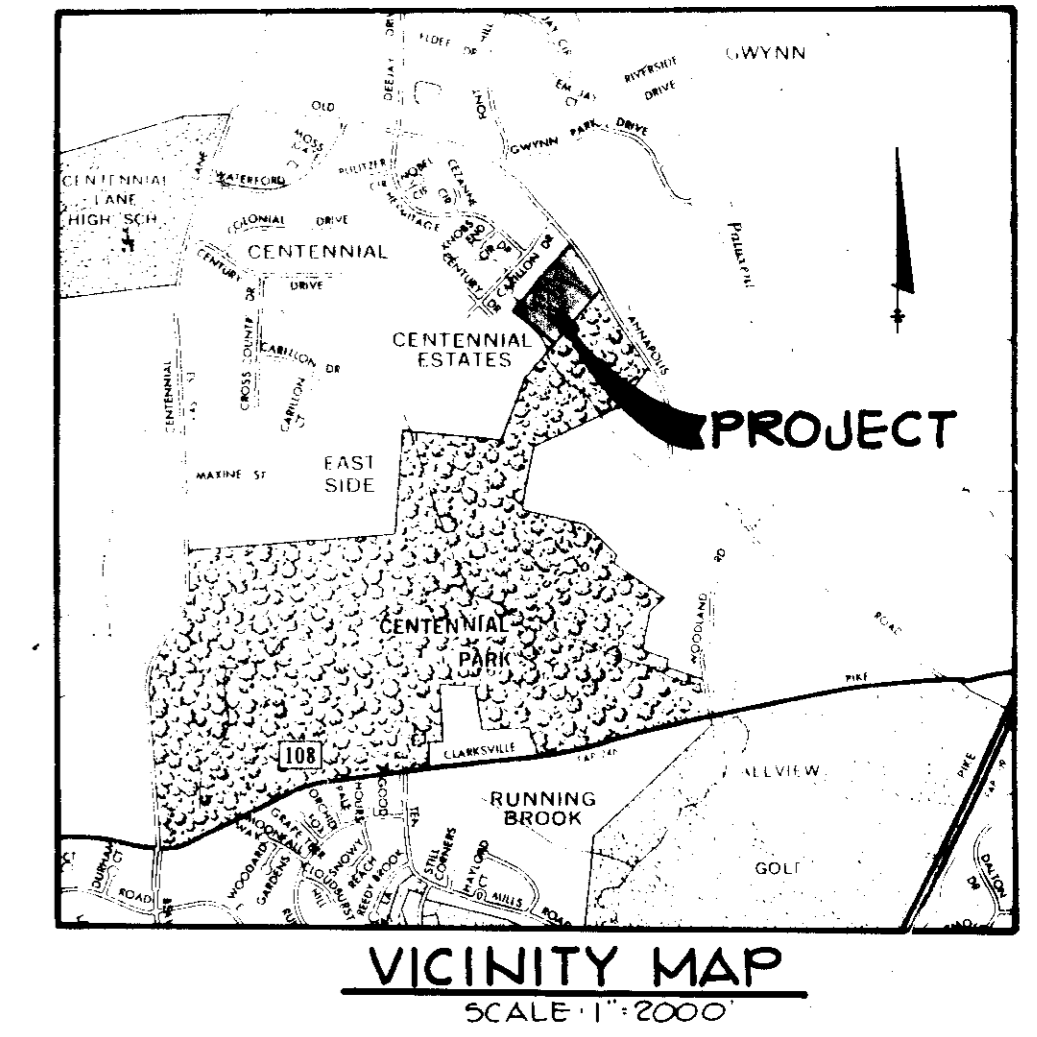
