

SITE ANALYSIS

DEED REFERENCE	L.307/F.500, L.333/F.92, L.852/F.82
EXISTING ZONING	R-12
PROPOSED USE	SINGLE FAMILY DETACHED
TOTAL AREA OF TRACT TO BE SUBDIVIDED	16.49 Ac.
TOTAL NUMBER OF UNITS IN OVERALL DEVELOPMENT	44
TOTAL AREA COVERED BY THIS SDP	7.66 Ac.
TOTAL NUMBER OF LOTS IN THIS SDP	17
TOTAL NUMBER OF UNITS IN THIS SDP	17
TOTAL AREA IN RIGHTS-OF-WAY	.68 Ac.
TOTAL AREA IN LOTS (NOT INCLUDING OPEN SPACE)	3.95 Ac.
TOTAL AREA IN OPEN SPACE (HOME OWNERS' ASSOCIATION)	3.02 Ac.
PROPOSED NUMBER OF PARKING SPACES (MIN 2/D.U.)	34 Spaces
ROAD SYSTEM (50' R/W)	PUBLIC
WATER AND SEWER SYSTEM	PUBLIC
STORM DRAINAGE AND STORM WATER MANAGEMENT FACILITY PROVIDED	
COMMON AREAS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION	
PRELIMINARY PLAN APPROVAL	P-84-44
PERCENTAGE OF OPEN SPACE TO REMAIN (OVERALL DEVELOPMENT)	18.3

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-17-86

NOTE: SEDIMENT CONTROL FOR THIS DEVELOPMENT SHALL BE CARRIED OUT ACCORDING TO PLANS APPROVED BY HOWARD COUNTY SCD P-85-66

"I/we certify that all development and construction will be done according to this plan, and 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."

Signature of Developer Date 12/16/86

"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."

Signature of Engineer Date 10 July 86

- () Reviewed for Howard Co. S.C.D. and meets Technical Requirements.
- () THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Signature of Howard S.C.D. Date 1/9/87

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
11	8742 CARRIAGE HILLS DRIVE
12	8746 CARRIAGE HILLS DRIVE
13	8750 CARRIAGE HILLS DRIVE
14	8758 CARRIAGE HILLS DRIVE
15	8762 CARRIAGE HILLS DRIVE
16	8766 CARRIAGE HILLS DRIVE
17	8770 CARRIAGE HILLS DRIVE
18	8774 CARRIAGE HILLS DRIVE
19	8771 CARRIAGE HILLS DRIVE
20	8767 CARRIAGE HILLS DRIVE
21	8763 CARRIAGE HILLS DRIVE
22	8759 CARRIAGE HILLS DRIVE
23	8755 CARRIAGE HILLS DRIVE
24	8751 CARRIAGE HILLS DRIVE
25	8747 CARRIAGE HILLS DRIVE
26	8743 CARRIAGE HILLS DRIVE
27	8739 CARRIAGE HILLS DRIVE

NOTE: ALL DECKS OR PATIOS ARE OPTIONAL

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE 1-16-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE 1-19-87

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROAD
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 1-13-87

PROPERTY OWNERS: CARRIAGE HILLS INC.
610 EXECUTIVE BOULEVARD, SUITE 670
ROCKVILLE, MARYLAND 20852

IPDS
The Interprofessional
PLANNING & DESIGN STUDIO, LTD.
Engineers - Architects - Surveyors
Planners & Landscape Architects



