

DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK

SPECIAL NOTES

- 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.
- The wetland, stream buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

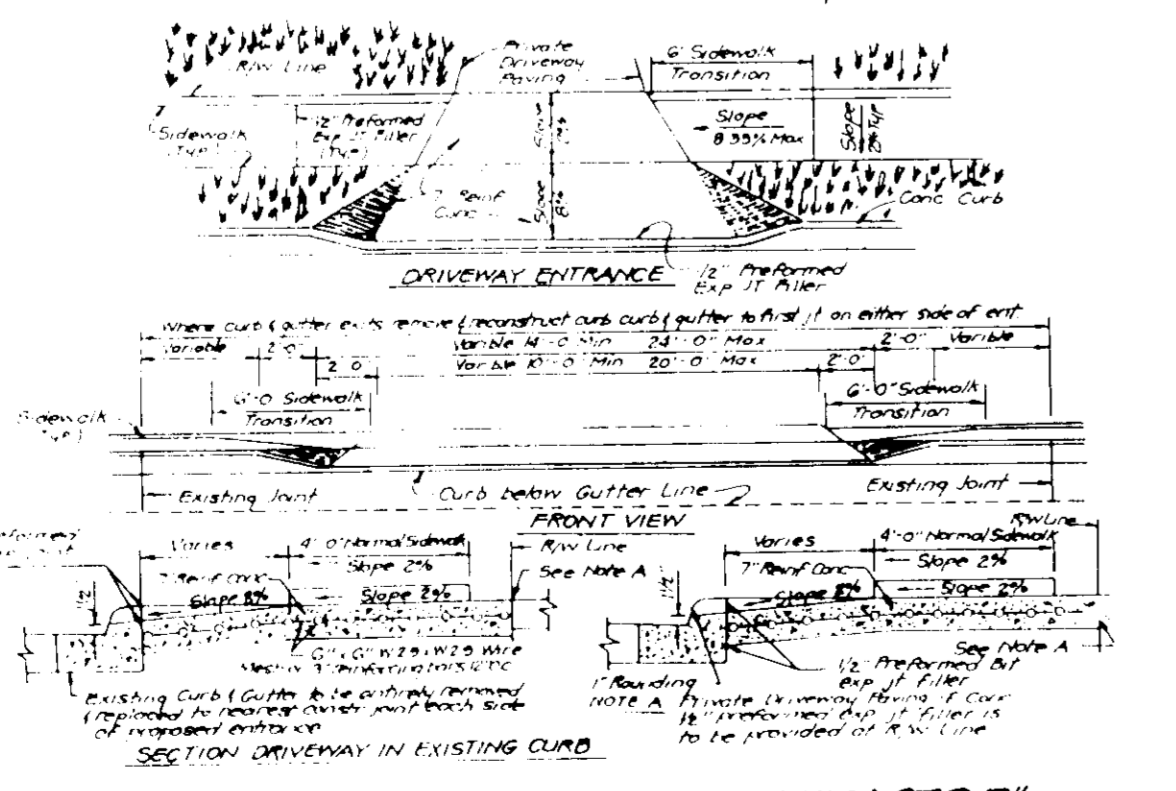
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 9/21/90

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: [Signature] DATE: 2/6/91

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE: 3/6/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 9/24/90

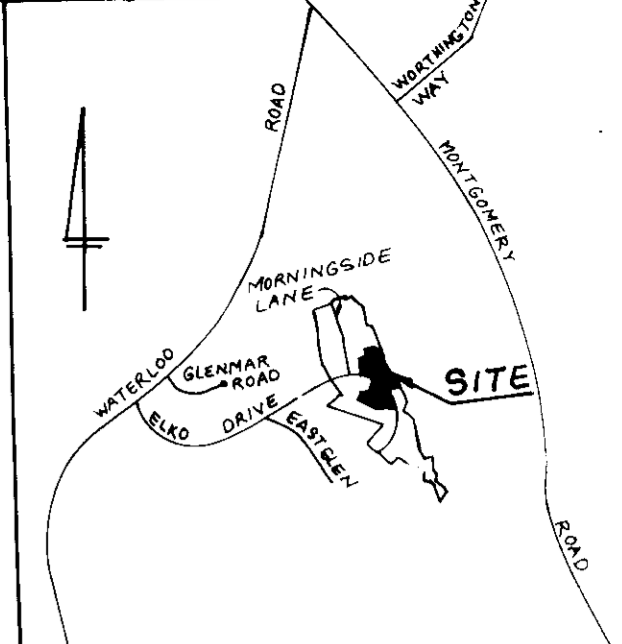
CHIEF BUREAU OF ENGINEERING
 DATE: 9/26/90



DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" CURB CURB & GUTTER & SIDEWALK SET BACK FROM CURB

GENERAL NOTES

- Subject property zoned R-20 as per 8-2-85 Comprehensive Zoning Plan.
- The coordinates shown hereon are based on The Maryland State Grid System and derived from the following Howard County Control Stations 214004 and 214405.
- All roadways are public and existing.
- Total area included in this submission: 8312 Acres.
- Total number of lots: 22.
- Any damage to county owned right-of-ways shall be corrected at the Developer's expense.
- Maximum lot coverage is 30%.
- Reference plans S-81-61, P-81-71 and F-89-178.
- The Contractor or Developer shall contact the Construction/Inspection Survey Division, 24 hours in advance of commencement of work of 792-2630.
- The existing topography shown was taken from plans prepared by Deventry and Davis, F-89-118.
- Regional Stormwater management is provided under file F-89-94.



