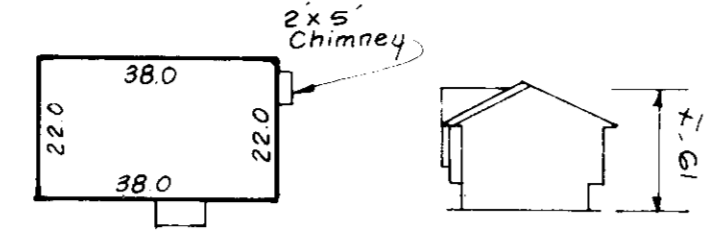


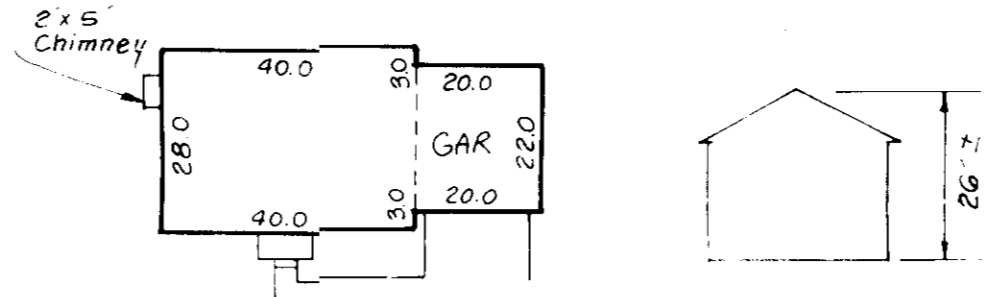
4840 S
W/2 car garage, & porch
1728 = 5760 #
0.3 = Min. Lot Size

TYPICAL HOUSES
Scale 1"=30'

NOTE: All units have 1" roof eaves, front & rear



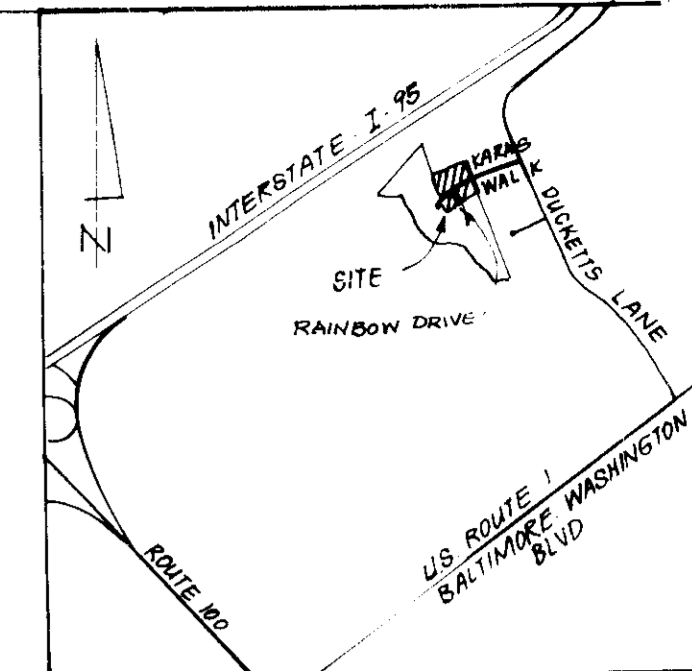
382G BL
9/2 = 3040 #
0.3 = Min Lot Size



4028 TS
W/2 car garage
1680 = 5600 #
0.3 = Min Lot Size

GENERAL NOTES

1. Subject property zoned R-12 as per B-2-85 Comprehensive Zoning Plan.
2. The coordinates shown herein are based on The Maryland State Grid System and derived from the following Howard County Control Stations 254 600, 254 500 & 264 608.
3. All roadways are public.
4. Total area included in this submission 3.0915 Acres
5. Total number of lots 11
6. Any damage to county owned right-of-ways shall be corrected at the Developer's expense.
7. Maximum lot coverage is 30% allowed.
8. Reference plans S-87-43, R-88-33, S-88-12, WP-88-30, F-88-289
9. The Contractor or Developer shall contact the Construction Inspector Survey Division, 24 hours in advance of commencement of work of 7:30 - 2:30
10. The existing topography shown was taken from previously approved road construction/rough grading plan F-88-289.
 - i. Improvement to property: Single Lot Density Units
 - ii. Waiver petition-88-30, Howard County Subdivision and Land Development Regulations, Section 16.113.C.10, to allow a cut-de-sac street extension of an existing public right-of-way, Kara's Walk, from the 1200 foot length requirement to a total length of 1600 feet.
 - iii. Stormwater Management Provided in Central Facility by previously approved plans F-88-289.



