

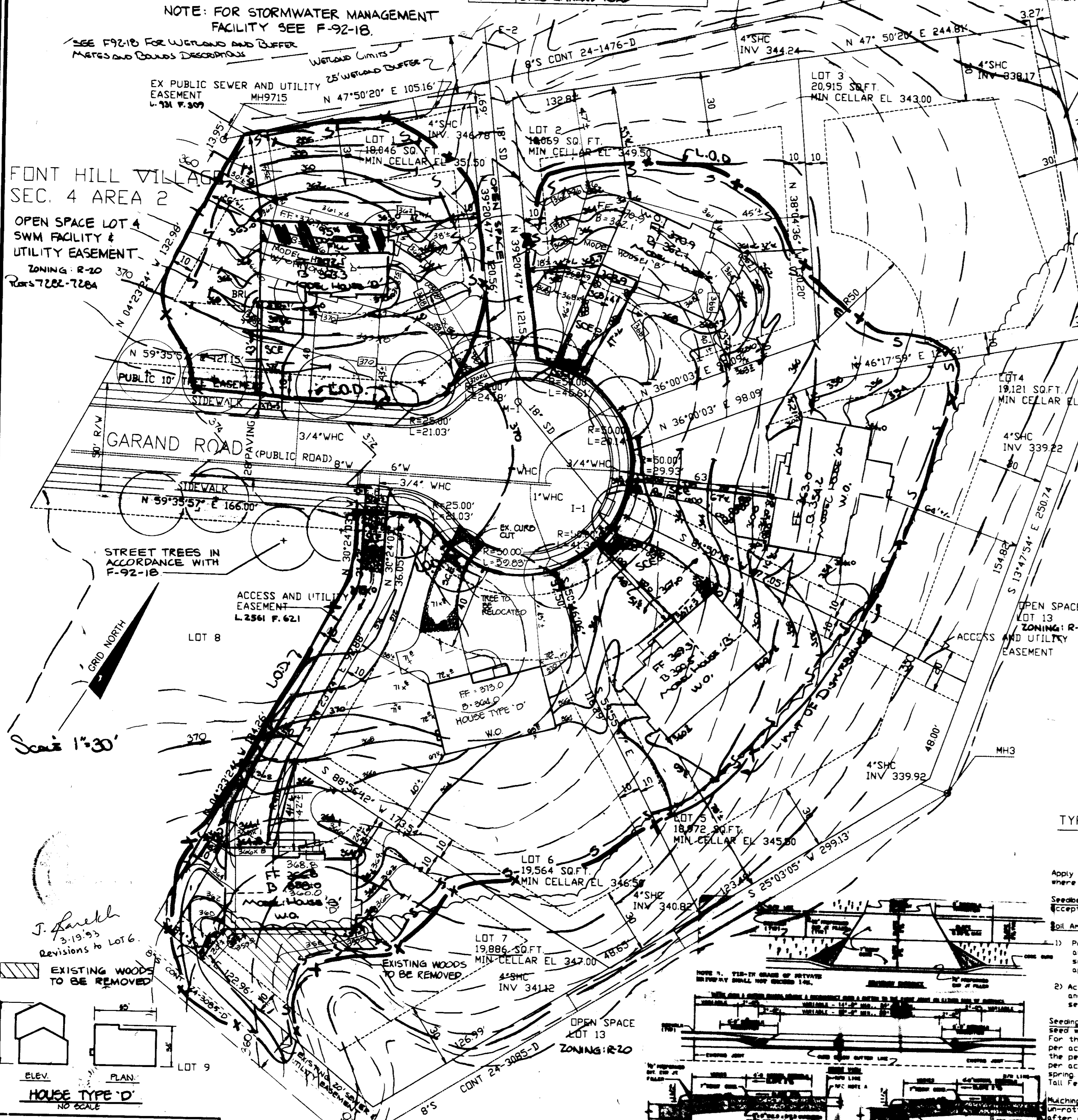
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN
3. EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE
4. CONSTRUCT STRUCTURES, DRIVEWAYS AND SIDEWALKS
5. FINE GRADE AND INSTALL PERMANENT SEEDING
6. REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY THE SEDIMENT CONTROL INSPECTOR

NOTE: FOR STORMWATER MANAGEMENT FACILITY SEE F-92-18.

