

SHEET INDEX	
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3	SITE DEVELOPMENT PLAN
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8	STORM DRAIN PROFILES
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13	LANDSCAPE PLAN

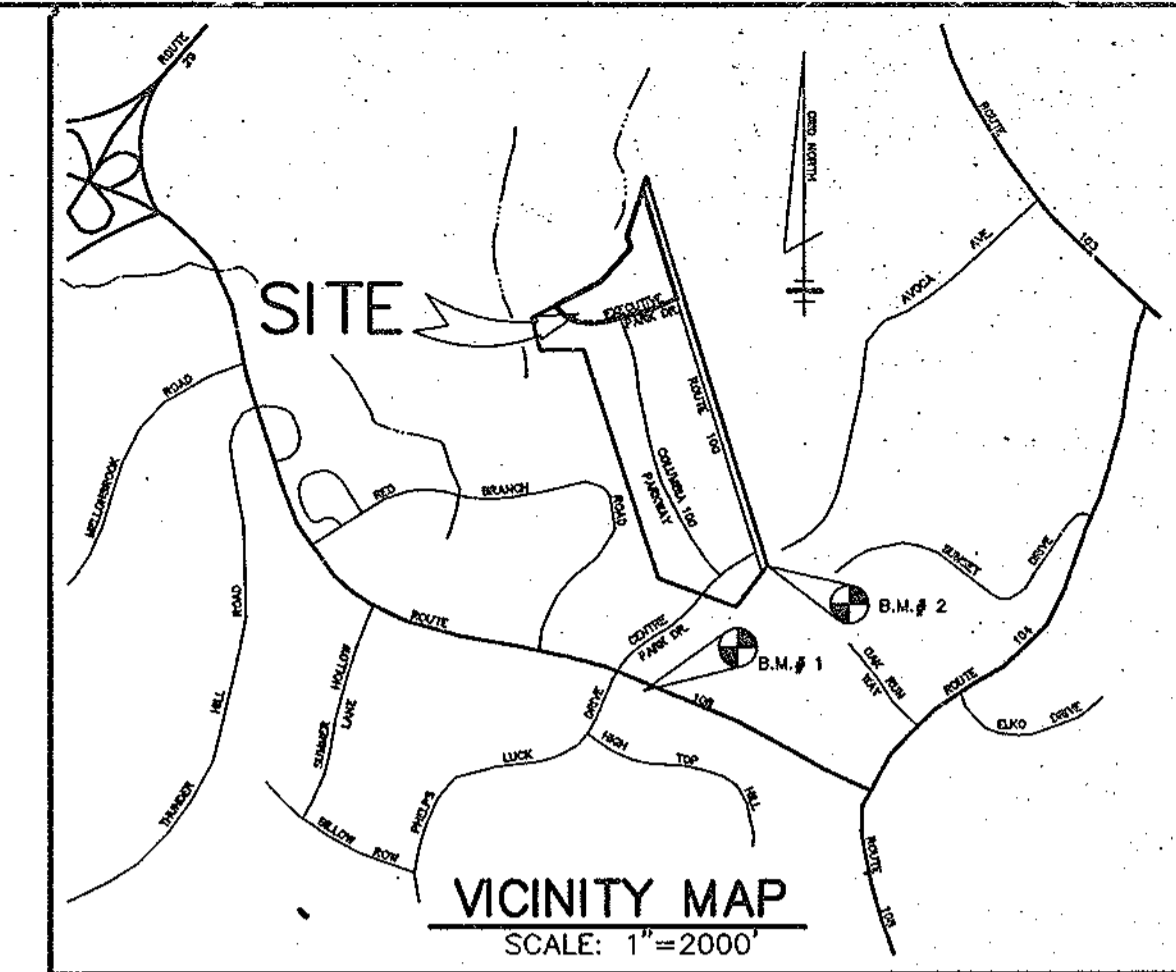
SITE DEVELOPMENT PLAN

M.J.F. FARMS

SECTION 1

2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



BENCHMARKS

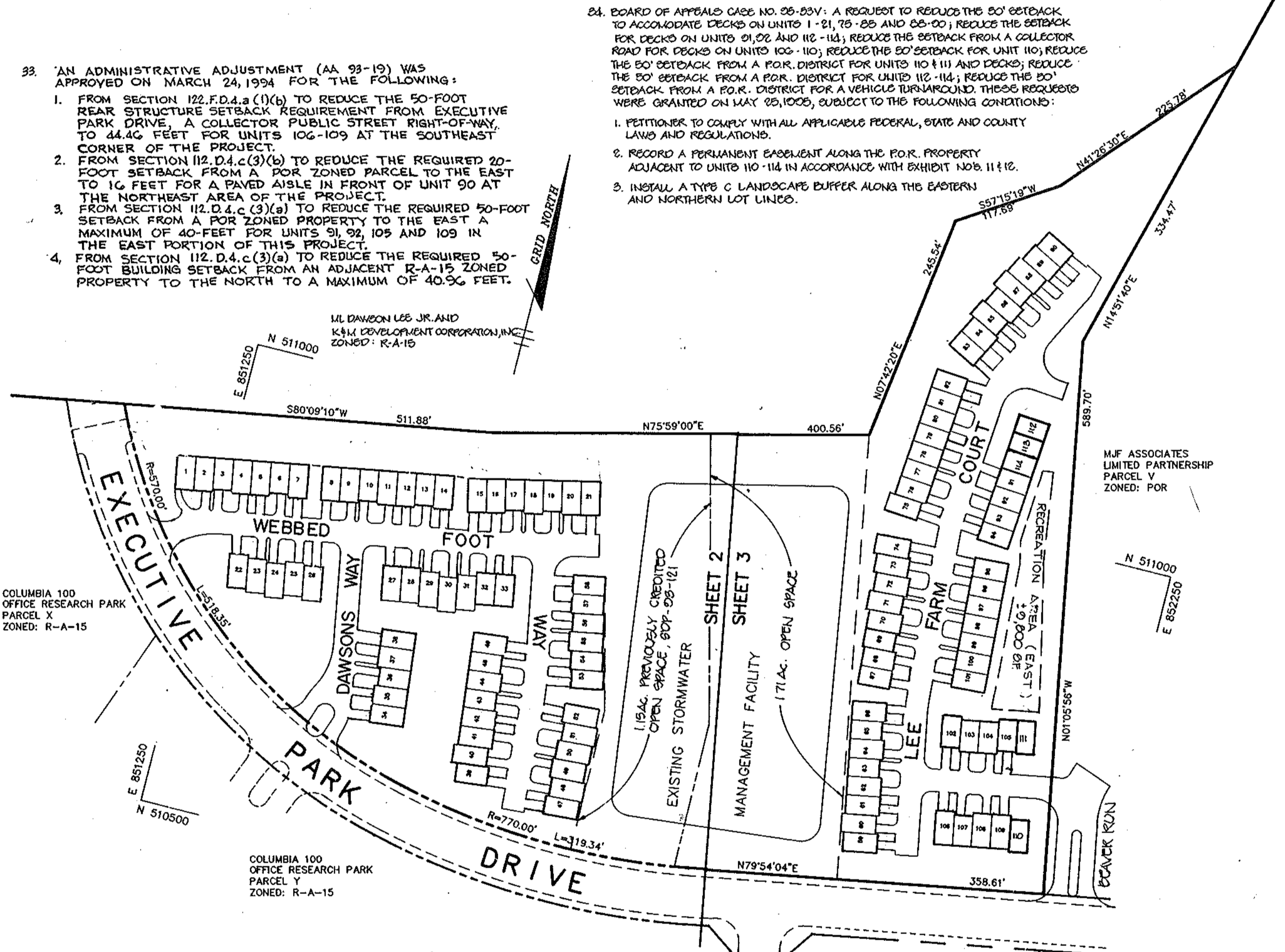
BM # 1 ELEV. 482.29
 HO. CO. 2743010-R
 3/4" REBAR 0.4' BELOW SURFACE, 34.7' SOUTH OF CURB ON MARYLAND ROUTE 108 175' + EAST OF CL. PHELPS LUCK DRIVE.

BM # 2 ELEV. 525.51
 NAIL IN STONE AT PROPERTY CORNER COLUMBIA 100 - OFFICE RESEARCH PARK.

ADDRESS CHART			
HOUSE #	STREET ADDRESS	HOUSE #	STREET ADDRESS
1	4001 WEBBED FOOT WAY	99	4040 WEBBED FOOT WAY
2	4003	96	4047
3	4005	97	4045
4	4007	98	4043 WEBBED FOOT WAY
5	4009	95	4000 LEE FARM COURT
6	4011	60	4011
7	4013	61	4013
8	4015	62	4015
9	4017	63	4017
10	4019	64	4019
11	4021	65	4021
12	4023	66	4023
13	4025	67	4025
14	4027	68	4027
15	4029	69	4029
16	4031	70	4031
17	4033	71	4033
18	4035	72	4035
19	4037	73	4037
20	4039	74	4039
21	4041	75	4041
22	4043	76	4043
23	4045	77	4045
24	4047	78	4047
25	4049	79	4049
26	4051	80	4051
27	4053	81	4053
28	4055	82	4055
29	4057	83	4057
30	4059	84	4059
31	4061	85	4061
32	4063	86	4063
33	4065	87	4065
34	4067	88	4067
35	4069	89	4069
36	4071	90	4071
37	4073	91	4073
38	4075	92	4075
39	4077	93	4077
40	4079	94	4079
41	4081	95	4081
42	4083	96	4083
43	4085	97	4085
44	4087	98	4087
45	4089	99	4089
46	4091	100	4091
47	4093	101	4093
48	4095	102	4095
49	4097	103	4097
50	4099	104	4099
51	4101	105	4101
52	4103	106	4103
53	4105	107	4105
54	4107	108	4107
		109	4109
		110	4111
		111	4113
		112	4115
		113	4117
		114	4119 LEE FARM COURT

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- APPROPRIATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (3) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - OSP TELEPHONE COMPANY 725-8976
 - HOWARD COUNTY BUREAU OF UTILITIES 313-4900
 - AT&T CABLE LOCATION DIVISION 393-3553
 - BALTIMORE GAS & ELECTRIC COMPANY 682-0122
 - STATE HIGHWAY ADMINISTRATION 531-5533
- 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 INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED FEB. 1993 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
- VERTICAL CONTROL ESTABLISHED USING HO. CO. MONUMENT #2442003 & 2442002 HORIZONTAL CONTROL ESTABLISHED FROM MARYLAND STATE COORDINATE SYSTEM.
- WETLANDS DELINEATION PERFORMED BY RIEMER MUEGGE AND ASSOCIATES, INC. DATED MAY, 1993.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (TRENCH IN ROCK OR TRENCH IN SAND AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEWAGE AND STORM CONTROL FACILITIES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER INTO OR ADJACENT TO DOWNSTREAM PRIORITIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDING IN THIS PLAN.
- THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS A RETENTION FACILITY PROVIDED UNDER F-87-82 AND MAINTAINED BY HOWARD COUNTY.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- TRAFFIC STUDY PERFORMED BY THE TRAFFIC GROUP DATED APRIL, 1993 SUBMITTED AND APPROVED UNDER F-83-111.
- EXISTING UTILITIES LOCATED FROM F-87-82 AND WATER & SEWER CONTRACT # 24-1588-D
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- WATER METERS ARE TO BE LOCATED INSIDE EACH BUILDING.
- D.P.A.Z. FILE REFERENCES: F-87-82, F-93-111, ZB: 9304
- TRASH REMOVAL WILL BE PROVIDED BY HOWARD COUNTY AT CURB.
- ZB CASE NO. 9304 AS AMENDED AND APPROVED BY THE ZONING BOARD PER THE DECISION AND ORDER ISSUED FEBRUARY 29, 1994.
- PER WP 94-76, A WAIVER HAS BEEN GRANTED FOR THOSE UNITS WITH USEABLE REAR YARDS LESS THAN 15 FEET DEEP WITH THE CONDITION THAT CERTAIN UNITS ADJACENT TO THE STORM WATER MANAGEMENT FACILITY MUST HAVE DECKS. ADDITIONAL DECKS AND ORNAMENTAL GRASSES HAVE BEEN ADDED BETWEEN THE UNITS AND THE FACILITY. ALSO A WAIVER HAS BEEN GRANTED FOR THOSE UNITS NEAR WETLAND AND STREAM BUFFERS WITH USEABLE REAR YARDS LESS THAN 25 FEET DEEP.
- AS OF MAY 11, 1994, WP 94-76 WAS APPROVED FOR A REQUEST TO WAIVE SECTION 10.1 (A) (3) TO NOT PROVIDE AT LEAST 25 FEET OF USEABLE YARD BETWEEN THE UNITS OF LOT 101, 102, 103, 104, 105, 106, 107, 108, 109 AND THE STREAM BUFFER AND 10.1 (D) (1) (a) TO NOT PROVIDE USEABLE YARD BETWEEN 10% GRADE ADJACENT TO THE SEA UNIT THAT IS A MINIMUM OF 15 FEET DEPTH FOR LOTS 99-38, 99-39, 99-40 AND 75 TO SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
 - THAT 10 FOOT DEEP DECKS ARE REQUIRED TO BE PROVIDED AS MANDATORY FEATURES ON THE REARS OF UNITS 99-58 AND 69-69.
- ALL DECKS SHOWN OTHER THAN ON UNITS 53-58 AND 69-69 ARE OPTIONAL.



