

**SITE ANALYSIS**

- ZONING
- UNIT TYPE PROPOSED
- NUMBER OF UNITS PERMITTED
- NUMBER OF UNITS PROPOSED
- PARKING SPACES REQUIRED
- PARKING SPACES PROVIDED
- AREA TABULATION:
  - TOTAL AREA OF PARCEL
  - PUBLIC ROAD DEDICATION
  - PRIVATE DRIVES & PARKING
- BUILDING COVERAGE PERMITTED
- BUILDING COVERAGE PROPOSED
- GREEN SPACE

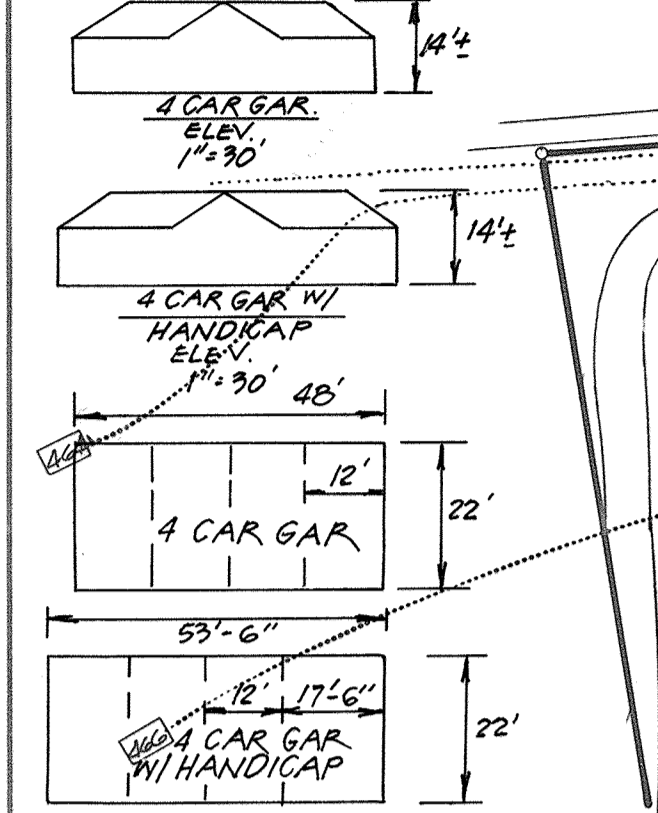
NEW TOWN - APARTMENTS  
TOWNHOUSES & APARTMENTS

170  
170 : 50 TOWNHOUSES, 120 GARDEN APTS.  
(2/UNIT) 340

101347 Ac. or 441,468 sf  
- 0 -  
3.13 Ac. (31%) 3.06 Ac. (30%)  
2.08 Ac. (20.4%) 2.16 Ac. (21.3%)  
2.23 Ac. (21.5%) 4.71 Ac. (48.7%)

NOTE: Remove Ex. I-5 and connect to 15" RCP, and maintain grade and alignment.

CEDAR LANE PARK  
50' R-33-41, CAP PROJ. N-4-3028

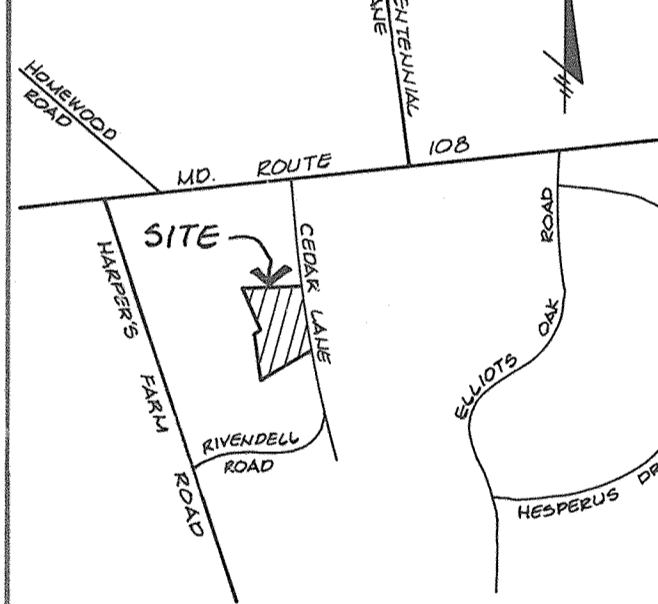


11 A BUILDING PERMIT FOR THE PROPOSED GARAGES SHALL BE APPLIED FOR WITHIN ONE YEAR MEASURED FROM THE DATE OF APPROVAL LETTER FOR THE REDLINE REVISION.

PARCEL A  
VILLAGE OF HARPERS CHOICE SECTION 7, AREA 2 ZONED HT-APTS PLAT B101

ADDRESS CHART

BLDG #	STREET ADDRESS
1	5200 - 5218 Cedar Lane
2	5220 - 5230 "
3	5240 - 5250 "
4	5258 - 5276 "
5	5276 - 5294 "
6	5296 - 5318 "
7	5320 "



2-1-89  
LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *John Boyd* DATE: 4-4-89  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR: *James Butler* DATE: 4/18/89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *Mark J. Loughlin* DATE: 4-10-89  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *James P. Kelly* DATE: 3/31/89  
 CHIEF BUREAU OF ENGINEERING: *William E. Kelly* DATE: 3-31-89

REVISION

No	REVISION	Date
3	REVISE PAVING AND ADD PERSONAL POOL.	4/1/89
2	ADD (B) 4 CAR GARAGES, REMOVE 3 PARKING SPACES	8-30-88
1	Move Tot Lot - Rev. Sidewalk ramp note.	4-2-89

Reviewed for: **HOWARD** S.C.D.  
 Name: *James M. Nelson* 3/27/89  
 Signature: *James M. Nelson*  
 U.S. Soil Conservation Service

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

APPROVED: *Stephen L. Smith* 3/27/89  
 (S.R.R.) DATE

WE certify that all development and construction will be done according to this plan and that all 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.

Signature of Developer/Builder: *Michael J. Boeke* 3/13/89



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 3-16-89  
 G. NELSON CLARK DATE

OWNER: HOWARD RESEARCH & DEVELOPMENT LAND COMPANY  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044

Subdivision Name	Section/Area	Parcel
VILLAGE OF HARPERS CHOICE	7/2	B

Plot No.	Block No.	Zone	Tax Map No.	Block Dist.	Census Tr.
B101	17	HT-APT	20	5	6055.01

Water Code: I 03 Sewer Code: 6740000

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 821-8100 - WASH.

DESIGNED	SCALE
M.J.B.	1"=30'

DRAWN	DRAWING
P.E.R.	1 of 8

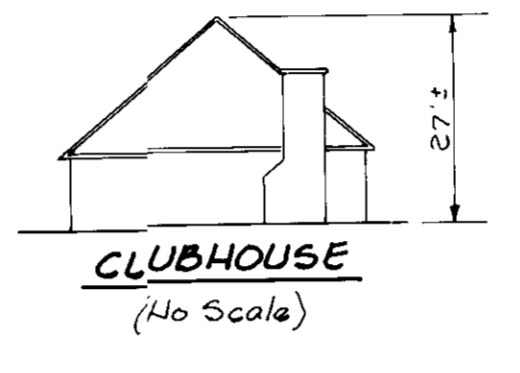
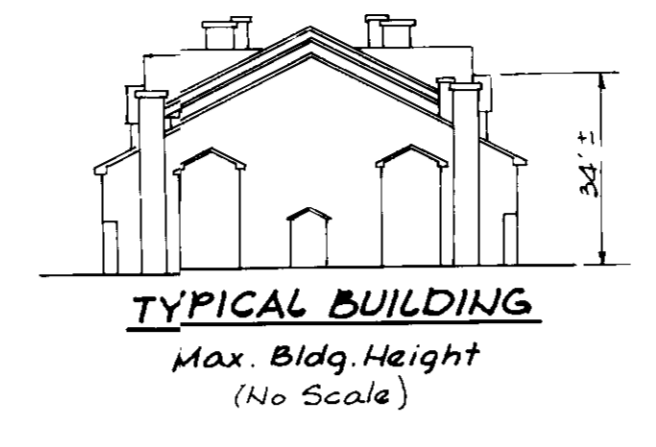
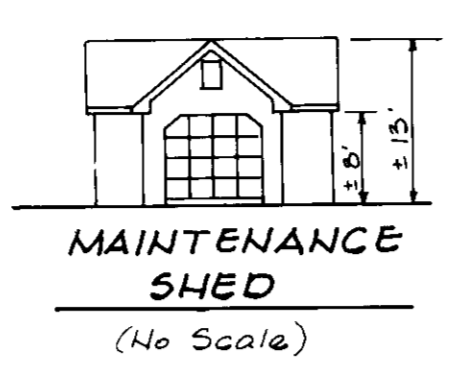
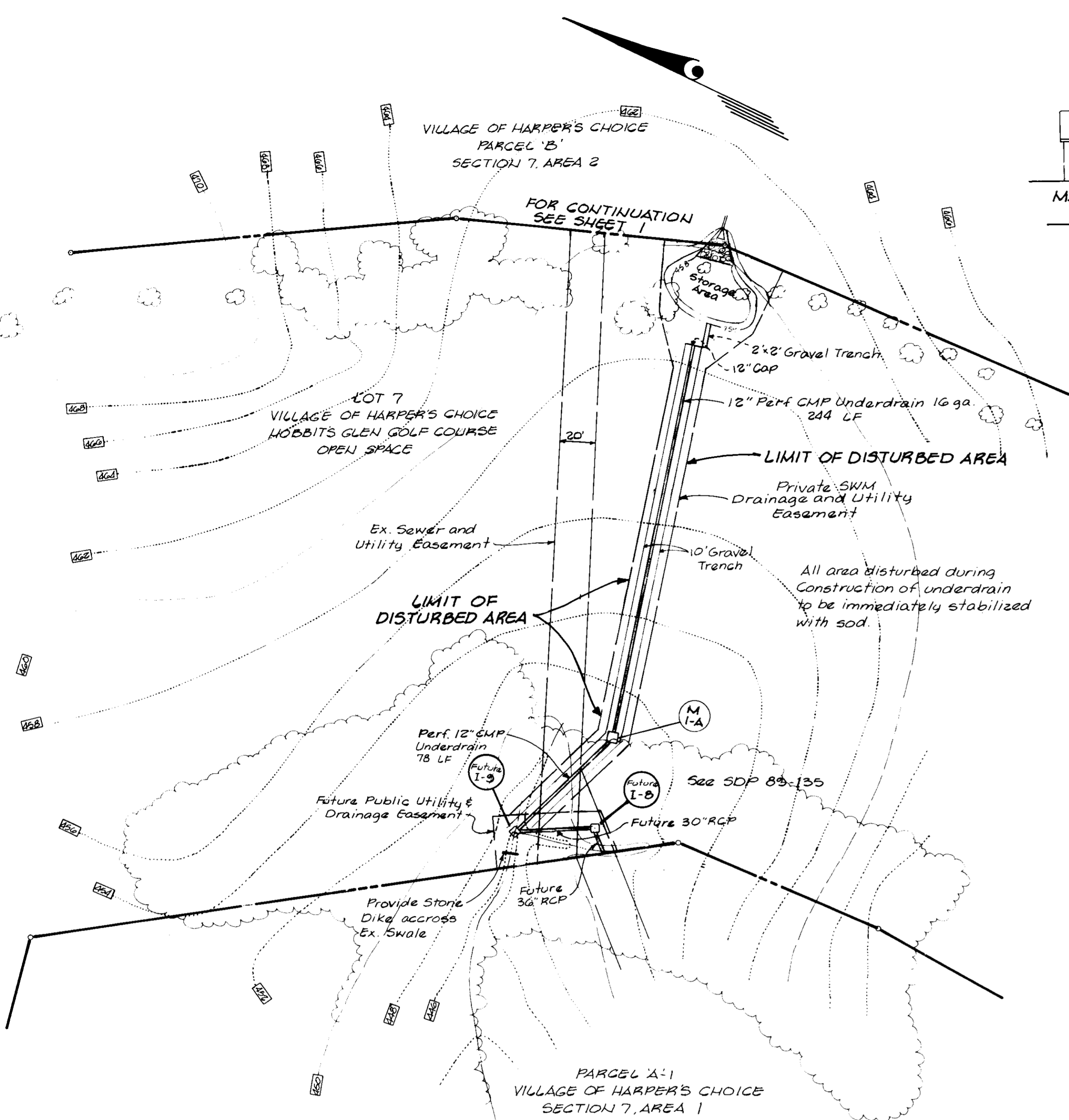
CHECKED	JOB NO.
WHT	88-072

DATE	FILE NO.
3-13-80	88-072 X

**SITE DEVELOPMENT PLAN**  
 PARCEL 'B'  
**COLUMBIA**  
 VILLAGE OF HARPERS CHOICE  
 SECTION 7, AREA 2  
 TAX MAP No. 29 PARCELS 59 & 60  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

FOR: BOZZUTO & ASSOCIATES  
 6401 Golden Triangle Dr. Ste. 200  
 Greenbelt, Maryland 20770

