

LOT AREA TABULATION

LOT No.	GROSS AREA (Sq.Ft.)	FLOODPLAIN/S.SLOPES	NET AREA (Sq.Ft.)	PIPESTEM AREA (Sq.Ft.)	MIN. LOT AREA (Sq.Ft.)
1	18,355	0	18,355	0	18,355
2	20,001	0	20,001	0	20,001
3	21,932	0	21,932	0	21,932
4	16,000	0	16,000	0	16,000
5	16,000	0	16,000	0	16,000
6	16,000	0	16,000	0	16,000
7	17,194	0	17,194	644	16,550
8	18,513	0	18,513	2,513	16,000
9	18,503	0	18,503	2,503	16,000
10	16,000	0	16,000	0	16,000
11	16,000	0	16,000	0	16,000
12	16,000	0	16,000	0	16,000
13	16,000	0	16,000	0	16,000
14	16,001	0	16,001	0	16,001
15	147,895	0	147,895	0	147,895

HOUSE TYPE CHART

LOT NUMBER	HOUSE TYPE
1	CLIFTON
2	CLIFTON
3	CLIFTON
4	CLIFTON
5	CLIFTON
6	CLIFTON
7	CLIFTON
8	CLIFTON
9	CLIFTON
10	CLIFTON
11	CLIFTON
12	CLIFTON
13	CLIFTON
14	CLIFTON

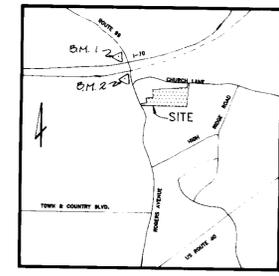
SITE ANALYSIS

Area of Parcel: 8.9626 acres or 390,410.86 sq. ft.
 Present Zoning: R-20
 Proposed Use of Structure: Single Family Detached Structures

Total Number of Units Provided: 14 units
 Number of Parking Spaces Required: 2 spaces per dwelling unit
 14 x 2 = 28 spaces

Number of Spaces Provided: 28 (each unit has a 2 car garage)

OPEN SPACE REQUIRED: 1.925 AC. (20%)
 OPEN SPACE PROVIDED: 3.395 AC. (38.5%)



LEGEND

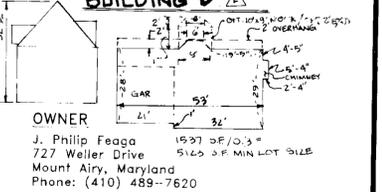
- EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - 452- PROP. 2' CONTOUR
 - 450- PROP. 10' CONTOUR
- STREET TREE PER F-93-29
 WHITE PINES PER F-93-29

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (410) 313-1870 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: ELLICOTT CITY, TAX MAP 17 & 18, PARCELS 319 & 606
 - ZONING: R-20
 - SECTION/AREA: N/A
 - SITE AREA: 8.9626 AC.
 - DATE FINAL PLAN APPROVED, NAME AND #S: 5-1-14, APPROVED JULY 30, 1991
 - DPZ REFERENCE: #S-91-14, APPROVED MAY 28, 1992
 - :F-93-29, APPROVED MARCH 23, 1993
 - :WP-92-98, APPROVED APRIL 16, 1992 (SEE GENERAL NOTE # 10)
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PREPARED BY BOENDER ASSOCIATES, INC., DATED MARCH, 1991.
- HORIZONTAL AND VERTICAL DATUMS BASED ON ABOVE SURVEY.
- WATER AND SEWER IS PUBLIC.
 - WATER CONTRACT NO.: 14-3174-D
 - SEWER CONTRACT NO.: 14-3174-D
- THERE IS NO FLOODPLAIN ON SITE.
- STORMWATER MANAGEMENT IS TO BE AN EXTENDED DETENTION FACILITY APPROVED UNDER F-93-29.
- WETLANDS SHOWN HEREON ARE BASED ON A WETLANDS ANALYSIS PREPARED BY ESA ON MARCH 28, 1991 AND FIELD LOCATED BY BOENDER ASSOCIATES, INC.
- STORMWATER MANAGEMENT FACILITY WILL BE COUNTY OWNED AND MAINTAINED.
- EXISTING UTILITIES WERE LOCATED BY COUNTY CONTRACT DRAWINGS AND SURVEY REFERENCED ABOVE.
- USE-IN: COMMON DRIVEWAY MAINTENANCE AGREEMENT RECORDED IN LIBER 8807, FOLIO 600
- WP-92-98 - WAMBE TO SET 16.115.01 TO PERMIT LOT 11 TO EXCEED THE 3:1 DEPTH TO WIDTH LOT RATIO
17. PROPERTY SUBJECT TO Z.B. CASE NO. 887 (DESIGNED OCT 27, 1989 FROM R-20 TO R-20)
18. ALL DRIVEWAY APPROX SHALL MEET THE LATEST AASHTO REQUIREMENTS
- BENCH MARKS: 1. H.O. CO. MON. NO. 344001 N 883101.000 E 839186.503
 REV. 404.88 REBAR IN GRAVEL SHOULDER 0.2' BELOW SURFACE
 2. H.O. CO. MON. NO. 344003 N 882880.485 E 838025.275
 REV. 453.14 3/4" REBAR 0.5' BELOW SURFACE

