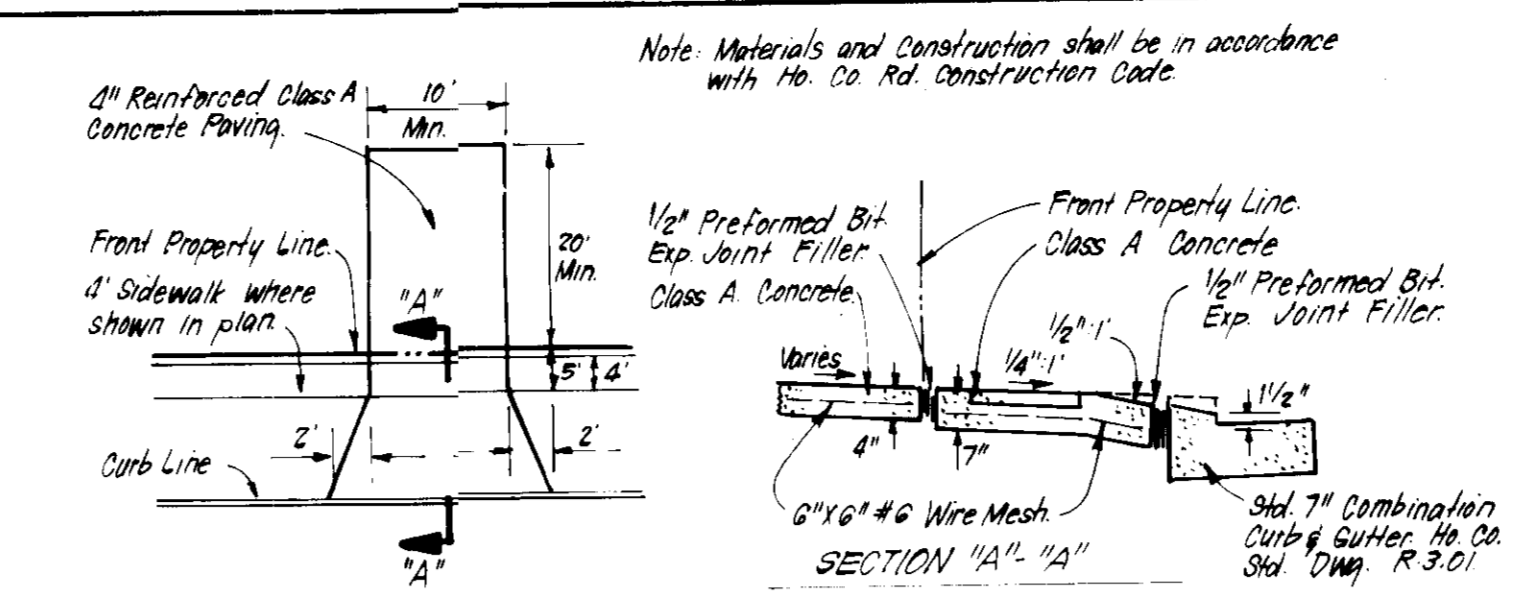


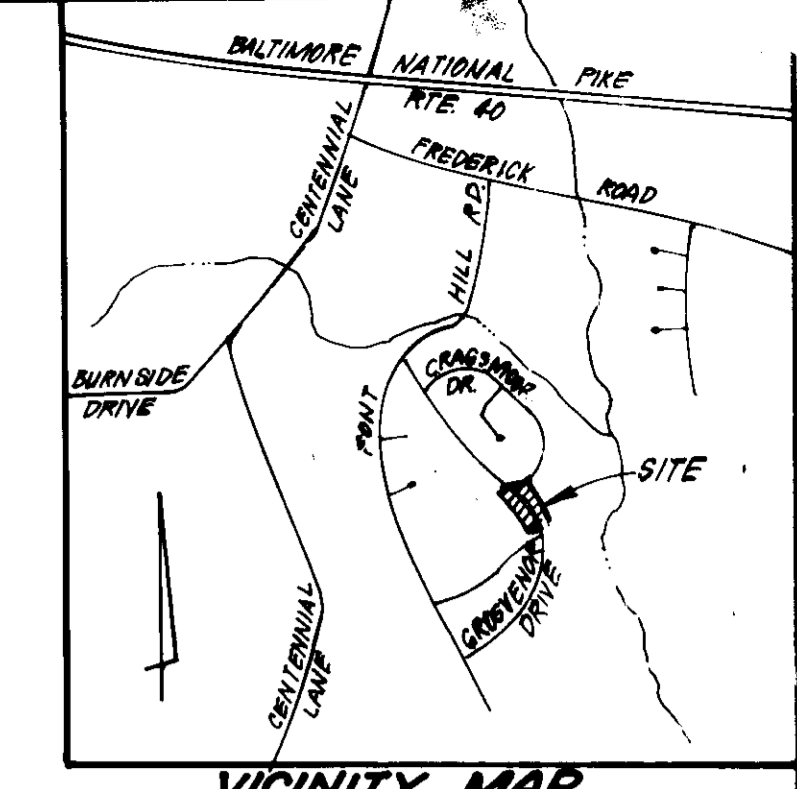
TYPICAL HOUSES
NO SCALE



Note: Materials and Construction shall be in accordance with No. 20 Rd. Construction Code

GENERAL NOTES

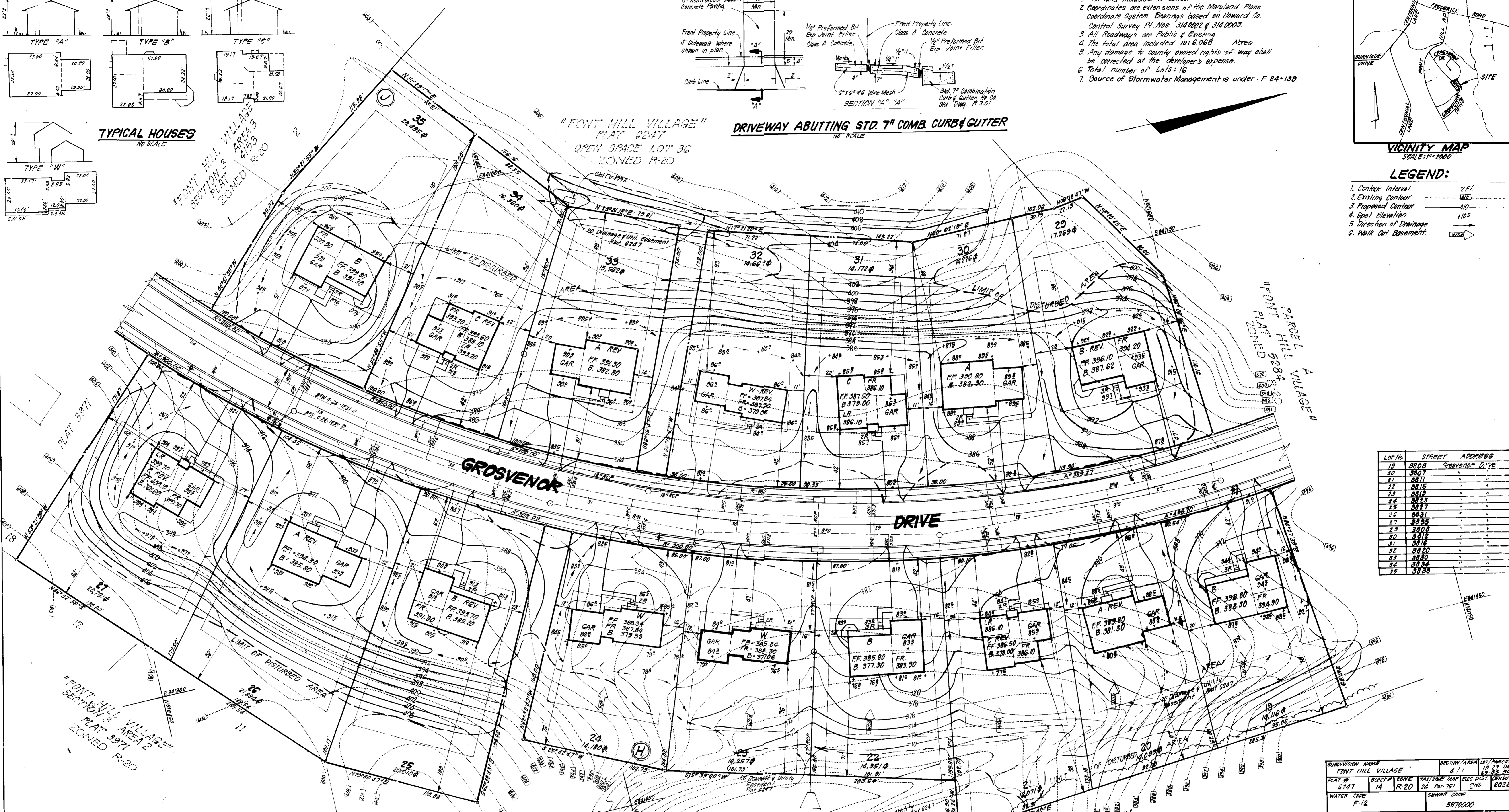
1. The land included is Zoned: R-20
2. Coordinates are extensions of the Maryland Plane Coordinate System. Bearings based on Howard Co. Control Survey Pl. Nos. 314.0002 & 314.0003.
3. All Roadways are Public & Easings
4. The total area included is: 6.068 Acres.
5. Any damage to county owned rights of way shall be corrected at the developer's expense.
6. Total number of Lots: 16
7. Source of Stormwater Management is under: F 84-130.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

