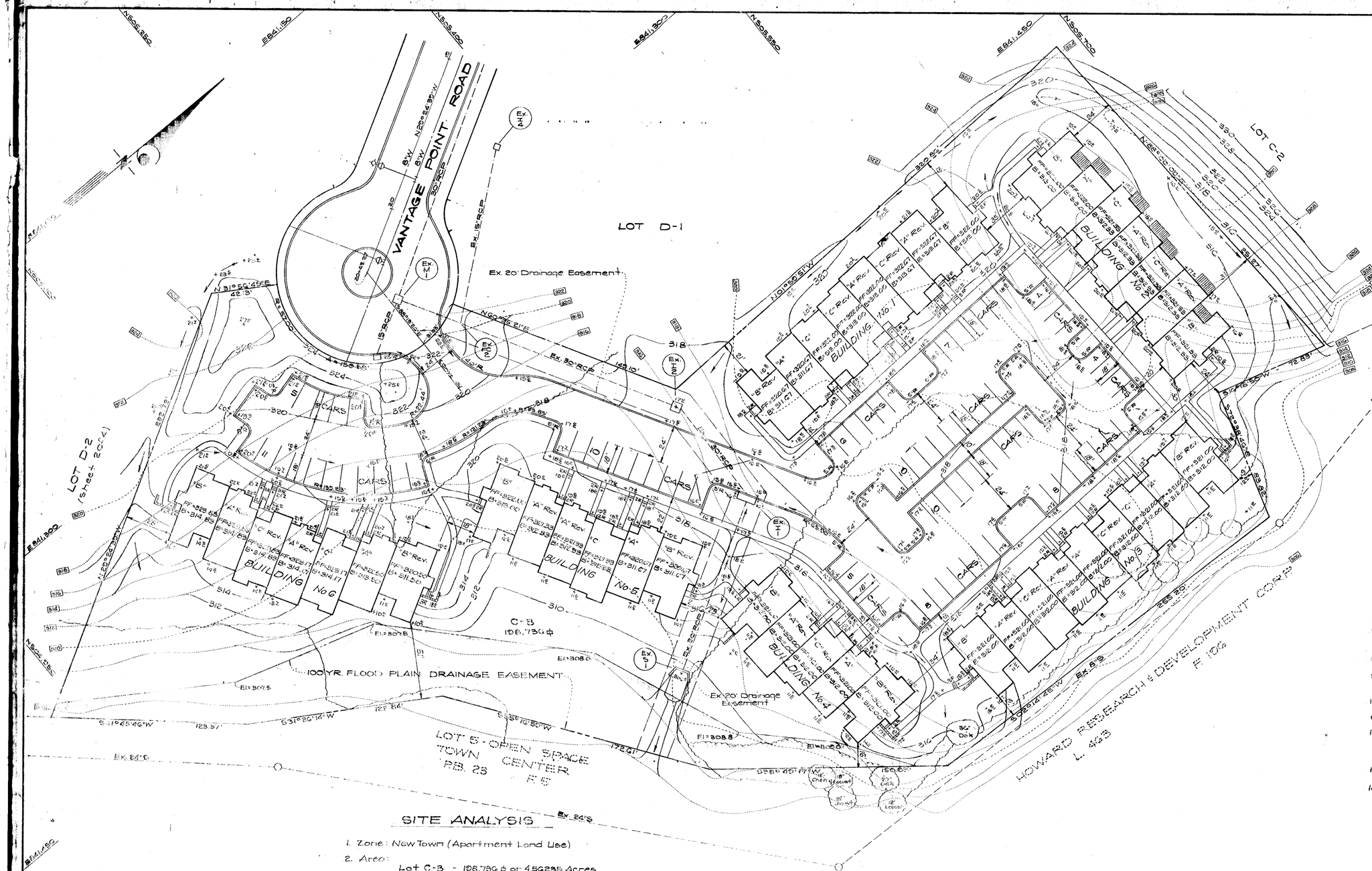
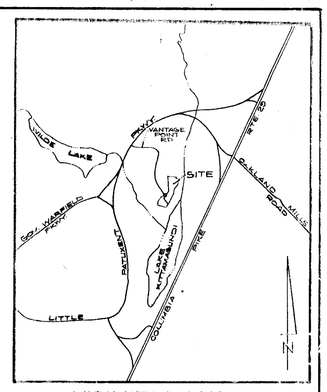




VICINITY MAP
Scale: 1" = 2000'

NOTE: "The lots or parcels shown on this plan are subject to the supplemental sewer In-Aid-of-Construction charge created by Section 20.311A of the Howard County Code and to Executive Order No. 72-9."

