SITE ANALYSIS

AREA OF SITE	12.737 AC. 554,823.720 ☐'
UNIT COUNT	
ALLOWABLE	191
PROVIDED	162
COVERAGE	
ALLOWABLE	166,447 ☐' (30%)
PROVIDED	60,496 ☐' (10.9%)
PARKING	
REQUIRED (1.5 TO 1)	245
PROVIDED	259
ZONING	NEW TOWN

FILE NUMBER		
PLAN IDENTIFICATION		
APPLICANTS NAME ADDRESS:		
TELEPHONE NUMBER:		
PROGRESS DATA CHART	DATE	INITIALS
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVISIONS RECEIVED BY H.C.P.C		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECEIVED		
BUILDING PERMIT APPLICATION RELEASED		
USE & OCCUPANCY APPLICATION RECEIVED		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT:
COUNTY HEALTH OFFICER — NOV 13 1970 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 11-11-70 DATE
CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT — 11-13-70 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — 11/9/70 DATE
CHIEF BUREAU OF HIGHWAYS — 11/3/70 DATE

TABULATION

SQ. FT. PER UNIT	810	1020	1070	1300		
BLDG. No	1	2A	2B	3	No OF UNITS	GROSS AREA IN SQ. FEET
1	6	12	–	–	18	17,100
2	–	–	18	–	18	19,260
3	–	9	–	3	12	13,080
4	–	9	–	3	12	13,020
5	6	6	–	6	18	18,780
6	6	6	–	6	18	18,780
7	6	6	–	6	18	18,780
8	6	6	–	6	18	18,780
9	–	9	–	3	12	13,020
10	6	6	–	6	18	18,780
TOTALS	36	69	18	39	162	

* NO BASEMENTS

SEYBOLT, CORE & NEWQUIST
CIVIL ENGINEERS & LAND SURVEYORS
1111 BONIFANT STREET
SILVER SPRING, MD. 20910

OWNER
ROUSE - WATES INC.
OAKLAND BUILDING
COLUMBIA, MD.

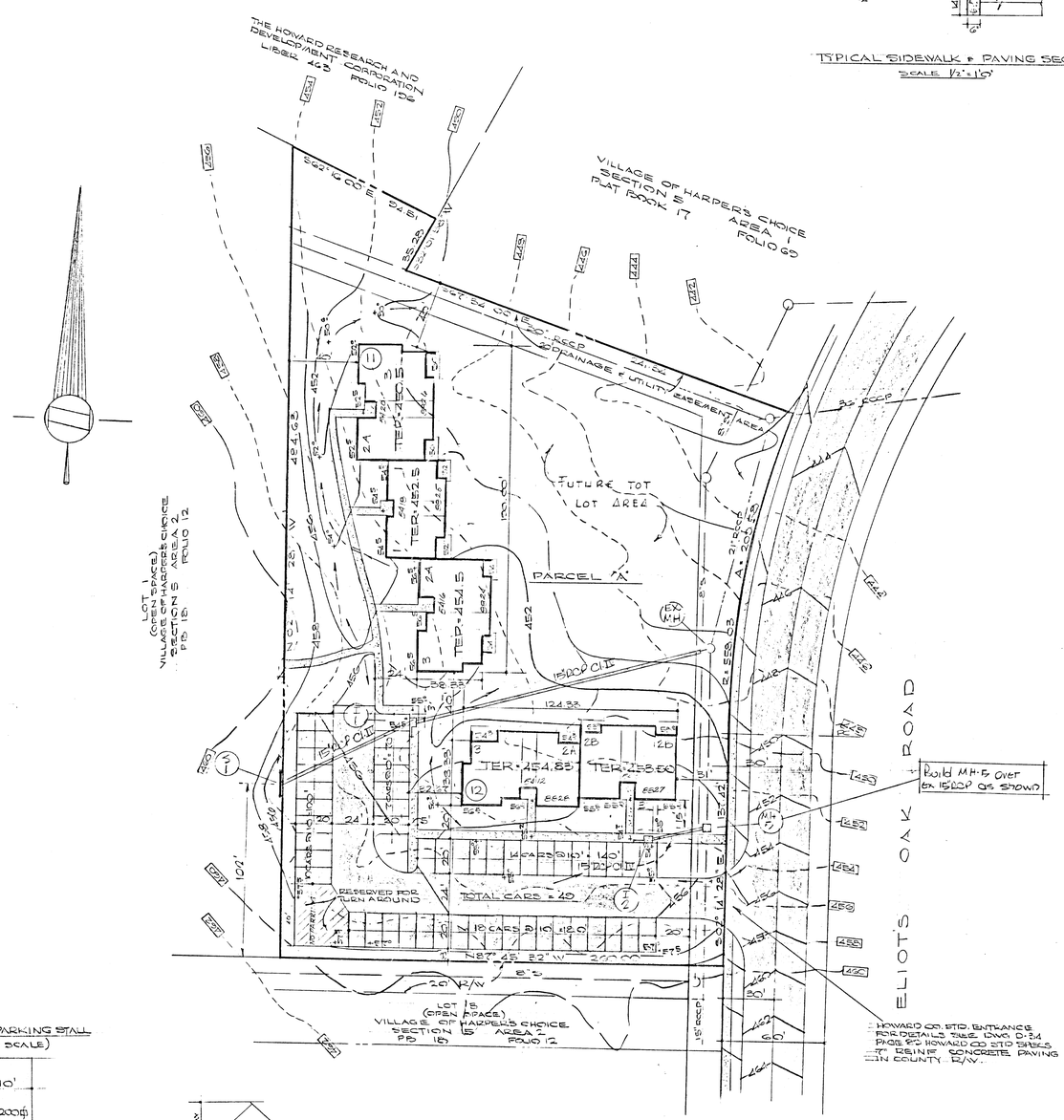
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE OCT 7 1970

