

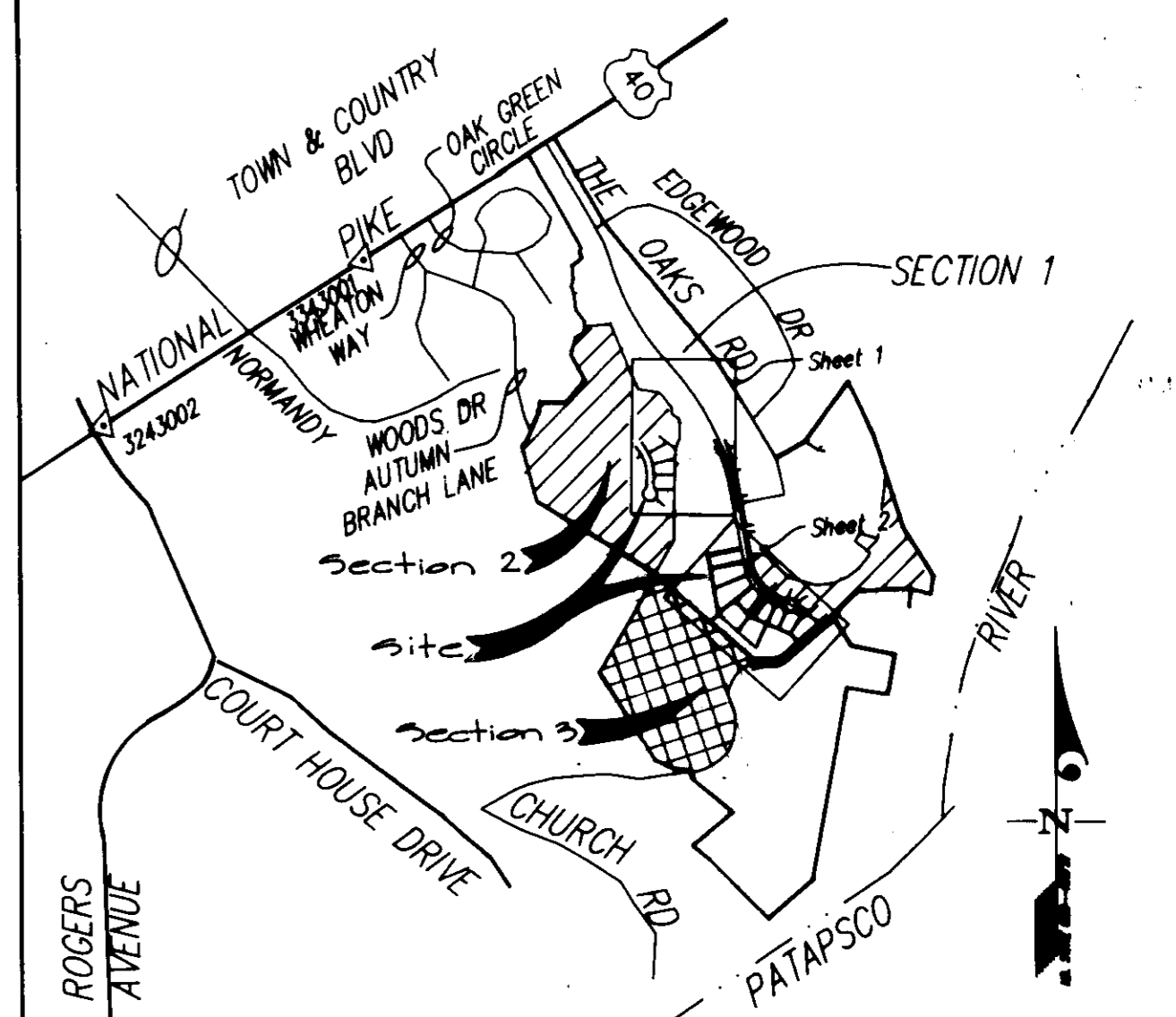
E 857,400
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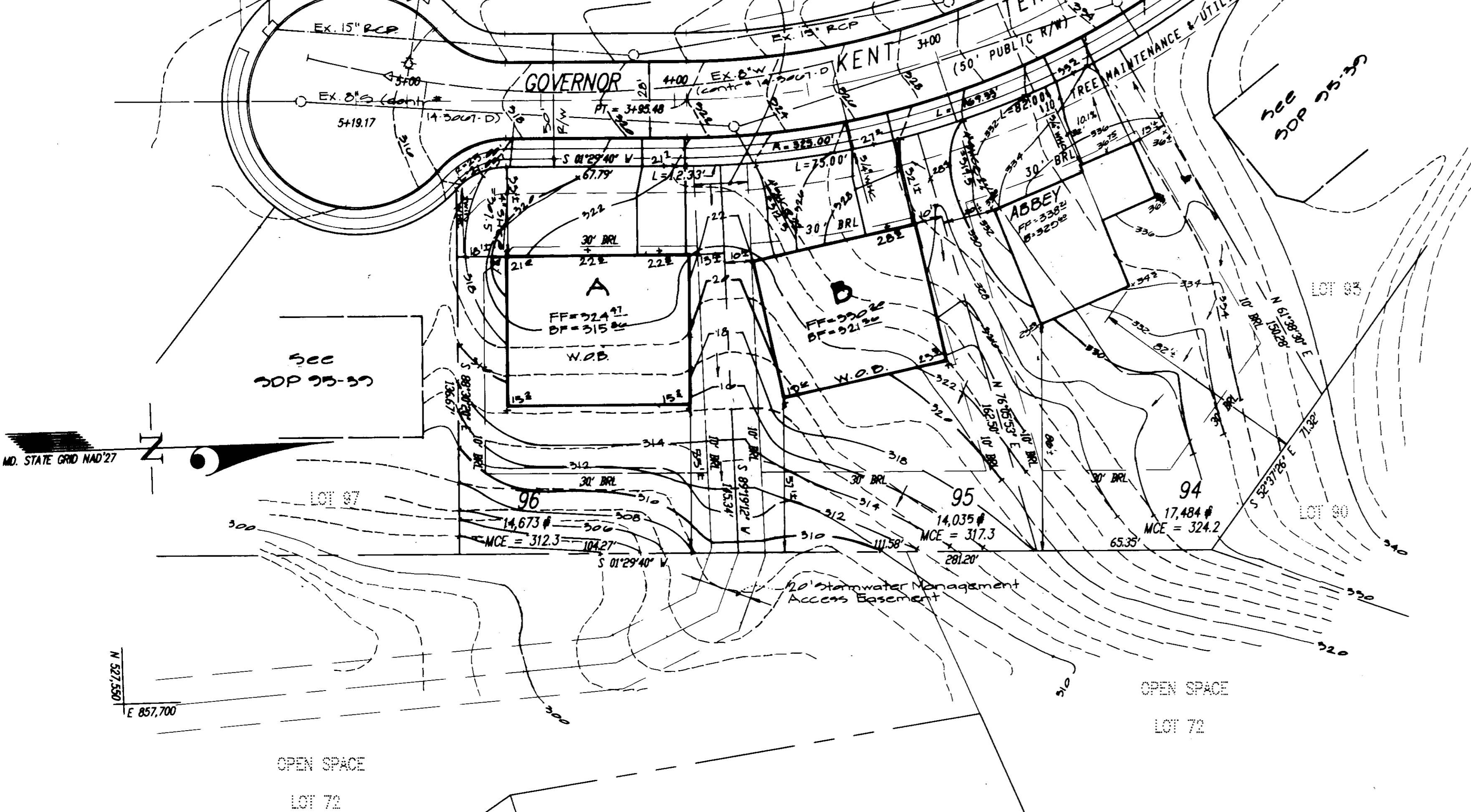
2. Stormwater Management Access Easement must be accessible by maintenance equipment, trees shall be planted, construction, or fences within easement.

