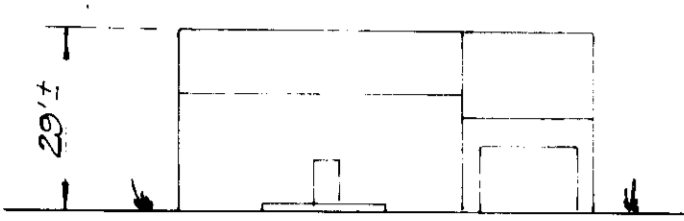


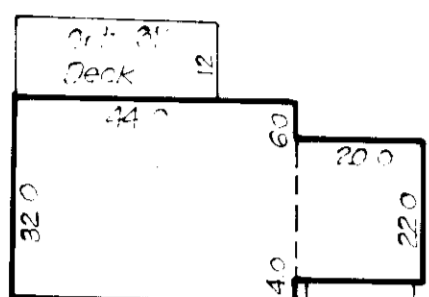
**TYPICAL HOUSE**

Scale: 1" = 30'

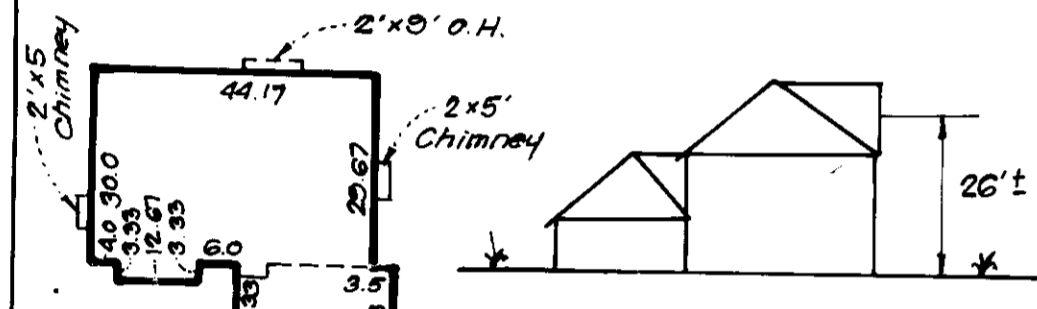
NOTE: All units have 1" roof eaves front & rear



CUSTOM "C"

