

SPECIAL NOTES

- All road construction, storm drainage facilities and public water and sewer are shown for reference only. Use approved Howard County plans for all phases of construction.
- Stormwater Management provided for by F-89-126.

GENERAL NOTES

- Subject property zoned R20 as per B-2-85 Comprehensive Zoning Plan.
- The coordinates shown herein are based on the Maryland State Grid System and derived from the following Howard County Control Stations 34400001 and 34400002.
- All roadways are public and existing.
- Total area included in this submission: 6.866 Acres or 293,082.96 sq ft.
- Total number of lots: 18.
- Any damage to utility when right of ways shall be corrected at the contractor's expense.
- Maximum lot coverage: 30%.
- Reference plans S-88-103, P-89-118 and F-89-126.
- The Contractor/Developer shall contact the Contractor/Inspector Survey Bureau 24 hours in advance of commencement of work at 792-2630.
- The existing topographic shown was taken from road construction plans prepared by Fisher, Collins & Carter, Inc. F-89-126.
- Chimneys, bay windows etc. may protrude into the side building restriction lines as per Sec 128 of the Zoning regulation.

VICINITY MAP
Scale 1" = 200'

LEGEND

- Contour Interval: 2 FT
- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: +10.5
- Direction of Drainage: --->
- Walk out Basement: [Symbol]
- Ex Trees to be saved: [Symbol]

DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB

DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



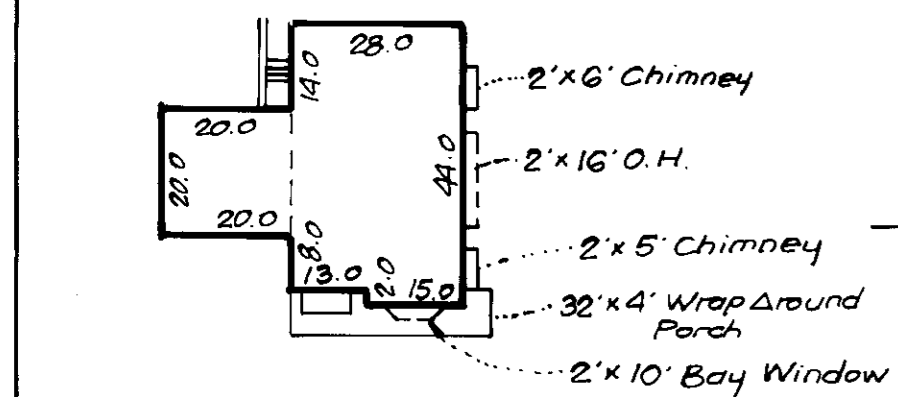
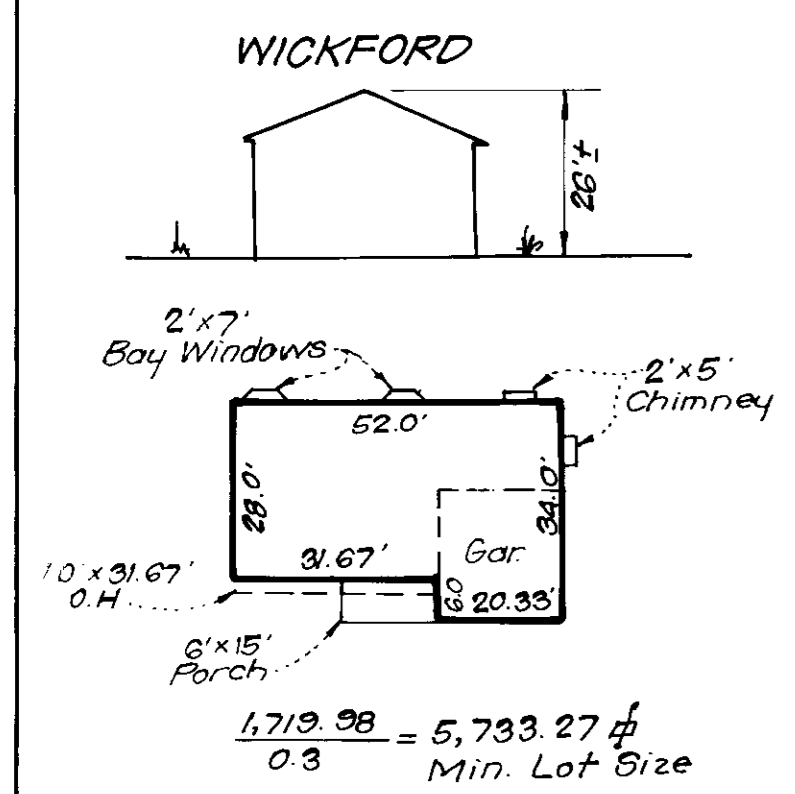
ADDRESS CHART

LOT No.	STREET ADDRESS
30	10294 Wetherburn Road
31	10302 Bassett Hall Court
32	10306 Bassett Hall Court
33	10310
34	10314
35	10318
36	10322
37	10326
38	10330
39	10337
40	10327
41	10323
42	10319
43	10315
44	10311
45	10307
46	10303 BASSETT HALL COURT
47	10280 WETHERBURN ROAD
48	10276

OWNER / DEVELOPER
 PEDICORD JOINT VENTURES
 96 LAND DESIGN AND DEVELOPMENT INC.
 8307 Main Street
 Ellicott City, Maryland 21043

NOTE:
 Basements on lots 32-34 will not sewer by gravity.

