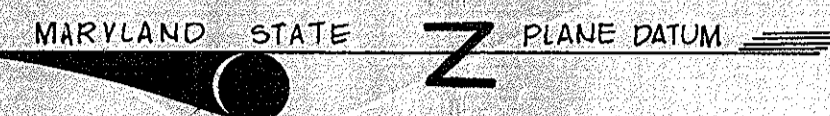


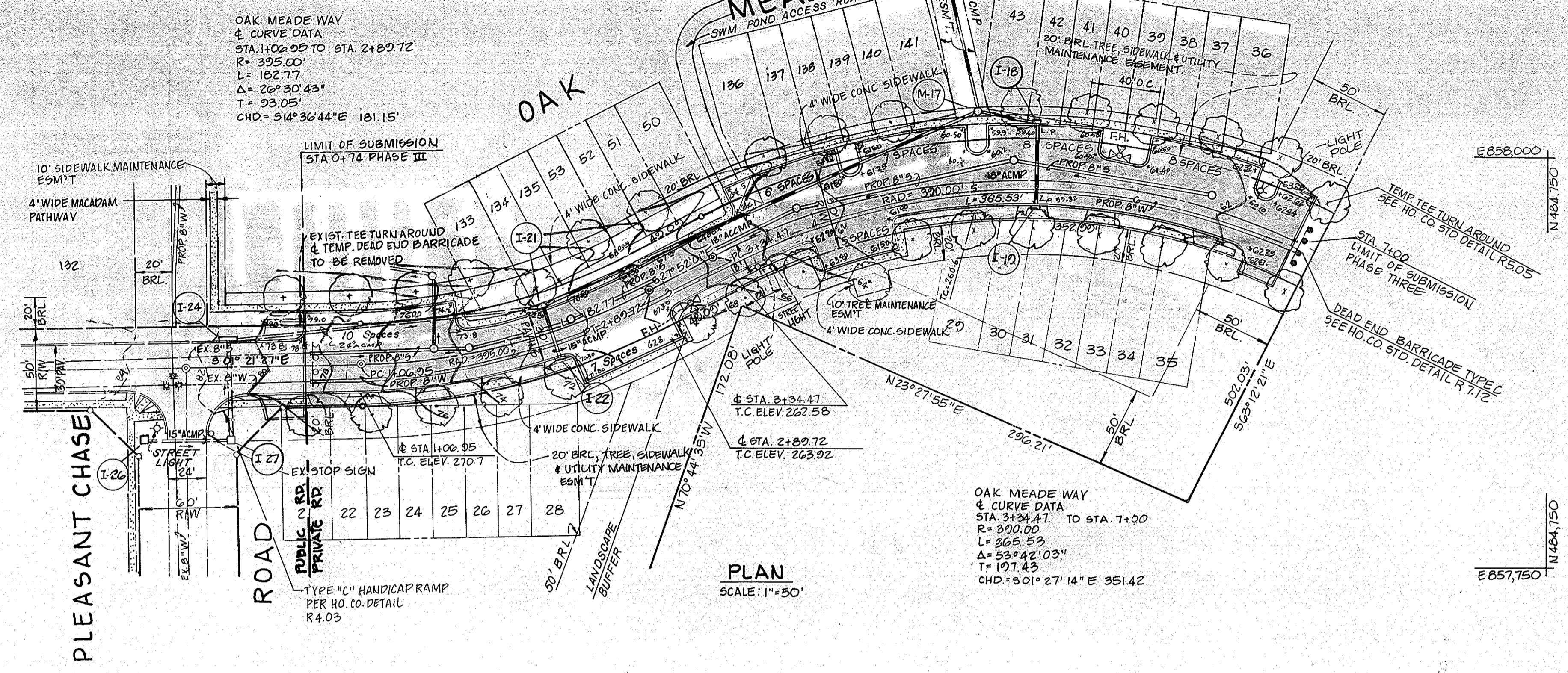
LANDSCAPE		LEGEND	
NO	TYPE	SIZE	REMARKS
35	ACER RUBRUM RED MAPLE	2 1/2" MIN. CALIPER	BALLED & BURLAPPED

NOTE: SEE PLANTING DETAIL SHEET 3 OF 7  
\* RECOMMENDED VARIETY: OCTOBER GLORY

- NOTES:
- FOR TYPICAL PAVING SECTIONS SEE SHEET 3 OF 7
  - FOR STORM DRAIN PROFILES SEE SHEET 3 OF 7
  - FOR LANDSCAPE LEGEND SEE THIS SHEET
  - CONTRACTOR TO LOCATE EXISTING UTILITIES TO HIS OWN SATISFACTION PRIOR TO STARTING ANY WORK ON THIS PLAN
  - FOR TREE PLANTING DETAIL SEE SHEET 3 OF 7
  - THE STREET LIGHTING FOR INTERSECTION OF PLEASANT CHASE ROAD, WADES WAY & OAK MEADE WAY IS EXISTING. (SEE PHASE ONE FOR TYPE)
  - THE PROPOSED STREET LIGHTING FOR STA. 3+60 RIGHT SIDE OF OAK MEADE WAY SHALL BE A 100-WATT, TRADITIONAL SODIUM VAPOR LAMP, POST TOP FIXTURE ON A 14'-FOOT BLACK FIBERGLASS POLE.
  - PROPOSED STREET TREES SHALL BE A MINIMUM OF 4' OFF SIDEWALKS & STORM DRAINS.
  - NO STREET TREE SHALL BE PLANTED CLOSER THAN 20' TO ANY STREET LIGHT.



WADES WAY



APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Ann J. Williams* 3/10/95  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH  
 DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*John A. Williams* 2/20/95  
 CHIEF, LAND DEVELOPMENT DIVISION  
 DATE

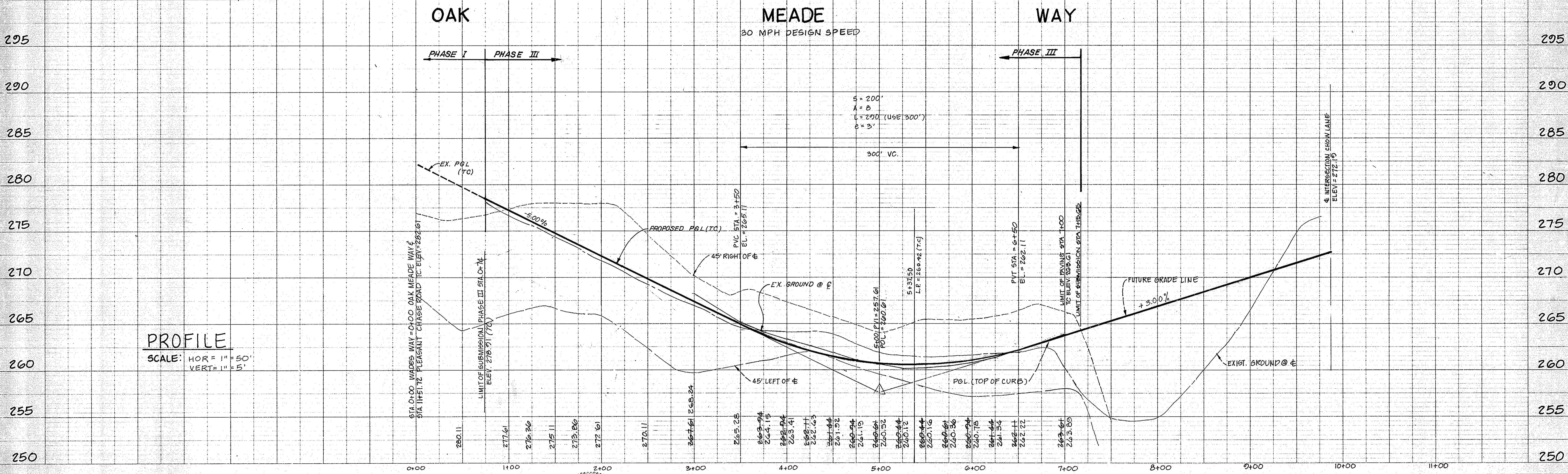
CHIEF, BUREAU OF HIGHWAYS  
*Paul H. Ryan* 2/28/95  
 CHIEF, BUREAU OF ENGINEERING  
 DATE

