

- LEGEND:**
- 1. Existing Contour
 - 2. Proposed Contour
 - 3. Spot Elevation
 - 4. Direction of Drainage
 - 5. Walk Out Basement
 - 6. Flood Plain Elev.
 - 7. Elevation of Top of Footing
- BUILDING RESTRICTION LINES:**
Front 20 Min
Rear 30 Min
Side 7.5 Min
Unless otherwise noted on plan

- GENERAL NOTES:**
- The land included is zoned RSC, see Office of Planning & Zoning File No. 8-79-31, P-80-22 P-81-20, S-86-19, P-86-18, P-86-41 & P-87-15.
 - All coordinates are based on the Maryland State Plane Coordinate System of 1983.
 - The area covered is located in Van C. 0-09.
 - All roadways are public and existing.
 - Total area is 2.88 Acres.
 - Total number of lots: 65 (2 SF lots & 3 TH lots).
 - Any variance to County owned lands or utility shall be corrected at the developer's expense.
 - The contractor or developer shall remove the existing utility inspection survey and shall be responsible for the commencement of work at 08:00 on the day of commencement of work at 08:00.
 - Flag poles on lots refuse to be removed and shall be replaced by the contractor at the expense of the contractor.
 - Storm Water Management for this project has been waived.
 - Maximum lot coverage of single family detached lots 40%.
 - Maximum lot coverage of single family attached lots 60%.
 - Maximum project coverage of single family, attached development project 35%.
 - Proposed project coverage of single family, attached development project 4%.
 - Total number of parking spaces:
Required: 130 Spaces
Provided: 105 Townhouse Spaces
32 Garage TH Units
4 Single Family
Total: 141 Spaces

