB-312 PB-319 F-93-70 F-98-52 F-99-70
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
 - FOR EASEMENT, LOT SIZE, AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 12785, 12787.
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY. DRIVEWAY SLOPES SHALL NOT EXCEED 15%.
 - INDICATES WALKOUT BASEMENT.
 - FOREST CONSERVATION AND LANDSCAPING REQUIREMENTS HAVE BEEN FULFILLED UNDER F-98-52.



PERMIT INFORMATION CHART					
SUBDIVISION: VILLAGE OF CEDAR RIDGE					
SECTION 2 LOTS 177-181, 184 AND 185					
SECTION	PARCEL #	PREVIOUS FILE:			
2	68 AND P/O 116	SP-97-02	SP-98-14	PB-312	PB-319
		F-93-70 F-98-52 F-99-70			
PLAT Nos.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
15785 thru 15787	4 & 5	R-ED	41	5th	6051.02
WATER CODE E21		SEWER CODE 6581000			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/2/99 DATE

[Signature] 8/5/99 DATE

[Signature] 8/1/99 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

- PRESENT ZONING: R-ED
- APPLICABLE DPZ FILE REFERENCES: SP-97-02 SP-98-14 PB-312 PB-319 F-93-70 F-98-52 F-99-70
- PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
- PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE

AREA TABULATION

- TOTAL PROJECT AREA: 7.98 AC.
- AREA OF THIS PLAN SUBMISSION: 2.16 AC.
- APPROXIMATE LIMIT OF DISTURBANCE: 1.74 AC.
- TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S): 7
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 7
- OPEN SPACE ON-TOTAL SITE: 4.96 AC. PERCENTAGE OF GROSS AREA: 62.2%
- AREA OF RECREATIONAL OPEN SPACE REQUIRED: 2000 S.F.
- AREA OF RECREATIONAL OPEN SPACE PROVIDED: 5000 S.F.

NO.	DATE	REVISION

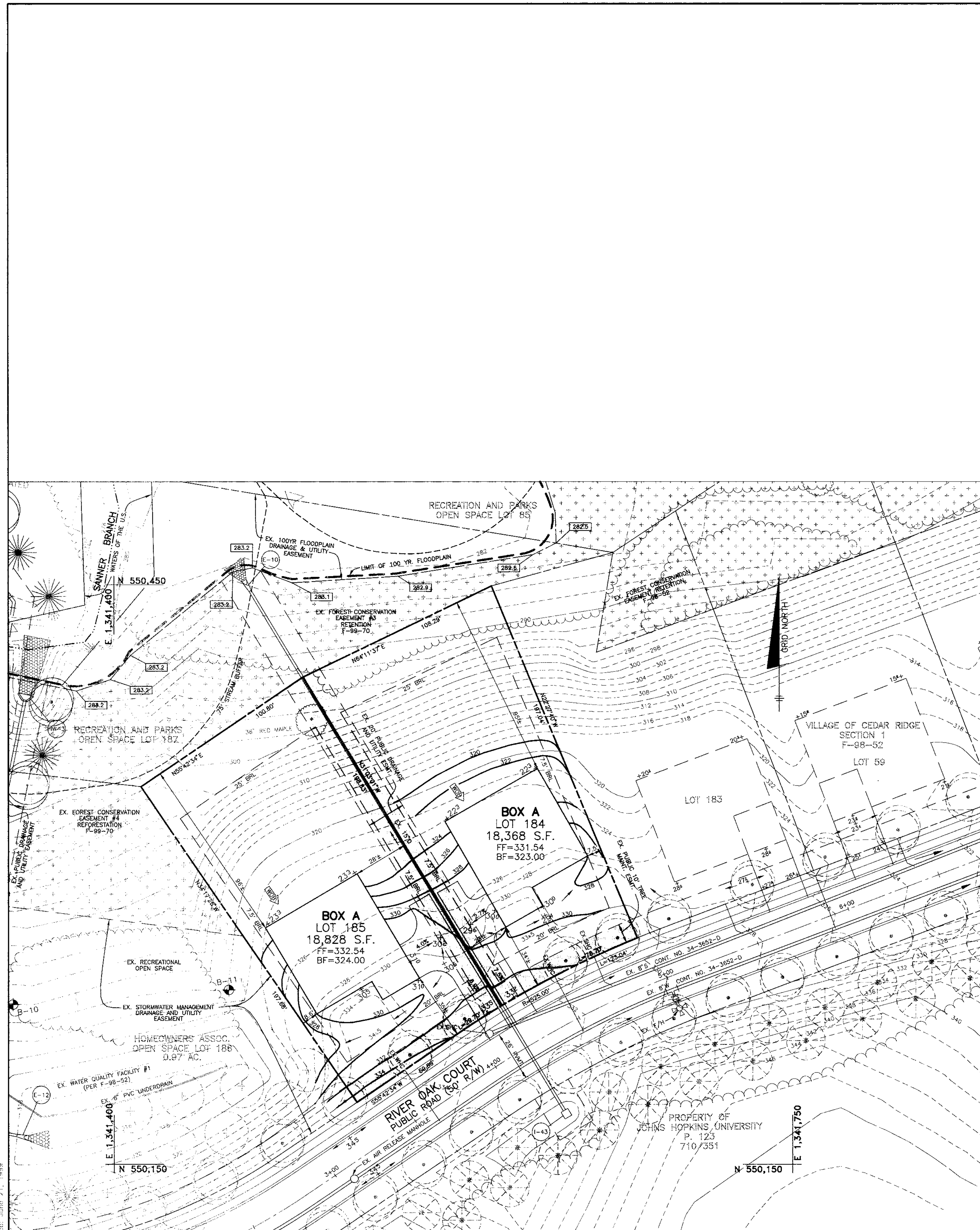
BENCHMARK ENGINEERING INC.