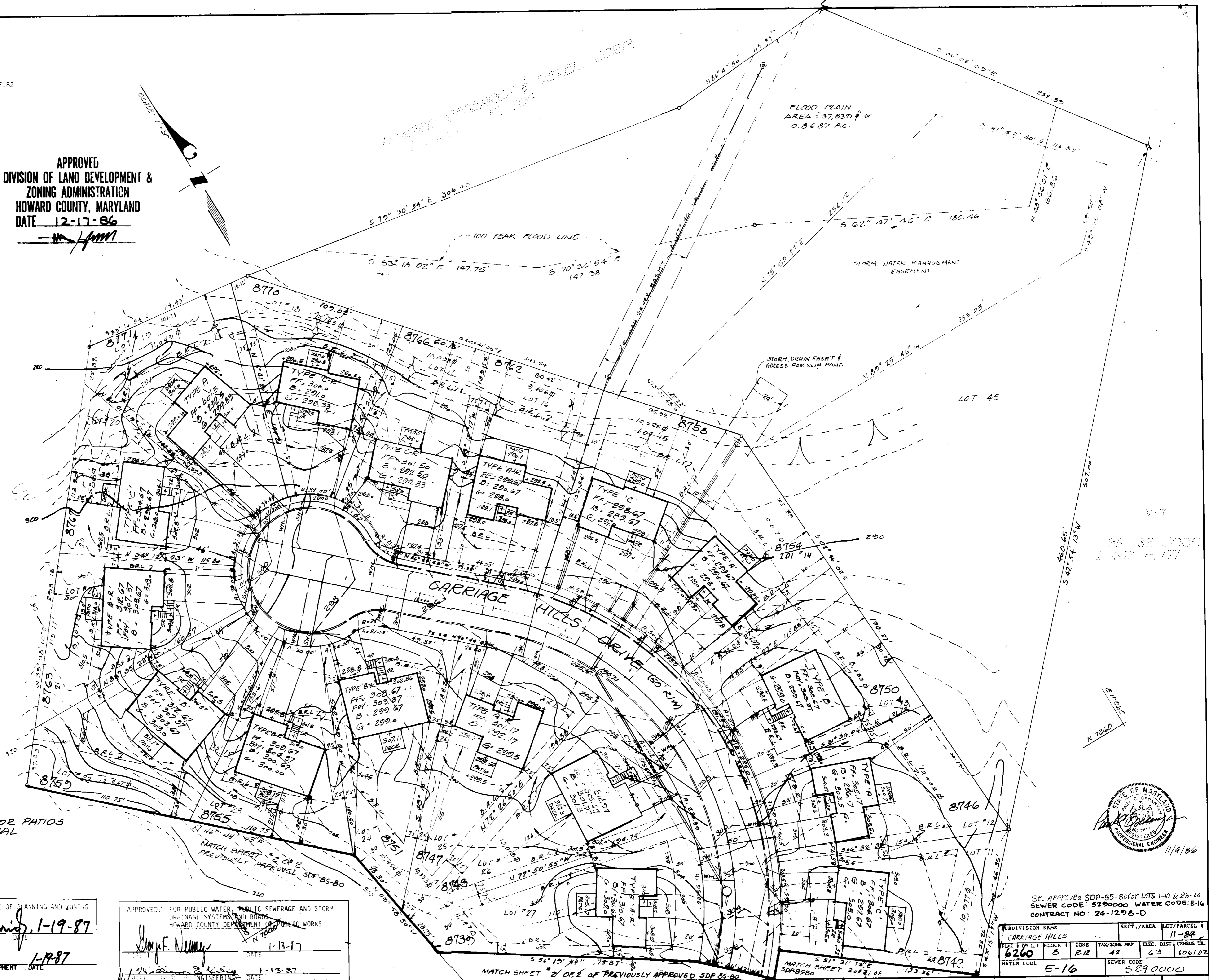
DES	SWT				
JRN	AMW				
CHK	AMS				
DATE	7/21/86	UNIT	TYPE 21	CORS	13 4 26
REV.	NO	REVISIONS			