SITE ANALYSIS

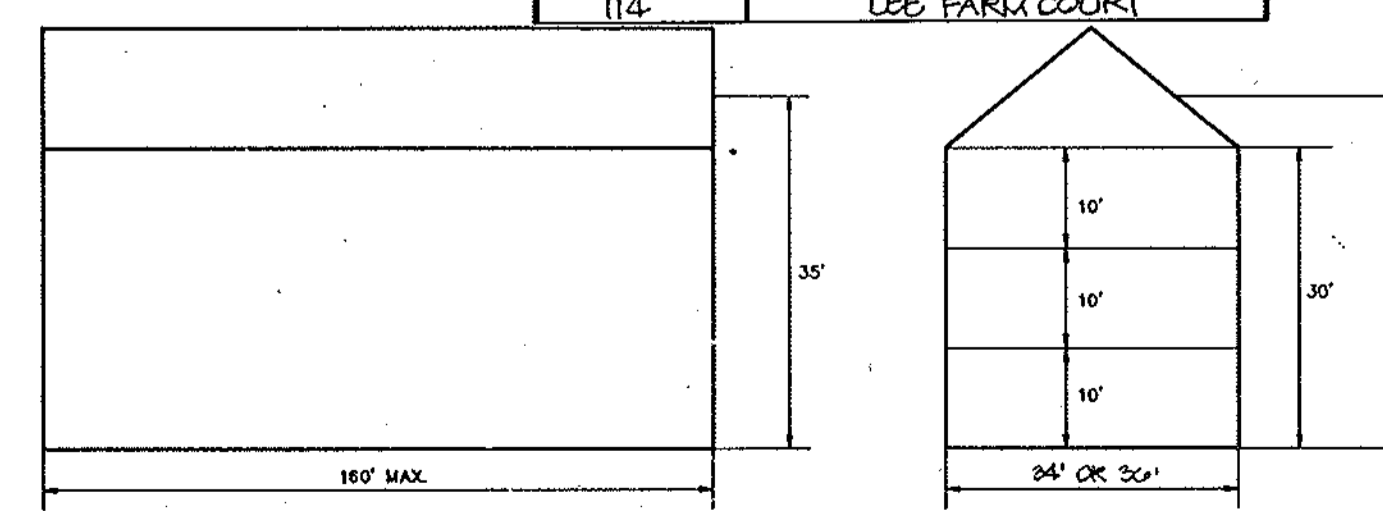
Total Site Area	10.402 Ac.
Area of 2% & Greater Slope	n/a
Area of Floodplain	0.074 Ac.
Net Site Area	10.328 Ac.
Zoning	RA-15

PLAN

SCALE: 1"=100'

CROSS AREA	DENSITY TABULATION				TOTAL
	PARCEL NO.	PARCEL 17' & 11"	PARCEL 31'	PARCEL 24X	
MAX. ALLOW. DENSITY @ 15' SPACING					30.031 AC.
LESS: FLOODPLAIN AND STEEP SLOPES					0.070 AC.
NET AREA					29.961 AC.
MAX. ALLOW. DENSITY @ 15' SPACING					449 DU
NUMBER OF DU PROPOSED	114	187	36	98	435 DU
OPEN SPACE PROVIDED (20% OF GROSS AREA)					7.53 AC.
OPEN SPACE PROVIDED ± 4.0% AC.	13.86 AC.	30.49 AC.	12.05 AC.	57.40 AC.	
REQ. AREA REQUIRED @ 200 SF/DU	22,800 SF	37,725 SF	7,200 SF	19,680 SF	87,405 SF
(@ 175 SF/DU)					
TOTAL REQUIRED					87,405 SF
REQ. AREA PROVIDED	10,200 SF	50,538 SF	7,200 SF	19,800 SF	87,738 SF

SUBDIVISION NAME: COLUMBIA 100 OFFICE RESEARCH PARK	SECT./AREA: 1/2	PARCEL: W
PLAT#: 11021 & 11022	BLOCK#: 12	ZONE: R-A-15
TAX MAP#: 30	ELECT. DIST.: 6023.02	CENSUS TRACT#: 6023.02
WATER CODE: 602	SEWER CODE: 5750639	



ELEVATION

ELEVATION

NOT TO SCALE

SIDE

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #19148 DATE

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

Jaykant D. Parekh 8/12/94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph R. Smith 8/25/94
 DIRECTOR DATE

Anna Summanji 8/18/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James J. Lee 8/16/94
 DIRECTOR DATE

Bruce J. Seaman 8/15/94
 CHIEF, BUREAU OF ENGINEERING DATE

10-0-94 1 REUSE DENSITY TABULATIONS
 1-4-95 2 REUSE DENSITY TABULATIONS

DATE NO. REVISION

OWNER / DEVELOPER
 K & M DEVELOPMENT CORPORATION
 c/o PATRICK McCUAN
 THE K & M BUILDING
 SUITE 312
 5550 STERRETT PLACE
 COLUMBIA, MARYLAND 21044

PROJECT
 M.J.F. FARMS
 SECTION 1
 A TOWNHOME CONDOMINIUM COMMUNITY

AREA
 TAX MAP 30 PARCEL 406
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COLUMBIA 100 OFFICE RESEARCH PARK
 SECTION 1, AREA 2 PARCEL W

TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
 410-997-8900 FAX: 410-997-9282

6.24.94 DATE
 F-87-82 ZB:930M
 F-93-111

DESIGNED BY: J.C.O.

DRAWN BY: J.C.O.

PROJECT NO: 82507

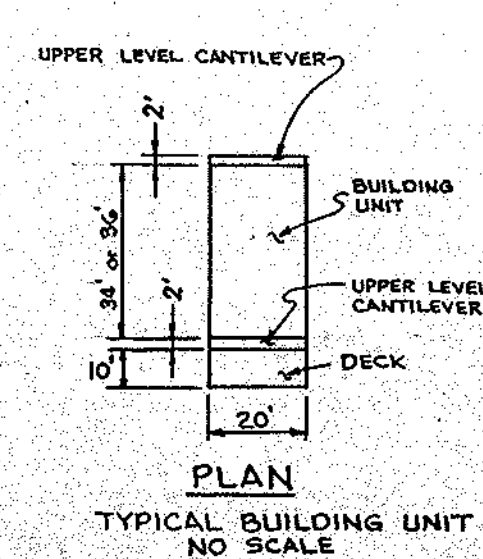
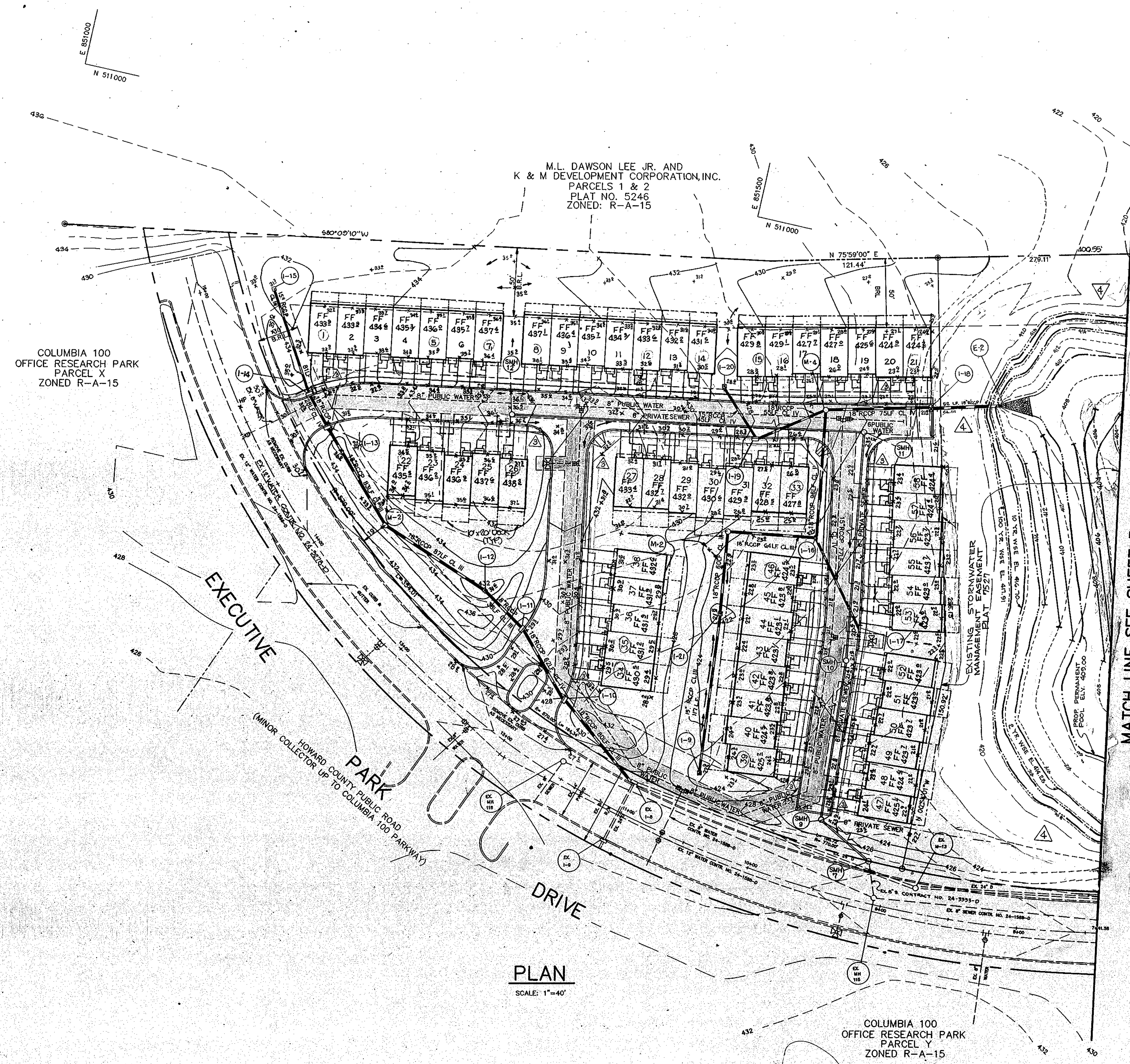
DATE: JUNE 15, 1994

SCALE: AS SHOWN

DRAWING NO. 1 OF 12

JAYKANT D. PAREKH #19148

NOTE: SIDEWALKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA REGULATIONS.



M.L. DAWSON LEE JR. AND
K & M DEVELOPMENT CORPORATION, INC.
PARCELS 1 & 2
PLAT NO. 5246
ZONED: R-A-15

COLUMBIA 100
OFFICE RESEARCH PARK
PARCEL X
ZONED R-A-15

PLAN
SCALE: 1"=40'

COLUMBIA 100
OFFICE RESEARCH PARK
PARCEL Y
ZONED R-A-15


MATCH LINE SEE SHEET 3

**SEE SHEET 4 FOR GEOMETRY & DIMENSIONS
OF BUILDINGS & UTILITIES**

REVISIONS		
NO.	DATE	DESCRIPTION
1	6-24-96	REV. EX. & PROP. GRADES & WSE'S @ SWAMP. LENGTHENED 18' RCCP FROM 1-15 TO E2.

AS BUILT CERTIFICATE							
JAYKANT D. PAREKH #19148	DATE						
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.							
<i>James M. Boydland</i> per <i>John</i> 8/17/94	DATE						
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.							
<i>James M. Boydland</i> 8/25/94	DATE						
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.							
<i>James M. Boydland</i> 8/15/94	DATE						
<table border="0"> <tr> <td>1/4/95</td> <td>2</td> <td>ADDED DECKS (BLD'G 1-21, MIRROR DRIVENWAYS) FROM 51st. BLD'G 10, 11, 12, 14, 15, 16, 21, 22, 25, 27, 29, 31, 32, 35, 39, 42, 46, 47, 52, 53, 57, 58.</td> </tr> <tr> <td>9/14/95</td> <td>3</td> <td>RELOC. ALL SIDEWALKS TO ABUT CURB. ADDED SIDEWALK CONSTR. NOTE.</td> </tr> </table>		1/4/95	2	ADDED DECKS (BLD'G 1-21, MIRROR DRIVENWAYS) FROM 51st. BLD'G 10, 11, 12, 14, 15, 16, 21, 22, 25, 27, 29, 31, 32, 35, 39, 42, 46, 47, 52, 53, 57, 58.	9/14/95	3	RELOC. ALL SIDEWALKS TO ABUT CURB. ADDED SIDEWALK CONSTR. NOTE.
1/4/95	2	ADDED DECKS (BLD'G 1-21, MIRROR DRIVENWAYS) FROM 51st. BLD'G 10, 11, 12, 14, 15, 16, 21, 22, 25, 27, 29, 31, 32, 35, 39, 42, 46, 47, 52, 53, 57, 58.					
9/14/95	3	RELOC. ALL SIDEWALKS TO ABUT CURB. ADDED SIDEWALK CONSTR. NOTE.					
DATE NO.	REVISION						
OWNER / DEVELOPER K & M DEVELOPMENT CORPORATION c/o PATRICK McCUAN THE K & M BUILDING SUITE 312 5550 STERRETT PLACE COLUMBIA, MARYLAND 21044							
PROJECT M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY							
AREA TAX MAP 30 PARCEL 406 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2 PARCEL W							
TITLE SITE DEVELOPMENT PLAN UNITS 1-58							
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282							
DATE 6-24-94	F-87-82 ZB:930M F-93-111						
DESIGNED BY: J.C.O.							
DRAWN BY: J.C.O., R.J.C.							
PROJECT NO: 82507							
DATE: JUNE 15, 1994							
SCALE: AS SHOWN							
DRAWING NO. 2 OF 12							
JAYKANT D. PAREKH # 19148							

LEGEND

 CONCRETE SIDEWALK

NOTES:

1. # INDICATES TRANSITION FROM STANDARD TO REVERSE CURB + GUTTER.
2. ALL PAVING TO BE AS PER PAVING SECTION ON SHEET 10 UNLESS OTHERWISE NOTED.
3. GUTTER SLOPE TO MATCH PAVEMENT CROSS SLOPE.
4. WATER METERS ARE TO BE LOCATED INSIDE EACH BUILDING.

