

VICINITY MAP SCALE: 1" = 2,000'

LOT NO.	STREET ADDRESS
90	100 FINCH COURT
91	9704 FINCH COURT
92	9708 FINCH COURT
93	9711 FINCH COURT
94	9717 FINCH COURT
95	9703 FINCH COURT
96	9720 GUEDEL DRIVE
97	9724 GUEDEL DRIVE

SEWER HOUSE CONN. INV. @ PROP LINE			
LOT NO.	ELEV.	LOT NO.	ELEV.
90	396.11	94	100.85
91	401.15	95	397.36
92	401.15	96	397.58
93	400.85	97	398.70

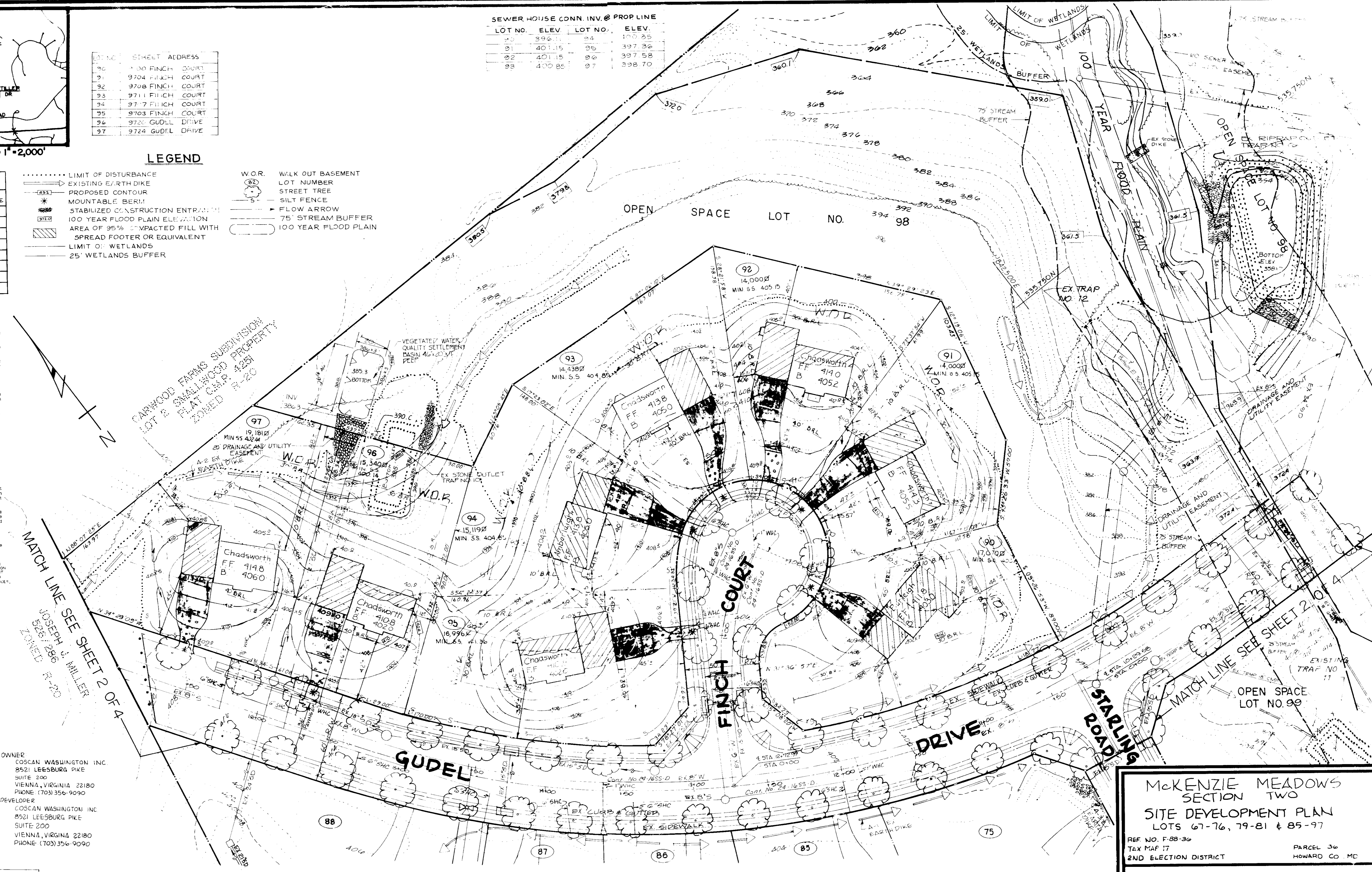
BUILDING COVERAGE			
LOT NO.	LOT AREA SF	HOUSE AREA SF	% LOT COVERAGE
90	17,070	1,806	10.6%
91	14,070	1,939	13.9%
92	14,000	1,939	13.9%
93	13,438	1,939	13.4%
94	15,119	1,643	10.9%
95	16,996	1,939	11.3%
96	15,340	1,939	12.6%
97	19,181	1,939	10.1%

