

APPROVED FOR PUBLIC WATER & PUBLIC SEWER COUNTY HEALTH DEPARTMENT

John M. Bordin 10-18-77
COUNTY HEALTH OFFICER DATE:

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas G. Harris 10-23-78
PLANNING DIRECTOR DATE:

Arthur W. Munnich 10-20-78
CHIEF DIVISION OF LAND DEVELOPMENT DATE:

APPROVED FOR PUBLIC WATER & PUBLIC SEWER & STORM DRAIN SYSTEMS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Richard E. Freudenberger 10/11/78
DIRECTOR DATE:

W.O. Leland 10-11-78
CHIEF BUREAU OF ENGINEERING DATE:

ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION & SEDIMENT CONTROL REPRESENTS A PRACTICAL & WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS & THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Walter Park July 11, 1978
WALTER PARK

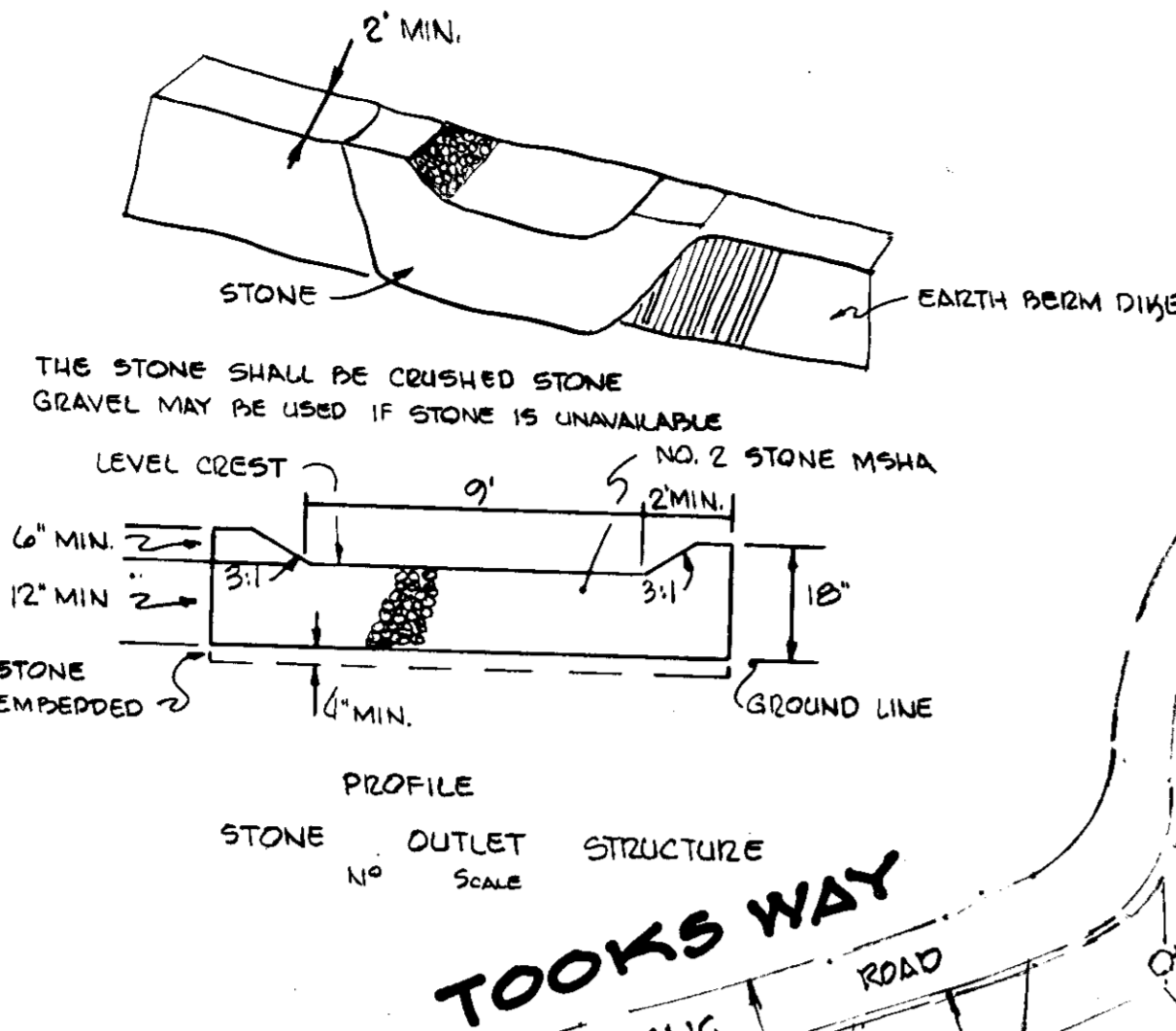
DEVELOPER'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION & SEDIMENT CONTROL. WE AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HO. SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ADE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HO. SOIL CONSERVATION DISTRICT.
Ethan Grossman July 11, 1978

REVIEWED FOR HO. SOIL CONSERVATION DISTRICTS & MEETS TECHNICAL REQUIREMENTS.
W. Wayne Steen 9-21-78
U.S. SOIL CONSERVATION SERVICE DATE:

