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ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
1	8300	PLEASANT CHASE ROAD
2	8302	" " " "
3	8304	" " " "
4	8306	" " " "
5	8308	" " " "
6	8310	" " " "
7	8312	" " " "
8	8314	" " " "
9	8316	" " " "
10	8318	" " " "
11	8320	" " " "
12	8322	" " " "
13	8324	" " " "
14	8326	" " " "
15	8328	" " " "
16	8330	" " " "
17	8332	" " " "
18	8334	" " " "
19	8336	" " " "
20	8338	" " " "

SITE DEVELOPMENT PLANS

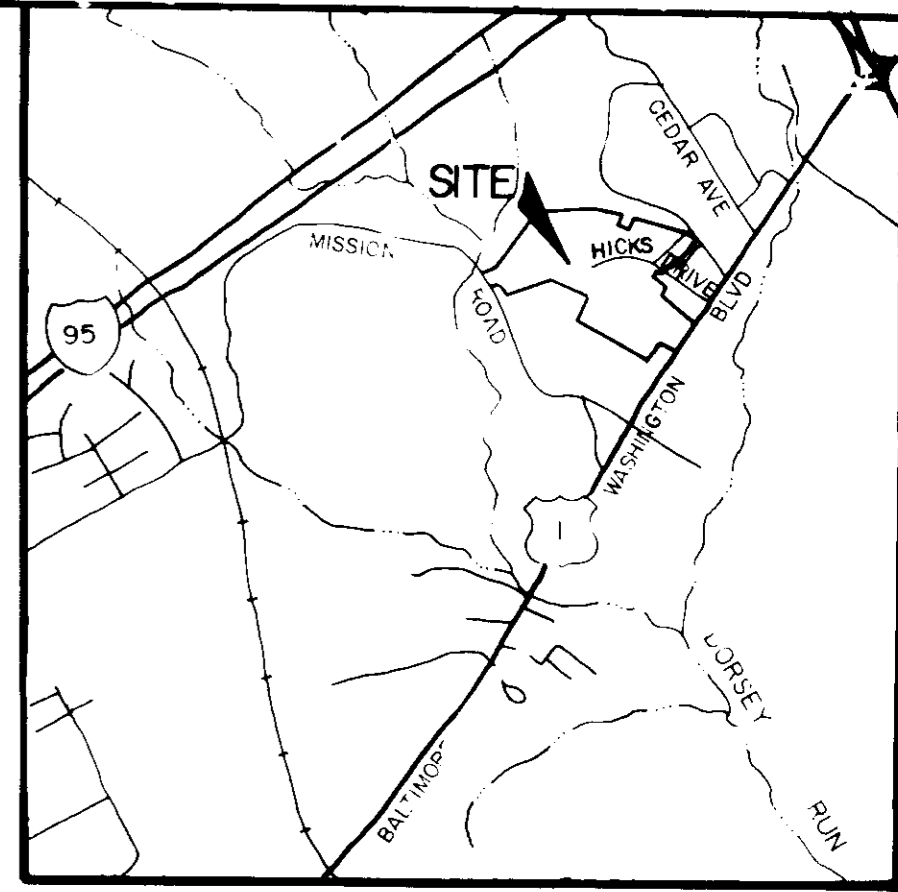
PLEASANT CHASE

SECTION ONE

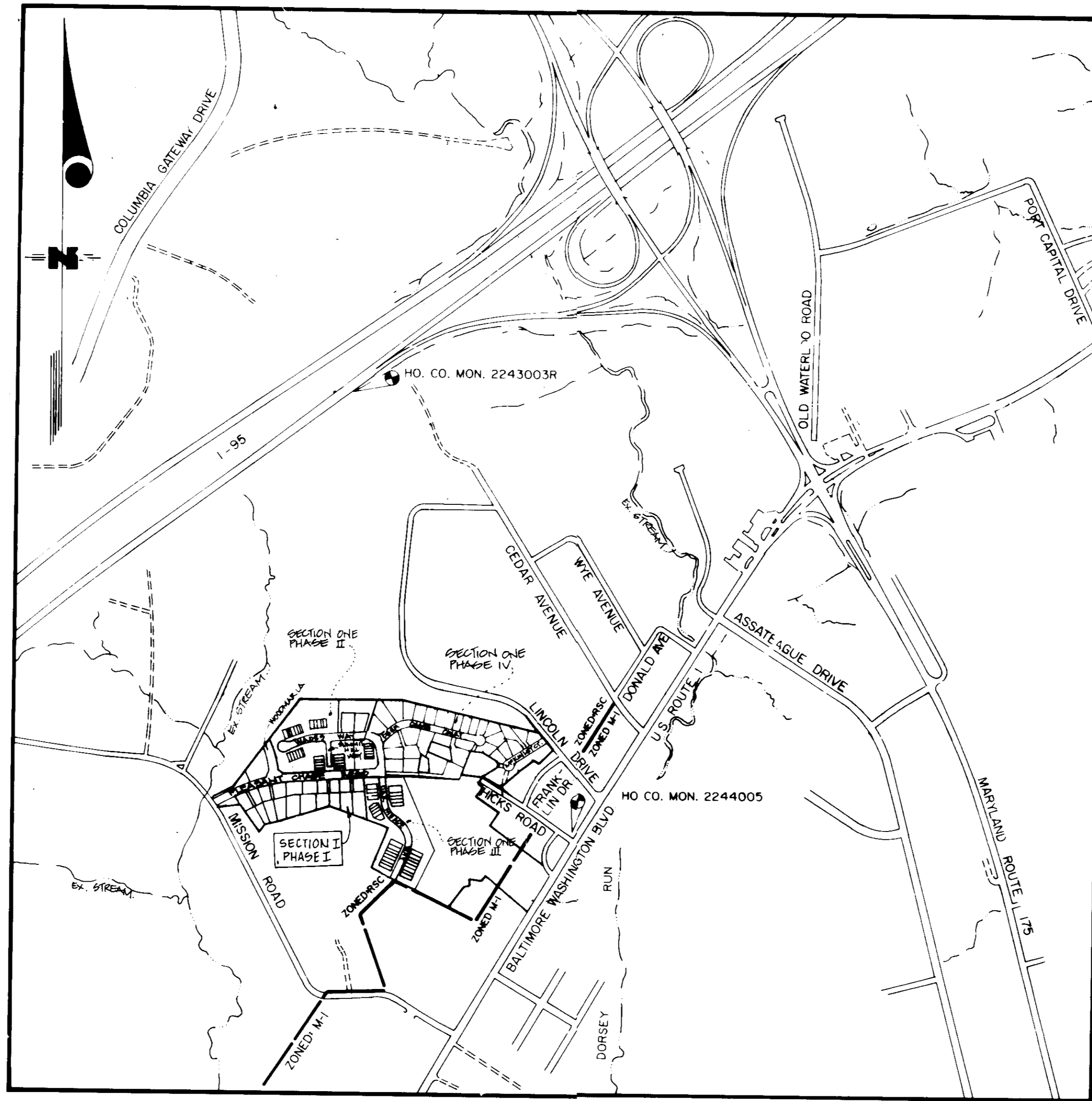
6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PHASE I



