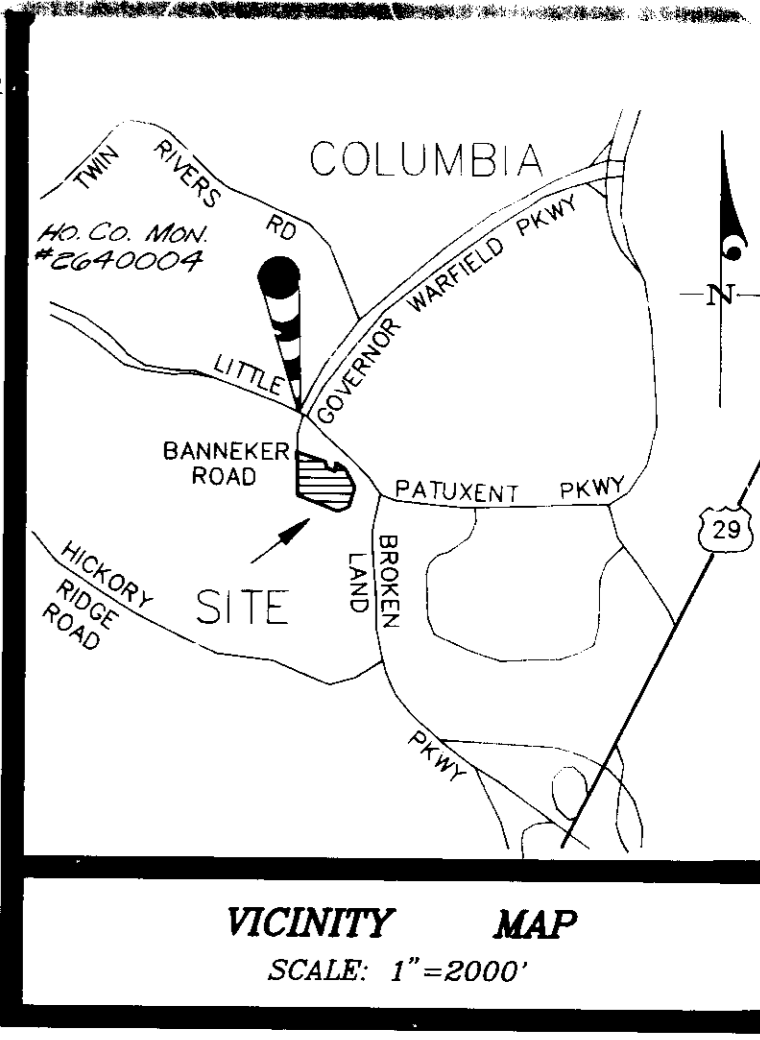
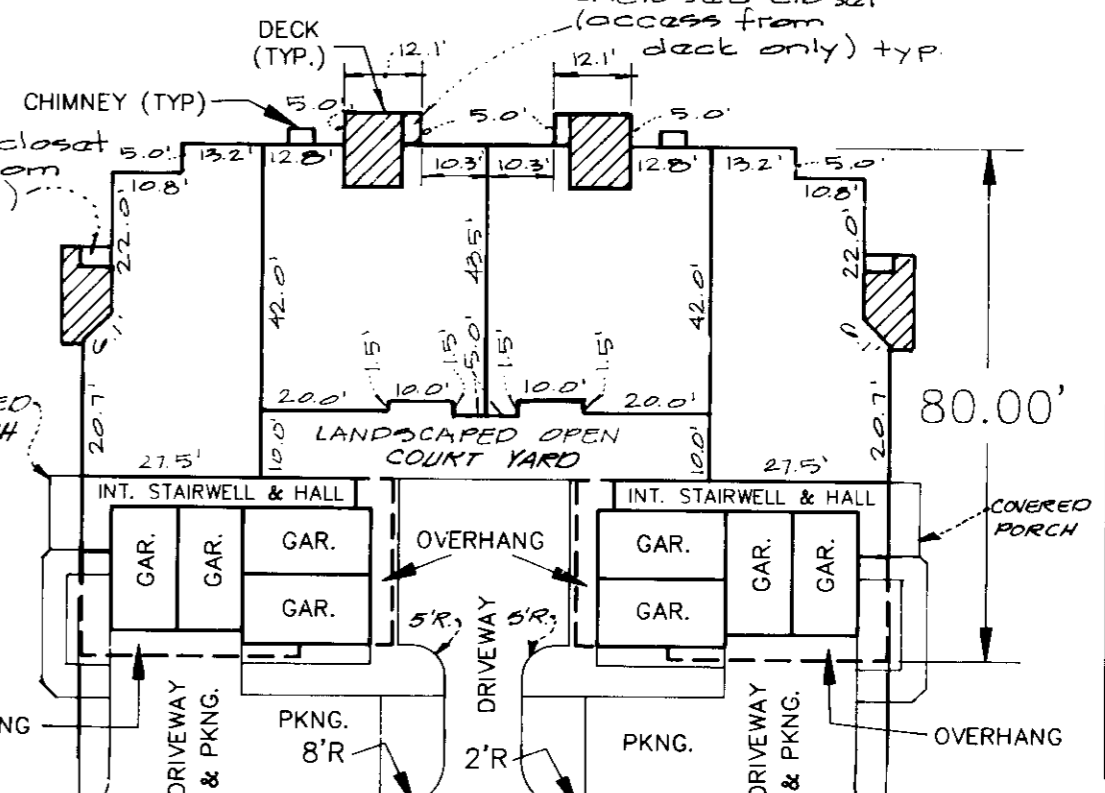


**NOTES:**  
 \*FOR GENERAL NOTES SEE SHEET 5 OF 7  
 \*FOR SEQUENCE OF CONSTRUCTION SEE SHEET 7 OF 7  
 \*FOR PROPOSED SCHEDULE SEE SHEET 5 OF 7  
 \*FOR DRAINAGE AREAS, MURKIN, SEE SHEET 5 OF 7  
 \*FOR SLOPE CONTROL SEE SHEET 5 OF 7  
 \*FOR HANDICAPPING SEE SHEET 4 OF 7  
 \*ALL RADII ARE 5' UNLESS NOTED OTHERWISE

**LEGEND**

- EXIST CONTOUR
- PROP CONTOUR
- PROP SPOT ELEVATION
- TO COMBINATION CURB AND GUTTER
- REVERSE COMBINATION CURB AND GUTTER
- EX CONC COMBINATION CURB AND GUTTER
- NUMBER OF PARKING SPACES
- HANDICAP SPACE & AISLE
- HANDICAP RAMP LOCATION
- HANDICAP RAMP DETAIL NUMBER (SEE SHEET 6 OF 7)
- HANDICAP SIGN

**BENCH MARK**  
 HOWARD COUNTY MONUMENT STATION No. 2640004 EL. 400.26  
 HOWARD COUNTY CONTROL STATION, BEING CONCRETE MONUMENT IN ISLAND AT INTERSECTION OF LITTLE PATENT & GOVERNOR WARFIELD PKWYS.



**SITE ANALYSIS**

Area of Parcel: 5.57 Ac (242,625 sq. ft.)  
 Zoning of Parcel: F-70-22, recorded as Plot 5054 A-1255, New Town (FOP-C1-A-1) (Appl.)  
 Prep structure use: Condominium apt  
 Building code use: multi-family attached  
 Number of units allowed: 100  
 Number of units provided: 105  
 Parking required: 15 spaces/unit (158)  
 Parking provided:  
 -garage spaces: 25  
 -spaces in front of garages: 25  
 -spaces in front of driveway: 15  
 -spaces in front of units: 195  
 Total spaces provided: 219  
 21 spaces/unit  
 Number of Handicap spaces: 7 (per A.C.A.)  
 12 required  
 Number of Handicap spaces provided in total above: 10 (includes 3 in total above)  
 For area of each unit type and space and area of typical building characteristics 1 sheet on sheet 24  
 Building Coverage  
 Area per building: 2,100 sq. ft.  
 Total building coverage for site: 1.47 Ac (64,000 sq. ft.)  
 Maximum coverage allowed: 2.25 Ac (40,000 sq. ft.)

30' Private Storm Drain Easement For the benefit of Parcel 'B' Declaration for maintenance Recorded in L.2056 F.0141

**APPROVED:** FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer Date: 5/21/93

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Community Planning and Land Development Date: 5/25/93

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Director Date: 5/13/93  
 Chief, Bureau of Engineering Date: 5/12/93

4-13-93

**G.W. GUTSCHICK LITTLE & WEBER P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

**Plan**  
 Scale: 1"=30'  
 Date: 1/26/93

Owner:  
 Trafalgar House Residential  
 8005 Guilford Road  
 Suite 200  
 Columbia, Md 21046

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 "I, We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSD."

**ENGINEER'S CERTIFICATE**  
 Note: For water quality facilities only!  
 "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."

**SITE DEVELOPMENT PLAN**  
**Columbia Town Center**  
 Section 3 Area 2  
 Parcel 'B'  
 Howard County, Maryland

**Address Chart**

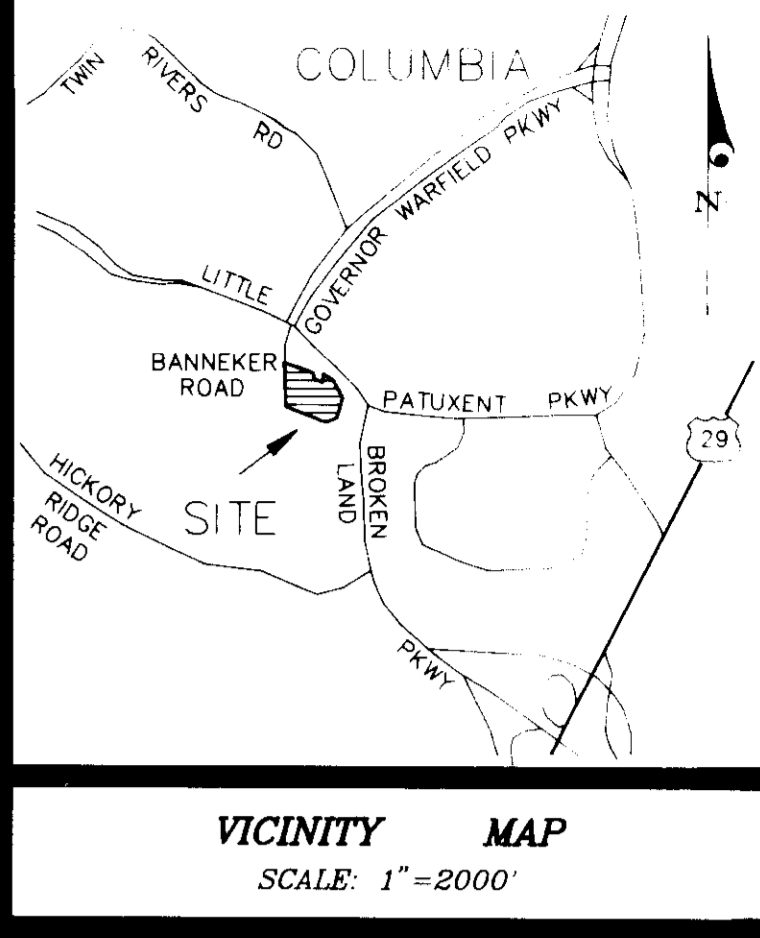
Building No.	Street Address
A	5800 Wyndham Circle
B	5810 " " "
C	5820 " " "
D	5825 " " "
E	5835 " " "
F	5840 " " "
G	5840 " " "

SUBDIVISION NAME	SECTION/AREA	LOT/PARCELS
COLUMBIA TOWN CENTER	3/2	PARCEL B
PLAT NO. 10724	1	30
ZONE	NT/PT	30
PERM CODE	E 20	SEWER CODE 5021000

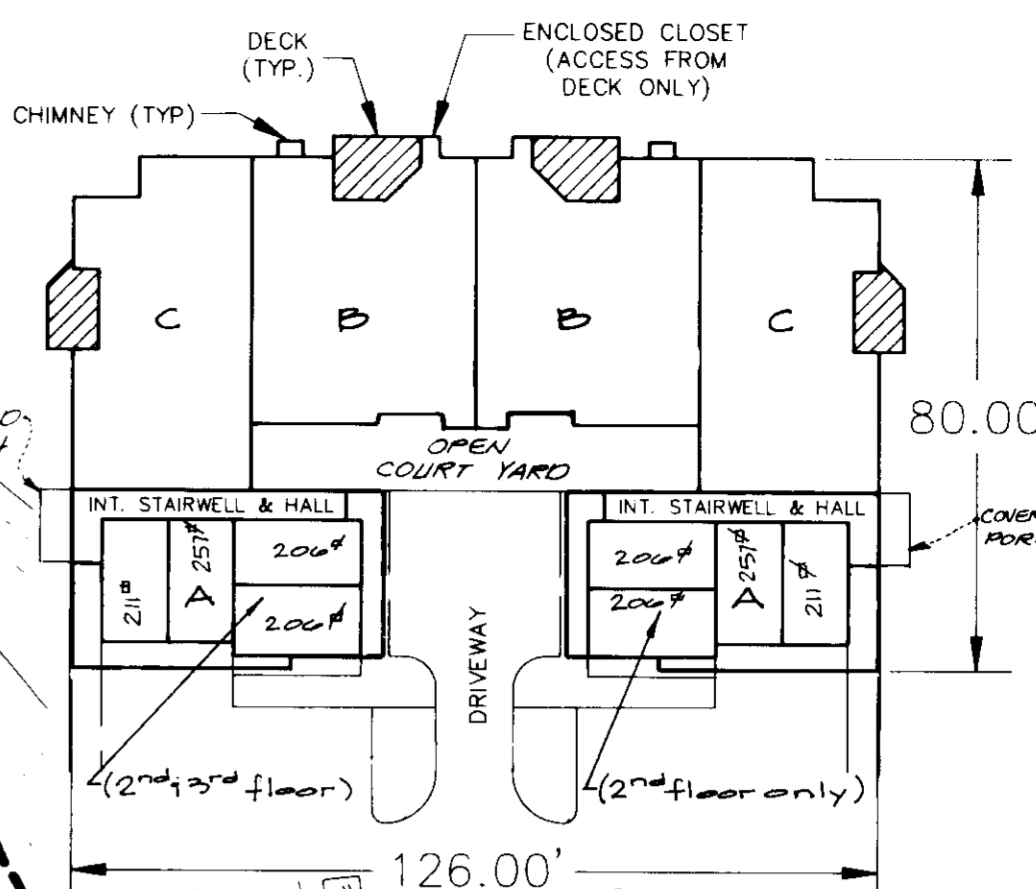
ES	GPM	SHN	CAO/MCF	HA	CKG
As Shown	NT	72094		January 1993	30
					1 OF 7

As-built Nov. 15, 1995

SDP-93-70



**TYPICAL BUILDING CHARACTERISTICS**



STEEP SLOPES (5% OR GREATER)  
NOTE STEEP SLOPES CREATED BY SGP-93-30 FOR NOISE BERM AND SEDIMENT TRAPS ARE NOT SHADED

Unit	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Loft
A	N/A	1057 <sup>ft</sup>	1124 <sup>ft</sup>	-
B	1107 <sup>ft</sup>	1172 <sup>ft</sup>	1172 <sup>ft</sup>	282 <sup>ft</sup>
C	1304 <sup>ft</sup>	1304 <sup>ft</sup>	1304 <sup>ft</sup>	-
Total	2471 <sup>ft</sup>	3555 <sup>ft</sup>	3610 <sup>ft</sup>	282 <sup>ft</sup>

25' WETLAND BUFFER

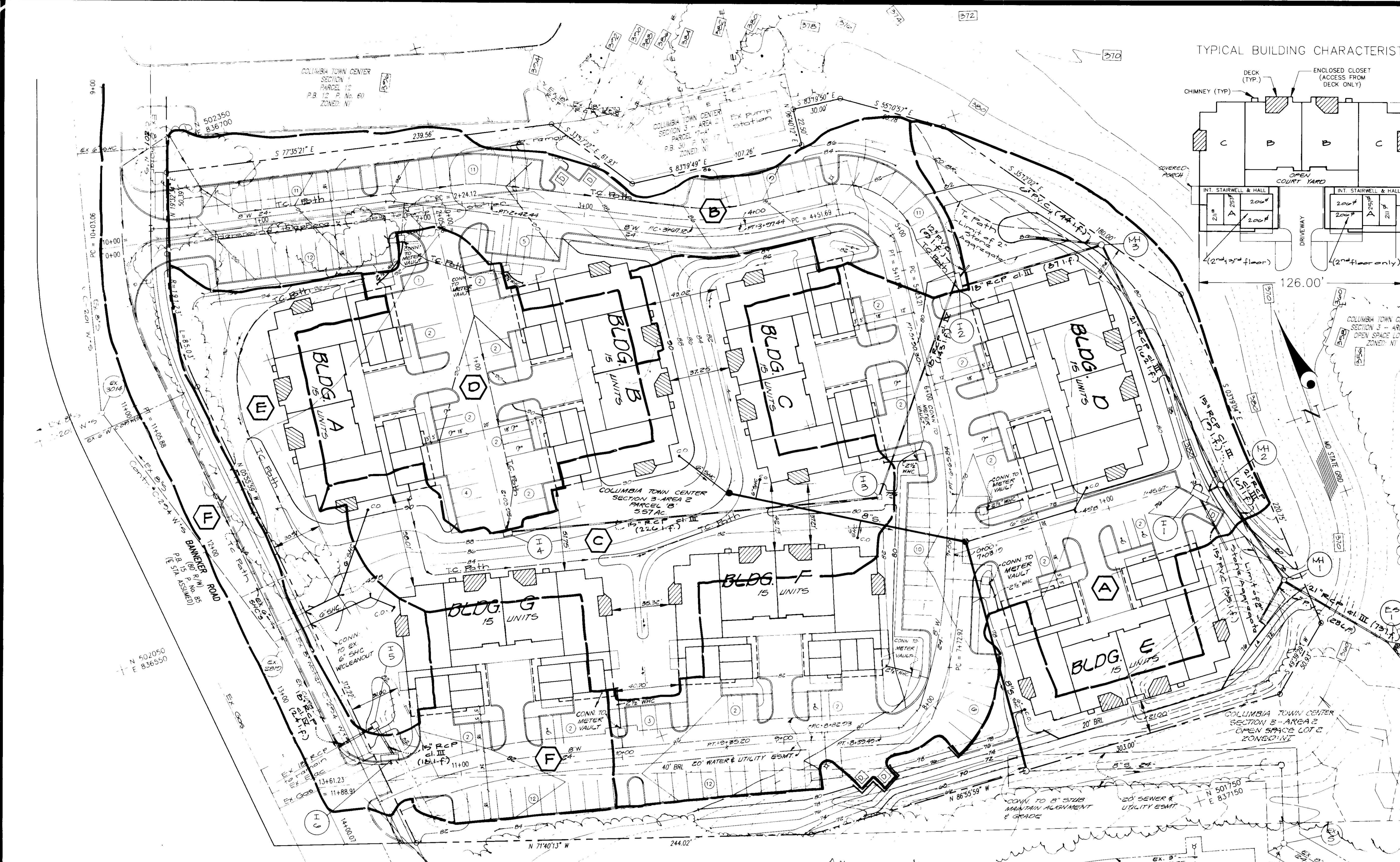
75' STREAM BUFFER

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.  
This development has been approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*John A. Palks, H.S. [Signature]*  
Soil Conservation Service Date

Drainage Area	C	% Impervious	% pervious	Total Acreage
A	0.82	75%	22%	1.028 Ac.
B	0.80	75%	25%	0.84 Ac.
C	0.45	28%	72%	0.88 Ac.
D	0.98	100%	0%	0.90 Ac.
E	0.34	14%	86%	0.44 Ac.
F	0.74	80%	20%	1.24 Ac.