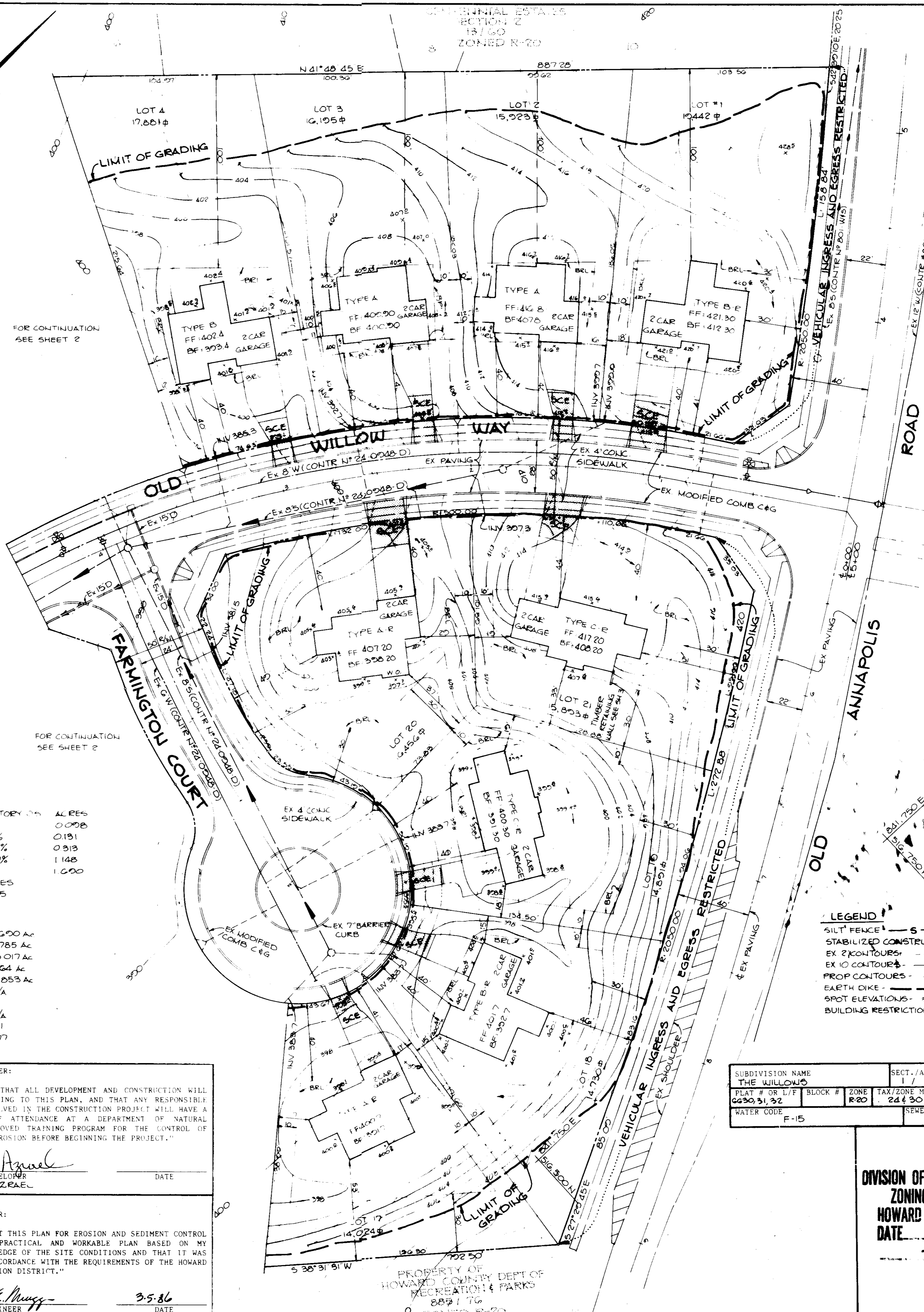