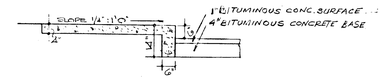
COLLINS & KRONSTADT
LEAHY · HOGAN · COLLINS
code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

SITE GRADING PLAN
VILLAGE OF HARPERS CHOICE 5TH ELECTION DISTRICT
LOT A-1 SECTION 5 AREA 3 PLAT BOOK 18 FOLIO 85
FINAL DEVELOPMENT PLAN PHASE 86 PB 19 FOLIOS 40 thru 43 COLUMBIA MD

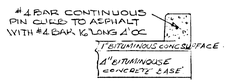
drawn	checked	job no.	date	scale
R.M. THOMSON		7026 A	SEPT-11-1970	

SD1

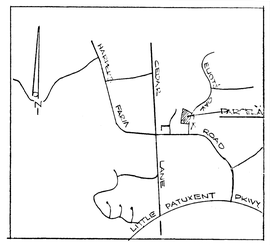




TYPICAL SIDEWALK & PAVING SECTION
SCALE 1/2":1'0"



6" x 6" CONCRETE CURB
SCALE 1"=1'-0"



VICINITY MAP
SCALE 1"=1430'

LEGEND

EXISTING CONTOURS	455
FINISHED CONTOURS	460
TERRACE FLOOR ELEVATION	TER = 460.5
SPOT ELEVATION	+ 55.5
DIRECTION OF DRAINAGE	
BITUMINOUS PAVING	
CONCRETE WALK	

NOTES

(1) ALL INTERIOR ROADS TO BE PRIVATE.
(2) ALL DISTURBED AREAS TO BE SEEDED OR SODDED TO PREVENT SOIL EROSION.
(3) ALL DRAINAGE SWALES TO BE TAMPED RALLED AND SODDED.
(4) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING.
(5) TOPOGRAPHY TAKEN FROM DRAWING PREPARED BY MAPS INC. DATED FEBRUARY 1969.
(6) SEE SHEET SD4 FOR TYPICAL WALL DETAILS
(7) NO FENCES OR SIGNS AT THIS TIME

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE OCT 7 1970

TABULATION

SQ FT PER UNIT	810	1020	1070	1500		
BLDG	UNIT TYPE				NO OF UNITS	GROSS AREA IN SQ.FEET
NO	1	2A	2B	3		
11	6	6	—	6	18	18,780
12	—	3	6	3	12	13,320
TOTALS	6	9	6	9	30	32,160

* NO BASEMENTS

SITE ANALYSIS

AREA OF SITE	2.450 AC	
	107,140 ☐'	
UNIT COUNT		
ALLOWABLE	36	
PROVIDED	30	
COVERAGE		
ALLOWABLE	32,142 ☐'	(30%)
PROVIDED	11,460 ☐'	(10.8%)
PARKING		
REQUIRED (1.5 TO 1)	45	
PROVIDED	49	
ZONING	NEW TOWN - APTS	