**PHASE THREE  
ROAD CONSTRUCTION PLAN  
GRADE ESTABLISHMENT PLAN  
OAK MEADE WAY  
PLEASANT CHASE**

SECTION ONE  
 TAX MAP 43 PARCEL 211,020,023,024  
 RESUBDIVISION OF "ONE SPOT HEIGHTS"  
 PLAT BOOK 3 FOLIO 36 LOTS 7,8,9,10,11,12,14  
 RESUBDIVISION OF "VILLA HEIGHTS"  
 PLAT BOOK 3 FOLIO 45  
 BLOCK 'A' (LOTS 4,5,6,7) BLOCK 'D' (LOTS 7,8,9)  
 BLOCK 'E' (LOTS 1-3) BLOCK 'F' (LOTS 1-4)  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE AS SHOWN DATE 1-92  
 SHEET 2 OF 7

THIS SHEET SUPERCEDED PREVIOUSLY APPROVED SHEET 2 OF 7

REF: 601-04, WPD1-55, PD 212, WPD2-185, WP 23-03



16591

	DES: J.P.H.	CONTRACT PURCHASER / DEVELOPER NEW PANORAMA DEVELOPMENT CORPORATION 19200 BALTIMORE AVENUE LAUREL, MARYLAND 20707 (301) 969-4000		9801 BROKEN LAND PARKWAY SUITE 105 COLUMBIA, MARYLAND 21046 WASH. (301) 621-8006 BALI (301) 995-6010 FAX (301) 995-6021	SCALE AS SHOWN
					DATE: 6-92 BY: NO REVISION DATE: 6-92







**OWNER'S/DEVELOPER'S CERTIFICATION**

"We certify that all development and construction will be done according to these plans, 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 shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District."

DATE: 3-14-94  
 SIGNATURE: [Signature]  
 NAME: [Name]  
 TITLE: [Title]  
 COMPLETE ADDRESS: [Address]

**ENGINEER'S CERTIFICATE**

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion."

DATE: 11-1-94  
 SIGNATURE: [Signature]  
 NAME: [Name]  
 TITLE: [Title]  
 COMPLETE ADDRESS: [Address]

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

DATE: 2/3/95  
 SIGNATURE: [Signature]  
 TITLE: [Title]

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD CO. SOIL CONSERVATION DISTRICT.

DATE: 2/3/95  
 SIGNATURE: [Signature]  
 TITLE: [Title]

APPROVED HOWARD COUNTY DEPARTMENT PLANNING AND ZONING.

DATE: 3/10/95  
 SIGNATURE: [Signature]  
 TITLE: [Title]

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DATE: 2/25/95  
 SIGNATURE: [Signature]  
 TITLE: [Title]

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DATE: 2/25/95  
 SIGNATURE: [Signature]  
 TITLE: [Title]

**REQUIREMENTS**

These specifications are appropriate to all ponds within the scope of the Standard Specifications for Small Ponds, ASHTO and AASHTO specifications apply to the most recent version.

**Excavation**

Area designated for borrow areas, embankment and dredging works shall be cleared, grubbed and staked. All trees, vegetation, roots and stumps shall be removed. Channel banks and basins shall be compacted to a minimum of 90% relative density.

**Backfill**

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified in the adjoining material. The fill shall be placed in horizontal layers, not to exceed four inches in thickness, and compacted by hand tamper or other manually directed compaction equipment. The material needs to fill completely all spaces around and adjacent to the pipe.

**Structure Backfill**

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified in the adjoining material. The fill shall be placed in horizontal layers, not to exceed four inches in thickness, and compacted by hand tamper or other manually directed compaction equipment. The material needs to fill completely all spaces around and adjacent to the pipe.

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**LANDSCAPE LEGEND**

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	PLANT
1	(Symbol)	...	...	...	...
1	(Symbol)	...	...	...	...
1	(Symbol)	...	...	...	...
1	(Symbol)	...	...	...	...
1	(Symbol)	...	...	...	...

**CONCRETE**

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 805.

**ROCK RIPPAGE**

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 805.

**EMERGENCY SPILLWAY PROFILE**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**ELEVATION OF ANTI-SEEP COLLAR**

N.T.S.

**SECTION "CC"**

N.T.S.

**PROFILE ALONG EMBANKMENT**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**SPILLWAY DETAIL**

N.T.S.

**EXTENDED DETENTION POND - PHASE 3**

**EMERGENCY SPILLWAY PROFILE**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**ELEVATION OF ANTI-SEEP COLLAR**

N.T.S.

**SECTION "CC"**

N.T.S.

**PROFILE ALONG EMBANKMENT**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**SPILLWAY DETAIL**

N.T.S.

**CONTRACT PURCHASER / DEVELOPER**

NEW PANORAMA DEVELOPMENT CORPORATION  
 13299 BALTIMORE AVENUE  
 LAUREL, MARYLAND 20707  
 (301) 369-4000

**AS-BUILT PLAN**

DATE: 9-21-98

**LAND SERVICES GROUP, INC.**

ENGINEERS • PLANNERS • SURVEYORS

**PHASE III**

S.W.M. PLAN, PROFILES & DETAILS

**PLEASANT CHASE**

SECTION ONE  
 TAX MAP 43 PARCEL 21,620,623,634  
 RESUBDIVISION OF "ONE SPOT HEIGHTS"  
 PLAT BOOK 3 FOLIO 36 LOTS 7,8,9,10,11,12,14  
 RESUBDIVISION OF "VILLA HEIGHTS"  
 PLAT BOOK 3 FOLIO 45  
 BLOCK "A" (LOTS 4,5,6,7) BLOCK "D" (LOTS 7,8,9)  
 BLOCK "E" (LOTS 1-6) BLOCK "F" (LOTS 1-4)  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: 1-92  
 SHEET 4 OF 7  
 REF: SD-04, WP 01-05, PD-072, WP 02-100, WP 03-03  
 9801 Broken Land Parkway  
 Suite 105  
 Columbia, Maryland 21046  
 Wash. (301) 621-8006  
 Balt. (301) 995-6010  
 Fax (301) 995-6021

**SECTION B-B**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**EMERGENCY SPILLWAY PROFILE**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**ELEVATION OF ANTI-SEEP COLLAR**

N.T.S.

**SECTION "CC"**

N.T.S.

**PROFILE ALONG EMBANKMENT**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**SPILLWAY DETAIL**

N.T.S.

**EXTENDED DETENTION POND - PHASE 3**

**EMERGENCY SPILLWAY PROFILE**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**ELEVATION OF ANTI-SEEP COLLAR**

N.T.S.

**SECTION "CC"**

N.T.S.

**PROFILE ALONG EMBANKMENT**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**SPILLWAY DETAIL**

N.T.S.

**SECTION B-B**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**EMERGENCY SPILLWAY PROFILE**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

**ELEVATION OF ANTI-SEEP COLLAR**

N.T.S.