VICINITY MAP
Scale 1"=200'

LEGEND

- Contour Interval 2 FT
- Existing Contour 420
- Proposed Contour 410
- Spot Elevation +105
- Direction of Drainage
- Walk out Basement
- Ex Trees to be saved

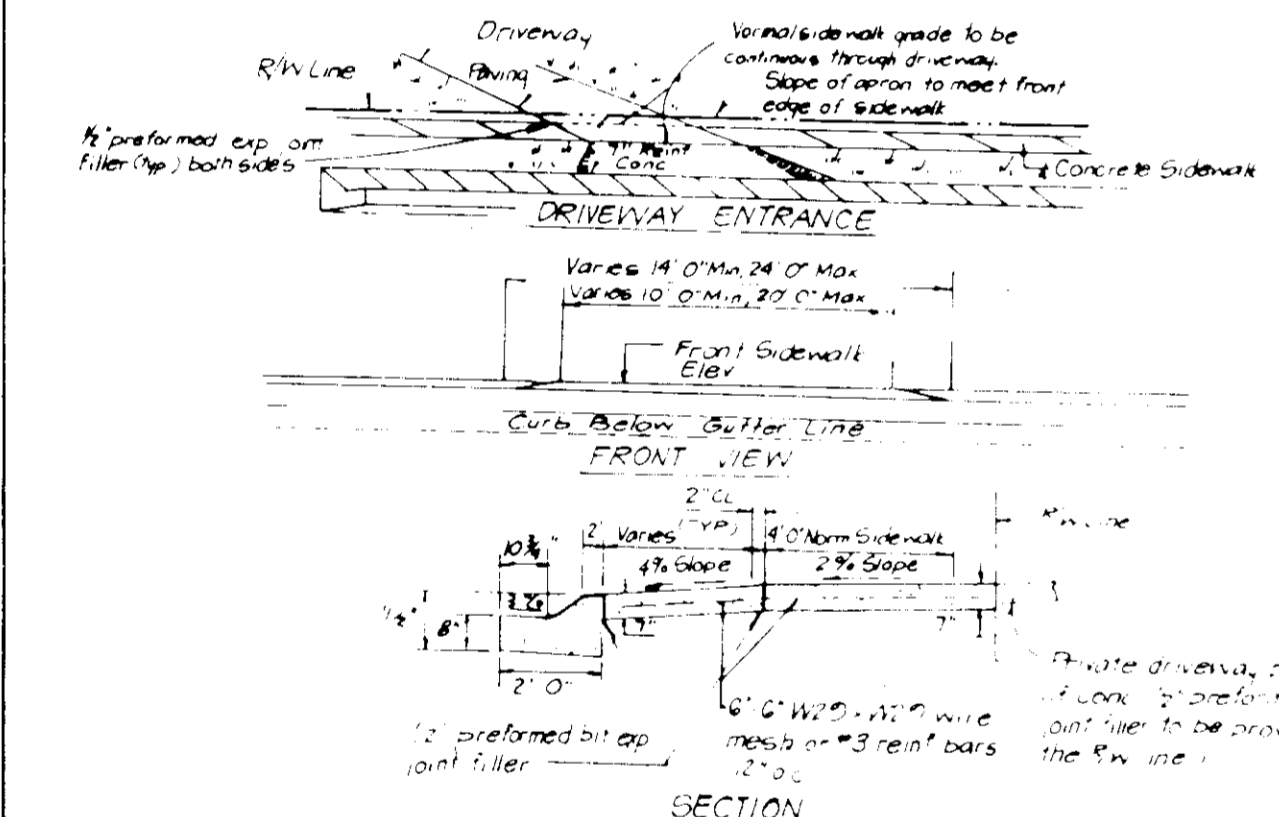
SPECIAL NOTES

1. All Road Construction, Storm Drainage facilities and Public Water and Sewer are shown for reference only. Use approved Howard County plans for all phases of construction.

