

DIAL NOTE

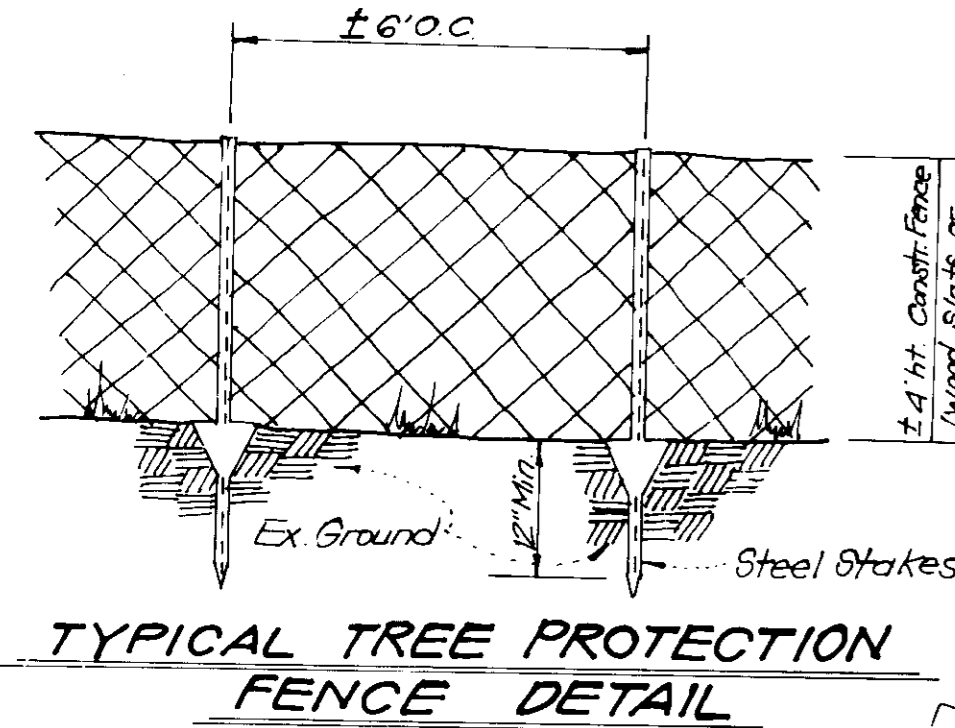
Improvements shown within the rights-of-way on this SDP are not to be used for construction. For construction, see approved Road Constr. plans F-87-042 and for approved Water and Sewer plans Contract No. 14-1710 D.

LEGEND

Contour Interval 2 Ft.
 Existing Contour 196
 Proposed Contour 196
 Spot Elevation $+96\frac{1}{2}$
 Direction of Drainage
 Walk-out Basement
 Existing Trees to be Saved
 Tree Protection Fence

ADDRESS CHART

LOT NO.	STREET ADDRESS
77	6680 Hunter Road
78	6684
79	6689
85	6696
86	6700
121	6709
124	6717
125	6713
80	6706 Potomac Hunt Court
81	6710
82	6714
83	6717
122	6725 Hunter Road
123	6721
126	6709