Lot #	Total Area	Area of 3:1 Slope or Greater	Total Buildable Area
30	14,109 sq ft	400 sq ft	13,709 sq ft
36	16,769 sq ft	275 sq ft	16,494 sq ft



REVISIONS

No	Description	Date
4	Rev. hse and grade lot 44	3-10-92
3	Revise Address Chart	
2	Add typical hse, Rev. hse and grade lot 46 & Side B.R.L.	2-19-92
1	Revise house and grade lot 47	12-11-91
1	Revise house and grade lot 48	7-24-91

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *John J. Kelly* 7-27-89
 DATE: 7-27-89

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *James S. Keith* 8/15/89
 DATE: 8/15/89

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DIRECTOR: *James S. Keith* 7/31/89
 DATE: 7/31/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James S. Keith* 7/25/89
 DATE: 7-25-89

CHIEF BUREAU OF ENGINEERING



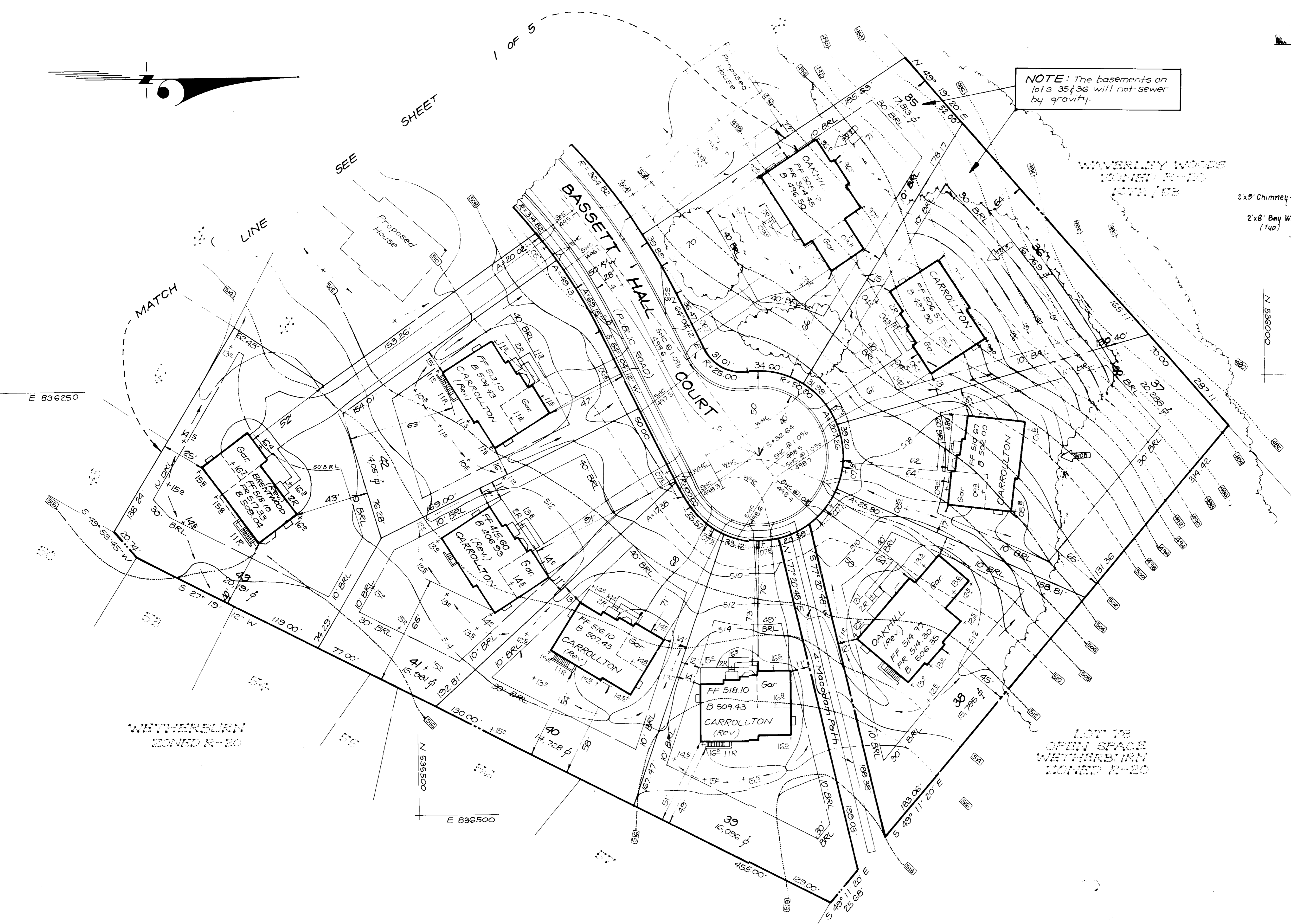
CLARK • FINFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: JME
 DRAWN: BAL
 CHECKED: JME
 DATE: JUNE 1989