FILE NUMBER:	
PLAN IDENTIFICATION:	
APPLICANTS NAME:	
ADDRESS:	
TELEPHONE NUMBER:	

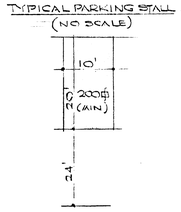
PROGRESS DATA CHART	DATE:	INITIALS
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVISIONS RECEIVED BY H.C.P.C		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECEIVED		
BUILDING PERMIT APPLICATION RELEASED		
USE & OCCUPANCY APPLICATION RECEIVED		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

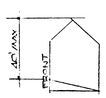
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE EXTENDS, HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER — DATE May 27 1970

APPROVED. HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR — DATE 11-16-70
CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT — DATE 11-13-70

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 11-23-70
CHIEF BUREAU OF HIGHWAYS — DATE 11-10-70

TYPICAL PARKING STALL
(NO SCALE)





MAXIMUM HEIGHT FROM LOWEST GROUND ELEV. UNIT 2B

SKYBOLT, BOME & NEWQUIST
CIVIL ENGINEERS & LAND SURVEYORS
1111 PONFRET STREET
GORDON L. BERGUIST-ALV. FCD.P.

ENGINEER:
ROUSE - WATES INC.
OAKLAND BUILDING
COLUMBIA MD

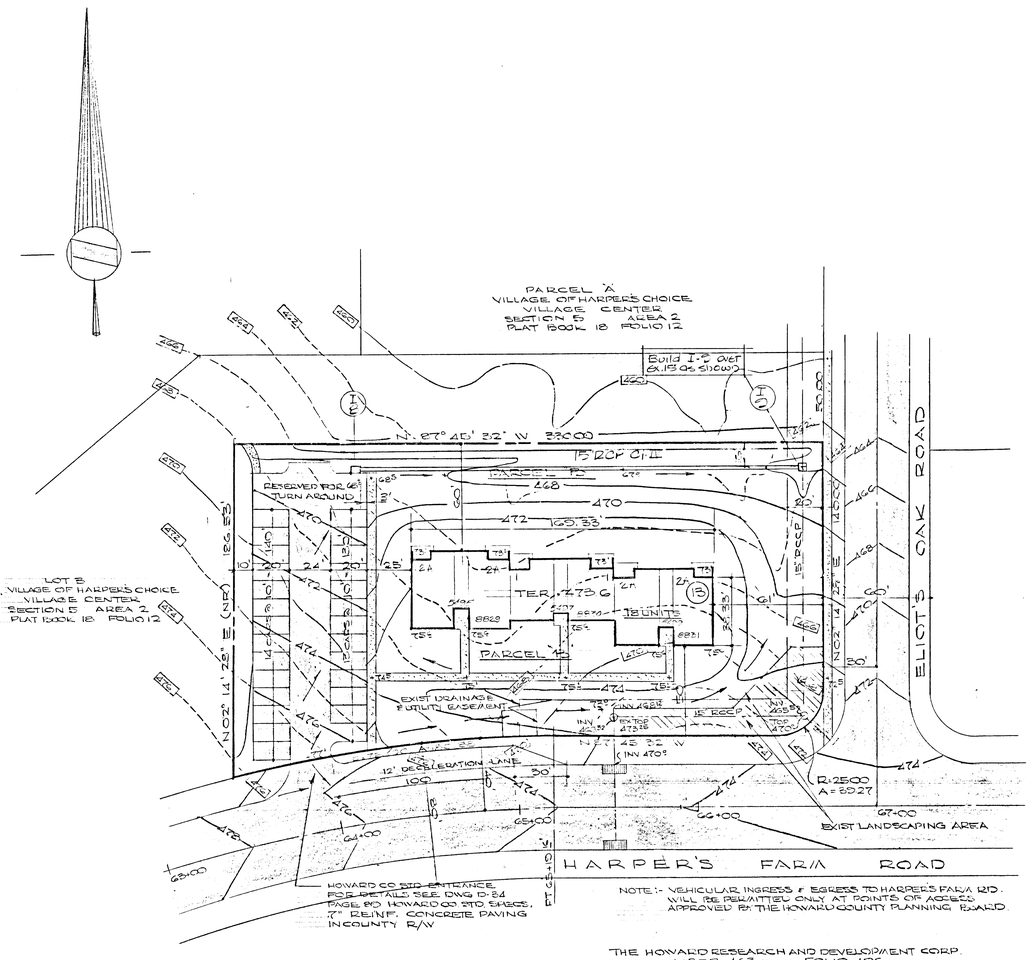
COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS
code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