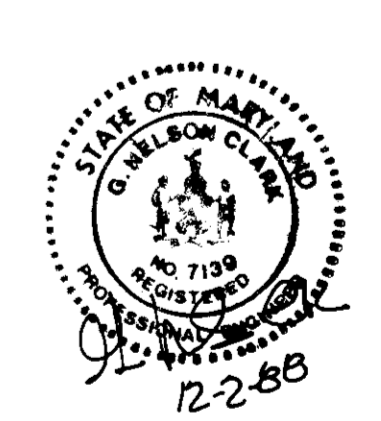
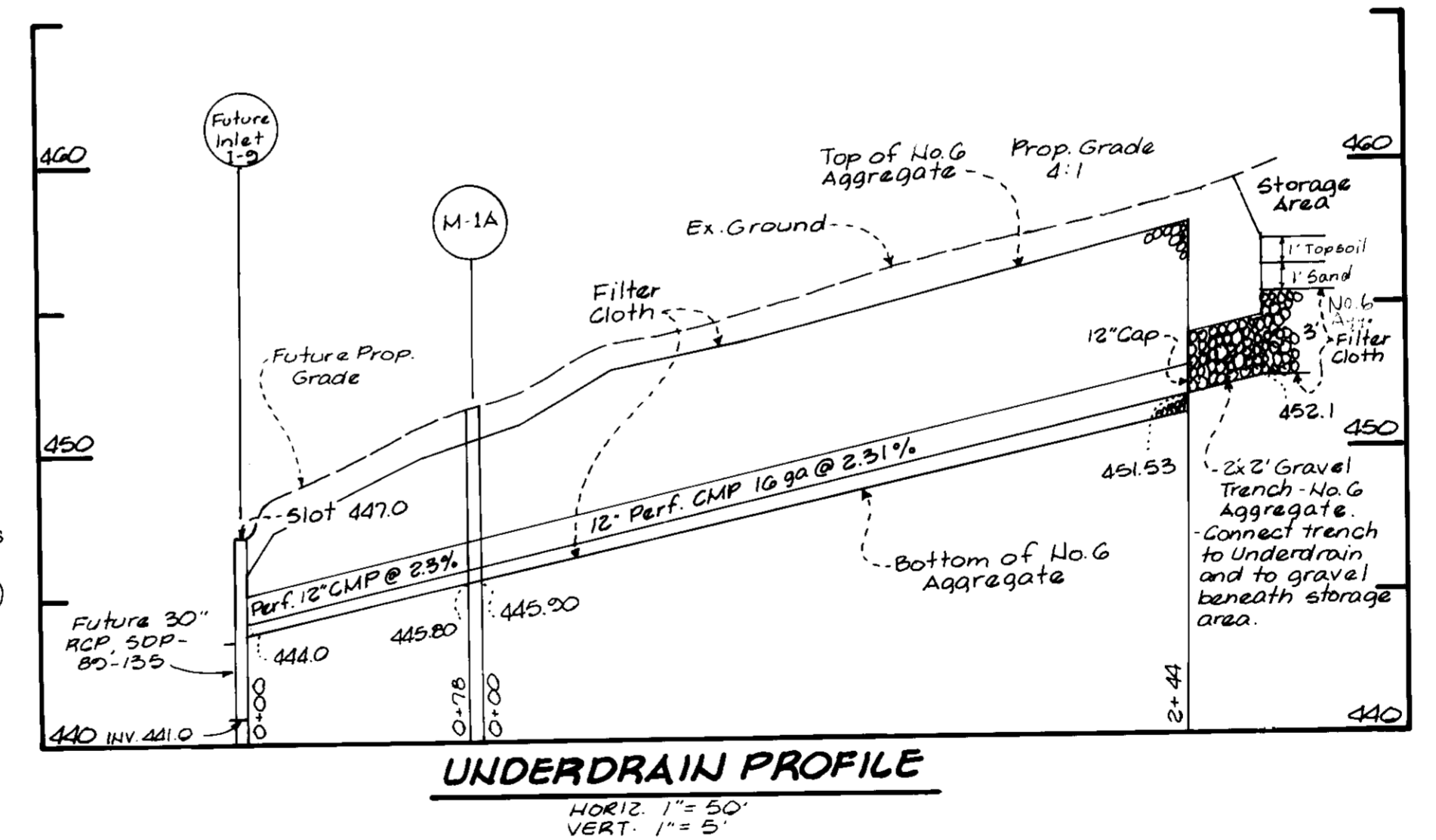
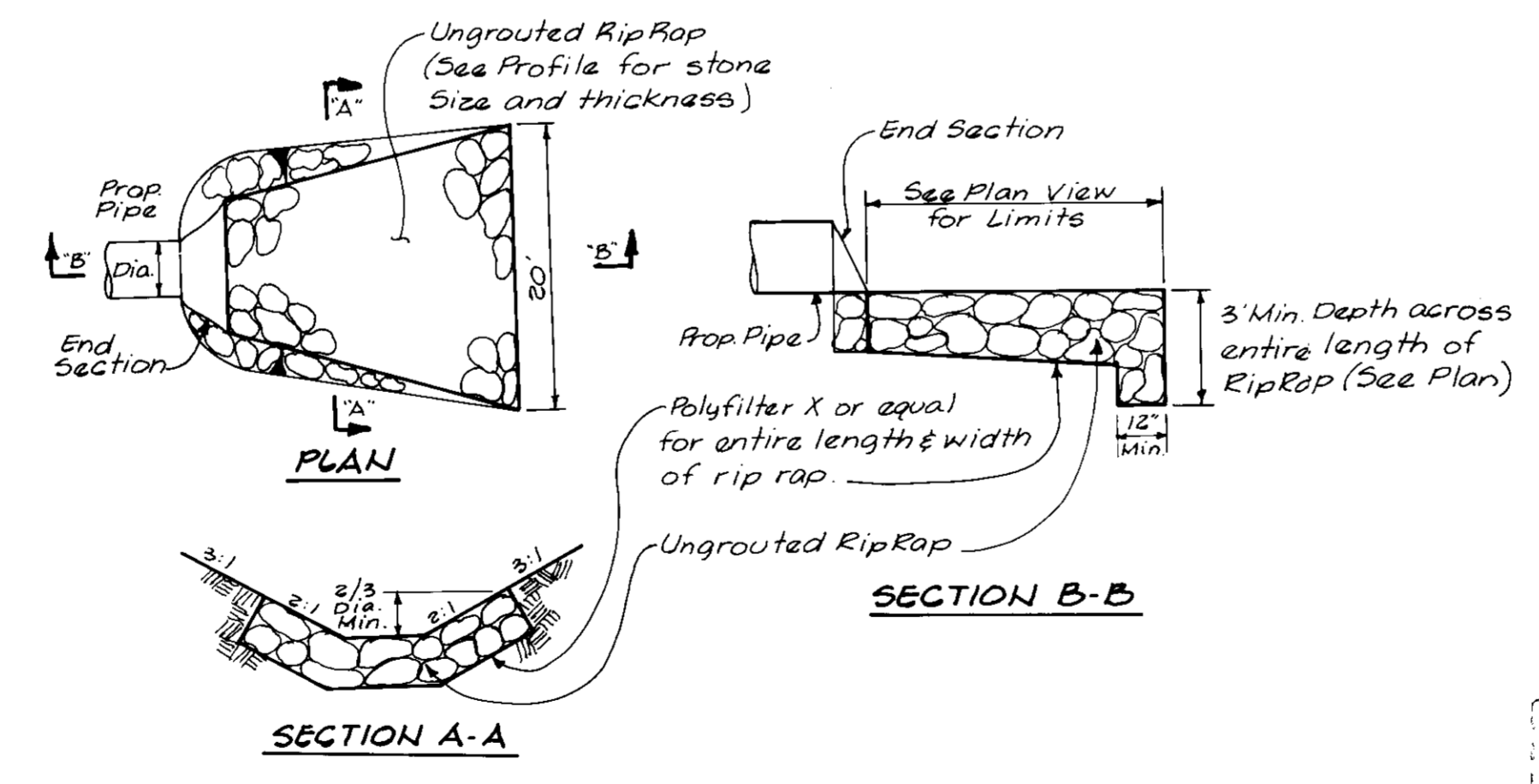
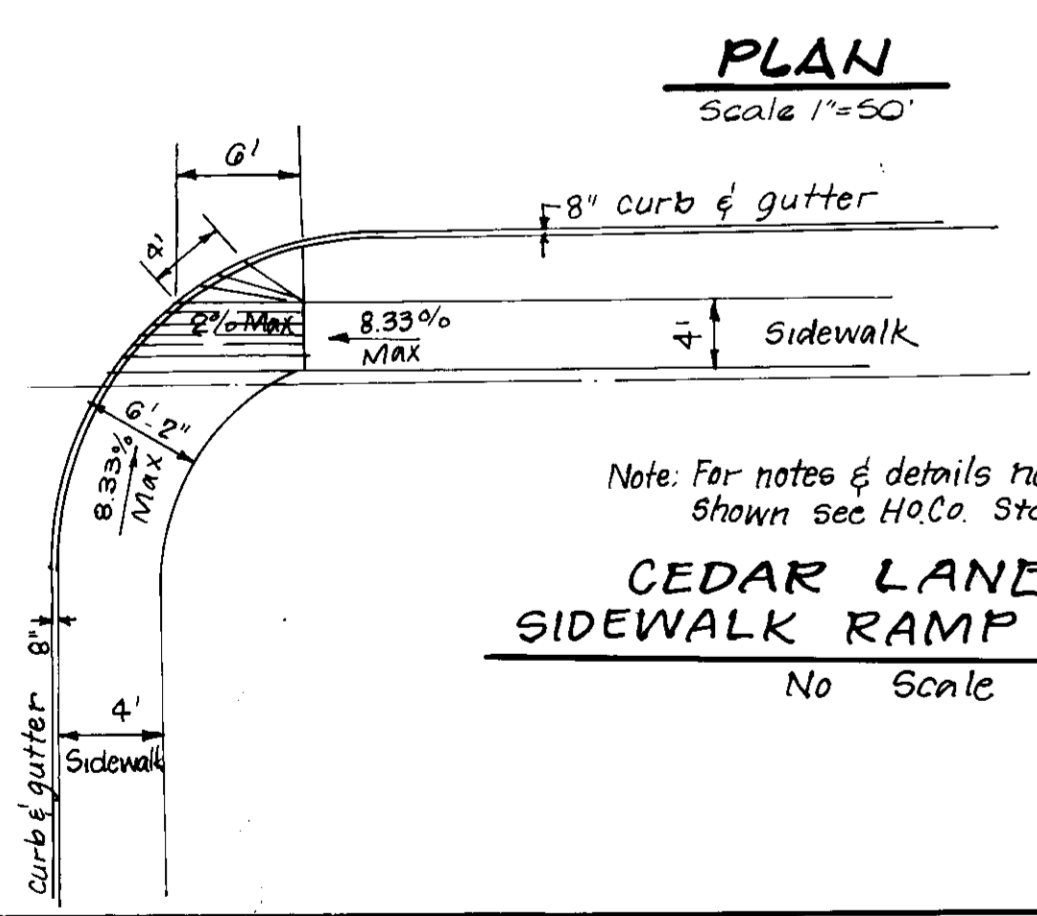
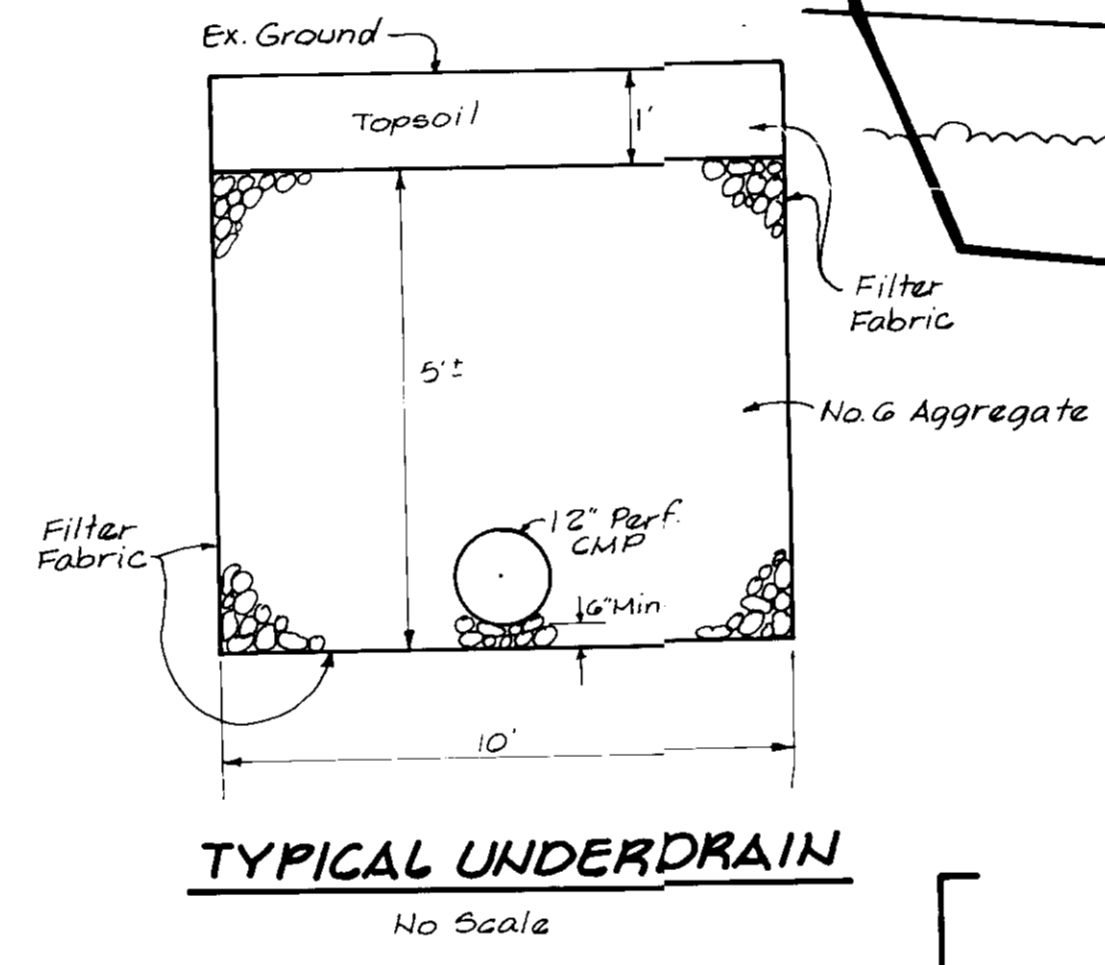
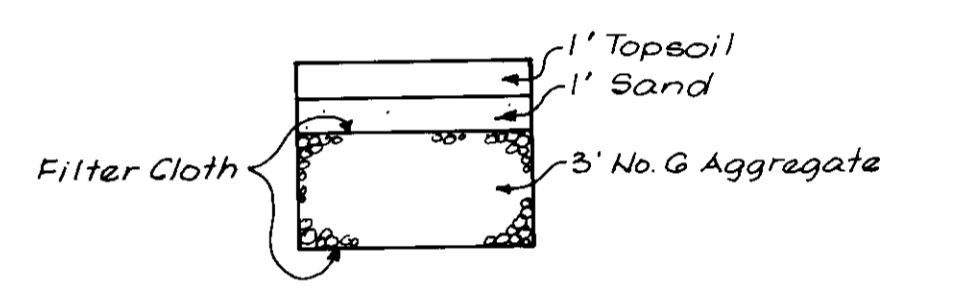
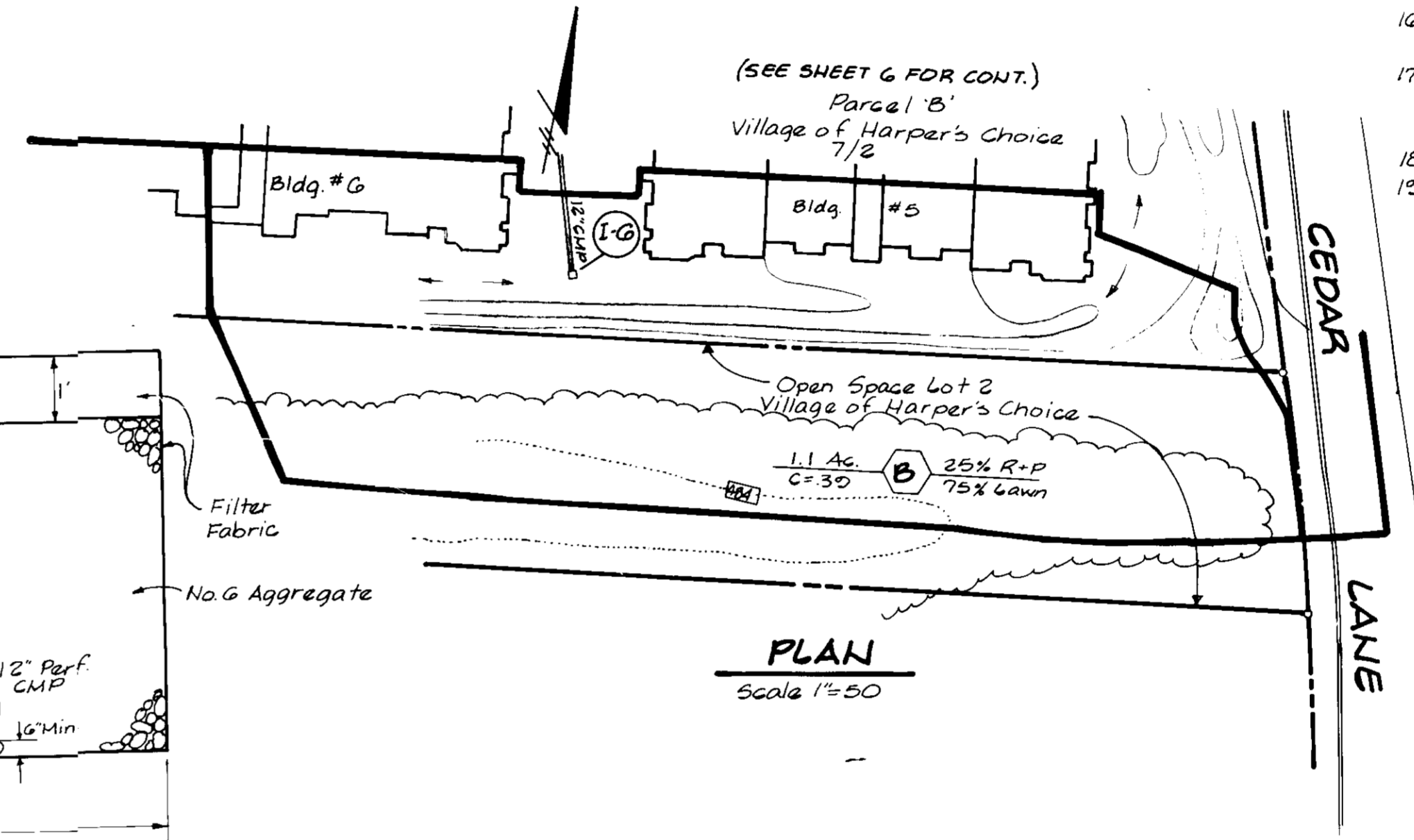