**SECTION "CC"**

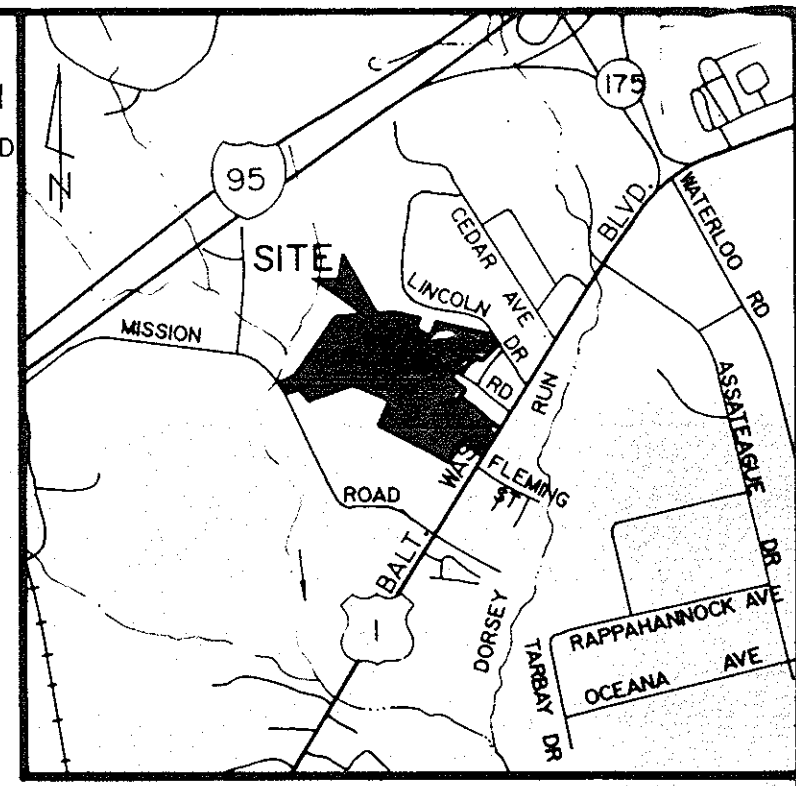
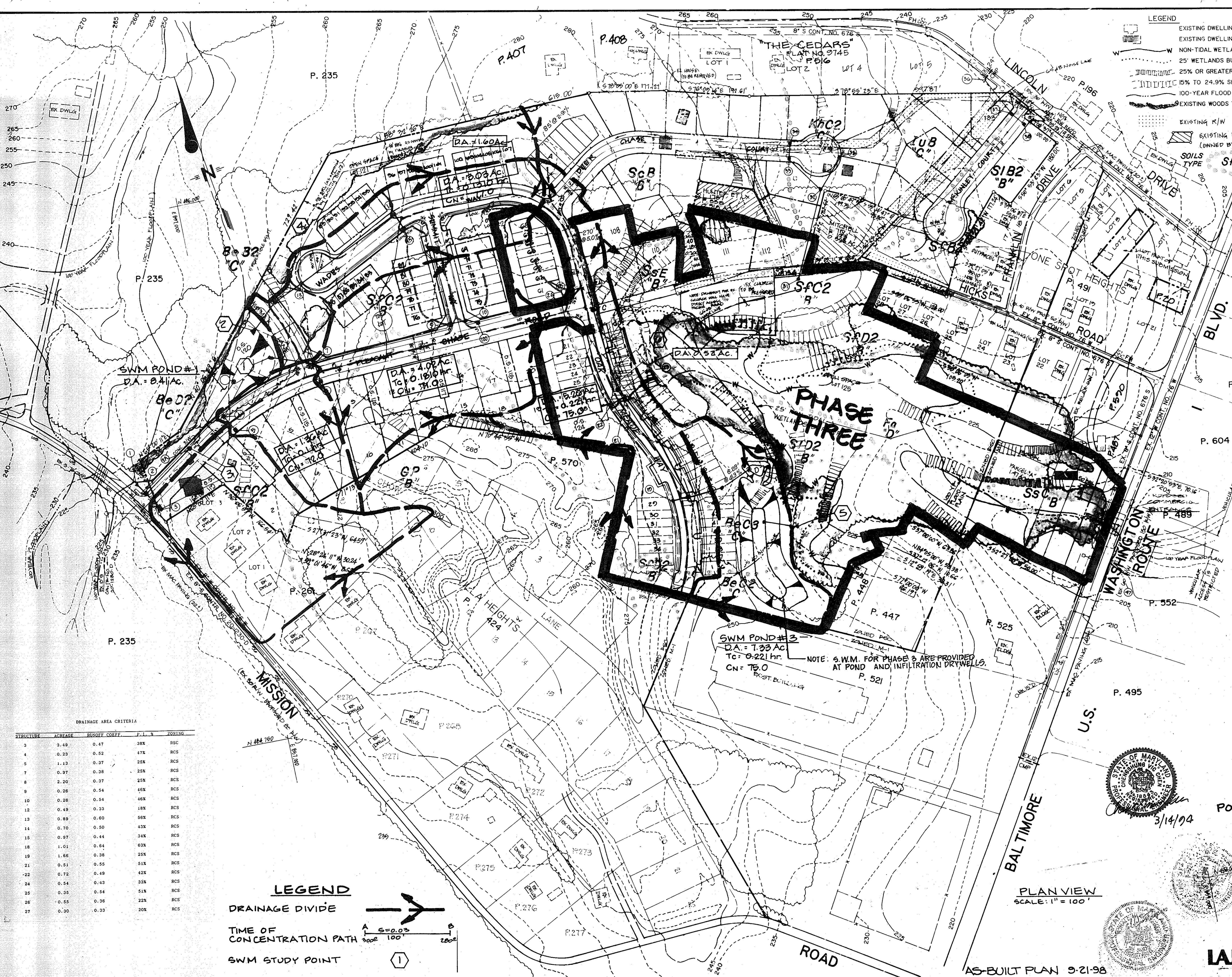
N.T.S.

1653









VICINITY MAP  
SCALE: 1" = 2,000'

- LEGEND**
- EXISTING DWELLING OR STRUCTURE TO REMAIN
  - EXISTING DWELLING OR STRUCTURE TO BE REMOVED
  - NON-TIDAL WETLANDS
  - 25' WETLANDS BUFFER
  - 25% OR GREATER SLOPES
  - 15% TO 24.9% SLOPES
  - 100-YEAR FLOOD PLAIN
  - EXISTING WOODS TO BE SAVED
  - EXISTING R/W
  - EXISTING PARCELS (OWNED BY OTHERS)
  - SOILS TYPE

**OWNER'S/DEVELOPER'S CERTIFICATION**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I SHALL EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE REGISTERED PROFESSIONAL ENGINEERS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE: *James P. Yates* DATE: 5-14-94  
 NAME: KENNETH YATES TITLE: PRESIDENT PHONE NO. (301) 502-4000  
 FIRM: NEW PANORAMA DEVELOPMENT CORPORATION  
 COMPLETE ADDRESS: 18255 BALTIMORE AVE. LAUREL, MD 20707

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/MUST ENGAGE A PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE: *Chen-Shun Chen* DATE: 3-14-94  
 CHEN-SHUN CHEN P. E. Registration No. 18543 Date  
 67 Kettering Drive, Upper Marlboro, Md. 20722

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

SIGNATURE: *Patricia Engley* DATE: 2/3/95  
 U.S. SOIL CONSERVATION DISTRICT SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD CO. SOIL CONSERVATION DISTRICT.

