

SITE ANALYSIS

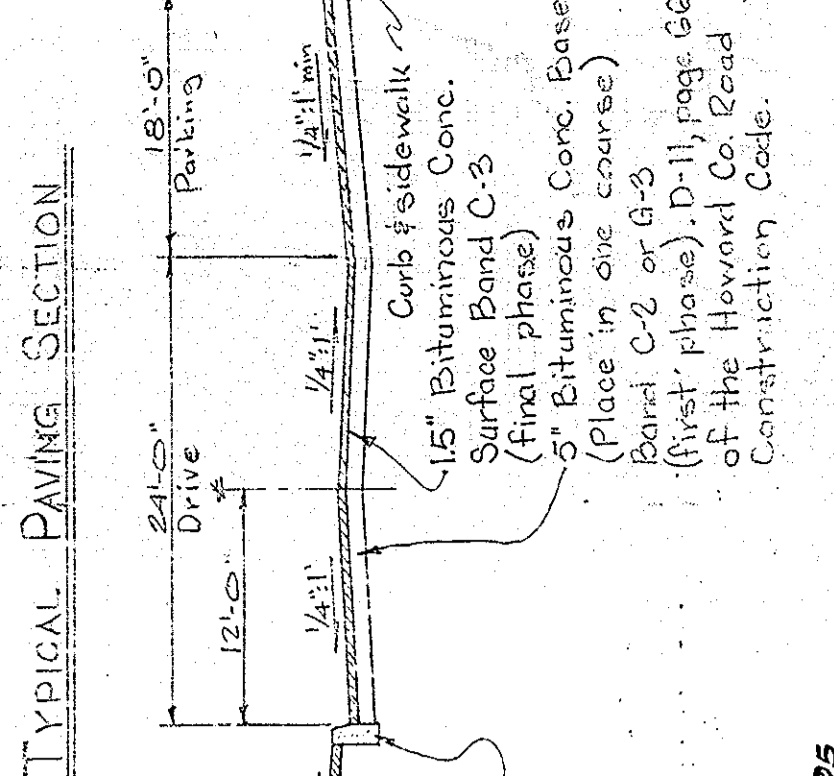
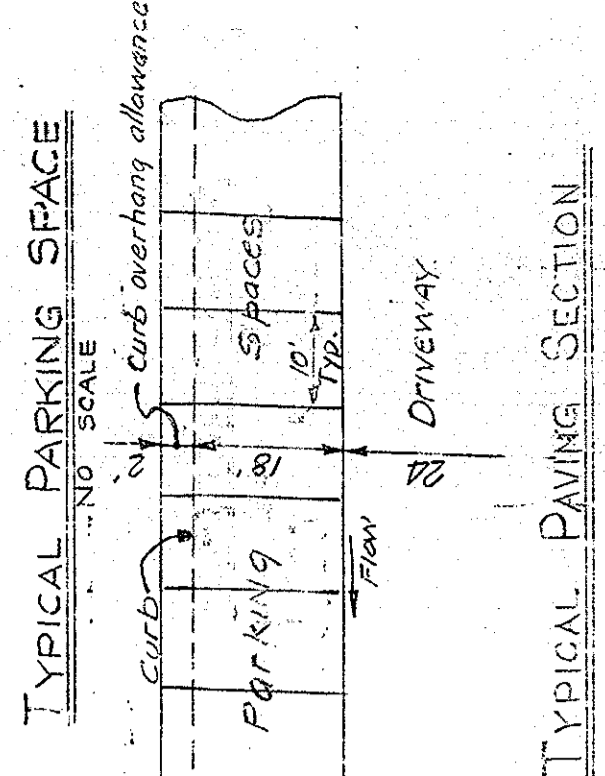
1. ZONE: APT (SFA)
2. TOTAL AREA: 7.9369 AC.
3. NUMBER OF UNITS ALLOWED: 72
4. NUMBER OF UNITS SHOWN: 60
5. NUMBER OF PARKING SPACES REQUIRED: 120
6. NUMBER OF PARKING SPACES SHOWN: 120
7. PROPOSED PUBLIC SEWER & WATER
8. NUMBER OF COMMUNITY LOTS: 2
9. NUMBER OF RESIDENTIAL LOTS: 60
10. TOTAL: 62
11. AREA OF LOTS 80-81 TO 80-84
12. THIS AREA SHOWN ON FINAL DEV. PLAN 80-4-60
13. AREA OF SMALLEST UNITS (S.M.U.) 1/30' x 34'
14. BUILDING MIX: TYPE #1 = 6
TYPE #2 = 9

GENERAL NOTES

1. UNITS FOR SALE ONLY
2. ALL STREETS, PARKING & COMMON SPACE TO BE OWNED AND MAINTAINED BY COMMUNITY ASSOCIATION
3. ALL PARKING SPACES TO BE 10' x 20' (200 SQ. FT. MIN.)
4. NO WALLS ARE TO BE BUILT ON THIS SITE UNLESS NOTED ON PLAN
5. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS TO BE RESPONSIBLE FOR MAINTENANCE OF UTILITIES ONLY
6. ALL DISTURBED AREA TO BE STABILIZED AS SOON AFTER CONSTRUCTION, AS IS POSSIBLE WITH SOIL OR SEED ENOUGH.
7. EXISTING CONTOURS BASED ON AERIAL SURVEY, PROVIDE BY THE ADVISOR RESEARCH AND DEVELOPMENT CORPORATION & FIELD CHECK.
8. ALL SLOPES 3:1 MAXIMUM
9. ALL FENCES SHOWN THUS
10. ALL WALLS SHOWN THUS

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 1-12-72



PLAT REFERENCE
LOT 80, P.L.B. #5, P. #95
PARCEL B, P.L.B. #32
DRAINAGE AREA MAP #20-121

HOWARD COUNTY E.D.P. PHASE 80-A-60

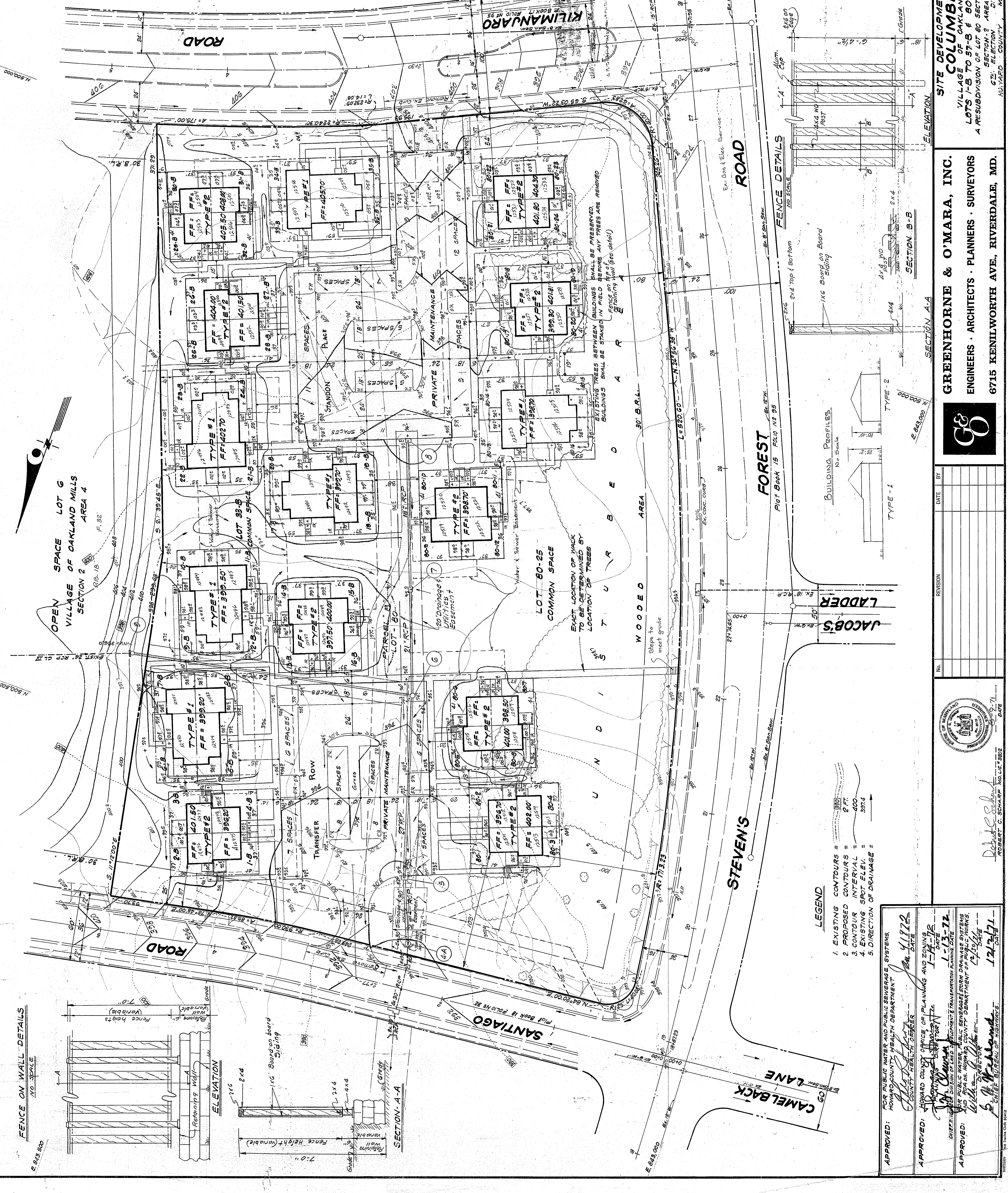
M.L.S. DESIGN	M.L.S. OWNER & DEVELOPER
TREDD	SCALE 1" = 30'
M.L.S. CHECKED	SHEET 1 OF 1
MAY-71	395/B
DATE	FILE NO.

