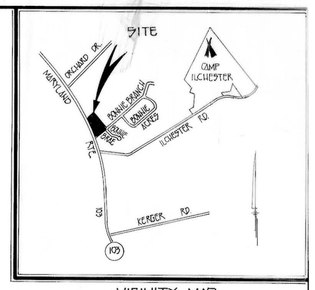
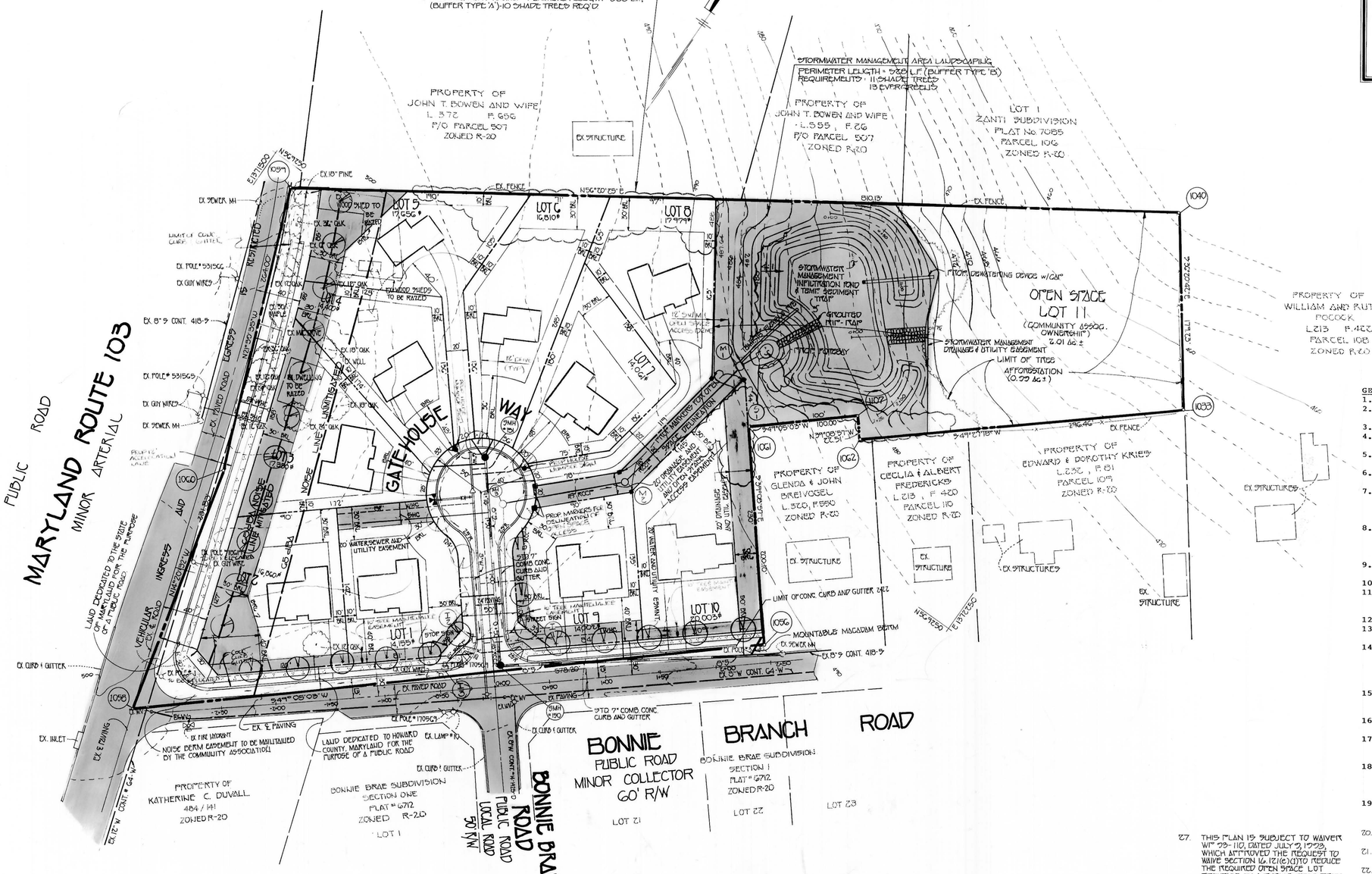
COORDINATE TABLE		
PT.	NORTH	EAST
1059	569680.062	1372204.208
1040	569535.696	1372310.502
1033	569407.205	1372160.298
1107	569360.441	1372071.007
1062	569294.946	1371995.440
1061	569139.768	1372121.771
1056	568761.075	1371684.842
1058	568985.679	1371627.415
1060	569231.038	1371529.974