Bldg. No.	UNIT TYPES							Total
	3.2	3.25T	2.2T	2.2E	1.1D	1.1Db		
1	G(HC)	4	4	3(HC)	2(HC)	3	3(HC)	32
2	G	4	4	3	0	3	3	32
3	-	4	4	-	-	0	3	20
4	G	4	4	3	0	3	3	32
5	-	4	4	-	-	3(HC)	3	20
6	G	4	4	3	0	3	3	32
7	-	-	-	-	-	-	-	-
Total	2.4	2.4	12	3G	3O	18	18	170
Total Handicap	1(HC)			1(HC)	1(HC)	1(HC)	1(HC)	5(HC)

UNIT TYPE	AREA (GSF)
1.1 D (FLAT)	842 GSF
1.1 Db (FLAT)	773 GSF
2.2 E (FLAT)	266 GSF
2.2 I (FLAT)	266 GSF
3.2 (FLAT)	1160 GSF
2.2T (TOWN)	1047 GSF
3.2T (TOWN)	1365 GSF

**UNIT SQUARE FOOTAGE ANALYSIS**



**ENGINEER'S CERTIFICATE**  
I hereby certify that this plan for Engineering and Surveying represents a project as shown herein based on my personal knowledge of the facts and conditions and that it was prepared in accordance with the requirements of the Maryland State Board of Professional Engineers.

G. Nelson Clark  
12-2-88  
DATE

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.**  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER: [Signature] 4-4-89  
DATE

**APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING**  
PLANNING DIRECTOR: [Signature] 4/10/89  
DATE

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS**  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: [Signature] 3/31/89  
DATE

2-1-89  
LKS

No.	REVISION	Date
1	Add sidewalk ramp detail	4-2-89

Reviewed for HOWARD COUNTY S.C.D.  
[Signature] 3/28/89  
U.S. Soil Conservation Service  
THIS DEVELOPMENT PLAN IS APPROVED FOR THE EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

[Signature]  
APPROVED DATE

**DEVELOPER'S SUBMITTER'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.

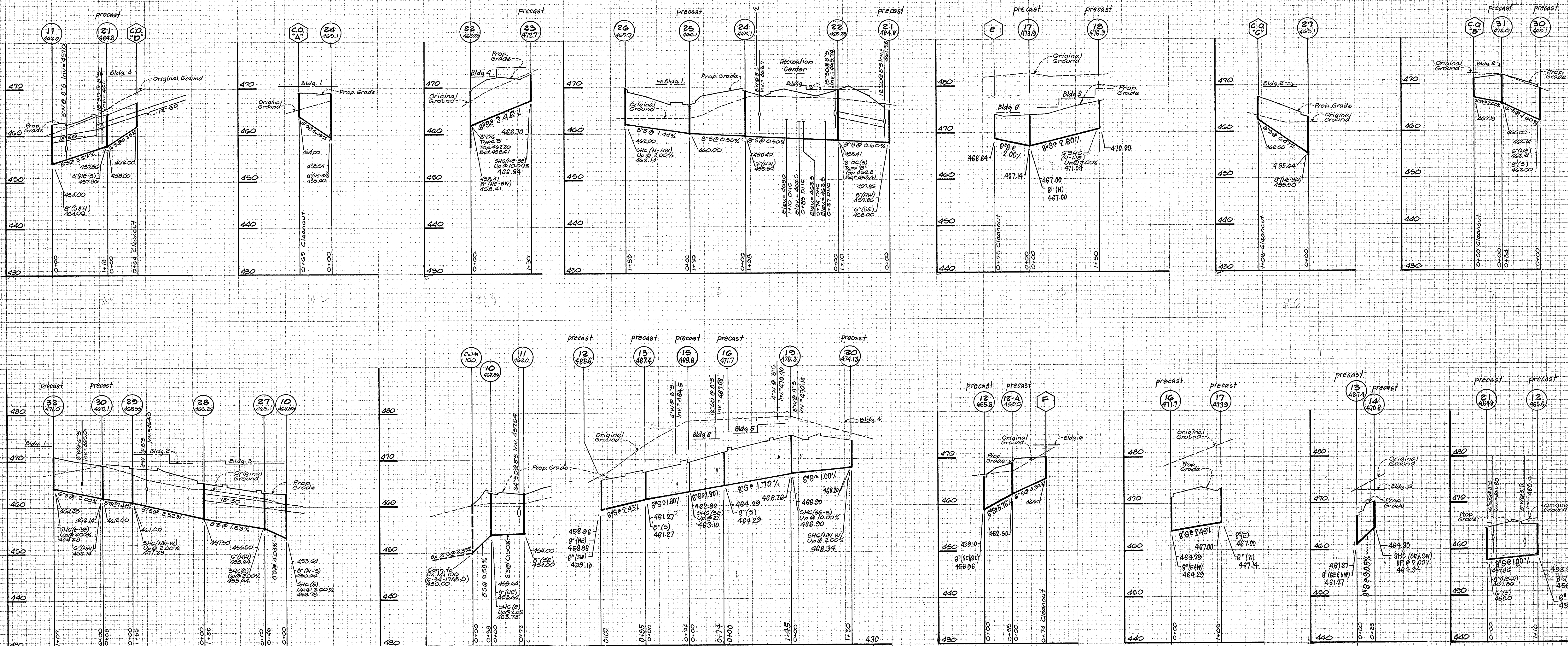
[Signature] 12/2/88  
Signature of Developer/Builder Date

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED JLS	<b>SITE DEVELOPMENT PLAN</b> PARCEL 'B'  <b>COLUMBIA</b> VILLAGE OF HARPER'S CHOICE SECTION 7, AREA 2 TAX MAP 25, 5TH ELECTION DISTRICT, PARCELS 59.60 HOWARD COUNTY, MARYLAND	SCALE As Shown
DRAWN PER		DRAWING 2 of 8
CHECKED JLS		JOB NO. 88-072
DATE 3-13-89		FILE NO. 88-072X
FOR: Bozzuto & Associates 6401 Golden Triangle Dr. Ste. 200 Greenbelt, Md. 20770		

SDP-89-111





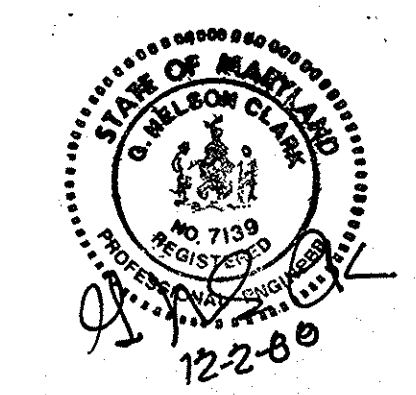
**PROFILE SCALE**  
 HORIZONTAL 1" = 100'  
 VERTICAL 1" = 10'

- WATER AND SEWER NOTES**
1. All Sewer Mains shall be PVC, C.S.P.X., or V.C.P.X.
  2. All construction methods and materials for on-site private water and sewer systems shall follow the current edition of the Howard County Plumbing Code, supplemented by the Howard County Std. Details and Specs. where necessary.
  3. Sewer House Connections shall be built within 5' of buildings, at a slope of 2.0%, unless shown otherwise.
  4. Areas where water house connections are to be built shall be at final grade and connections shall be laid with a minimum of 35' of cover. Water house connections shall be seamless copper water tube, A.S.T.M. designation B88, soft temper, Type K.
  5. 4" Water Main shall be Ductile Iron, Class 52.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER *[Signature]* DATE 4/18/89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR *[Signature]* DATE 4/18/89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE 4-11-89 LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR *[Signature]* DATE 3/31/89  
 CHIEF BUREAU OF ENGINEERING *[Signature]* DATE 3-31-89



**CLARK • FINEFROCK & SACKETT, INC.**  
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 7135 MINNISTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

