

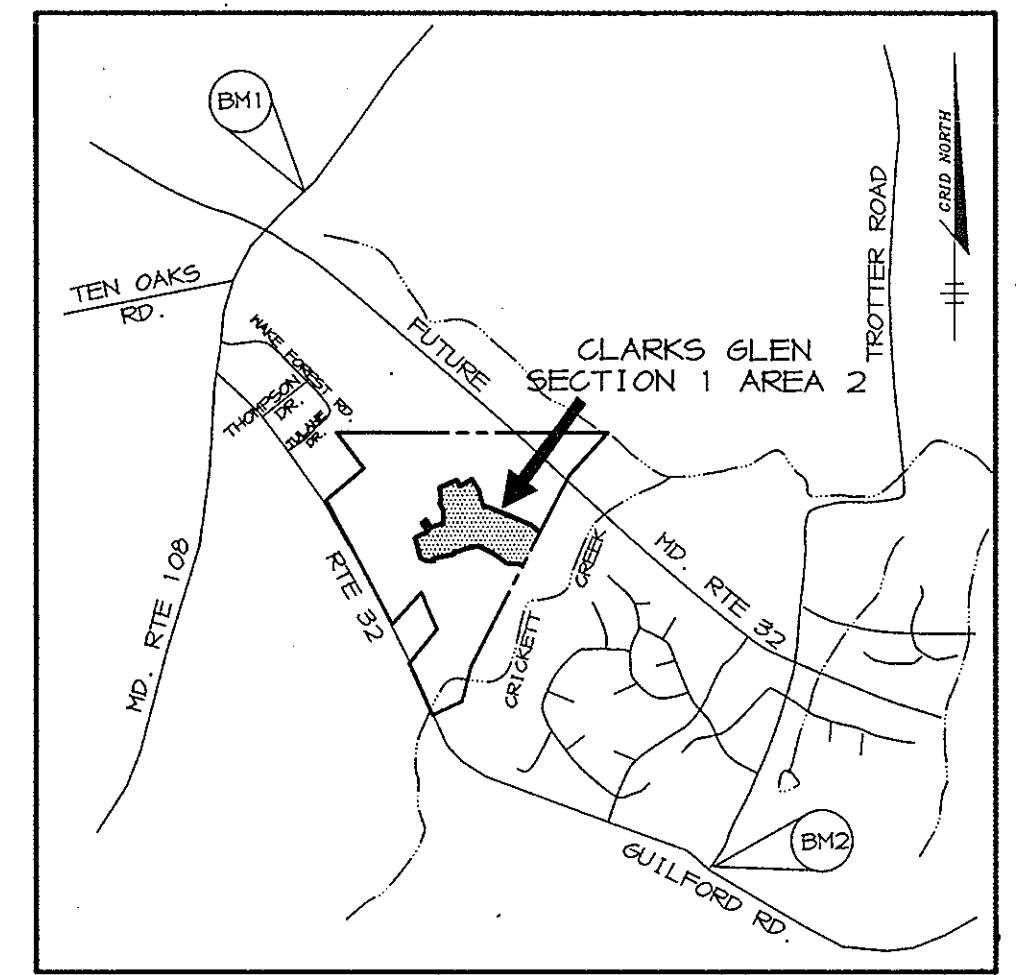
CLARKS GLEN SECTION 1 AREA 2 SITE DEVELOPMENT PLAN

LOTS 65 - 98 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THIS SITE IS COMPRISED OF 32 BUILDABLE LOTS AND 2 OPEN SPACE LOTS.
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, 1.0, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAY BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

C&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	319-4909
AT&T CABLE LOCATION DIVISION	398-3953
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY BUREAU OF CONSTRUCTION INSPECTION DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	313-1800
- THE CONTRACTOR TO NOTIFY "MISS UTILITY" AT 1-800-257-1777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EX. TOPO IS PROPOSED GRADING TAKEN FROM F-95-83 PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC. AND IS AT 2 FOOT INTERVALS.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.'s 5-94-16, F-94-25, F-95-170 F-95-83, NP-94-31 AND F-95-16.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-95-83; POND 1 IS AN EXTENDED DETENTION FACILITY, POND 2 IS A RETENTION FACILITY.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- PUBLIC WATER AND SEWER FOR THESE LOTS IS PROVIDED UNDER CONTRACT DRAWINGS NO. 34-3944-P.
- NP-94-31 APPROVED 12-17-93 HAS A WAIVER TO SECTION 16.120(b)(6)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW 5 ADJOINING PIPESTEMS USING A SINGLE SHARED DRIVEWAY ACCESS FROM A PUBLIC ROAD.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL DRIVEWAY ENTRANCES TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.01, R-6.03 & R-6.05. SEE SHEET 6 OF 6 FOR BREAKDOWN.
- EXISTING SEDIMENT CONTROL DEVICES MAY NEED TO BE ADJUSTED DURING HOUSE CONSTRUCTION.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND/STREAM BUFFERS AND FOREST CONSERVATION EASEMENTS.



