

**LEGEND**

Contour Interval 2 Ft.  
 Existing Contour 900  
 Proposed Contour 900  
 Spot Elevation 902.5  
 Direction of Drainage WSE  
 Walk-Out Basement   
 Ex. Trees to be Saved

**BUILDING RESTRICTION LINES**

Front: 40' Unless noted  
 Rear: 30'  
 Side: 10'

**DRIVEWAY ABUTTING CLOSED SECTION WITH STRIP COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB**

**GENERAL NOTES**

- The Land included in this plan is zoned: R-20.
- All coordinates are based on Howard County Geodetic Control Monument # 2039003 which is based on Maryland State Grid System.
- The total area included in this plan is 571 Acres
- All roadways are public and existing.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- The contractor or developer shall contact the construction inspection Survey Division, 24 hrs. in advance of commencement of work at 992-2417 or 992-2418.
- Maximum building coverage is 30%.
- Total Number of Lots is 16

**SPECIAL NOTES**

Approved Road Construction Plans shall be used for all Public Utilities.  
 Public Water & Sewer shown for reference only. For more detailed information See Water and Sewer Plans - Contract No. 24-1540-D  
 The Water & Sewer House Connections not included in a "Developer's Agreement" shall conform to Ho. Co. Plumbing Code. The On-Site W.H.C. shall be 1" copper and the S.H.C. shall be 4" iron Stormwater Management provided under Contract No. F 87-14

**ADDRESS CHART**

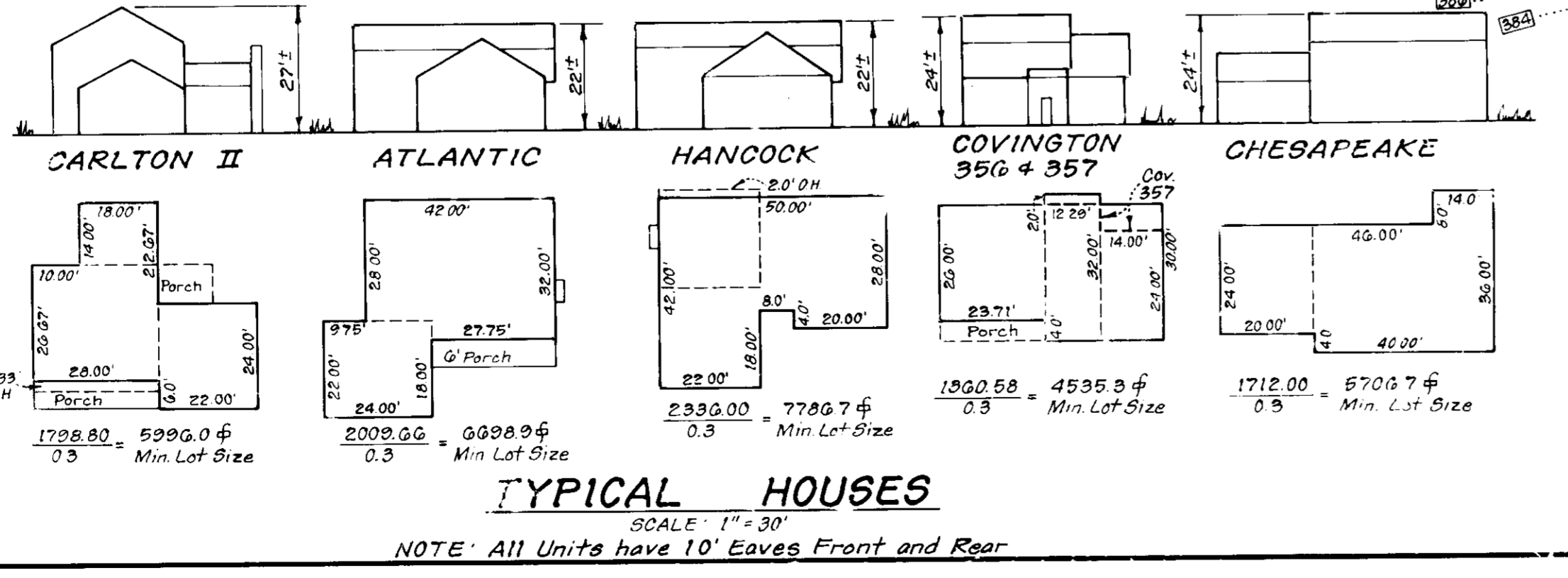
LOT No.	STREET	ADDRESS
45	8247	Crest Road
46	8251	" "
47	8255	" "
48	8205	Hammond Branch Way
49	8209	" "
50	8213	" "
51	8217	" "
52	8201	Lapping Brook Court
53	8205	" "
54	8209	" "
55	8213	" "
56	8217	" "
57	8212	" "
58	8208	" "
59	8204	" "
60	8216	Slippy Rock Way