8490 BALTIMORE NATIONAL PIKE # SUITE 418 & ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

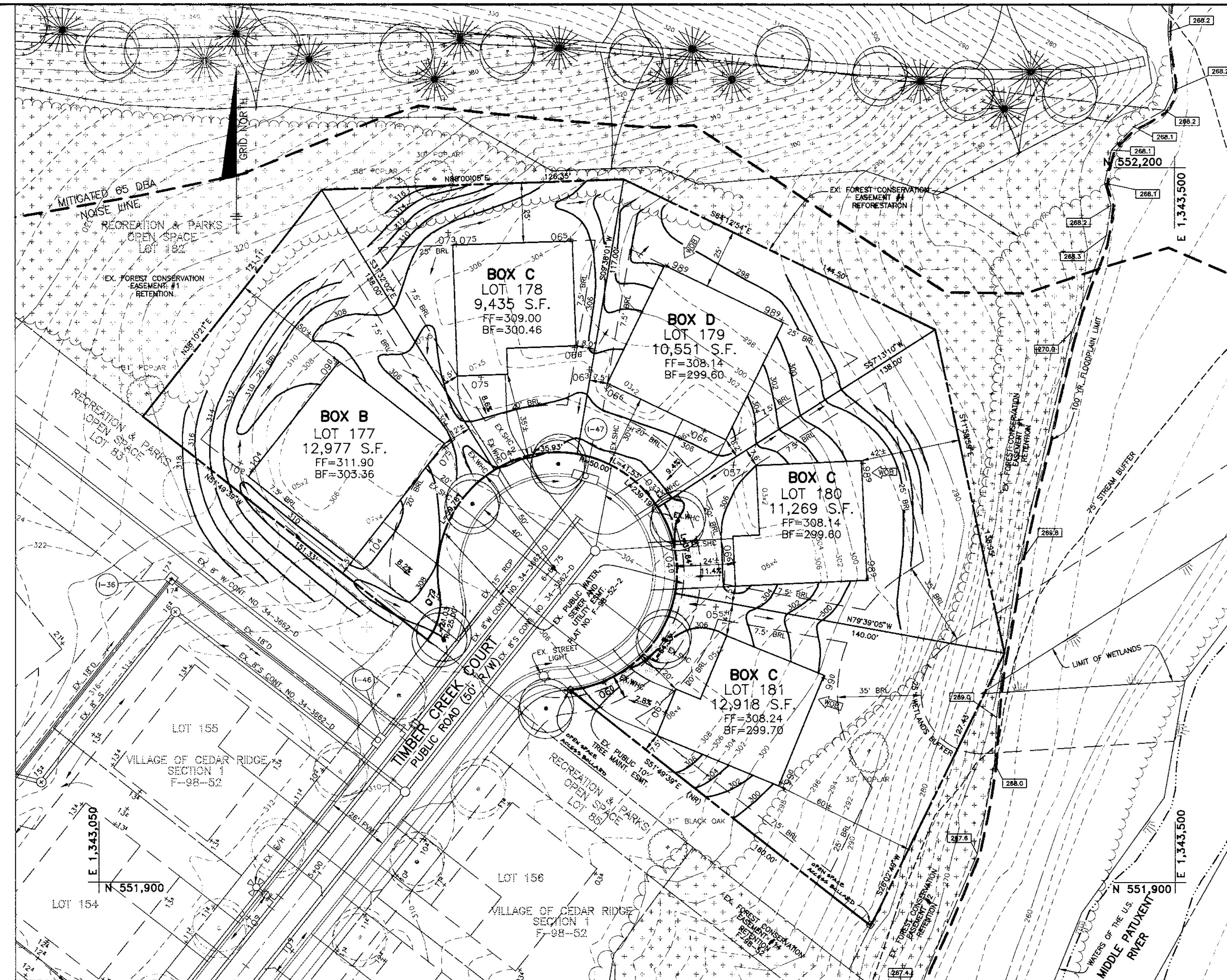
OWNERS/DEVELOPERS: TOLL, MD LIMITED PARTNERSHIP A MD LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852	PROJECT: VILLAGE OF CEDAR RIDGE SECTION 2 LOTS 177-181, 184 AND 185 LOCATION: TAX MAP 41 - LOTS 58 & 88; VILLAGE OF CEDAR RIDGE, SECTION 1 PARCEL 68, AND P/O PARCEL 116; TAX MAP 35 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: SITE DEVELOPMENT PLAN SP-97-02 SP-98-14 PB-312 PB-319 F-93-70 F-98-52 F-99-70			
DATE: MAY, 1999 JUNE, 1999	PROJECT NO. 1261 SHEET 1 OF 4		
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: AS SHOWN

