

LOCATION MAP

GENERAL NOTES

- 1) THE LAND INCLUDED IS ZONED R-20
- 2) COORDINATES SHOWN ARE EXTENSIONS MADE FROM THE MARYLAND STATE PLANE COORDINATE SYSTEM. BEARINGS REFER TO THE TRUE NORTH AND ARE BASED ON HOWARD COUNTY GEODETIC SURVEY POINT NO. 245001 AND NO. 245002
- 3) THE AREA COVERED IN THIS SUBMISSION IS LOCATED ON TAX MAP 31
- 4) THE TOTAL AREA ON THIS PLAN IS 601,128 SQ.FT. (13.79AC.)
- 5) ALL ROADS ARE PUBLIC AND EXISTING.
- 6) ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAYS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 7) TOTAL NUMBER OF LOTS IN THIS SUBMISSION ARE 20
- 8) STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS BY THE DEVELOPER.
- 9) ALL WATER HOUSE CONV. TO BE 3/4" - INSIDE METERS
- 10) ALL SEWER HOUSE CONV. TO BE 6"

NOTE: STORM WATER MANAGEMENT HAS BEEN WAIVED

LOT #	STREET ADDRESS	MIN. SEW.	MIN. E. 2'
1	4065 RED HILL WAY	409.5	405.80
2	4061 " "	410.0	405.64
3	4057 " "	414.0	405.10
4	4053 " "	416.0	404.69
5	4001 LAUREN COURT	412.0	408.71
6	4005 " "	413.0	409.71
7	4009 " "	418.0	412.58
8	4013 " "	422.0	418.36
9	4017 " "	430.0	424.02
10	4021 " "	435.0	431.70
11	4025 " "	442.0	438.10
12	4029 " "	450.0	445.28
13	4033 " "	458.0	453.20
14	4030 " "	457.0	452.90
15	4020 " "	442.0	434.87
16	4010 " "	438.0	428.00
17	4012 " "	434.0	422.83
18	4008 " "	428.0	417.50
19	4004 " "	422.0	411.29
20	N.I.C.	418.0	410.06

LEGEND

- EX. CURB & GUTTER
- EX. CONCRETE WALK
- EX. PROPERTY LINE
- EX. CONTOUR
- PROP. SPOT GRADE
- PROP. CONTOUR
- LIMIT OF DISTURBANCE
- PROP. SWALE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PERIMETER DIKE/SWALE
- LIMIT OF CLEARING

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

James J. ... 1-26-89 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

... 2.21.89 DATE

PLANNING DIRECTOR

... 2-28-89 DATE

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

... 1-24-89 DATE

DIRECTOR

... 1-24-89 DATE

CHIEF BUREAU OF ENGINEERING

DEVELOPERS/BUILDER'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 PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION CONTROL BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS AS DEEMED NECESSARY.

