

SITE ANALYSIS

AS PER HOWARD COUNTY ZONING REGULATIONS PARAGRAPH 7.0455

AREA OF SITE (NET) 17.077 ACRES ± 16,607 AC. ±
SQ. FT. 723,949 SQ. FT.

DEPTH OF BUILDINGS 40.67
80 PERCENT 32.536 MIN. OVER LAP
8.13" MIN. OFFSET

UNIT COUNT

ALLOWABLE @ 2300' D.U. 258
PROVIDED 252 UNITS
NO. OF ONE BEDROOM 127
AREA OF SMALLEST 1 BDRM. 653 SQ. FT.
NO. OF TWO BEDROOM 129
AREA OF SMALLEST 2 BDRM. 923 SQ. FT.

ZONING RA-1

COVERAGE

ALLOWABLE @ 20% OF LOT 144,680 SQ. FT.
PROVIDED 84,947 SQ. FT.

PARKING

REQUIRED @ 1.5 D.U. 378
PROVIDED 378

PROGRESS DATA CHART

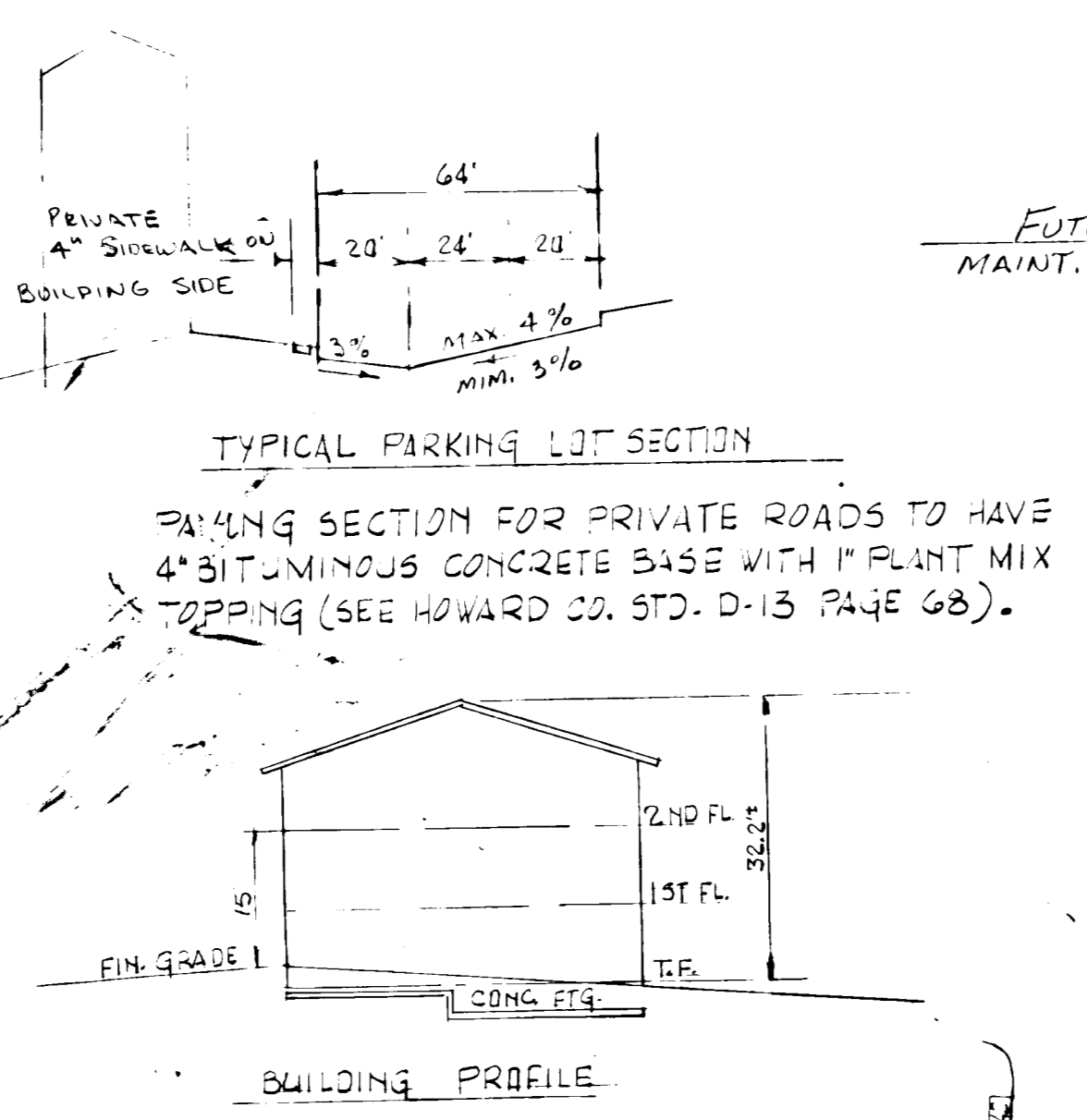
DATE OF ORIGINAL SUBMISSION	DATE	INITIALS
RETURNS		
REVS. RECEIVED BY H.C.P.D.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPL. RECEIVED		
BUILDING PERMIT APPL. RELEASED		
USE & OCCUPANCY APPL. RECEIVED		
USE & OCCUPANCY FIELD INSPT.		
USE & OCCUPANCY PERMIT RELEASED		