PLAN
SCALE: 1" = 200'

Acad. Dwg. SDP99-01 Plotted: June 21, 1999



PLAN VIEW
SCALE: 1" = 30'



PLAN VIEW
SCALE: 1" = 30'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- INDICATES A WALKOUT BASEMENT
- TREES INSTALLED UNDER F-98-52
- TREES INSTALLED UNDER F-99-70

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING INC.

8400 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNERS/DEVELOPERS:		PROJECT: VILLAGE OF CEDAR RIDGE	
TOLL, MD LIMITED PARTNERSHIP A MD LIMITED PARTNERSHIP 3208 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852		SECTION 2 LOTS 177-181, 184 AND 185	
SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244		LOCATION: TAX MAP 41 - LOTS 58 & 88; VILLAGE OF CEDAR RIDGE, SECTION 1 PARCEL 68, AND P/O PARCEL 116; TAX MAP 35	
DATE: MAY, 1999		TITLE: SITE DEVELOPMENT PLAN	
DATE: JUNE, 1999		SP-97-02 SP-98-14 PB-312 PB-319 F-93-70 F-98-52 F-99-70	
DESIGN: DBT		PROJECT NO. 1261	
DRAFT: DBT		DATE: MAY, 1999	
CHECK: DAM		PROJECT NO. 1261	
SCALE: AS SHOWN		SHEET 2 OF 4	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Hamilton 8/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 8/5/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph S. Smith 8/6/99
DIRECTOR DATE

Acct. Draw: M/2/99/07 Printed: June 21, 1999

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1. B) 14 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. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SDO (SEC. 54), TEMPORARY SEEDING (SEC. 52) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL DIVISION.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	2.16	ACRES
AREA DISTURBED	1.74	ACRES
AREA TO BE ROOFED OR PAVED	0.57	ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.17	ACRES
TOTAL CUT	3100	CY
TOTAL FILL	3100	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS OBTAINED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL DIVISION.
- 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 THIS NOTICE, APPROVAL, BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOL AMENDMENTS: IN LIEU OF SOL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (21 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 40 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.07 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF UNKURFED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TOPSOIL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets the standards 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 MDS-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 approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 2% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other material larger than 1-1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, 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 procedure.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results indicating 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 or 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 soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Alternative for Permanent Seeding - Instead of applying the full amounts 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 organic 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 the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

TEMPORARY SEEDBED PREPARATIONS

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH 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 SOD.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF UNKURFED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
- DAY 1 1.) OBTAIN GRADING PERMIT.
- DAY 2-8 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-99-70 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-99-70 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.
- DAY 9-12* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. NOTE THAT CONSTRUCTION OF HOUSES ON LOTS 179 AND 180 CANNOT BE DONE UNTIL THE CONTRIBUTING DRAINAGE AREA TO THE SEDIMENT TRAP LOCATED ON THESE LOTS HAS BEEN PERMANENTLY STABILIZED.
- DAY 13-82 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
- DAY 83-87 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES. FLUSH STORM DRAIN SYSTEM, REMOVE ACCUMULATED SEDIMENT IN SWMP'S, REPAIR/REPLACE AND CONVERT PONES TO PERMANENT SEEDING AS SHOWN ON F-98-52.
- DAY 88-91 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL DIVISION, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