M.L. DAWSON LEE JR. AND
K & M DEVELOPMENT CORPORATION, INC.
PARCELS 1 & 2
PLAT NO. 5246
ZONED: R-A-15

COLUMBIA 100
OFFICE RESEARCH PARK
PARCEL X
ZONED R-A-15

EXISTING STORMWATER
MANAGEMENT
EASEMENT
PLAT 7527

MATCH LINE SEE SHEET 5

PLAN

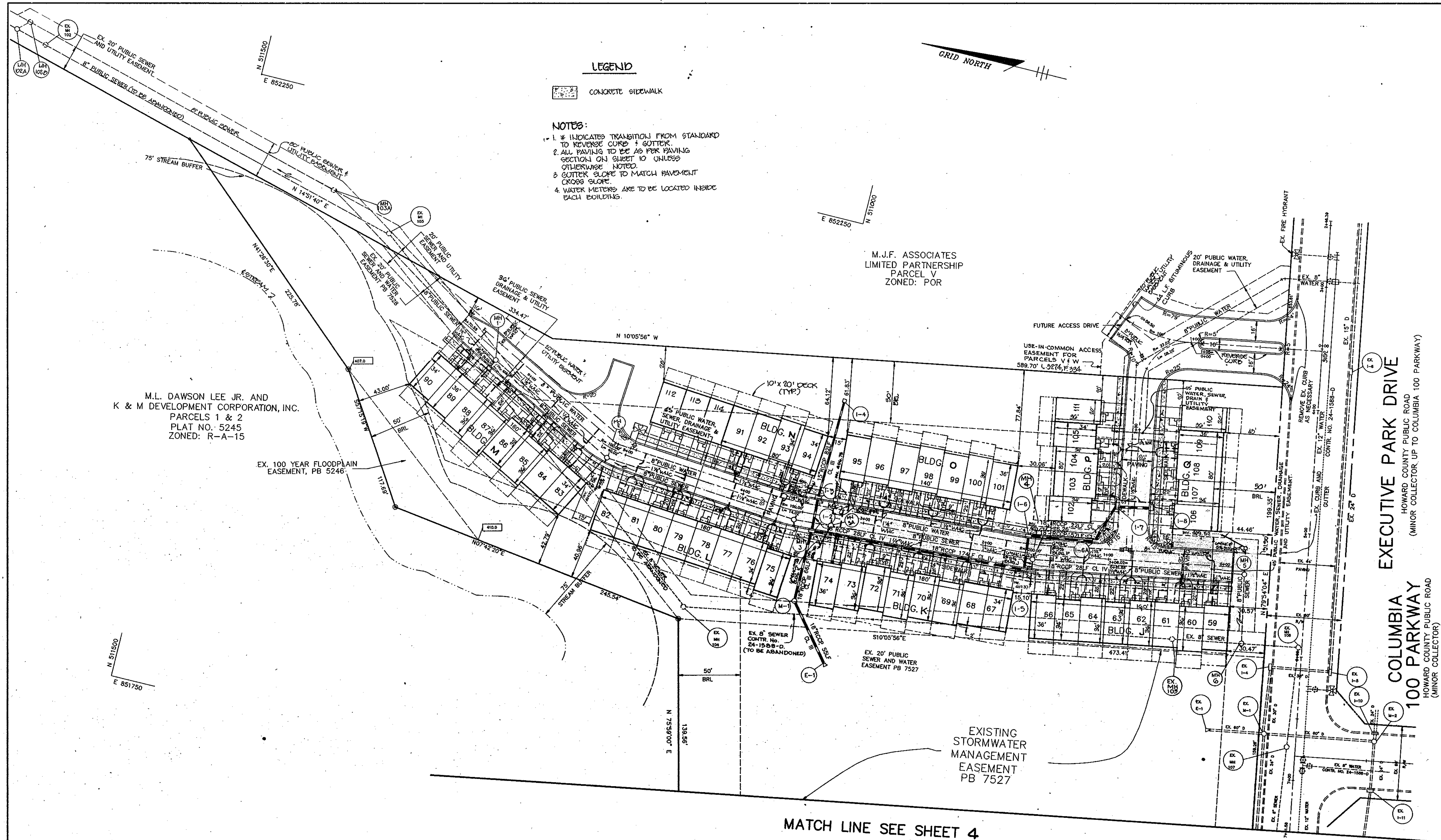
SCALE: 1"=40'

AS BUILT CERTIFICATE	
JAYKANT D. PAREKH #19148	DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Jayne M. Boyd</i> COUNTY HEALTH OFFICER	8/17/94 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James R. Smith</i> DIRECTOR	8/23/94 DATE
<i>Jina Johnson</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	8/18/94 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James P. Linn</i> DIRECTOR	8/15/94 DATE
<i>Donald Egan</i> CHIEF, BUREAU OF ENGINEERING	8/15/94 DATE
1/5/93 2. ADDRESS NOTE - CANTILEVERED DECK, MIRRORED DRIVEWAYS, ADDRESS DECKS.	
0-07-04 1. REVISE MANHOLE NUMBERS.	
DATE NO.	REVISION
OWNER / DEVELOPER K & M DEVELOPMENT CORPORATION c/o PATRICK McCUAN THE K & M BUILDING SUITE 312 5550 STERRETT PLACE COLUMBIA, MARYLAND 21044	
PROJECT M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY	
AREA TAX MAP 30 PARCEL 408 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2	
TITLE GEOMETRY PLAN FOR BUILDINGS AND UTILITIES	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282	
6-24-94 DATE	F-87-82 ZB:930M F-93-111
DESIGNED BY: J.C.O.	
DRAWN BY: J.C.O./R.J.C.	
PROJECT NO: 82507	
DATE: JUNE 15, 1994	
SCALE: AS SHOWN	
DRAWING NO. 4 OF 12	



JAYKANT D. PAREKH # 19148

SDP-94-71



LEGEND

CONCRETE SIDEWALK

- NOTES:**
1. * INDICATES TRANSITION FROM STANDARD TO REVERSE CURB + GUTTER.
 2. ALL PAVING TO BE AS PER PAVING SECTIONS ON SHEET 10 UNLESS OTHERWISE NOTED.
 3. GUTTER SLOPE TO MATCH PAVEMENT CROSS SLOPE.
 4. WATER METERS ARE TO BE LOCATED INSIDE EACH BUILDING.



M.L. DAWSON LEE JR. AND
K & M DEVELOPMENT CORPORATION, INC.
PARCELS 1 & 2
PLAT NO. 5245
ZONED: R-A-15

M.J.F. ASSOCIATES
LIMITED PARTNERSHIP
PARCEL V
ZONED: POR

COLUMBIA 100
OFFICE RESEARCH PARK
SECTION 1, AREA 2
PARCELS Q-1 AND Q-2
A RESUBDIVISION OF PLAT Q
ZONED: POR

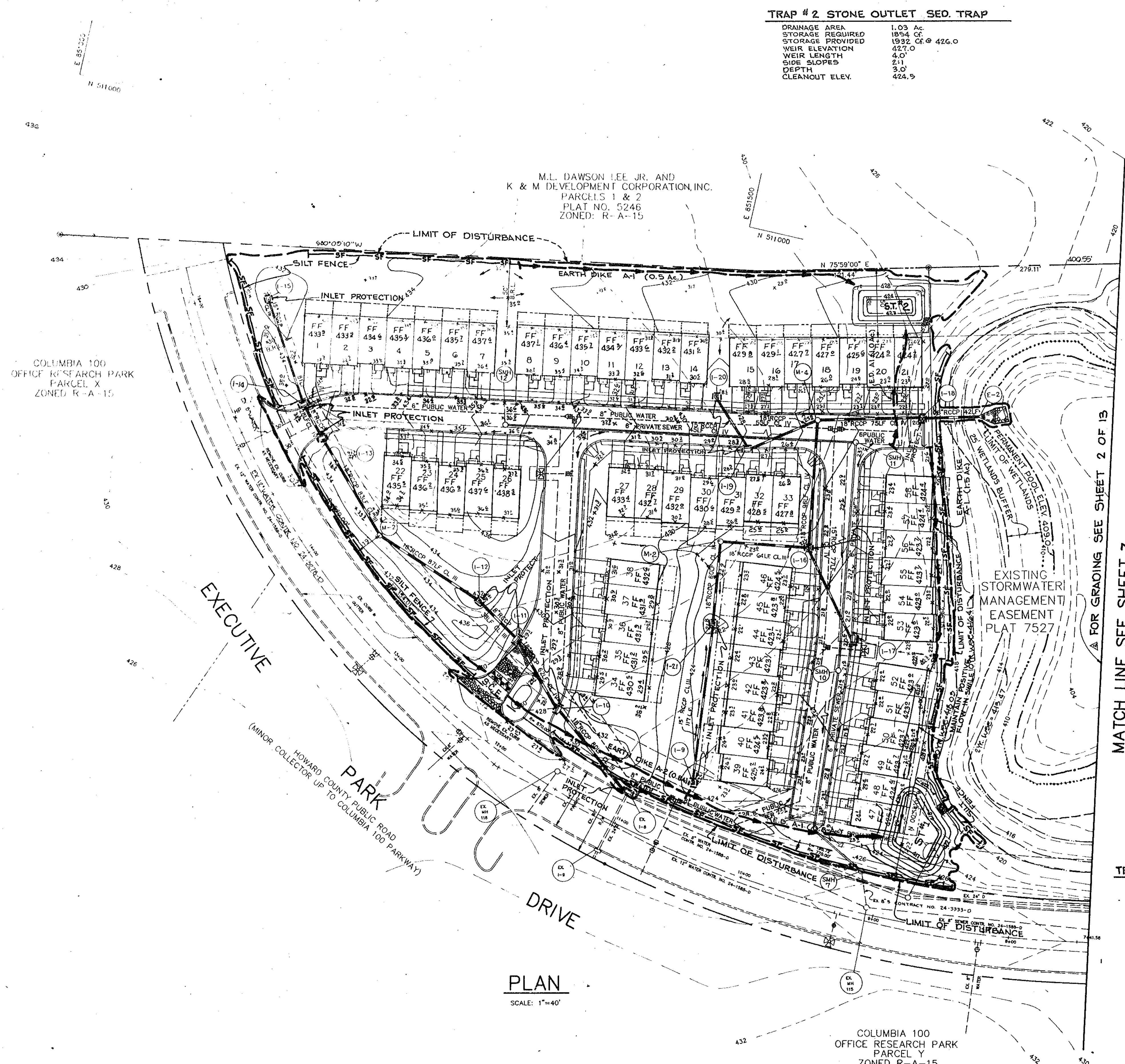
EXECUTIVE PARK DRIVE
HOWARD COUNTY PUBLIC ROAD
(MINOR COLLECTOR UP TO COLUMBIA 100 PARKWAY)

COLUMBIA 100 PARKWAY
HOWARD COUNTY PUBLIC ROAD
(MINOR COLLECTOR)

MATCH LINE SEE SHEET 4

PLAN
SCALE: 1" = 40'

AS BUILT CERTIFICATE							
JAYKANT D. PAREKH #19148	DATE						
APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.							
<i>Joyce M. Boydland</i>	8/17/94 DATE						
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.							
<i>James R. Smith</i>	8/25/94 DATE						
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.							
<i>Anna Summan</i>	8/18/94 DATE						
<i>James P. Shaw</i>	8/15/94 DATE						
<table border="1"> <tr> <td>10-G-00</td> <td>2</td> <td>REV. WIDTH OF ROADS 24 TO 60', REV. CENTER, ADDED CURBS 110-114</td> </tr> <tr> <td>1/9/95</td> <td>1</td> <td>ADDED DECKS & PATIOS, RELOCATED 50 INLETS 1-7 F 1-9, MIRROR DRIVEWAYS</td> </tr> </table>		10-G-00	2	REV. WIDTH OF ROADS 24 TO 60', REV. CENTER, ADDED CURBS 110-114	1/9/95	1	ADDED DECKS & PATIOS, RELOCATED 50 INLETS 1-7 F 1-9, MIRROR DRIVEWAYS
10-G-00	2	REV. WIDTH OF ROADS 24 TO 60', REV. CENTER, ADDED CURBS 110-114					
1/9/95	1	ADDED DECKS & PATIOS, RELOCATED 50 INLETS 1-7 F 1-9, MIRROR DRIVEWAYS					
DATE NO.	REVISION						
OWNER / DEVELOPER K & M DEVELOPMENT CORPORATION C/O PATRICK MCGUAN THE K & M BUILDING SUITE 312 5550 STERRETT PLACE COLUMBIA, MARYLAND 21044							
PROJECT M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY							
AREA TAX MAP 30 PARCEL 406 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2							
TITLE GEOMETRY PLAN FOR BUILDINGS AND UTILITIES							
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282							
6.24.94 DATE <i>J. Parekh</i>	F-87-82 ZB:930 F-93-111 DESIGNED BY: J.G.O. DRAWN BY: J.C.O., R.J.C. PROJECT NO: 82507 DATE: JUNE 15, 1994 SCALE: AS SHOWN DRAWING NO. 5 OF 12						
SDP-94-71							



TRAP # 2 STONE OUTLET SED. TRAP

DRAINAGE AREA	1.03 Ac.
STORAGE REQUIRED	1854 CF.
STORAGE PROVIDED	1932 CF @ 426.0
WEIR ELEVATION	427.0
WEIR LENGTH	4.0'
SIDE SLOPES	2:1
DEPTH	3.0'
CLEANOUT ELEV.	424.5

MATCH LINE SEE SHEET 2 OF 13

PLAN
SCALE: 1"=40'

SEE SHEET 4 FOR GEOMETRY & DIMENSIONS OF BUILDINGS & UTILITIES

BY THE DEVELOPER :

I/WE 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Patrick McCuan 6/22/94
DEVELOPER 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.