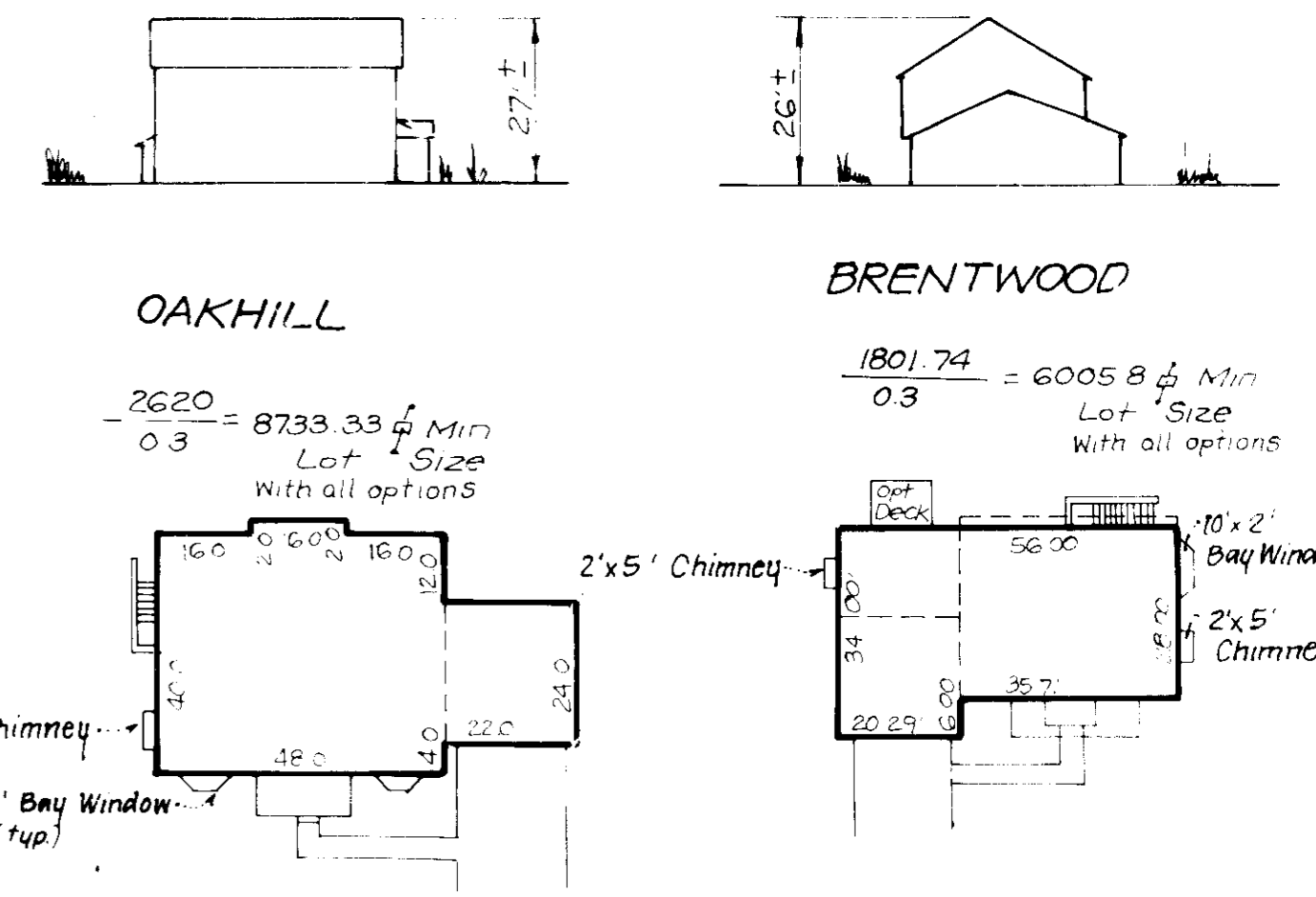
SITE DEVELOPMENT PLAN
 LOTS 30 thru 48
WETHERBURN
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: DOUGLAS HOMES
 P.O. Box 628
 Ellicott City, Md. 21043

PLAT: 12-30
 DRAWING: 1 OF 5
 JOB NO: 89-073
 FILE NO: 89-073

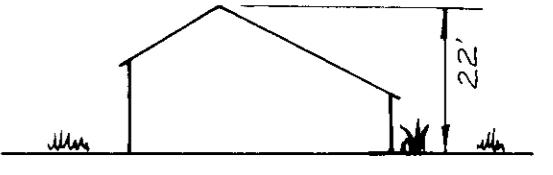


NOTE: The basements on lots 35 & 36 will not sewer by gravity.

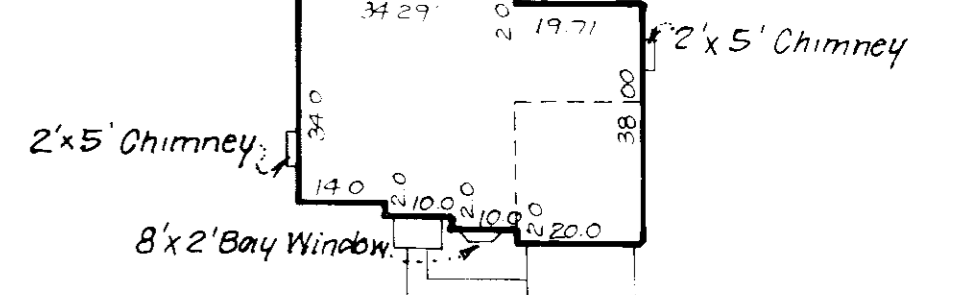


TYPICAL HOUSES

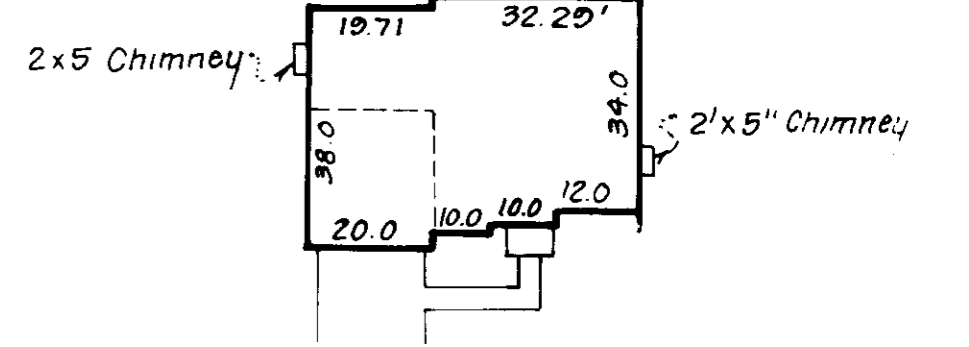
Scale 1" = 30'
NOTE: All units have 1" roof eaves front and rear.



