

- LEGEND:**
- 1. Contour Interval 2 Ft.
 - 2. Existing Contour 170
 - 3. Proposed Contour 170
 - 4. Spot Elevation 170.5
 - 5. Direction of Drainage
 - 6. Walk-out Basement
 - 7. Existing Trees to be retained

- GENERAL NOTES:**
1. All coordinates are based on Maryland State Grid System.
 2. The total area included in this plan is 8.501 Acres.
 3. All roadways are public & existing.
 4. Any damage to county owned rights of way shall be deducted by the developer's expense.
 5. Total number of lots: 38
 6. Street trees shall be planted by the Developer, Evergreen Valley Assoc., at a rate of at least one tree per 20' of lot frontage, and in accordance with Section 16.13 of the Subdivision and Land Development Regulations of Howard County.

ADDRESS CHART

LOT NO.	STREET ADDRESS
62	8450 KINGS MEADE WAY
63	8446 " " "
64	8442 " " "
65	8438 " " "
66	8434 " " "
67	8430 " " "
68	8405 KENTON COURT
69	8409 " " "
70	8413 " " "
71	8417 " " "
72	8421 " " "
73	8425 " " "
74	8414 " " "
75	8410 " " "
76	8406 " " "
77	8402 " " "
78	8412 BRADDOCK WAY
79	8408 " " "
80	8404 " " "
81	8400 " " "
82	8418 KINGS MEADE WAY
83	8414 " " "
84	8410 " " "

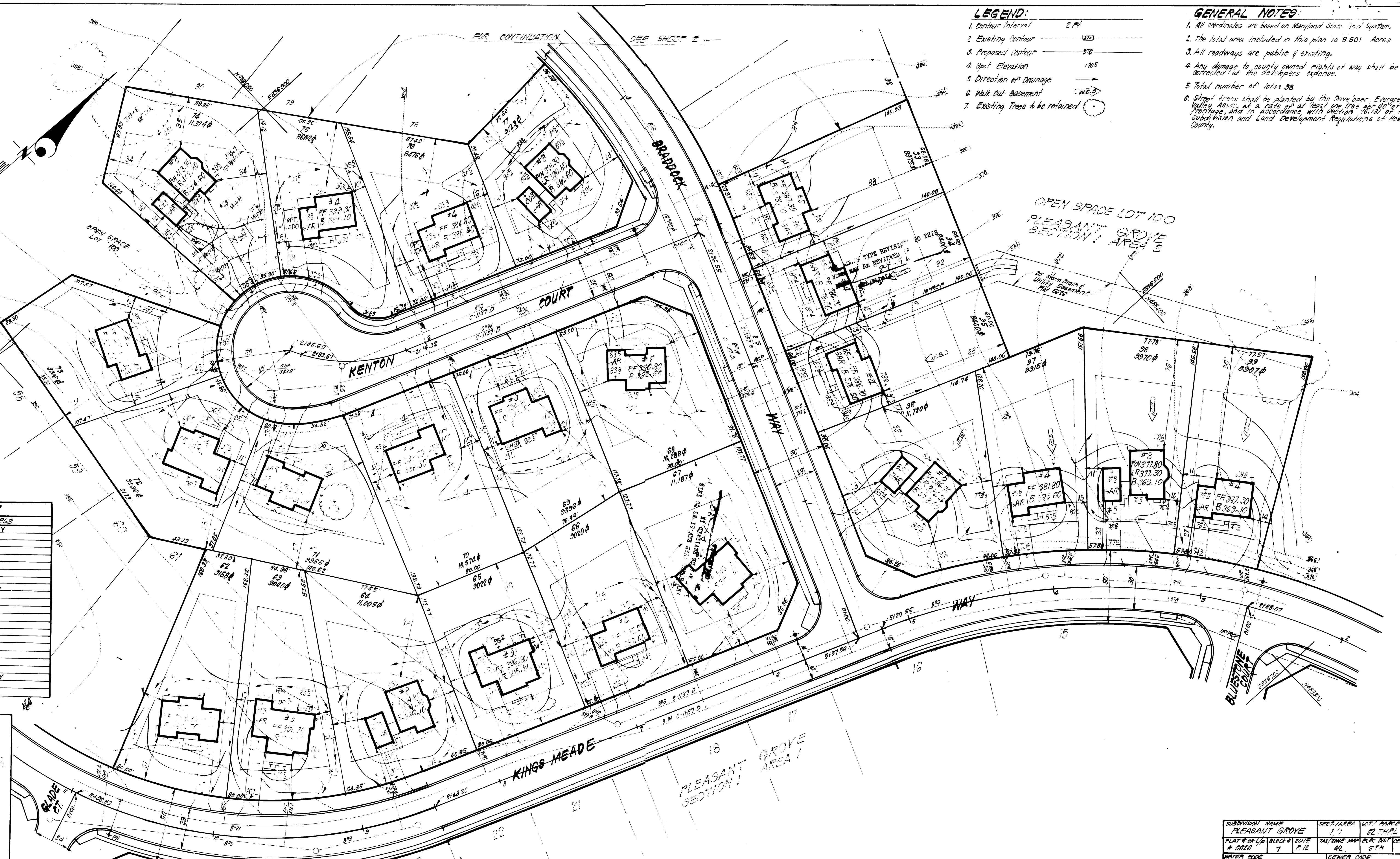
APPROVED: 11-17-83
 COUNTY HEALTH OFFICER
 PLANNING DIRECTOR
 CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 12-6-83

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DATE: 12-8-83

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 12-5-83

D-3381



SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
PLEASANT GROVE	1/1	62 THRU 84
PLAT # 06-14 BLDG. ZONE # 5626	TAX/ENR. MAP # 42	BLK. DIST. 6TH
WATER CODE E16	SEWER CODE 5290000 & 6440000	

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED: JME
 DRAWN: K/W
 CHECKED: JME
 DATE: 10-19-83

SITE DEVELOPMENT PLAN
 LOTS 62 THRU 84
PLEASANT GROVE
 SECTION 1, AREA 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

