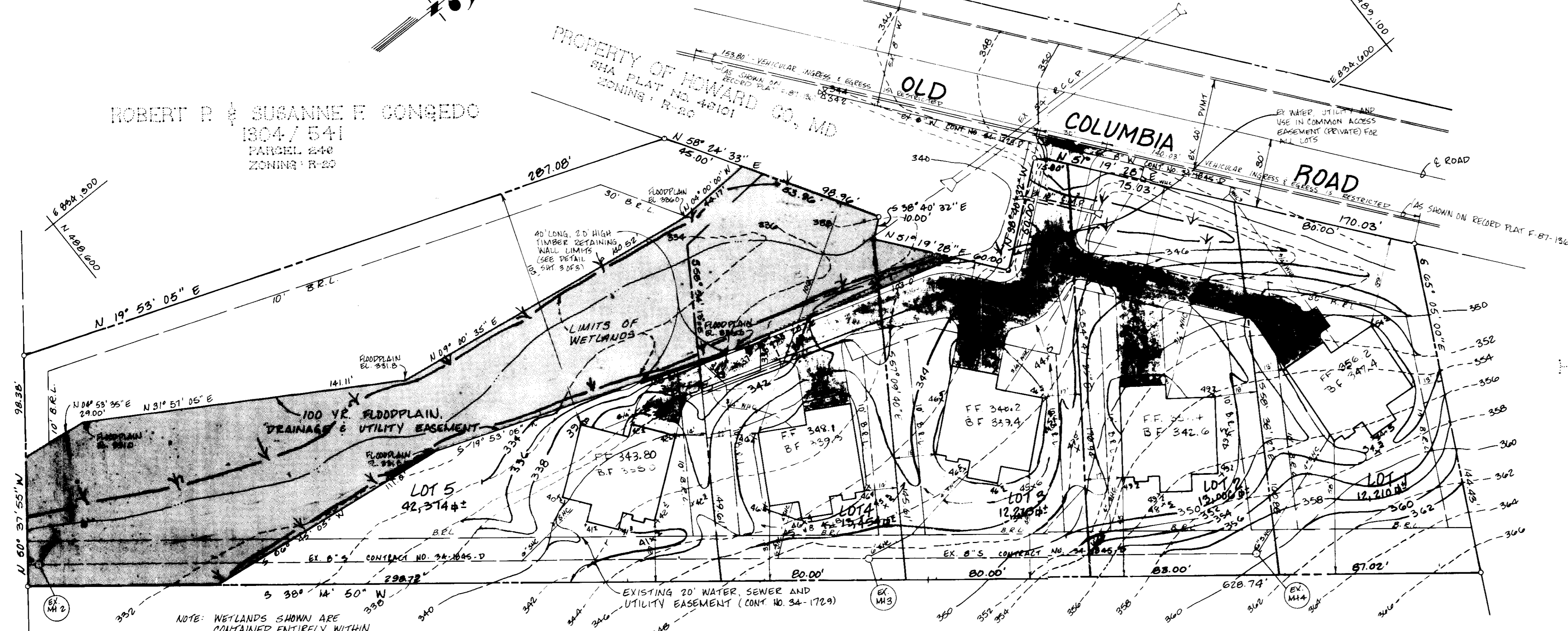


ROBERT P. & SUSANNE F. CONGEDO  
1804 / 541  
PARCEL 367  
ZONING R-20

EMERSON R. WILLIAMS &  
BETTY J. WILLIAMS  
422 / 185  
PARCEL 310  
ZONING R-20

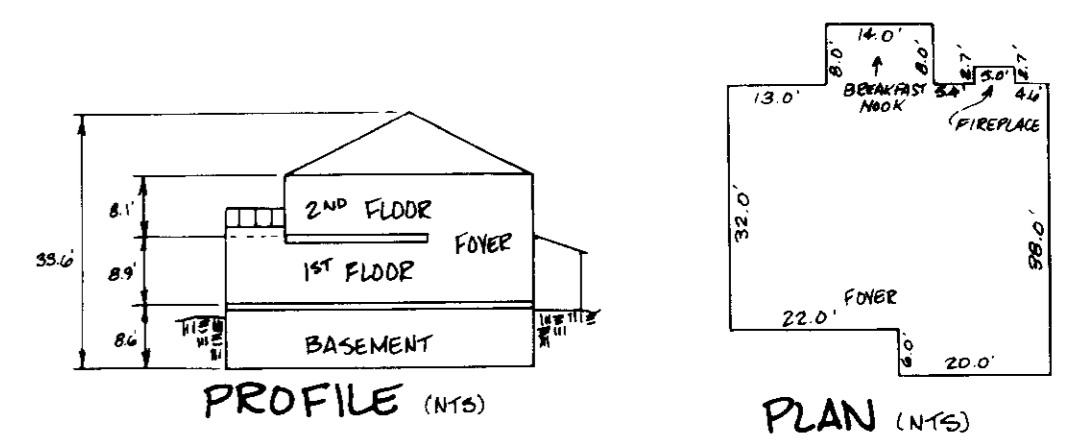


HERBERT E.  
WESSEL  
451 / 603  
PARCEL 247  
ZONING R-20

- General Notes**
- All material and construction to be in accordance with Howard County Road Construction Code and Specifications.
  - This plan is covered by final plan F-87-136.
  - Any damage to county owned rights of way to be corrected at the developer's expense.
  - Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control."
  - Topography shown hereon is based on a field run survey prepared by Uni-Versal Engineering Management, Inc., dated November, 1976.
  - The area shown is located on Tax Map No. 41 Parcel 367.
  - All driveways to be privately owned and maintained.
  - All coordinates are based on Howard County Geodetic Control Survey Traverse which is based on the Maryland State Plane Coordinate System.
  - Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location by digging test pits, by hand, at all utility crossings, well in advance of construction.
  - The contractor/developer shall contact the Construction Inspection Survey Division 24 hours in advance of work at 892-2417 or 792-1272.
  - The developer agrees to work with the Department of Licenses and Inspections to resolve any problems caused by roof water discharge.
  - All downspout drains to splash blocks and discharges onto ground having good percolation.
  - Stormwater Management waiver granted under F-87-136.
  - See also: F-87-07, F-87-136, WP-88-163, FDF-84-A-G (Howard County Final Development Plan - This plan must comply with the requirements of the Property Record Book, 1986, UNDER LIBER 1446, FOLIO 174.
  - SDP-04-A-G (Low/Medium Density Building Restriction Lines For Front; 20' For 50' ROW; 150' For 60' ROW, Side & Rear 10' Off Property Line.