<b>OWNER/DEVELOPER</b> Hammond Hills Associates Limited Partnership Suite 210 9090 Red Branch Road Columbia, MD 21045	<b>SUBDIVISION NAME</b> HAMMOND HILLS	<b>SECT./AREA</b> 2/1	<b>LOTS</b> 45 thru 60
<b>PLAT #</b> 7105 & 7107	<b>BLOCK #</b> 5	<b>ZONE</b> R-20	<b>TAX/ZONE MAP/FILED DIST</b> 41446 6th 6062
<b>WATER CODE</b> E-18	<b>SEWER CODE</b> 7600000		

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER *[Signature]* DATE 5/25/87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR *[Signature]* DATE 5-21-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR *[Signature]* DATE 5-21-87



**CLARK • FINEROCK & SACKETT**  
 ENGINEERS • PLANNERS • SURVEYORS  
 11315 LOKWOOD DRIVE SILVER SPRING, MARYLAND 20904 101-591-1400

DESIGNED: **CMS**  
 DRAWN: **LAI**  
 CHECKED: **CMS**  
 DATE: February 1987

**SITE DEVELOPMENT PLAN**  
 LOTS 45 THRU 60  
**HAMMOND HILLS**  
 SECTION 2 AREA 1  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 DRAWING: 1 of 3  
 JOB NO: 86-126  
 FILE NO: 86-126 X

FOR: DIVERSIFIED HOUSING CORPORATION  
 1705 Chartar Drive, #420  
 Columbia, Maryland 21044



**LEGEND**

- Contour Interval 2 Ft.
- Existing Contour 300
- Proposed Contour 300
- Spot Elevation +92.5
- Direction of Drainage
- Walk-Out Basement
- Ex. Trees to be Saved
- Straw Bale Dike/Silt Fence SBD/S
- Earth Dike ED (A-2)
- Stabilized Construction Entrance SCE

**TRAP #1 61ST ST. III \***

D.A. = 1.4 Ac.  
 Storage Required = 1.4 x 1800 = 2520 cf  
 Storage Provided = 2536 cf  
 Depth = 1.5'  
 Crest Elev. = 380.25  
 Bottom Elev. = 378.75  
 Cleanout Elev. = 379.5  
 Bottom Dim. = 86' x 10'

\* Ex. Trap #1 to be adjusted to dimensions shown. See previously approved plans F-87-14.

