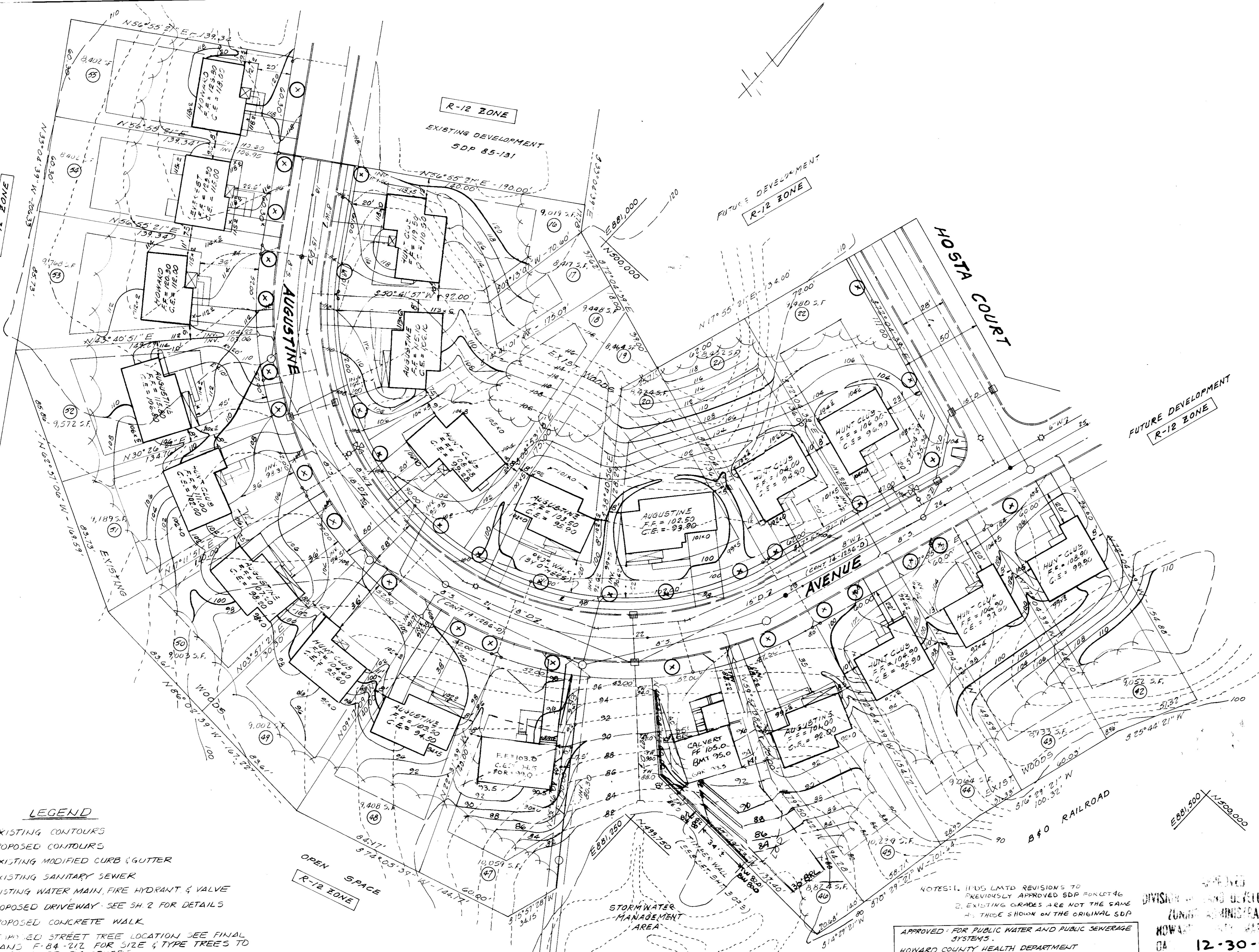


GENERAL NOTES

- EXISTING ZONING R-12
- FINAL PLAN REFERENCE F64-212
- TAX MAP 38
- TOTAL AREA OF SUBMISSION 4.51 ACRES
- TOTAL NUMBER OF LOTS IN SUBMISSION 21
- THE CONTRACTOR SHALL VERIFY THE ELEVATION OF EXISTING HOUSE CONNECTIONS PRIOR TO EXCAVATING FOR HOUSE
- THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE CONSTRUCTION DRAWINGS. THE ACCURACY AND COMPLETENESS OF SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ANY UTILITIES NECESSARY FOR HIS WORK TO HIS SATISFACTION.
- ALL WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. REFERENCE TO DRAWING NUMBERS IN THESE PLANS IS STANDARD DETAILS FOR CONSTRUCTION.
- SEE SHEET 3 FOR TYPICAL LOT LAYOUT HOUSE DIMENSIONS, BUILDING PROFILES, AND SITE DEVELOPMENT DETAILS.
- SEE SHEET 3 FOR SEDIMENT CONTROL NOTES & DETAILS.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY (579-0100) AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION WHICH WOULD AFFECT TELEPHONE AND/OR GAS & ELECTRIC SERVICE.
- ALL ROADS SHOWN HEREON ARE PUBLIC
- STORMWATER MANAGEMENT POND HAS BEEN PROVIDED UNDER F64-212

LOT	STREET ADDRESS	LOT	STREET ADDRESS
16	6033 AUGUSTINE AVENUE	46	6060 AUGUSTINE AVENUE
17	6037 AUGUSTINE AVENUE	47	6052 AUGUSTINE AVENUE
18	6041 AUGUSTINE AVENUE	48	6048 AUGUSTINE AVENUE
19	6045 AUGUSTINE AVENUE	49	6044 AUGUSTINE AVENUE
20	6049 AUGUSTINE AVENUE	50	6040 AUGUSTINE AVENUE
21	6055 AUGUSTINE AVENUE	51	6036 AUGUSTINE AVENUE
22	6059 AUGUSTINE AVENUE	52	6032 AUGUSTINE AVENUE
23	6076 AUGUSTINE AVENUE	53	6028 AUGUSTINE AVENUE
24	6072 AUGUSTINE AVENUE	54	6024 AUGUSTINE AVENUE
25	6068 AUGUSTINE AVENUE	55	6020 AUGUSTINE AVENUE
26	6064 AUGUSTINE AVENUE		