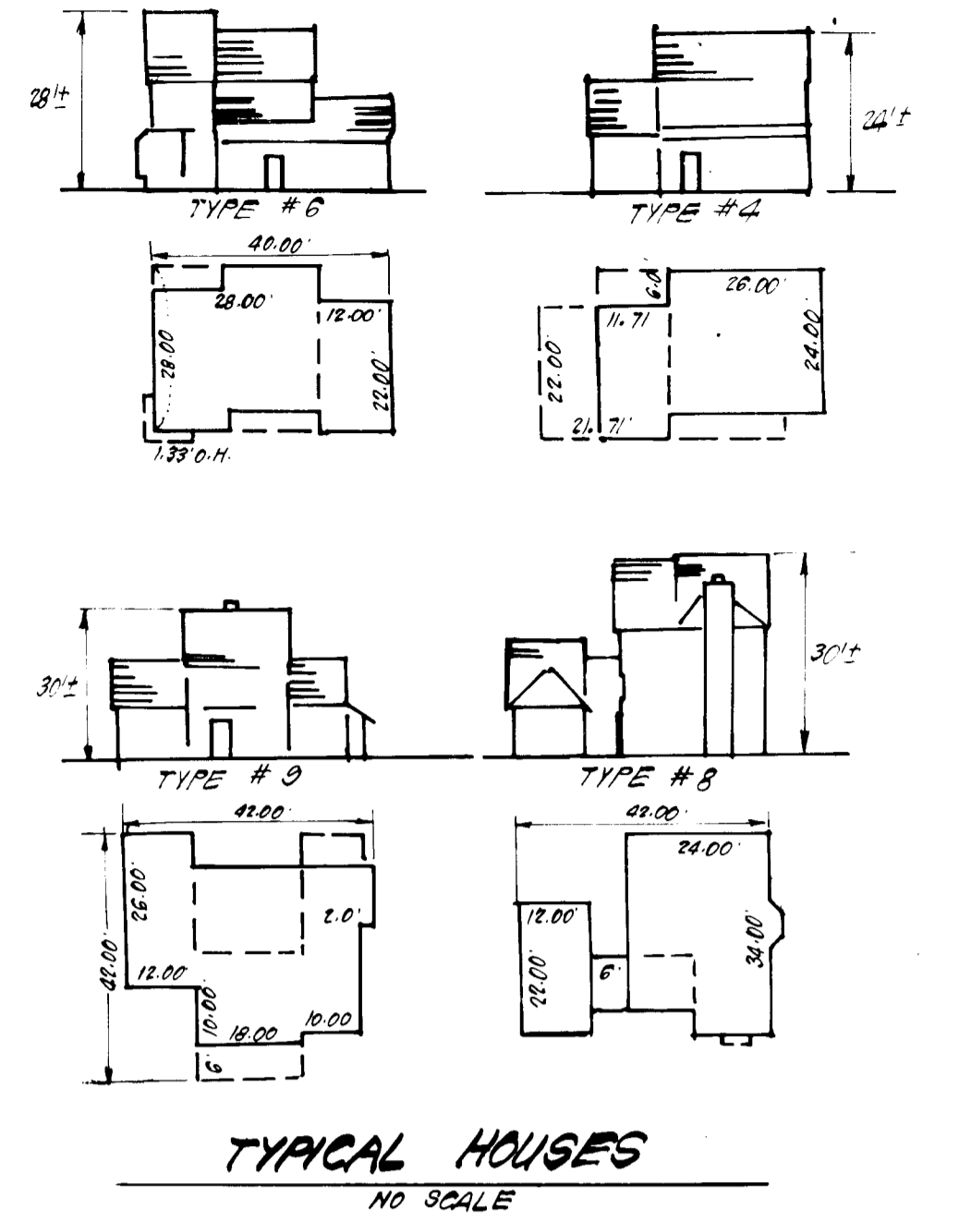
SCALE: 1" = 30'
 DRAWING: 10-5
 JOB NO.: 83-079
 FILE NO.: 83-079-X