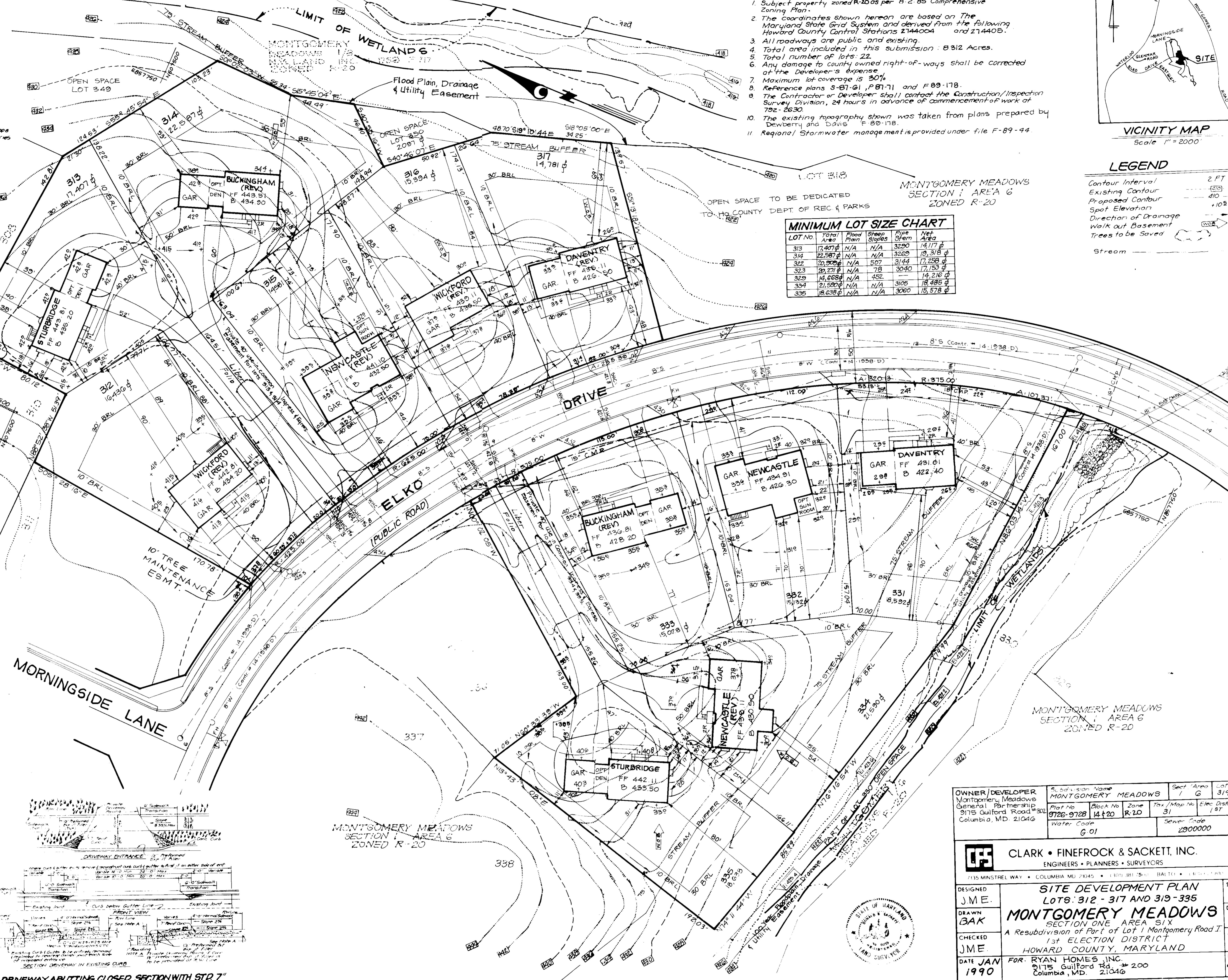
VICINITY MAP
 Scale 1" = 2000'

LEGEND

- Contour Interval: 2 FT
- Existing Contour: [Symbol]
- Proposed Contour: [Symbol]
- Spot Elevation: [Symbol]
- Direction of Drainage: [Symbol]
- Walk out Basement: [Symbol]
- Trees to be Saved: [Symbol]
- Stream: [Symbol]

MINIMUM LOT SIZE CHART

LOT NO.	Total Area	Flood Plain	Slopes	Pipe diam	Net Area
313	17,407 sq ft	N/A	N/A	3223	14,117 sq ft
314	22,567 sq ft	N/A	N/A	3223	19,318 sq ft
322	20,508 sq ft	N/A	507	3144	17,253 sq ft
323	21,271 sq ft	N/A	78	3040	17,753 sq ft
329	14,668 sq ft	N/A	452		14,216 sq ft
334	21,500 sq ft	N/A	N/A	3105	18,485 sq ft
335	18,638 sq ft	N/A	N/A	3060	15,578 sq ft



OWNER/DEVELOPER Montgomery Meadows General Partnership 9175 Guilford Road #202 Columbia, MD 21046	Subdivision Name MONTGOMERY MEADOWS Plot No. 9726-9728 Block No. 14 Zone R-20 Water Code G-01	Section/Area I G Lots 312-317 319-335	Tax/Map No. Elec Dist. Census Tr. 31 187 6011	Sewer Code 2800000
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CLARK • FINEPROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7115 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 371-3333 • FAX: (410) 371-3334