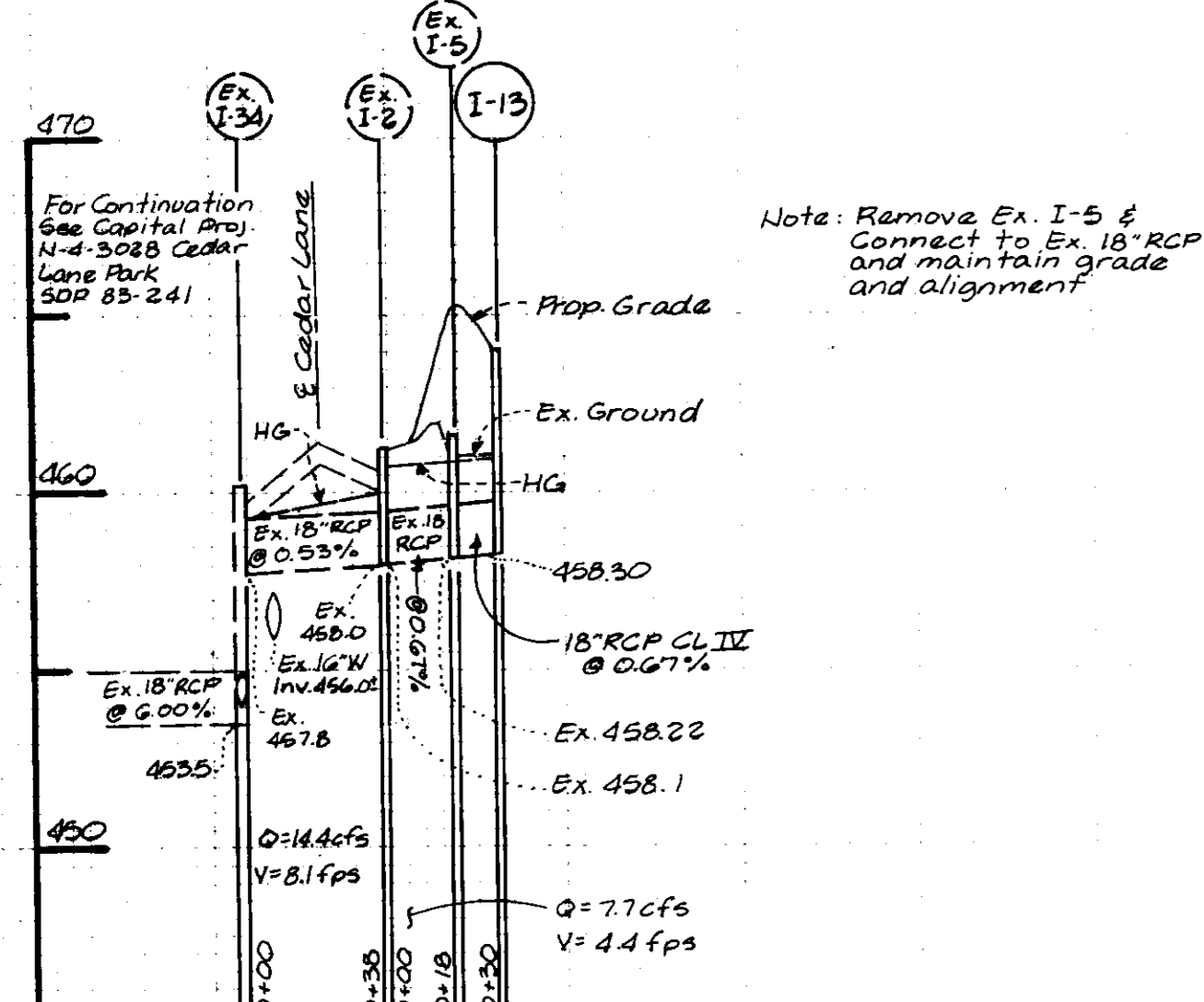
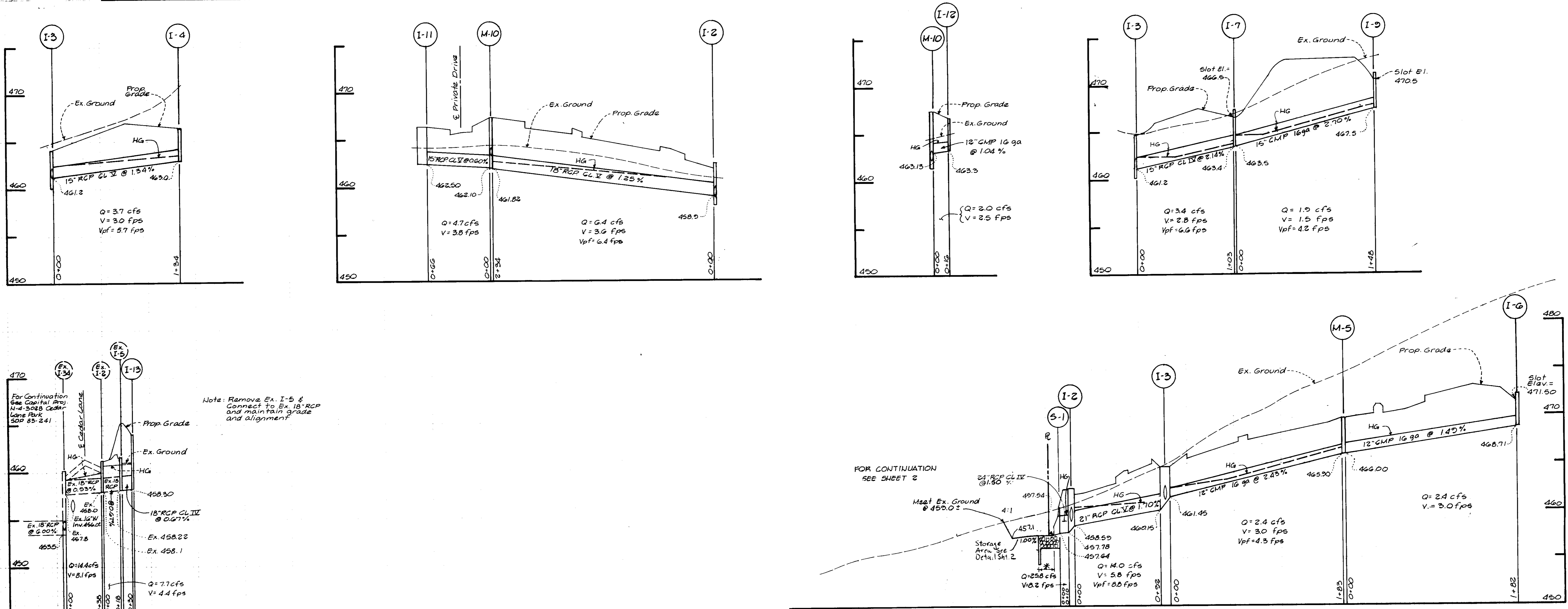
DESIGNED: JTR  
 DRAWN: PER  
 CHECKED: JTR  
 DATE: 3-13-89

**SITE DEVELOPMENT PLAN  
 PARCEL 'B'  
 VILLAGE OF HARPERS CHOICE  
 SECTION 7, AREA 2  
 TAX MAP 20, 5TH ELECTION DISTRICT, PARCEL 59-60  
 HOWARD COUNTY, MARYLAND**

SCALE: Hor 1" = 100'  
 Vert 1" = 10'  
 DRAWING: 3 of 8  
 JOB NO.: 88-072  
 FILE NO.: 88-072X

For: BOZZUTO & ASSOCIATES  
 6401 GOLDEN TRIANGLE DRIVE, STE. 200  
 GREENBELT, MARYLAND 20770





Note: Remove Ex. I-5 & Connect to Ex. 18" RCP and maintain grade and alignment.

FOR CONTINUATION SEE SHEET 2

\* 15 LF Ungouted Pipe Edge Dia 6", 1/4" thick - See Detail Sheet No. 2.

**PROFILE SCALE**  
 HORIZ. 1" = 50'  
 VERT. 1" = 5'

**STRUCTURE SCHEDULE**

No.	TYPE	INV. IN	INV. OUT	TOP ELEV. UPPER LOWER	REMARKS	LOCATION
S-1	Conc. End Section	457.64	457.54		Ho. Co. Std. SD 5.51 24" Dia.	See Plan
I-2	A-10 Inlet	468.50	457.78	462.40	SD 4.02 W=2'-6"	"
I-3	A-10 Inlet	460.15	464.70		SD 4.02 W=2'-6"	"
I-4	A-10 Inlet w/Def.	463.00	467.00/466.80		SD 4.02 W=2'-6"	"
M-5	Shallow Brick Manhole	466.0	469.70		G 5.05 48" SQ	"
I-6	D-Inlet	468.71	472.33		SD 4.11 2'-6" SQ	"
I-7	D-Inlet	463.5	467.33		SD 4.11 2'-6" SQ	"
I-9	D-Inlet	467.50	471.33		SD 4.11 2'-6" SQ	"
M-10	Shallow Brick Manhole	462.13	467.50		G 5.05 48" SQ	"
I-11	A-10 Inlet	462.50	466.50		SD 4.02 W=2'-6"	"
I-12	A-5 Inlet	463.30	466.88/466.80		SD 4.01 W=2'-6"	"
I-13	A-10 Inlet	458.30	464.10		SD 4.02 W=2'-6"	"
I-14	A-5 Inlet w/Def.	450.75	459.50	463.78/463.60	SD 4.01 W=2'-6"	E Str. Sta. 14+26.5 Cedar La. 10' Rt.
I-15	A-5 Inlet w/Def.	466.50	466.33	471.66/471.43	SD 4.01 W=2'-6"	E Str. Sta. 15+77.5 Cedar La. 10' Rt.
I-16	A-10 Inlet	467.00	470.56/470.30		SD 4.02 W=2'-6"	See Plan
M-1A	Shallow Brick Manhole	445.90	445.80	451.50	G 5.05 48" SQ	"

**PIPE SCHEDULE**

- 24" RCP CL IV 10 LF
  - 18" RCP CL IV 434 LF
  - 15" RCP CL IV 200 LF
  - 12" CMP 16 ga 381 LF
  - 15" RCP CL IV 200 LF
  - 15" CMP 16 ga 148 LF
  - 21" RCP CL IV 92 LF
- \* 2 3/8" x 1/2" Corrugations

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 4-11-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR: *[Signature]* DATE: 4-10-89

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
 DATE: 4-7-89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *[Signature]* DATE: 3/31/89

CHIEF BUREAU OF ENGINEERING  
 DATE: 3-31-89

Reviewed for HOWARD S.C.D.  
 Name: *[Signature]* Date: 3/28/89  
 U.S. Soil Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 APPROVED: *[Signature]* DATE: 3/28/89

DEVELOPER'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 process will have a Certificate of Approval from the 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.  
 Signature of Developer/Builder: *[Signature]* Date: 12/1/88

STATE OF MARYLAND  
 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  
 DATE: 12-2-88

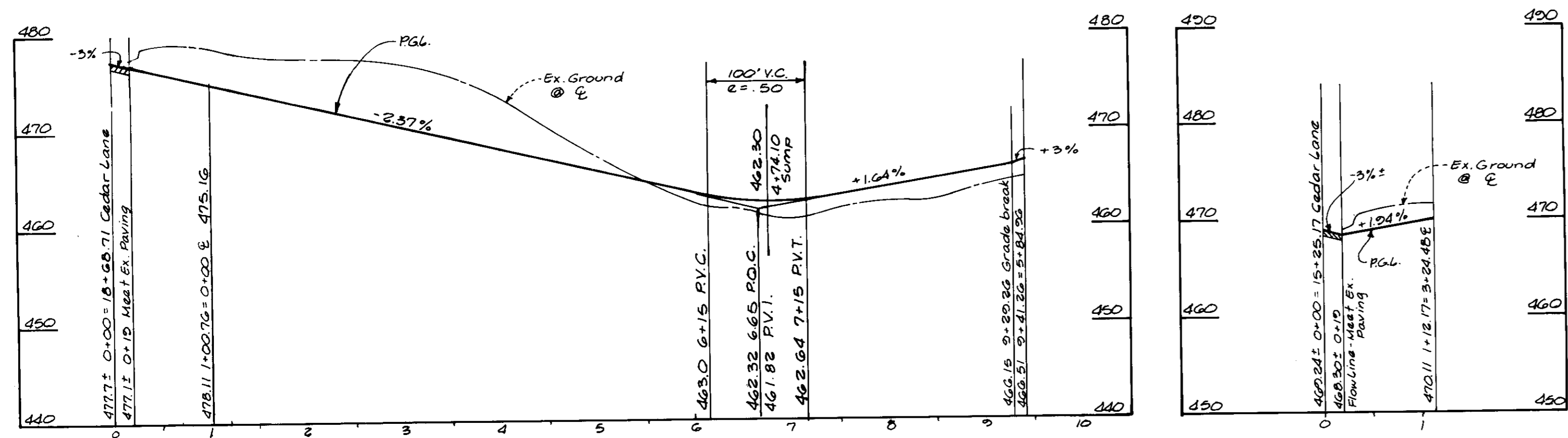
**CLARK • FINEPROCK & SACKETT, INC.**  
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 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO. • (301) 601-1100 - WASH.

