

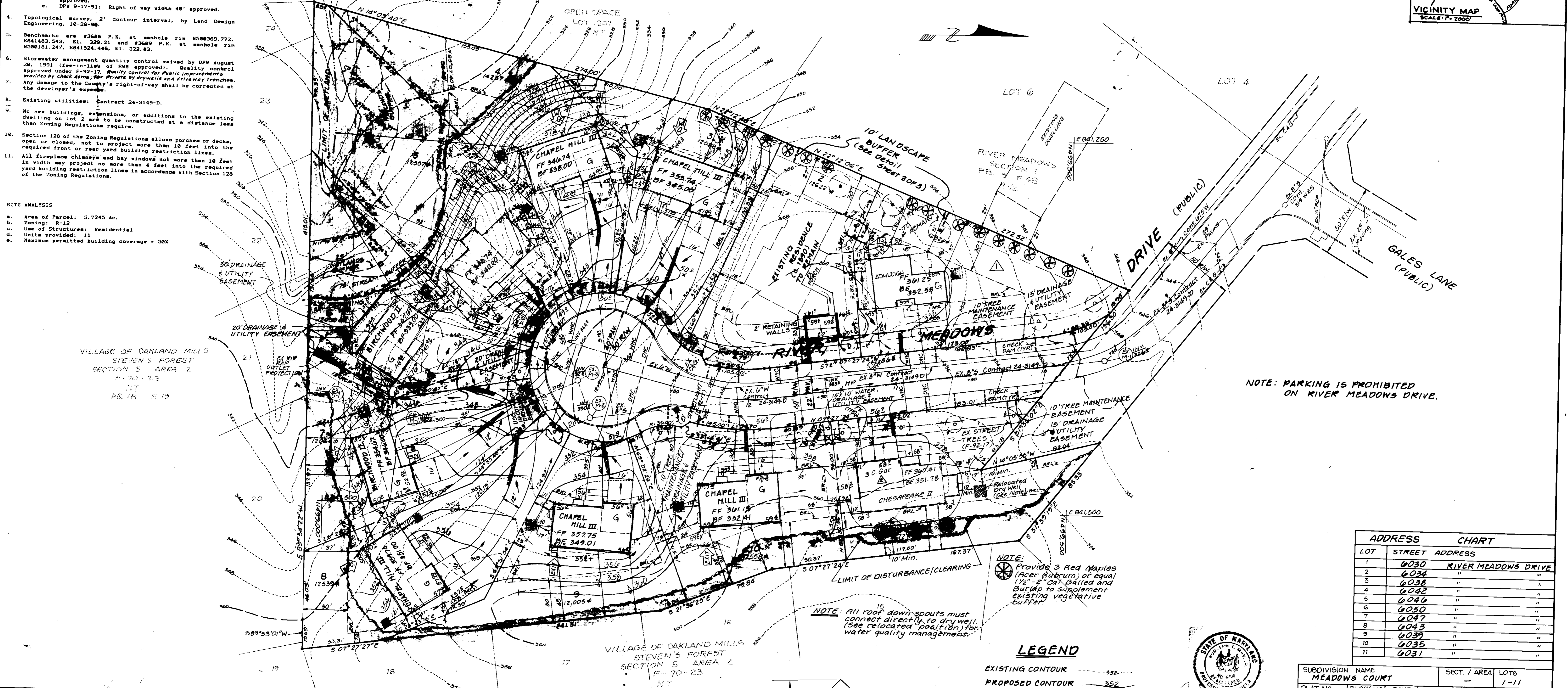
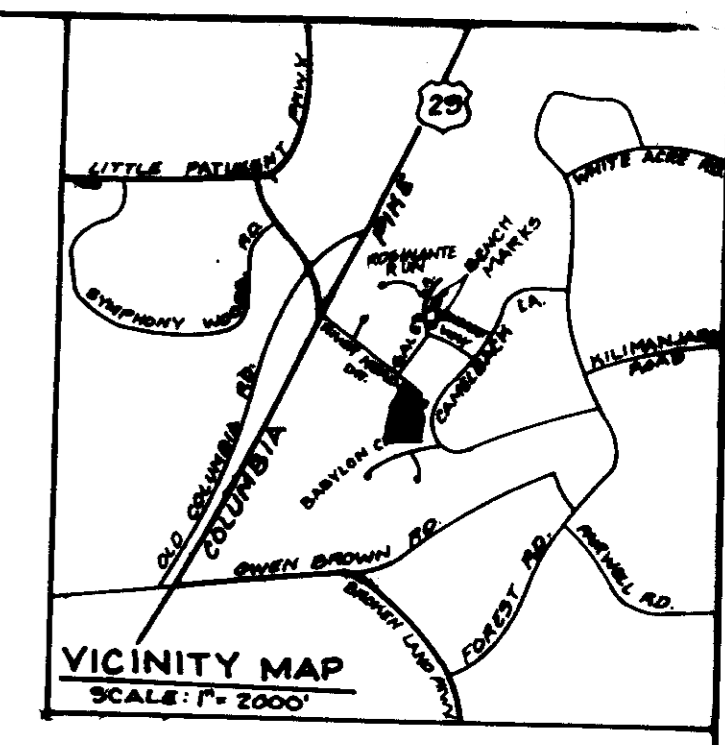
- GENERAL NO. 98
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (301) 792-7272 at least five (5) working days prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - Project Background:
Location: Columbia, MD. Tax Map: 36 Parcel: 16,2/B
Zoning: R-12
Submission Area: 3.7245 Ac.
Number of Proposed Lots: 11
Date Final Plan Approved: 11-12-91 DPZ Reference: F-92-17
Previous Submittals: S-98-88, P-98-35, Plat # 10346, Walters, etc.:
a. AA-91-12 and AA-91-14: 7-24-91; Front and rear setbacks, lots 18 & 11, to 27', denied.
b. WP-98-82: 3-13-98; Cul-de-sac length > 1200' approved; Waiver of preliminary plan denied.
c. WP-91-88: 3-5-91; Waiver of sidewalk approved; Grading of steep slopes adjacent to wetlands approved.
d. DPW 2-4-91: Paving width 22'. Open section approved.
e. DPW 9-17-91: Right of way width 40' approved.
 - Topological survey, 2' contour interval, by Land Design Engineering, 10-28-90.
 - Benchmarks are #3688 P.K. at manhole rim #580369.772, #841483.543, El. 329.21 and #3689 P.K. at manhole rim #580811.247, #841524.448, El. 322.83.
 - Stormwater management quantity control waived by DPW August 28, 1991 (fee-in-lieu of SWM approved). Quality control approved under F-92-17. Quality control for public improvements provided by check dams, for private by drywells and driveway trenches. Any damage to the County's right-of-way shall be corrected at the developer's expense.
 - Existing utilities: Contract 24-3149-D.
 - No new buildings, extensions, or additions to the existing dwelling on lot 2 are to be constructed at a distance less than Zoning Regulations require.
 - Section 128 of the Zoning Regulations allows porches or decks, open or closed, not to project more than 18 feet into the required front or rear yard building restriction lines.
 - All fireplace chimneys and bay windows not more than 18 feet in width may project no more than 4 feet into the required yard building restriction lines in accordance with Section 128 of the Zoning Regulations.

- SITE ANALYSIS
- Area of Parcel: 3.7245 Ac.
 - Zoning: R-12
 - Use of Structures: Residential
 - Units provided: 11
 - Maximum permitted building coverage: 30%

LOT NO.	GROSS AREA (S.F.)	MINUS FF/ 25% SLOPE AREA (S.F.)	MINUS PIPESTEM AREA (S.F.)	SUBTOTAL AREA (S.F.)	MINUS CREATED S.S. AREA (S.F.)	PLUS UP TO 10% CREDIT CREATED S.S.	MINIMUM LOT AREA (S.F.)
1	12,921	0	0	12,921	0	0	12,921
2	12,022	0	0	12,022	675	675	12,622
3	12,088	0	0	12,088	1,000	1,000	12,088
4	14,257	0	0	14,257	2,500	1,200	12,957
5	17,557	0	0	17,557	2,575	1,200	16,182
6	12,064	0	0	12,064	1,000	1,000	12,039
7	12,064	0	0	12,064	1,150	1,150	12,064
8	12,539	0	0	12,539	0	0	12,539
9	12,005	0	0	12,005	0	0	12,005
10	12,558	0	0	12,558	0	0	12,558
11	12,727	0	0	12,727	0	0	12,727