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

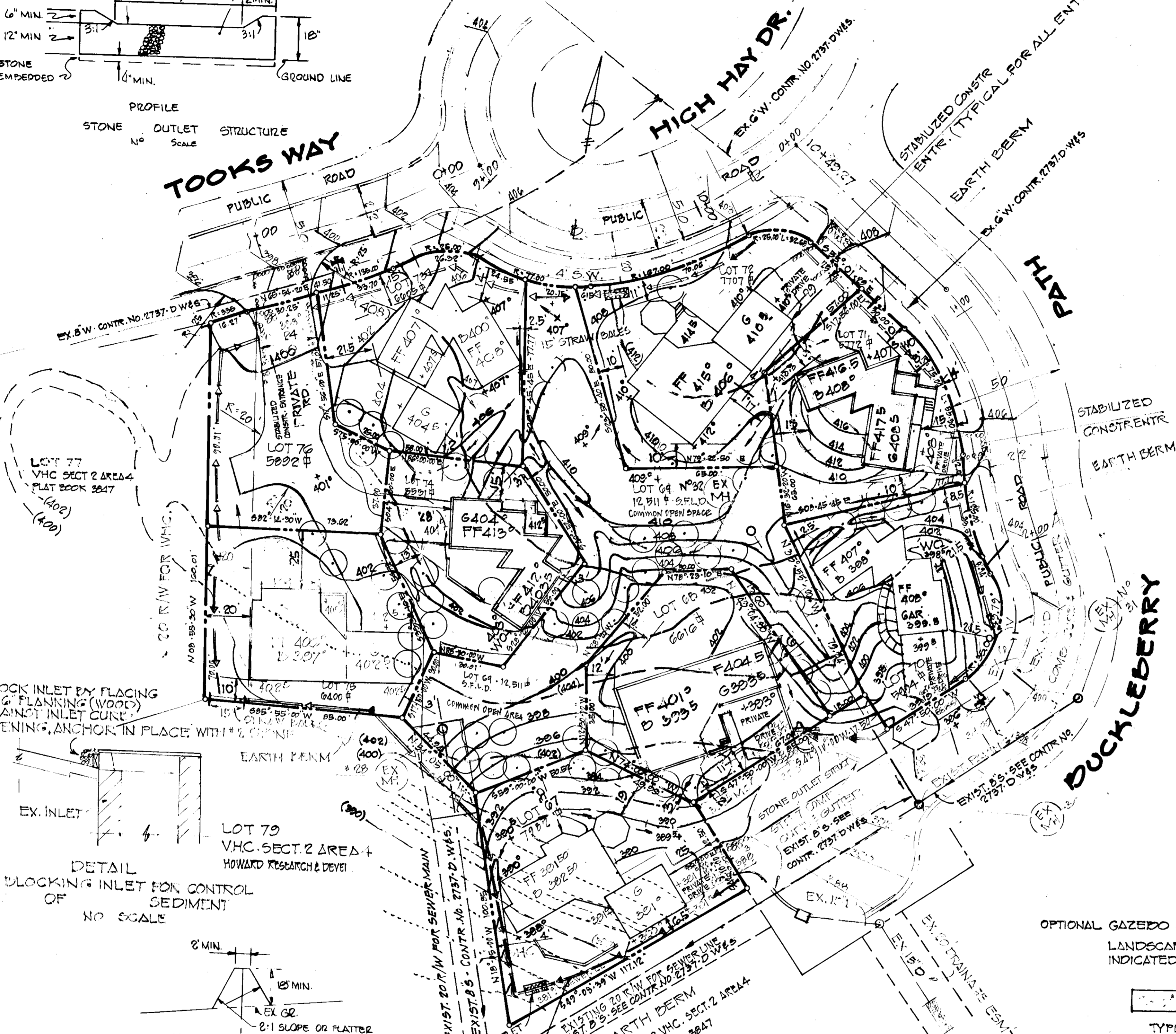
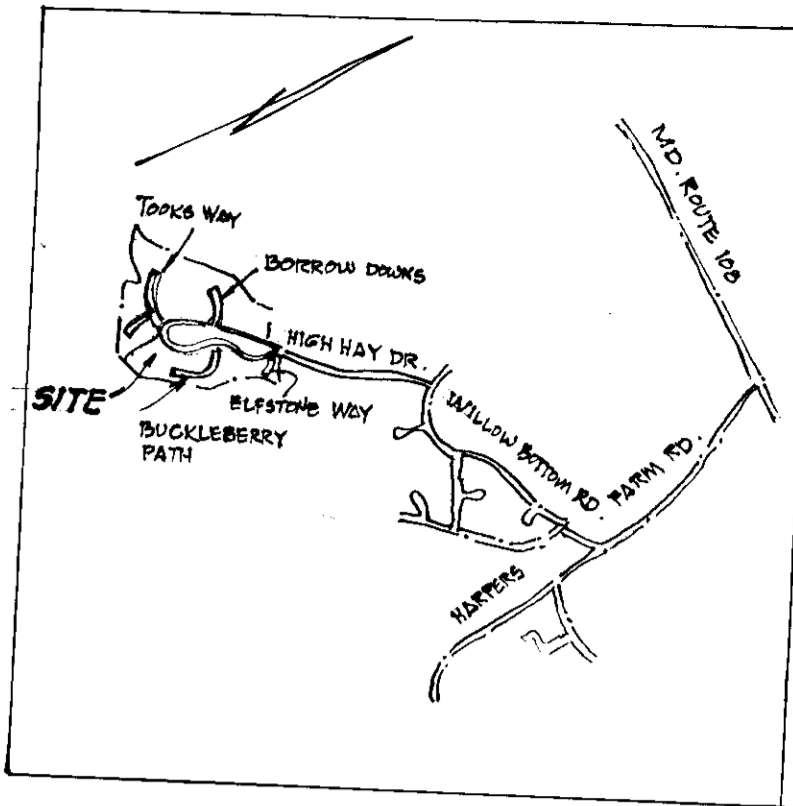
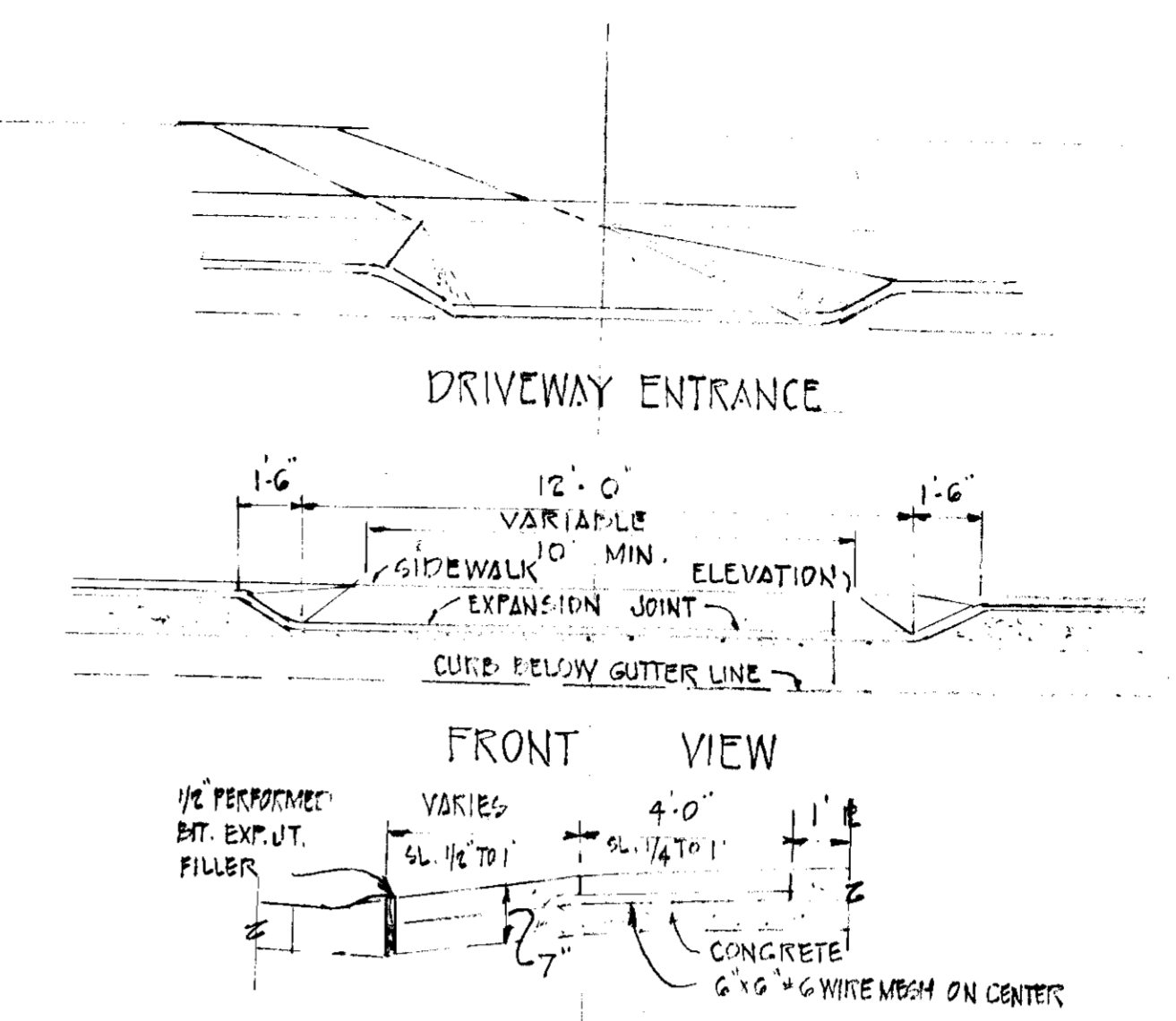
W. Wayne Steen 9-21-78
HO. SOIL CONSERVATION DISTRICT DATE:

SEDIMENT CONTROL NOTES:
1. OBTAIN GRADING PERMIT
2. THE HO. CO. BUREAU OF LICENSE, INSPECTIONS & PERMITS SHALL BE GIVEN 24 HRS. NOTICE PRIOR TO ANY GRADING.
3. ALL SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED SHALL BE INSTALLED IN ACCORDANCE WITH NOTE 2.
4. ALL SLOPES SHALL BE MAX. 3 TO 1.
5. FOLLOWING THE STABILIZATION OF ALL AREAS TO BE GRADED, THE AREA OF SEDIMENT CONTROL MEASURES MAY BE REMOVED & GRADED TO THE FINAL GRADES SHOWN & STABILIZED IMMEDIATELY.
6. IN THE EVENT OF EXCESS MATERIAL, EXCESS MATERIAL SHALL BE STOCKPILED WITH A MAX. SLOPE 3:1 IN AN AREA WHICH HAS BEEN CLEARED ON-SITE. STOCKPILED MATERIAL SHALL BE STABILIZED IN ACCORDANCE WITH NOTE 5.
7. SEDIMENT CONTROL MEASURES WILL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM HO. CO. BUREAU OF PERMITS, INSPECTION & LICENSE.
8. PERMANENT STABILIZATION
APPLY: 2000 LBS. PER ACRE OF PULVERIZED COLOMBIAN LIMESTONE
700 LBS. PER ACRE OF 0-20-0 SUPER PHOSPHATE
1000 LBS. PER ACRE OF 10-10-10 FERTILIZER
SEED: 25 LBS. PER ACRE OF KENTUCKY 31 TALL FESCUE & 25 LBS. PER ACRE OF ANNUAL RYE GRASS.
NOTE: SEED BETWEEN MAR. 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY.
MULCH: 2 TONS PER AC. OF UNWEATHERED WHEATSTRAW
THE DOWN MULCH WITH 400 GAL. PER AC. OF LIQUID ASPHALT.
9. TEMPORARY SEED MIXTURE FOR STABILIZING SEDIMENT CONTROL.
STABILIZE ALL SEDIMENT CONTROL MEASURES WHEN INSTALLED
APPLY 2000 LBS. PER AC. OR 11.5 LBS. PER SQ. FT. OF PULVERIZED LIMESTONE.
500 LBS. PER AC. OR 11.5 LBS. PER SQ. FT. OF 5-5-5 FERTILIZER.
PLANT TO RYE GRASS @ 40 LBS. PER AC.
FERTILIZE WITH 5-10-10 & MULCH WITH STRAW @ 1/2 TON PER AC. & ANCHOR.



SITE ANALYSIS
1. TOTAL AREA OF SITE 2,542,000
2. DISTURBED AREA 1,800,000
3. TOTAL AREA PAVED 6,500 SQ. FT.
4. TOTAL CUT 7,000 CUM. (BALANCE)
5. TOTAL FILL 7,000 CUM. (BALANCE)

CONSTRUCTION SEQUENCE
1. INSTALL SEDIMENT MEASURES 1 WEEK
2. GRADE SITE 2 WEEKS
3. CONSTRUCT PAVEMENT 2 WEEKS
4. CONSTRUCT BUILDING 4-6 MONTHS



LOT DENSITY CALCULATIONS

LOT NO.	AREA	BLDG. TYPE	SQ. FT. BLDG.	DENSITY
67	7382	AP	1841	25%
68	6616	C	1856	28%
69	12311	C/MNION	OPEN SPACE	
70	5784	D	1510	26%
71	5784	D	1510	26%
72	7704	C	2274	29%
73	6604	D	1510	23%
74	5814	D	1510	27%
75	6104	C	1856	20%
76	5804	D	1510	26%
77	5804	D	1510	26%
78	5804	D	1510	26%
79	5804	D	1510	26%
80	5804	D	1510	26%
81	5804	D	1510	26%
82	5804	D	1510	26%
83	5804	D	1510	26%
84	5804	D	1510	26%
85	5804	D	1510	26%
86	5804	D	1510	26%
87	5804	D	1510	26%
88	5804	D	1510	26%
89	5804	D	1510	26%
90	5804	D	1510	26%

GENERAL NOTES:
1. TOTAL AREA THIS SUBMISSION: 111,010 SQ. FT. OR 2.542 AC.
2. OWNER: ETHAN GROSSMAN 2nd SHEET 311 ac. TOTAL: 5,368 ac.
1800 GAMEWELL RD. SILVER SPRING, MD. 20904