CURVE DATA

NO.	RADIUS	CHORD	CHORD BEARING	ARC LENGTH	ANGLE	CHORD BEARING
A	97.200	111.72	347° 52' 57"	2.5863	15° 12' 12"	347° 52' 57"
B	305.20	79.85	100° 00'	5.0041	16° 58' 12"	19° 12' 12"
C	242.50	244.74	150° 00'	4.4865	17° 12' 12"	150° 00'
D	264.52	117.17	58° 58'	4.4865	17° 12' 12"	58° 58'

DENSITY TABULATIONS

SEC. NO.	ACREAGE	UNITS PER ACRE	TOTAL UNITS
1	11.97	117	1377
2 & 3	22.70	553	1247
4	7.30	113	826
5	15.40	239	3681
6	20.49	318	6516
7 & 8	16.61	258	4286
TOTALS	93.89	1456	13500



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

APPROVED FOR HEALTH DEPT.

APPROVED FOR PLANNING ZONING

APPROVED FOR LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROAD

APPROVED FOR DEPARTMENT OF PUBLIC WORKS

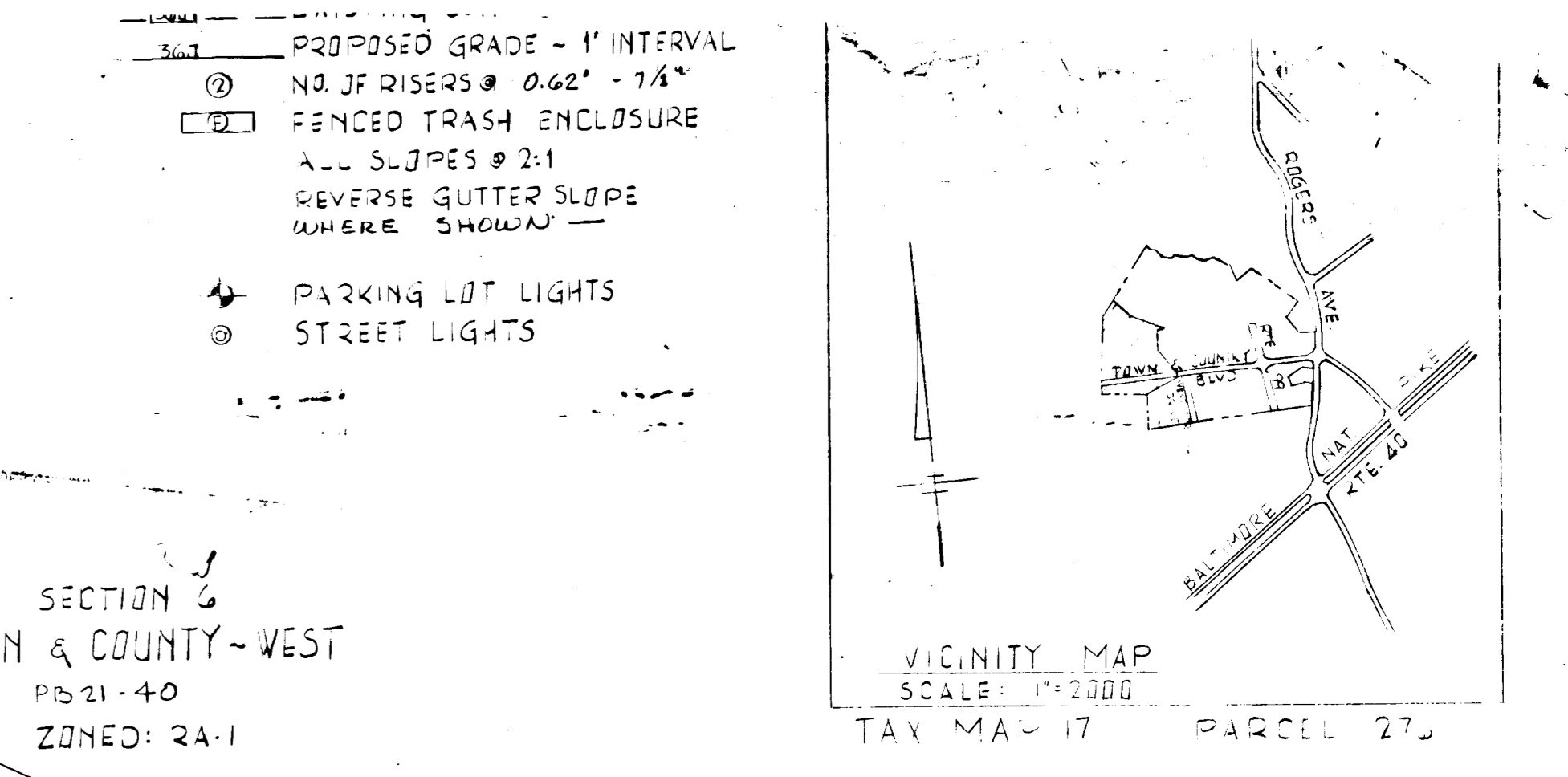
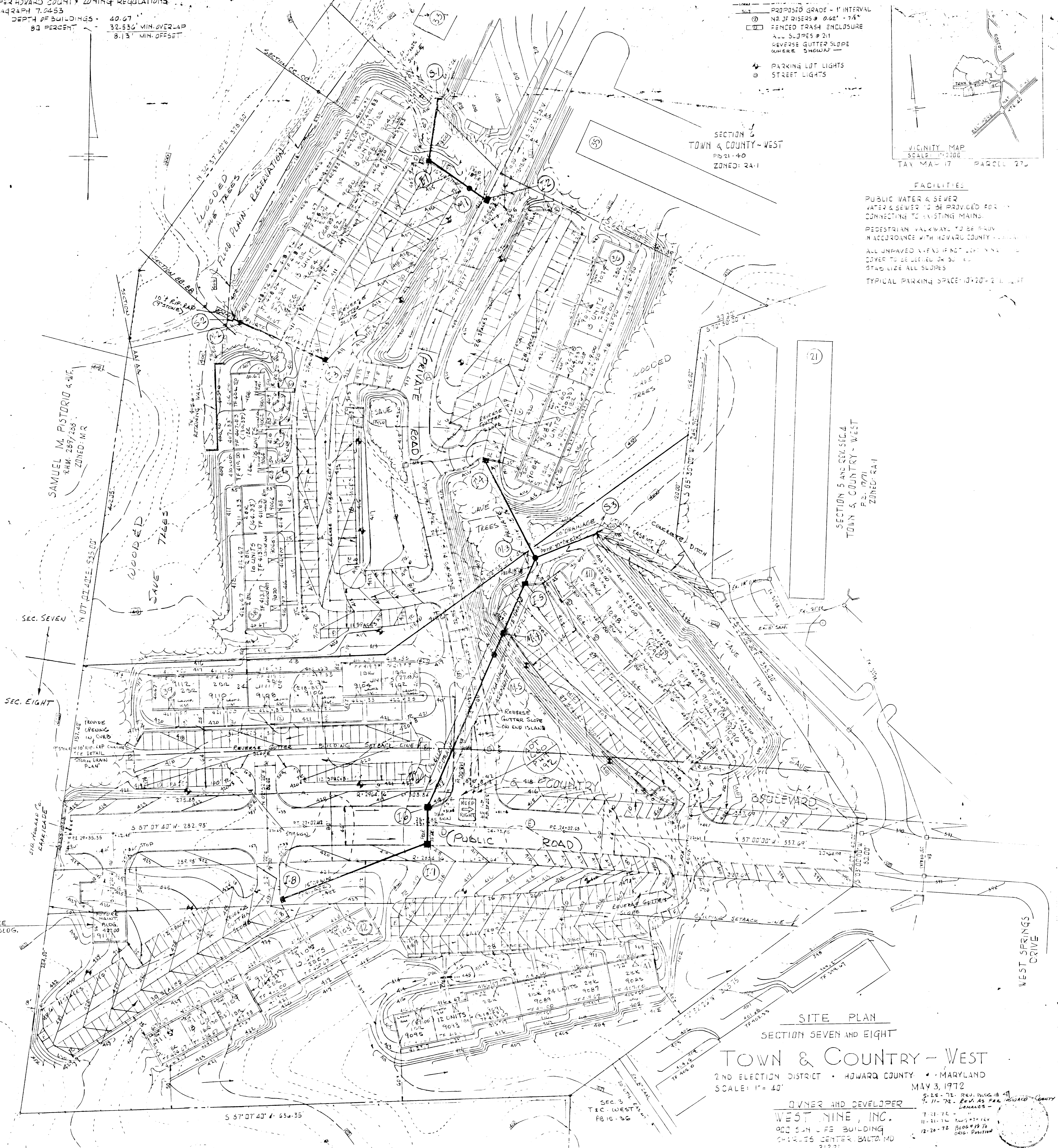
DATE: 11/27/72