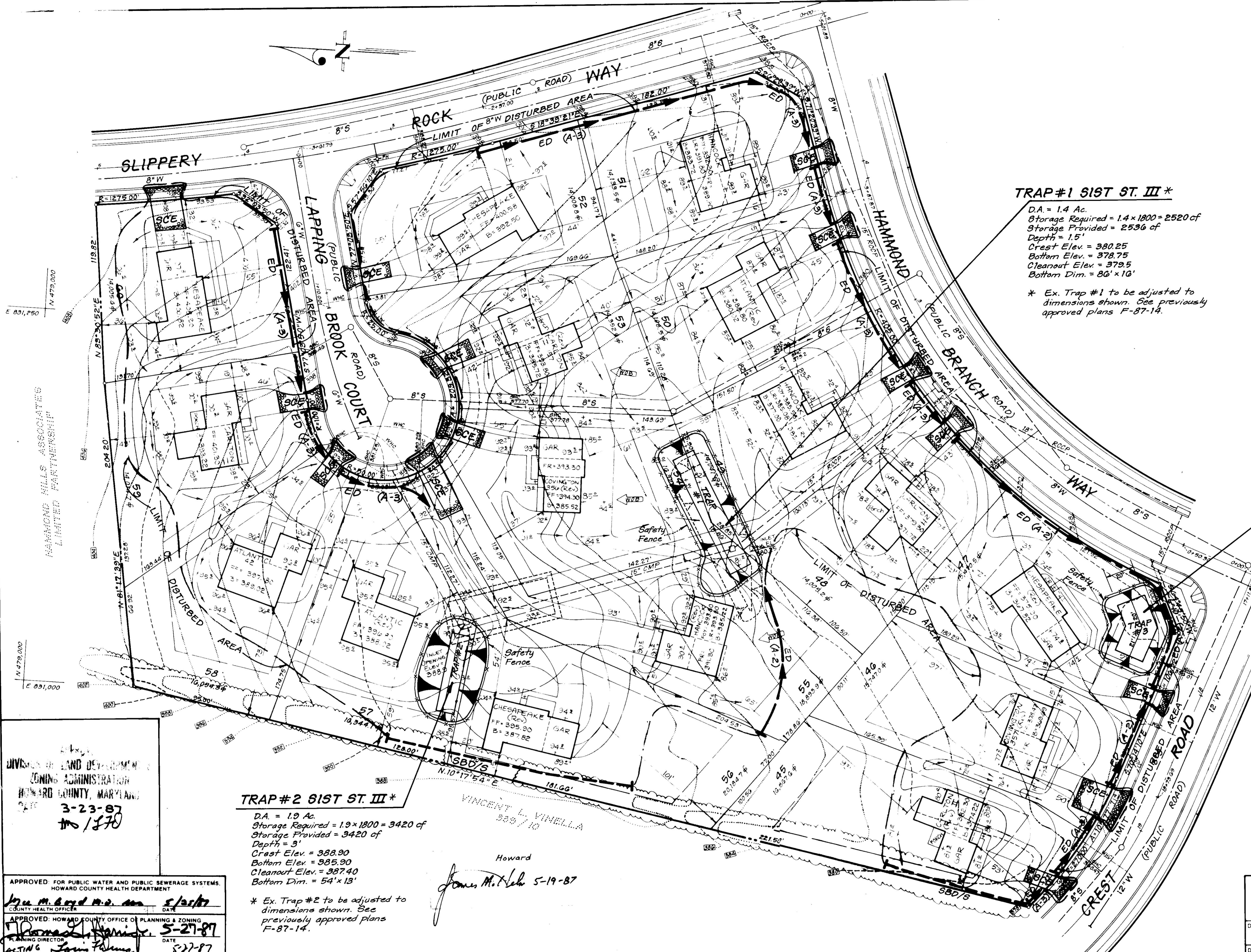
**TRAP #3 606T ST. II \***

D.A. = 2.4 Ac.  
 Storage Required = 2.4 x 1800 = 4320 cf  
 Storage Provided = 4320 cf  
 Depth = 4'  
 Top of Stone Crest = 369.0  
 Bottom Elev. = 364.0  
 Cleanout Elev. = 366.0  
 Bottom Dim. = See Plan  
 \* 1:1 Side Slopes

**TRAP #2 61ST ST. III \***

D.A. = 1.9 Ac.  
 Storage Required = 1.9 x 1800 = 3420 cf  
 Storage Provided = 3420 cf  
 Depth = 3'  
 Crest Elev. = 388.90  
 Bottom Elev. = 385.90  
 Cleanout Elev. = 387.40  
 Bottom Dim. = 54' x 13'

\* Ex. Trap #2 to be adjusted to dimensions shown. See previously approved plans F-87-14.



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER  
 3-23-87  
 1/270

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR  
 5-27-87  
 5-27-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR  
 5-21-87

