

SITE DEVELOPMENT PLAN
 LOTS 160 THRU 191 and 197 THRU 204
COLUMBIA
 VILLAGE OF OWEN BROWN
 SECTION 2 AREA 3
 6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
 DATE: AUGUST, 1976 SHEET 1 of 3
 TAX MAP 42 PARCEL 401

OWNER / DEVELOPER
 Washington Homes, Incorporated
 6192 Oxon Hill Road
 Suite 400
 Oxon Hill, Maryland 20021
 Phone No. 832-5500

SEDIMENT CONTROL NOTES

- The contractor shall notify the Howard Soil Conservation District and the Bureau of Inspection, License and Permits at least 24 hours prior to beginning construction shown herein.
- Sediment Control measures must be installed and stabilized in accordance with this plan prior to any grading operations.
- All areas disturbed by grading or contractors operations not to be paved shall be topsoiled, seeded and mulched in accordance with the following:
 - A Place 3" compacted layer of topsoil to finished grade
 - B Spread pulverized dolomitic limestone at the rate of 40 lbs / 1000 sq ft
 - C Spread 10-10-10 commercial grade fertilizer at the rate of 25 lbs / 1000 sq ft and immediately disc into topsoil to a depth of 3".
 - Seed prepared area at a rate of 3 lbs / 1000 sq ft using seed mixture specified below:
 - 45% Certified Creosote Red Fescue
 - 45% Certified Kentucky Blue Grass
 - 10% Annual Ryegrass
 - E Mulch all areas immediately after seeding with unweathered small grain straw or hay at the rate of 15 tons / acres; spray mulch with emulsified asphalt at the rate of 0.4 gal / sq ft
- Sediment control measures shown on plan are not to be removed except with permission of Howard Soil Conservation District (465.5000 ext. 328).
- No slopes steeper than 3:1 shall be created.
- Periodic inspection and required maintenance must be provided by the contractor or his representative on a daily basis to ensure proper functioning of all sediment control structures and devices.

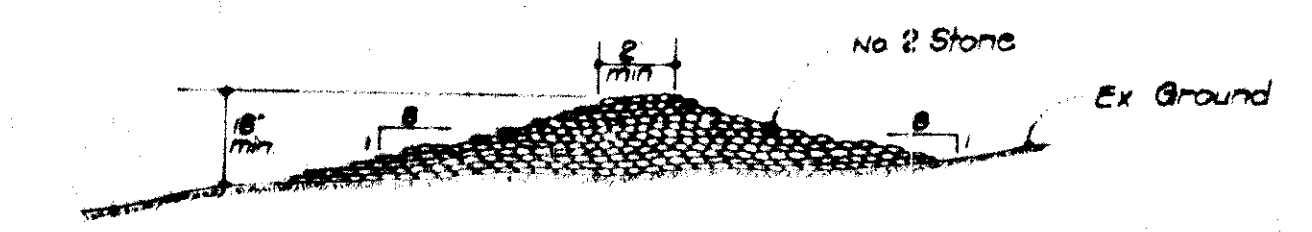
GENERAL NOTES

- All coordinates are based on Maryland State Grid Datum. Elevations are based on the U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
- The lots shown on this submission are covered by Final Development Plan Phase IIB Part III recorded in Plat Book 20 AT Folios 211 thru 220.
- The lots shown are located on Tax Map 42, Parcel 401. Recorded in Plat Book 25 Folio 24 20.
- Zoning: New Town (S.F.M.D.)
- All roadways are public and existing.
- Any damage to County owned rights of way or paving shall be corrected at the Developer's expense.
- All construction shall be in accordance with the Howard County Road Construction Code and Standard Specifications.
- This plan is subject to the supplemental sewer in-lot construction charge created by executive order no. 72-D.
- Area tabulations:

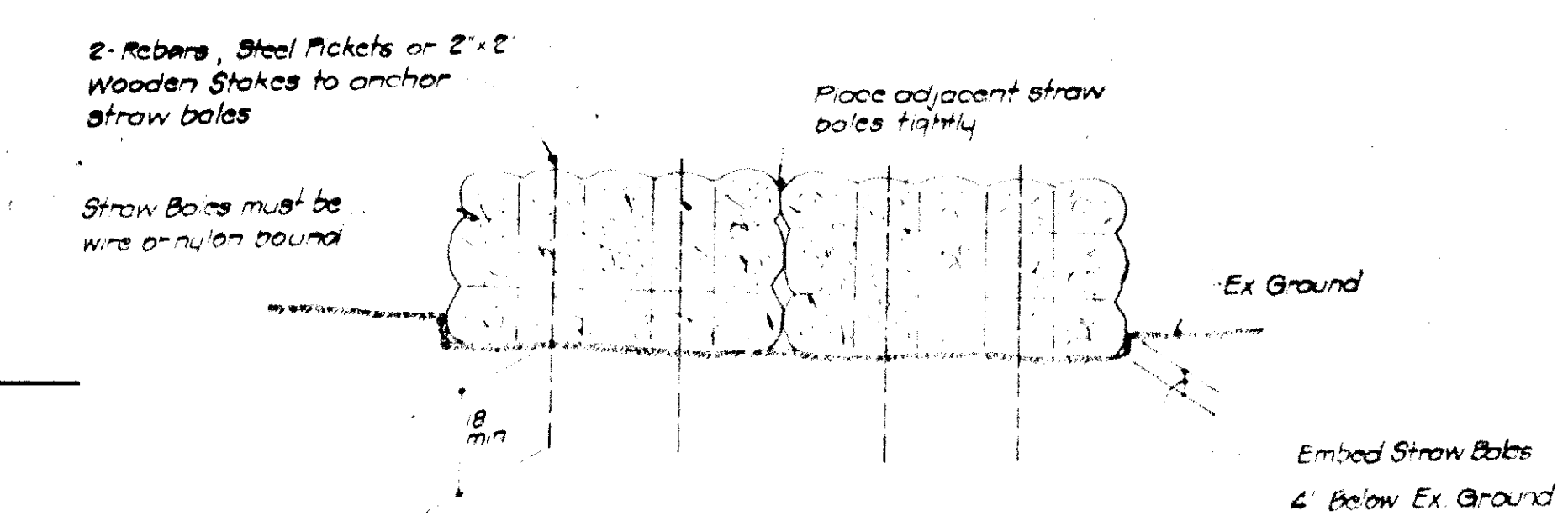
Area	Building Coverage
8.97 ACRES	14%
- All storm drains, sanitary sewers, water lines, curbs and street paving are existing and constructed as shown.

SITE ANALYSIS

Total Site Area = 8.97 Acres
 Total Area Disturbed = 7.82 Acres
 Total Impervious Area = 1.88 Acres
 Total Area to be Vegetated = 5.94 Acres