INDEX OF SHEETS

SHT. NO.	TITLE
1	SITE DEVELOPMENT PLAN
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN
4	SEDIMENT CONTROL PLAN
5	DETAIL SHEET



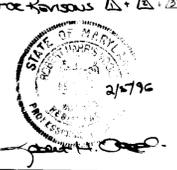
SUBDIVISION NAME: FEAGA PROPERTY		SECTION/AREA: -	LOT NO: 1-14
PLAT No: 10814	BLOCK No.: 18 & 13	ZONE: R-20	TAX/ZONE MAP: 17 & 18
WATER CODE: H O 2		SEWER CODE: 1454200	ELECT. DIST.: 2nd
PLAT REFERENCE: FEAGA PROPERTY - RECORDED AS PLAT 10814 ON MAY 27, 1993		CENSUS TRACT: 602G	

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	2800 STANSWAY COURT
2	2804 STANSWAY COURT
3	2808 STANSWAY COURT
4	2812 STANSWAY COURT
5	2816 STANSWAY COURT
6	2820 STANSWAY COURT
7	2824 STANSWAY COURT
8	2828 STANSWAY COURT
9	2832 STANSWAY COURT
10	2817 STANSWAY COURT
11	2813 STANSWAY COURT
12	2809 STANSWAY COURT
13	2805 STANSWAY COURT
14	2801 STANSWAY COURT

NO.	DESCRIPTION	DATE	BY
4	REVISED HOUSE PLAN FOR LOTS 2 & 3	3/16/93	J.E.
3	REVISE MODEL AND GRADING LOT 12	8/28/92	JCO
1	MODEL LOT REVISION, LOT 13	8/17/92	JCO
2	MODEL LOT REVISION, LOT 4	12/18/91	JCO