SITE GRADING PLAN
VILLAGE OF HARPERS CHOICE-VILLAGE CENTER-5TH ELECTION DISTRICT
PARCEL 'A' SECTION 5 AREA 2 PLAT BOOK 12 FOLIO 12
FINAL DEVELOPMENT PLAN PHASE 6D PB 18 FOLIO 226 & 24 COLUMBIA, MD

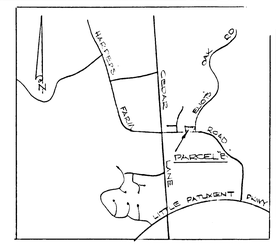
DESIGN	DRAWN	JOB NO.	DATE	SCALE
P.A. Thomas		7026 A	SEPT-11-1970	1"=30'

SD 2

S.D.P. 71-17-C SITE 'B'



THE HOWARD RESEARCH AND DEVELOPMENT CORP.
LIBER 465 FOLIO 106



VICINITY MAP
SCALE 1"= 1400'

LEGEND

ORIGINAL CONTOURS	470
FINISHED CONTOURS	470
TERRACE FLOOR ELEVATION	TER.= 473.60
SPOT ELEVATION	+75.6
DIRECTION OF DRAINAGE	
BITUMINOUS PAVING	
CONCRETE WALK	

NOTES

(1) ALL INTERIOR ROADS TO BE PRIVATE.
(2) ALL DISTURBED AREAS TO BE SEEDED OR SODDED TO PREVENT SOIL EROSION.
(3) ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SODDED.
(4) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING.
(5) TOPOGRAPHY TAKEN FROM DWG PREPARED BY MAPS INC. DATED FEBRUARY 1966.
(6) SEE SHEET SD-1 FOR TYPICAL WALL DETAILS
(7) NO FENCES OR SIGNS AT THIS TIME

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE OCT 7 1970

TABULATION						
SQ FT PER / UNIT	810	1020	1070	1300		
BLDG	UNIT TYPE				N° OF UNITS	GROSS AREA IN SQ. FEET
N9	1	2A	2B	3	18	17,100
18	6	12	-	-	18	17,100
TOTALS	6	12	-	-	18	17,100

* NO BASEMENTS

SITE ANALYSIS	
AREA OF SITE	1.276 AC. 55,504 ±
UNIT COUNT	
ALLOWABLE	19
PROVIDED	18.
COVERAGE	
ALLOWABLE	16,678 ± (30%)
PROVIDED	6144 ± (11.1%)
PARKING	
REQUIRED (1.5 TO 1)	27
PROVIDED	27
ZONING	NEW TOWN - 4PTS

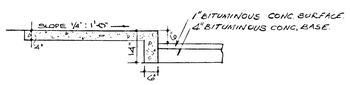
FILE NUMBER			
PLAN IDENTIFICATION :			
APPLICANTS NAME : ADDRESS :			
TELEPHONE NUMBER			
PROGRESS DATA CHART		DATE:	INITIALS:
DATE OF ORIGINAL SUBMISSION.			
RETURNS			
REVISIONS RECEIVED BY H.C.P.C.			
APPROVAL OF SITE PLAN.			
BUILDING PERMIT APPLICATION RECEIVED.			
BUILDING PERMIT APPLICATION RELEASED			
USE & OCCUPANCY APPLICATION RECEIVED.			
USE & OCCUPANCY FIELD INSPECTION			
USE & OCCUPANCY PERMIT RELEASED			

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT: DIRECTOR COUNTY HEALTH OFFICER — DATE 11/13/70

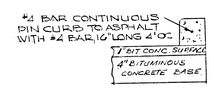
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING: DIRECTOR — DATE 11-12-70

APPROVED: CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT — DATE 11-13-70

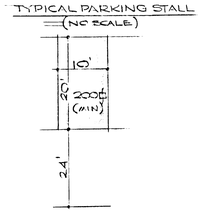
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 11/12/70
CHIEF BUREAU OF HIGHWAYS — DATE 11/10/70

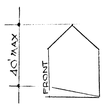


TYPICAL SIDEWALK & PAVING SECTION
SCALE 1/2" = 1'-0"



6" x 6" CONCRETE CURB
SCALE 1" = 1'-0"





MAXIMUM HEIGHT FROM LOWEST GROUND ELEV.