SYMBOL	NAME	SIZE	QUANTITY
(Symbol)	PINUS STROBUS	5'-6"	10
(Symbol)	"WHITE PINE"	8x8	10

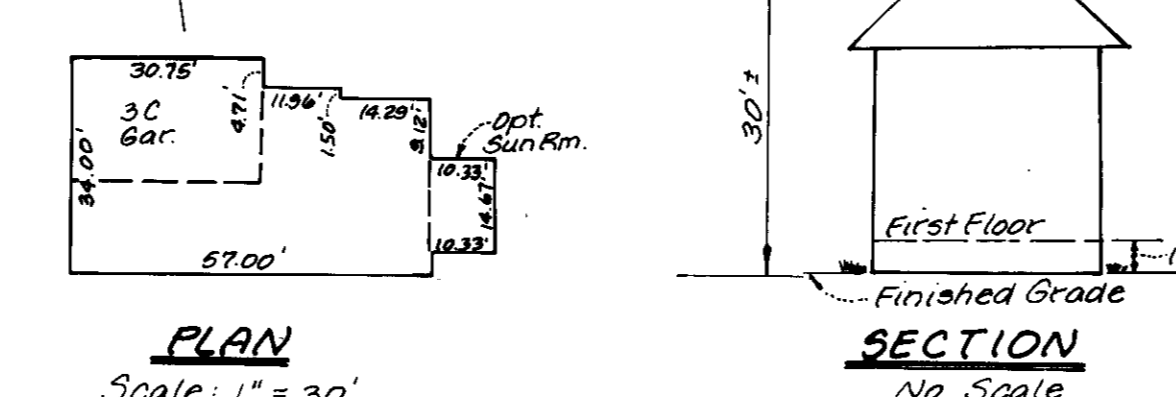
SHEET #	TITLE
10F3	SITE DEVELOPMENT PLAN
20F3	SEDIMENT & EROSION CONTROL PLAN
30F3	SEDIMENT EROSION CONTROL AND SITE DETAILS



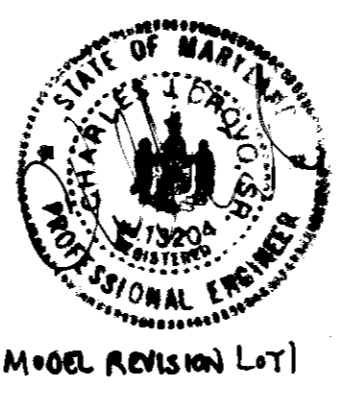
NOTE: PARKING IS PROHIBITED ON RIVER MEADOWS DRIVE.

LOT	STREET ADDRESS
1	6030 RIVER MEADOWS DRIVE
2	6034 " "
3	6038 " "
4	6042 " "
5	6046 " "
6	6050 " "
7	6047 " "
8	6043 " "
9	6039 " "
10	6035 " "
11	6031 " "

- LEGEND**
- EXISTING CONTOUR (Symbol)
 - PROPOSED CONTOUR (Symbol)
 - CONTOUR INTERVAL 2 feet
 - EX. TREE LINE (F-92-17) (Symbol)
 - PROP. TREE LINE (Symbol)
 - EX. STREET TREE (F-92-17) (Symbol)
 - EX. TREE TO REMAIN (Symbol)
 - CHECK DAM (F-92-17) (Symbol)
 - CREATED SLOPES 25% AND GREATER (Symbol)
 - DRIVEWAY TRENCH (Symbol)
 - DRYWELL (Symbol)



CHESAPEAKE II



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Date: 7/31/92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Date: 8/17/92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Date: 7/29/92

BY	DATE	REVISION
2	8-30-94	Lot 11: New Model - Chesapeake II
1	6-3-93	REVISED MODEL ON LOT NO. 1
WJ	8-2-93	LOT 5 HOUSE TYPE

LAND DESIGN ENGINEERING, INC.
 10620 Guilford Road - Suite 110 - Jessup - Maryland 20794
 (301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 804-6735 (Fax.)

SITE DEVELOPMENT PLAN
 LOTS 1-11 (SFD UNITS)
MEADOWS COURT
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: LM
 DRAWN: LM/WJ
 CHECKED: RM
 DATE: 5-92

SCALE: 1" = 30'
 DRAWING: 10F3
 JOB NO.: 92-400
 FILE NO.:

Owner/Builder: Chedworth Homes, Inc.
 Box 6641
 McLean, Virginia 22106-6641

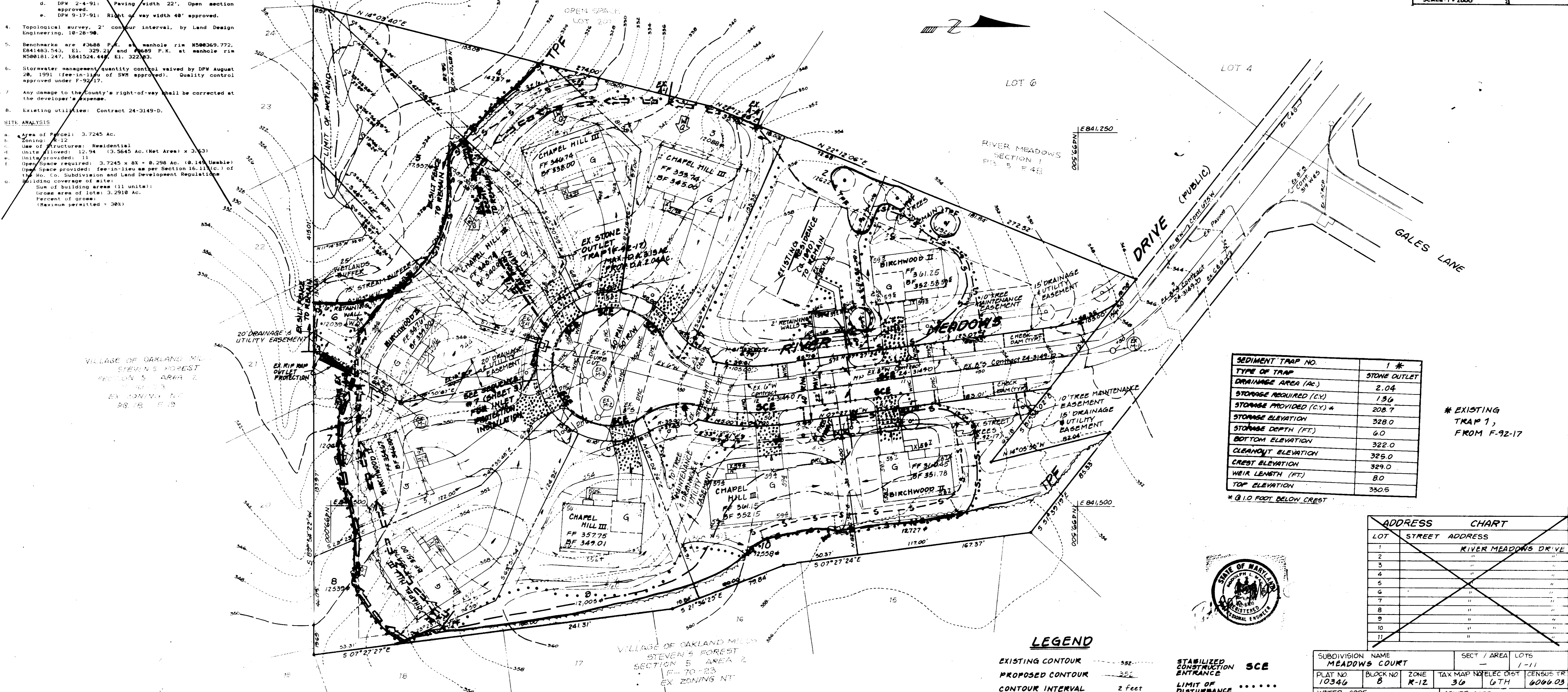
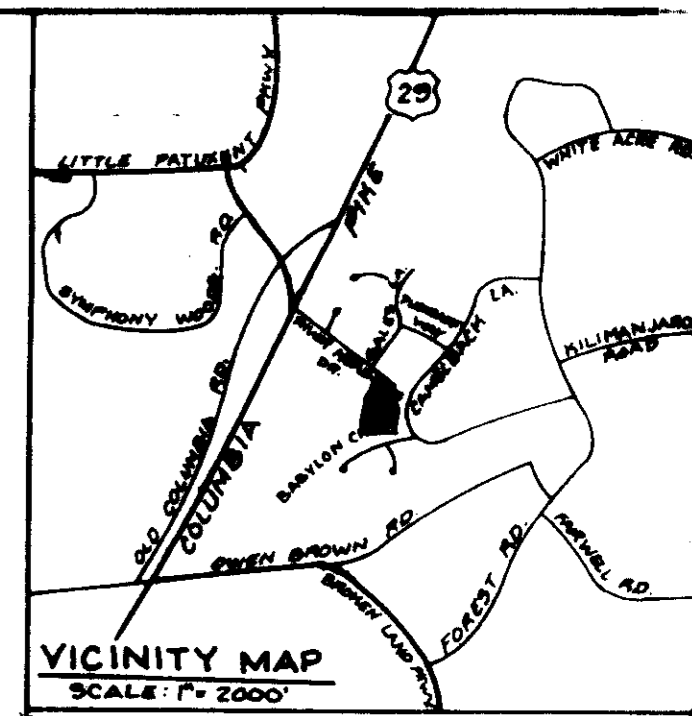
GENERAL NOTE:

- Contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (301) 792-7272 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-253-7777 at least 48 hours prior to any excavation work.
- Project Background:
 - Location: Columbia, MD. Tax Map: 36 Parcel: 16
 - Zoning: R-12
 - Submission Area: 3.73 Ac.
 - Number of Proposed Lots: 11
 - Date Final Plan Approved: 11-12-91 DPZ Reference: F-92-17
 - Previous Submittals: S-98-06, P-98-35, W-98-01, etc.
 - a. AA-91-11 and AA-91-14: 7-24-91: Front and rear setbacks, lots 10 & 11, to 27' denied.
 - b. MP-98-82: 3-13-98: Cul-de-sac length > 1200' approved; waiver of preliminary plan denied.
 - c. MP-91-88: 5-5-91: Waiver of sidewalk approved; Grading of steep slopes adjacent to wetlands approved.
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- Benchmarks are #0688 P.M. at manhole ris N500369.772, E841463.543, El. 329.21 and #669 P.M. at manhole ris N500101.247, E841524.444, El. 322.63.
- Stormwater management quantity control waived by DPW August 20, 1991 (see-in-lieu of SVM approved). Quality control approved under F-92-17.
- Any damage to the County's right-of-way shall be corrected at the developer's expense.
- Existing utilities: Contract 24-3149-D.

- SITE ANALYSIS**
- Area of Parcel: 3.7245 Ac.
 - Zoning: R-12
 - Use of Structures: Residential
 - Units Allowed: 12-94 (3.5645 Ac. (Net Area) x 3.53)
 - Units Provided: 11
 - Open Space Required: 3.7245 x .8 = 0.298 Ac. (0.143 Usable)
 - Open Space Provided: (see-in-lieu as per Section 16.11(K.1) of the Ho. Co. Subdivision and Land Development Regulations)
 - Building coverage of site:
 - Sum of building areas (all units):
 - Usable area of lots: 3.2510 Ac.
 - Percent of gross: (Maximum permitted = 30%)

LOT NO.	GROSS AREA (S.F.)	MINUS FR. 25% SLOPE AREA (S.F.)	MINUS WETLAND AREA (S.F.)	SUBTOTAL AREA (S.F.)	MINUS CREATED S.S. AREA (S.F.)	PLUS WETLAND ABANDONED S.S. CREATED S.S.	MINIMUM LOT AREA (S.F.)
1	12,921	0	0	12,921	0	0	12,921
2	12,622	0	0	12,622	0	0	12,622
3	12,088	0	0	12,088	480	450	12,088
4	14,287	0	0	14,287	2,500	1,428	14,164
5	17,557	0	0	17,557	2,375	1,785	14,787
6	12,088	0	0	12,088	4,100	1,000	12,088
7	12,088	0	0	12,088	1,150	1,150	12,088
8	12,537	0	0	12,537	0	0	12,537
9	12,005	0	0	12,005	0	0	12,005
10	12,558	0	0	12,558	0	0	12,558
11	12,727	0	0	12,727	0	0	12,727

NOTE: EXISTING TRAP (F-92-17) IS TO BE RETAINED AND UTILIZED DURING THE CONSTRUCTION ON LOTS 1, 2, 3, 7, 8, 9, 10, AND 11. EXISTING EARTH DIKE AND SILT FENCE IS TO BE RELOCATED OR ADDED WHERE SHOWN. TRAP AND EXISTING EARTH DIKE IS TO BE REMOVED WITH PERMISSION GRANTED BY SEDIMENT CONTROL INSPECTOR PRIOR TO CONSTRUCTION ON LOTS 4, 5, AND 6. SEE SEQUENCE OF CONSTRUCTION, SHEET 3 OF 3, FOR SPECIFIC PROCEDURES.



SEDIMENT TRAP NO.	1 *
TYPE OF TRAP	STONE OUTLET
DRAINAGE AREA (AC.)	2.04
STORAGE REQUIRED (CY)	13.6
STORAGE PROVIDED (CY) *	208.7
STORAGE ELEVATION	328.0
STORAGE DEPTH (FT.)	6.0
BOTTOM ELEVATION	322.0
CLEANOUT ELEVATION	325.0
CREST ELEVATION	329.0
WEIR LENGTH (FT.)	8.0
TOP ELEVATION	330.5

* @ 1.0 FOOT BELOW CREST

* EXISTING TRAP 1, FROM F-92-17

LOT	STREET ADDRESS
1	RIVER MEADOWS DRIVE
2	"
3	"
4	"
5	"
6	"
7	"
8	"
9	"
10	"
11	"

SUBDIVISION NAME	SECT / AREA	LOTS
MEADOWS COURT	-	1-11
PLAT NO. 10346	BLOCK NO. 8	ZONE R-12
TAX MAP NO. ELEC DIST 30	CENSUS TR 6TH	6000.03
WATER CODE E09	SEWER CODE 5530300	



LEGEND

- EXISTING CONTOUR: ---
- PROPOSED CONTOUR: - - -
- CONTOUR INTERVAL: 2 feet
- EX. TREELINE: ~~~~~
- PROM. TREELINE: ~~~~~
- EX. STREET TREES: (O)
- EX. TREES TO REMAIN: (O)
- CHECK DAM: - - - - -
- EXISTING LOCATION OF SILT FENCE (F-92-17): S-S-S
- PROPOSED LOCATION OF SILT FENCE: S-S-S
- EXISTING LOCATION OF EARTH DIKE (F-92-17): E-E-E
- PROPOSED LOCATION OF EARTH DIKE: E-E-E
- DRAINAGE DIVIDE: - - -
- STABILIZED CONSTRUCTION ENTRANCE SCE: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]
- TREE PROTECTION FENCE TPF-TFF: [Symbol]
- INLET PROTECTION: [Symbol]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Director: *[Signature]* Date: 3/31/92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *[Signature]* Date: 8/7/92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* Date: 7/20/92

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Director: *[Signature]* Date: 7/24/92

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

By the Developer:
 "I certify that all development and 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 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."
 Signature: *[Signature]* Date: 7-16-92

By the Engineer:
 "I 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: *[Signature]* Date: 7-16-92

LAND DESIGN ENGINEERING, INC.
 10620 Guilford Road - Suite 110 - Jessup - Maryland 20794
 (301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 604-6735 (Fax)

DESIGNED: LM
 DRAWN: LM/WJ
 CHECKED: RM
 DATE: 5-92

SEDIMENT & EROSION CONTROL PLAN
 LOTS 1-11 (SFD UNITS)
MEADOWS COURT
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