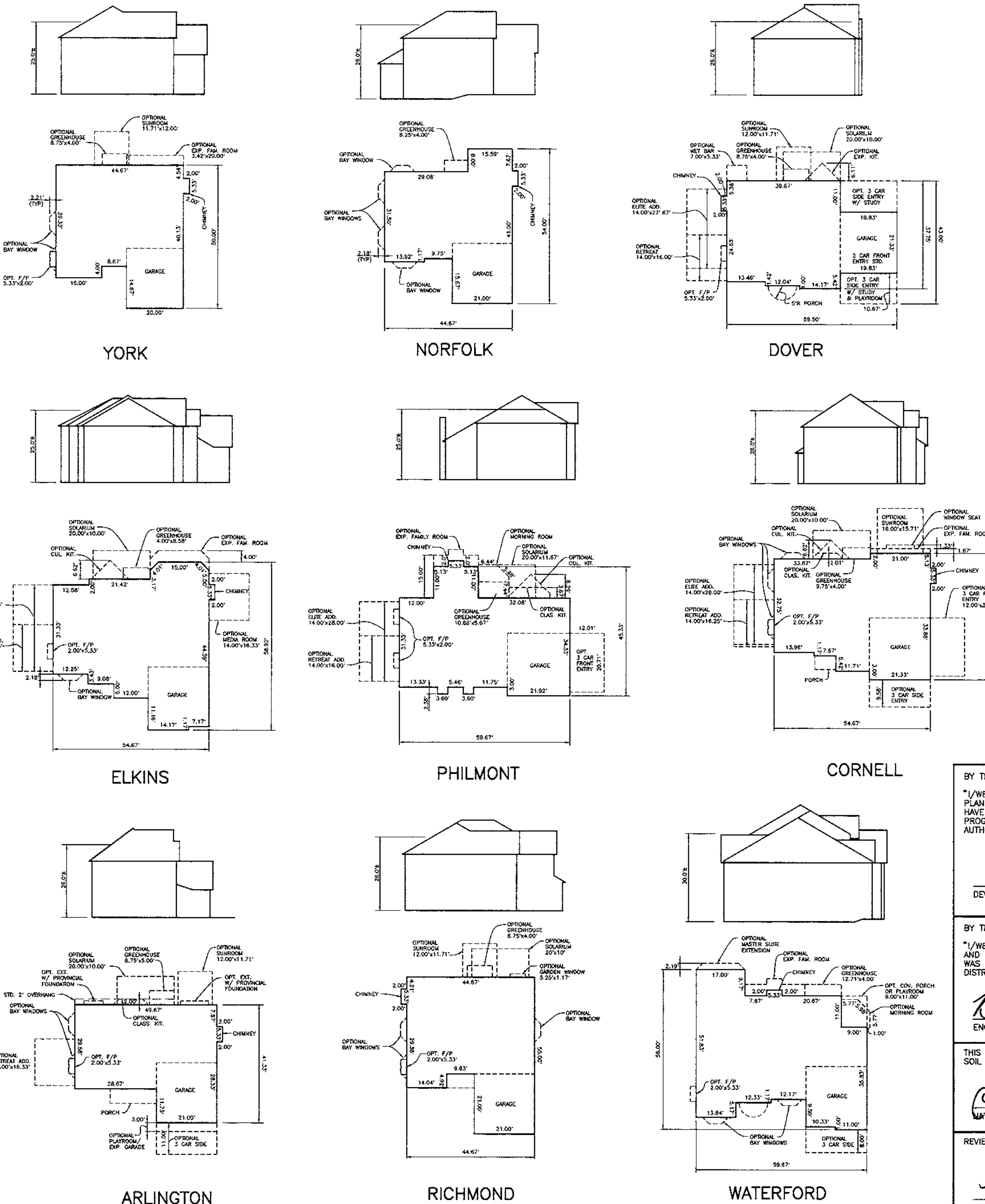
* - INDICATES SINGLE HOUSE CONSTRUCTION.

NOTES: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOIL SOD SHOULD BE USED.

