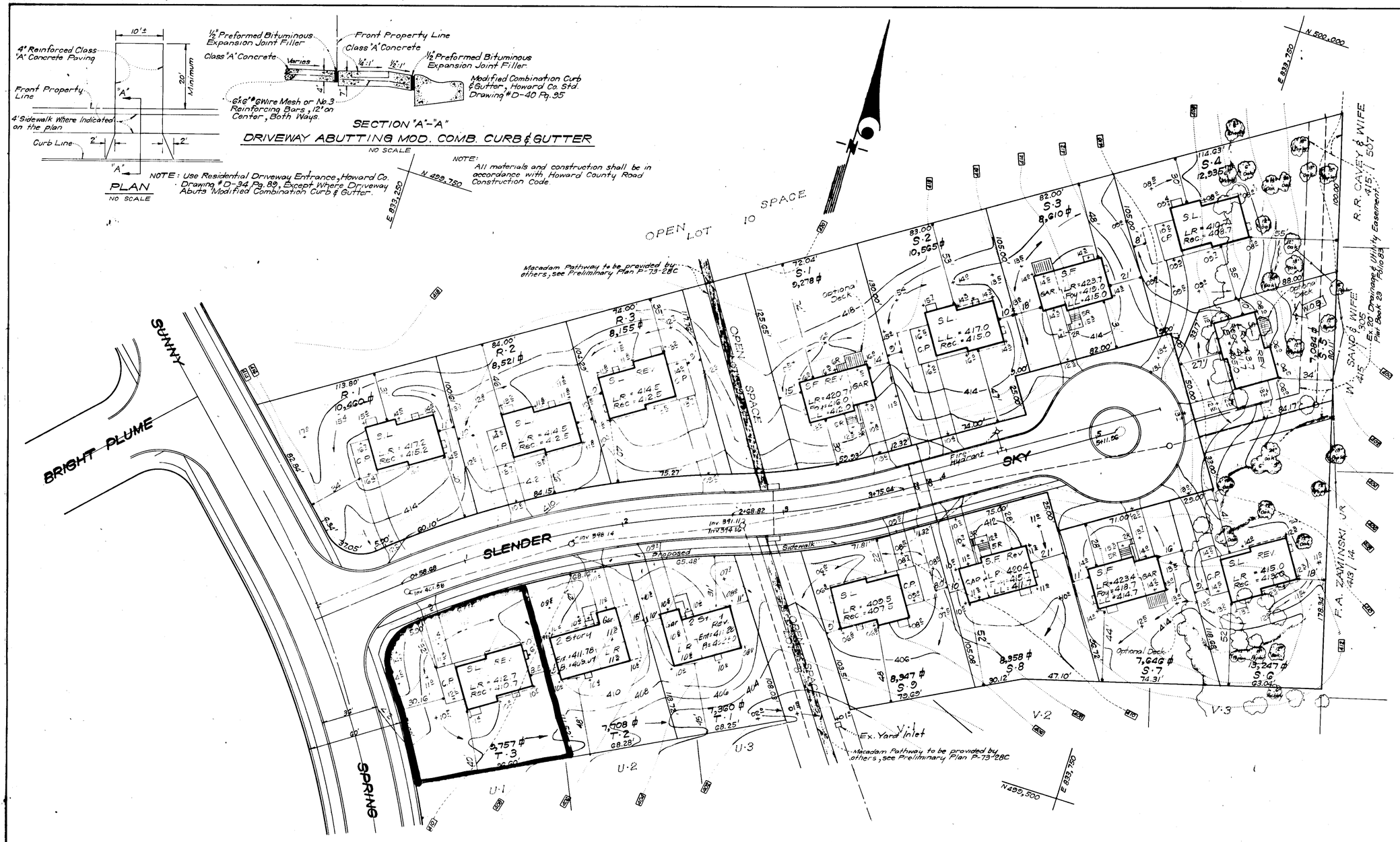
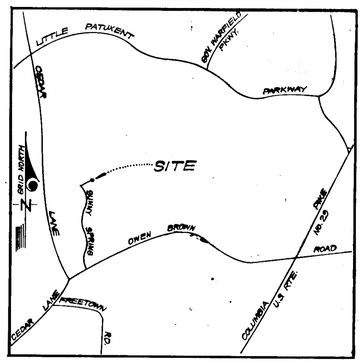




VICINITY MAP
SCALE: 1" = 2000'