SITE DEVELOPMENT PLAN

COLUMBIA MILLS
VILLAGE OF OAKLAND MILLS
LOTS 1-B TO 57-B & 80-1 TO 80-85
A RESUBDIVISION OF LOT 80 SECTION 5 AREA-1 AND PARCEL B
C-2: ELECTION 3 AREA-3
ADJACENT COUNTY: MARYLAND

GREENHORNE & O'MARA, INC.

ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.



- LEGEND**
1. EXISTING CONTOURS = 2 FT.
 2. PROPOSED CONTOURS = 2 FT.
 3. CONTOUR INTERVAL = 400
 4. EXISTING SPOT ELEV. = 397.4
 5. DIRECTION OF DRAINAGE =

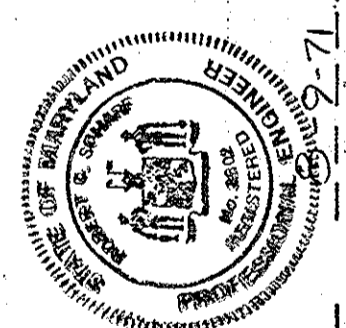
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 1-14-72

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, AND DRAINAGE SYSTEMS
DATE: 1-17-72

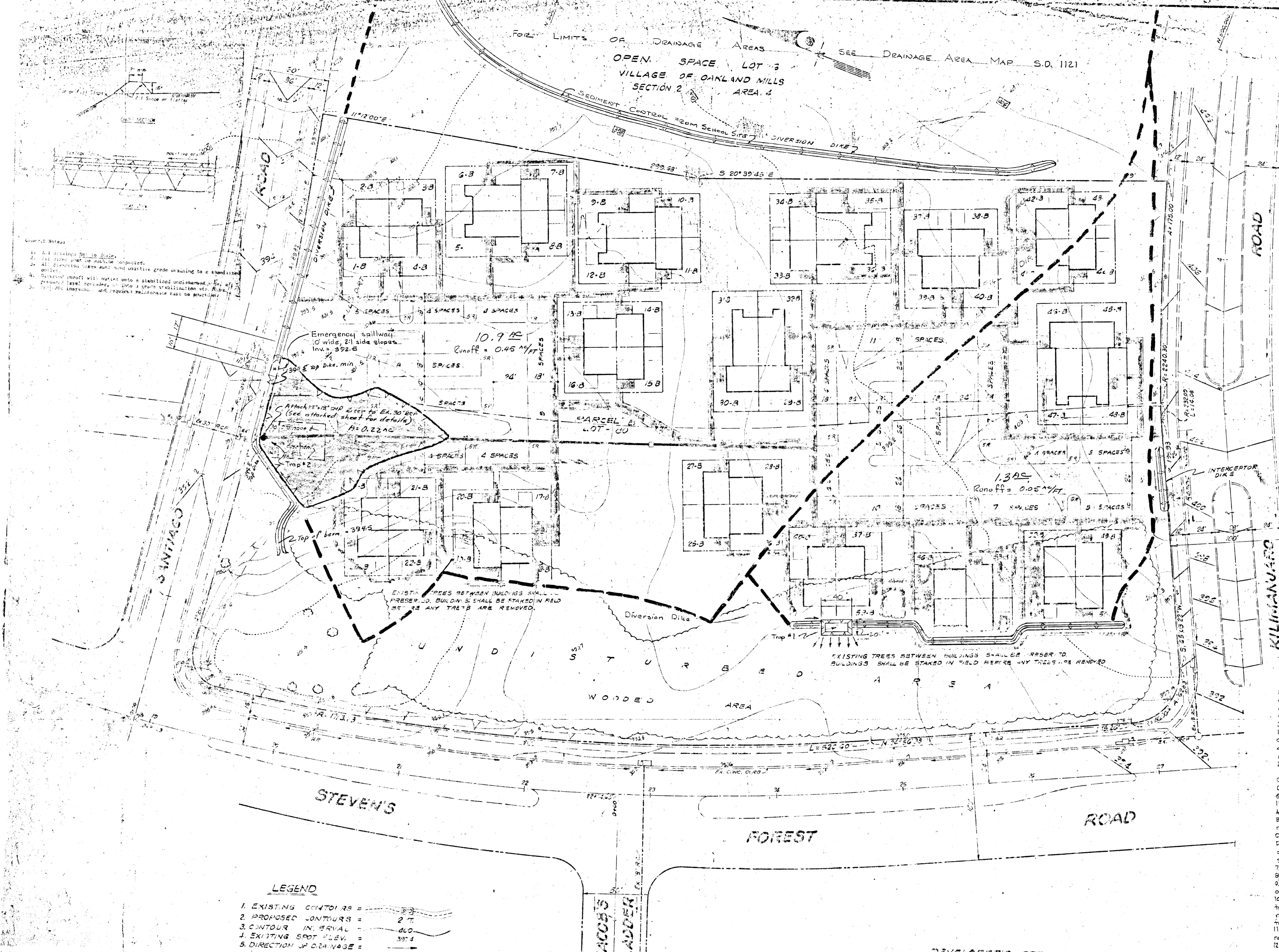
APPROVED: WITH A RESUBDIVISION OF LOT 80 SECTION 5 AREA-1 AND PARCEL B
DATE: 12/15/71

APPROVED: S. M. McKeand
DATE: 12/21/71



REVISION

No.	DATE	BY



SITE ANALYSIS

1. ZONE
2. TOTAL AREA = 7.3059 AC.
3. NUMBER OF UNITS ALLOWED = 50
4. NUMBER OF UNITS SHOWN = 50
5. NUMBER OF PARKING SPACES REQUIRED = 120
6. NUMBER OF PARKING SPACES SHOWN = 120
7. UNDESIGNED PUBLIC SEWER & WATER
8. NUMBER OF COMMUNITY LOTS = 1
9. NUMBER OF RESIDENTIAL LOTS = 50
10. AREA OF SMALLEST UNIT (INCLUDING DRIVE) = 0.144 AC.
11. MAXIMUM HEIGHT OF BUILDING = 35'-0"
12. THIS AREA SHOWN RIVAL DEVELOPMENT PLAN 80-A

GENERAL NOTES

1. UNITS FOR SALE ONLY.
2. ALL STREETS, PARKING & COMMON SPACE TO BE OWNED & MAINTAINED BY COMMUNITY ASSOCIATION.
3. ALL PARKING SPACES TO BE 10'x20' (20' BY 10' MIN.)
4. NO WALLS ARE TO BE BUILT ON THIS SITE UNLESS NOTED ON PLAN.
5. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS TO BE RESPONSIBLE FOR MAINTENANCE OF UTILITIES ONLY.
6. ALL DISTURBED GROUND TO BE STABILIZED AS SOON AFTER CONSTRUCTION, AS IS POSSIBLE WITH 500 SQ. YD. OF MULCH.
7. EXISTING CONTROLS BASED ON AERIAL SURVEY PROVIDED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND FIELD CHECK.
8. ALL SLOPES 3:1 MAXIMUM.