OPTIONS CHART									
NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL NOT" FIT WITHIN THE GENERIC BOX FOOTPRINT.									
	YORK	NORFOLK	DOVER	PHILMONT	ELKINS	CORNELL	WATERFORD	ARLINGTON	RICHMOND
BOX A	YES	YES	X	X	YES	YES	7,8,12	YES	YES
BOX B	YES	YES	YES	YES	X	YES	YES	YES	YES
BOX C	YES	YES	X	X	X	YES	YES	YES	YES
BOX D	YES	YES	X	X	X	YES	YES	YES	YES

LOT/BOX CHART	
LOT #	BOX
LOT 177	B
LOT 178	C
LOT 179	D
LOT 180	C
LOT 181	C
LOT 184	A
LOT 185	A

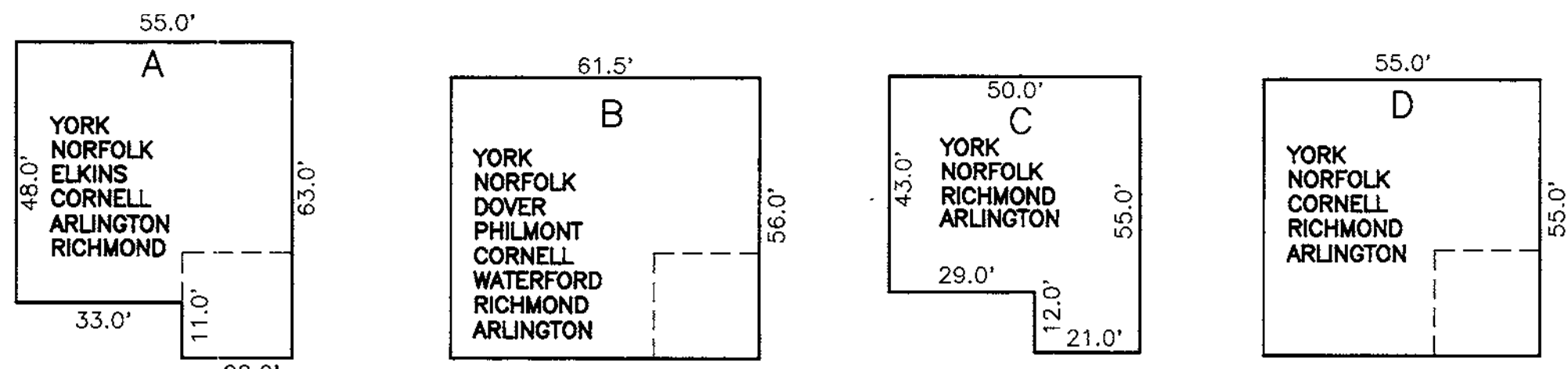


HOUSE FOOTPRINTS
SCALE: 1" = 30'

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

- ADD OR DELETE A HOUSE TYPE.
- CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
- FLIP THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
- CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
- TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO A WALKOUT BASEMENT.

- * WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1,2,4
- ** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1
- *** WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 2,3,4,5,14
- # WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 4,5,14
- ## WITH OPTIONAL PLAYROOM, THESE OPTIONS ARE EXCLUDED IN ADDITION TO THOSE LISTED IN CHART; 1
- EXCLUDED OPTIONS LEGEND:
- | | |
|----------------------|------------------------------|
| 1 = SUNROOM | 9 = 3-CAR FRONT ENTRY GARAGE |
| 2 = GREENHOUSE | 10 = 3-CAR SIDE ENTRY GARAGE |
| 3 = EXP. FAM. ROOM | 11 = PLAYROOM |
| 4 = SOLARIUM | 12 = MEDIA ROOM |
| 5 = CUL. KITCHEN | 13 = MORNING ROOM |
| 6 = CLASSIC KITCHEN | 14 = WINDOW SEAT |
| 7 = ELITE ADDITION | 15 = MASTER SUITE EXT. |
| 8 = RETREAT ADDITION | 16 = WET BAR |
- NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.



GENERIC BOXES
SCALE: 1" = 30'

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 COUNTY CONSERVATION DISTRICT.

Donald Mason 6/30/99
DEVELOPER DATE

BY THE ENGINEER:

I/WE 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 COUNTY CONSERVATION DISTRICT.