FOR: I.M.G. HOMES
 8930 Oakland Ridge Bus. Park
 Columbia, Md 21045

DEVELOPER: EVERGREEN VALLEY ASSOC.
 5501 Twin Knolls Rd.
 Columbia, Md 21045

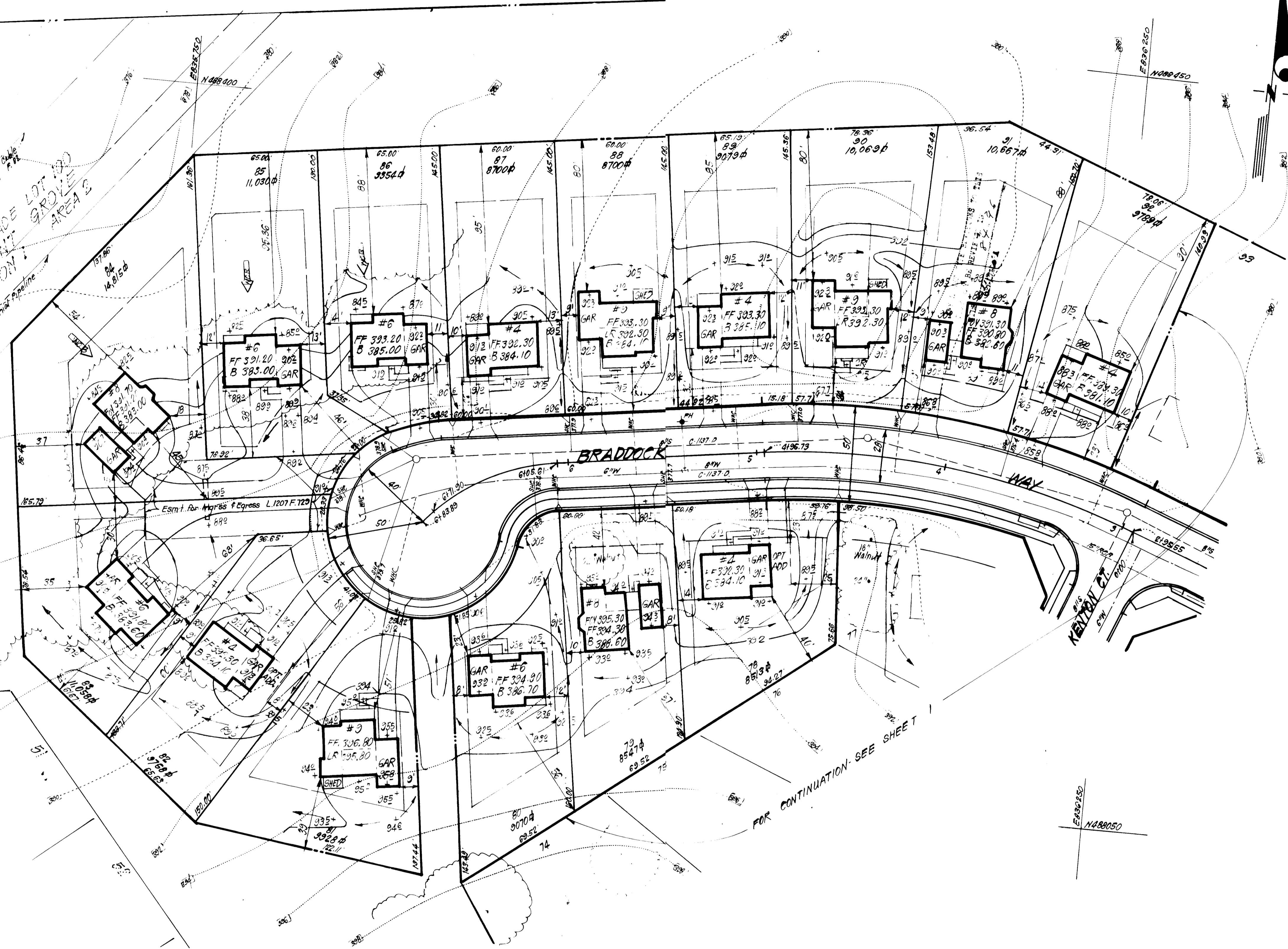
SDP-84-96

RIVERS CORPORATE PARK
 PLAT 5078



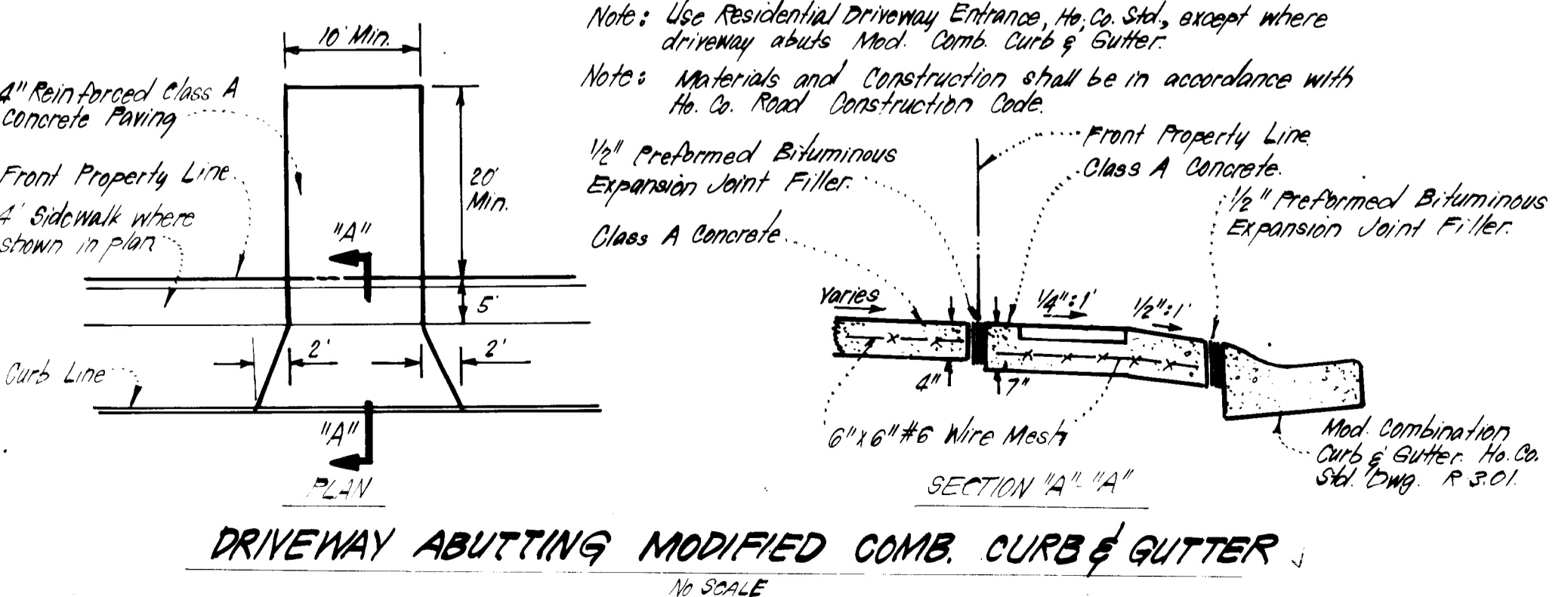
ADDRESS CHART

LOT NO.	STREET ADDRESS
78	8419 BRADDOCK WAY
79	8423 " "
80	8427 " "
81	8431 " "
82	8435 " "
83	8439 " "
84	8443 " "
85	8447 " "
86	8451 " "
87	8455 " "
88	8459 " "
89	8463 " "
90	8467 " "
91	8471 " "
92	8475 " "



APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 11-17-83

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER 12-6-83
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR 12-8-83
 CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. 12-7-83
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR 12-5-83
 CHIEF BUREAU OF ENGINEERING 12-5-83

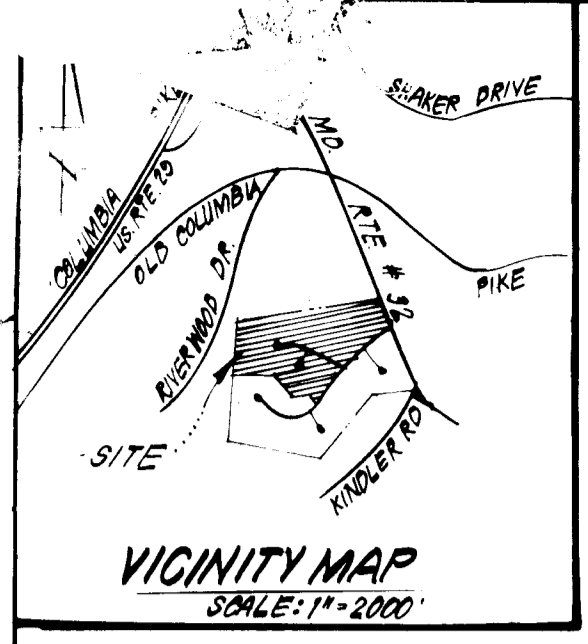


DEVELOPER: EVERGREEN VALLEY ASSOC
 5501 TWIN KINGS RD
 Columbia, Md 21045

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 11315 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 593-3400

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 82 THRU 99 PLEASANT GROVE	SCALE 1"=30'
DRAWN KIW		DRAWING 2 OF 5
CHECKED JME	SECTION 1 AREA 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 83-078
DATE 10-19-83	FOR: I.M.G. HOMES 8930 Oakland Ridge Bus Park Columbia, Md 21045	FILE NO. 83-078-X

SDP-64-96



TRAP #1 SOST (ST-3)
 DA = 0.8 AC
 STORAGE REQUIRED = 0.8(1800) = 1440 CF
 STORAGE PROVIDED = 1443 CF
 DEPTH = 3'
 TOP OF STONE CREST = 386.5
 BOTTOM ELEVATION = 383.5
 BOTTOM DIMENSION = 31'x7'

- LEGEND:**
1. Contour Interval 2 Ft.
 2. Existing Contour
 3. Proposed Contour
 4. Spot Elevation
 5. Direction of Drainage
 6. Walk Out Basement
 7. Existing Trees to be retained

- SEDIMENT & EROSION CONTROL LEGEND**
1. Perimeter Dike
 2. Straw Bale Dike / Silt Fence
 3. Stone Filter Inlet Protection
 4. Stone Construction Entrance

Reviewed for: **Howard**
 and meets Technical requirements
 Signature: *John M. Nelson* 12-1-83
 Date
 U.S. Soil Conservation Service

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

Approved _____ Date _____

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 11-17-83
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 12-6-83
 DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *[Signature]* 12-8-83
 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. DATE 12-7-83
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 12-5-83
 DATE
 CHIEF BUREAU OF ENGINEERING: *[Signature]* 12-5-83
 DATE