Lot #	Gross Area	Pipe Stem	Flood Plain Steep Slope	Net Area
3	14,410 #	2405 #	0	12,001 #
4	15,046 #	2456 #	0	12,590 #

NO	REVISION	Date
1	Revise hse. & grade lots 1 thru 11	3-26-90
2	Rev hse. & grad. lot 6 from 4840 S to Sonata	6-11-91

DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



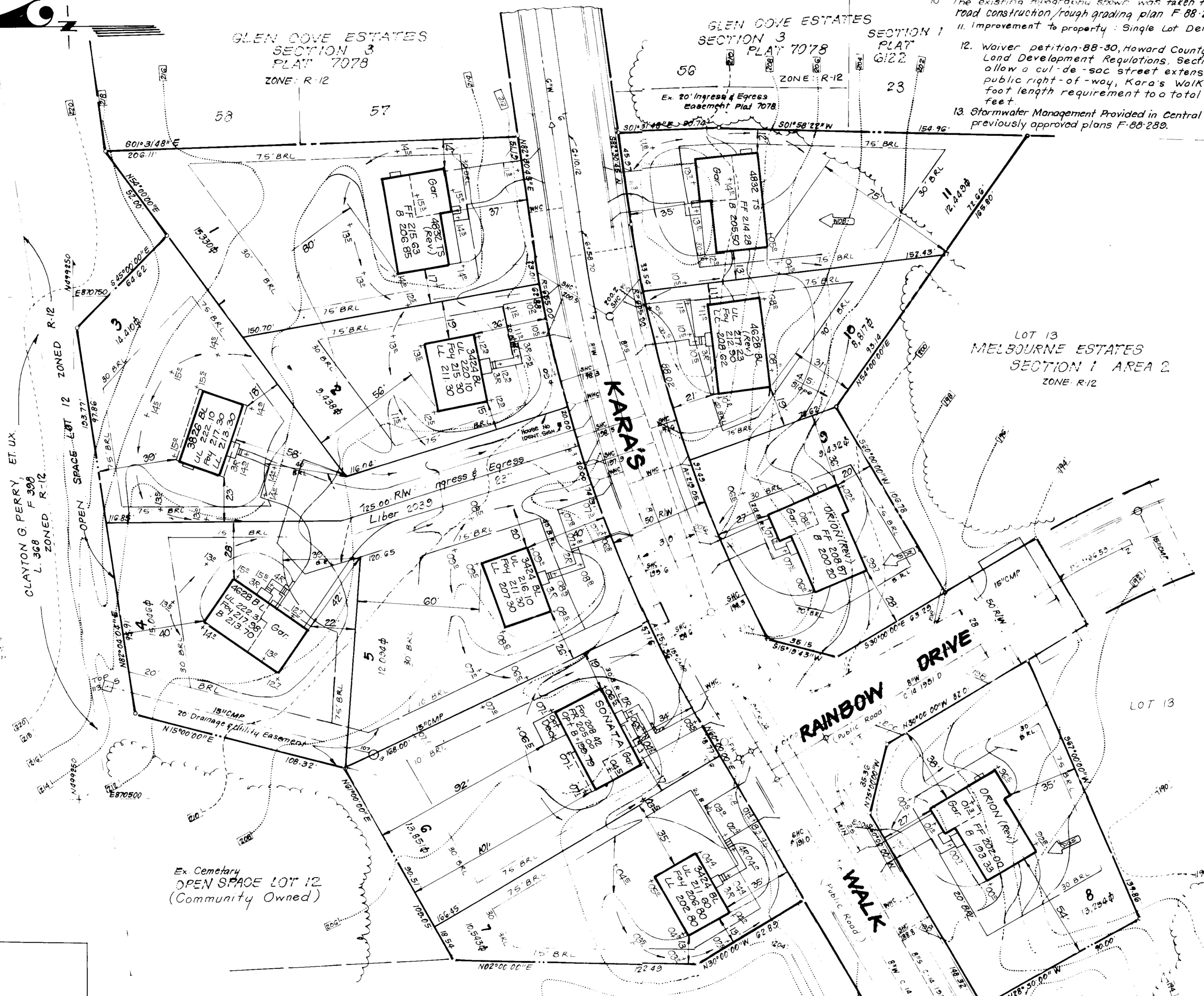
DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED CURB & GUTTER & SIDEWALK

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 2/27/90

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE: 3/7/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 2/23/90