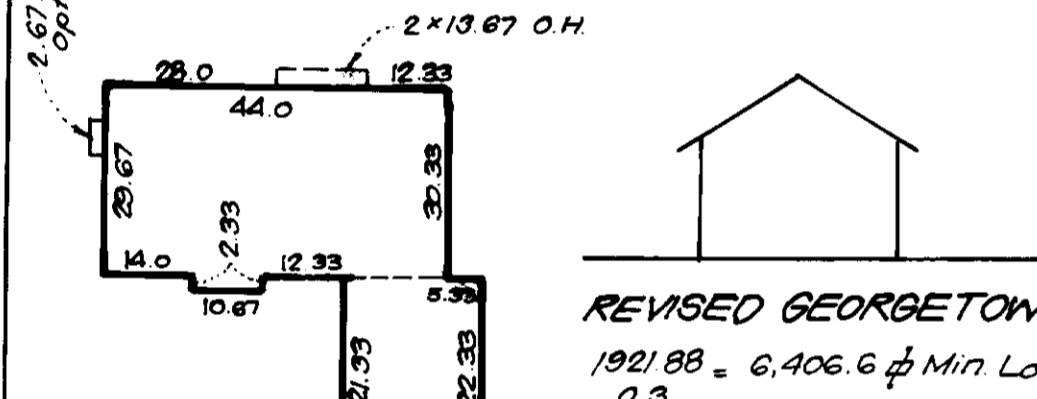


$\frac{1976}{0.3} = 6,586.67 \text{ sq ft Min Lot Size}$



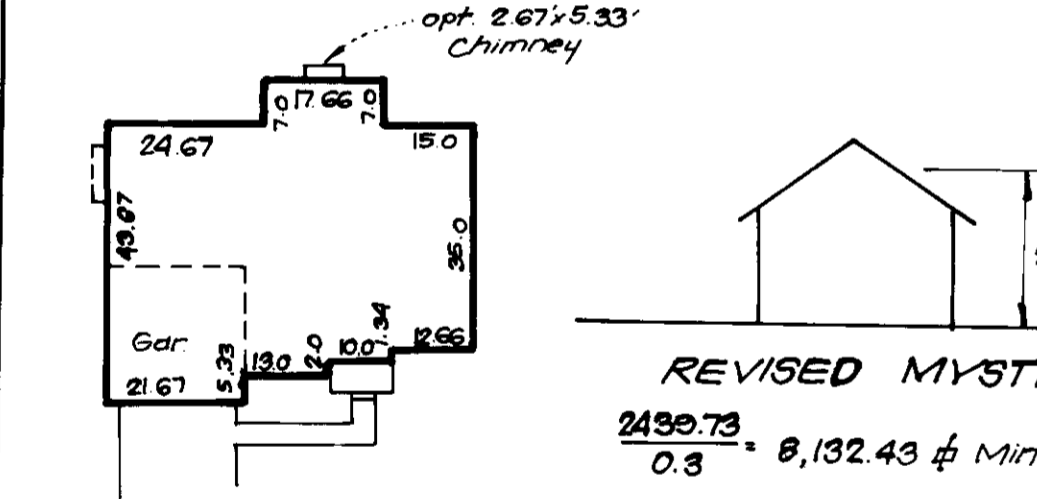
NANTUCKET

$\frac{1861}{0.3} = 6,205 \text{ sq ft Min Lot Size}$



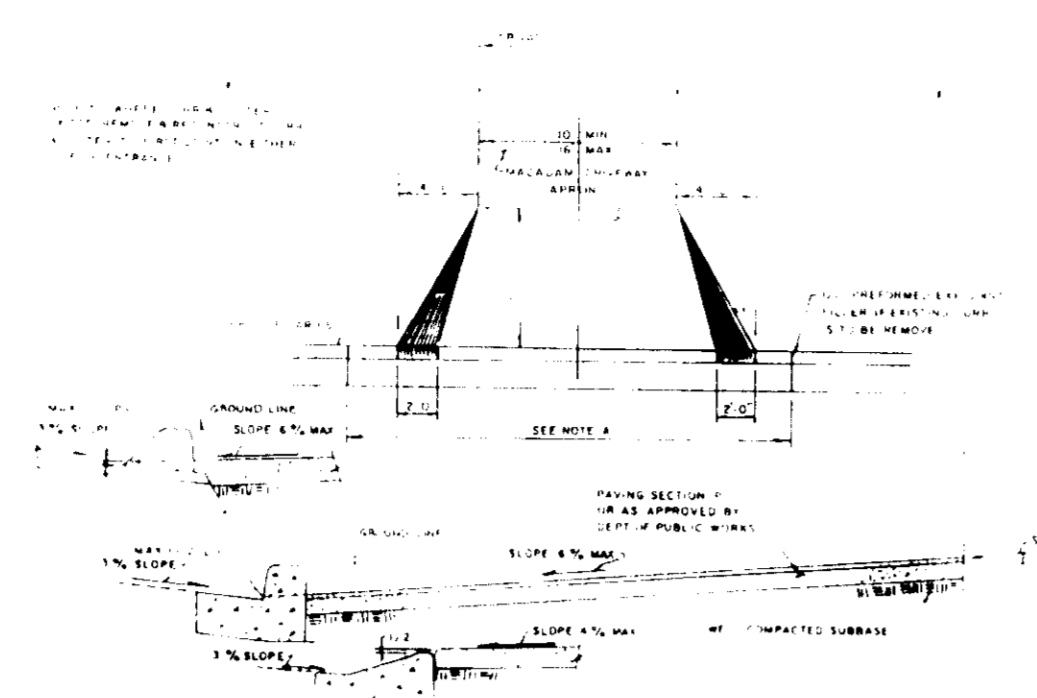
REVISED GEORGETOWN II

$\frac{1921.88}{0.3} = 6,406.6 \text{ sq ft Min Lot Size}$

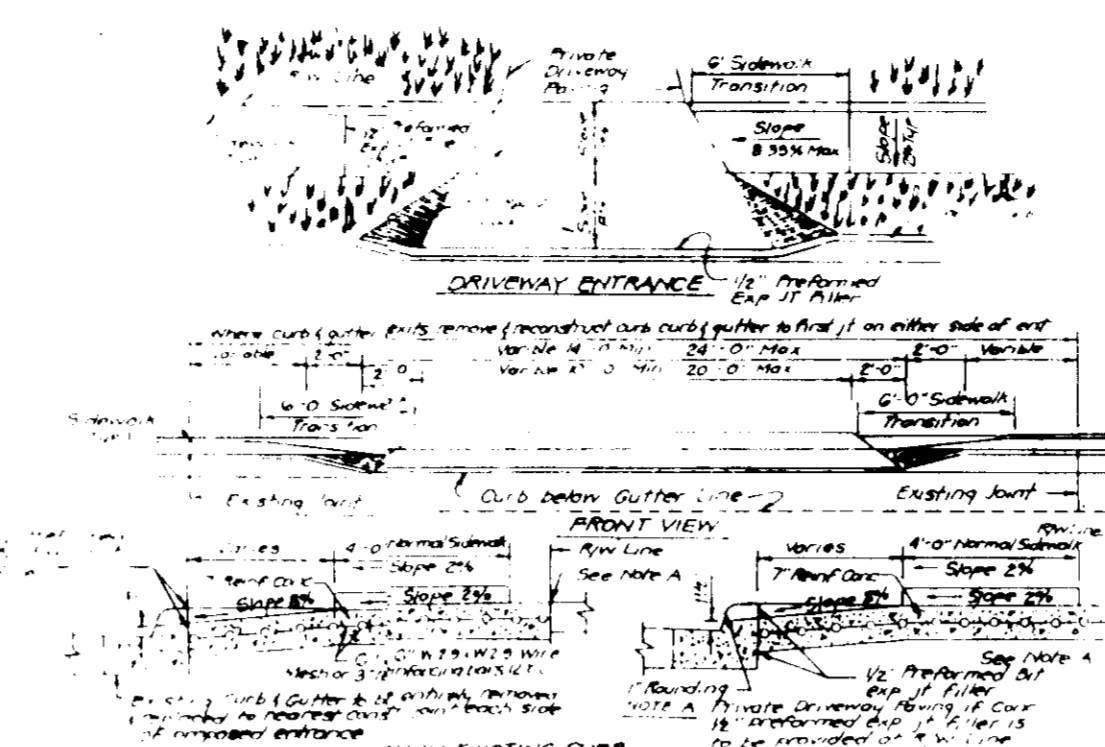


REVISED MYSTIC

$\frac{2459.73}{0.3} = 8,132.43 \text{ sq ft Min Lot Size}$



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB

**GENERAL NOTES**

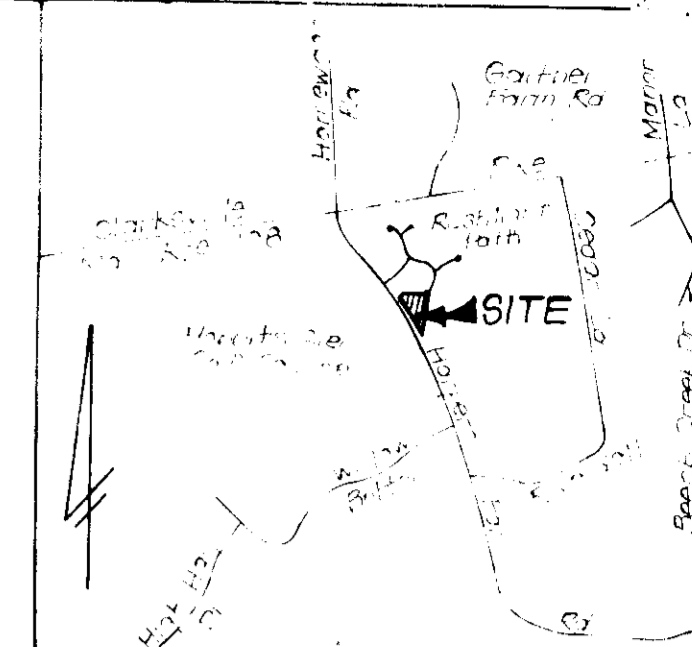
1. Subject property zoned New Town Single Family Low Density (N.T.S.F.L.D.) per B.C. 85 Comprehensive Zoning Plan
2. The lot dimensions shown herein are based on The Virginia State Grid System and derived from the following Howard County Control Stations: 2739002 and 2739003
3. All roadways are public and existing
4. Total area included in this submission: 44,666 sq ft or 102.53
5. Total number of lots: 3
6. Any damage to county owned right-of-ways shall be corrected at the Developer's expense
7. Maximum lot coverage: 5.30%
8. Reference plans: S-88-101, P-88-45 and WP-88-14, F-88-201
9. The Contractor or Developer shall contact the Construction Inspection Survey Division, 24 hours in advance of commencement of work at 782-2630
10. The existing topography shown was taken from road construction plans prepared by Kilde Consultants, Inc.
11. The Stormwater Management requirements for the subject property have been waived as per D.P.W. action dated sept. 6, 1988
12. 10' Tree Maintenance Easement on all road frontages