LEGEND

1. Contour Interval — 2 Ft.
2. Existing Contours — 318
3. Proposed Contours — 318
4. Spot Elevations — +18
5. Direction of Drainage
6. Existing Trees To Be Retained
7. Proposed Inlets — I-1
8. Proposed Storm Drain Pipe
9. All streets and parking bays to be privately owned and maintained.
10. Retaining Wall, See detail sheet 2.
11. Plat Reference: Plat Book 20 Folio 49 & 50.
12. Parcels C-3 and D-2 are covered by criteria set forth in Final Development Plan Phase 107-A (Amended).
13. Public Water & Sewer to be utilized.
14. The Area included in this submission is located on Tax Map 30.

SITE ANALYSIS

1. Zone: New Town (Apartment Land Use)
2. Area:
   - Lot C-3 - 198,736 ϕ or 4.56235 Acres
   - Lot D-2 - 166,873 ϕ or 3.83087 Acres
   - Total - 365,609 ϕ or 8.39322 Acres
3. Number of Units Shown: 84
4. Number of Parking Spaces Required: 126
5. Number of Parking Spaces Shown: 177
6. Building Coverage:
   - Type A (85 x 106.5 ϕ) = 27,205 ϕ
   - Type B (24 x 108.1 ϕ) = 25,944 ϕ
   - Type C (25 x 107.2 ϕ) = 26,800 ϕ
   - 89,949 ϕ ÷ 365,609 ϕ = 24.6%
7. Parking and Driveway Coverage (70,200 ϕ ÷ 365,609 ϕ) = 19.2%
8. Green Area = 56.2%

NOTE: Sewer and Water Easements recorded in Plat Book 20 Folios 49 and 50 have not been shown. Parcels C-3 and D-2 will be re-recorded to show only those Sewer and Water Easements necessary for development.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE

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

DIRECTOR — DATE

CHIEF BUREAU OF HIGHWAYS — DATE 1/20/75

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

10-10-74

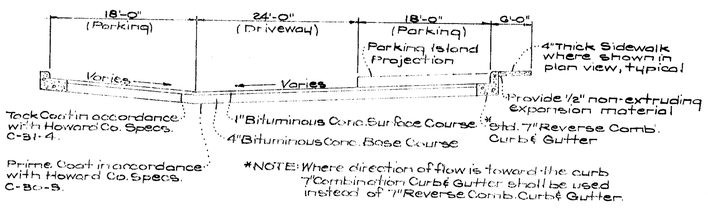
CLARK, FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11510 LOCKWOOD DRIVE — SILVER SPRING, MARYLAND 20902

DESIGNED	D.B.S.
DRAWN	
SURVEYED	
CHECKED	D.B.S.
DATE	Oct. 1974

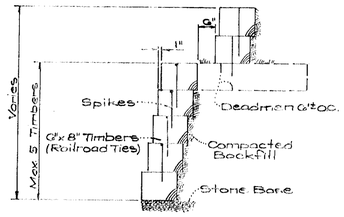
SITE DEVELOPMENT PLAN
LOTS C-3 AND D-2
COLUMBIA
TOWN CENTER
SEC. ON 2 ASSESSOR
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

HORST ROTHENBERG & ASSOCIATES, INC.
8451 Connecticut Avenue
Chevy Chase, Md. 20015

DPZ-76-292



TYPICAL PAVING SECTION
PRIVATE DRIVES & PARKING
No Scale



TIMBER RETAINING WALL
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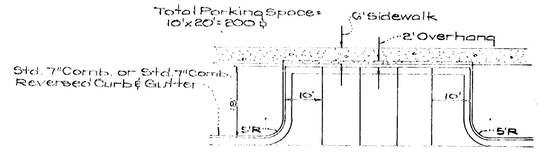

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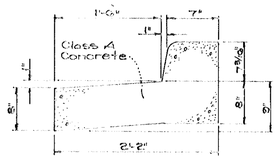
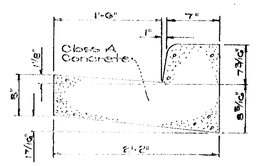
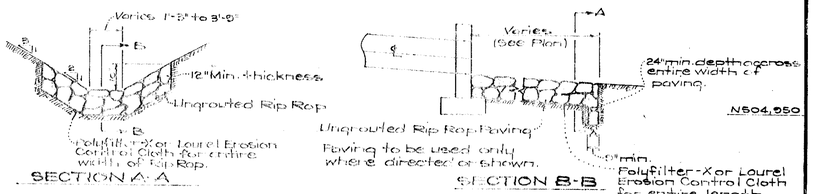


STD. 7" REVERSE COMBINATION
CURB & GUTTER
No Scale



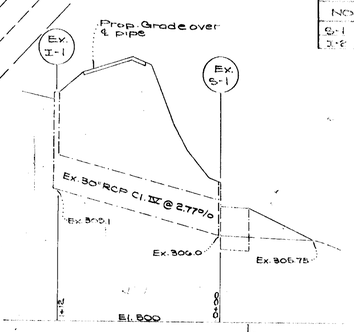
STD. 7" COMBINATION
CURB & GUTTER
No Scale



