

- GENERAL NOTES**
1. Subject property zoned RSC per 8-2-85 Comprehensive Zoning Plan.
 2. The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County Control Stations No. 2444005 and No. 2444019.
 3. All roads are public and existing, unless otherwise noted.
 4. Any damage to county owned rights of way to be corrected at the developer's expense.
 5. Total area included: 8.0507 Ac.
 6. Total number of lots: 37.
 7. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hrs in advance of commencement of work at 792-2600.
 8. Reference File Nos. P-88-95, S-87-20, WP-88-127, WP-89-76, P.B. CASE 219 & 8-88-96, F-89-127.
 9. Lot Coverage is 50%.
 10. Parking Spaces Required: 72; Provided: 88.
 11. Wetland does not affect the initial construction of Lots 7, 8, 9, 10, 11 and 20. It does prohibit subsequent clearing & grading or construction in the buffer area. Maintenance of residence, landscaping and utilities is permitted.
 12. Property shown is located on tax map # 37; parcels 410 & 557.
- SPECIAL NOTES**
1. Approved Road Construction Plans shall be used for all public utilities.
 2. The water and sewer shown is for reference only. For more detailed information, see Water and Sewer plans.
 3. The water and sewer connections not included in a "Developers Agreement" shall conform to Howard County Plumbing Code. The on-site WHC shall be 1" copper and the SHC shall be 4" iron.
 4. Stormwater Management provided in F-89-84.

ADDRESS CHART

LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	7701 PATUXENT OAK COURT	19	7747 PATUXENT OAK COURT
2	7703	20	7748
3	7705	21	7746
4	7707	22	7744
5	7709	23	7742
6	7711	24	7740
7	7713	25	7738
8	7715	26	7736
9	7717	27	7734
10	7719	28	7732
11	7721	29	7730
12	7723	30	7728
13	7725	31	7726
14	7727	32	7724
15	7729	33	7722
16	7731	34	7720
17	7733	35	7718
18	7735 Patuxent Oak Court	36	7716
		37	7736 Patuxent Oak Court

Subdivision Name Meadowland	Sect./Area/Lots 37/1.37
Plot No. 8957-8958	Block No. Zone RSC
Water Code D-0G	Sewer Code 25'0000

CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED: MJP
DRAWN: BAR
CHECKED: MJP
DATE: 1/25/90

SITE DEVELOPMENT PLAN
LOTS 1-39 & 41
MEADOWLAND
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
DRAWING: 1 of 1
JOB NO.:
FILE:

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 1-30-90

APPROVED FOR PLANNING AND ZONING
HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE: 2/3/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 1/25/90

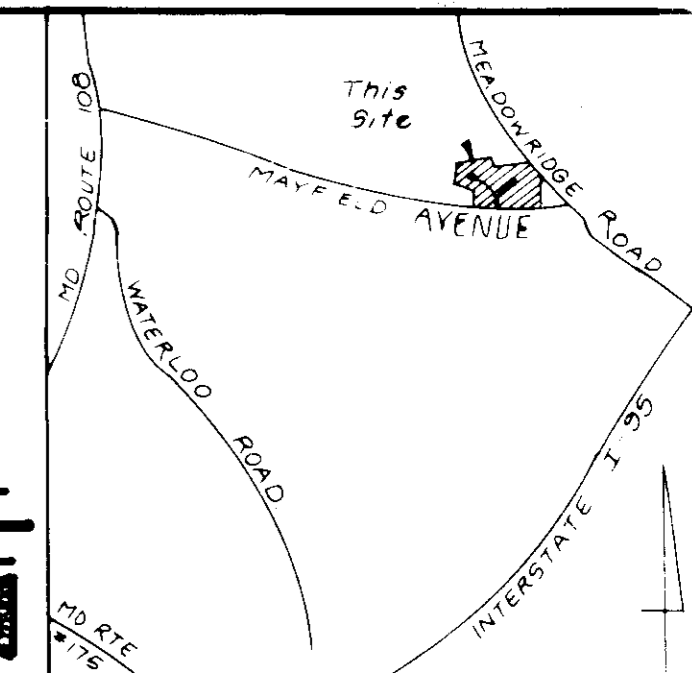
SITE ANALYSIS

1. Zoned	RSC
2. Unit Proposed	Townhouses
3. No. of Units Permitted	35
4. No. of Units Proposed	37
5. Parking Spaces Req. (2/Unit)	74
6. Parking Spaces Provided	
Garage Parking	17
Private Parking	17
Court Parking	54
Total	88
7. Area Tabulation	
Total Area of Parcel:	80507 Ac. or 506324
Area of Single Family Lots:	588 Ac. or 234001
Area of Townhouse Units:	1560 Ac. or 679827