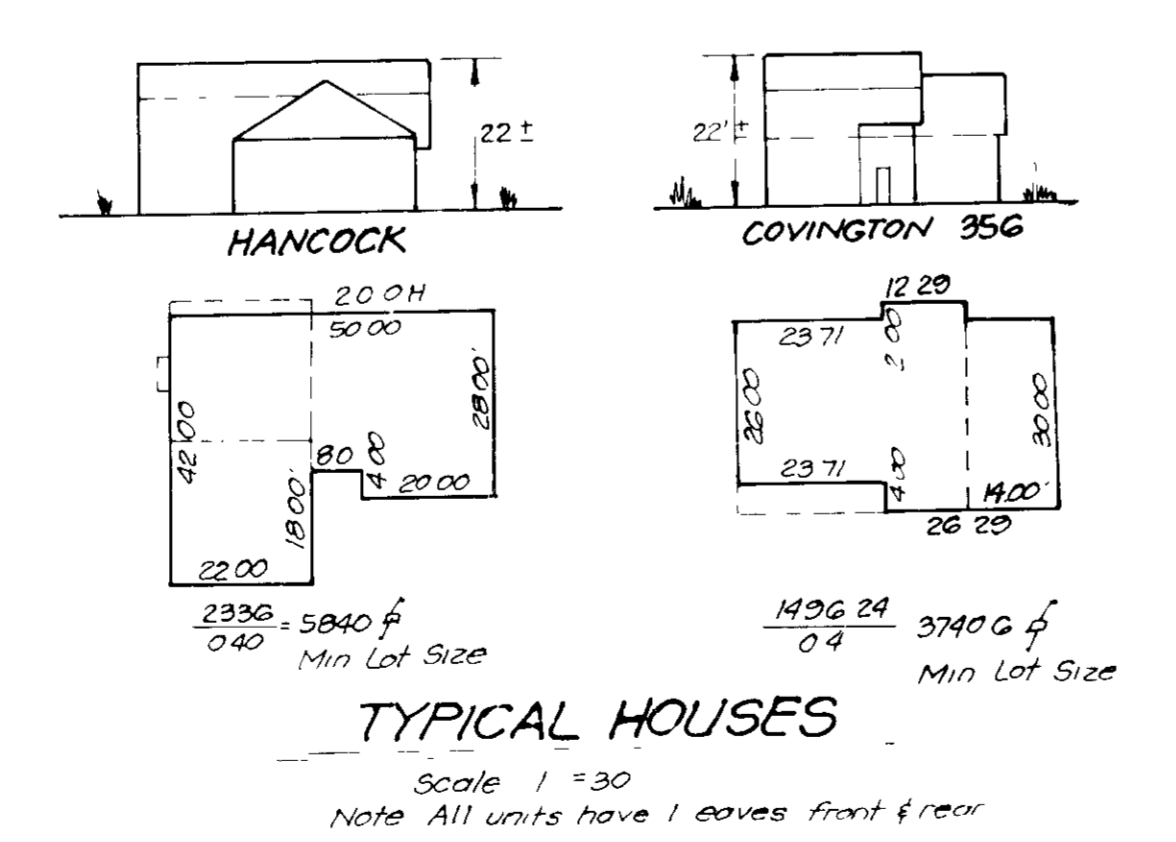
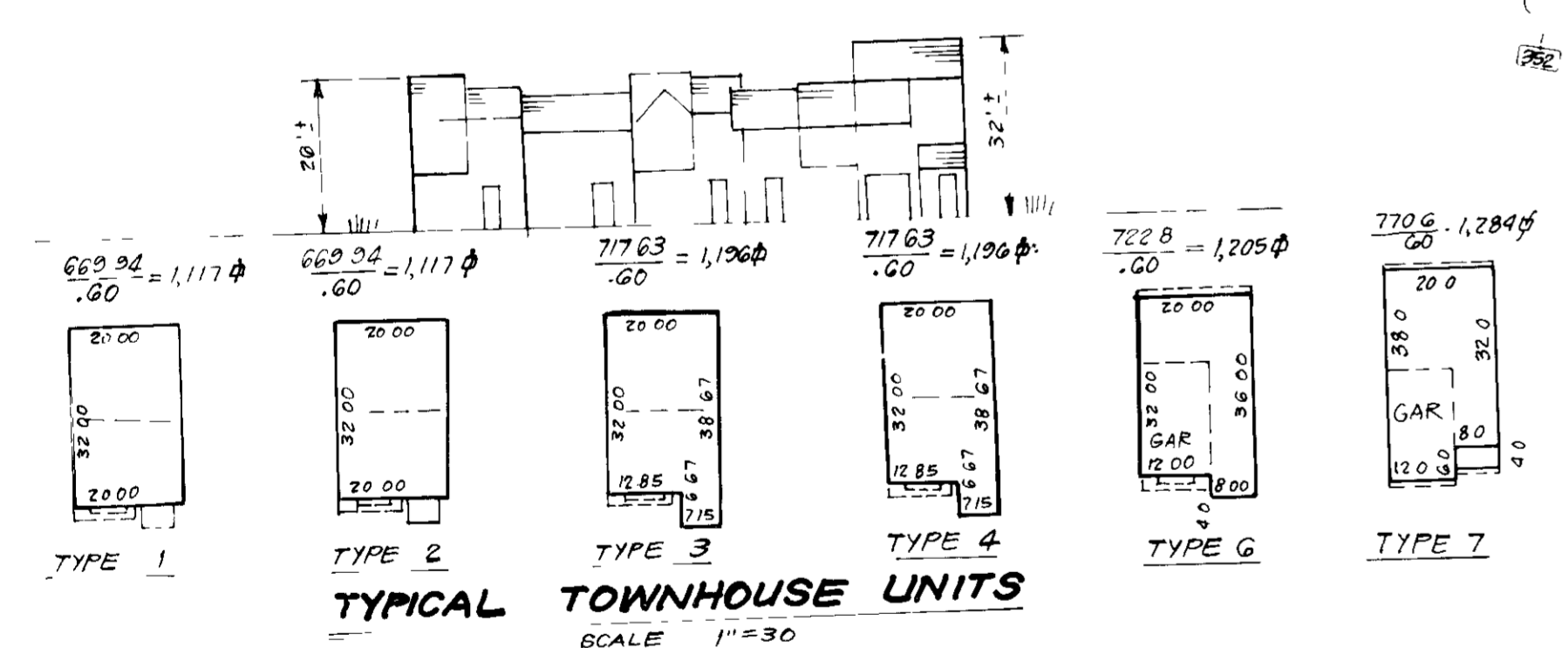
OWNER DEVELOPER
BRITAM
9030 Red Branch Way, Suite 200
Columbia, Md. 21046