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	STEEP SLOPE	MIN. LOT AREA
80	20,866	1,840	19,026	3,960	15,066
81	14,033	0	14,033	943	13,090
82	14,277	0	14,277	585	13,692
83	14,219	0	14,219	720	13,499
84	27,169	3,100	24,069	4,019	20,050
85	28,165	3,100	25,065	1,125	23,940
86	15,587	0	15,587	1,440	14,147
87	35,188	0	35,188	10,260	24,928
88	27,398	0	27,398	11,970	15,428
89	23,780	0	23,780	10,830	12,950
94	17,484	0	17,484	790	16,694
95	14,035	0	14,035	972	13,063
96	14,673	0	14,673	1,935	12,738

- NOTE:
1. Lots listed do not contain floodplain.
 2. Undisturbed area and graded area with a slope of 25% or greater are included under "Steep Slope Area".
 3. Area shown are in square feet.



VICINITY MAP
SCALE: 1"=1200'



- GENERAL NOTES
1. The contractor shall notify the Department of Public Works/Department of Construction at (410) 313-1800 at least 48 hours prior to the start of work.
 2. The contractor shall notify "Site Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 3. See also Howard County Map S-87-28, P-87-68, (Approved 2/2/88) W-88-68, W-87-187, F-88-108 and F-88-114.
 4. Boundary from Plat Map 11291, 11294, 11295, 11477 and 11478. Type (2 ft. contour interval) from F-88-108/114 and topography prepared by Photogrammetric Data Services, Inc. in 1988.
 5. Horizontal and vertical control datum is based on Howard County Geodetic Control Station 3343801 and 3243302. (See location on Vicinity Map).
 6. Any damage to County owned right-of-way will be repaired at the developer's expense.
 7. Existing utilities were located from existing road construction and drawings (F-88-108/114) and existing water and sewer contract (M-3837-0 and 14-3887-0).
 8. Site analysis:
 - A. This project is Zoned R-28.
 - B. Total area of buildable lots: 6.13 Ac.±
 - C. Limit of subdivision area: 6.13 Ac.±
 - D. Total number buildable lots: 13 (80 - 89 & 94 - 96)
 9. The lots shown herein are subject to comments and restrictions as set forth in the assessment documents to be recorded among the Land Records of Howard County, Maryland.
 10. All replace driveways and bay windows not more than 10 feet in width may project no more than 4 feet into any required yard in accordance with Section 128 of the Zoning Regulations. Decks May Project 5'0" into rear yard.
 11. The wetland and stream buffers indicated on this plan does not affect the buildable construction of a residential unit on a lot. They do prohibit subsequent clearing, grading or construction in the buffer area maintenance of roadsides, landscaping and utilities is permitted.
 12. SNM by Public Facilities per F-90-114.
 13. The Retaining Walls shown herein will be maintained by the Homeowner's Association.

ADDRESS CHART

LOT #	STREET ADDRESS
LOT 94	8309 GOVERNOR KENT TERRACE
LOT 95	8313 GOVERNOR KENT TERRACE
LOT 96	8317 GOVERNOR KENT TERRACE

HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

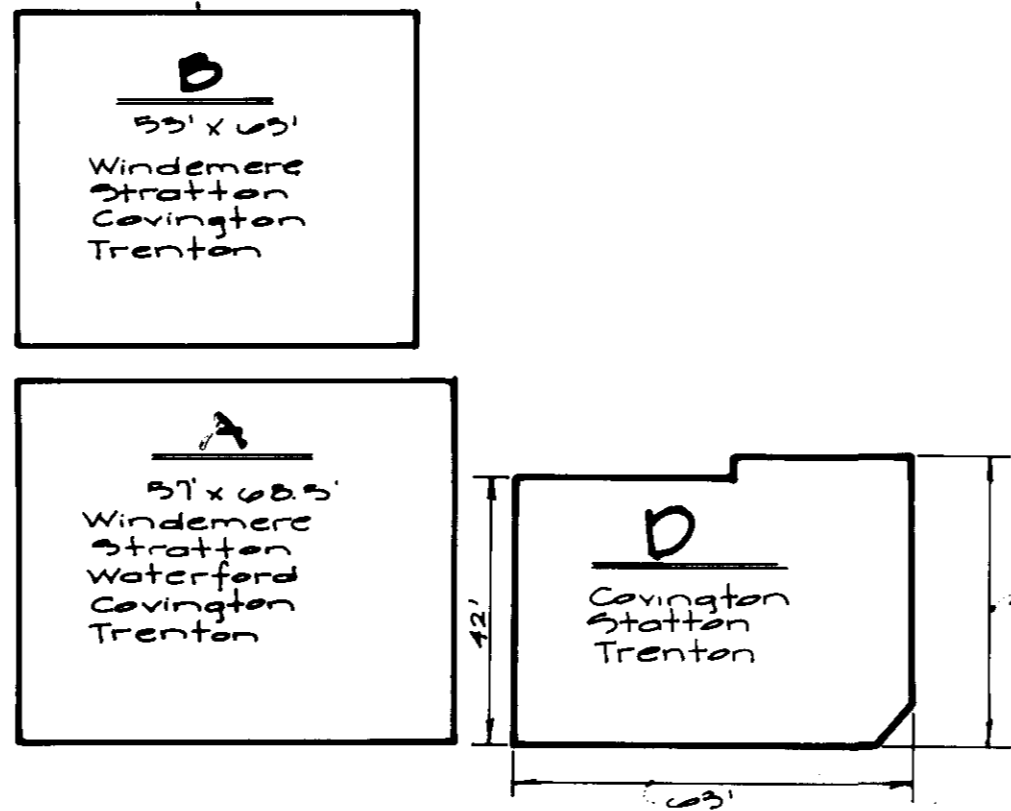
Director: *[Signature]* Date: 5/18/95

Chief, Division of Land Development, Planning and Research: *[Signature]* Date: 5/18/95