RIP RAP PAVING DETAIL
No Scale

STRUCTURE SCHEDULE						
NO.	TYPE	TOP ELEV. UPPER	TOP ELEV. LOWER	REMARKS	INV. IN	INV. OUT
S-1	B-Headwall			Howard Co. Std.	D10 = 15"	309.80
I-2	B-Inlet	316.50	316.50	" " "	W = 2'-6"	307.80

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	RCP Cl. III	88'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE

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

DIRECTOR — DATE

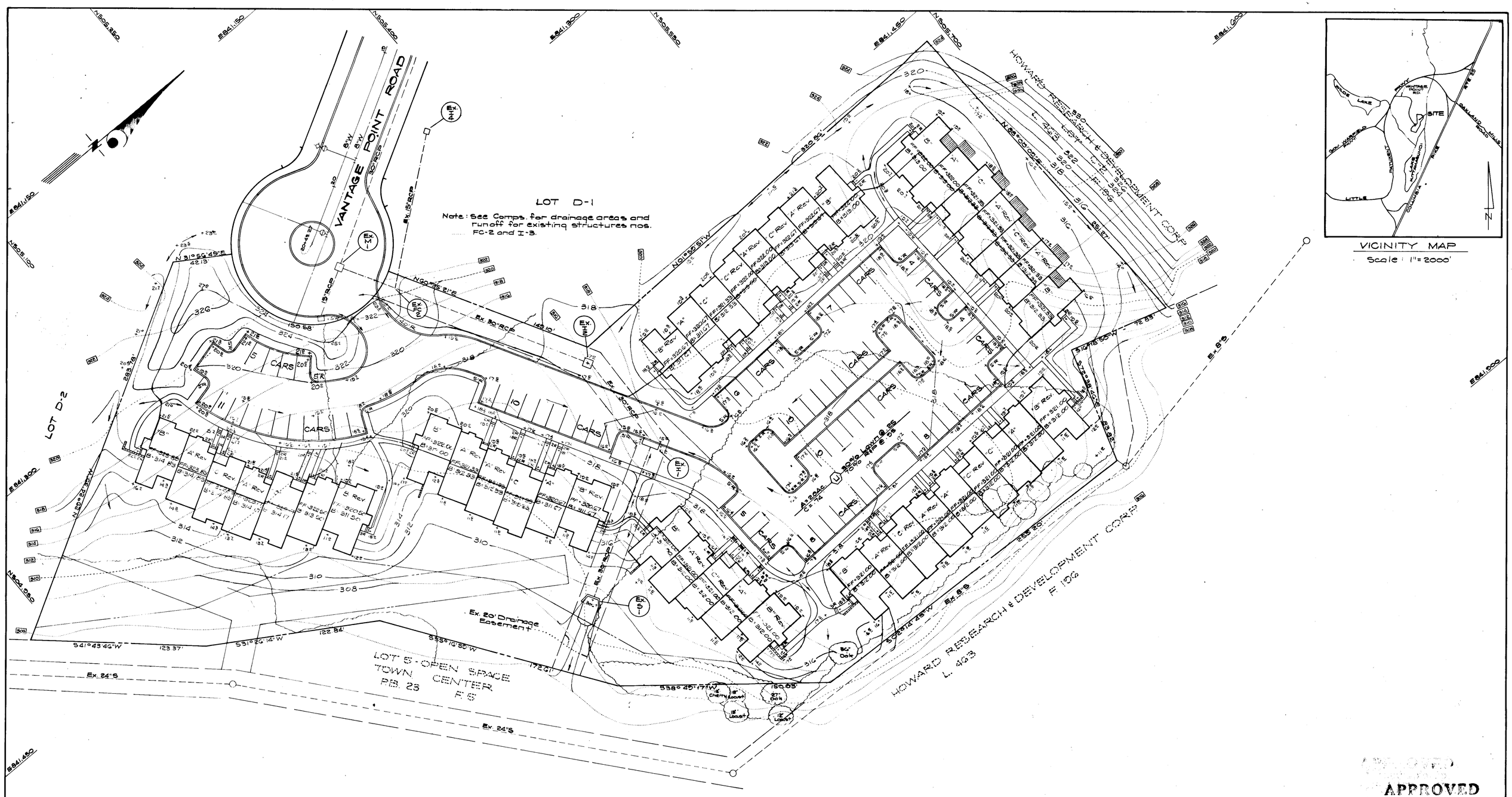
CHIEF BUREAU OF HIGHWAYS — DATE

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

10-16-79

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
8015 LOCKWOOD DRIVE — SILVER SPRING, MARYLAND 20910