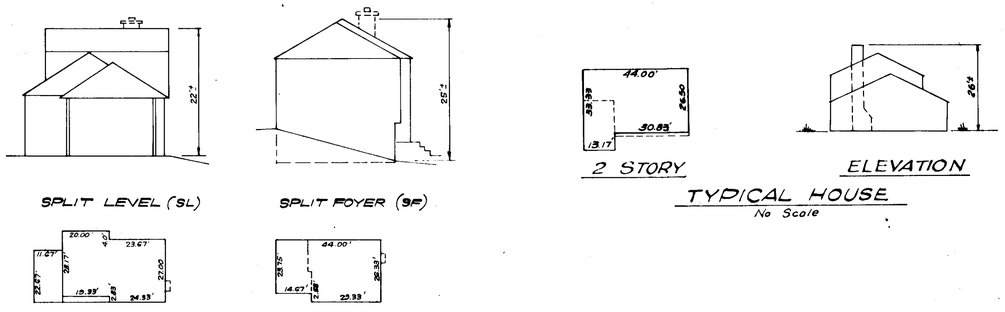
GENERAL NOTES

1. The land included in this plan is zoned New Town (S.F.M.D.)
2. The Lots shown on this plan are covered by Final Development Plan Phase 100 & 100A recorded in Plat Book 20 Folios 75 to 157.
3. All coordinates are based on Maryland State Grid System. Elevations are based on the U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
4. The Area covered in this submission is located on Tax Map No. 55.
5. The total area included in this plan is 0.224 Acre
6. All roadways shown are public and are existing.
7. Any damage to County owned rights-of-way or paving shall be corrected at the Developer's expense.

LEGEND

1. Contour Interval — 2 Ft.
2. Existing Contours — 340
3. Proposed Contours — 340
4. Spot Elevations — +40 E
5. Direction of Drainage
6. Yard Requirements:
   Front - 20'
   Side - 7.5' (Min.)
7. Existing Trees to be Retained
8. Existing Trees to be Removed
9. Walk-Out Basement — W.O.B.

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 9-1-76



TYPICAL BUILDING ELEVATIONS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10/5/76

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR - ACTG. — DATE 10/14/76
R. B. Cline
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/18/76

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 10-11-76
CHIEF, BUREAU OF HIGHWAYS — DATE 10/11/76

SURVEYOR'S CERTIFICATION

I hereby certify that the information contained hereon is the same as shown on previously approved SDP-76-29C, with the following exception.

1. Chimney added to House on Lot T-3

I further certify that the Sediment & Erosion control measures, as previously approved, will not be affected, the grading is substantially the same as originally approved, the building setbacks comply with FDP Phase 100 & 100A, and the lot has the same geometric configuration as shown on the respective recorded subdivision plat.