HOWARD COUNTY STREET MAP
PAGE 20 GRID F-2, C-2
VICINITY MAP
SCALE 1" = 2000'



LOCATION MAP
SCALE: 1" = 600'

- GENERAL NOTES**
1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 3. SUBJECT PROPERTY IS ZONED RSC PER OCT. 18, 1993 COMPREHENSIVE ZONING PLAN.
 4. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2244005 AND 2043001.
 5. ALL ROADWAYS ARE PUBLIC AND EXISTING.
 6. TOTAL AREA INCLUDED IN THIS PLAN: 3.761 AC.
 7. ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 8. TOTAL NUMBER OF LOTS IN THIS PLAN: 20.
 9. SEE DEPT. OF PLANNING AND ZONING FILE NO. 591-04, PB-272, WP-91-55 AND WP-92-185, WP-93-03.
 10. STORM WATER MANAGEMENT FOR THIS PROJECT CONSISTS OF AN EXTENDED DETENTION POND AND STONE TRENCH. (SEE P-92-146.)
 11. FIELD RUN TOPOGRAPHY AT 2' INTERVALS, PREPARED BY LAND SERVICES GROUP, INC.
 12. HOWARD COUNTY HORIZONTAL & VERTICAL CONTROL MONUMENTS NO. 2233003 AND NO. 2244005.
 13. ALL DRIVEWAY ENTRANCES TO BE THE LATEST HOWARD COUNTY RESIDENTIAL DRIVEWAY SEE R-6.06 FOR DETAILS.
 14. HOWARD COUNTY ZONING REGULATIONS, SECTION 128 ALLOWS PORCHES OR DECKS, OPEN OR ENCLOSED, NOT TO PROJECT MORE THAN 10 FEET INTO THE REQUIRED FRONT OR REAR YARD BUILDING RESTRICTION LINES.
 15. HOWARD COUNTY ZONING REGULATIONS, SECTION 128 ALLOWS THAT ALL FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD.

- SPECIAL NOTES**
1. APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR ALL PUBLIC UTILITIES.
 2. PUBLIC WATER & SEWER SHOWN FOR REFERENCE ONLY FOR MORE DETAILED INFORMATION, SEE WATER & SEWER PLANS CONTRACT NO. 2A-320: -0
 3. THE WATER & SEWER HOUSE CONNECTIONS NOT INCLUDED IN A DEVELOPER'S AGREEMENT SHALL CONFORM HOWARD COUNTY PLUMBING CODE. THE ON-SITE W.H.C. SHALL BE 3/4" COPPER AND THE S.W.C. SHALL BE 4" IRON.
 4. STREET TREES TO BE PROVIDED AS REQUIRED BY SECTION 16.131 SECOND EDITION OF THE HOWARD COUNTY SUBD. AND LAND DEVELOPMENT REGULATIONS.
 5. This plan is subject to: WP-01-05, Section 16.120, to waive Preliminary Plan Submission, Sec. 16.113(C) (10), to waive length of cul-de-sac restrictions, Sec. 16.113(F) (1), to waive access restrictions on arterial roadways (approved July, 1991), Sec. 16.115 (1) (2), to allow a private road to exceed 200' (approved February, 1992), WP-02-100, Sec. 16.115 (1) (2), to allow the private roads; Pades May, Oak, Horse Way and Summit Hill Way to exceed 200' and Sec. 16.113(C) (3) to allow a dead end street, subject to all private roads being dedicated in the near future (approved May, 1992), WP-03-03, Sec. 16.116(C) (6), to allow grading within the wetlands buffer for lots 85 thru 90 and Sec. 16.116(F) (1), to allow grading for a S.W.M. facility within the 20' landscape buffer (approved July, 1992).

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	DATE

James P. Smith 7/26/94
Quinn Swannery 7/26/94
James P. Lew 7/11/94
R. W. Seaman 7/11/94

BY	NO.	REVISION

LAND SERVICES GROUP, INC.
67 Kettering Drive
Upper Marlboro, Maryland 20772
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(Fax) (301) 336-1907