Howard  
 James M. Loh 5-19-87

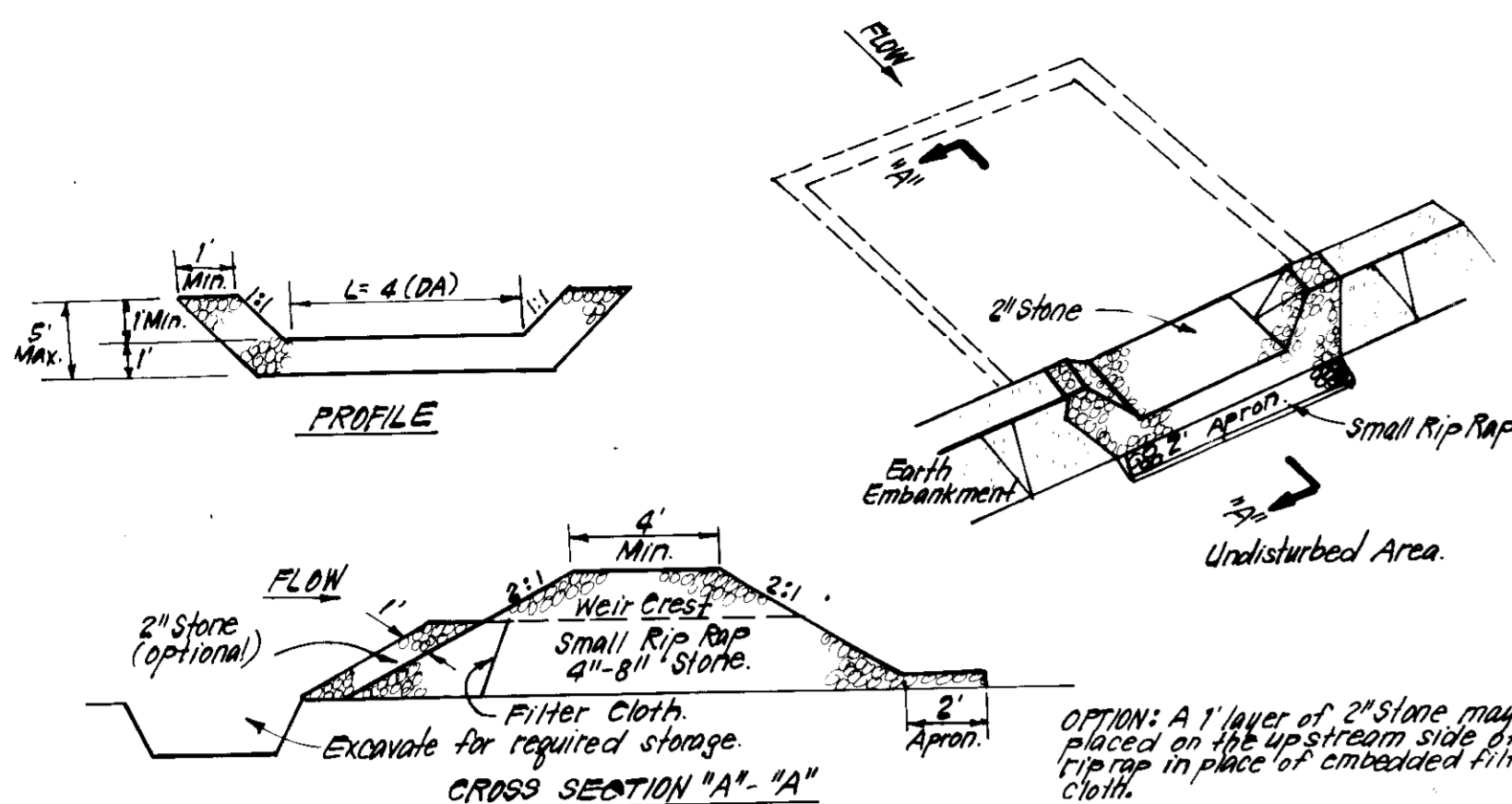
5/19/87  
 Stephen L. Fisher  
 Approved

2-20-87  
 Date  
 Arthur J. Schwab  
 Arthur J. Schwab

OWNER/DEVELOPER  
 Hammond Hills Associates  
 Limited Partnership  
 Suite 210  
 9090 Red Branch Road  
 Columbia, MD 21045

CLARK • FINEROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LEE HWY. DR. W. SILVER SPRING, MARYLAND 20904 301 593 1400		
DESIGNED	JLS	SCALE 1" = 30'
DRAWN	LAI	DRAWING 2 of 3
CHECKED	JLS	JOB NO 86-126
DATE	February 1987	FILE NO 86-126 SE
SEDIMENT AND EROSION CONTROL PLAN LOTS 45 THRU 60 HAMMOND HILLS SECTION 2 AREA 1 6th ELECTION DISTRICT HOWARD COUNTY MARYLAND FOR: DIVERSIFIED HOUSING CORPORATION 10705 Charter Drive, #420 Columbia, Maryland 21044 SDP-87-155		



