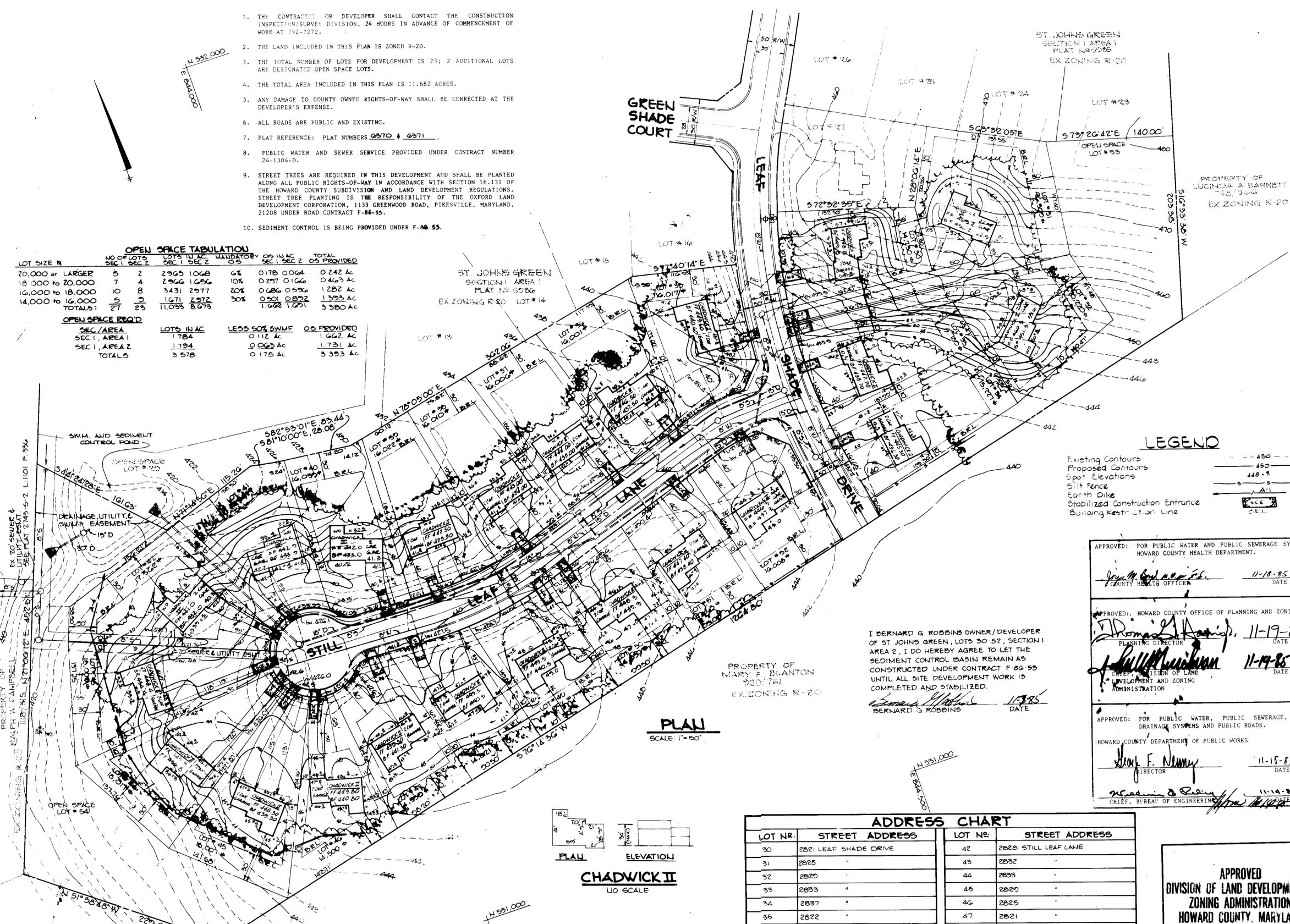
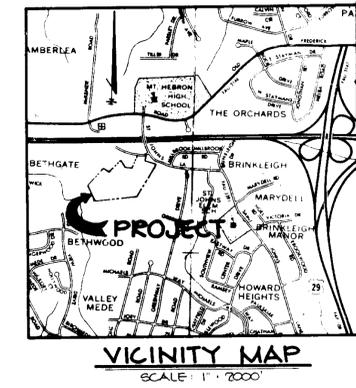