ADDRESS CHART

LOT #	STREET ADDRESS
12	3320 OAK WEST DRIVE
13	3306 CARA COURT

DENSITY TABULATION

SECTION AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED LESS PARKING	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA	NO. OF DWELLING UNITS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL NO. OF DWELLING UNITS ALLOWED	TOTAL NO. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE
1/1	3.07 AC	11.66 AC	15.35 AC	10.68 AC	4.77 AC	10.1	6.10	25	10	0.65
1/2	2.28 AC	6.44 AC	11.39 AC	7.11 AC	4.28 AC	45.6	0	45.6	65	5.71
TOTAL	5.35 AC	18.10 AC	26.74 AC	17.79 AC	10.12 AC	64.6	10.7	75.3	75	2.80



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 3-11-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 3-2-88

APPROVED FOR COUNTY OFFICE OF PLANNING & ZONING
DATE: 2-24-88

APPROVED FOR COUNTY OFFICE OF PLANNING & ZONING
DATE: 3-18-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 3-2-88



CLARK • FINEROCK • SACKETT INC.
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7200 - BALTO • (301) 621-8100 - WASH

SITE DEVELOPMENT PLAN
LOTS 12 THRU 76
SCALE: 1/4" = 1'-0"

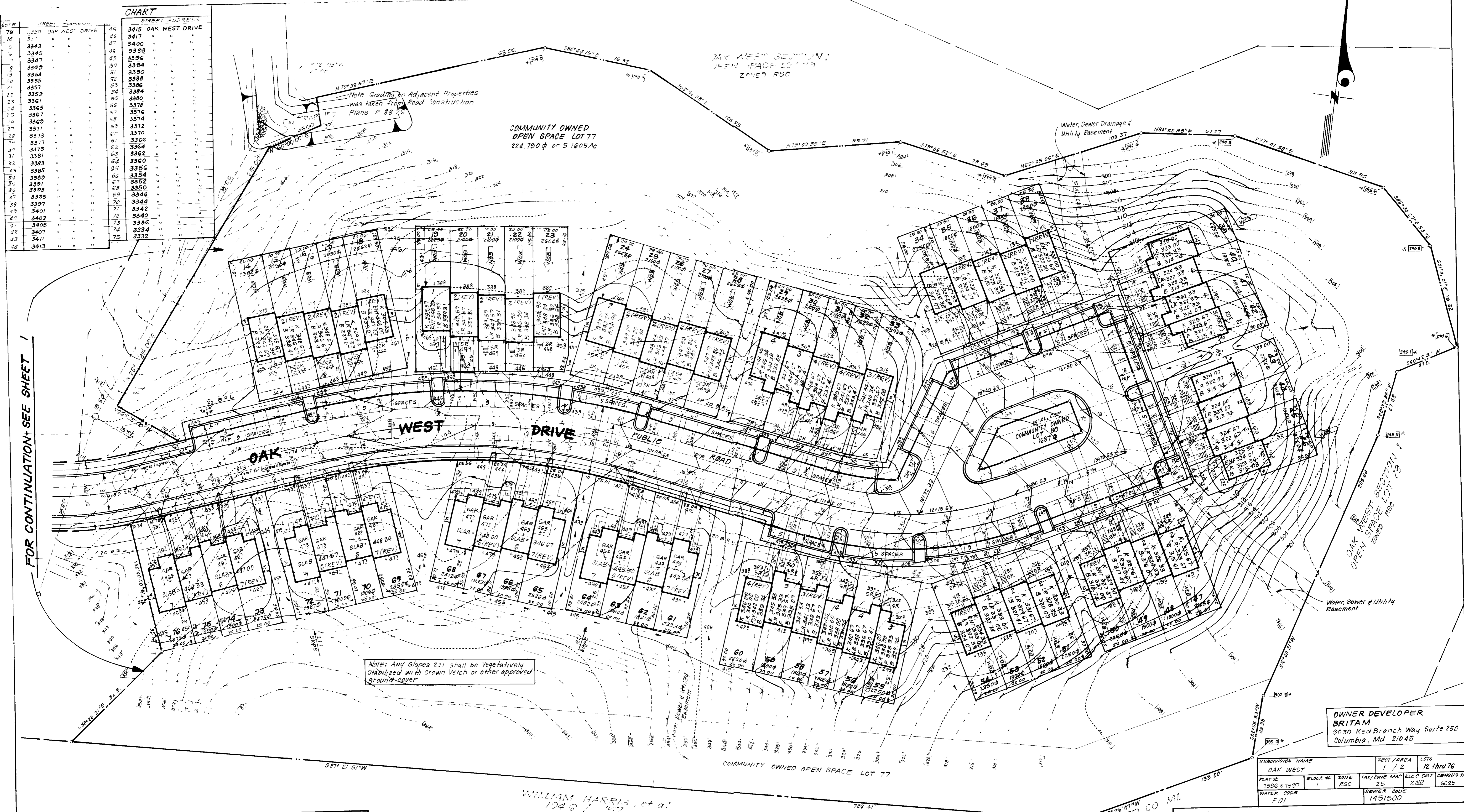
OAK WEST
SECTION 1 AREA 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE: 01-1-1987