DES.:	SCALE	ZONING	G.W. FILE NO.
GPM	As Shown	NT	72094
DRN.:	DATE	TAX MAP NO.	SHEET
CAD/MCF	JANUARY 1993	30	2 OF 7
CHK.:	DATE		
CKG			



**APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,**  
HOWARD COUNTY HEALTH DEPARTMENT  
*James M. [Signature]* Date: 5/21/93

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
*James [Signature]* Date: 5/25/93  
*Stanna [Signature]* Date: 5/24/93

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,**  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Samir [Signature]* Date: 5/13/93  
*William [Signature]* Date: 5-12-93

4-13-93

**GW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
TELEPHONE (301)421-4024 NO VA (301)989-2524 BAL TO (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APPR.

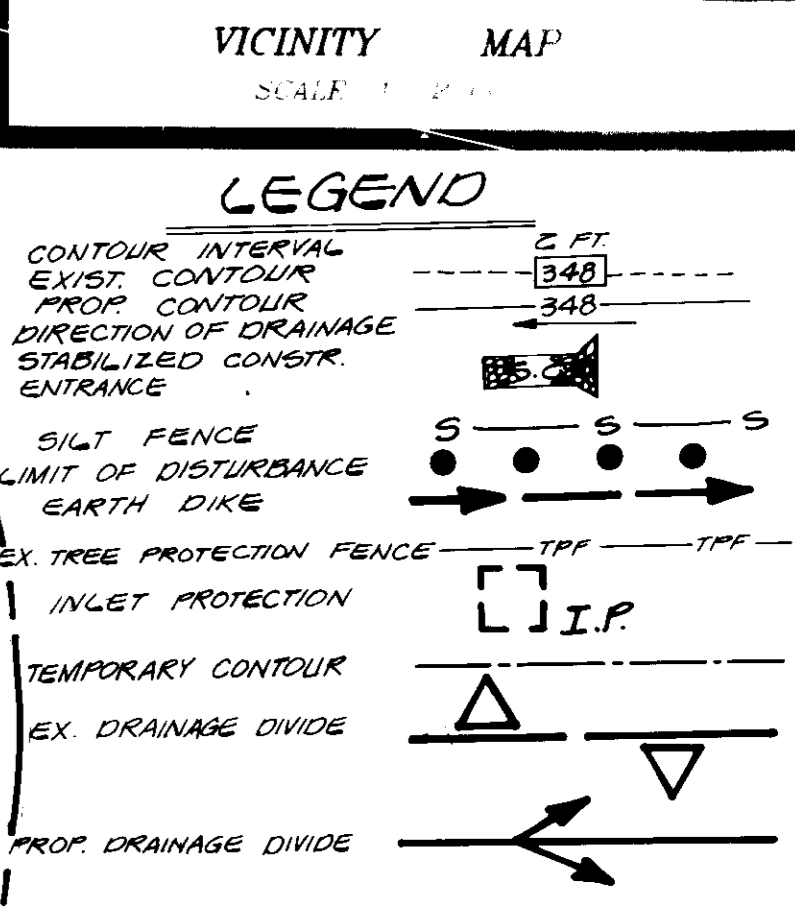
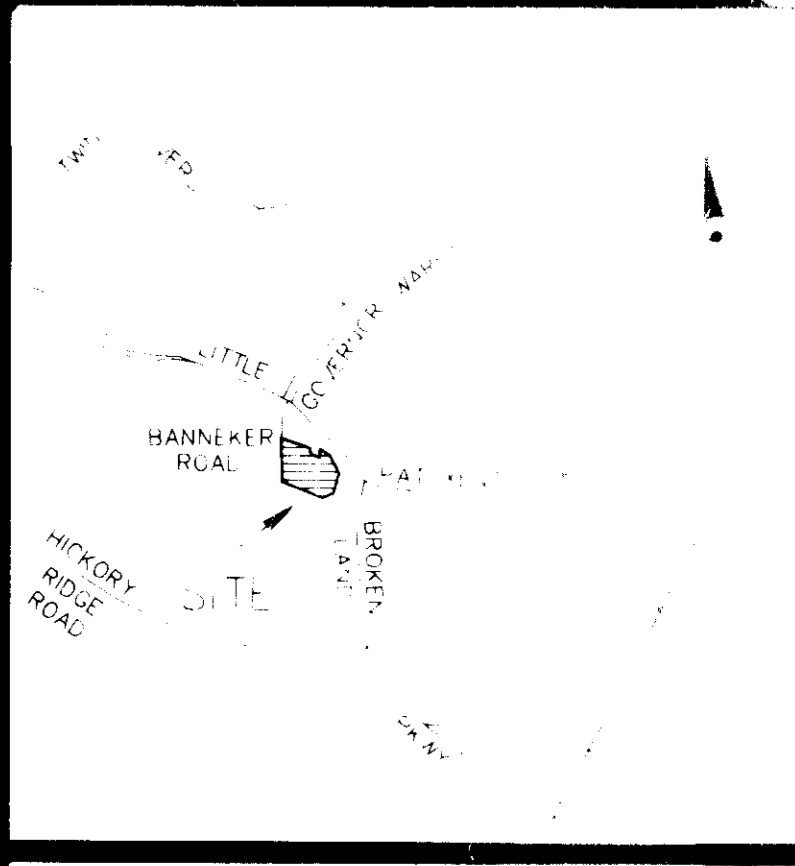
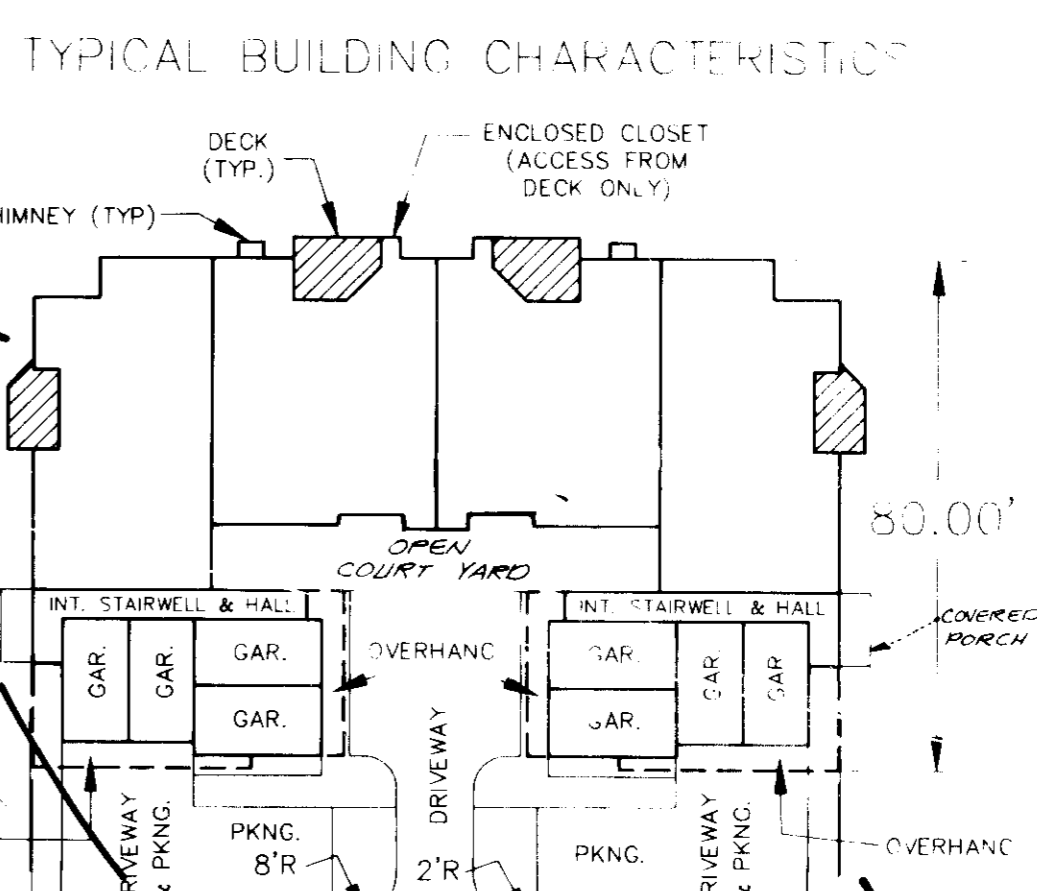
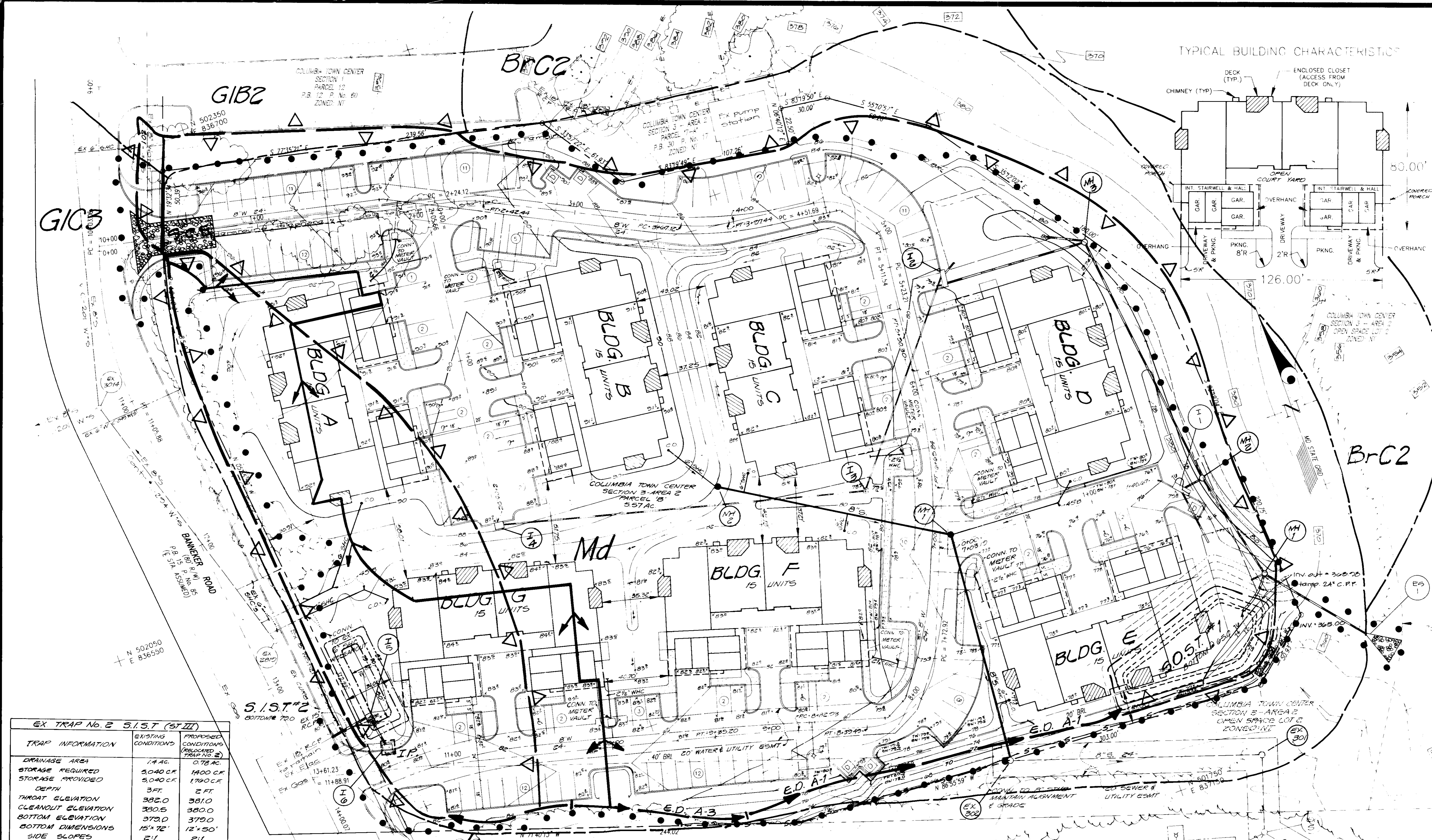
**Plan**  
Scale 1"=30'  
Owner:  
Trafalgar House Residential  
Maryland  
89045 Guilford Road  
Suite 200  
Columbia, Md 21046

**DRAINAGE AREA MAP/STEEP SLOPES PLAN**  
**Columbia-Town Center**  
**Section 3 Area 2**  
Parcel 'B'  
Howard County, Maryland

**ENGINEER'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.

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I, We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

*William [Signature]* 1-26-93  
*William [Signature]* 1/25/93



EX TRAP No. 2 S.I.S.T. (ST-III)		
TRAP INFORMATION	EXISTING CONDITIONS	PROPOSED CONDITIONS (TRAP No. 2)
DRAINAGE AREA	1.4 AC	0.78 AC
STORAGE REQUIRED	5040 CF	1400 CF
STORAGE PROVIDED	5040 CF	1700 CF
DEPTH	3 FT.	2 FT.
THROAT ELEVATION	382.0	381.0
CLEANOUT ELEVATION	380.5	380.0
BOTTOM ELEVATION	379.0	379.0
BOTTOM DIMENSIONS	15'x12'	12'x30'
SIDE SLOPES	2:1	2:1

**TRAP No. 1 SOST (ST-V)**  
 TRAP DRAINAGE CONDITION  
 DRAINAGE AREA: 4.08 AC  
 STORAGE REQUIRED: 5,808 CF  
 STORAGE PROVIDED: 12,000 CF  
 DEPTH: 4 FT.  
 TOP OF STONE WEIR: 370.00  
 CLEANOUT ELEVATION: 367.00  
 BOTTOM ELEVATION: 365.00  
 BOTTOM DIMENSIONS: VARIES FROM 2:1 SIDE SLOPES APPROX 20'0" C-15'

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Joyce M. Boyd* 5/21/93  
 Director Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Jessie K. Kelly* 5/25/93  
*Wanda V. Hornast* 5/24/93  
 Chief, Division of Community Planning and Land Development Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. Shaw* 5/13/93  
*Richard S. Ray* 5/12/93  
 Director Date  
 Chief, Bureau of Engineering Date

4-13-93

**For Sediment Control Only!!**

for construction  
 Sequence see  
 sheet 7 of 7.

DEVELOPER'S/BUILDER'S CERTIFICATE  
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible persons involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Trap Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

ENGINEER'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.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Plan  
 Scale: 1"=30'

Owner:  
 Trafalgar House Residential  
 Maryland  
 8005 Guilford Road  
 Suite 220  
 Columbia, Md 21046

SEDIMENT CONTROL PLAN  
 Columbia-Town Center  
 Section 3 Area 2  
 Parcel 'B'

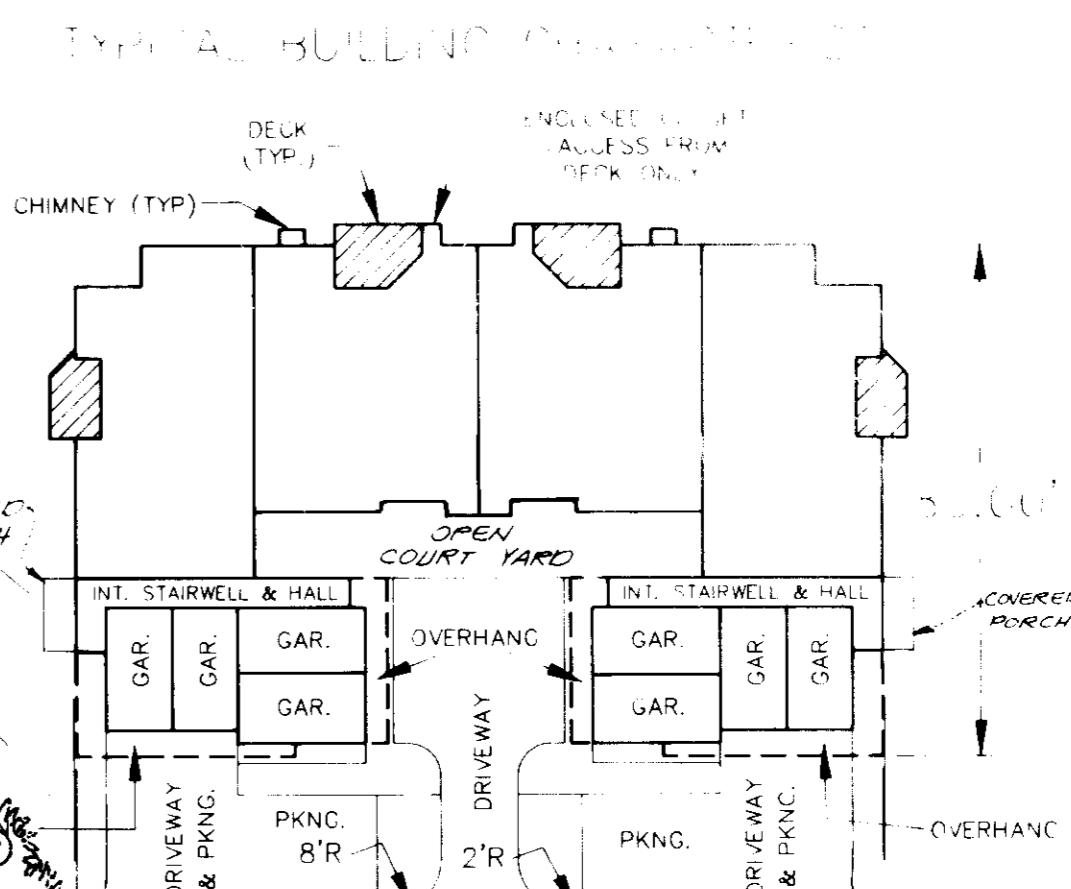
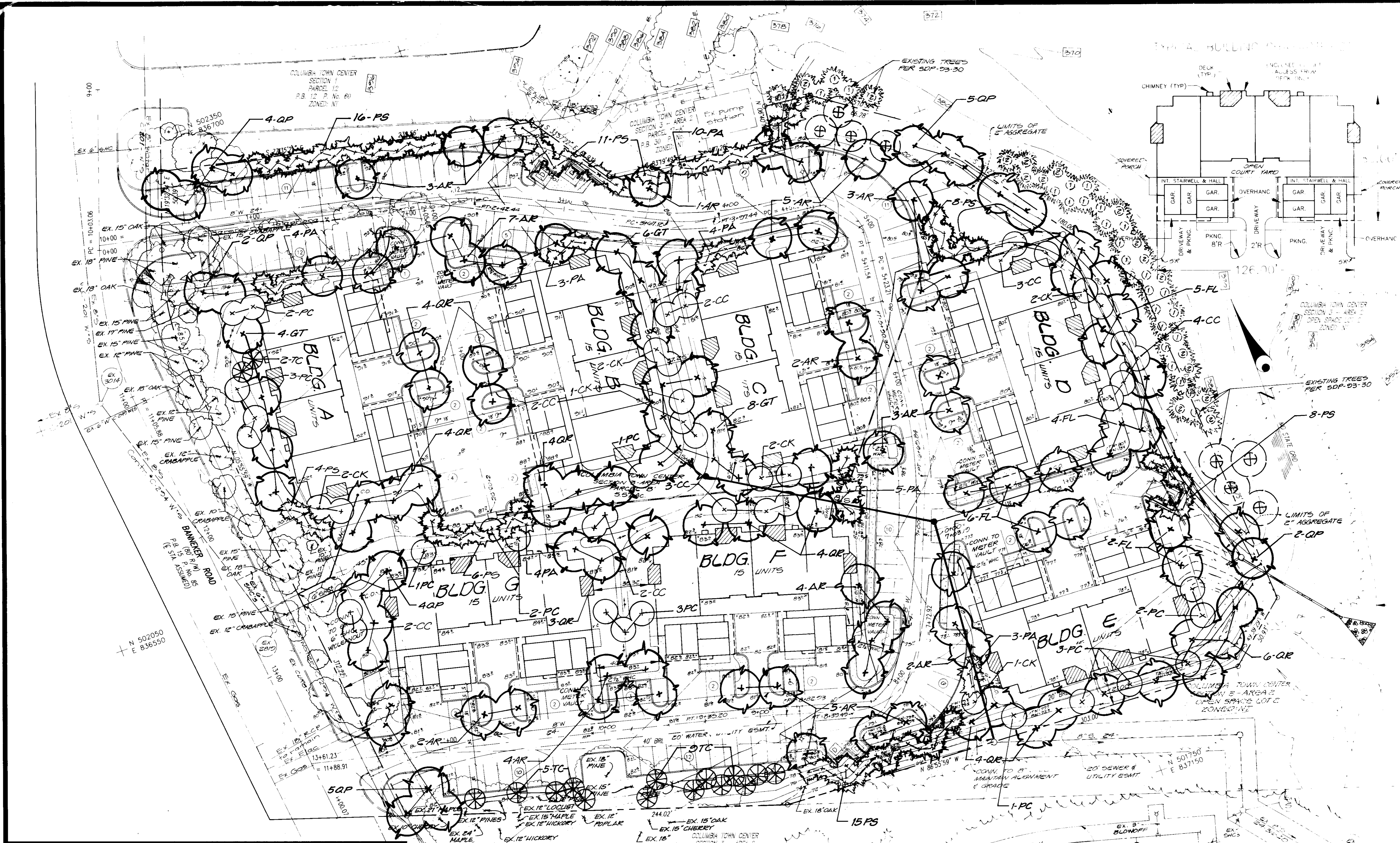
DES. GFM	S.A.E.	CHK. NT	DATE	DATE
DRN. JAO, MCF	As Shown		JANUARY 1993	3 OF 7
CHK. T.G.				