SIGNATURE: *Robert W. Zick* DATE: 2/3/95  
 HOWARD CO. SOIL CONSERVATION DISTRICT

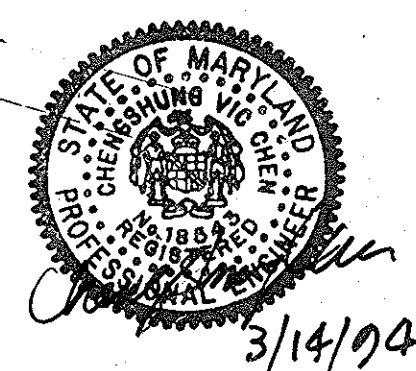
APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 SIGNATURE: *Gina Jaraman* DATE: 3/10/95  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 SIGNATURE: *Robert Dammann* DATE: 2/20/95  
 CHIEF, LAND DEVELOPMENT DIVISION

SIGNATURE: *James P. Yates* DATE: 2/28/95  
 CHIEF, BUREAU OF HIGHWAYS  
 SIGNATURE: *James P. Yates* DATE: 2/28/95  
 CHIEF, BUREAU OF ENGINEERING

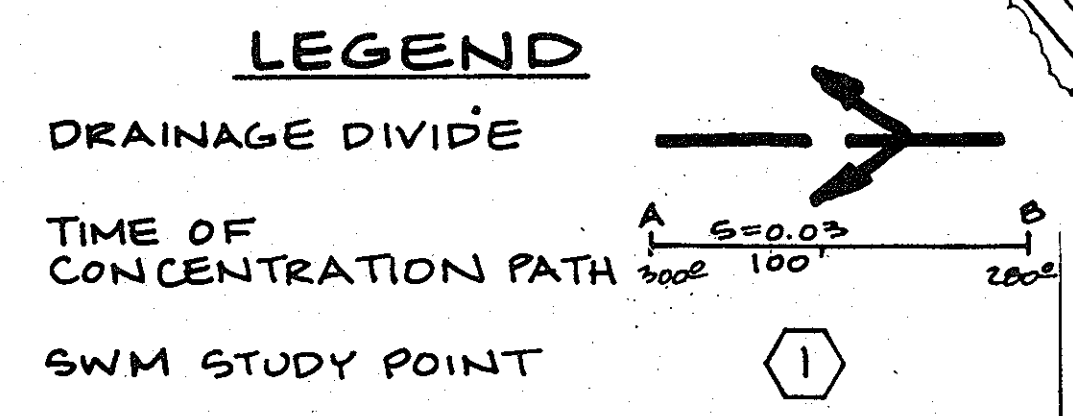
**PHASE THREE  
DRAINAGE AREA MAP  
SWM  
POST-DEVELOPMENT DRAINAGE AREAS  
FOR PHASES 1 THRU 3  
PLEASANT CHASE**

SECTION ONE  
 TAX MAP 43 PARCEL 211,620,623,634  
 RESUBDIVISION OF "ONE SPOT HEIGHTS"  
 PLAT BOOK 3 FOLIO 36 LOTS 7,8,9,10,11,12,14  
 RESUBDIVISION OF "VILLA HEIGHTS"  
 PLAT BOOK 3 FOLIO 45  
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 BLOCK 'E' (LOTS 1-3) BLOCK 'F' (LOTS 1-4)  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: 1-92  
 REF. 501-04, WP-01-55, PD-212, WP-02-105, WP-03-02



**DRAINAGE AREA CRITERIA**

STRUCTURE	ACREAGE	RUNOFF COEFF.	P. I. X	ZONING
3	2.49	0.47	38%	RSC
4	0.23	0.62	47%	RCS
5	1.13	0.37	25%	RCS
7	0.97	0.38	25%	RCS
8	2.20	0.37	25%	RCS
9	0.28	0.54	46%	RCS
10	0.28	0.54	46%	RCS
12	0.49	0.33	18%	RCS
13	0.89	0.60	56%	RCS
14	0.70	0.50	40%	RCS
15	0.97	0.44	34%	RCS
18	1.01	0.84	60%	RCS
19	1.68	0.38	26%	RCS
21	0.51	0.55	51%	RCS
22	0.72	0.49	42%	RCS
24	0.54	0.43	30%	RCS
25	0.35	0.54	51%	RCS
26	0.55	0.36	22%	RCS
27	0.30	0.33	20%	RCS

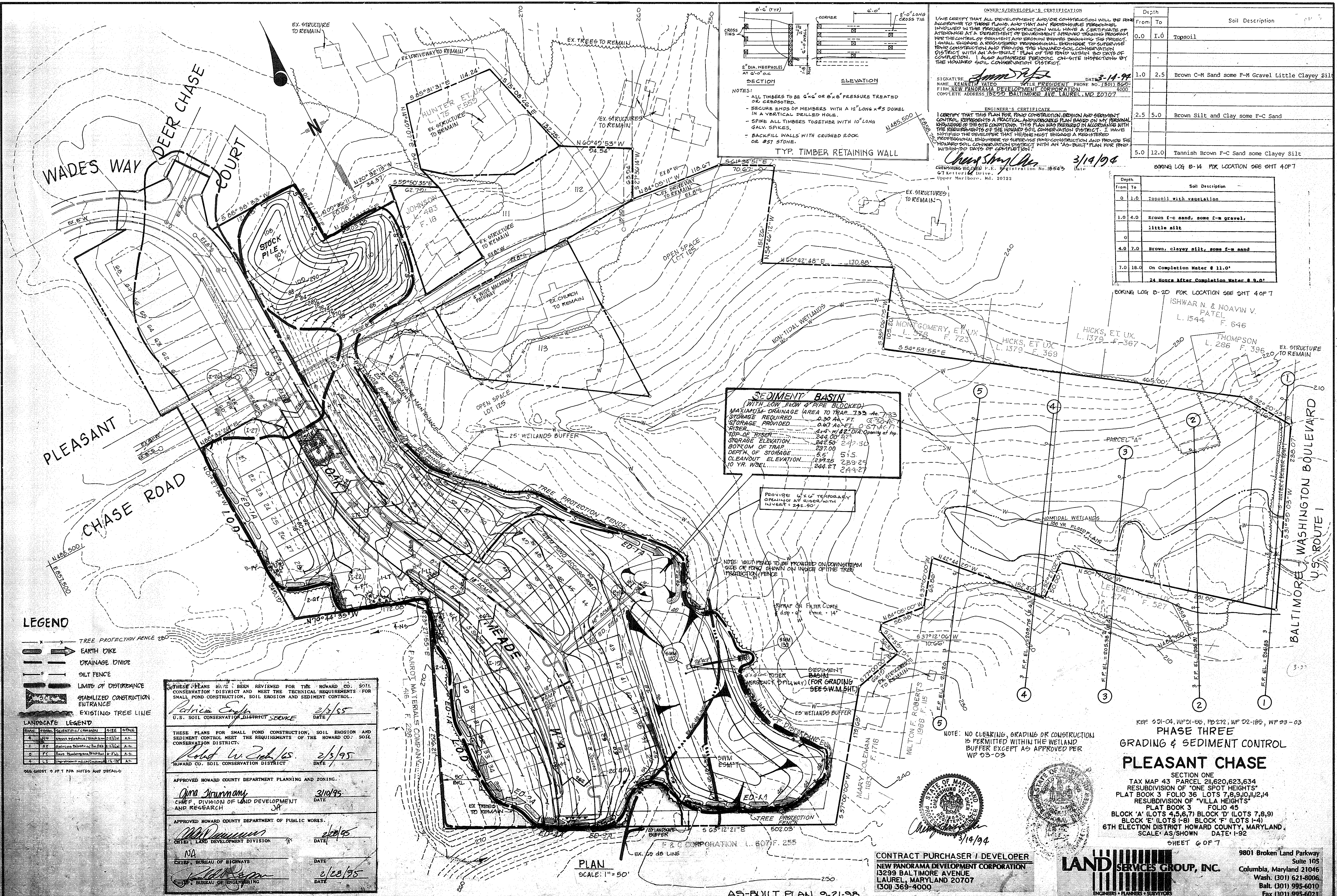


THIS SHEET SUPERCEDED PREVIOUSLY APPROVED SHEET 5 OF 7.