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

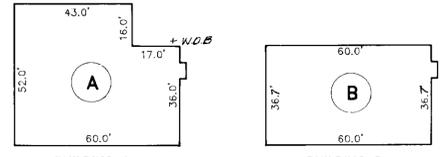
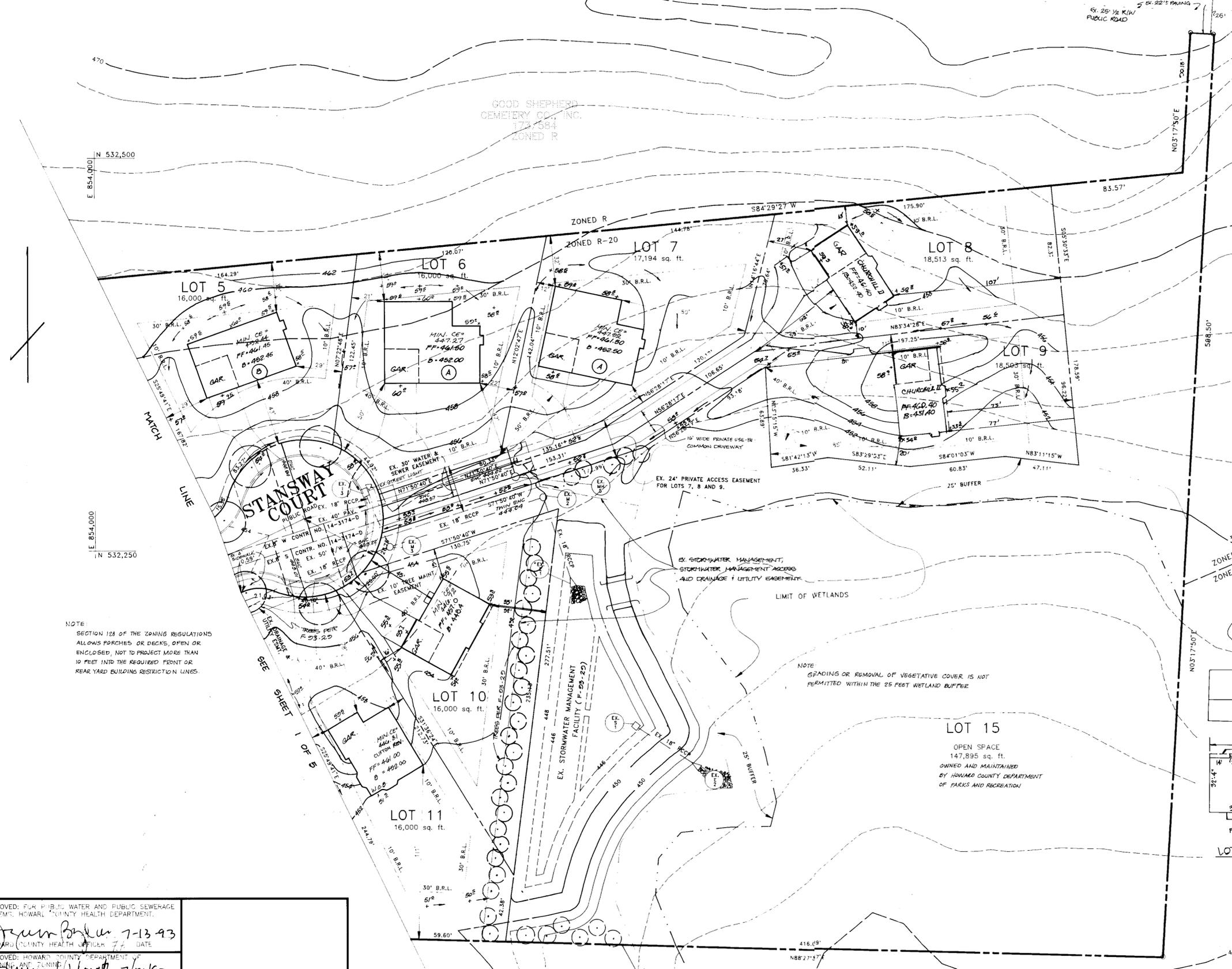


Boender Associates

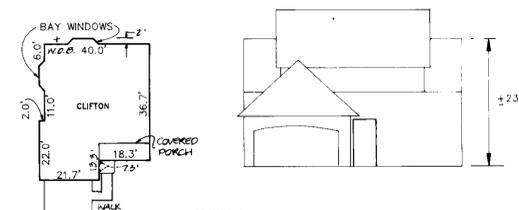
ENGINEERS - PLANNERS - SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD. 21042
 (410) 465-7777 FAX: (410) 465-7866

CHURCH LANE

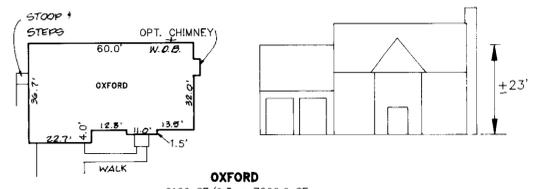
N 85°56'02" W
5.04'