J. Farrell 6.24.94
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Patricia Engler 8/12/94
U.S. SOIL CONSERVATION SERVICE DATE

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

John P. Rauton 8/12/94
HOWARD SOIL CONSERVATION DISTRICT DATE

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #19148 DATE

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

Jayce M. Boyd 8/17/94
DUTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Butler 8/23/94
DIRECTOR DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

Ann Swinney 8/18/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James J. Chen 8/15/94
DIRECTOR DATE

Paulo Espinoza 8/15/94
CHIEF, BUREAU OF ENGINEERING DATE

OWNER / DEVELOPER
K & M DEVELOPMENT CORPORATION
c/o PATRICK McCUAN
THE K & M BUILDING
SUITE 312
5550 STERRETT PLACE
COLUMBIA, MARYLAND 21044

PROJECT **M.J.F. FARMS**
SECTION 1
A TOWNHOME CONDOMINIUM COMMUNITY

AREA TAX MAP 30 PARCEL 406
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2 PARCEL W

TITLE **GRADING & SEDIMENT CONTROL PLAN**
UNITS 1-58

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

6.24.94
DATE

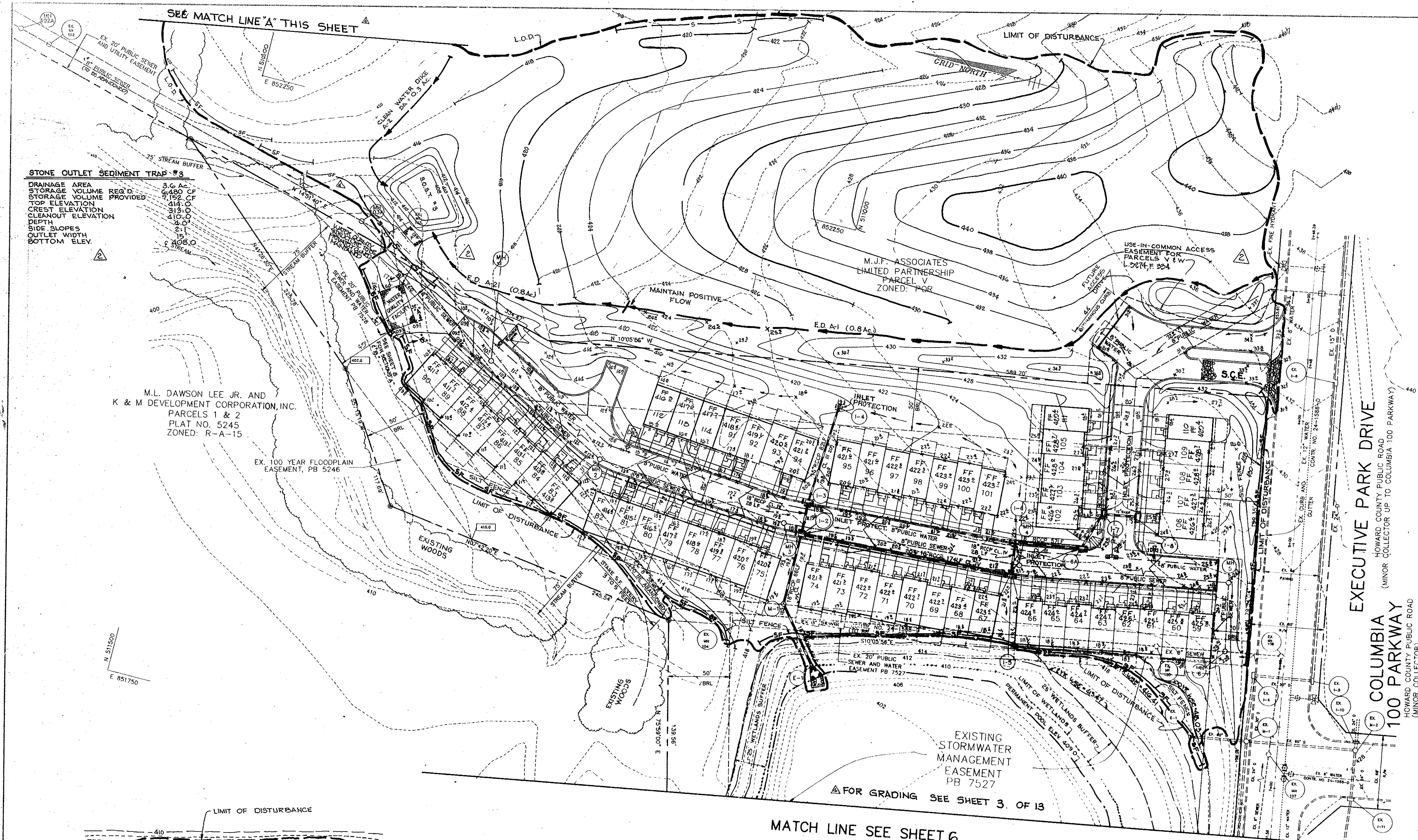
F-87-82 ZB:930M
F-93-111

DESIGNED BY : J.C.O.
DRAWN BY: J.C.O./R.J.C.
PROJECT NO : 82507
DATE : JUNE 15, 1994
SCALE : AS SHOWN
DRAWING NO. 6 OF 13



TRAP # 1 - STONE OUTLET SED. TRAP

DRAINAGE AREA	2.30 Ac.
STORAGE REQUIRED	4140 CF.
STORAGE PROVIDED	4758 CF @ 420.0
WEIR ELEVATION	421.0
WEIR LENGTH	6.0'
SIDE SLOPES	2:1
DEPTH	3.0'
CLEANOUT ELEV.	418.5



STONE OUTLET SEDIMENT TRAP #3
 DRAINAGE AREA 3.6 AC.
 STORAGE VOLUME REQ'D 6,480 CF
 STORAGE VOLUME PROVIDED 7,152 CF
 TOP ELEVATION 414.0
 CREST ELEVATION 413.0
 CLEANOUT ELEVATION 410.0
 DEPTH 2.1
 SIDE SLOPES 2:1
 OUTLET WIDTH 15'
 BOTTOM ELEV. 408.0

M.L. DAWSON LEE JR. AND
 K & M DEVELOPMENT CORPORATION, INC.
 PARCELS 1 & 2
 PLAT NO. 5245
 ZONED: R-A-15

EX. 100 YEAR FLOODPLAIN
 EASEMENT, PB 5246

EXISTING STORMWATER
 MANAGEMENT
 EASEMENT
 PB 7527

MATCH LINE SEE SHEET 6

PLAN
 SCALE 1" = 40'

**SEE SHEET 5 FOR GEOMETRY & DIMENSIONS
 OF BUILDINGS & UTILITIES**

BY THE DEVELOPER:
 I/WE 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
J. Farrell 6/22/94
 DEVELOPER 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.
J. Farrell 6/24/94
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Patricia Engler 8/12/94
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 8/12/94
 HOWARD SOIL CONSERVATION DISTRICT DATE

AS BUILT CERTIFICATE
 JAYKANT D. PAREKH #19148 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 8/17/94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Joyce M. Boyd 8/23/94
 DIRECTOR DATE

Anna Swinney 8/18/94
 CHIEF, DIVISIONLAND DEVELOPMENT AND RESEARCH DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
James J. Khan 8/16/94
 DIRECTOR DATE

Paul Deegan 8/15/94
 CHIEF, BUREAU OF ENGINEERING CO. #116144 DATE

OWNER / DEVELOPER
 K & M DEVELOPMENT CORPORATION
 c/o PATRICK McCUAN
 THE K & M BUILDING
 SUITE 312
 5550 STERRETT PLACE
 COLUMBIA, MARYLAND 21044

PROJECT
M.J.F. FARMS
 SECTION 1
 A TOWNHOME CONDOMINIUM COMMUNITY

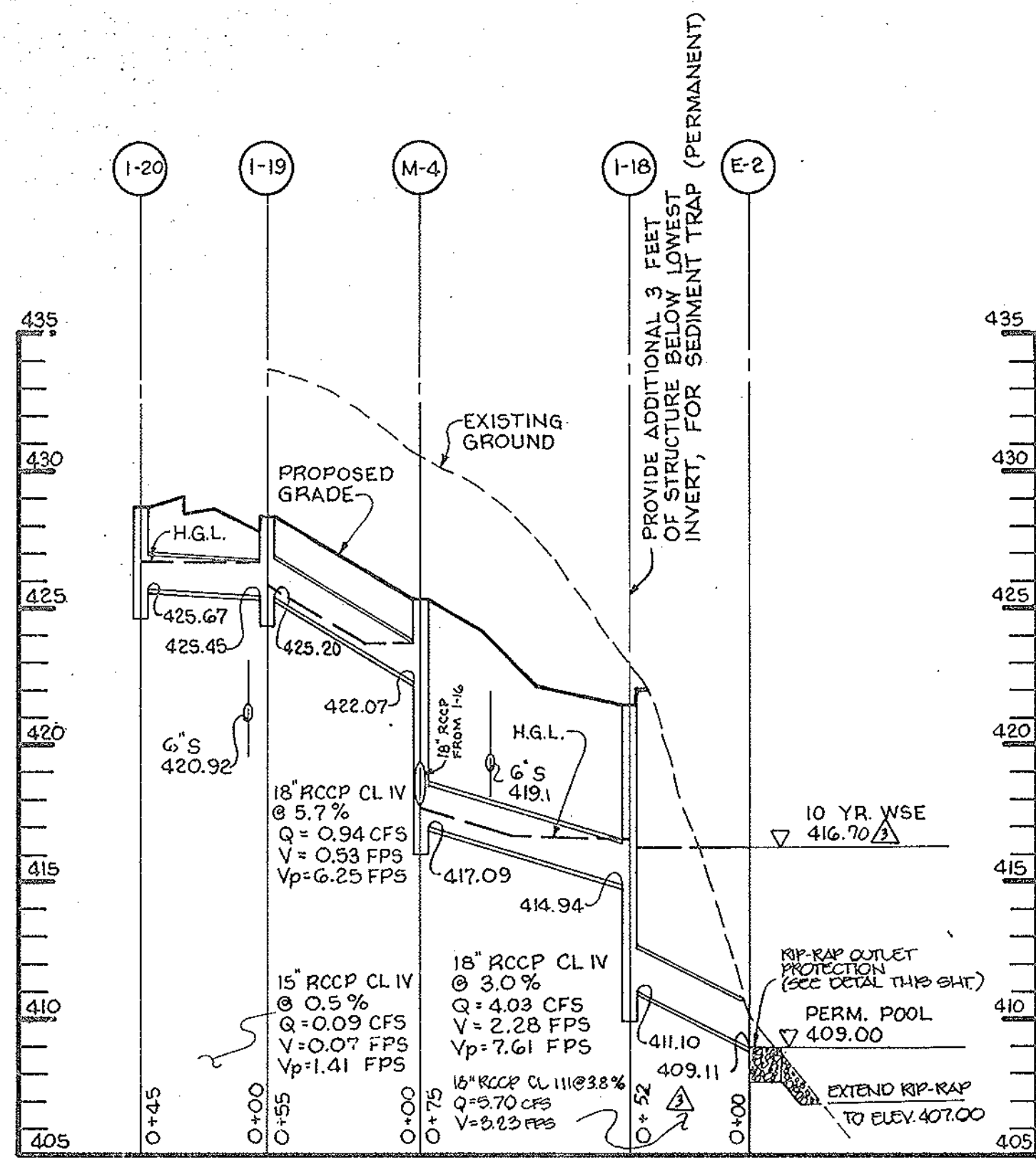
AREA
 TAX MAP 30 PARCEL 406
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COLUMBIA 100 OFFICE RESEARCH PARK
 SECTION 1, AREA 2 PARCEL W

TITLE
GRADING & SEDIMENT CONTROL PLAN
 UNITS 59 - 109

RIEMER-MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
 410-997-8900 FAX: 410-997-9282