SHEET INDEX

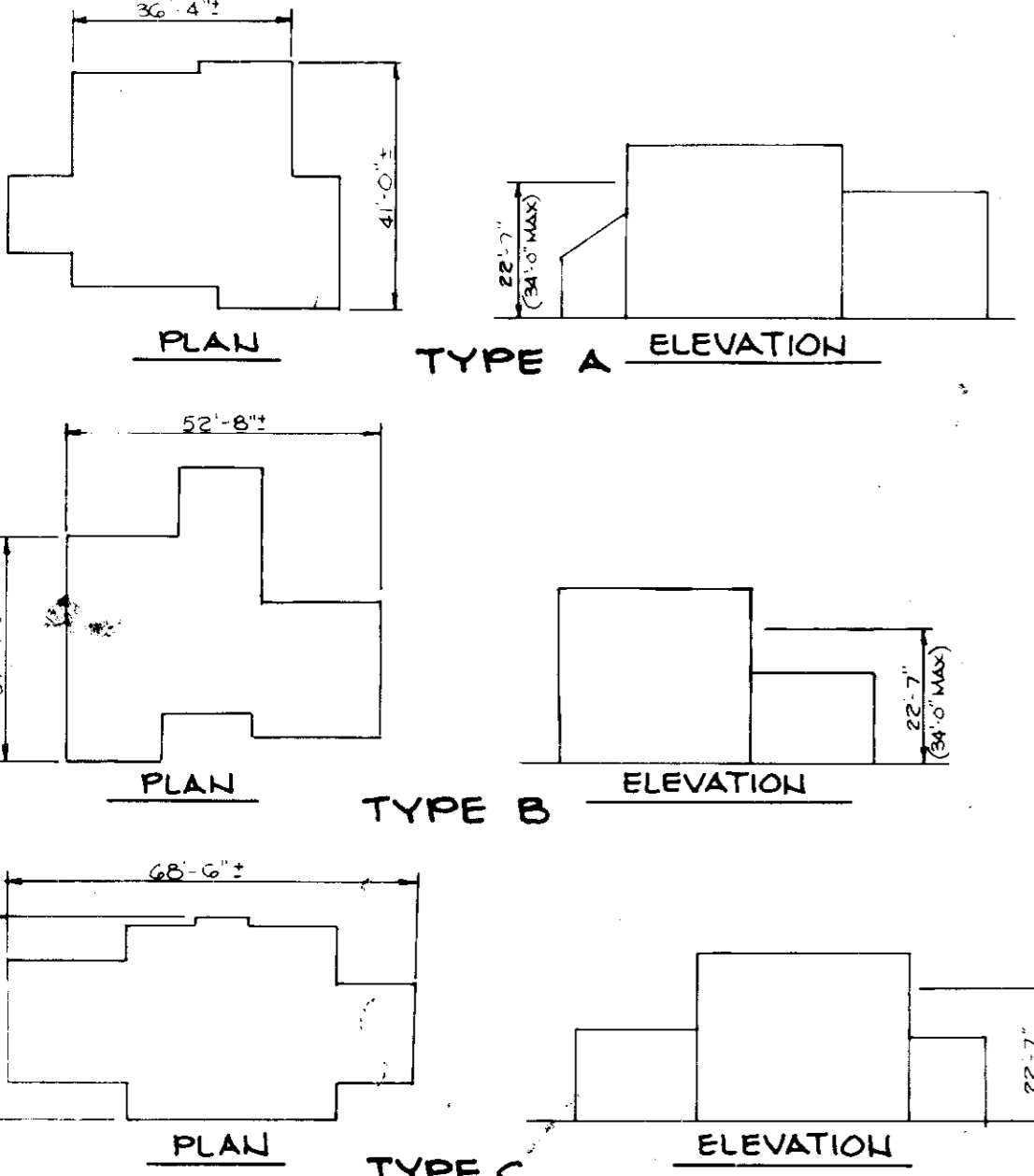
NO	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SITE DEVELOPMENT PLAN
3	DETAIL SHEET

