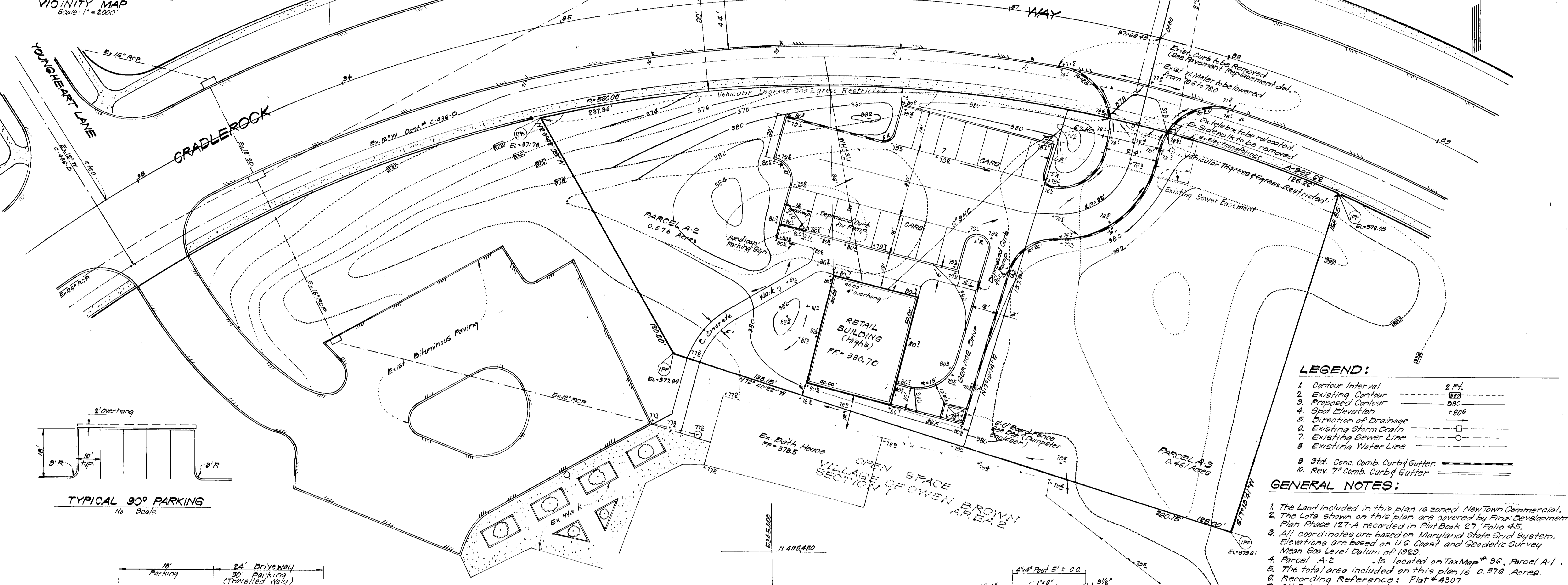
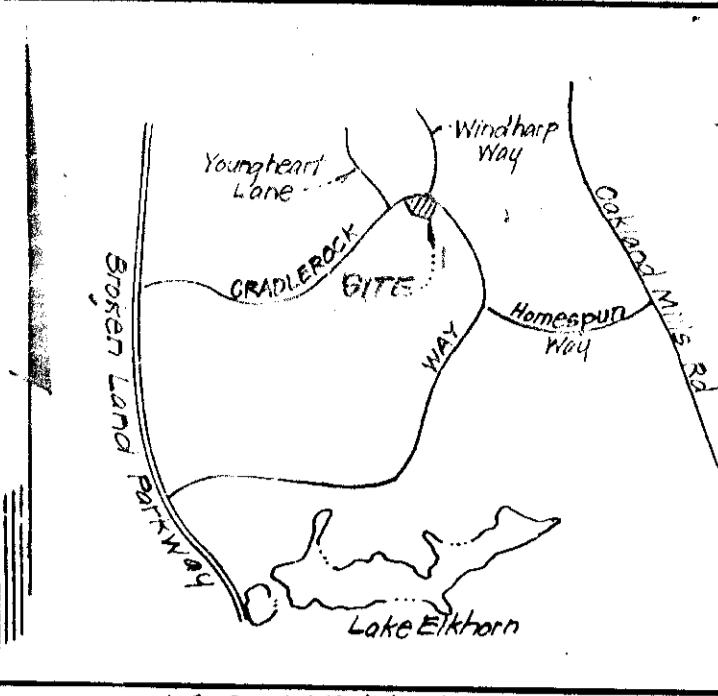
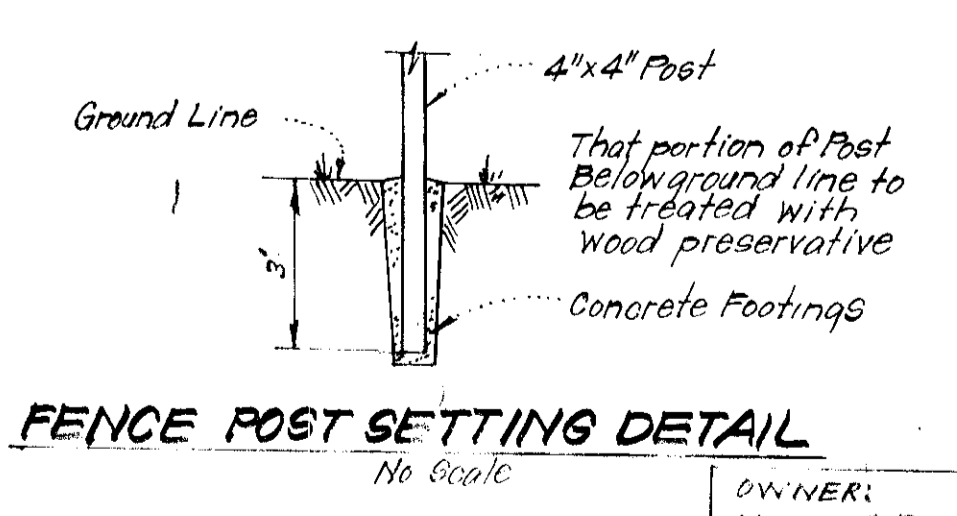