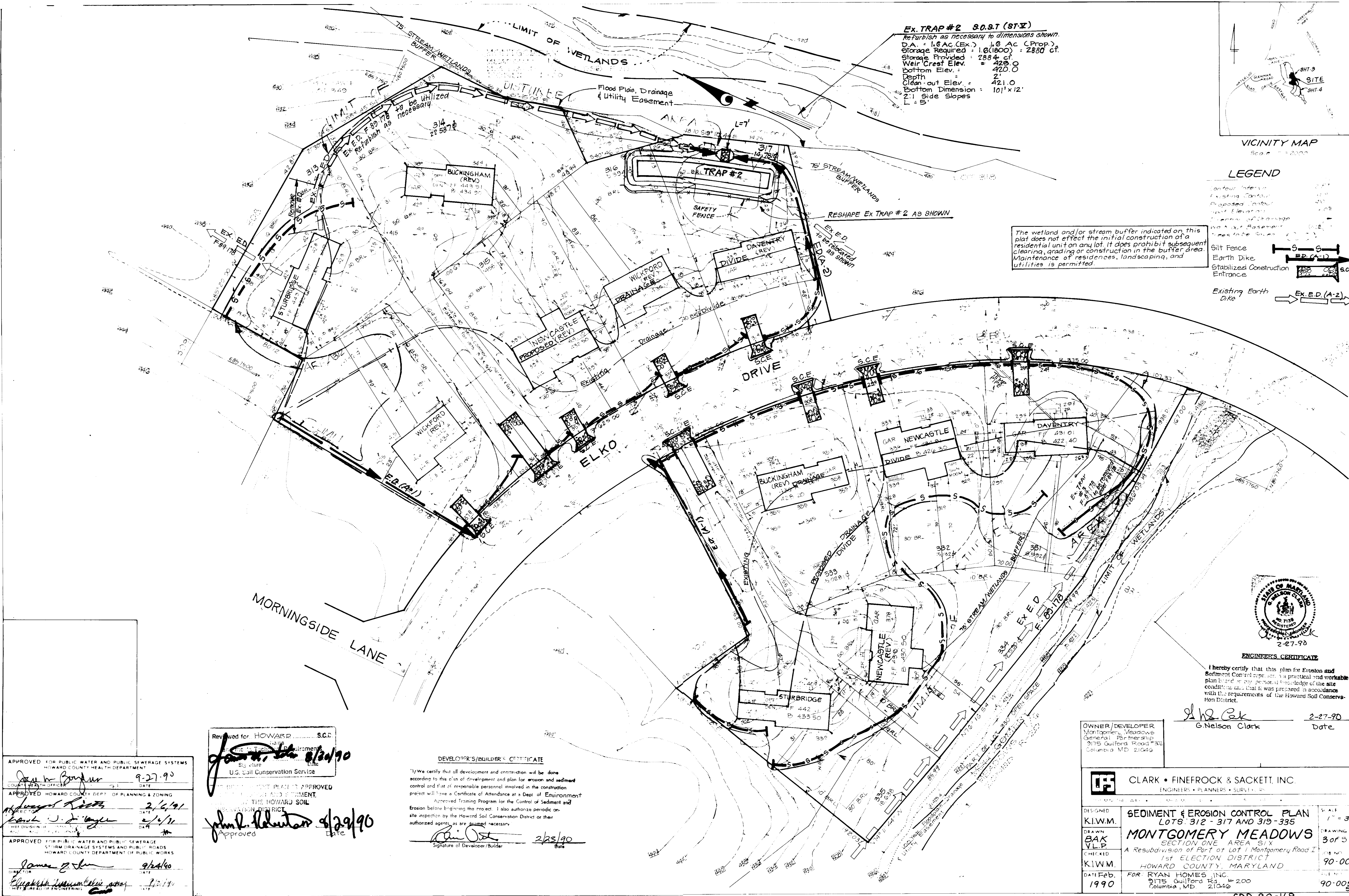
DESIGNED: J.M.E.
 DRAWN: BAK
 CHECKED: J.M.E.
 DATE: JAN 1990

SITE DEVELOPMENT PLAN
 LOTS 312-317 AND 319-335
MONTGOMERY MEADOWS
 SECTION ONE AREA SIX
 A Resubdivision of Part of Lot 1 Montgomery Road I
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

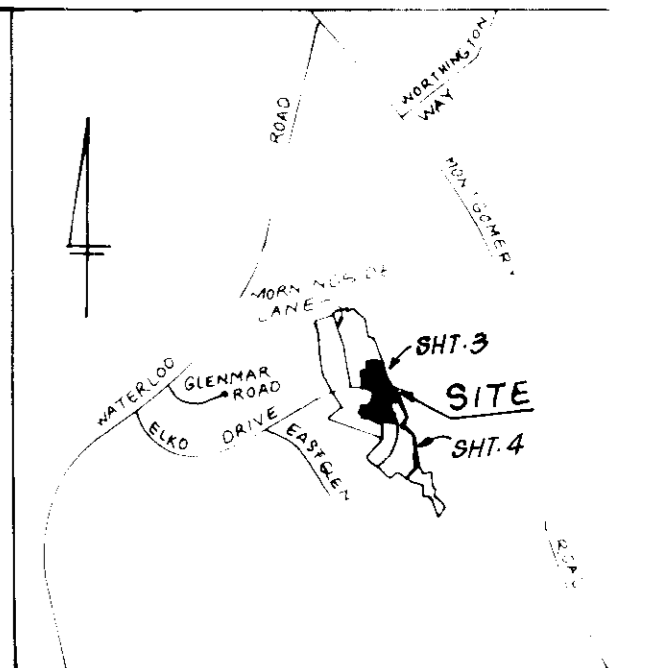
FOR: RYAN HOMES, INC.
 9175 Guilford Rd. #200
 Columbia, MD 21046