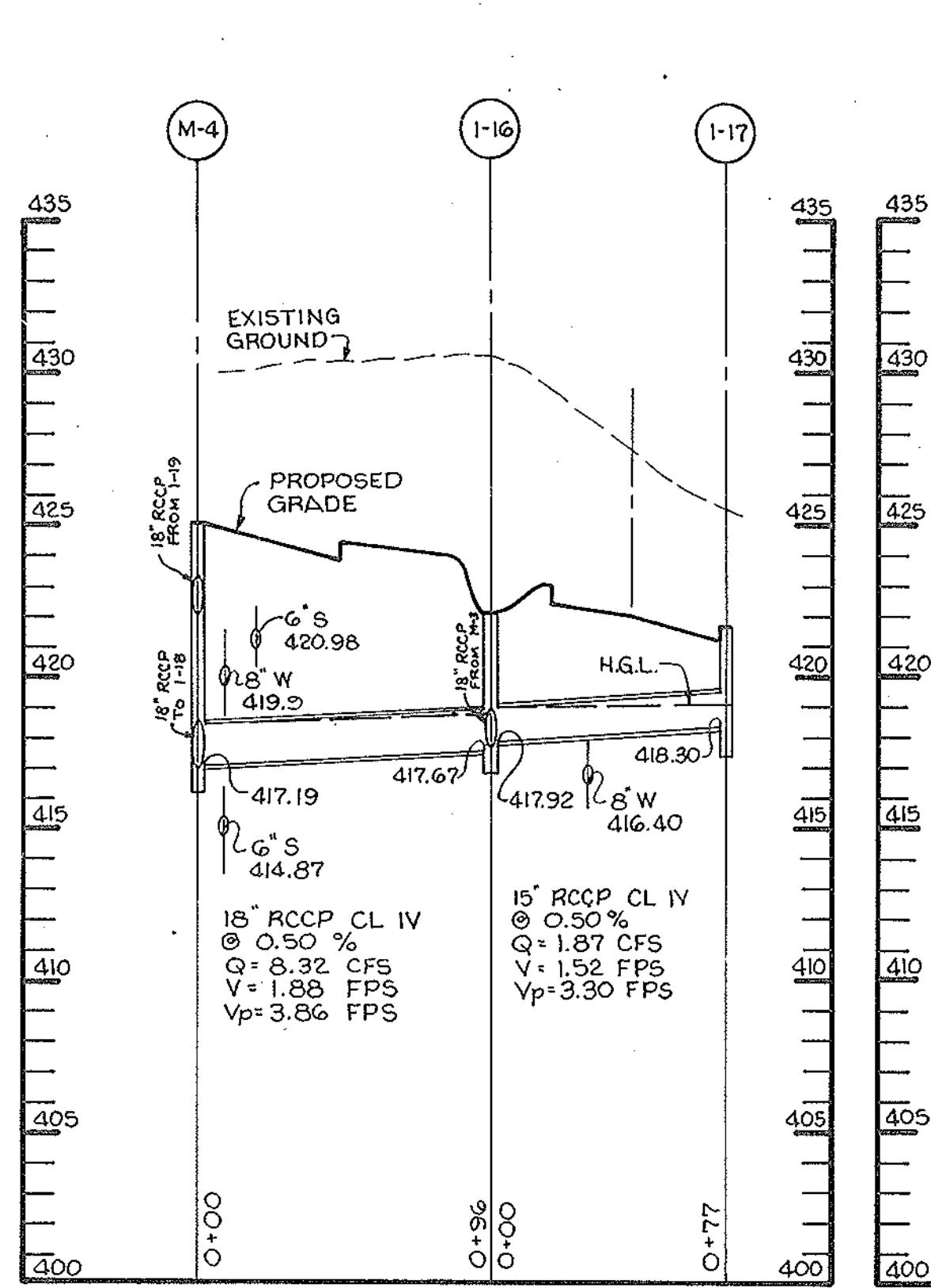
6-24-94 DATE
 F-87-82 ZB-930
 F-93-111
 DESIGNED BY: J.C.O.
 DRAWN BY: J.C.O./R.J.G.
 PROJECT NO: 82507
 DATE: JUNE 15, 1994
 SCALE: AS SHOWN
 DRAWING NO. 7 OF 12

DATE	NO.	REVISION
6-24-94	4	EXTENDED L.O.D. ON PARCEL V - REVISED EX. SWMF GRADING
10-0-93	3	REV. ROADS FROM 66 TO 80 REPLACED PATIOS W/SEWER PATIOS 80 TO 100 100' REV. EXIST. DRIVE TO 75 TO 84 100' ACCO. UNITS 110-114



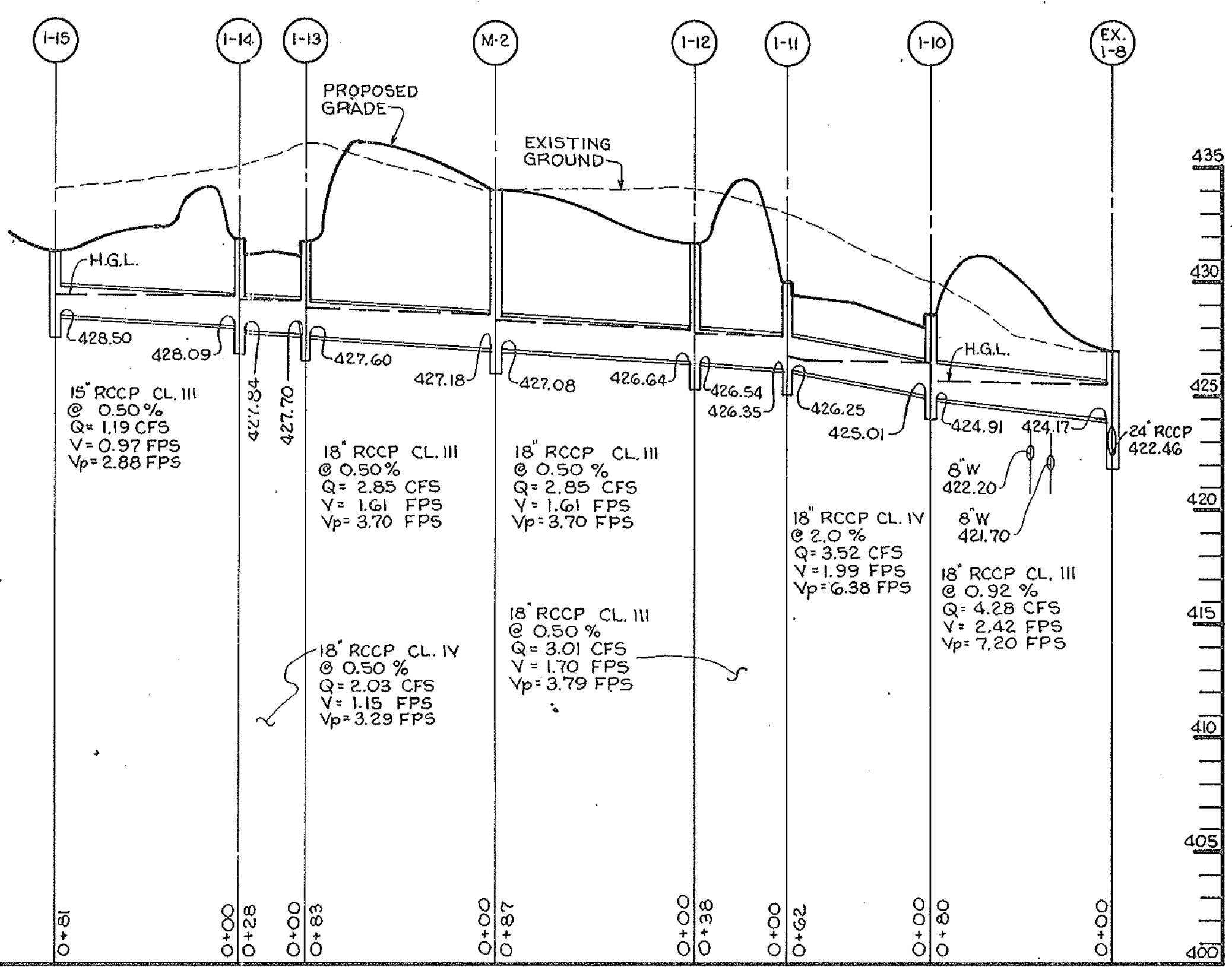
STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'



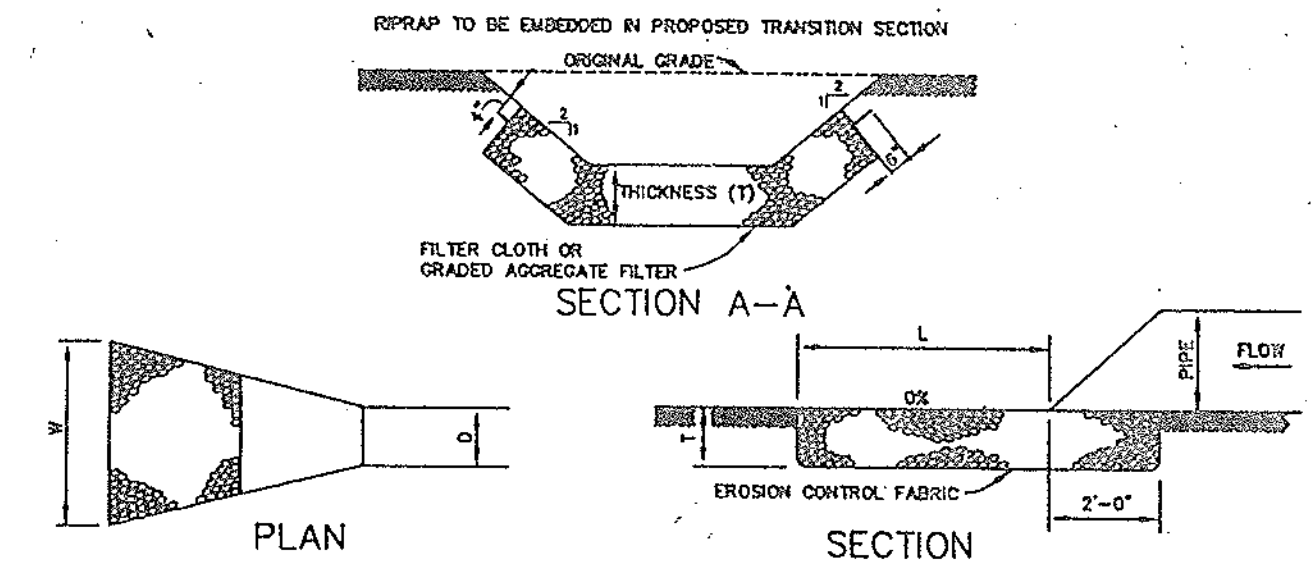
STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'



STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'

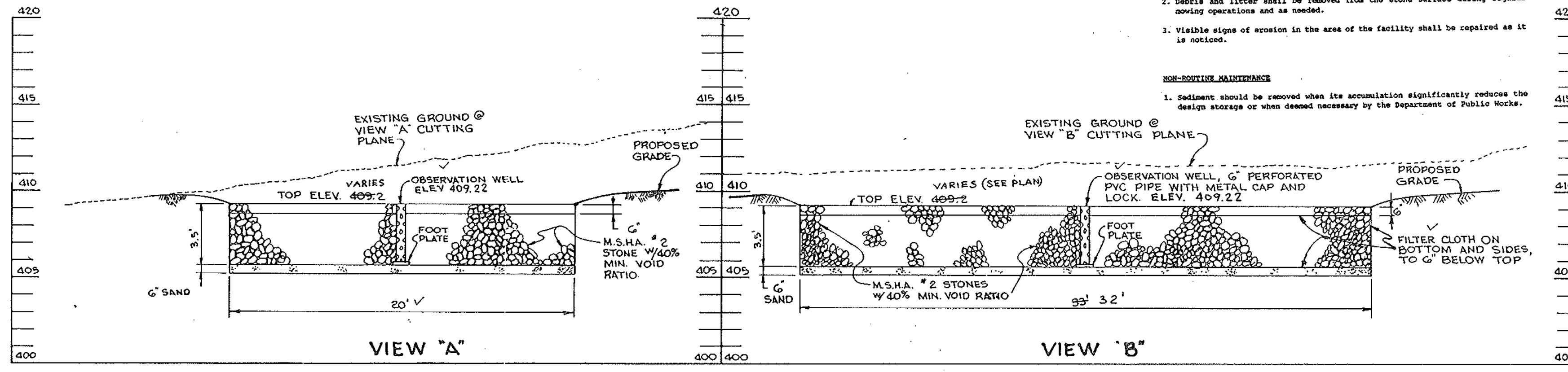


STRUCTURE	MINIMUM STORE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	8"	10'	11.5'	1.2'
E-2	8"	10'	11.5'	1.2'