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING MODIFIED CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN, FIRE HYDRANT & VALVE
- PROPOSED DRIVEWAY - SEE SH. 2 FOR DETAILS
- PROPOSED CONCRETE WALK
- ⊗ EXISTING STREET TREE LOCATION (SEE FINAL PLANS F-64-212 FOR SIZE & TYPE TREES TO BE PROVIDED BY OTHERS)
- ⊙ LOT NUMBER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Joseph J. Jones 2-6-86
 COUNTY HEALTH OFFICER DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Williams 2-3-86
 DIRECTOR DATE

APPROVED FOR PLANNING AND ZONING
 HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald A. Smith 2-10-86
 PLANNING DIRECTOR DATE

U.S. SOIL CONSERVATION SERVICE: THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
James M. Nelson 1-28-86
 SOIL CONSERVATION DISTRICT ENGINEER

DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 12-30-85
John J. Smith

SITE DEVELOPMENT PLAN
 MT. AUGUSTINE - SECTION 1 AREA 2
 LOTS 16-22 AND 42-55
 FIRST ELECTION DISTRICT, HOWARD CO. MD
 TAX MAP No. 38 PARCEL 173

OWNER AND DEVELOPER
 POSNER STROMBERG
 1205 CHESAPEAKE AVENUE
 BALTIMORE, MARYLAND 21225
 355-2100

PLAN PREPARED BY
 APR ASSOCIATES INC
 1427 HARFORD ROAD
 BALTIMORE, MD 21234
 444-4312

SCALE 1"=30' NOVEMBER 21, 1985 SHEET 1 OF 3

SUBDIVISION NAME	SEC./AREA	LOT/PARCEL #
MT AUGUSTINE	1/2	LOTS 16-22 AND 42-55
PLAT/LIT	BULK #	TAX/ZONE MAP E.D.
614/8	9	R-12 38 1
612		6012
WATER CODE	SEWER CODE	
2090000	A01	

SDP-86-125

DEVELOPER'S CERTIFICATION:
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS 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 CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

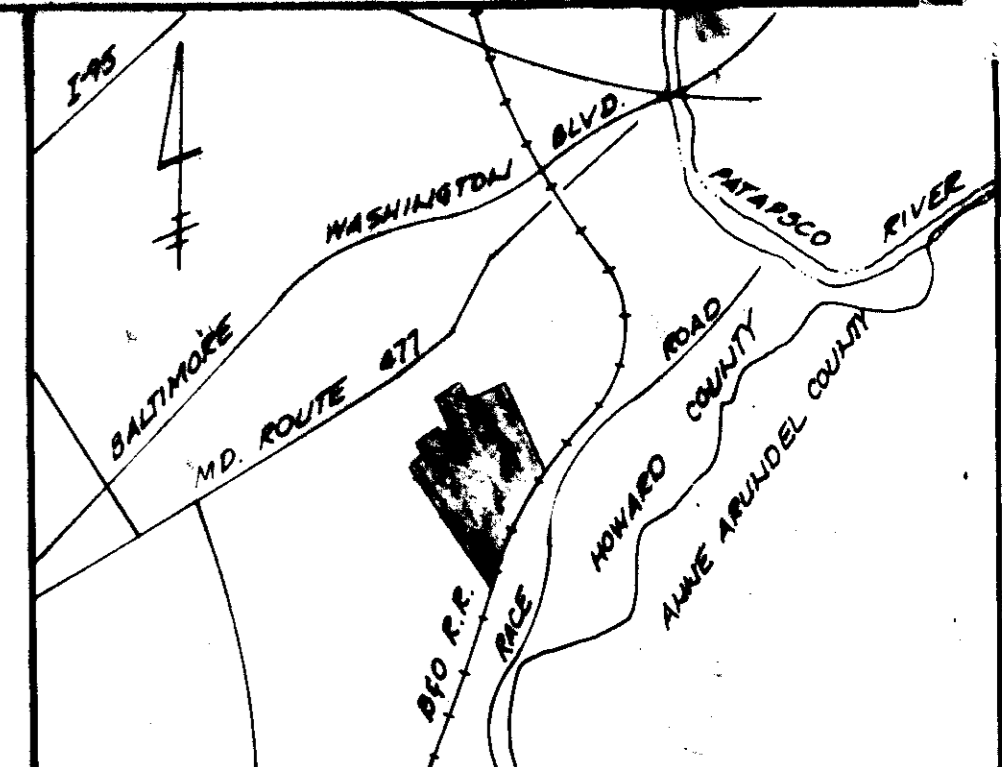
ENGINEER'S CERTIFICATION:
 I CERTIFY THAT THIS PLAN FOR SOIL EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 RICHARD J. TRUELOVE
 REG. NO. 10800
 DATE
 REV. JAN 22, 1985

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Williams 2-3-86
 DIRECTOR DATE

APPROVED FOR PLANNING AND ZONING
 HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald A. Smith 2-10-86
 PLANNING DIRECTOR DATE

U.S. SOIL CONSERVATION SERVICE: THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
James M. Nelson 1-28-86
 SOIL CONSERVATION DISTRICT ENGINEER

STONE OUTLET SEDIMENT TRAP DATA						
TRAP NO.	1	2	3	4	5	6
DRAN AREA (AC)	0.67	0.61	0.35	0.42	0.54	0.24
STOR. REQ. (C.F.)	1806	1468	633	756	980	430
BOTT. ELEV.	75.5	80.0	108.0	99.0	97.0	107.0
BOTT. DIM. (LxW)	20'x20'	27'x27'	31'x10'	31'x10'	31'x10'	12'x12'
CREST ELEV.	78.0	82.0	107.0	101.0	99.0	109.0
EMBANK ELEV.	79.0	83.0	108.0	102.0	100.0	110.0
CLEAN OUT ELEV.	76.8	81.0	106.0	100.0	98.0	108.0
STONE LENGTH (FT)	4	4	4	4	4	4
STOR. HOUL. (C.F.)	1828	1984	1012	1012	1012	544



