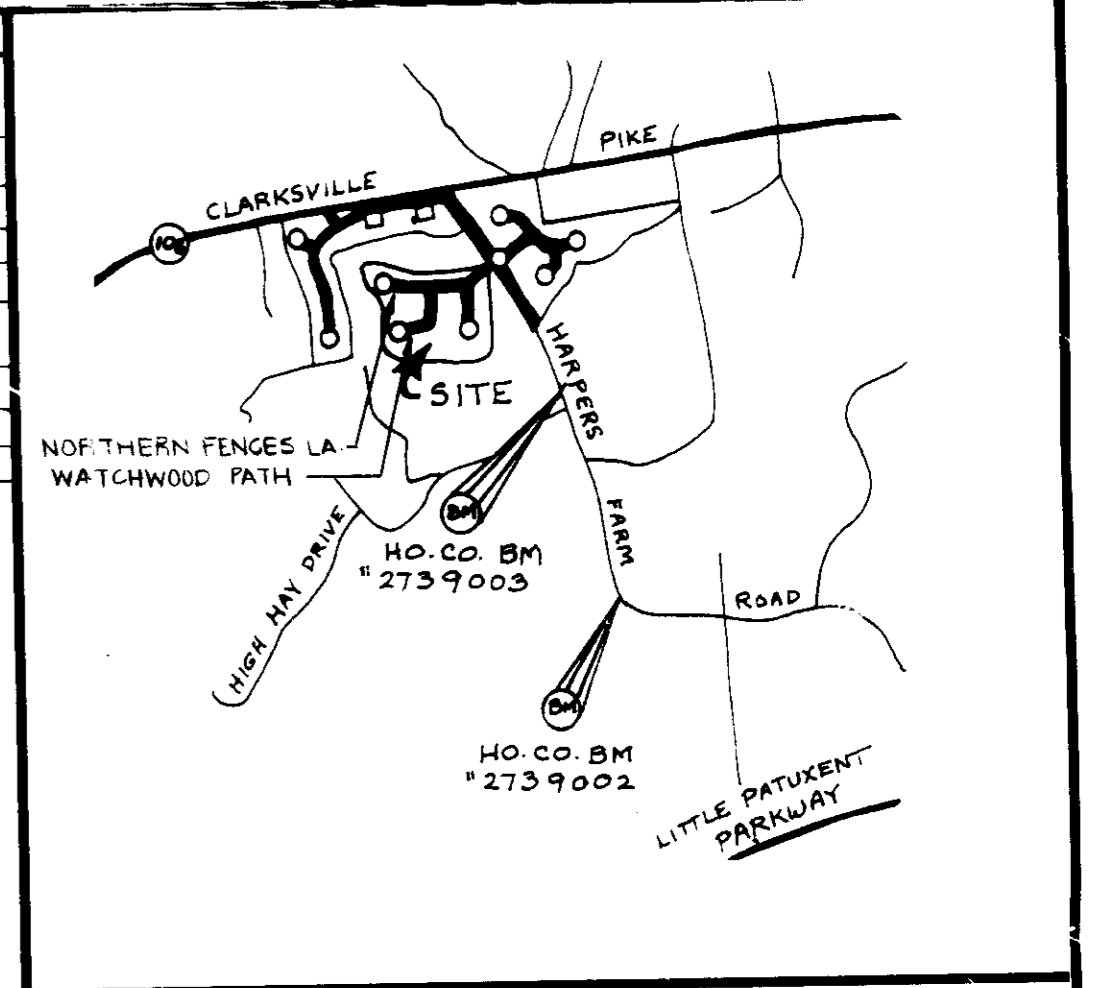


No	REVISIONS	Date
1	Rev. hse. and grd. lot 35, Add hse typical by Clark-Finefrack and Sackett, Inc.	4-30-92
2	Rev. hse. and grd. lot 32, Add hse typical by C.F.S., Inc.	6-22-92
3	Rev. hse. & grd. lot 33, by C.F.S., Inc.	3-5-93
4	Rev. hse. & grd. lot 42, Add hse typical, by C.F.S., Inc.	3-30-94
5	Rev. hse. & grd. lot 43, Add hse typical, by C.F.S., Inc.	4-04-94
6	Rev. hse. & grd. lot 39	7-12-94
7	Rev. hse. & grd. lot 41	5-7-94
8	Rev. hse. & grd. lot 40; Add hse typical; by C.F.S., Inc.	8-1-95



VICINITY MAP  
SCALE: 1" = 2000'

- ### GENERAL NOTES
- HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED UPON HOWARD COUNTY GEODIC CONTROL STATIONS 2739002 & 2739003.
  - SUBJECT PROPERTY ZONED NEW TOWN PER 8-02-85 COMPREHENSIVE ZONING PLAN.
  - THE SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON 4/10/90, ON WHICH DATE THE DEVELOPERS AGREEMENT # 24 9001 WAS FILED AND ACCEPTED.
  - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OF STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 204 RECORDED AS PLAT 3054A, 1066 THRU 1071.
  - THE S.W.M. REQUIREMENTS FOR THE SUBJECT PROPERTY HAVE BEEN WAIVED AS PER D.P.W. ACTION DATED SEPT. 10, 1988.
  - FOR ADDITIONAL INFORMATION SEE D.P.Z. FILE NOS. S-88-101, P-89-45, & WP-89-14 APPROVED SEPT. 29, 1988. WP-89-14 GRANT A WAIVER FROM SECTION 16-113.C.10 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW CUL-DE-SAC TO BE LONGER THAN 1200 FEET.
  - ALL ROADS ARE PUBLIC AND EXISTING.
  - ANY DAMAGE TO COUNTY-OWNED RIGHTS-OF-WAY TO BE CORRECTED AT THE DEVELOPERS EXPENSE.
  - TOTAL AREA INCLUDED: 8.55 ACERS.
  - TOTAL NUMBER OF LOTS: 17.
  - TOPO TAKEN FROM PLANS PREPARED BY KIDDE CONSULTANTS. F-90-0.
  - MAXIMUM LOT COVERAGE: 30%.
  - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-2630.
  - THE LOTS OR PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO THE SUPPLEMENTAL SEWER-IN-AID-OF CONSTRUCTION CHARGE CREATED BY SECT.20-A OF THE HOWARD COUNTY CODE AND EXECUTIVE ORDER NO. 72-9.

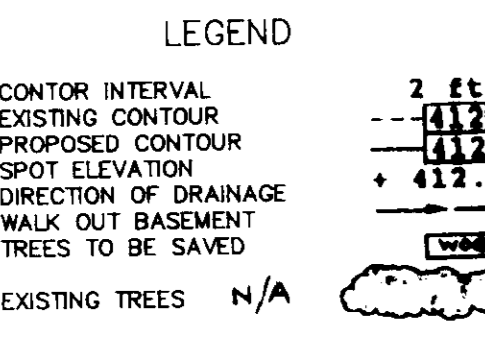
- ### SPECIAL NOTES
- APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR PUBLIC UTILITIES.
  - PUBLIC WATER AND SEWER ARE SHOWN FOR REFERENCES ONLY. REFER TO WATER AND SEWER CONTRACT DRAWING 58-5-1-D.
  - FOR ALL ADDITIONAL CONSTRUCTION CRITERIA SEE
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - STORMWATER MANAGEMENT PROVIDED IN HARPER'S CHOICE F-90-06

2482.87 = 8,276.26 sq. ft. Min. Lot Size  
0.3

2842.47 = 9,476.23 Min. Lot Size  
0.3

TYPICAL LOT LAYOUT  
NO SCALE

KUNKLE RESIDENCE  
2,428.06 = 8,093.53 sq. ft. Min. Lot Size  
0.3



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

*John J. Zelle* 4-26-90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Clark* 4-30-90  
DIRECTOR DATE

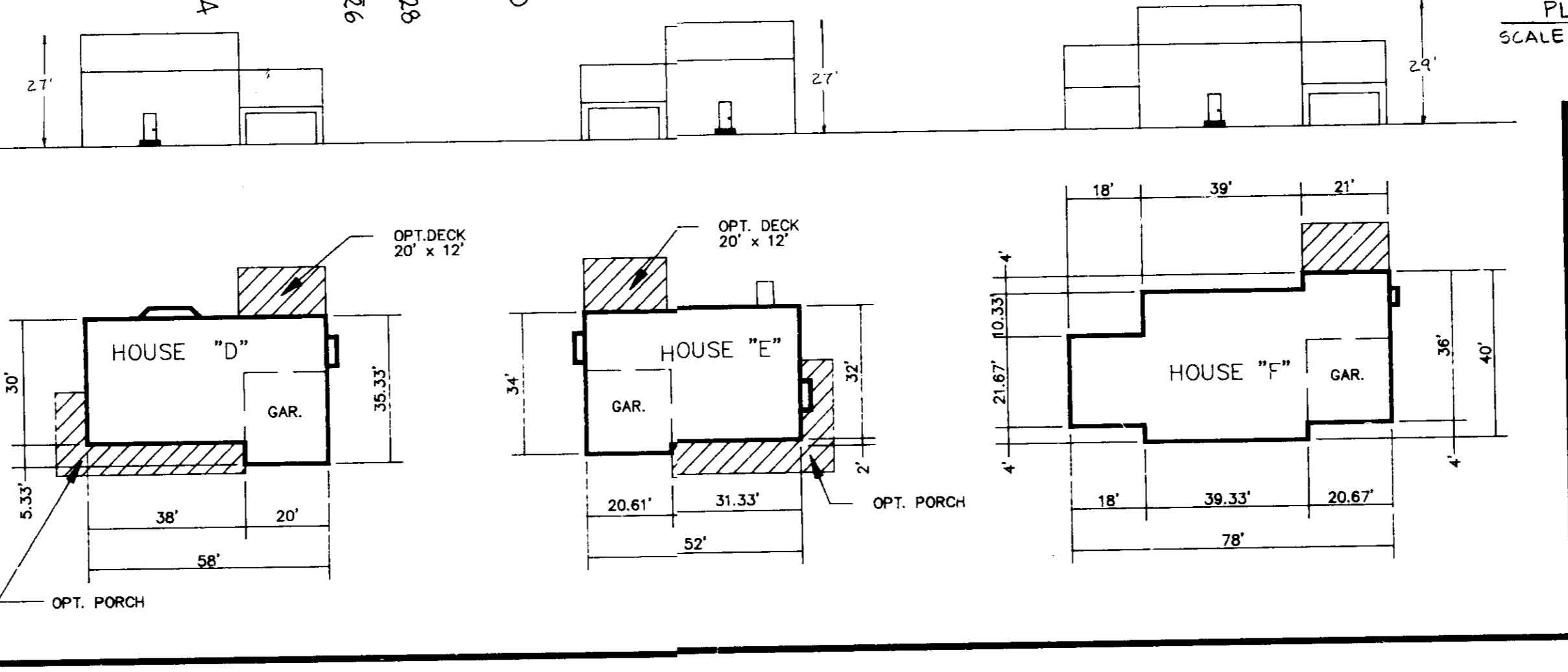
*James V. P. ...* 4/21/90  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*James ...* 4/20/90  
DIRECTOR DATE

LOT NO.	STREET ADDRESS
16	5109 WATCHWOOD PATH
17	5113 "
18	5117 "
28	5116 WATCHWOOD PATH
29	5112 WATCHWOOD PATH
30	5108 WATCHWOOD PATH
31	5104 WATCHWOOD PATH
32	5100 WATCHWOOD PATH
33	5117 NORTHERN FENCES LANE
34	5121 NORTHERN FENCES LA.
35	5125 NORTHERN FENCES LA.
39	5138 NORTHERN FENCES LA.