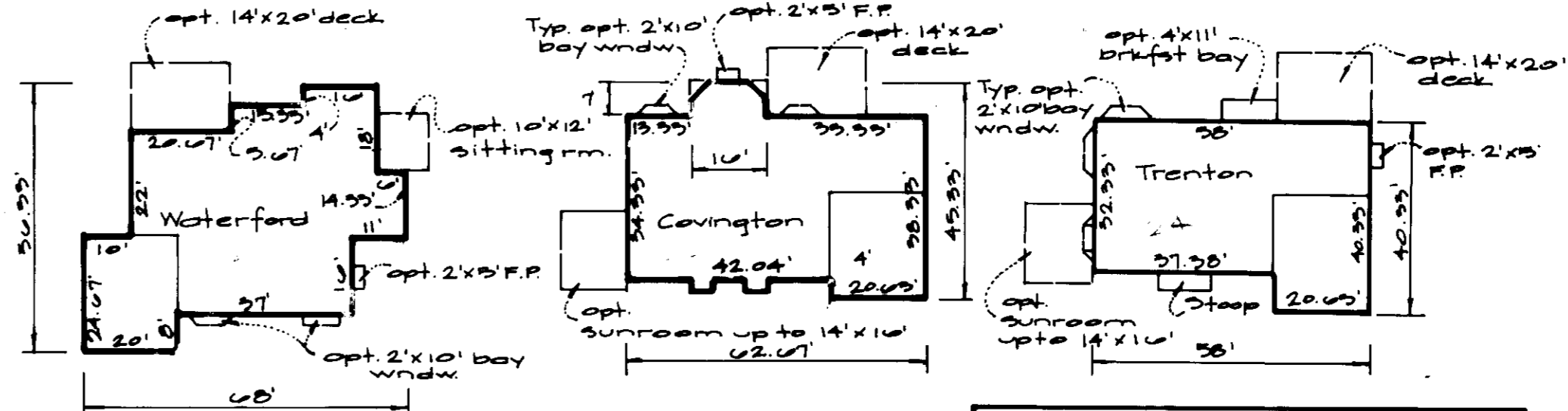
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Director: *[Signature]* Date: 5/9/95

Chief, Bureau of Engineering: *[Signature]* Date: 5/18/95



Generic Box Sizes



Typical House Footprints w/ Side Elevation

Legend

Ex. Contour	---
Prop. Contour	---
Limit of Disturbance (L.O.D.)	---
Earth Dike	---
Silt Fence	---
Stone Const. Entrance	---
Street Light (1)	---
Ex. Treeline	---
Prop. Treeline/Trees to remain	---
Tree Protection Fence (T.P.F.)	---

PERMIT INFORMATION

SUPERVISION NAME: GOVERNORS RUN	SECTION: ONE & TWO	LOTS: SEC 2: 80 - 89 & 94 - 96
PLAT: 11478	BLOCK: R-20	TAX/ZONE MAP/ELECT DISTRICT: 18 & 25
CENSUS DISTRICT: 6028	SEWER CODE: F01	SEWER CODE: 1450000

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 MD. VL: (301) 980-2524 BAL: (410) 880-1820 FAX: (301) 421-4108 DES. DRN. CHK.

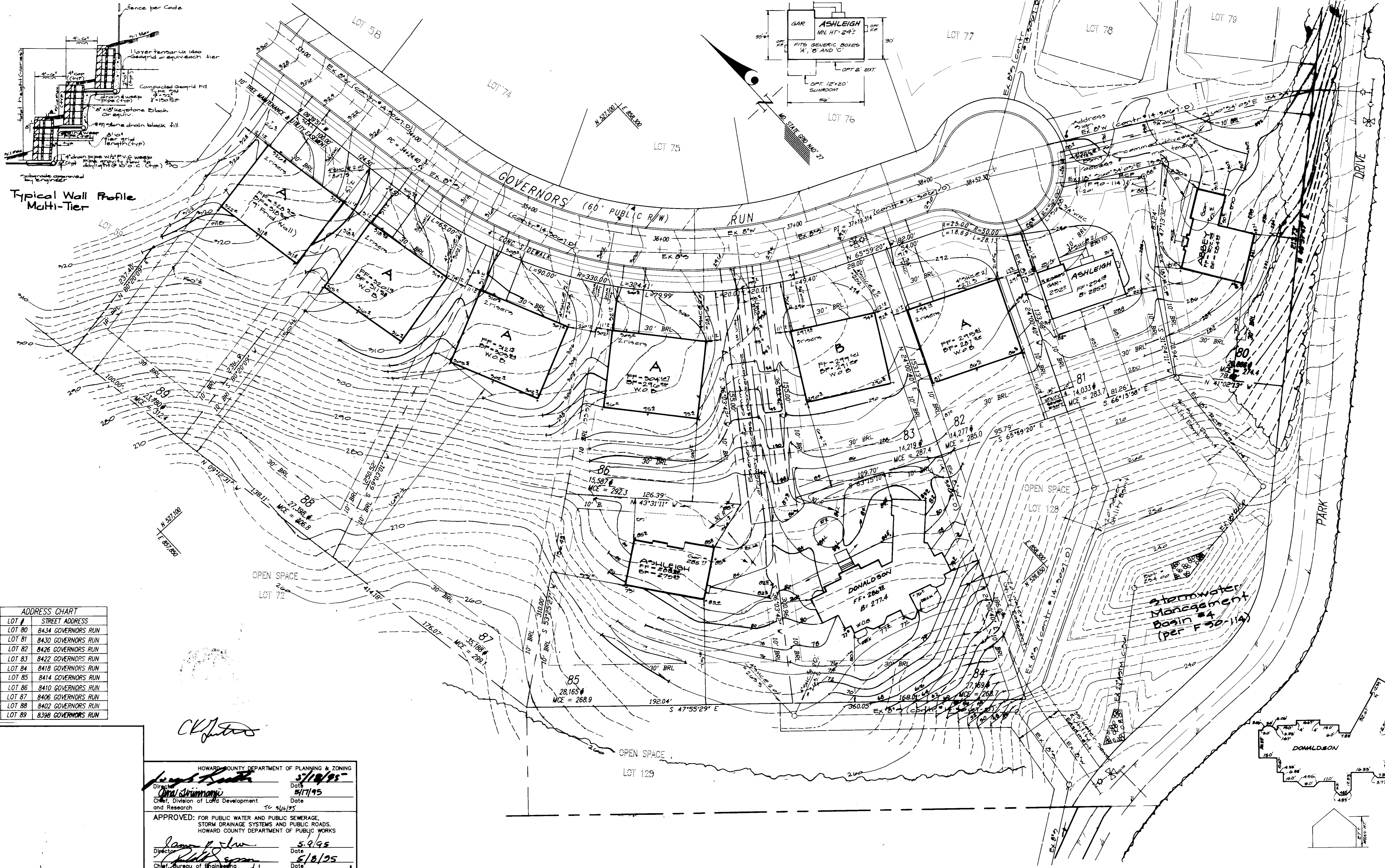
DATE	BY	APPR.	REVISION
6-29-97	HEJ		EDITED HOUSE ON LOT 94 & REVISED GRADING FOR FINAL GRADE CERT.