TRAP #3 SOST (ST-3)
 DA = 0.7 AC
 STORAGE REQUIRED = 0.7(1800) = 1260 CF
 STORAGE PROVIDED = 1260 CF
 DEPTH = 3'
 TOP OF STONE CREST = 385.0
 BOTTOM ELEVATION = 382.0
 BOTTOM DIMENSION = 29'x6'

DEVELOPER'S BUILDER'S CERTIFICATE
 "I hereby 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 Dept. of Planning Resources Approved Training Program for the Control of Soil Erosion before beginning the project. I was authorized to perform site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."
 Signature: *Michael L. Bowers III* 10-20-83
 Date
 MICHAEL L. BOWERS III

PRINTED AND CERTIFICATE
 "I hereby certify that this plan has been reviewed and approved in accordance with the provisions of the Howard County Code of Ordinances, and that it was prepared in accordance with the requirements of the Howard County Department of Planning Resources."
 Signature: *G. Nelson Clark* 10-19-83
 Date



TRAP #2 SOST (ST-3)
 DA = 1.3 AC
 STORAGE REQUIRED = 1.3(1800) = 2340 CF
 STORAGE PROVIDED = 2352 CF
 DEPTH = 3'
 TOP OF STONE CREST = 385.0
 BOTTOM ELEVATION = 382.0
 BOTTOM DIMENSION = 50'x8'

NOTE: Existing Basin to be utilized. See previously approved road construction plans F-84-07

IMG Homes is responsible to maintain the sediment basin/stormwater management pond in functioning condition

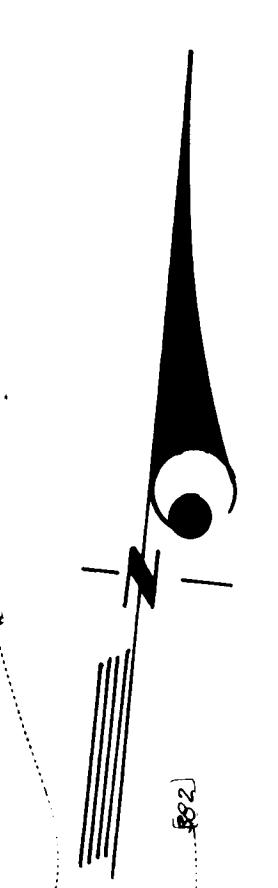
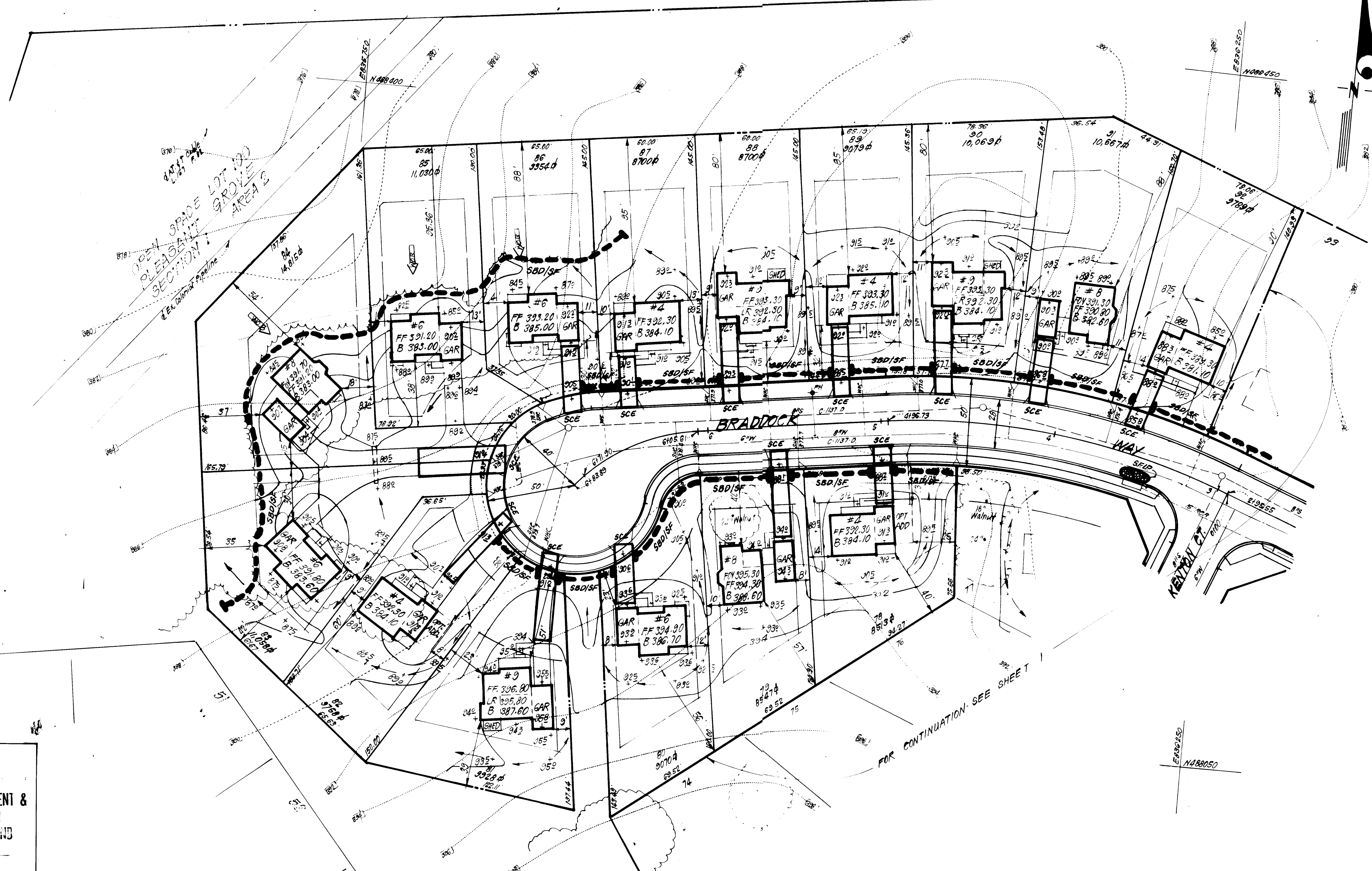
SUBDIVISION NAME	SECT./AREA	LOT / PARCEL #
PLEASANT GROVE	1/1	62 THRU 99
PLAT # OR L/A BLOCK # ZONE #	TAX/ZONE MAP #	BLDG. DIST. CONSID. #
4 5022 7 R/L	67H	6062
WATER CODE EIG	SEWER CODE 5290000	6440000

CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED R.P.	SEDIMENT & EROSION CONTROL PLAN LOTS 62 THRU 99	SCALE 1" = 30'
DRAWN BAF	PLEASANT GROVE	DRAWING 3P-5
CHECKED R.P.	SECTION 1, AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 83-079
DATE 10-19-83	FOR: IMG HOMES 8930 Oaklawn Ridge Blvd. Park Columbia, Md 21045	FILE NO. 83-079-3E