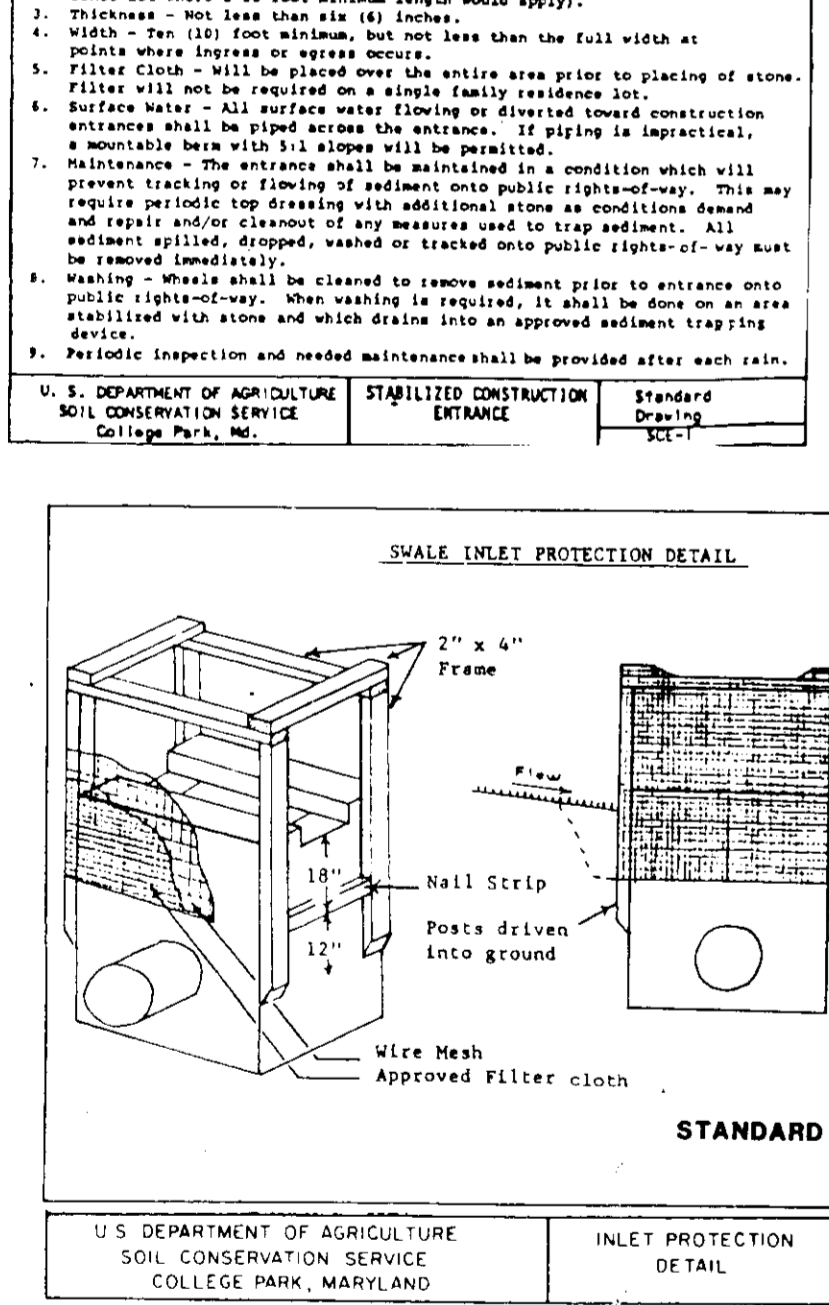
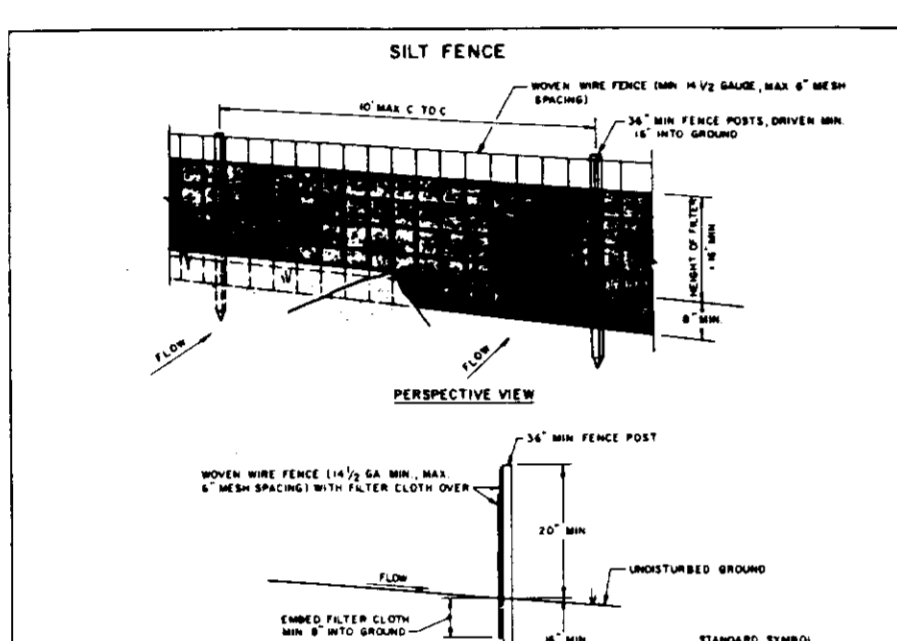
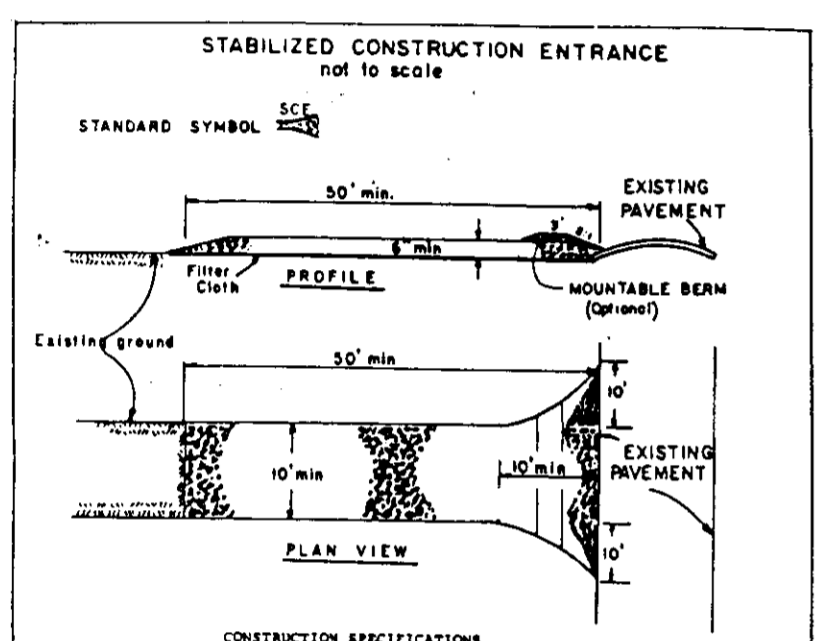
Scale: 1"=30'
 Drawing: 2 OF 3
 Job No: 92-400
 File No: [Blank]

Owner/Builder: Chadsworth Homes, Inc.
 Box 6641
 McLean, Virginia 22106-6641

HOWARD SOIL CONSERVATION DISTRICT
STANDARD DRAWING SYMBOLS

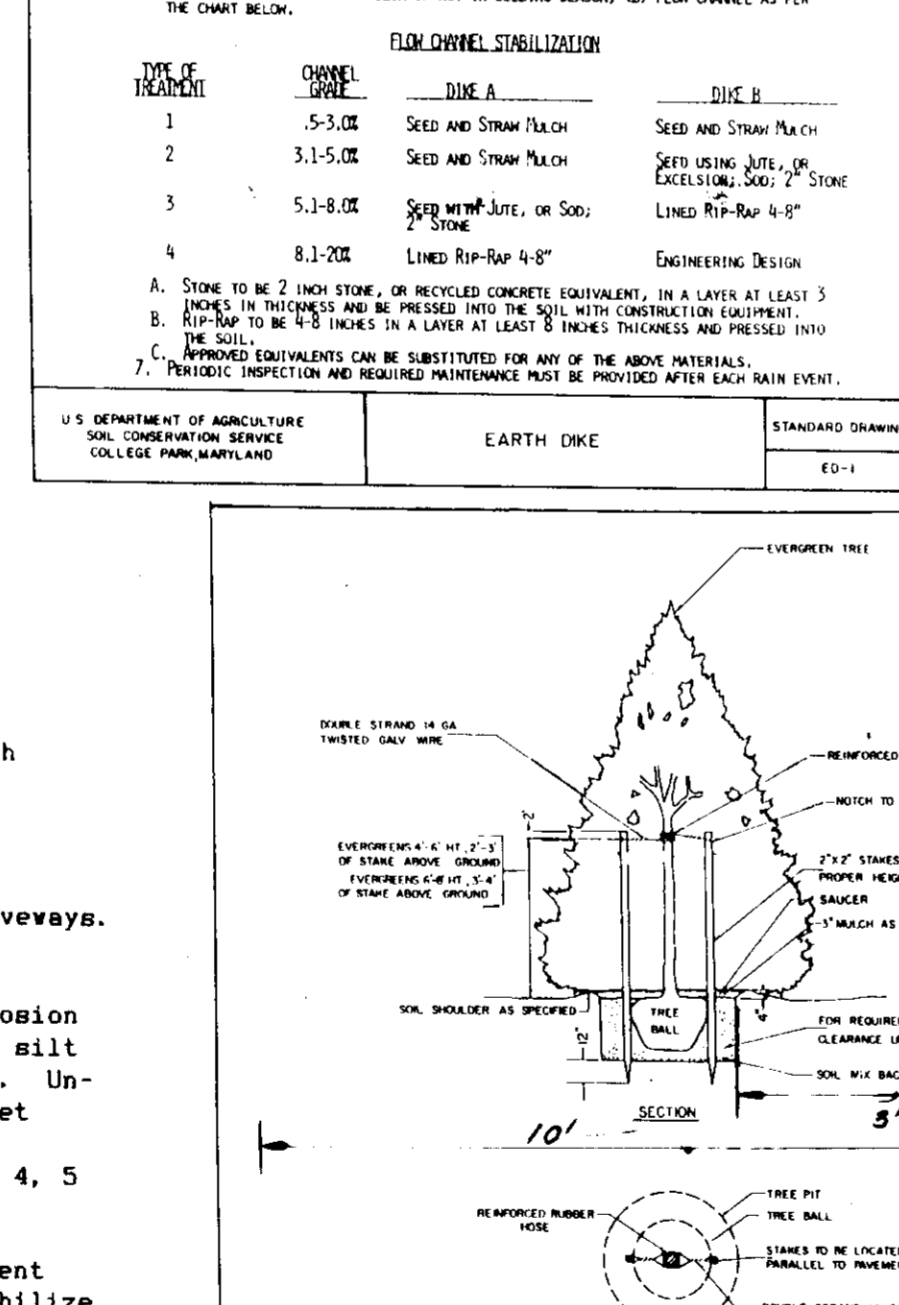
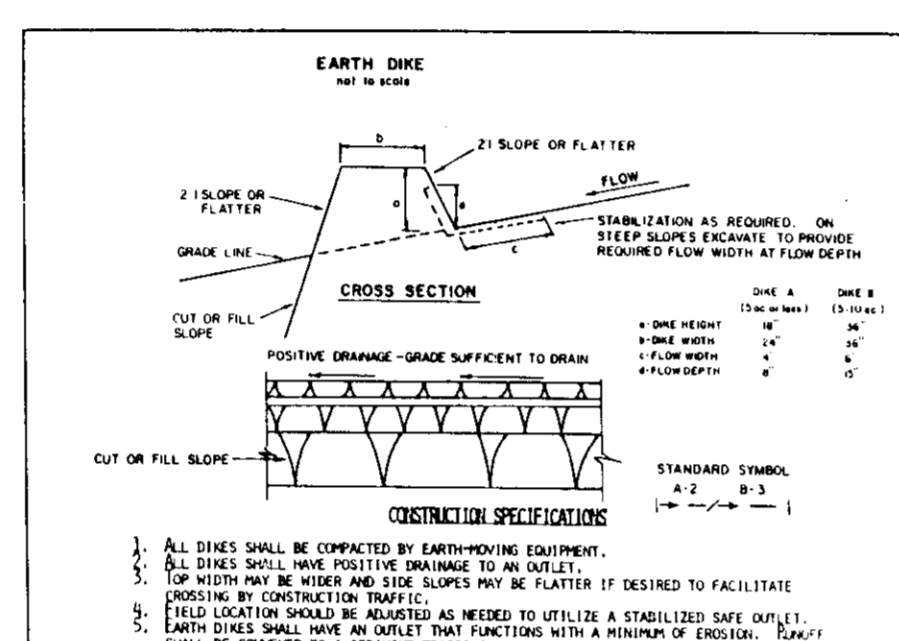
- A minimum of 40 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction, (1845-1473).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and previous editions.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all slopes steeper than 3:1, b) 14 days on to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 17, 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. 41), and (Sec. 54), temporary seeding (Sec. 40) and sodding (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: 372 Acres
 Area Disturbed: 211 Acres
 Area to be roofed or paved: 30 Acres
 Area to be vegetatively stabilized: 78 Acres
 Total Cnt: 679 Cu. Yds.
 Total Fill: 6792 Cu. Yds.
 Off-site waste/borrow area location: N/A
- 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 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. No further building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities in limited to those pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

