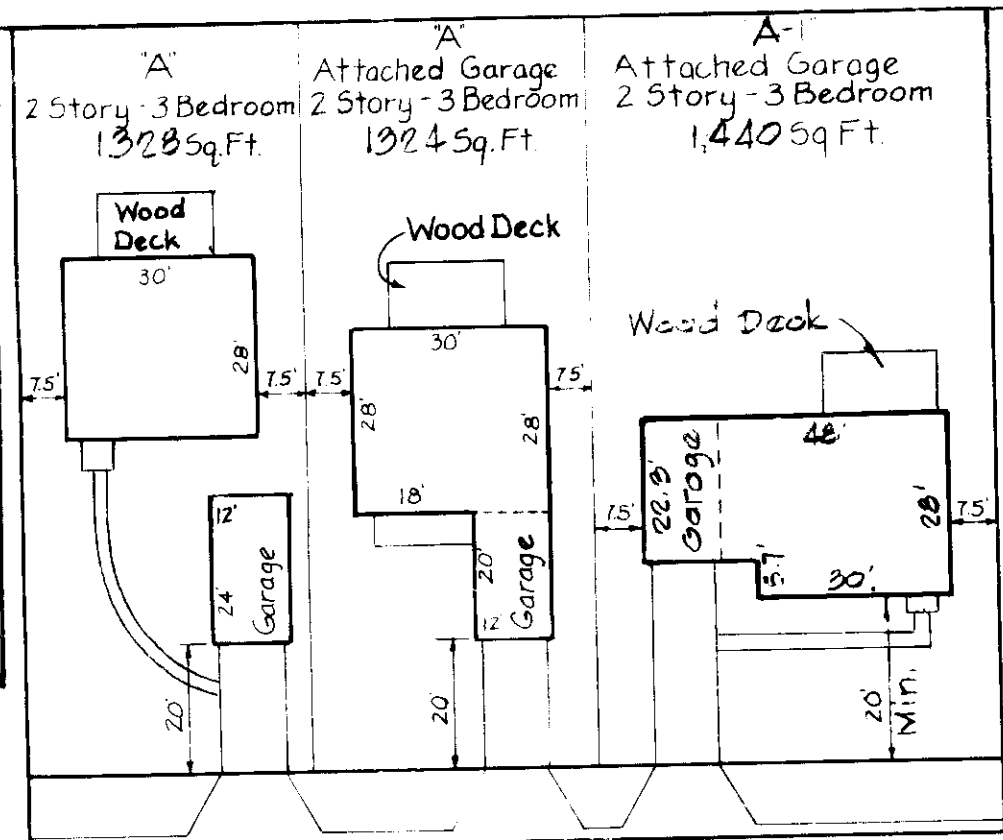


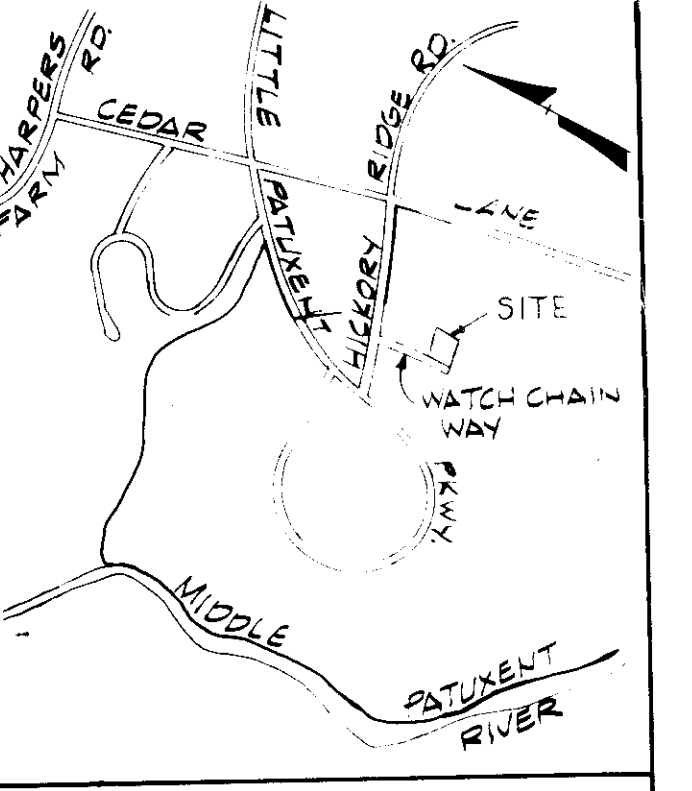
BUILDING COVERAGE

Lot No.	Lot Area-SF	House Area-SF	% Lot Coverage	Lot No.	Lot Area-SF	House Area-SF	% Lot Coverage
25	7,377	1410	19.1	36	4,228	1325	31.3
26	5,022	1410	28.1	37	4,945	1410	28.5
27	4,850	1410	29.1	38	8,187	1430	17.5
28	4,594	1325	28.8	39	6,977	1430	20.5
29	5,243	1410	26.8	40	7,473	1410	18.9
30	6,218	1430	23.0	41	6,231	1325	21.2
31	7,111	1430	20.1	42	10,342	1,440	13.9
32	4,646	1410	30.3	43	10,955	1,480	13.5
33	4,225	1325	31.4	44	5,279	1410	26.7
34	6,030	1430	23.7	45	7,433	1430	19.2
35	6,532	1330	20.4	46	10,428	1430	13.7

* Includes Garages - See Architectural Plans for Details



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
DATE: 5-29-86
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 6-3-86
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 5-28-86



ADDRESS CHART

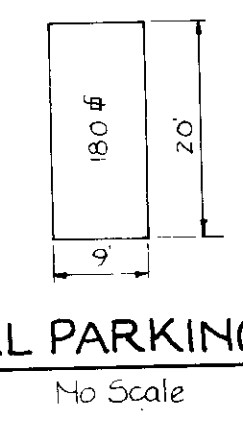
STREET	ADDRESS	LOT
6003	Flywheel Court	25
6007		26
6011		27
6015		28
6019		29
6023		30
6027		31
6031		32
6035		33
6039		34
6043		35
6047		36
6051		37
6055		38
6059		39
6063		40
6067		41
6071		42
6075		43
6079		44
6083		45
6087		46



ELEVATIONS SEWER H.C.