LOT NO	STREET ADDRESS
1	3715 GARAND ROAD
2	3721 GARAND ROAD
4	3733 GARAND ROAD
5	3734 GARAND ROAD
6	3730 GARAND ROAD
7	3726 GARAND ROAD

OPEN SPACE LOT 13 ZONING: R-20



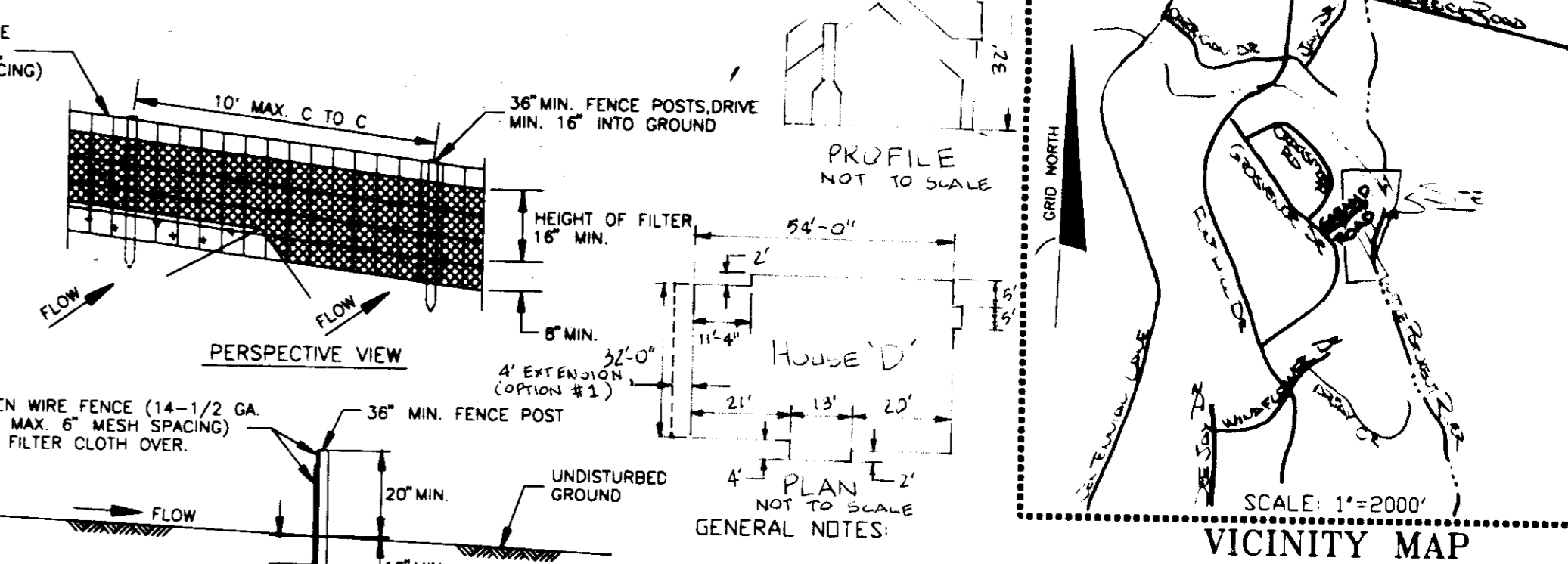
MIN. LOT SIZE TABLE

LOT	GRAND EXIST.	EX. USE	MIN. LOT AREA	MIN. LOT FRONT	MIN. LOT DEPTH	MIN. LOT WID.
1	18046	O	18046	135	113	16,271
2	18069	O	18069	875	485	17,282
4	18121	O	18121	900	470	18,311
5	18972	1-504	17388	1616	1162	15,934
6	18364	1-100	17864	2350	123	17,639
7	18262	1-100	16986	500	450	14,080

*NOTE: THERE ARE NO FLOODPLAIN AREAS WITHIN LOTS.