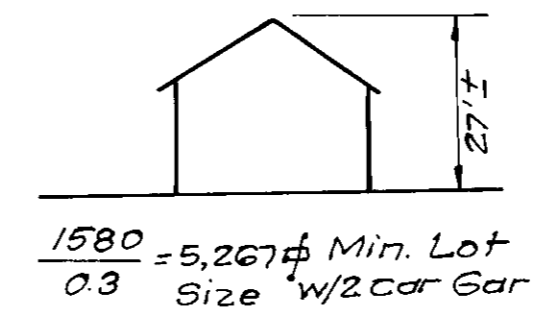
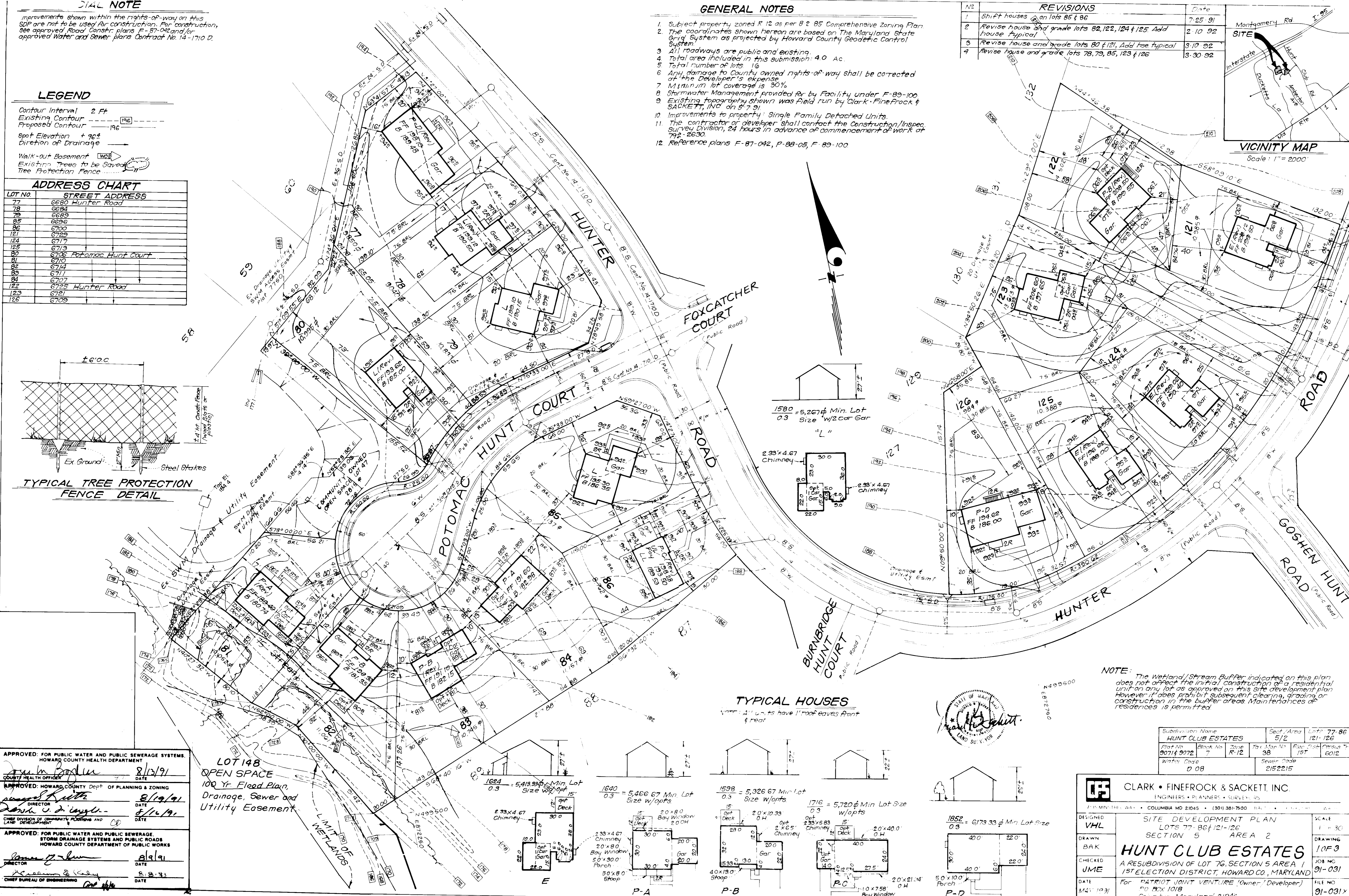
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *James P. Taylor* DATE 8/10/91
APPROVED: HOWARD COUNTY Dept. OF PLANNING & ZONING
 DIRECTOR *James P. Taylor* DATE 8/19/91
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT *James P. Taylor* DATE 8/16/91
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *James P. Taylor* DATE 8/19/91
 CHIEF BUREAU OF ENGINEERING *James P. Taylor* DATE 8/22/91