DEVELOPER: EVERGREEN VALLEY ASSOC.
 5501 THIR 17016 Rd
 Columbia, Md 21045

RIVERS CORPORATE PARK
PLAT 5078



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-17-83
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE 12-6-83
COUNTY HEALTH OFFICER *[Signature]*

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 12-8-83
PLANNING DIRECTOR *[Signature]*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 12-5-83
DIRECTOR *[Signature]*

CHIEF BUREAU OF ENGINEERING
DATE 12-5-83
[Signature]

Approved for Howard S.C.D.
Name
and meets Technical Requirements
[Signature] 12-1-83
Signature Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED
FOR SOIL EROSION AND SEDIMENT
CONTROL BY THE HOWARD SOIL
CONSERVATION DISTRICT.
[Signature] 12-1-83
Approved Date

DESIGNED BY
[Signature] 10/20/83
MICHAEL L. BOWERS III

ENGINEER'S CERTIFICATE
I hereby certify that this plan for Erosion and
Sediment Control represents a true and accurate
drawing based on my personal knowledge of the
conditions and that it was prepared in accordance
with the requirements of the Howard Soil Conservation
District.
[Signature] 10-19-83
G. Nelson Clark Date



CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400		
DESIGNED R.P.	SEDIMENT & EROSION CONTROL PLAN LOTS 62 THRU 99	SCALE 1"=30'
DRAWN BAF	PLEASANT GROVE	DRAWN 40% 5
CHECKED R.P.	SECTION 1 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 83-078
DATE 10-19-83	FOR: I.M.G. HOMES 8930 Parkland Ridge Bus Park Columbia, Md 21045	FILE NO. 83-078

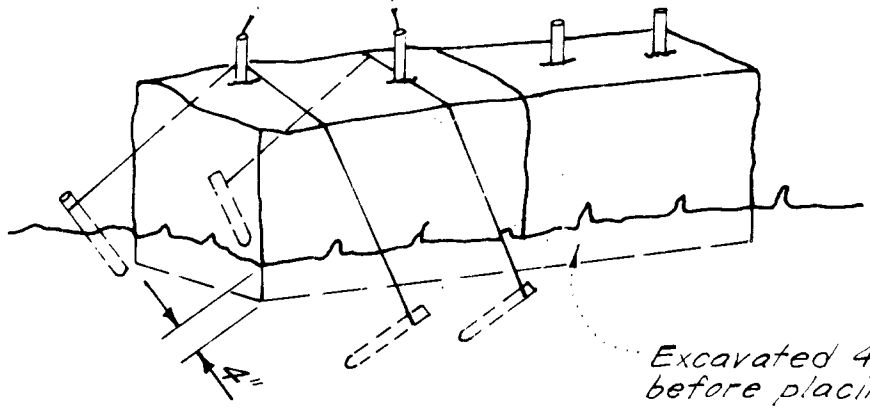
DEVELOPER: EVERGREEN VALLEY ASSOC.
550 TWIN KNOX RD
Columbia, Md 21045

GENERAL NOTES

- Grading Permits shall be obtained prior to installation of Sediment Control & Grading.
- All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site. See note #6 for stabilization except that the seed mixture will be annual ryegrass applied at a rate of 14 lbs/1000 sf.
- Notify the Bureau of Inspections and Permits at least 24 hrs before starting any work.
- All Sediment Control Practices to conform to the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and shall be adjusted to meet actual field conditions.
- Stabilization of Disturbed ground to be done as soon after construction as possible.
- All disturbed area to be stabilized in accordance with the following Specifications:
 - Seed - certified 85% germination applied at the rate of 3 lbs/1000 sf. Mixture - 40% Kentucky Blue, 20% chewing Fescue, 20% Kentucky 31 and 20% annual ryegrass.
 - Fertilizer - 10-10-10 applied at a rate of 23 lbs/1000 sf. Ground Agricultural Lime or Dolomitic Lime applied at a rate of 90 lbs/1000 sf.
 - Mulch - Weed free grain straw applied at a rate of 70-90 lbs/1000 sf. Mulch shall be secured to the ground by any approved method i.e., asphalt tack, chemical binder etc.
 - All Sod used shall be Maryland State Certified.
- All structural Sediment Control Measures are to remain in place until permission for their removal has been obtained from the Bureau of Inspections and Permits.
- On-Site Inspection and Maintenance of all Sediment Control Measures including clean out of Sediment Traps and Dikes, and proper establishment of all planned vegetative measures will be the responsibility of the developer or his representative on the site, on a continuing day to day basis.
- It will be the developers responsibility to provide additional Sediment & Erosion Control Devices to protect stabilized areas during construction.
- The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- Approval of this plan is conditional upon the approval of Sediment Control Plan for the off-site waste or borrow area prior to the import of any borrow or export of waste to or from this site.
- All pipes to be blocked at the end of each day. See detail this sheet.
- Total Amount of Straw Bales or Silt Fence shown = **1390** L.F.
- SITE ANALYSIS:**
 - Total Area: **8.501** Acres
 - Area to be Roofed: **0.935** Acres
 - Area to be Paved: **0.441** Acres
 - Area to be Seeded: **4.684** Acres
 - Area Undisturbed: **2.441** Acres.
- CONSTRUCTION SEQUENCE:**
 - Install Sediment & Erosion Control Devices and Stabilize Diversion Dike.
 - Excavate for Foundations and Rough Grade.
 - Erect Structures, Driveways and Sidewalks.
 - Final Grade and Stabilize in accordance with note #6.
- If houses are to be constructed on an "As-Sold" basis at random, Single Lot Sediment Control, as shown on this sheet, shall be implemented.

All bales shall be tied with non-weathering materials, i.e. wire, nylon.