CONSTRUCTION SEQUENCE

1. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AS PER SEDIMENT CONTROL NOTES.
2. INSTALL SEDIMENT CONTROL DEVICES AS SHOWN ON PLAN FOR EACH GROUP OF BUILDINGS WHEN THE FIRST HOUSE IN THE GROUP IS STARTED.
3. ROUGH GRADE LOT AREAS AND STABILIZE WITH TEMPORARY SEEDING.
4. EXCAVATE FOR FOUNDATIONS AND INSTALL UTILITY CONNECTIONS. RESTORE ANY SEDIMENT CONTROL DEVICE DAMAGED BY UTILITY EXCAVATION IMMEDIATELY AFTER UTILITIES ARE INSTALLED AND TESTED.
5. CONSTRUCT - CURBS.
6. FINE GRADE SITE, INSTALL WALKS AND STAIRS PER SEEDING SPECIFICATIONS.
7. ALL SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL STABILIZATION IS ESTABLISHED AND APPROVAL TO REMOVE DEVICES IS OBTAINED FROM THE SEDIMENT CONTROL INSPECTOR.
8. REMOVE SEDIMENT CONTROL DEVICES, INSTALL DRIVEWAYS AND STABILIZE ANY REMAINING DISTURBED AREAS WITH PERMANENT SEEDING.
9. SINGLE LOT SEDIMENT CONTROL PLAN MAY BE USED AS LOTS ARE COMPLETED. SINGLE LOT SEDIMENT CONTROL PROVISIONS ARE APPLICABLE ONLY TO LOTS WHICH DO NOT SHARE A COMMON PROPERTY LINE WITH ANY DISTURBED LOT.

- NOTES:**
1. ALL PUBLIC UTILITIES AND ROADS ARE INSTALLED.
 2. TOTAL DISTURBED AREA = 123,215 S.F. (2.83 AC)
 AREA TO BE REVEGETATED = 82,400 S.F. (1.87 AC)
 IMPERVIOUS AREA = 40,815 S.F. (0.94 AC)

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-30-85

SEDIMENT CONTROL PLAN
 MT. AUGUSTINE - SECTION 1 AREA 2
 LOTS 16-22 AND 42-55

FIRST ELECTION DISTRICT, HOWARD CO. MD.
 TAX MAP No. 38 PARCEL 173

OWNER AND DEVELOPER
 ROBER STROMBERS
 1805 CHESAPEAKE AVENUE
 BALTIMORE, MARYLAND 21225

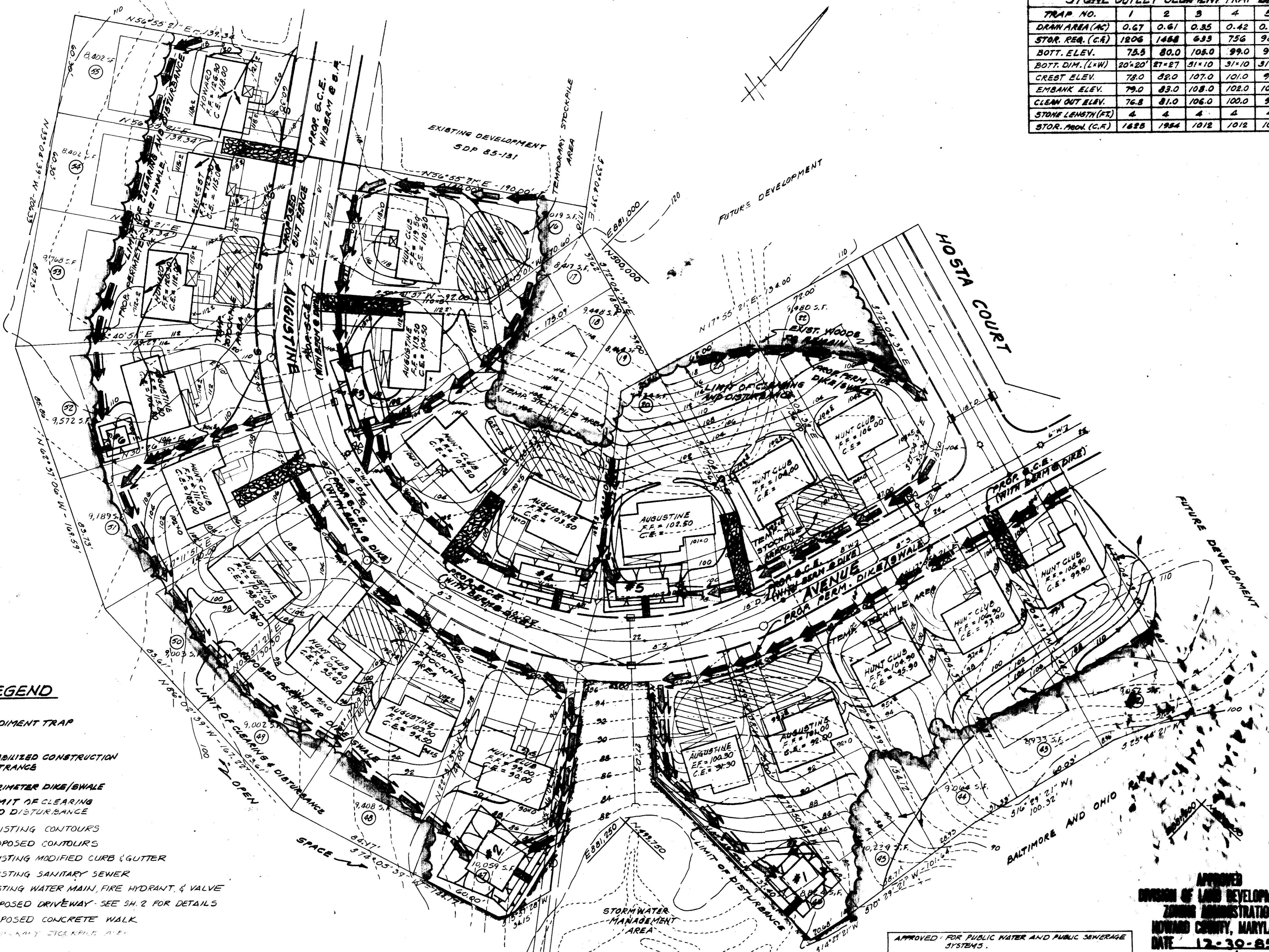
PLAN PREPARED BY
 APR ASSOCIATES INC
 7427 HARFORD ROAD
 BALTIMORE, MD 21234
 444-4312