- LEGEND**
- LIMIT OF DISTURBANCE
 - - - - EXISTING E/RTH DIKE
 - - - - PROPOSED CONTOUR
 - * MOUNTABLE BERM
 - STABILIZED CONSTRUCTION ENTRANCE
 - 100 YEAR FLOOD PLAIN ELEVATION
 - AREA OF 95% COMPACTED FILL WITH SPREAD FOOTER OR EQUIVALENT
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - W.O.R. WALK OUT BASEMENT LOT NUMBER
 - STREET TREE
 - SILT FENCE
 - FLOW ARROW
 - 75' STREAM BUFFER
 - 100 YEAR FLOOD PLAIN

GENERAL NOTES

- Water and Sewer mains are public utilities.
- Circle Court, Finch Court, Guedel Drive and Starling Road are public roads.
- Existing topography provided by Potomac Aerial Surveys (6/16/86) and plan P 88-36.
- Plan reference numbers: S 86-64, S 87-35, P 81-51, P 88-36, and SDP 88-48.
- Minimum building setbacks shall be in accordance with the building restriction lines shown on the recorded plat.
- Street trees were provided under P 88-36.
- Site Analysis:

Section	TOTAL SITE
70	175.67% 79.41 (Lots 29-104)
85-97	44.247 Ac.
Present Zoning	R-20
Total # of Lots	69
- The contractor or developer shall contact the Construction Inspection Division (757-2630) 24 hours prior to commencement of work.
- Delay construction of lots 67, 72, and 88 until existing sediment trap 11, 7 and 9 respectively are removed as authorized by the sediment control inspector.
- Driveway entrances per P 88-36.
- Stormwater Management Waiver P 87-51 was approved July 6, 1987.
- THE WETLAND AND STREAM BUFFERS INDICATED ON THIS SDP DO NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT OR A LOT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREAS. MAINTENANCE OF BUFFER, LANDSCAPING, AND UTILITIES IS PERMITTED.



OWNER:
COSCAN WASHINGTON INC
8521 LEESBURG PIKE
SUITE 200
VIENNA, VIRGINIA 22180
PHONE: (703) 356-9090

DEVELOPER:
COSCAN WASHINGTON INC
8521 LEESBURG PIKE
SUITE 200
VIENNA, VIRGINIA 22180
PHONE: (703) 356-9090

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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert H. O'Connell 3/13/90
SIGNATURE OF ENGINEER DATE
ME # 16373

DEVELOPER'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 DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT ON THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

David O'Connell 3/11/90
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. ... 3/13/90
S. SOIL CONSERVATION SERVICE DATE

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

Paul ... 3/13/90
APPROVER DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-2-90
DIRECTOR DATE

[Signature] 3/13/90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 3/13/90
DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 3-19-90
COUNTY HEALTH OFFICER DATE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
McKENZIE MEADOWS	SECTION 2	36
PLAT NO.	BLOCK NO.	ZONE
7664-7669	9	R-20
TAX/ZONE	ELECT. DIST.	CENSUS TR.
17	2ND	6021
403	5758000	
WATER CODE	SEWER CODE	

McKENZIE MEADOWS SECTION TWO

SITE DEVELOPMENT PLAN

LOTS 76, 79-81 & 85-97

REF. NO. F-88-36
TAX MAP 17
2ND ELECTION DISTRICT

PARCEL 36
HOWARD CO. MD.

JOHN E. HARMS JR. AND ASSOCIATES INC.