Building Coverage: Permitted 35%, Proposed 50%
Project 1.0, 1.0%

LEGEND

- Contour Interval 2 FT
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Walk out Basement
- Trees to be Saved
- Existing Earth Dike
- Proposed Earth Dike
- Existing Silt Fence
- Stabilized Construction Entrance



AUTHORIZATION NOTE

I, Kevin Carney, Trustee, hereby authorize Diversified Housing Corporation to restore and utilize the existing sediment and erosion control measures shown on Plan F-89-84, for sediment control on this project. If Kevin Carney removes the existing sediment control measures prior to completion of SDP - a revised sediment and erosion control plan shall be required.

Kevin T. Carney, Trustee 4-18-89
Date

Reviewed for compliance with the S.C.D. and meets Technical Requirements
Jamie Halm/WHM 4/17/90
 Date
 U.S. Soil Conservation Service

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

John K. Roberts 4/17/90
 Approved Date

DEVELOPER'S/BUILDER'S CERTIFICATION

I hereby certify that all construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible persons involved in the construction project will have a Certificate of Approval from the District of Natural Resources Approval. I will maintain a record of judgment and from before beginning of construction, I will authorize periodic on-site inspection by the District. I will be responsible to their authorized agents, as are deemed necessary.

D. S. Neacham 4/17/90
 Signature of Developer/Builder Date

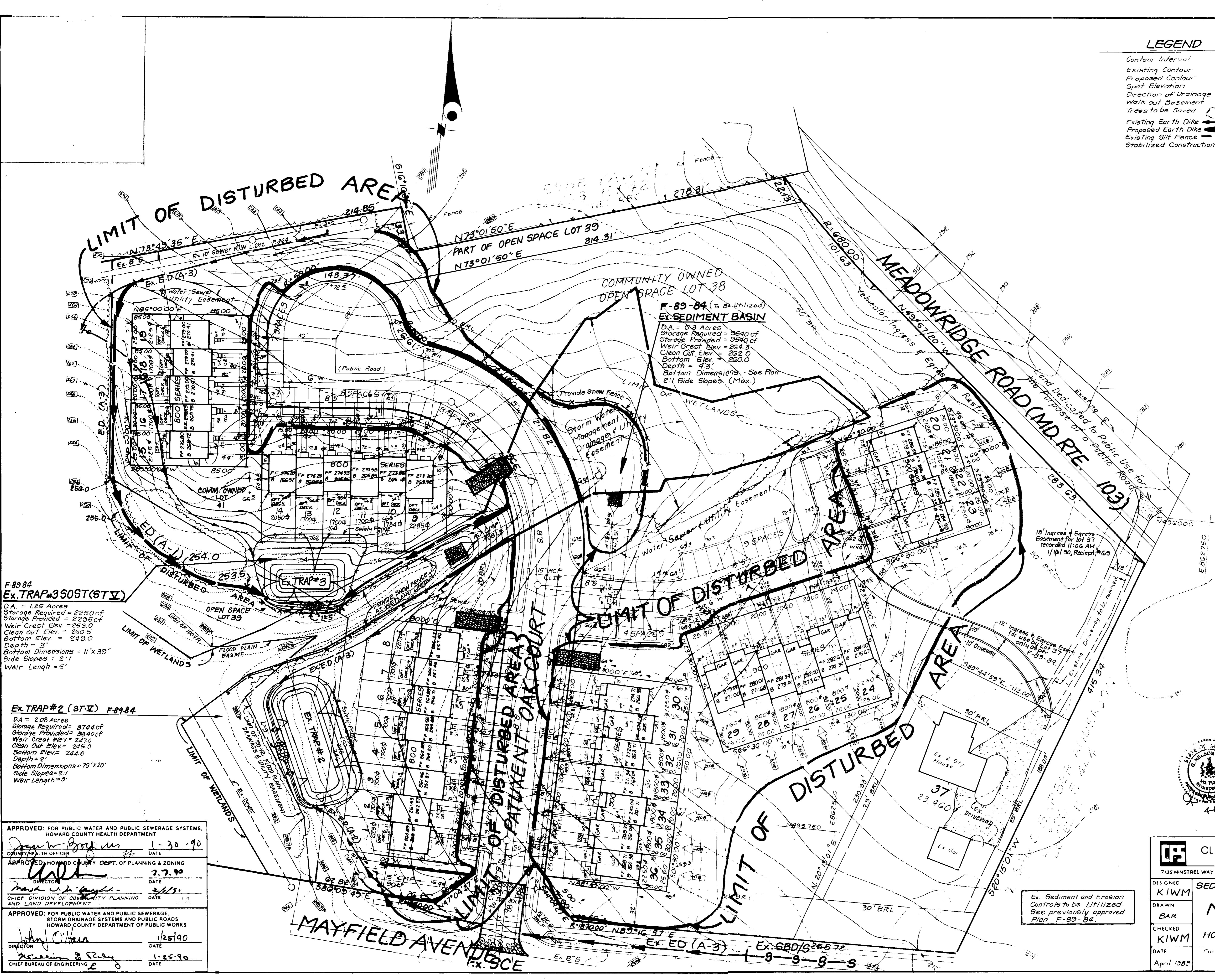
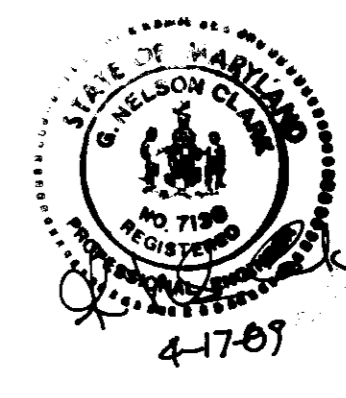
APPROVED
 PLAN OF HOWARD COUNTY
 DATE: 6-7-89