**SPECIAL NOTES**

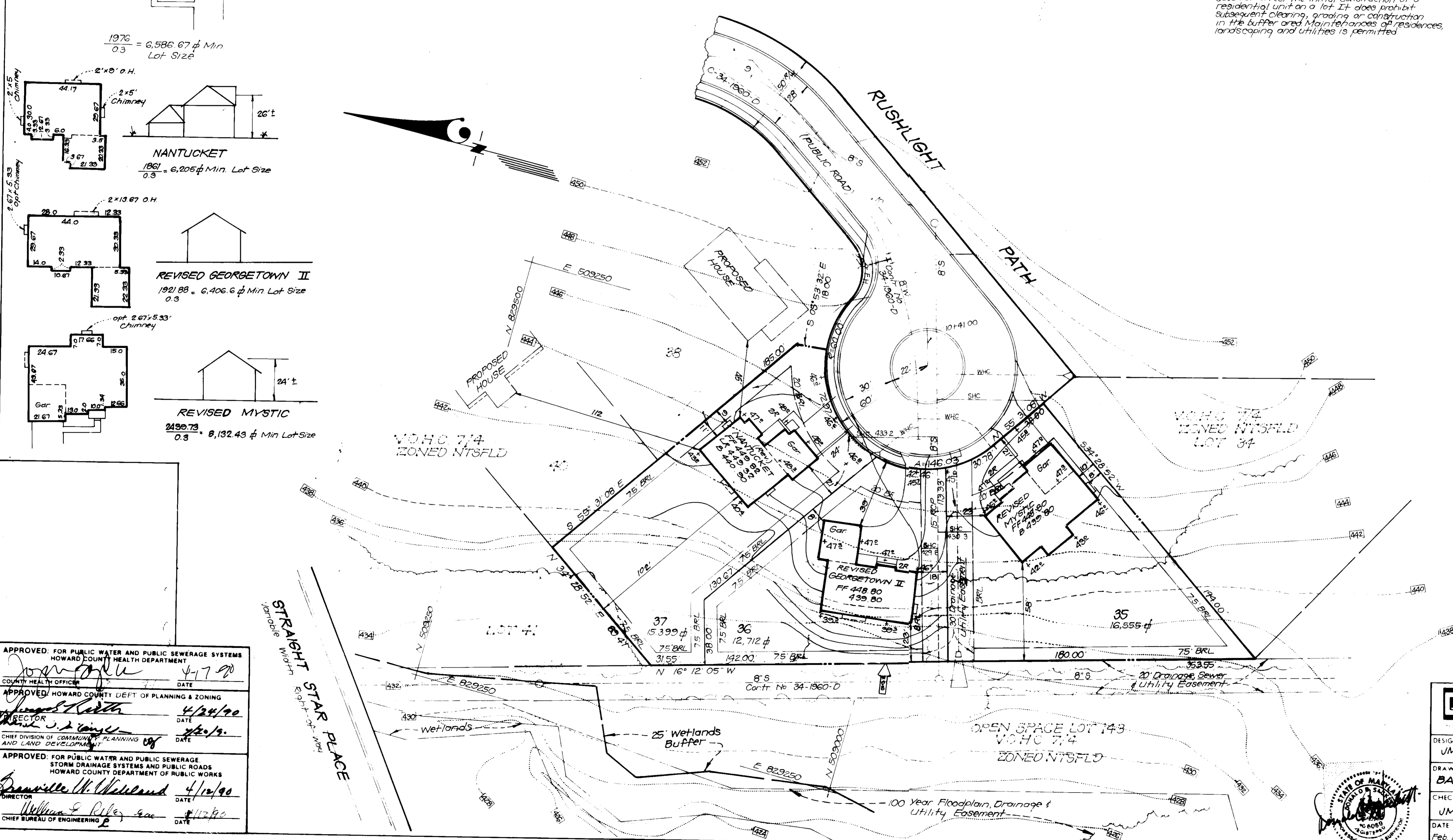
1. All road construction, storm drainage facilities and public water and sewer are shown for reference only. Use approved Howard County plans for all phases of construction.
2. The wetland buffer indicated on this S.P.E. does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

