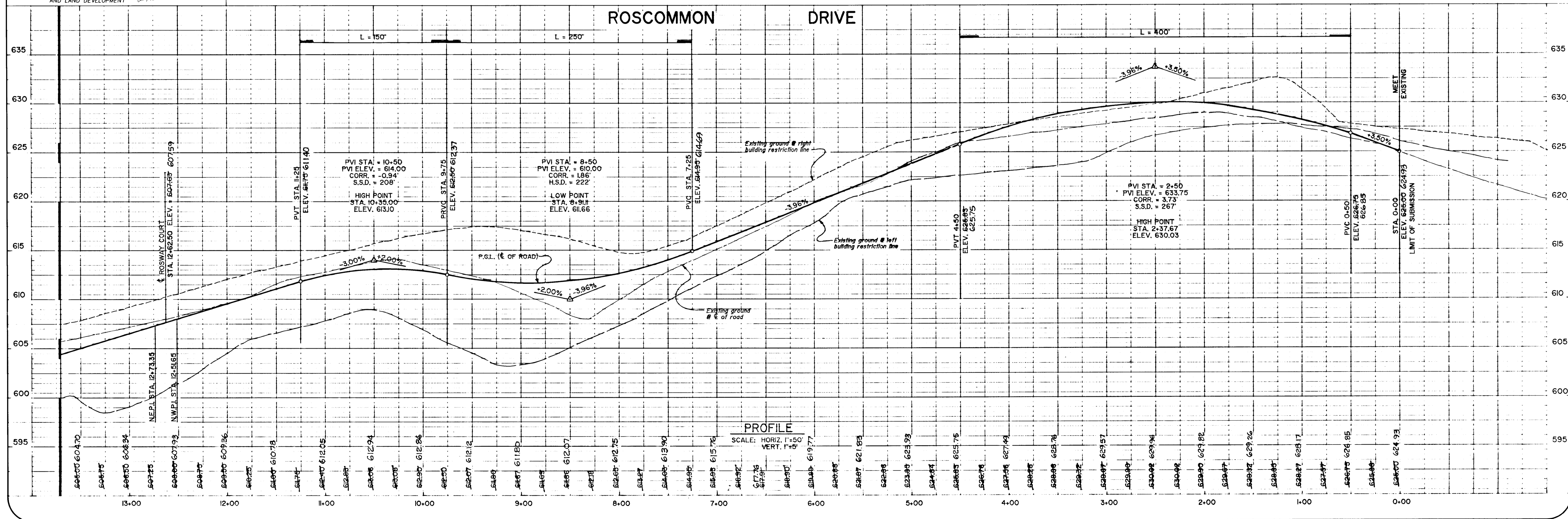
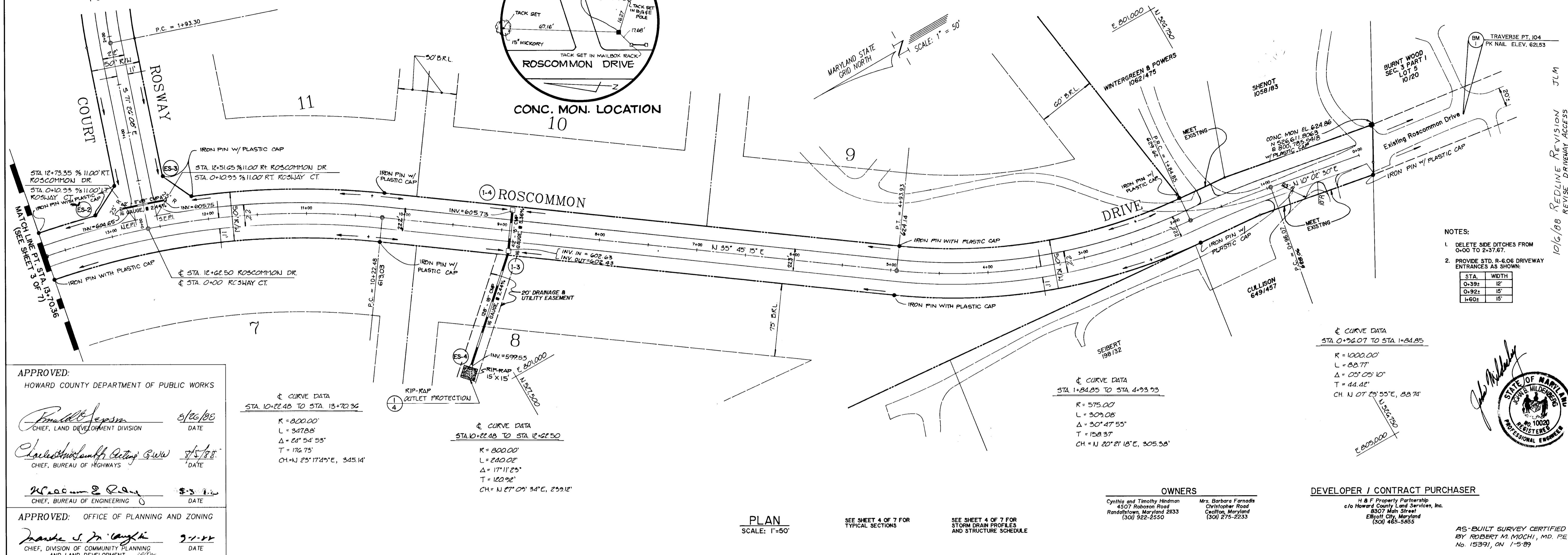
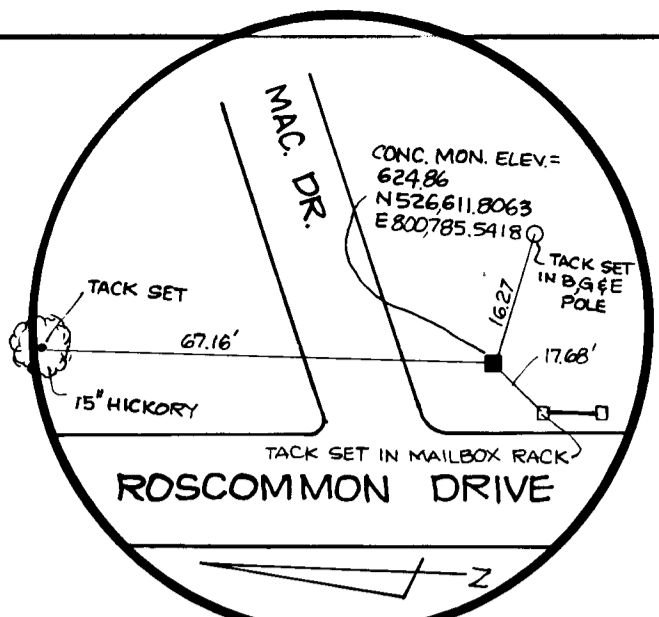






SEE SHEET 1 OF 7



1376

Project	87034-00	Date	MARCH 1988
Illustration	JLM	Engineering	JLM
Scale	HORIZ. 1"=50'	Approval	RMM
Scale	VERT. 1"=5'	Revision	

Submitted for Signature	6/29/88	Date	
Reviewed per community	6/29/88	Date	
Submitted for Review	6/29/88	Date	
Submitted for Description		Date	