38.

ENGINEER'S CERTIFICATION

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 4-17-89
 DATE



F-89-84
Ex. TRAP #3 (ST-V)
 DA = 1.25 Acres
 Storage Required = 2250 cf
 Storage Provided = 2295 cf
 Weir Crest Elev. = 253.0
 Clean Out Elev. = 250.5
 Bottom Elev. = 249.0
 Depth = 3'
 Bottom Dimensions = 11' x 33'
 Side Slopes = 2:1
 Weir Length = 5'

Ex. TRAP #2 (ST-V) F-89-84
 DA = 2.08 Acres
 Storage Required = 3744 cf
 Storage Provided = 3940 cf
 Weir Crest Elev. = 247.0
 Clean Out Elev. = 245.0
 Bottom Elev. = 244.0
 Depth = 2'
 Bottom Dimensions = 76' x 20'
 Side Slopes = 2:1
 Weir Length = 3'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
John W. [Signature] 1-30-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 2-7-90
 DIRECTOR DATE

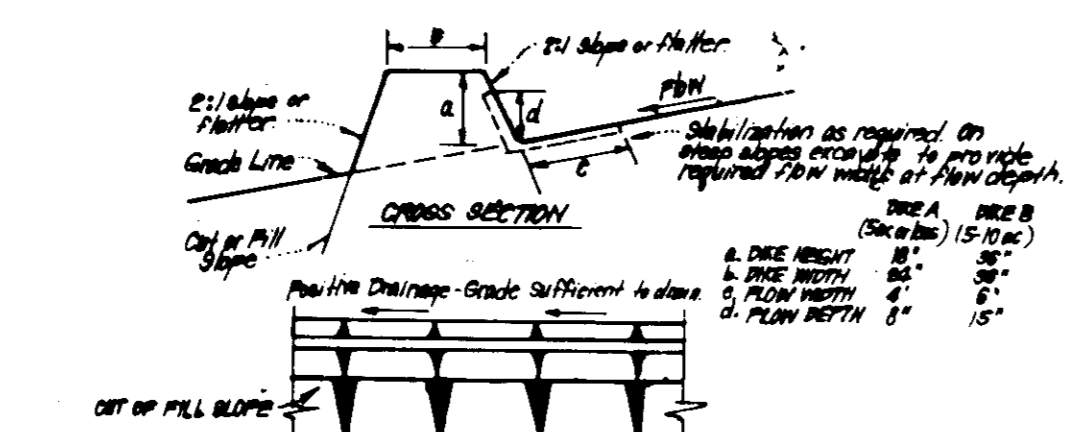
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John O'Hara 1-25-90
 DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING
[Signature] 1-25-90
 DATE