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
5	17,656 SF	2,706 SF	14,950 SF	--------	--------	14,950 SF
8	17,979 SF	3,318 SF	14,661 SF	--------	--------	14,661 SF

DENSITY TABULATION				
GROSS AREA	NET AREA		TOTAL NUMBER OF PROPOSED BUILDABLE LOTS	DENSITY PER ACRE
6.63 AC±	6.63 AC.		10	10/6.63=1.51 DWELLING UNITS / ACRE



VICINITY MAP
SCALE 1"=2000'



GENERAL NOTES

1. TOTAL AREA OF PROPERTY=6.63AC.±
2. TOTAL AREA OF BUILDABLE LOTS= 3.75 AC.±
3. TOTAL AREA OF ROAD R/W=0.87AC./
4. TOTAL AREA OF OPEN SPACE PROVIDED=2.01AC.±
5. AREA OF OPEN SPACE REQUIRED= 30%X6.63AC.± = 1.99AC.±
6. AREA OF OPEN SPACE PROVIDED= 2.01 AC.±
7. AREA OF OPEN SPACE FOR DRY GROUND RECREATIONAL USE 2.01 AC.±-S.W.M. AREA 0.87 AC.± = 1.14 AC.± OR 57%
8. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS DEVELOPMENT. THE DRAINAGE AREA IS THE PATAPSCO.
9. TOTAL NUMBER OF BUILDABLE LOTS= 10
10. SUBJECT PROPERTY IS ZONED R-20.
11. EXISTING UTILITIES SHOWN HEREON ARE BASED UPON APPROVED AS-BUILT CONSTRUCTION DRAWINGS.
12. SKETCH PLAN S93-09 WAS APPROVED FEBRUARY 1993
13. THERE ARE NO WETLANDS OR FLOODPLAINS WITHIN THE SUBDIVISION.
14. THE BOUNDARY SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY 21, 1992. TOPOGRAPHY IS FIELD RUN ON 2' CONTOUR INTERVALS.
15. HORIZONTAL AND VERTICAL CONTROL IS BASED ON HOWARD COUNTY STATIONS 31A3 AND 31D4.
16. STORMWATER MANAGEMENT WILL BE PROVIDED BY INFILTRATION.
17. SOILS REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON FEBRUARY, 1993.
18. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
19. THE NOISE STUDY WAS PREPARED BY THE WILSON T. BALLARD COMPANY ON OCTOBER, 1992.
20. TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON OCTOBER 1992.
21. ALL EXISTING UTILITIES WERE FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC.
22. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
23. THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF LANDSCAPING.
24. THE LANDSCAPING SHOWN ON THIS PRELIMINARY PLAN IS TO BE CONSIDERED SCHEMATIC. IT IS NOT UNCONDITIONALLY BINDING, (MAY BE REVISED DURING LATER STAGES IN THE PLANNING PROCESS.
25. FINAL LANDSCAPING WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN.
26. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET TREES AND STORM WATER MANAGEMENT PLANTINGS.
27. THIS PLAN IS SUBJECT TO WAIVER WP 93-110, DATED JULY 2, 1993, WHICH APPROVED THE REQUEST TO WAIVE SECTION 16.121(C)(1) TO REDUCE THE REQUIRED OPEN SPACE LOT FRONTAGE ON A PUBLIC ROAD FROM 40' WIDE TO 20' WIDE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 9/16/93

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS • LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
TELEPHONE: (410) 461-2855
FAX: (410) 750-3784

OWNER/DEVELOPER
GORDON GATE PARTNERSHIP
C/O LAND DESIGN AND DEVELOPMENT
10005 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