10/16/88 REDLINE REVISION JLM  
REVISE DRIVEWAY ACCESS

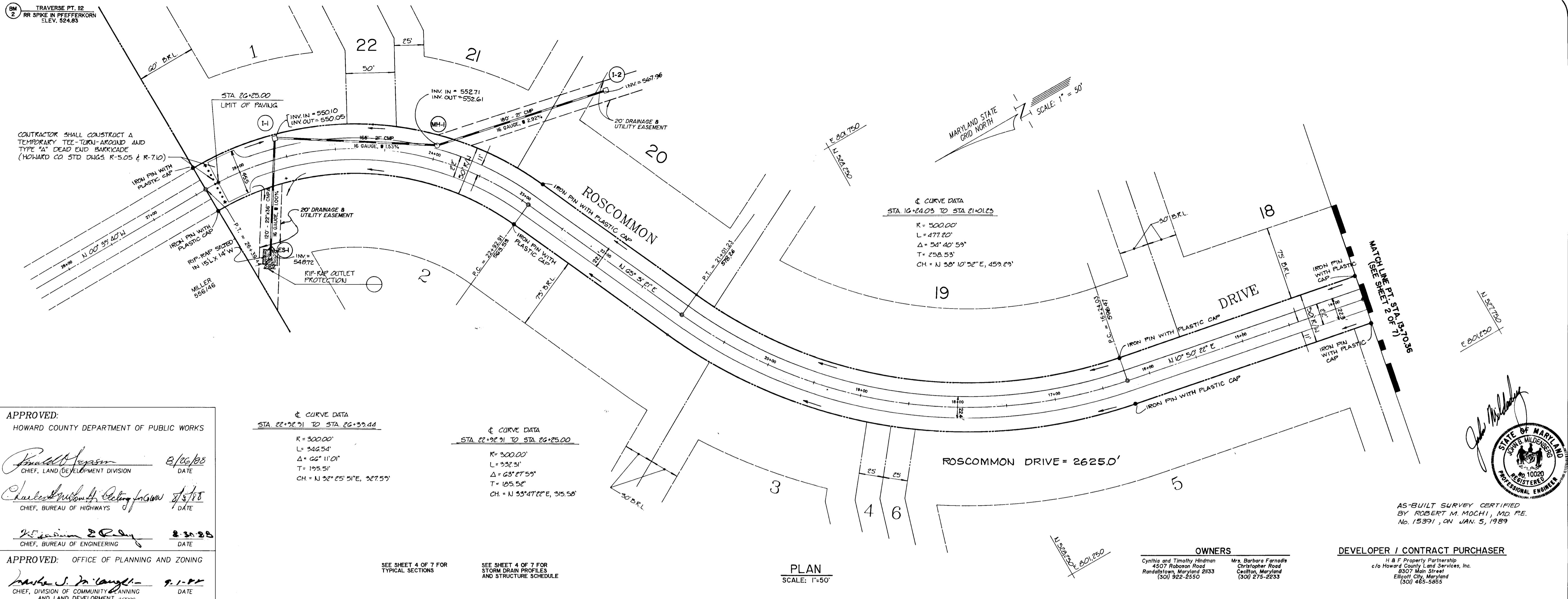
**ROSCOMMON ESTATES**  
(FORMERLY "THE HINDMAN - FARRADIS PROPERTY")  
LOTS 1 - 22  
TAX MAP 22 PARCEL 170  
ELECTION DISTRICT NO. 3  
HOWARD COUNTY, MARYLAND

**ROSCOMMON DRIVE PLAN & PROFILE**

**HILDENBERG, MOCHI & ASSOCIATES, INC.**  
PLANNERS • SURVEYORS • ENGINEERS

3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3300  
D.C. Metro: (301) 821-5188





APPROVED:  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Donald Johnson* 2/26/88  
CHIEF, LAND DEVELOPMENT DIVISION DATE

*Charles W. ...* 2/26/88  
CHIEF, BUREAU OF HIGHWAYS DATE

*...* 2-23-88  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: OFFICE OF PLANNING AND ZONING

*...* 9-1-88  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

← CURVE DATA  
STA 22+92.91 TO STA 26+39.44

R=300.00'  
L=342.54'  
Δ=66°11'01"  
T=195.51'  
CH=N 32°25'51"E, 387.55'

← CURVE DATA  
STA 22+92.91 TO STA 26+39.44

R=300.00'  
L=342.54'  
Δ=66°11'01"  
T=195.51'  
CH=N 32°25'51"E, 387.55'

SEE SHEET 4 OF 7 FOR TYPICAL SECTIONS

SEE SHEET 4 OF 7 FOR STORM DRAIN PROFILES AND STRUCTURE SCHEDULE

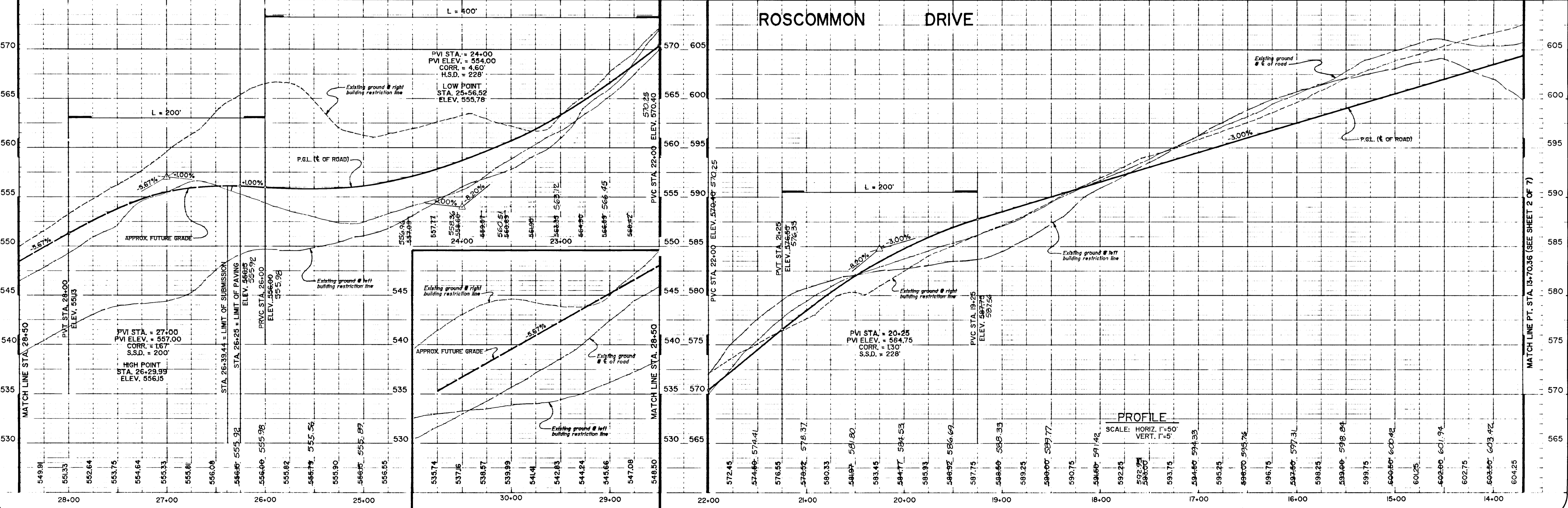
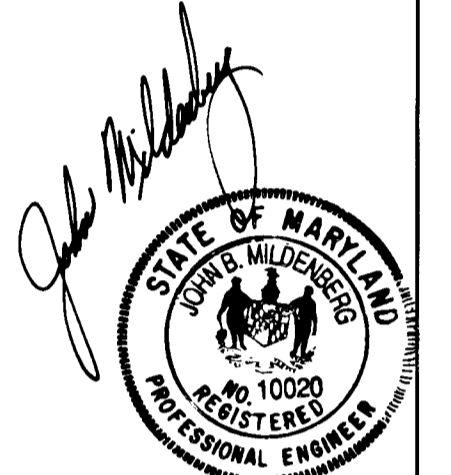
PLAN  
SCALE: 1"=50'

OWNERS  
Cynthia and Timothy Hindman  
4507 Robaron Road  
Randallstown, Maryland 21133  
(301) 922-2550

Mrs. Barbara Farnolds  
Christopher Road  
Oxon Hill, Maryland  
(301) 275-2233

DEVELOPER / CONTRACT PURCHASER  
H & F Property Partnership  
c/o Howard County Land Services, Inc.  
8307 Main Street  
Ellicott City, Maryland  
(301) 465-5855

AS-BUILT SURVEY CERTIFIED  
BY ROBERT M. MOCHI, MD P.E.  
No. 15391, ON JAN. 5, 1989



PROFILE  
SCALE: HORIZ. 1"=50'  
VERT. 1"=5'

date	MARCH 1988
project	87034-00
illustration	JLM
scale	HORIZ. 1"=50'
VERT. 1"=5'	

date	2/26/88
description	Submitted for signature
no.	0
revisions	

ROSCOMMON ESTATES  
FORMERLY "THE HOWMAN - FARRISE PROPERTY"