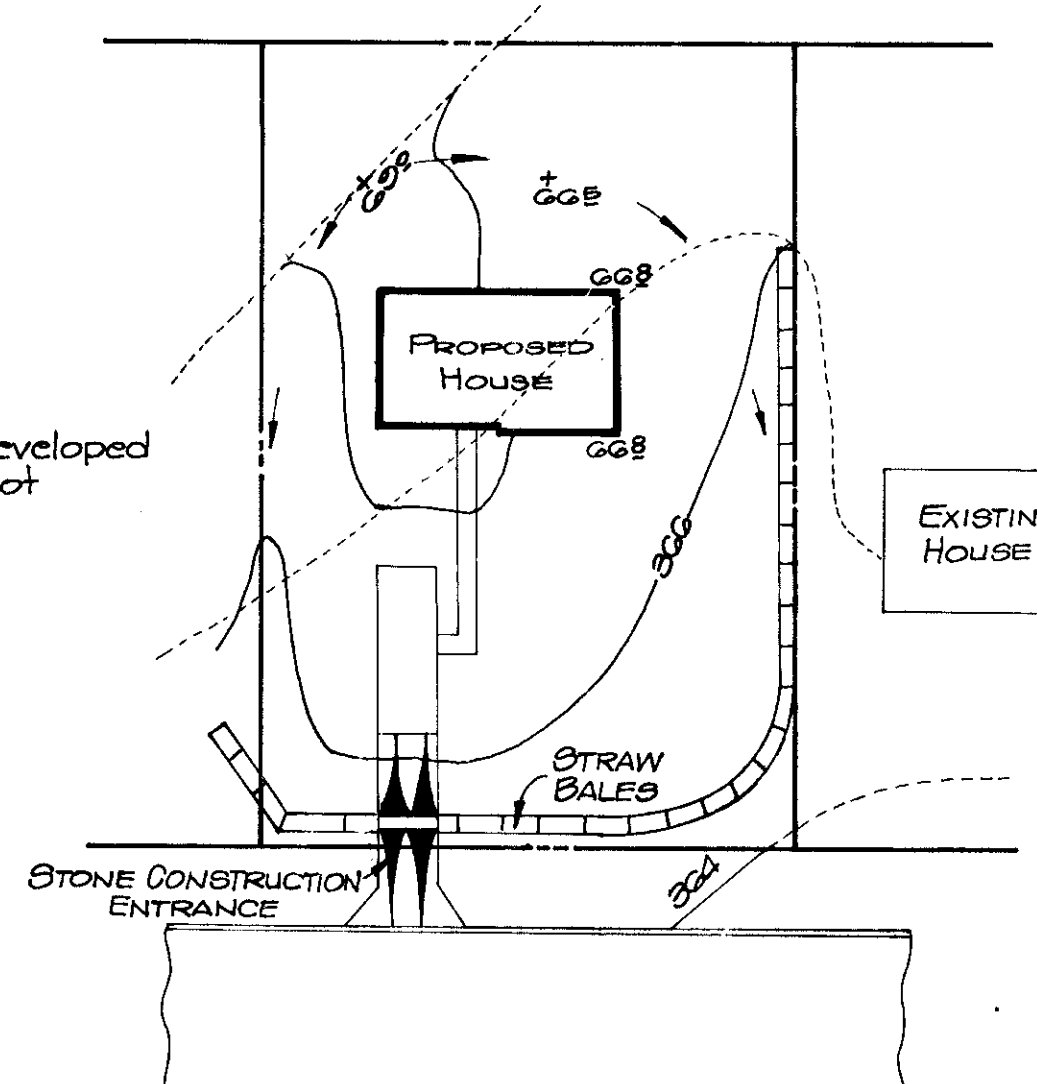
STONE CONSTRUCTION ENTRANCE
 No Scale



STRAW BALE DIKE
 No Scale

CONSTRUCTION SEQUENCE

- Box out of windows.
- Construct temporary stone construction entrance.
- Place sediment control devices on site as shown on plan.
- Excavate for foundation and slab of dwelling.
- Install utilities (Water and Sewer).
- Repair sediment control devices disturbed during installation of utilities.
- Complete exterior of dwelling.
- Final grading to within 3" final grading.
- Stabilize in accordance with Sediment Control No. 3.
- All construction vehicles shall limit access to dwelling via driveway from this point of construction.
- Removal of Sediment Control.
- Maintenance.



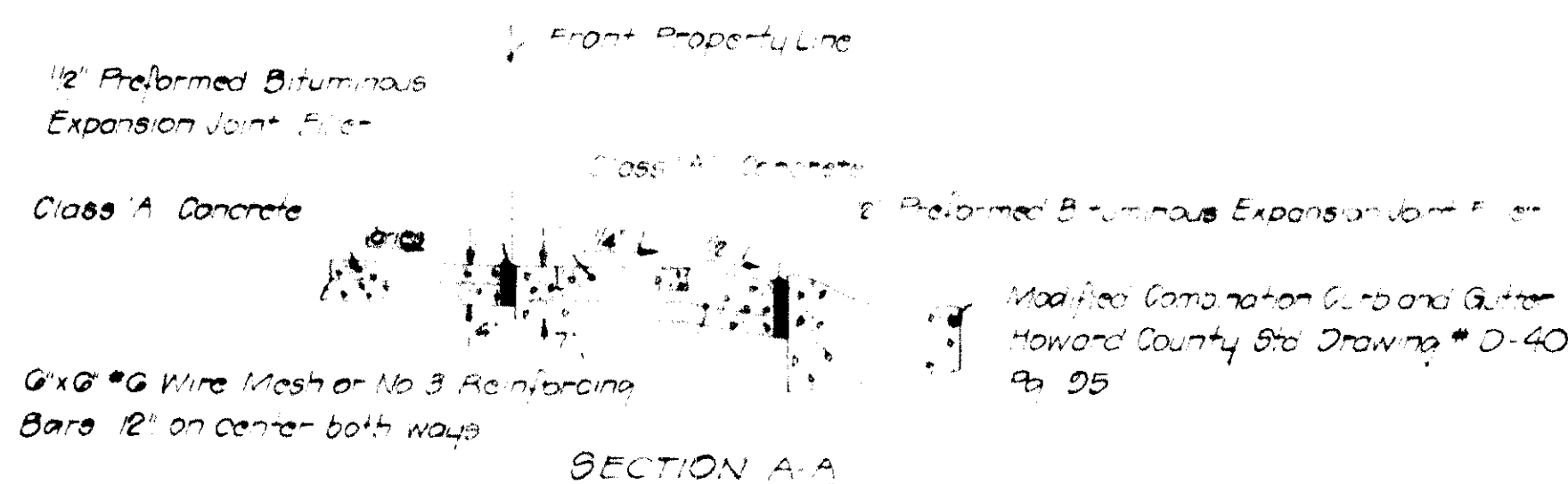
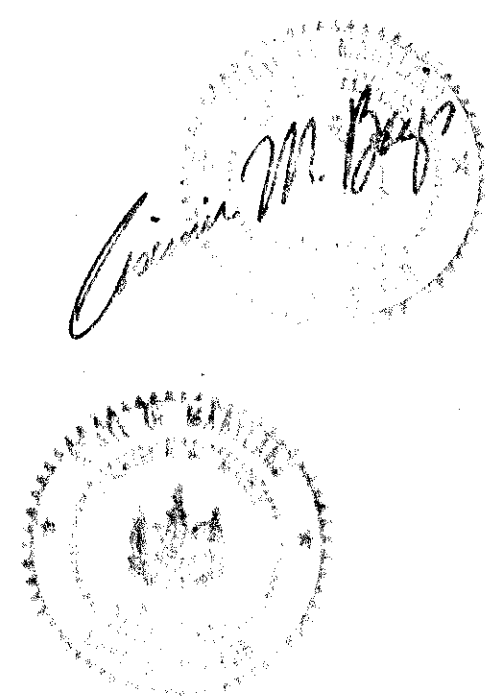
TYPICAL SEDIMENT CONTROL
 SINGLE LOT

SURVEYORS 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.

Casimir M. Bazis
 CASIMIR M. BAZIS
 Reg. Professional Land Surveyor
 Maryland No. 5082

8/31/76
 Date



DRIVEWAY ABUTTING MODIFIED COMBINATION CURB AND GUTTER, NO SCALE

NOTE: Use Residential Driveway Form, Howard County Drawing # D-84, Pg. 89, Except Where Driveway Joins Modified Combination Curb and Gutter.