... 1/19/89 DATE

SIGNATURE OF DEVELOPER / BUILDER

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

... 1/19/89 DATE

SIGNATURE OF ENGINEER

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

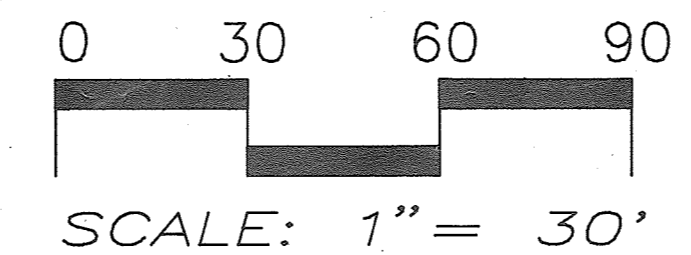
... 1/23/89 DATE

APPROVED

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

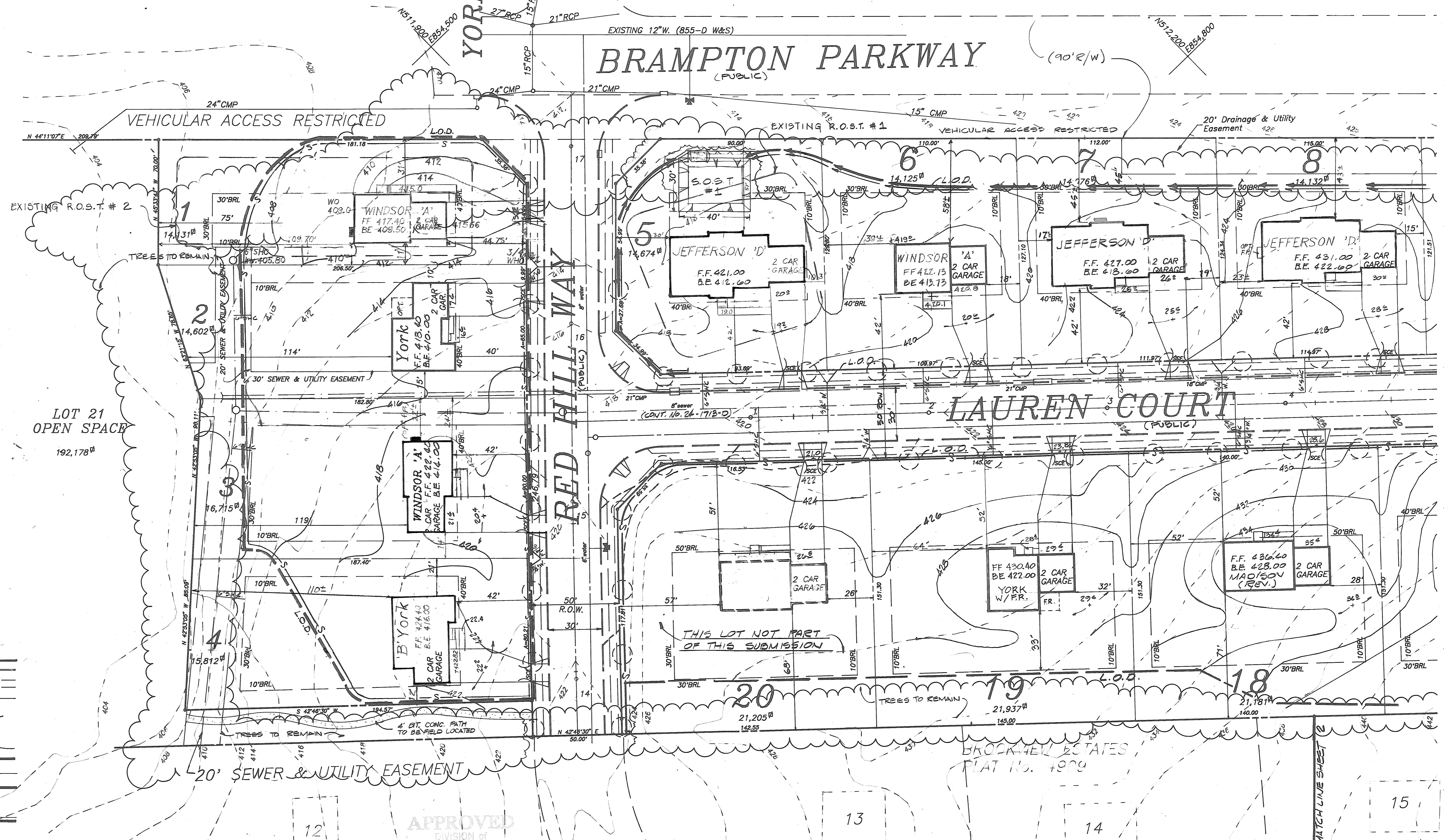
... 1-23-89 DATE

SIGNATURE OF S.C.D. REPRESENTATIVE



STONE OUTLET SEDIMENT TRAP #1
 DRAINAGE AREA 2.58 AC. CREST ELEV 415.00
 STORAGE REQ'D. 4500 C.F. BOTTOM ELEV 412.00
 STORAGE PROVIDED 4,800 C.F. CLEANOUT 414.00
 OUTLET LENGTH 10' 1:1 SIDE SLOPES
 DEPTH = 4 FT.

LOT SIZE CHART			
LOT #	GROSS AREA	25% SLOPE	NET AREA
1	14,131 SF	90 SF	14,041 SF
2	14,602 SF	60 SF	14,542 SF
3	16,715 SF	0 SF	16,715 SF
4	15,512 SF	1700 SF	14,112 SF
9	14,044 SF	205 SF	14,014 SF
10	14,054 SF	0 SF	14,054 SF
11	14,037 SF	0 SF	14,037 SF
12	14,338 SF	209 SF	14,129 SF



APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY
 MARYLAND
 DATE 11-23-88

SUBDIVISION NAME	SECT./AREA	LOTS	PREVIOUS SUBMITTALS
MONTGOMERY ESTATES		1-19	F-88-160
PLAT # OF L.P. BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.
8160-8161	R20	3	6023-02
WATER CODE	SEWER CODE		
602	5750634		

William N. Baffis, P.E.
 301-381-2336
 Baffis & Associates
 Civil Engineers/Land Planners/Surveyors
 1249 Englebert Rd. Baltimore, MD 21221
 1-4-89
 11-20-89
 3-14-90
 7-23-90

MONTGOMERY ESTATES
 LOTS 1-19
 SITE DEVELOPMENT & SEDIMENT CONTROL PLAN
 SECOND ELECTION DISTRICT HOWARD COUNTY, MD
 FOR: THE STRUTT GROUP, INC 628-2207
 54 SCOTT ADAM ROAD, COCKEYSVILLE, MD 21030
 DATE 10/31/88
 SHEET 1 OF 3

STONE OUTLET SEDIMENT TRAP #2
 DRAINAGE AREA 0.61 AC. CREST ELEV 458.00
 STORAGE REQ'D 1,098 cu. ft. BOTTOM ELEV 454.00
 STORAGE PROVIDED 1,200 cu. ft. CLEANOUT 456.00
 OUTLET LENGTH 3' :1 SIDE SLOPES
 DEPTH = 4 FT.

BRAMPTON PARKWAY

VEHICULAR ACCESS RESTRICTED

LAUREN COURT

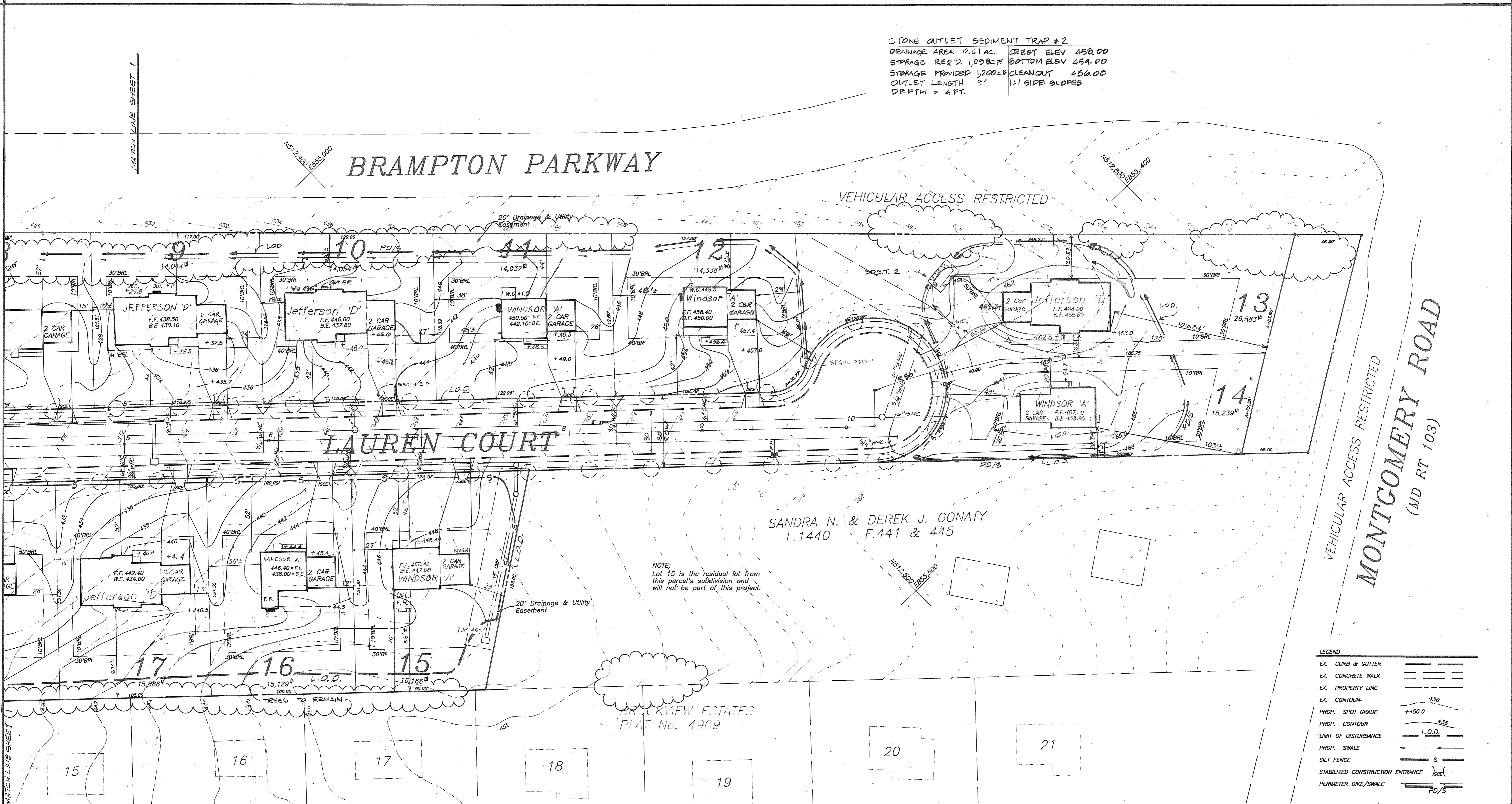
VEHICULAR ACCESS RESTRICTED
MONTGOMERY ROAD
 (MD RT 103)