RIPRAP OUTLET PROTECTION DETAIL
NO SCALE

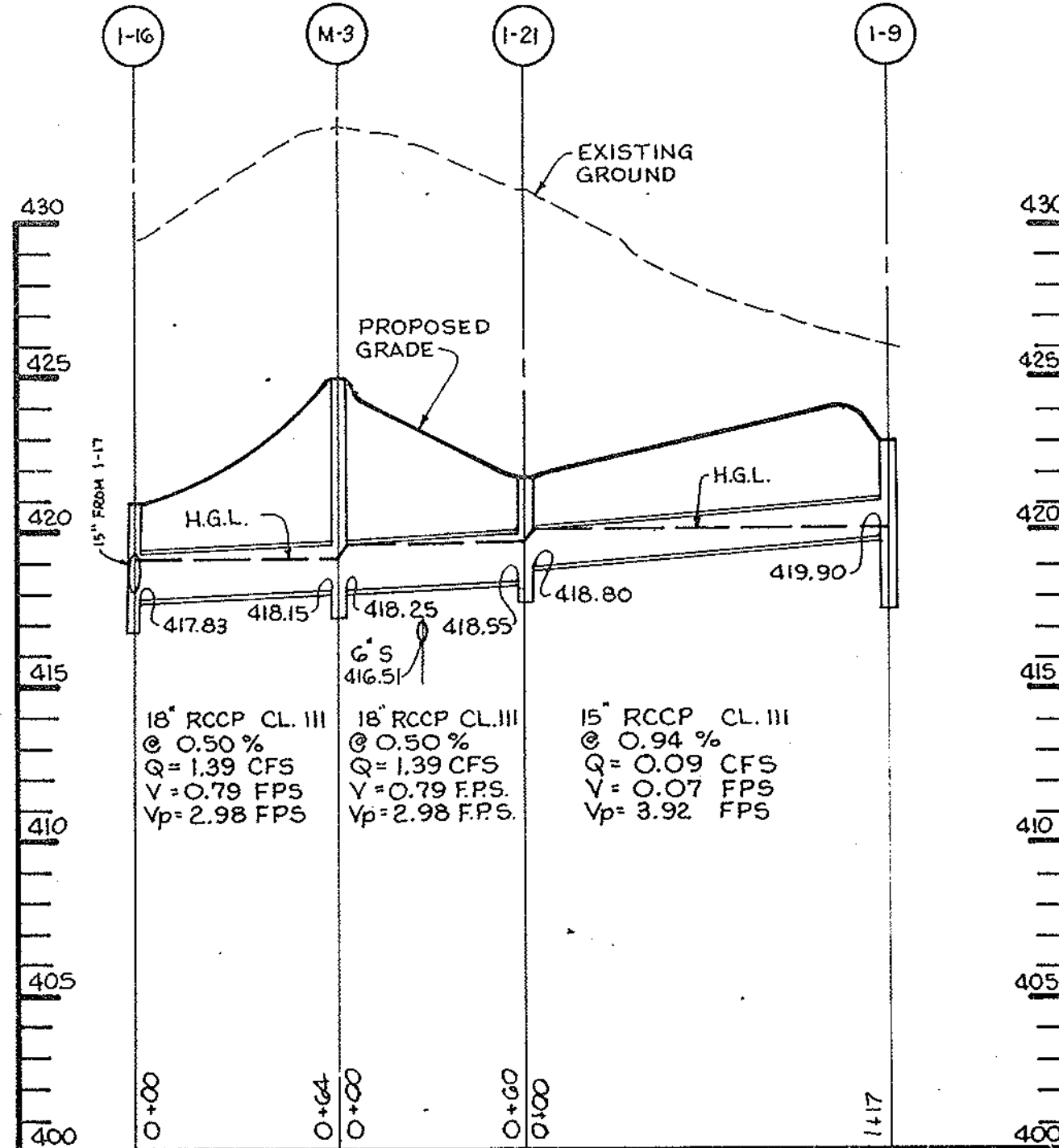
**OPERATIONAL MAINTENANCE SCHEDULE
WATER QUALITY FACILITY**

- ROUTINE MAINTENANCE**
- The facility shall be inspected annually and after major storms. Inspections shall be made during wet weather to determine if the facility is functioning properly by observing water level in the observation well.
 - Debris and litter shall be removed from the stone surface during regular mowing operations and as needed.
 - Visible signs of erosion in the area of the facility shall be repaired as it is noticed.
- NON-ROUTINE MAINTENANCE**
- Sediment should be removed when its accumulation significantly reduces the design storage or when deemed necessary by the Department of Public Works.



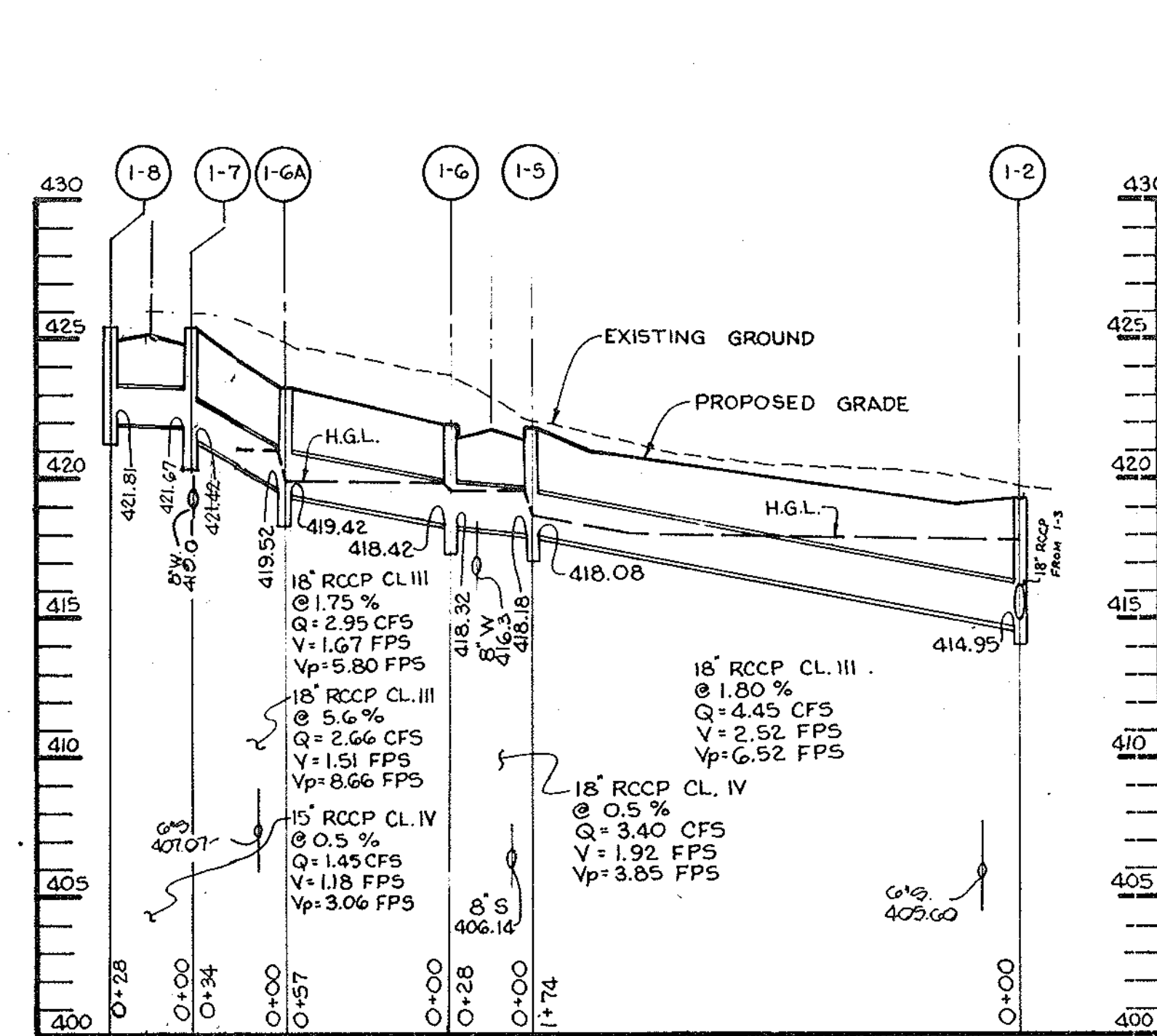
WATER QUALITY FACILITY

SCALE: 1" = 5'



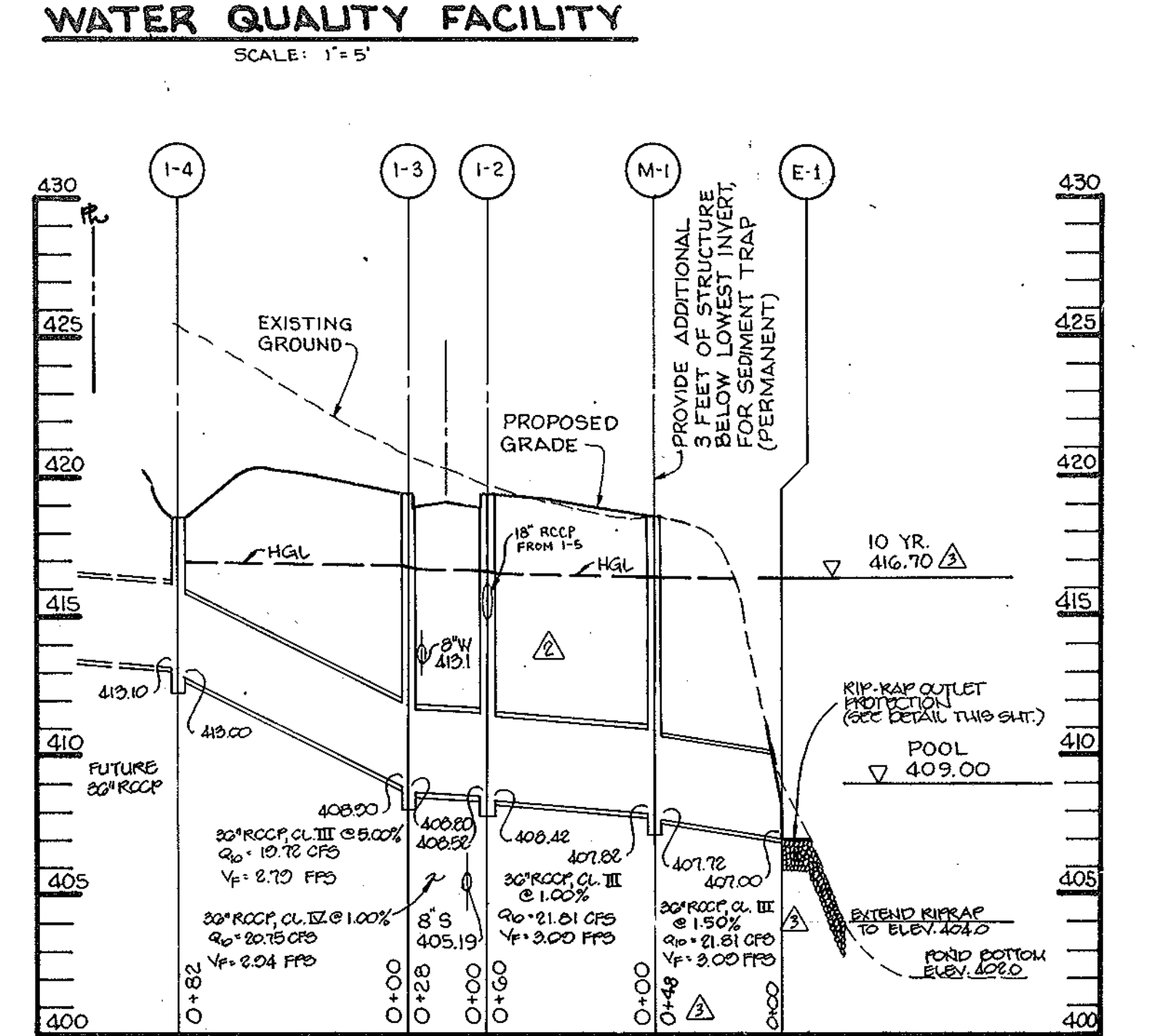
STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'



STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'



STORM DRAIN PROFILE

SCALE: HOR. : 1" = 50'
VERT. : 1" = 5'

6-24-94 ADJUSTED PIPE SLOPES & LENGTHS M-1 TO E1 & AS BUILT CERTIFICATE FOR WATER QUALITY FACILITY

STATE OF MARYLAND
ARTHUR E. MUEGGE # 8707
DATE 9.10.98

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
George M. Boyd and perform 8/17/94
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James R. Rutter 8/25/94
DIRECTOR DATE

APPROVED: BUREAU OF ENGINEERING
James J. Lewis 8/15/94
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
James J. Lewis 8/15/94
DIRECTOR DATE

6-24-94 REV. B.D. PROP. E-1 TO I-4
1-5-95 REVISED SD INLETS # 718 LOCATIONS.

DATE	NO.	REVISION

OWNER / DEVELOPER
K & M DEVELOPMENT CORPORATION
c/o PATRICK McCUAN
THE K & M BUILDING
SUITE 312
5550 STERRETT PLACE
COLUMBIA, MARYLAND 21044

PROJECT
M.J.F. FARMS
SECTION 1
A TOWNHOME CONDOMINIUM COMMUNITY

AREA
TAX MAP 30 PARCEL 406
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2

TITLE
STORM DRAIN PROFILES

RIEMER MUEGGE & ASSOCIATES, INC.
Planners & Engineers Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

6-24-94 DATE
F-87-82 ZB:930M
F-93-111

DESIGNED BY: J.C.O.

DRAWN BY: R.J.C.