**LEGEND**

- Contour Interval: 2 FT
- Existing Contour: (dashed line)
- Proposed Contour: (solid line)
- Spot Elevation: +10'
- Direction of Drainage: (arrow)
- Walk out Basement: (hatched area)
- Ex. Trees to be saved: (tree symbol)



VICINITY MAP Scale: 1" = 200'



ADDRESS CHART	
LOT NO	STREET ADDRESS
35	5057 RUSHLIGHT PATH
36	5053 "
37	5049 "

Nº	REVISIONS	Date
1	Rev. for grad. lots 35-37, Add new house typical's	3/17/92

OWNER	
HOWARD RESEARCH & DEVELOPMENT LAND CO 10275 Little Patuxent Pkwy Columbia Maryland 21048	
PROJECT: COLUMBIA VILLAGE OF HARPER'S CHOICE	SECTION: 7/4
LOT: 35-37	DATE: 9/39
SCALE: 1/8" = 1' N.T.S.F.L.D.	DATE: 10/16
FILE NO: 6053.01	DATE: 5/11
PROJECT NO: 103	DATE: 6/14/0000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 4/17/90

APPROVED: HOWARD COUNTY DEPT OF PLANNING & ZONING  
DATE: 4/24/90

APPROVED: CHIEF DIVISION OF CONTAINMENT PLANNING AND LAND DEVELOPMENT  
DATE: 4/20/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 4/12/90

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

**SITE DEVELOPMENT PLAN**  
LOTS 35 thru 37  
**COLUMBIA**  
VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA 4  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
FOR: WOODMAN HOMES, INC  
White Lake Village Green, Suite 300  
Columbia, Maryland

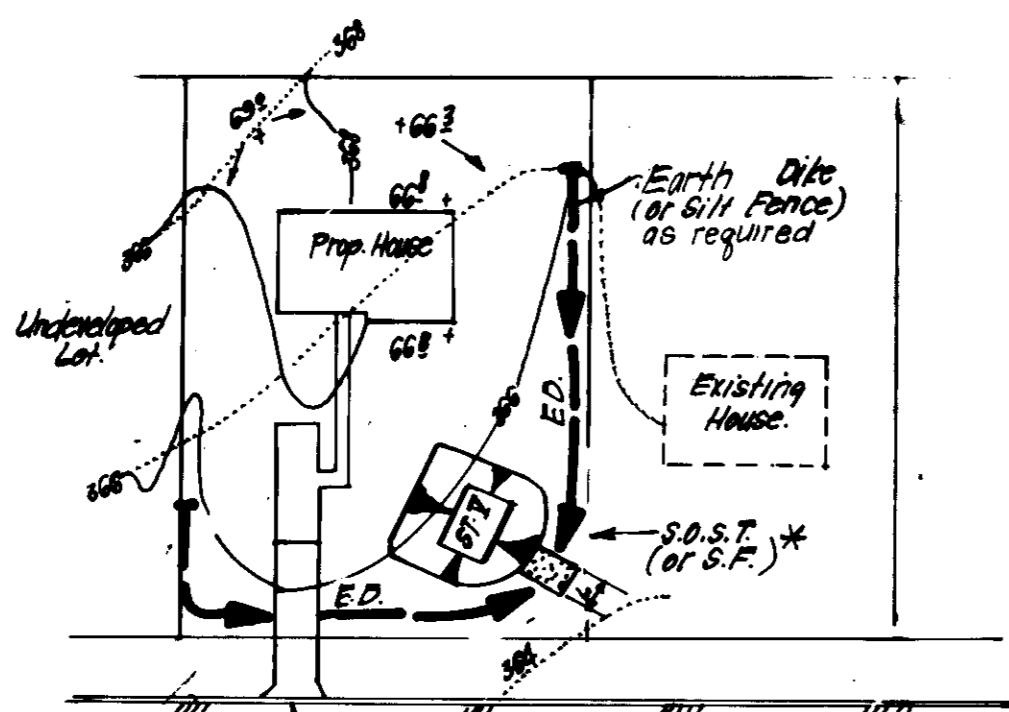
DESIGNED: JME  
DRAWN: BAL  
CHECKED: JME  
DATE: Feb. 1990

