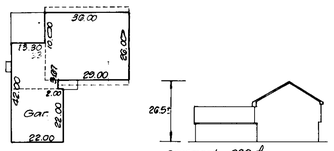
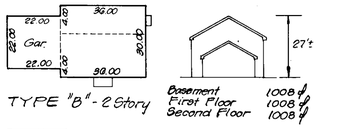
SITE ANALYSIS:

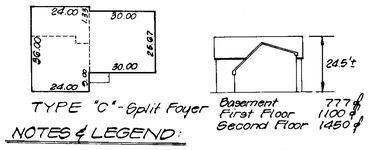
1. Zone: New Town (FDP-107, 3FMD)
2. Area: Residential Lots 29 = 318,358 sf or 7.308 acs.
3. Max. No. of units permitted: 29
4. Number of units shown: 29
5. No. of Parking Spaces required: 2 Parking spaces / 3FD unit.
6. See Shts 3 and 4 for Sediment and Erosion Control Plans.



TYPE "A" - 2 Story



TYPE "B" - 2 Story



TYPE "C" - Split Foyer

NOTES & LEGEND:

1. Contour Interval — 2 ft
2. Existing Contour — 350
3. Proposed Contour — 350
4. Proposed Spot Elevation. — +52.5
5. Proposed Storm Drain
6. All streets to be public owned and maintained.
7. Plat Reference PB: F:
8. All building restrictions to be complied with those set forth in Final Development Phase 107 recorded in PB 3054-A, Folios 55 thru 58.
9. Public water & server to be utilized.
10. The Area included in this submission is located on Tax Map 30, Parcel
11. Installation of all driveways shall be in accordance with the 1968 Edition of the Manual of Specifications for Materials, Highways, Bridges, Development and Roads and Streets, and Incidental Structures.
12. 100 yr. Flood Plain Elevation — 350 *
13. Walkout Basement — W.O.B.

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done in accordance to this plan of development and plan for erosion and sediment control. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

6-11-79
Date

Signature
MIKE RICHARDS
Winchester Homes

APPROVED: Howard County Office of Planning & Zoning

Planning Director — Date 7-27-79

Chief, Division of Land Development — Date 7-27-79

APPROVED: For Public water and public sewerage, storm drainage systems and public roads. Howard County Department of Public Works

Director — Date 7-16-79

Chief, Bureau of Engineering — Date 7/13/79

APPROVED: For Public water and public sewerage systems. Howard County Health Department.

County Health Officer — Date 7-25-79

MD. ROUTE 108

TOWN CENTER SECTION 2 AREA 1 LOT 30 OPEN SPACE

DAVIDGE DRIVE (PUBLIC)

CLAIBORNE CIRCLE (PUBLIC)

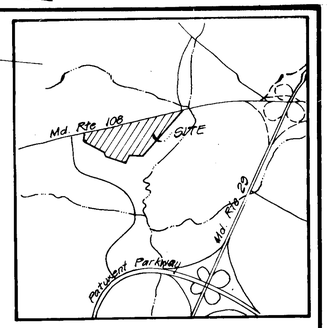
LIMITS OF REQUEST

MATCH LINE See Sht 2 of 2

20' Cont Sewer Easmt

15" DSCMP Extension See Detail Sht 2 of 4 for Profile.

STD TYPE "C" ENDWALL



MODEL AREA
SITE DEVELOPMENT PLAN
LOTS 2-4

COLUMBIA
TOWN CENTER

PLAT Nº 3054-A 55 Thru 58 INCLUSIVE
SECTION 2 AREA 1
5th ELECTION DISTRICT (FIFTH)
HOWARD COUNTY, MARYLAND

Sheet 1 of

Date: June 12, 1979 Scale: 1"=30'