STATE OF MARYLAND — CHRIS ALAN FISHER — REGISTERED PROFESSIONAL ENGINEER

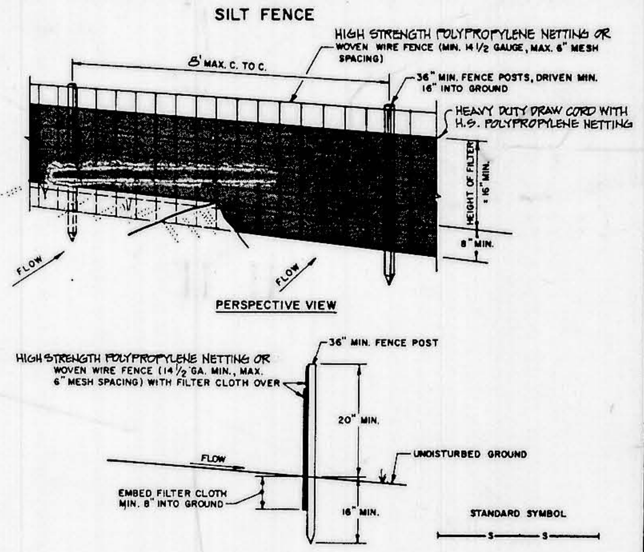
PRELIMINARY PLAN

GORDON GATE

TAX MAP 31 — GRID 14 — PARCEL 111
2ND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
SHEET: 1 OF 2
DATE: JULY 22, 1993
WP 93-110

P-93-14

SILT FENCE



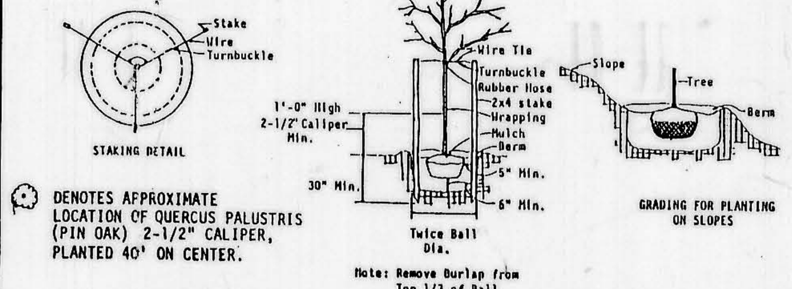
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. HIGH STRENGTH POLYPROPYLENE NETTING OR WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T or U TYPE OR 1¼" x 1¼" Min. (Actual) HARDWOOD
FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING OR HIGH STRENGTH POLYPROPYLENE NETTING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
5	17,656 SF	2,706 SF	14,950 SF	---------	---------	14,950 SF
8	17,979 SF	3,318 SF	14,661 SF	---------	---------	14,661 SF



DENOTES APPROXIMATE LOCATION OF QUERCUS PALUSTRIS (PIN OAK) 2-1/2" CALIPER, PLANTED 40' ON CENTER.

TREE PLANTING
NO SCALE

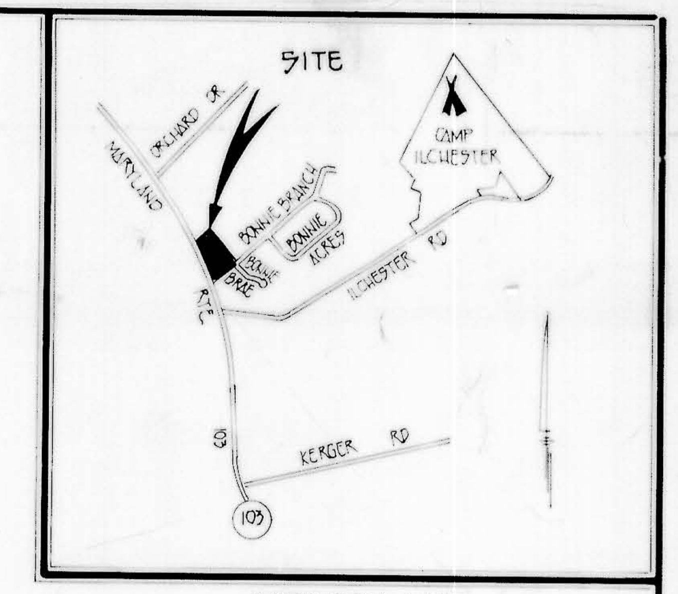
NOTE: CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING. FINAL LOCATIONS OF TREES MAY BE ADJUSTED SLIGHTLY TO ACCOMMODATE FIELD CONDITIONS. PLANTING PROCEDURES SHALL COMPLY WITH "LANDSCAPE SPECIFICATIONS FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS". SUBSTITUTIONS TO THE ABOVE SPECIES MAY BE PERMITTED, PROVIDED THAT THE PLANTING IS IN ACCORDANCE WITH THE STREET TREE AND LANDSCAPE REQUIREMENTS AS SPECIFIED IN SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STREET TREES