TITLE SHEET

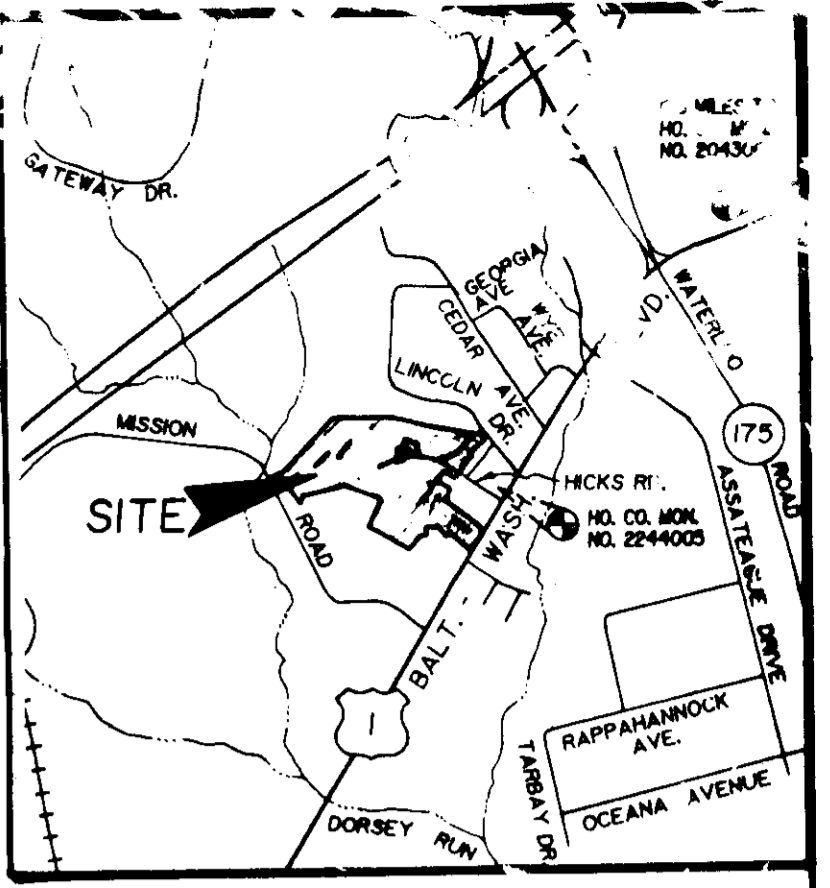
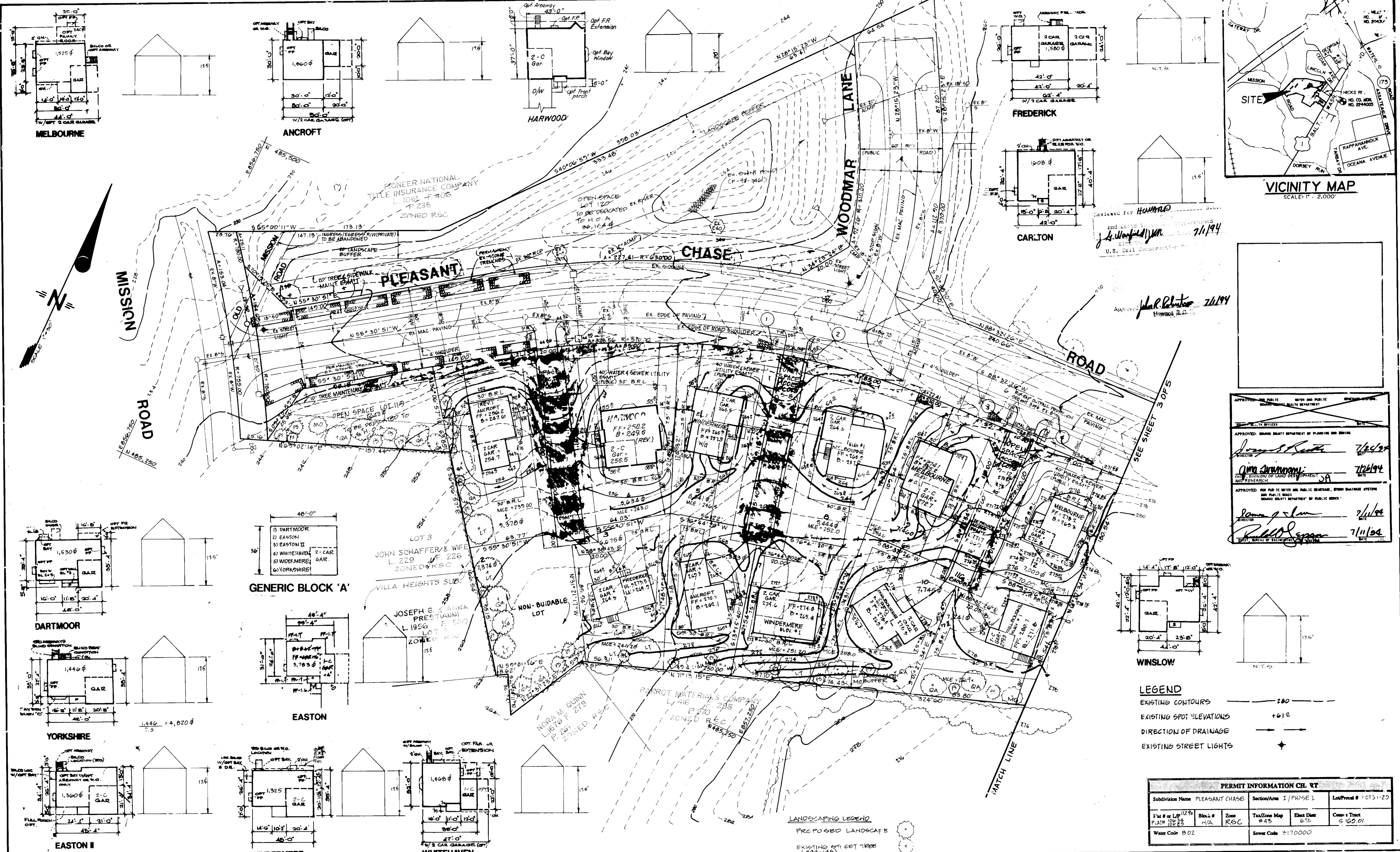
[Handwritten Signature]

CONTRACT PURCHASER
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49 Old Solomons Island Road
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Annapolis, Maryland 21401
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HOWARD COUNTY CONTROL MONUMENTS
HOWARD COUNTY MONUMENT NO. 2243003R ELEV. 301.486
FLUSH 2.5' EAST OF EAST EDGE MAC'DAM OF NORTH BOUND LANE
N 487448.365 E 856755.255
HOWARD COUNTY MONUMENT NO. 2244005 ELEV. 217.572
2' BELOW SURFACE, 10.8' WEST OF NAIL & CAP ON EDGE
MAC'DAM SOUTH BOUND LANE
N 485175.968 E 859142.539

SURVEY L.S.G
DESIGN C.V.C.
DRAWN J.G.A.
CHECKED C.V.C.
SCALE AS SHOWN
DATE 10-11-93
SHEET 1 OF 6
FILE NO.

SDP 94-06



VICINITY MAP
SCALE: 1" = 2,000'

APPROVED FOR THE PUBLIC HEALTH DEPARTMENT	DATE: 7/1/94
APPROVED: BOARD COUNTY DEPARTMENT OF PLANNING AND ZONING	DATE: 7/1/94
APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE: 7/1/94
APPROVED FOR PUBLIC HEALTH AND PUBLIC WELFARE, SEWER DRAINAGE SYSTEM AND PUBLIC ROADS	DATE: 7/1/94

LEGEND

- EXISTING CONTOURS: - - - - - 200
- EXISTING SPOT ELEVATIONS: +61.2
- DIRECTION OF DRAINAGE: →
- EXISTING STREET LIGHTS: *

PERMIT INFORMATION CH. 17					
Subdivision Name	PLEASANT CHASE	Section/Arm	I / PHASE 1	Lot/Parcel #	0151-20
File # or L.P. PLAN #	11279 10034 10023	Block #	N/A	Zone	R6C
Water Code	B02	Tax/Zone Map #	43	Elect. Dist.	6th
		Comm. Tract			6160.01
		Sewer Code			2170000

REVISIONS			
DESIGNED	C.V.C.	DATE	DESCRIPTION
DRAWN	J.G.A.	9/14/94	REVISE ON LOTS 5, 8, 9 & 11
CHECKED	C.V.C.	11/22/94	REV. HOUSE TYPE ON LOT 4
APPROVED		6/12/95	REV. GRADES ON LOT 12

LAND SERVICES GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 GEOTECHNICAL, ENVIRONMENTAL,
 AND MATERIALS CONSULTANTS