3. ZONING NEW TOWN ZONING MAP 20
4. TAX MAP 20
5. SITE USE SINGLE FAMILY DWELLINGS
NO. OF LOTS THIS SHEET: 10 2nd SHEET 10 TOTAL: 20
NO. OF UNITS THIS SHEET: 8 " " 8 " " 16

6. DISTRICT 5TH
7. PUBLIC WATER & SEWER
8. SQ. FT. OF BUILDING: SEE SCHEDULE THIS SHEET
9. PLAT REF. VILLAGE OF HARPERS CHOICE SEC. 2 AREA 4 SH. 3004 PLAT NO. 3035
10. FINAL DEVEL. PLAN REF. PHASE 130 F74-103

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
2088 P. TOWN & COUNTRY BLVD
ELLCOTT CITY, MARYLAND 21043
PHONE: (301) 465-8510

HOUSE SCHEDULE

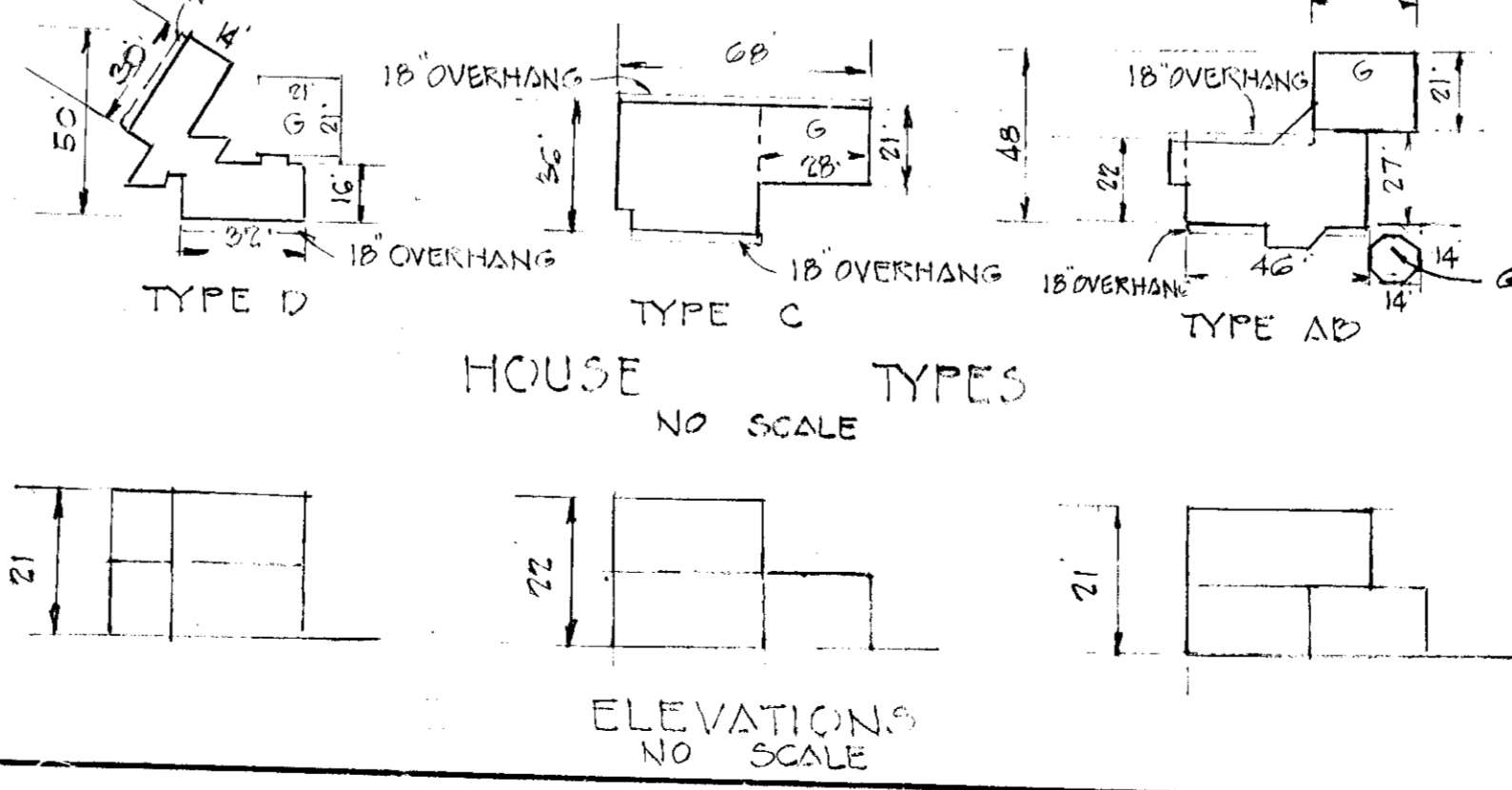
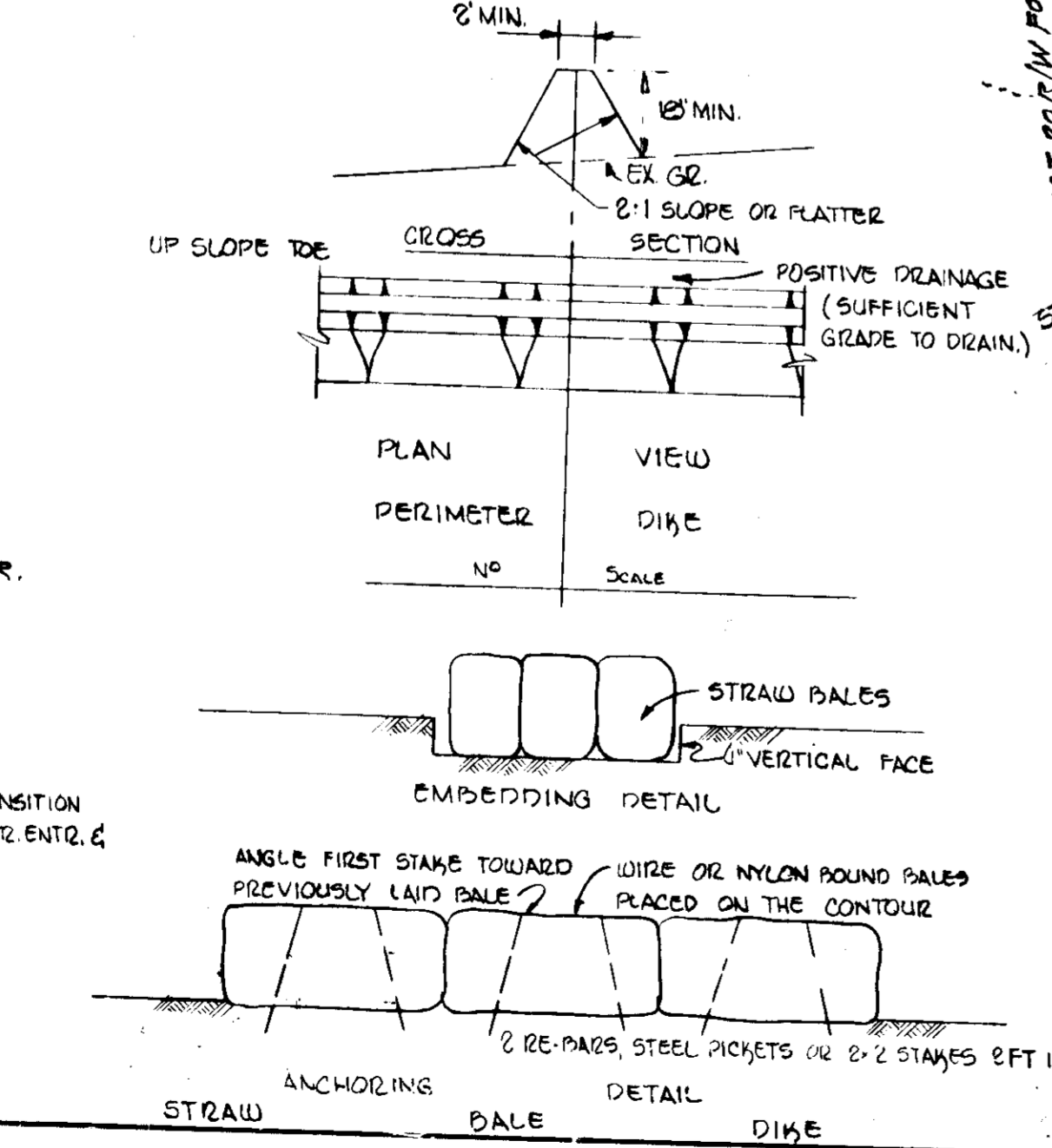
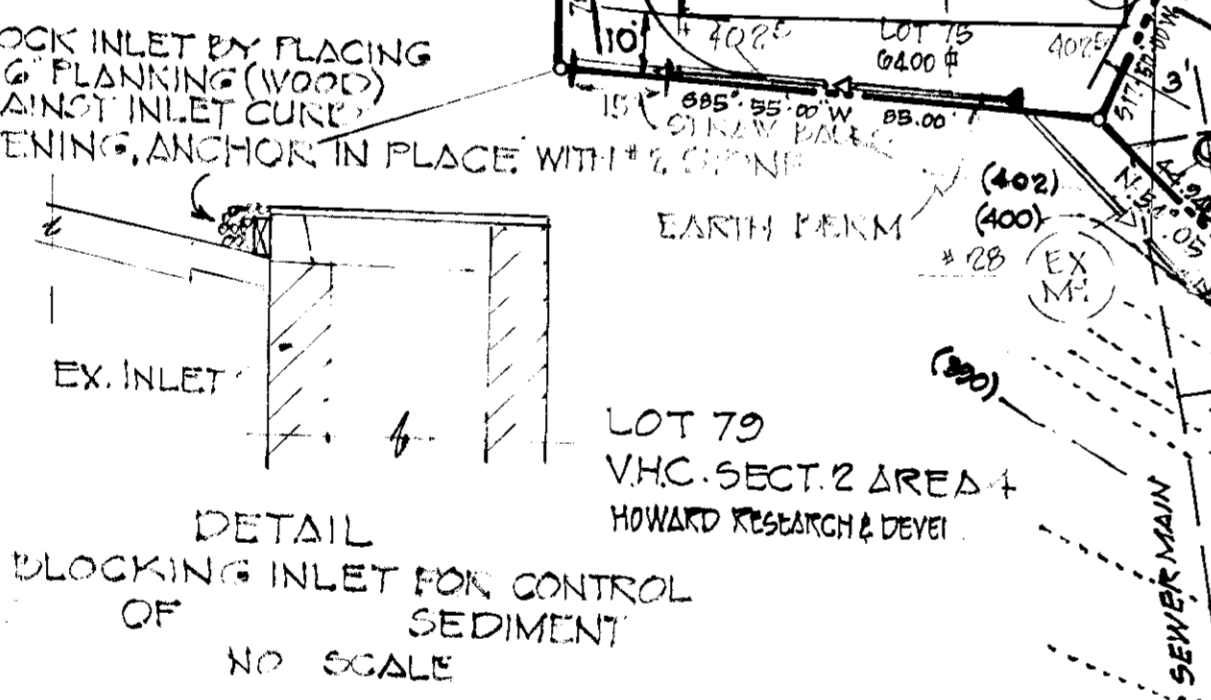
LOT NO.	HOUSE TYPE
67	AP
68	C
70	D
71	D
72	D
73	D
74	D
75	C
76	D