SCALE: 1"=30'

SHEET 2 OF 3

SDP-86-125



LEGEND

- SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- PERIMETER DIKE/SWALE
- LIMIT OF CLEARING AND DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING MODIFIED CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN, FIRE HYDRANT, & VALVE
- PROPOSED DRIVEWAY - SEE SH. 2 FOR DETAILS
- PROPOSED CONCRETE WALK
- TEMPORARY STOCKPILE AREA
- LOT NUMBER

DEVELOPER'S CERTIFICATION:
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS 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 CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Tan A. Smith 11/26/85

ENGINEER'S CERTIFICATION:
 I CERTIFY THAT THIS PLAN FOR SOIL EROSION 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.

Richard J. Trjelove Nov. 22, 1985
 RICHARD J. TRJELOVE
 REG. NO. 10800

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

Michael W. Murray 2-3-86
 DIRECTOR

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

John L. Homic 2-2-86
 PLANNING DIRECTOR

U.S. SOIL CONSERVATION SERVICE: THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

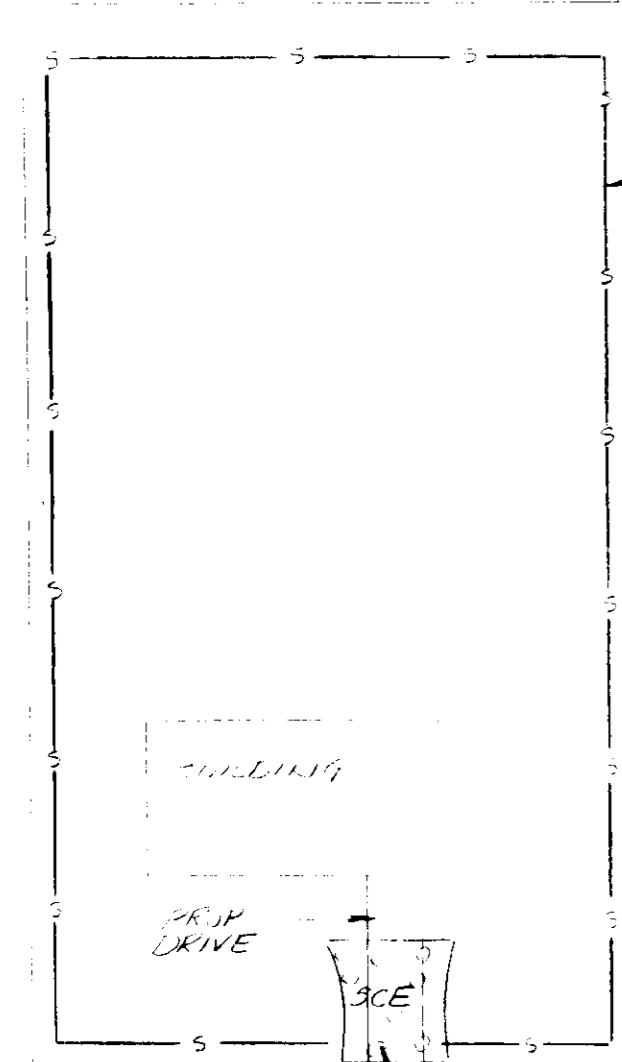
John L. Homic 1-28-86
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

Joyce B. Jones 2-6-86
 COUNTY HEALTH OFFICER

NOTE: FOR TYPICAL SINGLE LOT SEDIMENT CONTROL PLAN SEE SHEET 3 FOR HOUSE DIMENSIONS SEE TYPICAL FLOOR PLAN FOR EACH MODEL SHEET 3

TYPICAL SEDIMENT CONTROL PLAN SINGLE LOT DEVELOPMENT NO DRIVE



MIN. 10' TALL MOUNTAIN BEAM WHEN STREET GRADE IS LOWER THAN LOT

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, disking 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.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeds.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, disking 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.