7-6-89



LOT #	STREET ADDRESS
1	G144
2	G148
3	G152
4	G156
5	G160
6	G164
7	G168
8	G172
9	G176
10	G180
11	G184

Subdivision Name: MELBOURNE ESTATES
Plat No: 8712-14, Block No: 12, Tax: R-12, 37, 1st, 6011
Water Code: A02, Sewer Code: 2152700

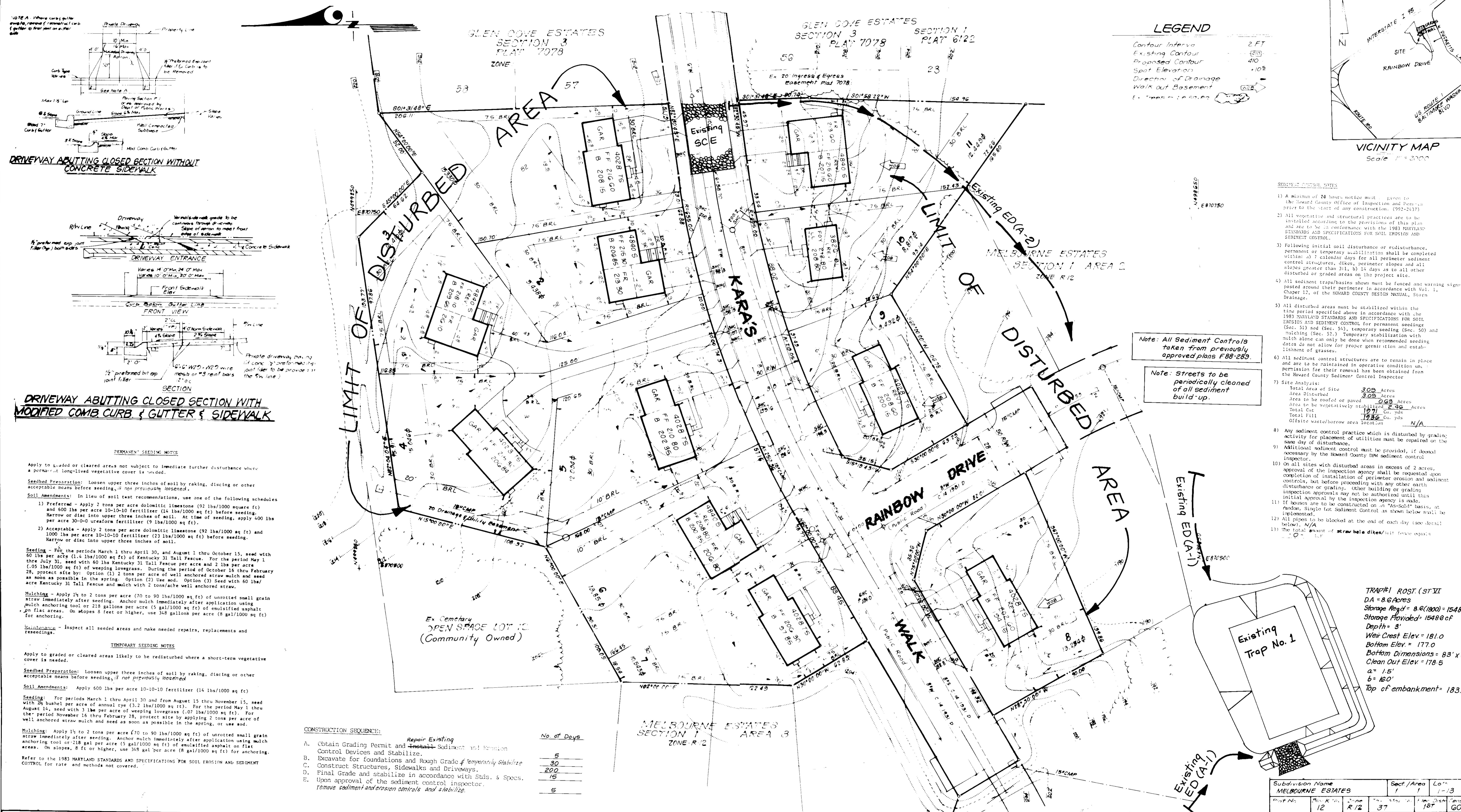
CLARK • FINEFROCK • SACKETT INC
SURVEYORS
7135 MINISTREL WAY • COLUMBIA MD 21045 • (301) 981-7500 - BALTO • (301) 621-8100 - WASH