SCALE: 1" = 30'
 DRAWING: 1 of 5
 JOB NO.: 90-00
 FILE NO.: 90-005

SDP 40-169



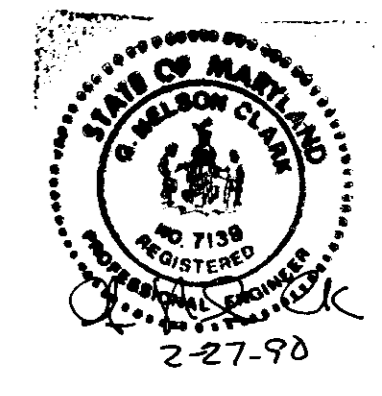
Ex. TRAP #2 S.O.S.T (S-T-X)
 Re-Furbish as necessary to dimensions shown.
 D.A. = 1.6 AC (Ex.) 1.6 AC (Prop.)
 Storage Required = 1.6(1800) = 2880 cf.
 Storage Provided = 2884 cf.
 Weir Crest Elev. = 422.0
 Bottom Elev. = 420.0
 Depth = 2'
 Clean-out Elev. = 421.0
 Bottom Dimension = 10' x 12'
 2:1 Side Slopes
 L = 5'



VICINITY MAP
 Scale = 1" = 200'

- LEGEND**
- Contour Interval
 - Existing Contour
 - Proposed Contour
 - Spot Elevation
 - Line of Drainage
 - Not to be Retained
 - Wetland Buffer
 - Silt Fence
 - Earth Dike
 - Stabilized Construction Entrance
 - Existing Earth Dike

The wetland and/or stream buffer indicated on this plat does not effect the initial construction of a residential unit on any lot; it does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping, and utilities is permitted.



ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Ertuson 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 2-27-90
 Date

OWNER/DEVELOPER
 Montgomery Meadows
 General Partnership
 3175 Guilford Road #502
 Columbia, MD 21046

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

DESIGNED: K.I.W.M.
 DRAWN: BAK VLP
 CHECKED: K.I.W.M.
 DATE: Feb. 1990

SEDIMENT & EROSION CONTROL PLAN
 LOTS 312 - 317 AND 319 - 335
MONTGOMERY MEADOWS
 SECTION ONE AREA SIX
 A Resubdivision of Part of Lot 1 Montgomery Road I
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR: RYAN HOMES, INC.
 2175 Guilford Rd., #200
 Columbia, MD 21046

SCALE: 1" = 30'
 SHEET NO: 3 of 5
 PROJECT NO: 90-005
 DRAWING NO: 90-005-SE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 9-27-90

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DATE: 2/4/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 9/24/90

Reviewed for HOWARD COUNTY S.C.D.
 U.S. Soil Conservation Service
 Approved: John H. Helton 4/29/90

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 of responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Environment 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.

Signature of Developer/Builder: [Signature] Date: 2/28/90

MONTGOMERY MEADOWS
SECTION 1 AREA 2
ZONED R-20



EX. TRAP NO. 7 SOST (ST V)
 ReRurbish Ex. Trap as Necessary to dimensions shown.
 Drainage Area 1.7 Ac. Ex. & Trap
 Storage Required 3060 CF
 Storage Provided 3608 CF
 Depth 2'
 Weir Crest Elev. 425.0
 Bottom Elev. 421.0
 Clearout Elev. 422.5
 Bottom Dimensions 24' x 29'
 2:1 Side Slopes in Cut
 L=7'

EX. TRAP NO. 4 SOST (ST-V)
 ReRurbish Ex. Trap as Necessary to dimensions shown.
 Drainage Area 2.0 Ac. (Ex.) 1.7 Ac. (Prop.)
 Storage Required 2,018 CF = 3600 CF
 Storage Provided 3608 CF
 Depth 2'
 Weir Crest Elev. 407.0
 Bottom Elev. 404.0
 Clearout Elev. 406.0
 Bottom Dimensions 37' x 40'
 2:1 Side Slopes in Cut
 L=8'

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

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

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

Reviewed for HOWARD COUNTY S.C.D.
 Name: *James N. ...*
 Date: *8/30/90*
 Signature: *[Signature]*
 U.S. Soil Conservation Service

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

Approved: *[Signature]* 8/29/90

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 Environment 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."