**LAND SERVICES GROUP, INC.**  
 9801 Broken Land Parkway Suite 105  
 Columbia, Maryland 21046  
 Wash. (301) 621-8006  
 Balt. (301) 995-6010  
 Fax (301) 995-6021  
 F02-146 B SHT 5 OF 7

90-026 J-05-017-X 20-016 6-1-04-X





**OWNER'S/DEVELOPER'S CERTIFICATION**

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE PROJECT CONSTRUCTION WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE THE CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 90 DAYS OF COMPLETION. I ALSO AUTHORIZE RESPECTIVE ON-SITE INSPECTORS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 3-14-99

SIGNATURE: *James P. Vates*

NAME: JAMES P. VATES TITLE: PRESIDENT PHONE NO. (301) 522-7100 FAX NO. (301) 522-4002 COMPLETE ADDRESS: 18220 BALTIMORE AVE. LAUREL, MD 20707

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN FOR POND WITHIN 90 DAYS OF COMPLETION.

DATE: 3/14/99

SIGNATURE: *Chengshun W. Vignati*

NAME: CHENGSHUN W. VIGNATI P.E. REGISTRATION NO. 16643 DATE: 07/01/97 FIRM: NEW FAVORABLE DEVELOPMENT CORPORATION 47 Kettering Drive, Upper Marlboro, Md. 20722

BORING LOG B-14 FOR LOCATION SEE SHT 40P7

Depth	Soil Description
From To	
0.0 1.0	Topsoil
1.0 2.5	Brown C-H Sand some F-M Gravel Little Clayey Silt
2.5 5.0	Brown Silt and Clay some F-C Sand
5.0 12.0	Tannish Brown F-C Sand some Clayey Silt

BORING LOG B-20 FOR LOCATION SEE SHT 40P7

Depth	Soil Description
From To	
0 1.0	Topsoil with vegetation
1.0 4.0	Brown f-c sand, some f-m gravel, little silt
4.0 7.0	Brown, clayey silt, some f-m sand
7.0 18.0	On Completion Water @ 11.0'

24 Hours After Completion Water @ 9.0'

**SEDIMENT BASIN**  
(WITH LOW FLOW PIPE BLOCKED)

MAXIMUM DRAINAGE AREA TO TRAP: 7.33 AC  
STORAGE REQUIRED: 0.30 AC-FT  
STORAGE PROVIDED: 0.67 AC-FT @ 2.5' RISE  
RISE: 4.4' @ 1/2" DIA. OPENING AT TOP  
TOP OF RISER: 244.00' @ 1.00' DIA.  
STORAGE ELEVATION: 242.50' @ 1.00' DIA.  
BOTTOM OF TRAP: 237.00'  
DEPTH OF STORAGE: 5.5' @ 1.00' DIA.  
CLEANOUT ELEVATION: 239.25' @ 1.00' DIA.  
10 YR. WSEL: 244.27' @ 1.00' DIA.

Provide 4' x 6' temporary invert at 242.50'

- LEGEND**
- TREE PROTECTION FENCE 280
  - EARTH DIKE
  - DRAINAGE DIVIDE
  - SILT FENCE
  - LIMITS OF DISTURBANCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - EXISTING TREE LINE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

*Patricia Engler* 2/5/95  
U.S. SOIL CONSERVATION DISTRICT SERVICE DATE

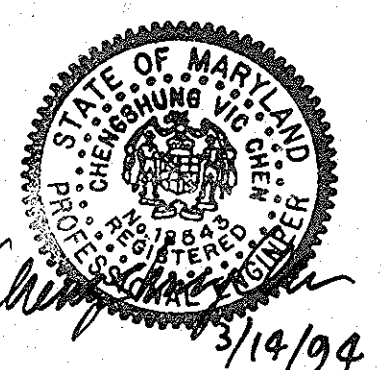
*Robert W. Zick* 2/5/95  
HOWARD CO. SOIL CONSERVATION DISTRICT DATE

APPROVED HOWARD COUNTY DEPARTMENT PLANNING AND ZONING.  
*Uma Strumany* 3/10/95  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Michael J. ...* 2/28/95  
CHIEF, LAND DEVELOPMENT DIVISION DATE

*NA* 2/28/95  
CHIEF, BUREAU OF HIGHWAYS DATE

*...* 2/28/95  
CHIEF, BUREAU OF ENGINEERING DATE



CONTRACT PURCHASER / DEVELOPER  
NEW PANORAMA DEVELOPMENT CORPORATION  
13239 BALTIMORE AVENUE  
LAUREL, MARYLAND 20707  
(301) 369-4000

**LAND SERVICES GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

9801 Broken Land Parkway Suite 105  
Columbia, Maryland 21046  
Wash. (301) 621-8006  
Balt. (301) 995-6010  
Fax (301) 995-6021

PLAN  
SCALE: 1" = 50'

AS-BUILT PLAN 9-21-98

REF: 901-04, WP01-06, PD272, WP 02-106, WP 93-03

**PHASE THREE**  
**GRADING & SEDIMENT CONTROL**  
**PLEASANT CHASE**

SECTION ONE  
TAX MAP 43 PARCEL 21,620,623,634  
RESUBDIVISION OF "ONE SPOT HEIGHTS"  
PLAT BOOK 3 FOLIO 36 LOTS 7,8,9,10,11,12,14  
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6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: 1-92  
SHEET 6 OF 7

16053



**OWNER'S / DEVELOPER'S CERTIFICATION**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I SHALL EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD COUNTY SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZES PERIODIC ON-SITE INSPECTIONS BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE: *[Signature]* DATE: 3-14-99  
 NAME: LEONARD J. FELT, PRESIDENT PHONE NO.: (301) 369-4000  
 FIRM: NEW PANORAMA DEVELOPMENT CORPORATION  
 COMPLETE ADDRESS: 13299 BALTIMORE AVE. LAUREL, MD 20707

**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD COUNTY SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE: *[Signature]* DATE: 3/14/99  
 CONSULTING ENGINEER P.E. REGISTRATION NO. 18543  
 67 Keltterford Drive  
 Upper Meriden, MD 20722

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

SIGNATURE: *[Signature]* DATE: 2/1/95  
 U.S. SOIL CONSERVATION DISTRICT

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD CO. SOIL CONSERVATION DISTRICT.

SIGNATURE: *[Signature]* DATE: 2/1/95  
 HOWARD CO. SOIL CONSERVATION DISTRICT

APPROVED HOWARD COUNTY DEPARTMENT PLANNING AND ZONING.