NO.	DATE	DESCRIPTION	BY



OWNER / DEVELOPER  
WILLIAMSBURG BUILDERS  
P.O. BOX 1018  
COLUMBIA, MD 21044  
(301) 997-8800

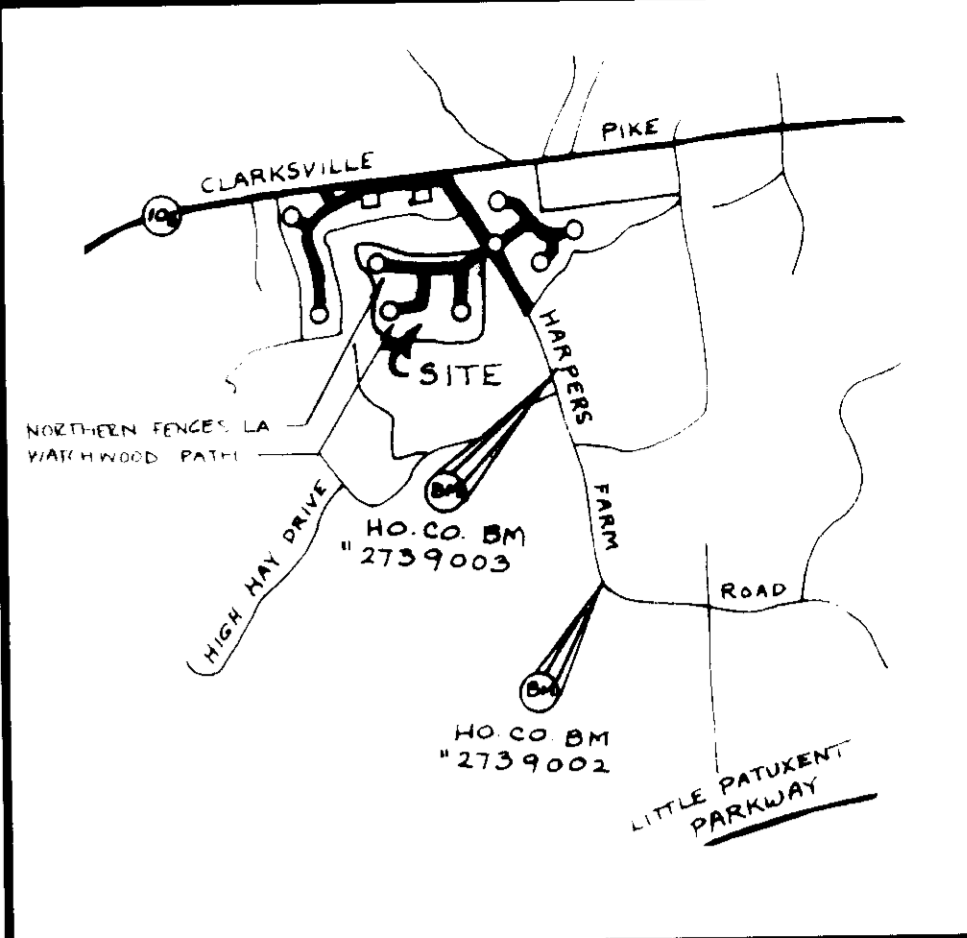
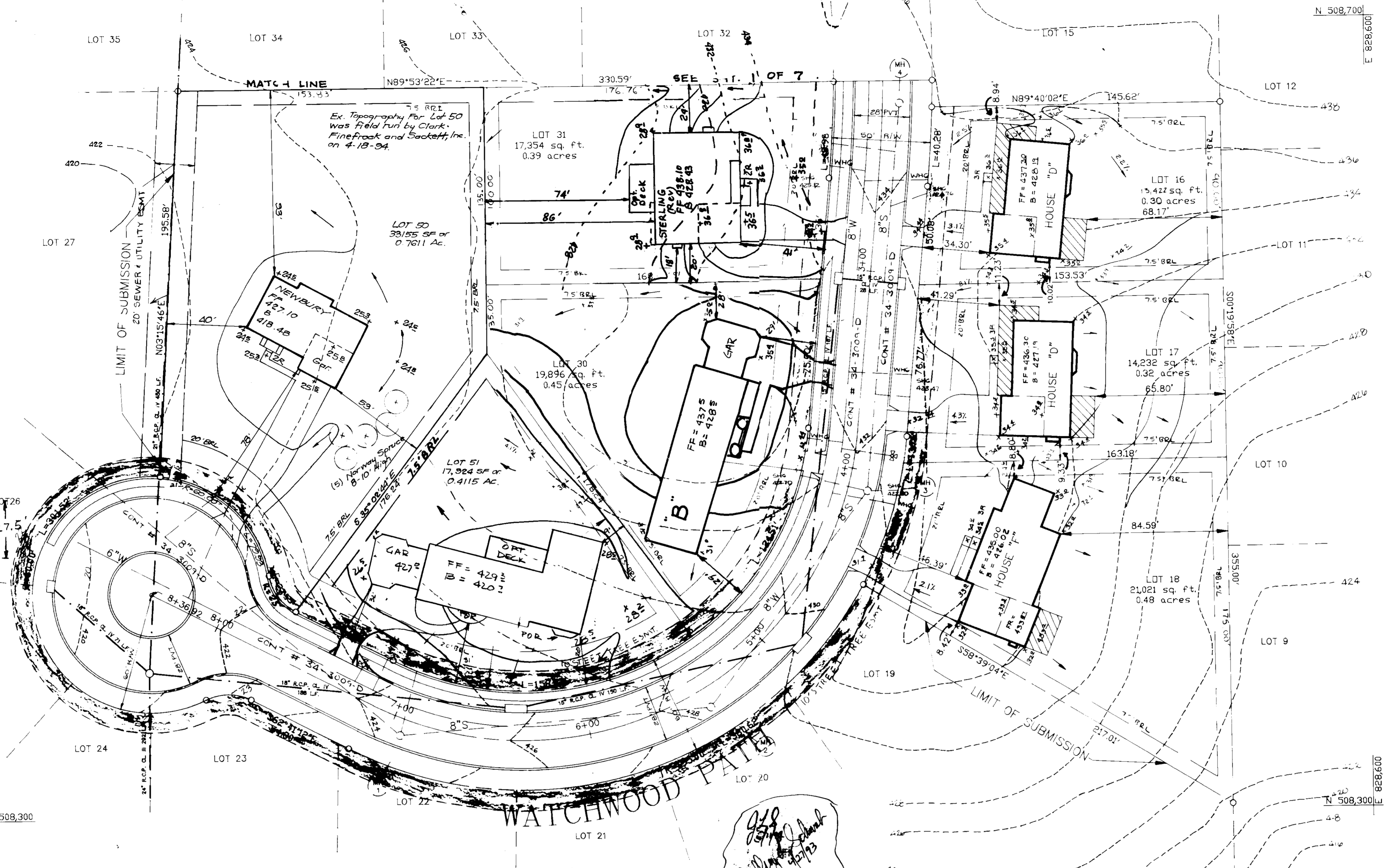
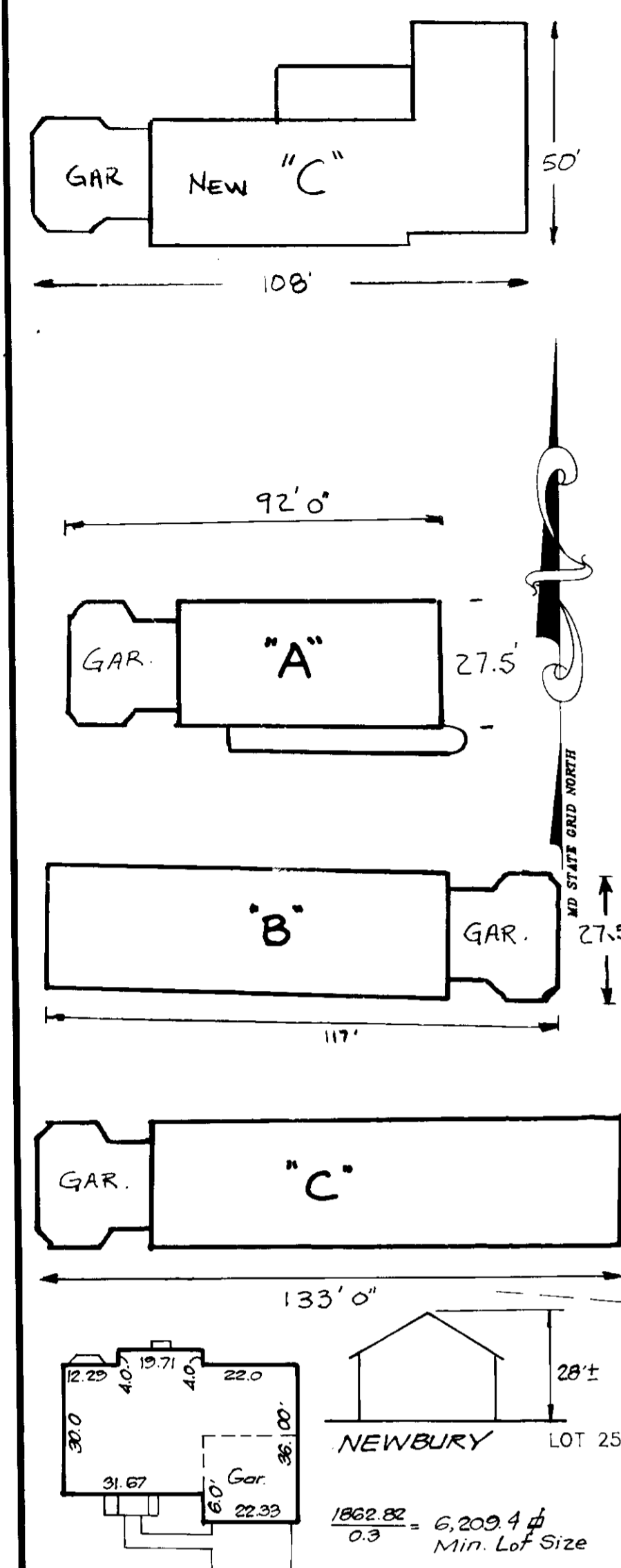
PREPARED BY:  
AMERICAN ENGINEERING, INC.  
CIVIL ENGINEERING CONSULTANTS  
AND LAND PLANNER  
671-A MAIN STREET LAUREL, MD. 20707 BALTO.(301) 880-3039 WASH.(301) 953-1221

**HARPER'S CHOICE**  
COLUMBIA  
SECTION 7 AREA B LOTS 16-18, 28-35, 39-44  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT PLAN  
S-88-101 P-89-45 F-90-06  
SDP-90-162