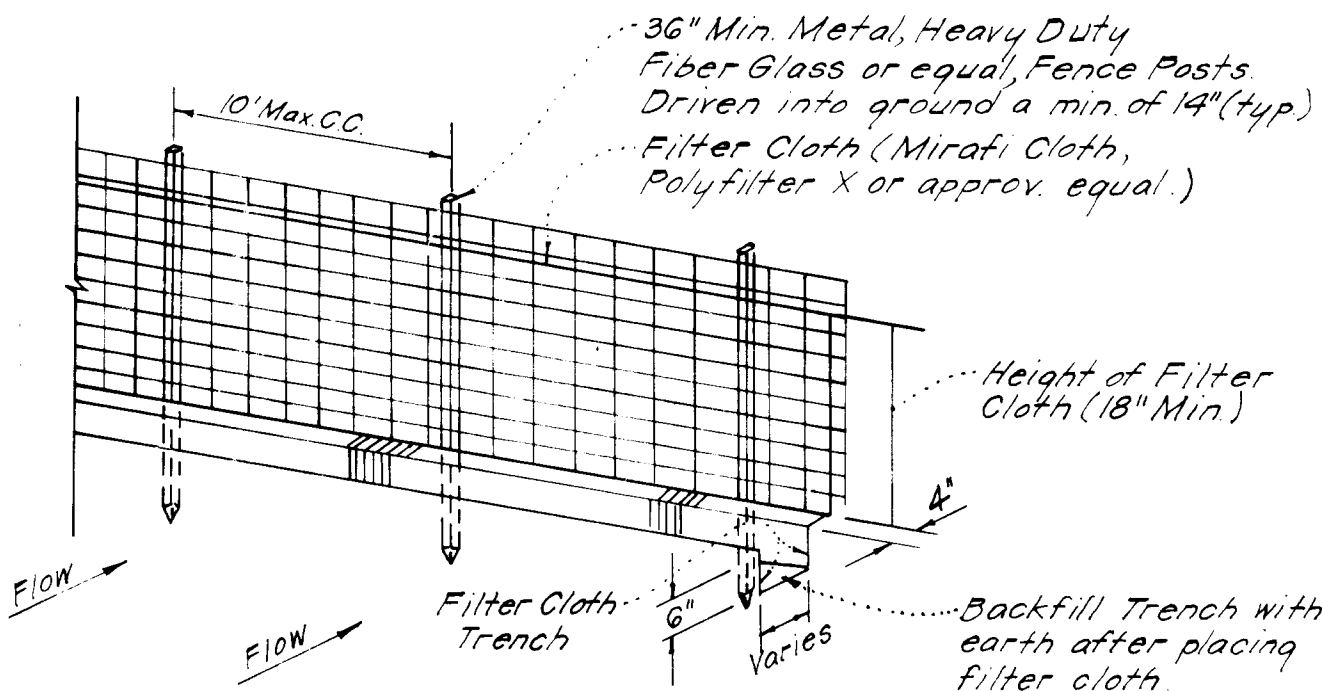
Two rebar or wooden stakes driven through each hole 1/2"-2" into ground. Rebars to be driven flush with top of bales.



Excavated 4" below ground before placing bales.
In lieu of the use of rebar each straw bale may be fastened to ground with pegs (4 per bale and wire or nylon as shown above).

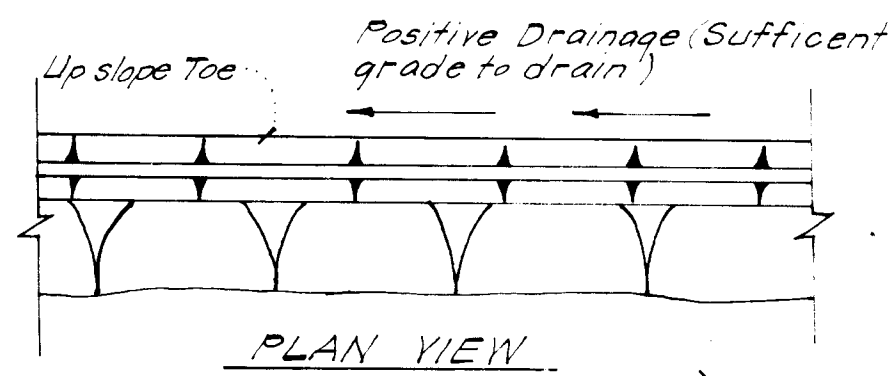
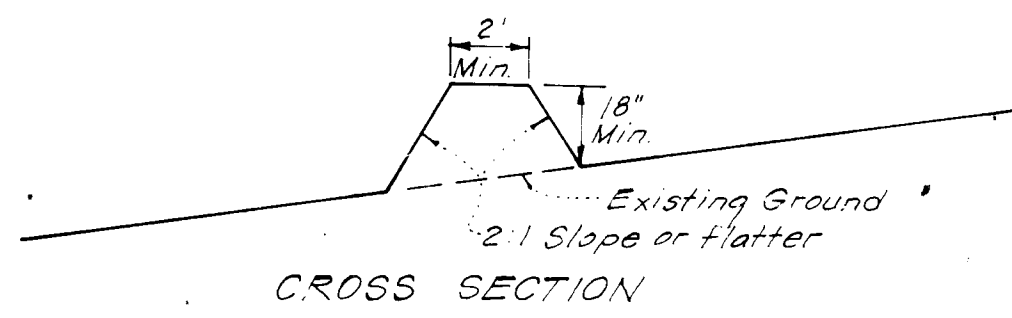
STRAW BALE DIKE DETAIL (S.B.D.)
No SCALE

Woven wire fence - Min 14 gages; 6" Max spacing

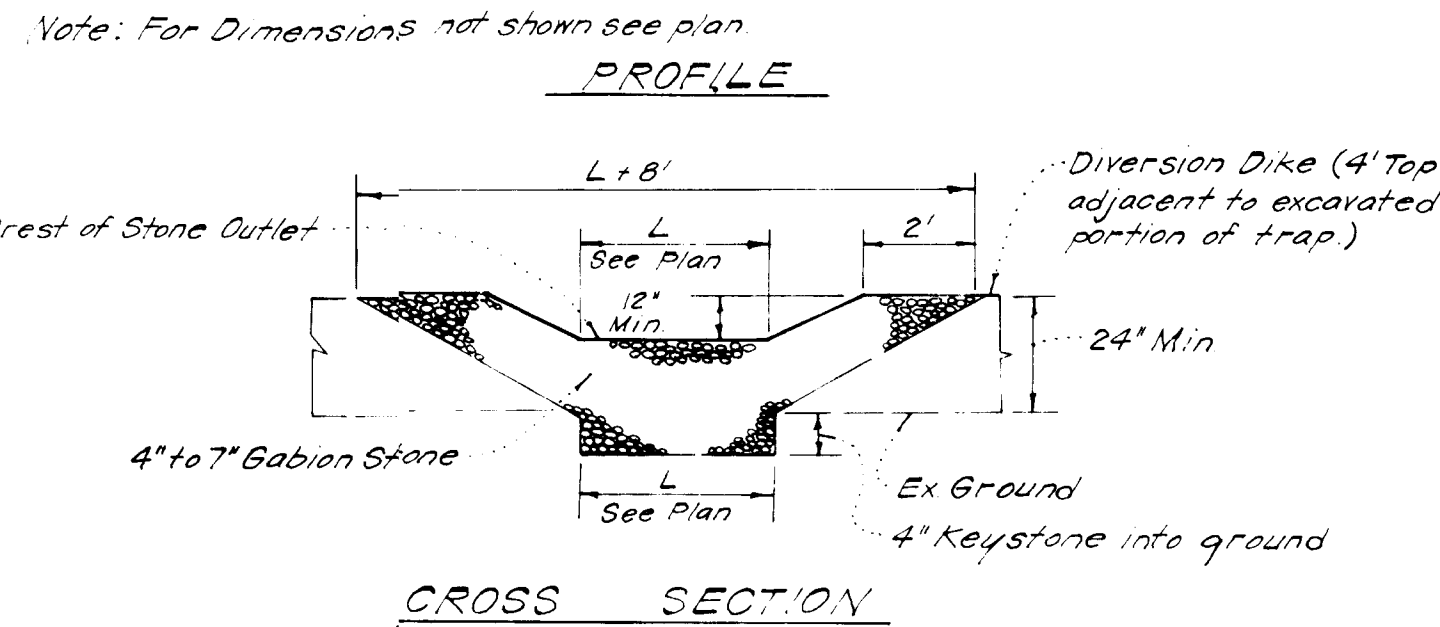
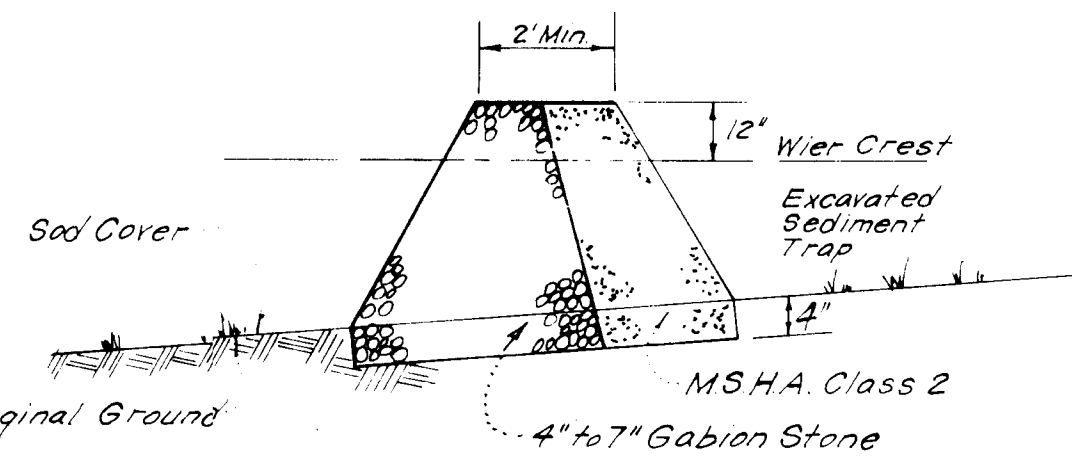