THE LOCATIONS, TYPE AND TREES SHOWN ON THESE PLANS ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS AND BUILDERS LANDSCAPE PROGRAM. BOND RELEASE IS CONTINGENT UPON SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE OFFICE OF PLANNING AND ZONING.

DENSITY TABULATION

GROSS AREA	NET AREA	TOTAL NUMBER OF BUILDABLE LOTS ALLOWABLE	TOTAL NUMBER OF PROPOSED BUILDABLE LOTS	DENSITY PER ACRE
6.63 AC±	6.63 AC.		10	10/6.63=1.51 DWELLING UNITS ACRE

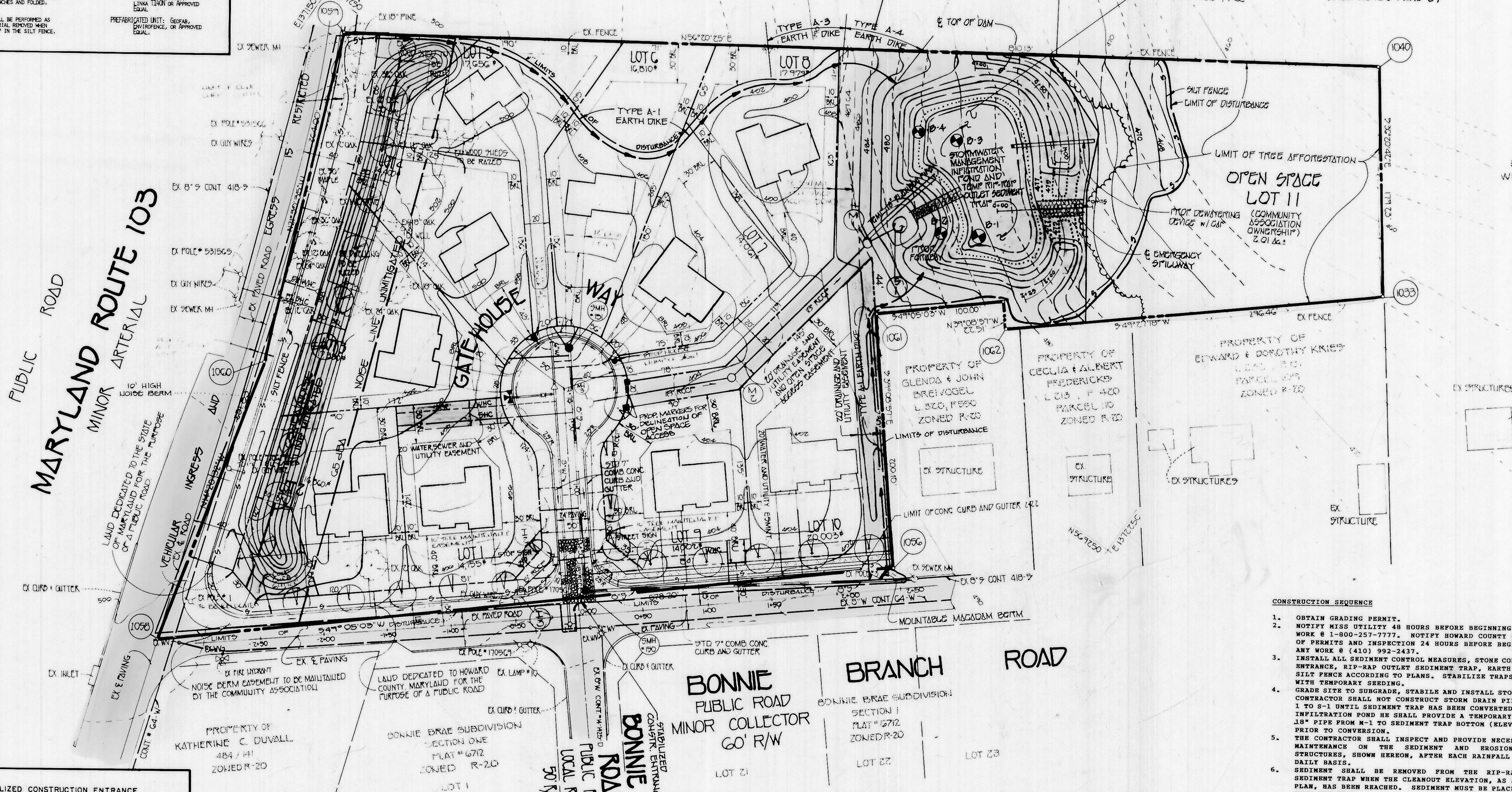


VICINITY MAP
SCALE 1" = 2000'

RIP-RAP OUTLET SEDIMENT TRAP No 1
DRAINAGE AREA = 4.77 Ac.±
STORAGE REQ'D. = 8546 C.F.
STORAGE PROV'D. = 11,125 C.F.
WEIR CREST ELEV. = 478.00
BOTTOM ELEV. = 475.00
DEPTH OF STORAGE = 2.0'
CLEANOUT ELEV. = 476.00
SIDE SLOPES = 4:1
TOP EMBANKMENT = 479.00
WEIR LENGTH = 12.0'
(SEE NOTES 1 AND 2)

NOTES:

1. CONTRACTOR SHALL CONSTRUCT TRAP TO THESE SPECIFICATIONS (LEFT), WITH BOTTOM ELEV. OF 475.00 AND WEIR (SPILLWAY LENGTH) OF 12'. ONCE SEDIMENT CONTROL MEASURES ARE TO BE REMOVED, TRAP IS TO BE CONVERTED TO THE PROPOSED S.W.M. INFILTRATION POND, WITH BOTTOM ELEV. OF 473.50 AND SPILLWAY LENGTH OF 50'.
2. THE TEMPORARY 18" FLEXIBLE PIPE FROM M-1 TO RIP-RAP OUTLET SEDIMENT TRAP BOTTOM SHALL BE USED UNTIL TRAP IS CONVERTED TO THE S.W.M. INFILTRATION POND, THEN THE STORM DRAIN PIPE FROM M-1 TO S-1 SHALL BE CONSTRUCTED.



SEDIMENT CONTROL NOTES:

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (992-2437).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN; a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) 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.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
   - TOTAL AREA OF SITE ______ ACRES
   - AREA DISTURBED ______ ACRES
   - AREA TO BE ROOFED OR PAVED ______ ACRES
   - AREA TO BE VEGETATIVELY STABILIZED ______ ACRES
   - TOTAL CUT ______ CU.YDS.
   - TOTAL FILL ______ CU.YDS.
   - OFFSITE WASTE/BORROW AREA LOCATION ______ CU.YDS.
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

PERMANENT SEEDING NOTES:

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTRUBANCE WHERE A PERMANENT LONG-LIVED 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.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULE.
1) 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 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ.FT.)
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE-INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS/1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OR UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHTER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES:

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.
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ.FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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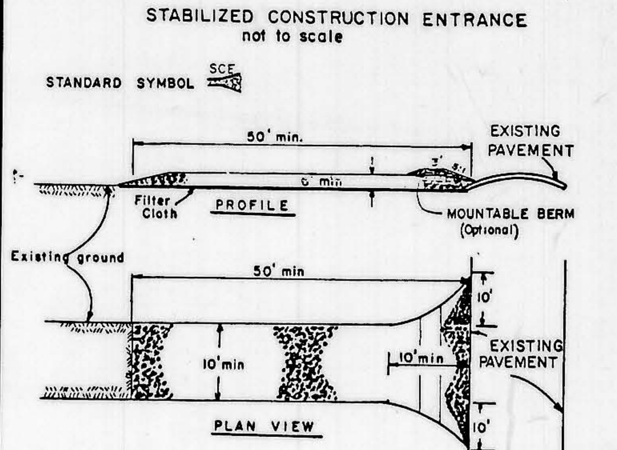
TELEPHONE: (410) 461-2855
FAX: (410) 750-3784