Tax Map 30 Parcel

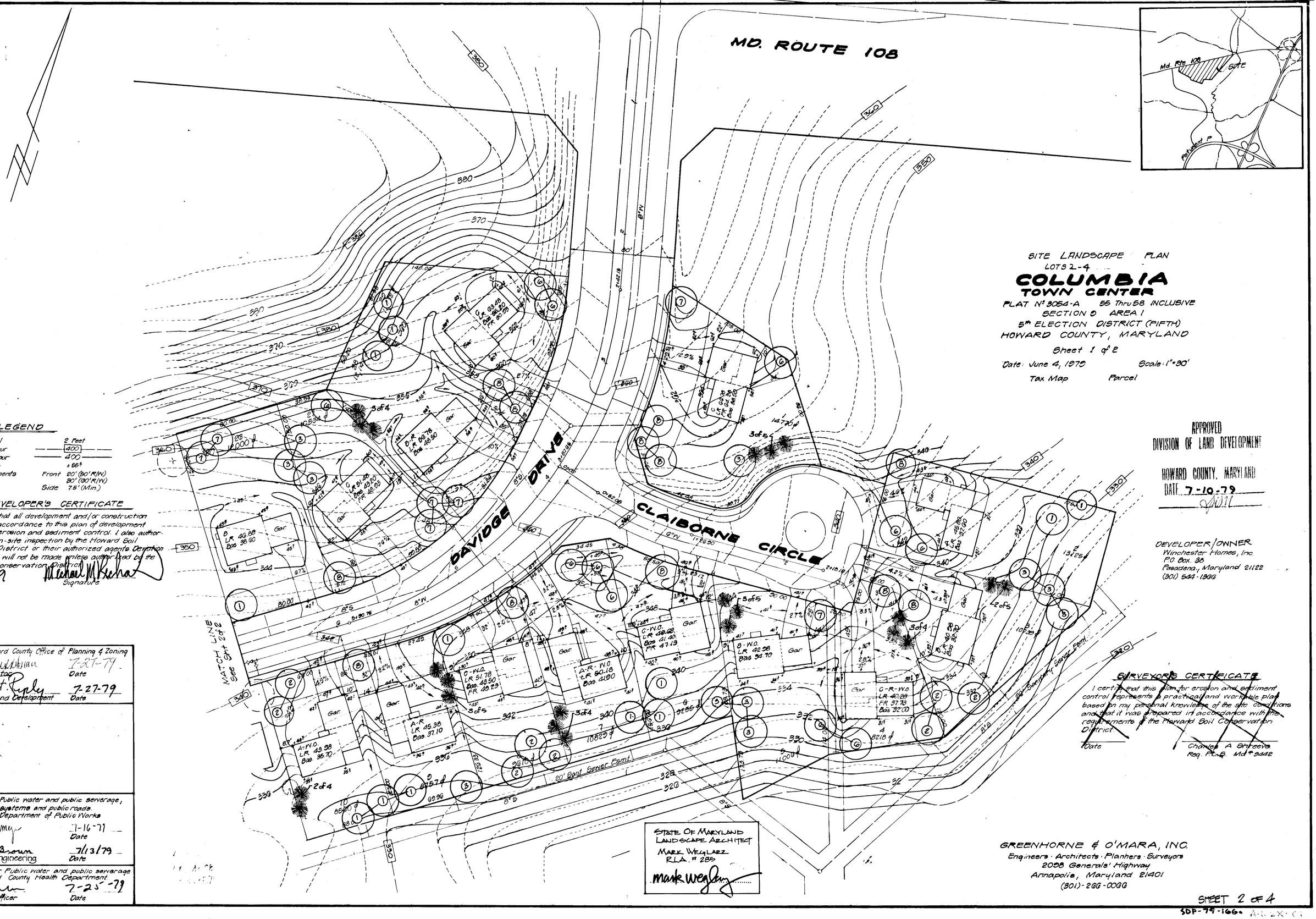
DEVELOPER / OWNER
Winchester Homes, Inc.
P.O. Box 38
Pasadena, Maryland 21122
(301) 544-1966

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY MARYLAND
DATE 7-10-79

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
2008 Generals' Highway
Annapolis, Maryland 21401
(301)-266-0066