NOTE: WP-91-51 WAS A WAIVER REQUEST TO WAIVE SECTION 16.19(C) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS REQUIRING SIDEWALK, WHICH BY LETTER DATED DECEMBER 17, 1990 WAS APPROVED.

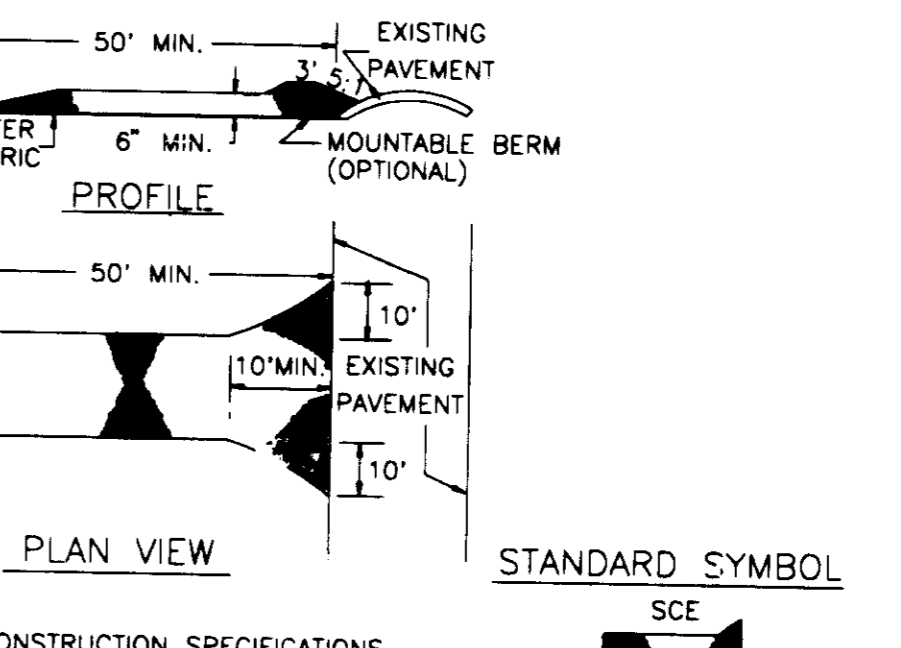
WP-92-107 WAS A WAIVER REQUEST TO WAIVE 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS FOR AN EXTENSION OF THE ROAD DRAWING. APPROVAL WAS APPROVED ON 1/13/92.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP & MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