SCALE: 1" = 30'  
DRAWING: 1 OF 2  
JOB NO: 90-021  
FILE NO: 90-021X

**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. (992-2437)
- 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 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. 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:  

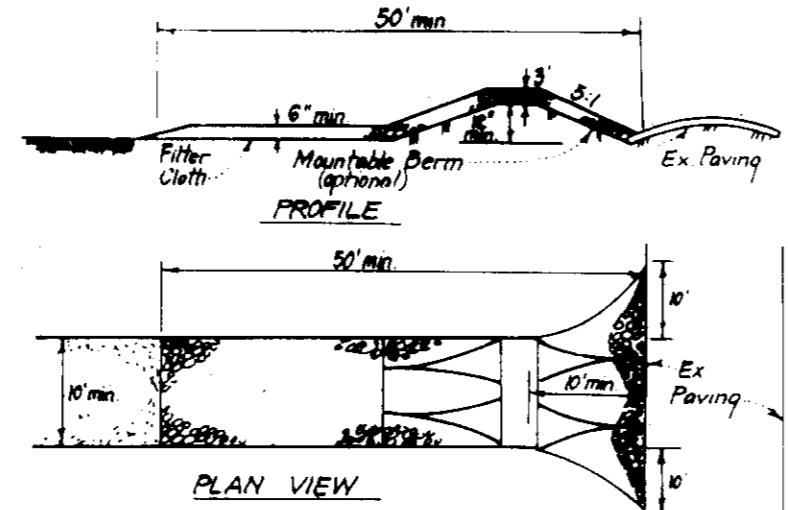
Total Area of Site	1.025 Acres
Area Disturbed	0.66 Acres
Area to be roofed or paved	0.21 Acres
Area to be vegetatively stabilized	0.45 Acres
Total Cut	459 Cu. yds
Total Fill	1045 Cu. yds
Offsite waste/borrow area locat'd on	Undetermined
- 8) Any sediment control practice which is disturbed by grading 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 DW 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-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
- 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 585 L.F.



\*NOTE: Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

**SINGLE LOT SEDIMENT CONTROL PLAN**  
NO SCALE

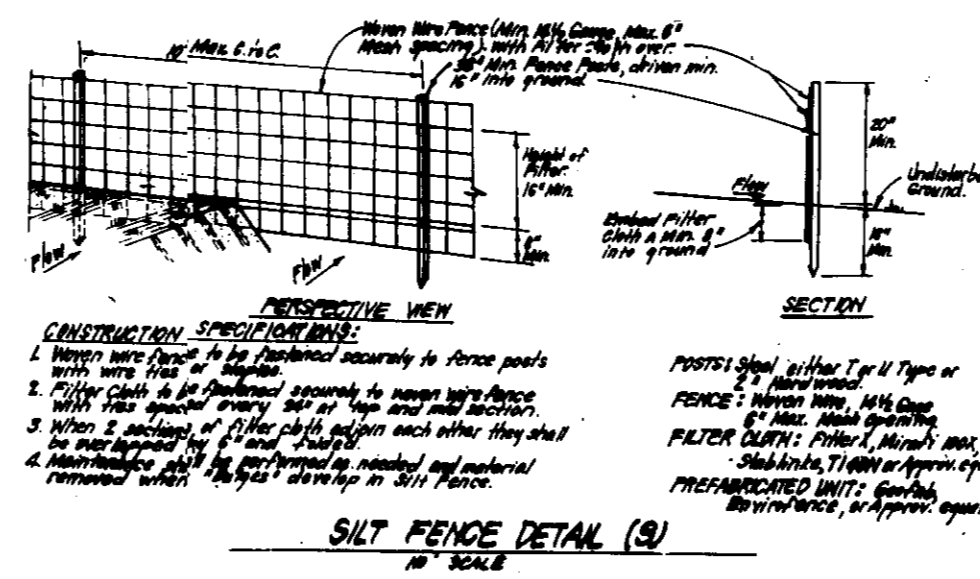
NO.	S.O.S.T. (S.F.)	NO.	PER. 1/2
1	2	1	1
2	2	2	1
3	2	3	1
4	2	4	1
5	2	5	1
6	2	6	1
7	2	7	1
8	2	8	1
9	2	9	1
10	2	10	1
11	2	11	1
12	2	12	1
13	2	13	1
14	2	14	1
15	2	15	1
16	2	16	1
17	2	17	1
18	2	18	1
19	2	19	1
20	2	20	1



**CONSTRUCTION SPECIFICATIONS**

1. Stone size - Use 2" stone or rounded or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (exception is a single residence lot where a 30 foot 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 or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5" ditches will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair work or closure of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each run.