LEGEND
OPTIONAL GAZEBO STRUCTURE INDICATED THIS WAY
LANDSCAPING TREES (PROPOSED) INDICATED THIS WAY
TYPICAL ON-SITE (PRIVATE) DRIVEWAYS SECTION
NO SCALE
NOTE: ANY DAMAGE TO THE HO. CO. RIGHT OF WAY OR PAVING SHALL BE CONNECTED AT THE DEVELOPER'S EXPENSE. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

SITE DEVELOPMENT PLAN
FOR
LOTS 67 THRU 76 & 81 THRU 90
VILLAGE OF HARPERS CHOICE
SECTION 2
5TH. DIST. SCALE 1" = 200'
AREA 4
HO. CO. MD. JULY 5, 1978

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 8-2-78

SHEET 1 OF 2
SDP-79-09C.



APPROVED FOR PUBLIC WATER & PUBLIC SEWER
COUNTY HEALTH DEPARTMENT

Walter Park 10-18-78
DATE: 10-18-78

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas G. Harney 10-23-78
DATE: 10-23-78

PLANNING DIRECTOR DATE:
Richard C. Gruendberg 10-20-78
DATE: 10-20-78

CHIEF DIVISION OF LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER & PUBLIC SEWER, STORM DRAIN SYSTEMS & ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Richard C. Gruendberg 10/11/78
DATE: 10/11/78

DIRECTOR

W. O. Stolt 10-11-78
DATE: 10-11-78

CHIEF BUREAU OF ENGINEERING

ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION & SEDIMENT CONTROL REPRESENTS A PRACTICAL & WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS & THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Walter Park Sept 13, 1978
DATE: Sept 13, 1978

WALTER PARK

DEVELOPER'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION & SEDIMENT CONTROL. WE AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HQ SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HQ SOIL CONSERVATION DISTRICT.