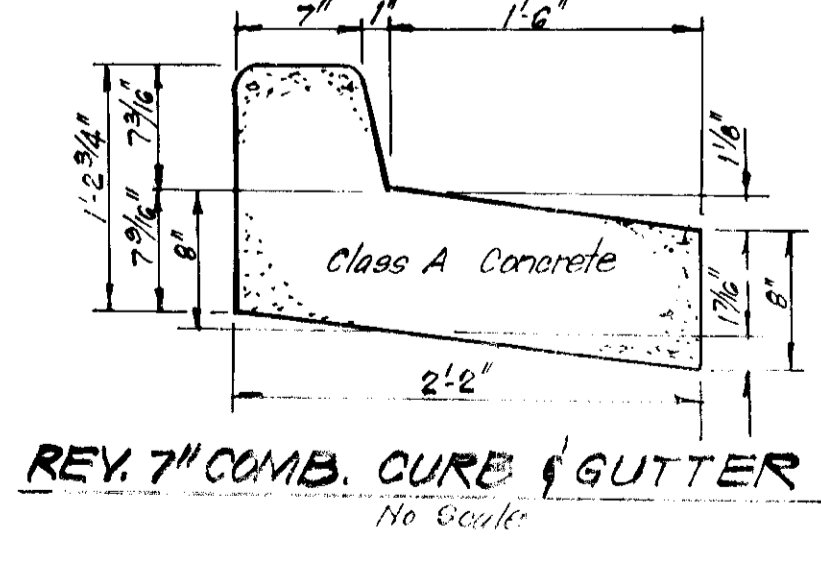
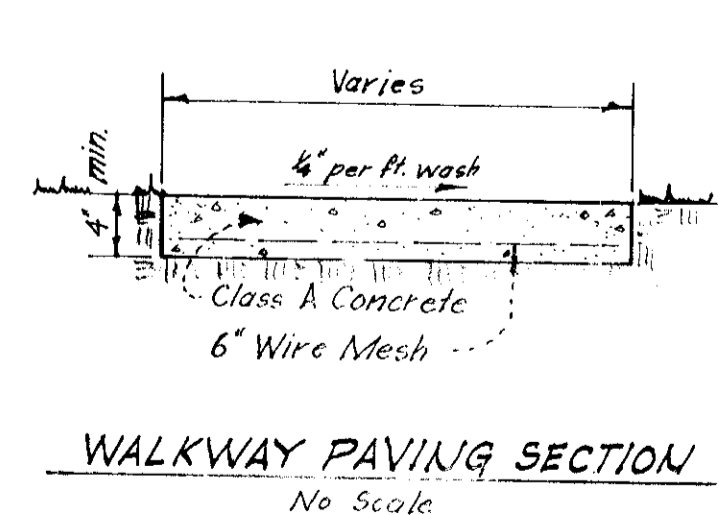
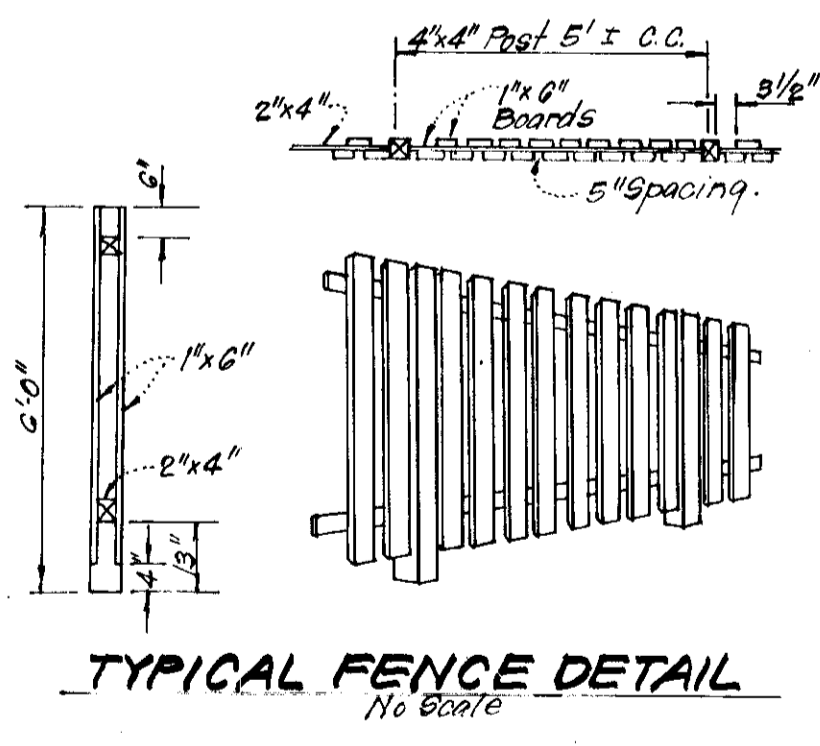
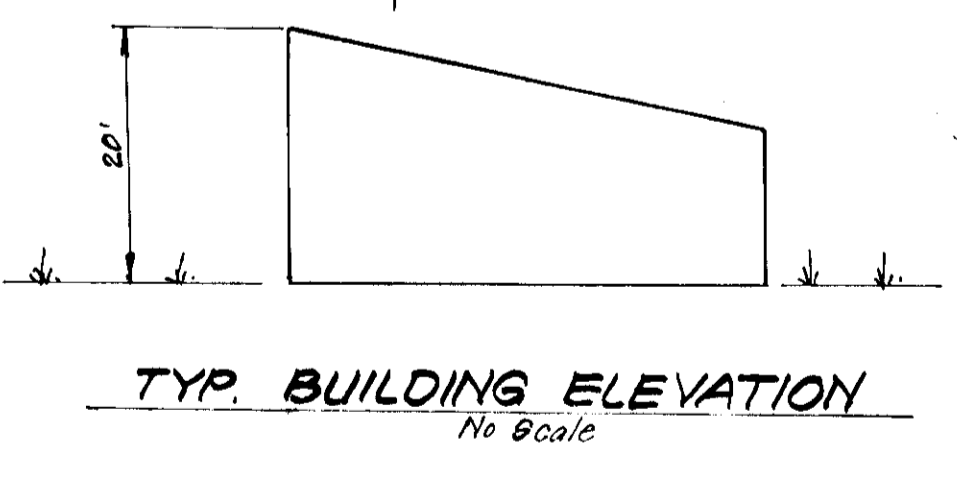