SEYBOLT, GURL & NEWQUIST, CIVIL ENGINEERS & LAND SURVEYORS, 1111 BONHAM STREET, SILVER SPRING, MD. 20910
GORDON L. KRZYKOWSKI #6468

OWNER:
ROUSE - WATES INC.
OAKLAND BUILDING
COLUMBIA MD.

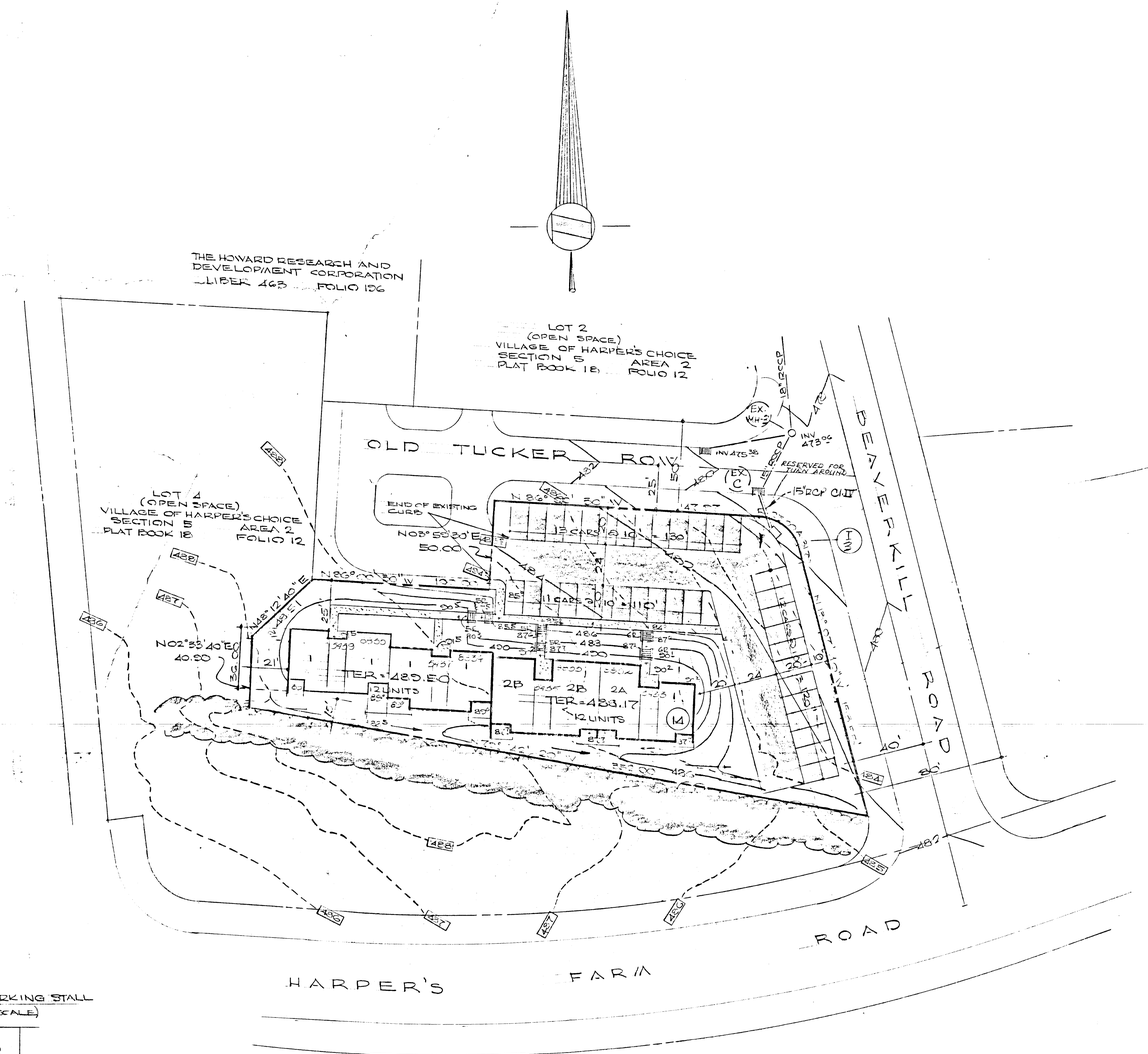
ISSUE	DATE	REVISION
1	10/70	LAND REVISED 5'-0"