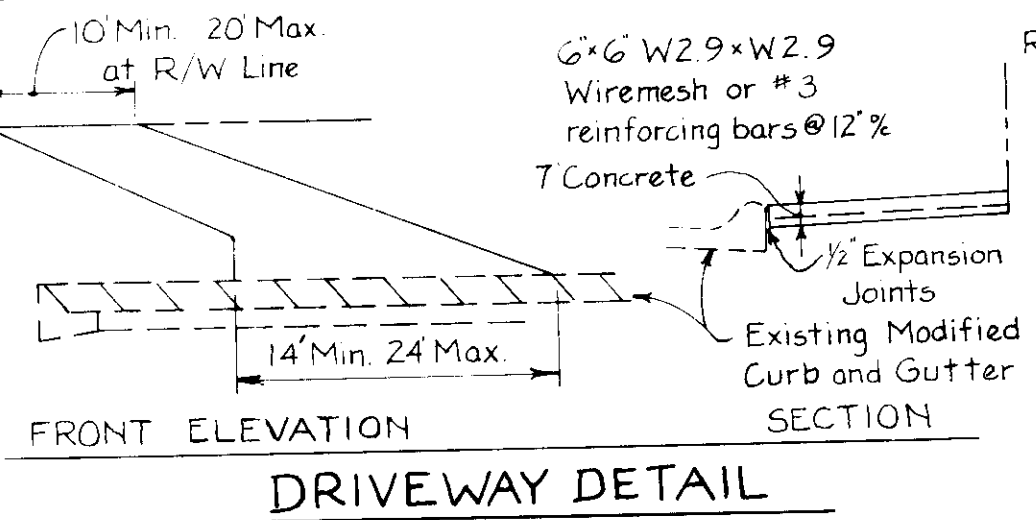
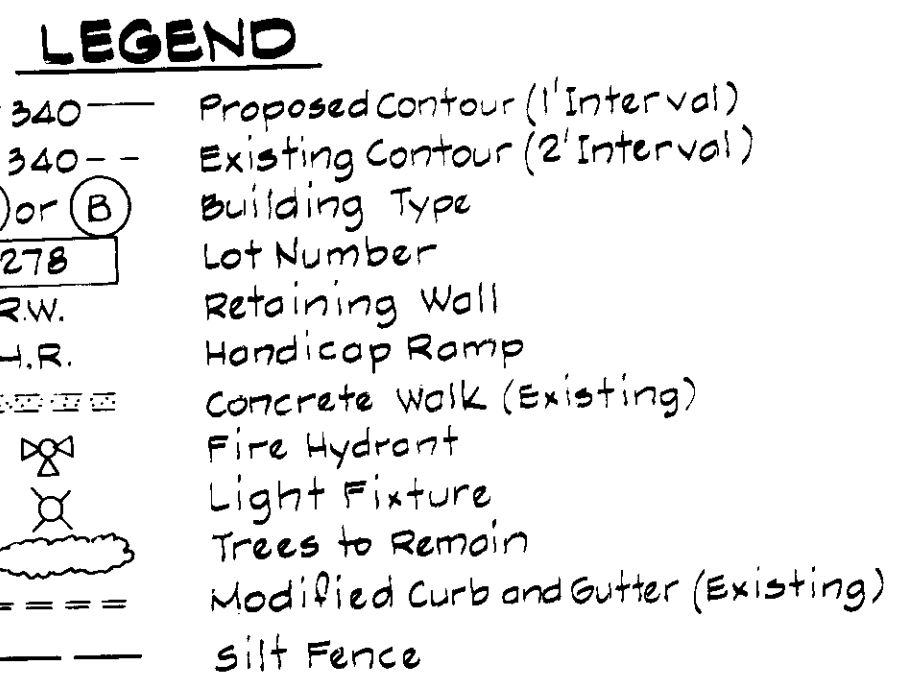
LOT NO.	INVERT
25	410.54
26	410.57
27	421.63
28	423.24
29	423.24
30	420.24
31	418.08
32	418.08
33	417.21
34	417.21
35	409.92
36	413.10
37	411.51
38	410.21
39	407.16
40	417.08
41	417.71
42	402.59
43	402.29
44	421.52
45	419.04
46	410.34

OFF-STREET PARKING SPACES
Required = 22 Dwellings @ 2 Spaces/Dwelling = 44
Proposed = 44 Spaces = 22 in Garages, 22 in Driveways



- GENERAL NOTES**
- Topography taken from aerial topography prepared by Maps Incorporated and verified by field-run survey.
 - Recording reference for lots 25 thru 46 is Plat # 6719.
 - Water and sewer facilities are to be provided. (Publicly Owned).
 - Minimum setback from the public street shall be 20' unless otherwise approved by Howard County Planning Board.
 - Storm water management has been provided for these lots. See Road Construction Drawings F-83-120.
 - Garages shall be used for parking purposes only in accordance with Section 127.10.2.b (18) of the Howard County Zoning Regulations and Section 20-2 of FOP-181, Part III.
 - Total area of this submission is 3.314 Ac.

SITE ANALYSIS
Existing Zoning - New Town (Single Family Medium Density)
Final Development Plan Phase 181 Part III (Plat # 3054A - 693 thru 705)
Number of Lots = 22
Total Area = 3.314 Ac. Density = 22 / 3.314 = 6.64 Dwellings/Ac.