Ethan Grossman July 11, 1978
DATE: July 11, 1978

ETHAN GROSSMAN

REVIEWED FOR HQ SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS.

W. Wayne Ross 9-21-78
DATE: 9-21-78

U.S. SOIL CONSERVATION SERVICE

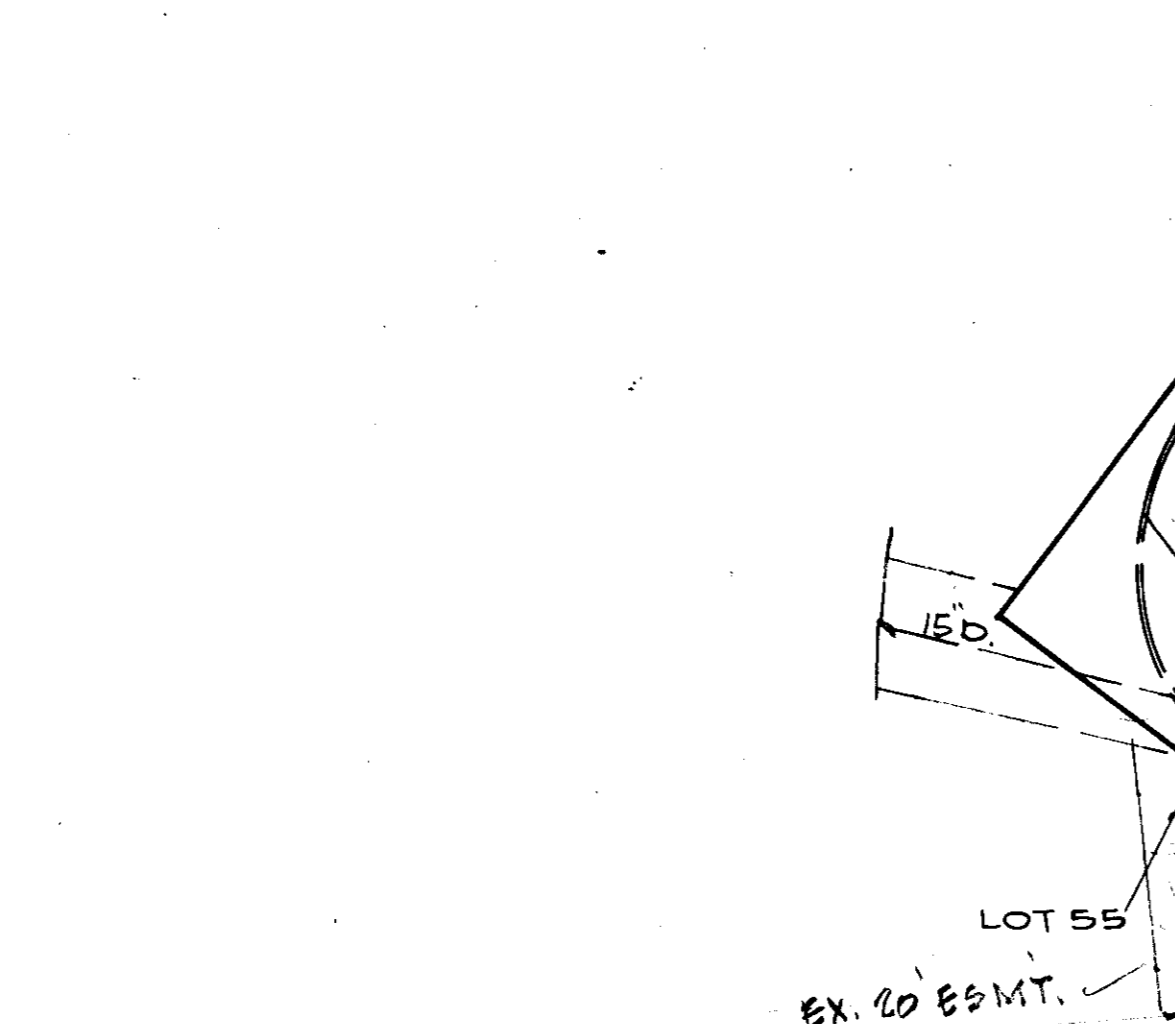
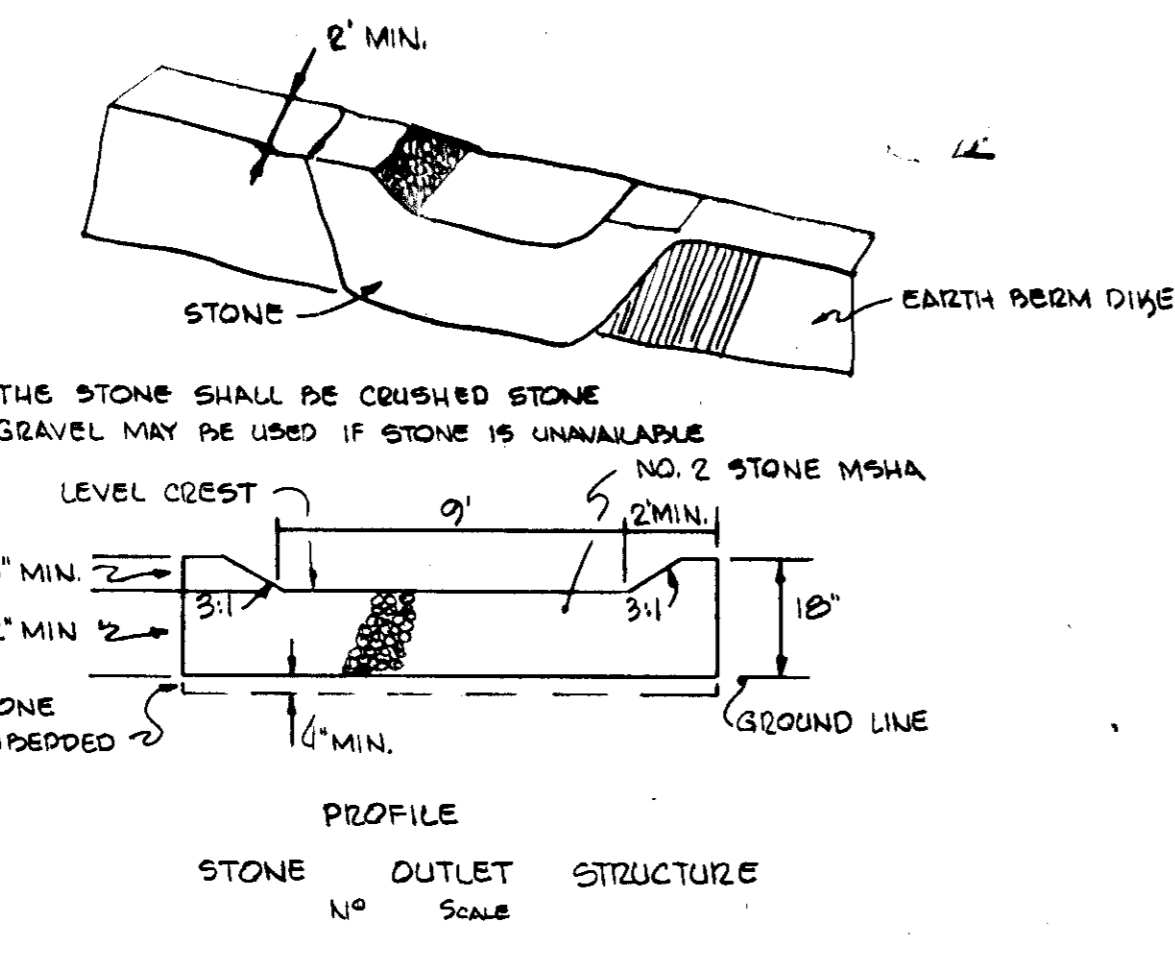
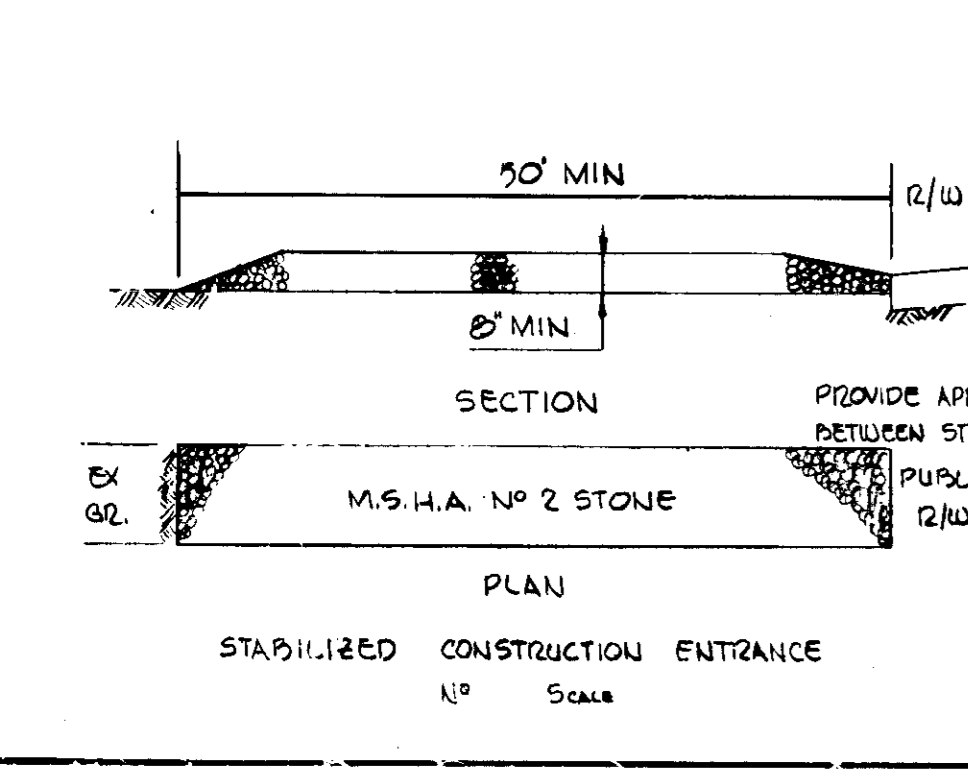
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION SERVICE.