BUILDER/CONTRACT PURCHASER: TRINITY HOMES, 6212 DEVON DR., COLUMBIA, MD. 21044, (410)730-3137

OWNER/DEVELOPER: GOVERNORS RUN COMMUNITIES, INC. c/o GREENBAUM & ROSE ASSOC., INC. 1829 REISTERSTOWN RD. #110 BALTIMORE, MD. 21208 (410)484-8400

SITE DEVELOPMENT PLAN
GOVERNORS RUN
SECTION 2 ~ LOTS 80-89 & 94-96
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'	ZONING: R-20	G. L. W. FILE No.: 94-068
DATE: OCT. '94	TAX MAP No.: 18/25	SHEET: 1 OF 4



LOT #	STREET ADDRESS
LOT 80	8434 GOVERNORS RUN
LOT 81	8430 GOVERNORS RUN
LOT 82	8426 GOVERNORS RUN
LOT 83	8422 GOVERNORS RUN
LOT 84	8418 GOVERNORS RUN
LOT 85	8414 GOVERNORS RUN
LOT 86	8410 GOVERNORS RUN
LOT 87	8406 GOVERNORS RUN
LOT 88	8402 GOVERNORS RUN
LOT 89	8398 GOVERNORS RUN

HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James A. Smith
 Director
 Date: 5/17/95

Chris Strimmon
 Chief, Division of Land Development and Research
 Date: 5/11/95

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

James J. Shaw
 Director
 Date: 5/9/95

Paul J. Ryan
 Chief, Bureau of Engineering
 Date: 5/8/95

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

REL: (301) 421-0024 NO. VA: (301) 988-2524 FAX: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APPR.
10-15-97	Rev. Prop. Grades on lot 84 for Grade Certification	JKW	
09-27-97	Rev. ex. grading on lots 80-89 - Bldg. to reflect ex. field conditions	JKW	
2-28-97	SITE VIEW HOUSE TYPE ON LOT 81 & 82 TYPE FOOTPRINT	JKW	
11-1-96	REV. GRADING ON LOT 80 TO REFLECT EX. FIELD CONDITIONS	JKW	
10-25-96	REV. GRADING ON LOT 85 TO REFLECT EX. FIELD CONDITIONS	JKW	
11-1-96	Resub. Lot 85	KLP	
5-14-96	Resub. Lot 80	KLP	

BUILDER/CONTRACT PURCHASER: TRINITY HOMES, 6212 DEVON DR., COLUMBIA, MD. 21044, (410) 730-3137

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SITE DEVELOPMENT PLAN
GOVERNORS RUN
 SECTION 2 ~ LOTS 80 - 89 & 94 - 96

SCALE: 1"=30'