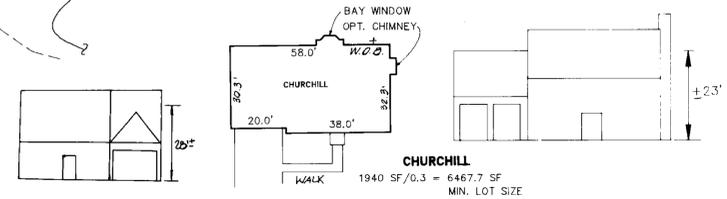
GENERIC BLOCKS
HOUSES: CHURCHILL
CLIFTON
OXFORD



CLIFTON
1710 SF/0.3 = 5700.0 SF
MIN. LOT SIZE



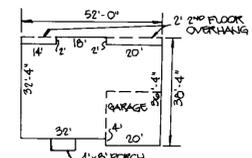
OXFORD
2160 SF/0.3 = 7200.0 SF
MIN. LOT SIZE



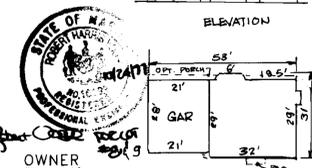
CHURCHILL
1940 SF/0.3 = 6467.7 SF
MIN. LOT SIZE

NOTE: ALL HOUSES HAVE 1" ROOF EAVE OVERHANGS
FRONT AND REAR.

TYPICAL HOUSES
NOT TO SCALE



LOT 10 MODEL



OWNER
J. Philip Feaga
727 Weller Drive
Mount Airy, Maryland 21771
Phone: (410) 489-7620

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ELLCOTT CITY, MD. 21042
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NOTE:
SECTION 12A OF THE ZONING REGULATIONS
ALLOWS PORCHES OR DECKS, OPEN OR
ENCLOSED, NOT TO PROJECT MORE THAN
10 FEET INTO THE REQUIRED FRONT OR
REAR YARD BUILDING RESTRICTION LINES.

NOTE:
GRADING OR REMOVAL OF VEGETATIVE COVER IS NOT
PERMITTED WITHIN THE 25 FEET WETLAND BUFFER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Jean Parker 7-13-93
HOWARD COUNTY HEALTH OFFICER 77 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Emma Adant 7/20/93
CHIEF OFFICER OF LAND DEVELOPMENT AND ZONING 77 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James Wilson 7-7-93
DIRECTOR 77 DATE