SANDRA N. & DEREK J. CONATY
 L.1440 F.441 & 445

NOTE:
 Lot 15 is the residual lot from
 this parcel's subdivision and
 will not be part of this project.

LEGEND

EX. CURB & GUTTER	---
EX. CONCRETE WALK	---
EX. PROPERTY LINE	---
EX. CONTOUR	---
PROP. SPOT GRADE	+450.0
PROP. CONTOUR	---
LIMIT OF DISTURBANCE	L.O.D.
PROP. SWALE	---
SILT FENCE	S
STABILIZED CONSTRUCTION ENTRANCE	---
PERIMETER DIKE/SWALE	---



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

[Signature] 1-26-89
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

[Signature] 2-21-89
 PLANNING DIRECTOR DATE

[Signature] 2-23-89
 CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT DATE

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

[Signature] 1-24-89
 DIRECTOR DATE

[Signature] 1-24-89
 CHIEF BUREAU OF ENGINEERING DATE

DEVELOPERS/BUILDER'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 PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION CONTROL BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS AS DEEMED NECESSARY.

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[Signature] 1/23/89
 SIGNATURE DATE

[Signature] 1/23/89
 U.S. SOIL CONSERVATION SERVICE DATE

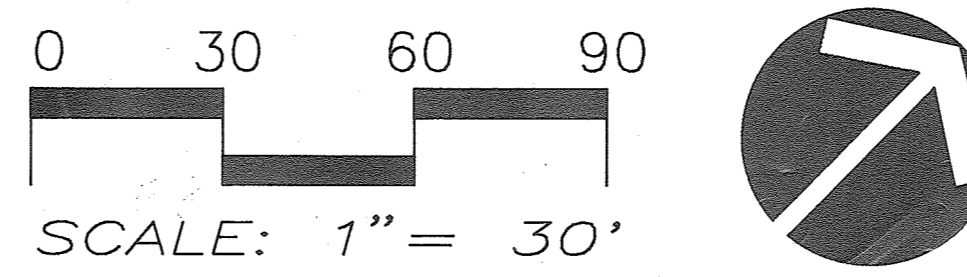
APPROVED
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 11-23-88

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

[Signature] 1/23/89
 APPROVED DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

[Signature] 1-23-89
 SIGNATURE DATE
 U.S. SOIL CONSERVATION SERVICE



William N. Bafitis, P.E.
 301-391-2336
Bafitis & Associates
 Civil Engineers/Land Planners/Surveyors
 1249 Englebert Rd., Baltimore, MD 21221

1-4-89	REV. GRADES 10/9-12 TO C&I
11-20-89	REV. LOTS 7, 11, 12, 15, 16, & 17
3-14-90	REV. LOTS 7, 19, 12
7-23-90	REV. LOTS 13 & 14