Donald Mason 6/22/99
ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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

Cheryl Simmons 7/28/99
NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD COUNTY CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John R. Polster 7/28/99
HOWARD COUNTY CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John R. Polster 6/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamstra 6/5/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John R. Polster 6/6/99
DIRECTOR DATE

NO. DATE REVISION

BENCHMARK ENGINEERING INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6614

OWNERS/DEVELOPERS: TOLL MD LIMITED PARTNERSHIP A MD LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852

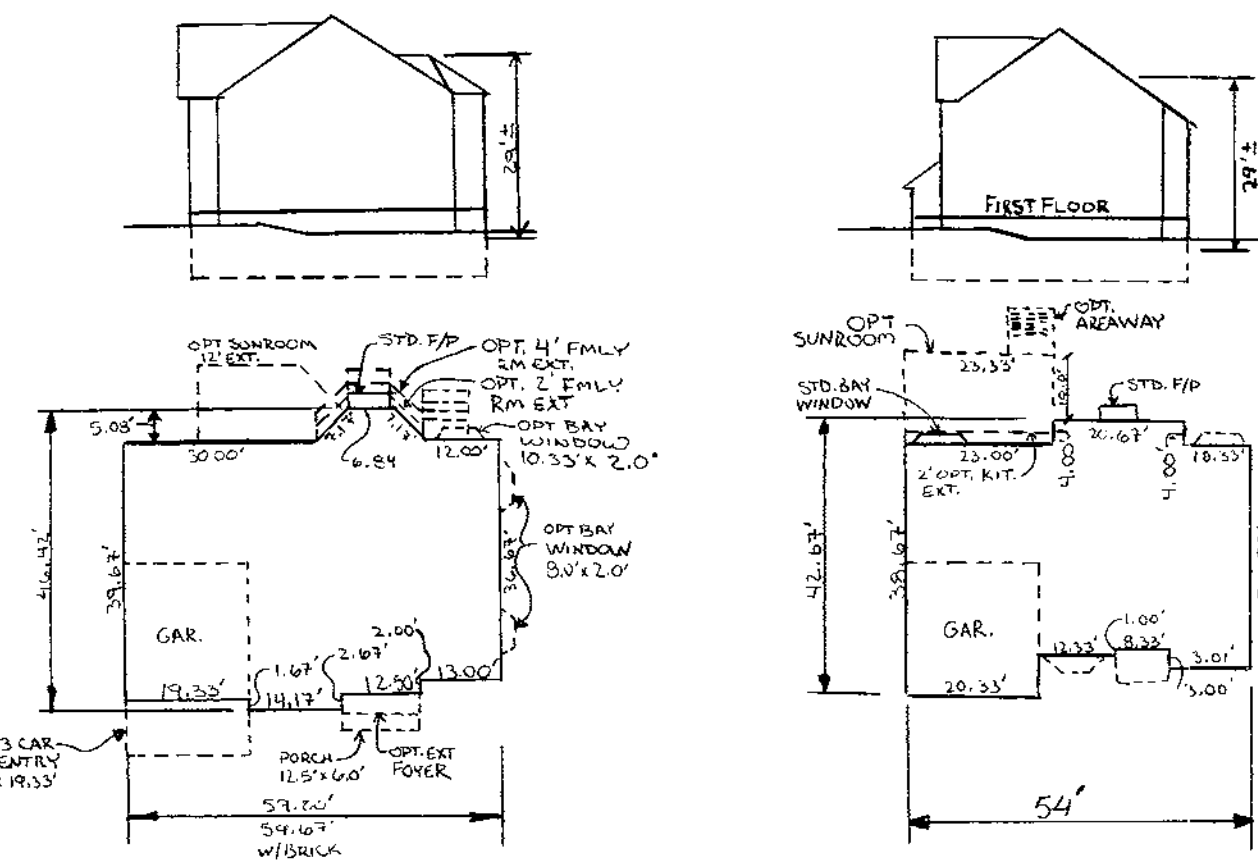
PROJECT: VILLAGE OF CEDAR RIDGE SECTION 2 LOTS 177-181, 184 AND 185

LOCATION: TAX MAP 41 - LOTS 58 & 59; VILLAGE OF CEDAR RIDGE, SECTION 1 PARCEL 68, AND P/O PARCEL 116, TAX MAP 35 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL NOTES AND HOUSE/BOX DETAILS
SP-97-02 SP-98-14 PB-312 PB-319
F-93-70 F-98-82 F-99-70