LOT 148
 OPEN SPACE
 100 Yr. Flood Plain,
 Drainage, Sewer and
 Utility Easement

GENERAL NOTES

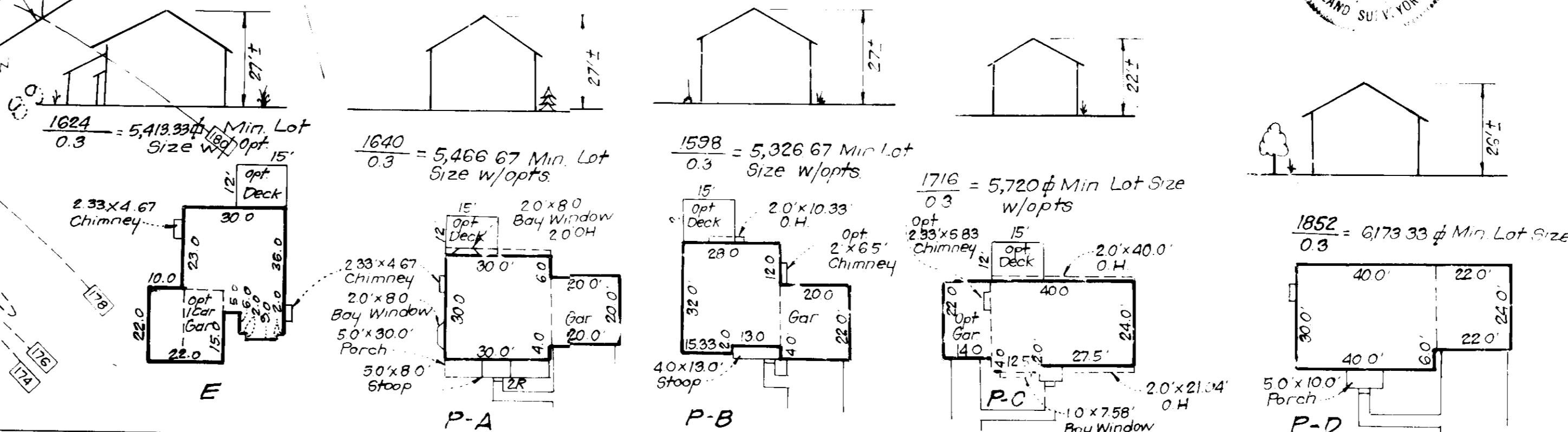
1. Subject property zoned R-12 as per 8-2-85 Comprehensive Zoning Plan.
2. The coordinates shown hereon are based on The Maryland State Grid System as projected by Howard County Geodetic Control System.
3. All roadways are public and existing.
4. Total area included in this submission: 4.0 Ac.
5. Total number of lots: 16.
6. Any damage to County owned rights-of-way shall be corrected at the Developer's expense.
7. Minimum lot coverage is 30%.
8. Stormwater Management provided for by Facility under F-89-100.
9. Existing topography shown was field run by Clark-FineFrock & SACKETT, INC. on 5/7/91.
10. Improvements to property: Single Family Detached Units.
11. The contractor or developer shall contact the Construction/Inspection Division, 24 hours in advance of commencement of work at 792-2630.
12. Reference plans F-87-042, P-88-05, F-89-100.

NO.	REVISIONS	Date
1	Shift houses on lots 85 & 86	7-25-91
2	Revise house and grade lots 82, 122, 124 & 125. Add house typical	2-10-92
3	Revise house and grade lots 80 & 121. Add tree typical	3-10-92
4	Revise house and grade lots 78, 79, 85, 123 & 126	3-30-92

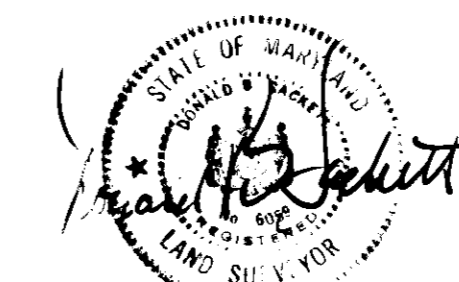


TYPICAL HOUSES

NOTE: All units have 11' roof eaves front & rear.



NOTE: The Wetland/Stream Buffer indicated on this plan does not affect the initial construction of a residential unit on any lot as approved on this site development plan. However, it does prohibit subsequent clearing, grading or construction in the buffer areas. Maintenance of residences is permitted.



Subdivision Name	HUNT CLUB ESTATES	Seal Area	5/2	Lot#	77-86 121-126
Plot No.	30714 9272	Block No.	7	Tray Map No.	R-12
Water Code	D 08	Sewer Code	2152215	File No.	91-031

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 710 MINNIE THE WAY • COLUMBIA MD 21045 • (301) 381-7500

SITE DEVELOPMENT PLAN
 LOTS 77-86 & 121-126
 SECTION 5 AREA 2
HUNT CLUB ESTATES
 A RESUBDIVISION OF LOT 76, SECTION 5 AREA 1
 1ST ELECTION DISTRICT, HOWARD CO., MARYLAND
 For PATRIOT JOINT VENTURE (Owner/Developer)
 PO BOX 1018
 Columbia, Maryland 21046