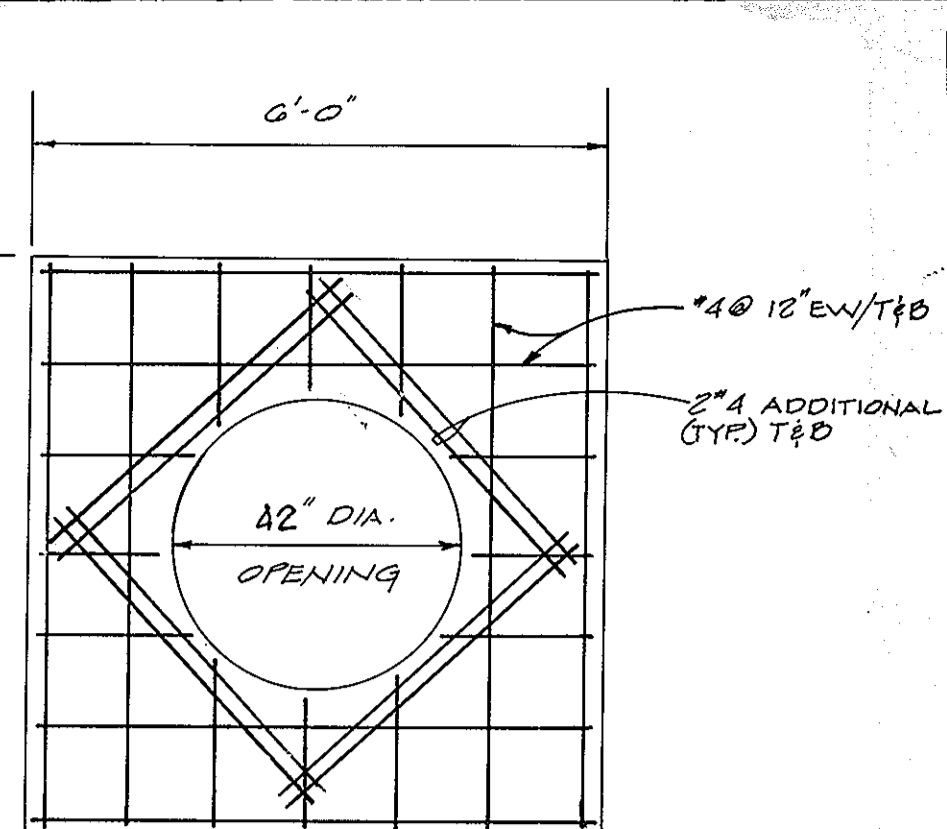
SIGNATURE: *[Signature]* DATE: 3/10/95  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

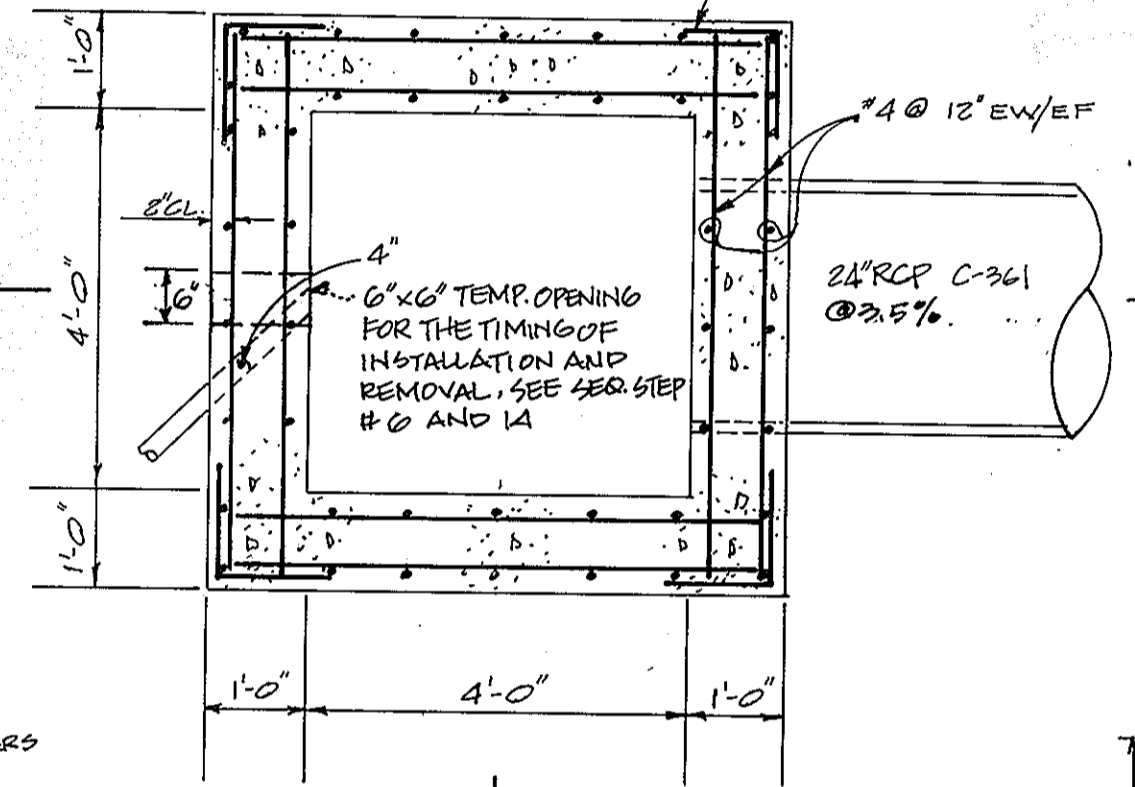
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 CHIEF, LAND DEVELOPMENT DIVISION

N/A  
 CHIEF, BUREAU OF HIGHWAYS

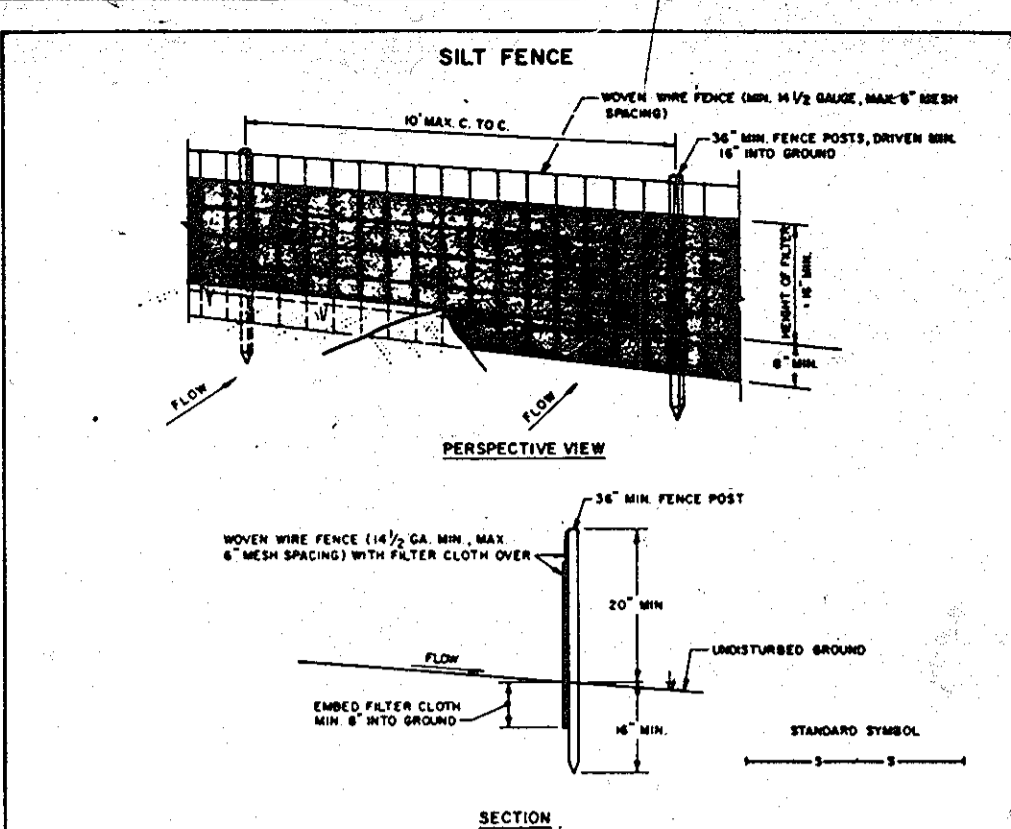
SIGNATURE: *[Signature]* DATE: 2/28/95  
 CHIEF, BUREAU OF EROSION CONTROL