DATE: MAY 1999 PROJECT NO. 1261
JUNE 1999

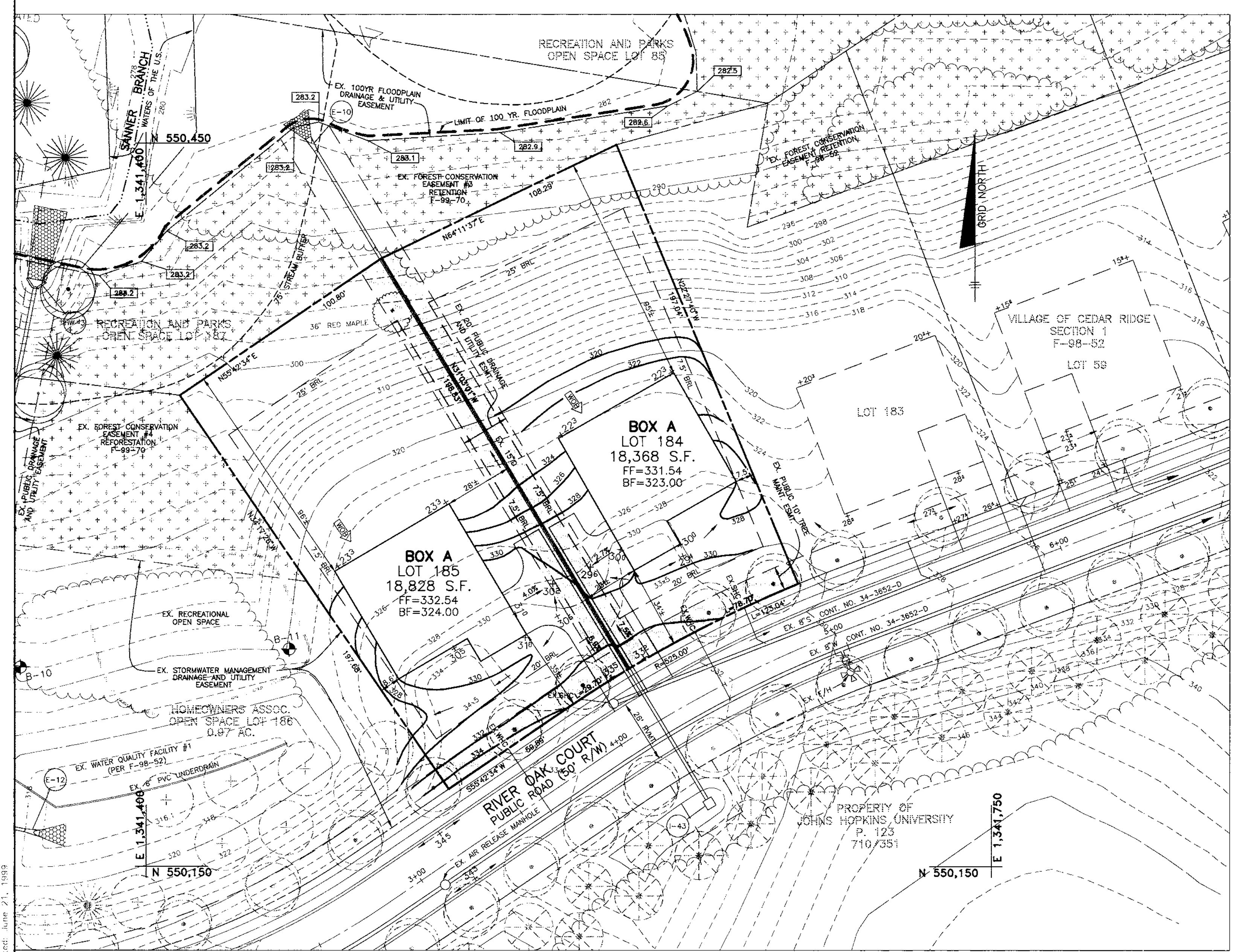
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 4 OF 4