DESIGNED	SITE DEVELOPMENT PLAN LOTS C-3 AND D-3 COLUMBIA TOWN CENTER SECTION 7 AREA 4 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
D.B.S.	
DRAWN	
SURVEY	
CHECKED	
D.B.S.	
DATE	PREPARED FOR: FOREST CITY COMMERCIAL INC. 8401 CONNECTICUT AVENUE CHEVY CHASE, MD. 20015
Oct., 1979	



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 2/1/75

APPROVED HOWARD COUNTY OFFICE OF PLANNING + ZONING

PLANNING DIRECTOR — DATE 2-10-75

CHIEF DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE 2/10/75

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

DIRECTOR — DATE 2-21-75

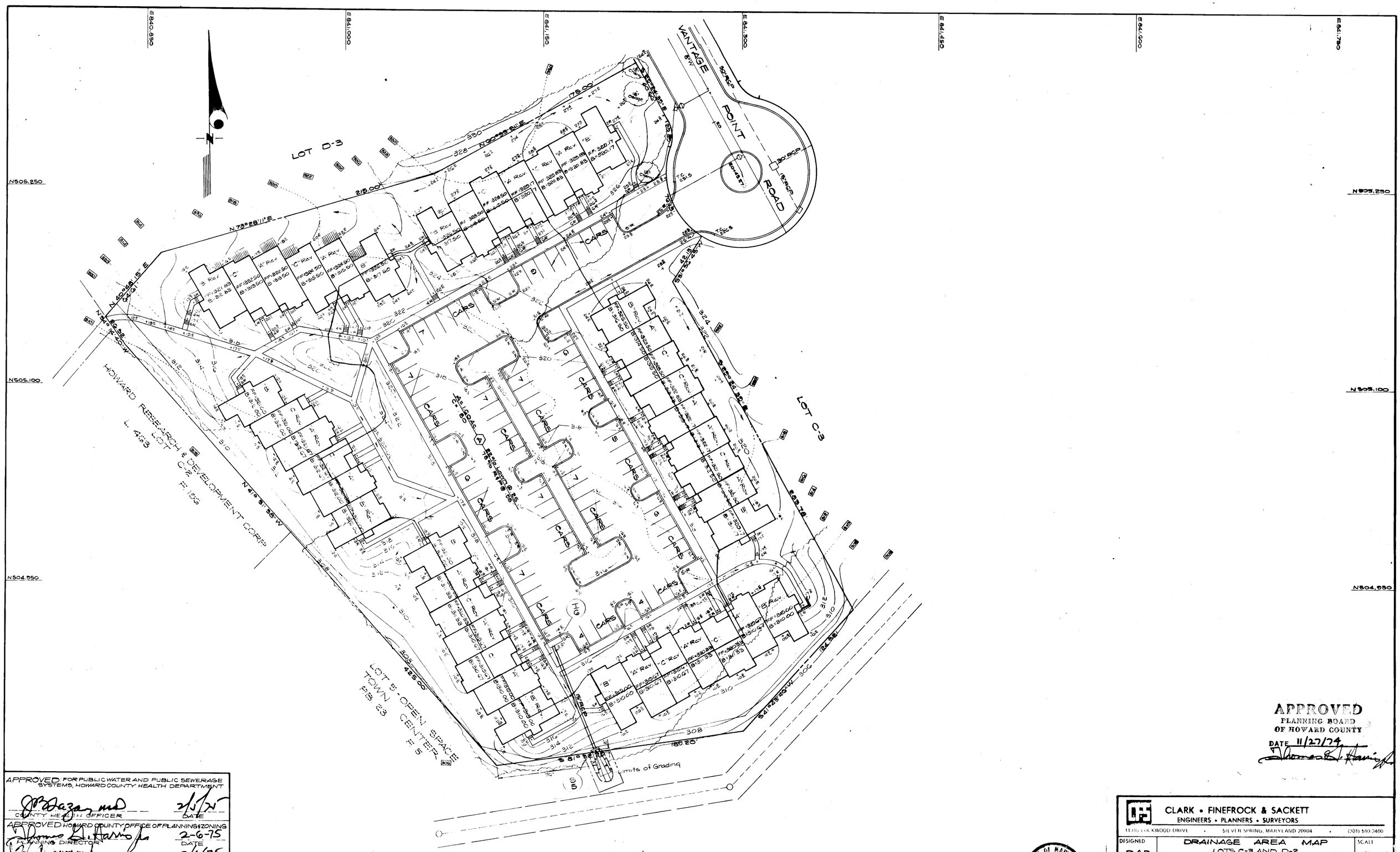
CHIEF BUREAU OF HIGHWAYS — DATE 12-18-1975

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11/27/74

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER
10-9-74

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11101 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593 3400

DESIGNED D.A.B.	DRAINAGE AREA MAP LOTS C-3 AND D-2 **COLUMBIA** TOWN CENTER SECTION 7 AREA 7 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 50'
DRAWN Suzon		DRAWING 3 of 4
CHECKED G.N.C.		JOB NO.
DATE Oct. 1974	FOR: FORETSKY & STARR, INC. 8401 Connecticut Avenue Chevy Chase, Md. 20015	FILE NO. 1121-X