TAX MAP 15, PARCEL 177  
ELECTION DISTRICT NO. 3

ROSCOMMON DRIVE PLAN & PROFILE

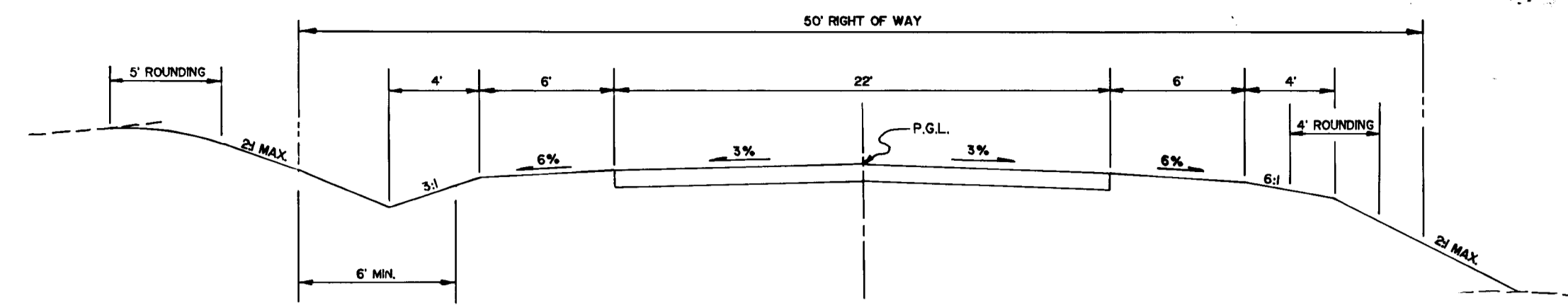
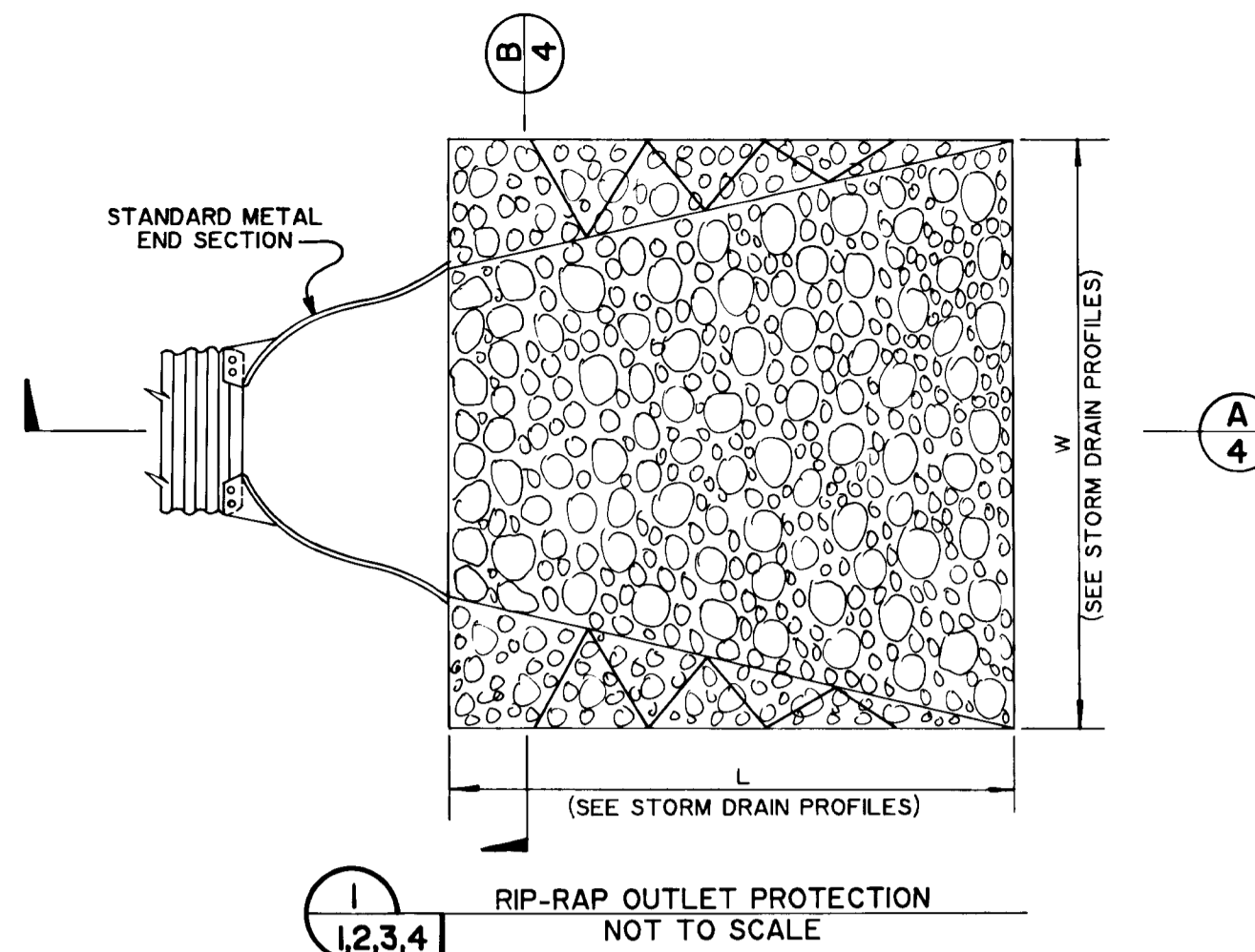
M. MOCHI & ASSOCIATES, INC.  
ENGINEERS & ARCHITECTS

3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
(301) 461-0078 D.C. Metro: (301) 521-5788



STRUCTURE SCHEDULE

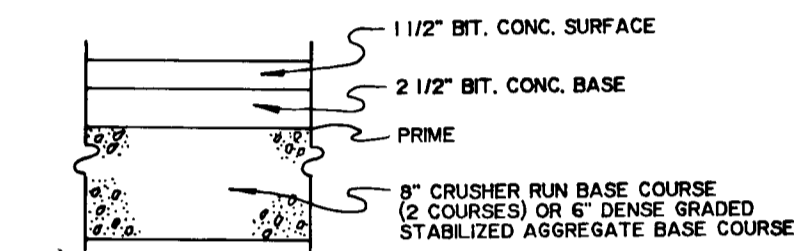
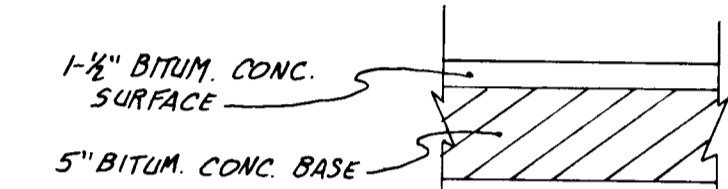
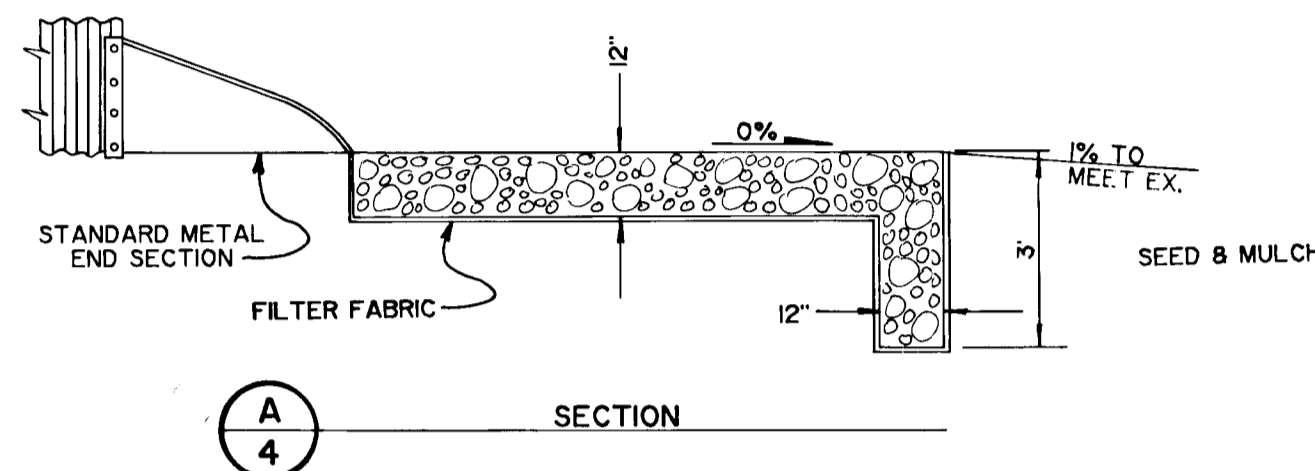
STRUCTURE NO.	TYPE	INV. IN	INV. OUT	TOP	STA./OFFSET	COMMENTS
ES-1	METAL END SECTION ARCH METAL PIPE SD-5.63	548.78	—	550.61	STA. 26+07.00 90.00' LI.	*PIPE INVERT
I-1	TYPE "K" INLET SD-4J2	550.23	549.88	553.76*	STA. 25+56.52 2100' RI.	*THROAT ELEV.
MH-1	SHALLOW BRICK MH G-5.05	553.00	552.75	557.26	STA. 24+00.00 140.00' RI.	
I-2	TYPE "S" INLET SD-4Z2	—	558.25	562.00	STA. 22+95.00 140.00' RI.	'S' GRATE & FRAME
ES-2	METAL END SECTION ARCH METAL PIPE SD-5.63	604.64*	—	605.56	STA. 0+25.00 2100' LI.	*PIPE INVERT
ES-3	METAL END SECTION ARCH METAL PIPE SD-5.63	—	605.66*	606.58	STA. 0+25.00 2100' RI.	*PIPE INVERT
ES-4	METAL END SECTION CIRCULAR METAL PIPE SD-5.61	599.57*	—	601.07	STA. 8+17.00 140.00' LI.	*PIPE INVERT
I-3	TYPE "K" INLET SD-4J2	602.75	602.50	609.64*	STA. 8+91.11 2100' LI.	*THROAT ELEV.
I-4	TYPE "K" INLET SD-4J2	—	605.00	609.64*	STA. 8+91.11 2100' RI.	*THROAT ELEV.
ES-5	METAL END SECTION CIRCULAR METAL PIPE SD-5.61	575.63*	—	577.13	STA. 7+09.00 137.50' LI.	*PIPE INVERT
I-5	TYPE "K" INLET SD-4J2	580.95	580.54	587.61*	STA. 7+25.52 2100' LI.	*THROAT ELEV.
I-6	TYPE "K" INLET SD-4J2	—	583.00	587.61*	STA. 7+25.52 2100' RI.	*THROAT ELEV.