SDP-88-93

LOT #	STREET ADDRESS	STREET ADDRESS
76	3330 OAK WEST DRIVE	3415 OAK WEST DRIVE
77	3331	3416
78	3332	3417
79	3333	3418
80	3334	3419
81	3335	3420
82	3336	3421
83	3337	3422
84	3338	3423
85	3339	3424
86	3340	3425
87	3341	3426
88	3342	3427
89	3343	3428
90	3344	3429
91	3345	3430
92	3346	3431
93	3347	3432
94	3348	3433
95	3349	3434
96	3350	3435
97	3351	3436
98	3352	3437
99	3353	3438
100	3354	3439
101	3355	3440
102	3356	3441
103	3357	3442
104	3358	3443
105	3359	3444
106	3360	3445
107	3361	3446
108	3362	3447
109	3363	3448
110	3364	3449
111	3365	3450
112	3366	3451
113	3367	3452
114	3368	3453
115	3369	3454
116	3370	3455
117	3371	3456
118	3372	3457
119	3373	3458
120	3374	3459
121	3375	3460
122	3376	3461
123	3377	3462
124	3378	3463
125	3379	3464
126	3380	3465
127	3381	3466
128	3382	3467
129	3383	3468
130	3384	3469
131	3385	3470
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135	3389	3474
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138	3392	3477
139	3393	3478
140	3394	3479
141	3395	3480
142	3396	3481
143	3397	3482
144	3398	3483
145	3399	3484
146	3400	3485
147	3401	3486
148	3402	3487
149	3403	3488
150	3404	3489
151	3405	3490
152	3406	3491
153	3407	3492
154	3408	3493
155	3409	3494
156	3410	3495
157	3411	3496
158	3412	3497
159	3413	3498

FOR CONTINUATION SEE SHEET 1



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

James Baylen 3-11-88
DATE

APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING

James Baylen 3-24-88
DATE

PLANNING DIRECTOR

James Baylen 3/18/88
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James Baylen 3-24-88
DATE

DIRECTOR

James Baylen 3-24-88
DATE

CHIEF BUREAU OF ENGINEERING

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 1-3-88

WILLIAM HARRIS, et al
1945 / 1957
ZONED R20



CLARK • FINEFROCK & SACKETT, INC
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7200 • BA 110 • 11 • AA 11

DESIGNED	ET	SCALE	1"=30'
DRAWN	K/W	DRAWING	20F5
CHECKED	JME	JOB NO	87040
DATE	Dec, 1987	FILE NO	87040 X

**SITE DEVELOPMENT PLAN
LOTS 12 THRU 76**

**OAK WEST
SECTION 1 AREA 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

FOR DIVERSIFIED HOMES M.L.P. of Md
10705 Charter Drive #420
Columbia, Md 21064

SDP 88-98

OWNER DEVELOPER
BRITAM
2030 Red Branch Way Suite 250
Columbia, Md 21045

SUBDIVISION NAME	OAK WEST	SECT./AREA	1 / 2	LOTS	12 Thru 76
PLAT #	7506 & 7507	BLOCK #	1	ZONE	R20
WATER CODE	F01	ELEC. DIST.	25	CENSUS TR.	6025
		SEWER CODE	1451500		

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1/4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 50 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushels per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

- 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. (893-2437)
 - 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 redisturbance, 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 51) sod (Sec 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with 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	263 Acres
Area Disturbed	240 Acres
Area to be roofed or paved	178 Acres
Area to be vegetatively stabilized	118 Acres
Total Cut	23,204 Cu. Yds
Total Fill	20,381 Cu. Yds
Office 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 control must be provided, if deemed necessary by the Howard County DEP 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 earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - 11) If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented. N/A
 - 12) All pipes to be blocked at the end of each day (see detail below). N/A
 - 13) The total amount of straw bale dikes/silt fence equals 1.7.