1. Contour Interval 2' ±
2. Existing Contour ---
3. Proposed Contour - - - -
4. Spot Elevation +10'
5. Direction of Drainage →
6. Walk Out Basement



LOT No.	STREET ADDRESS
19	3808 Grosvenor Drive
20	3807 " "
21	3811 " "
22	3815 " "
23	3819 " "
24	3823 " "
25	3827 " "
26	3831 " "
27	3835 " "
28	3839 " "
29	3843 " "
30	3847 " "
31	3851 " "
32	3855 " "
33	3859 " "
34	3863 " "
35	3867 " "

SUBDIVISION NAME	FONT HILL VILLAGE	SECTION/AREA	LOT/PARCEL #
PLAT #	6247	LOT#	19, 27, 28, 29, 30, 31, 32, 33, 34, 35
WATER CODE	F-12	SEWER CODE	5870000

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

COUNTY HEALTH OFFICER: _____ DATE: 12-12-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR: _____ DATE: 12-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR: _____ DATE: 11-21-85

CHIEF BUREAU OF ENGINEERING: _____ DATE: _____

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 11-21-85

OPEN SPACE LOT 28
"FONT HILL VILLAGE"
SECTION 4 AREA I
PLAT 6247
ZONED R-20

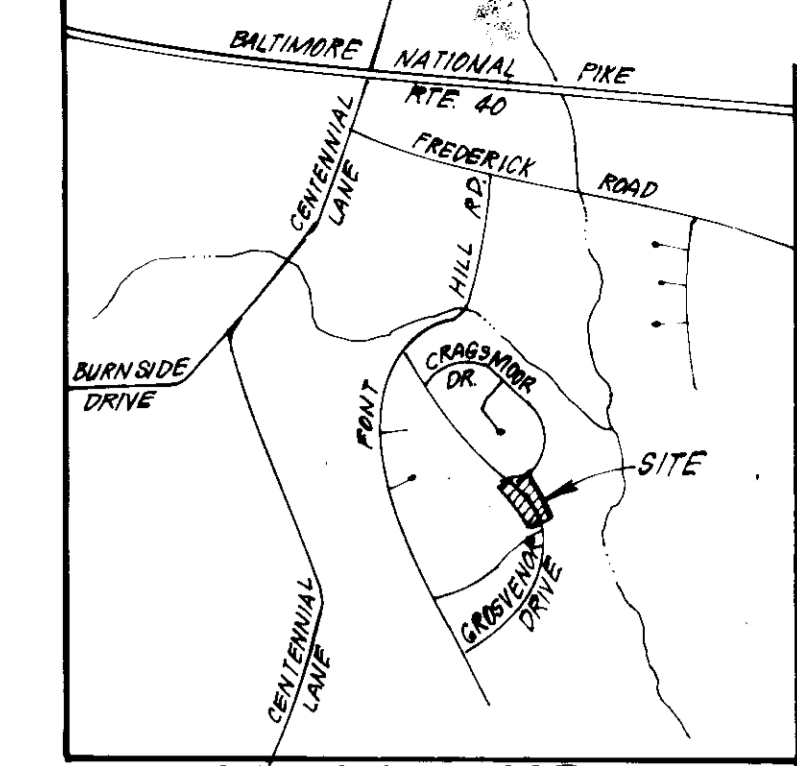
MILLER LAND COMPANY
447 / 639
ZONED R-20



CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

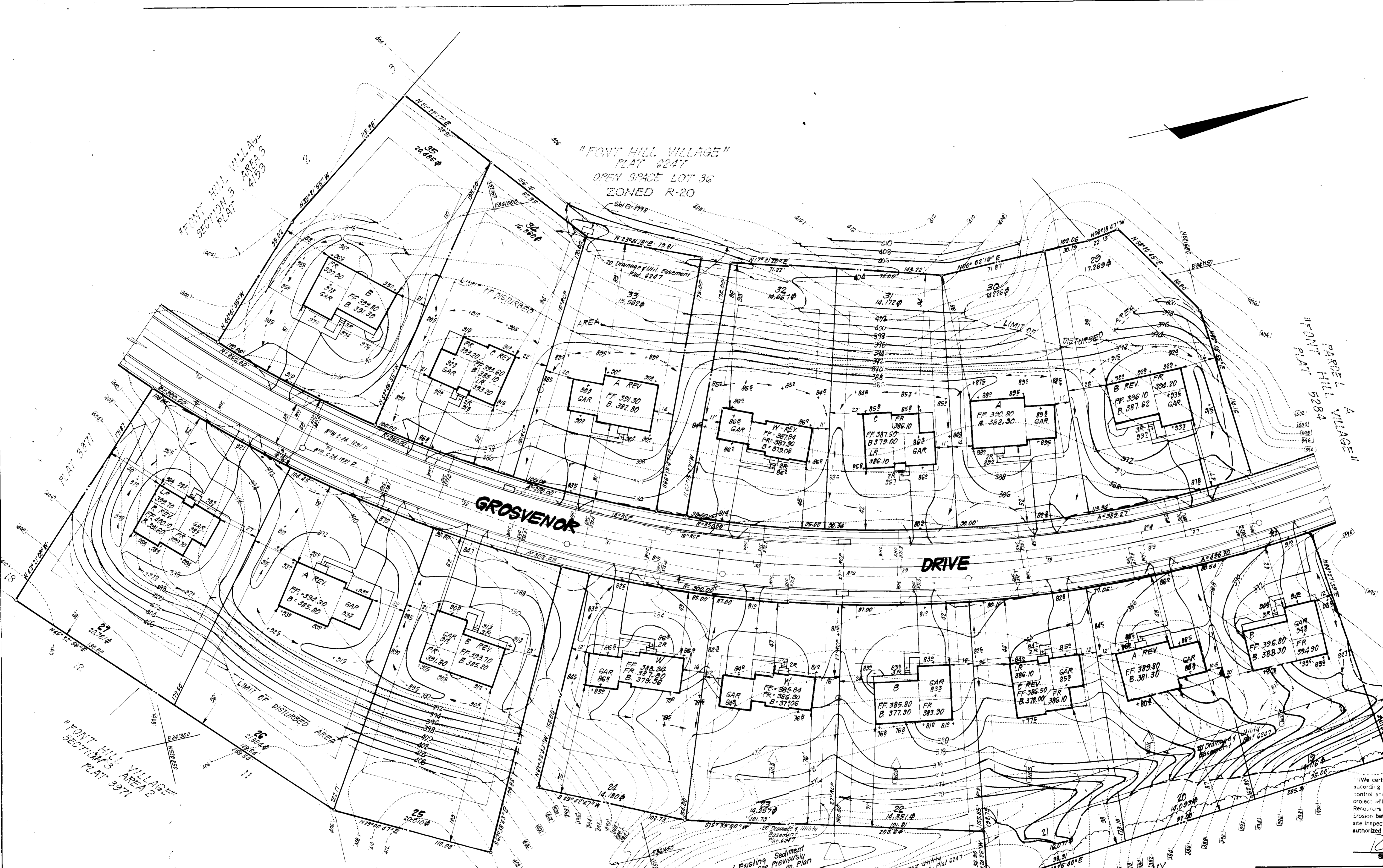
DESIGNED VME	SITE DEVELOPMENT PLAN LOTS 19 THRU 27, BLOCK H LOTS 29 THRU 35, BLOCK J FONT HILL VILLAGE SECTION 4 AREA I 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RANDALL CONSTRUCTION CO., INC 2012 Powder Mill Rd. # 20 Beltsville, Md. 20705	SCALE 1" = 30'
DRAWN KIW		DRAWING 10F3
CHECKED VME		JOB NO. 85-098
DATE 10-8-85		FILE NO. 85-098-X
		SDP-86-86



VICINITY MAP
SCALE 1"=200'

LEGEND:

- 1. Contour Interval 2'±
- 2. Existing Contour 4'±
- 3. Proposed Contour 4'±
- 4. Spot Elevation +105
- 5. Direction of Drainage
- 6. Walk Out Basement



Reviewed for Howard S.C.D.
Name
and meets Technical Requirements
Howard Date
Signature
U.S. Soil Conservation Service

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

Howard
Approved Date

Proposed Swale Grading By Others F-84-139

DEVELOPER'S/BUILDER'S CERTIFICATE

"I hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

R. Z. Reiner 10-8-85
Signature of Developer/Builder
RANDALL L. REINER

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR DATE 12-12-85
John W. Munchman

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE 12-2-85
Richard J. ...

CHIEF BUREAU OF ENGINEERING DATE

APPROVED
DIVISION OF LAND USE
ZONING ADMINISTRATION
HOWARD COUNTY
DATE 11-21-85
[Signature]

OPEN SPACE LOT 28
"FONT HILL VILLAGE"
SECTION 4 AREA
PLAT 6247

Font Hill Joint Venture hereby authorizes Randall L. Reiner to utilize the existing Sediment & Erosion Control Measures shown on Plan F-84-139 for Sediment Control for this project. If Font Hill Joint Venture removes the existing sediment & erosion control measures prior to completion of SDP 86-86, a revised Sediment & Erosion Control Plan shall be necessary.

David J. ... DATE

Existing Sediment Basin, see previously approved Ho. Co. Plan # F-84-139

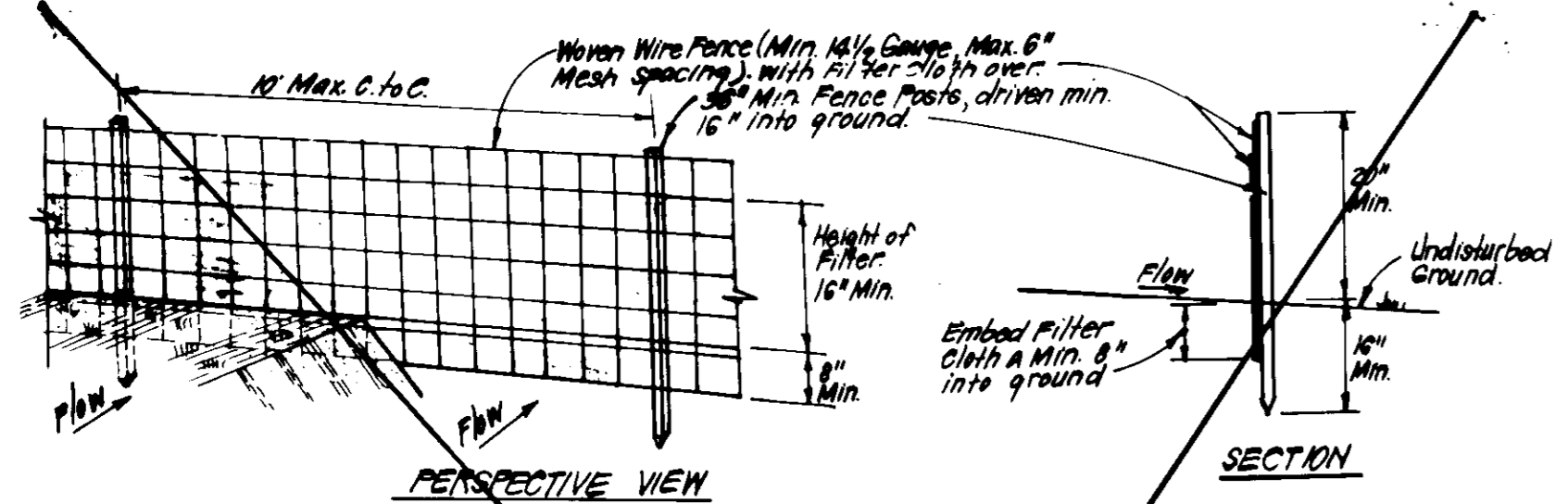
Note: Existing Sediment Basin to be Utilized for Sediment & Erosion Control.