SITE DEVELOPMENT PLAN

CARRIAGE HILLS
LOTS 11 thru 27
Election District #6
HOWARD COUNTY, MARYLAND

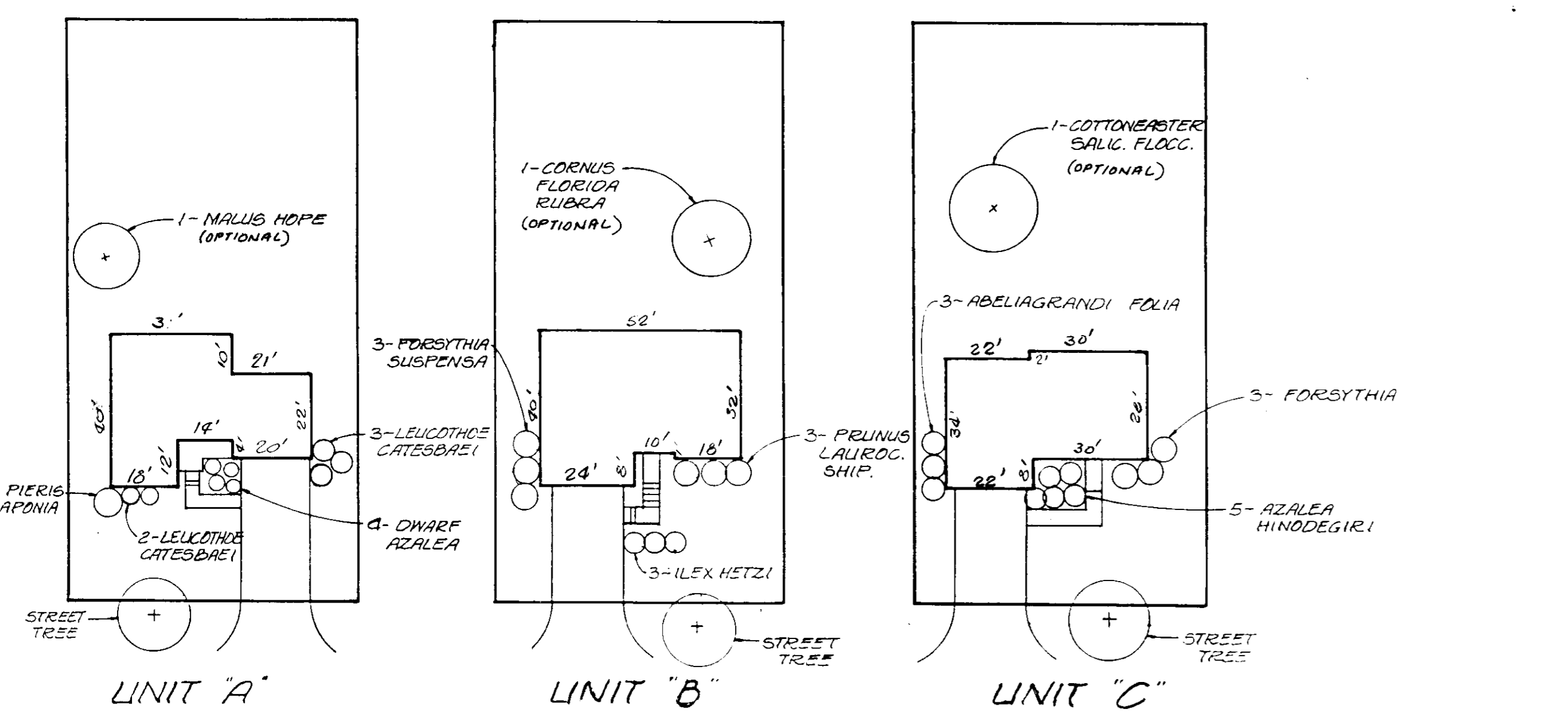
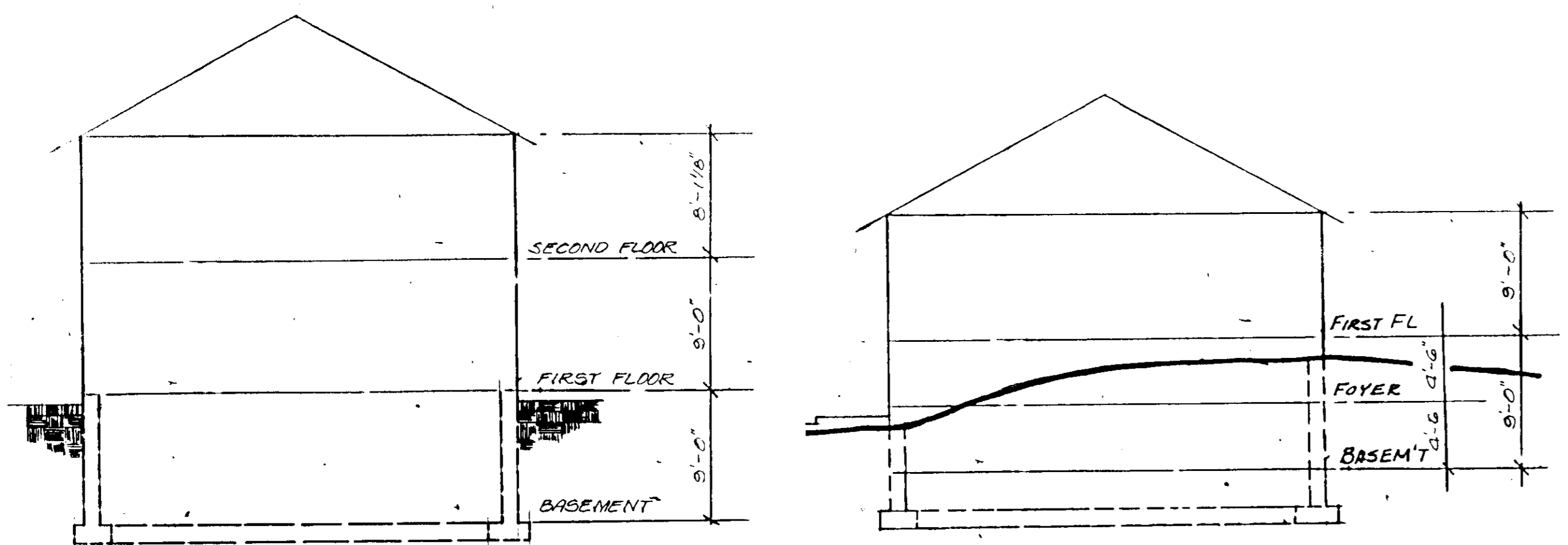
SCALE
1"=30'
SHEET
SDP
1 OF 2