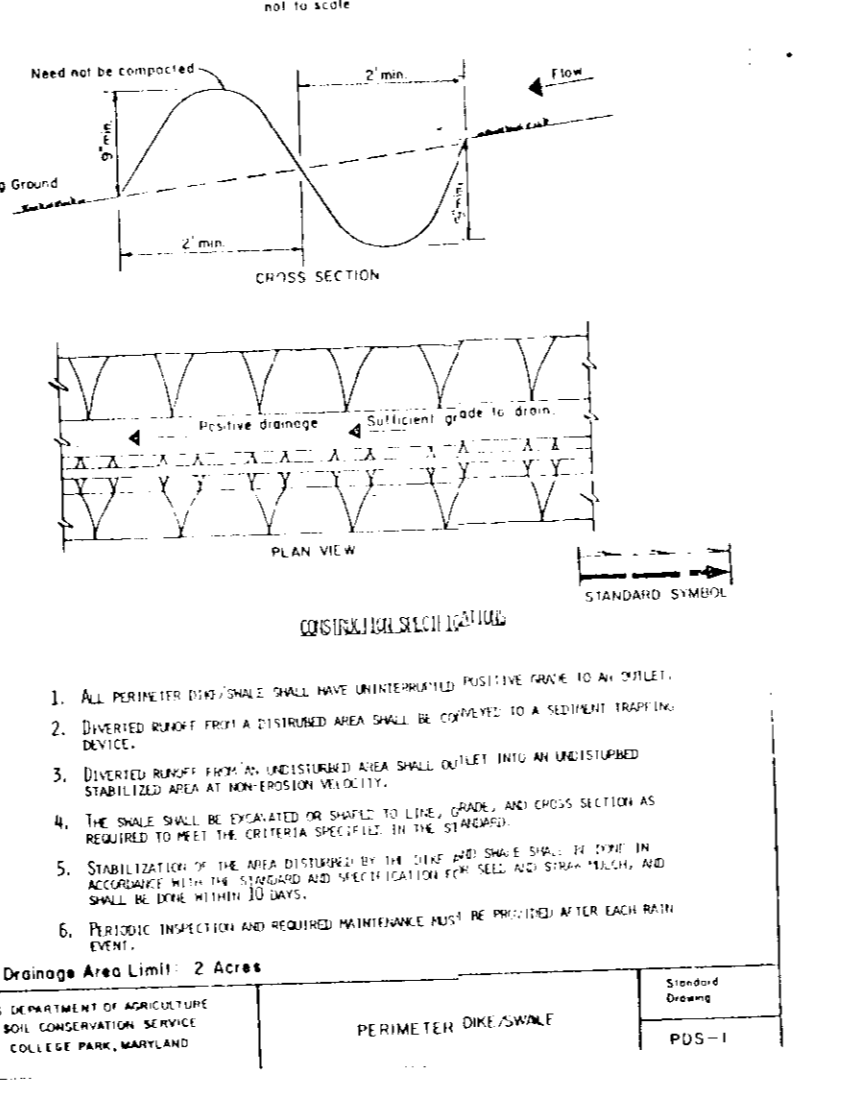
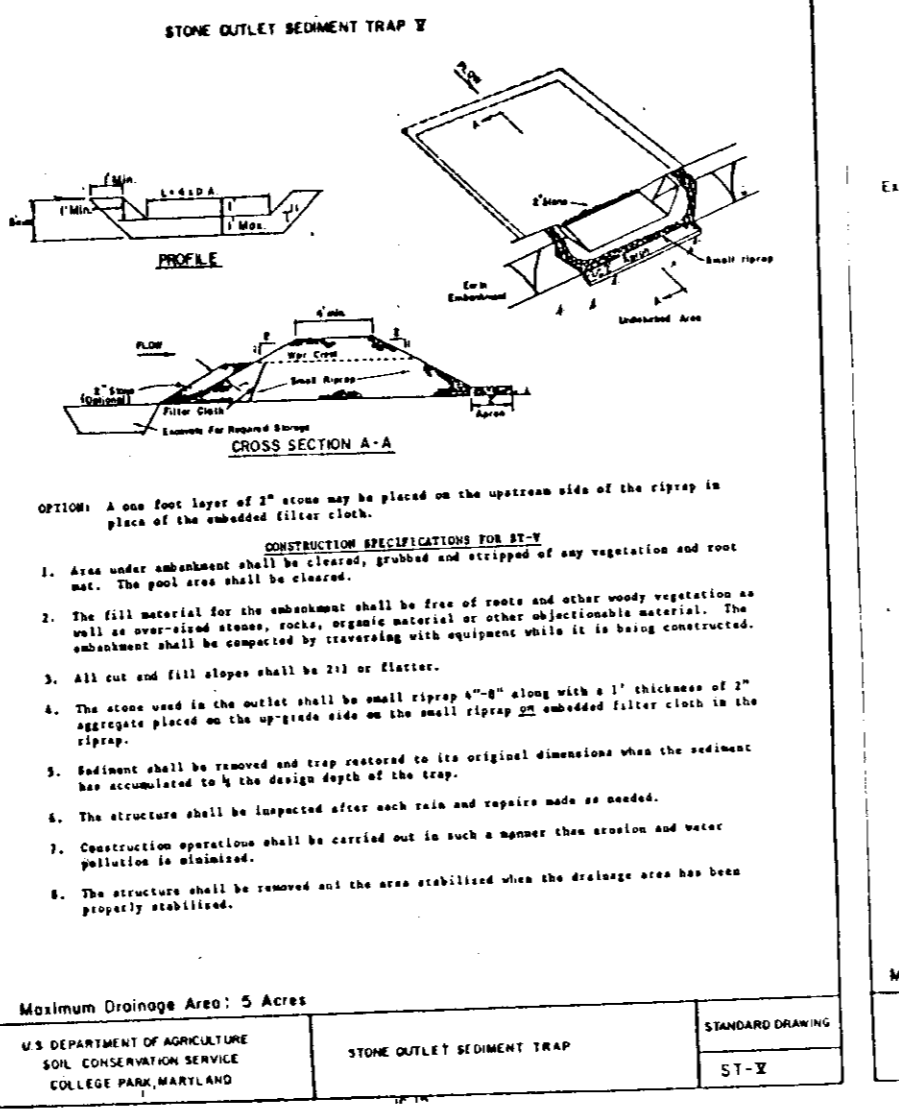
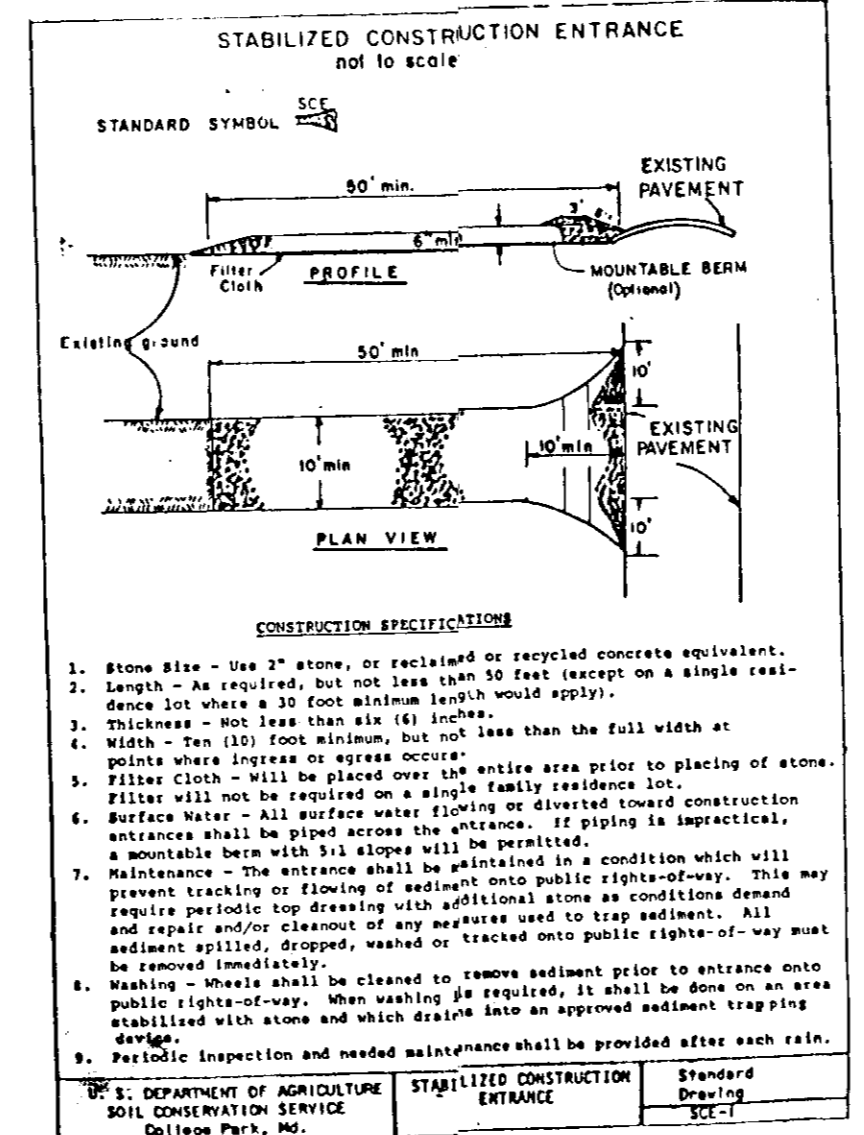
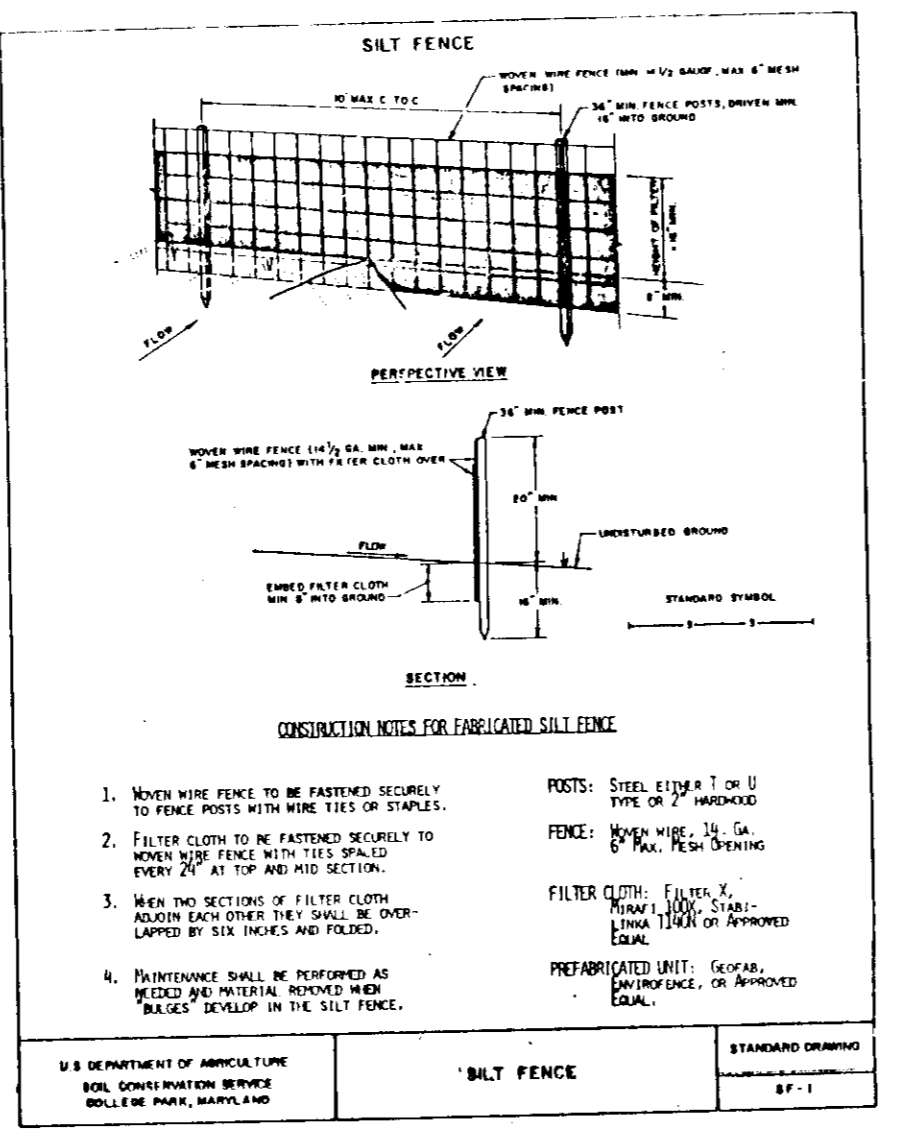
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 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.