Wes Eard 9-21-78
DATE: 9-21-78

HQ SOIL CONSERVATION DISTRICT

SEDIMENT CONTROL NOTES:
1. OBTAIN GRADING PERMIT
2. THE HQ CO. BUREAU OF LICENSE, INSPECTIONS & PERMITS SHALL BE GIVEN 24 HRS. NOTICE PRIOR TO ANY GRADING.
3. ALL SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED SHALL BE INSTALLED IN ACCORDANCE WITH NOTE 2.
4. ALL SLOPES SHALL BE MAX. 3 TO 1.
5. FOLLOWING THE STABILIZATION OF ALL AREAS TO BE UPGRADED, THE AREA OF SEDIMENT CONTROL MEASURES MAY BE REMOVED & GRADED TO THE FINAL GRADES SHOWN & STABILIZED IMMEDIATELY.
6. IN THE EVENT OF EXCESS MATERIAL, EXCESS MATERIAL SHALL BE STOCKPILED WITH A MAX. SLOPE 3:1 IN AN AREA WHICH HAS BEEN CLEARED ON-SITE. STOCKPILED MATERIAL SHALL BE STABILIZED IN ACCORDANCE WITH NOTE 2.
7. SEDIMENT CONTROL MEASURES WILL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM HQ CO. BUREAU OF PERMITS, INSPECTION & LICENSE.

PERMANENT STABILIZATION
APPLY: 2000 lbs. PER ACRE OF PULVERIZED DOLOMITIC LIMESTONE
1000 lbs. PER ACRE OF 0-20-0 SUPER PHOSPHATE
1000 lbs. PER ACRE OF 10-10-10 FERTILIZER
SEED: 85 lbs. PER ACRE OF KENTUCKY 31 TALL FESCUE & 25 lbs. PER ACRE OF ANNUAL RYE GRASS.
NOTE: SEED BETWEEN MAR. 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY.
MULCH: 2 TONS PER AC. OF UNWEATHERED W/HEAT-SET TAND TIE DOWN MULCH WITH 480 GAL. PER AC. OF LIQUID ASPHALT.