REV 1/91



SEQUENCE OF CONSTRUCTION

- Obtain Grading Permit.
- Install and relocate sediment and erosion control measures where shown.
- Excavate for foundations and rough grade for lots 1, 3 and 7-11. Temporarily stabilize.
- Construct structures for lots 1, 3 and 7-11.
- Install driveway culverts and driveways.
- Fine grade and stabilize.
- With approval of sediment control inspector, remove sediment and erosion control devices with exception of silt fence in rear of lots 4, 5, and 6. Unblock pipe at 1-1 and install inlet protection. Stabilize.
- Repeat steps 3 through 6 for lots 4, 5 and 6.
- With approval of sediment control inspector, remove remaining sediment and erosion control devices. Stabilize.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 James M. Boydland per [Signature] 7/21/92
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 8/7/92
 [Signature] 8/6/92
 Staff, Division Community Planning and Land Development Date

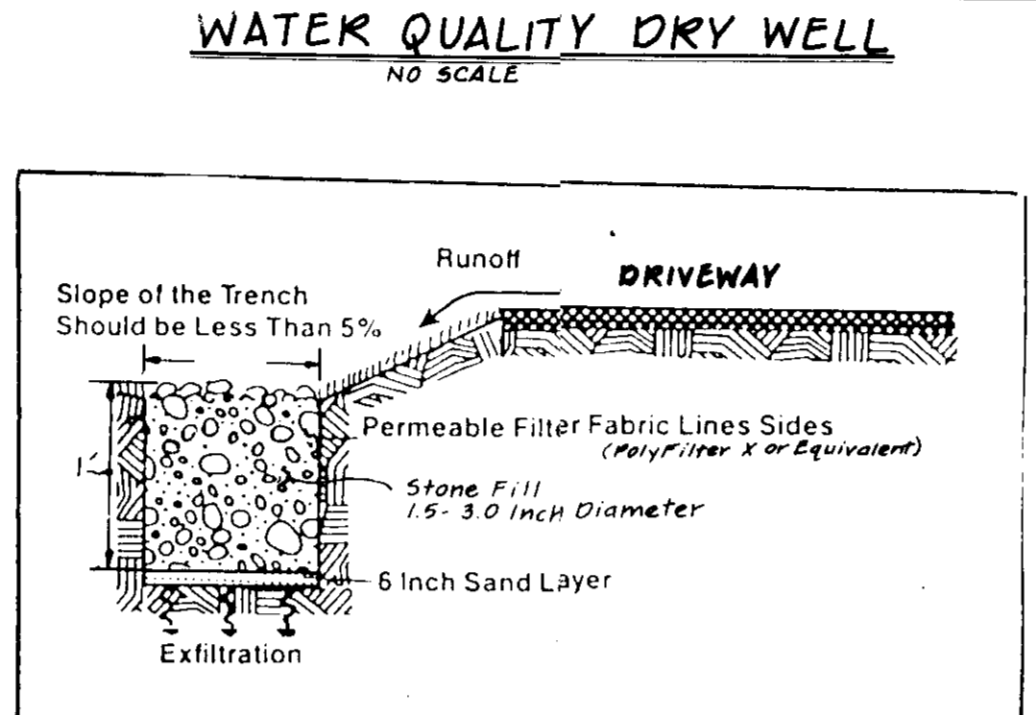
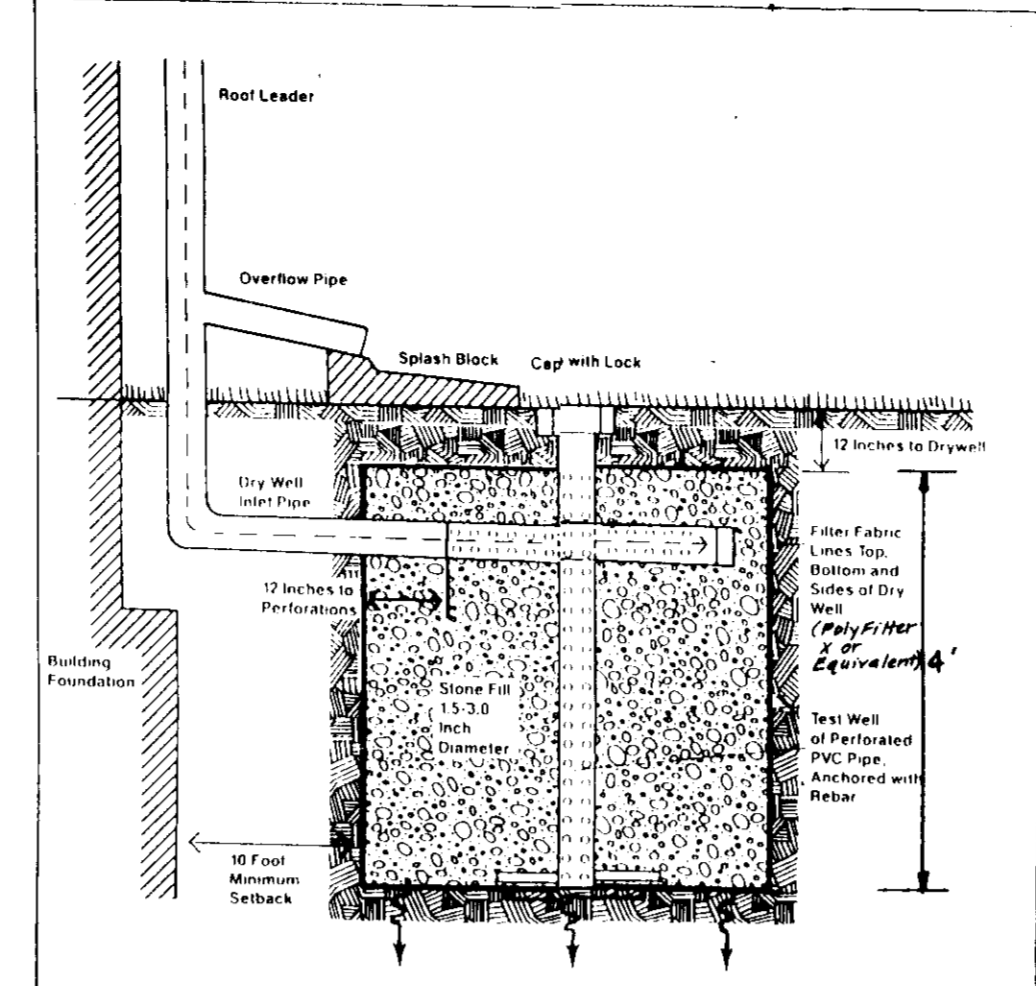
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 7-27-92
 [Signature] 7-27-92
 Chief, Bureau of Engineering Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service
 [Signature] 7/24/92
 Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 7/24/92
 Howard S.C.D. Date