DRAWN BY: PTTJF	DATE: FEB. 19, 1990
CHECKED BY: D.W.	DRAWING NO.:
JOB NO.: 89-114	SHEET 1 OF 5

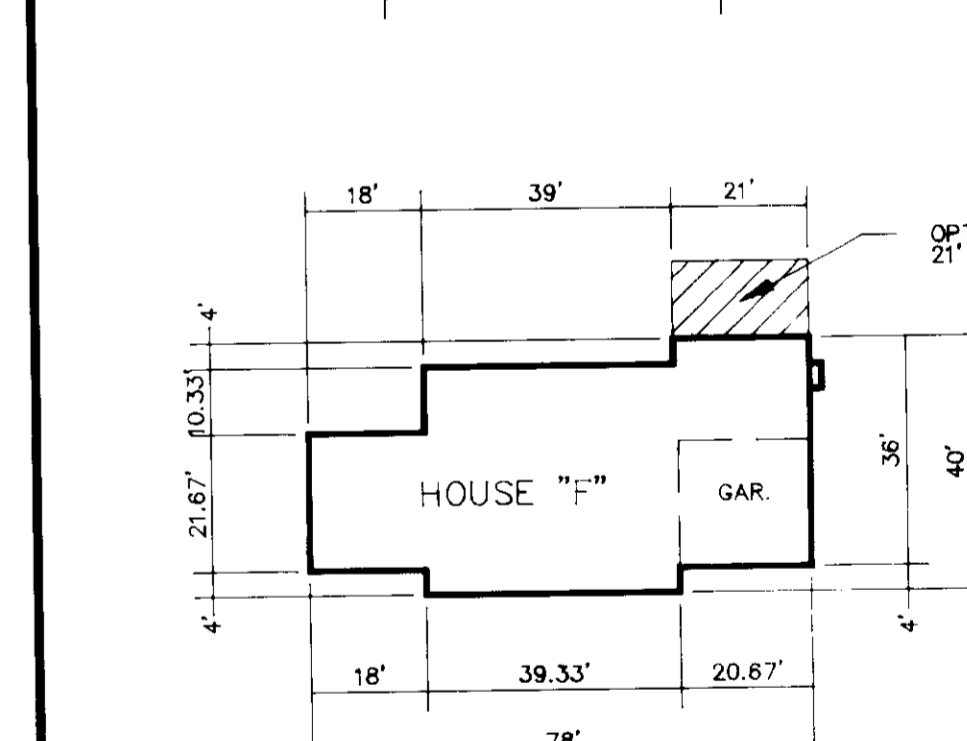
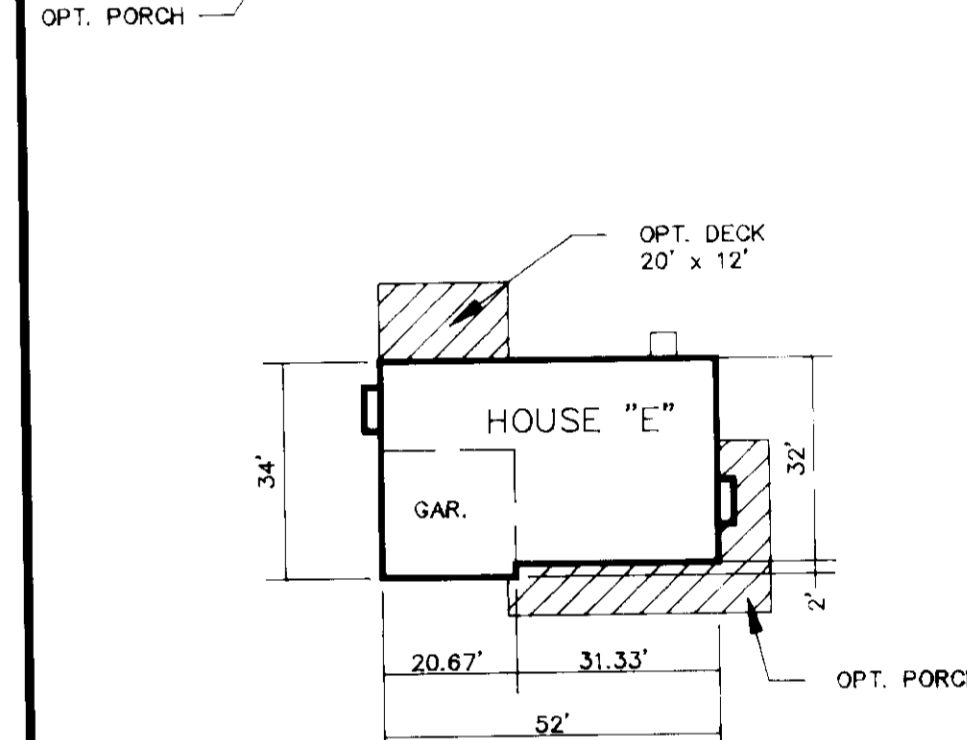
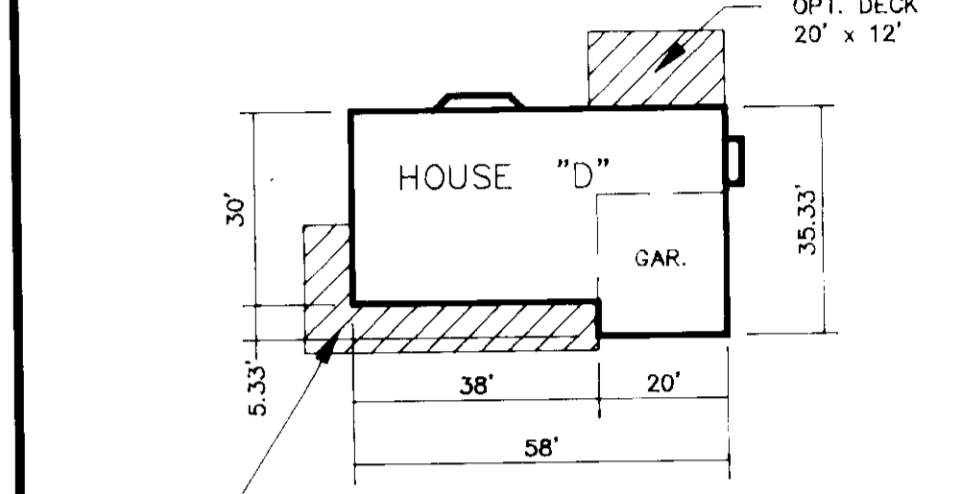
SDP-90-162

NOTE: Existing topography field run by C.F.S., Inc. June 1991 (Lot 31 Only)



VICINITY MAP  
SCALE: 1" = 2000'

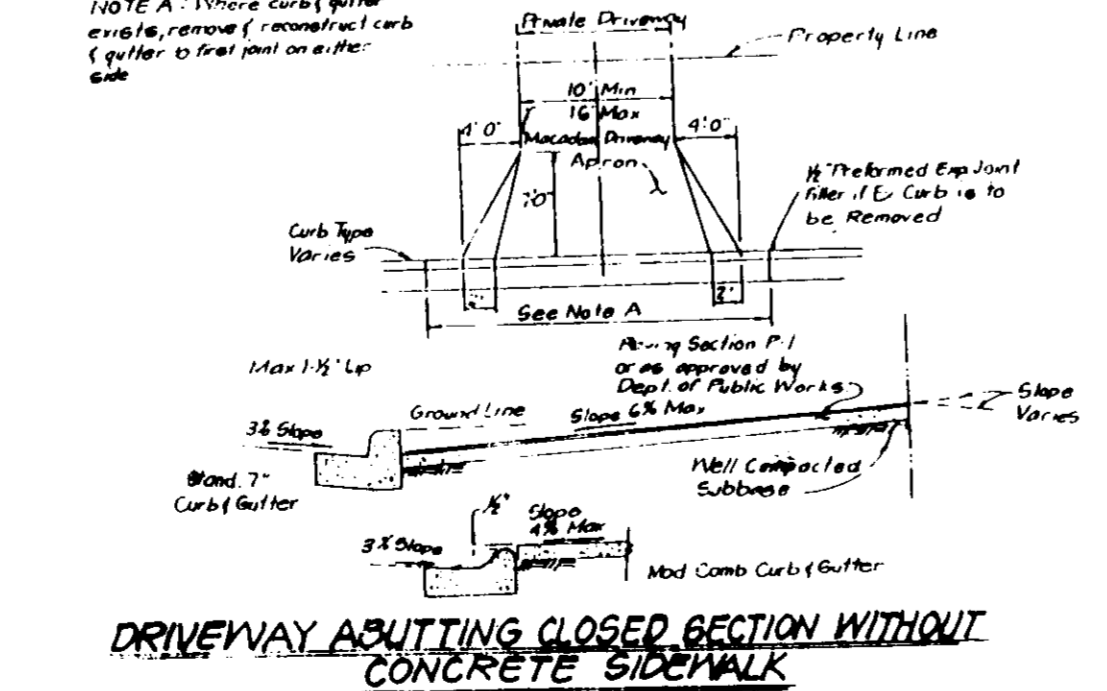
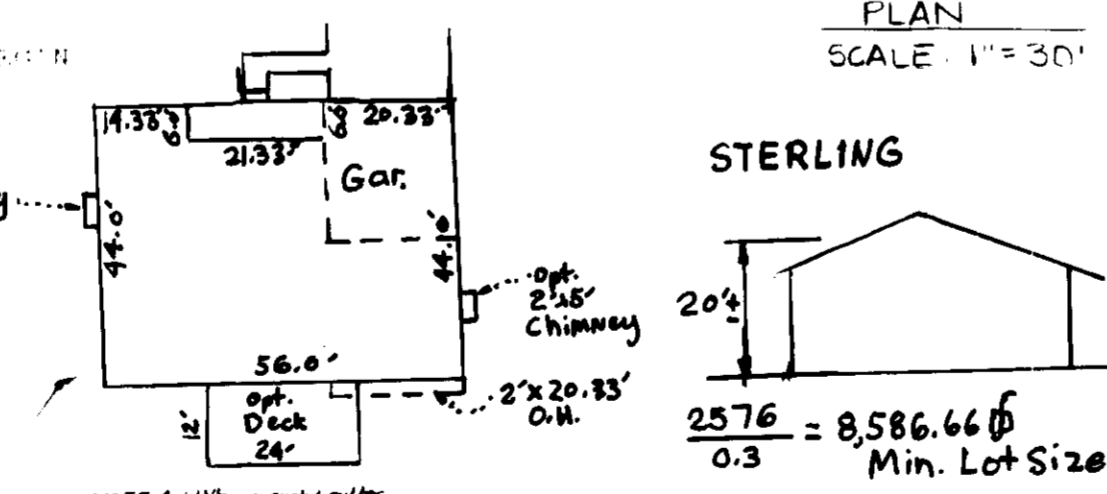
HOUSE TYPES  
SCALE: 1" = 30'