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

- BM1
HOWARD COUNTY MONUMENT NO. 2637008
ELEV. 481.25
CONCRETE MONUMENT
- BM2
HOWARD COUNTY MONUMENT NO. 2437008
ELEV. 472.12
CONCRETE MONUMENT

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
LOT 65	6520 BALLYMORE LANE
LOT 66	6400 SHANNON COURT
LOT 67	6404 SHANNON COURT
LOT 68	6428 SHANNON COURT
LOT 69	6412 SHANNON COURT
LOT 70	6416 SHANNON COURT
LOT 71	6420 SHANNON COURT
LOT 72	6424 SHANNON COURT
LOT 73	6428 SHANNON COURT
LOT 74	6432 SHANNON COURT
LOT 75	6436 SHANNON COURT
LOT 76	6441 SHANNON COURT
LOT 77	6437 SHANNON COURT
LOT 78	6433 SHANNON COURT
LOT 79	6429 SHANNON COURT
LOT 80	6425 SHANNON COURT
LOT 81	6421 SHANNON COURT
LOT 82	6417 SHANNON COURT
LOT 83	6500 KELLS COURT
LOT 84	6504 KELLS COURT
LOT 85	6508 KELLS COURT
LOT 86	6512 KELLS COURT
LOT 87	6517 KELLS COURT
LOT 88	6513 KELLS COURT
LOT 89	6509 KELLS COURT
LOT 90	6505 KELLS COURT
LOT 91	6404 SHANNON COURT
LOT 92	6405 SHANNON COURT
LOT 93	6401 SHANNON COURT
LOT 94	6525 BALLYMORE LANE
LOT 95	6521 BALLYMORE LANE
LOT 96	6517 BALLYMORE LANE
LOT 97	OPEN SPACE
LOT 98	OPEN SPACE

S.H.C. CHART

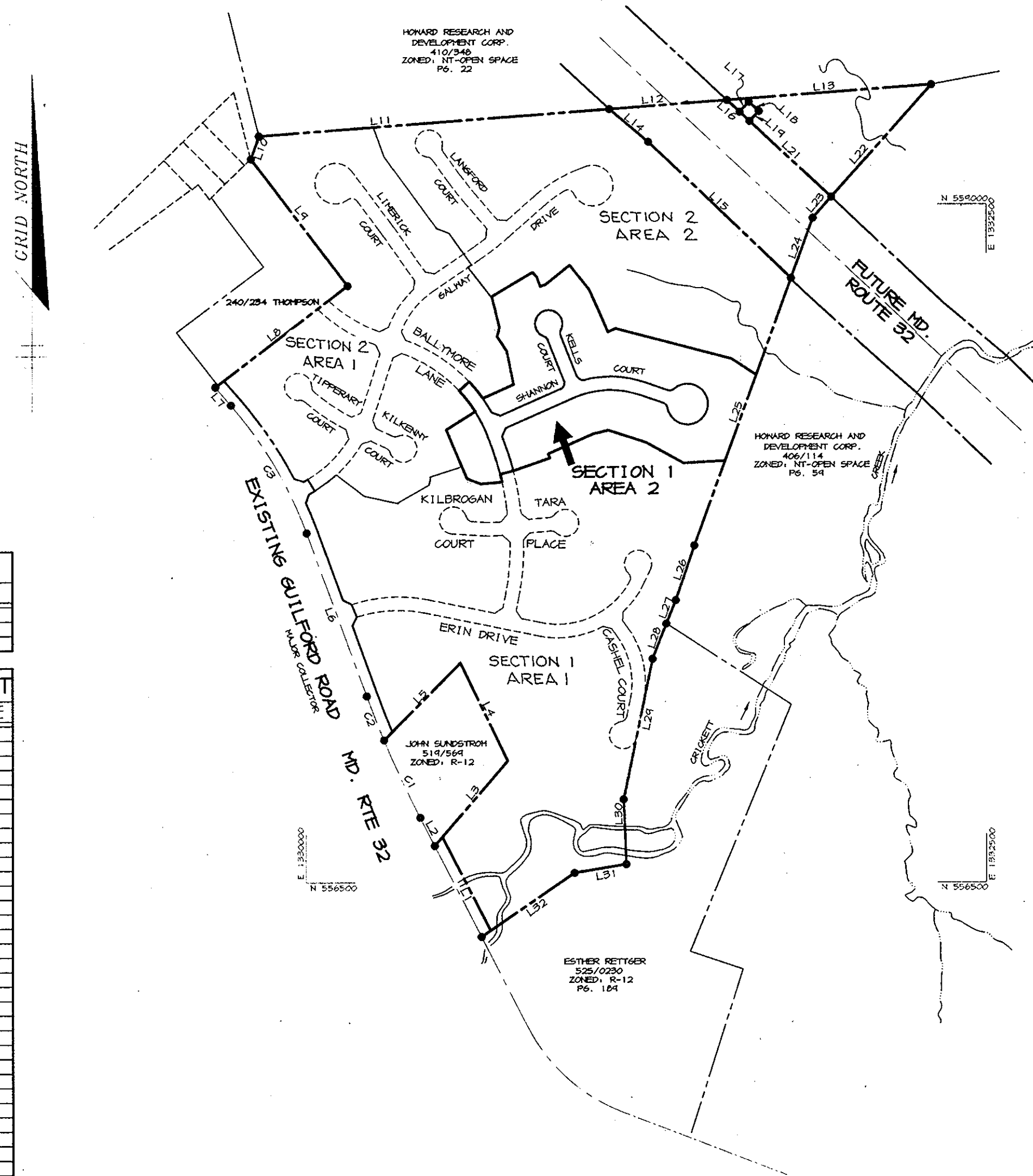
LOT NO.	M.C.E.	BASEMENT EL.	INV. 6 FL.
LOT 65	440.9	440.9	436.4
LOT 66	439.8	442.0	435.3
LOT 67	442.1	443.0	435.0
LOT 68	439.5	441.6	435.0
LOT 69	439.5	441.6	435.0
LOT 70	426.9	427.3	422.4
LOT 71	420.5	421.6	416.0
LOT 72	417.3	418.1	412.8
LOT 73	413.3	414.1	409.0
LOT 74	412.3	413.6	408.7
LOT 75	413.7	413.0	408.4
LOT 76	411.7	411.7	407.4
LOT 77	406.0	410.4	402.6
LOT 78	415.2	417.8	410.9
LOT 79	417.2	419.6	412.3
LOT 80	419.6	422.0	416.1
LOT 81	424.4	427.0	421.4
LOT 82	426.2	431.5	425.2
LOT 83	433.4	438.4	429.1
LOT 84	434.4	437.4	430.1
LOT 85	435.1	436.8	430.8
LOT 86	435.8	436.2	431.6
LOT 87	435.5	437.0	431.7
LOT 88	436.4	437.9	431.8
LOT 89	435.5	440.4	431.3
LOT 90	434.8	442.2	430.4
LOT 91	440.3	443.3	436.0
LOT 92	441.2	446.1	436.7
LOT 93	439.4	446.1	435.9
LOT 94	439.7	444.9	428.6
LOT 95	439.3	440.0	426.0
LOT 96	436.2	440.0	432.4