TYPICAL ROADWAY SECTION

NOT TO SCALE

OPEN SECTION (RURAL) ("R" ZONING DISTRICT)  
HOWARD COUNTY STANDARD R-102  
ROSCOMMON DRIVE - STA. 0+00 TO STA. 25+90  
ROSWAY COURT - STA. 0+00 TO STA. 10+00  
MINIMUM DESIGN SPEED - 30 MPH



PAVING SECTION P-2

NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

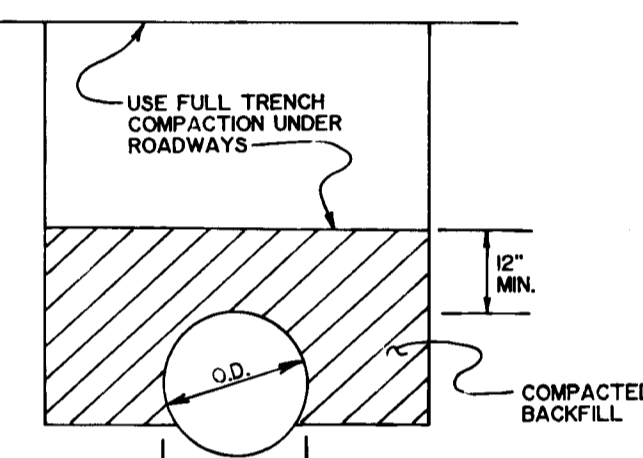
*Paul C. Johnson* 8/26/88  
CHIEF, LAND DEVELOPMENT DIVISION DATE

*Charles H. Smith* 8/15/88  
CHIEF, BUREAU OF HIGHWAYS DATE

*William E. King* 8-30-88  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: OFFICE OF PLANNING AND ZONING

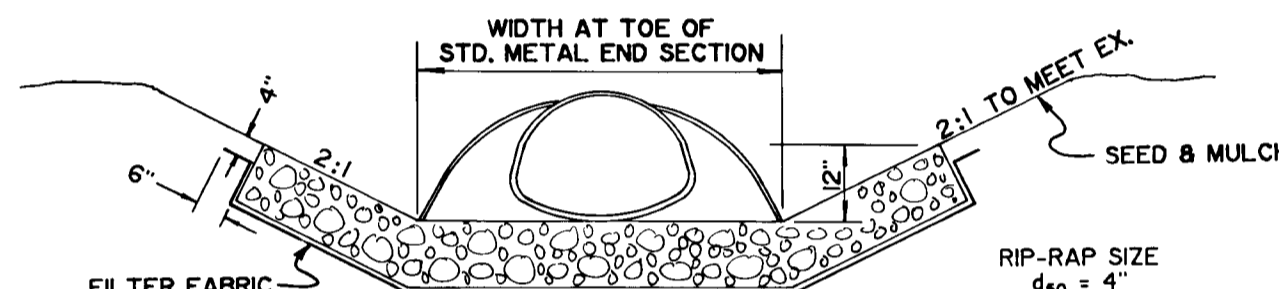
*David J. D'Amico* 9-1-88  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE



PIPE BEDDING DETAIL

(CLASS C) NOT TO SCALE

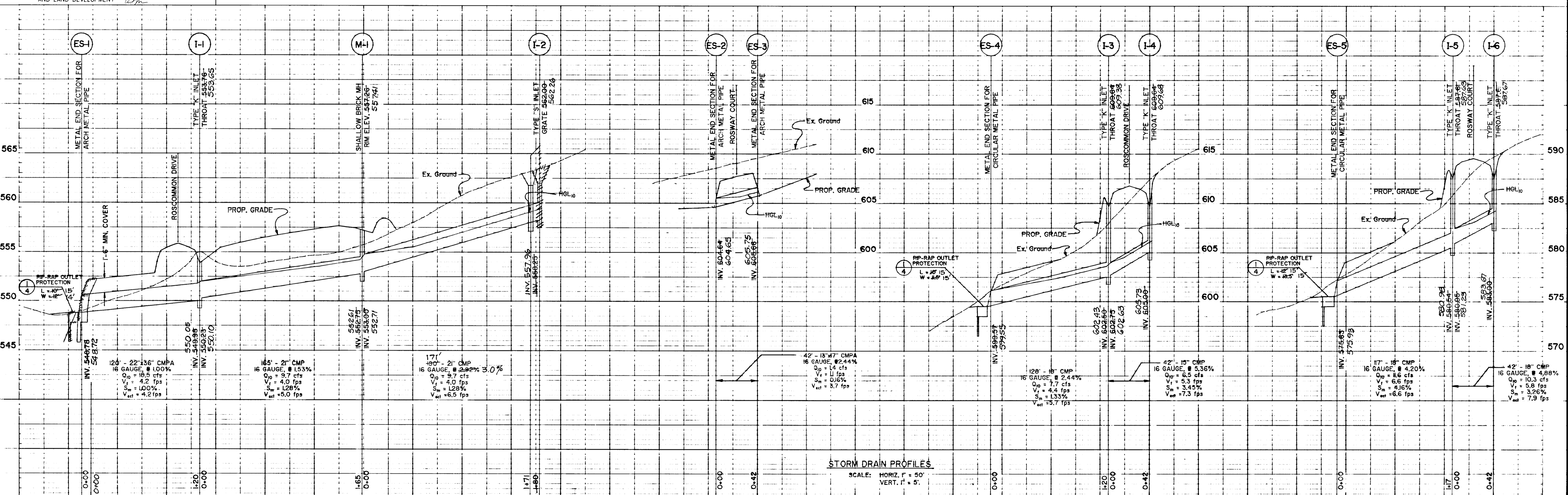
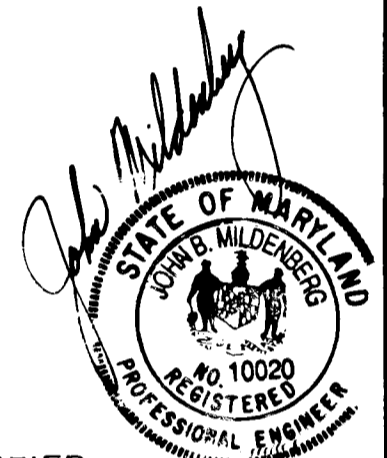
- NOTE: 1. FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, OVEREXCAVATE THE TRENCH FOR 6" AND REFILL WITH GRANULAR MATERIAL.  
2. COMPACTED BACKFILL SHALL BE PLACED IN ACCORDANCE WITH SECTION 1003.03J OF VOLUME IV (STD'S & SPECS).