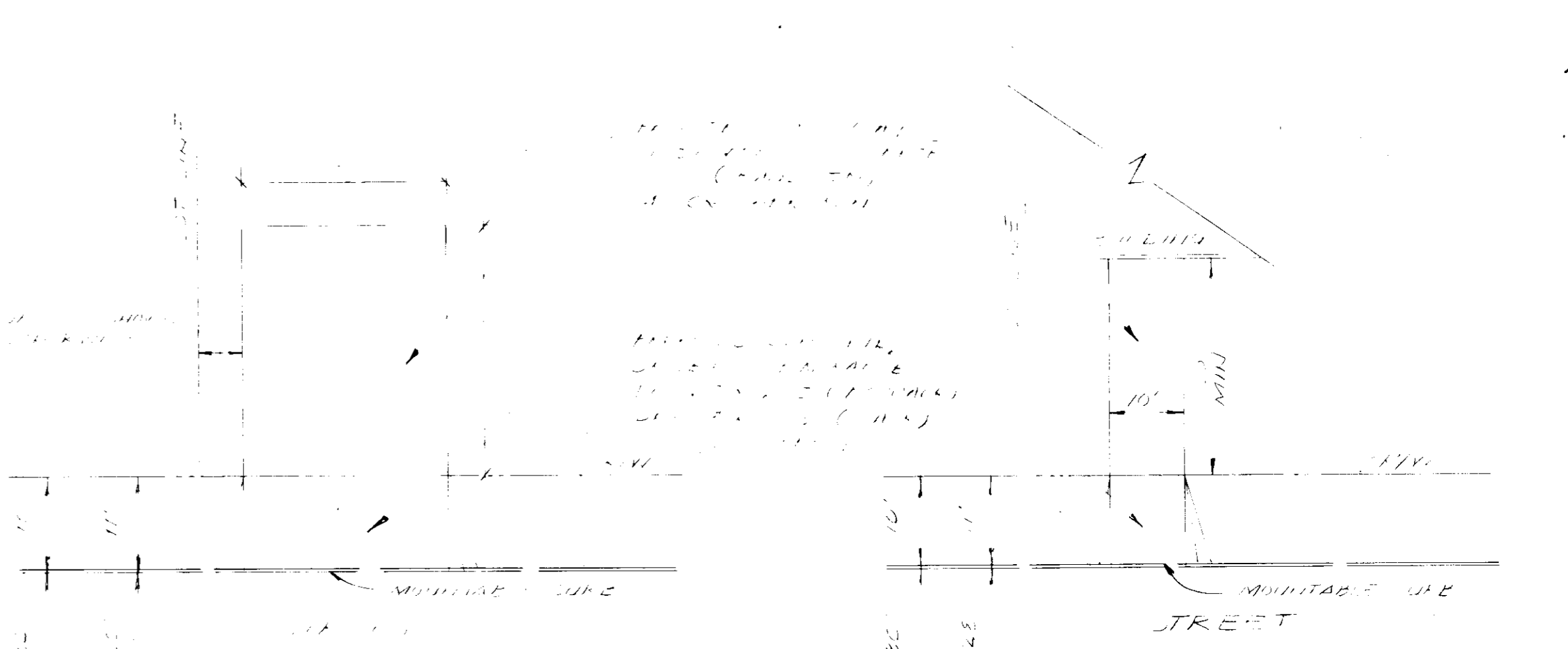
SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of 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 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.
- 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 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:

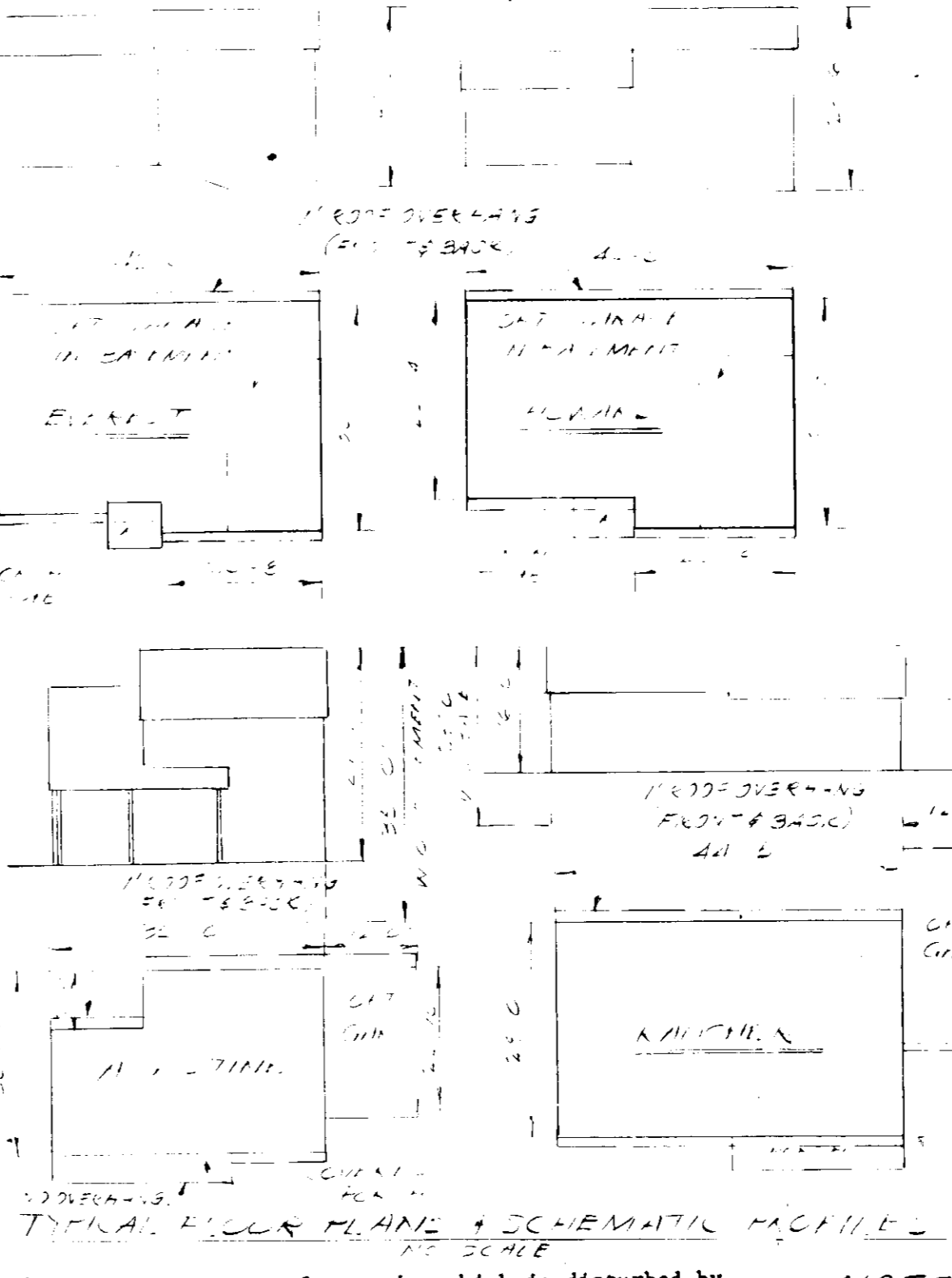
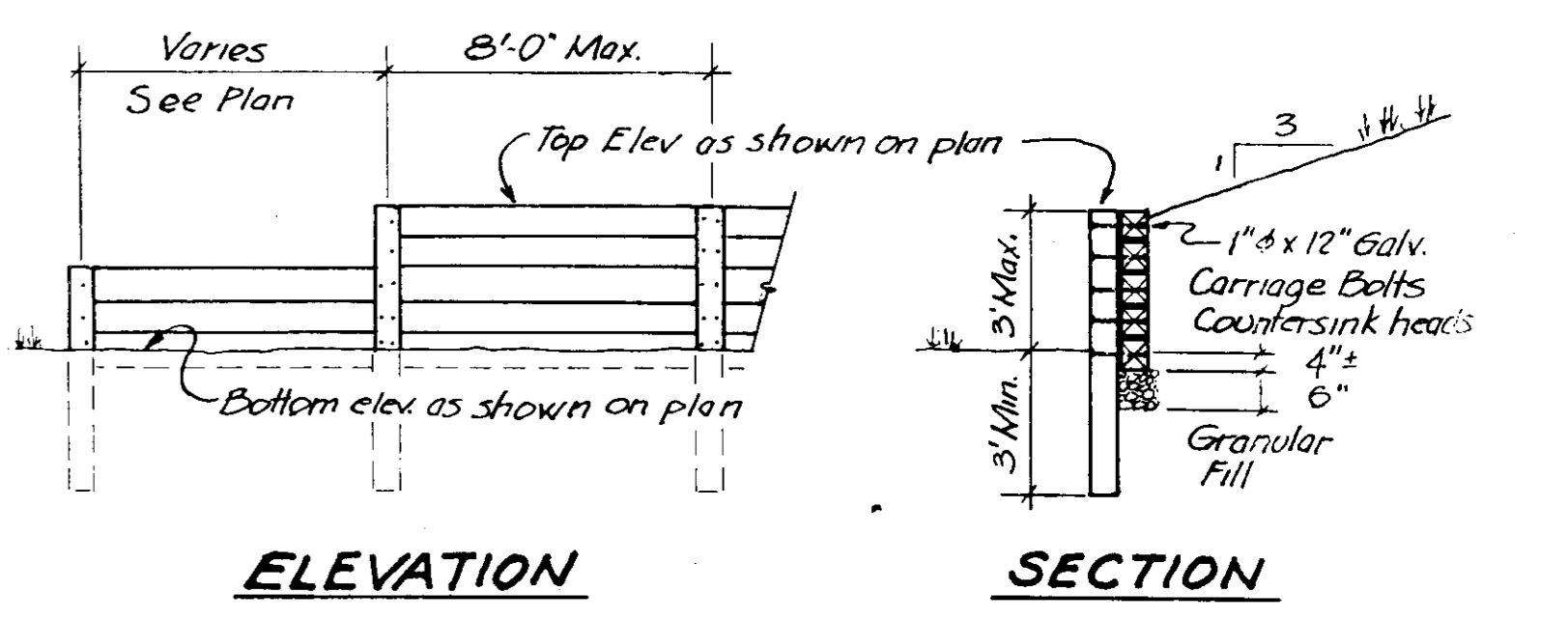
Total Area of Site	4.57 acres
Area Disturbed	2.83 acres
Area to be roofed or paved	0.94 acres
Area to be vegetatively stabilized	1.89 acres
Total Cut	250 Cu. yds
Total Fill	250 Cu. yds
Offsite waste/borrow area location	-