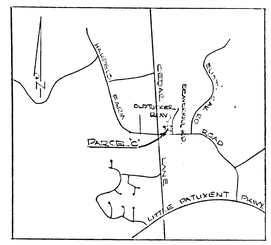
COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

SITE GRADING PLAN
VILLAGE OF HARPERS CHOICE - VILLAGE CENTER - 5TH ELECTION DISTRICT
PARCEL 'B' SECTION 5 AREA 2 PLAT BOOK 18 FOLIO 12
FINAL DEVELOPMENT PLAN PHASE 6D PB 10 FOLIOS 22 TO 24 COLUMBIA, MD

DATE				
		7026A	SEPT 11, 1970	1"-30'

SD-3
A.D.I. FILE





VICINITY MAP
SCALE 1" = 1400'

— LEGEND —

EXISTING CONTOURS	420
FINISHED CONTOURS	420
TERRACE FLOOR ELEVATION	TER = 422.2
SPOT ELEVATION	+515
DIRECTION OF DRAINAGE	
BITUMINOUS PAVING	
CONCRETE WALK	

— NOTES —

(1) ALL INTERIOR ROADS TO BE PRIVATE.
(2) ALL DISTURBED AREAS TO BE SEEDED OR SODDED TO PREVENT SOIL EROSION.
(3) ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SODDED
(4) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING.
(5) TOPOGRAPHY TAKEN FROM DRAWING PREPARED BY MAPS INC. DATED FEBRUARY 1965
(6) SEE SHEET SD-1 FOR TYPICAL WALL DETAILS

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE NOV 4 1970

TABULATION

SQ. FT. PER UNIT	810	1020	1070	1200		
BLDG.	UNIT TYPE				NO. OF UNITS	GROSS AREA IN SQ. FEET
No.	1	2A	2B	3		
14	15	3	6	-	24	21,630
TOTAL	15	3	6	-	24	21,630

* NO BASEMENTS

SITE ANALYSIS

AREA OF SITE	0.005 AC. 30,365 ☐
UNIT COUNT	
ALLOWABLE	15
PROVIDED	24
COVERAGE	
ALLOWABLE	11,206 ☐ (30%)
PROVIDED	7802 ☐ (15%)
PARKING	
REQUIRED (1.5 TO 1)	36
PROVIDED	36
ZONING	NEW TOWN

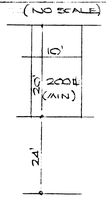
FILE NUMBER:		
PLAN IDENTIFICATION:		
APPLICANTS NAME: ADDRESS:		
TELEPHONE NUMBER:		
PROGRESS DATA CHART	DATE	INITALS
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVISIONS RECEIVED BY H.C.P.C.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECEIVED		
BUILDING PERMIT APPLICATION RELEASED		
USE & OCCUPANCY APPLICATION RECEIVED		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

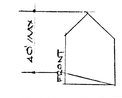
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT:
COUNTY HEALTH OFFICER — DATE Nov 13 1970

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 11-13-70

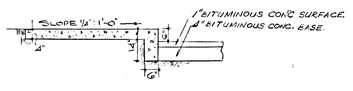
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 11-12-70
CHIEF BUREAU OF HIGHWAYS — DATE 11/16/70

TYPICAL PARKING STALL
(NO SCALE)

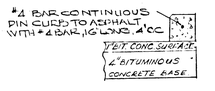




MAXIMUM HEIGHT FROM LOWEST GROUND ELEVATION UNITS



TYPICAL SIDEWALK & PAVING SECTION
SCALE ½" = 1'-0"



6" x 6" CONCRETE CURB
SCALE 1" = 1'-0"

SYMBOLT, HOPE & NEWQUIST, CIVIL ENGINEERS & LAND SURVEYORS, 1111 BONIFANT STREET, SILVER SPRING, MD. 20910
Gordon L. Symbolt Reg. Eng.

OWNER
ROUSE-WATES INC.
OAKLAND BUILDING
COLUMBIA MD.

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

SITE GRADING PLAN
VILLAGE OF HARPER'S CHOICE · VILLAGE CENTER 5TH ELECTION DISTRICT
PARCEL 'C' SECTION 5 AREA 2 PLAT BOOK 18 FOLIO 12
FINAL DEVELOPMENT PLAN PHASE 6D PB 19 FOLIOS 22 TO 24 COLUMBIA, MD

D. Thomas		7026A	SEPT 11, 1970	1" = 30'

SD4

5.22 & 71-17-C SITE