GENERAL NOTES

- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-7272.
- THE LAND INCLUDED IN THIS PLAN IS ZONED R-20.
- THE TOTAL NUMBER OF LOTS FOR DEVELOPMENT IS 21; 1 ADDITIONAL LOT IS DESIGNATED OPEN SPACE LOT.
- THE TOTAL AREA INCLUDED IN THIS PLAN IS 13.017 ACRES.
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADS ARE PUBLIC AND EXISTING.
- PLAT REFERENCE: PLAT NUMBERS _____
- PUBLIC WATER AND SEWER SERVICE PROVIDED UNDER CONTRACT NUMBER 24 0048-D.
- STREET TREES ARE REQUIRED IN THIS DEVELOPMENT AND SHALL BE PLANTED ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. STREET TREE PLANTING IS THE RESPONSIBILITY OF CHATEAU BUILDERS, INC. 8100 WOODDED GLEN COURT, ELLICOTT CITY, MARYLAND, 21043 UNDER ROAD CONTRACT F-86-55.
- SEDIMENT CONTROL IS BEING PROVIDED UNDER F-86-55 SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION OF THE SITE DEVELOPMENT PLAN. CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATER TIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPG TAKEN FROM FIELD RUN SURVEY DATED SEPTEMBER, 1980 BY WALT PARKS
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- STORM WATER MANAGEMENT FOR THIS PROJECT WAS PROVIDED FOR UNDER THE ROAD AND STORM DRAIN CONSTRUCTION DRAWINGS (F-86-52)
- THE STORM DRAIN SYSTEM BETWEEN STRUCTURES I-5 AND E-4 WILL BE CONSTRUCTED UNDER CONTRACT NO. F-86-52
- THE OPEN SPACE LOT NO 22 WILL BE DEEDED TO HOWARD COUNTY PARKS AND RECREATION ONCE THE PLATS ARE RECORDED



REVIEWED FOR: Howard NAME: _____ S.C.D. _____
 AND MEETS TECHNICAL REQUIREMENTS
 U.S. SOIL CONSERVATION SERVICE DATE: 3/7/86
 APPROVED: Stephen J. Anhe DATE: 3/7/86
 HOWARD S.C.D.
 APPROVED: Joyce M. Green DATE: 3-12-86
 COUNTY HEALTH OFFICER
 APPROVED: J. Donald Harris DATE: 3-13-86
 PLANNING DIRECTOR
William H. ... DATE: 3-13-86
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED: George F. Neumayr DATE: 3-12-86
 DIRECTOR
... DATE: 3-12-86
 CHIEF, BUREAU OF ENGINEERING



OPEN SPACE TABULATION

LOT SIZE #	NO OF LOTS	ACRES	MANDATORY	ACRES
20,000 OR LARGER	3	1.634	0%	0.000
15,000 TO 19,999	3	1.307	10%	0.131
10,000 TO 14,999	4	1.547	20%	0.313
4,000 TO 9,999	11	3.827	30%	1.148
TOTALS	21	8.335		1.600

OPEN SPACE PROVIDED LOT 22 ACRES 2.785

DENSITY TABULATION

OPEN SPACE REQUIRED	ACRES
OPEN SPACE PROVIDED	2.785 AC
GROSS AREA	19.017 AC
FLOODPLAIN STEEPSLOPES	1.164 AC
NET AREA	11.853 AC
NO OF DU ALLOWED	4/4
FLOODPLAIN LOT ADJUSTMENT	0
TOTAL NO OF DU ALLOWED	4/4
TOTAL NO OF DU PROPOSED	21
DENSITY PER ACRE	1.77

ADDRESS CHART

LOT #	STREET ADDRESS	LOT #	STREET ADDRESS
1	2800 OLD WILLOW WAY	12	2837 OLD WILLOW WAY
2	2804 OLD WILLOW WAY	13	2835 OLD WILLOW WAY
3	2808 OLD WILLOW WAY	14	2829 OLD WILLOW WAY
4	2812 OLD WILLOW WAY	15	2803 FARMINGTON COURT
5	2816 OLD WILLOW WAY	16	2807 FARMINGTON COURT
6	2820 OLD WILLOW WAY	17	2811 FARMINGTON COURT
7	2824 OLD WILLOW WAY	18	2815 FARMINGTON COURT
8	2828 OLD WILLOW WAY	19	2809 FARMINGTON COURT
9	2832 OLD WILLOW WAY	20	2805 OLD WILLOW WAY
10	2836 OLD WILLOW WAY	21	2801 OLD WILLOW WAY
11	2840 OLD WILLOW WAY		