GENERAL NOTES

1. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 752-7272.
2. THE LAND INCLUDED IN THIS PLAN IS ZONED R-20.
3. THE TOTAL NUMBER OF LOTS FOR DEVELOPMENT IS 23; 2 ADDITIONAL LOTS ARE DESIGNATED OPEN SPACE LOTS.
4. THE TOTAL AREA INCLUDED IN THIS PLAN IS 11.682 ACRES.
5. ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
6. ALL ROADS ARE PUBLIC AND EXISTING.
7. PLAT REFERENCE: PLAT NUMBERS 6370 & 6371.
8. PUBLIC WATER AND SEWER SERVICE PROVIDED UNDER CONTRACT NUMBER 24-1304-D.
9. STREET TREES ARE REQUIRED IN THIS DEVELOPMENT AND SHALL BE PLANTED ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. STREET TREE PLANTING IS THE RESPONSIBILITY OF THE OXFORD LAND DEVELOPMENT CORPORATION, 1133 GREENWOOD ROAD, PIKEVILLE, MARYLAND, 21208 UNDER ROAD CONTRACT F-86-53.
10. SEDIMENT CONTROL IS BEING PROVIDED UNDER F-86-53.

OPEN SPACE TABULATION								
LOT SIZE R	NO OF LOTS	LOTS IN AC	MANDATORY	OS IN AC	TOTAL			
	SEC 1	SEC 2	OS	SEC 1	SEC 2			
20,000 or LARGER	5	2	2965	1068	6%	0178	0064	0.242 AC
18,000 to 20,000	7	4	2966	1656	10%	0.257	0166	0.463 AC
16,000 to 18,000	10	8	3431	2577	20%	0.686	0536	1.282 AC
14,000 to 16,000	5	2	1671	2572	30%	0.501	0832	1.383 AC
TOTALS:	27	23	11,033	8,073		1.662	1.021	3.383 AC

OPEN SPACE REQ'D			
SEC / AREA	LOTS IN AC	LESS 50% SWMF	OS PROVIDED
SEC 1, AREA 1	1784	0.112 AC	1.622 AC
SEC 1, AREA 2	1794	0.063 AC	1.731 AC
TOTALS	3578	0.175 AC	3.353 AC



LEGEND

- Existing Contours
- Proposed Contours
- Spot Elevations
- 5' ft Fence
- Earth Dike
- Stabilized Construction Entrance
- Building Restriction Line

PLAN
SCALE: 1" = 50'

CHADWICK II
L10 SCALE

I, BERNARD G. ROBBINS OWNER/DEVELOPER OF ST. JOHNS GREEN, LOTS 30-52, SECTION 1 AREA 2, I DO HEREBY AGREE TO LET THE SEDIMENT CONTROL BASIN REMAIN AS CONSTRUCTED UNDER CONTRACT F-86-53 UNTIL ALL SITE DEVELOPMENT WORK IS COMPLETED AND STABILIZED.

Bernard G. Robbins 11-3-85 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

John M. ... 11-18-85 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas ... 11-19-85 DATE
PLANNING DIRECTOR

William ... 11-19-85 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Walter F. Nummy 11-15-85 DATE
DIRECTOR

William ... 11-18-85 DATE
CHIEF, BUREAU OF ENGINEERING

BY THE DEVELOPER:

"I HEREBY 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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

Bernard G. Robbins 11-7-85 DATE
DEVELOPER

BY THE ENGINEER:

"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."

Arthur E. Muegge 11-8-85 DATE
ENGINEER

REVIEWED FOR: HOWARD NAME S.C.D.

AND MEETS TECHNICAL REQUIREMENTS

John ... 11/13/85 DATE
U.S. SOIL CONSERVATION SERVICE

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

Stephen ... 11/13/85 DATE
HOWARD S.C.D.

DATE NO. REVISION

OWNER/DEVELOPER

OXFORD LAND DEVELOPMENT CORP.
1133 GREENWOOD ROAD
PIKEVILLE, MARYLAND 21208

PROJECT **ST. JOHNS GREEN**
LOTS 30-52
SECTION 1 AREA 2

AREA TAX MAP 17 PARCEL G8
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE **SITE DEVELOPMENT PLAN**

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3106 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2690