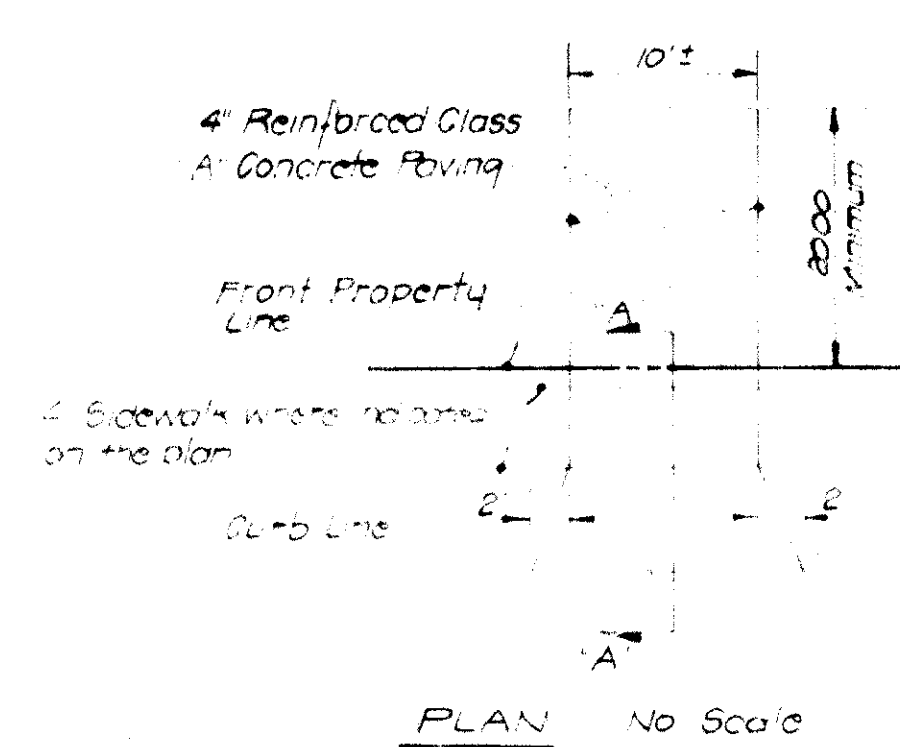
NOTE: A. Materials and Construction shall be in accordance with Howard County Road Construction Code.

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. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as determined necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

J. David Sticks
 Signature
 10/7/76
 Date

DRIVEWAY DETAIL



PLAN No Scale

REVISIONS	
11-8-76	Add Single Lot Sediment Control

APPROVED For public water and public sewerage systems Howard County Health Dept. Joyce M. Boyer, MD County Health Officer 12-27-76 Date	APPROVED For public water, public sewerage, storm drainage systems and roads Howard County Department of Public Works. W.O. Foltz Chief, Bureau of Highways 12-22-76 Date
HOWARD SOIL CONSERVATION DISTRICT Reviewed for Howard Soil Conservation District and meets technical requirements. Eric V. Florman District Director 12/16/76 Date	APPROVED Howard County Office of Planning and Zoning. Lawrence E. Hays Planning Director 12-28-76 Date
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District. Robert W. Zielin Howard Soil Conservation District 12-16-76 Date	APPROVED Howard County Office of Planning and Zoning. Lawrence E. Hays Planning Director 12/28/76 Date

APPROVED
 DIVISION OF LAND DEVELOPMENT
 BAZIS, CARLIN and ASSOCIATES, INC.
 Land Surveyors and Planners
 9332 Annapolis Road
 Lanham, Maryland 20801
 (301) 577-9200

SDP-77-23c
 QUICK FOX HOURGLASS PLACE
 BRIDGE PLUM #2

OPEN SPACE - LOT 327

LEGEND

- 1. Contour Interval 2 Ft.
- 2. Existing Contour - - - - - 100
- 3. Proposed Contour - - - - - 100
- 4. Spot Elevations + 100.2
- 5. Yard Requirements Front - 20' Min. Side - 7.5' Min.
- 6. Direction of Drainage - - - - -
- 7. Straw Bale Dike (SBD) - - - - - (Temp.)
- 8. Temporary Stone Construction Entrances - - - - - (Temp.)

SITE DEVELOPMENT PLAN
 LOTS 160 THRU 187
COLUMBIA
 VILLAGE OF OWEN BROWN
 PLAT BOOK 25 FOLIO 24
 SECTION 2 AREA 3
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: AUGUST, 1976 SCALE: 1" = 30'
 SHEET 2 OF 3