**TOP SLAB PLAN**  
 SCALE: 1"=2'-0"



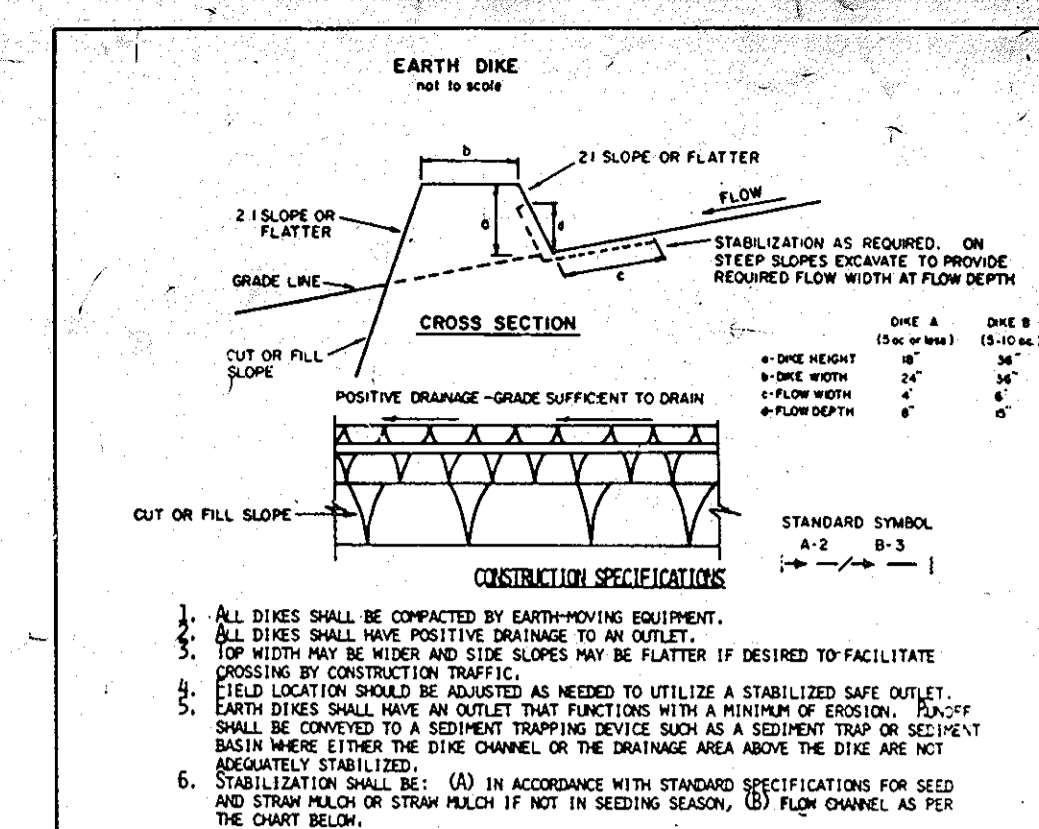
**PLAN**  
 SCALE: 1"=2'-0"



**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

1. MONY WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STRAPS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO MONY WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. MONY WIRE FENCE TO BE FASTENED SECURELY TO ALL OTHER OTHER TIES SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN NEEDED TO MAINTAIN THE SILT FENCE.

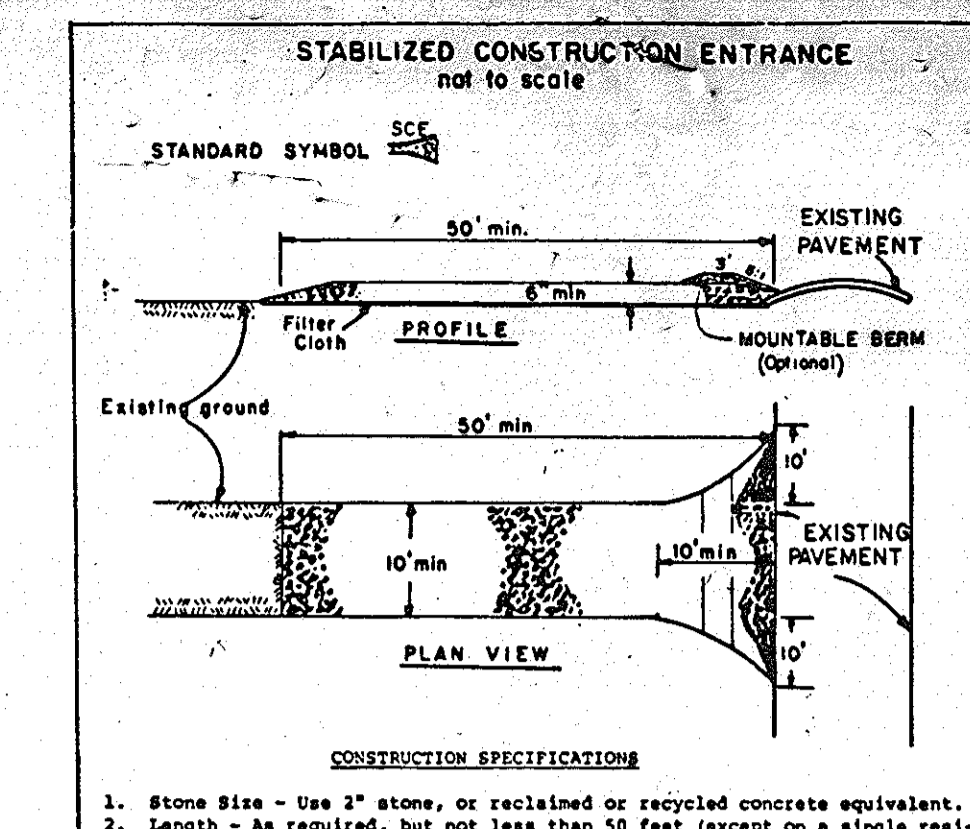
U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 COLLEGE PARK, MARYLAND



**CONSTRUCTION SPECIFICATIONS**

1. ALL DIKES SHALL BE CONSTRUCTED 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. OFF-CUT 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 ACCURATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEDIMENT TRAP OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 COLLEGE PARK, MARYLAND



**CONSTRUCTION SPECIFICATIONS**

1. Stone Size - Use 2" stone, or recycled 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 beam with 5/8 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-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.

U. S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 College Park, MD

- SEDIMENT CONTROL NOTES**
1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (301-855)
  2. ALL NEGATIVE 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), SOIL TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION SHALL BE COMPLETED AS SOON AS POSSIBLE 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
  7. SITE ANALYSIS:
 

TOTAL AREA OF SITE	16.85	ACRES
AREA DISTURBED	2.77	ACRES
AREA TO BE ROOFED ON PAVED	1.18	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.90	ACRES
TOTAL CUT	0.75	CU. YDS
TOTAL FILL	0.17	CU. YDS
OFF-SITE WASTE/BORROW AREA LOCATION	SEE PLAN	
  8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR REPLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
  9. ADDITIONAL SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
  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.