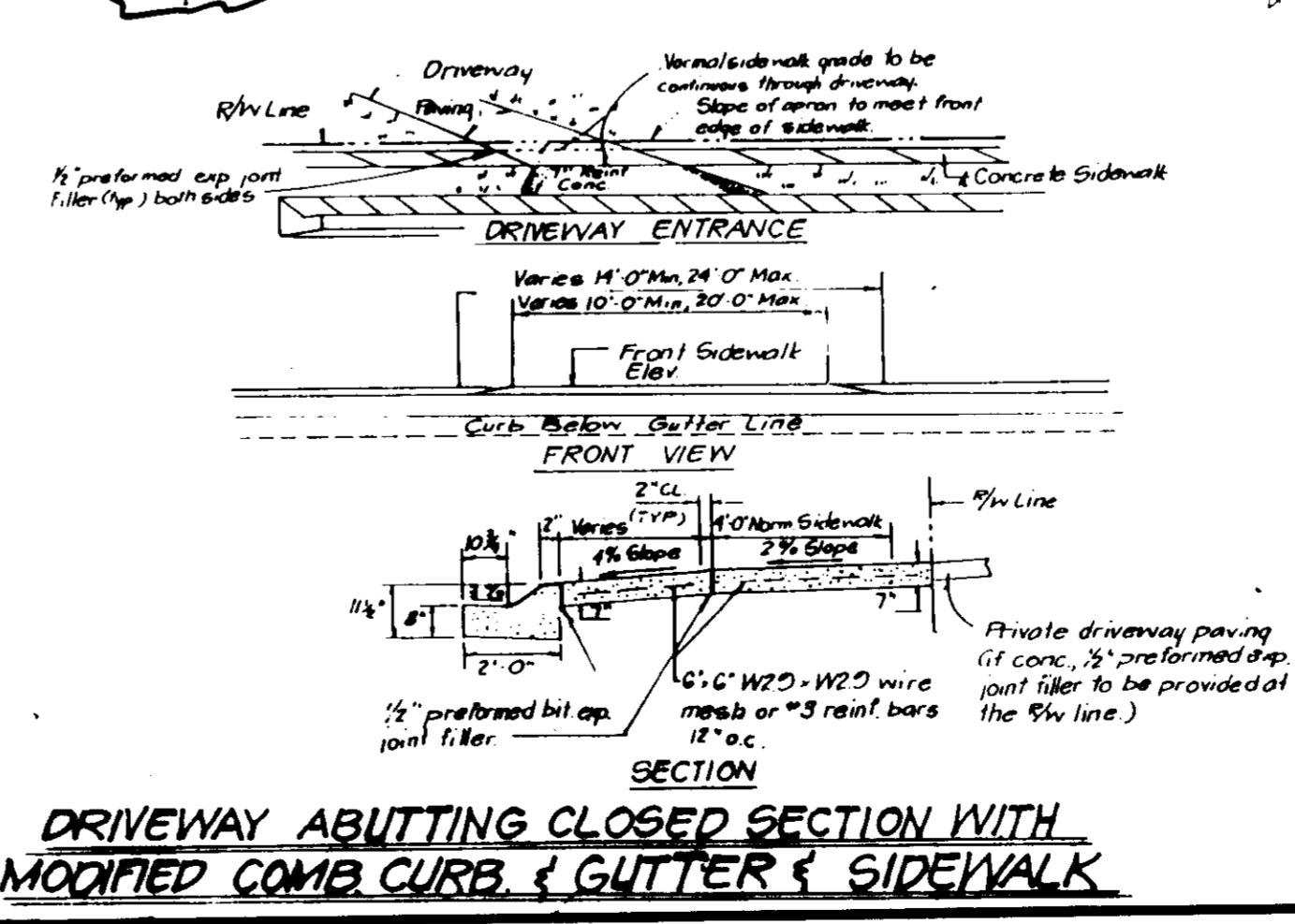
SEQUENCE OF CONSTRUCTION  
 1. OBTAIN A PERMITTING PERMIT  
 2. INSTALL ALL SEWIMENT CHENNELS, DEVICES  
 3. OBTAIN PERMITMENT CONTROL TO SUBJECT LOCAL AGENCIES MAY BEEN

LOT NO.	ADDRESS CHART	STREET ADDRESS
40	5134	NORTHERN FENCES LANE
41	5130	"
42	5126	"
43	5122	"
44	5118	NORTHERN FENCES LANE

NO.	DATE	DESCRIPTION	BY
1	6/10/91	REV HSE. TYPE LOTS 28-31	DW
2	4/27/93	REV HSE. TYPE AND HSE. SYMBOL BY Clark, Finck and Sackett, Inc.	
3	5-6-94	Rev. Hse. Type and Hse. Symbol and Hse. Type for Lots 28 & 29 to Lots 50 & 51 by Clark, Finck and Sackett, Inc.	



For Revision to Lot 51 by Clark, Finck and Sackett, Inc. Dated 4/27/93  
 For Revision to Lot 50 by C.F.S., Inc. Dated 5/6/94



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer: *James Zyle* 4-26-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *William C. ...* 4-30-90

APPROVED: FOR PUBLIC WATER AND SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Director: *James J. ...* 4-20-90