APPROVED

PLANNING BOARD
OF HOWARD COUNTY

DATE 11/27/74

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 2/5/75

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE 2-6-75

CHIEF DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE 2/6/75

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

DIRECTOR — DATE 1-31-75

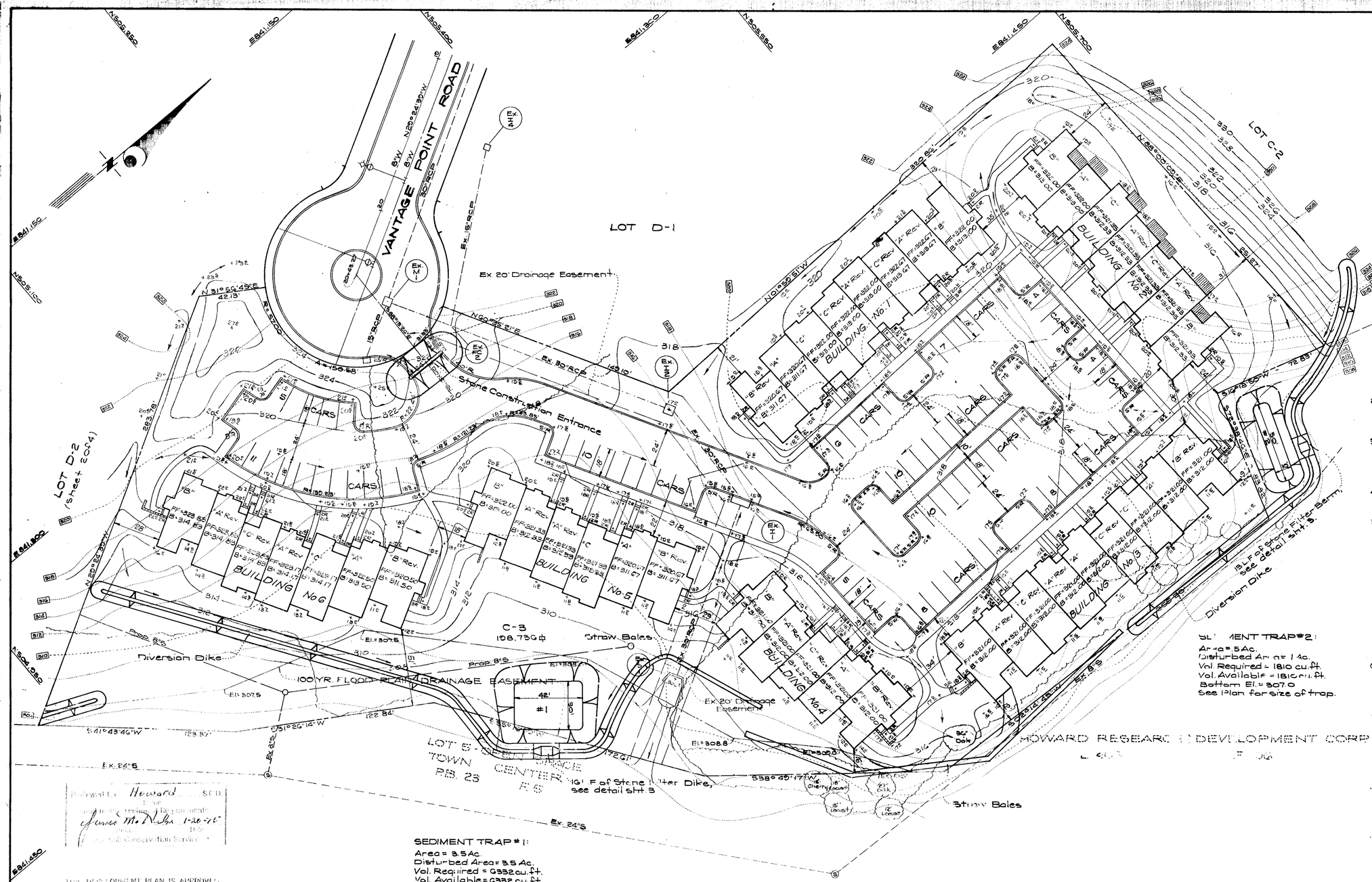
CHIEF BUREAU OF HIGHWAYS — DATE 1/23/75

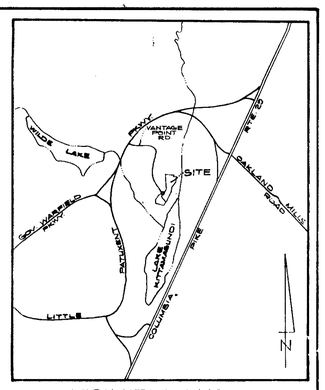
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