CONSTRUCTION SEQUENCE

	No. of Days
1 Obtain grading permit	2
2 Adjust/repair existing controls as necessary	1
3 Excavate for foundations and temporarily stabilize	40
4 Construct structures sidewalks and driveways	300
5 Fine grade and stabilize in accordance with standards and specifications	10

Britam Development Group hereby Authorizes Diversified Housing Corporation to utilize the existing sediment & erosion control measures shown on plan F-88-86 for sediment & erosion control for this project. If Britam Development Group removes the existing controls prior to completion of this plan, (SDP 88-93), a revised sediment and erosion control plan shall be required.

H. J. Doman III 2-3-88 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to the plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

D. McEachern 2-9-88 Date
Signature of Developer/Builder

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.

G. Nelson Clark 2-7-87 Date
Signature of Engineer

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Joan Borden 3-11-88 DATE
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 3-24-88 DATE
PLANNING DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 3-2-88 DATE
DIRECTOR

APPROVAL
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-3-88

Reviewed for HOWARD .SCD
Name
and meets Technical Requirements
James McKelton 2-25-88 Date
Signature
US Soil Conservation Service

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

Stephen L. Huber 2/25/88 Date
Approved

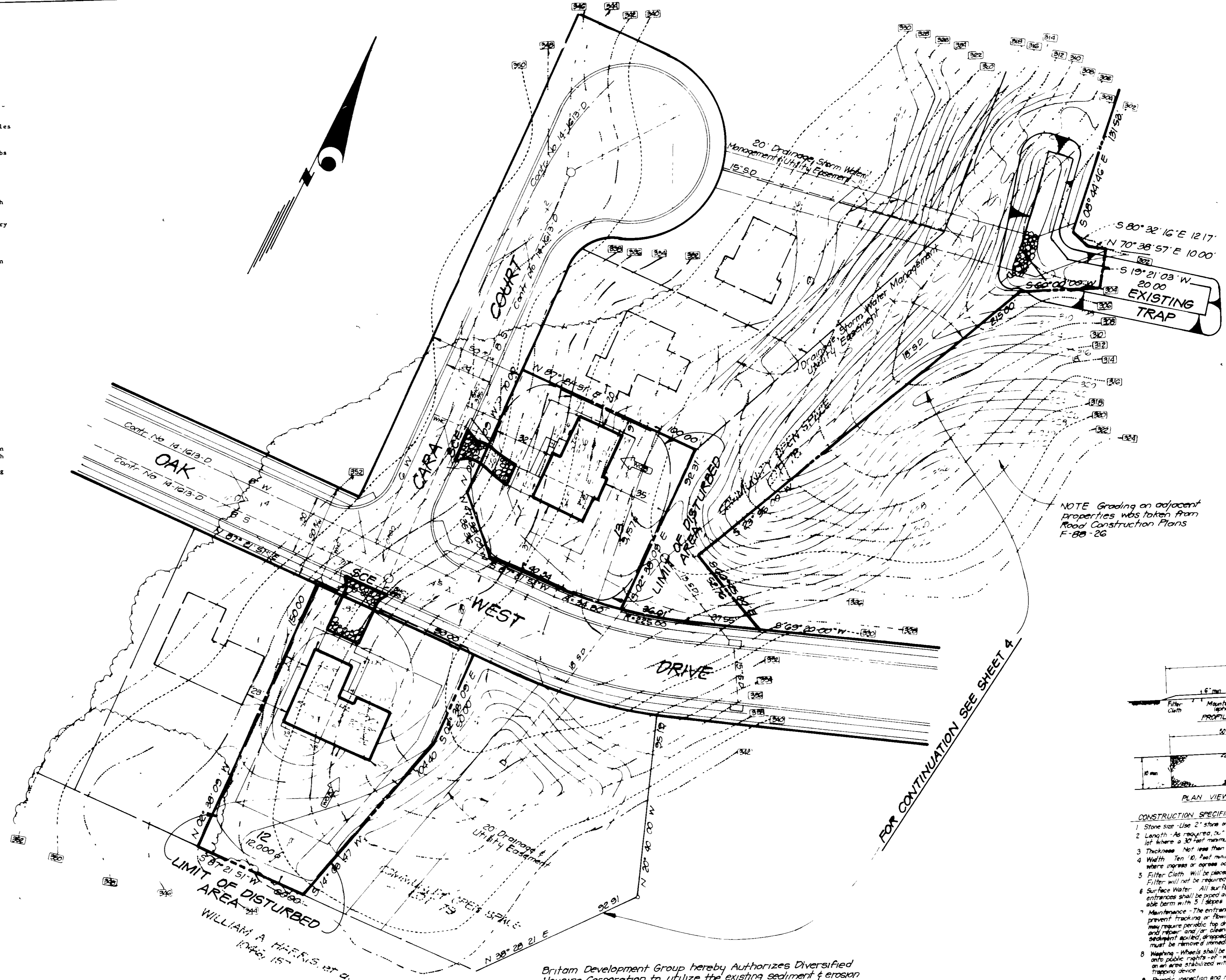
OWNER DEVELOPER
BRITAM
9030 Red Branch Way Suite 250
Columbia, Md 21045

CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7195 Minnetonka Way • Columbia, Md 21045 • (301) 261-7500 BALT • (301) 261-8100 WASH

DESIGNED: GLB
DRAWN: BAL
CHECKED: GLB
Sept 1987

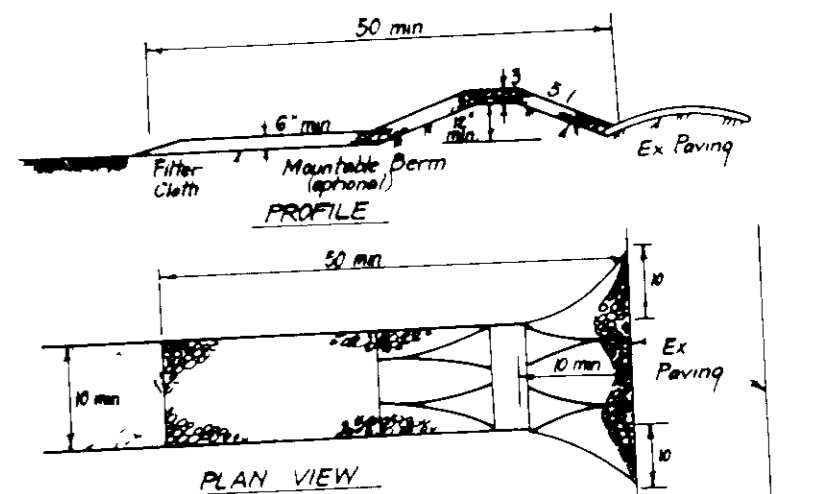
SEDIMENT & EROSION CONTROL PLAN
LOTS 12 THRU 16
OAK WEST
SECTION 1 AREA 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
DRAWING: 3 of 5
JOB NO: 87 040
FOR DIVERSIFIED HOMES MLP OF MD
10705 Charter Drive Suite 420
Columbia, Md 21045
SDP-88-93