OWNER / DEVELOPER  
 WILLIAMSBURG BUILDERS  
 P.O. BOX 1018  
 COLUMBIA, MD 21044  
 (301) 997-8800

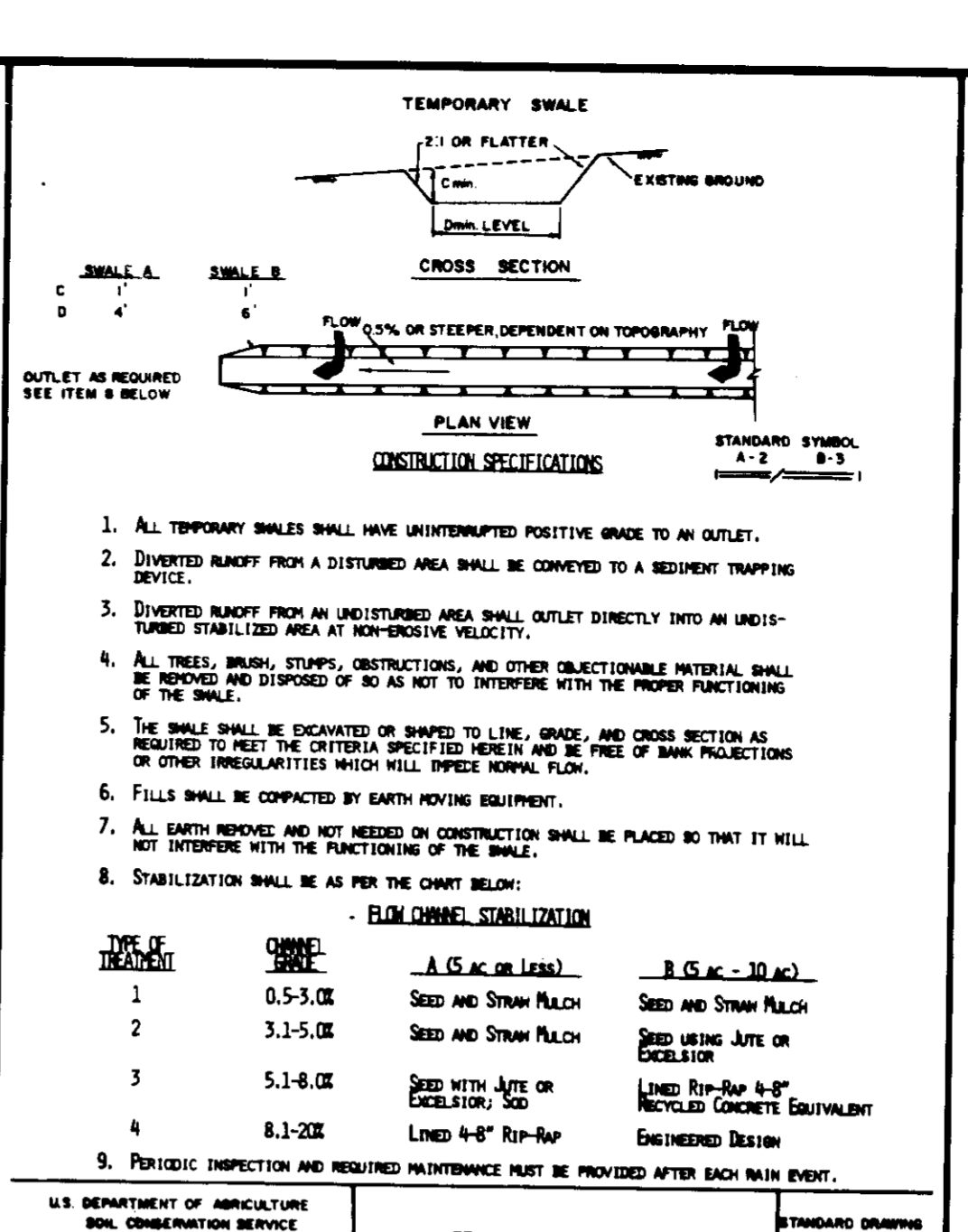
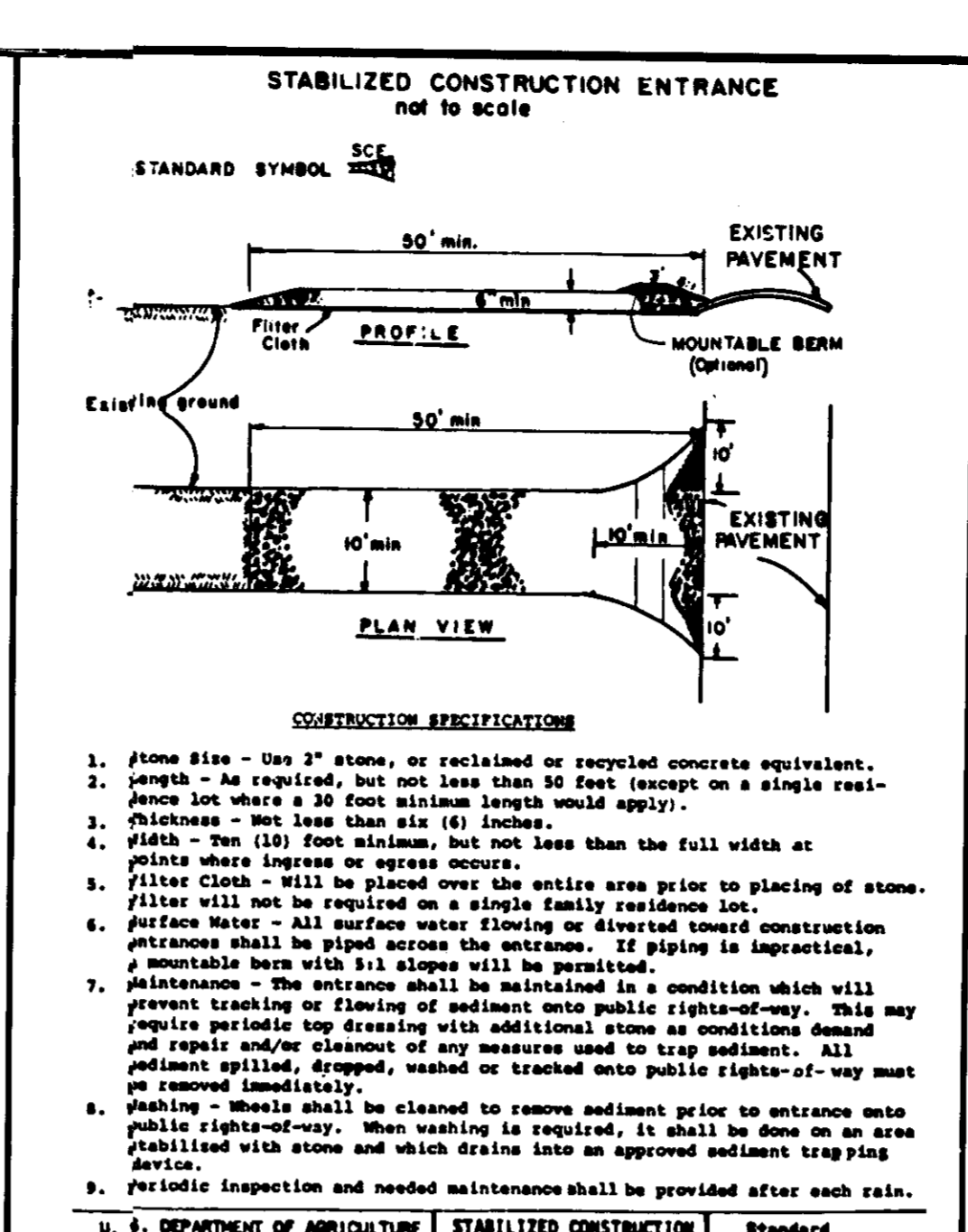
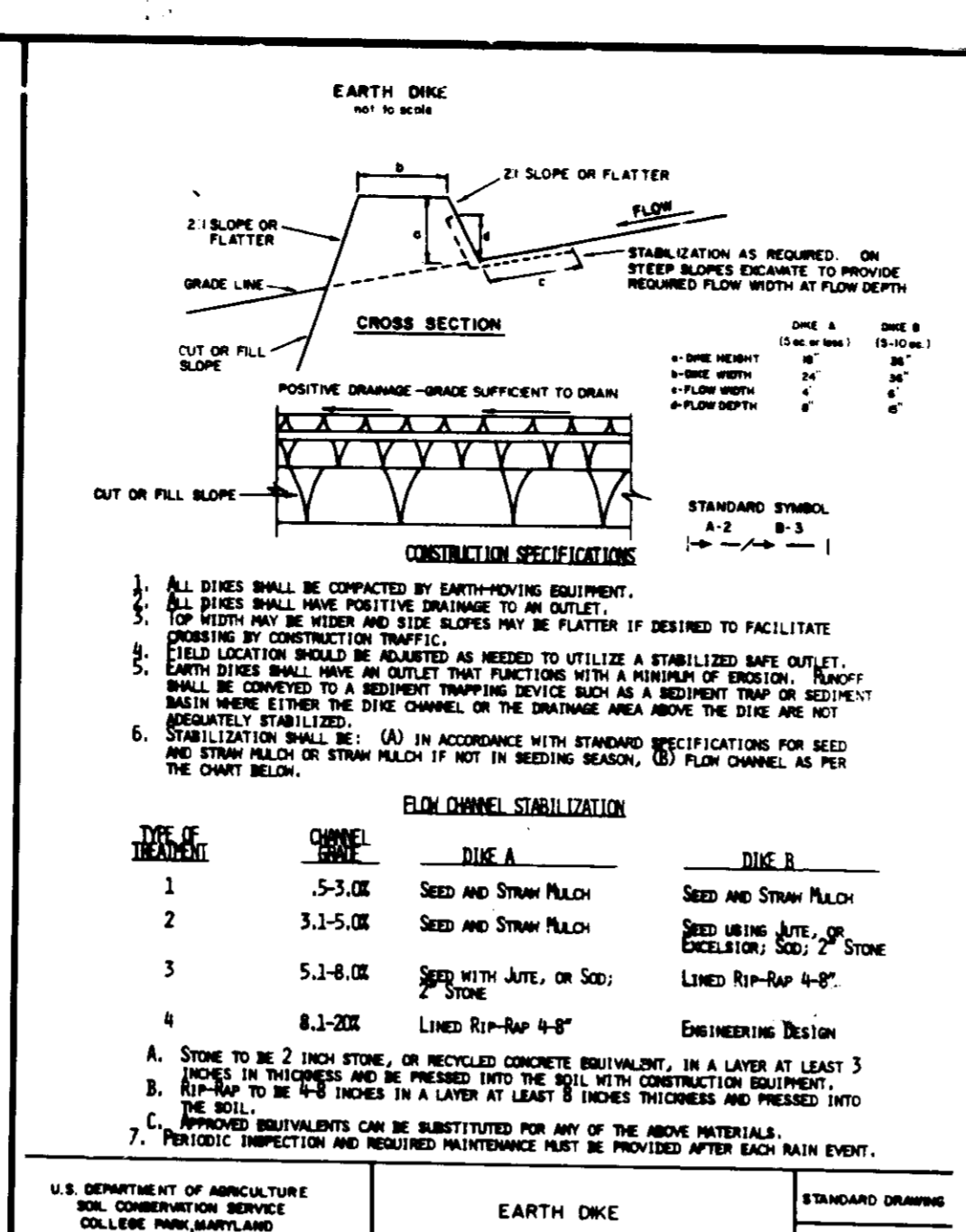
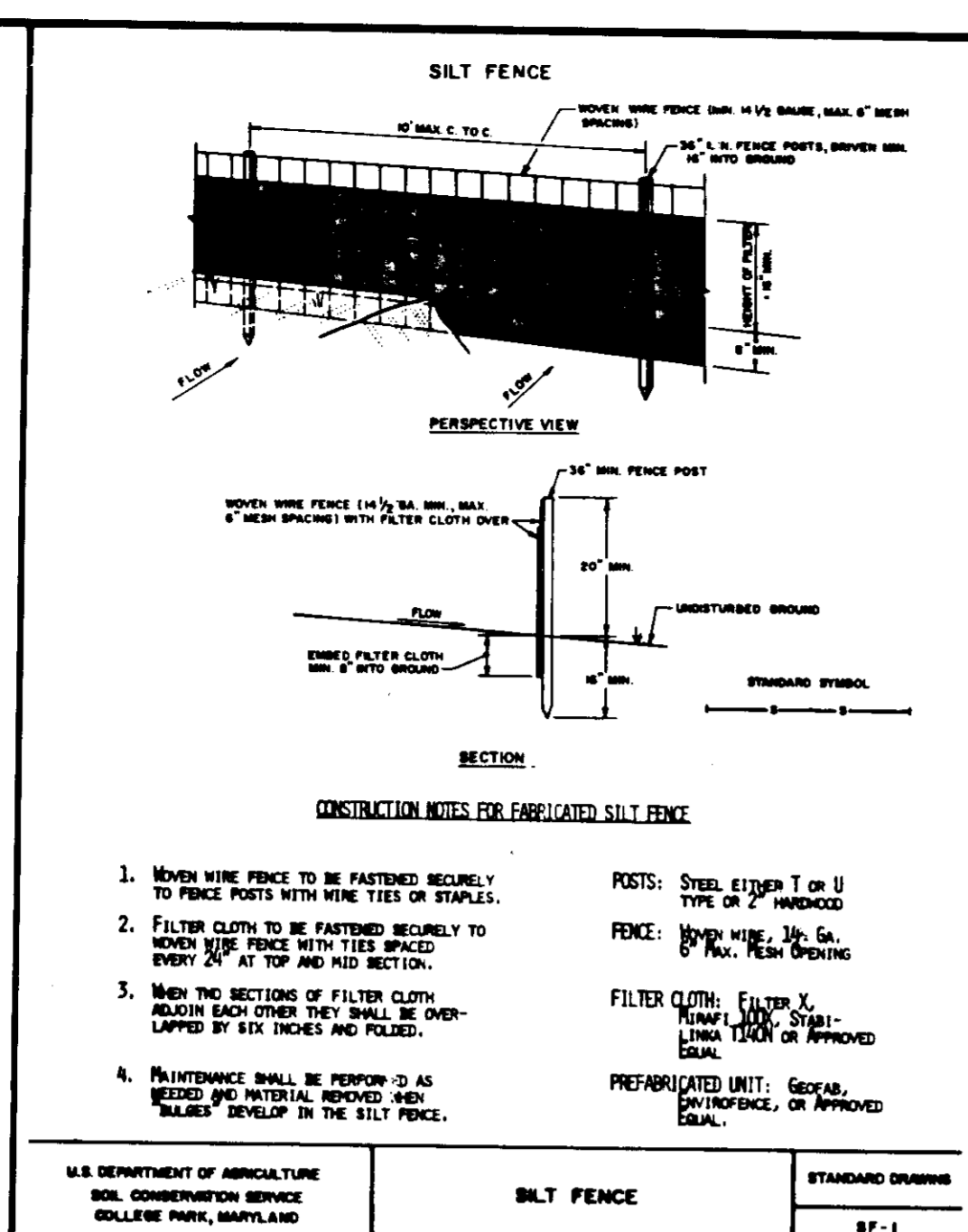