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20886  
 TELEPHONE: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

5th Election District

Howard County, Maryland



VICINITY MAP  
SCALE 1" = 100'

NOTE FOR PLANTING DETAILS SEE SHEET 60FT

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
Date: 5/2/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Date: 5/25/93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
Date: 5/13/93

4-13-93

Plan  
Scale: 1" = 20'

THIS PLAN IS FOR LANDSCAPING ONLY!!!

Symbol	Name (Botanical/Common)	Size	Quan	Comm
AR	Acer rubrum/October Glory/October Glory Red Maple	2 1/2" Cal; 12'-14' H	41	5/75
GT	Gleditsia triacanthos inermis/Shadowmaster/Shadowmaster/Thornless Honeylocust	"	10	"
FL	Fraxinus pennsylvanica/Honaylocust/Patmore Ash	"	17	"
QT	Quercus palustris/Pin Oak	"	22	"
QR	Quercus rubra/Northern Red Oak	"	20	"
PA	Picea abies/Norway Spruce	2 1/2" Cal; 6'-10' H	53	"
PS	Pinus strobus/Eastern White Pine	"	10	"
TC	Tsuga canadensis/Canadian Hemlock	"	15	"
CC	Cercis canadensis/Eastern Redbud	"	15	"
CK	Cornus kousa chinensis/Kousa Dogwood	"	10	"
PC	Fyrus callaryana aristocata/Aristocata Callery Pear	"	10	"

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
TELEPHONE (301)421-4024 NO VA (1301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

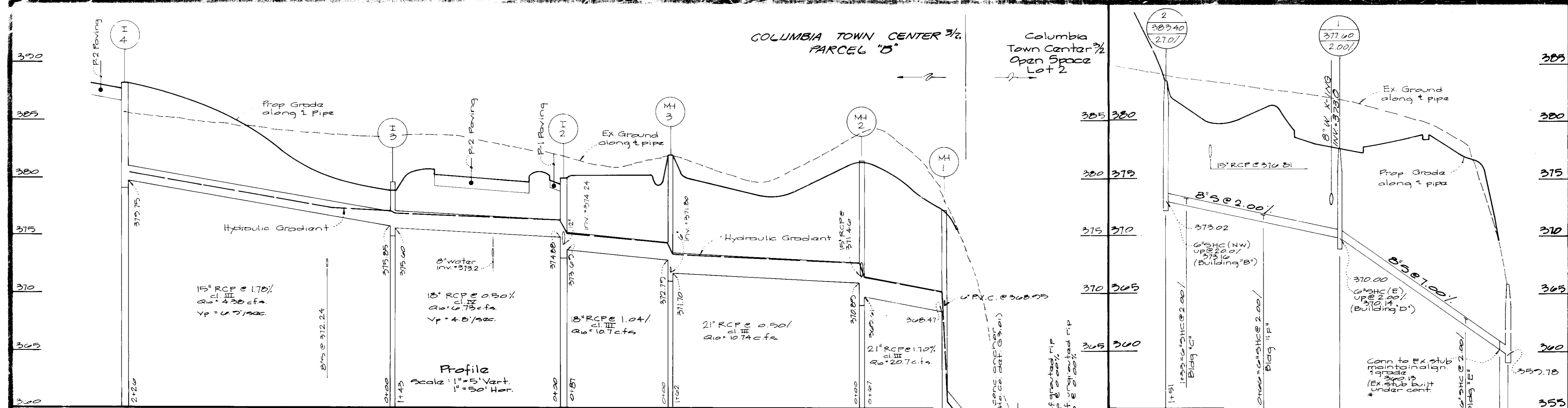
DATE	REVISION	BY	APP'R

PREPARED FOR:  
Trafalgar House Residential  
Maryland  
8905 Guilford Road  
Suite 200  
Columbia, Md 21046

LANDSCAPE PLAN  
**Columbia-Town Center**  
Section 3 Area 2  
Parcel 'B'  
Howard County, Md

DES: GPM  
DRN: [Signature]  
DATE: April, 1993  
4 of 7

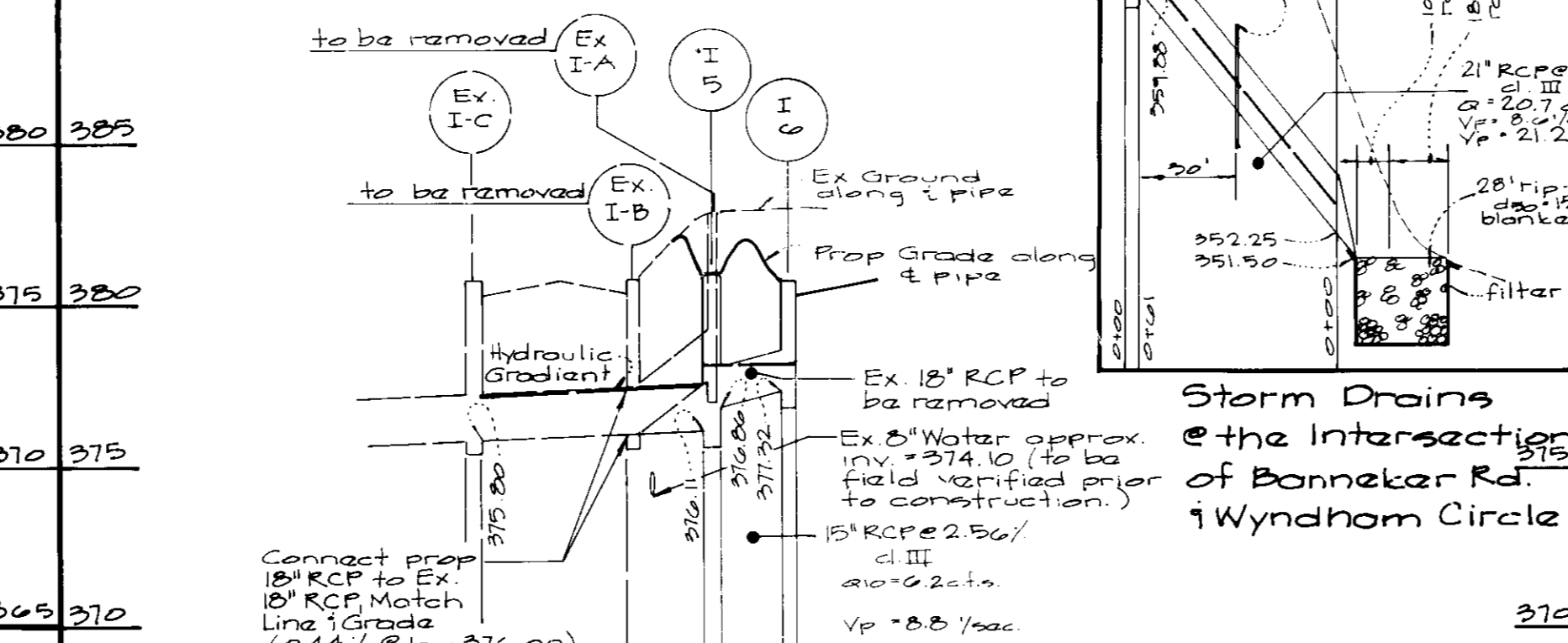
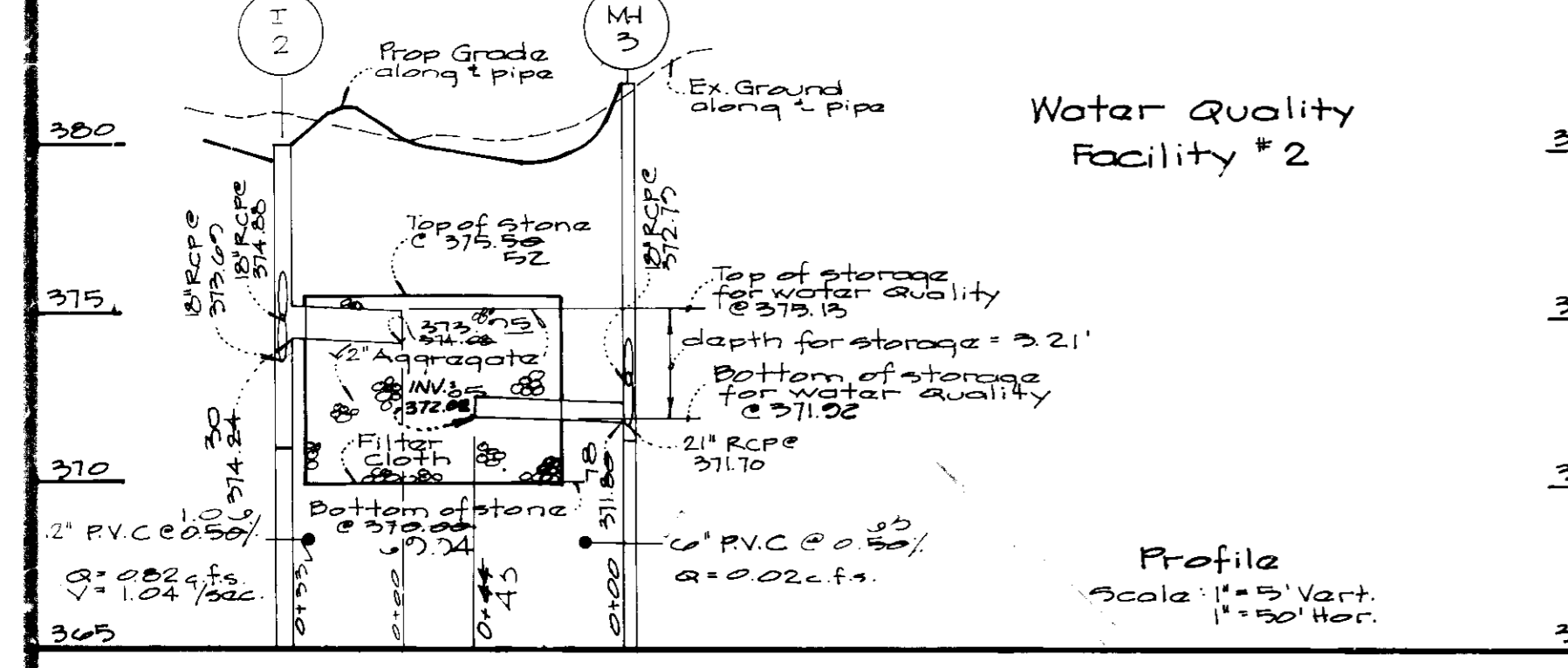
COLUMBIA TOWN CENTER 3/4 PARCEL "B"



Structure Schedule						
Struct. Number	Struct. Type	Detail Number	Top of struct.		Inverts	
			Upper	Lower	Upper	Lower
I-1	A-10	30.4.02	374.20		372.10	371.75
I-2	A-10	30.4.02	380.00	380.45	374.88	373.40
I-3	Yard Inlet	30.4.14	379.00		375.85	375.00
I-4	A-5	30.4.01	388.20		379.75	379.11
I-5	Yard Inlet	30.4.14	388.20		379.80	379.11
I-6	A-5	30.4.01	388.20		379.75	379.11
MH-1	std. MH	3.5.01	379.00		368.98	368.88
MH-2	"	3.5.01	379.00		371.27	369.62
MH-3	"	3.5.01	382.00		371.79	371.70
ES-1	End Sect	30.5.51	354.00		352.25	351.50

Pipe Schedule		
Size & Type	Class	Length
15" RCP	III	87'
18" RCP	IV	167'
21" RCP	III	200'
6" P.V.C.	ASTM D-3034	72'
12" P.V.C.	ASTM D-3033	35'

Explanation for waiver petitions:  
 The purpose of WF 25-57 was to request permission to regrade man made embankments (slopes of 33%) to create a noise berm. The waiver was approved November 12, 1992.  
 The purpose of WF 25-62 was to request a waiver from Sections 14.13(a) thru (d) requiring a sketch, preliminary, and final plan. Also to waive Section 14.12(2) which requires sidewalks on both sides of the street. The waiver was approved January 22, 1993.