CURVE LISTINGS

CURVE	RADIUS	LENGTH
C1	4000.00'	315.58'
C2	4000.00'	174.14'
C3	1514.06'	550.72'

PROPERTY LINE LIST

LINE	BEARING	DISTANCE
L1	S 27°05'14" E	371.81'
L2	S 27°05'14" E	116.73'
L3	S 40°34'50" E	412.82'
L4	S 29°44'28" E	400.00'
L5	S 44°40'51" W	358.89'
L6	S 20°04'21" E	640.34'
L7	N 40°50'41" W	23.44'
L8	N 57°50'56" E	612.22'
L9	S 37°10'27" E	586.47'
L10	N 14°14'32" E	40.00'
L11	N 25°37'26" E	1740.16'
L12	N 25°37'26" E	435.57'
L13	N 25°37'26" E	735.60'
L14	S 44°41'54" E	187.07'
L15	S 46°13'22" E	736.20'
L16	N 46°56'20" W	63.58'
L17	S 43°03'40" W	50.00'
L18	N 46°56'20" W	50.00'
L19	N 45°03'40" E	50.00'
L20	N 46°56'20" W	50.00'
L21	N 46°56'20" W	410.78'
L22	S 41°33'05" W	555.24'
L23	S 41°33'05" W	103.23'
L24	S 14°50'08" W	234.43'
L25	S 14°50'08" W	1042.13'
L26	S 18°50'31" W	213.96'
L27	S 21°44'30" W	92.66'
L28	S 21°13'51" W	134.38'
L29	S 11°41'17" E	529.00'
L30	S 02°18'43" E	240.00'
L31	S 80°30'43" W	132.86'
L32	S 55°26'00" W	415.25'



PLAN
SCALE: 1" = 400'

SHEET INDEX

1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING AND SEDIMENT CONTROL PLAN
5	GRADING AND SEDIMENT CONTROL AND LANDSCAPE PLAN
6	DETAIL SHEET

SITE TABULATION

ITEMS	SEC. 1, AREA 2
1. GROSS AREA	11.175 Ac.
2. STEEP SLOPES	0.000 Ac.
3. FLOODPLAIN	0.000 Ac.
4. NET AREA	11.175 Ac.
5. TOTAL UNITS PROPOSED	32
6. DENSITY PROPOSED	2.86 D.U. / NET AC.
7. OPEN SPACE REQ. (2.0% X GROSS AREA)	2.235 Ac.
8. OPEN SPACE PROVIDED **	
A. GROSS AREA	0.113 Ac.
B. AREA OF OPEN SPACE LESS THAN 35 FEET IN WIDTH	0.113 Ac.
C. NET AREA OF OPEN SPACE	0.000 Ac. **
9. REG. AREA REQ.	6,400 sq. ft.
10. REG. AREA PROVIDED	0,000 sq. ft. *

* RECREATION AREA PROVIDED FOR SECTION 1, AREAS 1 & 2 ARE DEFERRED UNTIL SECTION 2, UNDER P-95-16.
** GROSS OPEN SPACE AREA MINUS NARROW STRIPS AND NON-CREDITED OPEN SPACE LOTS 97 & 98.

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS FLOODPLAIN	LESS REMAINING	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
74	12,113	373	11,740	0	0	11,740
77	16,002	617	15,385	0	0	15,385
86	14,224	782	13,442	0	0	13,442
88	13,512	615	12,897	0	0	12,897

* ALL AREAS SHOWN ARE IN SQUARE FEET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 11/18/96
DIRECTOR DATE

[Signature] 11/18/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/18/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE NO. REVISION

OWNERS / DEVELOPER
MILBEN II LIMITED PARTNERSHIP
C/O JOHN BITTNER, V.P.
1501 S. EDENWOOD STREET
SUITE K
BALTIMORE, MARYLAND 21227

PROJECT
**CLARKS GLEN
SECTION 1 AREA 2
LOTS 65-98**

AREA TAX MAP NO. 35 PARCEL 205
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE: 11-18-96
DESIGNED BY: JTD
DRAWN BY: SAJ
PROJECT NO: HOCO93200 SDP1.DWG
DATE: NOVEMBER 4, 1996
SCALE: AS SHOWN
DRAWING NO. 1 OF 6



SUBDIVISION NAME: CLARKS GLEN	SECT./AREA: 1/2	LOT: LOTS 65-98
PLAT #: 12064-12071	BLOCK #: 13	ZONE: R-12
TAX MAP NO. 35	ELECT. DIST. 5 TH	GENUS TRACT. 6055
WATER CODE: I-11	SEWER CODE: 6650000	