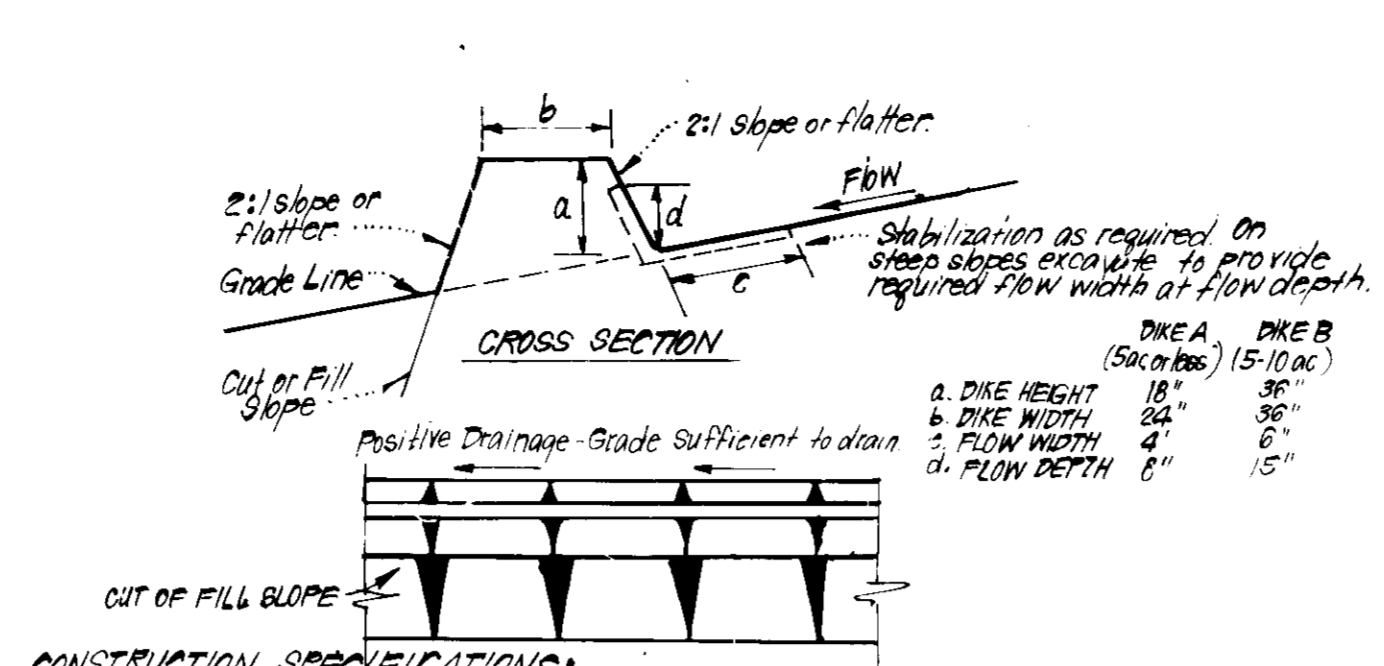


**CONSTRUCTION SPECIFICATIONS:**

1. 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 and other woody vegetation as well as oversized stones, rocks or any material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small rip rap 4" x 4" with 1" thickness of 2" aggregate placed on the up-grade side on the small rip rap or embedded filter cloth in the rip rap.
5. 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.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

**STONE OUTLET SEDIMENT TRAP (S.O.ST.) ST.V.**

NO 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 chart below.

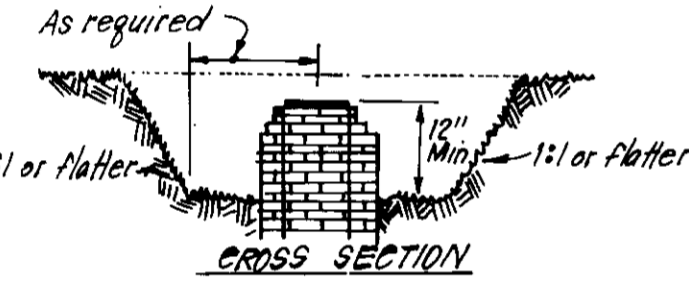
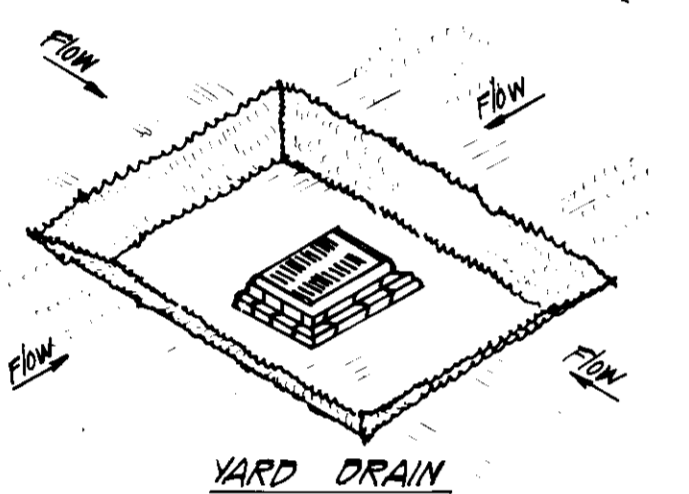
**FLOW CHANNEL STABILIZATION**