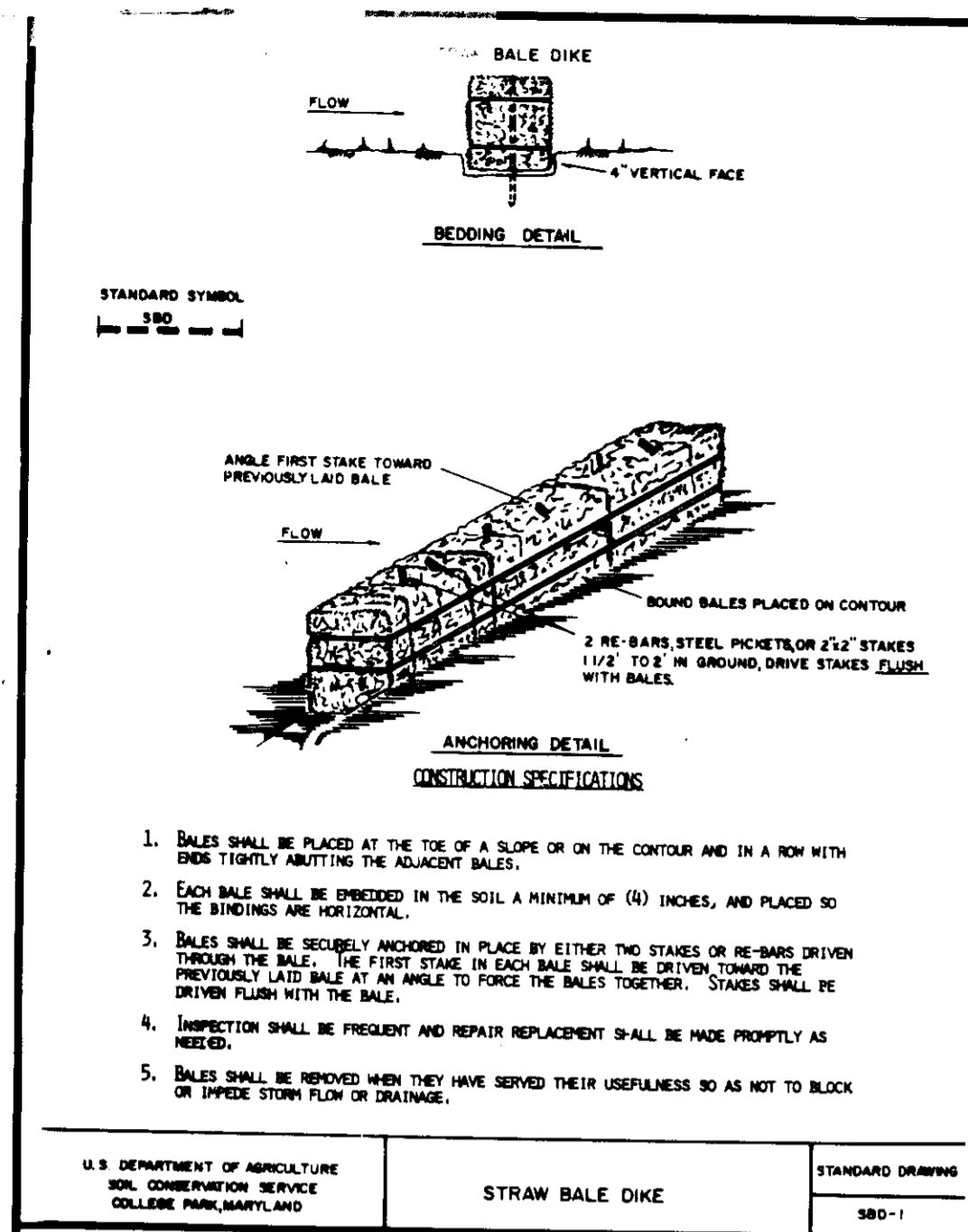
HARPER'S CHOICE  
 COLUMBIA SECTION 7 AREA 5 LOTS 16-18, 28-35, 39-44  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SITE DEVELOPMENT PLAN  
 S-88-101 P-89-45 F-90-06  
 SDP-90-162