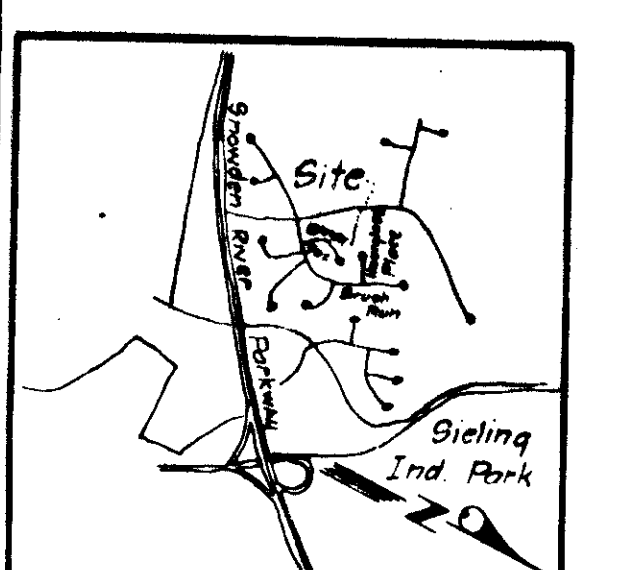
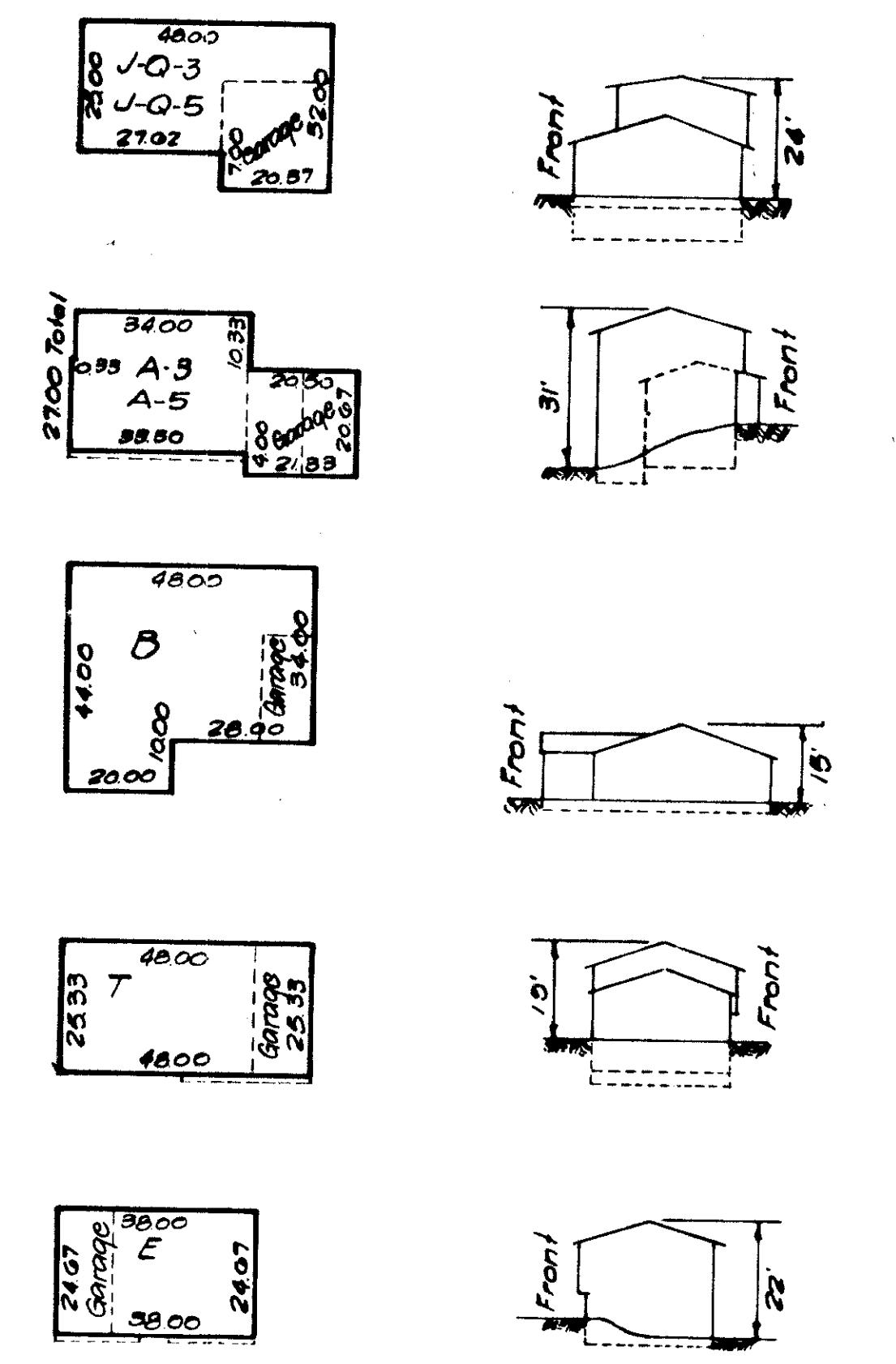
OWNER / DEVELOPER
 WASHINGTON HOMES, INCORPORATED
 6192 OXON HILL ROAD
 SUITE 400
 OXON HILL, MARYLAND 20801
 301-833-3500

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE: 11-24-76
Thomas J. Harney

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. 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.