DESIGNED: JLS  
 DRAWN: PER  
 CHECKED: JLS  
 DATE: 3-13-89

**SITE DEVELOPMENT PLAN  
 STORM DRAIN PROFILES  
 PARCEL 'B'  
 COLUMBIA  
 VILLAGE OF HARPER'S CHOICE  
 SECTION 7, AREA 2  
 TAX MAP 20 PARCELS 50 & 60  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND**

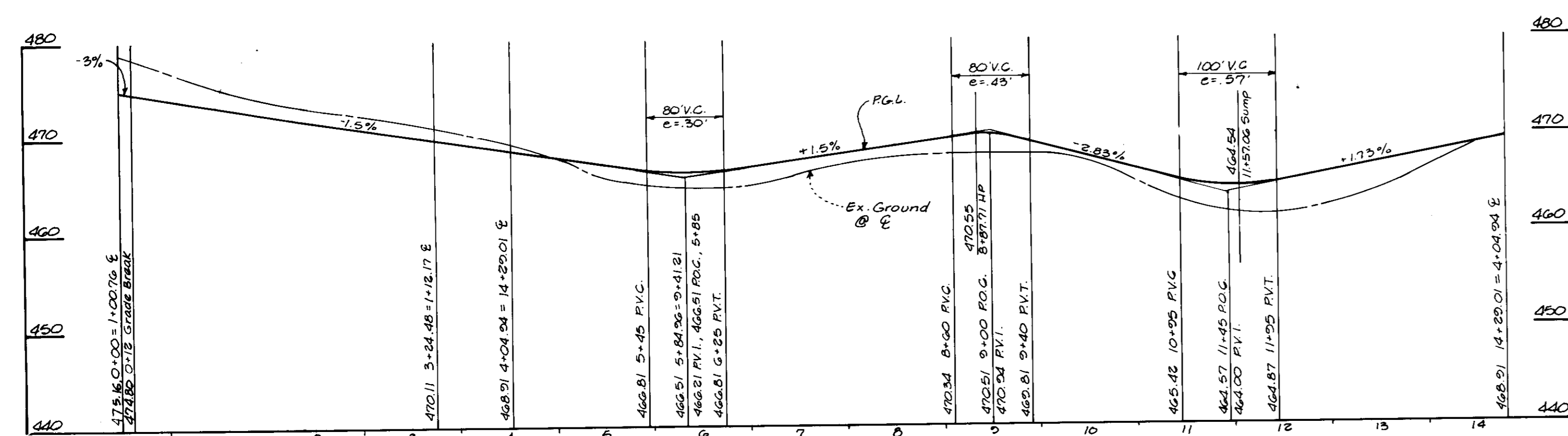
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 DRAWING: d of B  
 JOB NO: 88-072  
 FILE NO: 88-072-X

For: BOZZUTO & ASSOCIATES  
 6401 GOLDEN TRIANGLE DR., STE. 200  
 GREENBELT, MARYLAND 20770



PRIVATE ROAD "A"

PRIVATE ROAD "C"



PRIVATE ROAD "B" (DESIGN SPEED = 25 mph for Private Road)

PROFILE SCALE

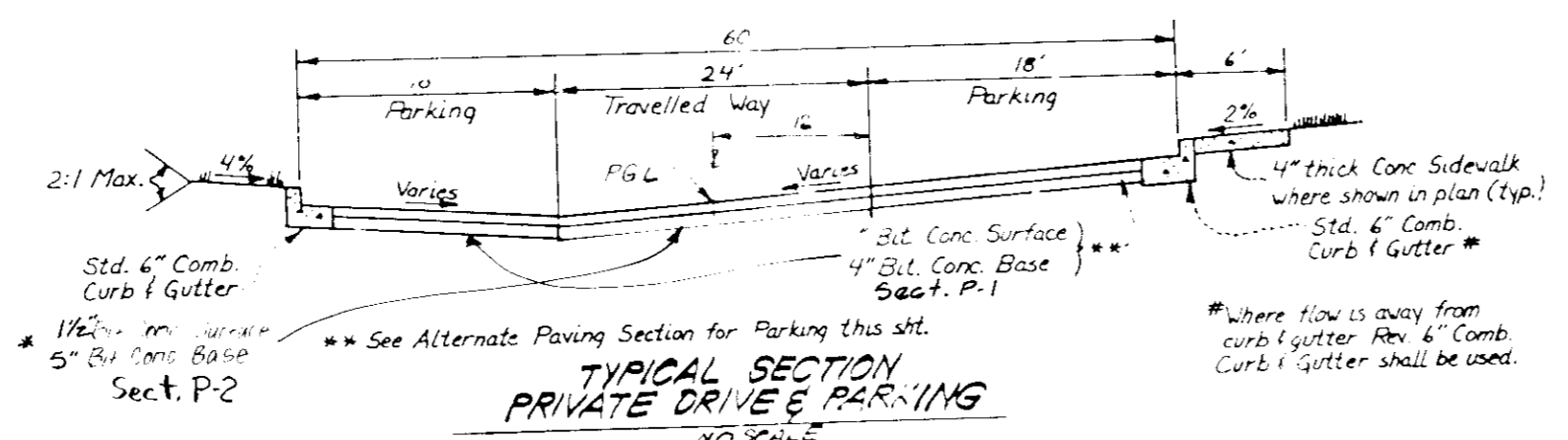
HORZ. = 1" = 100'  
VERT. = 1" = 10'

Bituminous Conc. Surface	1 1/2"
Bituminous Conc. Base	1 1/2"
Prime	1"
Bituminous Conc. Base	5"

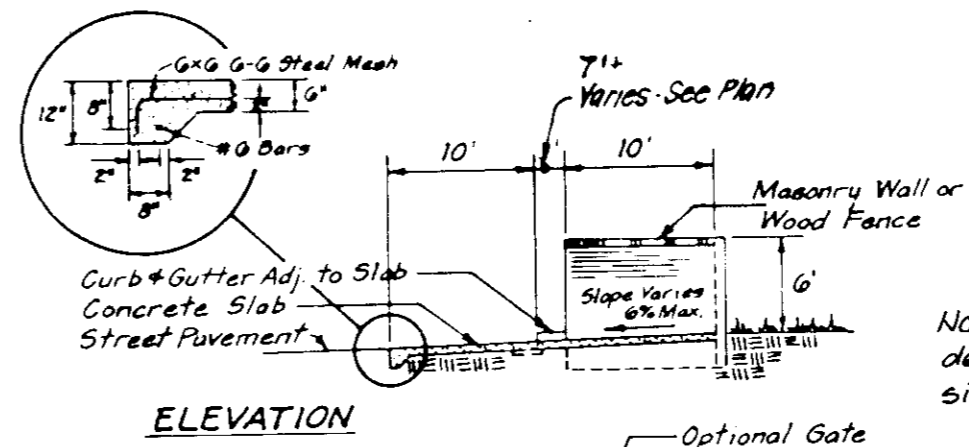
PAVING SECTION FOR MAJOR & MINOR COLLECTOR (Section P-3)

Bituminous Conc. Surface	1 1/2"
Bituminous Conc. Base	4 1/2"
Prime	1"
6" Crusher Run Base Course	6" or 4"
4" Dense Graded Stabilized Aggregate Base Course	4"

ALTERNATE PAVING SECTION FOR MAJOR & MINOR COLLECTOR (Section P-3)

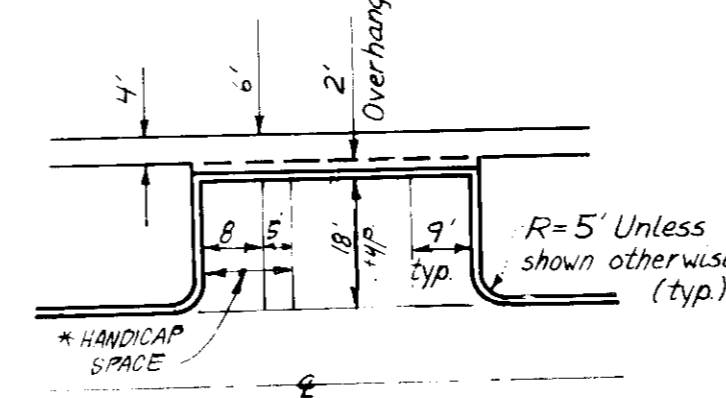


TYPICAL SECTION PRIVATE DRIVE & PARKING

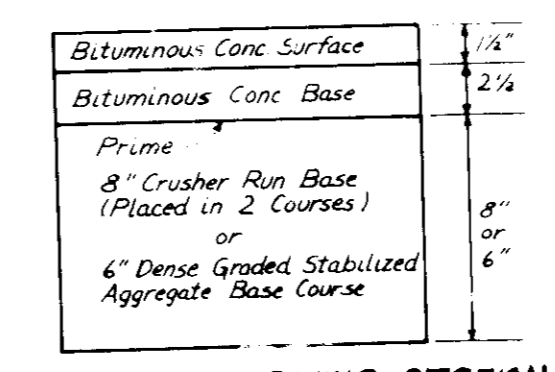


DUMPSTER PAD & ENCLOSURE

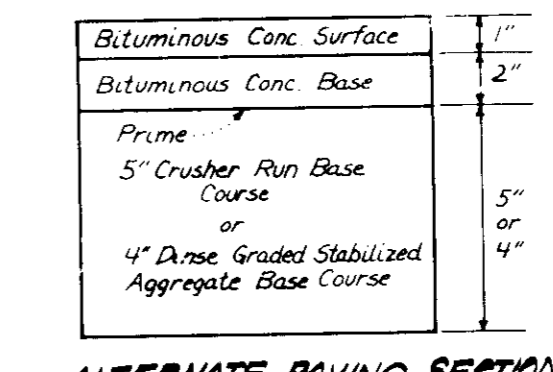
CONCRETE PAVING DETAIL - DUMPSTER AREA



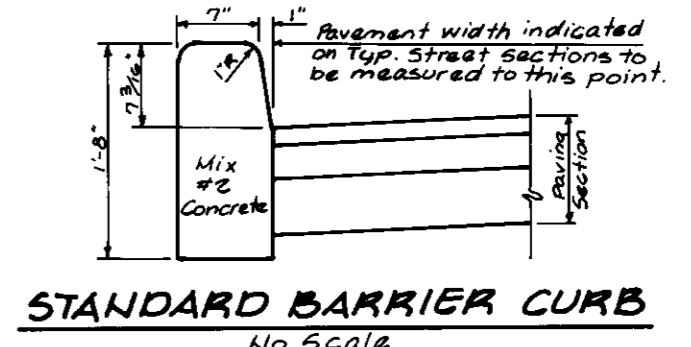
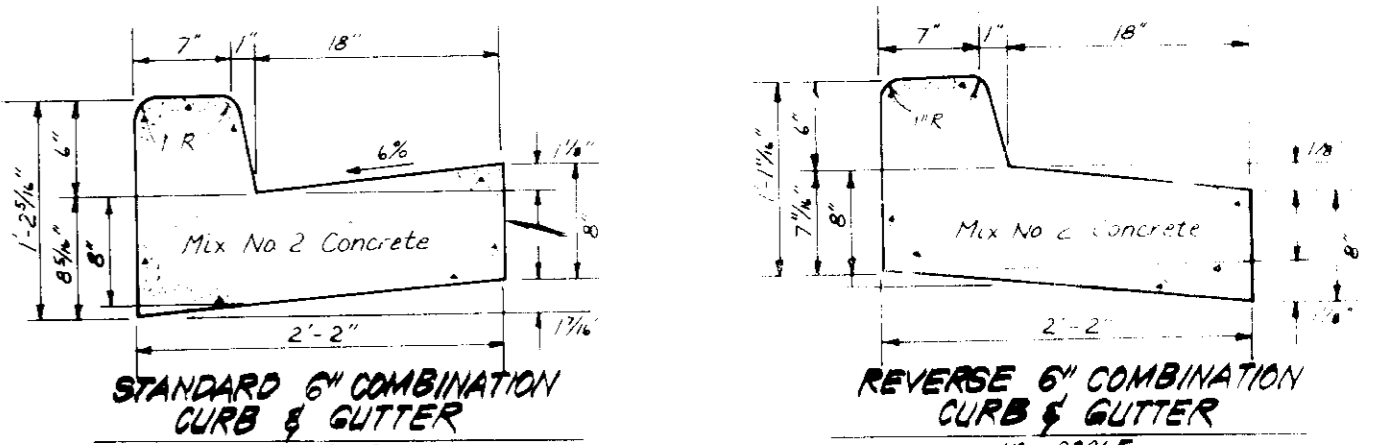
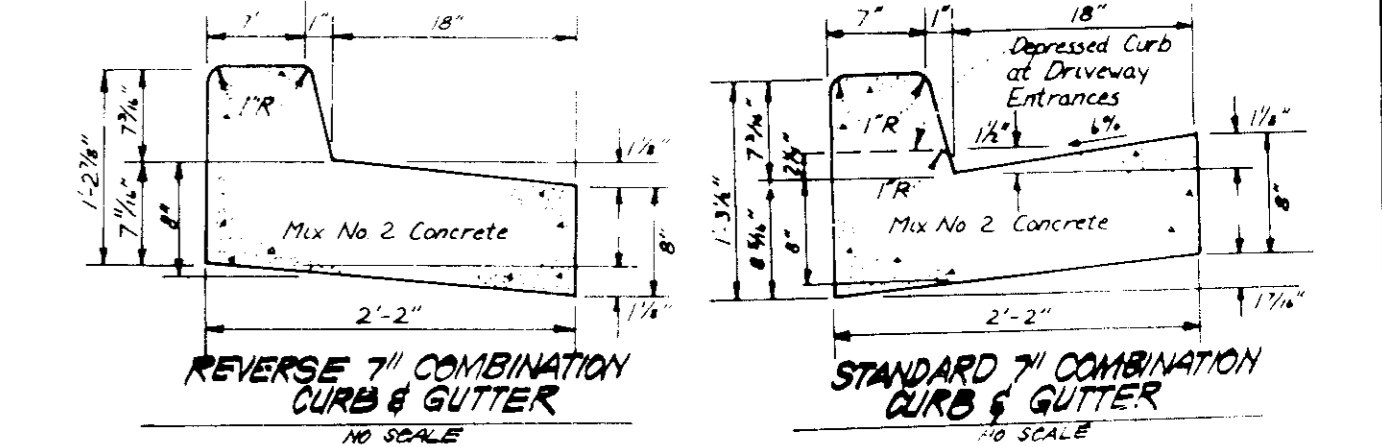
TYPICAL PARKING



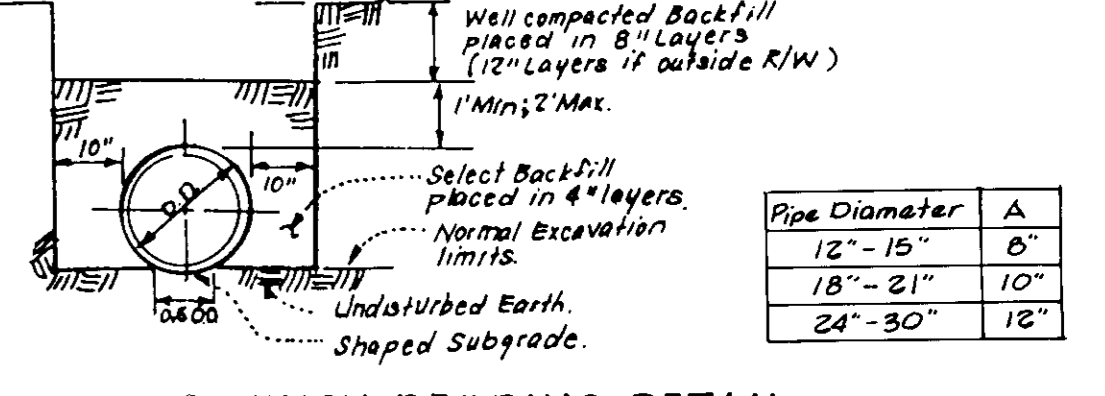
ALTERNATE PAVING SECTION FOR PUBLIC ROADS (SECTION P-2)