Notes:
1. Woven Wire Fence to be fastened securely to fence posts by use of wire ties.
2. Filter Cloth to be fastened securely to Woven Wire by use of wire ties spaced every 24"x24".

SILT FENCE DETAIL (S.F.)
No SCALE

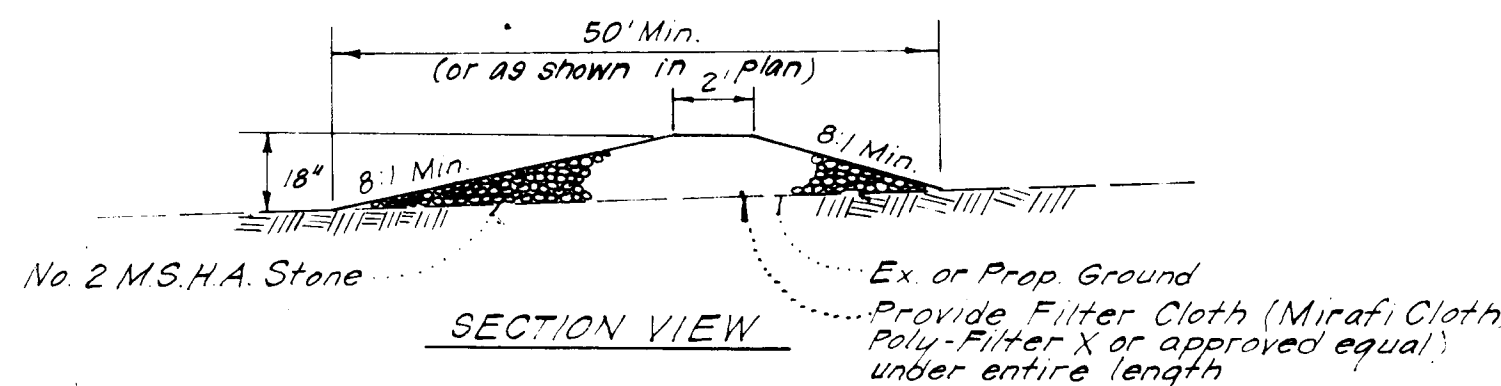


PERIMETER DIKE (P.D.)
No SCALE

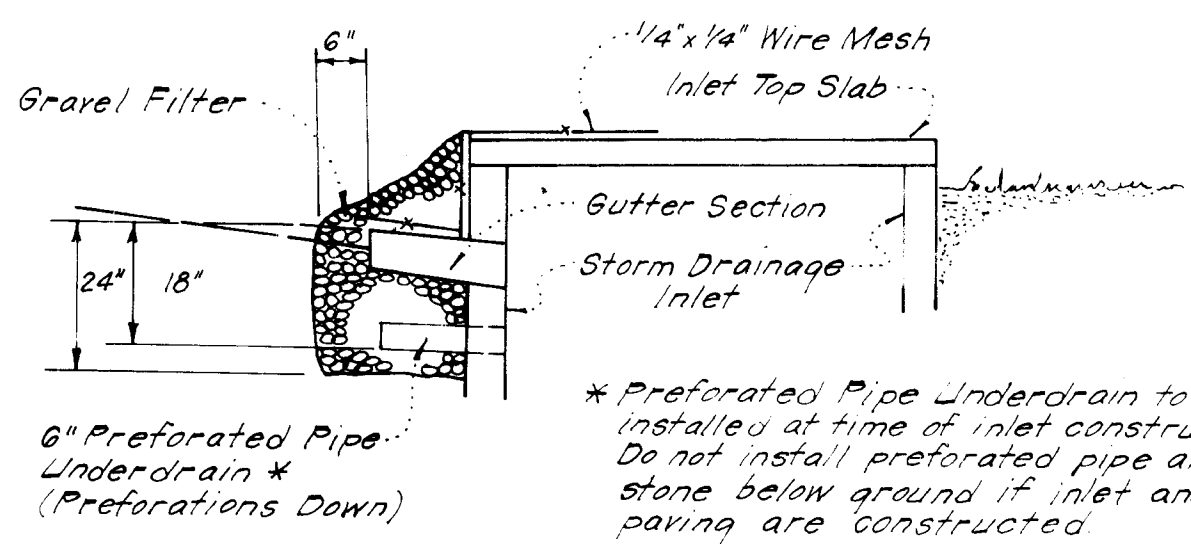
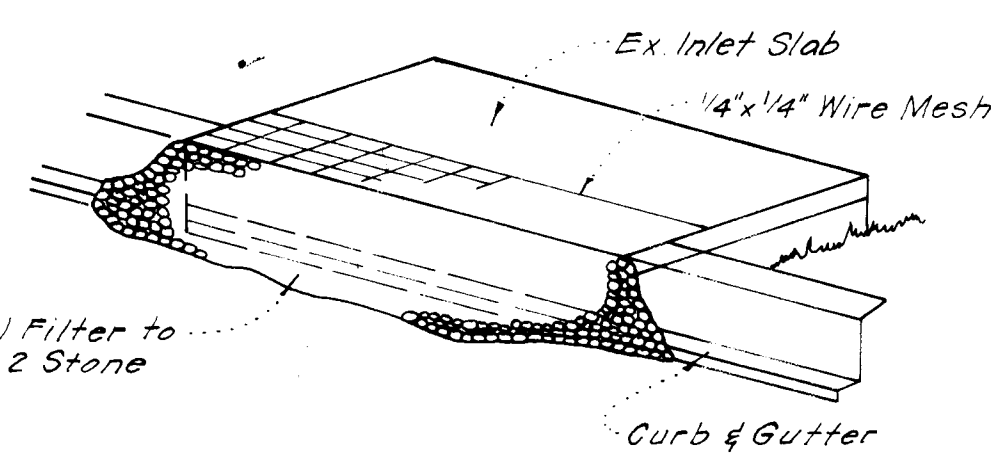