A-101X-01

SDP-79-166c 1 of 4



SITE LANDSCAPE PLAN
LOTS 2-4

COLUMBIA TOWN CENTER

PLAT Nº 3054-A 55 Thru 58 INCLUSIVE
SECTION 9 AREA 1
5th ELECTION DISTRICT (FIFTH)
HOWARD COUNTY, MARYLAND

Sheet 1 of 2

Date: June 4, 1979 Scale: 1"=30'

Tax Map Parcel

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 7-10-79

DEVELOPER/OWNER
Winchester Homes, Inc.
P.O. Box 38
Pasadena, Maryland 21122
(301) 544-1366

LEGEND

Contour Interval	2 Feet
Existing Contour	400
Proposed Contour	400
Spot Elevations	+55
Yard Requirements	Front 20' (50' R/W) 30' (60' R/W) Side 7.5' (Min.)

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done in accordance to this plan of development and plan for erosion and sediment control. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

6-11-79 Date — Michael M Kecha Signature

APPROVED: Howard County Office of Planning & Zoning

Planning Director — Date 7-27-79

Chief, Division of Land Development — Date 7-27-79

APPROVED: For Public water and public sewerage, storm drainage systems and public roads. Howard County Department of Public Works

Director — Date 7-16-79

Chief, Bureau of Engineering — Date 7/13/79

APPROVED: For Public water and public sewerage systems. Howard County Health Department

County Health Officer — Date 7-25-79

SURVEYOR'S CERTIFICATE

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.

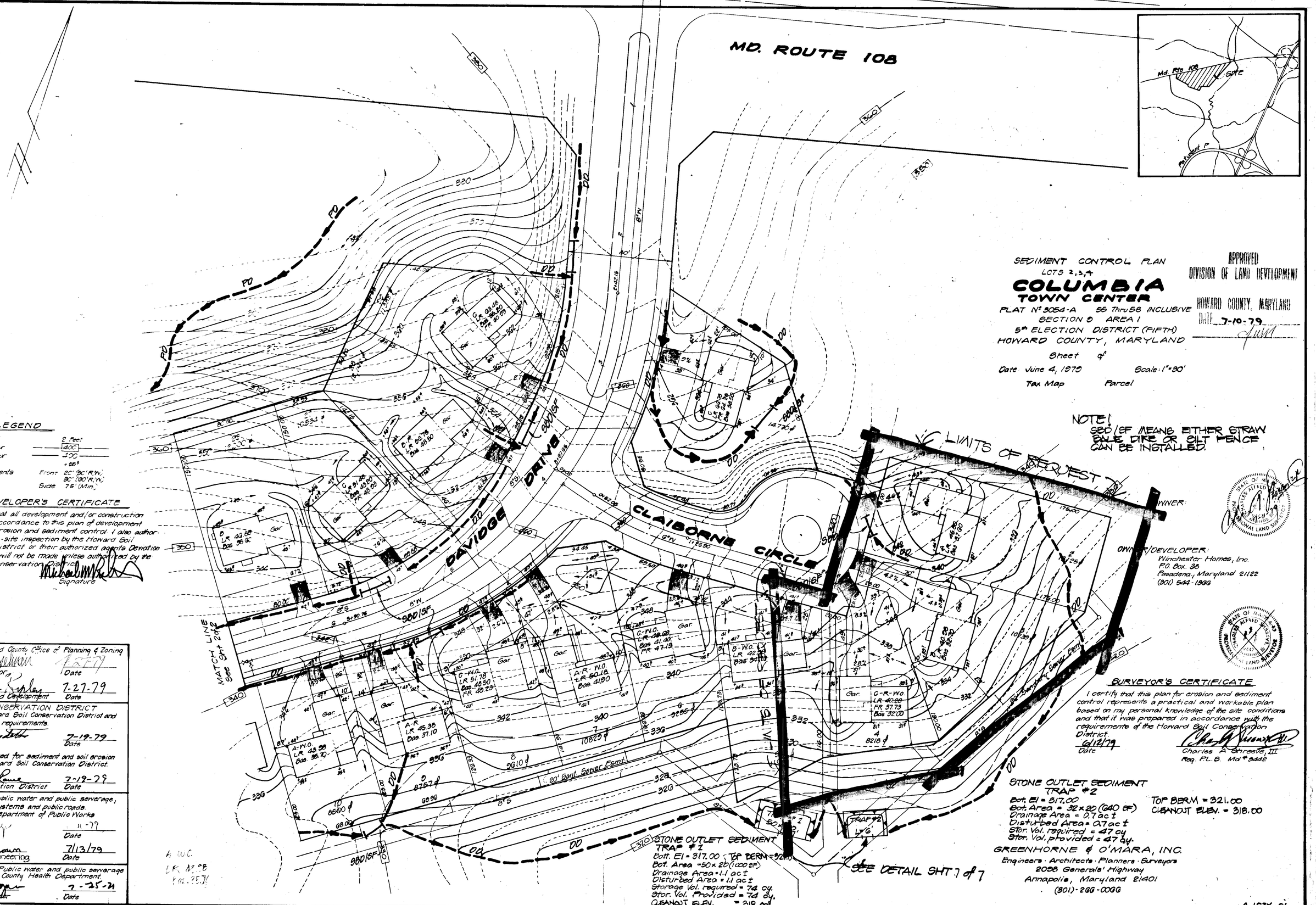
Date — Charles A Shreeve Reg. P.L.S. Md # 9442