BY THE DEVELOPER:
Richard Azrael
 DEVELOPER
 RICHARD AZRAEL DATE: _____

BY THE ENGINEER:
Arthur E. Muegge
 ENGINEER
 ARTHUR E. MUEGGE DATE: 3-5-86

SUBDIVISION NAME THE WILLOWS	SECT./AREA 11 / 1	LOT/PARCEL # PARCEL 21B
PLAT # OR LIT 6290, 51, 52	BLOCK # 24	TAX/ZONE MAP 24 30
WATER CODE F-15	SEWER CODE 5740300	ELEC. DIST. 240
		CENSUS TR 6023, 01

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 12-10-85
[Signature]

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 461-2680

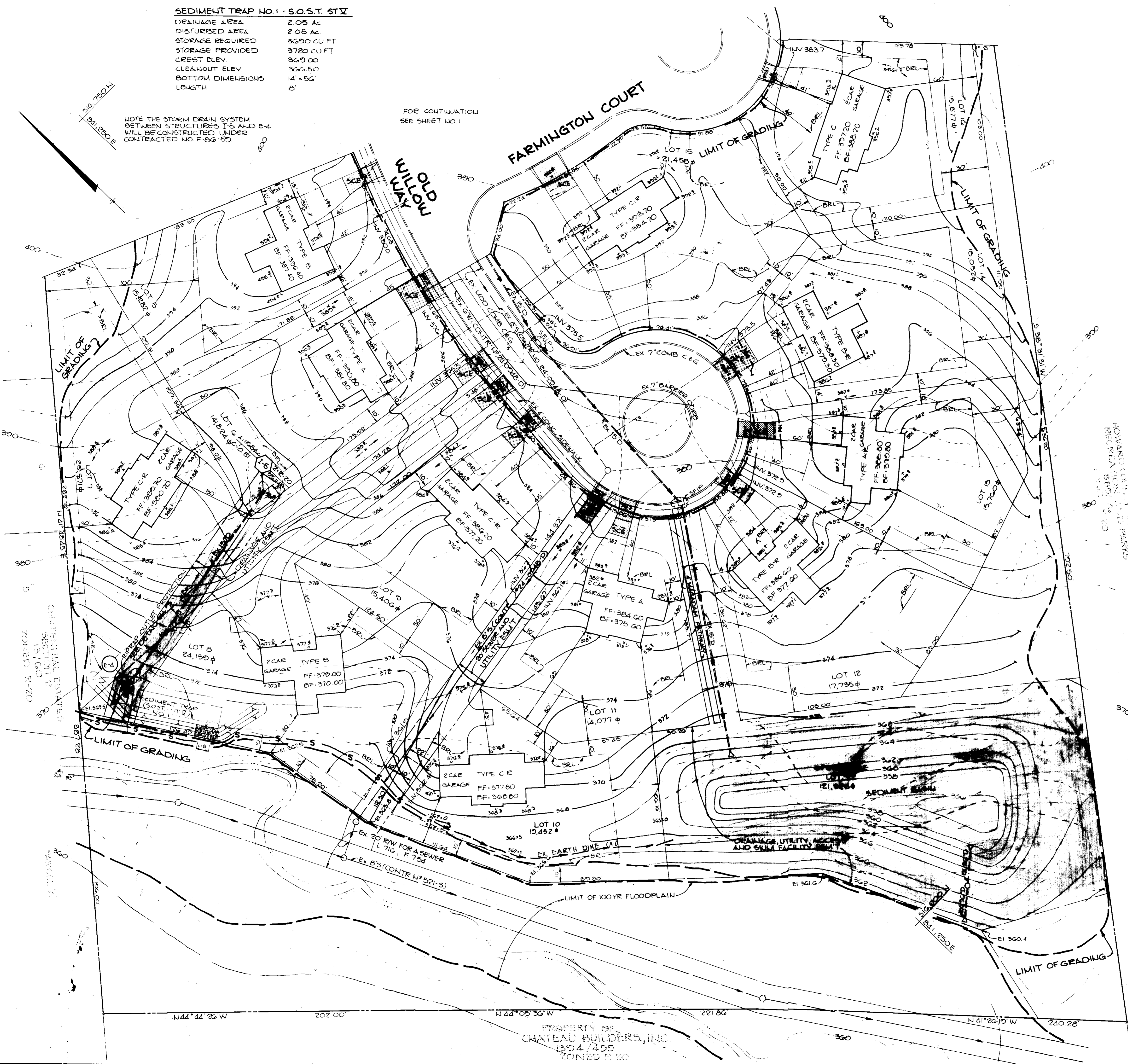
DATE: 3-5-86

DESIGNED BY: WJD
 DRAWN BY: DAM
 PROJECT NO: 15849
 DATE: JANUARY 6, 1986
 SCALE: 1" = 30'
 DRAWING NO. 1 OF 3

SEDIMENT TRAP NO. 1 - S.O.S.T. ST V
 DRAINAGE AREA 2.05 AC
 DISTURBED AREA 2.05 AC
 STORAGE REQUIRED 8690 CU FT
 STORAGE PROVIDED 3720 CU FT
 CREST ELEV 369.00
 CLEANOUT ELEV 366.50
 BOTTOM DIMENSIONS 14' x 56'
 LENGTH 0'

NOTE THE STORM DRAIN SYSTEM BETWEEN STRUCTURES T-5 AND E-4 WILL BE CONSTRUCTED UNDER CONTRACT NO. F-86-50

FOR CONTINUATION SEE SHEET NO. 1



SEDIMENT BASIN DATA
 DRAINAGE AREA 7.3 AC
 VOLUME REQUIRED 13140 CF
 VOLUME PROVIDED 32000 CF
 CREST ELEVATION 362.0
 CLEANOUT ELEVATION 358.0
 BOTTOM ELEVATION 356.0

BY THE DEVELOPER:
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

Richard Azrael