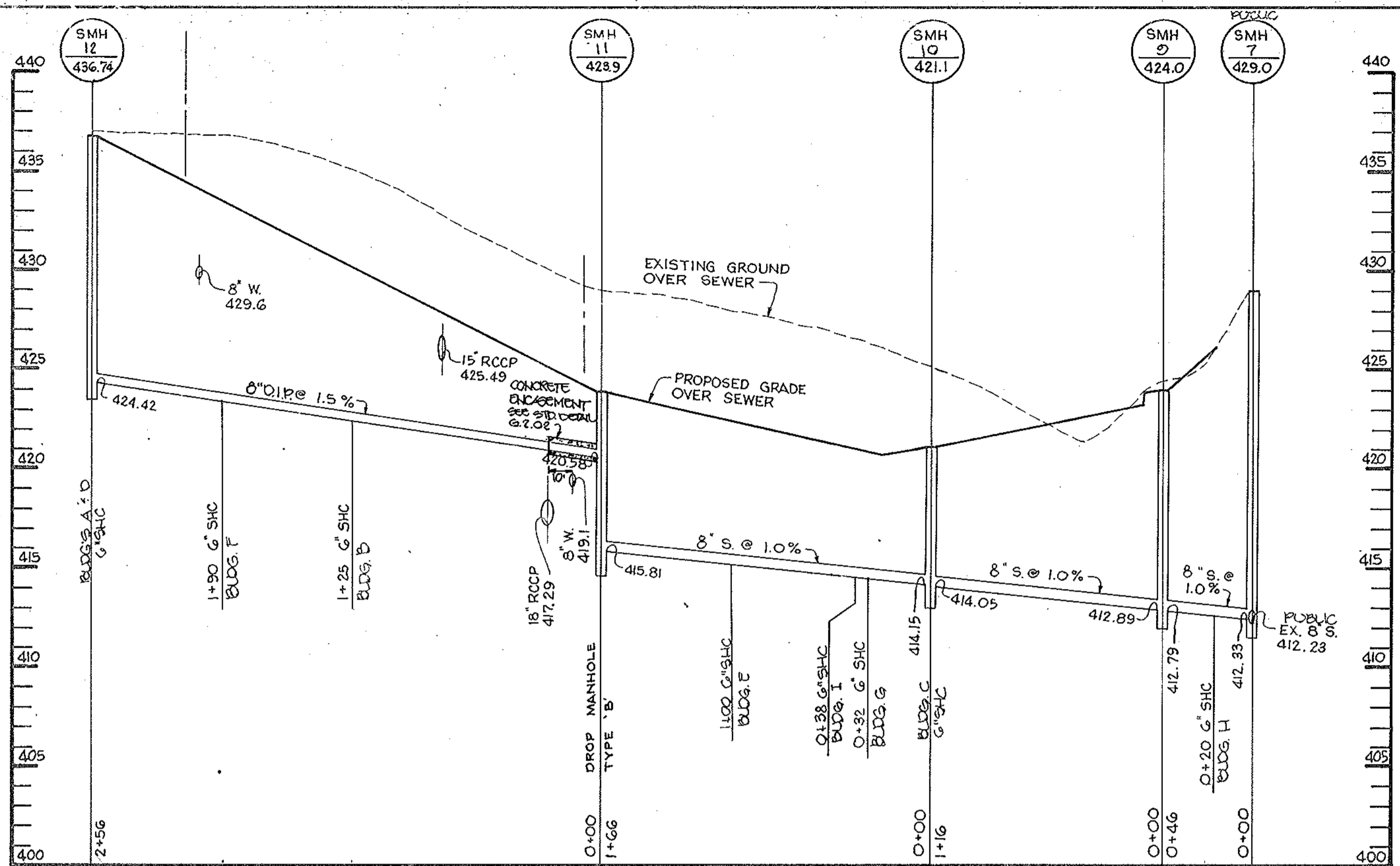
PROJECT NO: 82507

DATE: JUNE 15, 1994

SCALE: AS SHOWN

DRAWING NO. 8 OF 13

JAYKANT D. PAREKH # 19148



SEWER PROFILE

SCALE: HOR. 1"=50'
VERT. 1"=5'

AS BUILT CERTIFICATE	
JAYKANT D. PAREKH #19148	DATE
APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Jayne M. Boyd</i> COUNTY HEALTH OFFICER	8/17/94 DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James S. Smith</i> DIRECTOR	8/25/94 DATE
<i>Anna Swinnerton</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	8/18/94 DATE
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James P. Slum</i> DIRECTOR	8/16/94 DATE
<i>Richard J. ...</i> SHERIFF, BUREAU OF ENGINEERING	8/15/94 DATE
DATE	REVISION
0-27-04	1 REAR MANHOLE NUMBERS
OWNER / DEVELOPER K & M DEVELOPMENT CORPORATION c/o PATRICK McCUAN THE K & M BUILDING SUITE 312 5550 STERRETT PLACE COLUMBIA, MARYLAND 21044	
PROJECT M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY	
AREA TAX MAP 30 PARCEL 406 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2	
TITLE SEWER PROFILES	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282	
6.24.94 DATE	F-87-82 ZB:930M F-93-111
	DESIGNED BY : J.C.O.
<i>J. Parekh</i>	DRAWN BY: R.J.C.
JAYKANT D. PAREKH # 19148	PROJECT NO : 82507
	DATE : JUNE 15, 1994
	SCALE : AS SHOWN
	DRAWING NO. 0 OF 10

JAYKANT D. PAREKH #19148 DATE

BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...

DEVELOPER: J. Parekh DATE: 6/22/94

BY THE ENGINEER: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN...

ENGINEER: J. Parekh DATE: 6-22-94

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION SERVICE: Patricia Eakin DATE: 12/16/94

HOWARD SOIL CONSERVATION DISTRICT: John R. Pletsch DATE: 8/12/94

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, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR: James S. Lewis DATE: 8/15/94

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: Ann Swinnamy DATE: 8/18/94

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR: James S. Lewis DATE: 8/15/94

CHIEF, BUREAU OF ENGINEERING: Charles Egan DATE: 8/15/94

OWNER / DEVELOPER: K & M DEVELOPMENT CORPORATION

PROJECT: M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY

AREA: TAX MAP 30, PARCEL 406 ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: GRADING AND SEDIMENT CONTROL NOTES & DETAILS

RIEMER MUEGGE & ASSOCIATES, INC. Planners Engineers Surveyors

DATE: 6-22-94 F-87-82 2B:930M F-93-111

DESIGNED BY: J.C.O. DRAWN BY: J.C.O. PROJECT NO: 82507 DATE: JUNE 15, 1994 SCALE: AS SHOWN DRAWING NO. 10 OF 12

JAYKANT D. PAREKH #19148 SDP-94-71

STANDARD AND SPECIFICATIONS VEGETATIVE STABILIZATION WITH SOO

Definition: Stabilizing sediment producing areas by establishing long-term stands of grass with soil.

Purpose: To stabilize the soil, reduce damage from sediment and runoff to downstream areas, enhance natural beauty.

Conditions Where Practices Apply: On exposed soils where a quick vegetative cover is desired, on sites which can be maintained with ground equipment.

Specifications: 1. Class of turf grass seed shall be Maryland or Virginia State Certified...

2. Sod shall be machine cut to a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch...

3. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when expanded vertically...

4. Individual pieces of sod shall be cut to the supplier's width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent...

5. Sod shall not be harvested or transported when moisture content (excessively dry or wet) may adversely affect its survival.

6. Sod shall be harvested, delivered and installed within a period of 36 hours. Sod not transported within this period shall be inspected and approved prior to its installation.

1. Site Preparation: Fertilizer and lime application rates shall be determined by soil tests...

A. Prior to sodding, the surface shall be cleared of all trash, debris, and all roots, brush, wire, ground stakes and other objects...

B. Where the soil is odd or composed of heavy clay, ground limestone shall be spread at the rate of 2 tons per acre or 100 pounds per 1,000 square feet...

C. All areas receiving sod shall be uniformly firm. Hard-packed hard soil shall be scarified prior to placement of sod.

II. Sod Installation: A. During periods of excessively high temperatures the sod shall be lightly irrigated immediately prior to laying the sod.

B. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and slightly wedged against each other.

C. On sloping areas where erosion may be a problem, sod shall be laid with the long edge parallel to the contour and with staggered joints.

D. As sodding is completed in any one section, the entire area shall be rolled or tamped to insure solid contact of roots with the soil surface.

III. Sod Maintenance: A. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week...

B. After the first week, sod shall be watered as necessary to maintain adequate moisture and insure establishment...

C. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed...

D. Maintenance of established sod shall follow specifications outlined in table.

Table with columns: Seeding Mixtures, Formulations, Lbs./Ac./Yr., Lbs./1000 S.F., Time, Mowing.

Table with columns: Seeding Mixtures, Formulations, Lbs./Ac./Yr., Lbs./1000 S.F., Time, Mowing.

Equivalent amounts of fertilizer may be applied with other formulations.

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction.

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 AND EROSION 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, by 14 days or to other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 AND EROSION CONTROL for permanent seedings (Sec. 51), and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 53). 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 10.9 acres, Area to be seeded or paved 0.5 acres, Area to be vegetatively stabilized 2.2 acres, Total Cut 25.20 cu.yds., Total Fill 2,724 cu.yds.

8. Any sediment control practice which is disturbed by grading activity or placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.

10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

11. Sediment will be removed from traps when its depth reaches open cut elevation shown on the plans.

12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, for do they reflect consideration of undisturbed or removed or available material. The contractor shall formulate himself with site conditions which may affect the work.

13. On all sites with disturbed areas in excess of 5 acres, approval of the inspection agency shall be required upon completion of stabilization or removal of erosion and sediment control structures before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until final approval by the inspection agency is made.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be retained where a short-term vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by rolling, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 500 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.)

Seeding: For methods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.)...

Seeding: For methods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.)...

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MULCHING

Materials and Amounts: 1) Straw - Straw shall be unrotted small grain applied at the rate of 1 1/2 to 2 tons per acre...

2) Asphalt emulsion or cutback asphalt of 600 to 1000 GALS per acre (15 to 30 GALS/1000 SF). This is suitable for a limited period of time...

3) Synthetic soil stabilizers may be used according to manufacturer's recommendations, under suitable conditions.

4) Mulch materials such as lime or excelsior blanket shall be applied to the surface in waterways and on steep slopes. Lighter materials of paper, plastic and cotton mulch materials may be used where erosion is not a problem...

5) Wood chips at the rate of approximately 6 tons per acre (275 LBS/1000 SF) may be used when available and when feasible to use.

6) Coated rock, stones, gravel or shale blankets. Apply at rate of 20 tons to 100 tons per acre (400 to 4500 LBS/1000 SF) with coarsest material applied at the highest rate.

Mulch Anchoring: Mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by one of the following methods...

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 500 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding...

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding...

3) For the period March 1 thru April 30 and from August 15 thru October 15, seed with 2 tons per acre (14 lbs. per 1000 sq.ft.) of untreated small grain straw immediately after seeding...

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STABILIZED CONSTRUCTION ENTRANCE

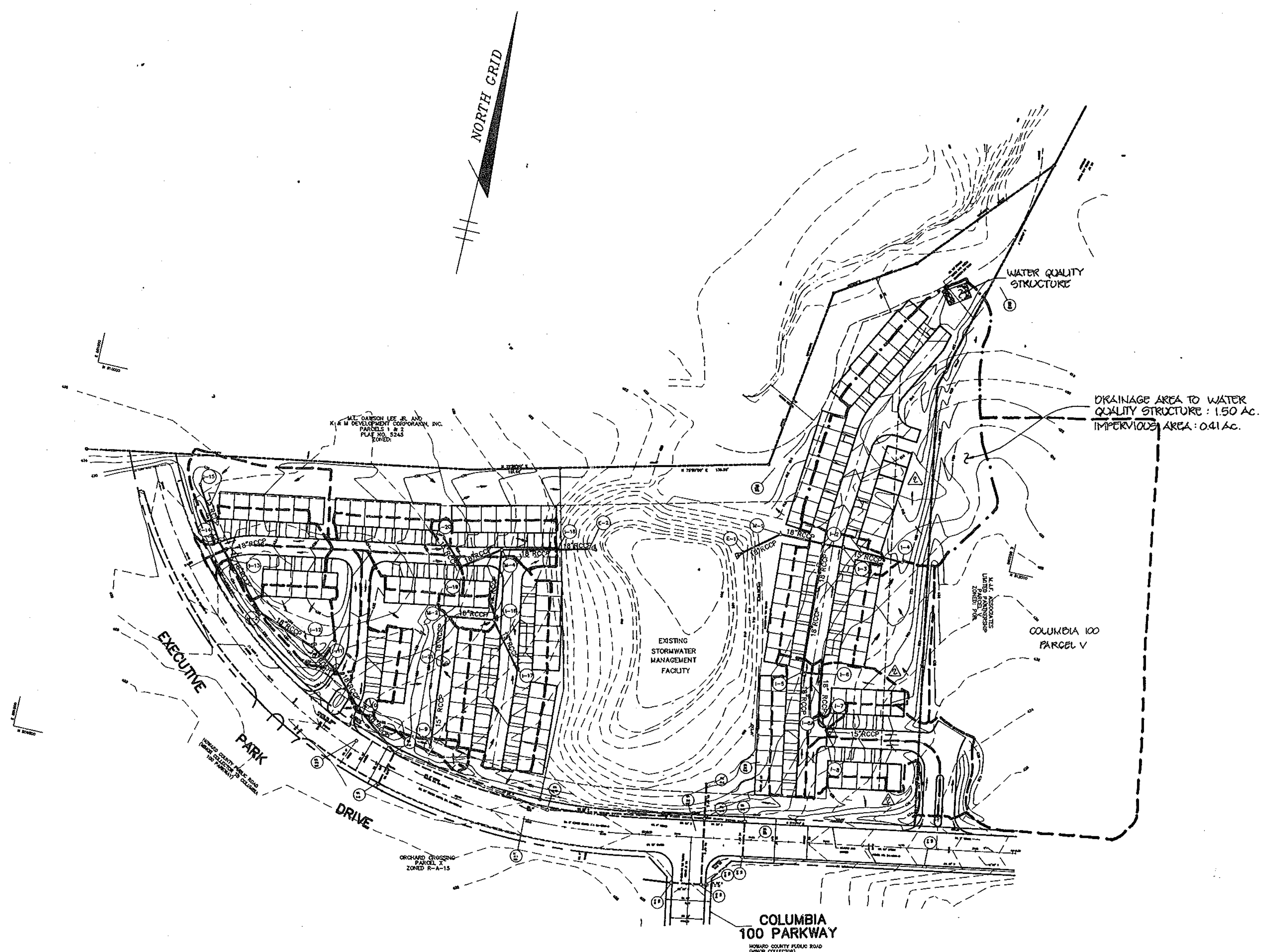
NO SCALE

DRAINAGE AREA CHART				
D.A.	AREA(AC)	'C' FACTOR	IMPERVIOUS AREA(%)	ZONING
I-2	0.22	0.71	77	R-A-15
I-3	0.24	0.75	83	R-A-15
I-4	0.29	0.80	87	R-A-15
I-5	0.19	0.72	79	R-A-15
I-6	0.13	0.50	46	R-A-15
I-6A	0.05	0.73	80	R-A-15
I-7	0.24	0.61	63	R-A-15
I-8	0.24	0.72	79	R-A-15
I-9	0.06	0.23	6	R-A-15
I-10	0.16	0.73	81	R-A-15
I-11	0.16	0.53	50	R-A-15
I-12	0.19	0.33	21	R-A-15
I-13	0.18	0.60	61	R-A-15
I-14	0.17	0.70	76	R-A-15
I-15	0.29	0.49	45	R-A-15
I-16	0.07	0.48	43	R-A-15
I-17	0.62	0.35	24	R-A-15
I-18	0.33	0.72	79	R-A-15
I-19	0.13	0.76	85	R-A-15
I-20	0.02	0.32	29	R-A-15
I-21	0.48	0.33	21	R-A-15

ALL SOILS ARE TYPE C SOILS.