**Site Analysis**

- Zoning: New Town
- Area of site: 2.160 Acres ±
- Number of lots: 5
- Limits of submission shall be the lot lines.
- Sediment control shown as existing is approved under plan F-87-136.
- Building coverage: 1589 sq ft per house / 5 houses = 7945 sq ft (0.4%)



**LEGEND**

- WHO FROM R. TO HOUSE
- SHO FROM R. TO HOUSE

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	7067 OLD COLUMBIA ROAD
2	7069 OLD COLUMBIA ROAD
3	7073 OLD COLUMBIA ROAD
4	7075 OLD COLUMBIA ROAD
5	7077 OLD COLUMBIA ROAD

SUBDIVISION NAME: CONGEDO SUBDIVISION	SECT. AREA: 367	LOT / PARCEL: 367
PLAN NO. & DATE: B15	BLOCK NO.: 0	TAX MAP: NEW TOWN
WATER CODE: E 16	SEWER CODE: 6440000	CELVUS TR: 6062

**OWNER / DEVELOPER**  
COLUMBIA HOME GROUP, INC.  
10220 RIVER ROAD  
SUITE 101  
POTOMAC, MARYLAND 20854  
(301) 365-5032

**SITE DEVELOPMENT PLAN**  
CONGEDO SUBDIVISION  
LOTS 1-5

TAX MAP 41 PARCEL 367  
60<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD

**KIDDE CONSULTANTS, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1100 WEST STREET, SUITE 100, LAUREL, MD  
(301) 947-1811, (301) 947-1812

DATE: FEB. 1989 SCALE: 1" = 30'

Drwg. No. 1 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10-5-89 DATE

10-5-89 DATE

REVISION CHART

DATE	REVISION

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

8/21/89 DATE

8-21-89 DATE

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

8/29/89 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

8/16/89 DATE

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

8/16/89 DATE

**ENGINEERS CERTIFICATE**  
I CERTIFY THAT THIS PLAN FOR EROSION & 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.

8/3/89 DATE

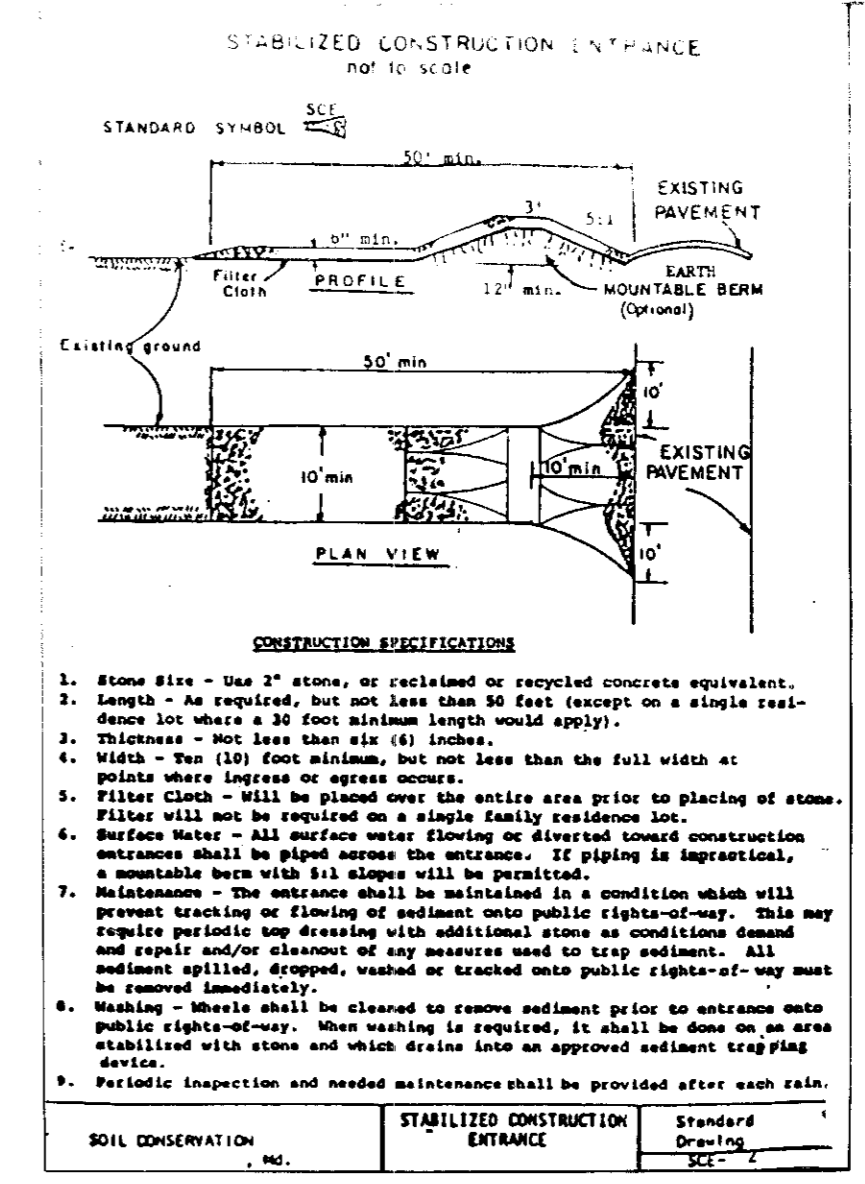
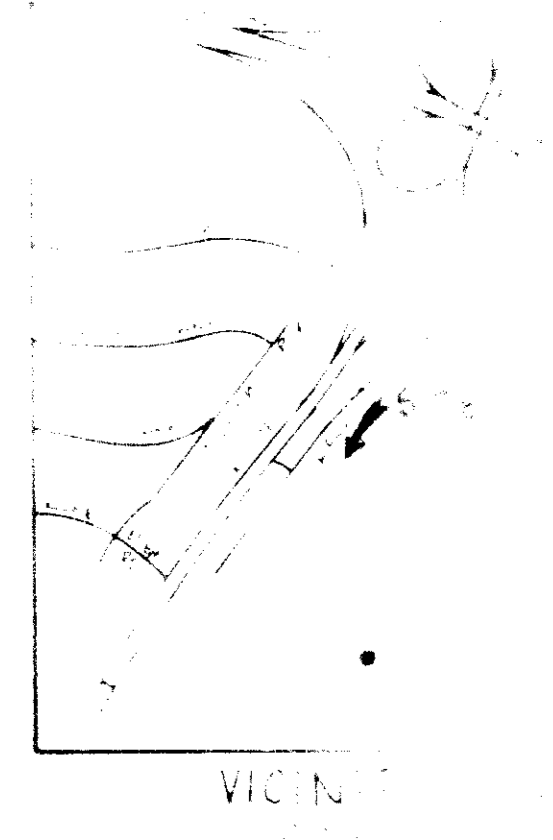
**DEVELOPERS CERTIFICATE**  
I/WE CERTIFY THAT ALL DEVELOPMENT & CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE

7-27-89  
CD

SDP 89-229





**CONSTRUCTION SPECIFICATIONS**

- Stone Size - Use 3" stone, or recycled or recycled concrete equivalent.
- Sample - As required, but not less than 50 feet (except on a slope less than 1:1 where a 30 foot minimum length would apply).
- Minimum - Not less than 6" (150 mm).
- Width - Not less than 18" (450 mm), but not less than the full width at points where layout of apron occurs.
- Filter Cloth - Will be placed over the entire area prior to placement of stone. Filter will not be applied on a slope steeper than 1:1.
- Surface Water - All surface water flowing over the structure shall be directed to a suitable basin with 1:1 slopes will be provided.
- Maintenance - The structure shall be maintained in a condition which will prevent settling or tilting of sediment into public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any apron need to keep sediment. All sediment applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
- Sealing - Structure shall be cleaned to remove sediment prior to entrance into public right-of-way. When sealing 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.

**SOIL CONSERVATION**

NO.	STABILIZED CONSTRUCTION ENTRANCE	Standard
1		Standard

**SEDIMENT CONTROL NOTES**

- 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)
- 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.
- 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, 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. 31) and (Sec. 34), temporary seedings (Sec. 30) and mulching (Sec. 32). Temporary stabilization with mulch alone can only be done when recommended seedings 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	2100 Acres
Area Disturbed	1.07 Acres
Area to be roofed or paved	0.31 Acres
Area to be vegetatively stabilized	0.70 Acres
Total Cut	2850 Cu. Yds
Total Fill	3200 Cu. Yds
Offsite waste/borrow area location	1750 cu yds

**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, 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. Harrow 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. 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/acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Use 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 218 gallons per acre (5 gal/1000 sq ft) of unadulterated 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.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be re-disturbed 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, if not previously loosened.