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED KIWM	SEDIMENT & EROSION CONTROL PLAN LOTS: 1-36, 38 & 41 MEADOWLAND 1st ELECTION DISTRICT HOWARD COUNTY MARYLAND	SCALE 1" = 30'
DRAWN BAR		DRAWING 2 of 4
CHECKED KIWM		JOB NO. 87-163
DATE April 1989		FILE NO. 87-163GE
For Diversified Housing Corporation 8015 DORNEY RUN ROAD COLUMBIA, MD 21044		

Ex. Sediment and Erosion Controls to be Utilized. See previously approved Plan F-89-84.



CONSTRUCTION SPECIFICATIONS:

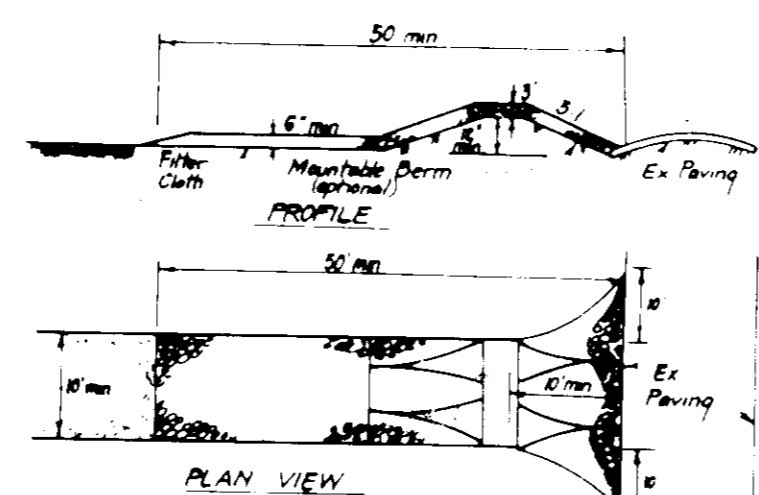
- All dikes shall be constructed by earth-moving equipment.
- All dikes shall have positive drainage to an outlet.
- The width may be wider and side slopes may be flatter if desired, to facilitate drainage by construction methods.
- Final location should be indicated as needed to utilize a stabilized silt 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 satisfactorily 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 chart below.

FLOW CHANNEL STABILIZATION

TYPE OF CHANNEL	CHANNEL WIDTH	SIZE A	SIZE B
1	0.5 - 2.0'	Seed (Straw Mulch)	Seed or Straw Mulch
2	2.1 - 5.0'	Seed or Straw Mulch	Seed or Straw Mulch
3	5.1 - 8.0'	Seed or Straw Mulch	Seed or Straw Mulch
4	8.1 - 12.0'	Seed or Straw Mulch	Seed or Straw Mulch
5	12.1 - 15.0'	Seed or Straw Mulch	Seed or Straw Mulch

A. Slope to be 2:1 unless recycled concrete equivalent, in a layer at least 3" thick and be pressed into soil with construction equipment.
 B. Top Slope to be as specified in the above materials.
 C. Approved equipment can be substituted for any of the above materials.
 D. Periodic inspection and required maintenance must be provided after each rain.