MILLER LAND COMPANY
447 ZONED R-20
ENGINEER'S CERTIFICATE

I hereby 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

G. Nelson Clark 10-8-85
G. Nelson Clark DATE

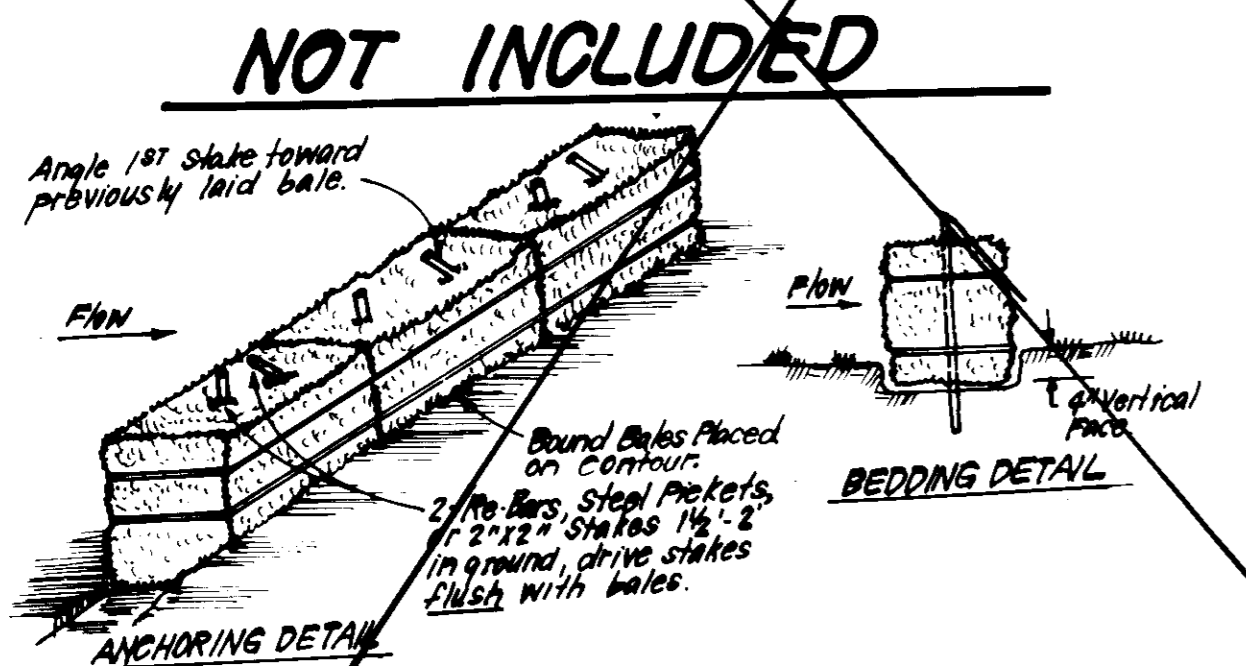
		CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS (301) 593-3400	
DESIGNED JME	SEDIMENT & EROSION CONTROL PLAN LOTS 19 THRU 27, BLOCK H LOTS 29 THRU 35, BLOCK J FONT HILL VILLAGE SECTION 4 AREA I 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		SCALE 1"=30'
DRAWN GLB			DRAWING 2 OF 3
CHECKED GLB			JOB NO. 85-098
DATE 10-8-85	FOR: RANDALL CONSTRUCTION CO., INC 402 Powder Mill Rd. # 24 Beltsville, Md. 20705		FILE NO. 85-098 SE



CONSTRUCTION SPECIFICATIONS:

1. 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 wire spaced every 24\"/>
- 3. When 2 sections of filter cloth overlap each other they shall be overlapped by 6\"/>
- 4. Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