Note:
Public water and sewer mains were constructed under Contract 34-1436-D
Public road was constructed from Road Construction Drawings F-86-138

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2915 ST. PAUL STREET
BALTIMORE, MARYLAND 21218

MARK BUILDING COMMUNITIES, INC.
OWNER AND DEVELOPER
P.O. BOX 1272
COLUMBIA, MARYLAND 21044

REVIEWED FOR HOWARD S.C.D. AND METS TECHNICAL REQUIREMENTS
DATE: 5-23-86
U.S. SOIL CONSERVATION SERVICE

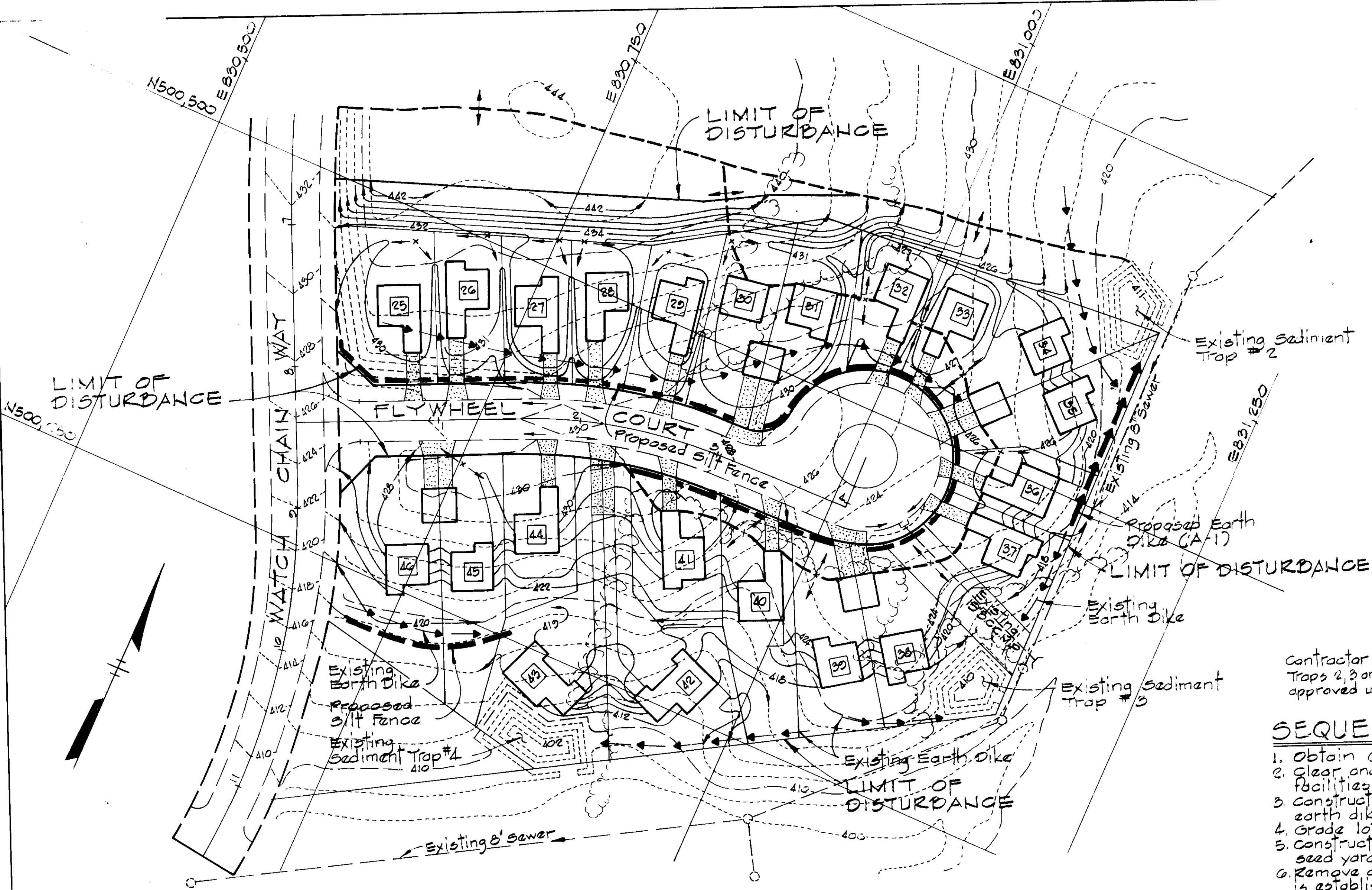
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

RESPONSIBLE PERSONNEL CERTIFICATION
"I HEREBY CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

CERTIFICATION BY THE DEVELOPER
"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

CERTIFICATION 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."