10-10-74

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED D.A.B.	DRAINAGE AREA MAP LOTS C-3 AND D-2 **COLUMBIA** TOWN CENTER SECTION 7 AREA 7 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=30'
DRAWN Suzan		DRAWING 4 of 4
CHECKED G.N.C.		JOB NO.
DATE Oct., 1974	FOR: PORETSKY & STARR, INC. 8401 Connecticut Avenue Chevy Chase, Md. 20015	FILE NO. 1121-X





VICINITY MAP
Scale: 1" = 2000'

SEDIMENT TRAP #1:
Area = 3.5 Ac.
Disturbed Area = 3.5 Ac.
Vol. Required = 6332 cu. ft.
Vol. Available = 6332 cu. ft.
Bottom El. = 302.0
See Plan for size of trap.

SEDIMENT TRAP #2:
Area = 5 Ac.
Disturbed Area = 1 Ac.
Vol. Required = 1810 cu. ft.
Vol. Available = 1810 cu. ft.
Bottom El. = 307.0
See Plan for size of trap.

GENERAL NOTES

1. All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing, or disturbance of the existing surface of the site. See note #5 for stabilization, except that the seed mixture shall be Kentucky 31 applied at the rate of 14 lbs./1000 ☐'.
2. Notify the Howard Soil Conservation District and the Bureau of Inspections and Permits at least 24 hours before starting any work.
3. All Sediment Control Practices to conform to the Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas and shall be adjusted to meet actual field conditions.
4. Stabilization of disturbed ground to be done as soon after construction as possible.
5. All graded areas shall be treated in accordance with the following specifications:
   a. Seed - certified 85% germination applied at the rate of 3 lbs./1000 ☐'; mixture - 40% Kentucky Blue, 20% Chewing Fescue, 20% Kentucky 31, and 20% Annual Rye.
   b. Fertilizer - 5-10-10 applied at the rate of 23 lbs./1000 ☐' and ground agricultural lime or dolomitic lime applied at the rate of 46 lbs./1000 ☐'.
   c. Mulch - Weed free grain straw applied at the rate of [illegible] lbs./1000 ☐'. Mulch shall be secured to the ground by any approved method, i.e. asphalt tacks, chemical binder, wood chips, etc.
6. All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District, phone [illegible] or 465-5000, ext. 528.
7. Onsite inspection and maintenance of all sediment control measures including cleanout of sediment traps and dikes and proper establishment of all planned vegetative measures will be the responsibility of the Developer or his representative on the site, on a continuing day to day basis.
8. Protection of stabilized area, from sediment runoff shall be provided by the use of an approved sediment control device, i.e. diversion dikes, straw bales, etc.
9. Storm drainage inlets on the site shall be completely blocked with plywood so that no storm runoff can enter. They will continue to be blocked until all areas draining to them have been stabilized.
10. Site Analysis:
    Total Area: 8.5 Ac.
    Area To Be Roofed: 2 Ac.
    Area To Be Paved: 2.0 Ac.
    Area To Be Seeded: 4.1 Ac.
    Area Undisturbed: 0.4 Ac.
11. See Sht. 3 for Construction Sequence.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11/27/74

Reviewed by Howard S.C.D. this 20 day of January 1975 in accordance with Howard Soil Conservation District standards and specifications.
James McNair 1-20-75
District Chairman — Howard Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved: [signature] Date: 1-20-75

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 2/5/75

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 2/6/75
CHIEF, DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE 2/6/75

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 1-31-75
CHIEF BUREAU OF HIGHWAYS — DATE 11/23/75

DEVELOPER'S CERTIFICATE

I agree that the development and construction will be done according to this plan, the Erosion and Sediment Control Plan for this project, and other plans and specifications as approved by the Howard Soil Conservation District. I also agree to have authorized agents of the District inspect the site as deemed necessary. Deviations from this plan will not be made unless authorized by the Howard Soil Conservation District.