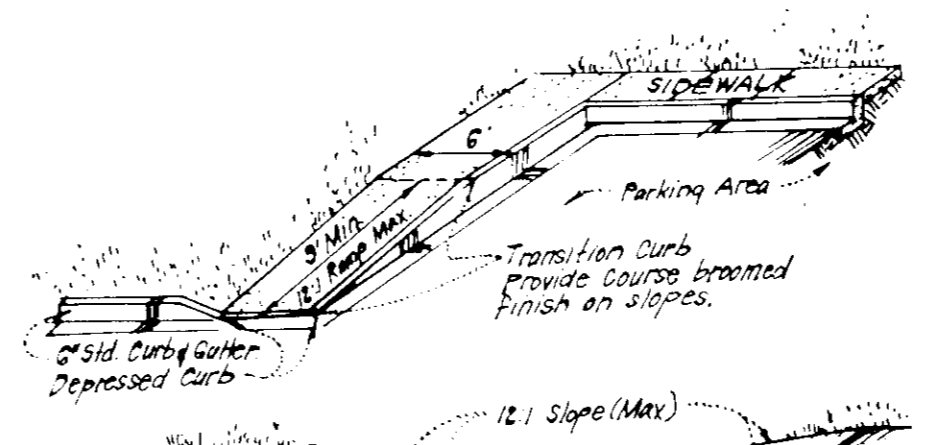
ALTERNATE PAVING SECTION FOR PARKING AREAS (SECTION P-1)



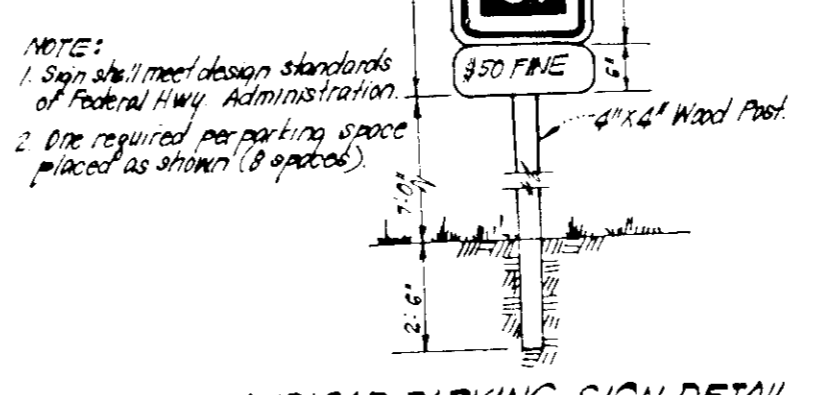
STANDARD BARRIER CURB



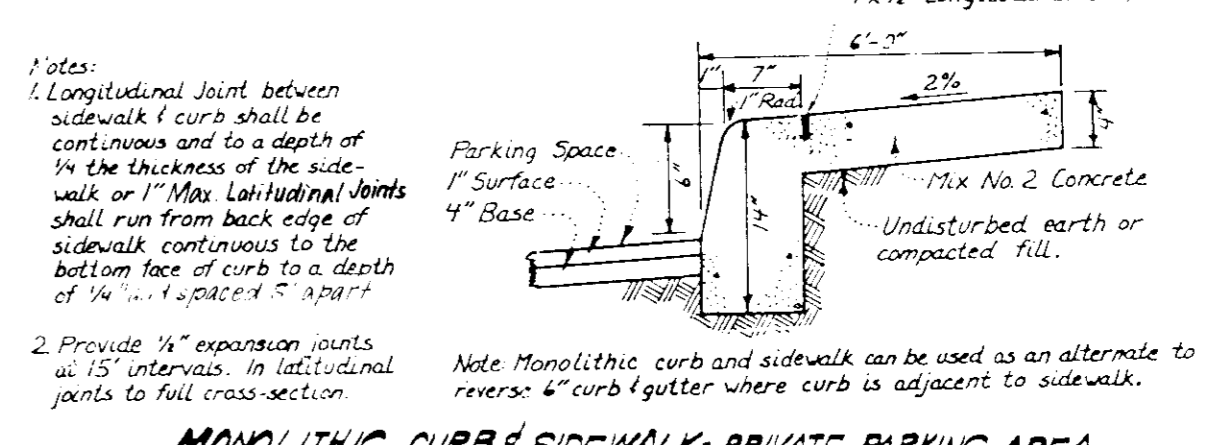
TRENCH BEDDING DETAIL



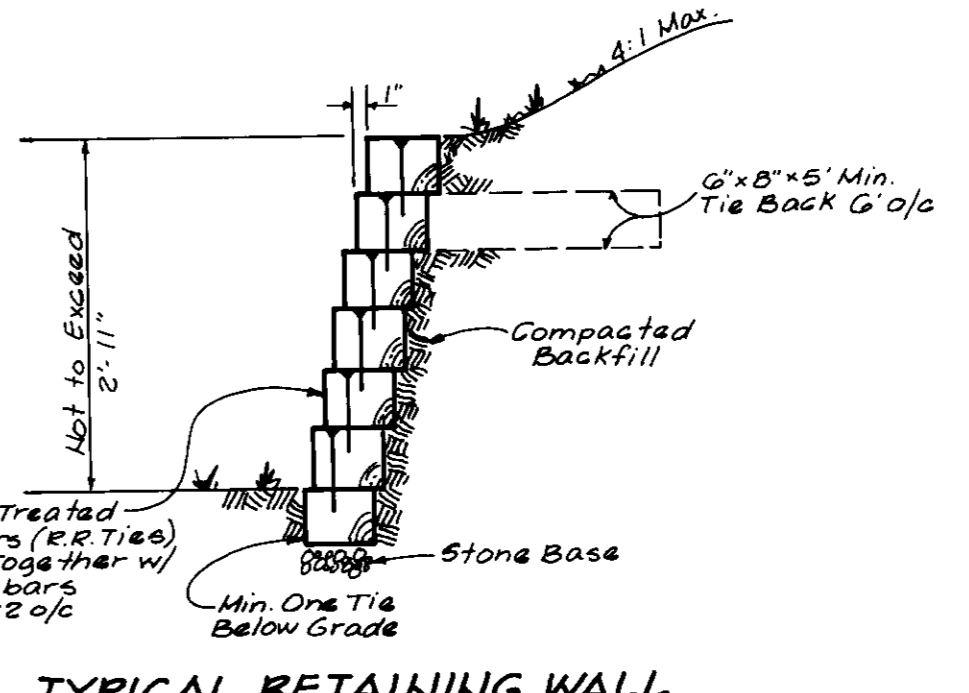
HANDICAP RAMP DETAILS



HANDICAP PARKING SIGN DETAIL



MONOLITHIC CURB & SIDEWALK - PRIVATE PARKING AREA



TYPICAL RETAINING WALL

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER: *[Signature]* DATE: 4-4-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR: *[Signature]* DATE: 4/12/89  
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *[Signature]* DATE: 2-2-89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: *[Signature]* DATE: 3/31/89  
CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 3-31-89

2-1-89  
LKS

CLARK • FINEFROCK & SACKETT, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO. • (301) 62-8700 • WASH.

DESIGNED: JLS  
DRAWN: P.E.R.  
CHECKED: JLS  
DATE: 3-13-89

SITE DEVELOPMENT PLAN  
PARCEL "B"  
COLUMBIA  
VILLAGE OF HARPER'S CHOICE  
SECTION 7, AREA 2  
TAX MAP 29, 5TH ELECTION DISTRICT, PARCEL 59-60  
HOWARD COUNTY, MARYLAND

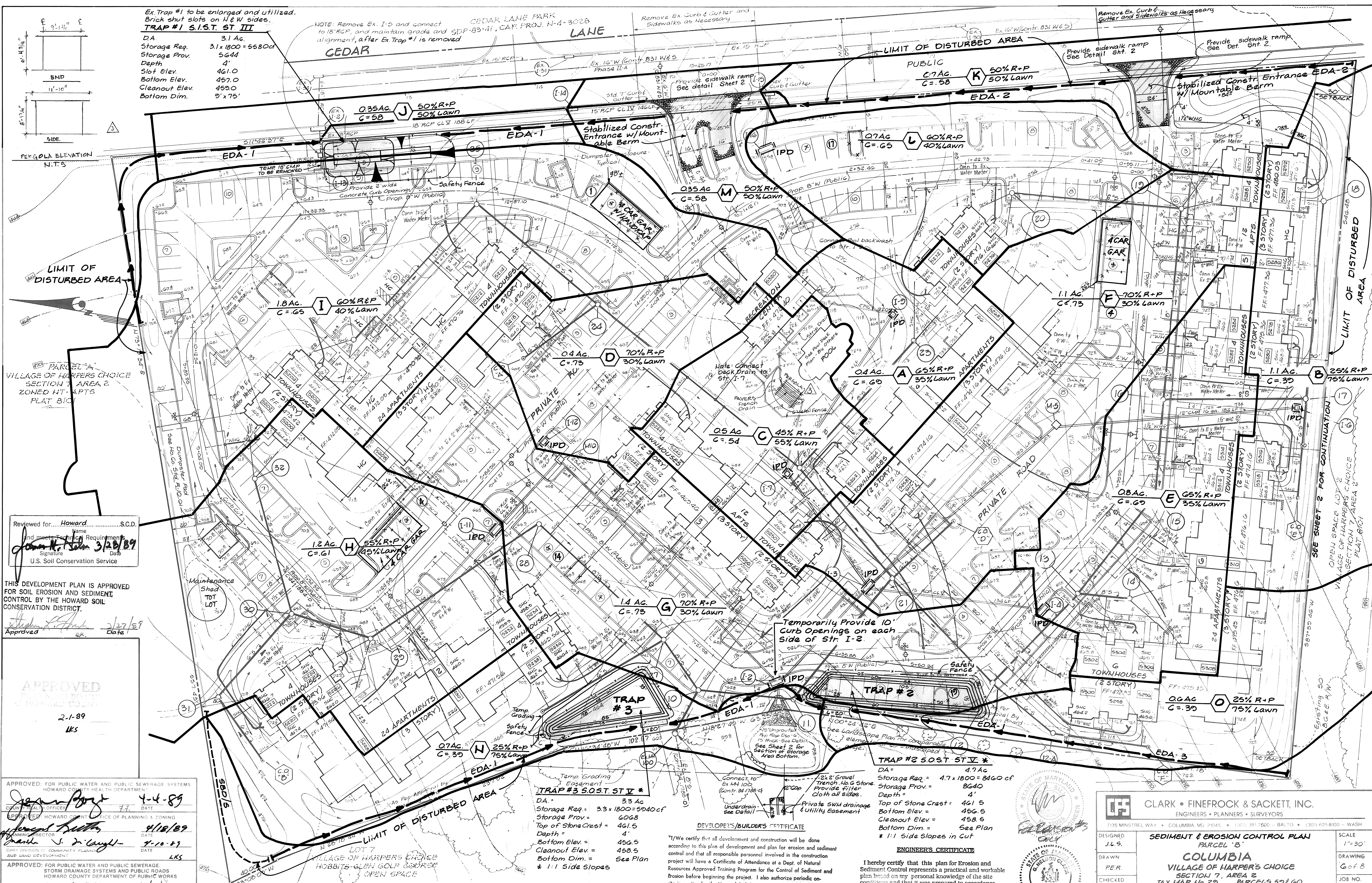
FOR: BOZZUTO & ASSOCIATES  
6401 GOLDEN TRIANGLE DRIVE, STE 200  
GREENBELT, MARYLAND 20770

SCALE: AS SHOWN  
DRAWING: 5 of 8  
JOB NO: 88-072  
FILE NO: 88-072 X



Ex. Trap #1 to be enlarged and utilized.  
 Brick shut slots on N & W sides.  
**TRAP #1 S.I.S.T. ST III**  
 DA 3.1 Ac.  
 Storage Req. 3.1 x 1800 = 5580cf  
 Storage Prov. 5644  
 Depth 4'  
 Slot Elev. 461.0  
 Bottom Elev. 457.0  
 Cleanout Elev. 459.0  
 Bottom Dim. 9' x 75'

NOTE: Remove Ex. I-5 and connect to 18" RCP, and maintain grade and 50% R+P alignment, after Ex. Trap #1 is removed



Reviewed for... Howard... S.C.D.  
 Name  
 and meets Technical Requirements  
 John N. Schmitt 3/20/89  
 Signature Date  
 U.S. Soil Conservation Service

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

Approved: [Signature] 2/27/89  
 Date

APPROVED  
 2-1-89  
 LKS

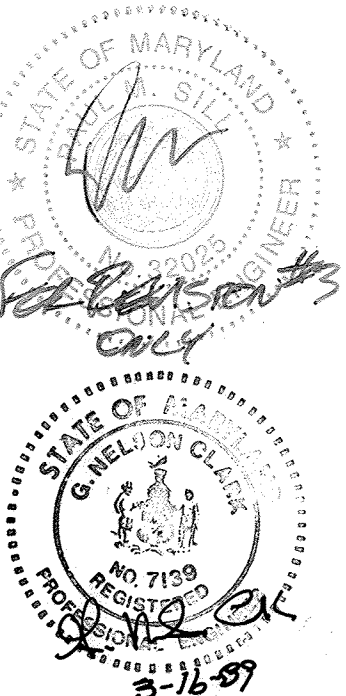
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature] 4-4-89  
 DATE  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 [Signature] 4/18/89  
 DATE  
 [Signature] 4-10-89  
 DATE  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature] 3/31/89  
 DATE  
 [Signature] 3-31-89  
 DATE

**TRAP #3 S.O.S.T. ST V \***  
 DA = 3.3 Ac  
 Storage Req. = 3.3 x 1800 = 5940cf  
 Storage Prov. = 6068  
 Top of Stone Crest = 461.5  
 Depth = 4'  
 Bottom Elev. = 456.5  
 Cleanout Elev. = 458.5  
 Bottom Dim. = See Plan  
 \* 1:1 Side Slopes

**DEVELOPER'S/BUILDERS 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."  
 [Signature] 3/18/89  
 Signature of Developer/Builder Date

**TRAP #2 S.O.S.T. ST V \***  
 DA = 4.7 Ac  
 Storage Req. = 4.7 x 1800 = 8460cf  
 Storage Prov. = 8640  
 Depth = 4'  
 Top of Stone Crest = 461.5  
 Bottom Elev. = 456.5  
 Cleanout Elev. = 458.5  
 Bottom Dim. = See Plan  
 \* 1:1 Side Slopes in Cut

**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.  
 [Signature] 3-16-89  
 G. Nelson Clark Date



**CLARK • FINEROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSIEL WAY • COLUMBIA MD 21045 • (301) 391-7600 - BALTO. • (301) 621-8100 - WASH.