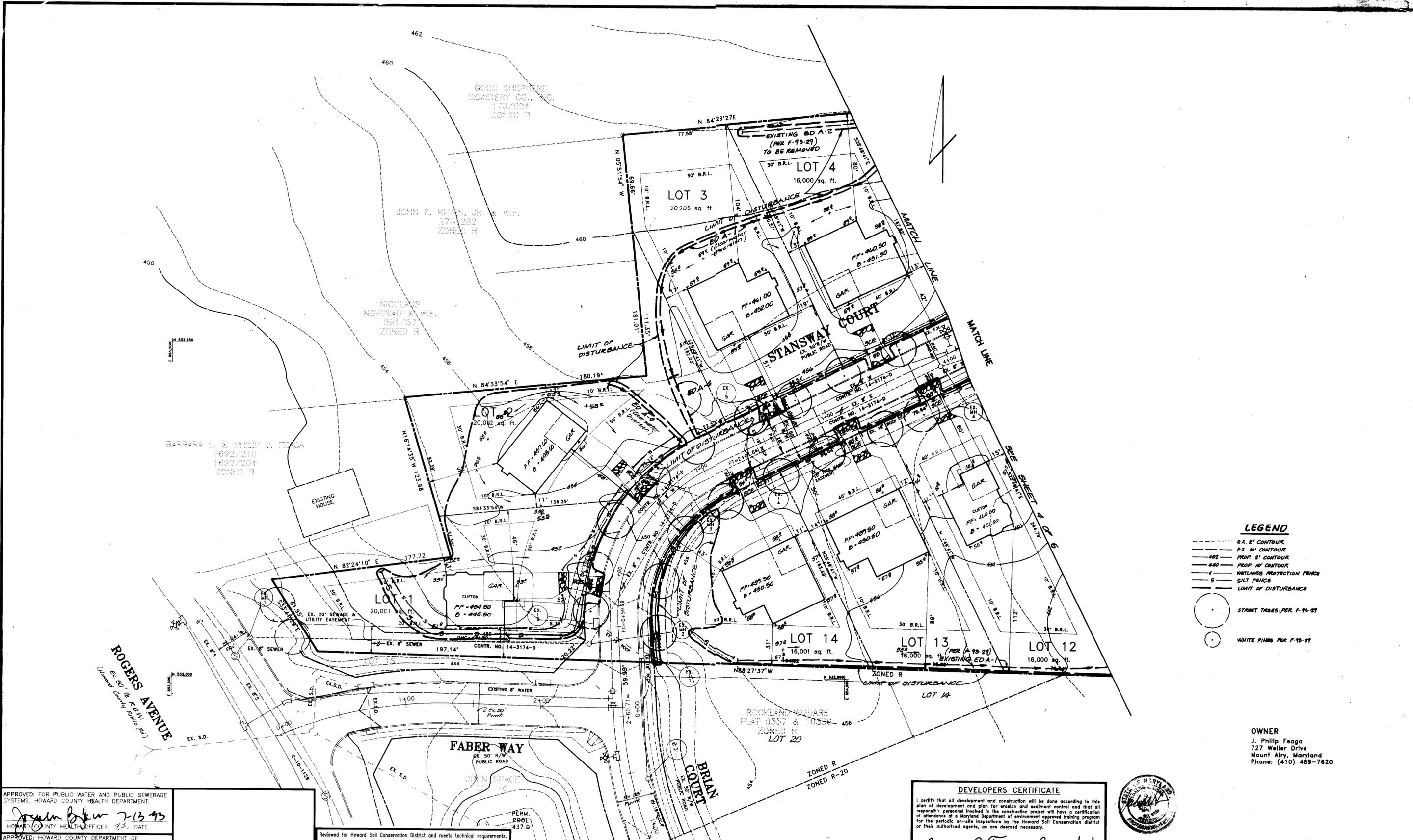
Paul Johnson 7/6/93
CHIEF BUREAU OF ENGINEERING 77 DATE

NO.	REVISION	DATE
3	REVISE HOUSE TYPE & GRADING FOR LOT 9 (MARKS & VERE)	11-05-91
2	REVISE HOUSE TYPE & GRADING FOR LOT 9 (MARKS & VERE)	10-24-91
1	REVISE HOUSE TYPE & GRADING FOR LOT 10	7-10-91
133		

SITE DEVELOPMENT PLAN
PROJECT: FEAGA PROPERTY
LOCATION: 2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
DESIGNED BY: JLG/JJB
DRAWN BY: JCO
CHECKED BY: MLL
DATE: MAR, 1993

PAGE No.: 28
OF No.: 91006
DRAWING No.: 2 OF 5



- LEGEND**
- EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - 402 PROP. 2' CONTOUR
 - 460 PROP. 10' CONTOUR
 - WETLANDS PROTECTION FENCE
 - SILT FENCE
 - LIMIT OF DISTURBANCE
 - STREET TREES PER F-19-21
 - WHITE PINS PER F-19-21

OWNER
 J. Philip Feaga
 727 Weller Drive
 Mount Airy, Maryland
 Phone: (410) 489-7620

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT.
John Baker 7/13/93
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James M. Helm 7/20/93
 PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Helm 7/20/93
 CHIEF BUREAU OF ENGINEERING DATE

Reviewed for Howard Soil Conservation District and meets technical requirements.
James M. Helm 6/25/93
 U.S. SOIL CONSERVATION SERVICE DATE

This development is approved soil and sediment control by the Howard Soil Conservation District.
John R. Robertson 6/25/93
 SOIL CONSERVATION DISTRICT DATE

DEVELOPERS CERTIFICATE
 I 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 certification of attendance at a Maryland Department of environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Barry P. Feaga Pres. 3/12/93
 Developer Date

ENGINEER CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
William H. 3/12/93
 Engineer Date



SEDIMENT CONTROL PLAN
 PROJECT: FEAGA PROPERTY
 LOCATION: 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 FIELD BOOK: 133
 DESIGNED BY: LJC
 DRAWN BY: JCO
 CHECKED BY: MLL
 DATE: MAR., 1993

PAGE No.: 28
 JOB No.: 81006
 DRAWING No.: 3 of 3

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SEDIMENT CONTROL

- 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 (1313-1855).
- 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 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.