CARROLLTON



SPECIAL CARROLLTON



OWNER/DEVELOPER
 PEDICORD JOINT VENTURE
 90 LAND DESIGN and DEVELOPMENT, INC.
 8307 Main Street
 Ellicott City, Md 21043

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *Devin Syda* 7-27-89
 DATE: 7-27-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *James R. Smith* 8/15/89
 DATE: 8/15/89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *James P. Slone* 7/28/89
 DATE: 7-28-89

6-29-89
 cm

NO	REVISIONS	Date
3	Rev. hse. & grd. lot 42	9-23-91
2	Rev. hse. & grd. lot 43	3-10-92
1	Rev. hse. and grade lot 41	10-11-91



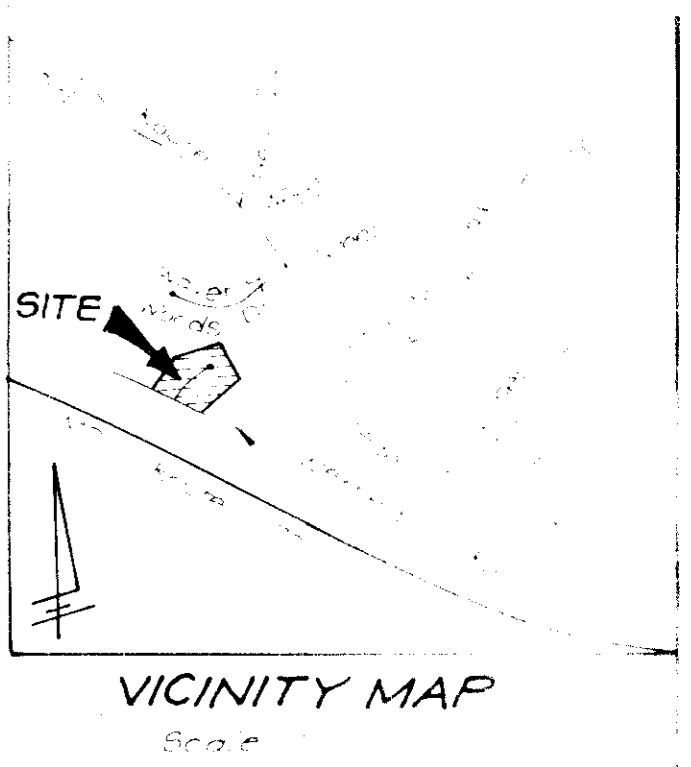
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINGTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (410) 621-8100 • WA-41

DESIGNED: JME
 DRAWN: BAL
 CHECKED: JME
 DATE: JUNE 1989

SITE DEVELOPMENT PLAN
 LOTS 30 thru 48
WETHERBURN
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: DOUGLAS HOMES
 P.O. Box 628
 Ellicott City, Md. 21043

SCALE: 1" = 30'
 DRAWING: 2 OF 5
 JOB NO: 89-073
 FILE NO: 89-073



LEGEND

- Contour Interval
- Existing Contour
- Proposed Contour
- Spot Elevation
- Traps of Drainage
- Walk out Basement
- Ex. Earth Dike
- Silt Fence
- Earth Dike
- Stabilized Construction Entrance

Reviewed for HOWARD S.C.D. Name: *John R. ...* Date: 7/18/89
 Signature: *John R. ...*
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL AND SOIL CONSERVATION.

Stephen L. ... 7/18/89
 Approved Date

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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic re-inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Robert T. Sleep 6-8-89
 Signature of Developer/Builder Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
John R. ... 7-27-89
 HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
James R. ... 8/15/89
 DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
James R. ... 7/31/89
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James R. ... 7/28/89
 DIRECTOR DATE

James R. ... 7-25-89
 CHIEF BUREAU OF ENGINEERING DATE

TRAP No. 3 SOST (ST-II)

Drainage Area 1.4 Acres
 Storage Required 2520 CF
 Storage Provided 2520 CF
 Depth 4'
 Top of Stone 505.0
 Bottom Elev. 502.0
 Cleanout Elev. 502.0
 Bottom Dimensions 41'x10'
 1:1 Side Slopes
 L=6'

TRAP No. 2 SOST (ST-II)

Drainage Area 1.0 Acre
 Storage Required = 1800 CF
 Storage Provided = 1800 CF
 Depth 4'
 Top of Stone Elev. = 492.5
 Bottom Elev. = 487.5
 Clean-out Elev. = 487.5
 Bottom Dimensions = 21'x14'
 1:1 Side Slopes
 L=4'

NOTE: The contractor shall provide continuous maintenance to earth dikes on a daily basis to ensure positive drainage to sediment trap.