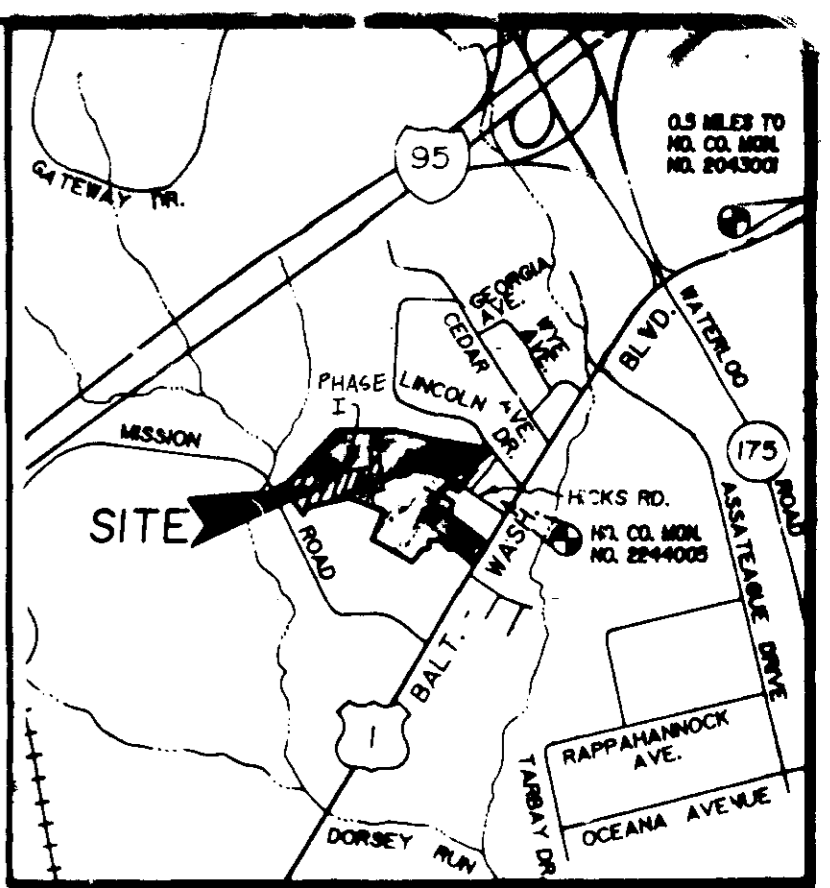
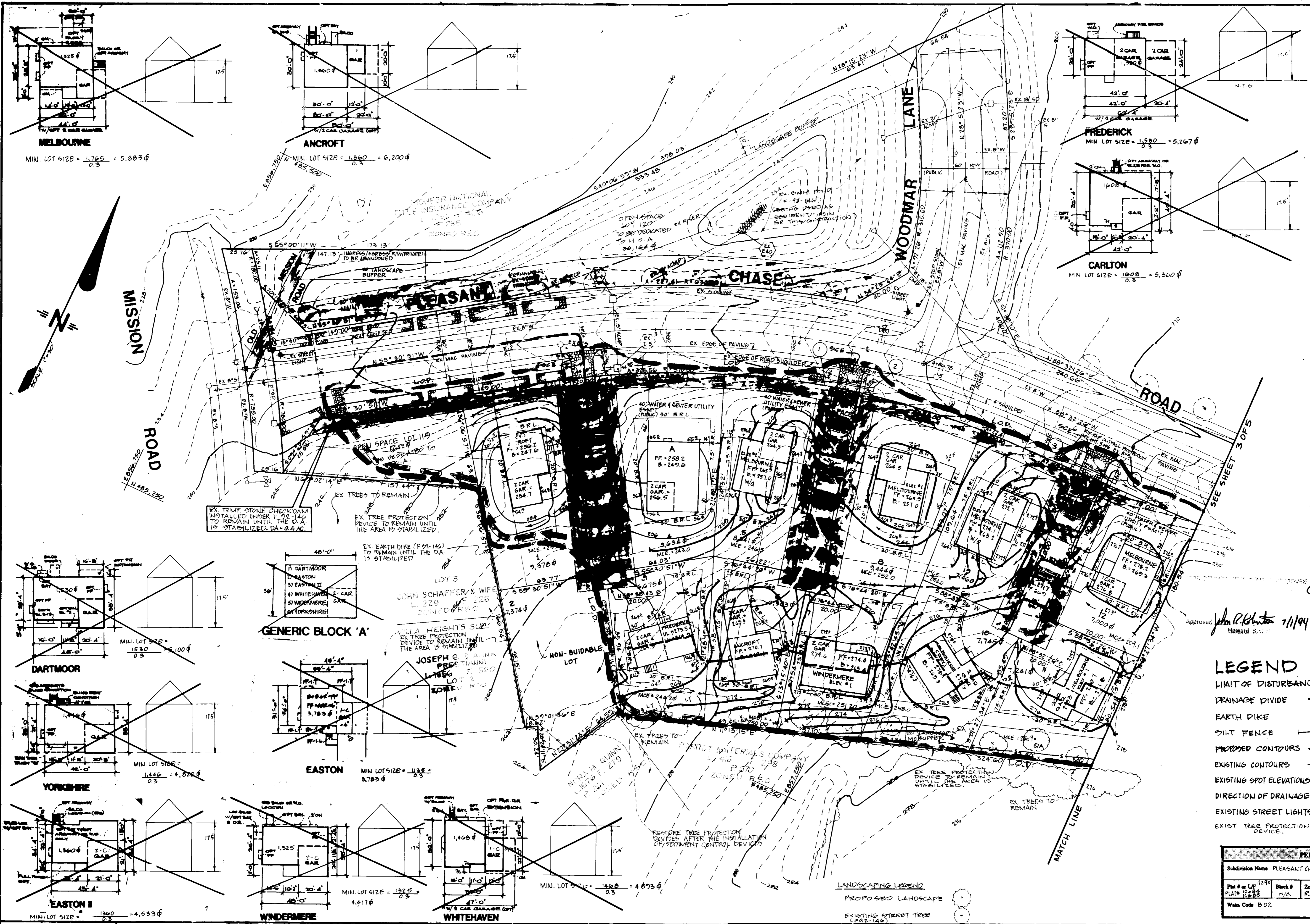
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SITE DEVELOPMENT PLAN
 LOTS 1 & 3 THRU 20
 PLEASANT CHASE, PHASE I
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 CONTRACT NO. 92-012
 SHEET 2 OF 6

SDP44-06



VICINITY MAP
SCALE 1" = 2,000'

APPROVED FOR PUBLIC WATER OR PUBLIC SEWER	DATE
APPROVED FOR PUBLIC WATER OR PUBLIC SEWER	DATE
APPROVED FOR PUBLIC WATER / PUBLIC SEWER, OPEN DRAINAGE SYSTEM	DATE
APPROVED FOR PUBLIC WATER / PUBLIC SEWER, OPEN DRAINAGE SYSTEM	DATE
APPROVED FOR PUBLIC WATER / PUBLIC SEWER, OPEN DRAINAGE SYSTEM	DATE
APPROVED FOR PUBLIC WATER / PUBLIC SEWER, OPEN DRAINAGE SYSTEM	DATE

LEGEND

- LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE
- EARTH DIKE
- SILT FENCE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- DIRECTION OF DRAINAGE
- EXISTING STREET LIGHTS
- EXIST. TREE PROTECTION DEVICE

PERMIT INFORMATION CHART					
Subdivision Name	PLEASANT CHASE	Section/Area	I / PHASE I	Lot/Parcel #	LOTS: 20
Plan # of Lot	1129	Block #	N/A	Zone	R-3
Plan # of Lot	1285	Block #	N/A	Tax/Zone Map	# 45
Plan # of Lot	1285	Block #	N/A	Dist Date	6/11
Plan # of Lot	1285	Block #	N/A	Consent Tract	6060.01
Plan # of Lot	1285	Block #	N/A	Water Code	B02
Plan # of Lot	1285	Block #	N/A	Sewer Code	3170000