**Soil Amendments:** Apply 60 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

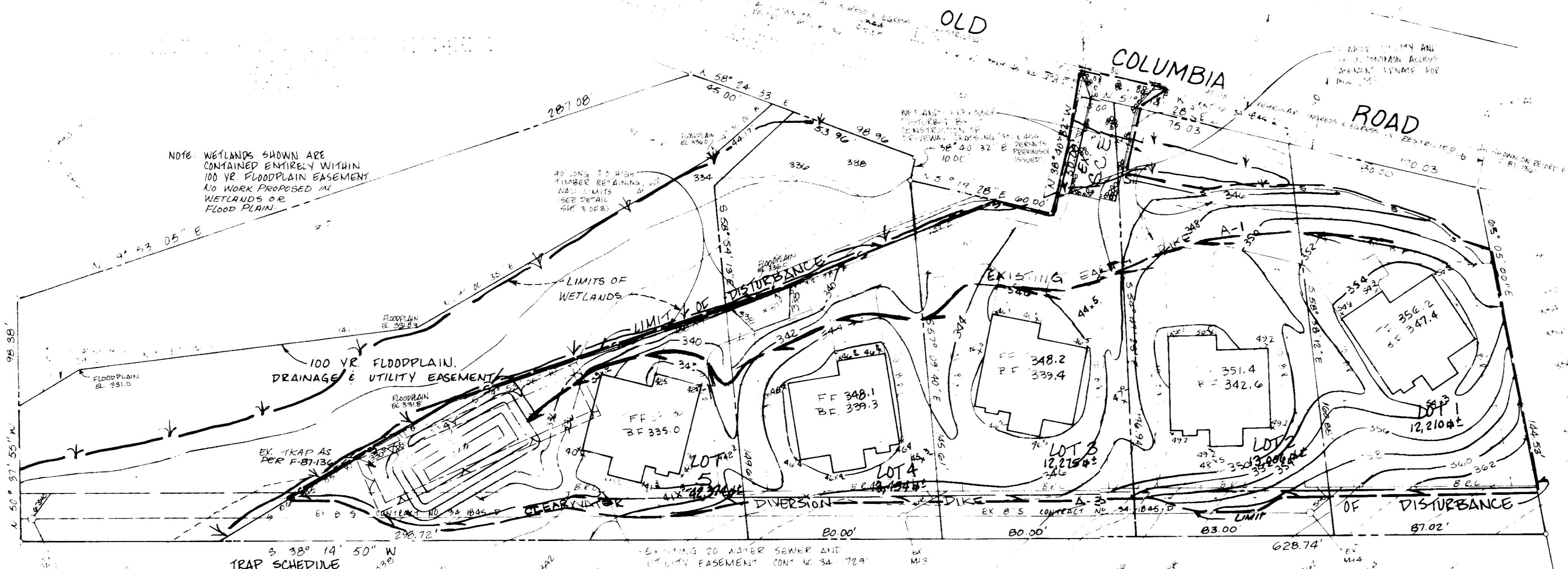
**Seeding:** For periods March 1 thru April 30 and from August 1 thru November 15, seed with 3 lbs per acre of annual ryegrass (0.3 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use 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 218 gallons per acre (5 gal/1000 sq ft) of unadulterated 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.

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.

**NOTE: FOR SEQUENCE OF CONSTRUCTIONS, SEE SHEET 2 OF 3**



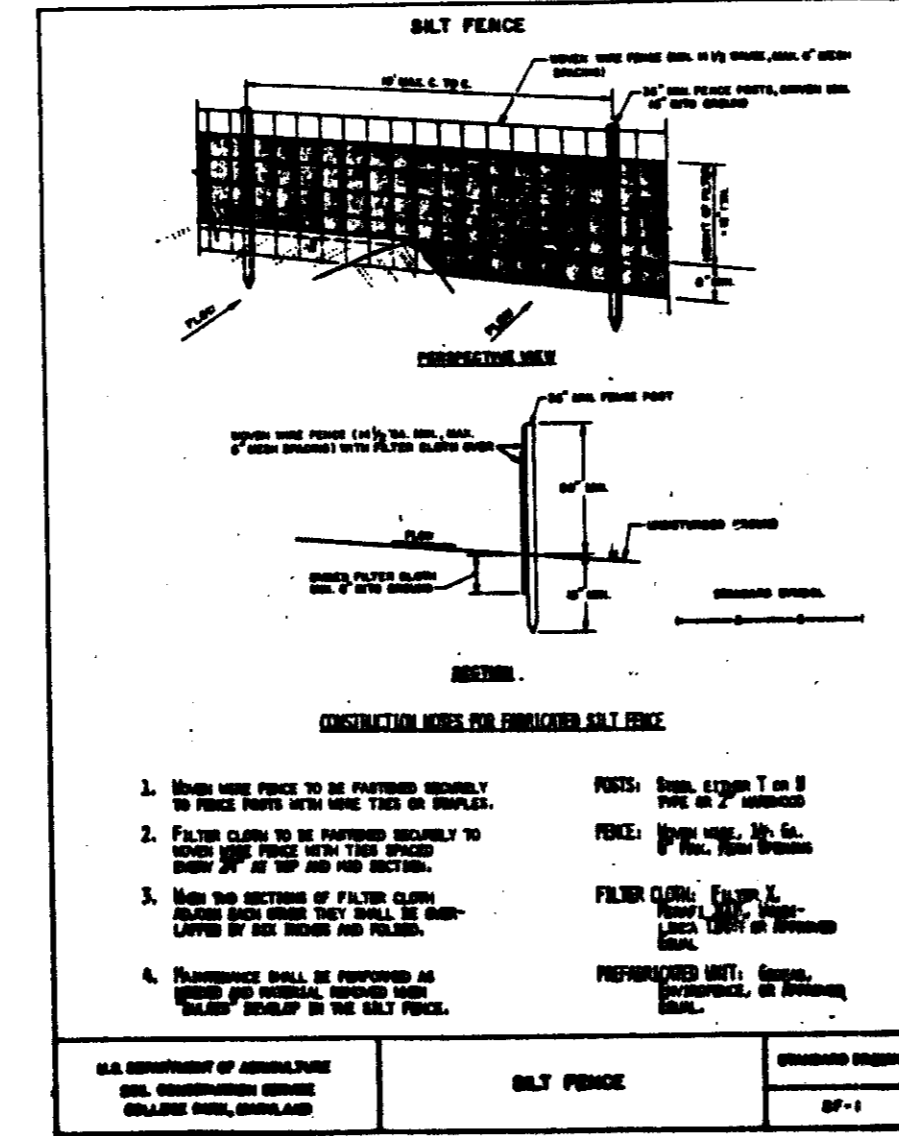
NOTE: WETLANDS SHOWN ARE CONTAINED ENTIRELY WITHIN 100 YR FLOODPLAIN EASEMENT. NO WORK PROPOSED IN WETLANDS OR FLOOD PLAIN.