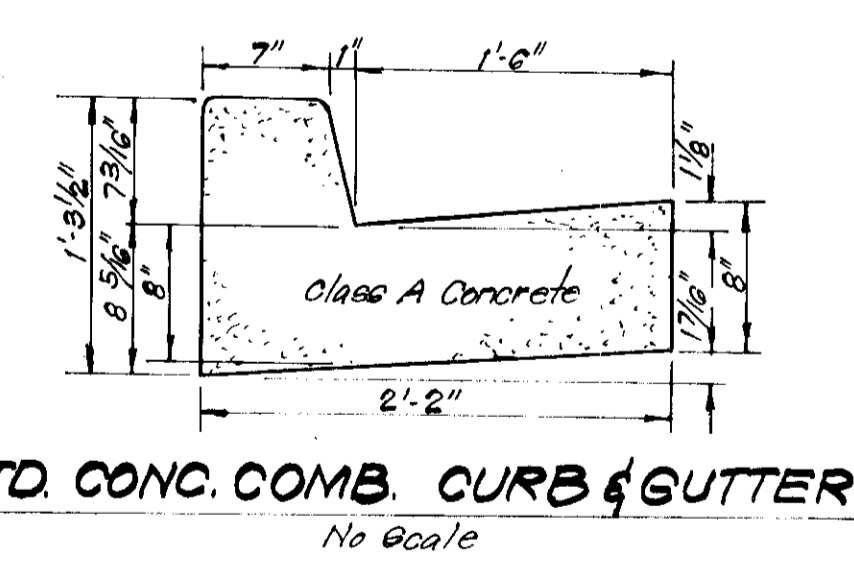
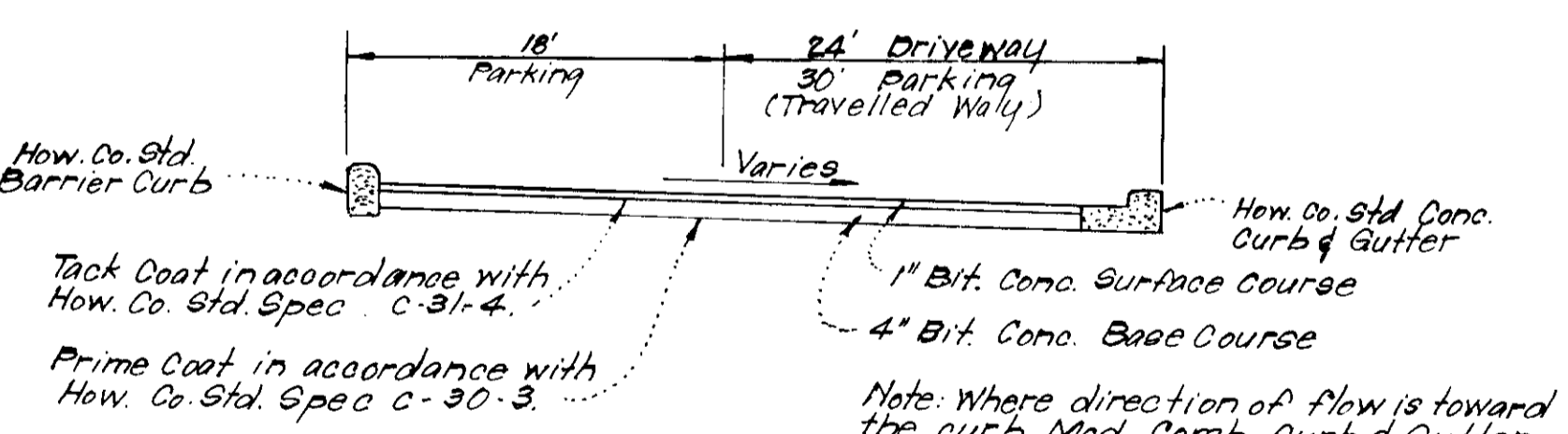
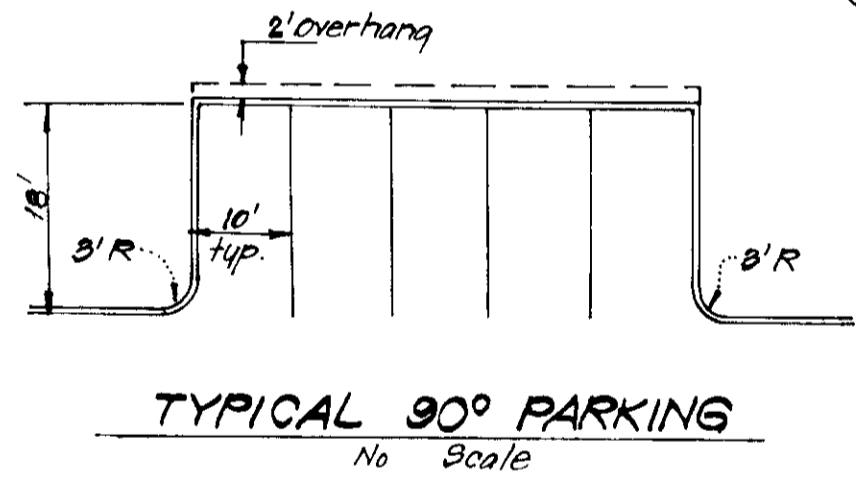