PROPERTY OF
WILBEN LIMITED PARTNERSHIP
L1927 F.001
FUTURE CLARKS GLEN
SECTION 2 AREA 2

PROPERTY OF
WILBEN LIMITED PARTNERSHIP
L1927 F.001
FUTURE CLARKS GLEN
SECTION 2 AREA 1

8/10/98	3	REVISED & RELOCATED HOUSE TYPE, & MODIFIED GRADING, LOT 80.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
<i>Joseph S. Smith</i>	11/18/96	DATE
DIRECTOR	11/18/96	DATE
<i>Richard R. Bond</i>	11/15/96	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH		
4-6-98	Δ	REVISED/RELOCATED HOUSE TYPE FOOT PRINTS, LOTS 85 & 86.
11-12-97	Δ	MODIFIED GRADING BACK OF LOTS 94 & 94. ADDED "MATCH LINE" GRADING CONTINUATION.
DATE NO.		REVISION
OWNERS / DEVELOPER WILBEN II LIMITED PARTNERSHIP C/O JOHN BITTNER, V.P. 1501 S. EDGEWOOD STREET SUITE K BALTIMORE, MARYLAND 21227		
PROJECT CLARKS GLEN SECTION 1 AREA 2 LOTS 65-98		
AREA TAX MAP NO. 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE SITE DEVELOPMENT PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
DATE 11-4-96		
DESIGNED BY: JTD		
DRAWN BY: SAJ		
PROJECT NO: HOCO98200 SDP2.DWG		
DATE: NOVEMBER 4, 1996		
SCALE: 1" = 30'		
DRAWING NO. 2 OF 6		
JAYKANT D. PAREKH #19148		



LEGEND

- SILT FENCE ——— S.F.
- SUPER SILT FENCE ——— S.S.F.
- LIMIT OF DISTURBANCE ——— L.O.D.
- STABILIZED CONSTRUCTION ENTRANCE S.C.E.

BY THE DEVELOPER :

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 PERIODIC INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Michael Agell 11-4-96
 DEVELOPER DATE

BY THE ENGINEER :

I 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.

J. Parelk 11-4-96
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Cheryl S. Johnson 11-12-96
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Robertson 11/12/96
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 11/18/96
 DIRECTOR DATE

[Signature] 11/18/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 11/15/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE	NO.	REVISION

OWNERS / DEVELOPER
 NILBEN II LIMITED PARTNERSHIP
 C/O JOHN BITTNER, V.P.
 1501 S. EDGEWOOD STREET
 SUITE K
 BALTIMORE, MARYLAND 21227

PROJECT **CLARKS GLEN SECTION 1 AREA 2 LOTS 65-48**

AREA TAX MAP NO. 35 PARCEL 205
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE **GRADING AND SEDIMENT CONTROL PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

11-4-96
 DATE

DESIGNED BY: JTD
 DRAWN BY: SAJ
 PROJECT NO: HOCO\93200 SDP4.DWG
 DATE: NOVEMBER 4, 1996
 SCALE: 1"=30'
 DRAWING NO. 4 OF 6

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5000.00.

LANDSCAPE SCHEDULES

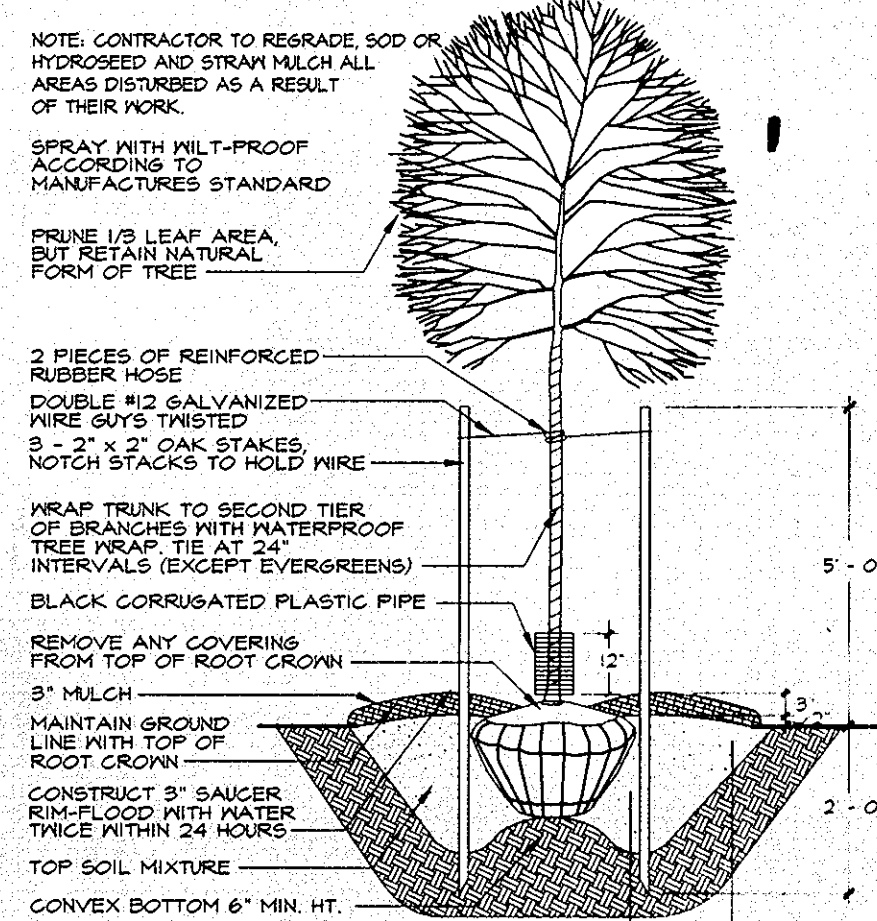
SCHEDULE A * PERIMETER LANDSCAPE EDGE	
PERIMETER	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	± 930'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES ± 35'
CREDIT FOR WALL FENCE OR BERRY (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	• 1/20 = 5
SMALLER TREES	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	0
SMALLER TREES	0
SHRUBS	0
SMALL FLOWERING TREES	0

NOTES:
* THE LANDSCAPE PLAN FOR THIS SDP WAS DEFERRED FROM F-45-110.