DESIGNED: VHL
 DRAWN: BAK
 CHECKED: JME
 DATE: M4/1/93

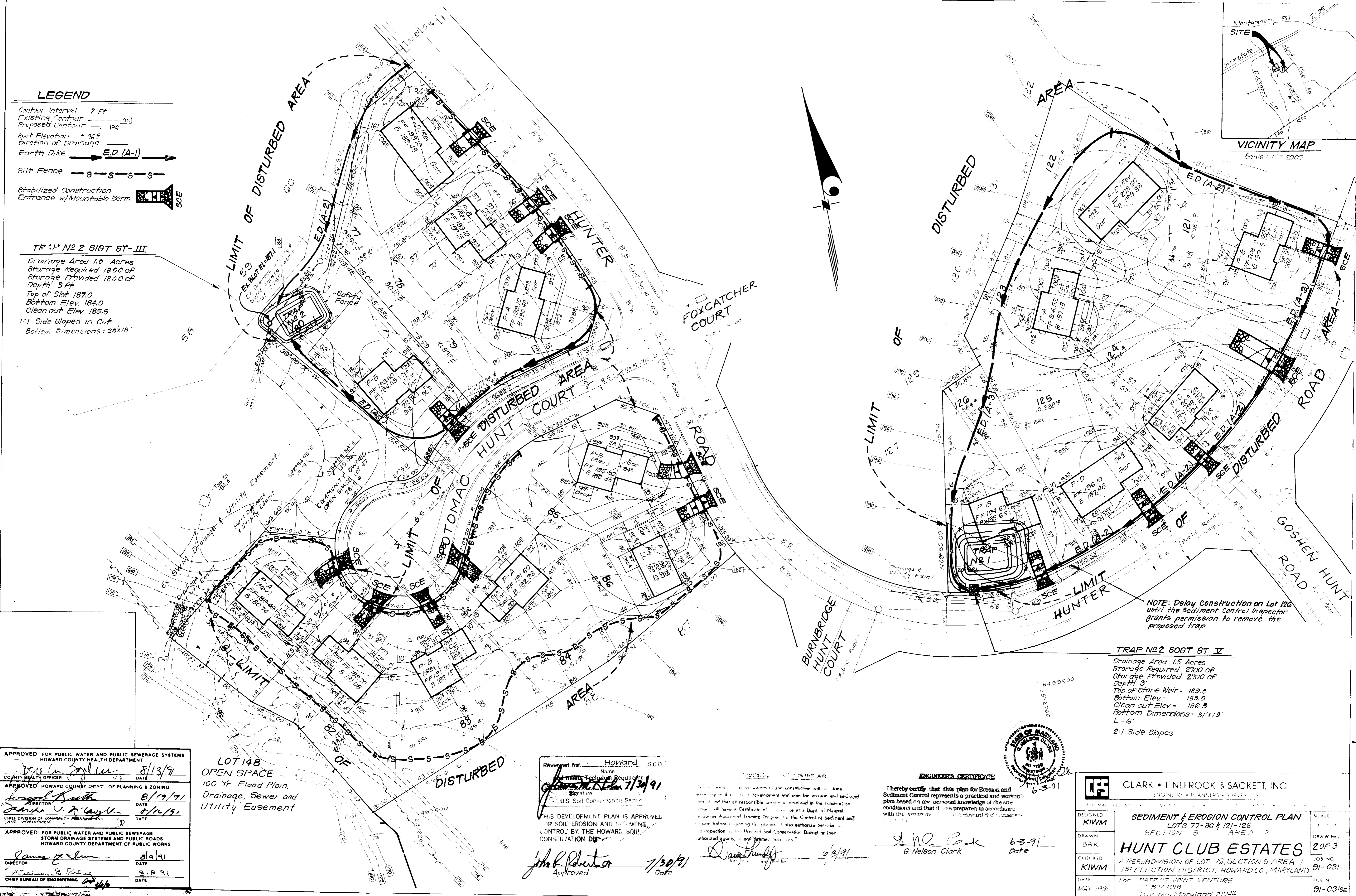
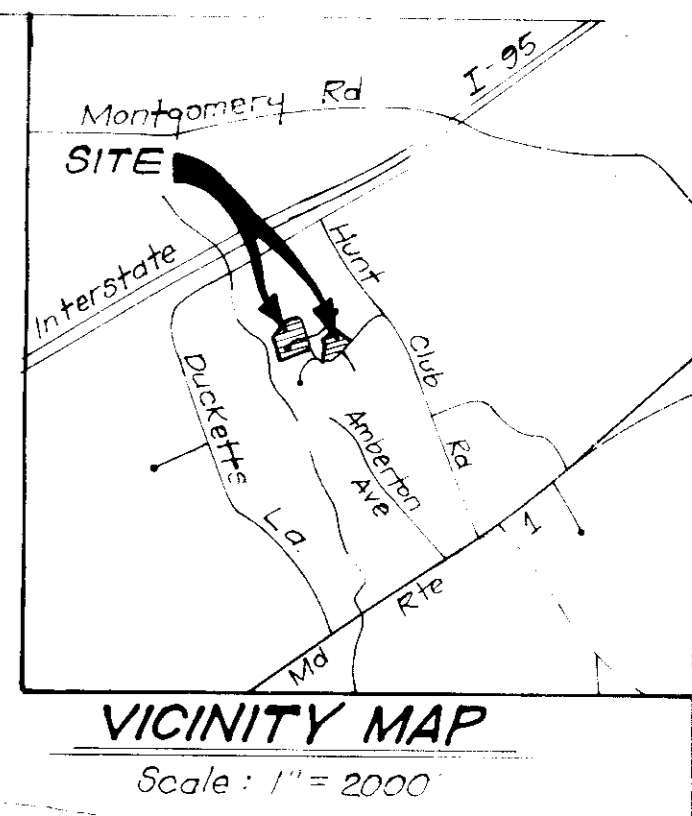
SCALE: 1" = 30'
 DRAWING: 10F3
 JOB NO: 91-031
 FILE NO: 91-031X