8-10-76
DATE

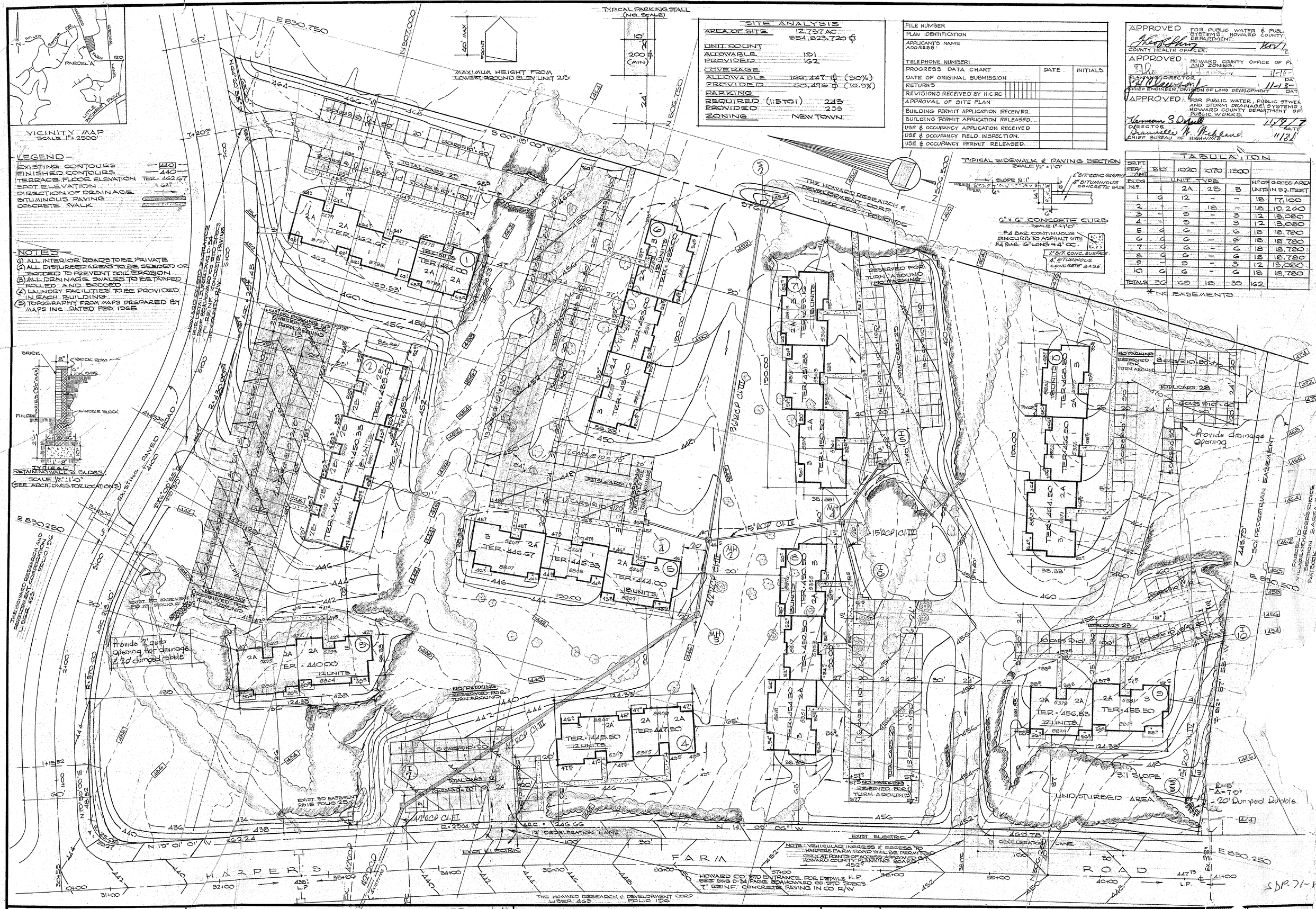
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

NOTE: For bearings and distances of individual lot lines, see record plat recorded in Plat Book 25 Folio 82.

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3100

DESIGNED DBS	REVISED SITE DEVELOPMENT PLAN LOT T-3
DRAWN C.C.M.	COLUMBIA
CHECKED DBS	VILLAGE OF HICKORY RIDGE SECTION 1 AREA 1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE Aug., 1976	OWNER: COLUMBIA BUILDERS, INC. SUITE 606 AMERICAN CITY BUILDING COLUMBIA, MARYLAND 21044
SCALE 1" = 30'	DRAWING 1 OF 1

SDP-77-17C



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)	243
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 SYSTEMS, HOWARD COUNTY DEPARTMENT:
COUNTY HEALTH OFFICER — DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING:
PLANNING DIRECTOR — DATE 11-1-70
CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT — DATE 11-1-70
APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 11/9/70
CHIEF BUREAU OF HIGHWAYS — DATE 11/13/70

TABULATION

SQ. FT. PER UNIT	800	1020	1070	1300		
BLDG. No.	UNIT TYPE 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	13,080
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	13,080
10	6	6	-	6	18	18,780
TOTALS	30	60	18	30	162	

* NO BASEMENTS

SEYBOLT, GORE & NEWQUIST, CIVIL ENGINEERS & LAND SURVEYORS
7111 BONIFANT STREET
SILVER SPRING, MD. 20910
GORDON L. BERLINSKY #16409

OWNER
ROUSE-WATES INC.
OAKLAND BUILDING
COLUMBIA MD.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE OCT 7 1970

ISSUE	DATE	REVISION
3	10-7-70	PLAN REVIEW

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 5TH ELECTION DISTRICT
LOT A-1 SECTION 5 AREA 3 PLAT BOOK 18 FOLIO 85
FINAL DEVELOPMENT PLAN PHASE 3C PB. 15 FOLIOS 40 TO 43 COLUMBIA, MD

DRAWN	CHECKED	JOB NO.	DATE	SCALE
R. THOMSON		7026 A	SEPT-11-1970	1" = 30'

SDP 71-1