SEDIMENT CONTROL NOTES:

- 1) All sediment & erosion control facilities are to be constructed prior to any onsite grading or disturbance of existing surface material.
- 2) Berms, level spreaders & sediment traps are to be stabilized with grass, or equal @ a rate of 2.22 lbs./1000 SF with 10-10-10 fertilizer or equal @ a rate of 15 to 15.4 lbs./1000 SF & pulverized dolomitic limestone @ a rate of 42 lbs./1000 SF. Mulch as per note #5.
- 3) Areas disturbed by onsite grading that are not to be constructed on within 12 months are to be stabilized immediately as soon as initial grading is complete with a semi-permanent type seeding as shown on plan.
- 4) Areas to be seeded with a permanent type seeding to be as follows:
 - A) Seed - Kentucky 31 Tall Fescue or equal @ 1.37 lbs./1000 SF
 - B) Fertilizer - 10-10-10 @ 25 lbs./1000 SF
 - C) Limestone - 20-0-0 @ 11.4 to 23 lbs./1000 SF
 - D) Lime - Pulverized Dolomitic Limestone @ 42 lbs./1000 SF
 - E) Mulch as per note #5.
- 5) Any areas not to be stabilized with seeding by November 1st 120 days are to be stabilized with mulch only as follows:
 - A) Loosen soil to depth of 2-3 inches by discing or harrowing
 - B) Mulch to be unweathered, anchored small grain straw, @ a rate of 1 1/2 to 2 tons/acre.
 - C) Mulch to be spread uniformly so that @ least 75% of soil surface
 - D) Mulch to be anchored with liquid asphalt - rapid curing (EC-70, or EC-800) or medium curing (MG-250 or MG-500). Apply 1 gal./50 sq. area has uniform appearance.
 - E) For computations of traps see attached sheets.
- 6) Continuous inspection & maintenance to be provided to insure efficiency.
- 7) Sediment traps to be cleaned when sediment builds up to elevations shown on details.
- 8) All structures utilizing compacted earth fill are to be composed of material taken from approved borrow areas shall be free of roots, woody vegetation, rocks & other objectionable material. A minimum of 10% shall be allowed for settlement. Fills to be placed in 6" lifts and compacted as laid.
- 9) All sediment control facilities to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District.
- 10) Any variations to be cleared through this office.

LEGEND

1. EXISTING CONTOURS = 3'-0"
2. PROPOSED CONTOURS = 2'-0"
3. CONTOUR INTERVAL = 4'-0"
4. EXISTING SPOT ELEV. = 39'-4"
5. DIRECTION OF DRAINAGE =

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN OF SILT AND SEDIMENT CONTROL.

Date: 5-17-71
 W.C. Baugh
 Model - Page

PLAT REFERENCE
 LOT 30
 PARCEL 'B'

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

REVIEWED: *[Signature]* DATE: 4-16-71
 HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

I CERTIFY THAT THE PLAN OF DEVELOPMENT AND THE PLAN FOR CONTROL OF SILT AND EROSION MEET THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Date: 4-16-71
 Rob. A. ...

GREENINGHORNE & O'MARA, INC.
 ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS

6716 KENNEDY AVENUE, BALTIMORE, MD.

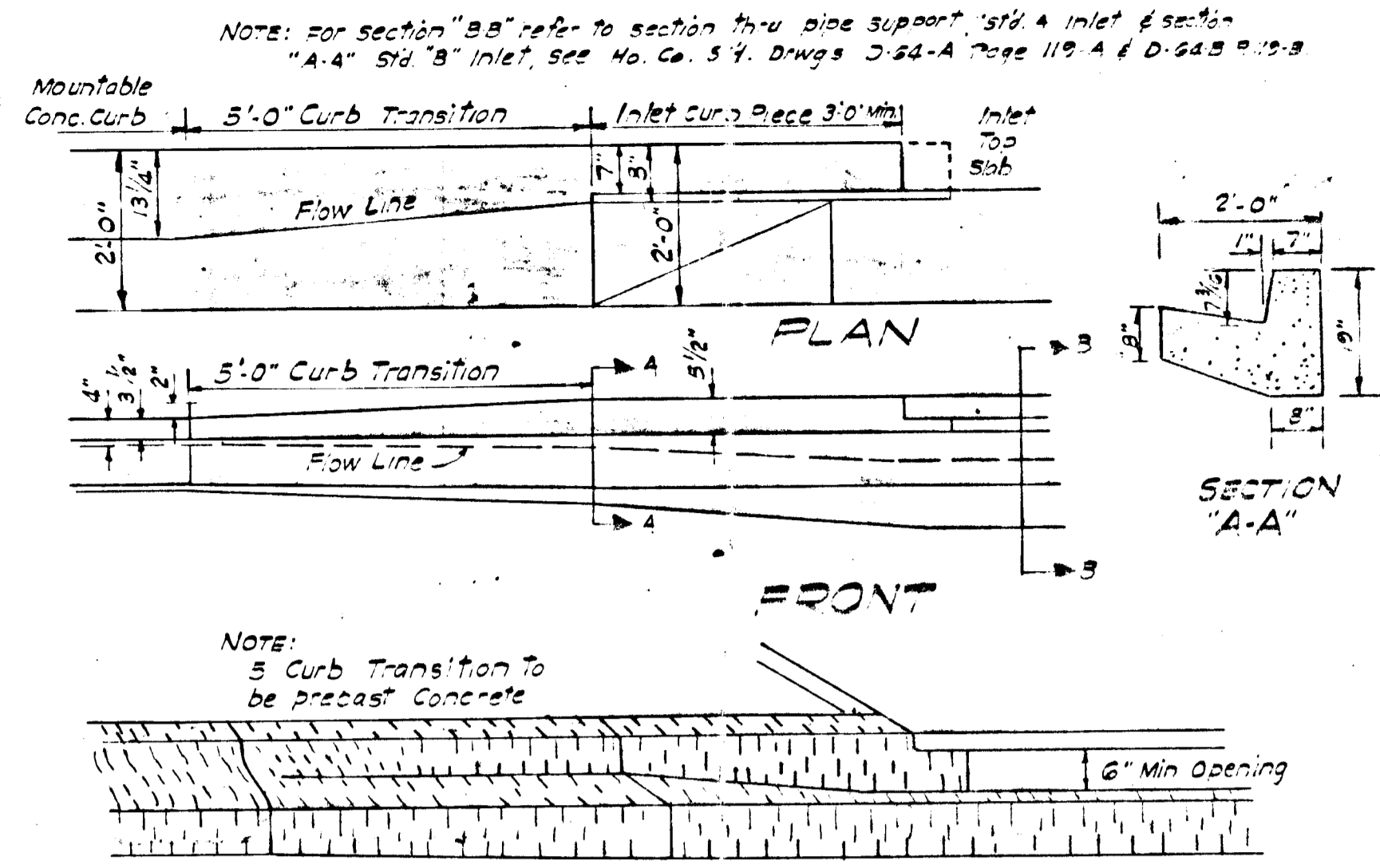
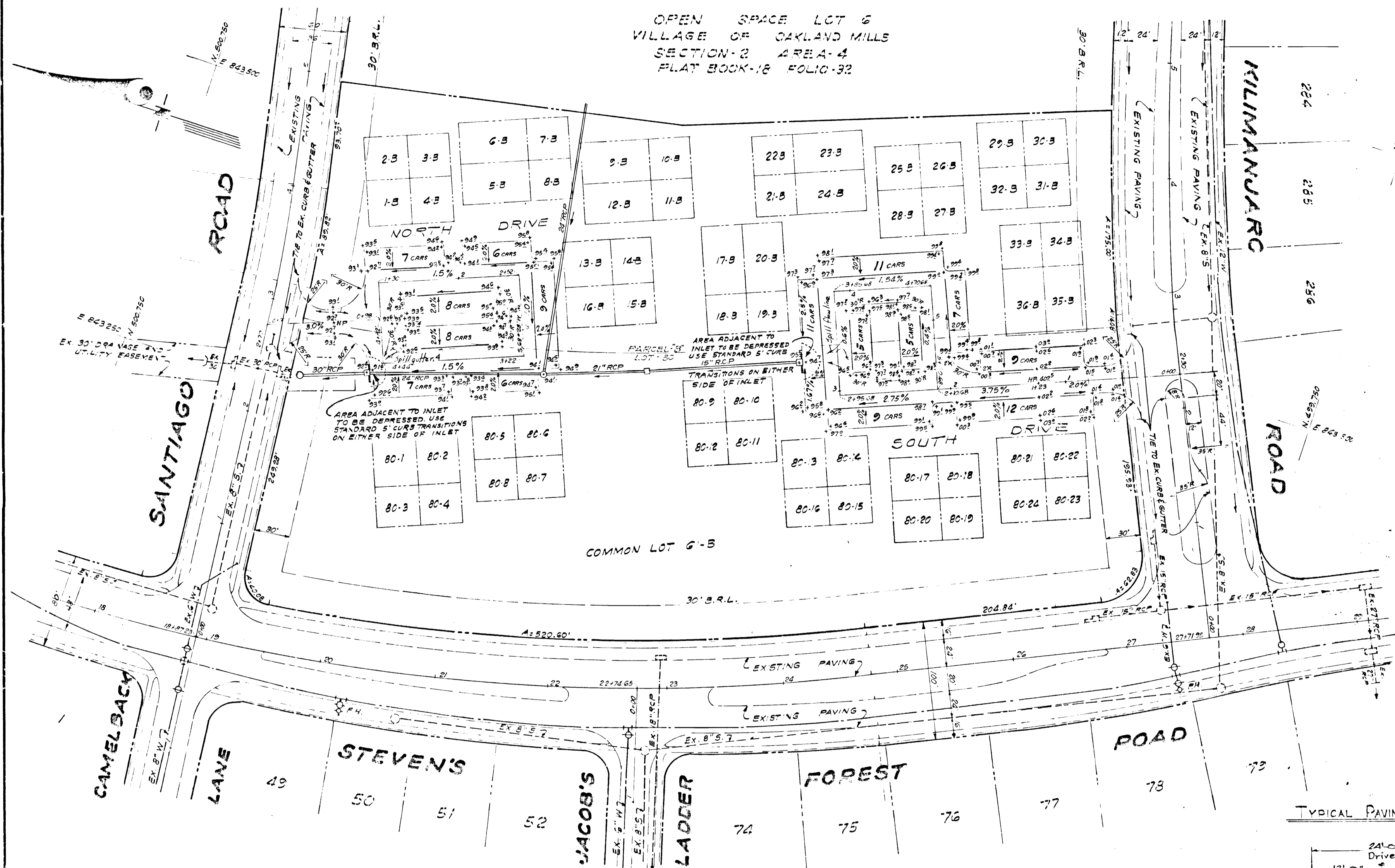
SEDIMENT CONTROL PLAN