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	0.5 - 3.0%	Seed & Straw Mulch	Seed or Straw Mulch
2	3.1 - 5.0%	Seed & Straw Mulch	Seed w/straw or Excelsior; Sod, 2" Stone
3	5.1 - 4.0%	Seed w/straw or Sod; 2" Stone	Lined Rip Rap 3"-8" Stone
4	8.1 - 20.0%	Lined Rip Rap 4"-8" Stone	Engineering Design

- A. Stone to be 2" Stone, or recycled concrete equivalent, in a layer at least 3" thick and be pressed into soil with construction equipment.
- B. Rip Rap to be 4" in a layer at least 6" thick, pressed into soil.
- C. Approved equivalents can be substituted for any of the above materials.

**EARTH DIKE DETAIL (E.D.)**

NO SCALE

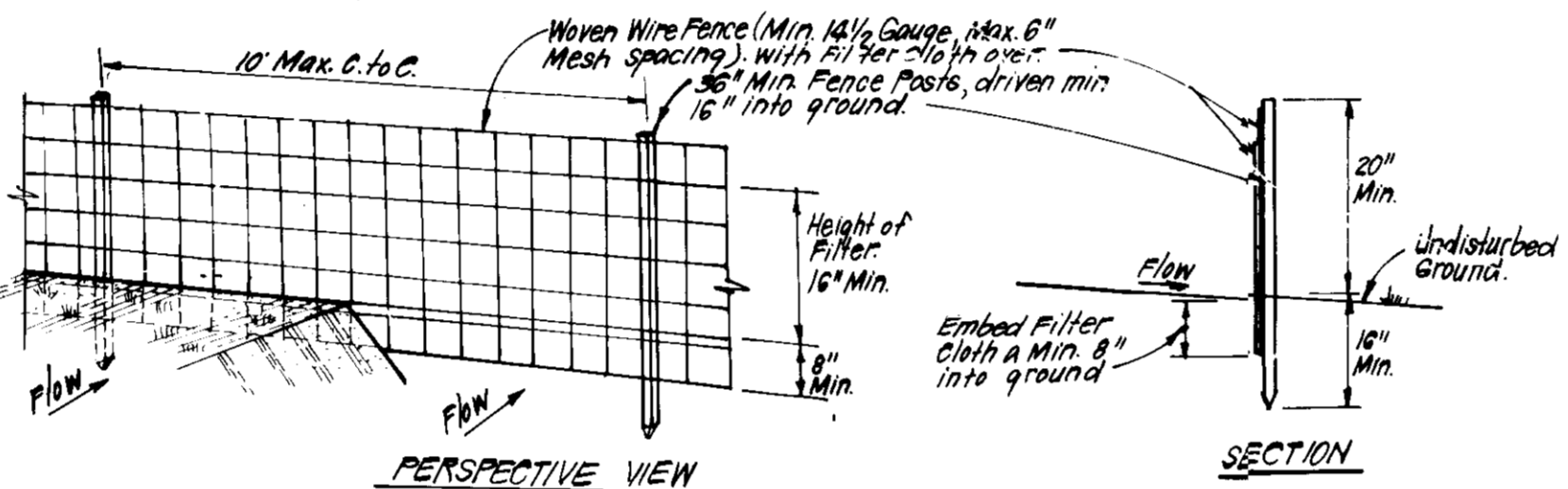


**CONSTRUCTION SPECIFICATIONS:**

1. Sediment shall be removed and the trap restored to its original dimensions when 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.
2. The volume of sediment storage shall be 1800 cu ft. (acre of contributory drainage).
3. The structure shall be inspected after each rain and repairs made as needed.
4. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
5. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
6. All cut slopes shall be 1:1 or flatter.