Date: 12/7/76 *J. David Stettin*
 Signature

REVISIONS	
11-8-76	Correction per Planning & Zoning Comments dated 11-4-76



VICINITY MAP. SCALE: 1" = 2000'

APPROVED: For public water and public sewerage, storm drainage systems and public roads
 Howard County Department of Public Works
P. J. Beard Director 12-22-76
W. O. Albert Chief Bureau of Highways 12-22-76

APPROVED: Howard County Office of Planning and Zoning
Thomas J. Harney Planning Director 12-28-76
Lawrence J. Gandy Director of Land Development 12/28/76

HOWARD SOIL CONSERVATION DISTRICT
 Reviewed for Howard Soil Conservation District and meets technical requirements.
Eric H. Herman 12/16/76

This Plan is approved for erosion and soil erosion control by the Howard Soil Conservation District.
Robert W. Ziehn Howard Soil Conservation District 12-16-76

APPROVED: For public water and public sewerage systems, Howard County Health Department.
Jaym Bondman County Health Officer 12-27-76

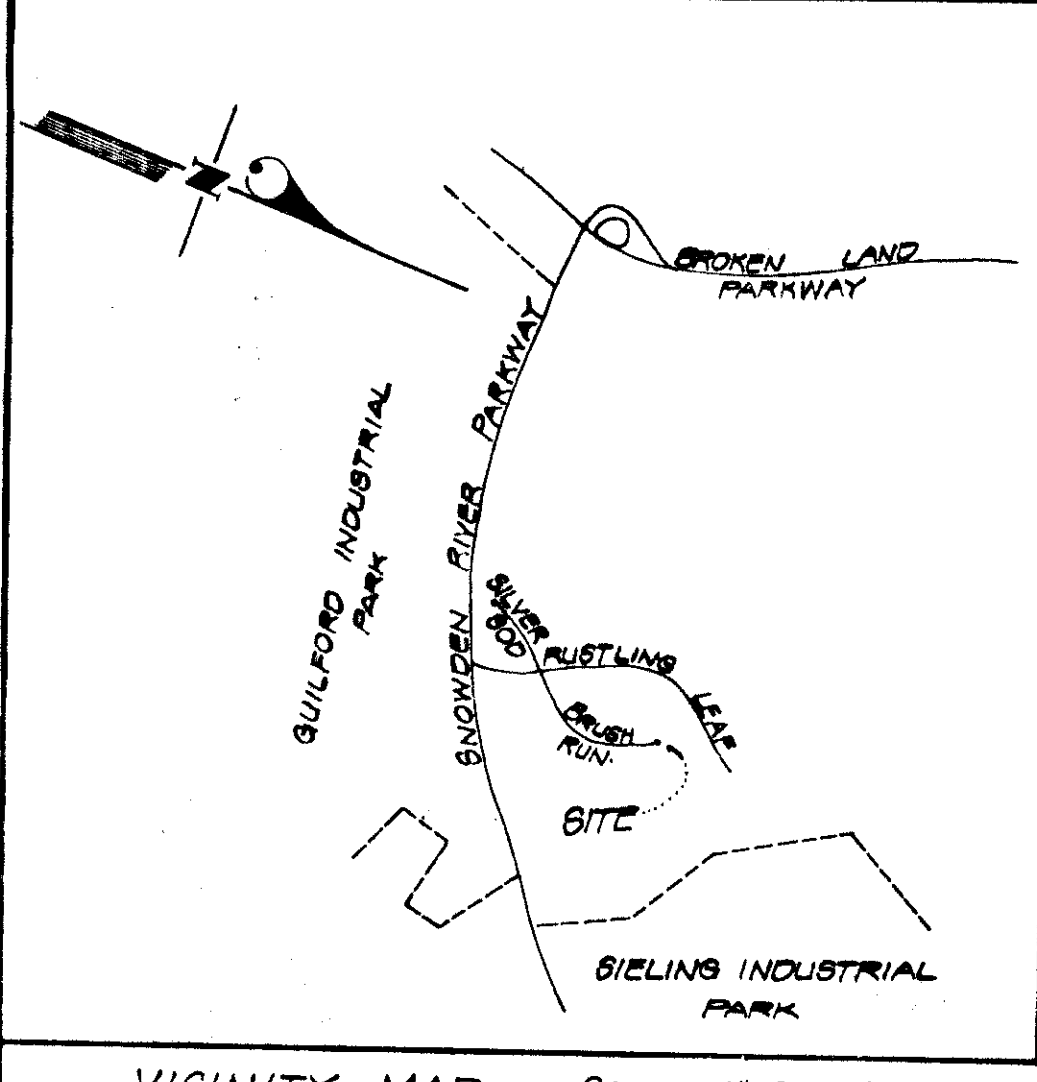
SURVEYORS CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Date: Aug. 31, 1976. *Cassimir M. Bazis*
 CASIMIR M. BAZIS
 Reg. Professional Land Surveyor
 Maryland No. 5083

BAZIS, CARLIN and ASSOCIATES, INC.
 Land Surveyors and Planners
 9332 Annapolis Road
 Lanham, Maryland 20801
 301-577-9290