STATE OF MARYLAND
LANDSCAPE ARCHITECT
MARK WEGLARZ
R.L.A. # 285
Mark Weglarz

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
2098 Generals' Highway
Annapolis, Maryland 21401
(301)-266-0066

SHEET 2 OF 4

SDP-79-166



SEDIMENT CONTROL PLAN
LOTS 2,3,4

COLUMBIA
TOWN CENTER

PLAT N° 3054-A 55 Thru 58 INCLUSIVE
SECTION 9 AREA 1
5th ELECTION DISTRICT (FIFTH)
HOWARD COUNTY, MARYLAND

Sheet 9 of 9
Date June 4, 1979 Scale: 1"=30'
Tax Map Parcel

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 7-10-79

NOTE!
SED/SF MEANS EITHER STRAW BALE DIKE OR SILT FENCE CAN BE INSTALLED.

LEGEND

Contour Interval	2 Feet
Existing Contour	400
Proposed Contour	400
Spot Elevations	+55^{5}
Yard Requirements	Front: 20' (50' R/W), 30' (100' R/W)
	Side 75' (Min.)

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done in accordance to this plan of development and plan for erosion and sediment control. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

6-11-79 Date — Signature

APPROVED: Howard County Office of Planning & Zoning

Planning Director — Date 7-27-79

Chief, Division of Land Development — Date 7-27-79

HOWARD SOIL CONSERVATION DISTRICT
Reviewed for Howard Soil Conservation District and meets technical requirements.

Signature — Date 7-19-79

This plan is approved for sediment and soil erosion control by the Howard Soil Conservation District.

Howard Soil Conservation District — Date 7-19-79

APPROVED: For Public water and public sewerage, storm drainage systems and public roads. Howard County Department of Public Works

Director — Date 11-79

Chief, Bureau of Engineering — Date 7/13/79

APPROVED: For Public water and public sewerage systems. Howard County Health Department.

County Health Officer — Date 7-25-79

STONE OUTLET SEDIMENT TRAP #1
Bott. El = 317.00 Top BERM = 324.00
Bot. Area = 50 x 20 (1000 SF)
Drainage Area = 1.1 ac ±
Disturbed Area = 1.1 ac ±
Storage Vol. required = 74 cy.
Stor. Vol. Provided = 74 cy.
CLEANOUT ELEV. = 318.00

STONE OUTLET SEDIMENT TRAP #2
Bott. El = 317.00 Top BERM = 321.00
Bot. Area = 32 x 20 (640 SF) CLEANOUT ELEV. = 318.00
Drainage Area = 0.7 ac ±
Disturbed Area = 0.7 ac ±
Stor. Vol. required = 47 cy
Stor. Vol. provided = 47 cy.