**STORM INLET SEDIMENT TRAP (S.I.ST.) ST.III**

NO SCALE

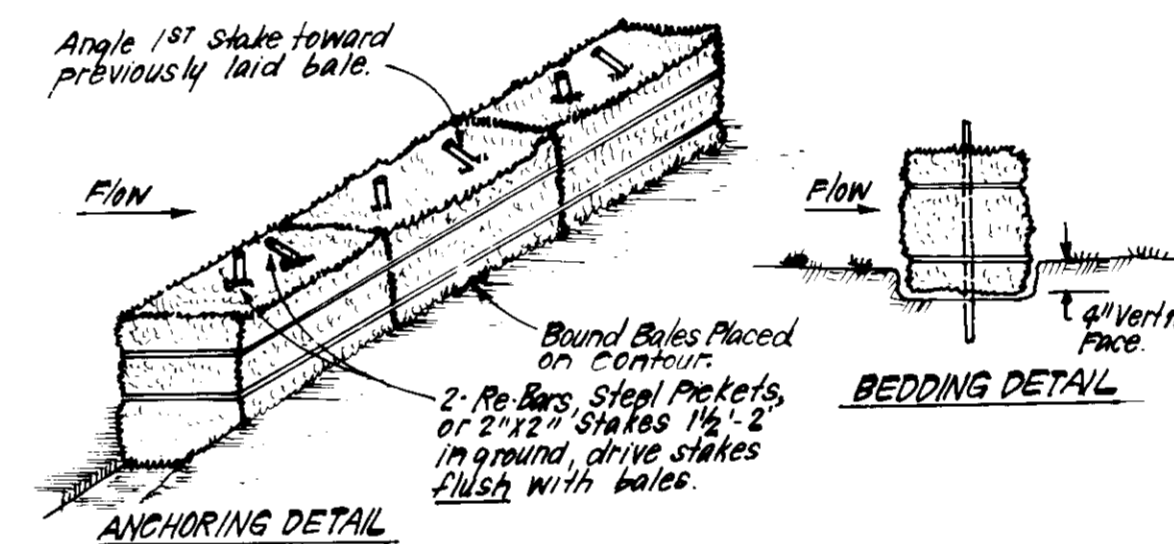


**CONSTRUCTION SPECIFICATIONS:**

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 ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when 12" piles develop in silt fence.

**SILT FENCE DETAIL (S)**

NO SCALE

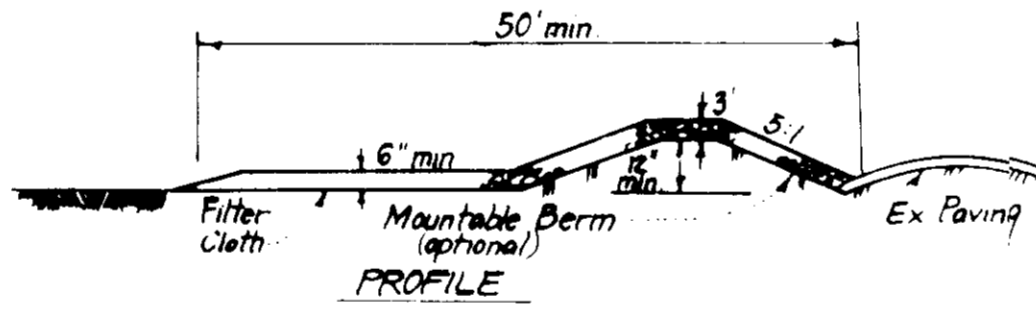


**CONSTRUCTION SPECIFICATIONS:**

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" and placed so the bindings are horizontal.
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/replacement 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