REVISIONS			
DATE	BY	DESCRIPTION	

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EROSION & SEDIMENT CONTROL PLAN
 LOTS 1 & 3 THRU 20
 PLEASANT CHASE PHASE 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

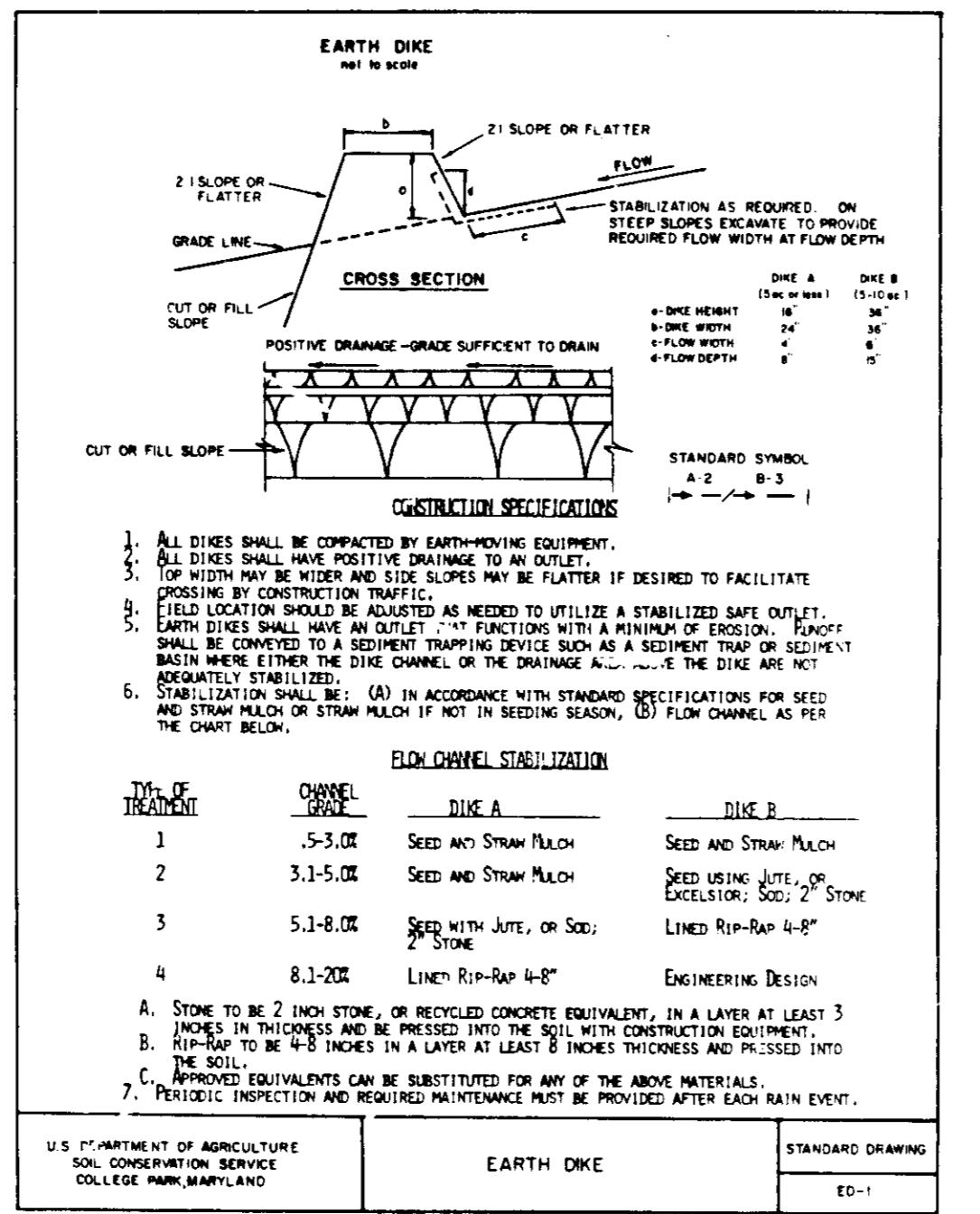
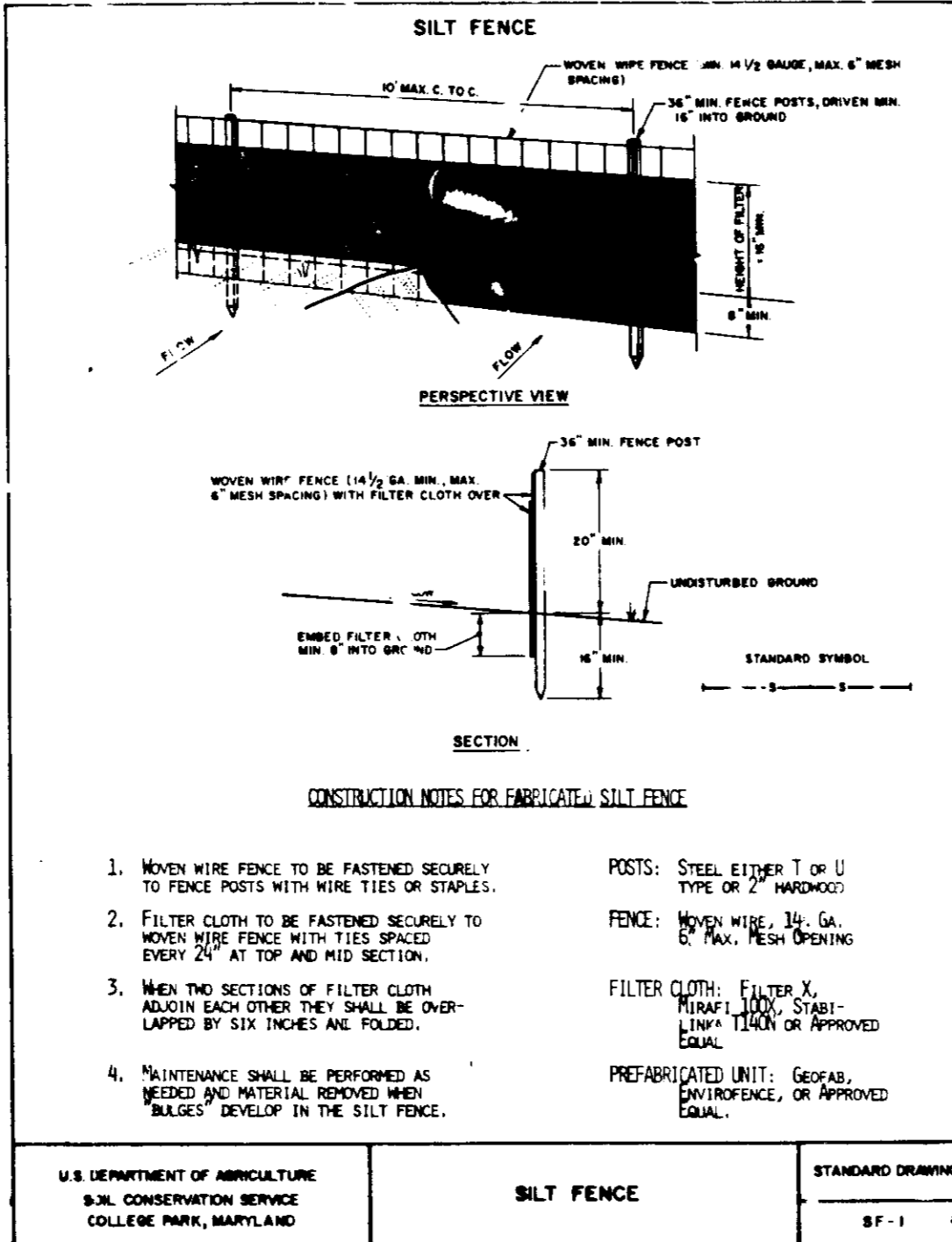
SCALE: 1" = 30' CONTRACT NO. FILE NO. 22-072 SHEET 4 OF 6