Notes:
1. Sediment Trap to be cleaned out when sediment reaches a level of 1ft. below crest of stone outlet.
2. Bottom of Sediment Trap to be level and constructed to the dimensions shown on plan.
3. Stone Outlet to be constructed through diversion dike adjacent to excavated area.

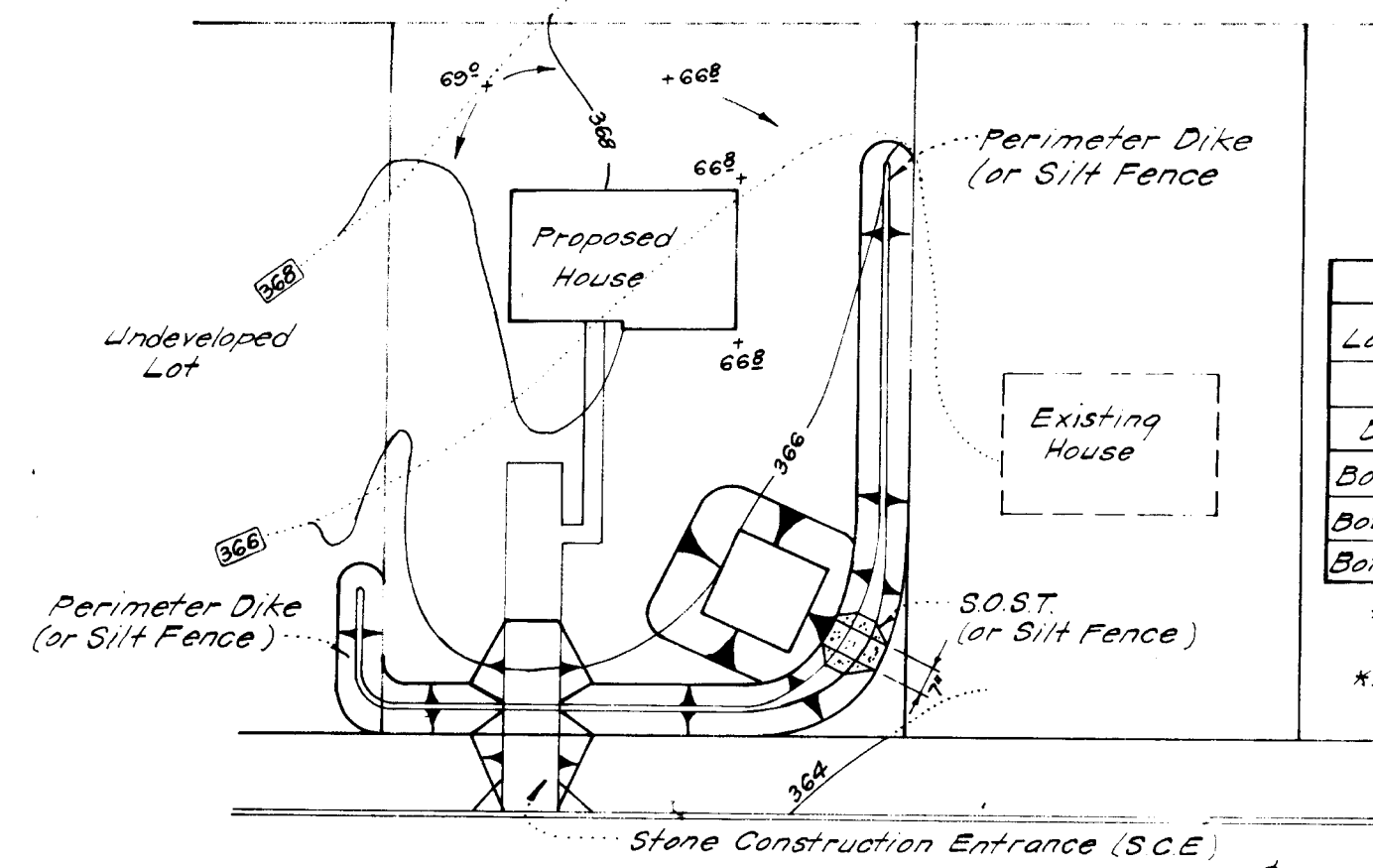
DETAILS OF STONE FILTER OUTLET FOR STONE OUTLET SEDIMENT TRAP
No SCALE



STONE CONSTRUCTION ENTRANCE (S.C.E.)
No SCALE



STONE FILTER INLET PROTECTION (S.F.I.P.)
No SCALE



S.O.S.T.*			
Lot Size	1/4 Ac.	1/2 Ac.	1 Ac.
L	2'	3'	6'
Depth	2'	2'	2'
# of Bot Length	11'	26'	26'
Bot Width	11'	11'	26'
Bot Area	121 sq	286 sq	676 sq

* See Std. ST-3 pg 2007 for det. not shown.
** Can be adjusted in field but bottom area must be as given or greater.

SINGLE LOT SEDIMENT CONTROL PLAN
No SCALE

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

APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION, HOWARD COUNTY, MARYLAND
 DATE 11-17-83

Reviewed for Name and meets Technical Requirements
 U.S. Soil Conservation Service

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

ENGINEERS CERTIFICATE
 I hereby certify that this plan for 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.



G. Nelson Clark 10-9-83 Date

DEVELOPER: EVERGREEN VALLEY ASSOC. 550 TRUIT KNOLL RD. Columbia, Md 21045

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS
 13135 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20914 301 593 3414

DESIGNED R.P.	SCALE As Shown
DRAWN BAF	DRAWING 5 of 5
CHECKED R.P.	JOB NO. 83-079
DATE 10-19-83	FILE NO. 83-079 SE

SECTION 1 AREA 1
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR: I.M.G. HOMES
 8530 Oakland Ridge Business Park Columbia, MD 21045