**TRAP SCHEDULE**

TRAP NUMBER	TYPE	RF - RAP
1	DRAINAGE AREA	19 AC (MAX)
2	STORAGE	
3	REQUIRED	2,940 cu ft
4	PROVIDED	2,379 cu ft
5	BOTTOM DIMENSION	5' x 56'
6	BOTTOM ELEVATION	328.00'
7	STORAGE DEPTH	4.0'
8	OUTLET ELEVATION	339.00'
9	OUTLET WIDTH	0.0'
10	TOP OF EMBANKMENT	334.00'
11	CLEANOUT ELEVATION	330.00'

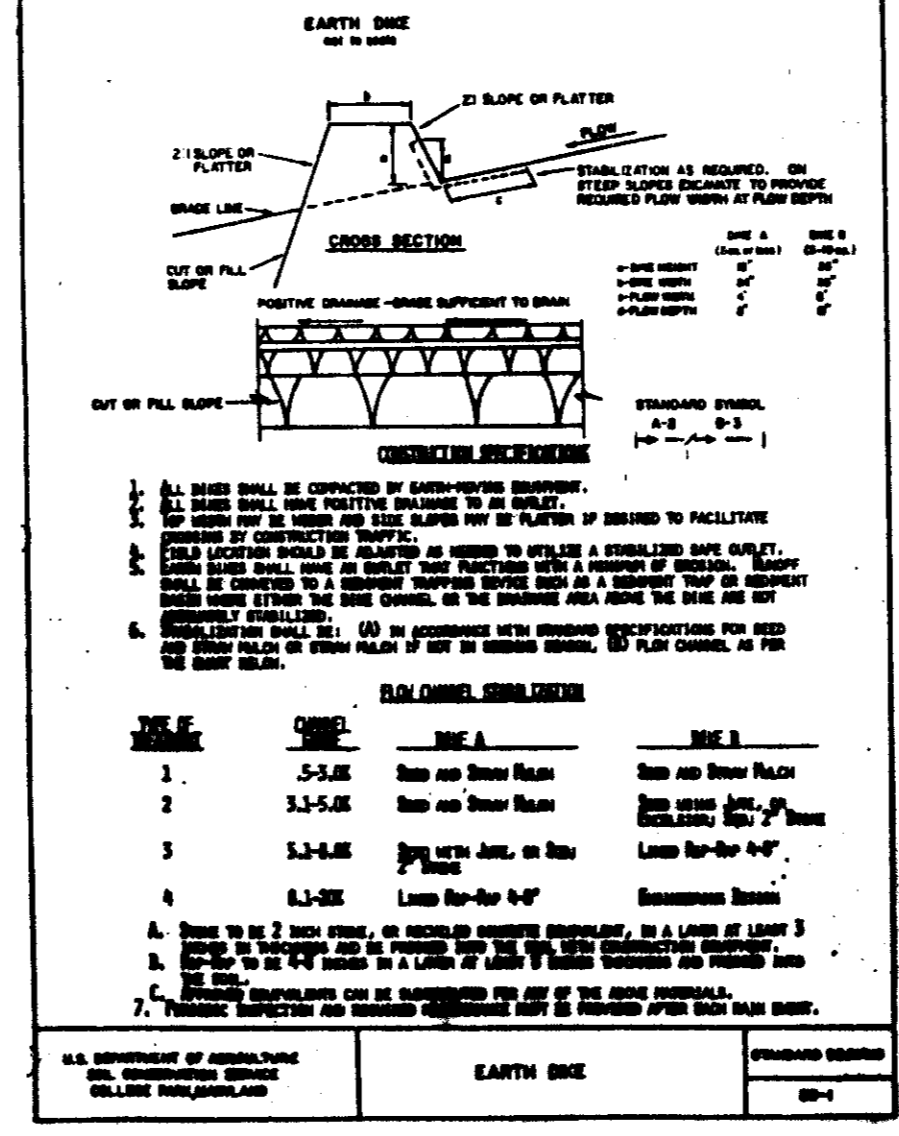
**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT. 1 DAY
- INSTALL ALL SEDIMENT CONTROL DEVICES, INCLUDING SILT FENCE, AND STRAW BALE DIKES. UTILIZE EXISTING SEDIMENT CONTROLS INSTALLED UNDER F-87-136 AS SHOWN ON SEDIMENT CONTROL PLAN. 2 DAYS
- ROUGH GRADE SITE AS PER GRADING PLAN. 1 WEEK
- CONSTRUCT HOUSES. 11 MONTHS
- INSTALL ALL UTILITIES. 1 WEEK
- FINE GRADE SITE AS PER GRADING PLAN. 4 DAYS
- INSTALL PRIVATE DRIVEWAYS. 1 WEEK
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS, WITH KENTUCKY 31. 2 DAYS
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND IMMEDIATELY STABILIZE ANY REMAINING DISTURBED AREAS WITH KENTUCKY 31 TALL FESCUE. 4 DAYS