COLUMBIA
 VILLAGE OF OAKLAND MILLS
 LOTS 1-B TO 50-B

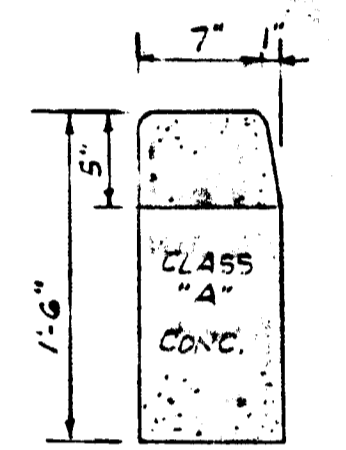
A RESUBDIVISION OF LOT 20 SECTION 5 AREA 4 AND PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50.

NO. OF SHEETS	1
SHEET NO.	1
DATE	5-17-71
SCALE	1" = 30'
PROJECT NO.	...
DATE OF ISSUE	...
BY	...
CHECKED	...
APPROVED	...

OPEN SPACE LOT 6
VILLAGE OF OAKLAND MILLS
SECTION-2 AREA-4
PLAT BOOK-18 FOLIO-32

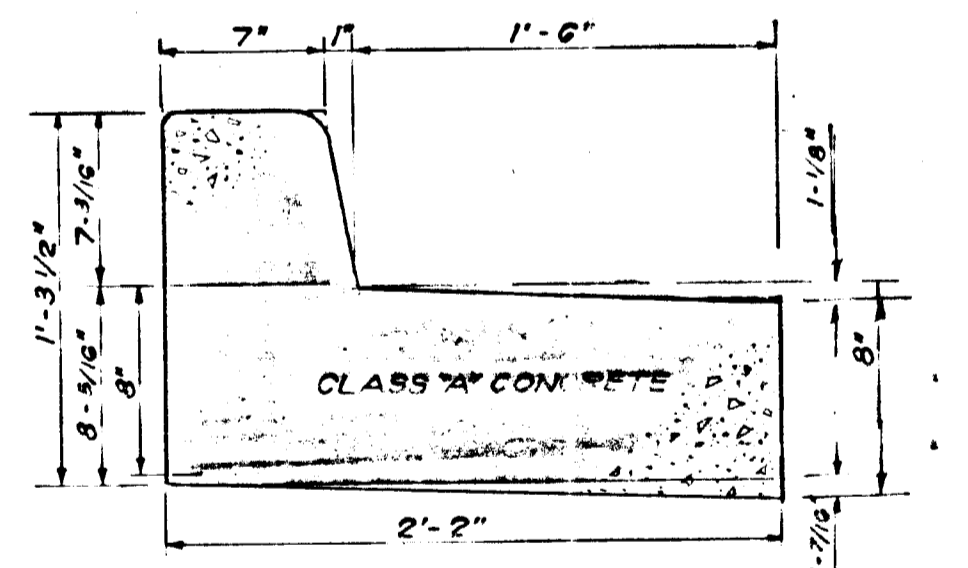


5' CURB TRANSITION
NO SCALE



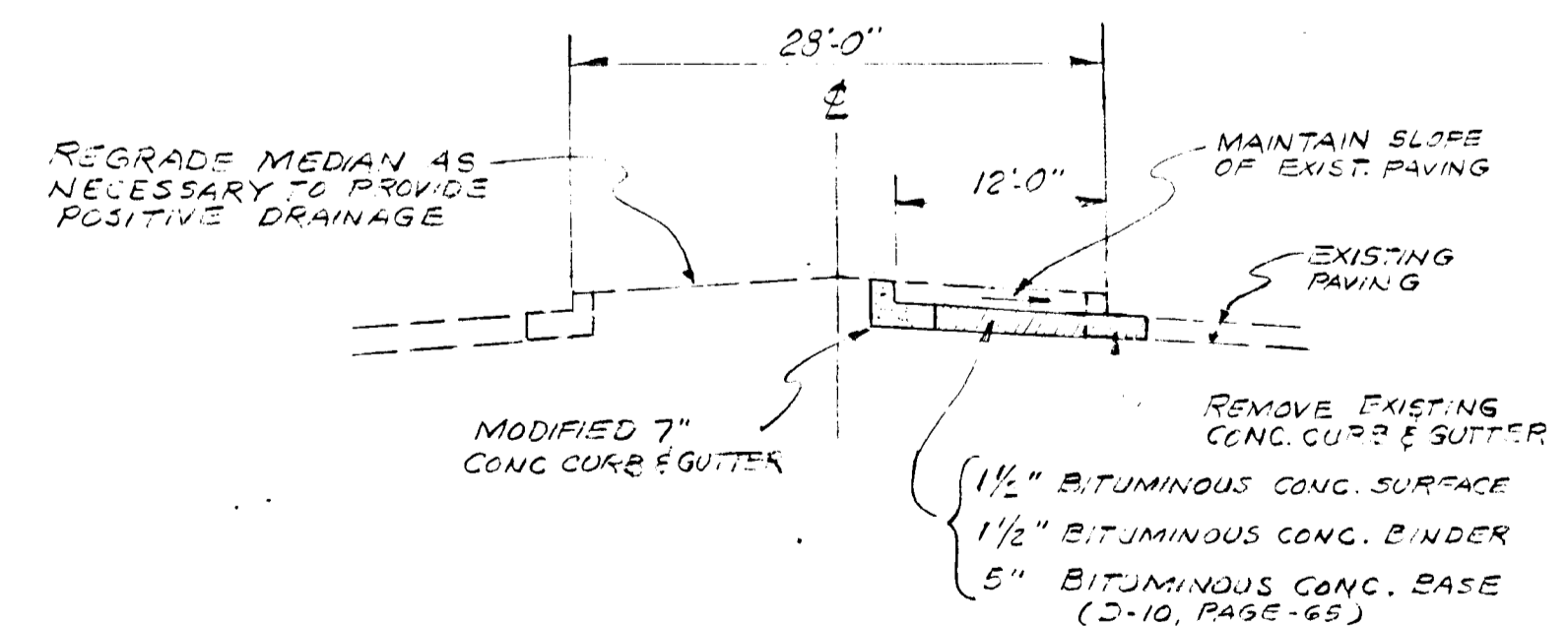
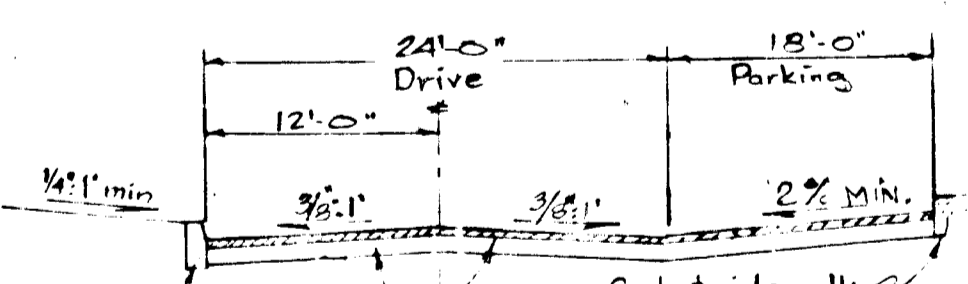
STANDARD BARRIER CURB
NO SCALE