OWNER / DEVELOPER
 PIEDMONT JOINT VENTURE
 GR. LAND DESIGN AND DEVELOPMENT, INC.
 8300 N. ...
 ELICOTT CITY, MARYLAND 21043

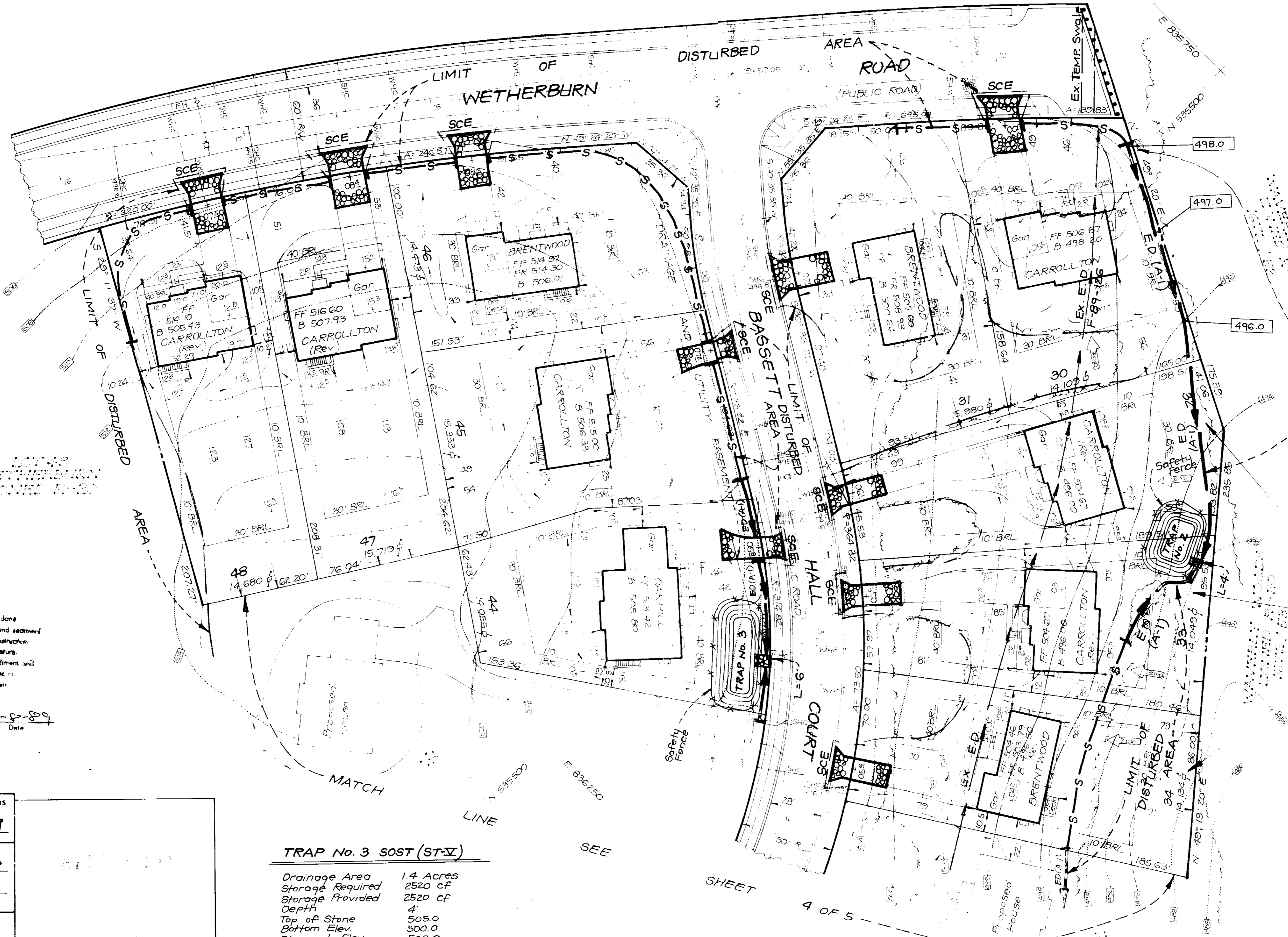
NOTE:
 Basements on lots 32-34 will not lower by gravity

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control is a practical and workable plan based on the site conditions of the site conditions and that it is in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark 6-8-89
 Date

CLARK • FINEROCK & SACKETT INC. ENGINEERS • PLANNERS • SURVEYORS	
DATE: JUNE 1989	PROJECT: SEDIMENT & EROSION CONTROL PLAN LOTS 30 THRU 48 WETHERBURN 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN	3 OF 5
FOR: DOUGLAS HOMES P.O. BOX 628 ELICOTT CITY, MD. 21043	89-002



SHEET 4 OF 5

5/18/89



SEE SHEET 3 OF 5

NOTE: The basements on lots 35 & 36 will not sewer by gravity.

TRAP No. 1 SOST (ST V)

Drainage Area 1.4 Acres
Storage Provided 2560 cF
Storage Required 2520 cF
Depth 4'
Top of Stone Elev. 484.0
Clean out Elev. 481.0
Bottom Elev. 479.0
Bottom Dimensions 36'x12'
1:1 Side Slopes
L=6'

OWNER / DEVELOPER
FEDICORD JOINT VENTURE
% LAND DESIGN and DEVELOPMENT, INC.
8307 Main Street
Ellicott City, Md. 21043

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control is practical and workable and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Q. Nelson Clark
6-8-89

Q. Nelson Clark 6-8-89
G. Nelson Clark Date

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 Natural Resources 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 or their authorized agents as are deemed necessary.