PLANT MATERIAL LIST

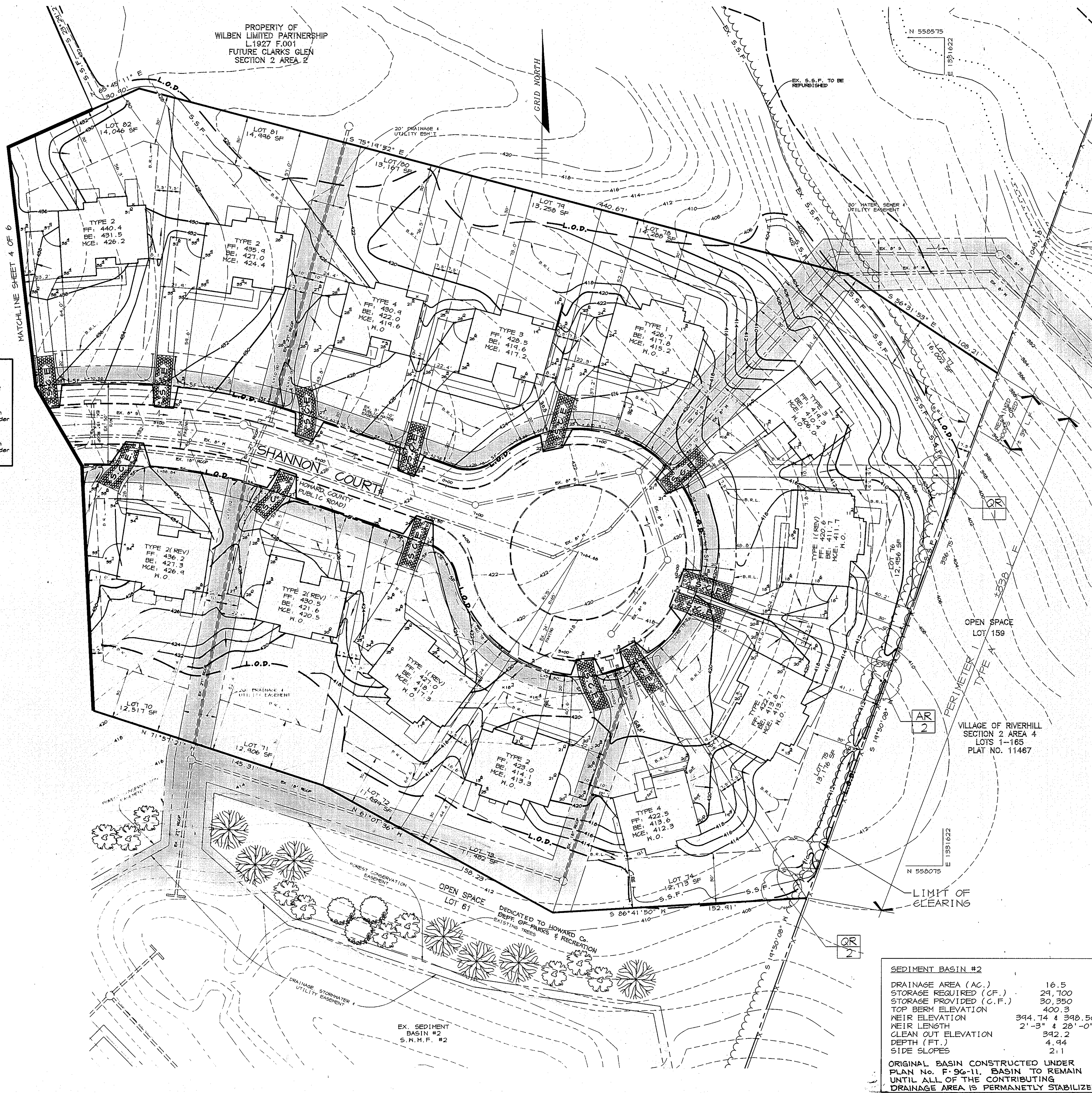
KEY	QTY	BOTANICAL - COMMON NAME	SIZE	REMARKS
TREES				
AR	2	Acer rubrum 'Red Sunset' Red Sunset Red Maple	2 1/2" - 3" Cal. B & B	Full Crown Central Leader
QR	3	Quercus borealis rubra Northern Red Oak	2 1/2" - 3" Cal. B & B	Full Crown Central Leader

PLANTING DETAILS



TREE PLANTING DETAIL

PROPERTY OF
WILBEN LIMITED PARTNERSHIP
L1927 F.001
FUTURE CLARKS GLEN
SECTION 2 AREA 2



LEGEND

- SILT FENCE — S.F. —
- SUPER SILT FENCE — S.S.F. —
- LIMIT OF DISTURBANCE — L.O.D. —
- STABILIZED CONSTRUCTION ENTRANCE [Symbol]

BY THE DEVELOPER:
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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Mel...
DEVELOPER 11-4-96
DATE

BY THE ENGINEER:
I 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.

J. Farrell
ENGINEER 11-4-96
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Christina...
NATURAL RESOURCES CONSERVATION SERVICE 11-13-96
DATE

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

John R. Rebertus
HOWARD SOIL CONSERVATION DISTRICT 11/12/96
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Scott...
DIRECTOR 11/18/96
DATE

Richard...
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH 11/18/96
DATE

DATE	NO.	DEVELOPER	REVISION
		OWNERS / DEVELOPER	

OWNERS / DEVELOPER
WILBEN LIMITED PARTNERSHIP
C/O JOHN BITTNER, V.P.
1501 S. EDGEWOOD STREET
SUITE K
BALTIMORE, MARYLAND 21227

PROJECT
CLARKS GLEN
SECTION 1 AREA 2
LOTS 65-98

AREA TAX MAP NO. 35 PARCEL 205
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE **GRADING AND SEDIMENT CONTROL AND LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE 11-4-96	DESIGNED BY: JTD
	DRAWN BY: SAJ
	PROJECT NO: HOCO\43200 SDPS.DWG
	DATE: NOVEMBER 4, 1996
	SCALE: 1"=30'
	DRAWING NO. 5 OF 6

SEDIMENT BASIN #2	
DRAINAGE AREA (AC.)	16.5
STORAGE REQUIRED (CF.)	24,700
STORAGE PROVIDED (CF.)	30,350
TOP BERM ELEVATION	400.3
WEIR ELEVATION	394.74 & 398.50
WEIR LENGTH	2'-3" & 28'-0"
CLEAN OUT ELEVATION	392.2
DEPTH (FT.)	4.44
SIDE SLOPES	2:1
ORIGINAL BASIN CONSTRUCTED UNDER PLAN No. F-96-11. BASIN TO REMAIN UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.	