Signature of Developer/Builder: *[Signature]* Date: 2/23/90

OWNER / DEVELOPER
 MONTGOMERY MEADOWS
 GENERAL PARTNERSHIP
 3175 Guilford Rd. #302
 Columbia, Md. 21046

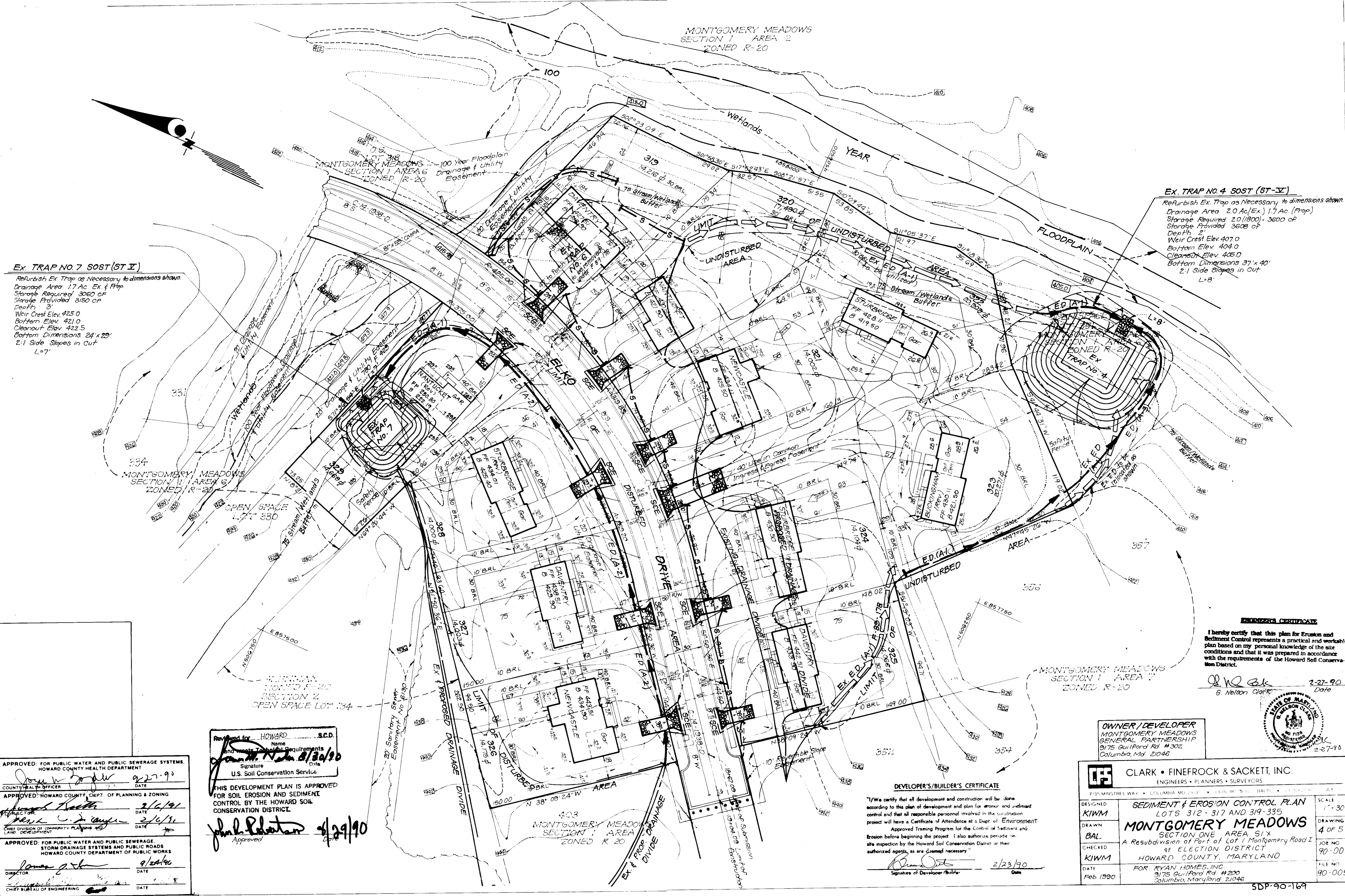
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 30'
DESIGNED KIWM	SEDIMENT & EROSION CONTROL PLAN LOTS 312-317 AND 319-335	DRAWING 4 OF 5
DRAWN BAL	MONTGOMERY MEADOWS SECTION ONE AREA SIX	JOB NO. 90-005
CHECKED KIWM	A Resubdivision of Part of Lot 1 Montgomery Road I 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 90-005B
DATE Feb 1990	FOR: RYAN HOMES, INC. 3175 Guilford Rd. #200 Columbia, Maryland 21046	



ENGINEER'S CERTIFICATE

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 2-27-90
 G. Nelson Clark 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, 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:

- 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. 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 sweeping 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 rotted 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.

Inspection - 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.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing 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 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 sweeping 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 rotted 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 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.