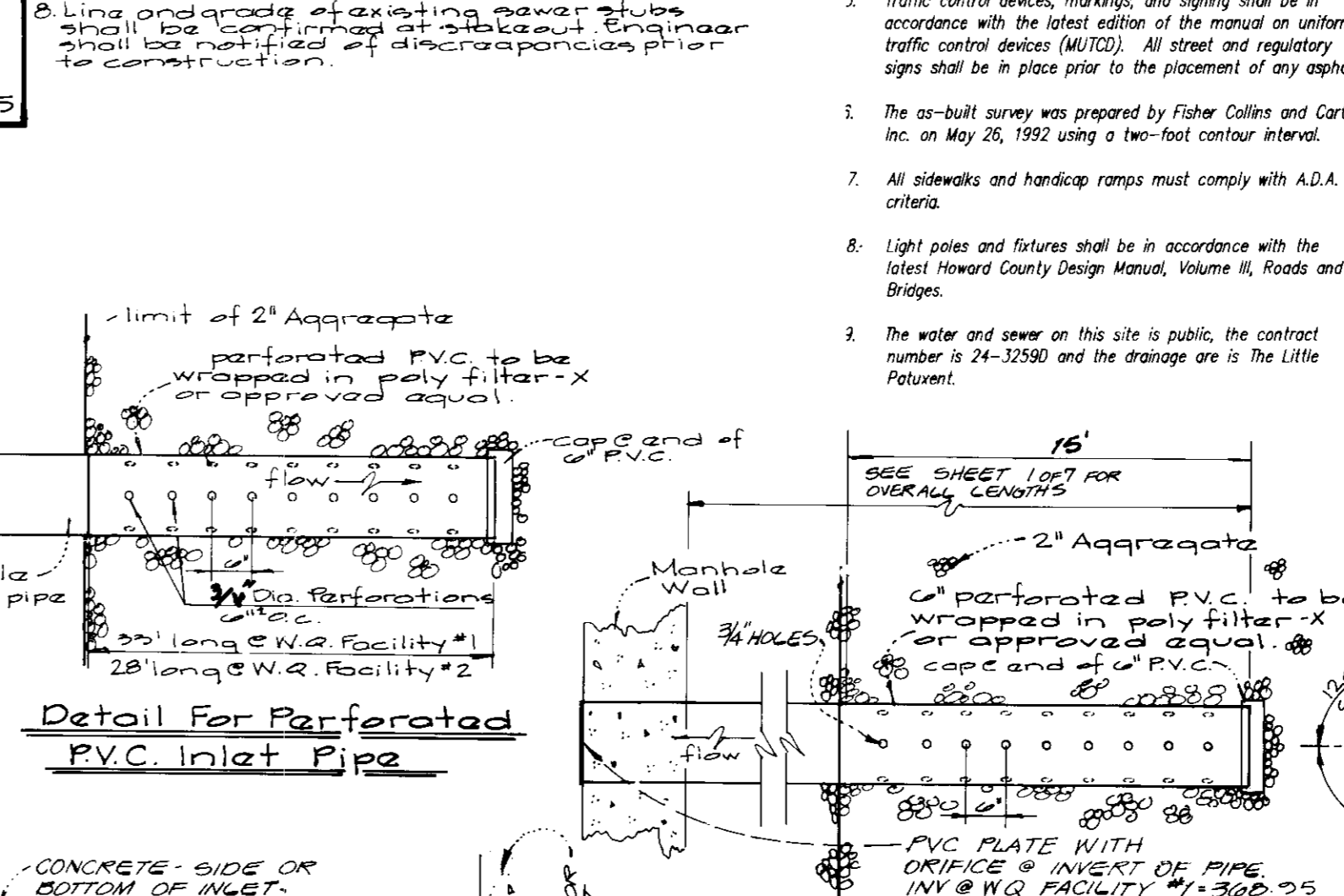
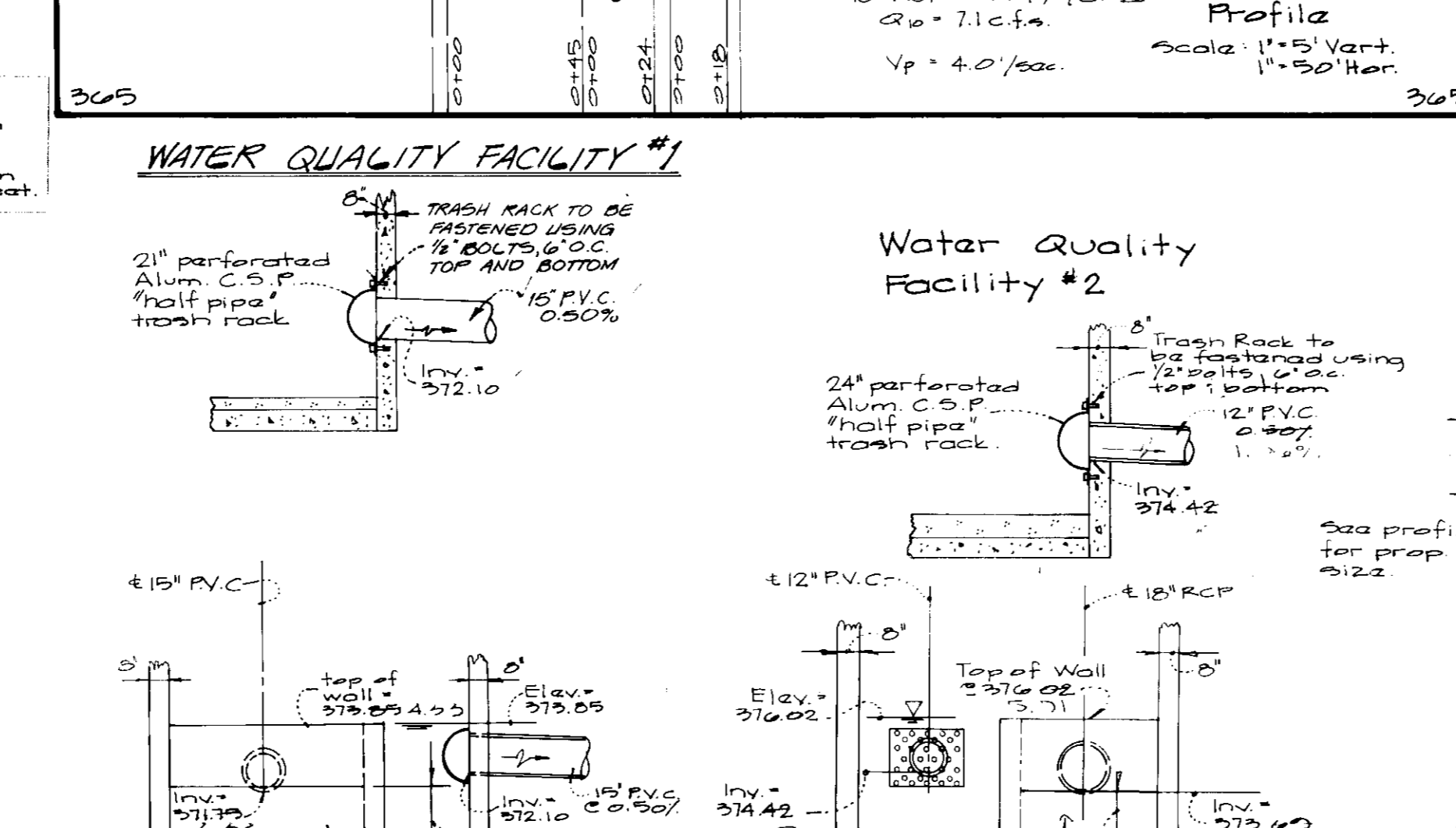
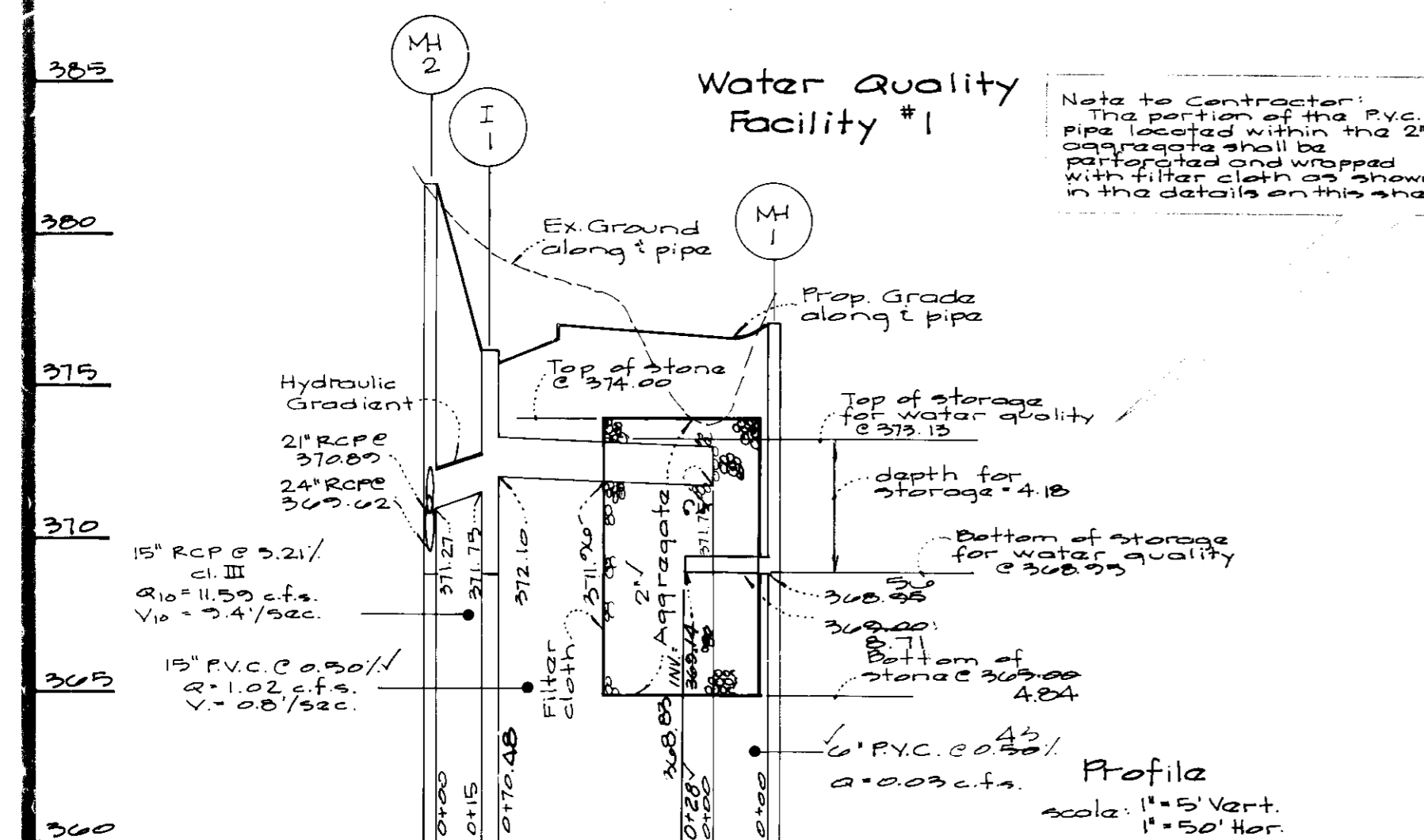


**Water and Sewer Notes**

- All construction methods and materials for private water and sewer mains and connections shall follow the current edition of the Howard County Plumbing Code Supplement by the Howard County Standards, Details & Specifications where necessary.
- All sewer mains and connections shall be P.V.C.
- Water mains shall be P.I.P., class 52.
- Block all water fittings with concrete.
- Sewer manholes shall be 4' diameter.
- Water services are for outside meter settings.
- Verify location of existing utilities prior to starting construction of utilities shown on these plans.
- Line and grade of existing sewer pipes shall be confirmed at blockout chainage. Discrepancies shall be notified of discrepancies prior to construction.

**General Notes**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus Maryland State Highway Administration standards and specifications, if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Construction at (301) 792-7272 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- Location: Bonneker Road Tax Map: 36 Parcel B zoning: New Town (Apartments) Election District: 5th Section/Area: 1/2 Total Tract Area: 5.57 Ac# Number of Proposed Lots: 1
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the manual on uniform traffic control devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- The as-built survey was prepared by Fisher Collins and Carter, Inc. on May 26, 1992 using a two-foot contour interval.
- All sidewalks and handicap ramps must comply with A.D.A. criteria.
- Light poles and fixtures shall be in accordance with the latest Howard County Design Manual, Volume II, Roads and Bridges.
- The water and sewer on this site is public, the contract number is 24-3250 and the drainage area is The Little Potomac.

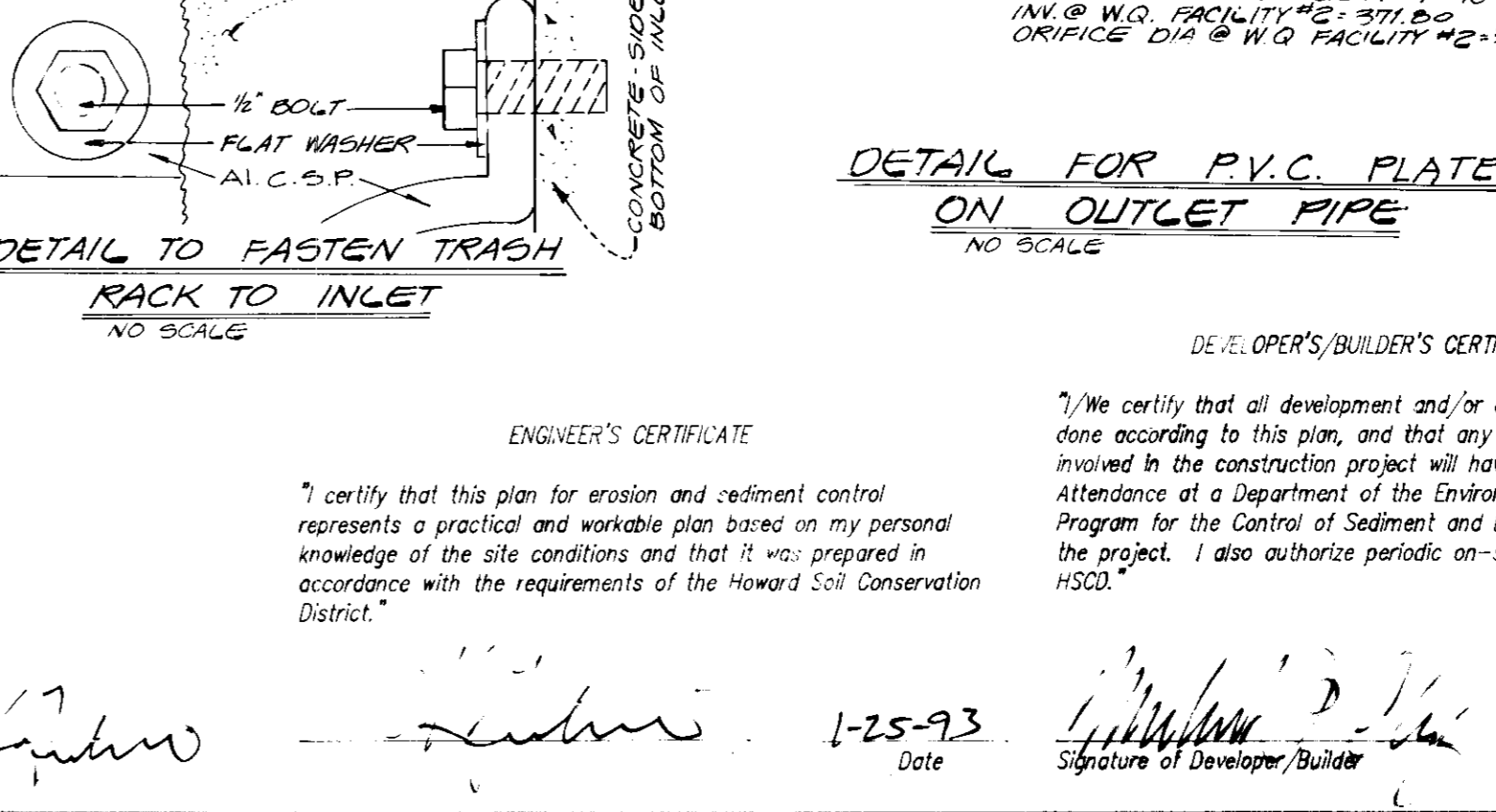
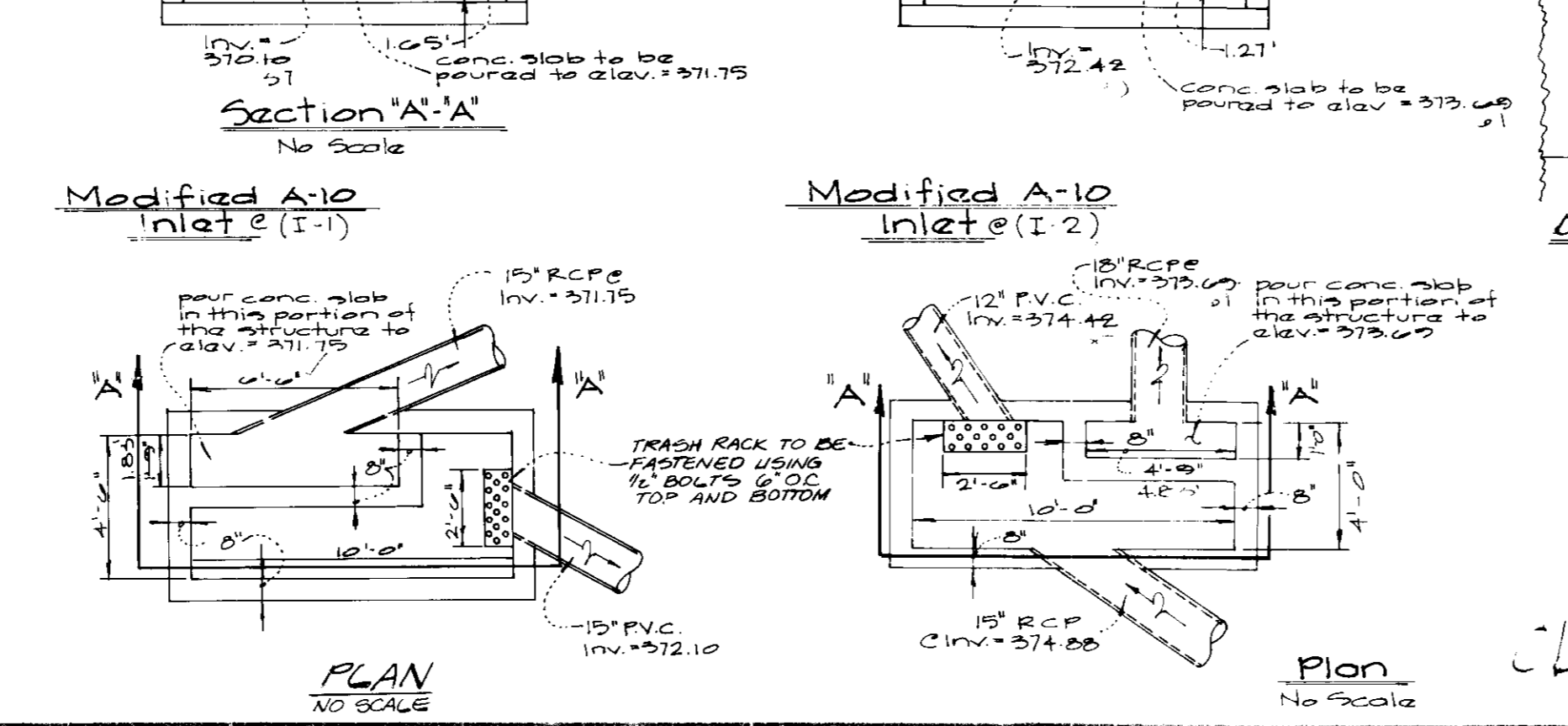


Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

Approved: Howard County Dept. of Public Works  
 Chief, Bureau of Engineering  
 Date: 5-12-93

4-13-93



**Storm Drains at the Intersection of Bonneker Rd. & Wyndham Circle**

- All construction methods and materials for private water and sewer mains and connections shall follow the current edition of the Howard County Plumbing Code Supplement by the Howard County Standards, Details & Specifications where necessary.
- All sewer mains and connections shall be P.V.C.
- Water mains shall be P.I.P., class 52.
- Block all water fittings with concrete.
- Sewer manholes shall be 4' diameter.
- Water services are for outside meter settings.
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**General Notes**

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- All sidewalks and handicap ramps must comply with A.D.A. criteria.
- Light poles and fixtures shall be in accordance with the latest Howard County Design Manual, Volume II, Roads and Bridges.
- The water and sewer on this site is public, the contract number is 24-3250 and the drainage area is The Little Potomac.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/we 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.