 DEVELOPER
 RICHARD AZRAEL DATE

BY THE ENGINEER:
 "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."

Arthur E. Luegge
 ENGINEER
 ARTHUR E. LUEGGE DATE 3-5-86

REVIEWED FOR *Howard* NAME S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS

J. Hebl
 U.S. SOIL CONSERVATION SERVICE DATE 3/7/86

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

Stephen L. Rubin
 HOWARD S.C.D. DATE 3/7/86

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

Joselyn Byrum
 COUNTY HEALTH OFFICER DATE 3-12-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas L. Hornig
 PLANNING DIRECTOR DATE 3-13-86

John W. Harkness
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 3-13-86

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George E. Neumeier
 DIRECTOR DATE 3-10-86

James B. Ruff
 CHIEF, BUREAU OF ENGINEERING DATE 3-10-86

DATE	NO.	REVISION

OWNER/DEVELOPER
 CHATEAU BUILDERS, INC.
 8100 WOODED GLEN COURT
 ELLICOTT CITY, MARYLAND 21043

PROJECT THE WILLOWS SECTION I AREA I LOT 1 THRU 22

AREA TAX MAP NO 24430 PARCEL 215
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2690

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-10-85
[Signature]

DESIGNED BY: LJD
DRAWN BY: DAM
PROJECT NO: 15283
DATE: JANUARY 6, 1986
SCALE: 1"=50'
DRAWING NO. 2 OF 3

SDP-86-113