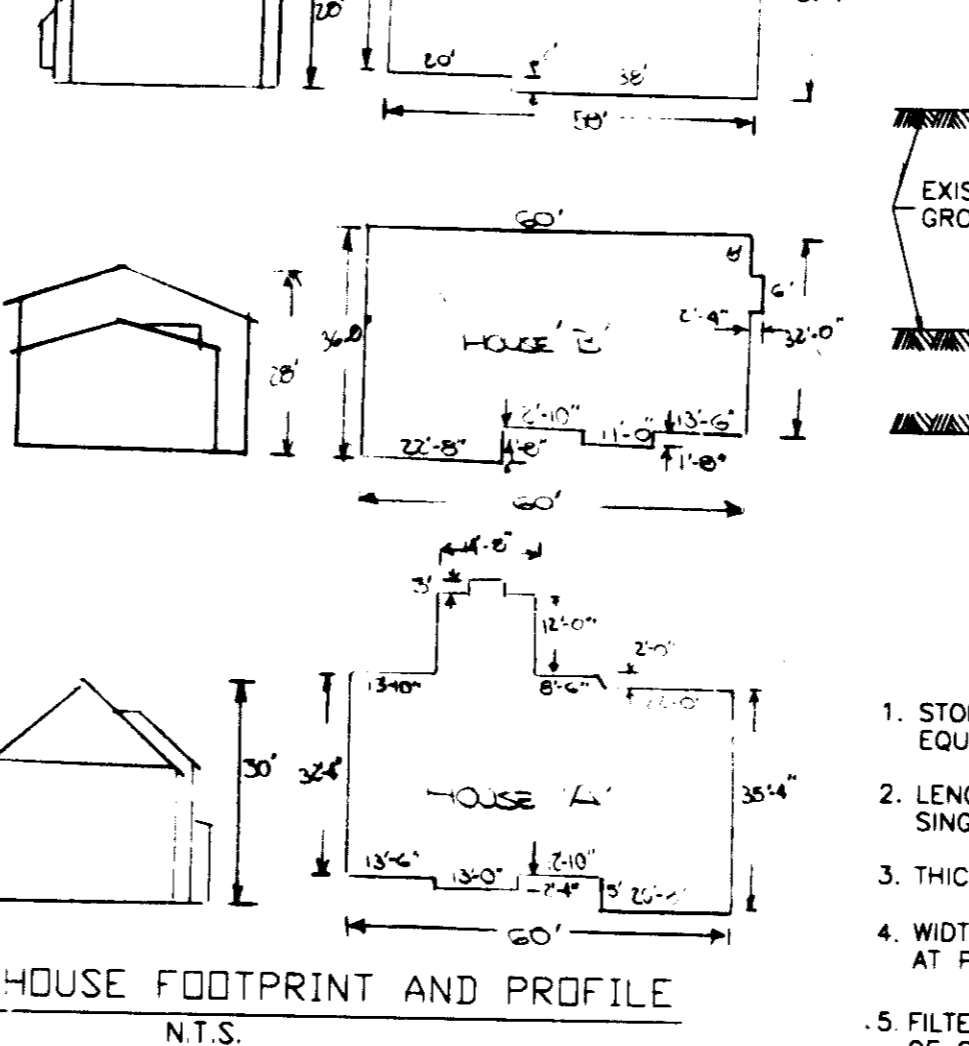
SILT FENCE DETAILS



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENT LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINT WHERE INGRESS AND EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO LACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

LOT NO	HOUSE COVERAGE	AREA OF LOT	% HOUSE COVERAGE	MAX. COVERAGE
1	2,394 sq ft	18,046 sq ft	13.27%	30%
2	2,392 sq ft	18,069 sq ft	13.24%	30%
4	2,230 sq ft	18,121 sq ft	12.31%	30%
5	2,044 sq ft	18,972 sq ft	10.77%	30%
6	1,972 sq ft	19,564 sq ft	10.08%	30%
7	3,044 sq ft	16,986 sq ft	17.92%	30%



PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent, long-lived vegetative cover is needed.
- Seeded Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: Use one of the following schedules:
- 1) Preferred: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (24 lbs/1000 sq ft) before seeding. Harrow or disc into upper 3 inches of soil. At time of seeding apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 - 2) Acceptable: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (24 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 thru April 30 and August 1 thru October 15, seed with 50 lbs per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru 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 per acre Kentucky 31 Tall Fescue, and mulch with 2 tons per acre well anchored straw.
- Mulching: Apply 1 1/2 to 2 tons per acre (70-90 lbs/1000 sq ft) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchors, foot or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas, and make needed repairs, replacements, and reseedings.