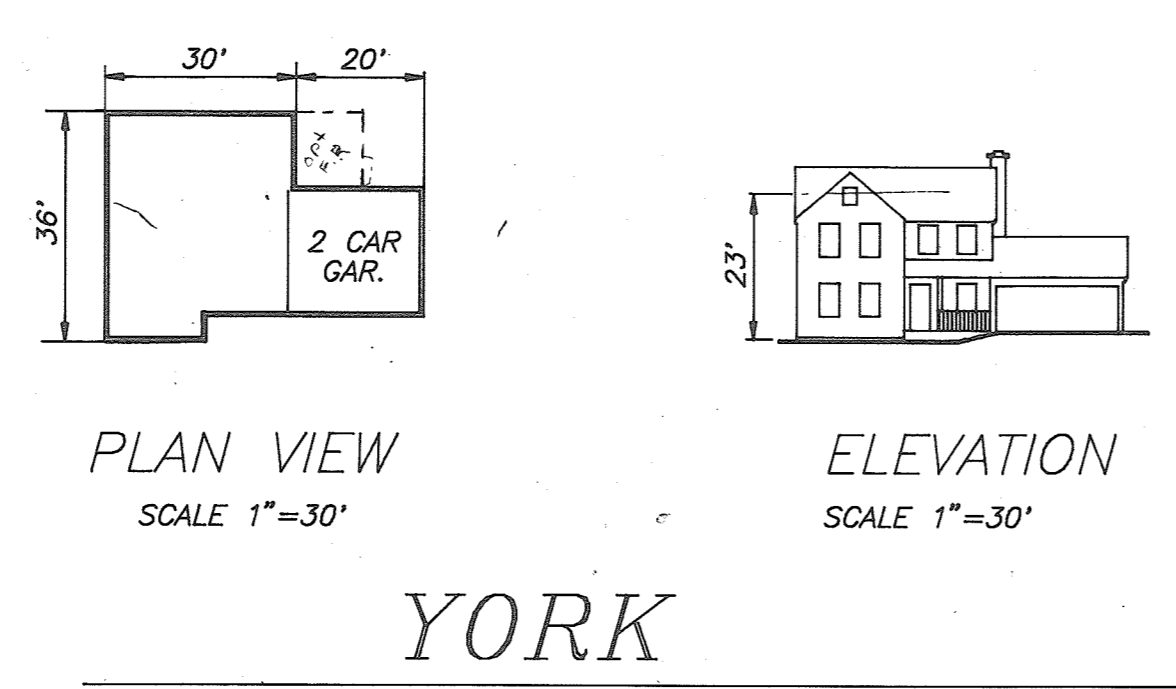
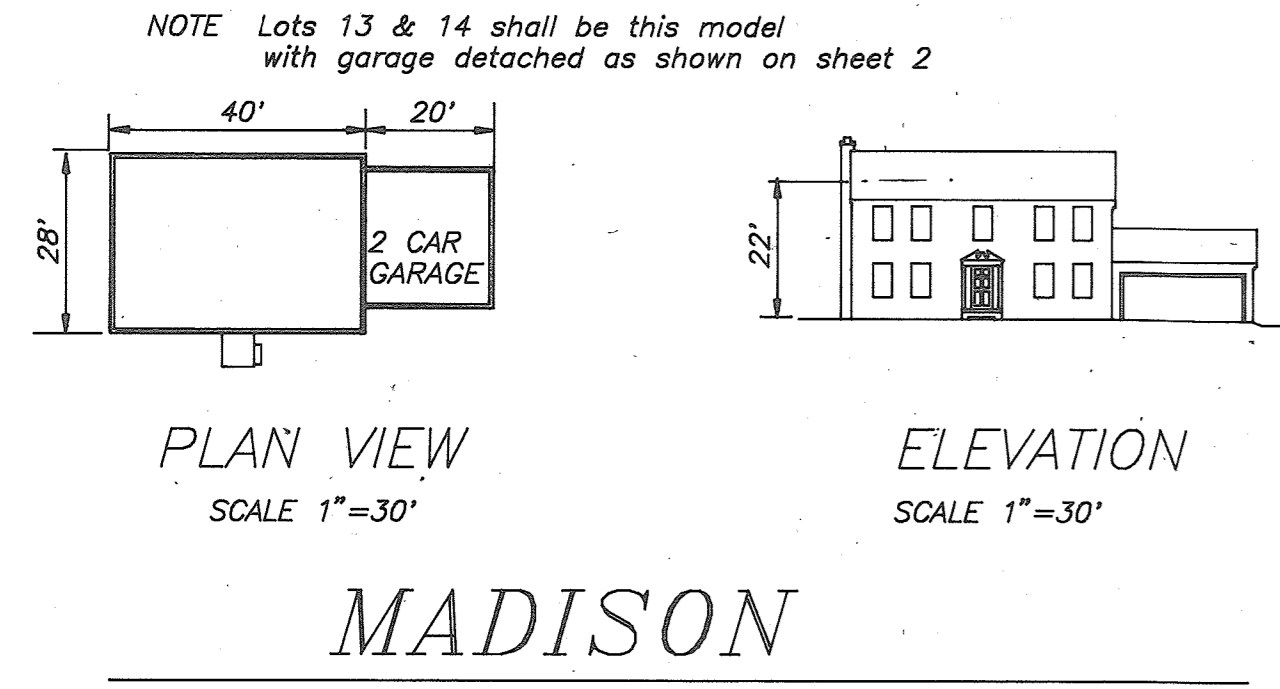
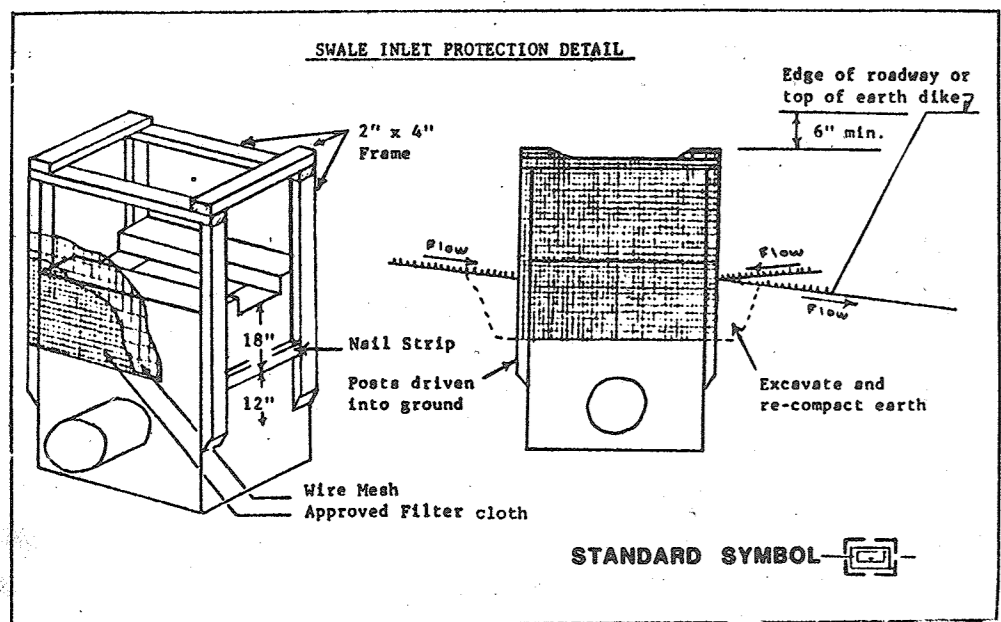