SEE DETAIL SHT 7 of 7

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
2008 Generals' Highway
Annapolis, Maryland 21401
(301)-266-0006

SURVEYOR'S CERTIFICATE

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.

6/12/79 Date

Charles A. Streeve, III
Reg. P.L.S. Md. # 3442

A-103X-01

SDP-79-166c 9 of 9

SEDIMENT CONTROL NOTES

1. Specifications for the Sediment Control Details shown hereon are included in the U.S.D.A. Soil Conservation Service "Standards and Specifications for soil erosion and sediment control in developing areas."
2. A grading plan must be developed by the builder and approved before beginning any work shown hereon.
3. The developer shall notify the Howard County Office of Inspections and Permits at least 24 hours prior to beginning any construction shown hereon (465-5000 Ext. 365).
4. Sediment control structures to be constructed prior to any on-site grading or disturbance to any existing surface material, and are to be stabilized as soon as constructed.
5. All sediment control structures to remain in place until permission for their removal has been obtained from the Howard County Office of Inspection and Permits (465-5000 Ext. 365)
6. All graded areas not to be sodded shall be stabilized by seeding and mulching in accordance with the following:
   1. Site Preparation
      A. Harrow or disc in areas proposed to be seeding the following materials at the specified rate to a depth of 3".
         1) Pulverized limestone at 2 tons/acre.
         2) Commercial fertilizer 10-10-10 at ¾ tons/acre.
         3) Super phosphate at 600 lbs/acre.
   2. Seeding
      A. Sow the following seed mixture at the rate of 200 lbs-acre with a mechanical spreader.
         1) Temporary: Italian or Perennial Rye Grass
         2) Permanent: 40% Marion Blue Grass, 40% South Dakota Blue Grass and 20% Penn Lawn Creeping Red Fescue
      B. The seeded area shall then be raked with a York Rake (a minimum of 2 passes) covered and compacted with Cultipacker or other approved method.
   3. Mulching
      A. Seeded areas shall be uniformly mulched immediately after seeding with unweathered small grain straw at the rate of 1½ - 2 tons/acre.
      B. Tie mulch down with liquid asphalt at 0.1 gal/s.y. or emulsified asphalt [illegible] at 0.04 gal/s.y. or mulch netting.

LEGEND

- Stabilized Construction Entrance
- Stone Outlet Structure
- Diversion Dike (D.D.)
- Interceptor Dike (I.D.)
- Perimeter Dike
- Straw Bale Dike
- Storm Inlet Sediment Trap
- Grassed Waterway
- Stone Outlet Sediment Trap
- Silt Fence

CONSTRUCTION SEQUENCE

1. Obtain Permit
2. Construct Stone Outlet Sediment Traps #1 & 2
3. Construct Perimiter dikes above lots 20 thru 26 and install 15" flexible pipe slope drain, connect to outlet at existing temporary pipe at ex. inlet.
4. Construct perimeter dike above lots 19 & 20.
5. Construct all diversion dikes and Straw Bale Dikes/ Silt Fences.
6. Stabilize all dikes with temporary seed & mulch
7. Construct temporary Stabilized construction entrances.
8. Rough Grade Site
9. Stabilize Graded Areas with temporay seeding & mulch.
10. Repair any sediment and erosion control devices disturbed during construction.
11. Building Construction.
12. Fine Grade Site.
13. Stabilize with permanent seeding & mulch as required.
14. Remove sediment control devices.

APPROVED: For public water and public sewerage systems. Howard County Health Dept.
County Health Officer — Date 7-27-79

APPROVED: For Public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works
Director — Date 7-17-79

APPROVED Department of Public Works
for Chief, Bureau of Engineering — Date 7/13/79

APPROVED Office of Planning & Zoning
Planning Director — Date 7/27/79

Chief, Division of Land Development

DEVELOPER'S CERTIFICATE

I certify that all development and construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize 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.