LEGEND

- Contour Interval 2 Ft
- Existing Contour 196
- Proposed Contour 196
- Spot Elevation +96'
- Direction of Drainage
- Earth Dike
- Silt Fence
- Stabilized Construction Entrance w/ Mountable Berm

TRAP NO 2 51ST ST-III

Drainage Area 1.0 Acres
 Storage Required 1800 of
 Storage Provided 1800 of
 Depth 3 ft
 Top of Slot 187.0
 Bottom Elev 184.0
 Clean out Elev 185.5
 1:1 Side Slopes in Cut
 Bottom Dimensions: 28x18'



NOTE: Delay Construction on Lot 126 until the Sediment Control Inspector grants permission to remove the proposed trap.

TRAP NO 2 506T ST IV

Drainage Area 1.5 Acres
 Storage Required 2700 of
 Storage Provided 2700 of
 Depth 3'
 Top of Stone Weir - 189.0
 Bottom Elev - 185.0
 Clean out Elev - 186.5
 Bottom Dimensions = 31'x13'
 L = 6'
 2:1 Side Slopes

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *[Signature]* DATE 8/13/91

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR *[Signature]* DATE 8/19/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *[Signature]* DATE 8/16/91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF BUREAU OF ENGINEERING *[Signature]* DATE 8/9/91

LOT 148
 OPEN SPACE
 100 Yr Flood Plain,
 Drainage, Sewer and
 Utility Easement.

Reviewed for: Howard SCD
 Name
[Signature] 7/31/91
 U.S. Soil Conservation Service

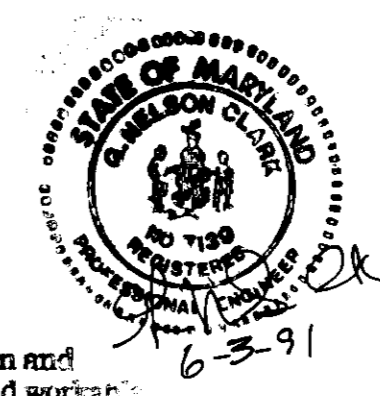
THIS DEVELOPMENT PLAN IS APPROVED
 FOR SOIL EROSION AND SEDIMENT
 CONTROL BY THE HOWARD SOIL
 CONSERVATION DISTRICT

[Signature] Approved 7/30/91 Date

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] 6-3-91
 G. Nelson Clark Date