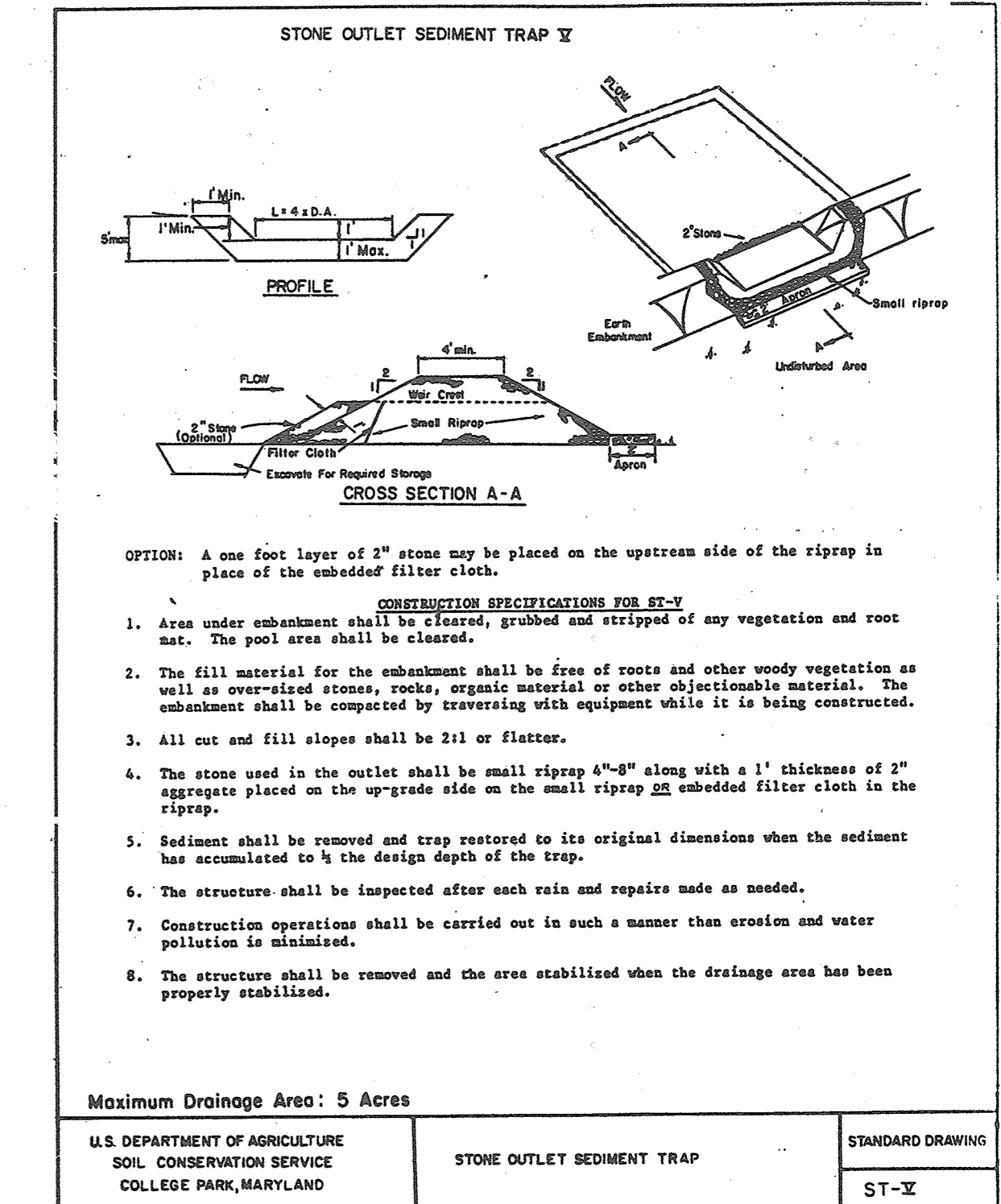
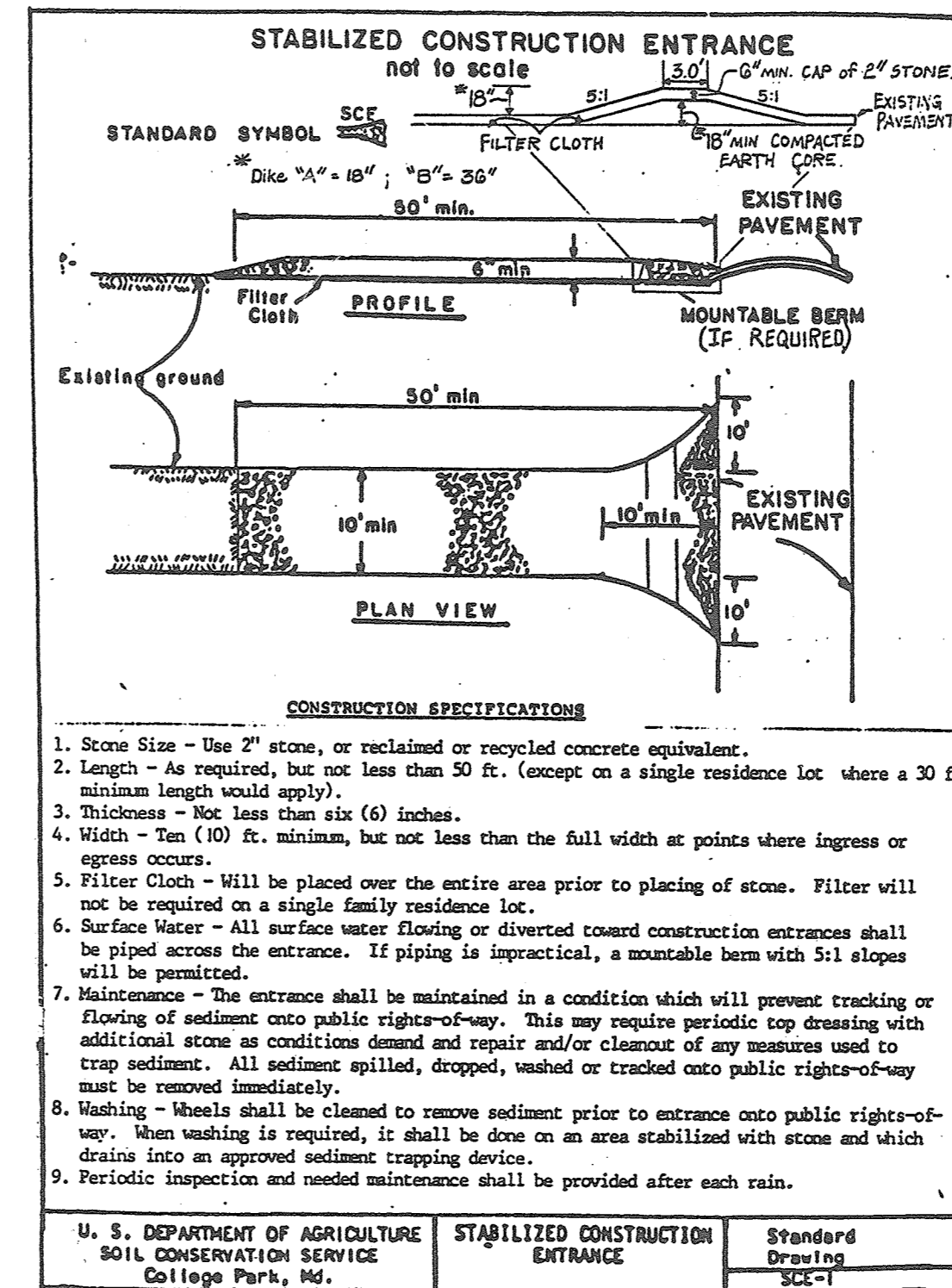
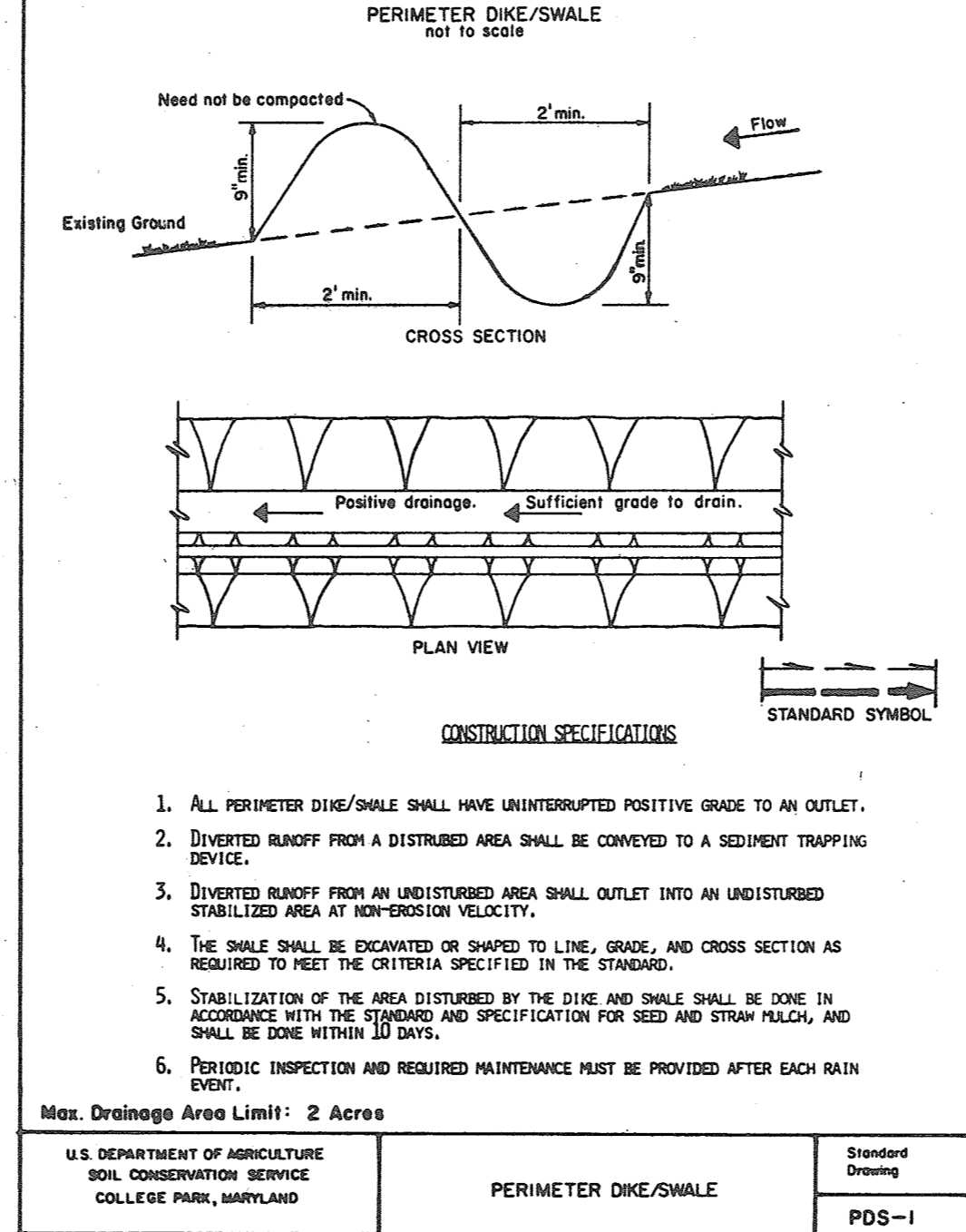
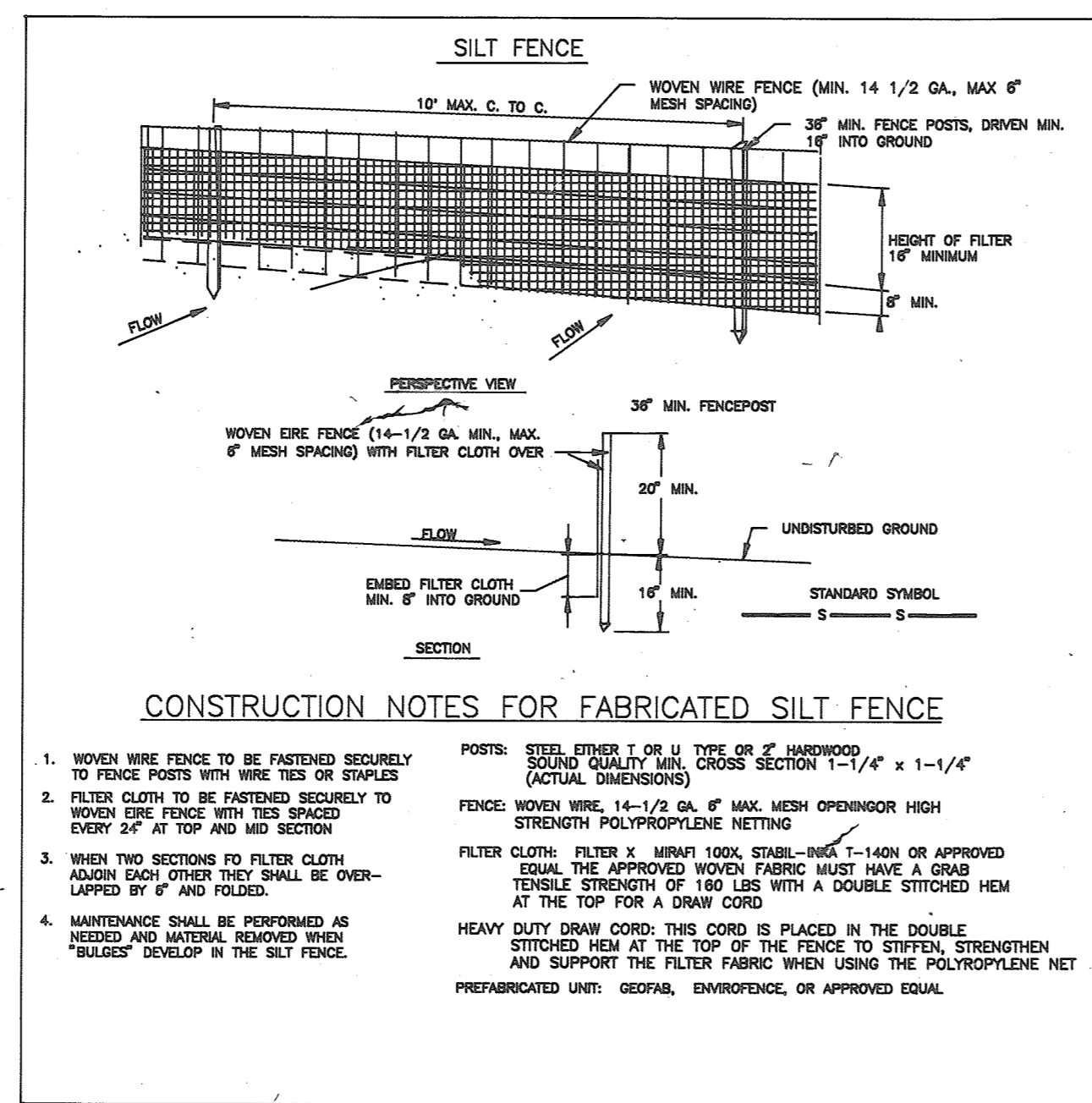