HO. CO. STD. D-40 PAGE-95



MODIFIED 7" COMBINATION CURB & GUTTER
NO SCALE

TYPICAL PAVING SECTION



TYPICAL SECTION THROUGH MEDIAN
AT KILIMANJARO ROAD
NO SCALE

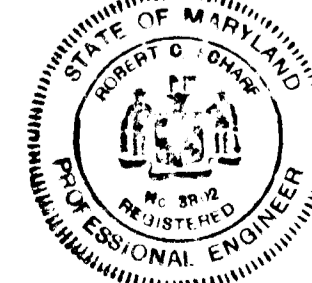
- NOTE:
- ALL ONSITE CURB TO BE HOWARD COUNTY STANDARD CONCRETE BARRIER CURB D-40, PAGE-95
 - CURB TO BE REPLACED IN MEDIAN STRIP ON KILIMANJARO ROAD TO BE MODIFIED 7" CONC. C&G.

Standard Concrete Barrier Curb
D-40, page 95

Curb & sidewalk
1.5" Bituminous Conc. Surface Band C-3 (Final phase)
5" Bituminous Conc. Base (Place in one course)
Band C-2 or C-3 (first phase), D-11, page 86 of the Howard Co. Road Construction Code.

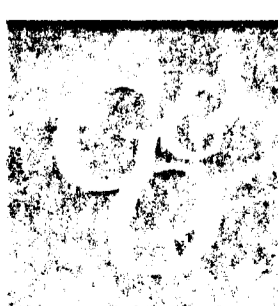
DEPARTMENT OF PUBLIC WORKS
P. W. Heikell 12/2/71 DATE
BUREAU OF HIGHWAYS