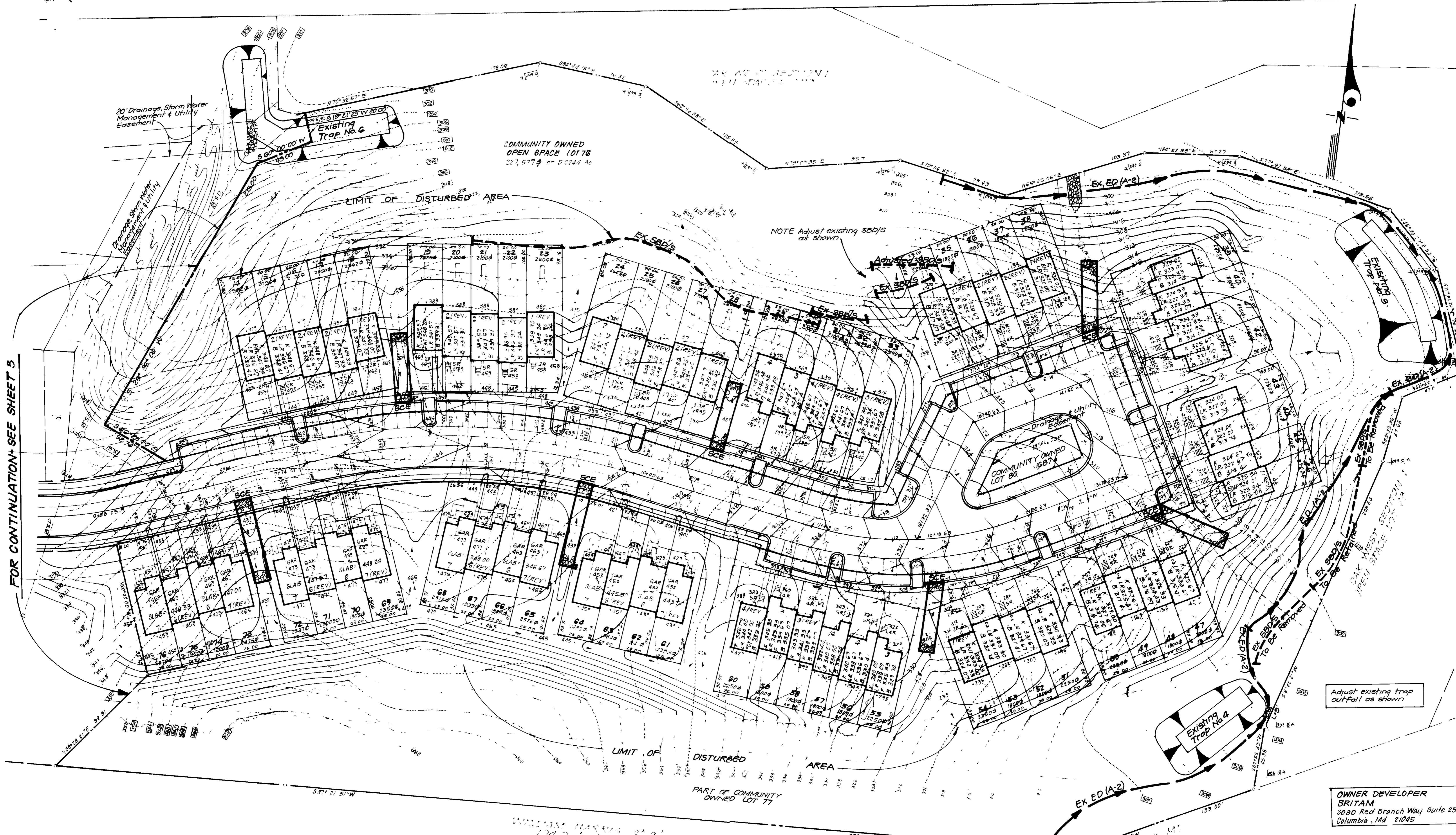
LEGEND:

- 1 Contour Interval 2 FT
- 2 Existing Contour
- 3 Proposed Contour
- 4 Spot Elevation
- 5 Direction of Drainage
- 6 Walk out Basement
- 7 100 ft Flood Plain Elev
- 8 Exist Trees to be Saved
- 9 Stabilized Construction Entrance



FOR CONTINUATION SEE SHEET 4

NOTE Grading on adjacent properties was taken from Flood Construction Plans F-88-26



FOR CONTINUATION SEE SHEET 3

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER J. B. ... 3-11-88
 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR ... 3-24-88
 DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR ... 3-2-88
 DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 1-3-88

Reviewed for HOWARD SCD
 Name
 and meets Technical Requirements
Thomas M. Nelson 2-8-88
 Signature Date
 U.S. Soil Conservation Service

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary.
D. Smeachan 2-9-88
 Signature Date

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.
G. Nelson Clark 10-7-87
 Signature Date

Stephan ... 3-23-88
 Approved Date

OWNER DEVELOPER
 BRITAM
 3030 Red Branch Way, Suite 250
 Columbia, Md. 21045

		CLARK • FINROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS	
		DESIGNED GLB	SEDIMENT & EROSION CONTROL PLAN LOTS 12 THRU 76
DRAWN BAL	OAK WEST SECTION 1 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 4 OF 5	
CHECKED GLB	FOR DIVERSIFIED HOMES MLP OF MD. 17005 Charter Drive #402 Columbia, Md. 21044	JOB NO. 87-045	
DATE Sept 1987	SDP-88-93	FILE NO. 87.0405E	