By the Developer:
 [Signature] Date

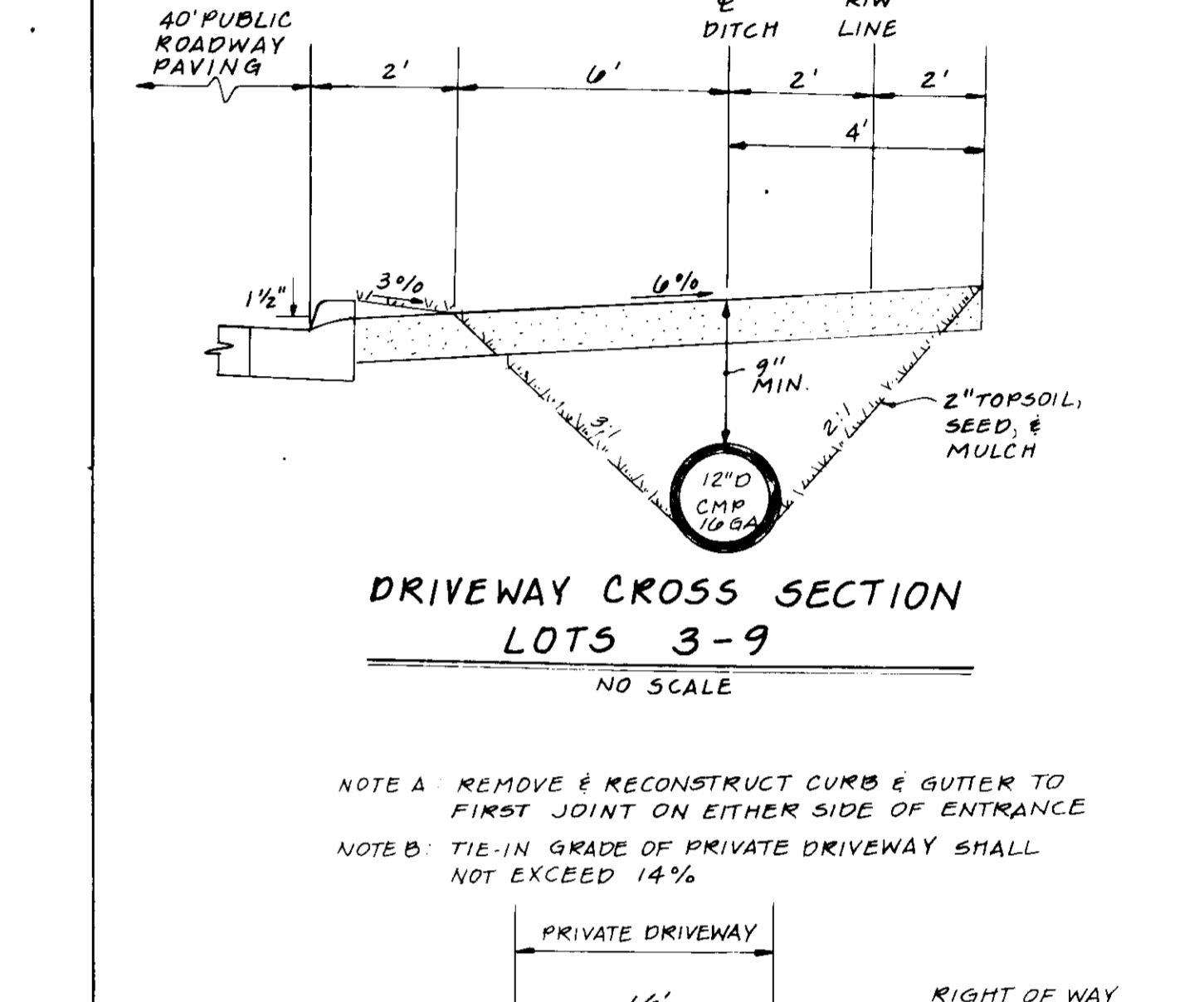
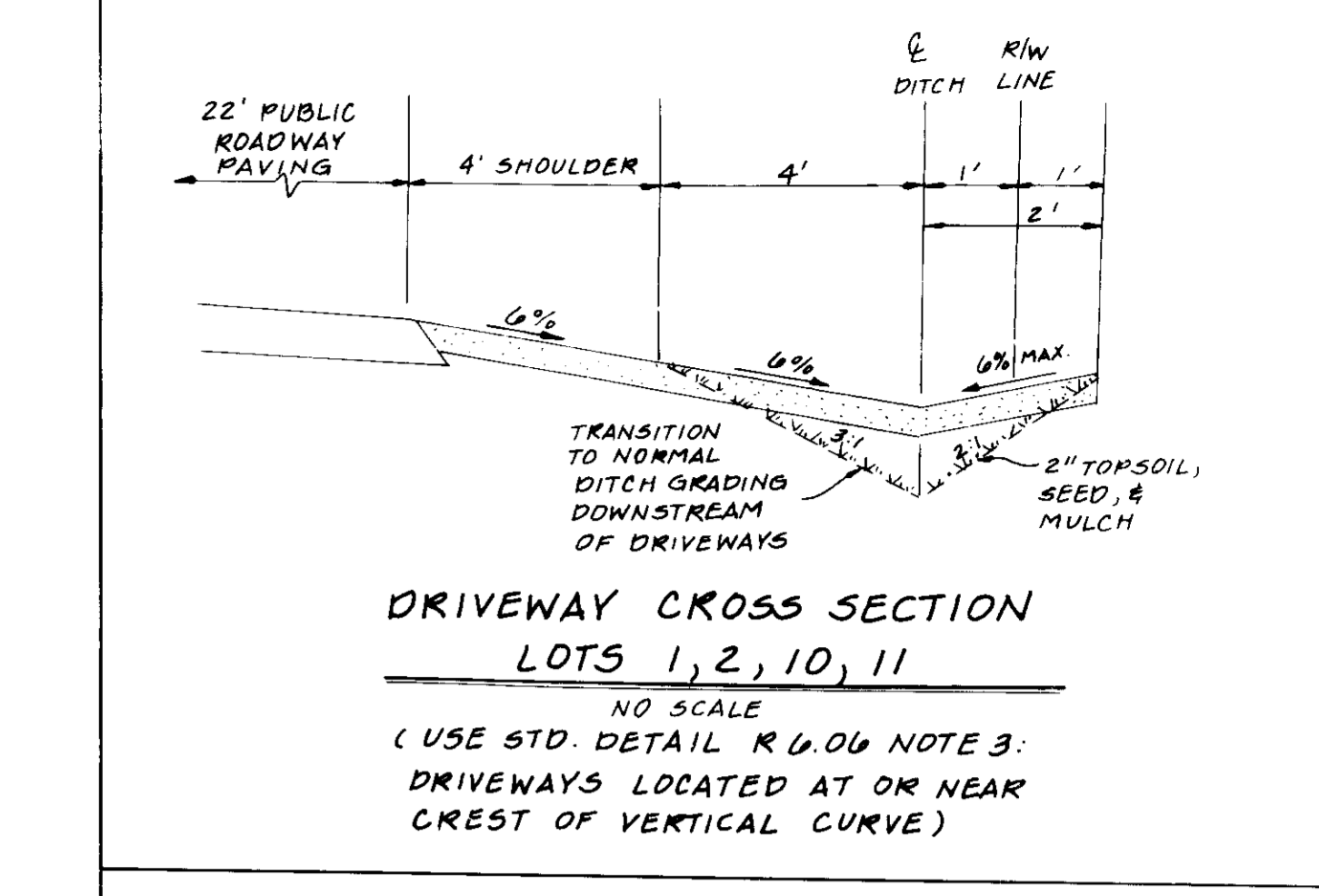
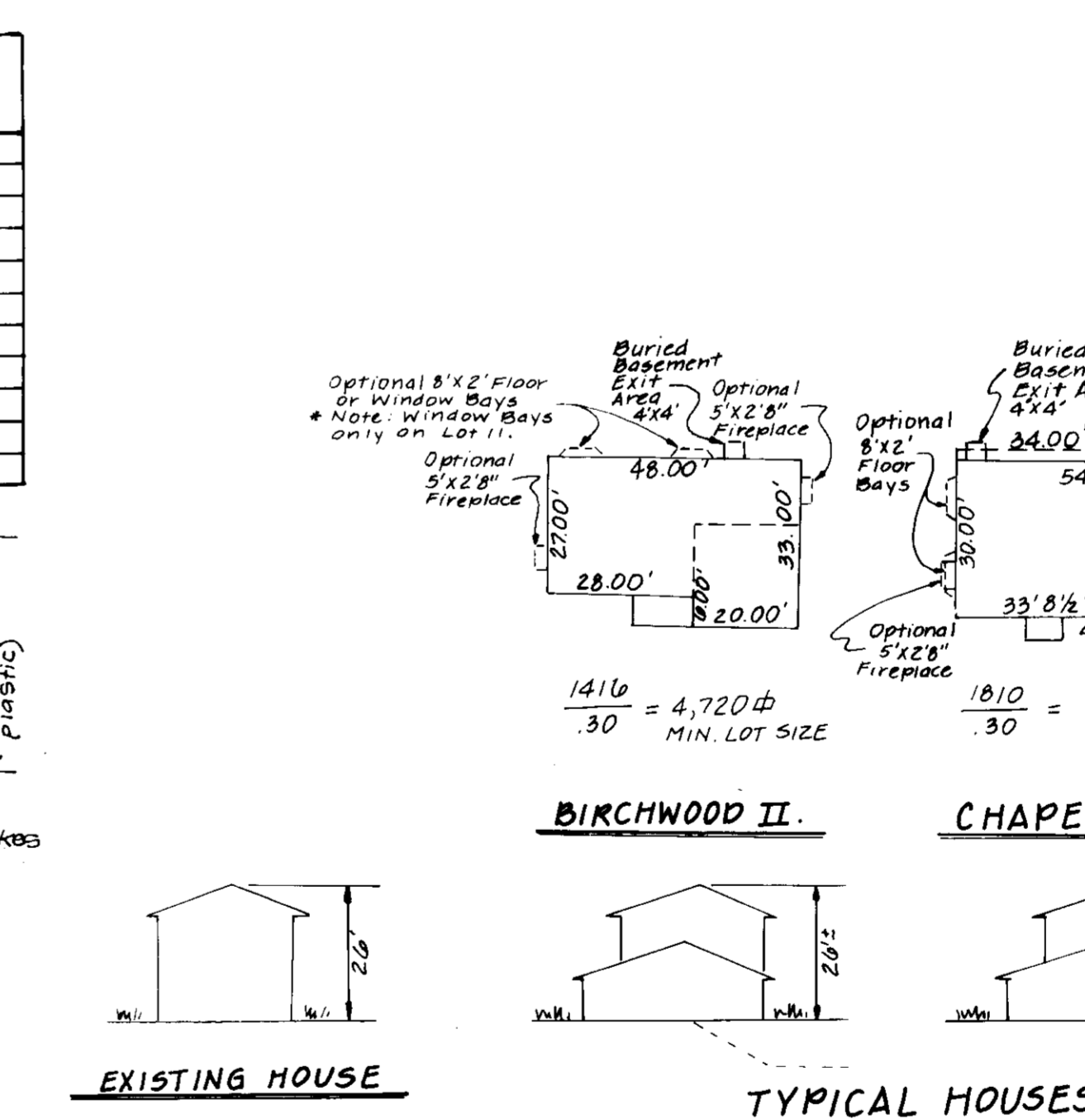
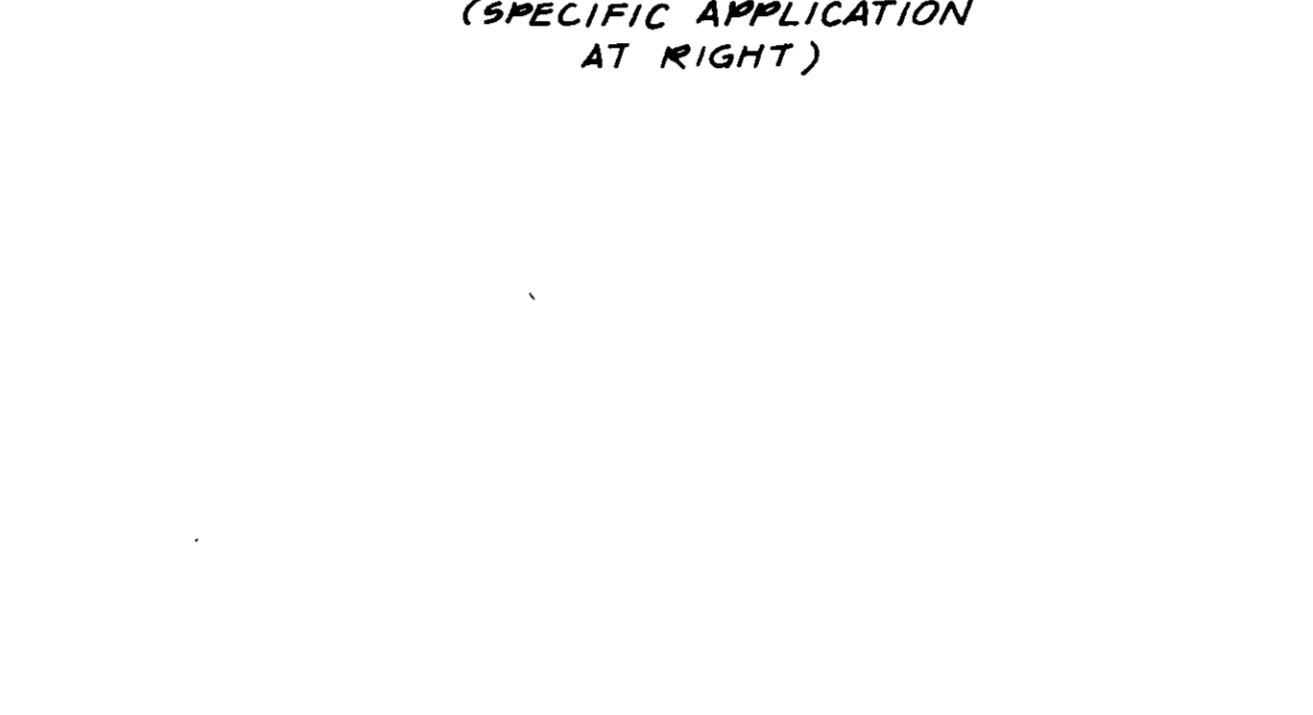