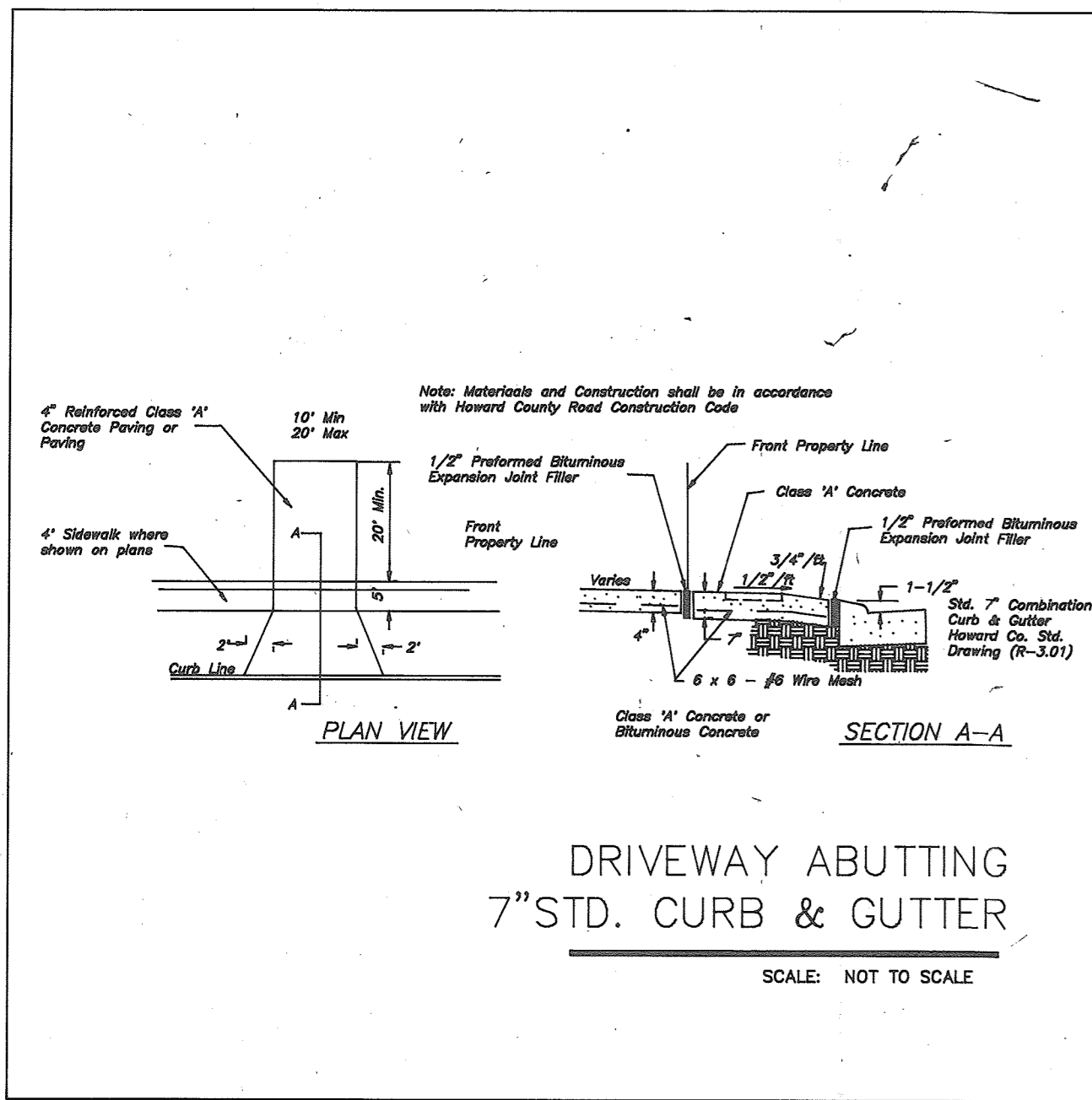
SUBDIVISION NAME MONTGOMERY ESTATES		SECT./AREA	LOTS 1-19	PREVIOUS SUBMITTALS
PLAT # or L/F 81160-2/161	BLOCK # 7	TAX/ZONE MAP R-20	ELEC. DIST. 2ED	CENSUS TR. 6023.02
WATER CODE G02		SEWER CODE S750654	F-88-162 P-88-08 S-87-67	