Note: Fire Hydrant is located on Windthrop Way 380' from Building



- LEGEND:**
- 1. Contour Interval 2.0'
  - 2. Existing Contour --- 380'
  - 3. Proposed Contour --- 380'
  - 4. Spot Elevation 1.805'
  - 5. Direction of Drainage --->
  - 6. Existing Storm Drain ---
  - 7. Existing Sewer Line ---
  - 8. Existing Water Line ---
  - 9. 3rd. Conc. Comb. Curb & Gutter
  - 10. Rev. 7" Comb. Curb & Gutter

- GENERAL NOTES:**
1. The Land included in this plan is zoned New Town Commercial.
  2. The Lots shown on this plan are covered by Final Development Plan Phase 127-A recorded in Plat Book 27, Folio 45.
  3. All coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
  4. Parcel A-2 is located on Tax Map # 36, Parcel A-1.
  5. The total area included on this plan is 0.576 Acres.
  6. Recording Reference: Plat # 4307
  7. All Driveways and Parking to be Privately owned and maintained.
  8. Public Water and Sewer to be utilized.
  9. Installation of all Traffic Control Devices shall be in accordance with the latest edition of The Manual of Uniform Traffic Control Devices.
  10. All Storm Drainage & Paving shall be constructed in accordance with the latest Details and Specifications of How. Co.
  11. Call "Miss Utility" 24 hrs in advance of construction (553-0100).
  12. Minimum Parking Required: 10
  13. Parking Provided: 15
  14. Total Retail Space: 2000 sq ft
  15. Sewer House Connection to be determined subject to D.P.W. Decision with regard to Sewer for this Parcel.
  16. Proposed Building Coverage: 7.8%



**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
5-9-79  
[Signature]

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 8-9-79  
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 8-9-79

Bituminous Concrete Surface  
1 1/2" Band C-3  
First Phase  
Bituminous Concrete Base (Placed in One Course)  
5" Band C-2 G-3  
First Phase  
Clearing and Grading  
Sub Grade  
Base Course  
Surface Course  
To be constructed in accordance with the Howard County Road Construction Code and Specifications  
**PAYMENT REPLACEMENT FOR ENTRANCES INTO PUBLIC ROADS**

WALKWAY PAVING SECTION  
No Scale

REV. 7" COMB. CURB & GUTTER  
No Scale

FENCE POST SETTING DETAIL  
No Scale

OWNER:  
Howard Research & Development Corp.  
The Kouse Company Building  
Columbia, Maryland, 21044

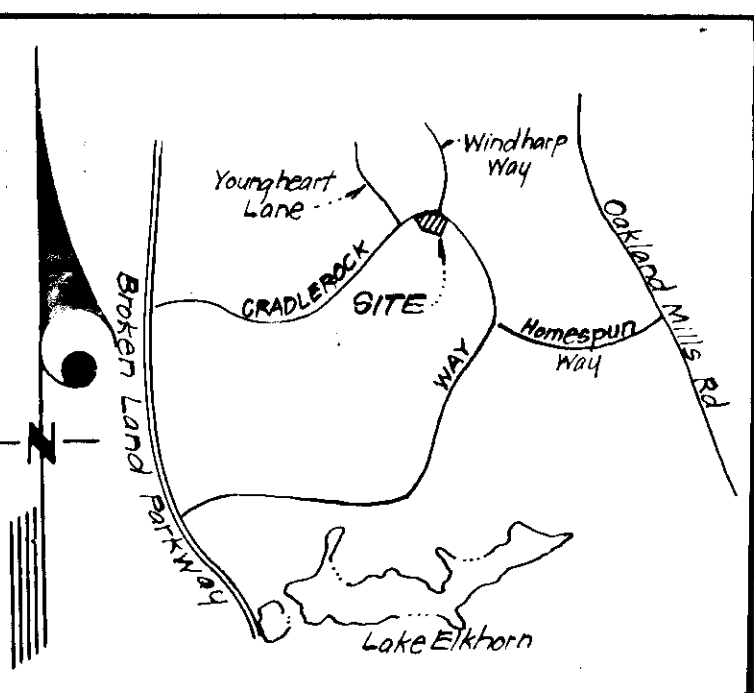
**CLARK • FINEROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS  
11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

**SITE DEVELOPMENT PLAN**  
PARCEL A-2  
A SUBDIVISION OF PARCEL A-1  
**COLUMBIA**  
VILLAGE OF OWEN BROWN SECTION 1  
G.W. SECTION DISTRICT 2  
HOWARD COUNTY, MARYLAND  
FOR: GLEN J. KOEPENICK, INC.  
P.O. Box 1250  
Rockville, Md 20850