SEE SHEET 3 OF 3

BRUSH RUN

76-82



OPEN SPACE - LOT 327

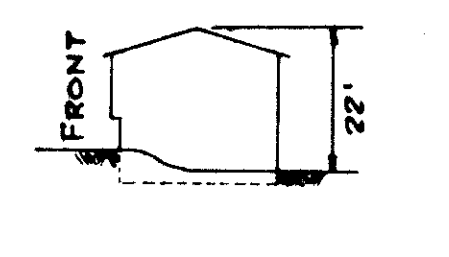
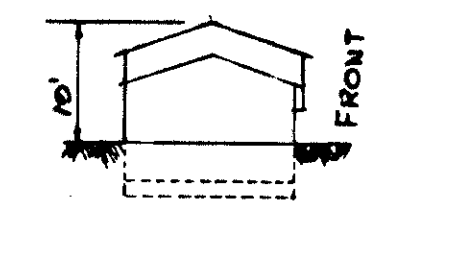
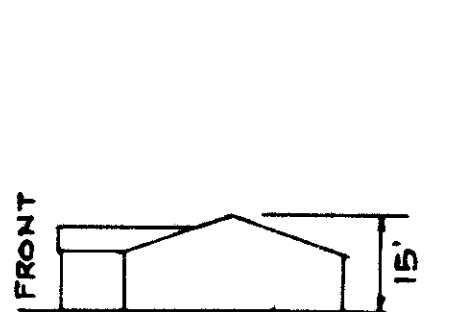
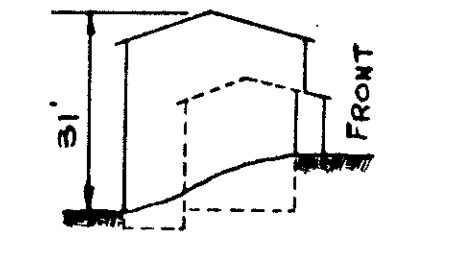
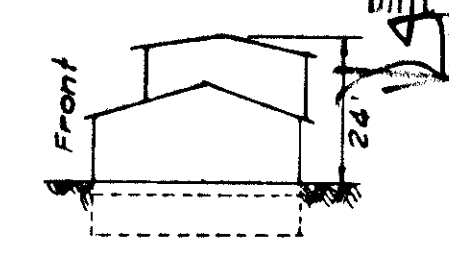
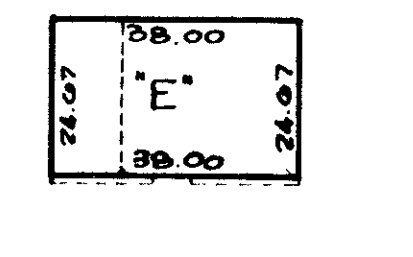
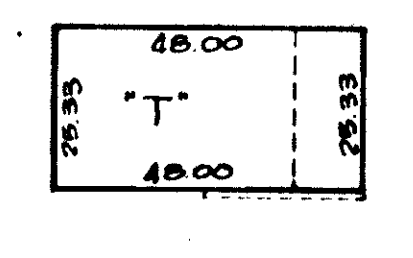
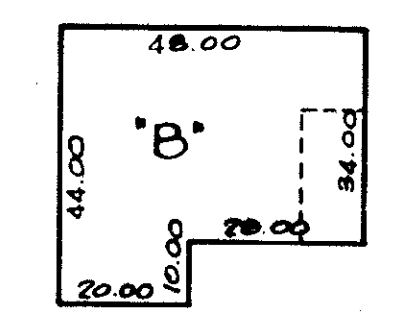
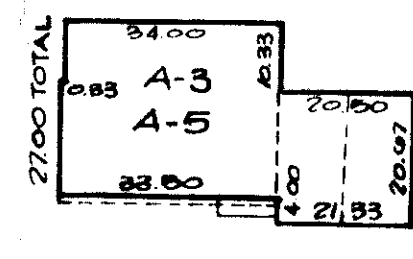
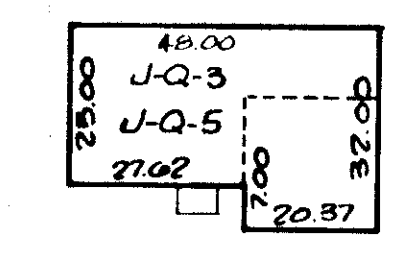
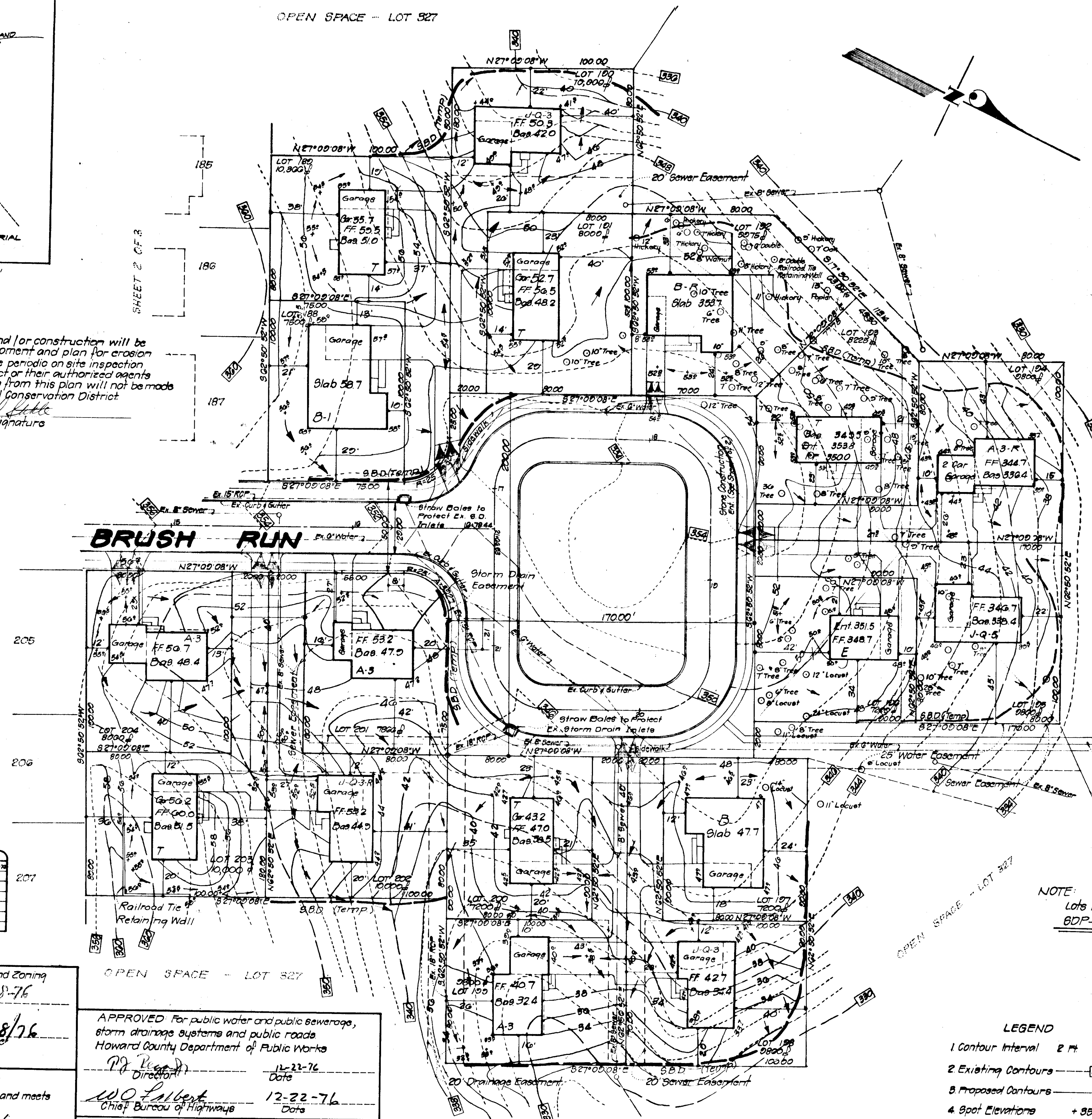
SITE DEVELOPMENT PLAN
 LOTS 188-191 and LOTS 197-204
COLUMBIA
 VILLAGE OF OWEN BROWN
 SECTION 2 AREA 3
 Plat Book 25 Folio 24
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 AUGUST, 1976 SCALE 1"=50'