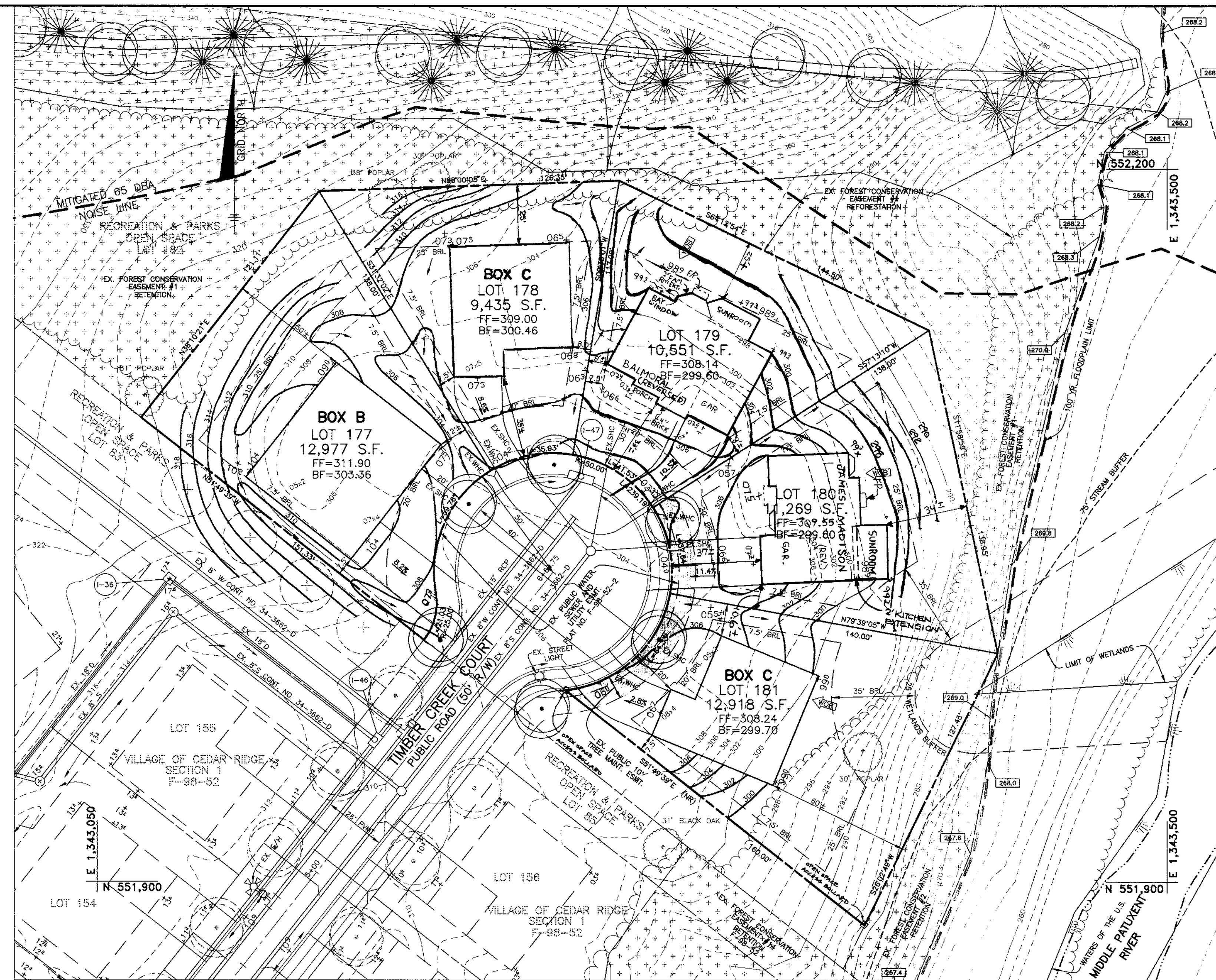
BALMORAL
SCALE: 1" = 30'

JAMES MADISON
SCALE: 1" = 30'

NOTE: LOT 179 SUNROOM IS MODIFIED TO SHOW A DEPTH OF 11'



PLAN VIEW
SCALE: 1" = 30'



PLAN VIEW
SCALE: 1" = 30'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- INDICATES A WALKOUT BASEMENT
- TREES INSTALLED UNDER F-98-52
- TREES INSTALLED UNDER F-99-70

NO.	DATE	REVISION
1	1-22-02	REVISE HOUSE TYPE LOT 179 IS A LIMBOORAL, LOT 180 TO A JAMES MADISON & ADD MODELS TO PLAN SHEET

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING INC.

8450 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8103 FAX: 410-465-0644

OWNERS/DEVELOPERS:		PROJECT: VILLAGE OF CEDAR RIDGE SECTION 2	
TOLL MD LIMITED PARTNERSHIP A MD LIMITED PARTNERSHIP 3206 TOWER OAKS BOULEVARD SUITE 310 ROCKVILLE, MARYLAND 20852		LOTS 177-181, 184 AND 185	
SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244		LOCATION: TAX MAP 41 - LOTS 98 & 99; VILLAGE OF CEDAR RIDGE, SECTION 1 PARCEL 98 AND P/O PARCEL 116; TAX MAP 35 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DATE: MAY 1999		TITLE: SITE DEVELOPMENT PLAN	
DATE: JUNE, 1999		SP-97-02 SP-98-14 PB-312 PB-319 F-93-70 F-98-52 F-99-70	
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: AS SHOWN
PROJECT NO. 1261		SHEET 2 OF 4	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 8/15/99

DATE: 8/15/99

DATE: 8/15/99

Author: Dwt; Rev: R/S/2002; Date: 8/15/99; Scale: 1" = 30'