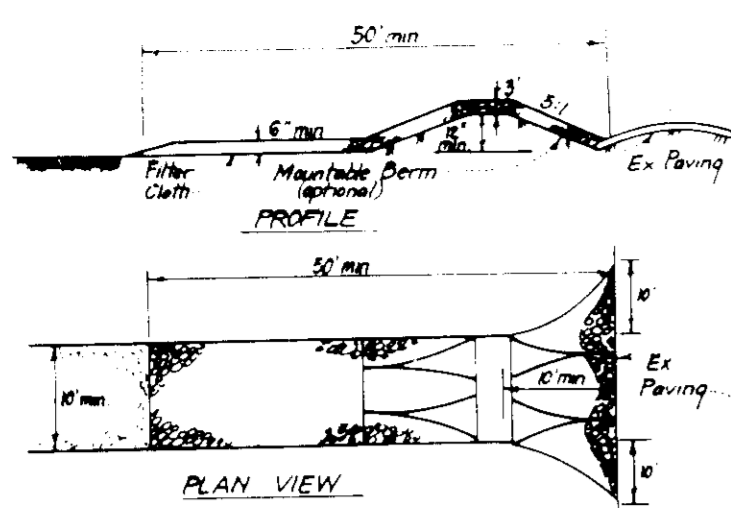
**SEDIMENT & EROSION CONTROL PLAN**  
**PARCEL 'B'**  
**COLUMBIA**  
 VILLAGE OF HARPERS CHOICE  
 SECTION 7, AREA 2  
 TAX MAP No. 29, PARCELS 59 & 60  
 5<sup>TH</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

FOR: BOZZUTO & ASSOCIATES  
 6401 Golden Triangle Dr. Ste. 200  
 Greenbelt, Maryland 20770

DESIGNED: J.L.S.  
 DRAWN: P.E.R.  
 CHECKED: J.L.S.  
 DATE: 3-13-80

SCALE: 1"=30'  
 DRAWING: G of 8  
 JOB NO: 88-076  
 FILE NO: 88-076 SE



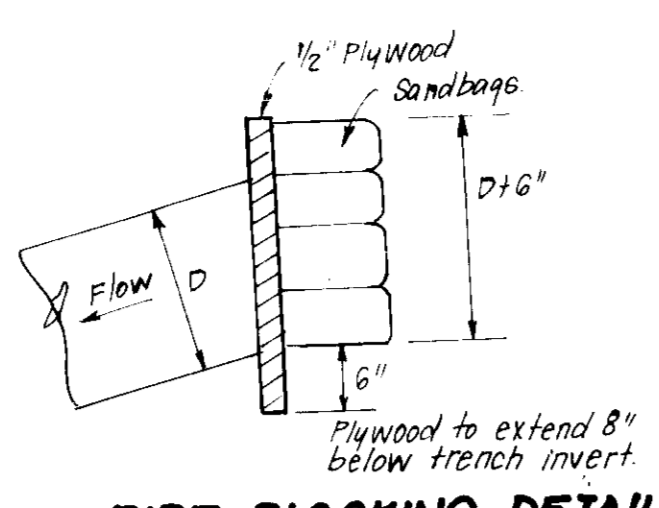


PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone or equivalent in recycled concrete equipment.
2. Length - As required, but not less than 50' length (except on a single residence lot where a 30' length minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single-family residence lot.
6. Surface Water - All surface water flowing over the constructed storm drainage entrance shall be piped across the entrance. If piping is impractical, a suitable alternative form with 5' slope will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public rights-of-way. This may require periodic top dressing with additional stone for construction and repair work or removal of any material which is tracked onto public rights-of-way must be removed immediately.
8. Weeping - Weeds shall be cleared to remove sediment prior to entrance into public rights-of-way. When weeding is required, it shall be done on an area stabilized with stone and gravel and into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain event.

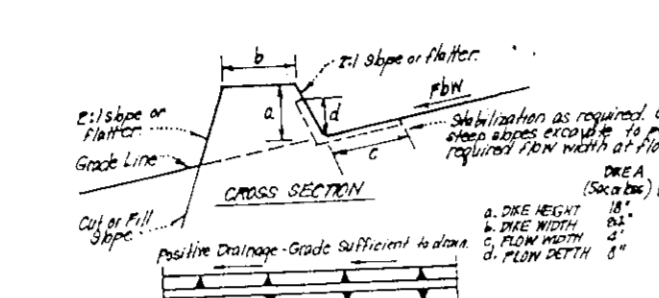
**STABILIZED CONSTRUCTION ENTRANCE (SCE)**  
NO SCALE



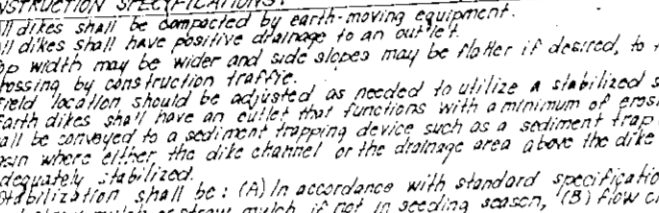
PIPE BLOCKING DETAIL  
NO SCALE

CONSTRUCTION SPECIFICATIONS

1. All pipes shall be constructed to meet minimum equipment.
2. All pipes shall have adequate drainage in an outlet.
3. Top width may be wider and side slopes may be flatter if desired to facilitate cleaning by construction vehicle.
4. Pipes shall be installed in a trench with a minimum of 18\"/>



STONE OUTLET SEDIMENT TRAP (SOST) ST.V  
NO SCALE



ANCHORING DETAIL  
NO SCALE

1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a min. of 6\"/>

STRAW BALE DETAIL (SBD)  
NO SCALE



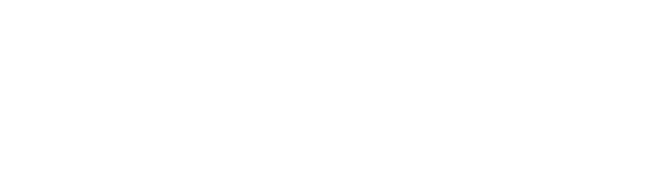
EARTH DIKE DETAIL (E.D.)  
NO SCALE

TYPE OF MEASUREMENT	QUANTITY	PRICE	DATE
1	1000	1.00	1/1/89
2	500	0.50	1/1/89
3	250	0.25	1/1/89
4	125	0.125	1/1/89
5	62.5	0.0625	1/1/89
6	31.25	0.03125	1/1/89
7	15.625	0.015625	1/1/89

CONSTRUCTION SPECIFICATIONS

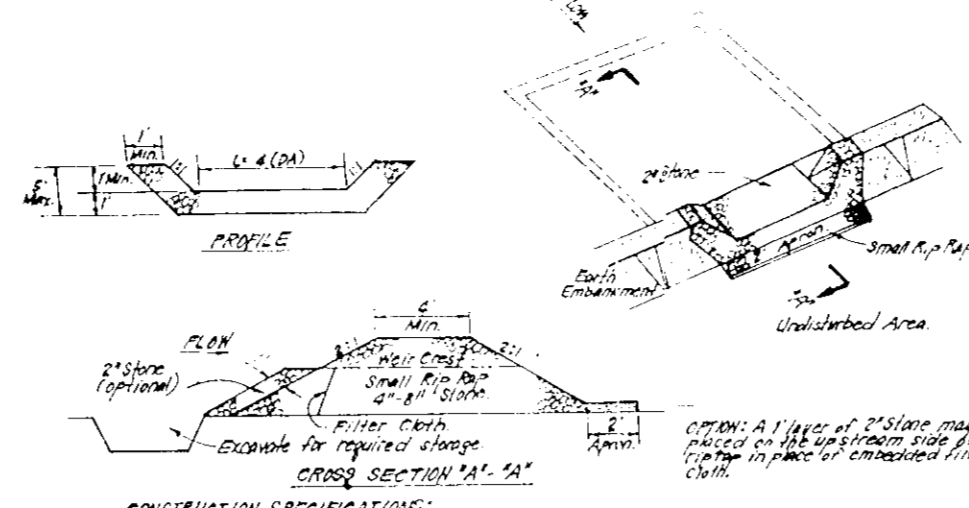
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24\"/>

SILT FENCE DETAIL (S)  
NO SCALE



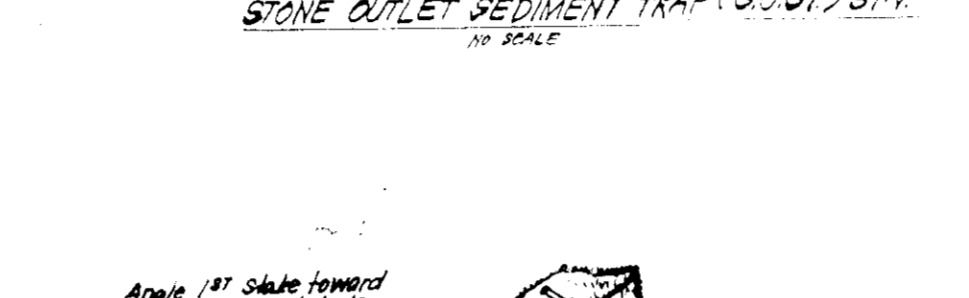
STORM INLET SEDIMENT TRAP (SIST) ST.III  
NO SCALE

1. Sediment shall be removed and the trap maintained until no further sediment has accumulated in the trap.
2. The structure shall be inspected after each rain event and repairs made as needed.
3. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
4. The sediment trap shall be removed and the area stabilized when the construction drainage area has been properly stabilized.
5. All cut slopes shall be 1:1 or flatter.



SHALE INLET PROTECTION DETAIL  
NO SCALE

1. The structure shall be constructed of concrete or masonry and shall be set on a concrete foundation.
2. The structure shall be constructed to meet minimum equipment.
3. The structure shall be constructed to meet minimum equipment.
4. The structure shall be constructed to meet minimum equipment.



CURB INLET PROTECTION DETAIL  
NO SCALE



STRAW BALE DETAIL (SBD)  
NO SCALE

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2. The structure shall be inspected after each rain event and repairs made as needed.
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CONSTRUCTION SPECIFICATIONS

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SILT FENCE DETAIL (S)  
NO SCALE



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NO SCALE



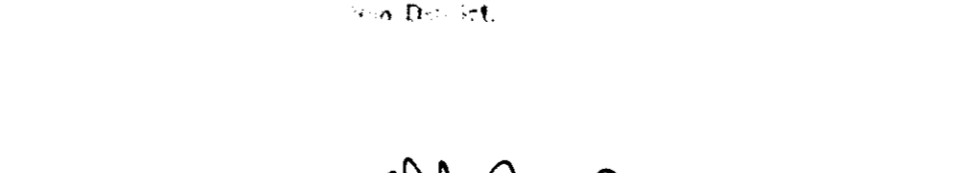
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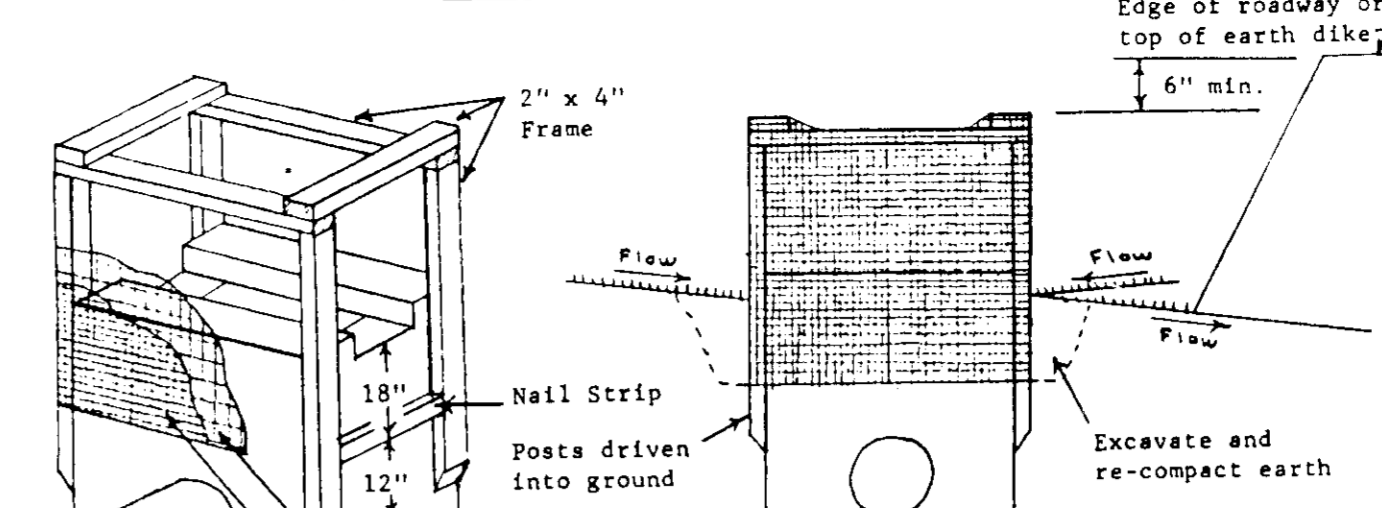