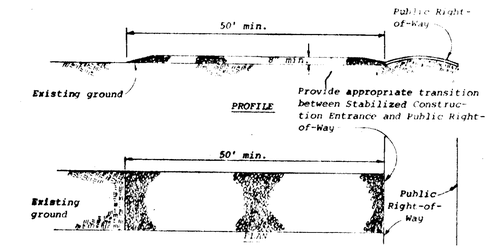
Michael M. Richard — Date 6-11-79

ENGINEER'S CERTIFICATE

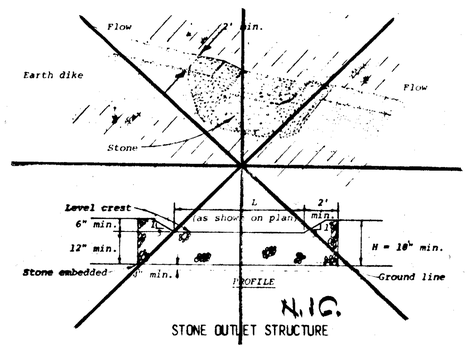
I certify that this plan for Erosion and Sediment Control represents practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Charles Alfred Sheeter — Date 6/12/79

CHARLES ALFRED SHEETER — 9442 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF MARYLAND

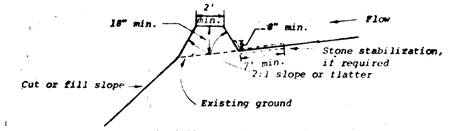


STABILIZED CONSTRUCTION ENTRANCE

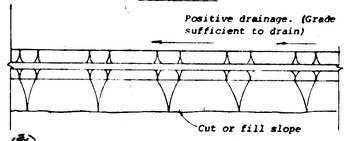


N.T.S.