PREPARED BY:  
 AMERICAN ENGINEERING, INC.  
 CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER  
 671-A MAIN STREET LAUREL, MD. 20707 BALTO. (301) 880-3039 WASH. (301) 953-1221

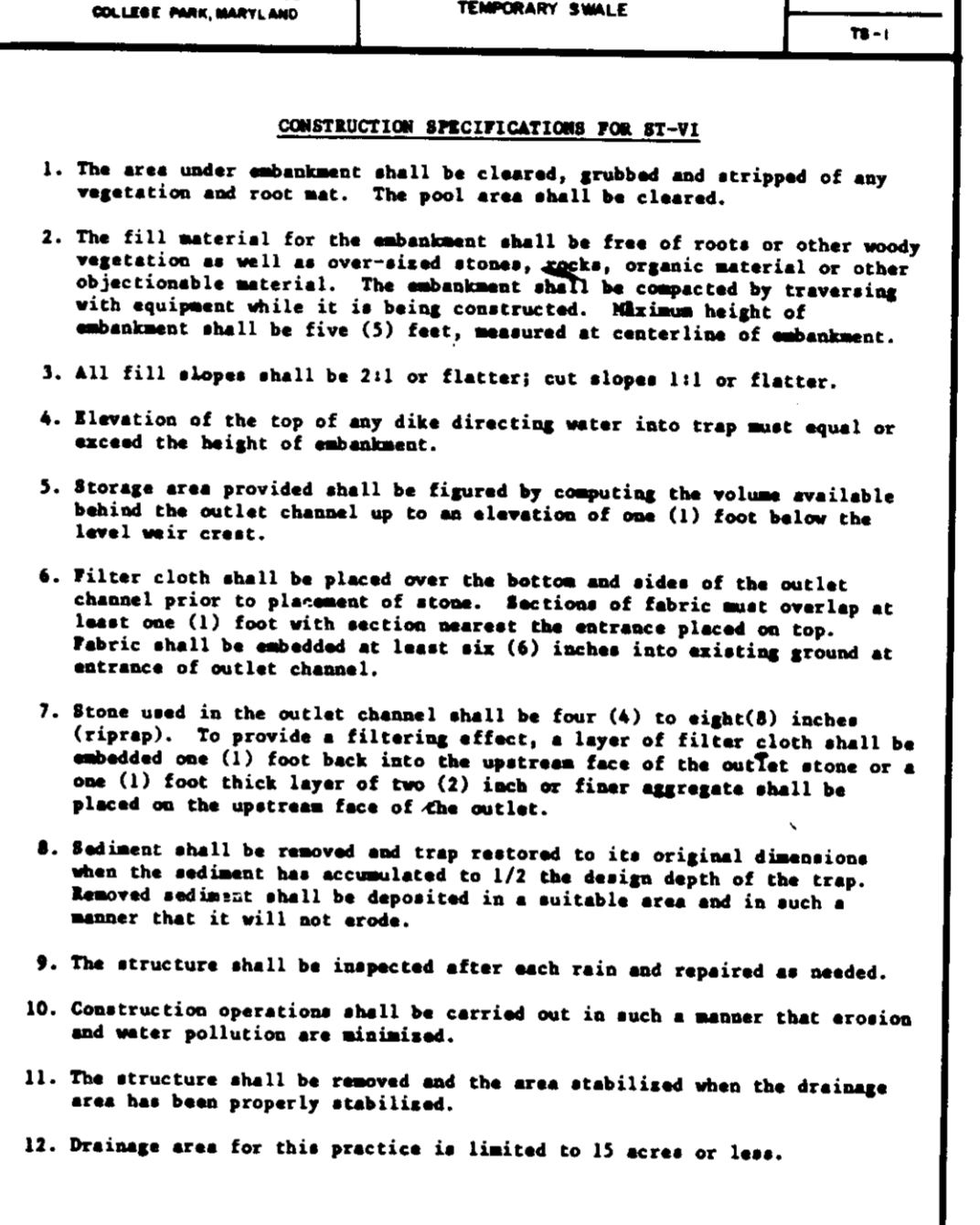
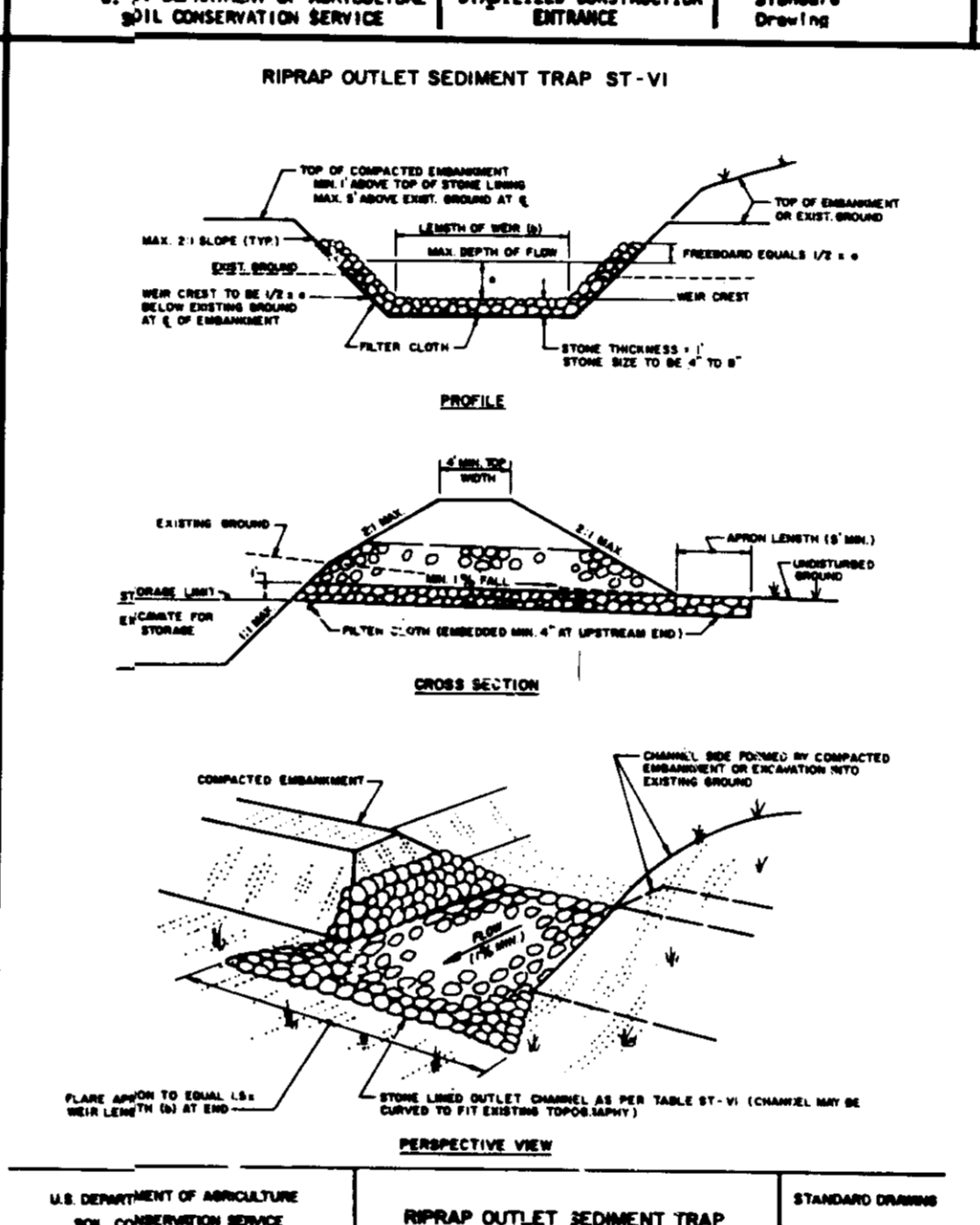
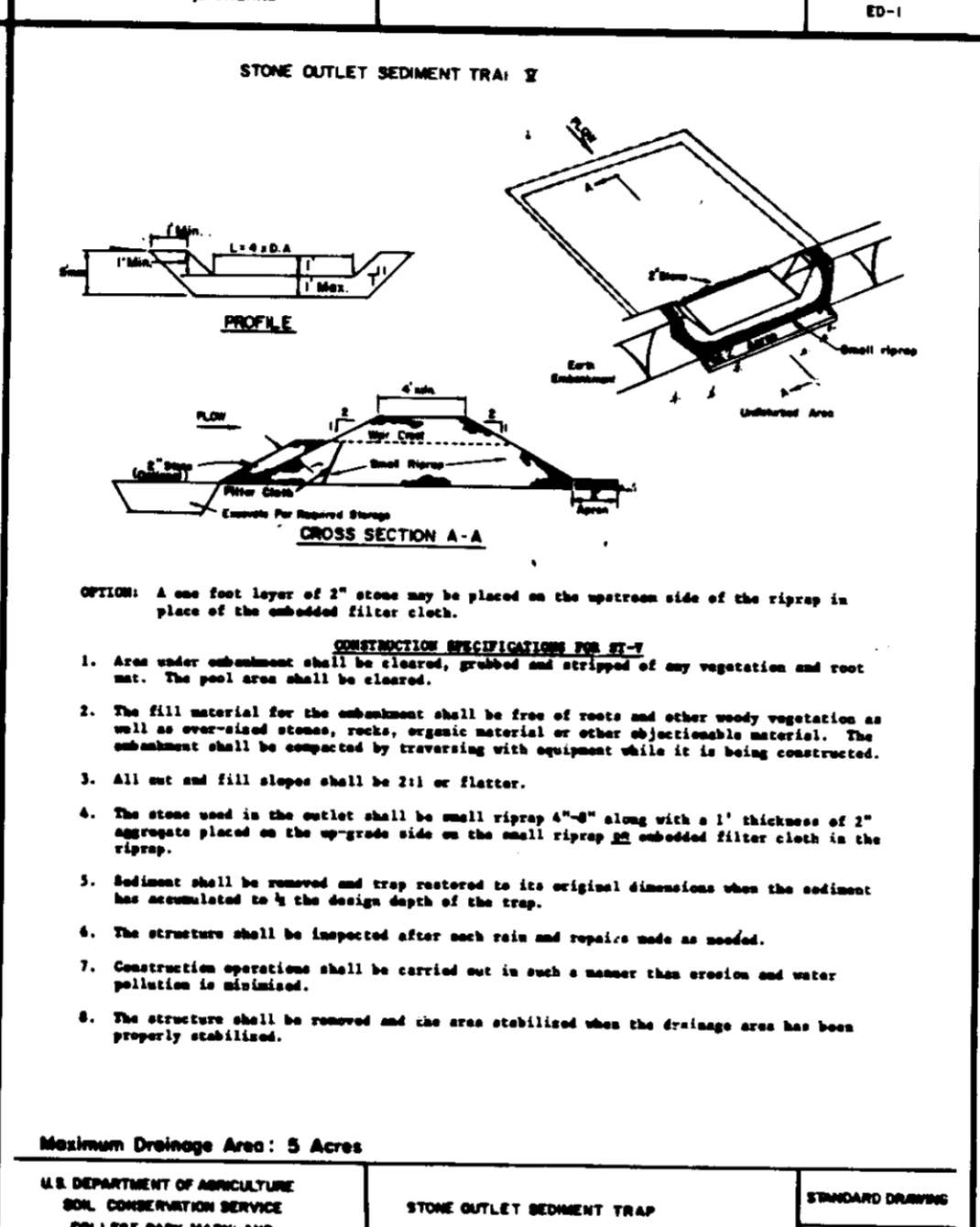
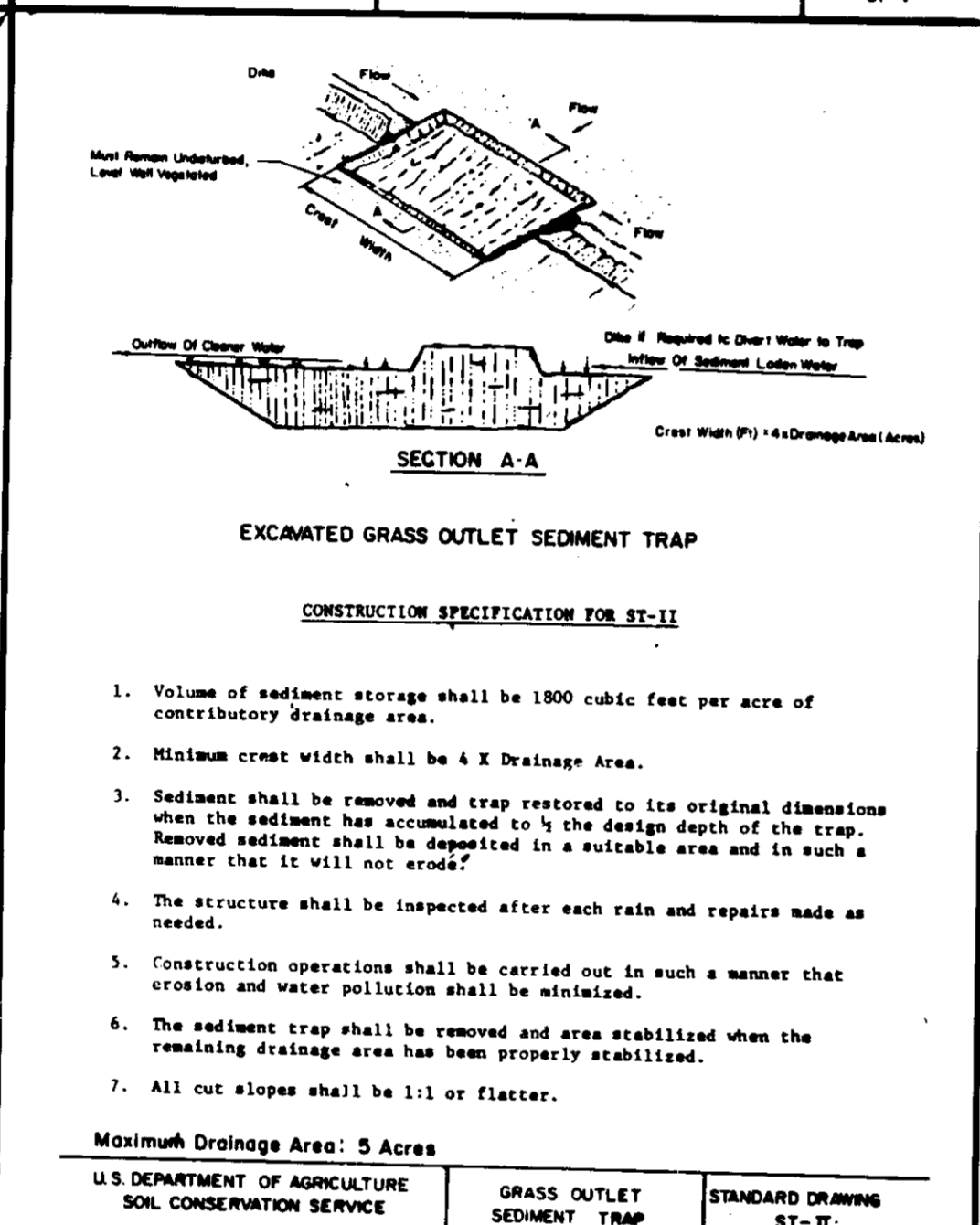
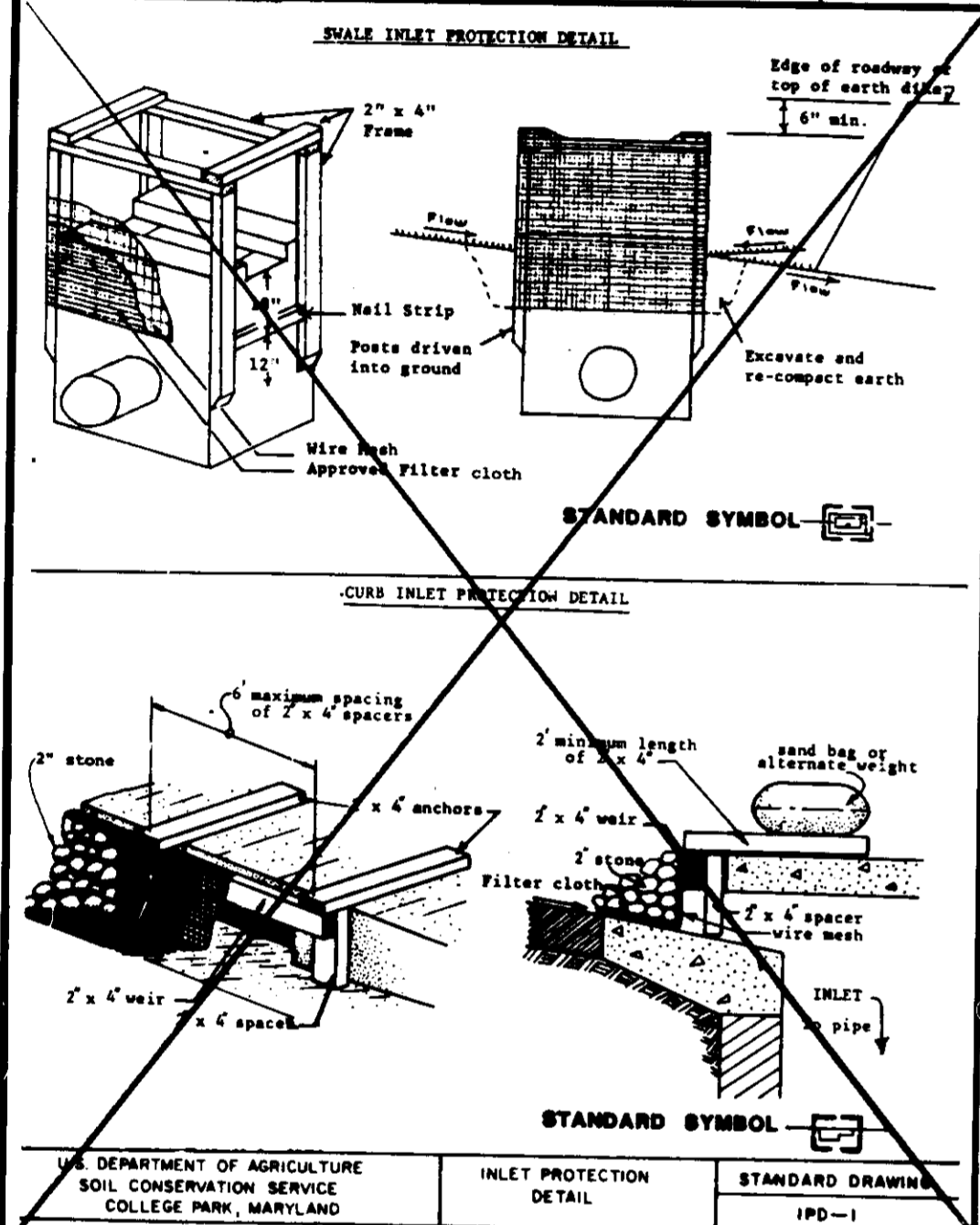
DRAWN BY: RTT/JR DATE: FEB 19, 1990  
 CHECKED BY: DCW DRAWING NO.:  
 JOB NO.: 89-114 SHEET 2 OF 5