SITE DEVELOPMENT PLAN
LOTS 1 THRU 11

MELBOURNE ESTATES
SECTION 1 AREA 1
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: BUILDER'S GUILD, INC.
8750 Route 108 # 114
Columbia, Md. 21045

DATE: June 1989



LEGEND

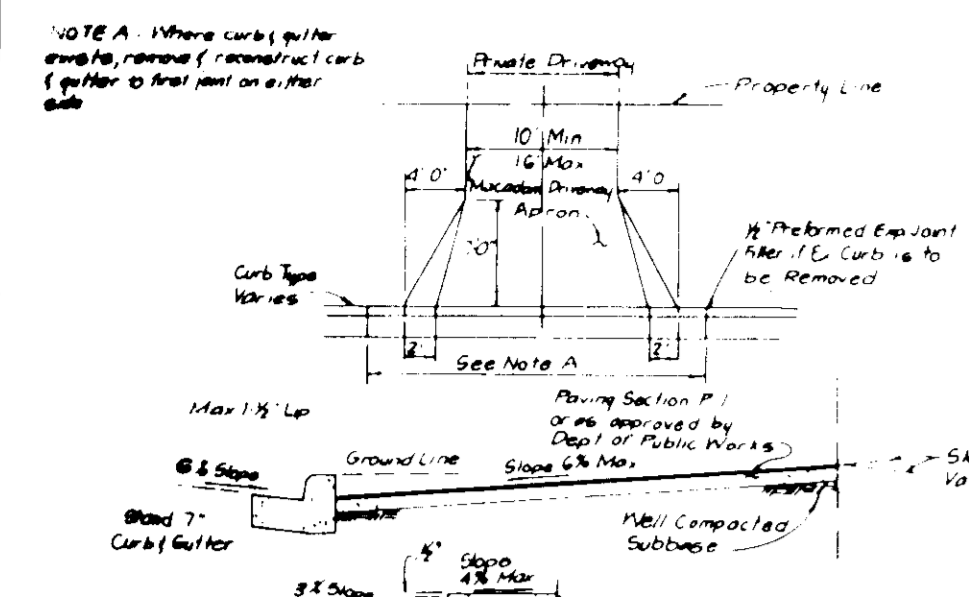
- Contour Interval 2 FT
- Existing Contour ---
- Proposed Contour - - -
- Spot Elevation ---
- Direction of Drainage ---
- Walk out Basement ---

- SEMI-ANNUAL NOTES**
- 1) 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. (701-23-237)
 - 2) 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.
 - 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 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) and (Sec. 55), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with straw bales can only be done when recommended seedings 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 upon completion of construction. If any structure is damaged or destroyed, it shall be repaired or replaced immediately. If any structure is damaged or destroyed, it shall be repaired or replaced immediately. If any structure is damaged or destroyed, it shall be repaired or replaced immediately.
 - 7) Site Analysis:
 Total Area of Site 3.02 Acres
 Area Disturbed 3.02 Acres
 Area to be seeded or mulched 2.69 Acres
 Area to be vegetatively stabilized 2.69 Acres
 Total Cut 1271 Cu. yds
 Total Fill 1256 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 DWS 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 basins are to be constructed on a "pre-tilt" basis, at random, Single lot Sediment Control as shown below shall be implemented.
 - 12) All pipes to be blocked at the end of each day (see detail below). N/A
 - 13) The maximum amount of straw bale dikes/fill shown on this plan is 0.