CONSULTING ENGINEERS - PLANNERS - SURVEYORS

8818 CENTRE PARK DRIVE SUITE 200
COLUMBIA, MARYLAND 21045 TELEPHONE 301-731-2121

DESIGNED BY T.B.
DRAWN BY J.R.M.
CHECKED BY R.H.V.
DATE 6/4/89
SCALE 1" = 30'
W.O. NO. 44-88-003X

1 OF 4

OWNER:
 COSCAN WASHINGTON INC
 8521 LEESBURG PIKE
 SUITE 200
 VIENNA, VIRGINIA 22180
 PHONE: (703) 356-9090
 DEVELOPER:
 COSCAN WASHINGTON INC
 8521 LEESBURG PIKE
 SUITE 200
 VIENNA, VIRGINIA 22180
 PHONE: (703) 356-9090

LOT NO	STREET ADDRESS
67	7105 STARLING ROAD
68	7109 STARLING ROAD
69	7113 STARLING ROAD
70	7117 STARLING ROAD
71	7102 STARLING ROAD
72	7106 STARLING ROAD
73	7110 STARLING ROAD
74	7114 STARLING ROAD
75	7109 ORIOLE COURT
76	7108 ORIOLE COURT
77	7104 ORIOLE COURT
78	7105 GUEL DRIVE
79	7109 GUEL DRIVE
80	7113 GUEL DRIVE
81	7117 GUEL DRIVE
82	7102 GUEL DRIVE
83	7106 GUEL DRIVE
84	7110 GUEL DRIVE
85	7105 STARLING ROAD
86	7109 STARLING ROAD
87	7113 STARLING ROAD
88	7117 STARLING ROAD
89	7102 STARLING ROAD

LOT NO	ELEV	LOT NO	ELEV
67	389.37	82	423.66
68	393.43	83	423.60
69	396.92	84	421.68
70	401.38	85	391.69
71	388.89	86	392.80
72	399.77	87	392.94
73	404.73	88	393.92
74	418.17	89	396.25
81	423.77		

LOT NO	HOUSE AREA S.F.	HOUSE COVERAGE %
67	17,147	10.2 %
68	16,312	10.1 %
69	14,130	13.7 %
70	14,130	12.8 %
71	16,210	11.7 %
72	15,810	13.0 %
73	14,130	12.7 %
74	14,130	13.7 %
75	14,941	12.9 %
76	14,000	11.7 %
77	14,000	12.9 %
78	14,074	11.7 %
79	14,232	13.2 %

NO	DATE	CHANGE	BY
1	5-20-91	CHANGE HOUSE-LOT 88	PLB
2	12-9-91	CHANGE HOUSE COVERAGE-LOT 85	PLB

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: *Robert L. O'Neil*
 DATE: 3/1/90

DEVELOPER'S CERTIFICATE
 I HEREBY 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 DEPARTMENT 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 ON THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

Signature: *Donald Blanton*
 DATE: 3/1/90

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MET TECHNICAL REQUIREMENTS
 Signature: *James M. H. [unclear]*
 DATE: 3/1/90

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

Signature: *John P. Robertson*
 DATE: 3/1/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 Signature: *[unclear]*
 DATE: 3/1/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 Signature: *[unclear]*
 DATE: 3/1/90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 Signature: *[unclear]*
 DATE: 3/1/90

Signature: *[unclear]*
 DATE: 3/1/90

McKENZIE MEADOWS SECTION TWO
 SITE DEVELOPMENT PLAN
 LOTS 67-76, 79-81 & 85-97

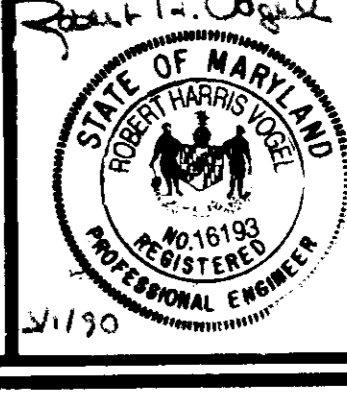
REF. NO. F-88-36
 TAX MAP 17
 2ND ELECTION DISTRICT