DATE: 12/3/72

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11/27/72

DATE: 12/3/72



FACILITIES

PUBLIC WATER & SEWER

VATER & SEWER TO BE PROVIDED FOR

CONNECTING TO EXISTING MAINS

PEDESTRIAN WALKWAY TO BE PROVIDED

IN ACCORDANCE WITH HOWARD COUNTY

ALL UNPAVED AREAS IF NOT OTHERWISE

COVER TO BE LEVEL OR SLOPE

STABILIZE ALL SLOPES

TYPICAL PARKING SPACE: 10' x 20' MIN.

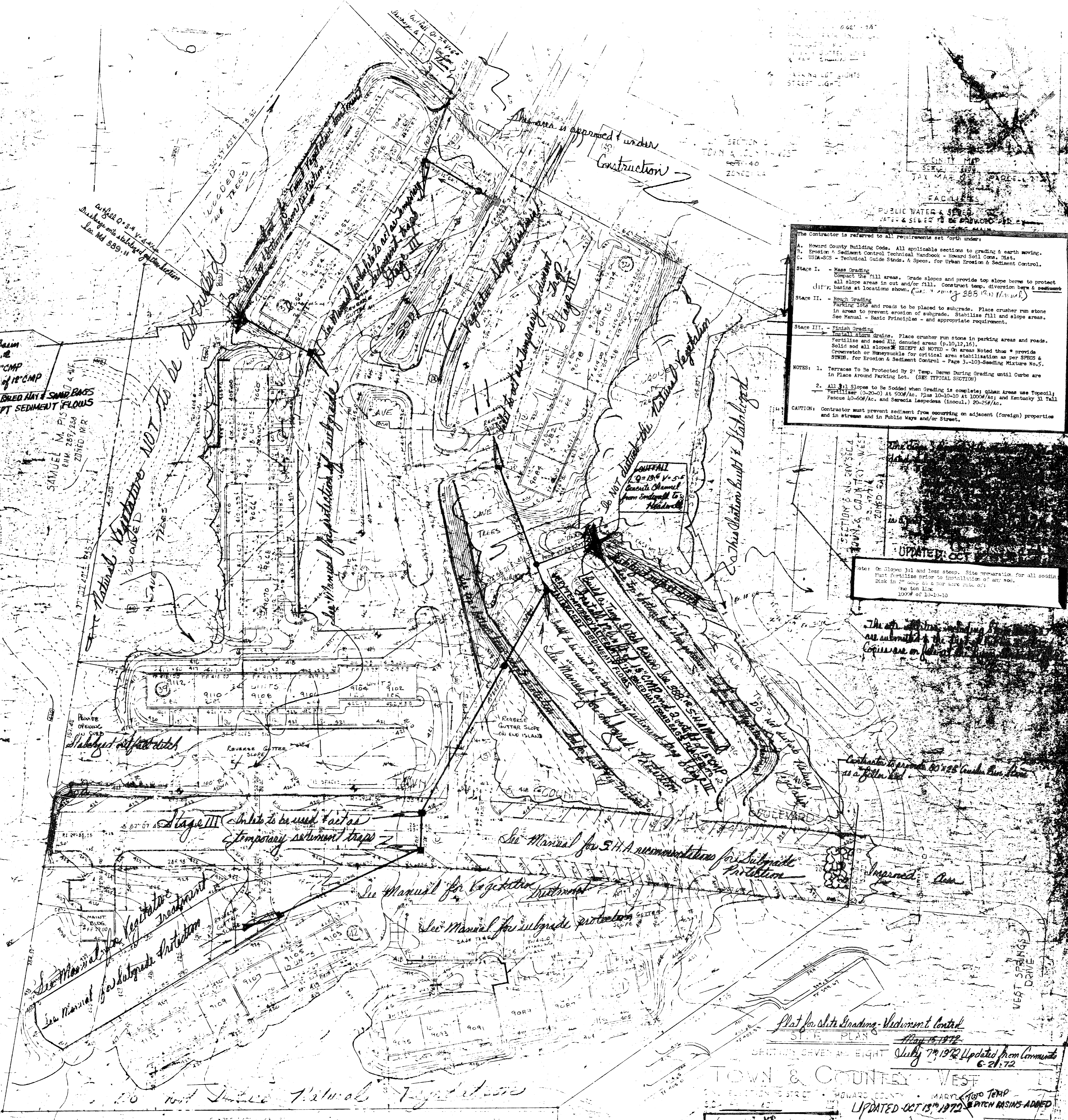
AREA OF SMALLEST 1 BORM. 633 SQ FT
 AREA OF SMALLEST 2 BORM. 1723 SQ FT
 COVERAGE 50%
 ALLOWABLE @ 20% OF LDT PROVIDED
 PARKING REQUIRED @ 1.5 D.U. PROVIDED

PROGRESS DATA SHEET	DATE	FILED
DATE OF ORIGINAL SUBMISSION		
REVISIONS		
REVS. RECEIVED BY		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPL. RECEIVED		
BUILDING PERMIT APPL. RELEASED		
USE & OCCUPANCY APPL. RECEIVED		
USE & OCCUPANCY APPL. RELEASED		
USE & OCCUPANCY PERMIT RELEASED		