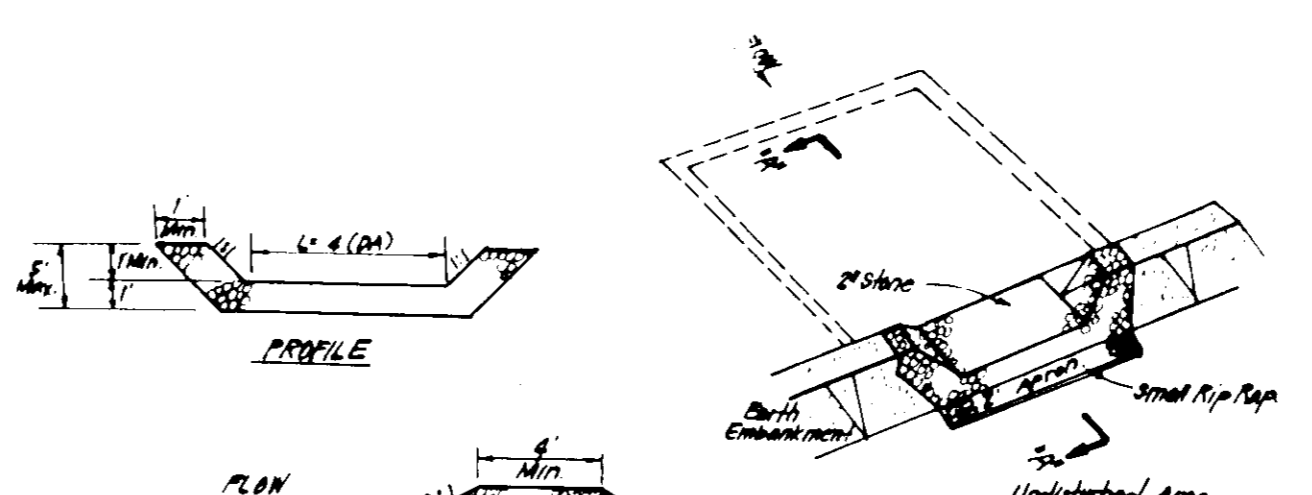
EARTH DIKE-DETAIL (E.D.)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Stone size: Use 2" stones or equivalent in recycled concrete equivalent.
- Length: As required, but not less than 50 feet, except on a simple residence of where a 30 feet minimum length would apply.
- Thickness: Not less than 18" inches.
- Width: Top (E) that minimum 2' wider than the full width of points where ingress or egress occur.
- Filter Cloth: Will be placed over the entire area prior to placing of stone. Filter will not be required on a well founded residence.
- Surface Water: All surface water flowing or diverted toward construction entrance shall be passed across the entrance. If runoff is impractical, a small side berm with 5:1 slope will be constructed.
- Maintenance: The entrance shall be maintained in a condition which will prevent trapping or blocking of sediment with debris. If any debris is trapped, it shall be removed. If any debris is trapped, it shall be removed. If any debris is trapped, it shall be removed.
- Sealing: Sealing shall be checked to remove sediment from the entrance. If any debris is trapped, it shall be removed. If any debris is trapped, it shall be removed.
- Periodic inspection and required maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Trap under embankment shall be checked, graded and stripped of any vegetation and root mat. The trap shall be 2' high.
- The trap material shall be free of roots and other debris. The trap shall be constructed of stone or concrete.
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STONE OUTLET SEDIMENT TRAP (S.O.ST.) STY.
NO SCALE

SEDIMENT CONTROL NOTES:

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (1993-2-317)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 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.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 11, 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 seeding (Sec. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). 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: 7,803 Acres
 - Area Disturbed: 3,228 Acres
 - Area to be roofed or paved: 0.594 Acres
 - Area to be vegetatively stabilized: 6,980 Acres
 - Total Cut: 1,647 Cu. yds
 - Total Fill: 6,024 Cu. yds
 - Offsite waste/borrow area location: N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- 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.
- If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown shall be implemented. N/A
- All pipes to be blocked at the end of each day (see detail below): N/A
- The total amount of straw bale dikes: silt fence equals 0.

PERMANENT SEEDING NOTES:

Apply to seeded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft).
- 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. Narrow 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 90 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 seed. 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 3 1/2 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: 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.

Seeded Preparation: Loosen upper three inches of soil by raking, disking 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 thru April 30 and from August 15 thru November 15, seed with 25 lbs per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.05 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 seed.

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 2 1/2 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 3 1/2 gallons 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.