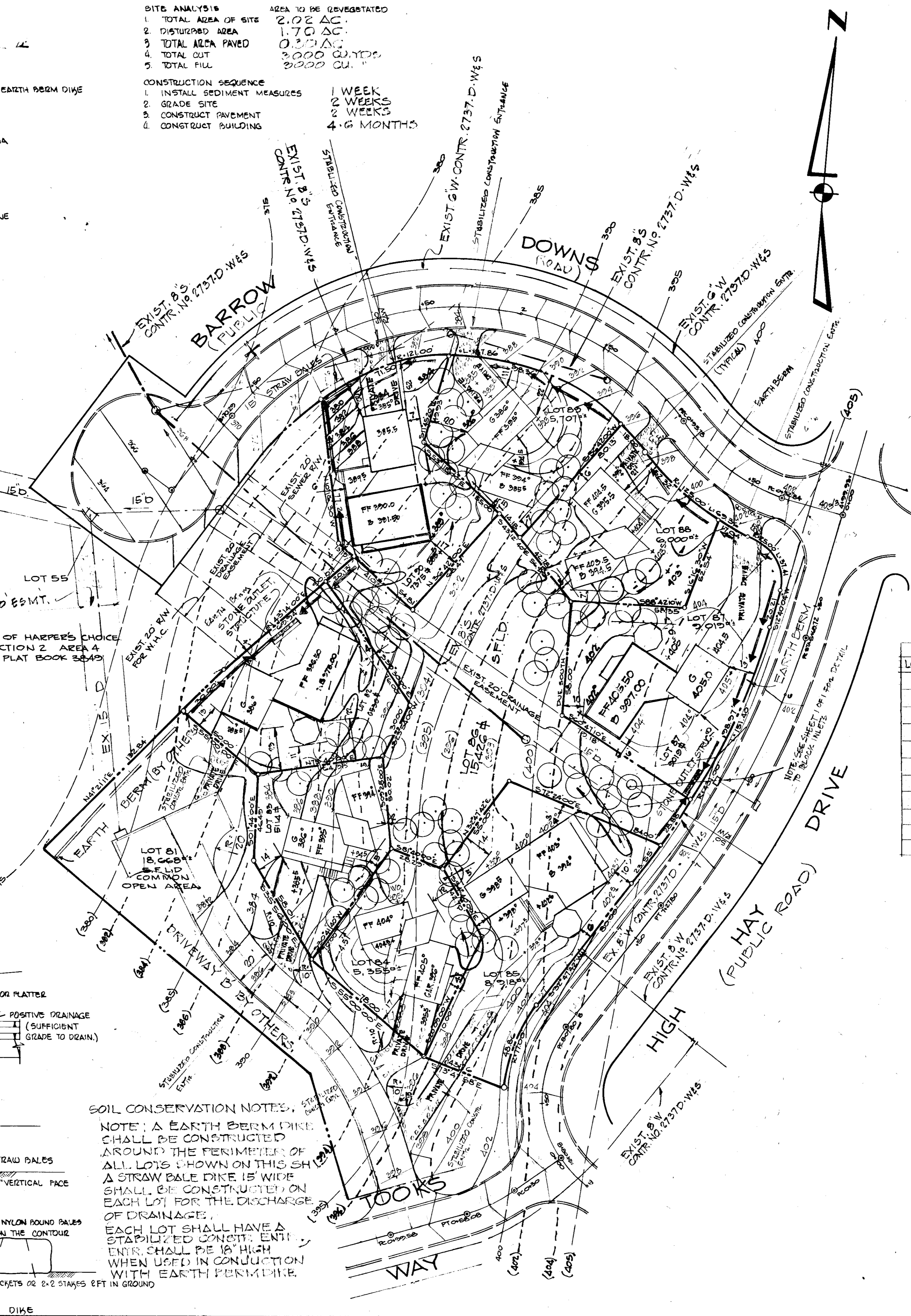


SITE ANALYSIS AREA TO BE REVEGETATED

1. TOTAL AREA OF SITE 2.02 AC.
2. DISTURBED AREA 1.70 AC.
3. TOTAL AREA PAVED 0.33 AC.
4. TOTAL CUT 3000 CU. YD.
5. TOTAL FILL 2000 CU. YD.

CONSTRUCTION SEQUENCE
1. INSTALL SEDIMENT MEASURES
2. GRADE SITE
3. CONSTRUCT PAVEMENT
4. CONSTRUCT BUILDING

1 WEEK
2 WEEKS
3 WEEKS
4-6 MONTHS



GENERAL NOTES:

- TOTAL AREA OF THIS SUBMISSION 135,612[±] OR 3.11 AC. 10 LOTS
- OWNER: ETHAN GROSSMAN
1800 GAMEWELL RD.
SILVER SPRING MD. 20904 TELE: 1-421-9494
- ZONING: NEWTOWN ZONING MAP 29
- TAX MAP 29
- SITE USE: SINGLE FAMILY DWELLINGS
NO. OF LOTS THIS SHEET: 10
NO. OF UNITS THIS SHEET: 8
- DISTRICT: 5TH
- PUBLIC WATER & SEWER
80 FT. OF BUILDING SEE SCHEDULE THIS SH.
- PLAT REF: VILLAGE OF HARPER'S CHOICE SECT. 2 AREA 4
SH. 2074 PLAT NO. 3055
- FOR REF. PHASE 120 F-74-105

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
9088-15 TOWN & COUNTRY PLND
ELLCOTT CITY, MARYLAND 21043
PHONE: (301) 465-8512

LOT NO.	AREA	BLDG. TYPE	SQ. FT. PAVED	DENSITY
81	18600 [±]	2 FLD		
82	6520 [±]	AD	1841 [±]	28%
83	5114 [±]	D	1513 [±]	29.6%
84	5955 [±]	D	1513 [±]	25%
85	8910 [±]	C/GZEZED	2124 [±]	25%
86	15426 [±]	SFLD		
87	3019 [±]	AD	1841 [±]	20%
88	6000 [±]	D	1513 [±]	25%
89	5707 [±]	D	1513 [±]	26%
90	7375 [±]	C	1856 [±]	25%

SOIL CONSERVATION NOTES:
NOTE: AN EARTH BERM DIKE SHALL BE CONSTRUCTED AROUND THE PERIMETER OF ALL LOTS SHOWN ON THIS SH. A STRAW BALE DIKE 15' WIDE SHALL BE CONSTRUCTED ON EACH LOT FOR THE DISCHARGE OF DRAINAGE. EACH LOT SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE. WHEN USED IN CONSTRUCTION WITH EARTH BERM DIKE.

STATE OF MARYLAND
COUNTY OF HOWARD
Walter Park Sept 13, 1978

SITE DEVELOPMENT PLAN
FOR
VILLAGE OF HARPER'S CHOICE
SECT. 2 LOTS 67 THROUGH 76 & AREA 4
LOTS 81 THROUGH 90
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' JULY 10, 1978

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 8-2-78
SHEET 2 OF 2