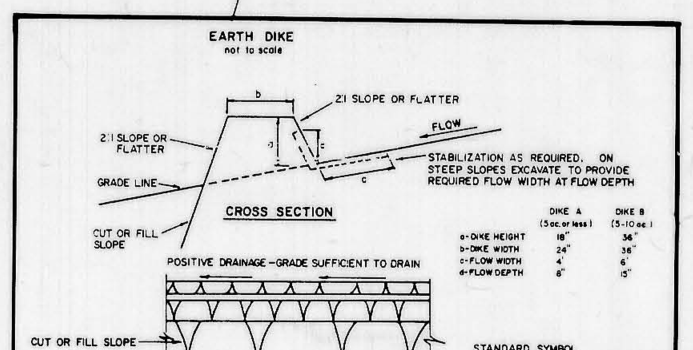
STABILIZED CONSTRUCTION ENTRANCE
not to scale



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. 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.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. 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.
8. 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.
9. Periodic inspection and needed maintenance shall be provided after each rain.

EARTH DIKE
not to scale



CONSTRUCTION SPECIFICATIONS

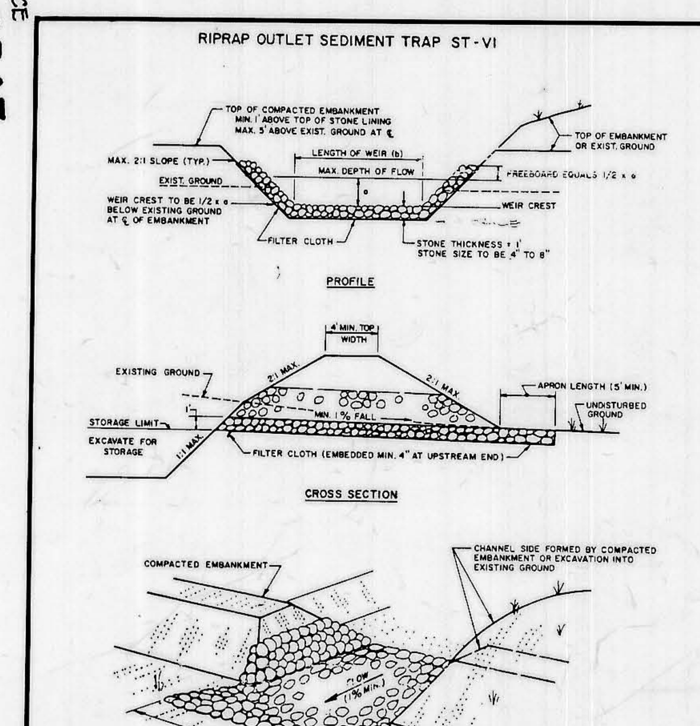
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

RIPRAP OUTLET SEDIMENT TRAP ST-VI



CONSTRUCTION SPECIFICATIONS FOR ST-VI

1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at centerline of embankment.
3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
5. Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
7. Stone used in the outlet channel shall be four (4) to eight(8) inches (riprap). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
9. The structure shall be inspected after each rain and repaired as needed.
10. Construction operations shall be carried cut in such a manner that erosion and water pollution are minimized.
11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
12. Drainage area for this practice is limited to 15 acres or less.

CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT.
2. NOTIFY MISS UTILITY 48 HOURS BEFORE BEGINNING ANY WORK @ 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF PERMITS AND INSPECTION 24 HOURS BEFORE BEGINNING ANY WORK @ (410) 992-2437.
3. INSTALL ALL SEDIMENT CONTROL MEASURES, STONE CONSTRUCTION ENTRANCE, RIP-RAP OUTLET SEDIMENT TRAP, EARTH DIKES AND SILT FENCE ACCORDING TO PLANS. STABILIZE TRAPS AND DIKES WITH TEMPORARY SEEDING.
4. GRADE SITE TO SUBGRADE, STABILE AND INSTALL STORM DRAINS. CONTRACTOR SHALL NOT CONSTRUCT STORM DRAIN PIPE FROM M-1 TO S-1 UNTIL SEDIMENT TRAP HAS BEEN CONVERTED TO S.W.M. INFILTRATION POND HE SHALL PROVIDE A TEMPORARY FLEXIBLE 18" PIPE FROM M-1 TO SEDIMENT TRAP BOTTOM (ELEV. 475.00) PRIOR TO CONVERSION.
5. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES, SHOWN HEREON, AFTER EACH RAINFALL AND ON A DAILY BASIS.
6. SEDIMENT SHALL BE REMOVED FROM THE RIP-RAP OUTLET SEDIMENT TRAP WHEN THE CLEANOUT ELEVATION, AS STATED ON PLAN, HAS BEEN REACHED. SEDIMENT MUST BE PLACED UP HILL FROM THE TRAP.
7. CONSTRUCT CURB AND GUTTER AND INSTALL BASE COURSE.
8. REMOVE SEDIMENT FROM ROADWAYS AND DRESS STONE CONSTRUCTION ENTRANCE AS REQUIRED.
9. FLUSH STORM DRAIN SYSTEM, TO REMOVE ANY TRAPPED SEDIMENT.
10. APPLY TACK COAT TO SUB-BASE AND LAY SURFACE COURSE.
11. AT THE SEDIMENT CONTROL INSPECTORS APPROVAL REMOVE ALL SEDIMENT CONTROL MEASURES, CONVERT RIP-RAP OUTLET SEDIMENT TRAP TO THE PROPOSED S.W.M. INFILTRATION POND SPECIFICATIONS, CONSTRUCTING PERMANENT STORM DRAIN PIPE FROM M-1 TO S-1 IN THE PROCESS. ALL AREAS DISTURBED DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED BY PERMANENT SEEDING.

GENERAL NOTES

1. TOTAL AREA OF PROPERTY=6.63AC.±
2. TOTAL AREA OF BUILDABLE LOTS= 3.75 AC.±
3. TOTAL AREA OF ROAD R/W=0.87AC./
4. TOTAL AREA OF OPEN SPACE PROVIDED=2.01AC.±
5. AREA OF OPEN SPACE REQUIRED= 30%X6.63AC.± = 1.99AC.±
6. AREA OF OPEN SPACE PROVIDED= 2.01 AC.±
7. AREA OF OPEN SPACE FOR DRY GROUND RECREATIONAL USE 2.01 AC.±-S.W.M. AREA 0.87 AC.± = 1.14 AC.± OR 57%
8. PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS DEVELOPMENT. THE DRAINAGE AREA IS THE PATAPSCO.
9. TOTAL NUMBER OF BUILDABLE LOTS= 10
10. SUBJECT PROPERTY IS ZONED R-20.
11. EXISTING UTILITIES SHOWN HEREON ARE BASED UPON APPROVED AS-BUILT CONSTRUCTION DRAWINGS.
12. SKETCH PLAN S93-09 WAS APPROVED FEBRUARY 1993
13. THERE ARE NO WETLANDS OR FLOODPLAINS WITHIN THE SUBDIVISION.
14. THE BOUNDARY SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY 21, 1992. TOPOGRAPHY IS FIELD RUN ON 2' CONTOUR INTERVALS.
15. HORIZONTAL AND VERTICAL CONTROL IS BASED ON HOWARD COUNTY STATIONS 31A3 AND 31D4.
16. STORMWATER MANAGEMENT WILL BE PROVIDED BY INFILTRATION
17. SOILS REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON FEBRUARY, 1993.
18. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
19. THE NOISE STUDY WAS PREPARED BY THE WILSON T. BALLARD COMPANY ON OCTOBER, 1992.
20. TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON OCTOBER 1992
21. ALL EXISTING UTILITIES WERE FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC.
22. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED

OWNER / DEVELOPER

GORDON GATE PARTNERSHIP
C/O LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR 7/16/93 DATE

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER 13204

PRELIMINARY SCHEMATIC GRADING PLAN

GORDON GATE

TAX MAP 31 GRID 14 PARCEL 111
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 50' DATE JULY 22, 1993
SHEET: 2 OF 2

P-93-14