DESIGNED: W.H.T.  
DRAWN: R.A.W.  
CHECKED: K.L.W.  
DATE: FEB. 1978

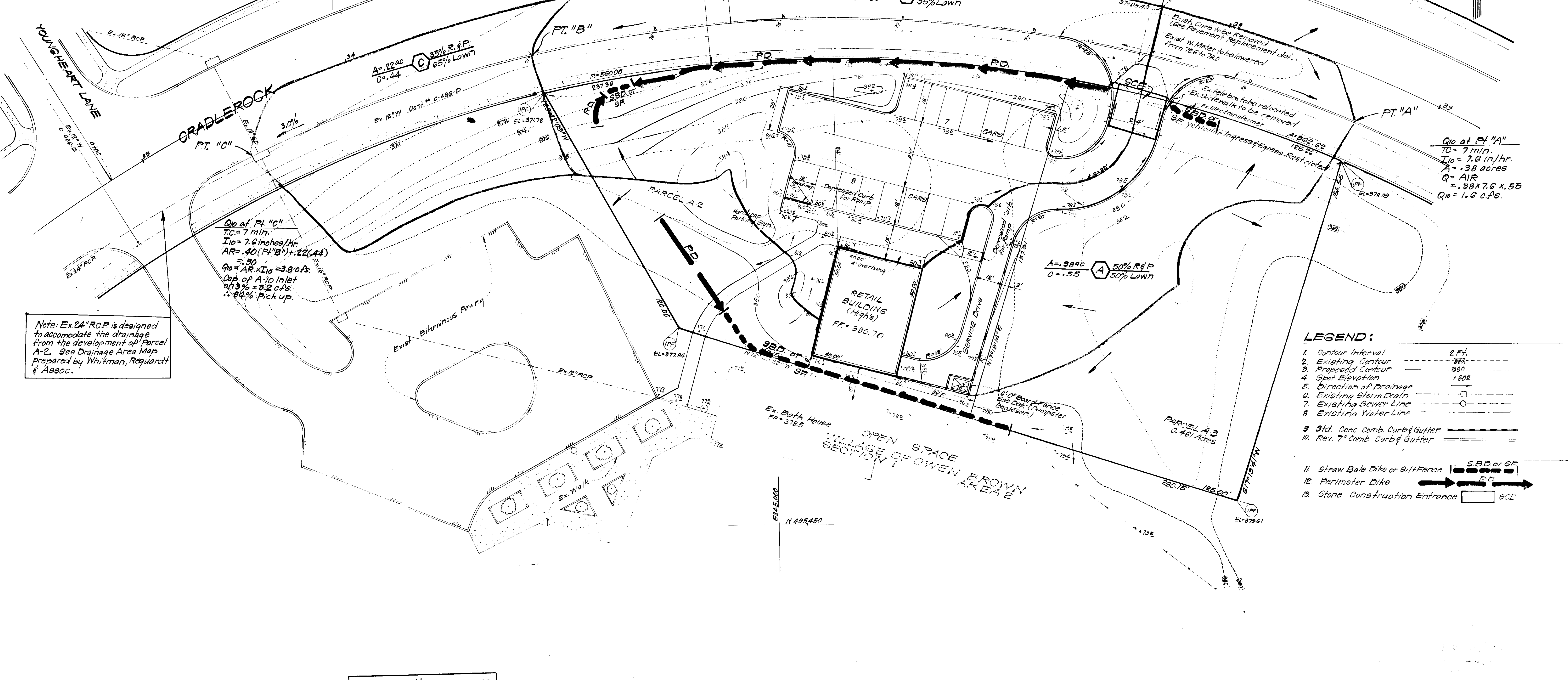
SCALE: 1"=20'  
DRAWING: 1 of 4  
JOB NO.:  
FILE NO.: 75-1170-X

SDP-79-108c



Q<sub>10</sub> at Pt "B"  
 TC = 7 min.  
 I<sub>10</sub> = 7.6 in./hr.  
 A = .61 acres  
 Q = AIR  
 = .61 x 7.6 x .66  
 Q<sub>10</sub> = 3.1 c.f.s.

VICINITY MAP  
 Scale: 1" = 2000'



Q<sub>10</sub> at Pt "C"  
 TC = 7 min.  
 I<sub>10</sub> = 7.6 in/hr.  
 AR = 40 (Pt "B") + 22 (A)  
 = .50  
 Q<sub>10</sub> = AR x I<sub>10</sub> = 3.8 c.f.s.  
 Cap. of A-10 Inlet  
 at 3% = 3.2 c.f.s.  
 ∴ 0.2% Pick up.

Q<sub>10</sub> at Pt "A"  
 TC = 7 min.  
 I<sub>10</sub> = 7.6 in./hr.  
 A = .38 acres  
 Q = AIR  
 = .38 x 7.6 x .55  
 Q<sub>10</sub> = 1.6 c.f.s.

Note: Ex. 12' ROP is designed to accommodate the drainage from the development of Parcel A-2. See Drainage Area Map Prepared by Whitman, Reardon & Assoc.

- LEGEND:**
- 1. Contour Interval 2 Ft.
  - 2. Existing Contour --- 500 ---
  - 3. Proposed Contour --- 580 ---
  - 4. Spot Elevation 1 805
  - 5. Direction of Drainage
  - 6. Existing Storm Drain
  - 7. Existing Sewer Line
  - 8. Existing Water Line
  - 9. Std. Conc. Comb. Curb & Gutter
  - 10. Rev. 7" Comb. Curb & Gutter
  - 11. Straw Bale Dike or Silt Fence SBD or SF
  - 12. Perimeter Dike
  - 13. Stone Construction Entrance SCE

Reviewed for Howard S.C.D.  
 Name  
 and meets Technical Requirements  
William F. Rame Date 5-8-79  
 U.S. Soil Conservation Service

**DEVELOPER'S CERTIFICATE**

I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and 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.

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

**ENGINEER'S CERTIFICATE**

I hereby 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.