OFFICE OF PLANNING AND ZONING
J. W. Chason 1-13-72 DATE
ENGINEER DIVISION LAND DEVELOPMENT



DATE ROBERT C. SCHARF #3802

No.	REVISION	DATE	BY



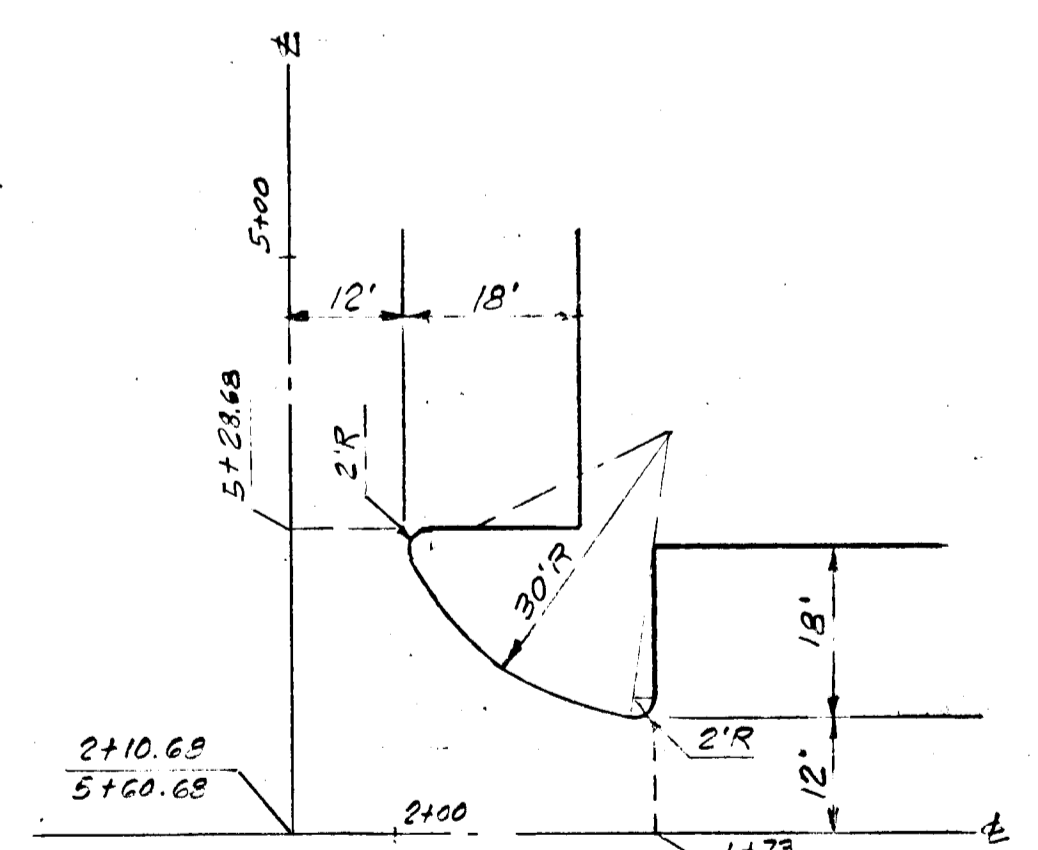
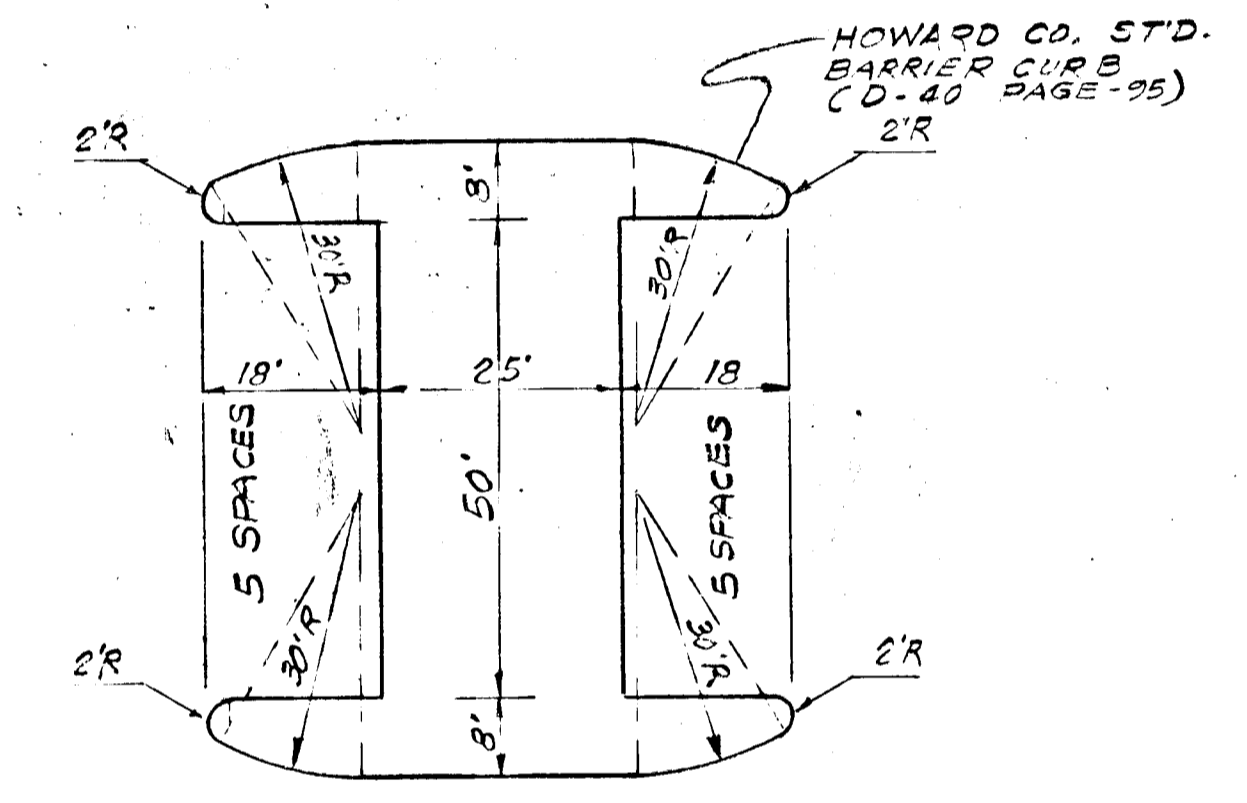
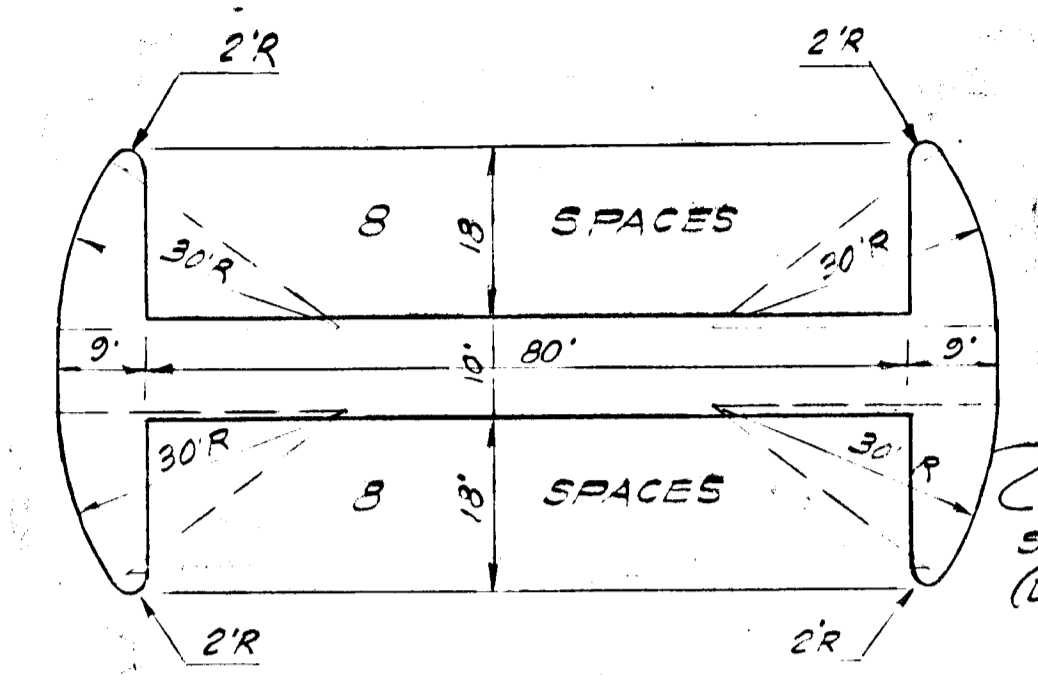
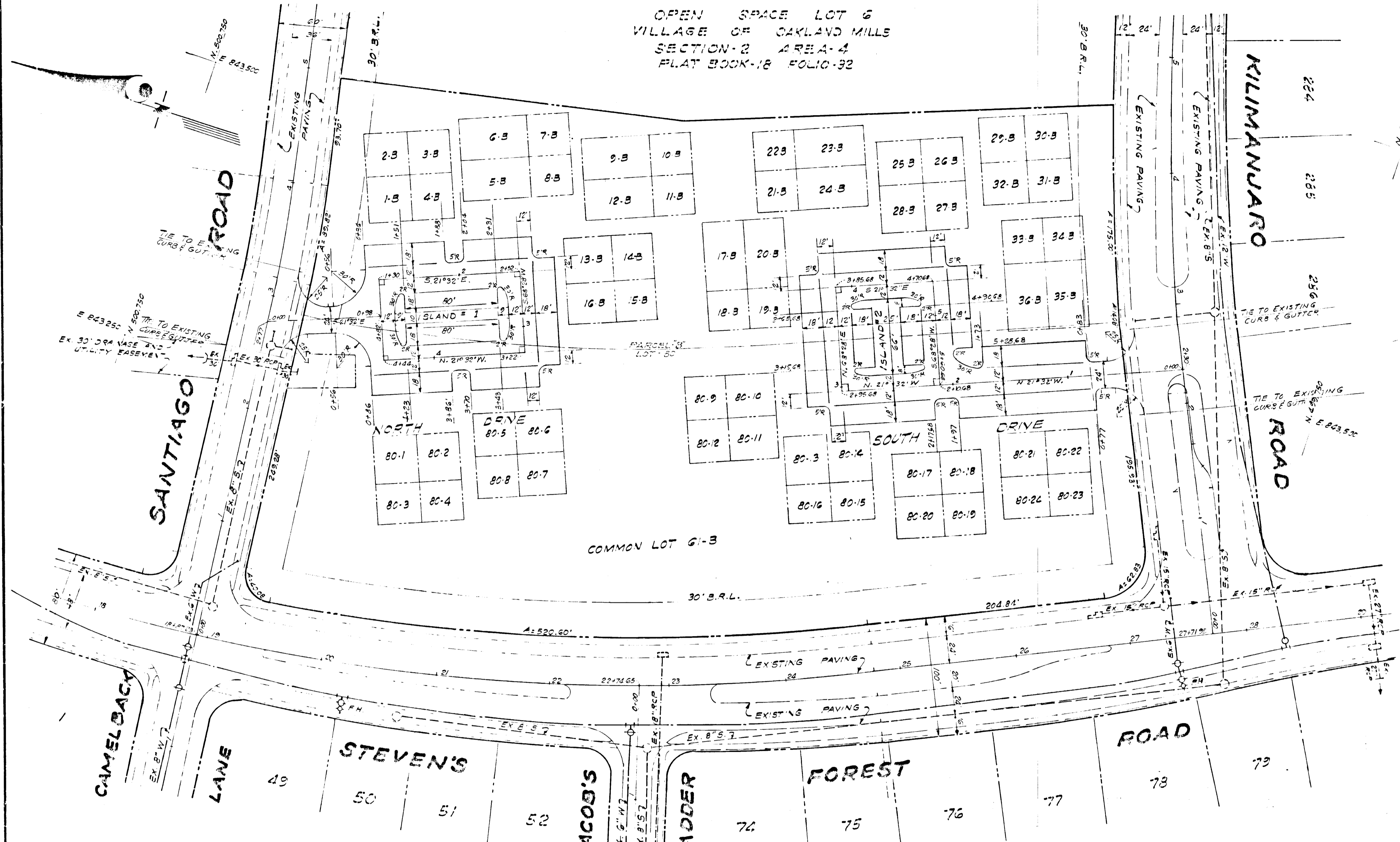
GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.

CURB ELEVATION SHEET
COLUMBIA
VILLAGE OF OAKLAND MILLS #1
LOTS 80-1 TO 80-24, LOTS 1-B TO 36-B & LOT G1-B
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

M.L.S. DESIGN	TRE/IO DRAWN	M.L.S. CHECKED	AUG-77 DATE

FOR MODEL BASE OF 231 UNIVERSITY BLVD. SILVER SPRING, MD. 20910
SCALE 1" = 50'
SHEET No. 1 OF 5
62153 4466-X
DATE JUN 77

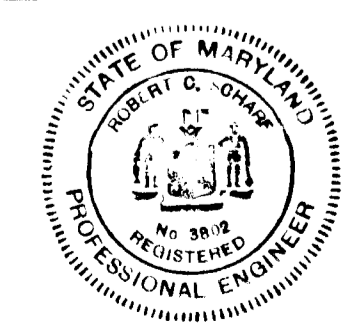
OPEN SPACE LOT 6
VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4
PLAT BOOK 18 FOLIO 32



GENERAL NOTES

1. All radii on this plan 5' unless noted otherwise.
2. For details of island geometrics see right this sheet.
3. For elevations of curb see sheet 1 of 4.