DP94-UP

SEDIMENT CONTROL NOTES

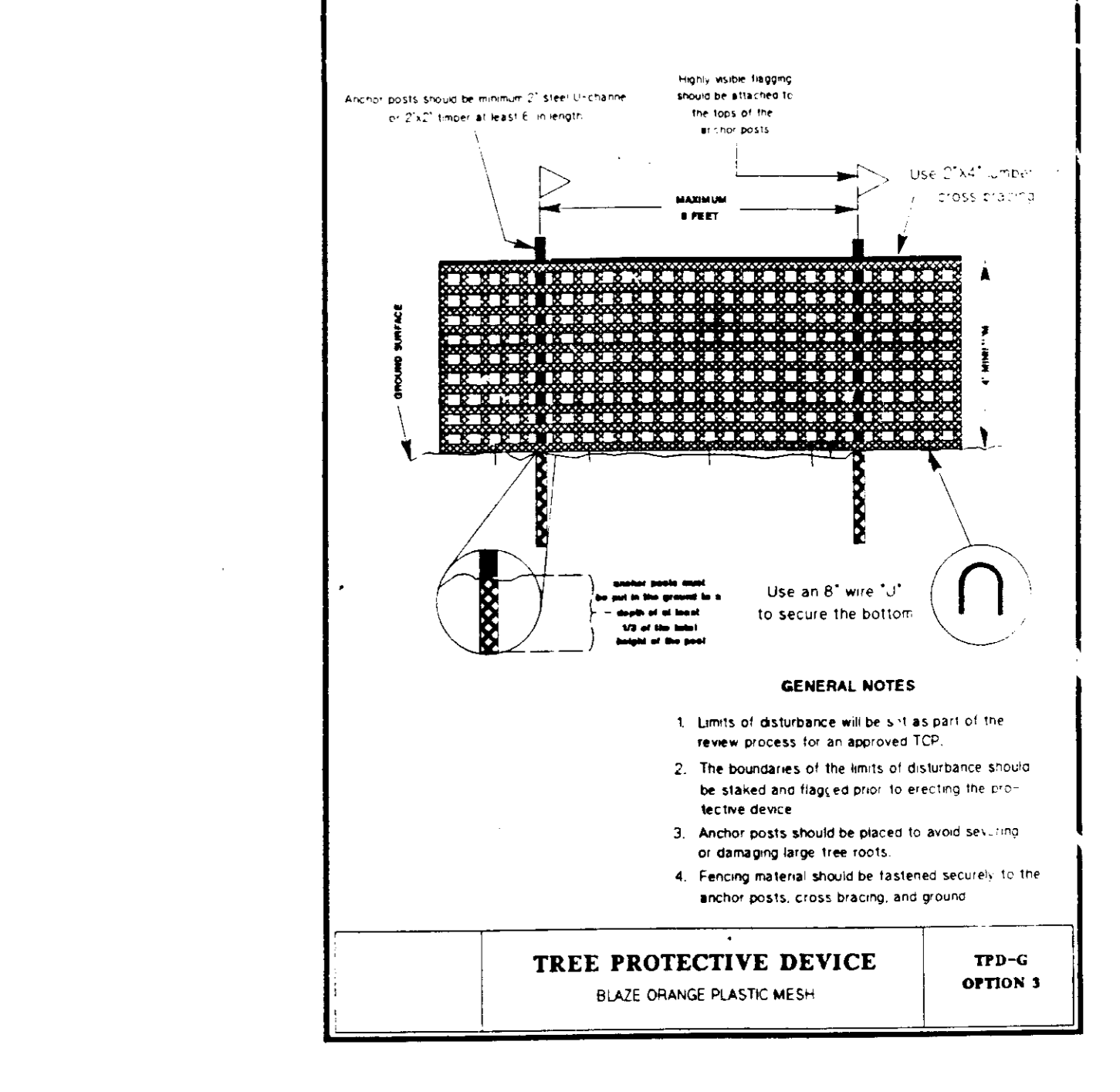
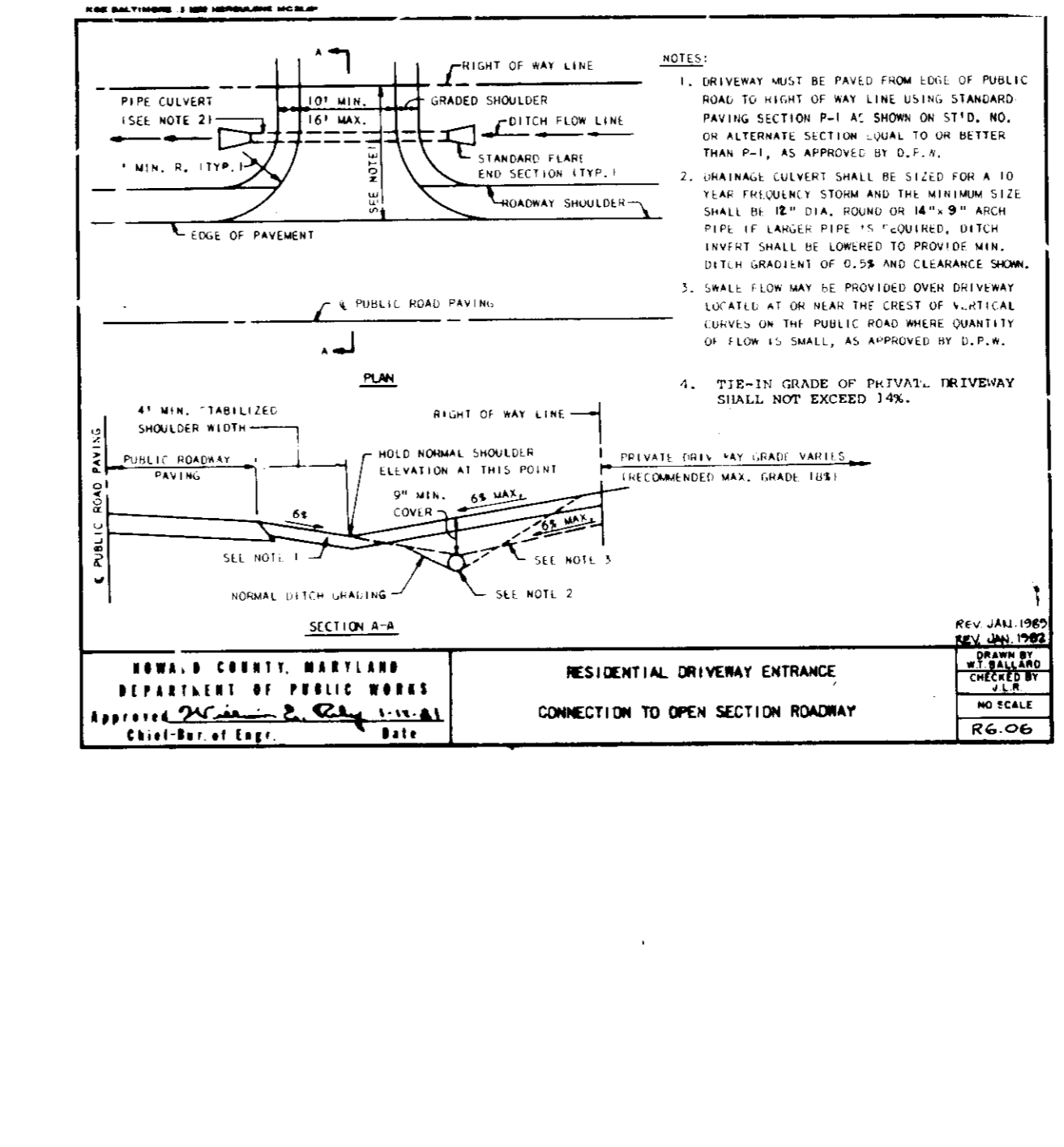
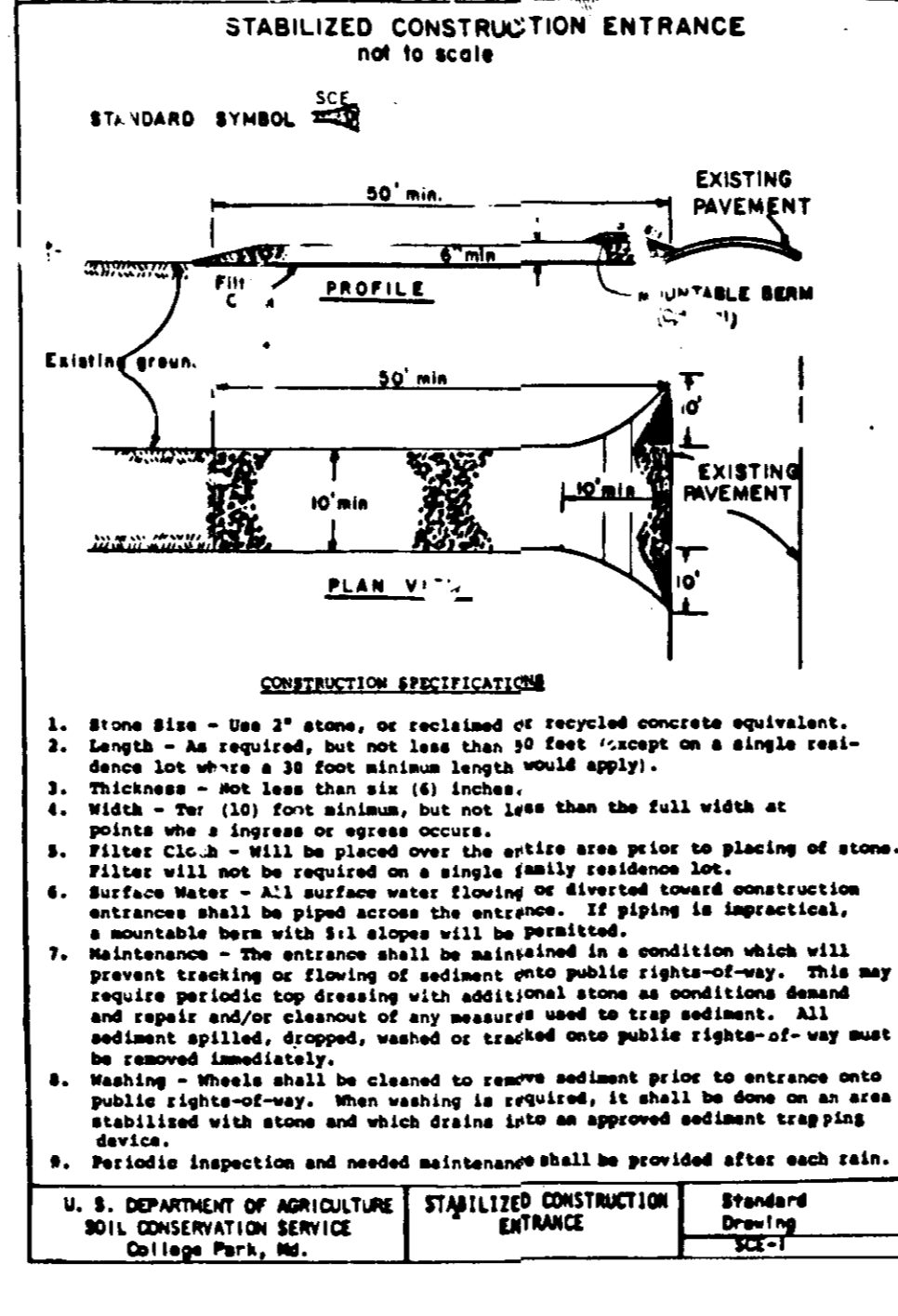
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (892-2627)
- 2) All vegetative and structural practices are to be installed according to the provisions of the Ordinance and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) calendar days for all perimeter sediment control structures (dikes, berms, and all slopes greater than 3:1); b) 14 days for all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above to accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent stabilization (sec. 51) and (sec. 54). Temporary stabilization (sec. 50) and mulching (sec. 52). Temporary stabilization dikes do not allow for proper germination and establishment of grasses.
- 6) 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.
- 7) Site Analysis:

Total Area of Site	2.761	Acres
Area to be Graded or Paved	4.27	Acres
Area to be Vegetatively Stabilized	0.23	Acres
Total Area	6.30	Acres
Total Fill	1.780	Cu. Yds
Offsite Waste/Borrow Area Location	4.682	Ct.
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided if deemed necessary by the Howard County DPW sediment control inspector.
- 10) On 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 activity. Grading or grading inspection approval may not be authorized until this initial approval by the inspection agency is made.
- 11) The standard sediment control plan for single lots may not be used for any lot on this plan.
- 12) All pipes to be blocked at the end of each day.
- 13) The total amount of straw bale dike / silt fence equals 1,100 L.F.
- 14) Only one stabilized construction entrance is required for a group of adjoining houses being constructed concurrently.