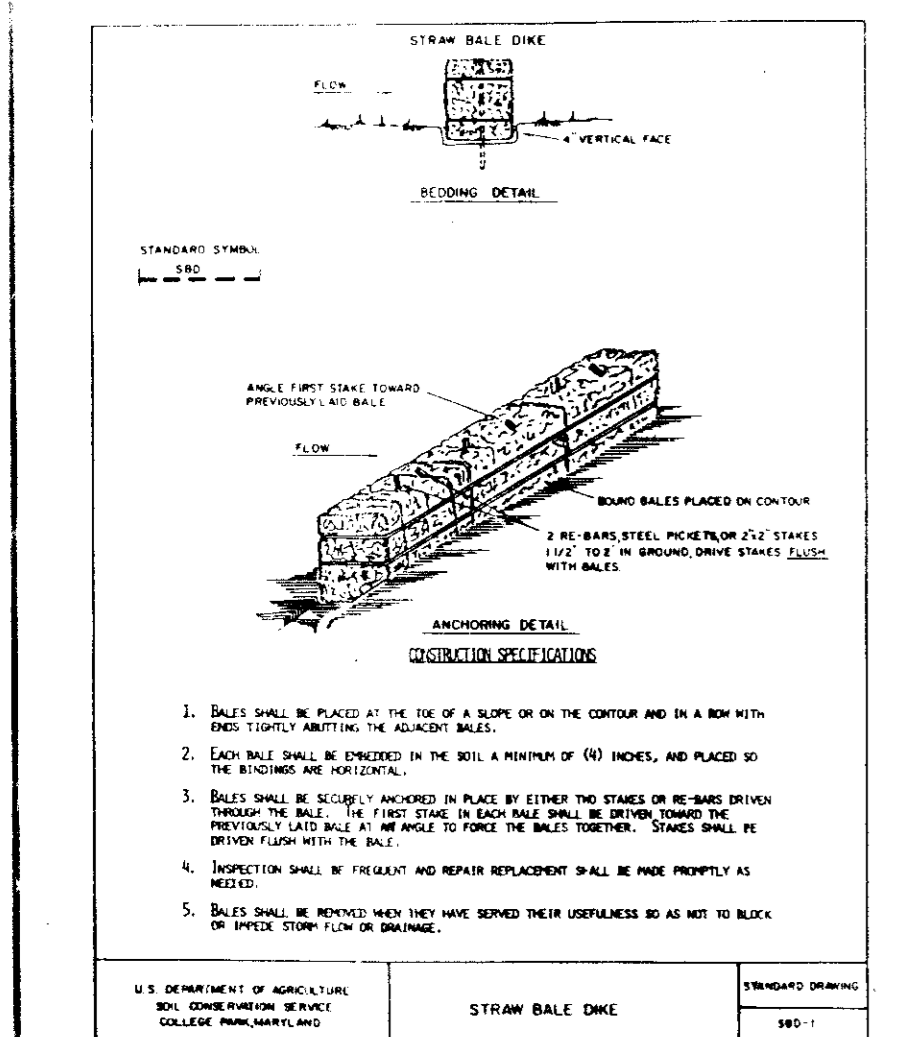
**CONSTRUCTION NOTES FOR FENCED SILT FENCE**

- When new fence is to be installed, install it to be parallel with the flow of water.
- Place stakes to be driven vertically to the ground every 10 feet or less.
- When the structure of silt fence is to be installed, it shall be installed in a straight line.
- When the structure of silt fence is to be installed, it shall be installed in a straight line.



**CONSTRUCTION NOTES FOR EARTH DIKE**

- When new dike is to be installed, it shall be installed in a straight line.
- When the structure of earth dike is to be installed, it shall be installed in a straight line.
- When the structure of earth dike is to be installed, it shall be installed in a straight line.



**CONSTRUCTION SPECIFICATIONS**

- Bales shall be placed on the top of a slope or on the contour and in a row with ends facing the adjacent bales.
- Each bale shall be placed in the soil a minimum of 60 inches, and placed to the following and perpendicular.
- Bales shall be secured in place by either two stakes or one stake driven through the bale. The stake shall be driven into the soil and shall be driven through the bale. The stake shall be driven through the bale. The stake shall be driven through the bale.
- Inspection shall be provided and repair replacement shall be made promptly as needed.
- Bales shall be removed when they have served their purpose in no less than 10 days after the start of the drainage.