Robert T. Sloan 6-8-89
Signature of Developer/Builder Date

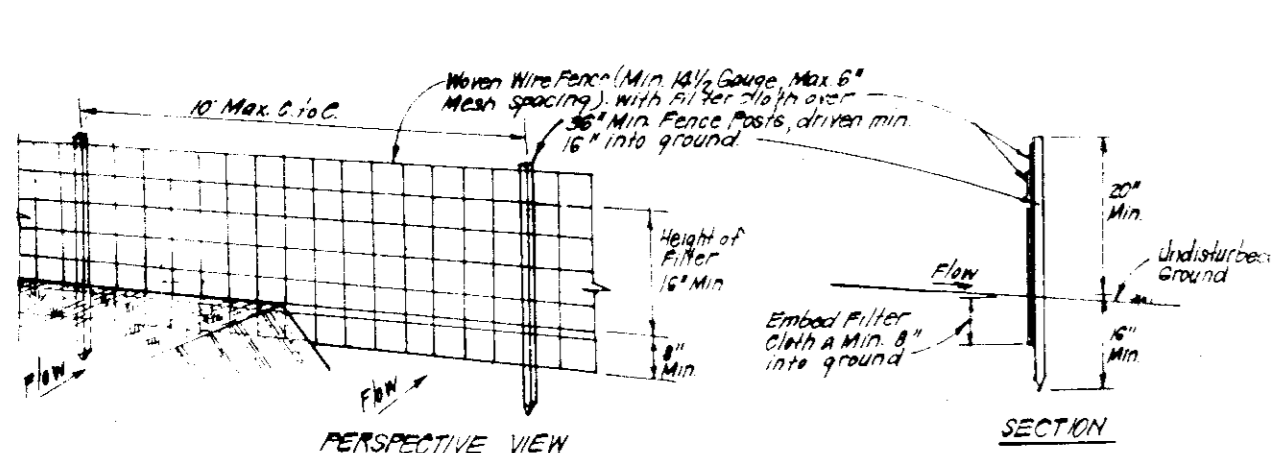
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE 7-27-89
APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE 8/15/89
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 7/25/89

Reviewed for HOWARD S.C.D.
Signature *John M. ...* Date 7/14/89
U.S. Soil Conservation Service

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

Stephen ... 7/13/89
Approved Date

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		DESIGNED KIWM	SEDIMENT & EROSION CONTROL PLAN LOTS 30 thru 48
DRAWN BAL		CHECKED KIWM	WETHERBURN
DATE JUNE 1989		2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
FOR DOUGLASS HOMES P.O. Box 428 Ellicott City, Md. 21043		FILE NO. 89-000	



CONSTRUCTION SPECIFICATIONS:

- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
- Fence posts to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
- When 2 sections of filter cloth begin each other they shall be overlapped by 2" and stapled.
- Maintenance shall be performed as needed and material removed when "clumps" develop in silt fence.

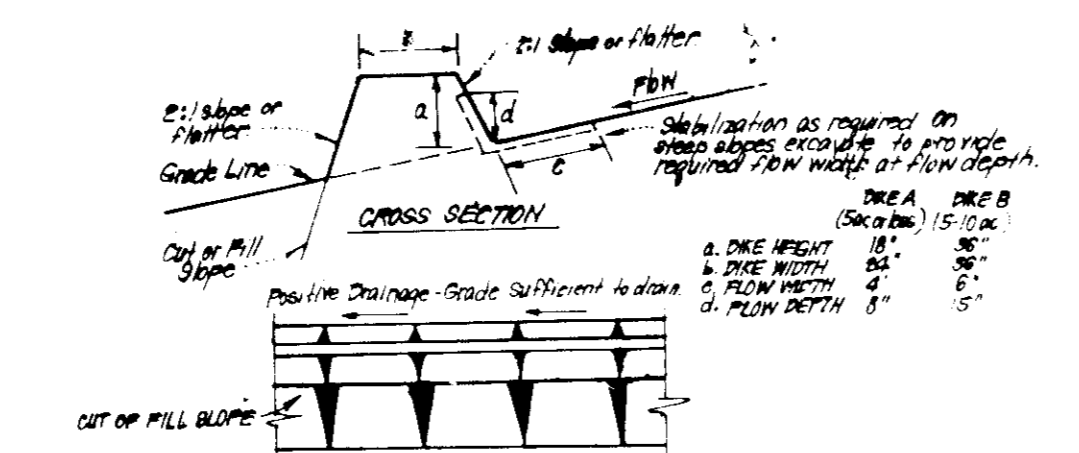
POSTS: Steel, either Type 1 Type or Hardwood.

FENCE: Woven Wire 14" Gauge.

FILTER CLOTH: Filter Cloth, 100% Polypropylene, 100% Nonwoven, 100% Geotextile, 100% Permeable, 100% Tear Resistant, 100% UV Resistant, 100% Biodegradable.

PREFABRICATED UNIT: Geotextile, 100% Polypropylene, 100% Nonwoven, 100% Geotextile, 100% Permeable, 100% Tear Resistant, 100% UV Resistant, 100% Biodegradable.