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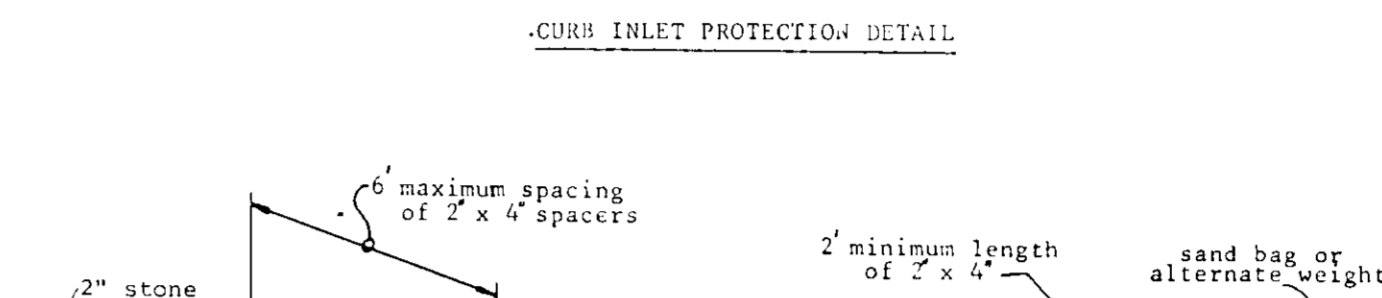
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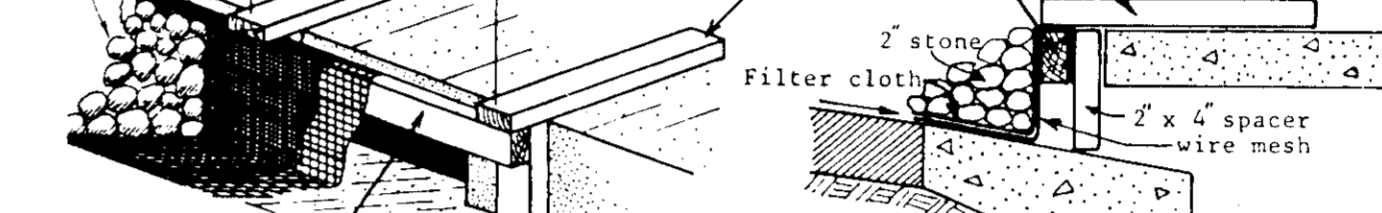


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CURB INLET PROTECTION DETAIL  
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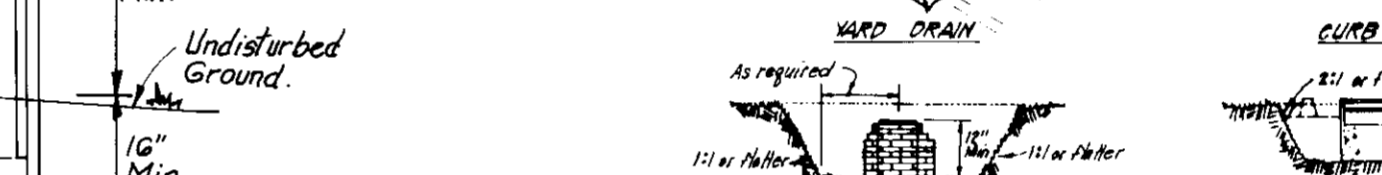
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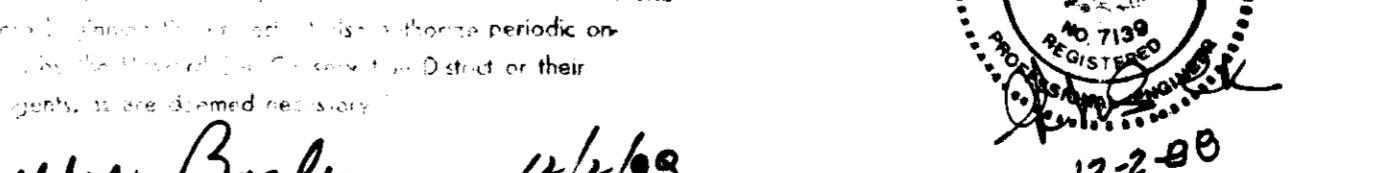
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CONSTRUCTION SPECIFICATIONS

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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, if not previously loosened.

**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 60 lbs per acre (14 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 (.05 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 60 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 mulch on flat areas. On slopes 8 feet or higher, use 368 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, if not previously loosened.

**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 1 thru November 15, seed with 25 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 3 lbs per acre of weeping lovegrass (.07 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 368 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.

**SEEDING CONTROL NOTES**

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting for the start of any construction. (995-137)
- 2) All vegetation and structural structures are to be installed according to the provisions of this plan and are to be in accordance 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 perimeter erosion control structures, dikes, perimeter slopes and all slopes greater than 3:1, 5:1 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins 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 seeding (Sec. 51) and 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	10,347 Acres
Area Disturbed	10,347 Acres
Area to be seeded or sodded	4,362 Acres
Area to be vegetatively stabilized	6,662 Acres
Total Cut	21,216 Cu. Yds
Total Fill	66,142 Cu. Yds
Off-site waste/borrow area	Underdetermined
- 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 shown necessary by the Howard County DEM 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 a "fill-silt" basis, at random, Single lot Sediment Control as shown below must be implemented. (14/16)
- 12) All pipes to be blocked at the end of each day (see detail below).
- 13) The total amount of straw bale dip + silt fence repair = 140 L.F.

**CONSTRUCTION SEQUENCE**

1. Obtain Grading Permit 7 days
2. Install Sediment and Erosion Control measures, except IPD's. Evacuate Storage Area below Str. 5-1 # 14 days
3. Clear and rough grade site 30 days
4. Construct Storm Drainage except I-13 to Ex. I-5. 30 days
5. Construct utilities. 20 days
6. Final grade and construct paving except in area of Trap #2 and existing Trap #1. 120 days
7. Construct Buildings, Pool and Walks. 180 days
8. Stabilize all disturbed areas onsite in accordance with Stds. and Specs. 30 days
9. Upon approval of the Sediment Control Inspector, remove sediment and erosion control measures and construct remainder of storm drainage and paving and stabilize. 30 days
10. Construct Underdrain, Stone Dike and Berm on lot 7 and install sand, gravel and topsoil in Storage Area. Immediately stabilize area disturbed by Underdrain. 7 days

\* Do not install sand, gravel and topsoil in Storage Area.  
 Δ Stone Dike not needed if Future Inlet I-5 is constructed.  
 \* Existing Trap #1 to be cleaned out and enlarged as shown. Temp. 18" CMP to be removed. See previously approved plans F-88-151.

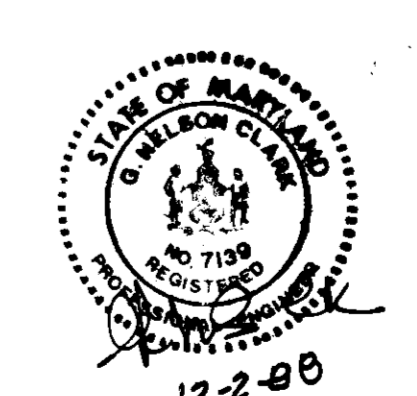
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
 Signature: [Signature] DATE: 3/28/89  
 U.S. SOIL CONSERVATION SERVICE  
 This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.  
 APPROVED: \_\_\_\_\_  
 Howard S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 Signature: [Signature] DATE: 4-8-89  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 Signature: [Signature] DATE: 4/12/89  
 Signature: [Signature] DATE: 4-11-89  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Signature: [Signature] DATE: 3/31/89  
 Signature: [Signature] DATE: 3-31-89

2-1-89  
 LKS

ENGINEERS' CERTIFICATE  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable solution for the control of erosion and sedimentation on the site and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: [Signature] DATE: 12-28-88  
 G. NELSON CLARK

DESIGNER'S CERTIFICATE  
 I hereby certify that all development proposed herein will be done according to the plan of development and that the erosion and sediment control and all other measures proposed herein for the construction project will be in accordance with the provisions of the Natural Resources and Environmental Control Act of 1986, the Control of Sediment and Erosion Act of 1986, and the Howard County Department of Public Works and the Howard County Department of Health and the Howard County Department of Planning and Zoning.  
 Signature: [Signature] DATE: 12/2/88



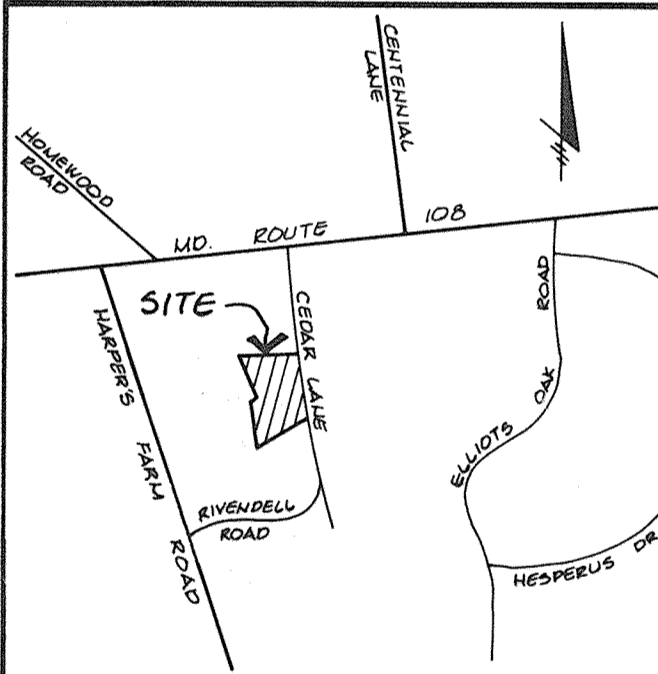
CLARK • FINEFROCK & SACKETT, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO. • (301) 671-8100 • WASH.  
 DESIGNED: JLS  
 DRAWN: PER  
 CHECKED: JLS  
 DATE: 3-18-89  
 SEDIMENT & EROSION CONTROL DETAILS  
 PARCEL 'B'  
 COLUMBIA  
 VILLAGE OF HARRER'S CHOICE  
 SECTION 7, AREA 2  
 TAX MAP 29 PARCELS 50 & 60  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 BOZEMAN & ASSOCIATES  
 4201 Golden Triangle Dr. Ste. 200  
 Greenbelt, Maryland 20770  
 SCALE: No Scale  
 DRAWING: 7 of 8  
 JOB NO: 88-072  
 FILE NO: 88-0725E



PLANT SCHEDULE		SIZE	QUANTITY	REMARKS	FLOWERING TREES	SIZE	QUANTITY	REMARKS
<b>SHADE TREES</b>								
⊕	Acer rubrum	21-3"	50	B&B Heavy Heads	Acer ginnala	21-3"	12	B&B Heavy Heads
⊕	October Glory Red Maple	Cal.	34		Amur Maple	8-10"	4	
⊕	Acer saccharum				Ame lanceol. canadensis			
⊕	Green Mountain Sugar Maple				Dougy Shadow			
⊕	Cleistania tri. Inera Shademaster				Crataegus phaeopyrum			
⊕	Shademaster Honeylocust				Washington Hawthorn			
⊕	Quercus Falcata				Prunus ceras. "Thundercloud"			
⊕	Pin Oak				Purpleleaf Flowering Plum			
⊕	Quercus rubra				Prunus serrata			
⊕	Red Oak				Korean ChERRY			
⊕	Yelkova serrata				Prunus yedoensis			
⊕	Green Yase Zelkova				Yoshino Cherry			
<b>EVERGREEN TREES/SHRUBS</b>								
⊕	Pinus strobus	6-8" Ht.	116					
⊕	White Pine							
⊕	Pinus thunbergii							
⊕	Japanese Black Pine							
⊕	Cornus sericea	18-24"	47					
⊕	Redstart Dogwood							
⊕	Physacantho coccinea							
⊕	Lobley Physacantha							



PARCEL A  
VILLAGE OF HARPERS CHOICE  
SECTION 7, AREA 2  
ZONED HT-APTS



VICINITY MAP  
Scale: 1" = 2000'

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 2-1-89  
LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 4-4-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
DATE: 4/10/89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 3-31-89

NO	REVISION	DATE
2	REVISE FINISHING & ADD PIPE/COLA AT POOL AREA	4-1-89
2	ADD(3) CAR GARAGES, REMOVE 3 PARKING SPACES	8-30-85
1	Move Tot Lot, Rev. Sidewalk ramp note	4-2-80
NO	REVISION	DATE

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DESIGNED: MHP  
DRAWN: MHP  
CHECKED: WHT  
DATE: NOV. 1988

OWNER: HOWARD RESEARCH & DEVELOPMENT LAND COMPANY  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

Subdivision Name: VILLAGE OF HARPERS CHOICE  
Parcel: 7/2 PARCEL B

Plot No: 8101  
Block No: 17  
Zone: APT.  
Tax Map No: 25  
Elec. Dist: 5  
Census Tr.: 8053.01

Water Code: I 03  
Sewer Code: 674 0000

LANDSCAPE PLANNING PLAN  
PARCEL 'B'  
**COLUMBIA**  
VILLAGE OF HARPERS CHOICE  
SECTION 7, AREA 2  
TAX MAP No. 25, PARCELS 59 & 60  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: BOZZUTO & ASSOCIATES  
6401 Golden Triangle Dr. Ste. 200  
Greenbelt, Maryland 20770

SCALE: 1" = 30'  
DRAWING: 8 of 8  
JOB NO.: 88-072  
FILE NO.: 88-072-LS