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

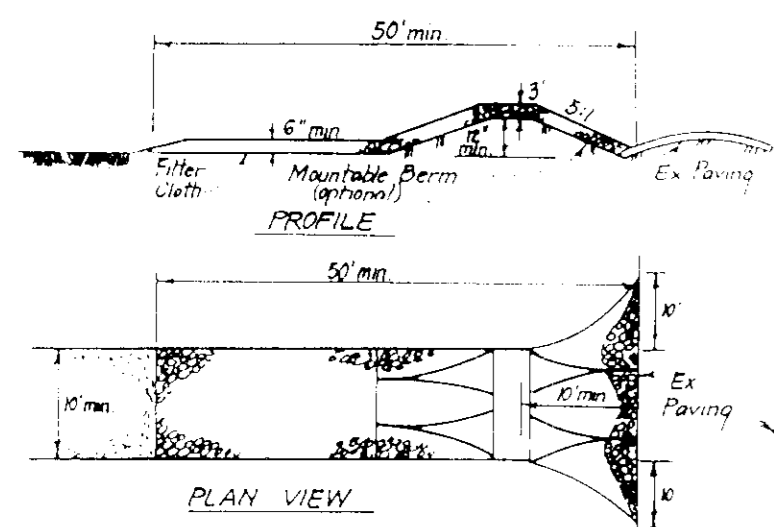
DESIGNED: KIWM
 DRAWN: BAK
 CHECKED: KIWM
 DATE: MAY 1991

SEDIMENT & EROSION CONTROL PLAN
 LOTS 77-86 & 121-126
 SECTION 5 AREA 2

HUNT CLUB ESTATES
 A RESUBDIVISION OF LOT 76, SECTION 5 AREA 1
 1ST ELECTION DISTRICT, HOWARD CO., MARYLAND
 For PATRIOT JOINT VENTURE
 CO. BOX 1018
 Couriers, Maryland 21042

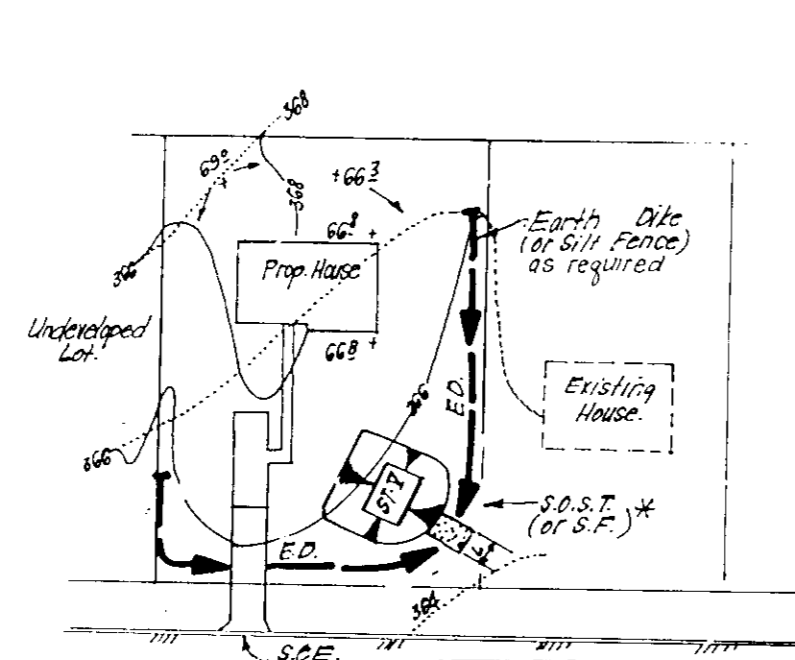
SCALE: 1" = 100'
 DRAWING: 2 OF 3
 JOB NO: 91-031
 FILE NO: 91-031SE

SDP-91-118



- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (exception a single section of where a 20' foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required over a single family residential lot.
 - Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mound will be built with 5" stone will be provided.
 - 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 construction damage and repair and/or cleanup of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 - 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.
 - Periodic inspection and needed maintenance shall be provided after each rain.