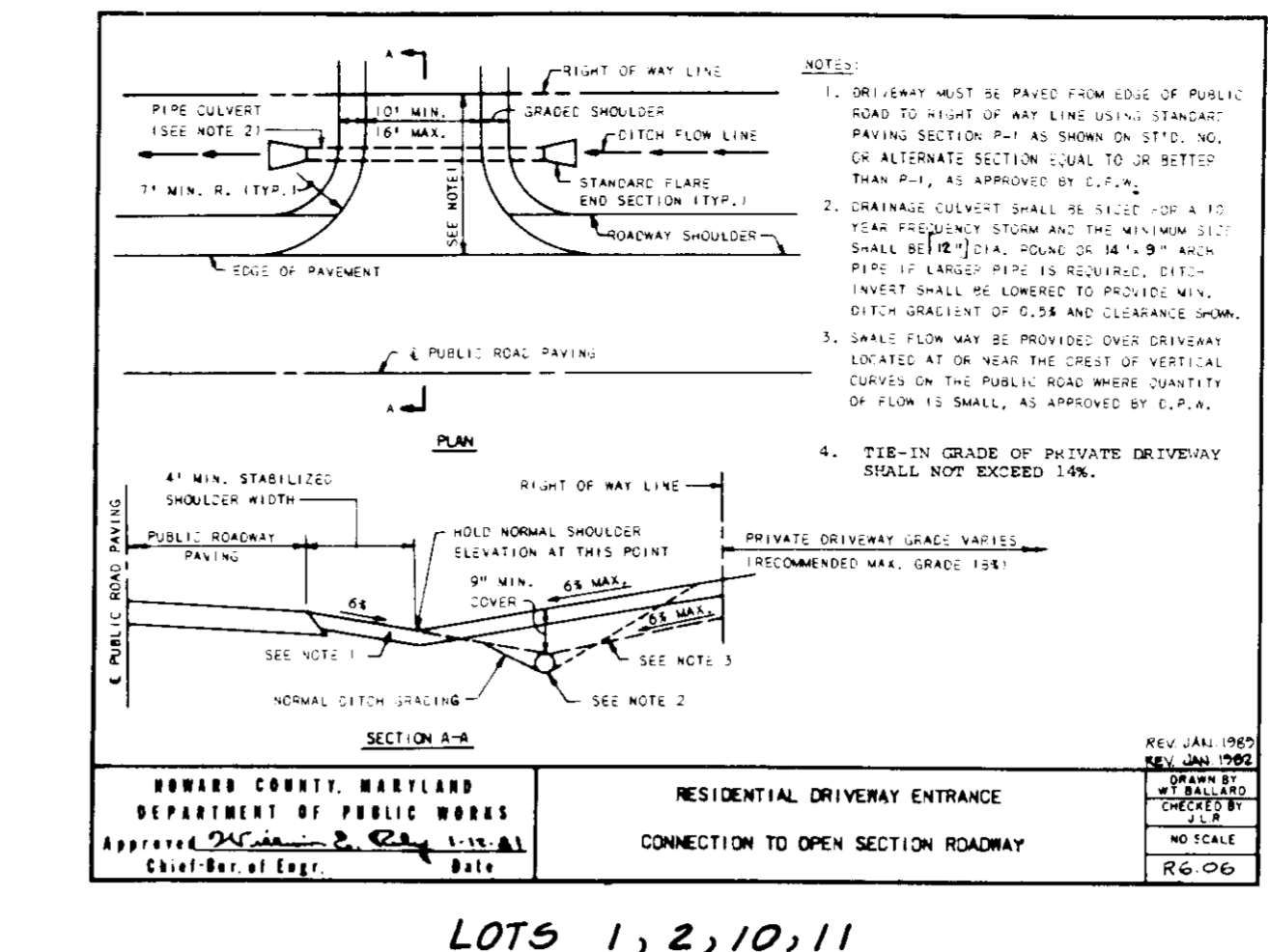
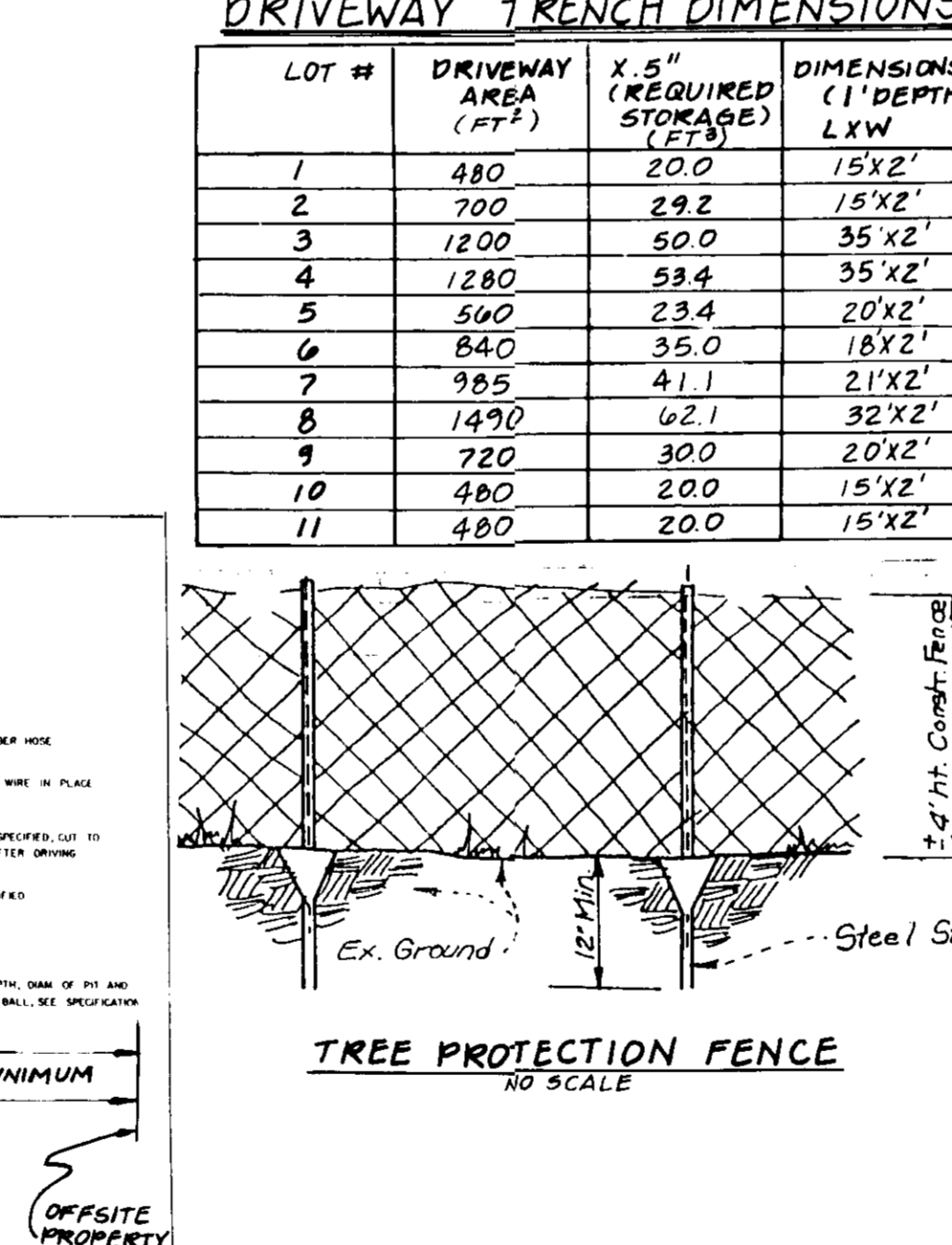
By the Engineer:
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 [Signature] Date