SECTION B-4

NOTE: FOR DIMENSIONS, DETAILS & SPECIFICATIONS NOT SHOWN, REFER TO 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL, ROCK OUTLET PROTECTION, STANDARD DRAWING ROP-1

AS-BUILT SURVEY CERTIFIED BY ROBERT M. MOCHI, MD. PE. No. 15391, ON 1-5-89



STORM DRAIN PROFILES

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

Project	87034-00	Date	MARCH 1988
Illustration	LJS	Engineering	JLM
Scale	HORIZ. 1"=50'	Approval	RMM
		VERT.	1"=5'

Submitted For Signature	7/20/88	Date	
Revised per comments received from Howard County 6/20/88	6/28/88		
Submitted to Howard County 7/17/88	7/17/88		
Revisions			

ROSCOMMON ESTATES  
(FORMERLY THE IRDMAN - FARMAS PROPERTY)  
TAX MAP 15, PARCEL 177  
ELECTION DISTRICT NO. 3  
LOTS 1 - 22  
TAX MAP 22, PARCEL 170  
HOWARD COUNTY, MARYLAND  
STORM DRAIN PROFILES & DETAILS

JLDENBERG, MOCHI & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 203, Ellicott City, Maryland 21043  
(301) 561-0078 D.C. Metro (301) 821-5788



1376



APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Paul D. Jenson* 8/6/88  
 CHIEF, LAND DEVELOPMENT DIVISION DATE

*Charles A. ...* 8/5/88  
 CHIEF, BUREAU OF HIGHWAYS DATE

*William E. ...* 8-30-88  
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: OFFICE OF PLANNING & ZONING

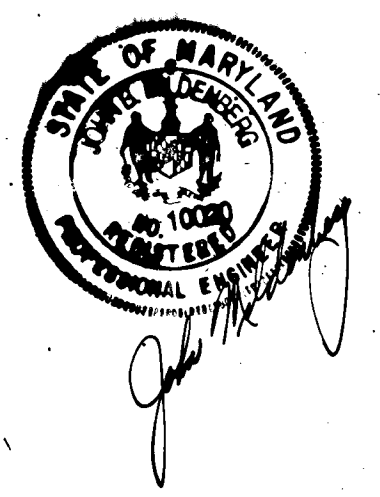
*Mark J. ...* 9-1-88  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

PROJECT NO.	97034-00	DATE	MARCH 1989
ILLUSTRATION	LUG	DATE	JLM
SCALE	1" = 50'	DATE	JLM
VERT. F.S.	RMM	DATE	

NO.	1	DATE	8/20/88
NO.	2	DATE	8/12/88

Submitted to HOWARD COUNTY, MARYLAND for REVIEW

ROSCOMMON ESTATES  
 (OWNER, THE LOT 15-1-22 PARCELS PROPERTY)  
 TAX MAP 15, PARCEL 177, TAX MAP 22, PARCEL 170  
 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND  
 DRAINAGE AREA MAP

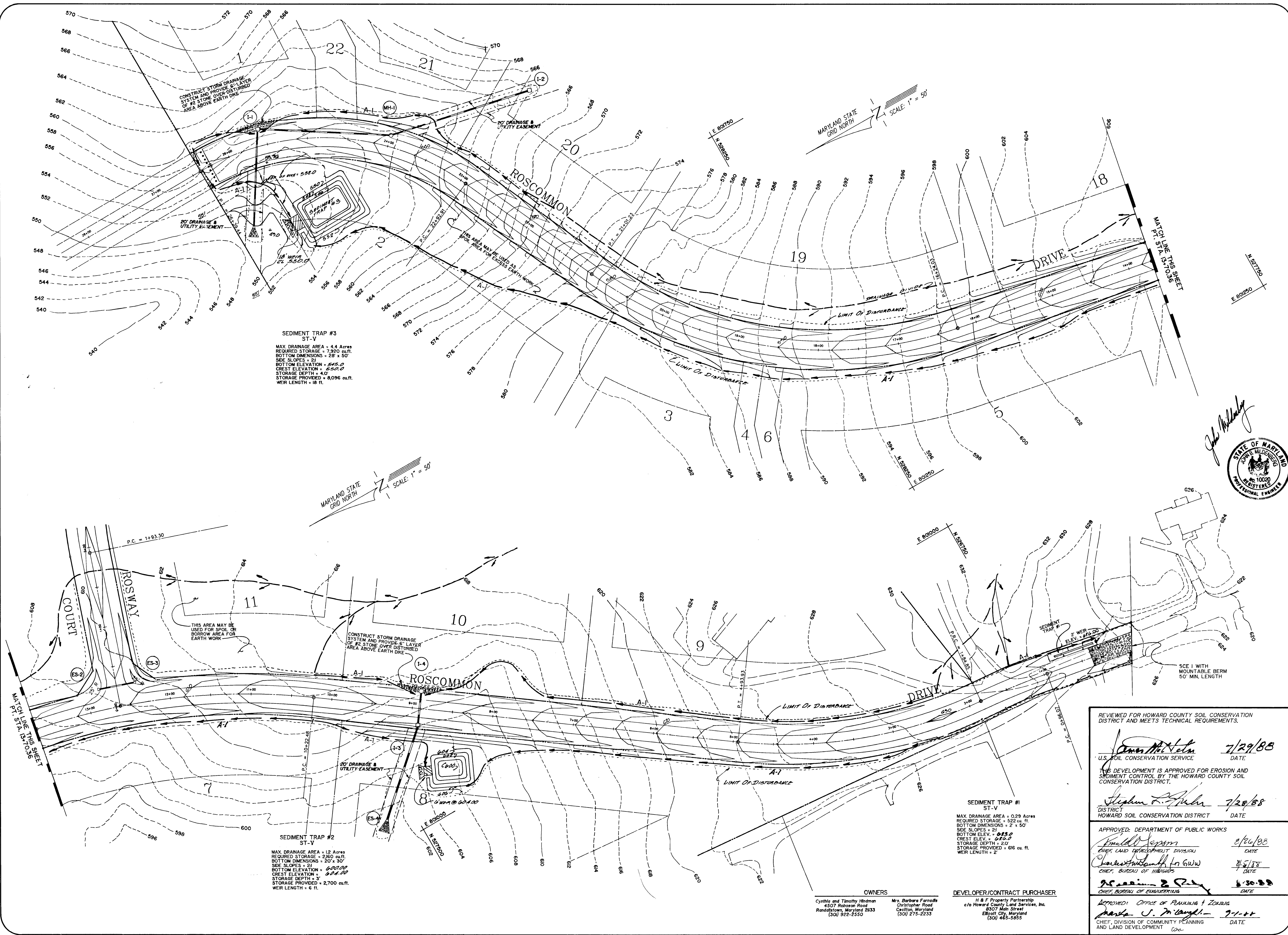


MARYLAND PROFESSIONAL ENGINEERS

200 North ...  
 ...  
 ...



1376



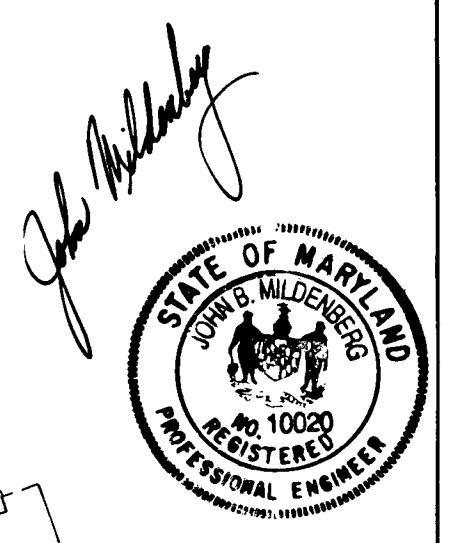
**SEDIMENT TRAP #3**  
ST-V  
MAX DRAINAGE AREA = 4.4 Acres  
REQUIRED STORAGE = 7,920 cu.ft.  
BOTTOM DIMENSIONS = 28' x 50'  
SIDE SLOPES = 2:1  
BOTTOM ELEVATION = 545.0  
CREST ELEVATION = 552.0  
STORAGE DEPTH = 4.0'  
STORAGE PROVIDED = 8,096 cu.ft.  
WEIR LENGTH = 18 ft.

**SEDIMENT TRAP #2**  
ST-V  
MAX DRAINAGE AREA = 12 Acres  
REQUIRED STORAGE = 2,960 cu.ft.  
BOTTOM DIMENSIONS = 20' x 20'  
SIDE SLOPES = 2:1  
BOTTOM ELEVATION = 600.0  
CREST ELEVATION = 603.0  
STORAGE DEPTH = 3'  
STORAGE PROVIDED = 2,700 cu.ft.  
WEIR LENGTH = 6 ft.