SDP-87-93



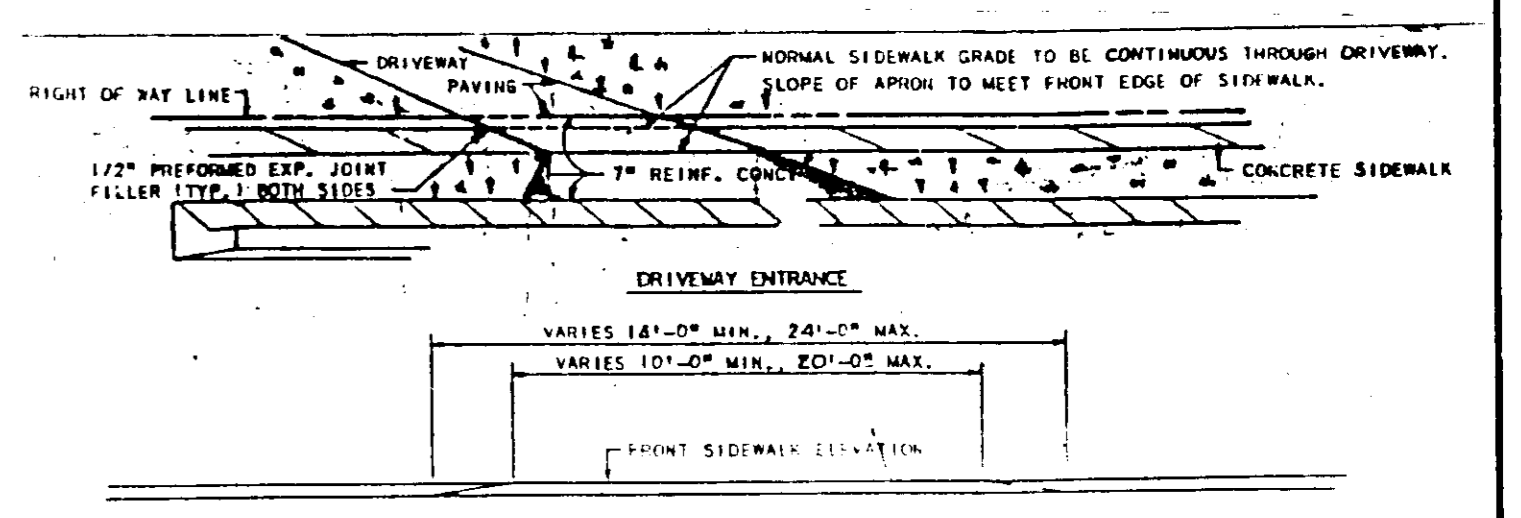
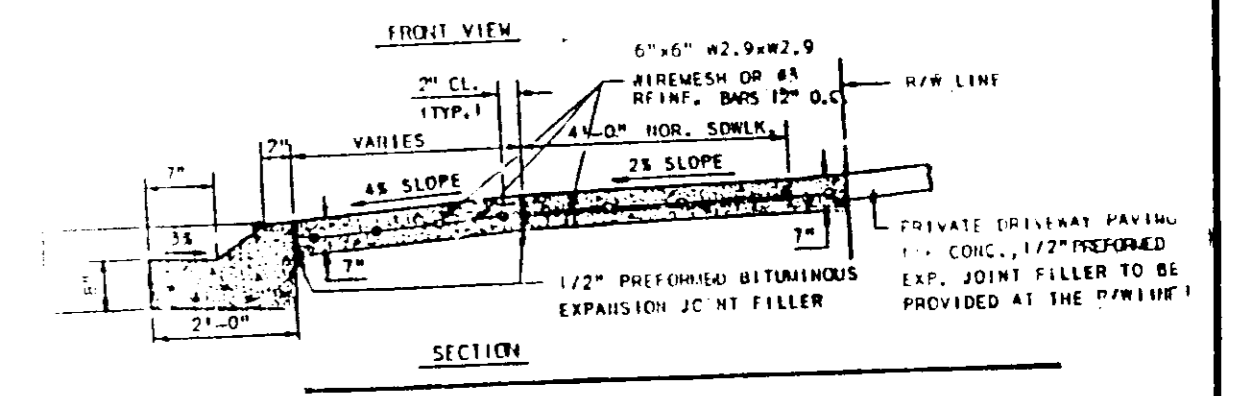
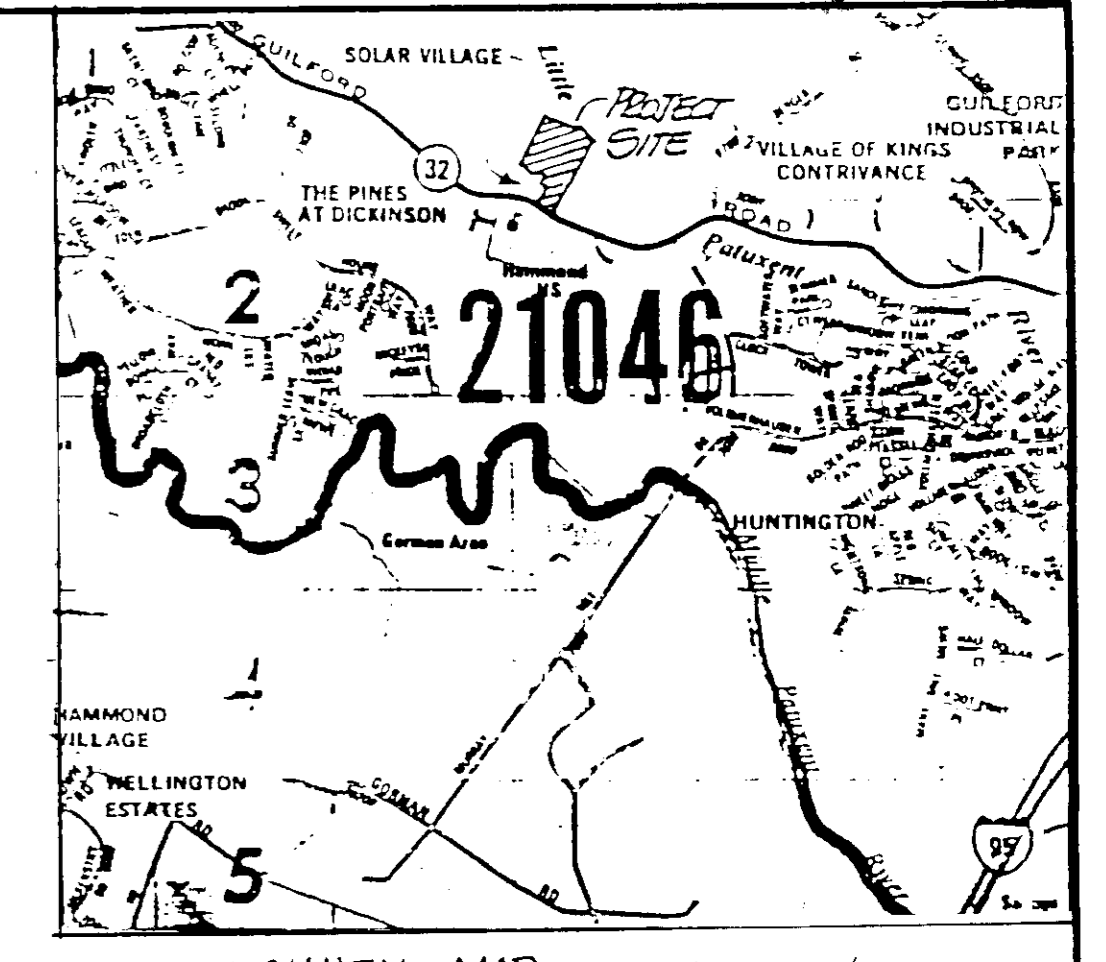
SEE APPLICABLE SDP-85-80 FOR LOTS 1-10 & 28-44
SEWER CODE: 529000 WATER CODE: E16
CONTRACT NO: 24-1228-D