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 5-9-79  
[Signature]

Owner: Howard Research & Development Corp.  
 The Rouse Company Building  
 Columbia, Maryland, 21044

**CLARK • FINEFROCK & SACKETT**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1115 LICKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED	<b>SEDIMENT &amp; EROSION CONTROL PLAN &amp; DRAINAGE AREA MAP</b> PARCEL A-2 A RESUBDIVISION OF PARCEL A-1 <b>COLUMBIA</b> VILLAGE OF OWEN BROWN SECTION 1 6TH SECTION AREA 2 HOWARD COUNTY, MARYLAND FOR: <b>GLEN J. KOEPNICK, INC.</b> P.O. Box 1352 Rockville, Md 20850	SCALE	1"=20'
DRAWN		DRAWING	2 of 4
CHECKED		JOB NO.	
DATE		FILE NO.	78-1170-9E
Mar. 1978			

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	DATE
<u>[Signature]</u>	8-9-79
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING	DATE
<u>[Signature]</u>	
CHIEF DIVISION OF LAND DEVELOPMENT	DATE
<u>[Signature]</u>	
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	DATE
<u>[Signature]</u>	8-2-79
DIRECTOR	DATE
<u>[Signature]</u>	8-2-79
CHIEF BUREAU OF ENGINEERING	DATE
<u>[Signature]</u>	

William F. Rame Approved Date 5-8-79

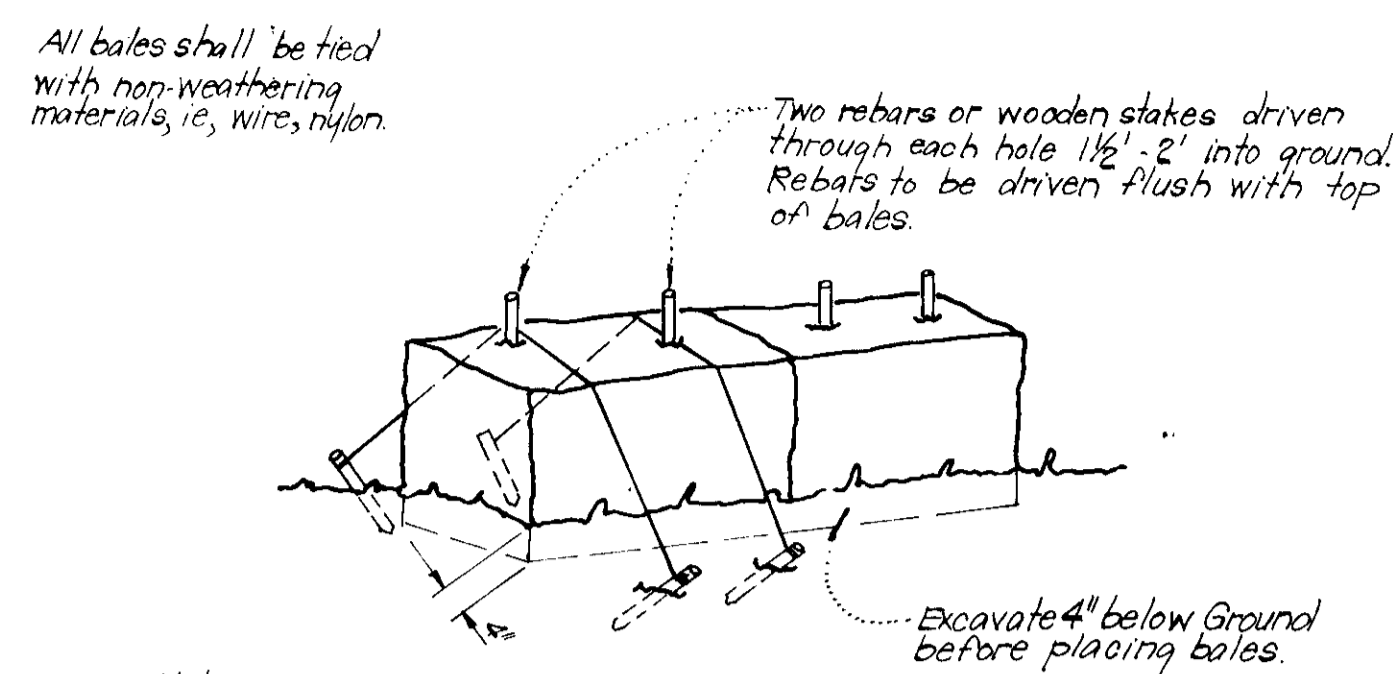
Glen J. Koepnick Jr. Date 3/2/79  
 Glen J. Koepnick Jr.