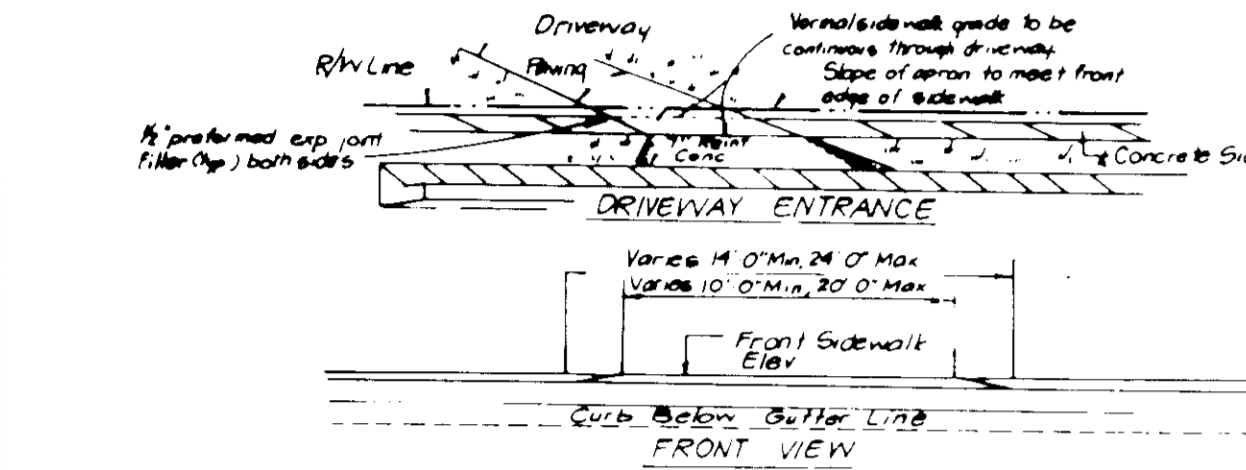
Note: All Sediment Controls taken from previously approved plans F88-289.

Note: Streets to be periodically cleaned of all sediment build-up.

TRAP#1 ROST. (ST. VI)
 DA = 8.6 Acres
 Storage Req'd = 8.6(1800) = 15480cf
 Storage Provided = 15488cf
 Depth = 3'
 Weir Crest Elev. = 181.0
 Bottom Elev. = 177.0
 Bottom Dimensions = 83' x 52'
 Clean Out Elev. = 178.5
 a = 1.5'
 b = 160'
 Top of embankment = 183.0



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB & GUTTER & SIDEWALK

DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB & GUTTER & SIDEWALK

PERMANENT SEEDING NOTES

Apply to graded 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:

- 1) 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).
- 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. 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 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 reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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 1 thru November 15, seed with 25 bushels per acre of annual ryegrass (5.2 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 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 rate and methods not covered.

CONSTRUCTION SEQUENCE:

- | | |
|---|-------------|
| A. Obtain Grading Permit and sewer Sediment and Erosion Control Devices and Stabilize. | No. of Days |
| B. Excavate for foundations and Rough Grade & temporarily stabilize. | 5 |
| C. Construct Structures, Sidewalks and Driveways. | 30 |
| D. Final Grade and stabilize in accordance with Stds. & Specs. | 200 |
| E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize. | 15 |
| | 5 |

LOT #	STREET ADDRESS
1	KARA'S WALK
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

DEVELOPER'S/BUILDER'S CERTIFICATE

I, the undersigned, certify that all developments and construction will be done according to the provisions of the erosion and sediment control plan and all necessary permits for construction will be obtained. I hereby certify that the development and construction will be done in accordance with the provisions of the erosion and sediment control plan and all necessary permits for construction will be obtained.

Signature: *John R. Robertson* Date: 2/12/90
 Signature: *Jeffrey L. Schwab* Date: 6/14/89

REVIEWED FOR HOWARD COUNTY S.C.D.

Reviewed for HOWARD COUNTY S.C.D. Name: *John R. Robertson* Date: 2/12/90
 Signature: *John R. Robertson* Date: 2/12/90
 U.S. Soil Conservation Service

ENGINEER'S CERTIFICATE

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

Signature: *Jeffrey L. Schwab* Date: 6/14/89
 Signature: *Jeffrey L. Schwab* Date: 6/14/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 Signature: *James M. Boyd* Date: 2/27/90

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Signature: *[Signature]* Date: 3/7/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Signature: *[Signature]* Date: 2/23/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Signature: *[Signature]* Date: 2/23/90

7-6-89

CLARK • FINEPROCK & SACKETT, INC
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINNISTREL WAY • COLUMBIA MD 21045 • (301) 981-7500 BALTO. • (301) 621-8100 WASH.

DESIGNED	GLB	SCALE	1"=30'
DRAWN	BAK	DRAWING	20F2
CHECKED	K/W	JOB NO.	86-122
DATE	June 1989	FILE NO.	86-122SE

MELBOURNE ESTATES SECTION 1 AREA 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: BUILDERS BUILD, INC. 8550 Route 108 #114 Columbia, Md. 21045

SDP-89-264