11-15-74 — Date
Signature

ENGINEER'S CERTIFICATE

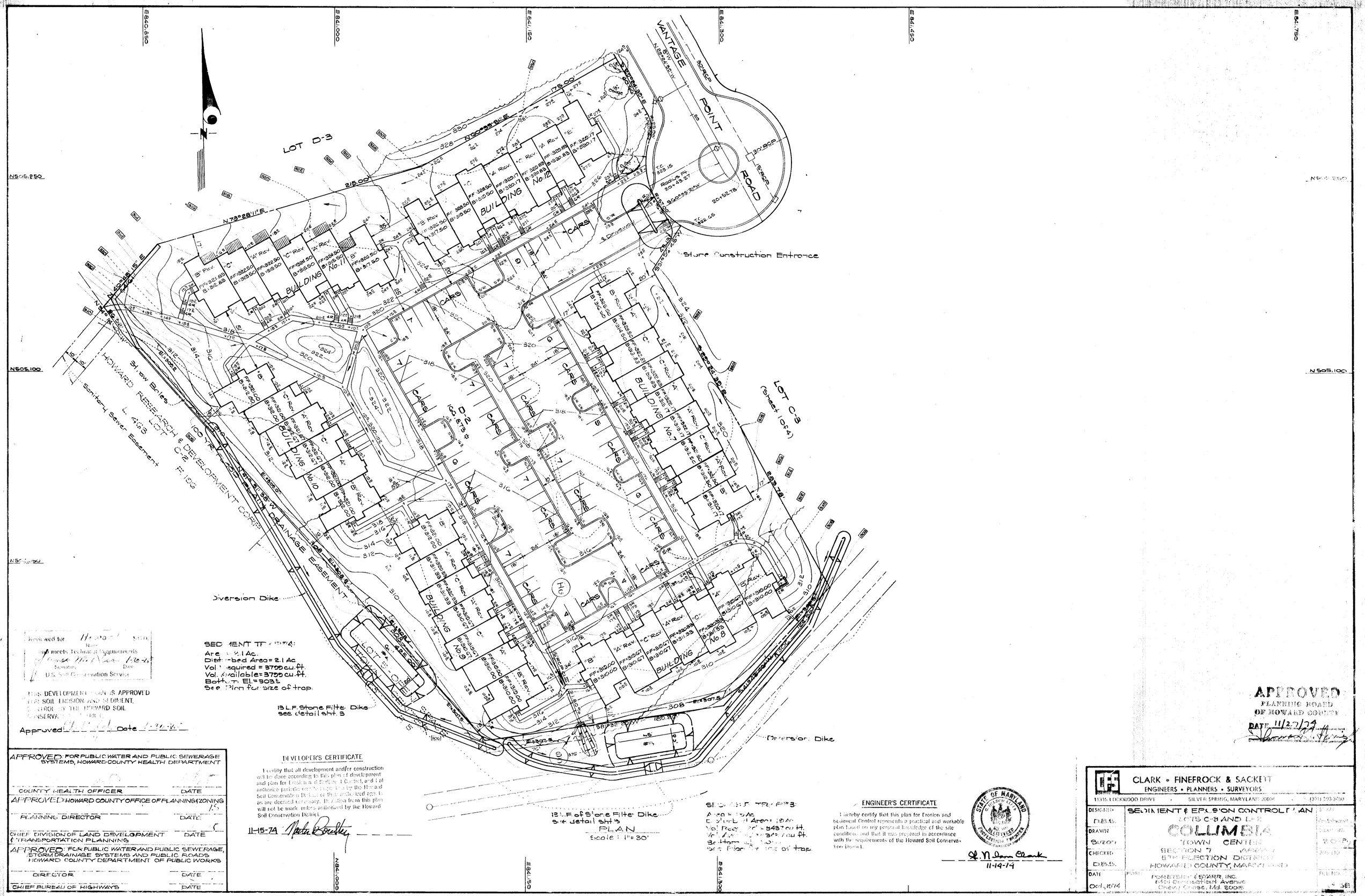
I hereby certify that this plan for Erosion and Sediment Control has been prepared by me or under my supervision and is in compliance with the requirements of the Howard Soil Conservation District.

11-14-74 — Date
G. Nelson Clark

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED D.B.S.	SEDIMENT & EROSION CONTROL PLAN LOTS C-3 AND D-2 COLUMBIA TOWN CENTER SECTION 7 AREA 7 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN Sizzon		DRAWING 1 of 3
CHECKED D.B.S.		JOB NO.
DATE Oct. 1974	FOR: FORESTSKY & STARR, INC. 8401 Connecticut Avenue Chevy Chase, Md. 20015	FILE NO. 11-14-5



PLAN
Scale: 1" = 30'

Reviewed for: [illegible] Soil Conservation Service
Name
Plan meets Technical Requirements
Signature Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved [illegible] Date 1-24-75

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING — DATE

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

DIRECTOR — DATE

CHIEF BUREAU OF HIGHWAYS — DATE

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and that authorized periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

11-15-74 [signature]

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.

STATE OF MARYLAND — CHARLES E. NELSON CLARK — No. 10191 — REGISTERED PROFESSIONAL ENGINEER

[signature] 11-14-74

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11/27/74
[signature]

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-5050

DESIGNED D.B.S.	SEDIMENT & EROSION CONTROL PLAN LOTS C-3 AND D-2 COLUMBIA TOWN CENTER SECTION 7 AREA 7 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAWN Suzon	
CHECKED D.B.S.	
DATE Oct., 1974	PREPARED FOR: FOREST CITY STARR, INC. 8601 Connecticut Avenue Chevy Chase, Md. 20015
SCALE 1" = 30'	
FILE NO.	