G. Nelson Clark Date 3-2-79  
 G. Nelson Clark

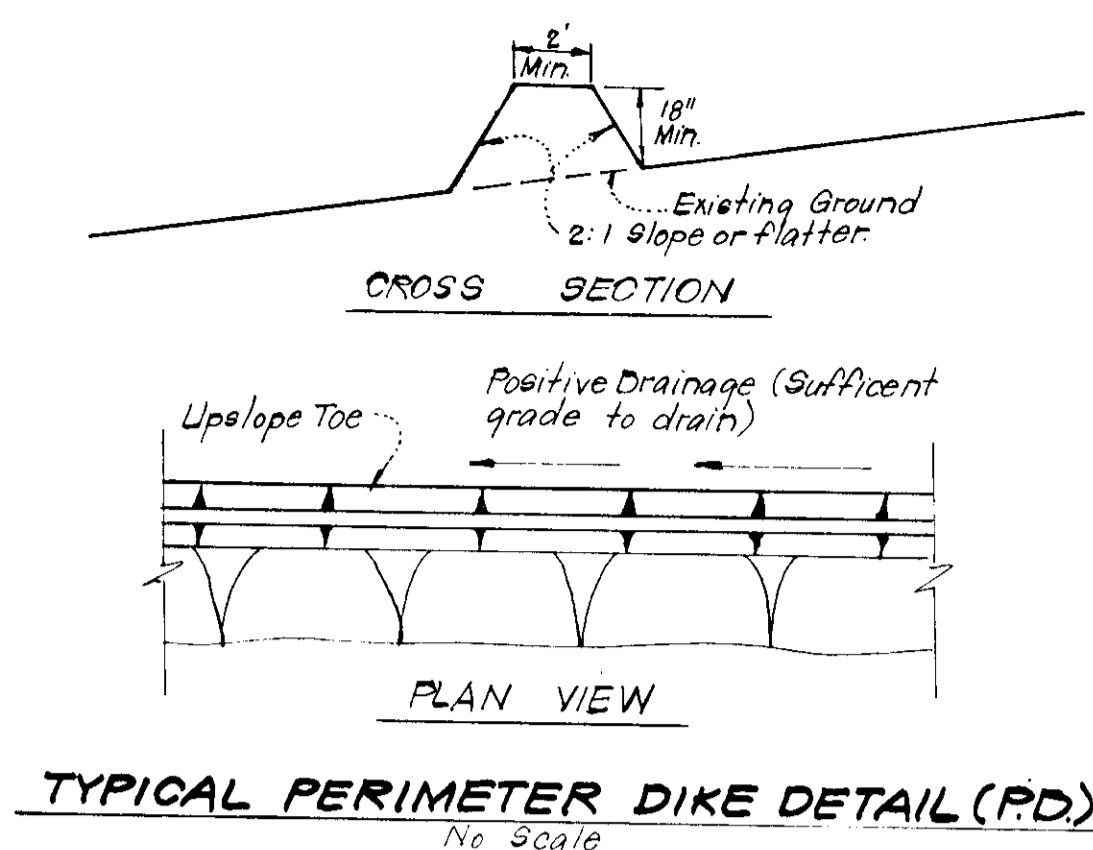
**GENERAL NOTES**

- Grading Permits shall be obtained prior to installation of Sediment Control & Grading.
- All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site. See note #6 for stabilization except that the seed mixture will be annual rye applied at a rate of 1.4 lbs/1000 sq ft.
- Notify the Bureau of Inspections and Permits at least 24 hrs before starting any work.
- All Sediment Control Practices to conform to the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and shall be adjusted to meet actual field conditions.
- Stabilization of Disturbed ground to be done as soon after construction as possible.
- All grading shall be treated in accordance with the following Specifications:
  - Seed - certified 85% germination applied at the rate of 3 lbs/1000 sq ft. Mixture - 40% Kentucky Blue, 20% Dreming Rescue, 20% Kentucky 31 and 20% annual rye.
  - Fertilizer - 10-10-10 applied at a rate of 25 lbs/1000 sq ft. Ground Agricultural Lime or Dolomitic Lime applied at a rate of 46 lbs/1000 sq ft.
  - Mulch - Weed free grain straw applied at a rate of 46 lbs/1000 sq ft. Mulch shall be secured to the ground by any approved method i.e.; asphalt tacks, chemical binder, etc.
  - All Sod used shall be Maryland State Certified.
- All Structural Sediment Control Measures are to remain in place until permission for their removal has been obtained from the Bureau of Inspections and Permits.
- On-Site Inspection and Maintenance of all Sediment Control Measures including clean out of Sediment Traps and dikes, and proper establishment of all planned vegetation measures will be the responsibility of the developer or his representative on the site, on a continuing day to day basis.
- It will be the developers responsibility to provide additional Sediment & Erosion Control Devices to protect stabilized areas during construction.
- The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- Stabilized Construction Entrances shall be placed at all construction entrances.
- If houses are to be constructed on an "As-Sold" basis at random, Single Lot Sediment Control, as shown on this sheet, shall be implemented.
- Total Amount of Straw Bales or Silt Fence shown = 165 LF
- SITE ANALYSIS:
 