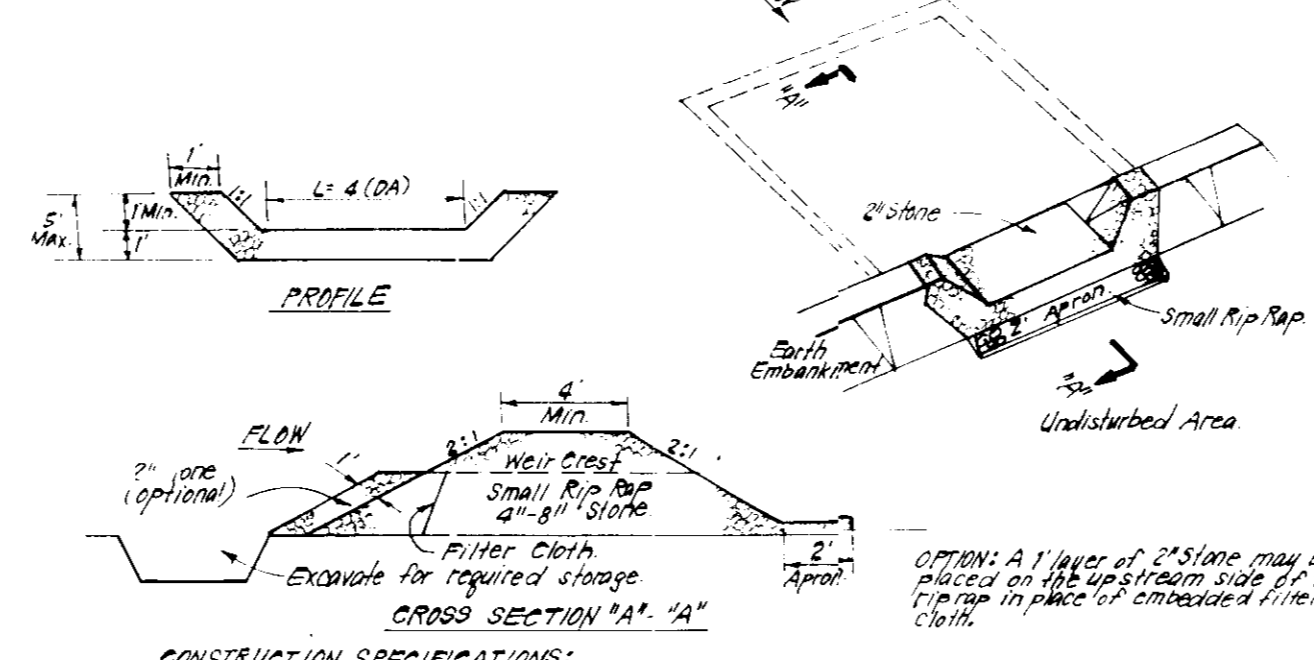
STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



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

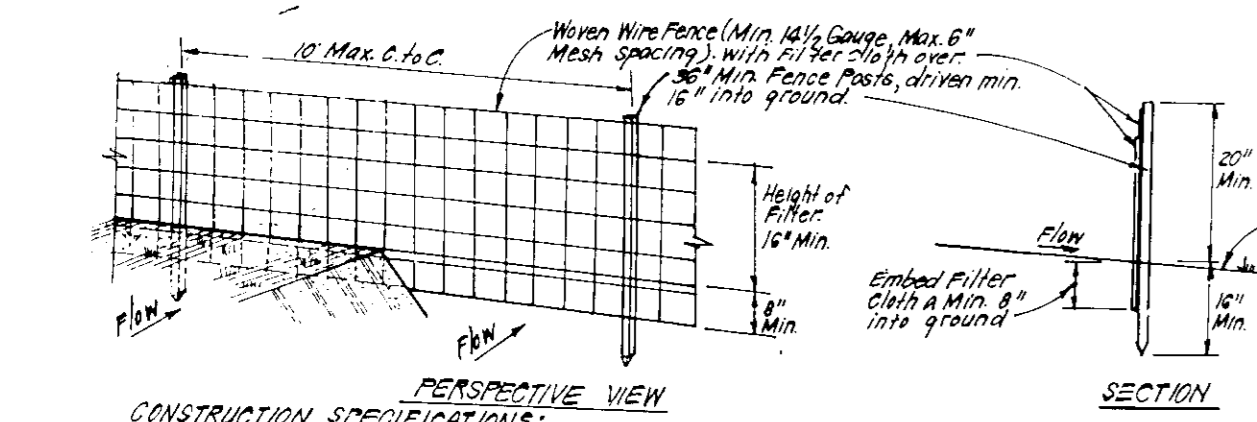
NO.	DESCRIPTION	AMOUNT	UNIT
1	STONE	100	CU YD
2	STONE	100	CU YD
3	STONE	100	CU YD
4	STONE	100	CU YD
5	STONE	100	CU YD
6	STONE	100	CU YD
7	STONE	100	CU YD
8	STONE	100	CU YD
9	STONE	100	CU YD
10	STONE	100	CU YD