**APPROVED**  
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE: 7-27-89

DEPARTMENT OF PLANNING AND ZONING

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

REVIEWED FOR HOWARD SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

ENGINEER'S CERTIFICATE

DEVELOPERS CERTIFICATE

REVISION CHART

NO.	REVISION	DATE
1		
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

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

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

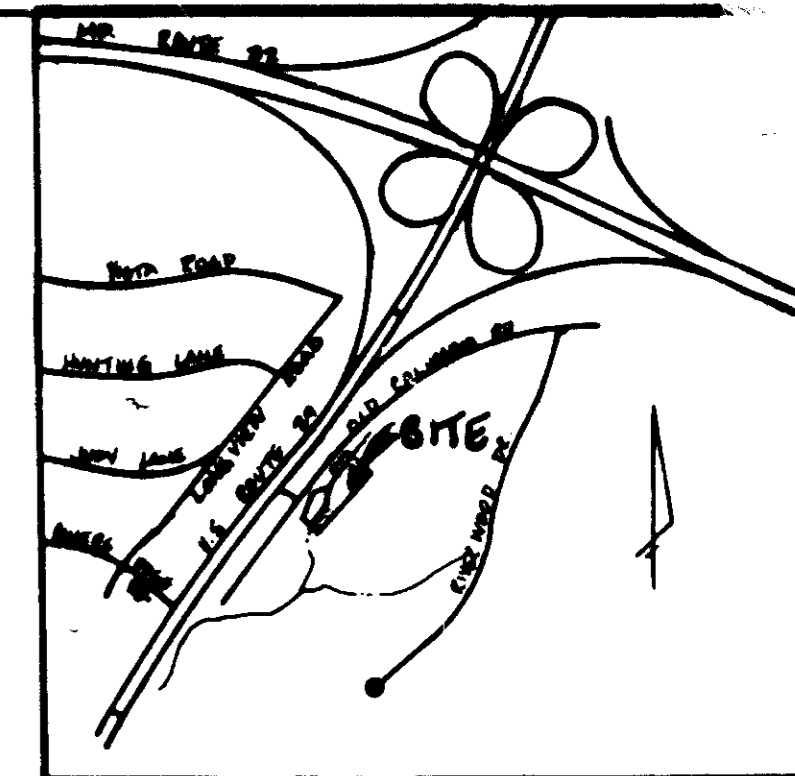
**GRADING & SEDIMENT CONTROL**  
CONGEDO SUBDIVISION  
LOTS 1-5

TAX MAP 41 PARCEL 367  
60 ELECTION DISTRICT HOWARD COUNTY MD

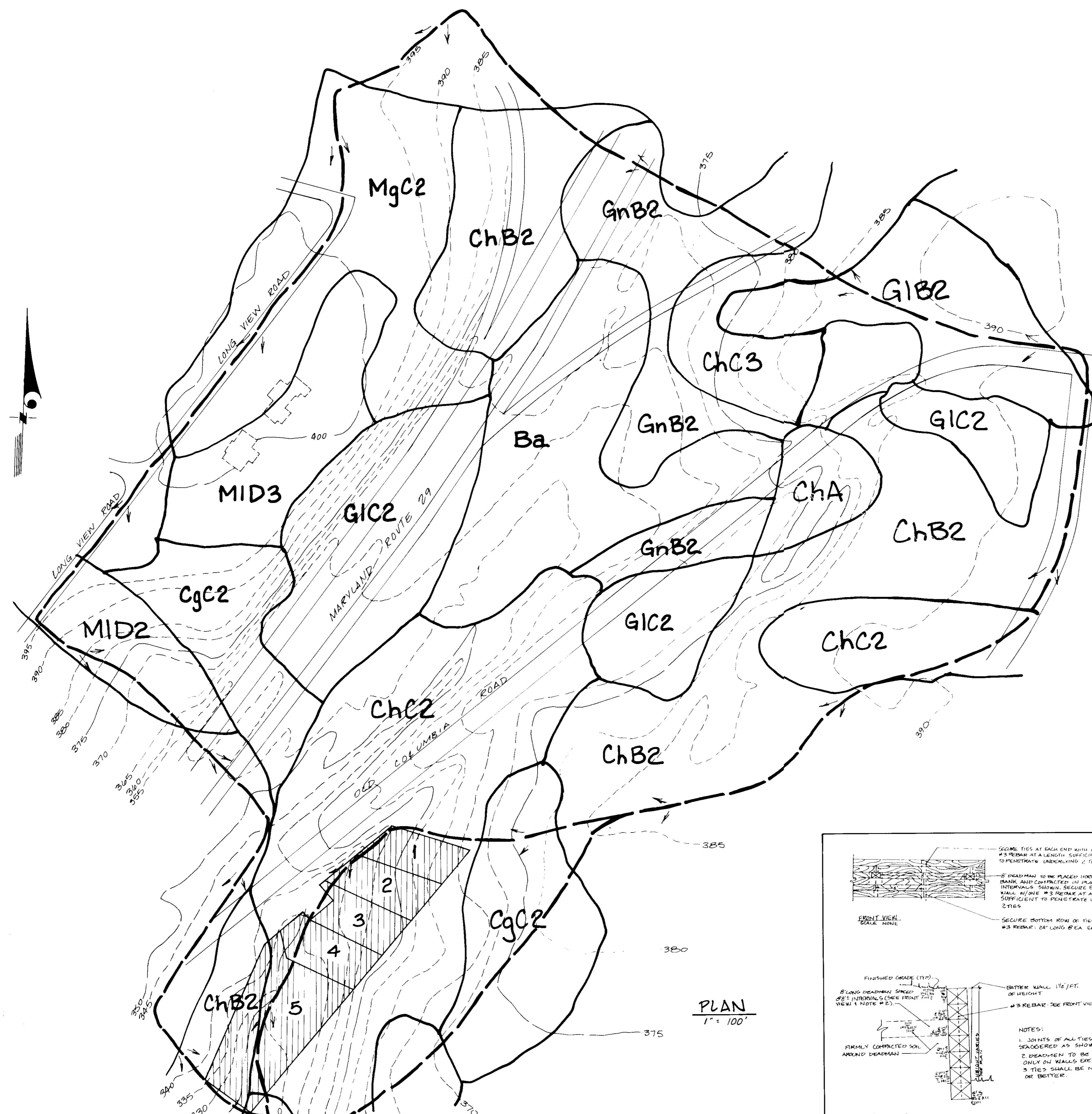
**KIDDE CONSULTANTS, INC.**

ENGINEERS • PLANNERS • SURVEYORS  
1100 WEST STREET SUITE 100 LAUREL, MD 20646  
(Wash.) (301) 953-1821 / (792) 806-1849

DATE: FEB. 1989



VICINITY MAP  
SCALE: 1" = 1200'