SUBDIVISION NAME	CARRIAGE HILLS	SECT./AREA	LOT/PARCEL #
BLK # OF LOT	8	ZONE	R-12
WATER CODE	E-16	TAX/SEWER FWP	42
SEWER CODE	529000	ELEC. DIST.	6
		CENSUS TR.	106102



- SEDIMENT CONTROL NOTES**
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992).
 - 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
 - 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec.50) and (Sec.51) sod (Sec.54), temporary seeding (Sec.50) and mulching (Sec.52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - 7) Site Analysis:

Total Area of Site	7.66 Acres
Area Disturbed	3.53 Acres
Area to be roofed or paved	1.25 Acres
Area to be vegetatively stabilized	2.28 Acres
Total cut	N/A Cu. Yd.
Total fill	N/A Cu. Yd.
Offsite waste/borrow area location	N/A
 - 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - 9) Additional sediment controls must be provided, if deemed necessary by the Howard County D&K sediment control Inspector.
 - 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.



- NOTES:**
1. For Sediment and Erosion Control Plans, Notes and other Construction Drawings see F-85-66 Plans.
 2. The Contractor or Developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 852-7272.

- APPROPRIATE OF CONSTRUCTION**
- Obtain Grading Permit.
 - Inspect sediment basin and maintain for Sediment Control use throughout construction per F-85-66.
 - Stabilize site with permanent vegetation, convert basin.

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Signature of Developer Date

"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."

Signature of Engineer Date

Reviewed for Howard Co. S.C.D. and meets Technical Requirements. See Approved SDP-35-80 for LOTS 1-10 and 28-44 CONTACT NO. 1-1-87

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

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
CARRIAGE HILLS		11-27
PLAT # OR L/F BLOCK #	ZONE	TAX/SECT MAP
F 2220	B	R-1E 12
WATER CODE	ELVE. DIST.	CENSUS TR.
	GTH	6061.02
SEWER CODE		
E-16		5220000

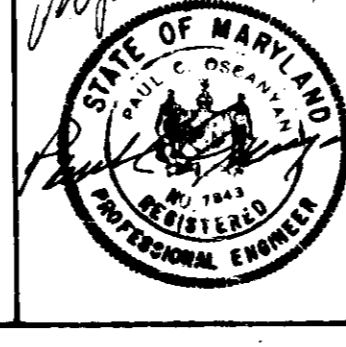
APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-17-86
Signature

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT <i>Signature</i> 1-16-87	APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING <i>Signature</i> 1-19-87	APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PIERS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>Signature</i> 1-19-87
COUNTY HEALTH OFFICER	DIRECTOR	DIRECTOR
DATE	DATE	DATE
	1-19-87	1-13-87
	CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION	CHIEF, BUREAU OF ENGINEERING

PROPERTY OWNERS:
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802 Siago Avenue
Silver Spring, Md.
20910
(301) 585-5676



DESIGNER	SWT
DRAWN	AMH
CHECKED	SDS
DATE	1/31/86
BY	T.O.
REVISION	
DATE	
SCALE	AS SHOWN

SITE DEVELOPMENT PLAN

CARRIAGE HILLS
LOTS 11 thru 27
Election District #6
HOWARD COUNTY, MARYLAND

2 of 2

SDP-87-43