PARCELS 39
 HOWARD COUNTY

JOHN E. HARMS JR. AND ASSOCIATES INC.
 CONSULTING ENGINEERS - PLANNERS - SURVEYORS

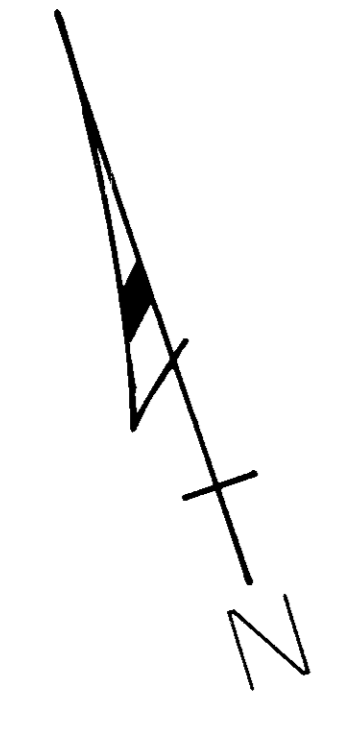
8818 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

SUITE 200
 TELEPHONE 301-741-1000



DESIGNED BY: T.B.
 DRAWN BY: J.R.M.
 CHECKED BY: R.H.V.
 DATE: 8/4/89
 SCALE: 1" = 30'
 W.O. NO. 44-88-003X

2 SHEET OF 4



ACQUIRING COVERAGE			
NO	LOT AREA A.F.	HOUSE AREA SF	% LOT COVERAGE
1	19,241	1,939	10.1 %
2	12,781	1,820	10.8 %
3	20,230	1,643	8.0 %
4	14,321	1,939	13.5 %
5	14,100	1,939	13.9 %
6	17,744	1,939	13.3 %

LOT NO	STREET ADDRESS
71	9721 STARLING ROAD
72	9726 STARLING ROAD
73	9729 STARLING ROAD
74	9733 STARLING ROAD
79	9724 STARLING ROAD
80	9728 STARLING ROAD

SEWER HOUSE CONN INV @ PROP LINE			
LOT NO	ELEV	LOT NO	ELEV
71	406.45	79	418.82
72	410.05	80	418.15
73	413.51		
74	420.97		

LEGEND

- LIMIT OF DISTURANCE
- EXISTING EARTH DIKE
- PROPOSED CONTOUR
- MOUNDABLE BEAM
- STABILIZED CONSTRUCTION ENTRANCE
- 100 YEAR FLOOD PLAIN ELEVATION
- AREA IN WHICH COMPACTED FILL WITH SPREAD WATER OR EQUIVALENT IS NOT TO EXCEED
- WALK OUT BASEMENT
- LOT NUMBER
- STREET TREE
- SILE FENCE
- FLOW ARROW
- 100 YEAR FLOOD PLAIN
- LIMIT OF WETLANDS
- WETLAND BUFFER

OWNER
 COSCAN WASHINGTON INC.
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McKENZIE MEADOWS SECTION TWO
SITE DEVELOPMENT PLAN
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 CONSULTING ENGINEERS PLANNERS SURVEYORS

8818 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045
 TELEPHONE 301-726-1100



DESIGNED BY T.B.
 DRAWN BY J.A.M.
 CHECKED BY R.H.V.
 DATE 8/4/89
 SCALE 1"=30'
 W.O. NO. 44 99.003X
 SHEET 4 OF 4

ENGINEER'S CERTIFICATE
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Robert L. Harms 8/1/90
 SIGNATURE OF ENGINEER DATE
 NO. 16193

DEVELOPER'S CERTIFICATE
 I HEREBY 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 OF THIS 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. I ALSO AUTHORIZE PERSONS ON SITE INSPECTED BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR APPROVED AGENTS AND AS DEEMED NECESSARY.

David M. Harms 8/1/90
 SIGNATURE OF DEVELOPER DATE

APPROVED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 JAMES M. HARMON / JPH 3/1/90
 DATE

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

APPROVED BY
 JAMES M. HARMON 3/1/90
 SIGNATURE OF DISTRICT DIRECTOR DATE

APPROVED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Robert L. Harms 8/1/90
 DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM SEWERAGE SYSTEMS AND STREET ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 APPROVED BY
 Robert L. Harms 8/1/90
 SIGNATURE OF DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED BY
 John E. Harms Jr. 8/1/90
 SIGNATURE OF HEALTH OFFICER DATE

SUBDIVISION NAME: MCKENZIE MEADOWS
 SECTION AREA: SECTION 2
 PARCEL NUMBER: 36

PLAT NO: 7664-7669
 BLOCK NO: 9
 ZONE: R20
 TAX ZONE: 17
 ELECT DIST: 2ND
 CENSUS TR: 6021

H.O. NO: 5758000
 WATER CODE: SEWER CODE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 REGISTERED
 NO. 16193