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE	No. of Days
1. Obtain grading permit.	7
*2. Repair or reconstruct existing sediment Basin #1 and Traps #2 & #3	7
3. Install remaining sediment and erosion control devices and stabilize	10
4. Excavate for foundations, rough grade, and temporarily stabilize	10
5. Construct structures, sidewalks and driveways	60
6. Final grade and stabilize in accordance with standards and specs	7
7. Convert temporary sediment basin #1 to permanent storm water management pond in accordance with F-89-89	7
8. Upon approval of sediment control inspector, remove sediment and erosion control devices and stabilize	3

* Provide Snow Fence at wetland limits See Plan View.

PREPARED BY:

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
G. NELSON CLARK
4-17-89
DATE

Reviewed for... Name
and meets Technical Requirements
James M. Hulm
Signature
Date 4/17/90
U.S. Soil Conservation Service

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

John R. Johnston
Approved
Date 4/17/90

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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."

D. G. Weacham
Signature of Developer/Builder
Date 4/17/89

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 6-7-89
J.S.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
John D. ...
COUNTY HEALTH OFFICER
DATE 1-30-90

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
...
PLANNING DIRECTOR
DATE 2-7-90

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
...
DATE 3/1/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John O'Hara
DIRECTOR
DATE 1-25-90

CHIEF BUREAU OF ENGINEERING
...
DATE 1-25-90

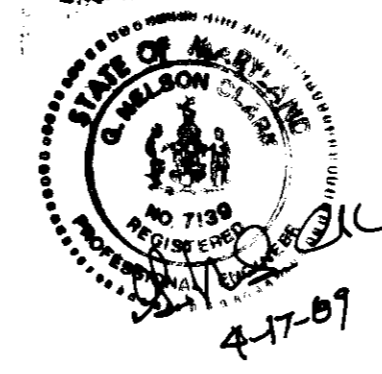
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7135 MINISTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED BY KIWM
DRAWN BY BAR
CHECKED BY KIWM
DATE April 1989

SEDIMENT & EROSION CONTROL PLAN
LOTS: 1-36, 38 & 41
MEADOWLAND
1st ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE 1" = 30'
DRAWING 3 of 4
JOB NO B-163
FILE NO 87-1635E

For Diversified Housing Corporation
8015 Dorsey Run Road
Columbia, Md 21044





PLANT LIST				
KEY	PLANT NAME	SIZE	QTY.	REMARKS
⊕	PRUNUS SER. 'KAWAZUMI'	2-2 1/2' CAL.	17	B&B HEAVY HEADS
⊕	KAWAZUMI CHERRY	8-10' HT.	17	
⊕	TRICHOCANADENSIS	6-8' HT.	32	
⊕	CANADIAN HEMLOCK	6-8' HT.	32	
⊕	ACER SACCHARINUM	1 1/2 - 3' CAL.	2	
⊕	GREEN MOUNTAIN SUGAR MAPLE	12-14' HT.	2	
○	- STREET TREES REFERENCED FROM PREVIOUSLY APPROVED PLANS.			

NOTES -

- ALL PLANTING TO BE DONE IN ACCORDANCE WITH EAST/WEST LANDSCAPE SPECIFICATIONS OF L.C.A.M.I.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO SUBSTITUTION WITHOUT CONSENT OF LANDSCAPE ARCHITECT.

DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 6-7-89

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

COUNTY HEALTH OFFICER: [Signature] DATE: 1-30-90

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR: [Signature] DATE: 2-7-90

CHIEF DIVISION OF COMMUNITY RELATIONS AND LAND DEVELOPMENT
DATE: 1-25-90

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

DIRECTOR: [Signature] DATE: 1-25-90

CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 1-25-90

Block Name	Map Area	Lot#	32
Meadowland			36
Plot No	Block No	Zone	Tax/Map No
8157, 8158	RSC	37	151
Water Code	Sewer Code		
D-06	2570000		

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: MIP
DRAWN: MIP
CHECKED: WHT
DATE: 4/12/89

SCALE: 1" = 30'
DRAWING: 4 of 4
JOB NO: 87-163
FILE NO: 87-163-13

LANDSCAPE PLANTING PLAN
LOTS: 1-36
MEADOWLAND
1ST ELECTION DISTRICT
HOWARD COUNTY MARYLAND

For Diversified Housing Corporation
8015 Dorsey Run Road
Columbia, MD 21044