1-25-93 Date  
 Signature of Developer/Builder

**ENGINEER'S CERTIFICATE**

I/we certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

1/25/93 Date  
 Signature of Engineer

Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

Approved: Howard County Dept. of Public Works  
 Chief, Bureau of Engineering  
 Date: 5-12-93

Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

Approved: Howard County Dept. of Public Works  
 Chief, Bureau of Engineering  
 Date: 5-12-93

Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

Approved: Howard County Dept. of Public Works  
 Chief, Bureau of Engineering  
 Date: 5-12-93

Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

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 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

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 Chief, Bureau of Engineering  
 Date: 5-12-93

Approved for public water & sewerage systems  
 Howard County Health Department  
 County Health Officer  
 Date: 5/2/93

Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

Approved: Howard County Dept. of Public Works  
 Chief, Bureau of Engineering  
 Date: 5-12-93

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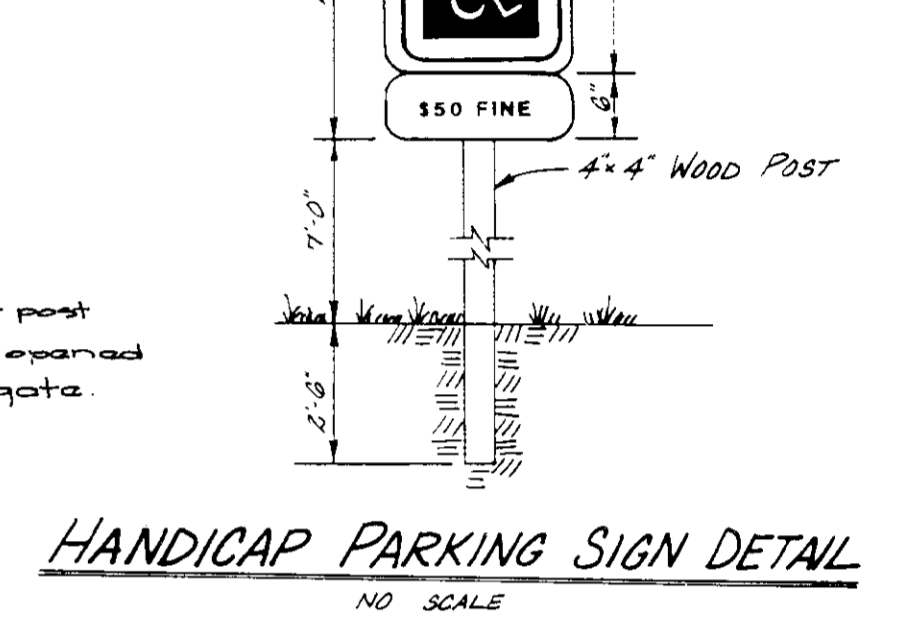
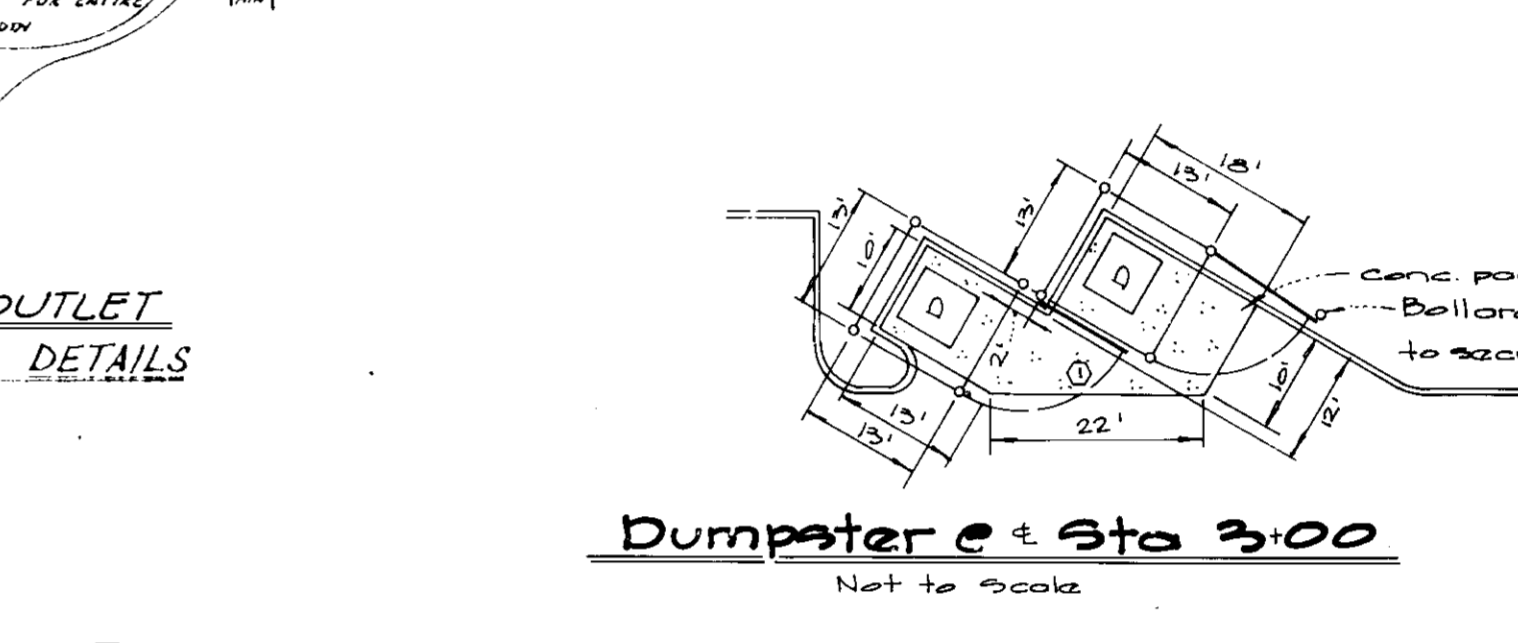
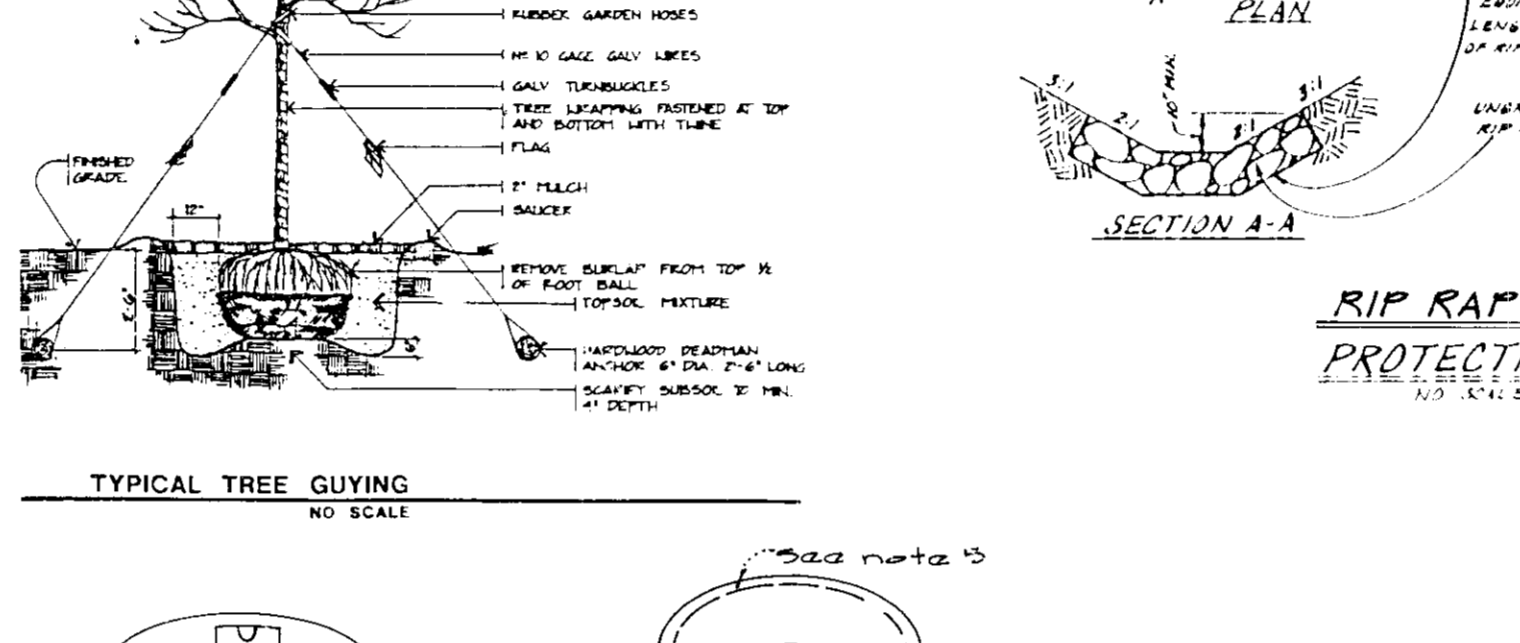
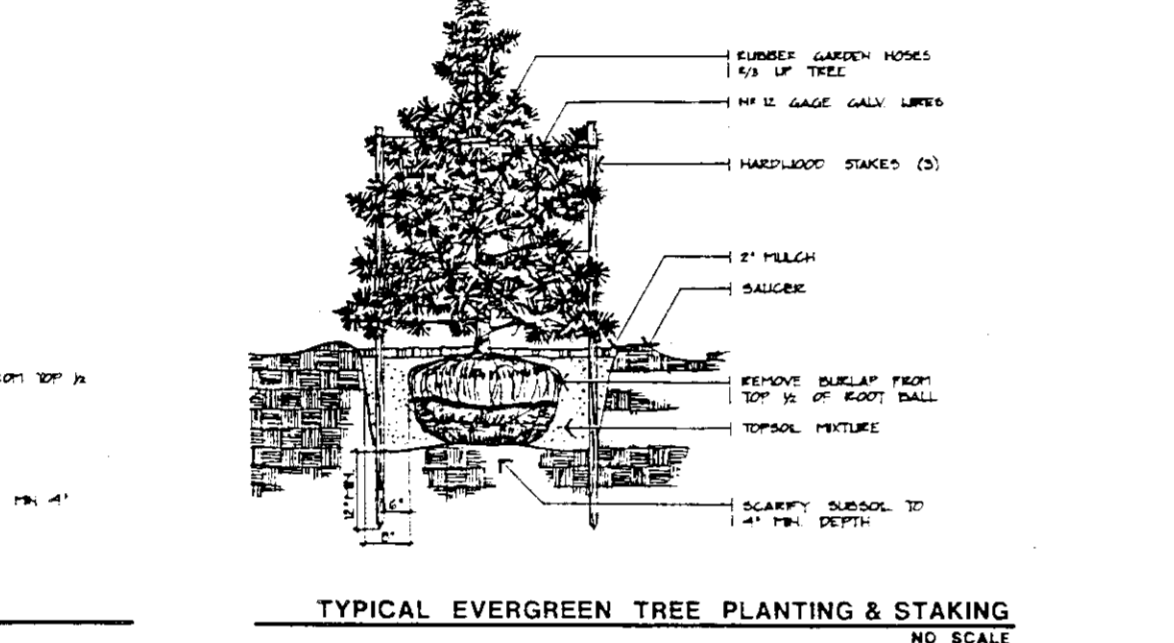
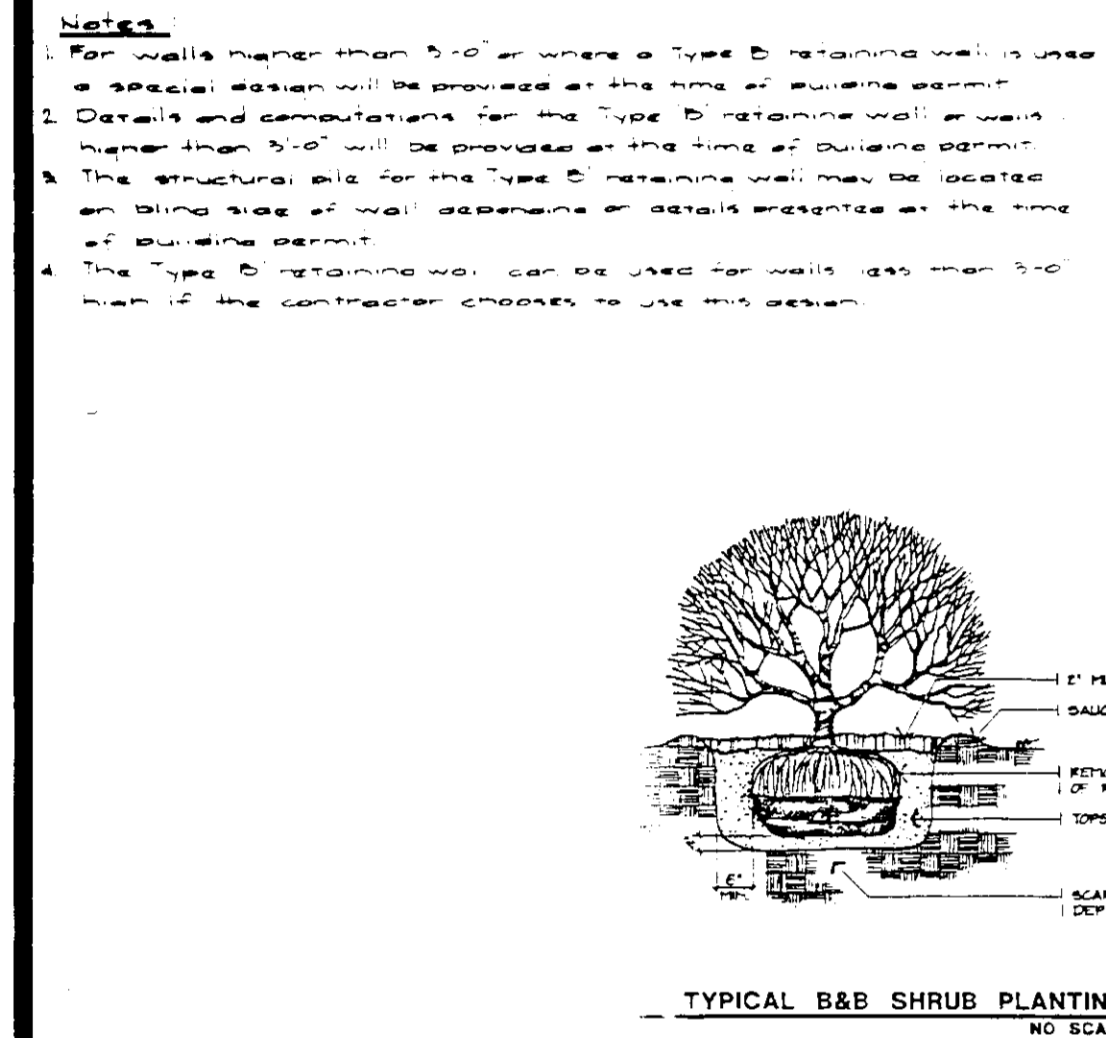
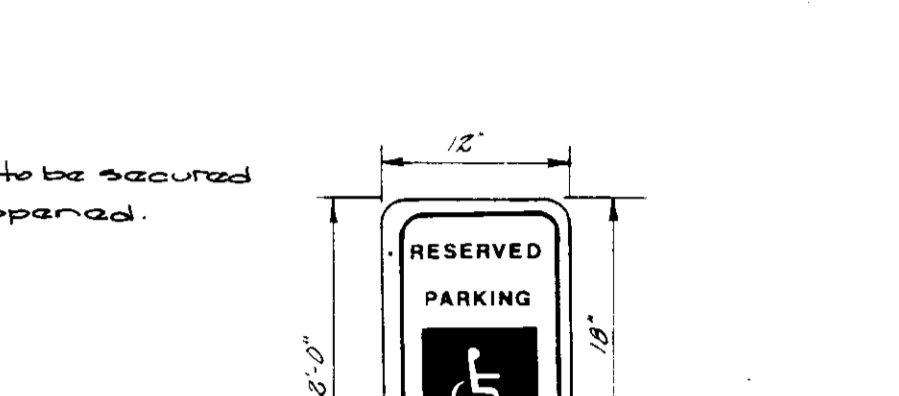
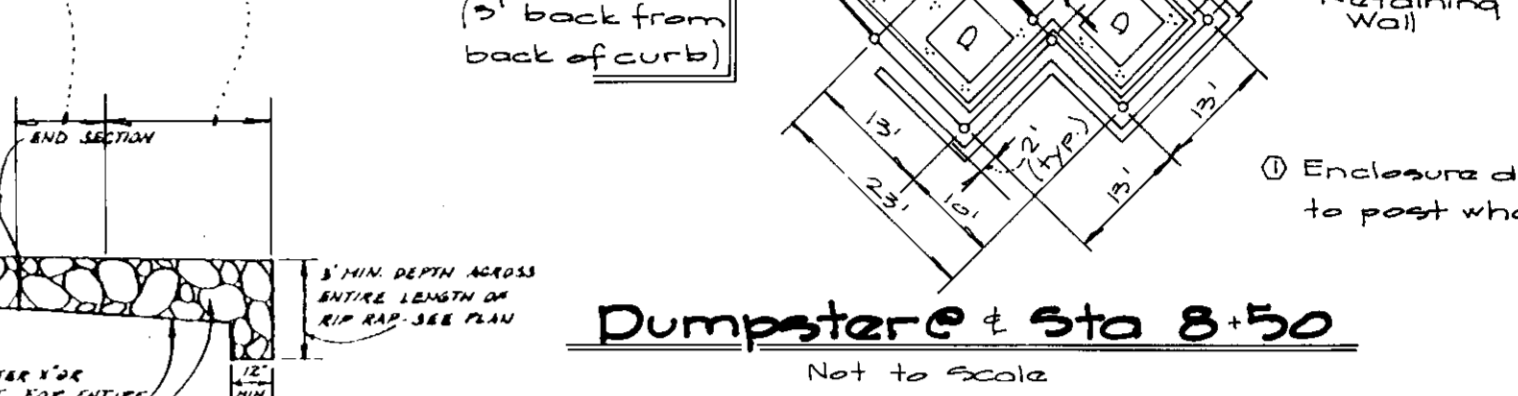
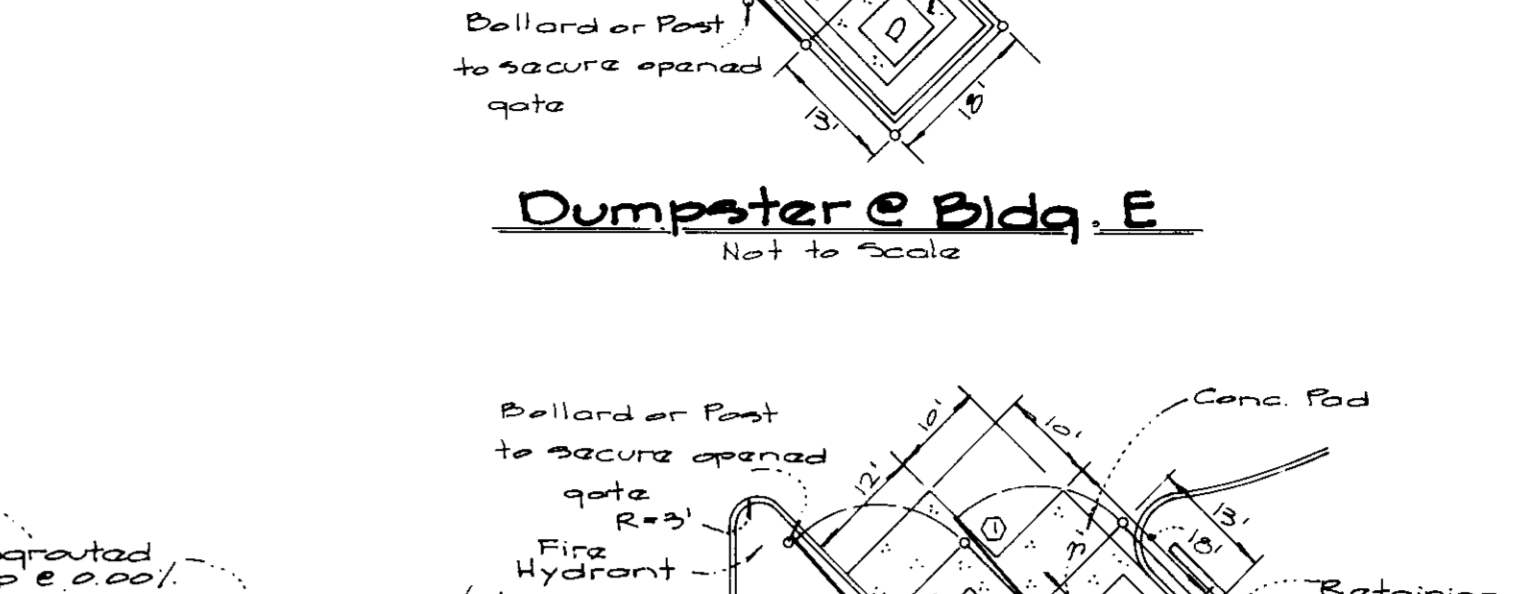
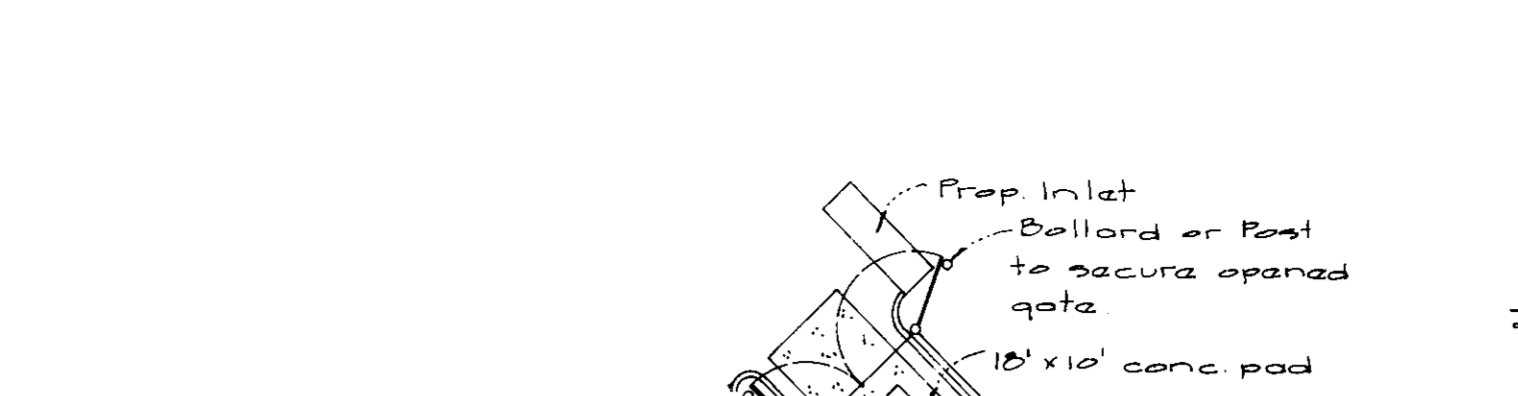
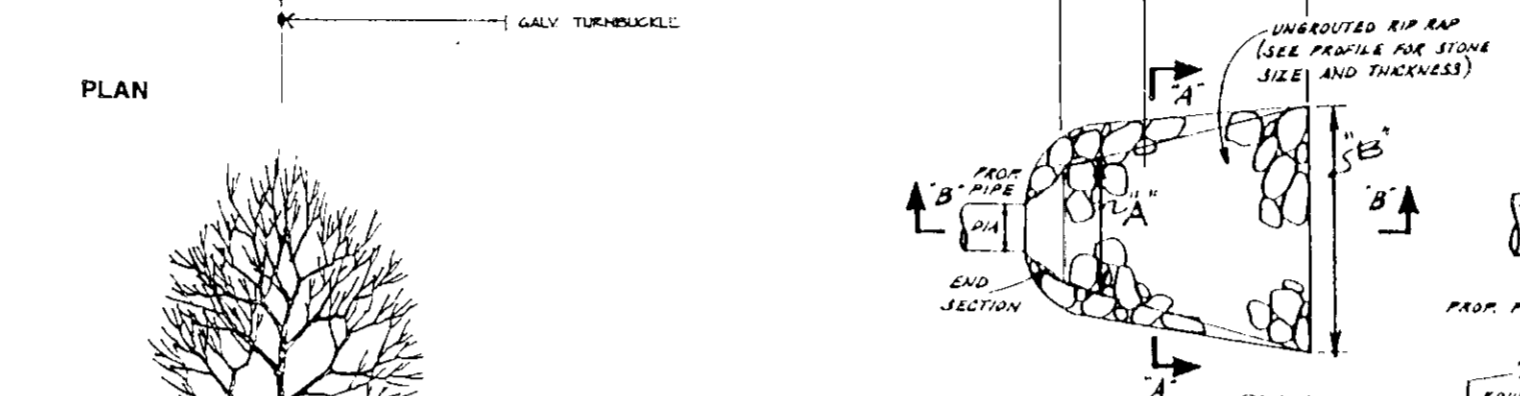
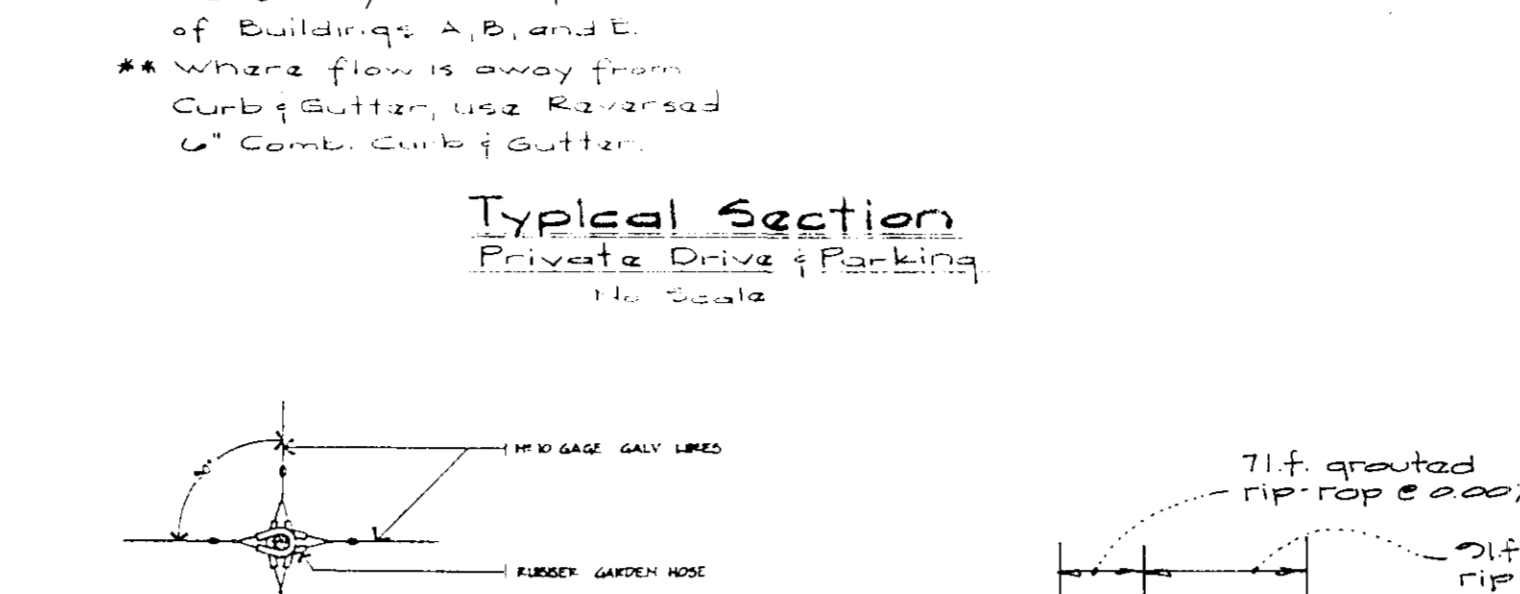
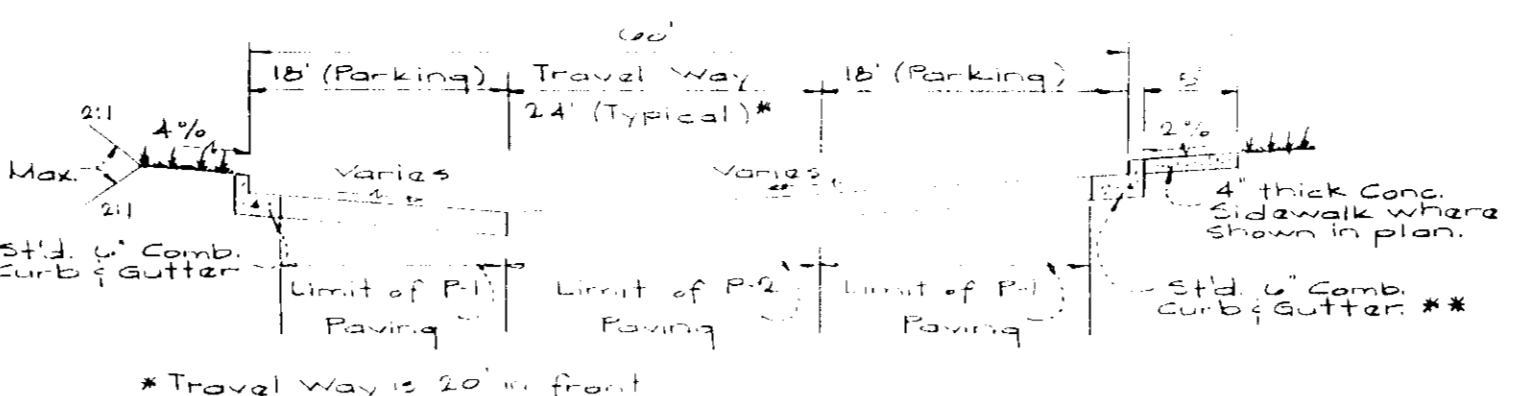
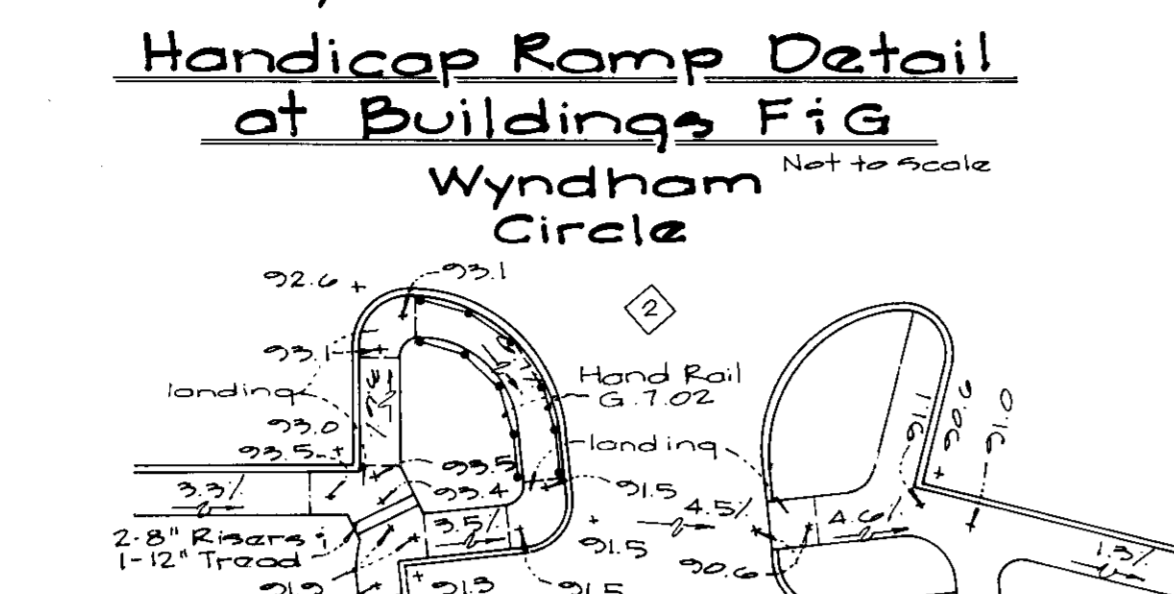
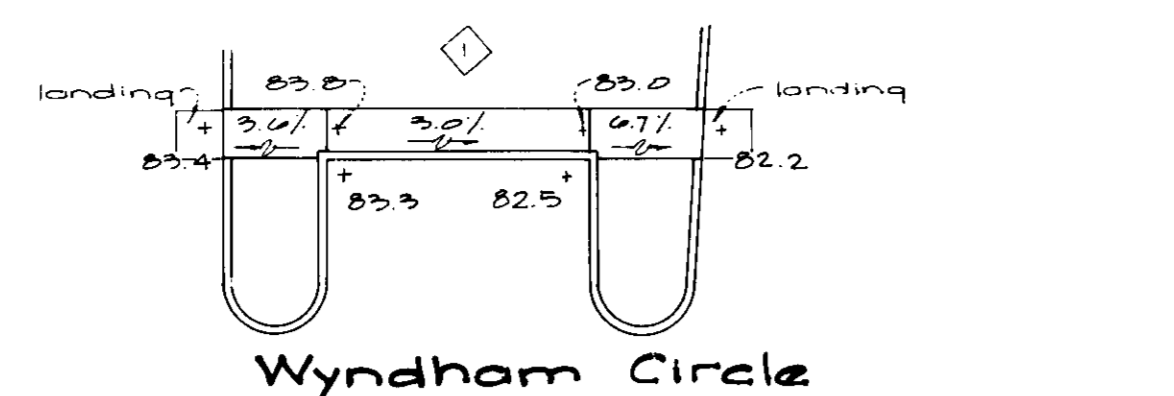
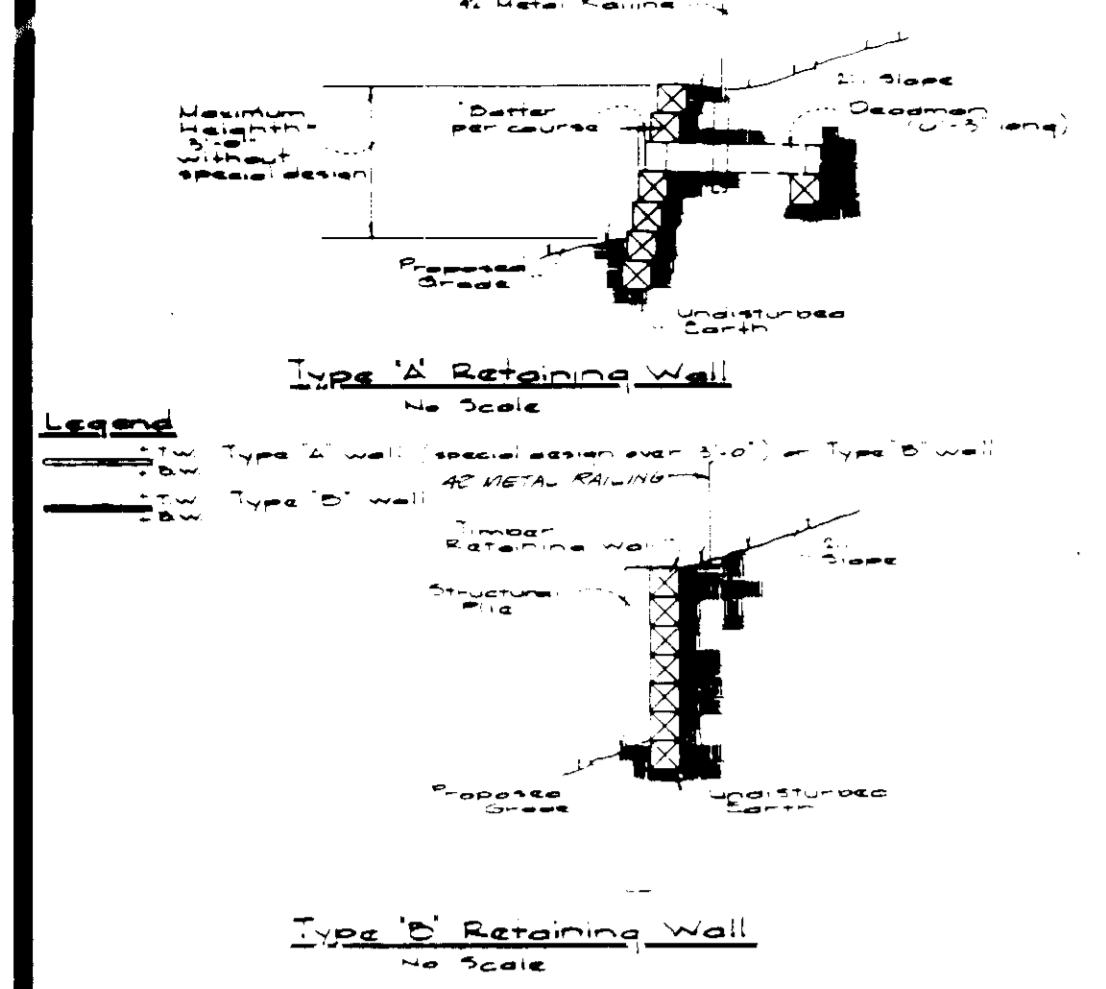
Approved: Howard County Dept. of Planning  
 Chief Division of Community Planning and Land Development  
 Date: 5/25/93