CONSTRUCTION SEQUENCE

PHASE I. (Bldg. #6-MODELS)

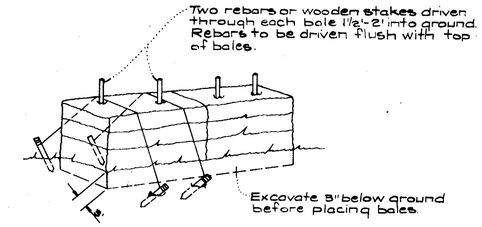
1. Installation & Stabilization of Sediment Trap #1 and Adjacent Dikes, and Stone Construction Entrance.
2. Excavate for Bldg. footings and rough grade.
3. Install Utilities.
4. Construct Bldgs.
5. Final Grade and Stabilize.
6. Sediment Trap #1 to remain in operation until Bldg #5 and #4 are completed.
7. Removal of Diversion Dikes directly behind Bldg #6.

PHASE II. (Bldgs #5, #4, #3, #2, #1 in that order)

1. Installation of Straw Bales, Dikes, and Sediment Trap #2
2. Excavate for Bldg. footings and rough grade.
3. Install Utilities.
4. Construct Bldgs.
5. Final Grade and Stabilize.

PHASE III (Bldgs. #12, #11, #10, #9, #8, #7, in that order)

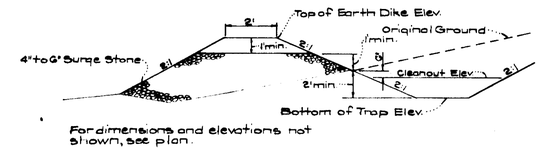
1. Installation & Stabilization of Straw Bales, Dikes and Sediment Trap #3 & #4 and Stone Construction Entrance.
2. Excavate for Bldg. footings and rough grade.
3. Install Utilities.
4. Construct Bldgs.
5. Final Grade and Stabilize.



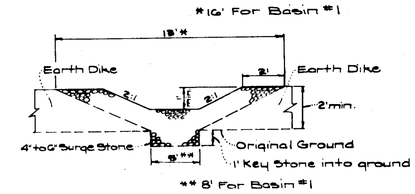
NOTE: In lieu of the use of rebars, each straw bale may be fastened to ground with pegs (4 per bale and nylon twine as shown above).

TYPICAL STRAW BALE DETAIL

No Scale



TYPICAL PROFILE



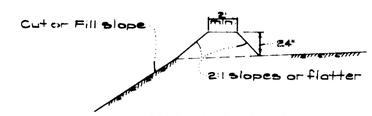
TYPICAL SPILLWAY CROSSECTION

SEDIMENT TRAP DETAILS

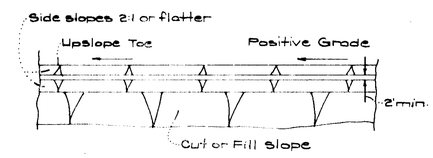
No Scale

SEDIMENT TRAP NOTES

1. All Sediment Traps to be cleaned out when sediment reaches a level 6" below the original ground line.
2. Bottoms of all Sediment Traps to be level and constructed to the dimensions shown in plan view.
3. Spillways to be constructed through Earth Dikes adjacent to excavated portion of Sediment Trap.



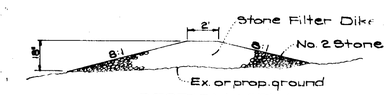
CROSS SECTION



PLAN VIEW

DIVERSION DIKE

No Scale



SECTION VIEW

STONE CONSTRUCTION ENTRANCE DETAIL

No Scale

Reviewed for Howard SCD
Name
and meets Technical Requirements
Clara M. Kelly 1-20-75
Signature Date
U.S. Soil Conservation Service

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

Approved Charles J. Sykes Date 1-20-75

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
2/5/75
DATE

COUNTY OFFICE OF PLANNING & ZONING
2-6-75
DATE

2/6/75
DATE

DEVELOPMENT
PLANNING

FOR PUBLIC WATER AND PUBLIC SEWERAGE, SEWERAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
2/21/75
DATE

D. R. Freund
1/23/75
DATE
CHIEF BUREAU OF HIGHWAYS

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

11-15-74 Martin Boretsky

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my knowledge of this site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — No. 7194 — LAWRENCE N. CLARK

L. N. Clark
11-14-74

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11/27/74

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
7101 SLIGO AVENUE • SILVER SPRING, MARYLAND 20904 • (301) 593-3430

DESIGNED D.A.B.	SEDIMENT & EROSION CONTROL PLAN LOTS C-3 AND D-2 **COLUMBIA** TOWN CENTER SECTION 7 AREA 7 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE As Shown
DRAWN Suzan		DRAWING 3 of 3
CHECKED G.N.C.		JOB NO.
DATE Oct., 1974	FOR: FORETSKY & STARR, INC 8401 Connecticut Avenue Chevy Chase, Md. 20015	FILE NO. 1144-5E