COLUMBIA SITE PLANS
for
VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 10
LOTS 25 THRU 46
GRADING PLAN
SHEET 1 OF 2
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND
DATE: 2/24/86
SCALE: 1" = 30'



- LEGEND**
- +— DRAINAGE AREA LINE
 - E— EARTH DIKE
 - S— SILT FENCE
 - S— STABILIZED CONSTRUCTION ENTRANCE
 - 25 LOT NUMBER

NOTE:
EXISTING SEDIMENT TRAPS AND EXISTING EARTH DIKES WERE CONSTRUCTED UNDER O.P. 80-28.

SEDIMENT CONTROL PLAN
Scale: 1" = 50'

SEDIMENT TRAP #4
DESIGN DATA
DRAINAGE AREA = 2.0 ACRES
VOLUME REQUIRED = 20 x 67 = 134 CY.
VOLUME AVAILABLE = 138 CY.
TOP BERM ELEV. = 408.0
TOP STONE WEIR = 407.0
WIDTH OF STONE WEIR = 8'
STORAGE ELEV. = 400.0
BOTTOM TRAP ELEV. = 402.0

* TRAP #4 DESIGNED FOR 2.0 ACRES FOR ROAD CONSTRUCTION (F-26-28) DRAINAGE AREA FOR HOUSE CONSTRUCTION IS REDUCED TO 0.9 ACRES.

SEDIMENT TRAP #3
DESIGN DATA
DRAINAGE AREA = 0.5 ACRES
VOLUME REQUIRED = 0.5 x 67 = 33.5 CY.
VOLUME AVAILABLE = 40 CY.
TOP BERM ELEV. = 414.0
TOP STONE WEIR = 413.0
WIDTH OF STONE WEIR = 5'
STORAGE ELEV. = 412.0
BOTTOM TRAP ELEV. = 410.0

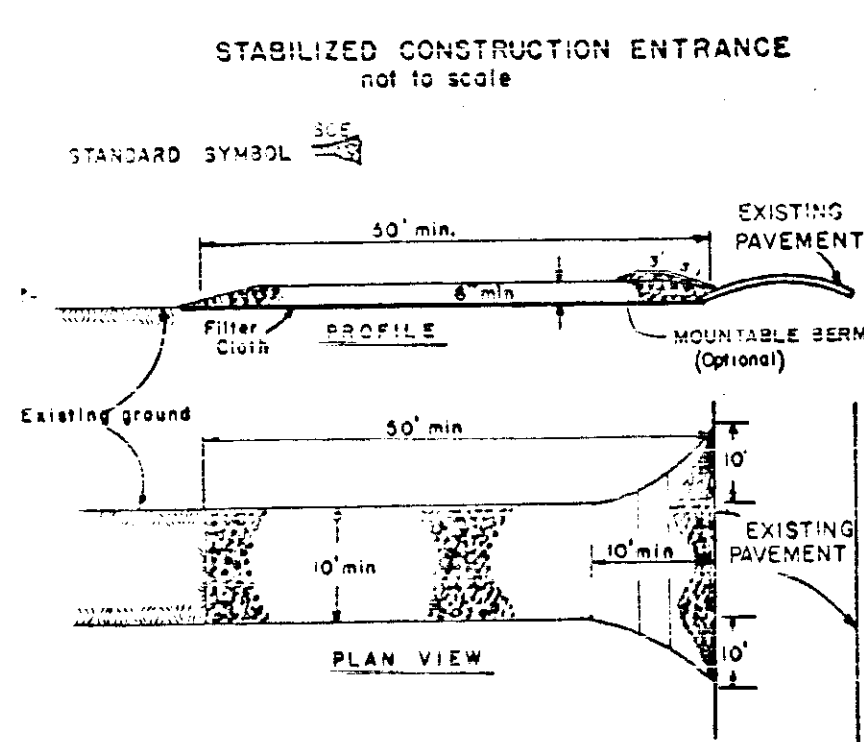
SEDIMENT TRAP #2
DESIGN DATA
DRAINAGE AREA = 1.7 ACRES
VOLUME REQUIRED = 17 x 67 = 113.9 CY.
VOLUME AVAILABLE = 135 CY.
TOP BERM ELEV. = 417.0
TOP STONE WEIR = 416.0
WIDTH OF STONE WEIR = 7'
STORAGE ELEV. = 415.0
BOTTOM TRAP ELEV. = 411.0

* TRAP #2 DESIGNED FOR 1.7 ACRES FOR ROAD CONSTRUCTION (F-26-28) DRAINAGE AREA FOR HOUSE CONSTRUCTION IS REDUCED TO 0.8 ACRES.