CONSTRUCTION SEQUENCE:

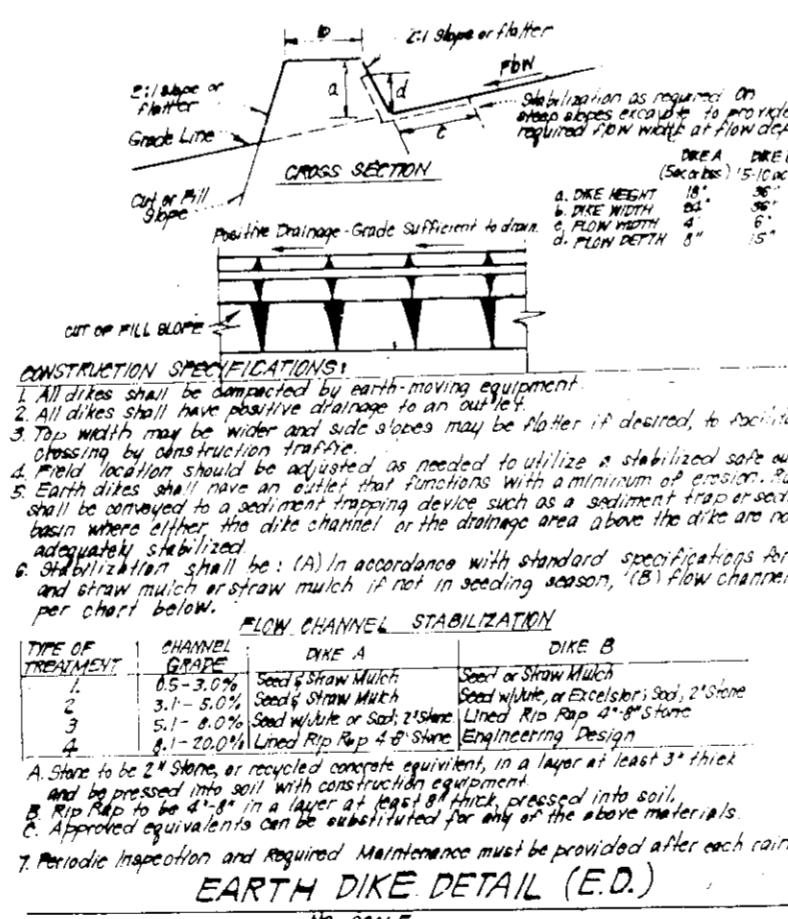
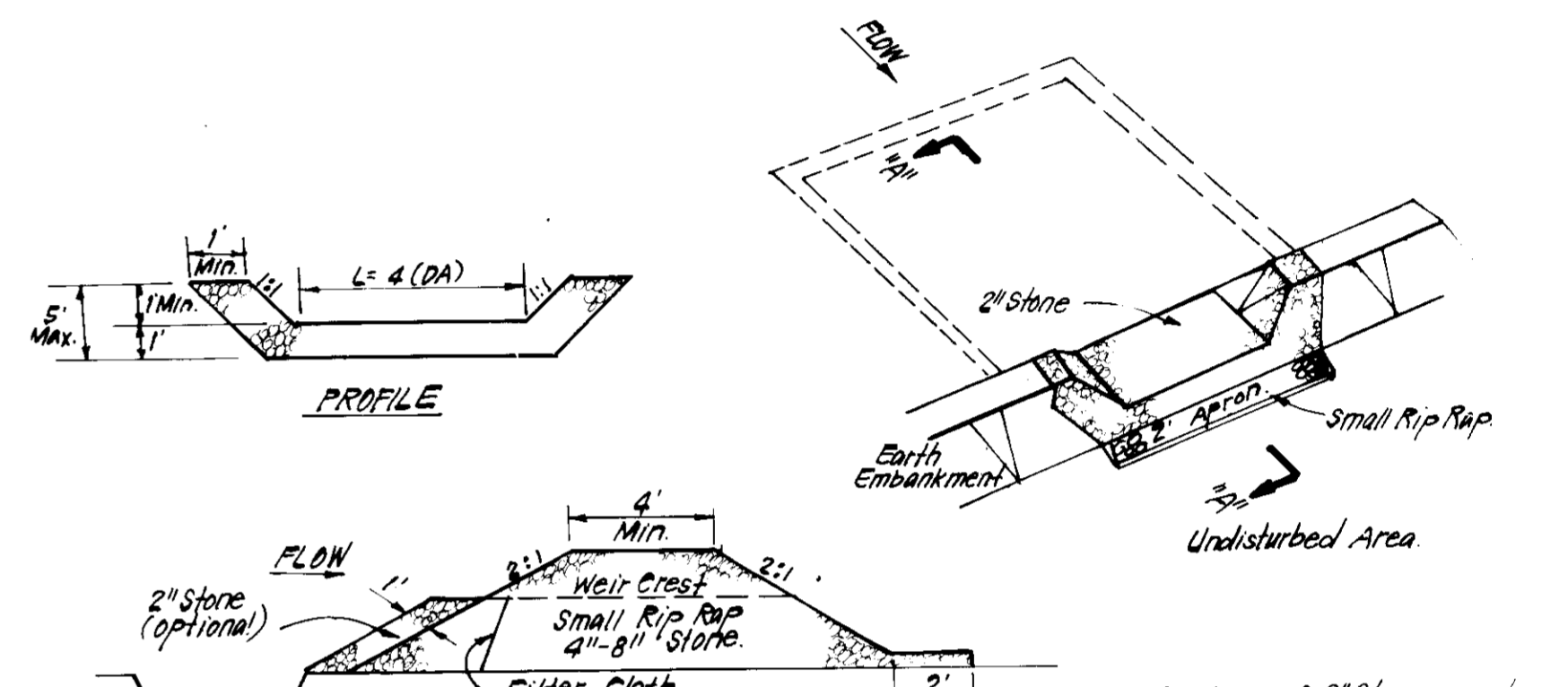
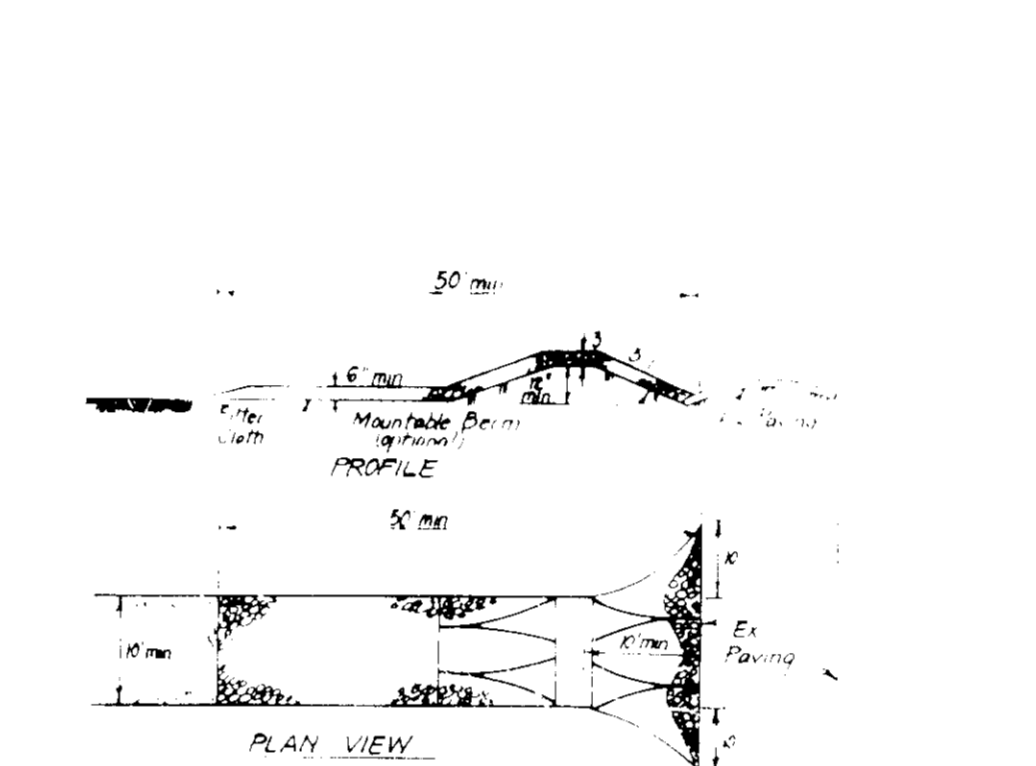
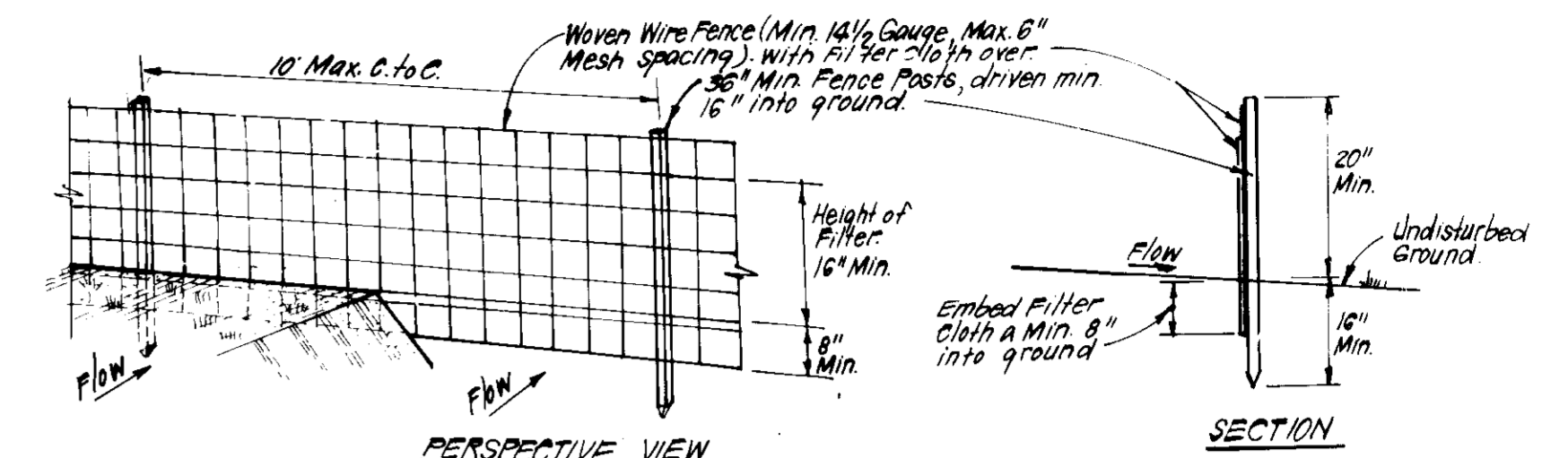
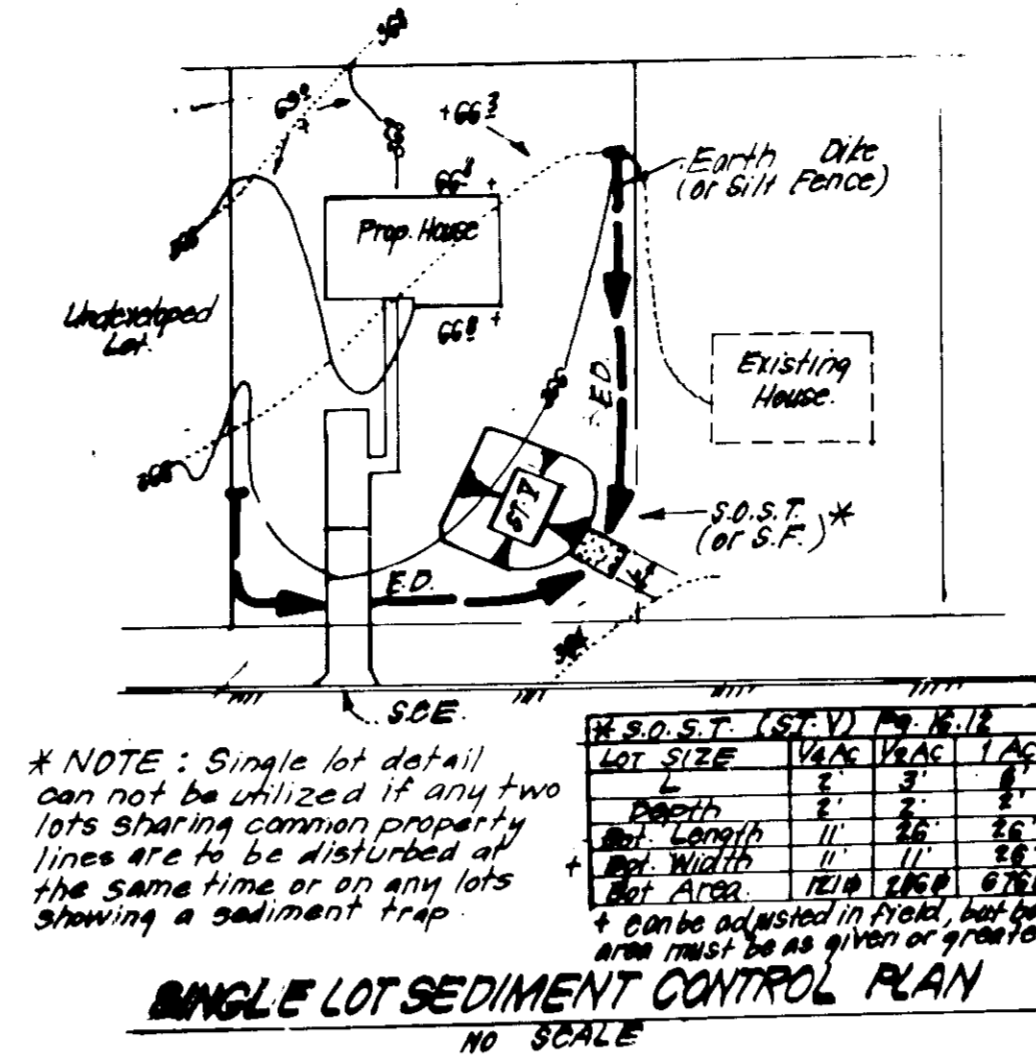
	No. of Days
A. Obtain Grading Permit	7
B. Repair as necessary existing sediment & erosion controls.	3
C. Install sediment and erosion control devices and stabilize.	10
D. Excavate for foundations and rough grade and temporarily stabilize.	60
E. Final grade and stabilize in accordance with standards and specs.	60
F. Upon approval of sediment control inspector, remove Ex. Trap #1, sediment erosion controls and stabilize.	2