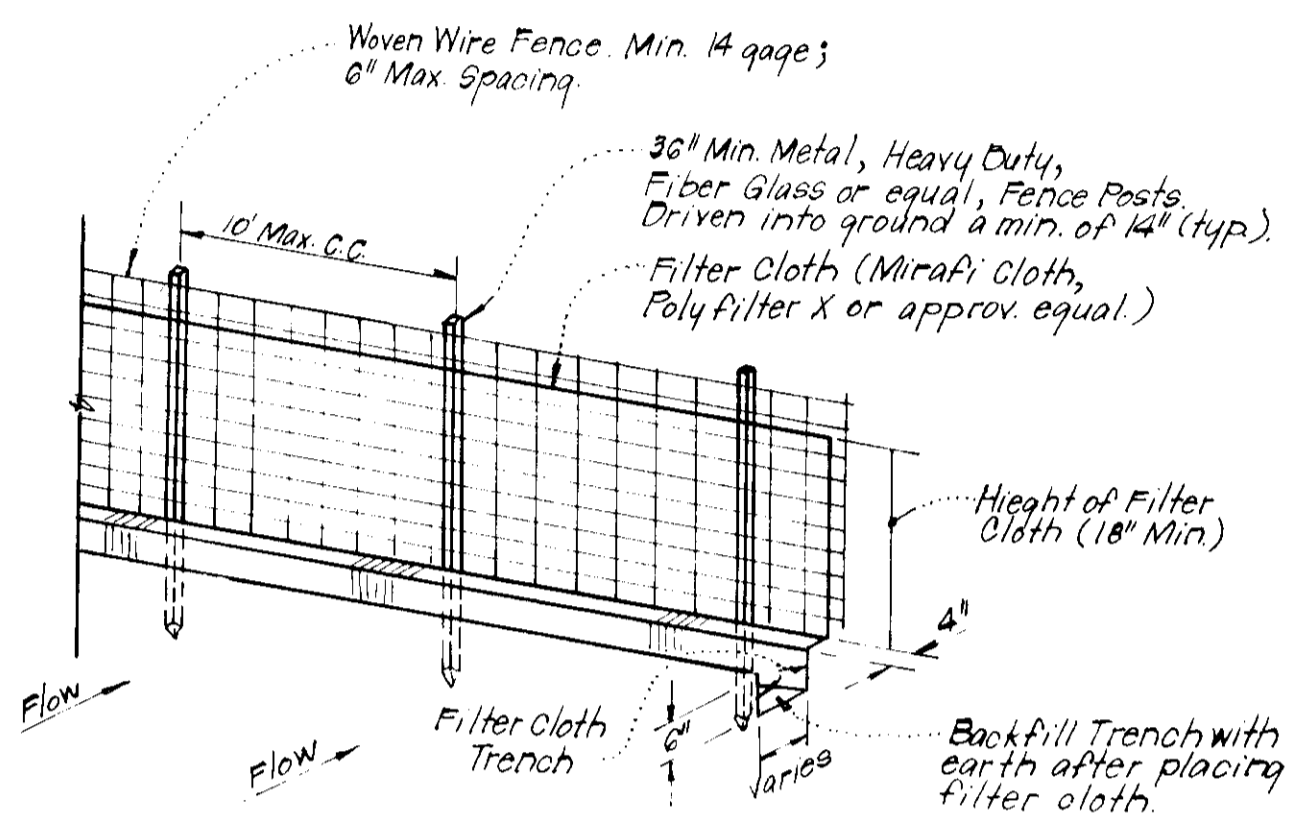
A. Total Area:	0.576	Acres
B. Area to be Roofed:	0.046	Acres
C. Area to be Paved:	0.243	Acres
D. Area to be Seeded:	0.215	Acres
E. Area Undisturbed:	0.072	Acres
- CONSTRUCTION SEQUENCE:
  - Install Sediment & Erosion Control Devices and Stabilize Diversion Dikes
  - Excavate for Foundations and Rough Grade
  - Erect Structures, Drive ways and Sidewalks
  - Final Grade and Stabilize in accordance with note #6.



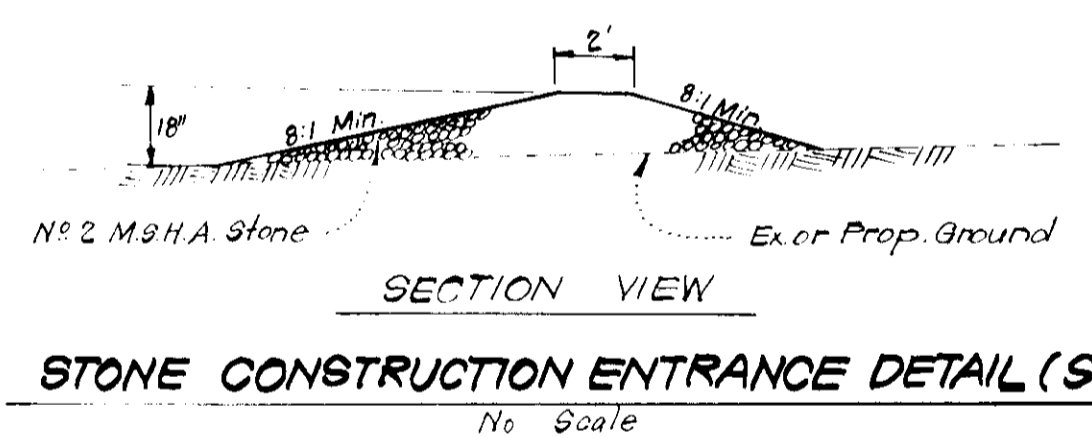
**TYPICAL STRAW BALE DIKE DETAIL (S.B.D.)**  
No Scale



**TYPICAL PERIMETER DIKE DETAIL (P.D.)**  
No Scale



**TYPICAL SILT FENCE DETAIL (S.F.)**  
No Scale



**STONE CONSTRUCTION ENTRANCE DETAIL (S.C.E.)**  
No Scale

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 8-9-79  
*MM*

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Joseph Taylor* 8-9-79  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR DATE  
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  
*F. N. Nutter* 8-2-79  
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING DATE

Reviewed for Howard S.C.D.  
and meets Technical Requirements  
*Wimwood Brubaker* 8-2-79  
Date  
U.S. Soil Conservation Service

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

**DEVELOPER'S CERTIFICATE**  
I certify that all development and/or construction  
will be done according to this plan of development  
and plan for Erosion and Sediment Control and I also  
authorize periodic on-site inspection by the Howard  
Soil Conservation District or their authorized agents  
as and deemed necessary. Deviation from this plan  
will not be made unless authorized by the Howard  
Soil Conservation District.

**ENGINEER'S CERTIFICATE**  
I hereby certify that this plan and specifications  
Sediment Control measures are based on all available  
plan based on the best professional judgment of the  
conditions and that it complies with the provisions  
with the requirements of the Howard Soil Conservation  
District.



*William Rouse* 8-2-79  
Approved Date

*Glen J. Koepenick Jr.* 3/2/79  
Date  
Glen J. Koepenick Jr.

*G. Nelson Clark* 8-2-79  
Date

<b>CLARK • FINEFROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11115 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED	JLS	SCALE
DRAWN	K.I.W.	As Shown
CHECKED	R.J.S.	3 of 4 DRAWING
DATE	Mar, 1979	JOB NO.
FOR: <b>GLEN J. KOEPEINICK, INC.</b> P.O. Box 1339 Rockville, MD 20850 50P-79-108		FILE NO. 78-1109E