TEMPORARY SEEDING NOTES

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

Seeding Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened.

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

Seeding - For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding legumes (5.07 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well-anchored mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1-1/2 to 2 tons per acre (30 to 50 lbs. per 1000 sq. ft.) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (5 gal. per 1000 sq. ft.) for anchoring.

Refer to the 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for note and methods not covered.

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 Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened.

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

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 600 lbs. per acre fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At seeding, apply 400 lbs. per acre 30-0-0 urea-form fertilizer (4 lbs. per 1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs. per 1000 sq. ft.) and 600 lbs. per acre fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 80 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 91 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 91 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of meadow legume. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use sod.
- 3) Seed with 80 lbs. per acre Kentucky 91 Tall Fescue and mulch with 2 tons per acre well-anchored straw.

Mulching - Apply 1-1/2 to 2 tons per acre (30 to 50 lbs. per 1000 sq. ft.) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (5 gal. per 1000 sq. ft.) for anchoring.

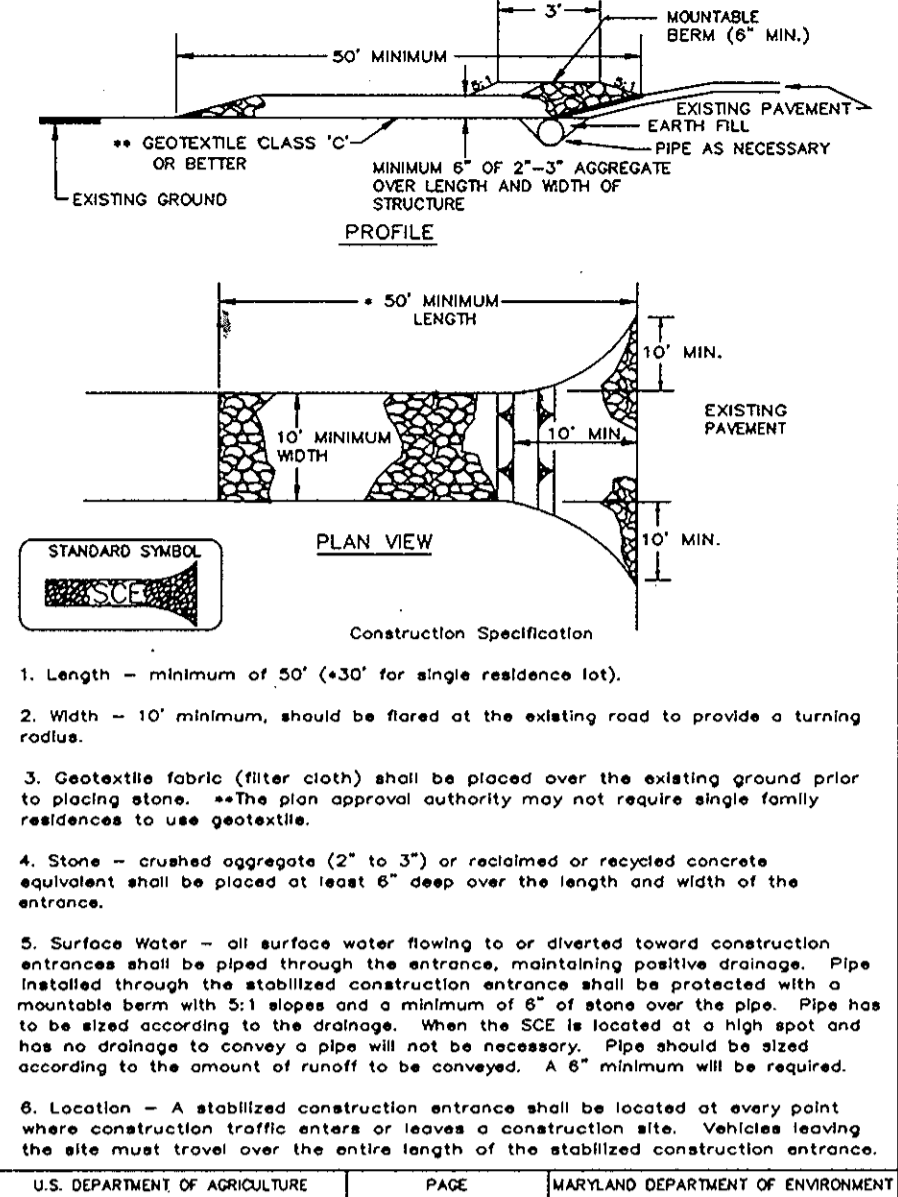
Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEDIMENT CONTROL NOTES