DATE: OCT. '94

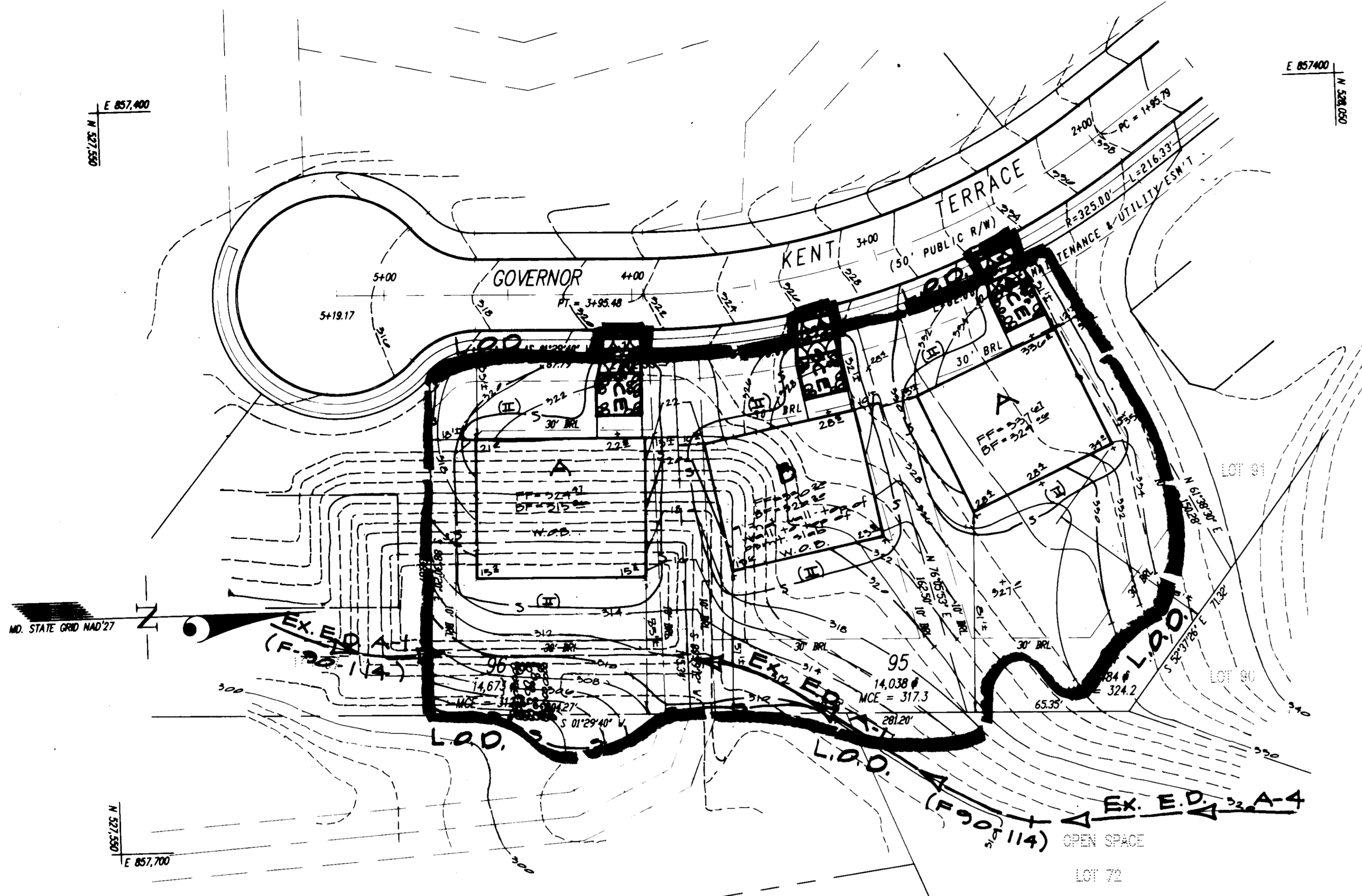
ZONING: R-20

TAX MAP No.: 18/25

G. L. W. FILE No.: 94-068

SHEET: 2 OF 4

HOWARD COUNTY, MARYLAND



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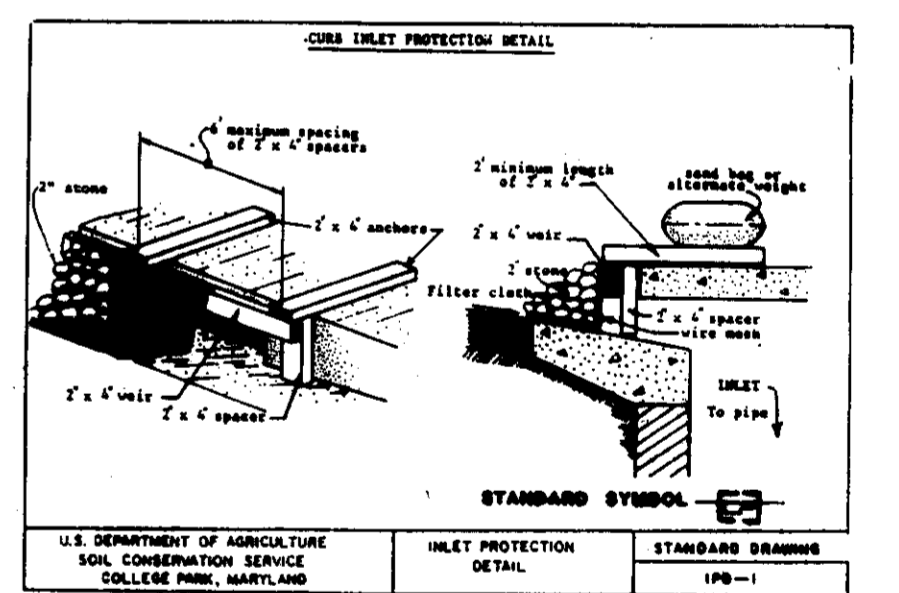
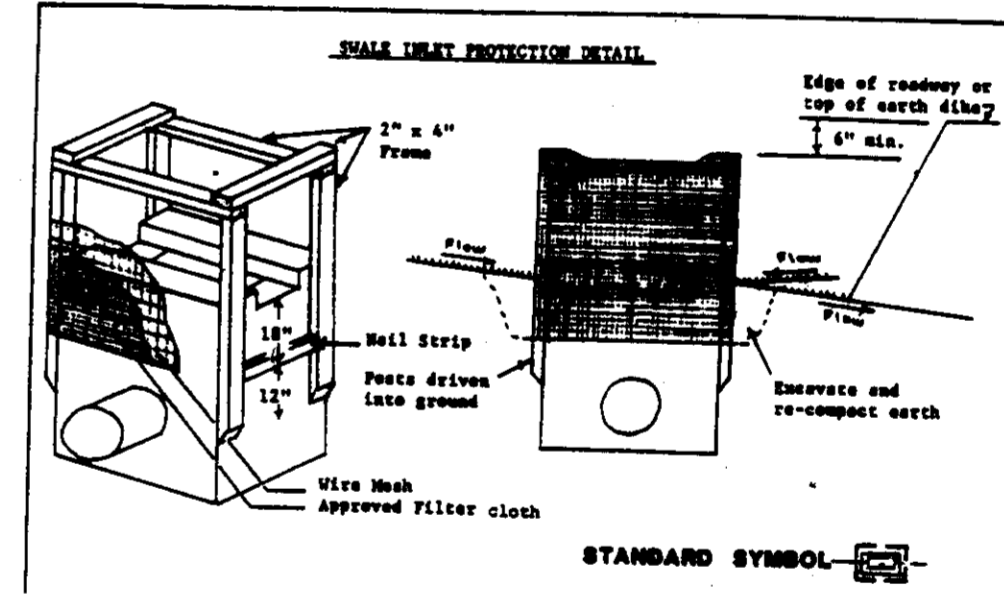
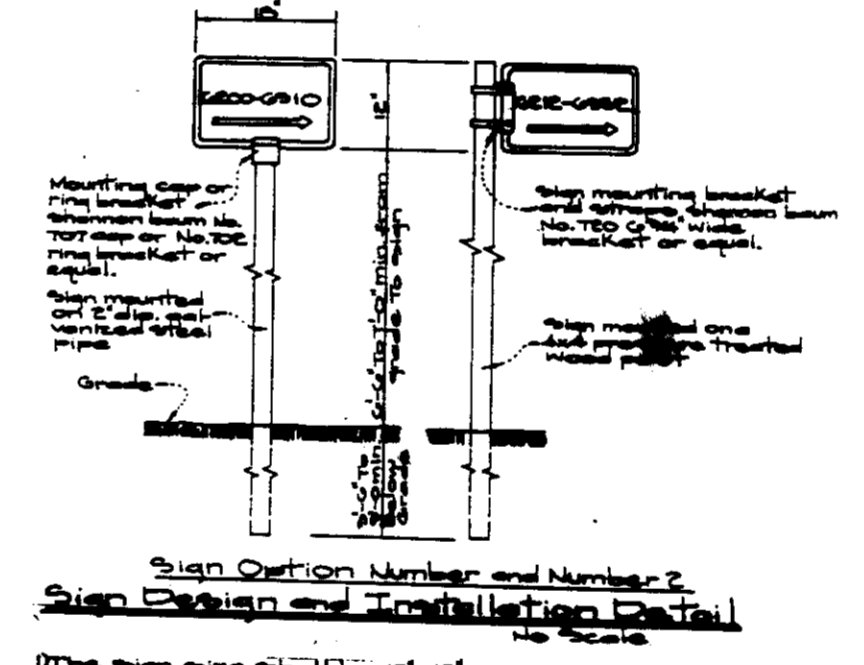
MD. STATE GRID NAD'27

E 857700
057257 N



LOT 72
LOT 72

RELIEF SEDIMENT TRAP NO. 7 (7-90-114)
 Stone Outlet Sediment Trap
 Drainage Area = 5.4 Ac. (Pre-Development) = 5.4 Ac. (Post-Development)
 Storage Required = 5.4 (1800) = 9,720 cu. ft.
 Storage Depth = 2.15 Feet
 Cleanout Elevation = 297.1
 Outlet Elevation = 301.00
 Bottom Elevation = 296.00
 Side Slopes = 2:1
 Volume Provided = 9,720 c.f.
 Outlet Length = 21.6'
 Embankment Elevation = 304.00



NOTE: The sediment control devices which serve lots 14 thru 17 may not be removed or altered until the disturbed area shown on these plans is stabilized or permission is granted by the Sediment Control Inspector.