Contractor to remove sediment from existing Traps 2, 3 and 4 and restore them to design grades approved under O.P. 80-28.

SEQUENCE OF CONSTRUCTION

1. Obtain Grading Permit.
2. Clear and grub areas for sediment control facilities only. (1 Day)
3. Construct stabilized construction entrances, earth dikes and silt fence. (5 Days)
4. Grade lots. (Week)
5. Construct dwellings and appurtenances and seed yards. (3 Months)
6. Remove all sediment control facilities after grass is established on all lots.



- CONSTRUCTION SPECIFICATIONS**
1. Stone Size - Use 2" stone, or equivalent or recycled concrete equivalent.
 2. Length - As required, but not less than 30 feet (except on a single residential lot where a 10 foot minimum length would suffice).
 3. Thickness - Not less than six (6) inches.
 4. Width - Ten (10) foot minimum, not less than one full width at points where curves or angles occur.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a portable pump with 3/4" hose will be permitted.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any clogging used to trap sediment. All sediment applied, dropped, wasted or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

TEMPORARY SEEDING NOTES

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

Method Preparation: Loosen upper three inches of soil by raking, disking or other suitable means before seeding.

Soil Amendment: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30, and August 1 thru October 15, seed with 30 lbs per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 1 thru February 28, restrict seed application to one per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Performance: 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 Inspection and Permits prior to the start of any construction (1992-2437).
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 1983 HANDBOOK STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or reestablishment, temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days for all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their 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 1983 HANDBOOK STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 55) 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: 4.8 acres
Area Disturbed: 4.8 acres
Area to be roofed or paved: 1.6 acres
Area to be vegetatively stabilized: 3.2 acres
Total Cut: Cu. yds
Total Fill: Cu. yds
Off-site waste/borrow area location: NONE
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 Office of Inspection and Permits.

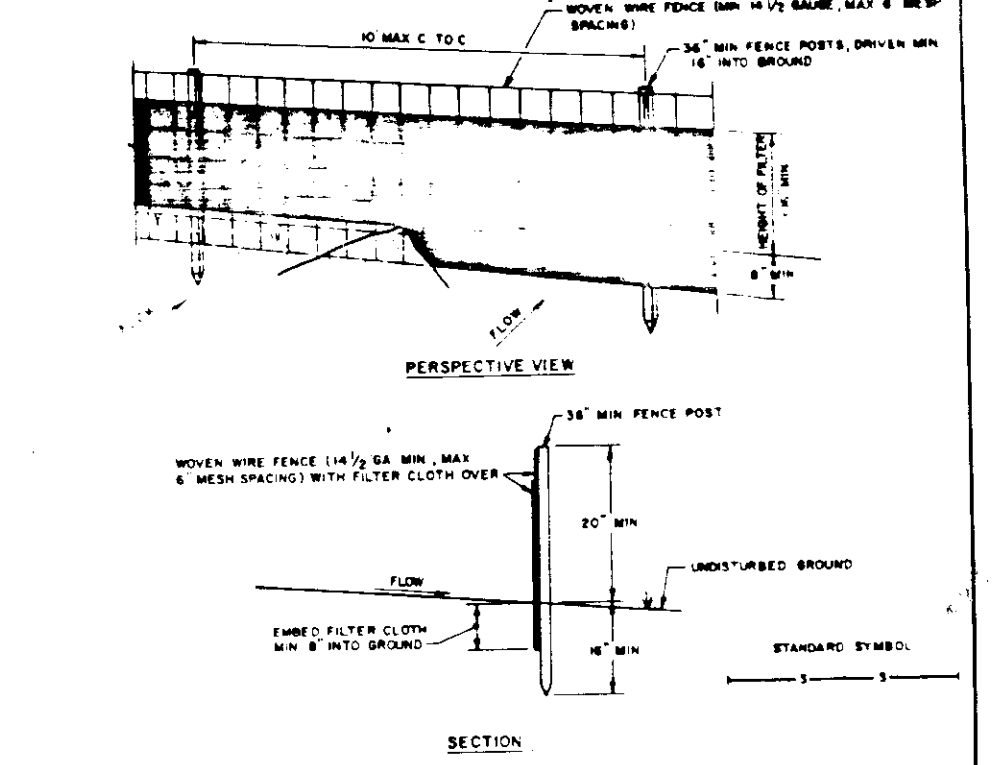
10) on all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John M. Nelson 5-28-86
DATE