SHEET 3 OF 3
 OWNER / DEVELOPER
 WASHINGTON HOMES, INCORPORATED
 6102 Oxon Hill Road
 Suite 400
 Oxon Hill, Maryland 20021
 (301) 830-3500

APPROVED
 DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
 DATE 11-24-76

DEVELOPER
 I certify that the development and/or construction will be done according 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 as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.
 Date 12/7/76
[Signature]
 Signature



REVISIONS	
11-8-76	Correction Per Planning/Zoning Comments 11/4/76

NOTE:
 Lots 102 Thru 106 Approved
 BDP-77-05C

APPROVED Howard County Office of Planning and Zoning
[Signature] 12-28-76
 Planning Director Date
[Signature] 12/28/76
 Chief, Division of Land Development Date

APPROVED For public water and public sewerage, storm drainage systems and public roads
 Howard County Department of Public Works
 Director 12-22-76
[Signature] 12-22-76
 Chief, Bureau of Highways Date

HOWARD SOIL CONSERVATION DISTRICT
 Reviewed for Howard Soil Conservation District and meets technical requirements
[Signature] 12/16/76
 Signature Date
 This plan is approved for sediment and soil erosion control by the Howard Soil Conservation District
[Signature] 12-16-76
 Howard Soil Conservation District Date

APPROVED For public water and public sewerage systems, Howard County Health Department
[Signature] 12-27-76
 County Health Officer Date

- LEGEND**
- 1 Contour Interval 2 Ft
 - 2 Existing Contours ——— 350 ———
 - 3 Proposed Contours ——— 350 ———
 - 4 Spot Elevations +350.0
 - 5 Yard Requirements Front Side
 - 6 Direction of Drainage ———>
 - 7 Straw Bale Dike (SBD) ——— (Temp)
 - 8 Stone Construction Entrance [Symbol] (Temp)

SURVEYORS 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 2/21/76
[Signature]
 CASIMIR M. BAZIS
 Reg. Professional Land Surveyor
 Maryland No 5080
BAZIS, CARLIN and ASSOCIATES, INC
 Land Surveyors and Planners
 8332 Annapolis Road
 Lanham, Maryland 20801
 301-577-0200 BDP-77-28c