TYPICAL PARKING PAD LAYOUT RESIDENCE WITHOUT GARAGE and **TYPICAL PARKING PAD LAYOUT RESIDENCE W/ GARAGE**



- NOTES:**
- 1) All timber shall be nom. 6"x8" southern pine or fir treated with pentachlorophenol in accordance with American Wood Preservers Association (AWPA) standards for ground contact use.
 - 2) Install posts at each end of wall, at changes of direction, and at changes in wall top elevation as shown on the plans.



TIMBER WALL
No Scale

MODEL	3.0% COVERAGE
EVEREST	1139.9
HOWARD	1253.7
AUGUSTINE	1162.0
AUGUSTINE W/ GAR.	1467.7
3.5% CLUB	1364.2
HUNT CLUB W/ GAR.	1649.5

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY MARYLAND
DATE **12-30-85**

DEVELOPMENT PLAN DETAILS
SEDIMENT CONTROL NOTES AND DETAILS
MT AUGUSTINE SECTION 1 AKA 2
LOTS 16-22 AND 42-55

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2-6-86
COUNTY HEALTH OFFICER DATE

U.S. SOIL CONSERVATION SERVICE
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
[Signature] 1/28/86
HOWARD COUNTY SOIL CONSERVATION DISTRICT

DEVELOPER'S CERTIFICATION:
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS 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 CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
[Signature] 1-23-86
Executive Vice President

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THIS PLAN FOR SOIL EROSION 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.
[Signature] JANUARY 22, 1986
RICHARD J. TRUOVE
REG. NO. 10800

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
[Signature] 2-7-86
PLANNING DIRECTOR DATE