APPROVED - HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John M. Nelson 6-3-86
DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John M. Nelson 5-28-86
DATE

APPROVED - BUREAU OF ENGINEERING
John M. Nelson 6-28-86
DATE



CONSTRUCTION NOTES FOR STABILIZED CONSTRUCTION ENTRANCE

1. MULCH SHALL BE PLACED IN FASTENERS SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO MULCH WITH WIRE TIES OR STAPLES. MULCH SHALL BE PLACED WITH TIES SPACED EVERY 12" AT TOP AND MID SECTION.
3. WHEN THE SECTION OF FILTER CLOTH IS PLACED, EACH OTHER TIE SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED. MATERIAL REQUIRED MUST BE SUBMITTED TO THE SILENCE.

CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SLOPE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. DIKES SHALL BE CONVENIENT TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN, WHETHER THE DIKE IS ON THE DRAINAGE AREA ABOVE THE DIKE OR NOT.
5. STABILIZATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON. SEE FLOW CHANNEL, AS FELL THE COURT RELIEF.

FLOW CHANNEL STABILIZATION

TYPE OF CHANNEL	CHANNEL	DIKE A	DIKE B
1	5-3-05	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3-1-5-05	SEED AND STRAW MULCH	SEED AND STRAW MULCH
3	5-1-8-05	STONE WITH LAYER OF SEED	LINED RIP-RAP 4-8"
4	8-1-2-05	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. STRAW TO BE 4-8 INCHES IN LENGTH AND AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

W. T. REICHERT AND ASSOCIATES
ENGINEERS
235 S. 2nd STREET
BALTIMORE, MARYLAND 21202

MARK BUILDING COMMUNITES, INC.
OWNER AND DEVELOPER
PO BOX 270
COLUMBIA, MARYLAND 21044

REVIEWED FOR HOWARD COUNTY AND METS TECHNICAL REQUIREMENTS
John M. Nelson 5-28-86
DATE

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT
Stephen J. Nash 5/23/86
DATE

RESPONSIBLE PERSONNEL CERTIFICATION
I HEREBY CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A PERMANENT OF NATURAL RESOURCES AND WILDLIFE PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
Lawrence J. Rosenberg
DATE

CERTIFICATION BY THE DEVELOPER
I CERTIFY THAT ALL DEVELOPER AND OR CONTRACTOR WORK WILL BE DONE ACCORDING TO THE PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND TO THE BASE EROSION CONTROL PLAN. I AM RESPONSIBLE FOR THE CONSERVATION OF DISTRICT OR THE R. AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
Lawrence J. Rosenberg
DATE

CERTIFICATION 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 COUNTY CONSERVATION DISTRICT.
Kenneth A. McCord
DATE

1 4/19/86
NO. DATE

As per DPW, Planning and SOCS Comments
DESCRIPTION OF REVISION

COLUMBIA
SITE PLANS
for
VILLAGE OF HICKORY RIDGE
SECTION 3 AREA 10
LOTS 25 THRU 46
SEDIMENT CONTROL PLAN
SHEET 2 OF 2
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND
DATE: 2/24/86
SCALE: 1"=50'
SDP-86-172c