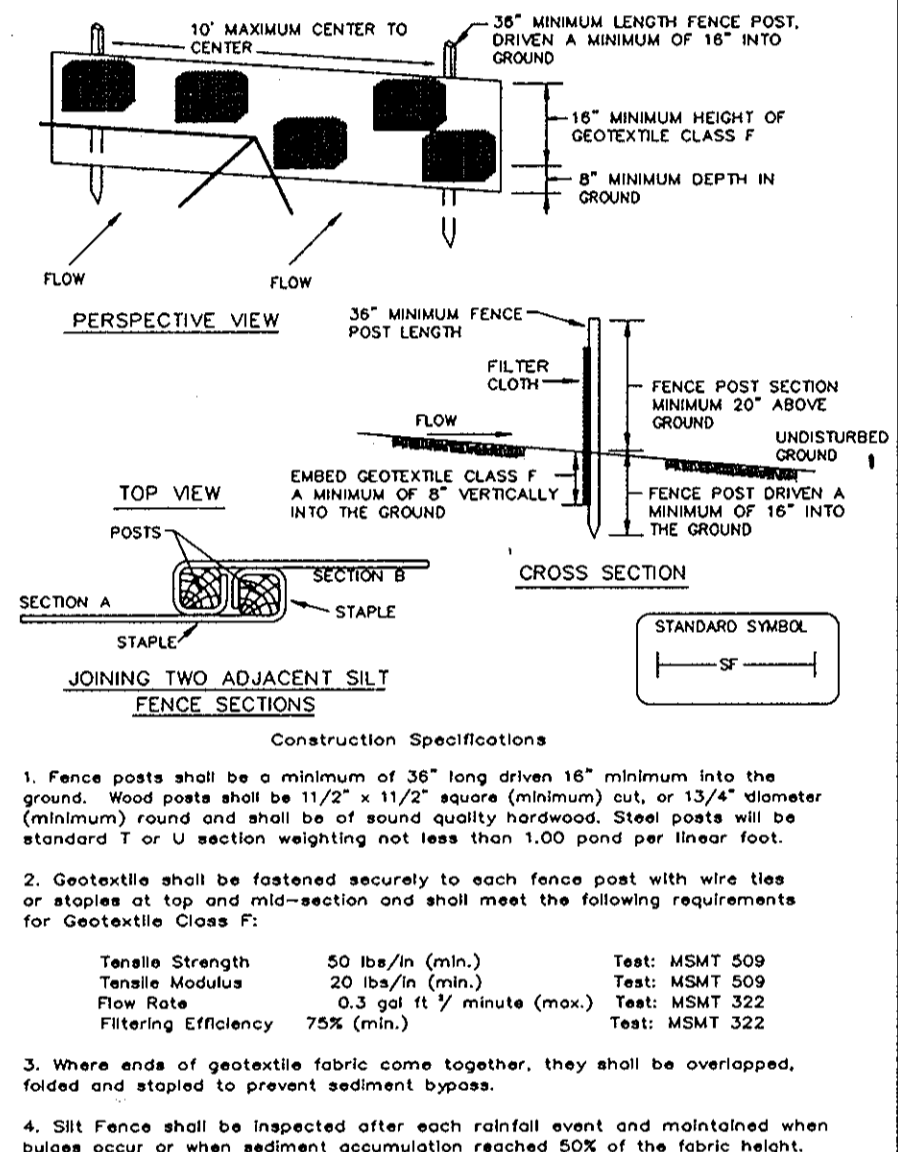
1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (18-2-487).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within a 72 calendar day period for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. b) 14 days as to other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL for permanent seedings (Sec. 51), 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.
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: 11.2 acres
 - Area Disturbed: 10.6 acres
 - Area to be roofed or paved: 2.2 acres
 - Area to be vegetatively stabilized: 8.4 acres
 - Total Cut: 4,935 cu. yds.
 - Total Fill: 40,182 cu. yds.
 - Borrow/Waste: 35,227 cu. yds.
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 controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed from traps when its depth reaches clean out elevation shown on site plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unstable material. The contractor shall familiarize himself with site conditions which may affect the work.
13. 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 or grading. Other building or grading inspection approvals may not be authorized until this approval by the inspection agency is made.

* Active Waste/Borrow Site to Exist: Sediment Basin #2, F-5G-11.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 22 - SILT FENCE