SILT FENCE DETAIL (S)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- All dikes shall be constructed by earth-moving equipment.
- All dikes shall have positive drainage to an outlet.
- The width may be wider and side slopes may be flatter if desired, to facilitate crossing by construction traffic.
- Final location should be adjusted as needed to utilize a stabilized safe outlet.
- Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either, the site owner or the drainage area above the dike are not satisfactorily stabilized.
- Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch 12" or in seeding season, (B) flow channel as per detail below.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	0.5-3.0%	Seed or Straw Mulch	Seed or Straw Mulch
2	3.1-5.0%	Seed Straw Mulch	Seed Straw or Excelsior Seed 2" Stone
3	5.1-8.0%	Seed Straw or Soil 2" Stone	Excelsior Seed 2" Stone
4	8.1-20.0%	Excelsior Seed 2" Stone	Excelsior Seed 2" Stone

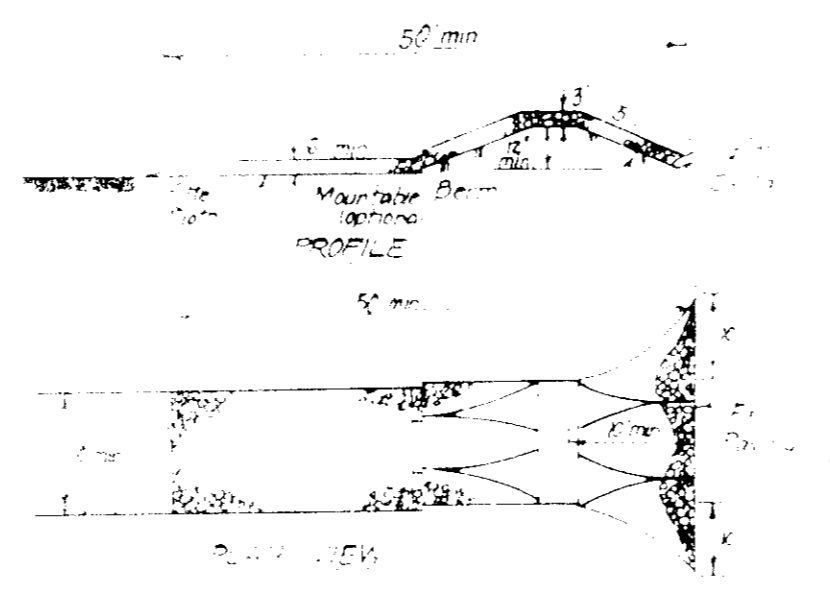
A. Stone to be 2" Stone, or recycled concrete equivalent, in a layer at least 3" thick and be placed on soil with construction equipment.

B. Rip Rap to be 4" in a layer at least 8" thick, crushed into soil.

C. Approved equivalents can be substituted for any of the above materials.

7. Periodic inspection and required maintenance must be provided after each rain.

EARTH DIKE DETAIL (E.D.)
NO SCALE



CONSTRUCTION ENTRANCE SCE

1. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.

2. Excavate for foundations and Rough Grade & Temporarily Stabilize.

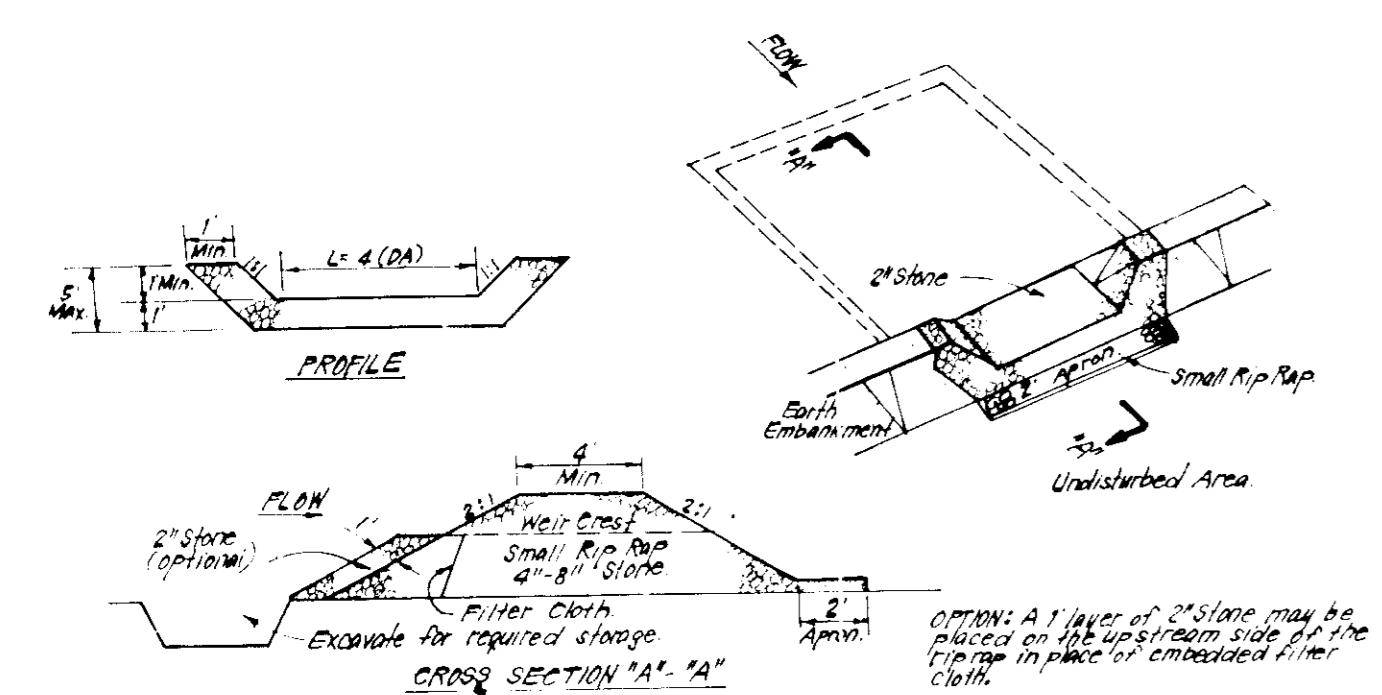
3. Construct Structures, Sidewalks and Driveways.