STONE OUTLET STRUCTURE

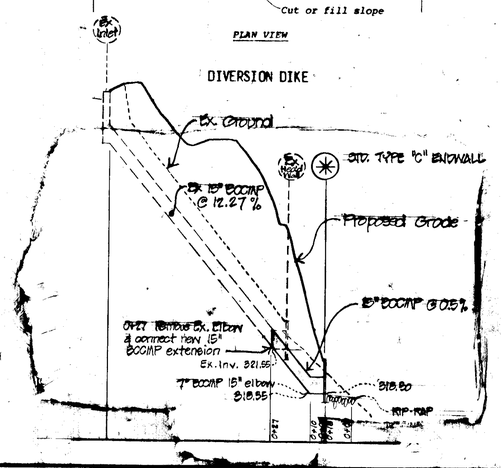


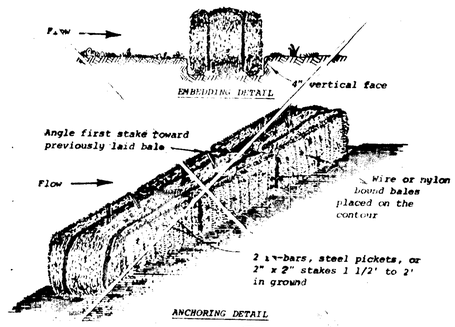
CROSS SECTION



PLAN VIEW

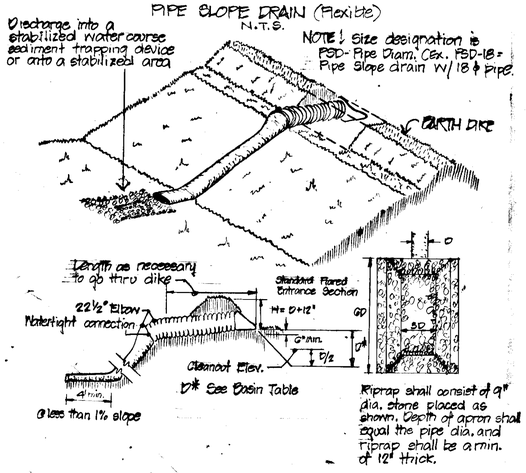
DIVERSION DIKE

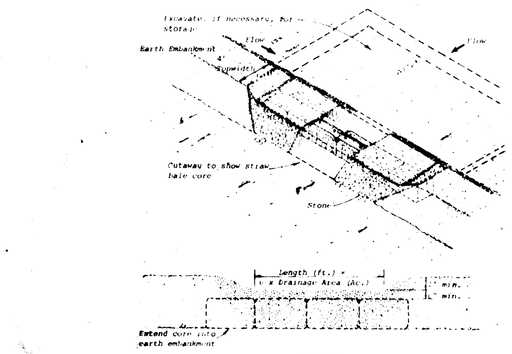




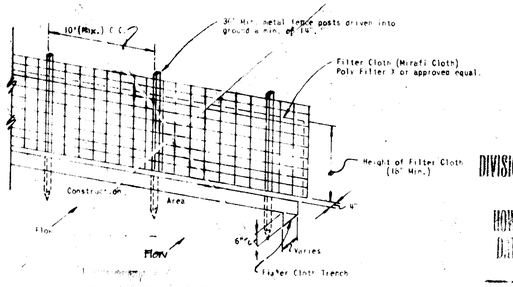
STRAW BALE DIKE

PIPE SLOPE DRAIN (Flexible)
N.T.S.





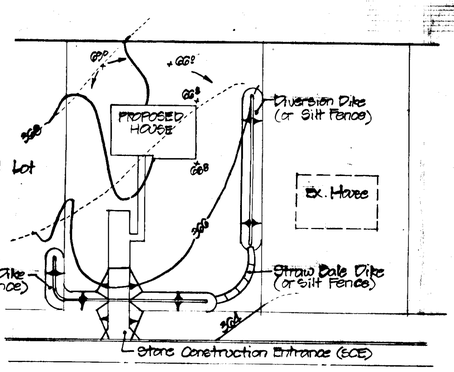
STONE OUTLET SEDIMENT TRAP
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 7-10-79

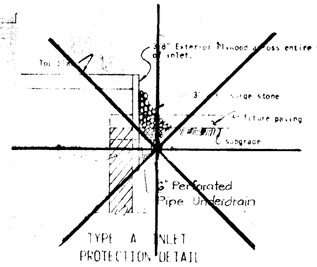
NOTES
1. Woven Wire Fence to be fastened securely to fence posts by use of wire ties.
2. Filter cloth to be fastened securely to woven wire fence by use of wire ties spaced every 24" x 24"
3. Silt fence to be place in lieu of straw bales and or diversion dikes at the option of the Developer



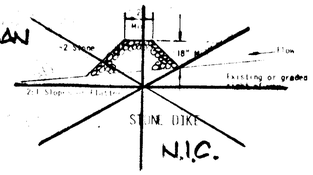
TYPICAL SINGLE LOT SEDIMENT CONTROL PLAN
N.T.S.

Reviewed for Howard County Soil Conservation District and meets Technical Requirements.
U.S.D.A. — Date 7/19/79

This development plan is approved for soil erosion and Sediment Control by the Howard Soil Conservation District
William V. Kane — 7-19-79
Howard Soil Conservation District — Date



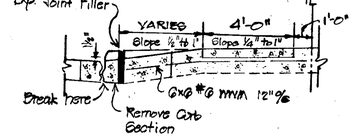
TYPE A INLET PROTECTION DETAIL
NOT TO SCALE
N.I.C.



N.I.C.

SOIL CONSERVATION SITE ANALYSIS

TOTAL AREA OF SITE	=	7.8 Acres
AREA TO BE GRADED	=	5.0 Acres
" " PAVED	=	N/A
" " REVEGETATED	=	5.0 Acres
UNDISTURBED AREA	=	2.8 Acres



DRIVEWAY SECTION IN EX. CURB
N.T.S.

Plat Reference:
PLAT # 5054-A SE-SB INCLUSIVE

OWNER/DEVELOPER:
Winchester Homes, Inc.
P.O. Box 98
Pasadena, Md. 21122
(301) 544-1300

GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.
301/277-2121 20840

TOWN CENTER
SECTION 9 AREA 1, LOTS 2,3,4
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGN	
DRAWN	SCALE As Shown
CHECKED	SHEET No. 4 OF 4
DATE Jan 1978	JOB No. 182627 FILE No. 4-10-08

SDP-79-166