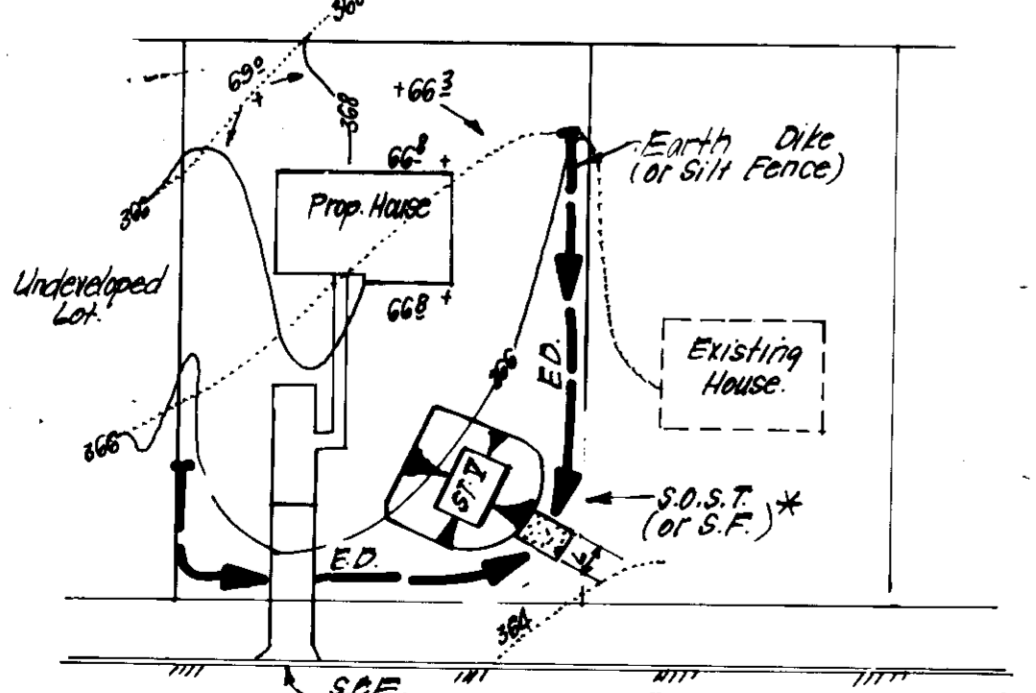


**CONSTRUCTION SPECIFICATIONS:**

1. Stone size - Use 2" 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 if 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



\* NOTE: Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

S.O.S.T. (S.I.F.)		Pg. 16, 12	
LOT SIZE	V.A.C.	V.A.C.	T.A.C.
Length	11'	26'	36'
Top Width	11'	26'	36'
Bot. Area	128 sq. ft.	328 sq. ft.	528 sq. ft.

4 can be adjusted in field, but bottom area must be as given or greater.

**SINGLE LOT SEDIMENT CONTROL PLAN**

NO SCALE

DIVISION OF LAND USE AND ZONING ADMINISTRATION  
 HOWARD COUNTY MARYLAND  
 DATE 3-23-87  
 187D

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER DATE 5/1/87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR DATE 5-27-87

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 5-27-87

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

DIRECTOR DATE 5-20-87  
 CHIEF BUREAU OF ENGINEERING DATE

**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, 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.

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

**TEMPORARY SEEDING NOTES**

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

**Seedbed 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 25 bushels 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 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 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 5.71 Acres  
 Area Disturbed 4.70 Acres  
 Area to be roofed or paved 1.00 Acres  
 Area to be vegetatively stabilized 3.70 Acres  
 Total Cut 2410.8 Cu. yds.  
 Total Fill 13144.5 Cu. yds.  
 Offsite waste/borrow area location 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 DWM 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-Built" basis, at a 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).
- 13) The total amount of straw bale dikes/silt fence equals 270 L.F.

**CONSTRUCTION SEQUENCE:**

- A. Obtain Grading Permit and Install Sediment and Erosion Control Devices. 14 Days
- B. Excavate for foundation and rough grade of temporary structures. 60 Days
- C. Construct Structures, Set Walks and Ways. 180 Days
- D. Final Grade and stabilize in accordance with Specs. 30 Days
- E. Upon approval of the sediment control inspector remove sediment and erosion controls and stabilize. 14 Days

Howard  
 James M. Sch... 5-17-87

2/20/87  
 Date

Jeffrey L. Schwab  
 Jeffrey L. Schwab

5/17/87  
 Date Approved

**CLARK • FINEROCK & SACKETT**  
 ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: JLS  
 DRAWN: LAI  
 CHECKED: JLS  
 DATE: February 1987

**SEDIMENT AND EROSION CONTROL PLAN**  
 LOTS 45 THRU 60  
**HAMMOND HILLS**  
 SECTION 2 AREA 1  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 FOR DIVERSIFIED HOUSING CORPORATION  
 10-05 Charter Office #420  
 Columbia, Maryland 21044

SCALE: 1" = 30'  
 DRAWING: 3 of 3  
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 Limited Partnership  
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 5080 Red Branch Road  
 Columbia, MD 21045

SDP-87-155