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS-BUREAU OF CONSTRUCTION INSPECTION AT (410)792-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. PROJECT BACKGROUND: ZONING R-20 ELECTION DISTRICT 2 SUBMISSION AREA 2.61 AC. NUMBER OF PROPOSED LOTS: 6 THIS PLAN IS SUBJECT TO HOWARD COUNTY FILES S-88-48 P-90-34, WP-92-51, WP-92-107 & F-92-18
4. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
5. HORIZONTAL AND VERTICAL DATUM ARE BASED ON MD STATE GRID SYSTEM.
6. STORMWATER MANAGEMENT PROVIDED UNDER F-92-18
7. UTILITIES EXISTING AND PROPOSED LOCATED FROM EXISTING COUNTY CONTRACT FILES
8. STREET TREES ARE TO BE INSTALLED IN ACCORDANCE WITH F-92-18.
9. PROPERTY AND LOT OUTLINES FROM RECORD PLAT ENTITLED "LITTLE PATUXENT RIDGE, SEC 1 LOTS 1-13" PREPARED BY RIEMER MUEGGLE & ASSOCIATES, INC.
10. EXISTING TOPOGRAPHY FROM PLANS "ROADWAYS, STORM DRAINS AND STORMWATER MANAGEMENT, LITTLE PATUXENT RIDGE", F-92-18.
11. FOUNDATIONS WHICH ARE ABOVE EXISTING GRADE ARE TO HAVE 95% COMPACTED SUBGRADES.

SEDIMENT CONTROL NOTES

1. All Grading Permits shall be obtained prior to the starting of any Grading work.
2. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437).
3. All vegetation 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.
4. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within (7) calendar days for all perimeter control structures, dikes, perimeter slopes and all slopes greater than 3:1 (at) 14 days as to all other disturbed or graded areas on the project site.
5. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, Storm Drainage, of the Howard County Design Manual.
6. 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. 5), soil (Sec. 54), temporary seeding (Sec. 50), and mulching (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.
7. 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.
8. Site Analysis:

Total area of site R/W and easements	2.61	acres
Area disturbed	0.4	acres
Area to be roofed or paved	1.17	acres
Area to be vegetatively stabilized	2.10	cu. yds.
Total fill	1100	cu. yds.
Offsite waste/borrow area location	To be determined by contractor, with pre-approval of the Sediment Control Inspector.	
9. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
10. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
11. All sites with disturbed areas in excess of 2 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.

SITE DEVELOPMENT PLAN

LITTLE PATUXENT RIDGE, SEC 1 LOTS 1, 2, 4, 5, 6 AND 7

2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TAX MAP 24 PARCEL288 ZONED R-20

REF: F-92-18, WP-92-51, WP-92-107, P-90-34, S-88-48

MARKS-VOGEL ASSOCIATES, INC.

ENGINEERS - SURVEYORS - PLANNERS

4704 YORKSHIRE DRIVE
ELICOTT CITY, MARYLAND 21045 (410) 461-6888

DESIGN BY: R.H.V.	CHECKED BY: R.H.V.
DATE: OCT. 28, 1992	SCALE: AS SHOWN
W.D. NO.: 92-105	1 SHEET OF 1

ENGINEERS 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT"

Signature: *Paul H. O'Connell* DATE: 12/22/92

DEVELOPER'S CERTIFICATE

"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Signature: *Bonny P. Feaga* DATE: 12/23/92

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *James M. Zeller* DATE: 12/22/92

SOIL CONSERVATION SERVICE

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

Signature: *James M. Zeller* DATE: 12/22/92

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *James M. Zeller* DATE: 11/15/93

Signature: *Anna Blomach* DATE: 11/15/93

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

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

Signature: *James M. Zeller* DATE: 11/15/93

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Signature: *James M. Zeller* DATE: 11/15/93

CHIEF, BUREAU OF ENGINEERING

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Signature: *James M. Zeller* DATE: 1-12-93

COUNTY HEALTH OFFICER

OWNER	DEVELOPER
PAUL L. & VALERIE MILLER P.O. BOX 307 9058 CHEVROLET DRIVE ELICOTT CITY, MARYLAND 21041	FEAGA CONTRACTING AND BUILDING COMPANY, INC. 588 GAITHER ROAD SYKESVILLE, MARYLAND 21784

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
Little Patuxent Ridge	1-2, 4-7	

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
10373	B	R-20	24	2nd	6025.01

WATER CODE: F12 SEWER CODE: 5880000