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



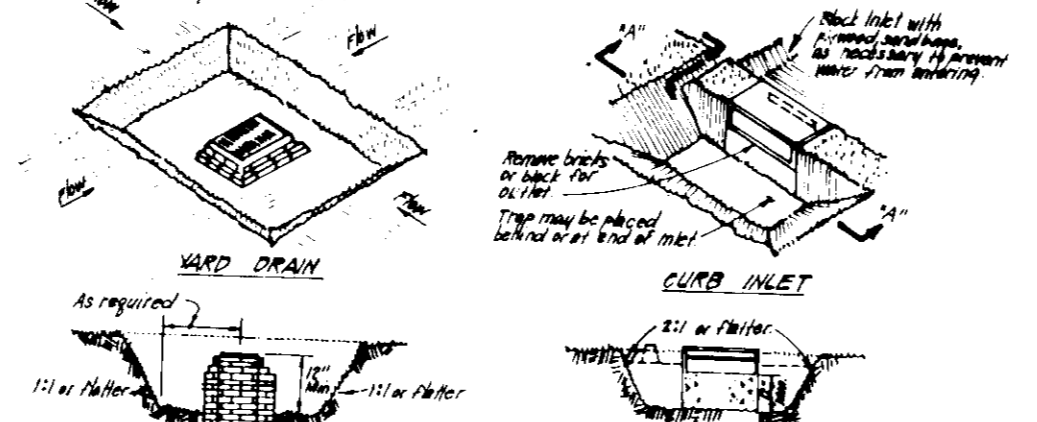
- CONSTRUCTION SPECIFICATIONS:**
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The soil area shall be compacted.
 - The fill material for the embankment shall be free of rocks and other woody vegetation as well as other sizes stones, rocks, organic material or other objectionable material. The embankment shall be compacted by hand using a tamper while it is being constructed.
 - All cut and fill slopes shall be 2:1 or flatter.
 - The stone used in the outlet shall be small rip rap or aggregate 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.
 - 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.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STONE OUTLET SEDIMENT TRAP (S.O.S.T.) ST.V.
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be attached securely to woven wire fence with ties spaced every 24" in the top and mid sections.
 - When 2 sections of filter cloth join each other they shall be overlapped by 6" and stapled.
 - Maintenance shall be performed as needed and material removed when "bunches" develop in silt fence.
- PREFABRICATED UNIT:** Geofab, Envirofence, or Approx. equal

SILT FENCE DETAIL (S)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
- 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.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STORM INLET SEDIMENT TRAP (S.I.T.) ST. III
NO SCALE

PERMANENT SEEDING NOTES

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

Seeded 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 400 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 ureaform 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 (13 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 308 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

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, 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 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, 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 308 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**
- 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 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 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. 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.
 - 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	40 Acres
Area Disturbed	2.89 Acres
Area to be roofed or paved	0.89 Acres
Area to be vegetatively stabilized	2.00 Acres
Total Cut	2475 Cu. yds
Total Fill	3527 Cu. yds
Offsite waste/borrow area location	* See Below
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment control must be provided, if deemed necessary by the Howard County DW 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-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
 - All pipes to be blocked at the end of each day (see detail below).
 - The total amount of straw bale dikes/silt fence equals 1805 L.F.
- * It is the responsibility of the contractor to identify Spoil/borrow site and notify HSCD of the site and its grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

CONSTRUCTION SEQUENCE	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
* B. Excavate for foundations and Rough Grade & Temporarily Stabilize.	30
C. Construct Structures, Sidewalks and Driveways.	90
D. Final Grade and stabilize in accordance with Sds. & Specs.	14
E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	7

* Delay Construction on Lot 126 until the sediment control inspector grants permission to remove the proposed trap.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: *[Signature]* 8/13/91
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR: *[Signature]* 8/19/91
DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
DATE: 8/16/91

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: *[Signature]* 8/19/91
DATE

CHIEF BUREAU OF ENGINEERING
DATE: 8-8-91

Reviewed for... HOWARD COUNTY... S.C.D.
Name: *[Signature]*
Signature: *[Signature]*
Date: 7/30/91
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.
[Signature] 7/30/91
Approved

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 Department of the 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] 6/3/91
Signature Date

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] 6-3-91
G. Nelson Clark Date



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

DESIGNED KIWM	SEDIMENT & EROSION CONTROL DETAILS LOTS 77-86 & 121-126	SCALE AS SHOWN
DRAWN BAL	HUNT CLUB ESTATES	DRAWING 3 OF 3
CHECKED KIWM	SECTION 5 AREA 2 A RESUBDIVISION OF LOT 76, SECTION 5 AREA 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 91-031
DATE MAY 1991	FOR: PATRIOT JOINT VENTURE P.O. Box 1018 Columbia, Maryland 21044	FILE NO. 91-031se