SEQUENCE OF CONSTRUCTION

Work Description	Time
1. OBTAIN GRADING PERMIT	N/A
2. MAINTAIN EXISTING BLAZE ORANGE PLASTIC MESH TREE PROTECTION DEVICES AS SHOWN ON SHEET 4 AND 5 OF 6	1 Day
3. REPAIR AS NECESSARY THE SEDIMENT BASIN NO. 1, AND REPAIR THE STONE CHECK DAM BY PLEASANT CHASE ROAD CENTERLINE STATION 1+00, INSTALL ADDITION CONTROLS AS SHOWN ON SHEET 4 AND 5 OF 6.	4 Days
4. INSTALL DRIVEWAY CULVERTS AND GRADE DRIVEWAYS.	2 Days
4. EXCAVATE FOR FOUNDATIONS.	30 Days
5. CONSTRUCT HOUSES	200 Days
6. FINAL GRADE AND STABILIZE THE DISTURBED AREA WITH PERMANENT VEGETATIVE COVER IN ACCORDANCE WITH HOWARD COUNTY STANDARDS AND SPECIFICATIONS.	5 Days
7. RESTORE THE ROAD SIDE DITCH, FLUSH ALL DRIVEWAY CULVERTS	1 Day
8. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.	2 Days
Total	240 Days



PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeding Preparations: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. If not previously loosened.

Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (82 lbs/1000 sq. ft.) and 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Narrow or disc into upper 3 inches of soil. Time of seeding apply 400 lbs per acre 30-0-0 ureaform fertilizer (8 lbs/1000 sq. ft.)
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (82 lbs/1000 sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (22 lbs/1000 sq. ft.) before seeding. Narrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30, and August 1 thru October 15, seed with 80 lbs per acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall fescue. For the period May 1 thru July 31, seed with 80 lbs Kentucky 31 Tall fescue per acre and 2 lbs per acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 1 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) 1/2 ton per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 3) seed with 80 lbs per acre Kentucky 31 Tall fescue and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1/2 to 2 tons per acre (70 to 80 lbs/1000 sq. ft.) 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 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 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.

TEMPORARY SEEDING NOTES

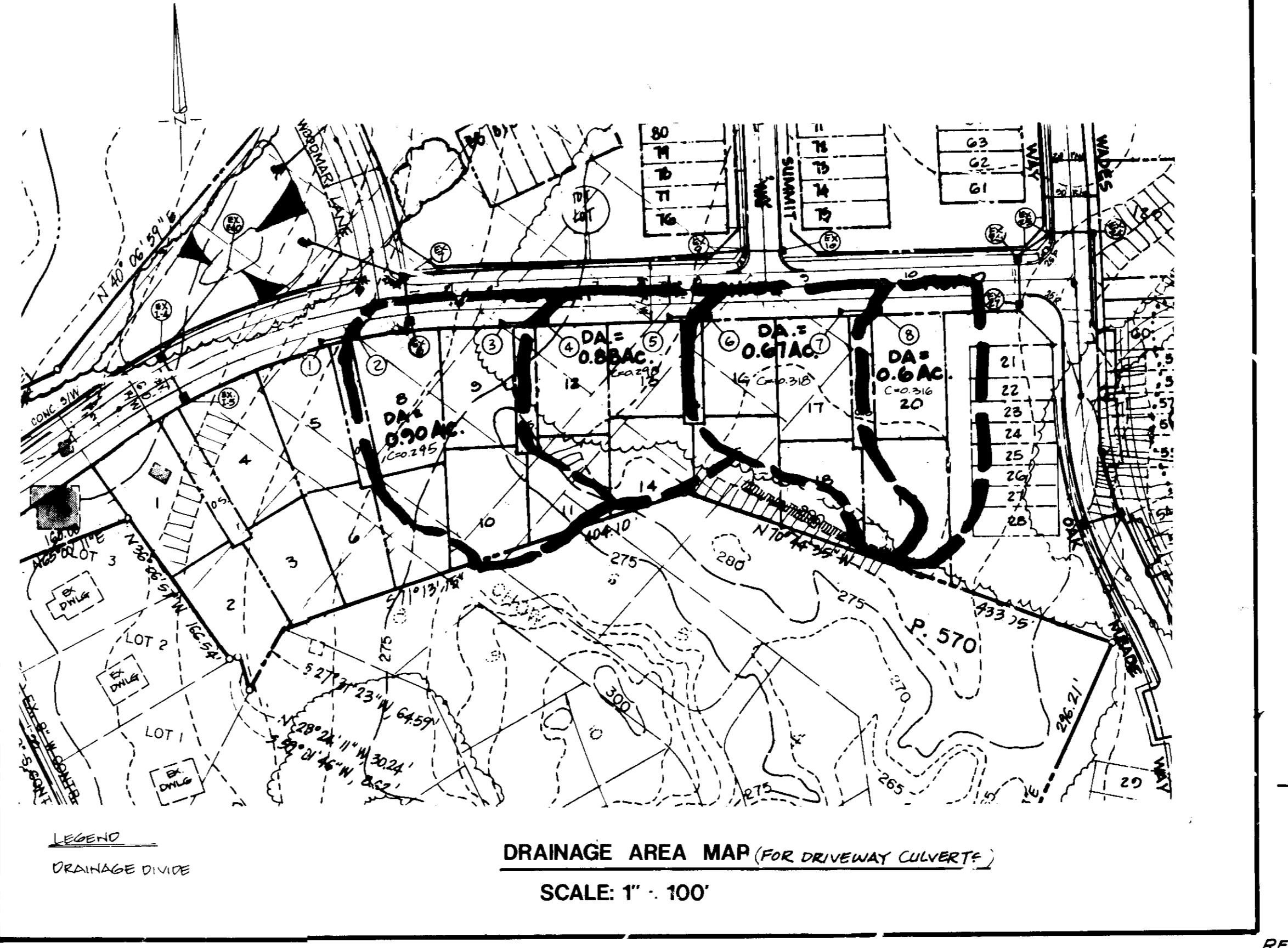
Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seeding Preparations: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. If not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushels per acre of annual ryegrass (3.2 lbs/1000 sq. ft.) For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.07 lbs/1000 sq. ft.) For the period November 16 thru February 28, protect site by applying 1/2 ton per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



APPROVED: PUBLIC HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC UTILITIES

DATE: 7/26/93

DATE: 7/26/94

DATE: 7/1/94

DATE: 7/1/94

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ALL CLEANING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MD DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 4/26/93

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 SOIL CONSERVATION DISTRICT.

DATE: 4/26/93

DESIGNED C.V.C.

DRAWN J.G.A.

CHECKED C.V.C.

APPROVED

LAND SERVICES GROUP, INC.

ENGINEERS • PLANNERS • SURVEYORS
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CONTRACT PURCHASER

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Fax: (410) 266-7513

DETAIL SHEET

PLEASANT CHASE, PHASE

6TH ELECTION DISTRICT

HOWARD COUNTY MARYLAND

SCALE AS SHOWN CONTRACT No. FILE No. SHEET 14 OF 6

SDP94-06