DEVELOPER'S/OWNER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible person involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approval Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HCD.

Michael Pfen 11/16/95
 Signature of Developer/Owner Date

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and suitable 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.

CKP 1-16-95
 Signature of Engineer Date

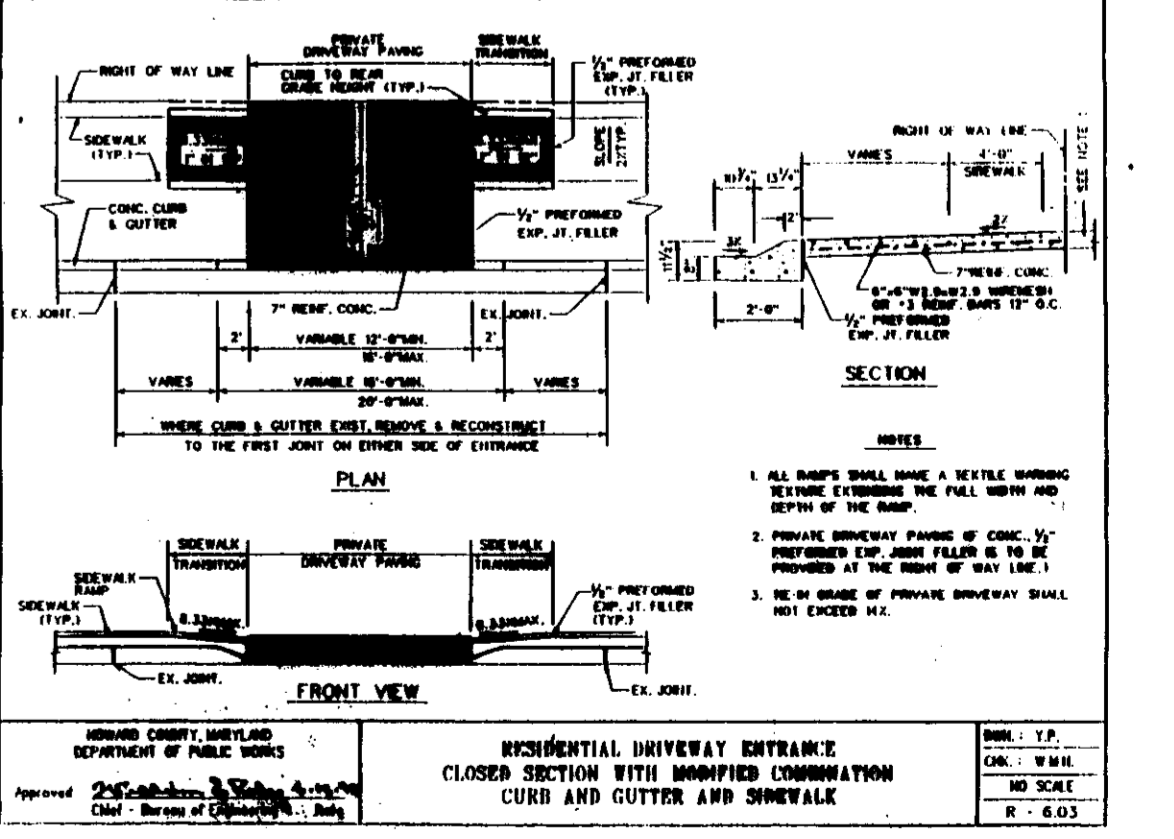
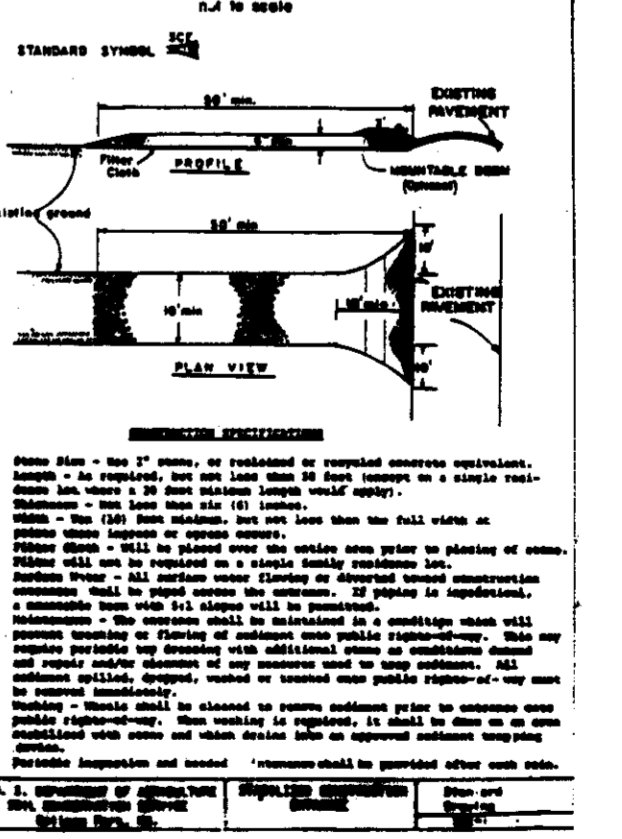
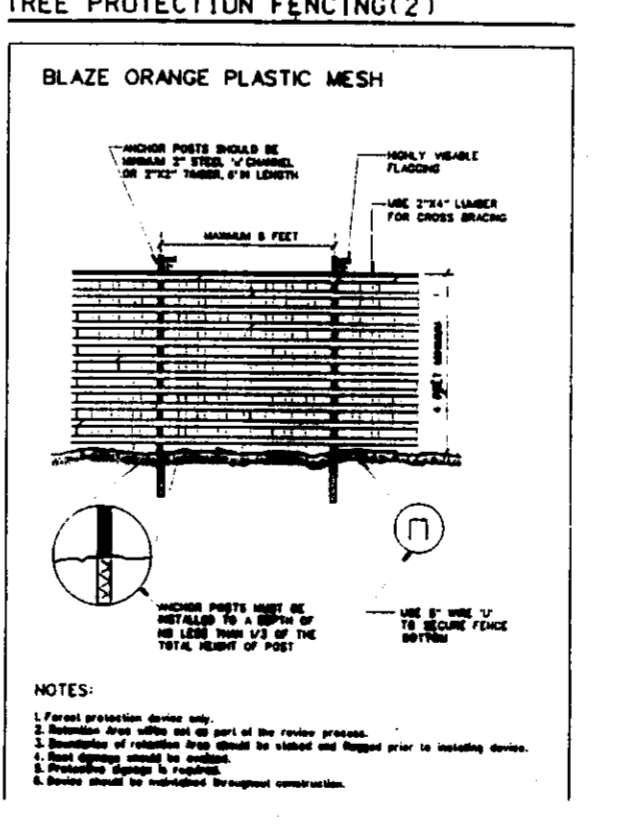
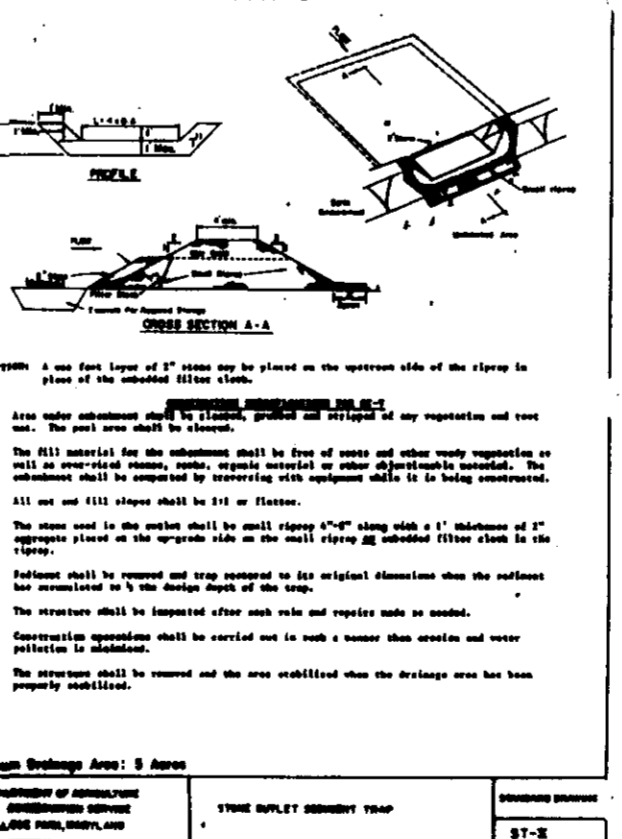
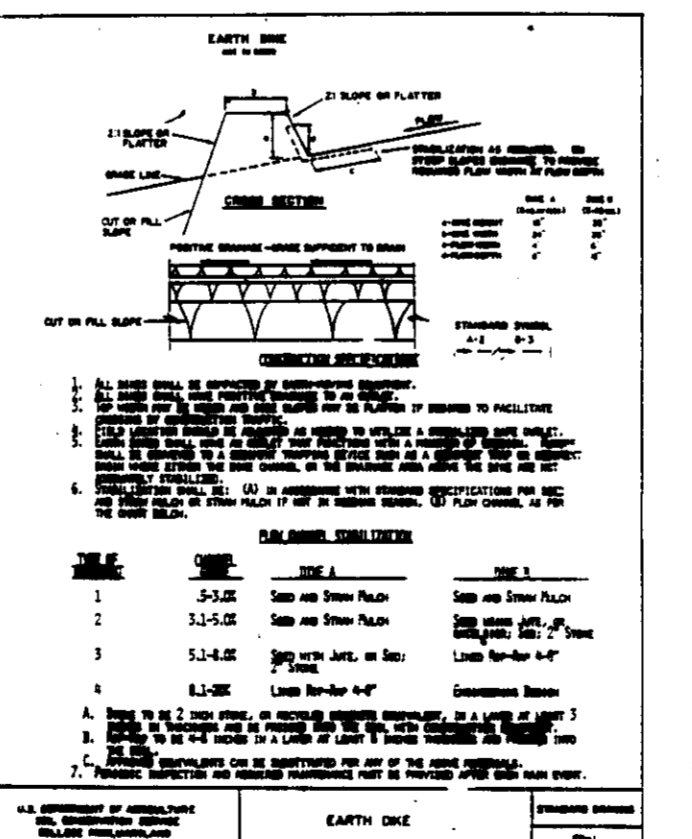
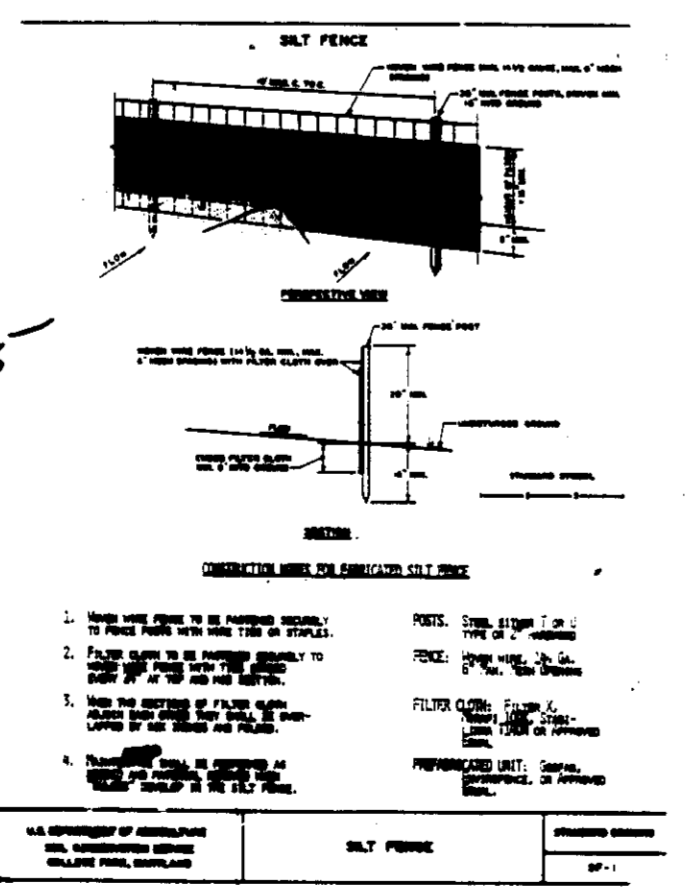
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Patricia Engleby 1/16/95
 U.S. Soil Conservation Service Date