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



**SILT FENCE DETAIL (S)**  
NO SCALE

**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, disking 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 square ft) and 500 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow 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 (21 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.

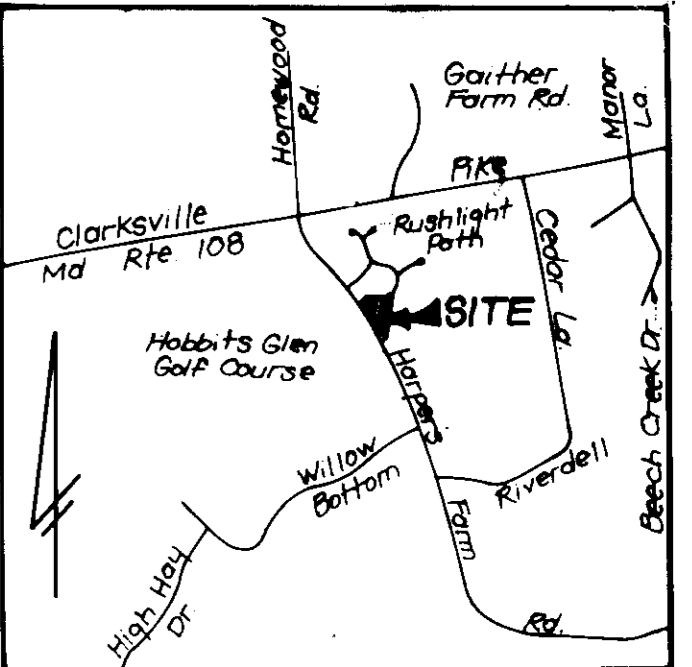
Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 15 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 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**

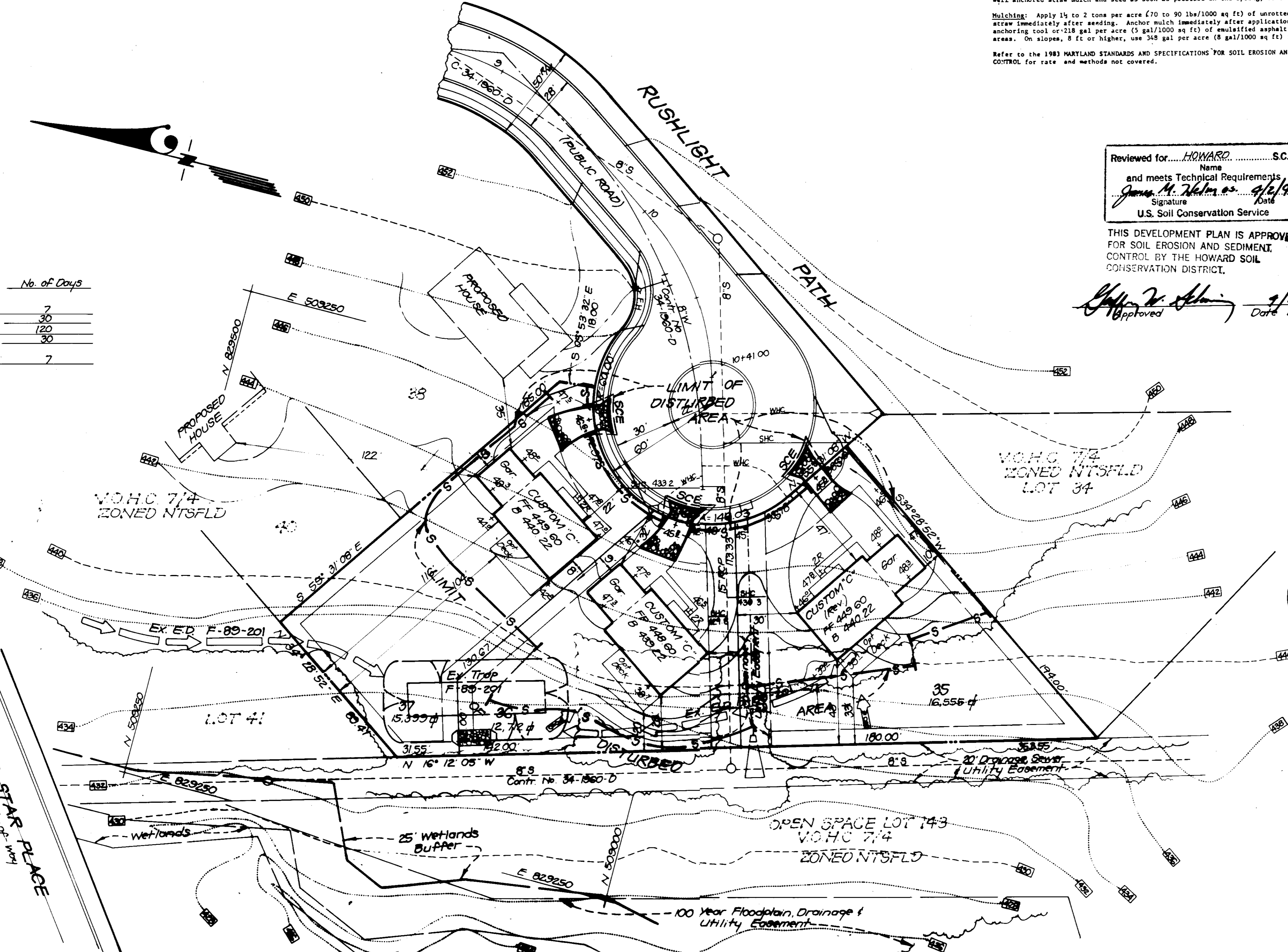
- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: Apply 500 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)
- Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 24 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru the period November 15 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.