DEPARTMENT OF PUBLIC WORKS
P. M. Mahan 12/2/71
BUREAU OF HIGHWAYS DATE
OFFICE OF PLANNING AND ZONING
J. H. Lawson 1-13-72
ENGINEER DIVISION OF LAND DEVELOPMENT DATE



ROBERT C. SCHARF #3802 DATE

No.	REVISION	DATE	BY



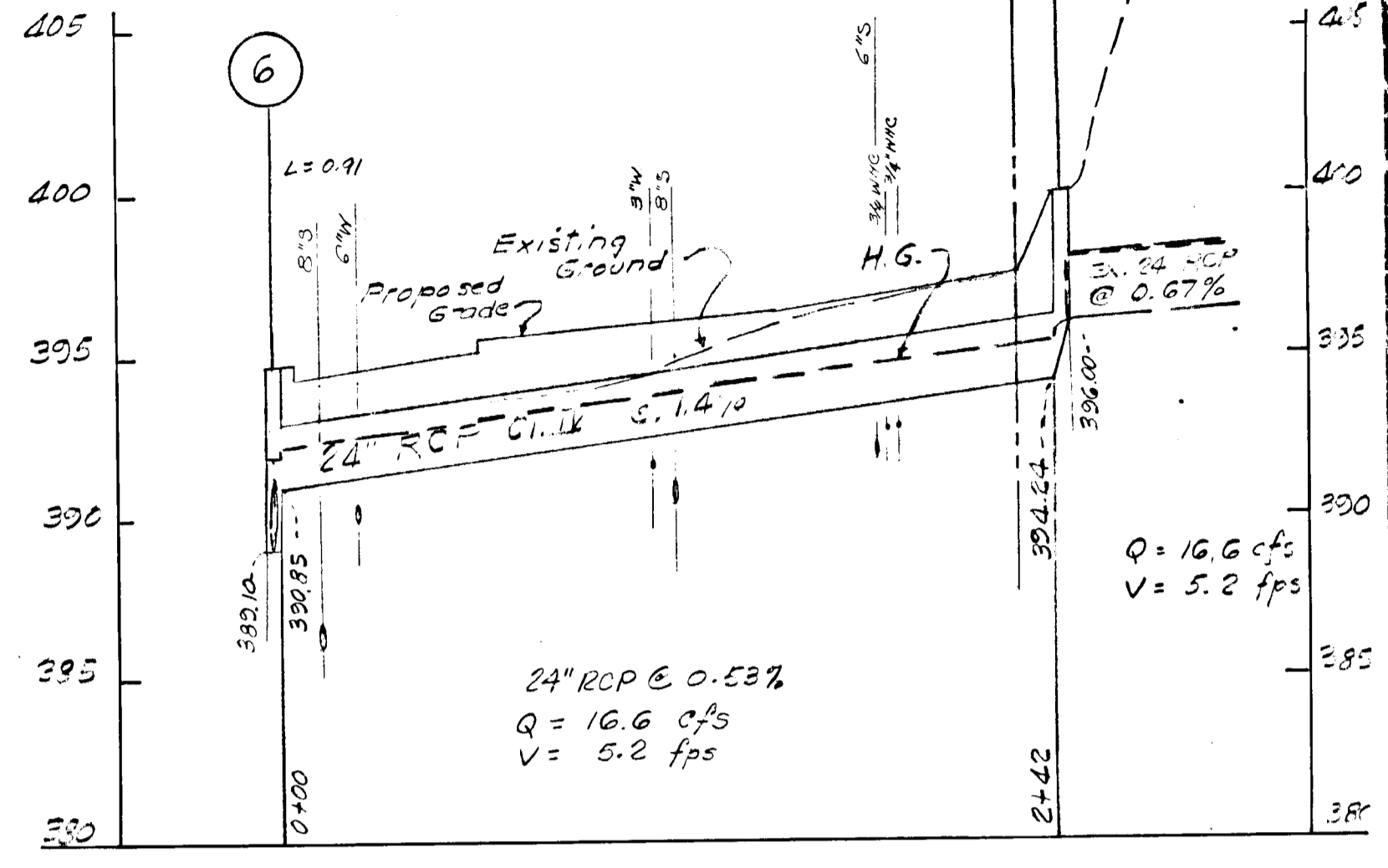
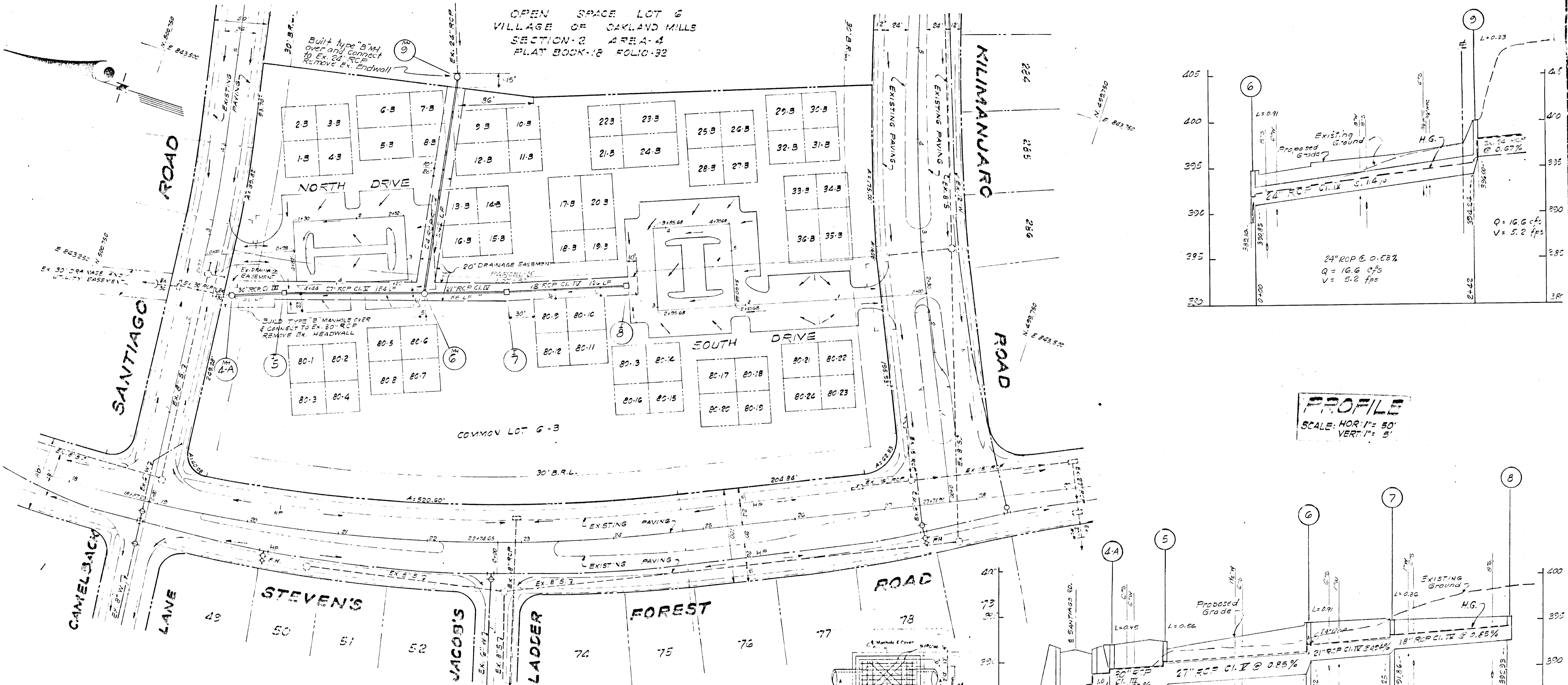
GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.