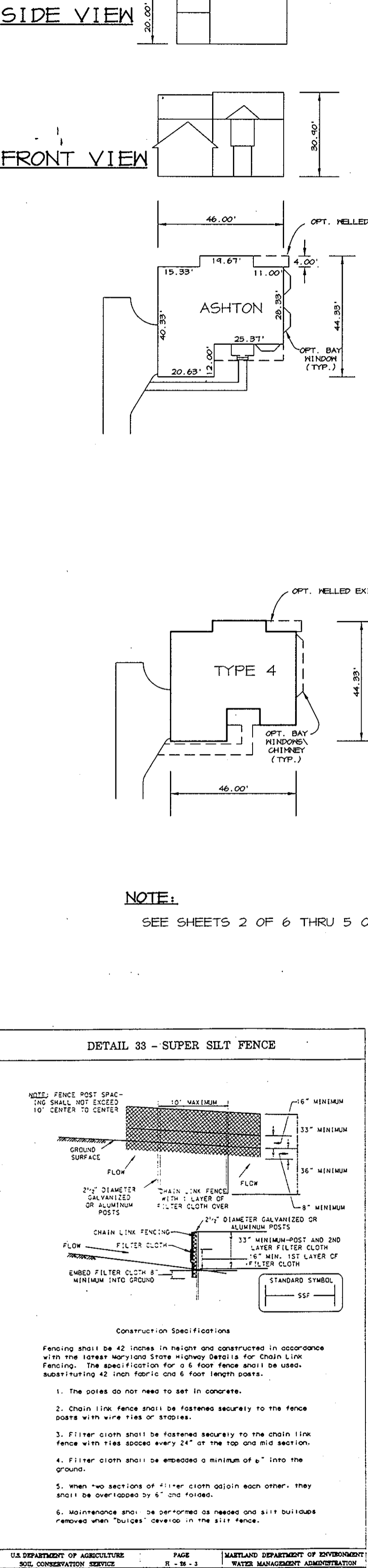
SILT FENCE

Silt Fence Design Criteria

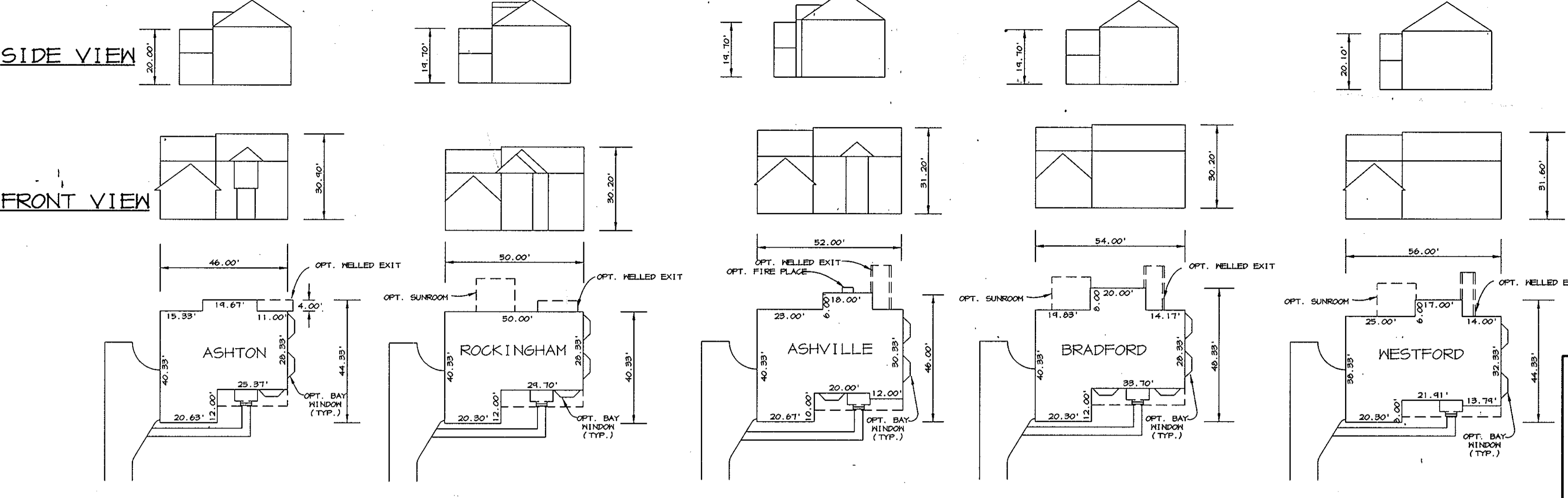
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	80 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

DETAIL 33 - SUPER SILT FENCE

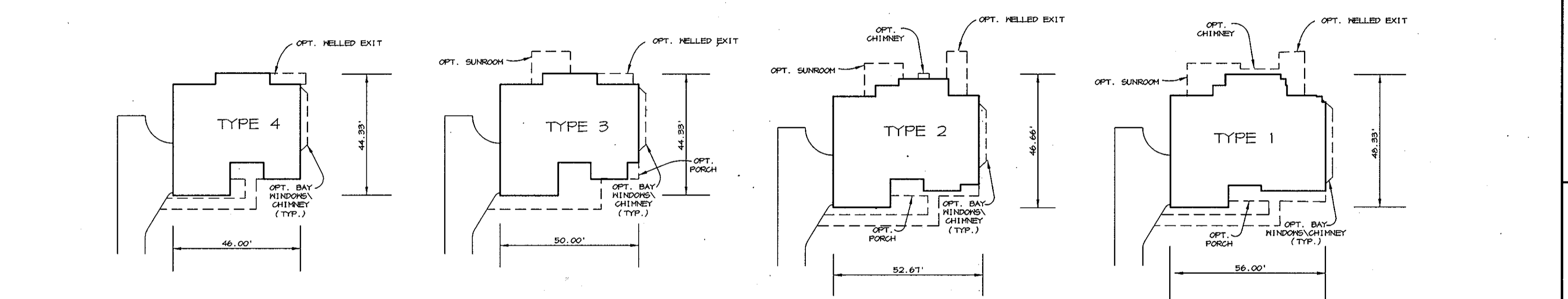


U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



HOUSE TYPES

SCALE: 1"=30'



GENERIC BLOCKS

SCALE: 1"=30'

NOTE:
SEE SHEETS 2 OF 6 THRU 5 OF 6 FOR LOTS REQUIRING HOUSE PLAN REVERSAL.

HOUSE TYPE SUMMARY CHART

GENERIC BLOCK	HOUSE TYPES WITH ANY OPTIONS
1	ALL HOUSE TYPES WITH ANY OPTIONS
2	HOUSE TYPES: ASHVILLE, ROCKINGHAM, ASHTON II; ANY OPTIONS
3	HOUSE TYPES: ROCKINGHAM, ASHTON II; ANY OPTIONS
4	HOUSE TYPES: ASHTON II; ANY OPTIONS

APRON DETAIL CHART

HOWARD COUNTY STANDARD DETAIL	APPLICABLE LOTS
R 6.01	76 77 78 87 88 89
R 6.03	65 79 80 81 82 90 91 92 93
R 6.05	66 67 68 69 70 71 72 73 74 75 83 84 85 86 94 95 96

BY THE DEVELOPER:
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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Mal S. Muegge 11-4-96
DEVELOPER DATE

BY THE ENGINEER:
I 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.

J. Parekh 11-4-96
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Cheryl K. Johnson 11-17-96
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John M. Robertson 11/17/96
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Rutter 11/18/96
DIRECTOR DATE

John M. Robertson 11/18/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 11/15/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

OWNERS / DEVELOPER
WILBEN II LIMITED PARTNERSHIP
C/O JOHN BITTNER, V.P.
1501 S. EDGEWOOD STREET
SUITE K
BALTIMORE, MARYLAND 21227

PROJECT
CLARKS GLEN SECTION 1 AREA 2 LOTS 65-98

AREA
TAX MAP NO. 35 PARCEL 205
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE GRADING AND SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE: 11-4-96

DESIGNED BY: JTD

DRAWN BY: BLM

PROJECT NO: HOCO 93200 SDF6.DWG

DATE: NOVEMBER 4, 1996

SCALE: AS SHOWN

DRAWING NO. 6 OF 6

J. Parekh
JAYKANT D. PAREKH #19148