**SEDIMENT TRAP #1**  
ST-V  
MAX DRAINAGE AREA = 0.29 Acres  
REQUIRED STORAGE = 522 cu. ft.  
BOTTOM DIMENSIONS = 2' x 50'  
SIDE SLOPES = 2:1  
BOTTOM ELEV. = 613.0  
CREST ELEV. = 616.0  
STORAGE DEPTH = 2.0'  
STORAGE PROVIDED = 616 cu. ft.  
WEIR LENGTH = 2'

**OWNERS**  
Cynthia and Timothy Hindman  
4507 Roboson Road  
Randalltown, Maryland 21333  
(301) 322-2550

**DEVELOPER/CONTRACT PURCHASER**  
H & F Property Partnership  
c/o Howard County Land Services, Inc.  
8307 Main Street  
Ellicott City, Maryland  
(301) 465-5855



REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*Ann McVeta* 7/29/88  
U.S. SOIL CONSERVATION SERVICE DATE

*Stephen R. Rubin* 7/29/88  
DISTRICT HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Ernie D. Sepp* 8/26/88  
CHIEF LAND DEVELOPMENT DIVISION DATE

*Charles W. Smith, Jr.* 8/5/88  
CHIEF, BUREAU OF HIGHWAYS DATE

*Richard J. Kelly* 8/30/88  
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: OFFICE OF PLANNING & ZONING  
*Mark J. McLaughlin* 7-1-88  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

PROJECT	87034-00
DATE	MARCH 1988
ILLUSTRATION	LUG
SCALE	HORIZ. 1"=50'
VERT.	1"=5'
APPROVAL	JLM
REVISIONS	RMM

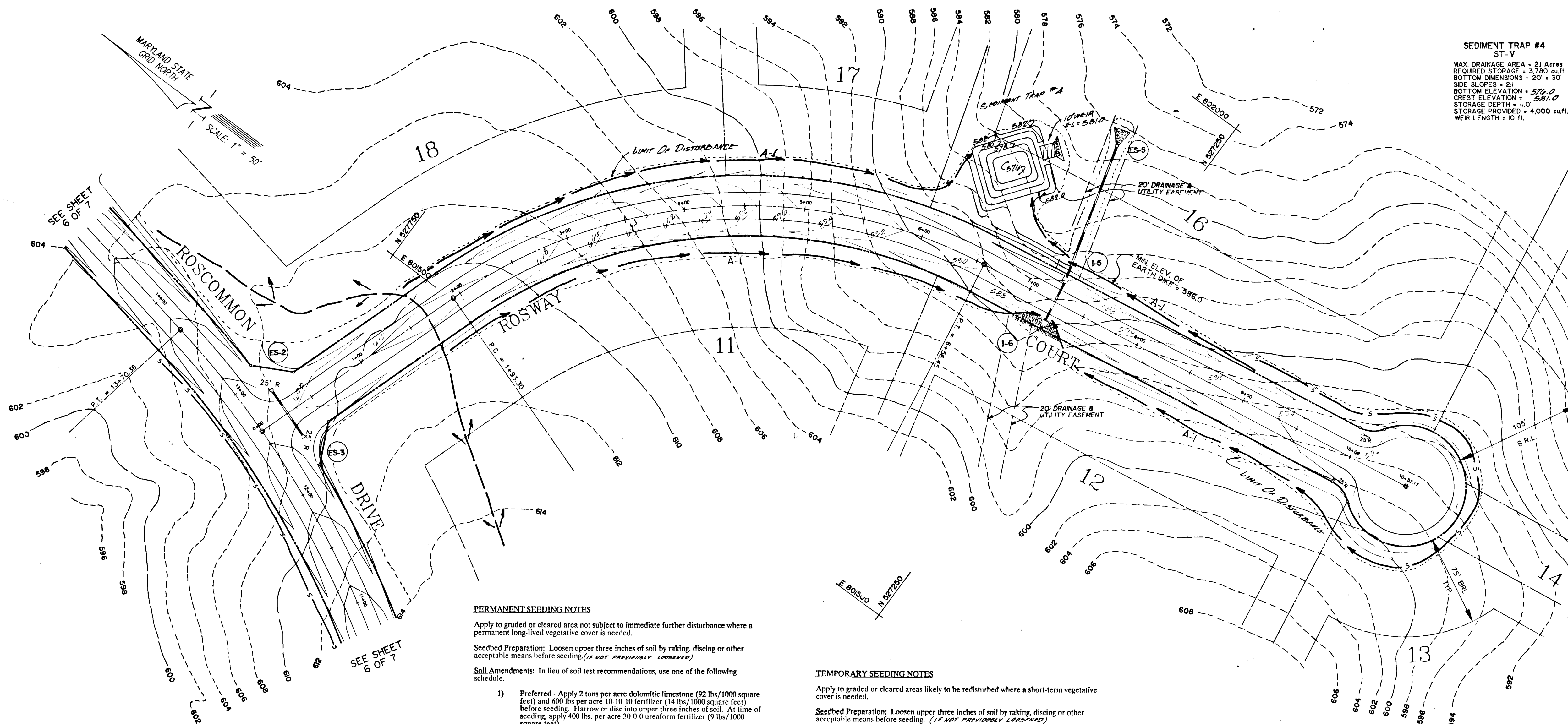
NO.	DESCRIPTION	DATE
1	SUBMITTED FOR SUBMITTER	7/29/88
2	FOR APPROVAL BY DISTRICT	8/2/88
3	ADDED NOTES TO DISTRICT APPROVAL	8/12/88
4	SUBMITTED TO HOWARD COUNTY	8/12/88

**ROSCOMMON ESTATES**  
(FORMERLY "THE HINDMAN - FARNADS PROPERTY")  
LOTS 1 - 22  
TAX MAP IS PARCEL 177  
ELECTION DISTRICT NO. 3  
HOWARD COUNTY, MARYLAND

**GRADING & SEDIMENT CONTROL PLAN**

**JILDENBERG, JOCH & ASSOCIATES, INC.**  
3300 North Ridge Road, Suite 205, Ellicott City, Maryland, 21043-3350  
(301) 461-0070 FAX (301) 672-5768





**SEDIMENT TRAP #4**  
ST-V  
MAX DRAINAGE AREA = 21 Acres  
REQUIRED STORAGE = 3,780 cu.ft.  
BOTTOM DIMENSIONS = 20' x 30'  
SIDE SLOPES = 2:1  
CREST ELEVATION = 570.0  
STORAGE DEPTH = 1.0  
STORAGE PROVIDED = 4,000 cu.ft.  
WEIR LENGTH = 10 ft.

- SEDIMENT CONTROL NOTES**
- 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 (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 redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
  - 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. 51) and Temporary Seeding (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: 7.88 Ac.  
Area disturbed: 268,000 sq. ft. 615 Ac.  
Area to be roofed or paved: 19 Ac.  
Area to be vegetatively stabilized: 425 Ac.  
Total Cut: 6,058 cu.yd.  
Total Fill: 4,766 cu.yd.  
Offsite waste/hollow area location: \_\_\_\_\_
  - 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.

- SEQUENCE OF CONSTRUCTION**
- Obtain Grading Permit 3 days
  - Construct Stabilized Construction Entrance with mountable berm 1 day
  - Construct Stone Outlet Traps and stabilize with temporary seeding 3 days
  - Construct Silt Fences and Earth Dikes. Stabilize Earth Dikes with temporary seeding 2 days
  - Construct storm drain systems as shown on plan. Place straw bale dikes or silt fences down grade of daily construction activities before commencing work. 10 days
  - Construct inlet protection devices and 6' layer of 2" stone on disturbed areas indicated upstream of inlets. 2 days
  - Grade roads, construct paving, and stabilize shoulders, ditch areas and side slopes with permanent seed and mulch. Stabilized Construction Entrance may be removed with approval of Sediment Control Inspector to facilitate paving activities. 14 days
  - All sediment shall be removed from sediment traps when cleanout elevations have been reached. 2 days
  - Daily during construction and after each rainfall, inspect all sediment control devices and repair as necessary. 2 days
  - When all contributing areas to sediment control devices have been permanently stabilized, remove sediment control devices, grade area disturbed, and provide permanent seed and mulch. 5 days

**PERMANENT SEEDING NOTES**  
Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.  
**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (IF NOT PREVIOUSLY LOGGED)  
**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedule:  
1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 square feet) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs/1000 square feet).  
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 square feet) before seeding. Harrow or disc into upper three inches of soil.  
**Seeding:** For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 square feet) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 square feet) of Weeping Lovegrass. During the period of October 16 through 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 square feet) 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 square feet) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 square feet) 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.  
**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (IF NOT PREVIOUSLY LOGGED)  
**Soil Amendments:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 square feet).  
**Seeding:** For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 square feet). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.7 lbs/1000 square feet). For the period November 16 through 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 square feet) 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 square feet) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 square feet) for anchoring.  
**Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.**