Build a Jump Ditch Basin
 20' x 10' x 12" CMP
 installed 10' ft of 12" CMP
 2' and 12" of 12" CMP

A VERY TEMPORARY ALTERNATE IS BUILT WITH SAND BAGS
 PLACED TO INTERCEPT SEDIMENT FLOWS

FEATURE	DATA	DATE
1.00	1.00	11/15/72
2.00	2.00	11/15/72
3.00	3.00	11/15/72
4.00	4.00	11/15/72
5.00	5.00	11/15/72
6.00	6.00	11/15/72
7.00	7.00	11/15/72
8.00	8.00	11/15/72
9.00	9.00	11/15/72
10.00	10.00	11/15/72



The Contractor is referred to all requirements set forth under:
 A. Howard County Building Code. All applicable sections to grading & earth moving.
 B. Erosion & Sediment Control Handbook - Howard Soil Cons. Dist.
 C. USDA-ARS - Technical Guide Series A Series for Urban Erosion & Sediment Control.

Stage I - Mass Grading
 Compact the fill areas. Grade slopes and provide top slope berms to protect all slope areas in cut and/or fill. Construct temp. diversion berms & sediment basins at locations shown. (See 265 (13) (11/15/72))

Stage II - Rough Grading
 Parking lots and roads to be placed to subgrade. Place crusher run stone in areas to prevent erosion of subgrade. Stabilize fill and slope areas. See Manual - Basic Principles - and appropriate requirements.

Stage III - Finish Grading
 Install storm drains. Place crusher run stone in parking areas and roads. Fertilize and seed all denuded areas (p.10,12,16).
 Solid sod all slopes & ditches & notes - On areas noted thus * provide Crownmox or Henymox for critical area stabilization as per Street & Sewer for Erosion & Sediment Control - Page 3-103-Seedling Mixture No.5.

NOTES:
 1. Terraces to be constructed by 2" Temp. Berms During Grading until Curbs are in Place Around Parking Lots. (SEE TYPICAL SECTION)
 2. All fill slopes to be sodded when Grading is complete; when Areas use Topsoil Fertilizer (10-20-0) AT 500#/Ac. Plus 10-10-10 AT 1000#/Ac. and Kentucky 31 Tall Fescue 40-60#/Ac. and Serotia laspedes (Inocul.) 20-25#/Ac.

CAUTION: Contractor must prevent sediment from occurring on adjacent (foreign) properties and in streets and in Public Ways and/or Streets.

On Slope fill and best steep. Site preparation for all possible that Fertilize prior to establishment of any sod.
 Disk in 2" deep 2" x 6" bar wire mesh.
 Use 100# mesh.
 100% of 12-12-10

The site plan, including all annotations, is submitted to the Planning Department on file at the Howard County Office of Planning & Zoning.

Contractor to provide 40' x 25' Catch Basin, shown as a follow sheet.

Flat for site Grading - Sediment Control
 SITE PLAN
 SPRING CHURCH AND EIGHT JULY 7th 1972 Updated from Comments 6-21-72
 TOWN & COUNTY - WEST
 HOWARD COUNTY MARYLAND
 L.P. 100 TEMP
 UPDATED OCT 13th 1972 PATCH BASINS ADDED

This development plan is approved for Soil Grading and Sediment Control by the Howard Soil Conservation District.
 Approved: [Signature]
 Howard Soil Conservation District

I certify that all development and/or construction will be done according to this plan of development and plan for Sediment and Erosion Control.
 Signature of Developer: [Signature]
 Date: [Date]

JAMES S. SPALKE & ASSOCIATES
 ENGINEERS AND SURVEYORS
 2017 NODD CIRCLE
 TOWSON, MARYLAND 21286
 SDP 72-117

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER [Signature]
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR [Signature]
 DATE [Date]
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR [Signature]
 DATE [Date]