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **10-30-85**

11-8-85 DATE

DESIGNED BY LJD

DRAWN BY JCS

PROJECT NO. G500

DATE

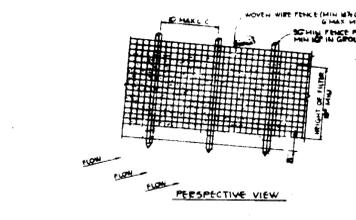
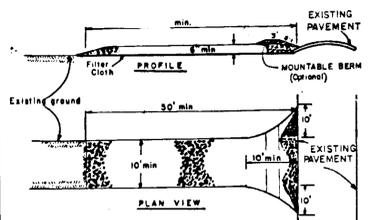
SCALE: AS SHOWN

Arthur E. Muegge 11/01 DATE
ARTHUR E. MUEGGE

DRAWING NO. 1 OF 2

ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
30	2821 LEAF SHADE DRIVE	42	2828 STILL LEAF LANE
31	2825	43	2832
32	2820	44	2833
33	2833	45	2829
34	2837	46	2825
35	2822	47	2821
36	2804 STILL LEAF LANE	48	2817
37	2808	49	2813
38	2812	50	2809
39	2816	51	2805
40	2820	52	2801
41	2824		

SUBDIVISION NAME	SECT / AREA	LOT / PARCEL #
ST. JOHNS GREEN	1 / 2	30 THRU 52
PLAT # OR L.P. BLOCK #	ZONE	TAX / ZONE MAP / ELEC. DIST. / CENSUS TR.
6370 & 6371	R-20	17 SECOND 6022
WATER CODE	SEWER CODE	
5757500	404	



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 diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a moundside bare with 3:1 slopes will be permitted.
- 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 cleanout of any measure used to trap sediment. All sediment applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
- 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.
- Periodic inspection and needed maintenance shall be provided after each rain event.

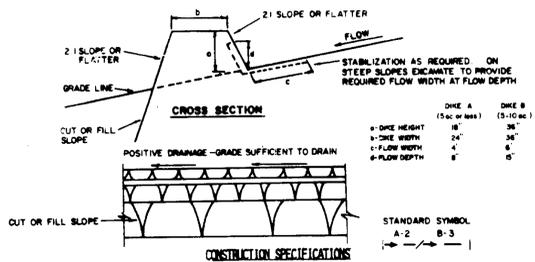
CONSTRUCTION NOTES

- MOVING FILTER POSTS TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO MOVING WIRE FENCE WITH WIRE TIES PLACED EVERY 7' AT TOP AND MID SECTION.
- POST STEEL EITHER TYPE TYPE OR 2" HARDWOOD.
- MOVING WIRE FENCE TO BE 2" HARDWOOD.
- FILTER CLOTH FILTER 1/2" MIN. LAUREN EROSION CONTROL CLOTH. BLOOM POLYESTER OF EQUAL.

STANDARD SYMBOL

1 - 5-3.0% SEED AND STRAW MULCH
2 - 3.1-5.0% SEED AND STRAW MULCH
3 - 5.1-8.0% SEED WITH JUTE, OR SOD; 2" STONE
4 - 8.1-20% LINED RIP-RAP 4-8"

STABILIZED CONSTRUCTION ENTRANCE NO SCALE
SILT FENCE NO SCALE



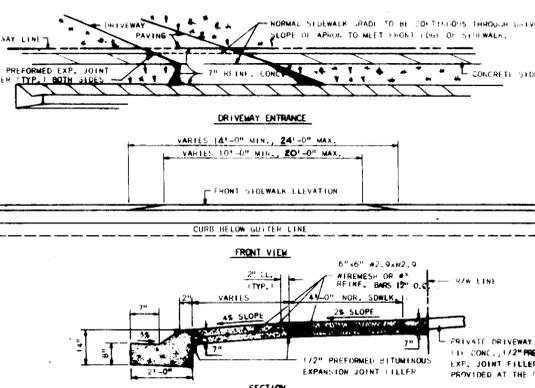
CONSTRUCTION SPECIFICATIONS

- ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
- ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
- TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
- FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- 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.
- 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 EXCELSTOR; 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