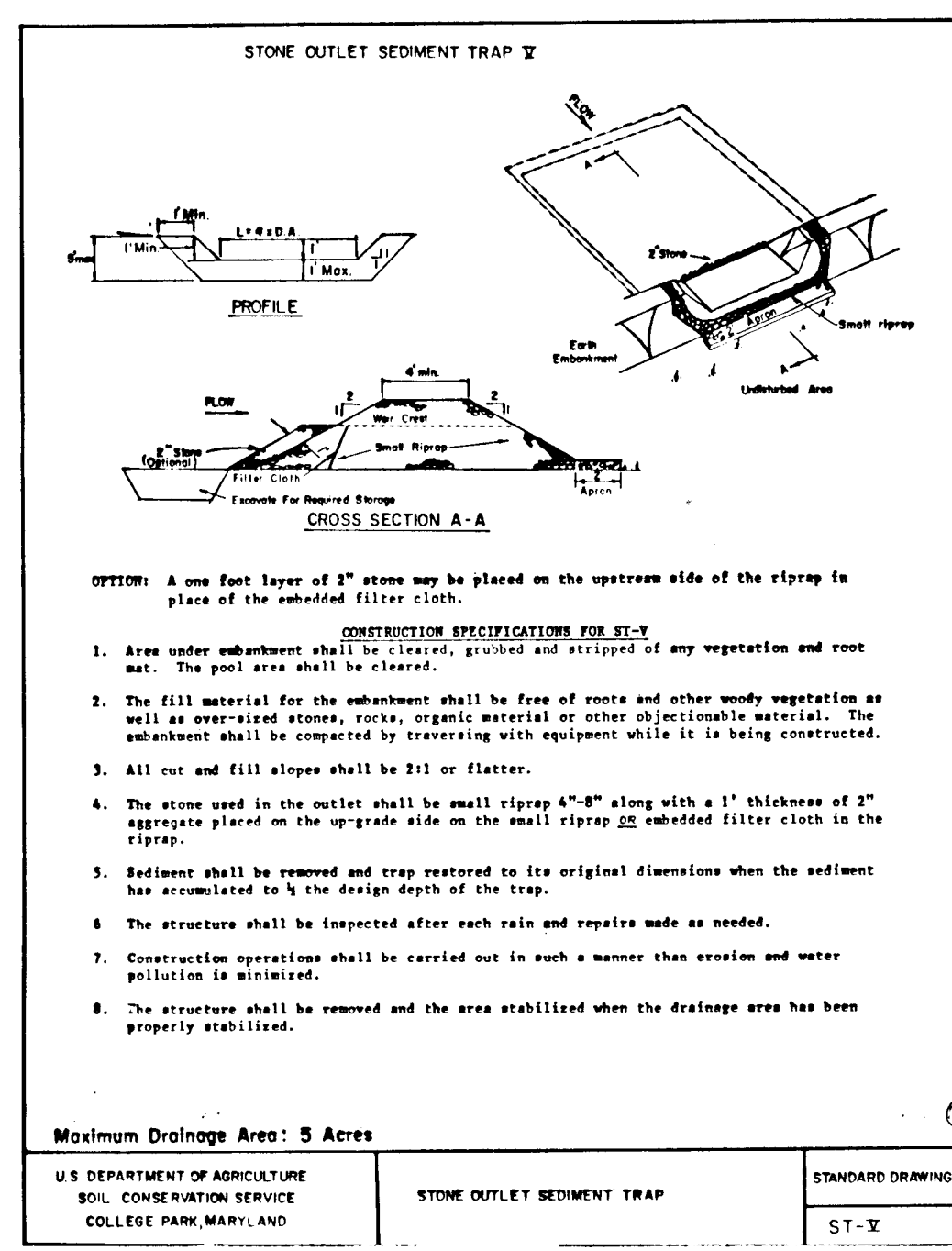
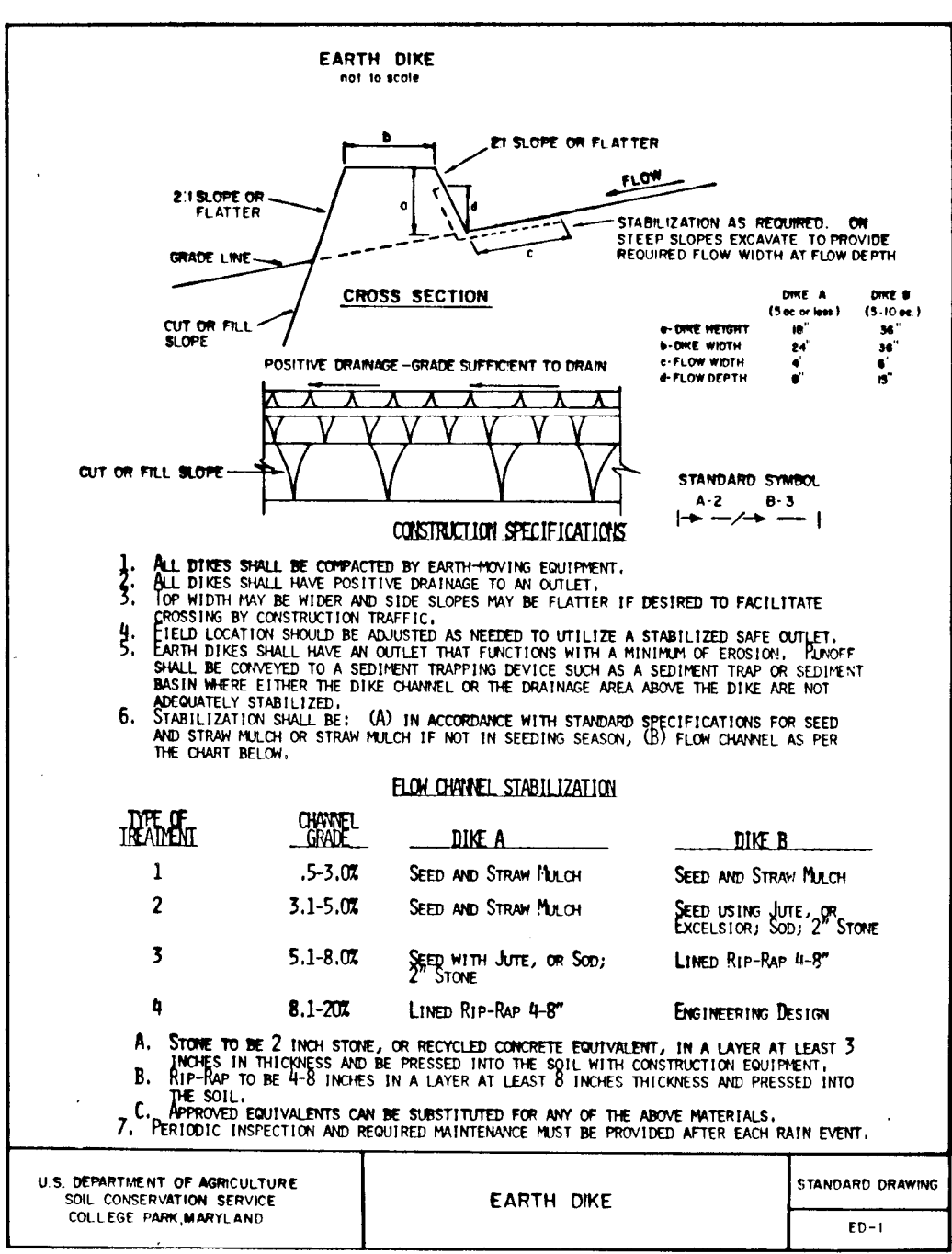
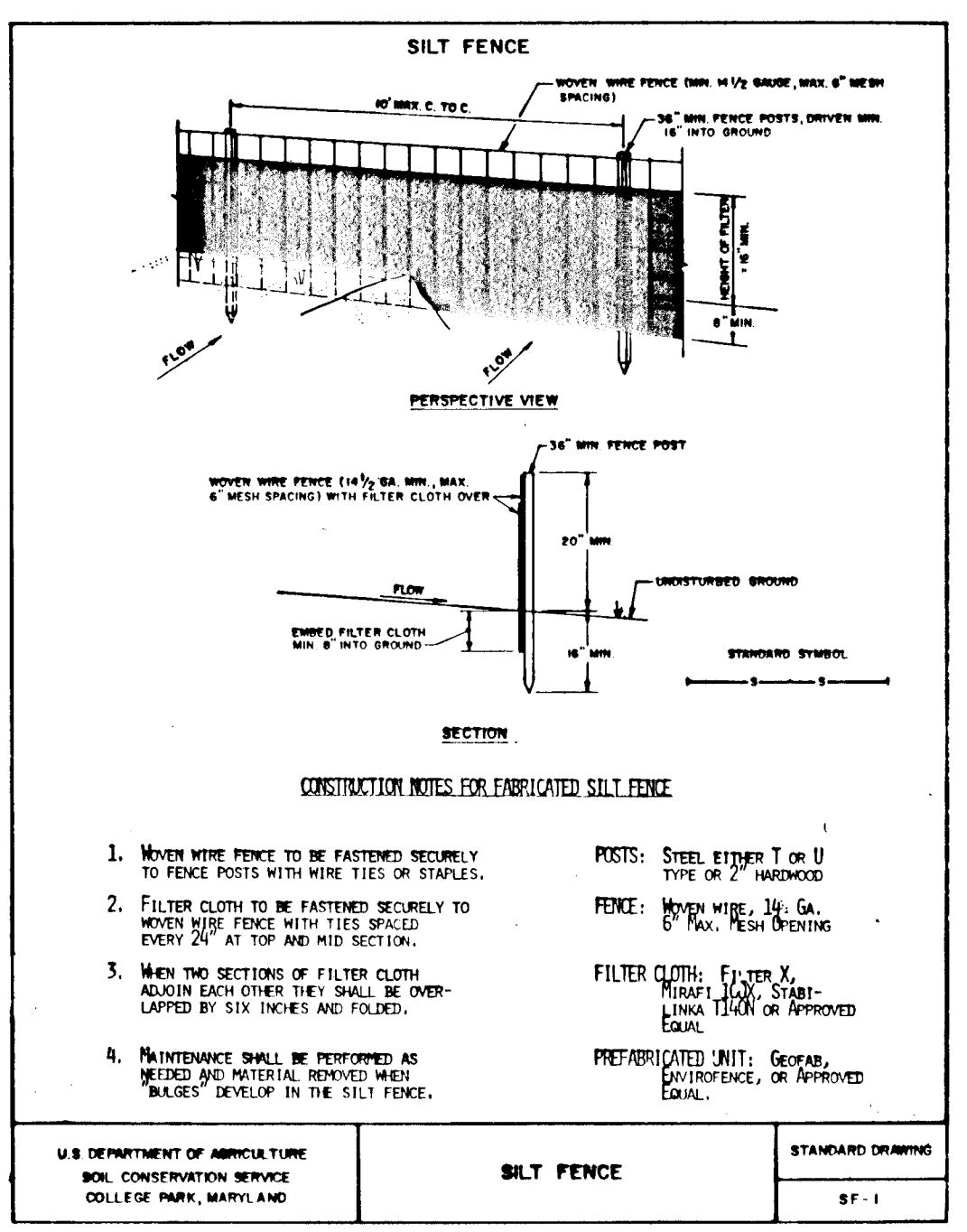
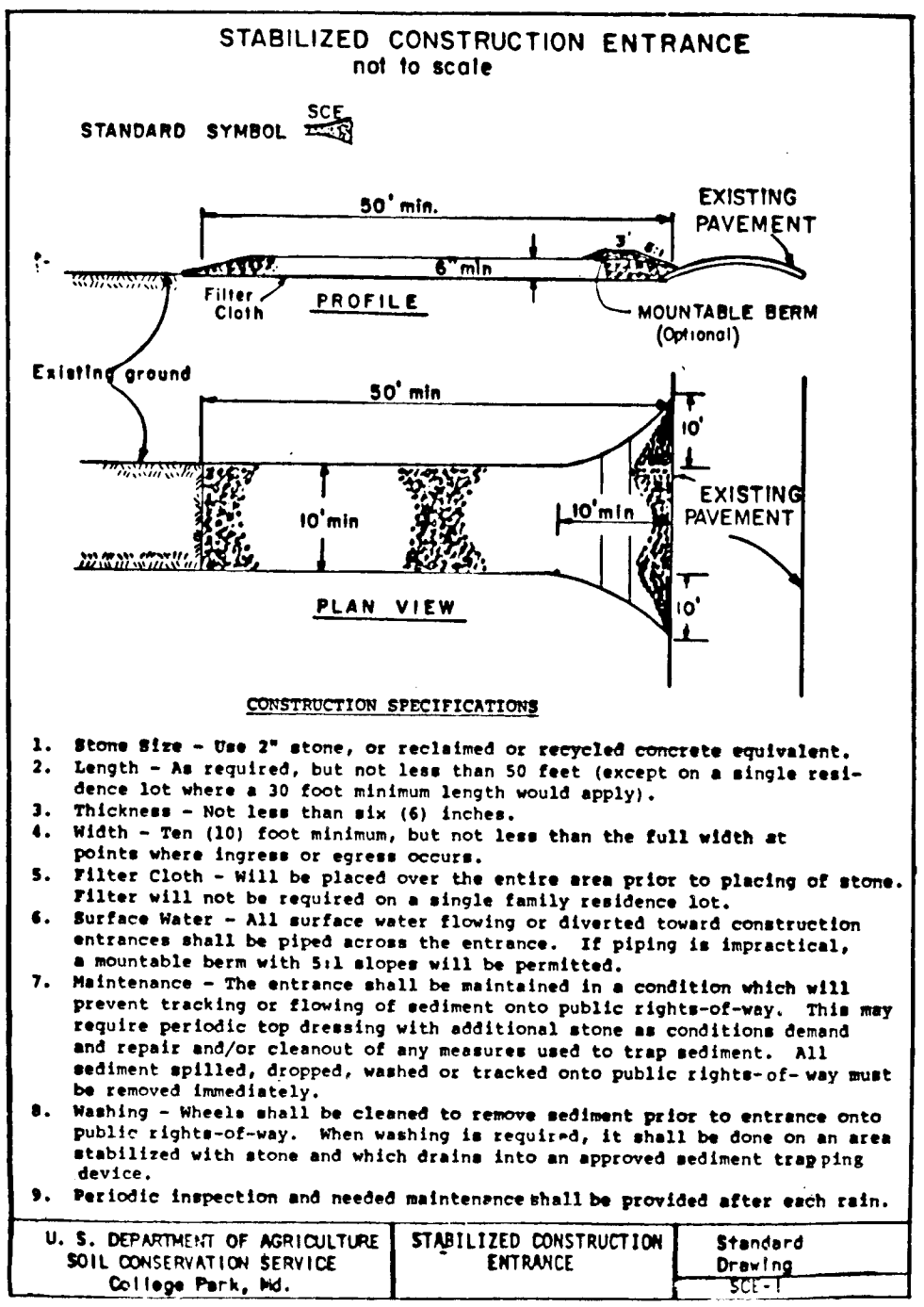