* Delay construction of house on lot 323 until area draining to Ex. Trap #1 has been stabilized.

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	8.92 Acres
Area Disturbed	7.47 Acres
Area to be roofed or paved	1.91 Acres
Area to be vegetatively stabilized	5.56 Acres
Total Cut	5744 Cu. yds
Total Fill	6276 Cu. yds
Offsite waste/borrow area location	Undetermined
- 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 DPW 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-Sold" 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 total amount of straw bale dikes/silt fence equals 1980 L.F.



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 9-27-90

APPROVED HOWARD COUNTY DEPT OF PLANNING & ZONING
 [Signature] DATE: 2/6/91

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 9/24/90

CHIEF BUREAU OF ENGINEERING

Reviewed for HOWARD COUNTY S.C.D. Name: [Signature] Date: 8/20/90
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved: [Signature] Date: 9/27/90

DEVELOPER'S MAILING 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 Environment and 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."

Signature of Developer/Builder: [Signature] Date: 2/23/90



ENGINEER'S CERTIFICATE

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.

Signature: G. Nelson Clark Date: 2-27-90

OWNER/DEVELOPER: Montgomery Meadows General Partnership, 9175 Guilford Road #202, Columbia MD 21046

CLARK • FINEROCK • SACKETT INC. ENGINEERS • PLANNERS • ARCHITECTS
 7185 MINISTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 • BALTO (301) 621-8100 • WASH.

DESIGNED BY: K.I.W.M.
 DRAWN BY: BAK
 CHECKED BY: K.I.W.M.
 DATE: 1990

SEDIMENT & EROSION CONTROL PLAN
 LOTS 312 - 317 AND 318 - 335
MONTGOMERY MEADOWS
 A RESUBDIVISION OF PART OF LOT 312, MONTGOMERY MEADOWS, SECTION 05, T140N, R10E, DISTRICT OF COLUMBIA, D.C.

FOR RYAN HOMES INC., 9115 Guilford Road, Columbia, MD 21046