MONTGOMERY ESTATES
 LOTS 1-19

SITE DEVELOPMENT & SEDIMENT CONTROL PLAN
 SECOND ELECTION DISTRICT HOWARD COUNTY, MD

FOR: THE STRUTT GROUP, INC 628-2207
 54 SCOTT ADAM ROAD, COCKEYSVILLE, MD 21030

DATE 10/31/88
 SHEET 2 OF 3



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 (092-2437).
- 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:
 - 7 calendar days for perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
 - 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 Volume 1 Chapter 12, of the Howard County Design Manual.
- 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. 53). 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 operational condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	13.80 acres
Area Disturbed	8.00 acres
Area to be roofed or paved	1.1 acres
Area to be Vegetatively Stabilized	6.9 acres
Total Cut	6,000 cu. yds.
Total Fill	5,000 cu. yds.
Offsite waste/borrow area location	N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities, must be repaired on the same day of disturbance.
- Additional sediment controls must be provided if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 12 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 approvals may not be authorized until this initial approval by the inspection agency is made.

SEQUENCE OF OPERATIONS

- Notify Sediment Control Division 48 hours prior to start of operations.
- Clear and Grub for sediment control measures only.
- Grade for sediment control measures in designated areas.
- Install all sediment control measures that do not conflict with existing sediment traps and basins.
- Clear and Grub remainder of site.
- Excavate foundations and rough grade site excluding lots.
- With the approval of the inspector install remaining sediment control devices on the remaining lots.
- Excavate and rough grade lots.
- Fine grade, topsoil and seed areas immediately.
- After turf is established and upon approval of the inspector, remove temporary sediment control measures and clean up site.

PERMANENT SEEDING NOTES

A. SEEDBED PREPARATION - Scarify or otherwise loosen upper 3 inches of soil. Clods shall be broken up and the top three (3) inches of soil shall be worked into a satisfactory seedbed by raking, discing, or other acceptable means before seeding.

B. SOIL AMENDMENTS - Apply 3 tons per acre dolomitic limestone (138 lbs./1000 sq. ft.) and 600 lbs per acre 0-20-20 fertilizer (14 lbs./1000 sq. ft.). Harrow or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (99.2 lbs./1000 sq. ft.) of 38-0-0 ureaform fertilizer and 500 lbs. per acre (11.5 lbs./1000 sq. ft.) of 10-20-20 fertilizer.

C. SEEDING - Grass seed shall be certified seed only and should be delivered to the site with original state certification, or, in the case of a mixture, certified by the Maryland Department of Agriculture.

TURF GRASS MIXTURE
10 lbs./1,000 sq. ft. or 300 lbs./acre

COMMON NAME	%	Min % Weight	Minimum % Germination
Tall Fescue (Rebel TS/Hound Dog 90 Falcon NJ-78 or Shannon KS-27)	98	98	90
Kentucky Blue Grass (Kenblue)	10	98	90

D. 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. Apply mulch immediately after seeding. Anchor mulch immediately after application using 348 gallons per acre (8 gallons/1000 sq. ft.) of emulsified asphalt.

E. MAINTENANCE - Inspect all seeded areas and make needed repairs, replacements, and reseedings.

TEMPORARY SEEDING NOTES

A. SEEDBED PREPARATION - Loosen upper 3 inches of soil by discing, raking, or other acceptable means.

B. SOIL AMENDMENTS - Apply 600 lbs (15 lbs./1000 sq. ft.) of 10-20-20 fertilizer.

C. SEEDING - For periods March 1 thru April 30, and from August 15 thru November 15, seed with 2 1/2 bushels per acre (3.2 pounds/1000 sq. ft. of annual rye). For the period May 1 thru August 14 seed with 3 pounds per acre (0.07 lbs./1000 sq. ft.) with Weeping Lovegrass.

D. MULCHING - Apply 1.5 to 2 tons per acre (70 to 90 pounds per 1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gallons per 1000 sq. ft.).

Note: The existing rip-rap outlet trap shall remain to provide sediment control for the road construction and may be backfilled only after the roads are paved and rights-of-way stabilized as directed by the sediment control inspector.

Delay construction of house on Lot No. 1 until the existing sediment trap is removed.

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

County Health Officer: *[Signature]* 1-26-89 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR: *[Signature]* 2.21.89 DATE

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

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

DIRECTOR: *[Signature]* 1/24/89 DATE

CHIEF BUREAU OF ENGINEERING: *[Signature]* 1-24-89 DATE

DEVELOPERS/BUILDER'S CERTIFICATE

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Signature of Developer/Builder: *[Signature]* 1/19/89 DATE

ENGINEERS CERTIFICATE

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Signature of Engineer: *[Signature]* 1/19/89 DATE

APPROVED

DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND

DATE: 11-23-88

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

Signature of Inspector: *[Signature]* 1/23/89 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

Signature of SCS: *[Signature]* 1-23-89 DATE

US SOIL CONSERVATION SERVICE

William N. Baffitis, P.E.
301-391-2336

Baffitis & Associates
Civil Engineers/Land Planners/Surveyors

1249 Englebert Rd. Baltimore, MD 21221

1-4-89

MONTGOMERY ESTATES

LOTS 1-19

SITE DEVELOPMENT & SEDIMENT CONTROL PLAN
SECOND ELECTION DISTRICT HOWARD COUNTY, MD

FOR: THE STRUTT GROUP, INC 628-2207
54 SCOTT ADAM ROAD, COCKEYSVILLE, MD 21030

DATE 10/31/88
SHEET 3 OF 3