**ENGINEER'S CERTIFICATE**  
I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.  
*John W. McNamee* June 27 '88  
Signature of Engineer Date

**DEVELOPER'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 Natural Resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.  
*Christina L. Richards* July 29, 1988  
Signature of Developer Date

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
*Stephen R. Pulea* 7/28/88  
U.S. SOIL CONSERVATION SERVICE DATE  
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
*Stephen R. Pulea* 7/28/88  
DISTRICT CHIEF DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*James M. Hahn* 7/29/88  
U.S. SOIL CONSERVATION SERVICE DATE  
APPROVED: OFFICE OF PLANNING AND ZONING  
*Frank J. DeAngelis* 8-1-88  
DISTRICT CHIEF, BUREAU OF ENGINEERING DATE  
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Charles J. DeAngelis* 8/26/88  
DISTRICT CHIEF, BUREAU OF HIGHWAYS DATE



PROJECT	DATE	APPROVAL
97034-00	MARCH 1988	JLM
ILLUSTRATION		LUG
DESIGNER		WMM

7/29/88  
1. SUBMITTED FOR SUBMITTANCE  
2. APPROVED BY DISTRICT CHIEF  
3. SUBMITTED TO HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE

**ROSCOMMON ESTATES**  
(FORMERLY "THE WINDHAM - FARNSWORTH PROPERTY")  
TAX MAP 15 PARCEL 177  
ELECTION DISTRICT NO. 3  
HOWARD COUNTY, MARYLAND

**MILDBERG, ROCH & ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS  
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