PAVING GEOMETRICS
COLUMBIA
VILLAGE OF OAKLAND MILLS S/1
LOTS 80-1 TO 80-24, LOTS 1-8 TO 36-B & LOT G-3
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

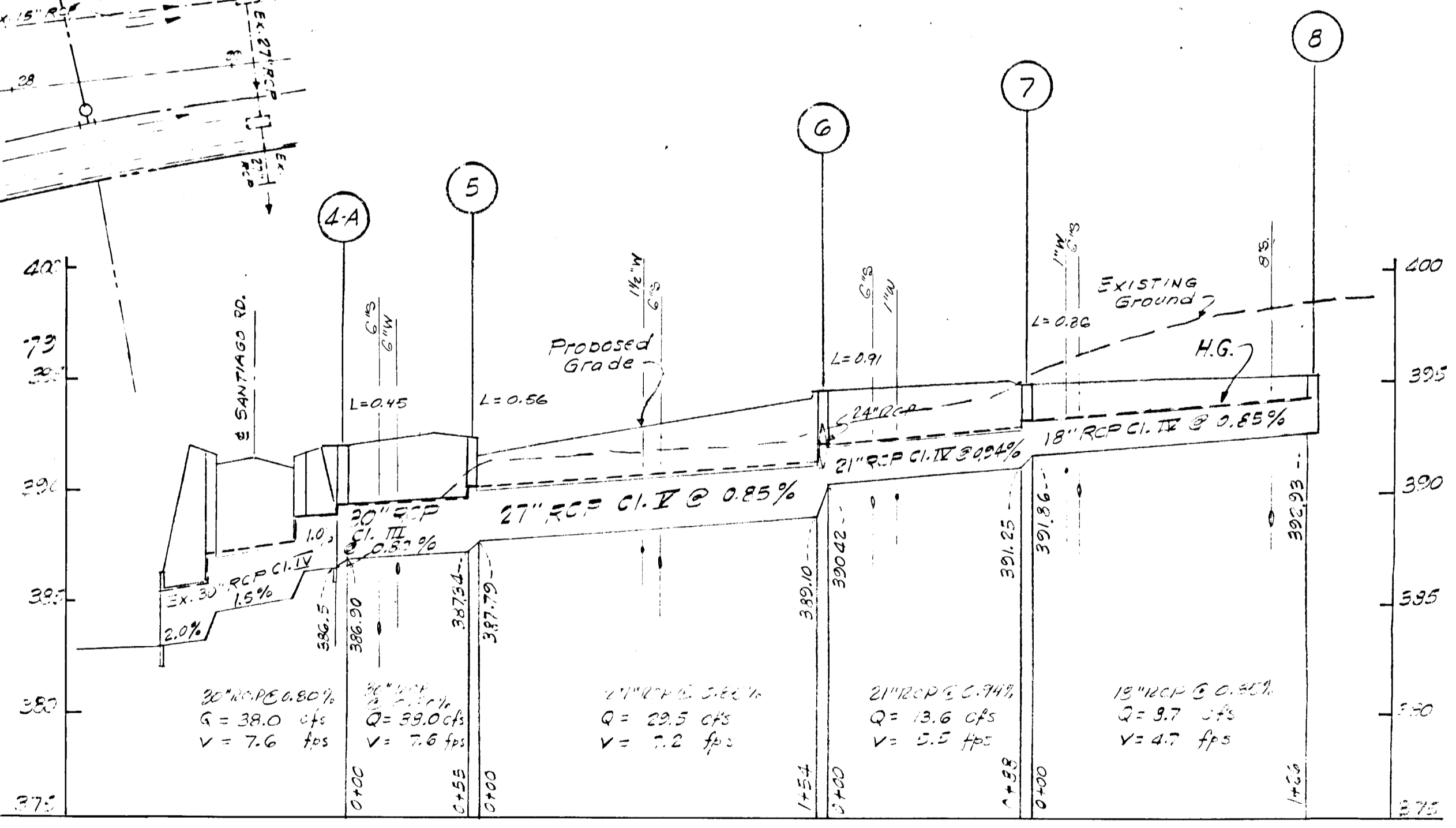
M.L.S. DESIGN	FOR: MOD. PLAT PAGE 03, 2311 UNIVERSITY BLVD. W. SILVER SPRING, MD 20910
TYPE DRAWN	SCALE 1"=50'
M.L.S. CHECKED	SHEET No. 2 of 5
AUG-71 DATE	6/2/53 1466-X
JOB No.	21E No.

50P72-21C

OPEN SPACE LOT 6
VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4
PLAT BOOK 18 FOLIO 32



PROFILE
SCALE: HOR: 1" = 50'
VERT: 1" = 5'



GENERAL NOTES

- 20' Drainage easement to be centered on storm drain pipe.
- All storm drains to be installed as per Howard County Standards.
- 5' curb transitions to be installed on either side of inlets 1-5, & I-8.

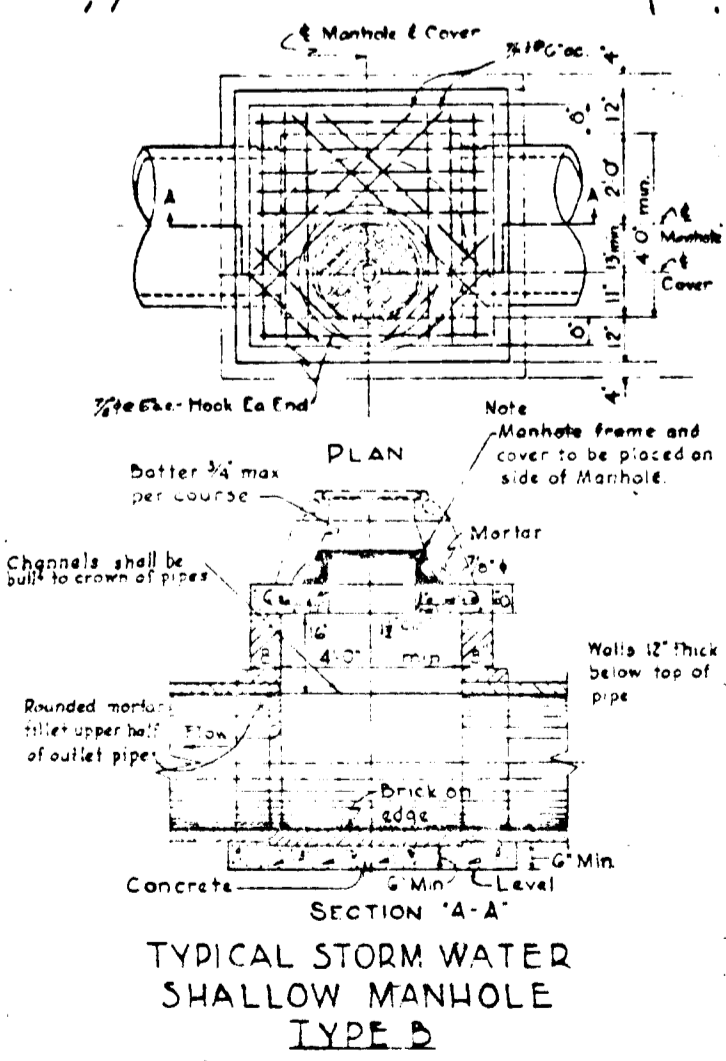
STORM DRAINAGE STRUCTURE SCHEDULE

NO	TYPE	TOP ELEVATION UPPER LOWER	REMARKS
4-A	TYPE "B" Manhole	392.00'	WSSC STD. 48" Sq. *
5	TYPE "B" Inlet	392.40'	Ho. Co. Std. D-24-B Page 119-B *
6	TYPE "B" Manhole	394.70'	WSSC STD. 48" Sq. *
7	TYPE "E" Inlet	395.00'	Ho. Co. Std. D-67, Page 122 *
8	TYPE "B" Inlet	395.50'	Ho. Co. Std. D-64-B Page 119-B *
9	TYPE "B" Manhole	400.00'	WSSC STD. 48" Sq. *

PIPE SCHEDULE

SIZE	TYPE	LENGTH
18"	RCP CL. IV	126 LF
21"	RCP CL. IV	88 LF
24"	RCP CL. IV	242 LF
27"	RCP CL. IV	154 LF
30"	RCP CL. III	55 LF

* See detail this sheet
+ 10' throat opening W=2'-6"
@ To be built over end of existing 24" RCP.



DEPARTMENT OF PUBLIC WORKS
12/2/71
OFFICE OF PLANNING AND ZONING
1-13-72

ROBERT C. SCHARF #3802

NO	REVISION	DATE	BY

GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.

STORM DRAINAGE PLAN
COLUMBIA
VILLAGE OF OAKLAND MILLS 5/1
LOTS 80-1 TO 80-24, LOTS 1-8 TO 36-5 & LOT 6-E
GEN. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

M.L.S. DESIGN	SCALE 1" = 50'
M.L.S. CHECKED	SHEET NO 3 OF 5
DATE	446-X