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**ENGINEER'S CERTIFICATE**

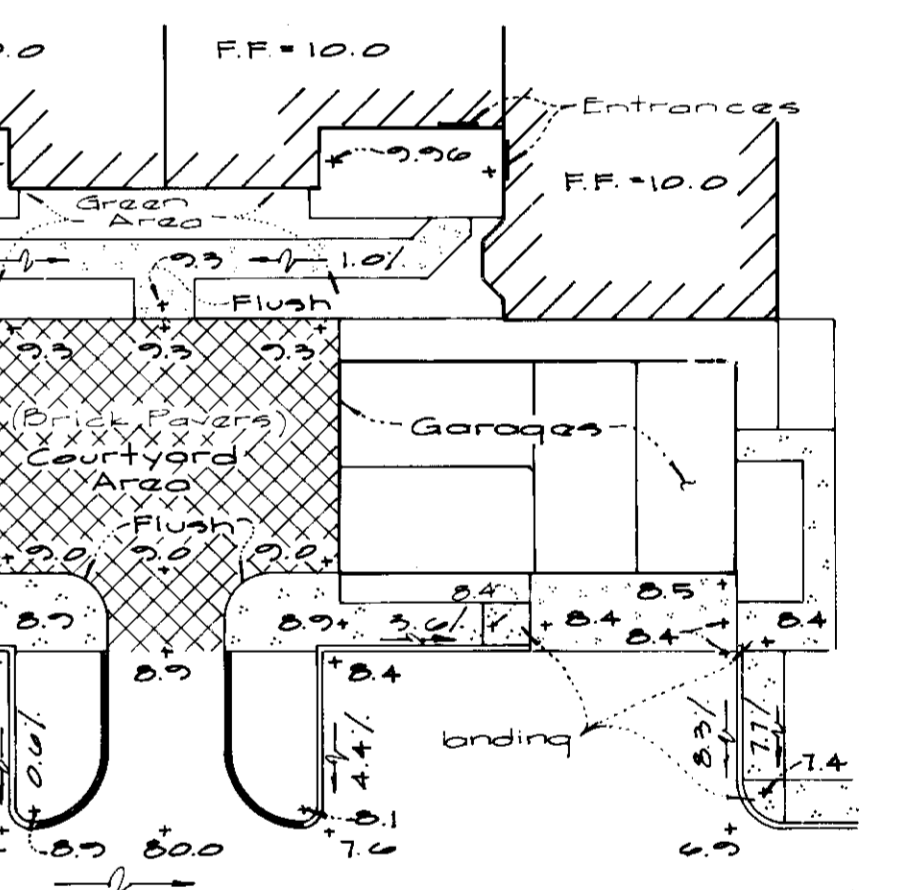
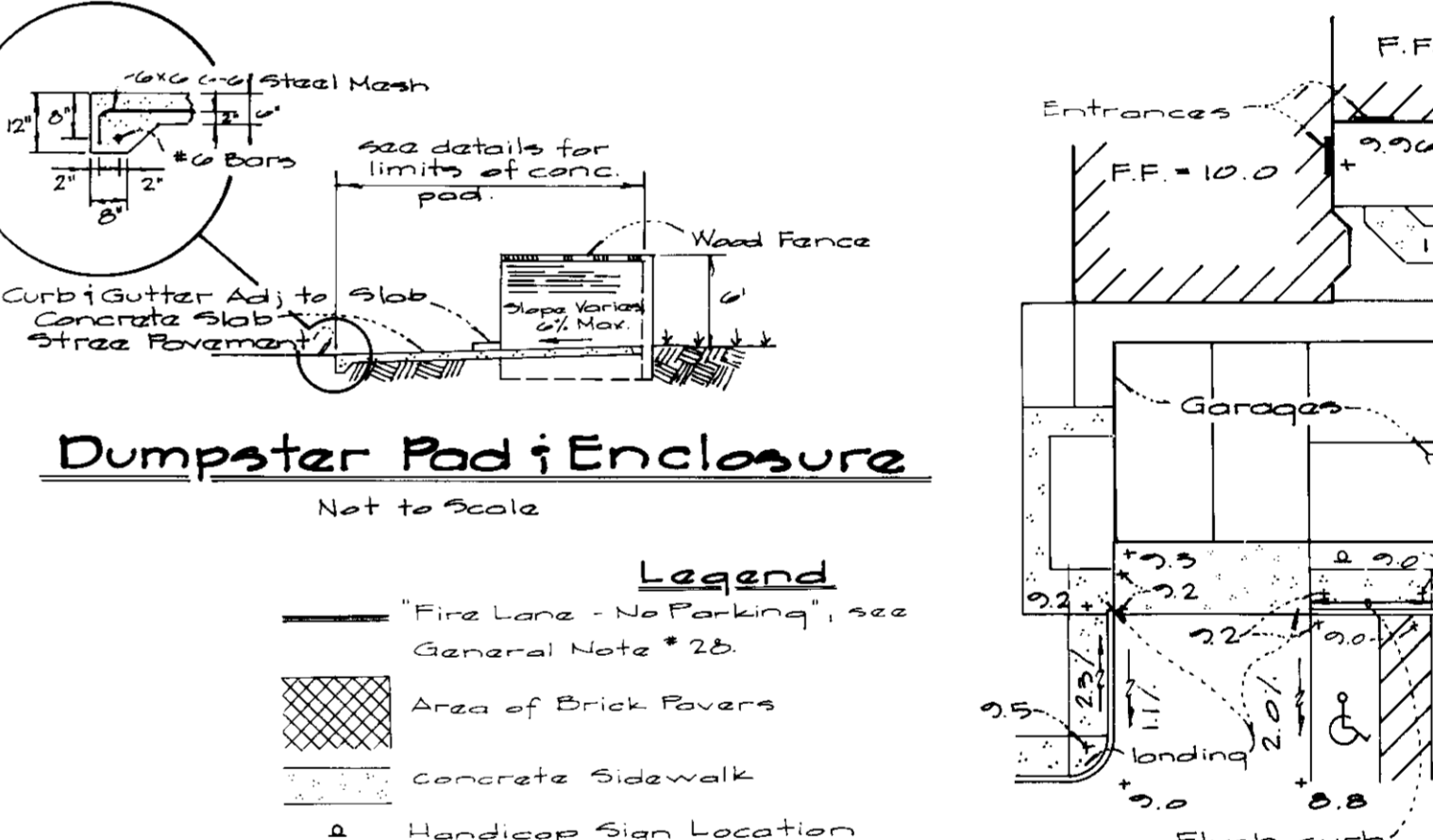
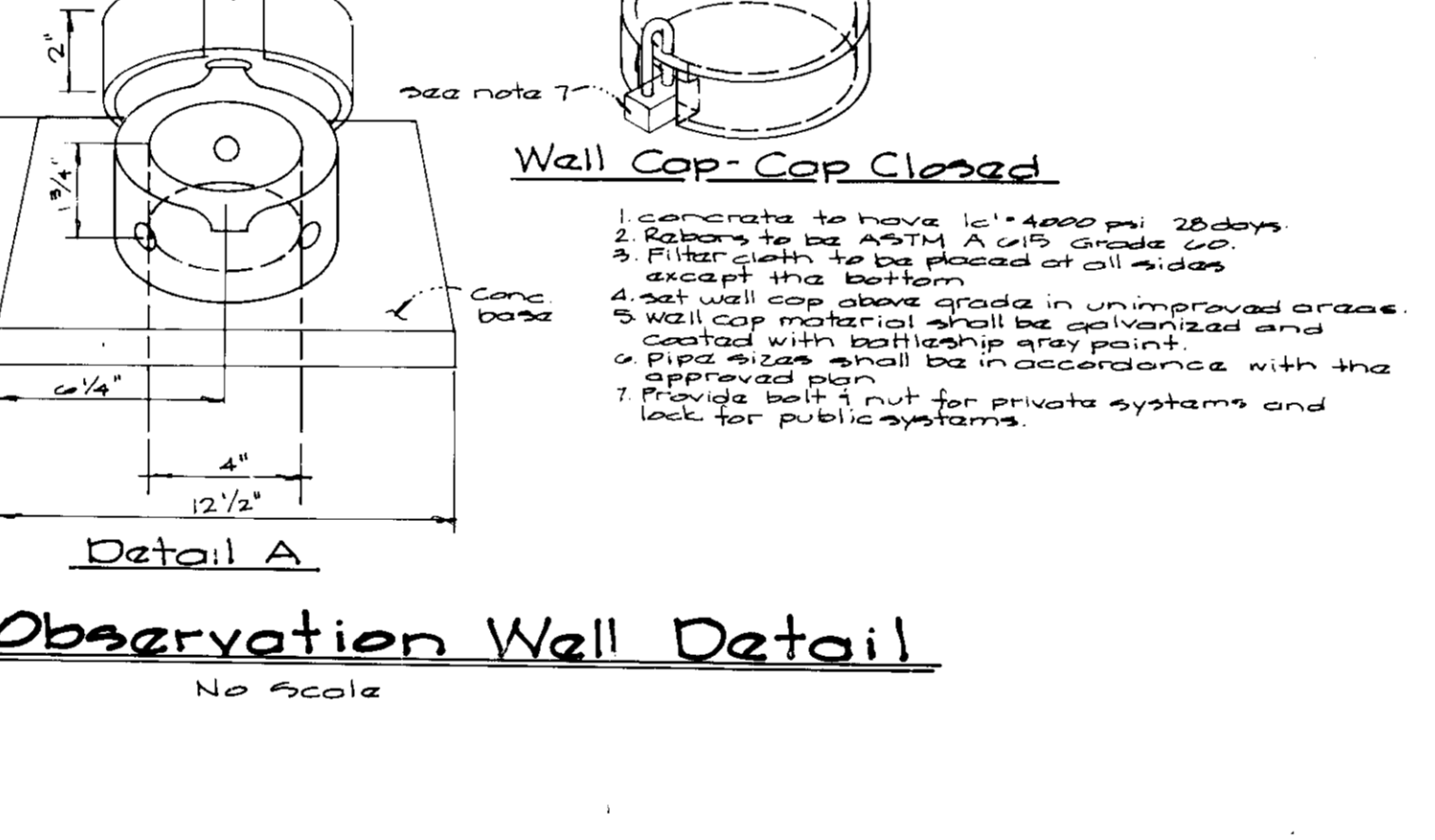
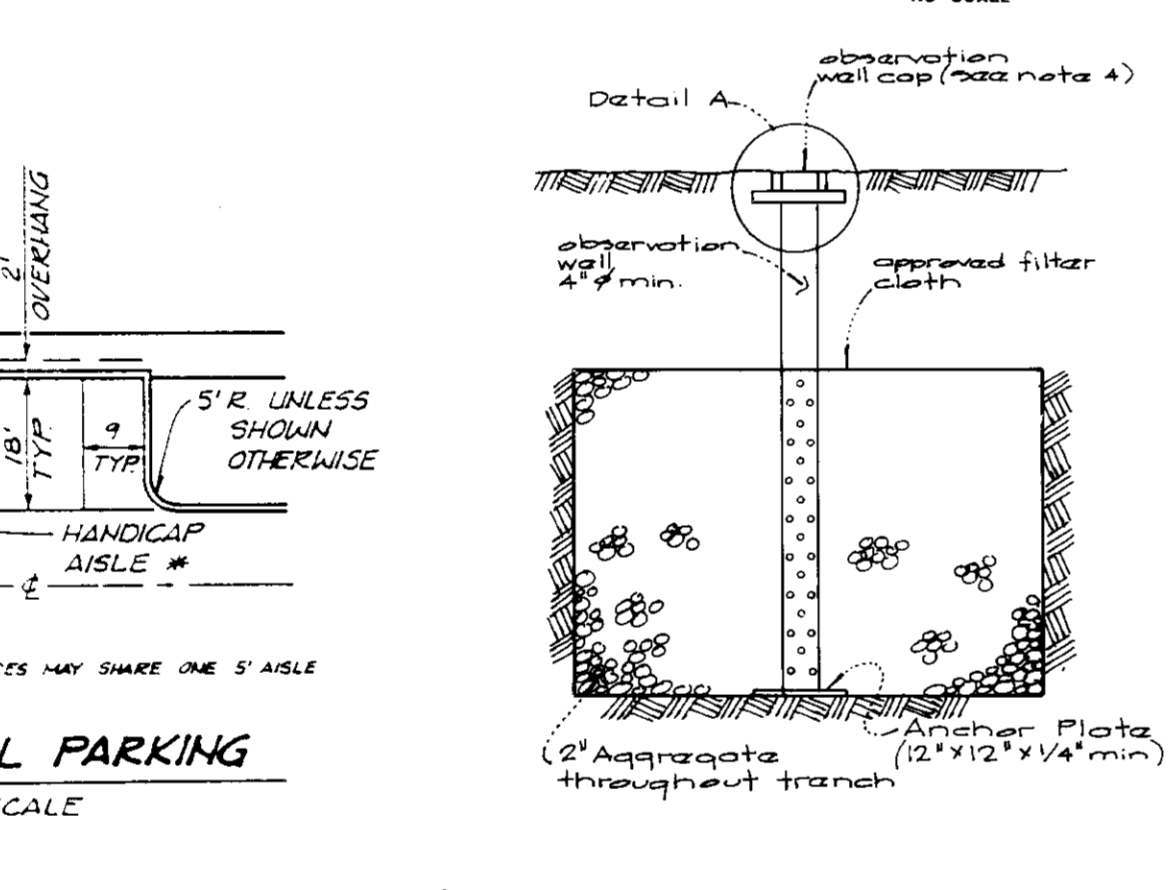
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*Signature* 1-26-93  
Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

*Signature* 1/25/93  
Signature of Developer/Builder Date



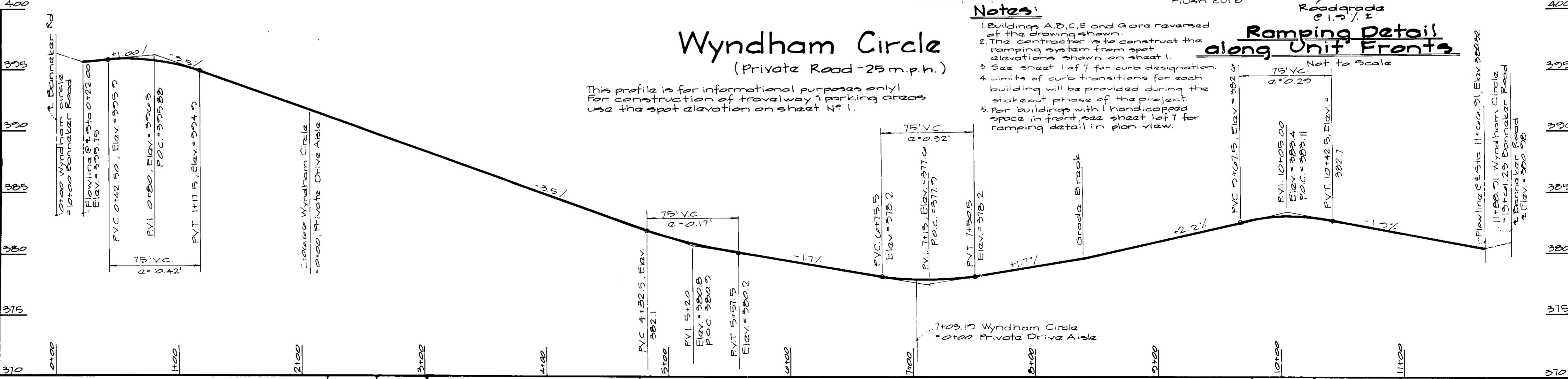
**APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.**  
James M. Boyd, Health Officer, 5/21/93

**APPROVED - HOWARD COUNTY DEPT OF PLANNING & ZONING**  
Christina J. Johnson, 5/24/93

**APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS**  
James M. Boyd, Director, 5/13/93

**APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS**  
James M. Boyd, Director, 5-12-93

4-13-93



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

Owner: Trolafgr House Residential, 8045 Maryland Road, Suite 200, Columbia, Md 21046

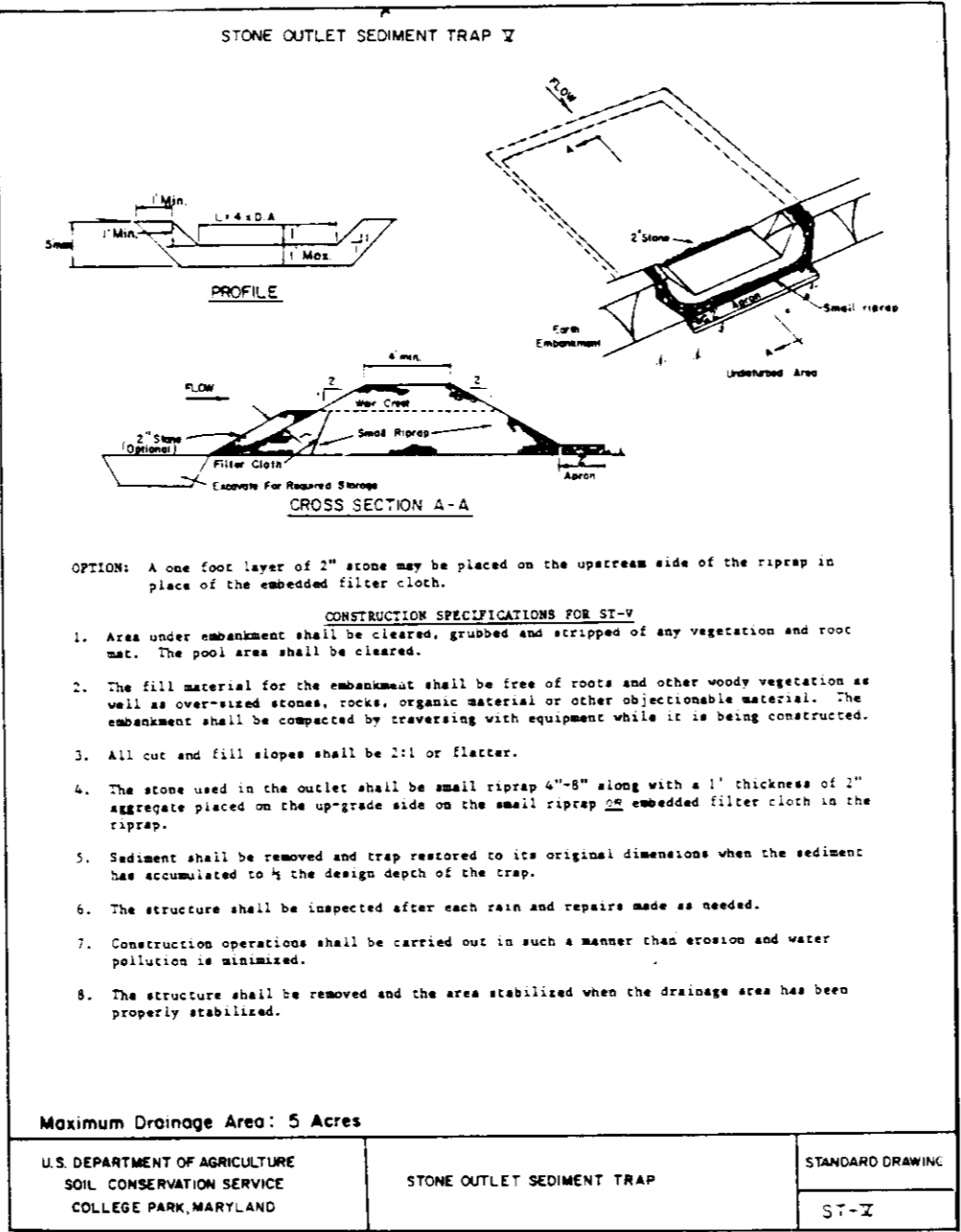
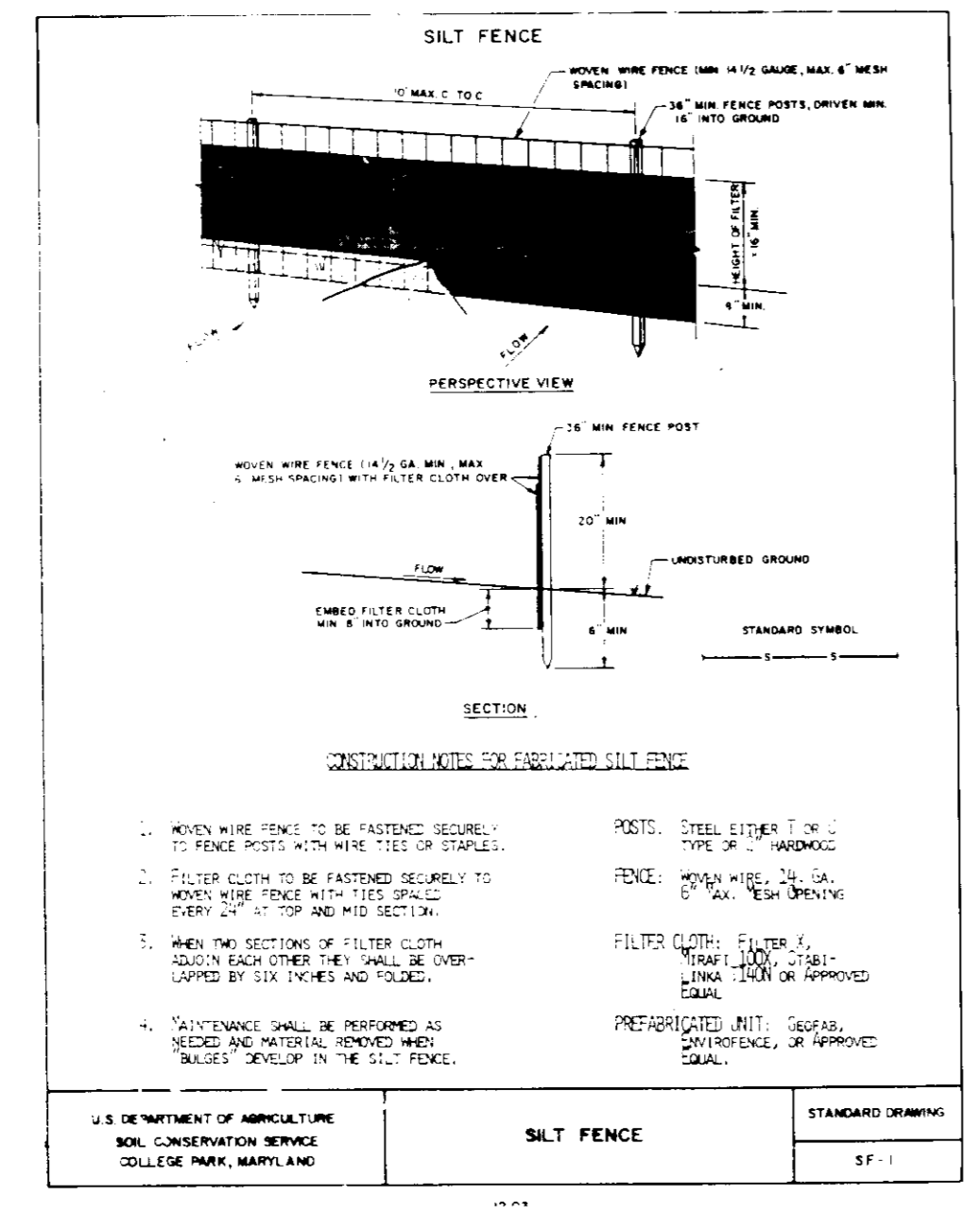
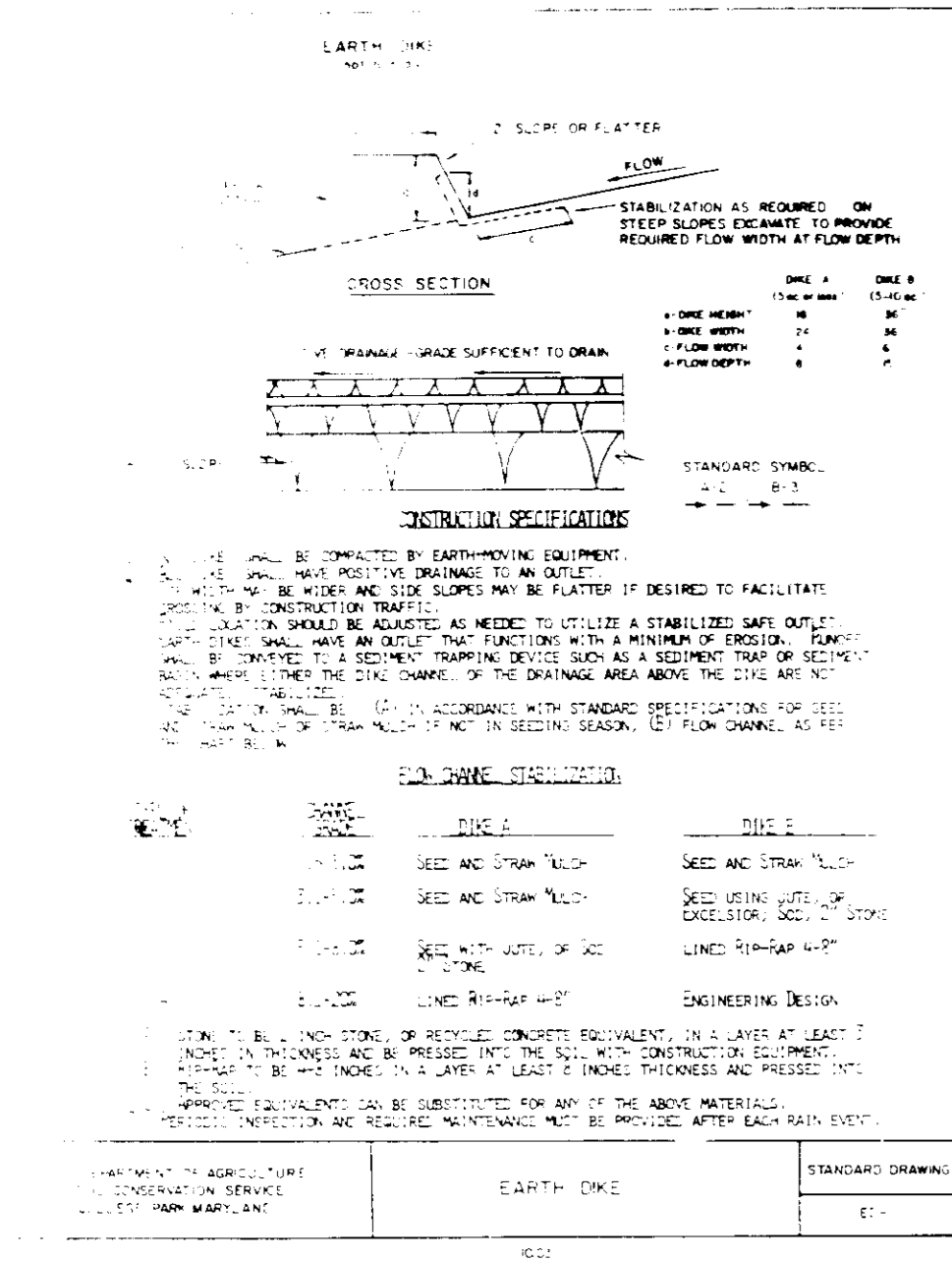
**SITE DETAILS AND ROAD PROFILE**