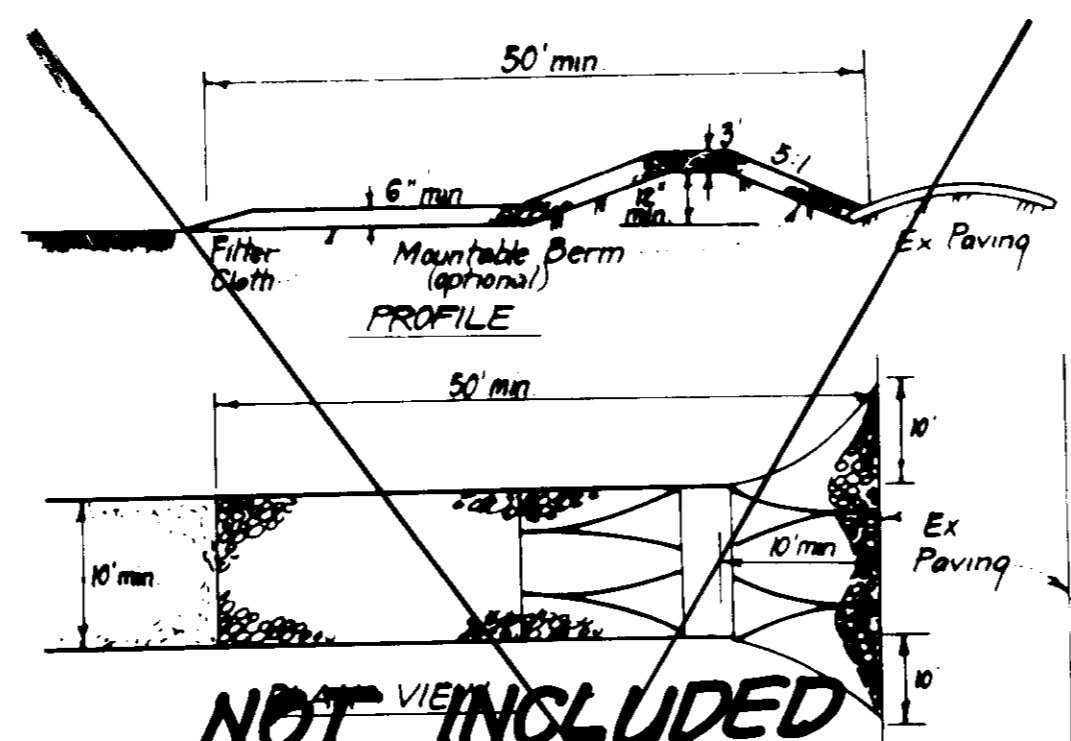
SILT FENCE DETAIL (S)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a min. of 4\"/>
- 3. Bales shall be securely anchored in place by either 2 stakes or re bars driven thru the bale. The 1st stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bales.
- 4. Inspection shall be frequent and repair placement shall be made promptly as needed.
- 5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

1. Stone size - Use 2\"/>
- 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\"/>
- 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 of or cleanout of any measures used to trap sediment. All sediment applied, 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.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

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.

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 square 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).
- 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) of 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 higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Inspection - 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.

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.

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. (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	6.068 Acres
Area Disturbed	5.016 Acres
Area to be roofed or paved	0.952 Acres
Area to be vegetatively stabilized	4.056 Acres
Total Cur	8450 Cu. yds
Total Fill	7950 Cu. yds
Offsite waste/borrow area locat.on	N/A
- 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 control must be provided, if deemed necessary by the Howard County DEW 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.
- 11) If houses are to be constructed on an "As-Sold" basis, at minimum, Single Lot Sediment Control as shown below shall be implemented. N/A
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals 0 L.F.

CONSTRUCTION SEQUENCE:

	No. of Days
A. Obtain Grading Permit	2
B. Excavate for foundations and Rough Grade & temporarily stabilize	15
C. Construct Structures, Sidewalks and Driveways.	200
D. Final Grade and stabilize in accordance with Stds. & Specs.	10

Note: Streets to be cleaned regularly.

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR _____ DATE 12-85

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR _____ DATE 12-9-85

CHIEF BUREAU OF ENGINEERING _____ DATE 12-2-85

APPROVED

DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION

HOWARD COUNTY, MARYLAND

DATE 11-21-85

Reviewed for _____ S.C.D. Name _____ and meets Technical Requirements _____

Signature _____ Date _____

U.S. Soil Conservation Service

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

Signature of Developer/BUILDER _____ Date 12-4-85

Approved _____ Date

DEVELOPER'S/BUILDER'S CERTIFICATE

I warrant that the development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction shall have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Signature of Developer/BUILDER _____ Date 10-8-85

RANDALL REINER

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer _____ Date 10-8-85

G. Nelson Clark

CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 880-3400

DESIGNED JME	SEDIMENT & EROSION CONTROL PLAN LOTS 19 THRU 27, BLOCK H LOTS 29 THRU 35, BLOCK J FONT HILL VILLAGE SECTION 4 AREA 1 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND PRR: RANDALL CONSTRUCTION CO., INC 4012 Powder Mill Rd. #28 Beltsville, Md 20705	SCALE 1"=30'
DRAWN R/W		DRAWING 3 OF 3
CHECKED JME		JOB NO. 85-098
DATE 10-8-85		FILE NO. 85-098 SE

SDP-86-86