4. Final Grade and Stabilize in accordance with Stds. & Specs.

5. Final approval of the sediment control inspector remove sediment and erosion controls and stabilize.

CONSTRUCTION SEQUENCE:

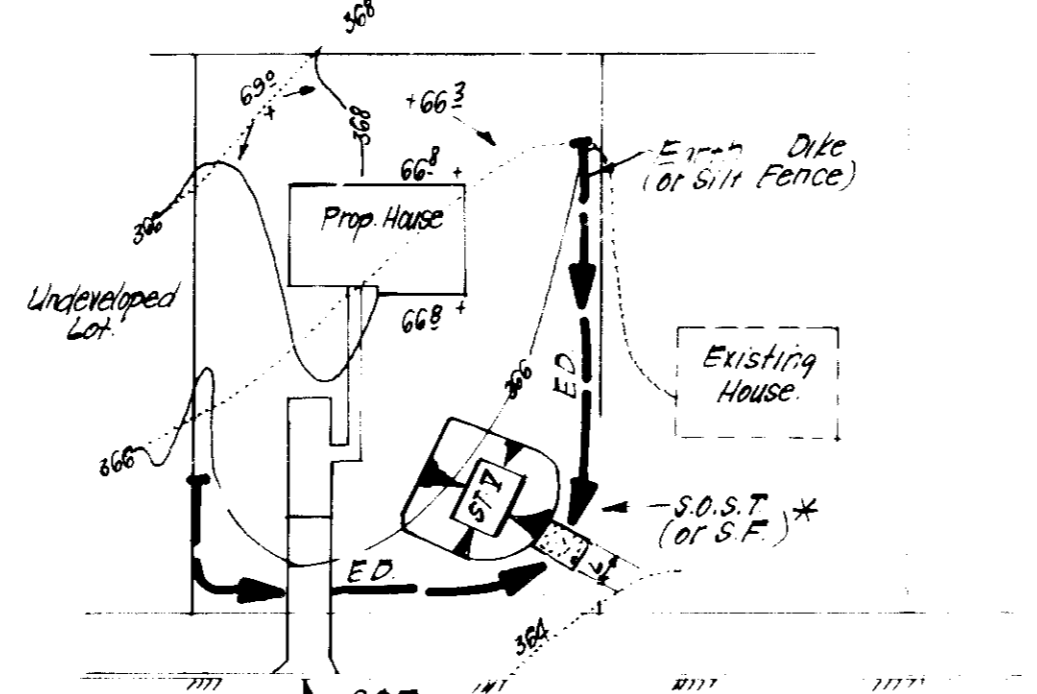
Activity	No. of Days
Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
Excavate for foundations and Rough Grade & Temporarily Stabilize.	100
Construct Structures, Sidewalks and Driveways.	200
Final Grade and Stabilize in accordance with Stds. & Specs.	30
Final approval of the sediment control inspector remove sediment and erosion controls and stabilize.	7



CONSTRUCTION SPECIFICATIONS:

- Trap under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The trap area shall be compacted.
- The fill material for the embankment shall be free of roots and other woody vegetation as well as evergreen needles, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
- The stone used in the outlet shall be small rip rap 4" x 8" along with 1" thickness of 2" aggregate placed on the up-grade side of the small rip rap or embedded filter cloth in the rip rap.
- Small rip rap shall be removed and replaced as needed to maintain the structure when the sediment has accumulated to 1/2 the design depth of the trap.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STONE OUTLET SEDIMENT TRAP (S.O.S.T.)
NO SCALE



***NOTE:** Single lot detail can not be utilized if two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

LOT SIZE	VAC	VRAC	Ac
2	3	2	1/2
11	26	26	26
11	11	26	26
1210	2800	6760	6760

± 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
7-27-89

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
8/15/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
7/25/89

Reviewed for HOWARD S.C.D.
Name: [Signature]
Date: 7/18/89
Signature: [Signature]
Date: 7/18/89
U.S. Soil Conservation Service

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

Signature: [Signature]
Date: 7/18/89
Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

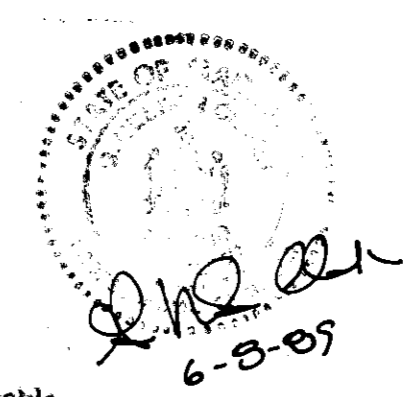
"I/we certify that all development and construction will be done according to the plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Assessment Training Program for the Control of Sediment and Erosion beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, if deemed necessary.

Signature: [Signature]
Date: 6-8-89

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and Sediment Control 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.

Signature: [Signature]
Date: 6-8-89



OWNER/DEVELOPER
PEDICORD JOINT VENTURE
9% LAND DESIGN AND DEVELOPMENT, INC.
8307 Main Street
Ellicott City, Md. 21043

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED
KIWM
DRAWN
BAL
CHECKED
KIWM
DATE
JUNE 1989

SEDIMENT & EROSION CONTROL PLAN
FOR 2.5 AC THRU 40
WETHERBURN
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR DOUGLAS HOMES
P.O. Box 678
Ellicott City, Md. 21043