**Columbia-Town Center Section 3 Area 2 Parcel 'B'**

DES: AS SHOWN  
DRN: NT  
CHK: JANUARY 1993

ZONING: NT  
TAX MAP NO: 30

GLW FILE NO: 92-004  
SHEET: 6 OF 7



**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. (992-2437)
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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSIONS AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) 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: 5.57 Acres  
Area Disturbed: 5.27 Acres  
Area to be roofed or paved: 3.36 Acres  
Area to be vegetatively stabilized: 1.01 Acres  
Total Cut: 5561 Cu. Yds.  
Total Fill: 5561 Cu. Yds.  
Off-Site waste/borrow area location: N/A
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 control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
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.

**PERMANENT SEEDING NOTES**

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules
- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
  - 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted 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.

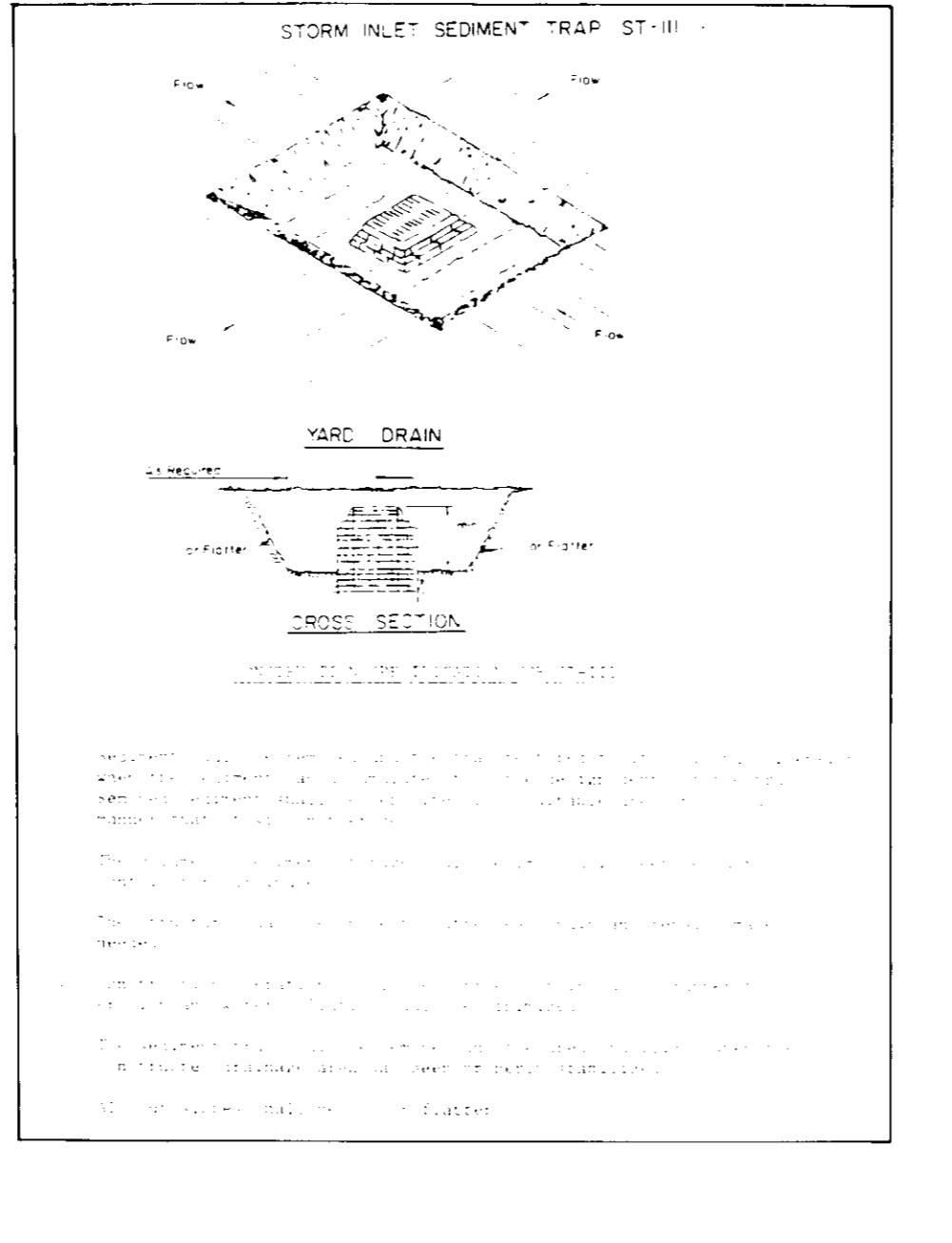
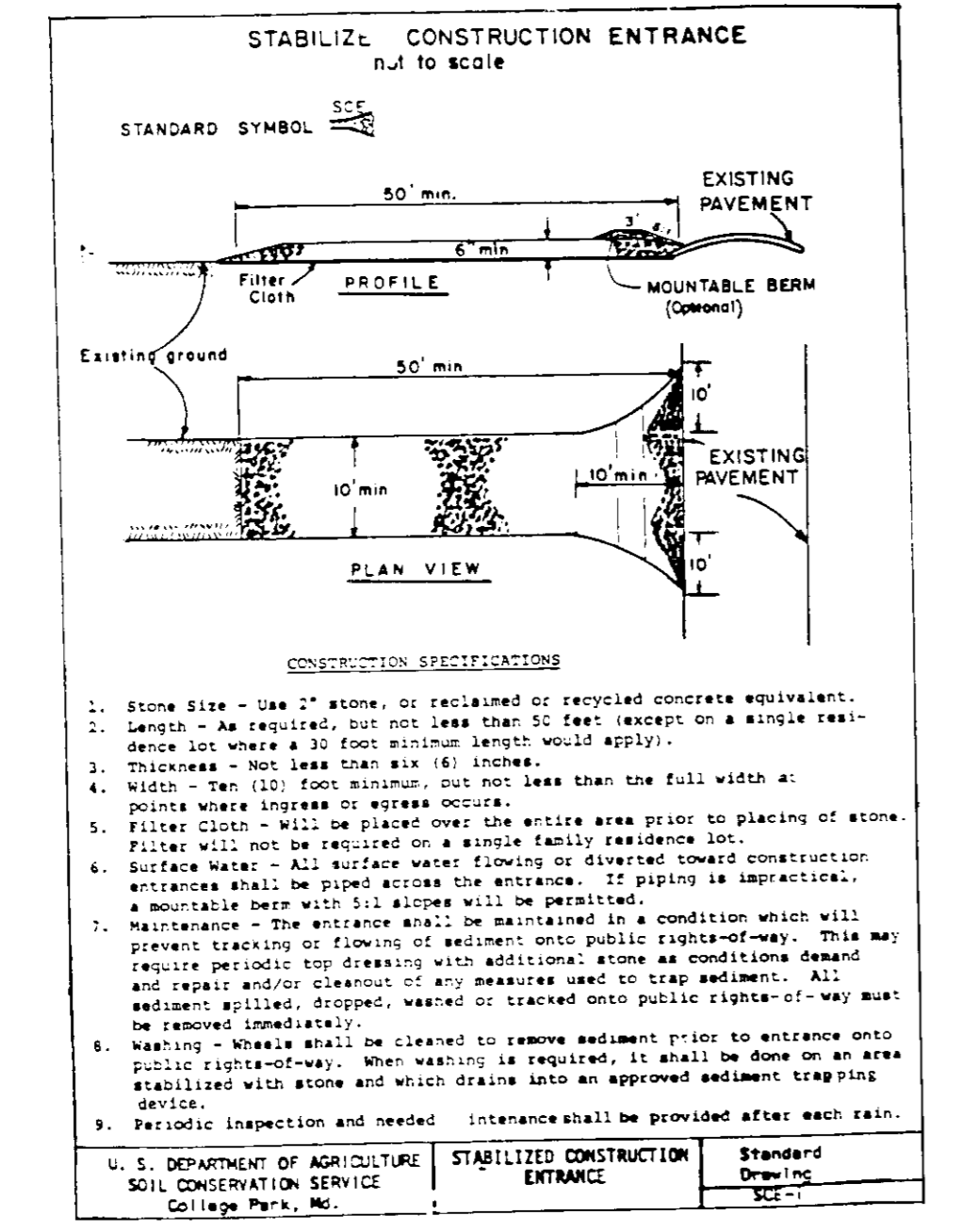
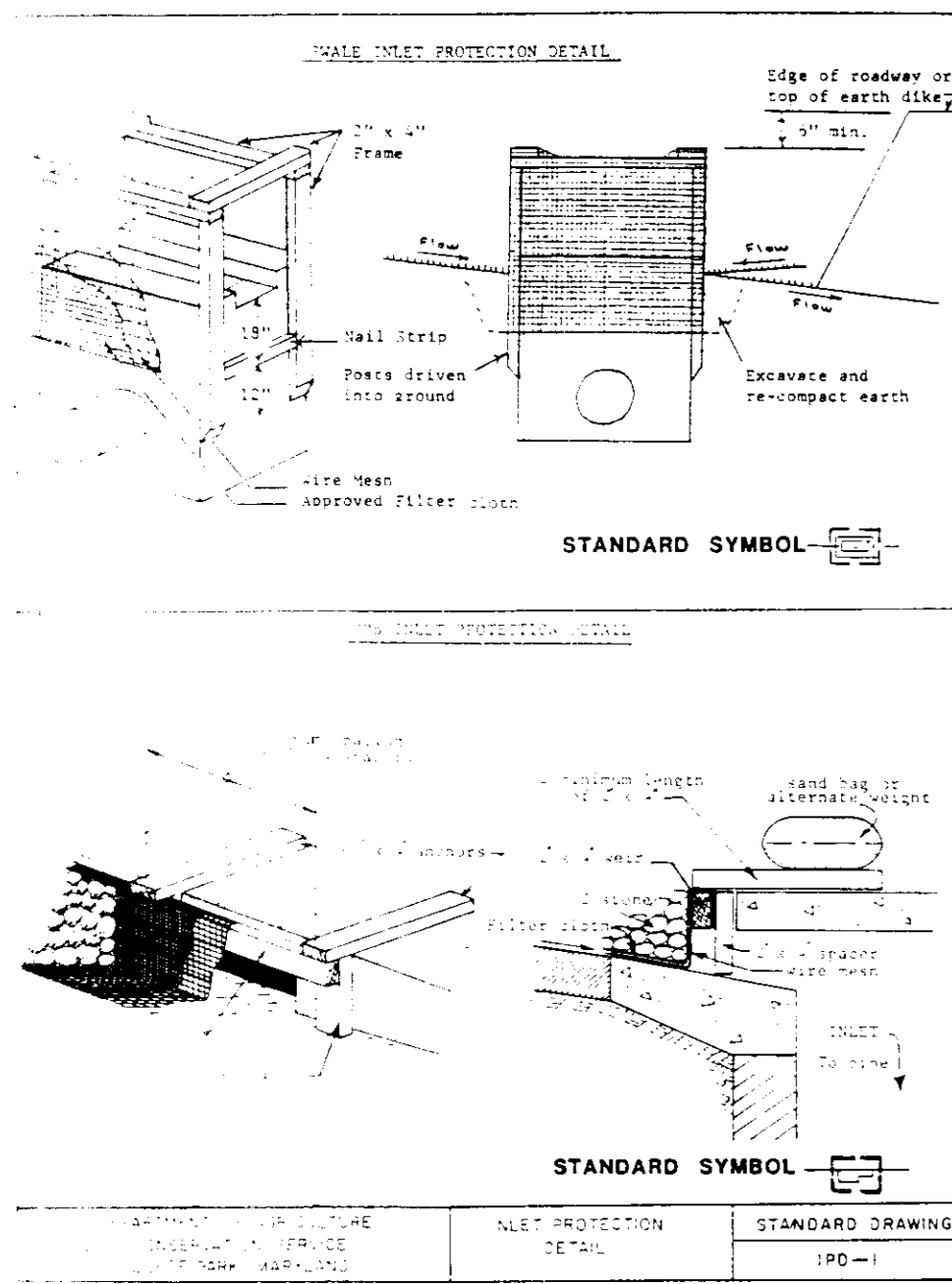
Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
- Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons 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 rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
 Approved: *[Signature]* DATE: 5/21/93  
 COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Approved: *[Signature]* DATE: 5/25/93  
 PLANNING & ZONING DIVISION

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 Approved: *[Signature]* DATE: 5/13/93  
 CHIEF ENGINEER

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 Approved: *[Signature]* DATE: 5-12-93  
 CHIEF ENGINEER

4-13-93

ENGINEER'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.  
*[Signature]*  
 Date: 1-26-93

DEVELOPER'S/BUILDER'S CERTIFICATE  
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.  
*[Signature]* DATE: 1/25/93  
 Signature of Developer/Builder

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.  
*[Signature]* DATE: 5/21/93  
 Maryland Soil Conservation Service

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.  
*[Signature]* DATE: 5/14/93  
 Howard Soil Conservation District

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
 TELEPHONE (301) 421-4024

REVISION	DATE	BY	APP'R

owner:  
 Trofalgar House Residential  
 8905 Guilford Road  
 Suite 200  
 Columbia, Md 21046

**SEDIMENT CONTROL NOTES & DETAILS**  
**Columbia-Town Center**  
**Section 3 Area 2**  
 Parcel 'B'  
 5th Election District  
 Howard County, Maryland

SCALE	ZONING	G.L.W. FILE NO.
	NT	98-094
DATE	TAX MAP NO.	SHEET
JANUARY 1993	30	7 OF 7