EARTH DIKE NOT TO SCALE



RESIDENTIAL DRIVEWAY ENTRANCE NO SCALE

SEDIMENT CONTROL CONSTRUCTION NOTES

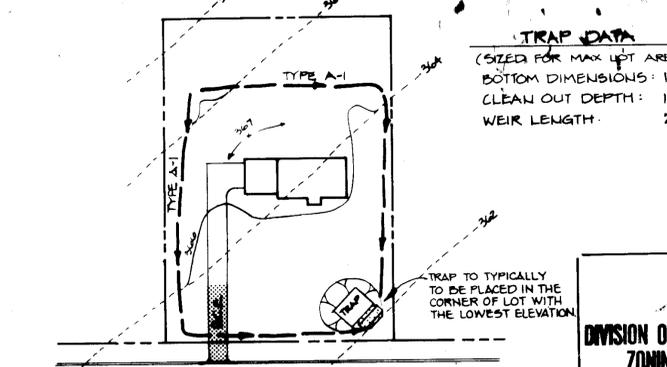
- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).
- All vegetative and structural standards are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, 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.
- 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 the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 34); temporary seeding (Sec. 30) 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 permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	11.0 acres
Area Disturbed	6.5 acres
Area to be roofed or paved	1.5 acres
Area to be vegetatively stabilized	3.0 acres
Total Cut	2752 Cu. yds.
Total Fill	2212 Cu. yds.

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
 - Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
 - Sediment will be removed from traps when its depth reaches the clean water shown on the plans.
- TEMPORARY SEEDING NOTES**
- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.
- Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 140 lbs. 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 (0.7 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 untreated 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 feet 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 rates 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.
- Seeding Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
- Soil Amendments:** Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre. Broadcast or disc line and 0-20-20 fertilizer into the soil to a minimum depth of 3". Lawns or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding, apply 400 lbs. of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.
- Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified Marion Kentucky bluegrass, common Kentucky bluegrass @ 40 lbs. per acre (1 lb./1000 sq.ft.) and Red Fescue, Pennann or Jamestown @ 20 lbs. per acre (0.5 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 40-40-20 mix as specified above and 2 lbs. per acre (0.05 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 40-40-20 mix specified above 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.) of untreated 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 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.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- CLEAR AND GRUB FOR INSTALLATION OF SEDIMENT CONTROLS ONLY.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE, AND EARTH DIKE. STABILIZE ALL EARTH BERMS IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES. EXISTING SEDIMENT CONTROL STRUCTURES UNDER F-86-93 WILL REMAIN IN PLACE UNTIL ALL WORK UNDER SDP-86-77 IS COMPLETED.
- COMPLETE REMAINING CONSTRUCTION.
- STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, CONVERT SEDIMENT BASIN TO STORM WATER MANAGEMENT AND REMOVE REMAINING SEDIMENT CONTROLS IN ACCORDANCE WITH FOLLOWING SCHEDULE:
 - PULP ANY STANDING WATER THRU SPILLWAY
 - CLEAN OUT SEDIMENT AND RESTORE BASIN TO PLAN DIMENSIONS.
 - SPREAD REMOVED SEDIMENT IN AN AREA PROTECTED BY SEDIMENT CONTROLS OR IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
 - REMOVE LOW FLOW ORIFICE BLOCKING.
 - REMOVE ALL REMAINING SEDIMENT CONTROLS.
 - STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.



TYPICAL SINGLE LOT SEDIMENT CONTROL
NO SCALE
* TO BE USED WHEN LOTS ARE BUILT ON OH AS SOLD BASIS

BY THE DEVELOPER:
"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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
DEVELOPER: BERLARD C. ROBBINS 11-7-85
DATE

BY THE ENGINEER:
"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."
ENGINEER: ARTHUR E. MUEGGE 11-8-85
DATE

REVIEWED FOR HOWARD S.C.D. NAME
AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE 11-13-85
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
STEPHEN S. FELER 11/13/85
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
JOHN M. BISHOP JR. 11-18-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
THOMAS L. STAMPEY 11-19-85
PLANNING DIRECTOR DATE
JOHN M. MASON 11-19-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
MORRIS E. NEUMEY 11-18-85
DIRECTOR DATE
JOHN M. BISHOP JR. 11-18-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
OXFORD LAND DEVELOPMENT CORPORATION
1935 GREENWOOD ROAD
PIKEVILLE, MARYLAND 21208

PROJECT
ST. JOHN'S GREEN
LOTS 30-52
SECTION 11 AREA 2

AREA
TAX MAP NO. 17 PARCEL 6B
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
DETAILS
OF SEDIMENT CONTROL

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3405 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-981-1700

DATE 11-8-85
DATE 10-30-85
APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND

DESIGNED BY JKB
DRAWN BY CK
PROJECT NO. 00-500
DATE 08/21/85
SCALE: AS SHOWN
DRAWING NO. 2 OF 2