DRYWELL DIMENSIONS:
 LARGEST HOUSE SIZE: 1810 ϕ
 1810 ft² x 5' = 7542 ft³
 7542 ft³ / 40' = 188.55 ft³ REQUIRED STORAGE
 USING 4' DEPTH, DIMENSIONS = 7'x7' OR IF TWO, 5'x5' EACH

DRIVEWAY TRENCH DIMENSIONS:

LOT #	DRIVEWAY AREA (FT ²)	X 5" (REQUIRED STORAGE) (FT ³)	DIMENSIONS (1' DEPTH) (L'xW')
1	480	20.0	15'x2'
2	700	29.2	15'x2'
3	1200	50.0	35'x2'
4	1280	53.4	35'x2'
5	500	23.4	20'x2'
6	840	35.0	18'x2'
7	985	41.1	21'x2'
8	1490	62.1	32'x2'
9	720	30.0	20'x2'
10	480	20.0	15'x2'
11	480	20.0	15'x2'



SEWER HOUSE CONNECTIONS

LOT #	INVERT #	MINIMUM PROPOSED BASEMENT	PROPOSED BASEMENT
1	345.70	350.50	352.58
2	344.90	350.00	EXISTING
3	349.20	344.00	345.00
4	331.69	338.00	338.00
5	333.46	338.00	340.00
6	333.20	338.00	339.00
7	338.90	344.00	346.00
8	342.20	348.00	351.00
9	343.00	347.50	349.01
10	345.70	350.00	352.41
11	345.70	350.00	351.78

BIRCHWOOD II. **CHAPEL HILL III.**

U.S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE
 COLLEGE PARK, MARYLAND

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 James M. Boydland per [Signature] 7/21/92
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 8/7/92
 [Signature] 8/6/92
 Staff, Division Community Planning and Land Development Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 7-27-92
 [Signature] 7-27-92
 Chief, Bureau of Engineering Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service
 [Signature] 7/24/92
 Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 7/24/92
 Howard S.C.D. Date

By the Developer:
 [Signature] Date

By the Engineer:
 "I 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] Date

LAND DESIGN ENGINEERING, INC.
 10620 Guilford Road - Suite 110 - Jessup - Maryland 20794
 (301) 804-6264 (Wash.) (410) 880-0034 (Balt.) (301) 804-6735 (Fdx.)

DESIGNED	LM	SCALE	A5 SHOWN
DRAWN	LM <td>DRAWING</td> <td>3 OF 3</td>	DRAWING	3 OF 3
CHECKED	KM <td>JOB NO.</td> <td>92-400</td>	JOB NO.	92-400
DATE	5-92	FILE NO.	

SEDIMENT & EROSION CONTROL AND SITE DETAILS
 LOTS 1-11 (SFD UNITS)
MEADOWS COURT
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Owner/Builder: Chadsworth Homes, Inc.
 Box 6641
 McLean, Virginia 22106-6641

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