STRUCTURE SCHEDULE						
STRUCTURE NUMBER	TYPE	LOCATION	INVERT		TOP ELEV.	HO.00 STD. DETAIL
			IN	OUT		
I-2	A-S	3+39.12.00'LT	428.80	428.46	419.20	SD 4.40
I-3	A-S	3+39.12.00'RT	428.80	428.80	419.20	SD 4.40
I-4	TYPE-D	3+33.93.15'RT	-	415.00	419.50	9x5'
I-5	A-S	1+66.12.00'LT	418.18	418.08	422.00	SD 4.40
I-6	A-S	1+66.12.00'RT	418.42	418.32	422.00	SD 4.40
I-6A	A-S	1+11.12.00'RT	419.52	419.42	423.23	SD 4.40
I-7	A-S W/DEF	2+76.12.00'RT	421.67	421.44	425.32	SD 4.40
I-8	A-S W/DEF	2+76.12.00'LT	-	421.81	425.32	SD 4.40
I-9	TYPE-D	SEE PLAN	-	-	419.90	SD 4.39
I-10	A-S W/DEF	0+48.25.93'RT	425.01	424.91	428.60	SD 4.40
I-11	A-S	0+80.21.69'LT	426.35	426.25	429.90	SD 4.40
I-12	TYPE-D	1+13.57.77'LT	426.64	426.54	431.60	SD 4.39
I-13	A-S W/DEF	0+52.12.00'RT	427.70	427.60	431.80	SD 4.40
I-14	A-S W/DEF	0+49.12.00'LT	428.09	427.84	431.80	SD 4.40
I-15	TYPE-D	SEE PLAN	-	-	428.50	SD 4.39
I-16	TYPE-D	0+86.22.03'RT	427.11	427.01	427.10	SD 4.39
I-17	A-S	1+50.12.00'LT	-	418.30	421.20	SD 4.40
I-18	WR INLET	4+96.8.00'LT	414.94	411.10	421.40	SD 4.37
I-19	A-S	3+69.12.00'RT	425.45	425.20	428.28	SD 4.40
I-20	TYPE-D	3+44.23.00'LT	-	425.67	428.60	SD 4.39
I-21	TYPE-D	SEE PLAN	418.80	418.55	421.80	SD 4.39
M-1	5' MH	3+43.72.00'LT	427.82	427.72	418.50	G 5.19
M-2	4' MH	SEE PLAN	427.18	427.08	434.00	G 5.11
M-3	4' MH	0+84.86.45'RT	418.25	418.15	425.00	G 5.11
M-4	4' MH	4+19.8.00'LT	427.18	427.08	425.10	G 5.11
E-1	END SECT.	SEE PLAN	-	407.00	410.50	90 5.92
E-2	END SECT.	SEE PLAN	-	409.11	410.50	90 5.92

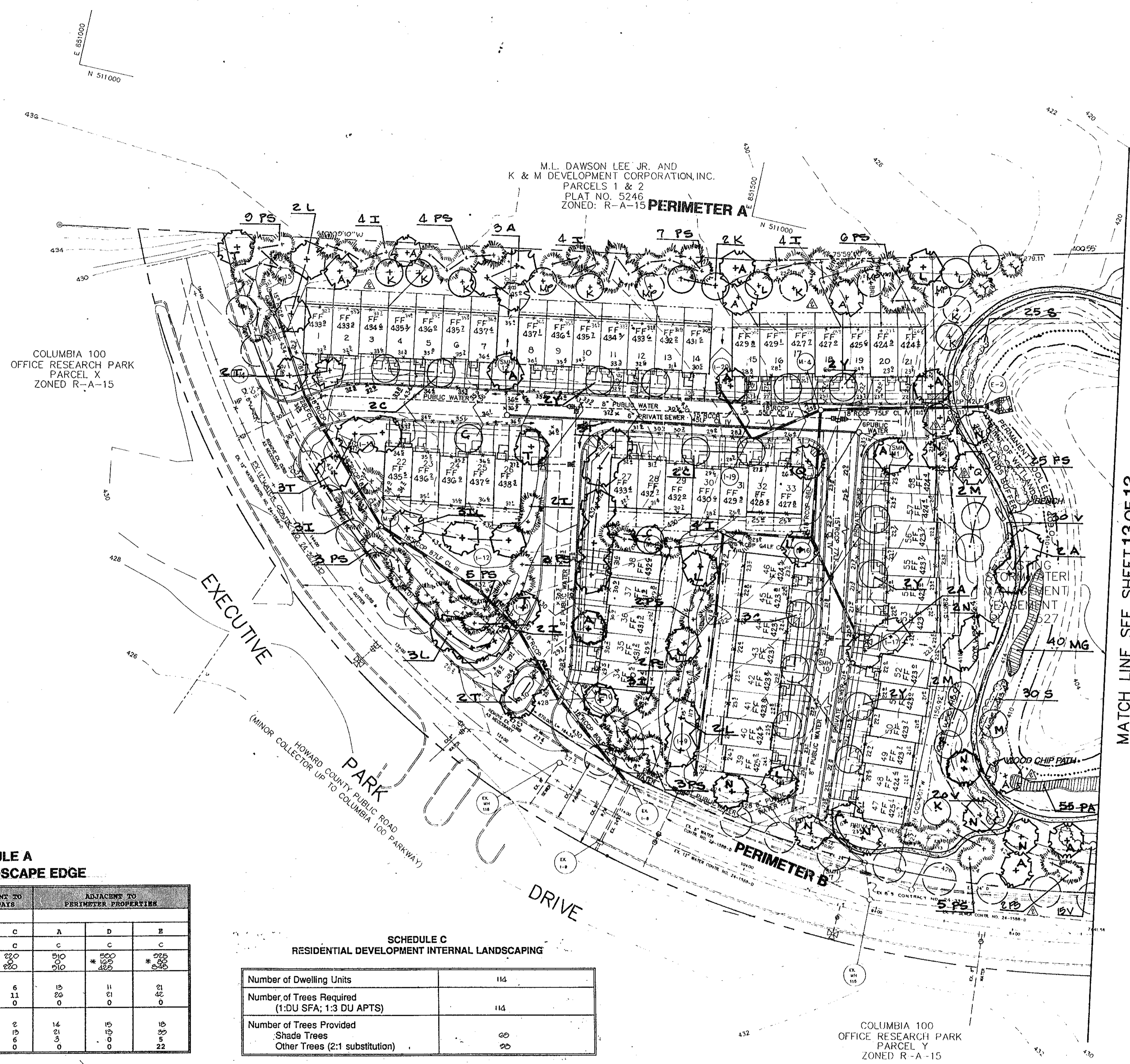
* PROVIDE THREE (3) ADDITIONAL FEET OF STRUCTURE BENEATH THE LOWEST INVERT FOR A PERMANENT SEDIMENT TRAP.



PLAN
SCALE: 1"=100'

G-24-96		REV. STRUCTURE SCHEDULE ITEMS I-4, M-1 E-1 & E-2.
4-24-92		ADDED D.A. FROM PARCEL V TO I-4 REV. STRUCTURE SCHEDULE.
AS BUILT CERTIFICATE		
JAYKANT D. PAREKH #19148		DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.		
<i>James M. Boyelander</i>		8/17/94
COUNTY HEALTH OFFICER		DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
<i>James S. Kute</i>		8/25/94
DIRECTOR		DATE
<i>Uma J. Jurnani</i>		8/10/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH		DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
<i>James J. Schum</i>		8/15/94
DIRECTOR		DATE
<i>Paul D. Soper</i>		8/15/94
SHEF. BUREAU OF ENGINEERING		DATE
10-0-05		
ADDED 0 UNITS		
1-5-94		
REV. INV. & TOP ELS. FOR SD INLETS # 7 & 8		
DATE NO.	REVISION	
OWNER / DEVELOPER		
K & M DEVELOPMENT CORPORATION c/o PATRICK McCUAN THE K & M BUILDING 5550 STICKNEY PLAC., SUITE 312 COLUMBIA, MARYLAND 21044		
PROJECT		
M.J.F. FARMS SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY		
AREA		
TAX MAP 30 PARCEL 406 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
DRAINAGE AREA MAP		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-8282		
6.24.94		F-87-82 ZB:930M
DATE		F-93-111
DESIGNED BY: J.C.O.		
DRAWN BY: J.C.O.		
PROJECT NO: 82507		
DATE: JUNE 15, 1994		
SCALE: AS SHOWN		
JAYKANT D. PAREKH # 19148		DRAWING NO. 11 OF 12

SDP-94-71



NOTES:

SCHEDULE D (STORMWATER MANAGEMENT AREA LANDSCAPING) is not required for this site since the SWM Facility is an existing one and is not being expanded.

Plant substitutions have been made in accordance with the Howard County Landscape Manual Chapter IV, General Landscaping Requirements. The quantity of shade trees used on the site equals 71% of the total number of shade trees required.

*1 Flowering trees were used in lieu of shade trees at the fronts of individual interior lots where shade trees seemed inappropriately large for the space.

*2 Evergreen trees, flowering trees and shrubs were substituted for shade trees along perimeters A, C and E to provide light screening to houses backing to adjacent properties and to provide relief from a consistent planting of only shade trees.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,700.00

COLUMBIA 100
OFFICE RESEARCH PARK
PARCEL X
ZONED R-A-15

M.L. DAWSON LEE JR. AND
K & M DEVELOPMENT CORPORATION, INC.
PARCELS 1 & 2
PLAT NO. 5246
ZONED: R-A-15

MATCH LINE SEE SHEET 13 OF 13

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		
	B	C	A	D	E
Perimeter Edge					
Landscape Type	C	C	C	C	C
LINEAR FEET OF ROADWAY / FRONTAGE / PERIMETER CREDIT * K	620	220	510	* 800	* 275
NET LINEAR FEET / PERIMETER	620	220	510	825	535
Number of Plants Required					
Shade Trees	16	6	15	11	21
Evergreen Trees	0	0	0	0	0
Shrubs	0	0	0	0	0
Number of Plants Provided					
Shade Trees	16	2	14	15	16
Evergreen Trees	31	11	21	31	30
Other trees (2:1 sub)	0	6	3	0	5
Shrubs	0	0	0	0	22

OVERALL SITE SUMMARY

Total shade trees required: 161
Total evergreen trees required: 131

Total shade trees provided: 160
Total evergreen trees and flowering trees provided: 235
Total shrubs provided: 497

* EXISTING WOODS TO REMAIN.

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

Number of Dwelling Units	114
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	114
Number of Trees Provided	
Shade Trees	60
Other Trees (2:1 substitution)	90

AS BUILT CERTIFICATE	
JAYKANT D. PAREKH #19148	DATE
APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Joyce M. Boyd</i>	8/17/94
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Joseph J. Smith</i>	8/25/94
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>Jim Swann</i>	8/18/94
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James J. Lee</i>	8/15/94
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>Paul J. Spon</i>	8/15/94
DATE NO. REVISION	
OWNER / DEVELOPER	
K & M DEVELOPMENT CORPORATION c/o PATRICK McCUAN THE K & M BUILDING SUITE 312 5550 STERRETT PLACE COLUMBIA, MARYLAND 21044	
PROJECT SECTION 1 A TOWNHOME CONDOMINIUM COMMUNITY	
AREA TAX MAP 30 PARCEL 406 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2 PARCEL W	
TITLE LANDSCAPE PLAN UNITS 1-58	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-0282	
DESIGNED BY : MM	
DRAWN BY : ZK	
PROJECT NO : 88507	
DATE : JUNE 15, 1994	
SCALE : 1" = 40'	
DRAWING NO. 12 OF 13	