**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 THROUGH APRIL 30, AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUE RYE (3.2 LBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ. FT.). APPLYING 2 TONS PER ACRE OF WELLS 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 216 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

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

**PERMANENT SEEDING NOTES**

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 800 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARBOR 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.).

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. HARBOR OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 14, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH 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 THROUGH 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 PER ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE WELL ANCHORED STRAW.

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 216 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) OF EMULSIFIED 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.

REF 92-04, WP 01-05, PB 272, WP 02-05, WP 93-03  
 SEDIMENT CONTROL NOTES, DETAILS, & SWM DETAILS  
 PHASE THREE

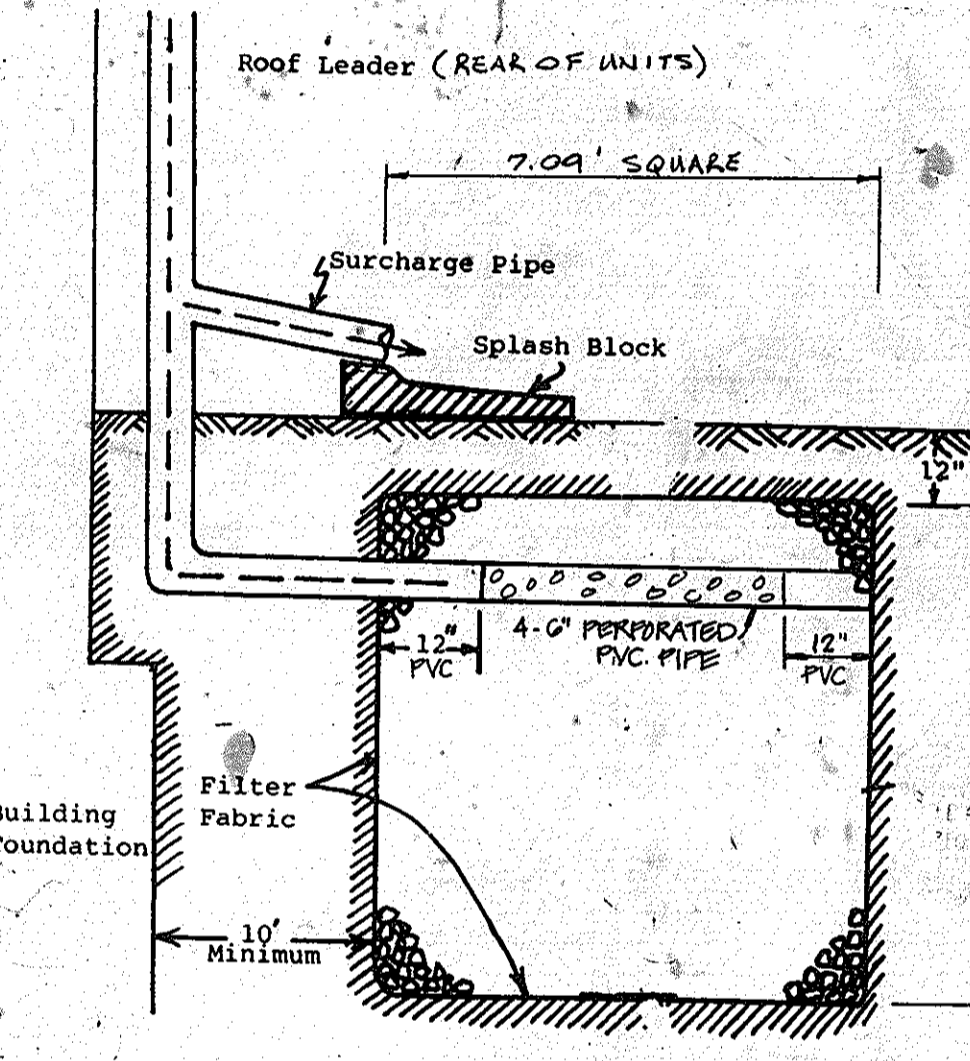
**PLEASANT CHASE**

SECTION ONE  
 TAX MAP 43 PARCEL 21,620,623,634  
 REUBDIVISION OF "ONE SPOT HEIGHTS"  
 PLAT BOOK 3 FOLIO 36 LOTS 7,8,9,10,11,12,14  
 REUBDIVISION OF "VILLA HEIGHTS"  
 PLAT BOOK 3 FOLIO 45  
 BLOCK 'A' (LOTS 4,5,6,7) BLOCK 'D' (LOTS 7,8,9)  
 BLOCK 'E' (LOTS 1-8) BLOCK 'F' (LOTS 1-4)  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: 1-92

SHEET 1 OF 7

9801 Broken Land Parkway  
 Suite 105  
 Columbia, Maryland 21046  
 Wash. (301) 621-9006  
 Balt. (301) 995-6010  
 Fax (301) 895-6021

**LAND SERVICES GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS



**INFILTRATION DRY WELL**  
 REAR OF LOTS 50-53, 133-135  
 (DETAIL - TYPICAL EA. UNIT)

**CONSTRUCTION SEQUENCE PHASE III**

1. OBTAIN GRADING PERMIT.
2. INSTALL TREE PROTECTION FENCE PRIOR TO ANY INSTALLATION OF SEDIMENT CONTROL DEVICES.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. CONSTRUCT REMAINING SEDIMENT CONTROL DEVICES AS SHOWN ON PLAN.
5. CLEAR & GRUB AREAS WITHIN LIMITS OF DISTURBANCE.
6. BEGIN SWM POND CONSTRUCTION AND BLOCK LOW FLOW 4" PIPE FROM THE TEMP. RETAINING WALL OPENING (6" x 24") AS SHOWN.
7. GRADE THE SITE AS SHOWN ON PLAN.
8. INSTALL STORM DRAIN, WATER AND SEWER AS SHOWN ON PLAN.
9. INSTALL CURB & GUTTER AS SHOWN.
10. LAY BASE COURSE FOR ROADWAYS.
11. DURING CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED.
12. DURING CONSTRUCTION & AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT & PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT & EROSION CONTROL STRUCTURES SHOWN HEREON.
13. REMOVE STABILIZED CONSTRUCTION ENTRANCE.
14. CLEAN BASE COURSE, APPLY TACT COAT, BASE COURSE & SURFACE COURSE. STABILIZE ALL DISTURBED AREAS USING PERMANENT SEEDING MIXTURE & STRAW MULCH. CONVERT SEDIMENT BASIN INTO SWM POND. BLOCK TEMP. 6" x 24" RISER OPENING USING CONC. FLUSH STORM DRAIN SYSTEM.
15. UPON PERMISSION OF SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL MEASURES & STABILIZE ANY REMAINING DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE & STRAW MULCH.

**OPERATION AND MAINTENANCE SCHEDULE OF HOME OWNERS ASSOCIATION OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY EXTENDED DETENTION POND**

HOME OWNERS ASSOCIATION MAINTENANCE RESPONSIBILITIES:

1. TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES A YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES, THE BOTTOM OF THE POND, AND MAINTENANCE ACCESS SHOULD BE MOWED AS NEEDED.
2. DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
3. WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, SEDIMENT SHOULD BE REMOVED FROM THE POND. APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED.

AS-BUILT PLAN 9-21-98

CONTRACT-PURCHASER / DEVELOPER  
 NEW PANORAMA DEVELOPMENT CORPORATION  
 13299 BALTIMORE AVENUE  
 LAUREL, MARYLAND 20707  
 (301) 369-4000

3/14/99

**THIS SHEET SUPERCEDED PREVIOUSLY APPROVED SHEET 7 OF 7**

GEP 00

00-926 92-193-X P-92-146-B