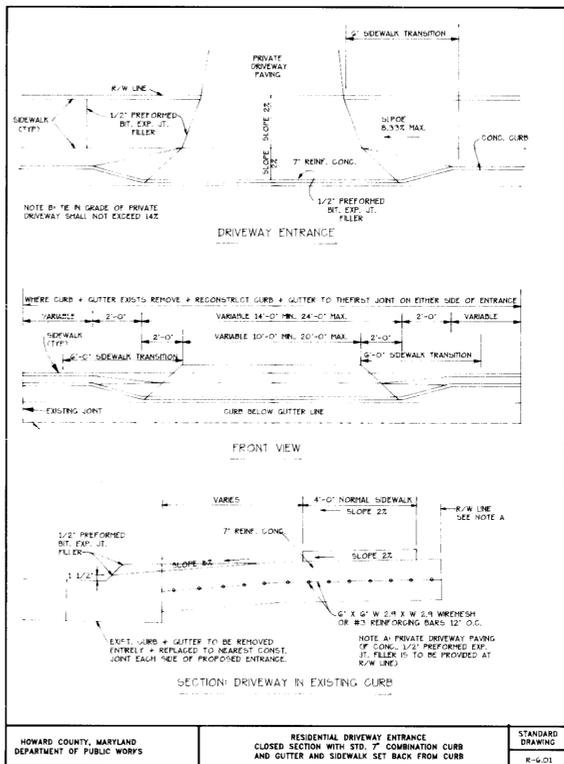
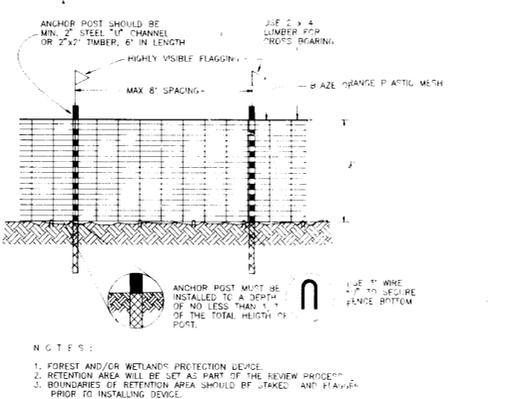
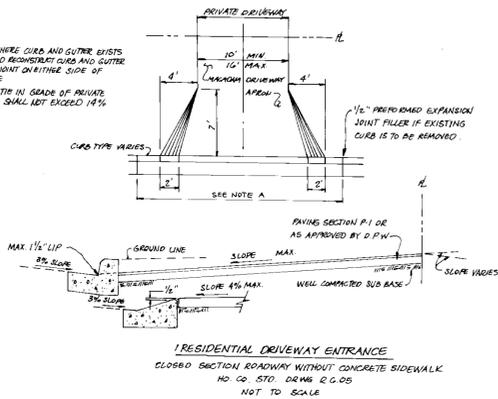
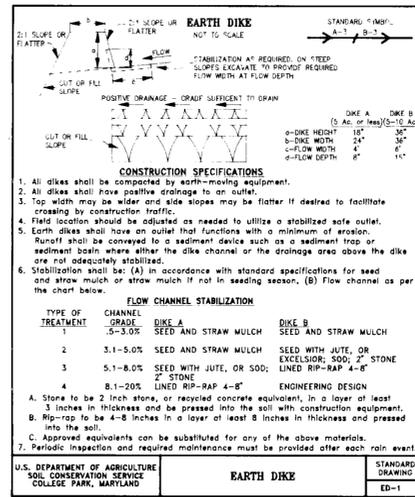
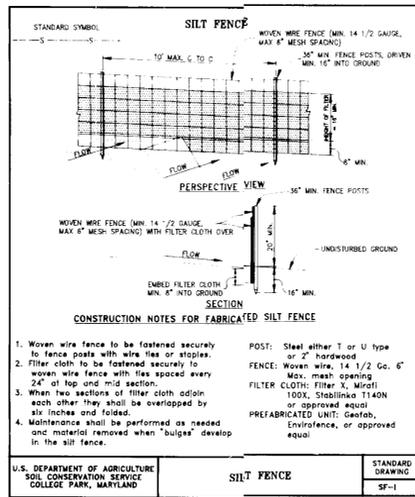
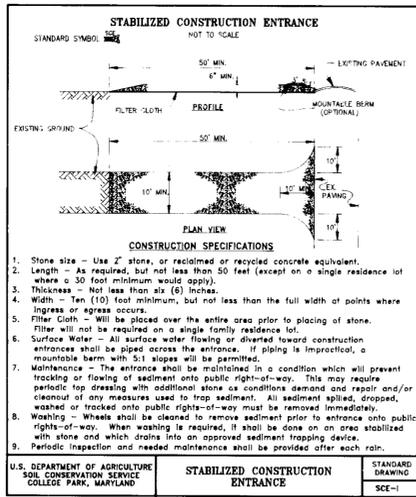
Site Analysis:

Total area of site	2.6	Acres
Area disturbed	8.2	Acres
Area to be roofed or paved	1.1	Acres
Area to be vegetatively stabilized	4.1	Acres
Total cut	4075	Cu. Yds.
Total fill	1265	Cu. Yds.
Offsite waste/borrow area location	UNAVAILABLE	

- 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 controls must be provided, if deemed necessary by the Howard County DPW 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 approval may not be authorized until this initial approval by the inspection agency is made.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL WETLAND PROTECTION FENCE IF STILL NOT IN PLACE UNDER F-93-29
- INSTALL TEMPORARY SEDIMENT CONTROL MEASURES
- ROUGH GRADE LOTS
- INSTALL HOUSE CONNECTIONS. CONSTRUCT HOUSES.
- PAVE DRIVEWAYS
- FINE GRADE. STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- REMOVE TEMPORARY SEDIMENT CONTROL MEASURES WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR. REMOVE SEDIMENT FROM BASIN AND DISPOSE ON A SITE WITH THE APPROVED SEDIMENT CONTROL. UNBLOCK LOW FLOW ORIFICE AND BRING GRADES TO FINAL DESIGN CONDITIONS (F-93-29) STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.



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, 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 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 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 348 gal per acre (8 gal/1000 sq ft) for anchoring.

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, 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) 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 (4 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 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 re-seedings.

DEVELOPERS CERTIFICATE

I 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 certification of attendance at a Maryland Department of environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as so deemed necessary.

Barry P. Feaga Pres. 3/12/93
Developer Date

ENGINEER CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

John H. Feaga 3/12/93
Engineer Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

James M. Nelson 7/13/93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James M. Nelson 7/6/93
DATE

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

James M. Nelson 7/19/93
DATE

Paul D. Johnson 7/16/93
CHIEF BUREAU OF ENGINEERING DATE

Reviewed for Howard Soil Conservation District and meets technical requirements.

James M. Nelson 6/25/93
DATE

This development is approved soil and sediment control by the Howard Soil Conservation District.

John P. Robinson 6/23/93
DATE

TITLE: **FEAGA PROPERTY**

PROJECT: **DETAIL SHEET**

DESCRIPTION: **2nd ELECTION DISTRICT**

LOCATION: **HOWARD COUNTY, MARYLAND**

SCALE: DESIGNED BY DRAWN BY CHECKED BY DATE

AS SHOWN: N/A LIG MLL MAR, 1993

FIELD BOOK: PAGE NO. JOB NO. DRAWING NO.

N/A N/A 01006 5 of 5

Boender Associates
ENGINEERS • PLANNERS • SURVEYORS

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