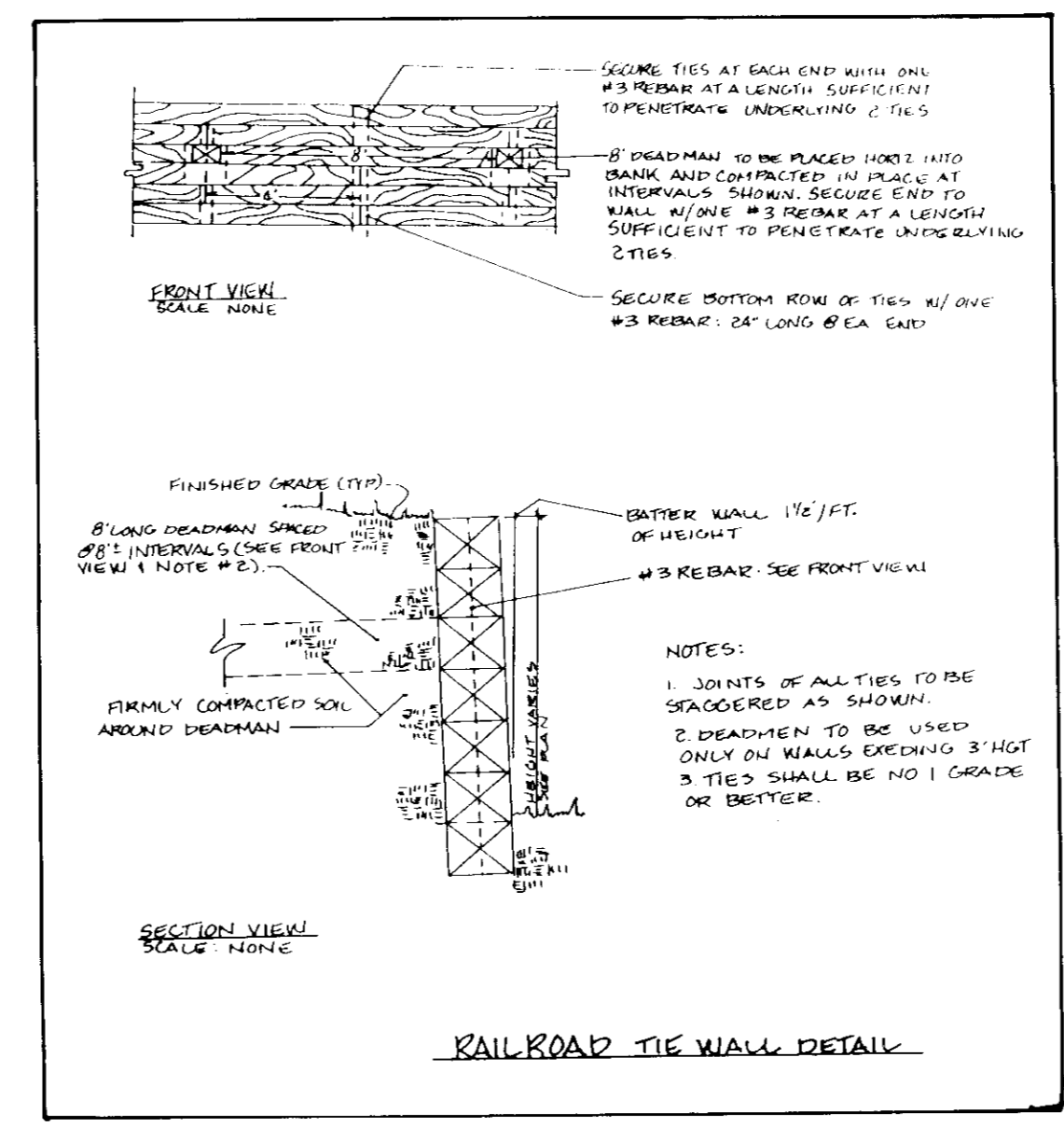


Soils Legend

Map Symbol	Name	Hydrologic Type
Ba	Baile silt loam	D
CgC2	Chester gravelly silt loam	B
ChA	Chester silt loam	B
ChB2	Chester silt loam	B
ChC2	Chester silt loam	B
ChC3	Chester silt loam	B
GIB2	Glenelg loam	B
GIC2	Glenelg loam	B
GnB2	Glenville silt loam	C
MgC2	Manor gravelly loam	B
MID2	Manor loam	B
MID3	Manor loam	B

\* FROM HOWARD COUNTY SOIL SURVEY SHEET # 29

NOTE: 10 YEAR STORM = 44.7 CFS AT SOUTHEAST CORNER OF PROPERTY (THIS IS THE RUNOFF FROM THE ENTIRE WATERSHED INSIDE 1 DRAINAGE)



PLAN  
1" = 100'

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

*[Signature]* 8/21/89  
DIRECTOR DATE

*[Signature]* 8-21-89  
CHIEF BUREAU OF ENGINEERING E DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10-5-89  
DIRECTOR DATE

*[Signature]* 10-5-89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*[Signature]* 8/29/89  
COUNTY HEALTH OFFICER DATE

OWNER / DEVELOPER  
COLUMBIA HOME GROUP, INC.  
10220 RIVER ROAD  
SUITE 101  
POTOMAC, MARYLAND 20854  
(301) 365-5032

DRAINAGE AREA & SOILS MAP  
CONGEDO SUBDIVISION  
TAX MAP 41 PARCEL 367  
6TH ELECTION DISTRICT HOWARD COUNTY, MD

APPROVED  
COMMUNITY PLANNING  
7-27-89

**KIDDE CONSULTANTS, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1100 WEST STREET / SUITE 100 / LAUREL, MD 20707  
(Wash.) (301) 953-1821 / 792-8086 (Balt.)

DATE	REVISION	BY

DATE FEB. 1, 1989 SCALE 1" = 100'

Drwg. No. 3 of 3

SDP 89-229