**VICINITY MAP**  
Scale 1" = 2000'

**LEGEND**

- Contour Interval 2 FT
- Existing Contour ---(410)---
- Proposed Contour - - - - -
- Spot Elevation +10.2
- Direction of Drainage
- Walk out Basement
- Ex Trees to be saved
- Silt Fence
- Stabilized Construction Entrance



Reviewed for... HOWARD... S.C.D.  
and meets Technical Requirements  
James M. Schaub, Jr. 2/9/90  
Signature Date  
U.S. Soil Conservation Service

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

Jeffrey J. Schaub 2/9/90  
Approved Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

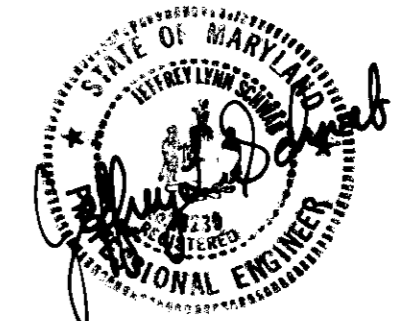
"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training 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."

Jeffrey J. Schaub 2-9-90  
Signature of Developer/Builder 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.

Jeffrey J. Schaub 2/9/90  
Signature Date



**CONSTRUCTION SEQUENCE:**

	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B. Excavate for foundations and Rough Grade & temporarily stabilize.	30
C. Construct Structures, Sidewalks and Driveways.	120
D. Final Grade and stabilize in accordance with Stds. & Specs.	30
E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	7

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] 4-17-90 DATE

APPROVED: HOWARD COUNTY DEPT OF PLANNING & ZONING  
 DIRECTOR: [Signature] 4/24/90 DATE  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: [Signature] 4/14/90 DATE  
 CHIEF BUREAU OF ENGINEERING

OWNER  
 HOWARD RESEARCH & DEVELOPMENT LAND CO.  
 10275 Little Patuxent Pkwy.  
 Columbia, Maryland 21044

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

DESIGNED: KIWM  
 DRAWN: BAL  
 CHECKED: KIWM  
 DATE: Feb. 1990

**SEDIMENT & EROSION CONTROL PLAN**  
 LOTS 35 THRU 37  
**COLUMBIA**  
 VILLAGE OF HARPER'S CHOICE  
 SECTION 7 AREA 4  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 FOR: WOODMAN HOMES, INC.  
 Wilde Lake Village Green Suite 300  
 Columbia, Maryland

SCALE 1" = 30'  
 DRAWING 2 OF 2  
 JOB NO. 90-021  
 FILE NO. 90-021SE