John R. Roberts 1/16/95
 Howard S.C.D. Date

HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 5/18/95
 Date: 5/18/95
 Chief, Division of Land Development and Research: *[Signature]* 5/18/95
 Date: 5/18/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* 5/18/95
 Date: 5/18/95
 Chief, Bureau of Engineering: *[Signature]* 5/18/95
 Date: 5/18/95



SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
- PHASE I
2. Restore existing sediment traps 1, 2 & 7 and Sediment Basin # 4 to original lines and grade. Restore earthen ditches associated with the traps to specs.
3. Install the silt fence (1) along right-of-way and inlet protection as required and directed on plans.
4. Grade site.
5. Develop Section 2, Lots 80 thru 89 and 94.
6. Stabilize area draining to earth ditches (1), and sediment traps and basins. Install #11 Silt Fence on Down-hill Side of Traps.
7. When areas have been stabilized and permission has been granted by the Sediment Control Inspector, remove sediment controls and stabilize areas.
- PHASE II
8. Install silt fence (1) and associated stabilized construction entrances as the Lots are developed.
9. When areas draining to sediment controls have been stabilized, and permission has been granted by the Sediment Control Inspector, remove silt fence and stabilized construction entrance(s) and stabilize remaining areas.

PERMANENT SEEDING NOTES

- Apply to graded or cleared areas that are to be restabilized where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, digging or other acceptable means before seeding (unless previously loosened).
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- 1) Preferred - Apply 2 tons per acre domestic limestone (82 lbs/1000 square feet) and 800 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft).
 - 2) Acceptable - Apply 2 tons per acre domestic limestone (82 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 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 80 lbs per acre (14 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 (0.5 lbs/1000 sq ft) of creeping longgrass. 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 seed. Option (3) Seed with 80 lbs/Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.
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. (301) 962-2437
 2. All vegetation and structural problems 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.
 3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all particular sediment control structures, ditches and perimeter slopes 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 in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 56) and mulching (Sec. 52). Temporary stabilization, with erosion signs, can only be done when recommended seeding rates 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 operable condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 7. **Site Analysis:**
 Total Area of Site: 4.1 Acres
 Area Disturbed: 4.1 Acres
 Area to be seeded or paved: 1.5 Acres
 Area to be vegetatively stabilized: 2.6 Acres
 Total Cut: 4.1 Acres
 Total Fill: 0.0 Acres
 On-site water/harvest area location: 1/2
 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 disturbing activity or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the Inspection agency is made.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas that are to be restabilized where a short-term vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, digging or other acceptable means before seeding (unless 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 2-1/2 bushel 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 creeping longgrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates and methods not covered.

G.L.W. GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3000 MARSHALL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK - BURTONTVILLE, MARYLAND 20866
 TEL: (301) 401-4004 FAX: (301) 980-2524 BALT: (410) 800-1800 FAX: (301) 421-4000 DES. CIVIL CHK.

DATE	REVISION	BY	APPR.

BUILDER/CONTRACT PURCHASER
 TRINITY HOMES
 6212 DEVON DR.
 COLUMBIA, MD. 21044
 (410) 730-3137

OWNER/DEVELOPER
 GOVERNORS RUN COMMUNITIES, INC.
 c/o GREENEBALM & ROSE ASSOC., INC.
 1829 REISTERSTOWN RD. #410
 BALTIMORE, MD. 21208
 (410) 484-8400

Soil Erosion & Sediment Control Plan
 GOVERNORS RUN
 SECTION 2 ~ LOTS 80-89 & 94-96
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-20	94-068
DATE	TAX MAP NO.	SHEET
OCT. 94	18/25	3 OF 4

EXISTING SEDIMENT TRAP NO. 1 (F-90-114)
 Stone Outlet Sediment Trap
 Drainage Area = 2.5 Ac. (Pre-Development) 0.8 Ac. (Post Development)
 Storage Required = 2.5 (1800) = 4,500 cu. ft.
 Storage Depth = 2.0 Feet
 Cleanout Elevation = 265.5
 Outlet Elevation = 267.0
 Bottom Elevation = 264.0
 Side Slopes = 2:1
 Volume Provided = 4,590 cu. ft.
 Outlet Length = 10'
 Embankment Elevation = 268.0

NOTE: The sediment control devices which serve lots 80 thru 84 may not be removed or altered until the disturbed area shown on these plans is stabilized or permission is granted by the sediment control inspector.

RELOCATED BY TRAP NO. 1 (F-90-114)
 Stone Outlet Sediment Trap
 Drainage Area = 2.7 Ac. (Pre-Development) 2.2 Ac. (Post Development)
 Storage Required = 2.7 (1800) = 4,860 cu. ft.
 Storage Depth = 3.5 Feet
 Cleanout Elevation = 251.7
 Outlet Elevation = 254.50
 Bottom Elevation = 250.00
 Side Slopes = 2:1
 Surface Area @ Elevation 251.5 (bottom) = 2,025 sq. ft.
 Surface Area @ Elevation 250.0 (bottom) = 975 sq. ft.
 Volume Provided = 2,025 x 3.5 = 5,250
 Outlet Length = 11'
 Embankment Elevation = 255.5
 *L.O.S. = Limit of Storage

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Patricia Erdmann 5/12/95 U.S. Soil Conservation Service
 John R. Pollock 5/12/95 Howard S.C.D.

HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 5/11/95
 Director: [Signature]
 Chief, Division of Land Development and Research: [Signature]
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Date: 5/19/95
 Director: [Signature]
 Chief, Bureau of Engineering: [Signature]

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and/or 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 Maryland 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 HSCD.
 Date: 1/16/95
 Signature of Developer/Builder: [Signature]

EXISTING BASIN NO. 4 (F-90-114)
 Drainage Area = 11.8 Ac. (Pre-Development) 11.8 Ac. (Post Development)
 Storage Required = 11.8 (1800) = 21,240 cu. ft.
 Storage Depth = 4.67 Feet
 Cleanout Elevation = 240.34
 Outlet Elevation = 243.67
 Bottom Elevation = 238.00
 Side Slopes = 2:1
 Volume Provided = 21,998 cu. ft.
 Embankment Elevation = 248.0

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 MO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186

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Soil Erosion & Sediment Control Plan
GOVERNORS RUN
 SECTION 2 ~ LOTS 80 - 89 & 94 - 96
 2ND ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-20	94-068
DATE	TAX MAP No.	SHEET
OCT. '94	18/25	4 OF 4

REVISION	DATE	BY	APP'R.