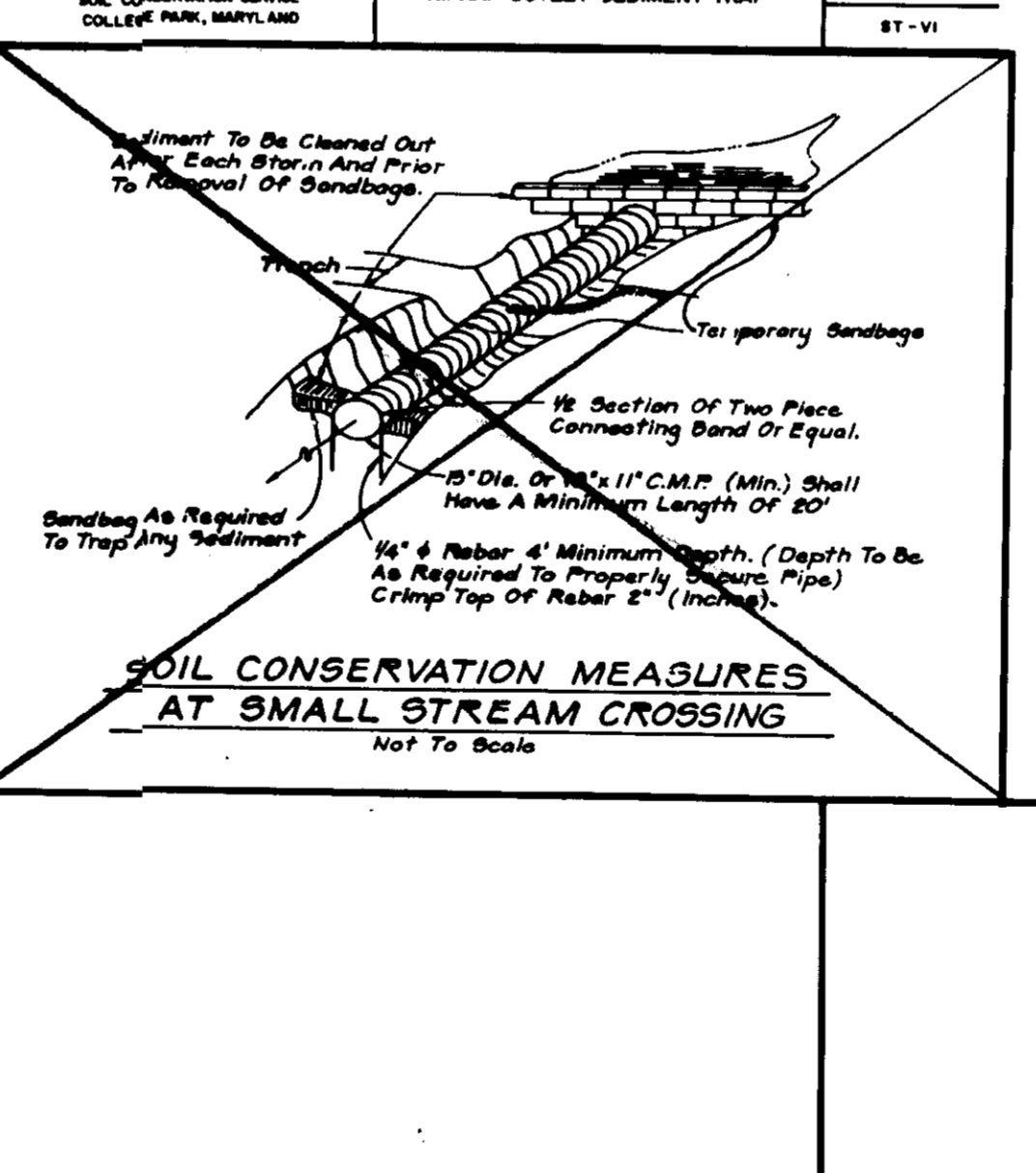
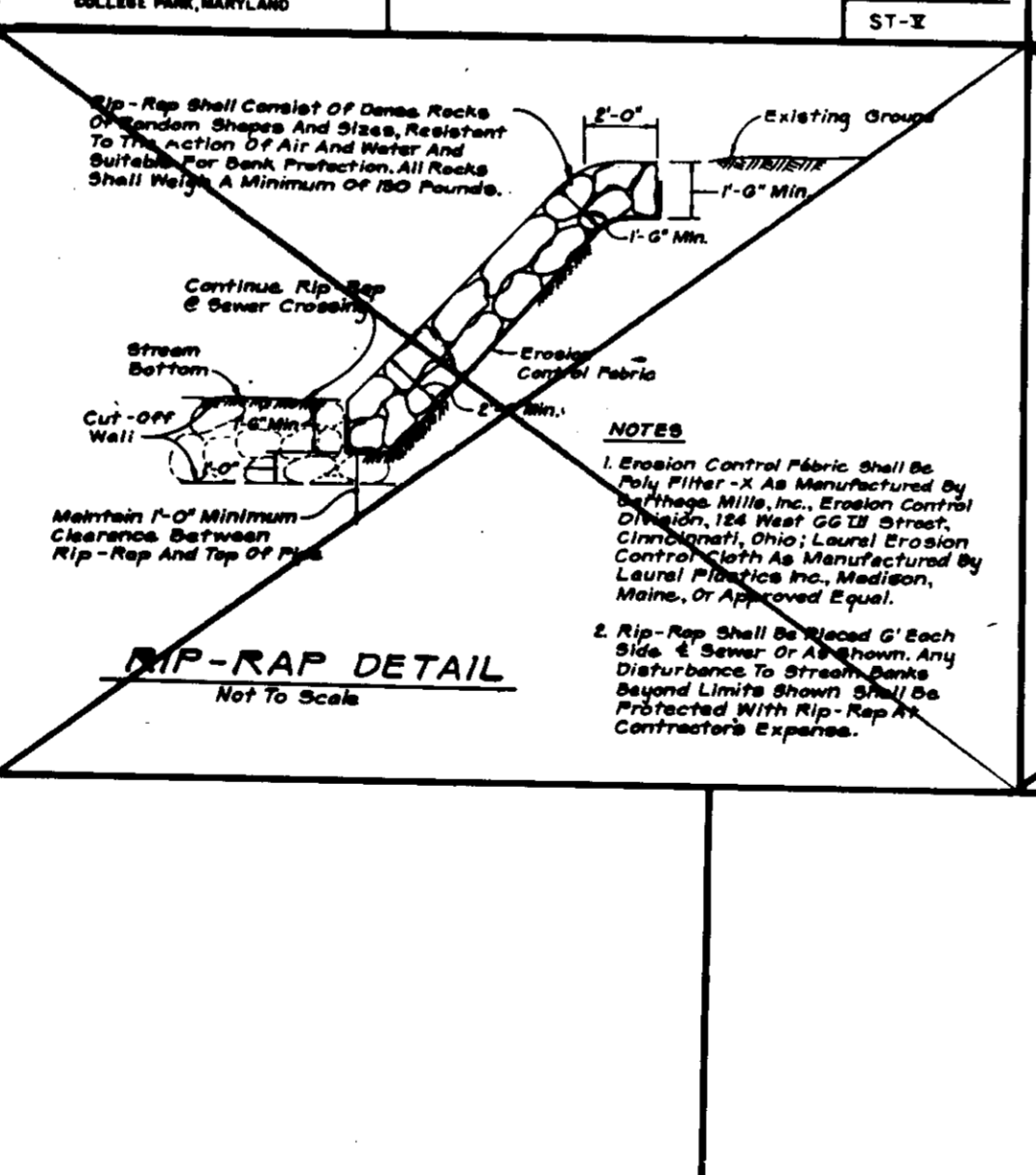
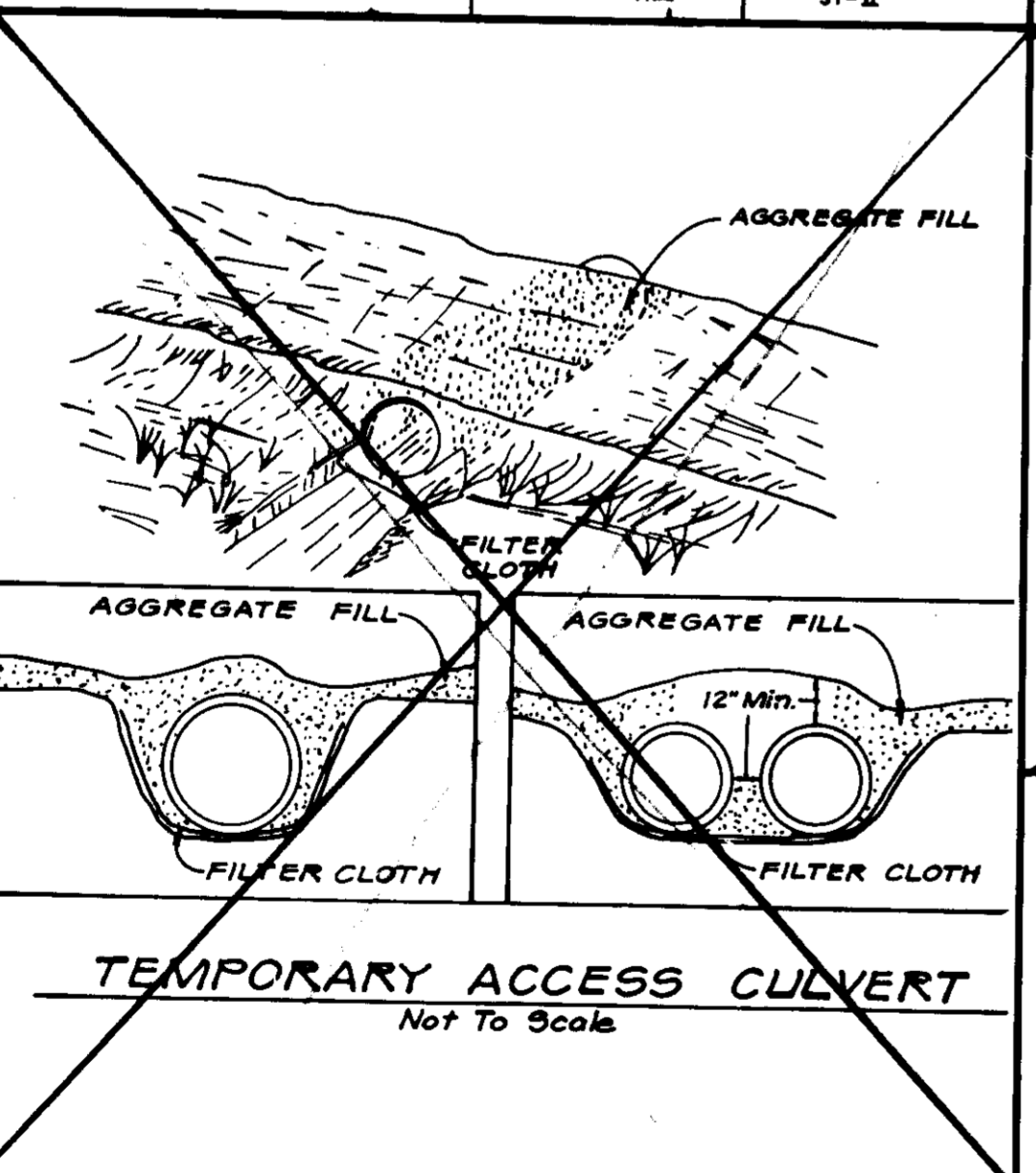


**PERMANENT SEEDING NOTES**  
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.  
**Seedbed Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously 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 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Marrow or disc into upper three inches of soil. 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. Marrow 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 16 thru February 28, protect site by: Option (1) 2 tons per acre 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 untreated 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 ft 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 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 2 1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 3 bushels 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 untreated 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. (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 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 Sec. 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) and (Sec. 54) temporary seedings (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 6.55 Acres  
Area Disturbed 5.20 Acres  
Area to be roofed or paved 1.27 Acres  
Area to be vegetatively stabilized 3.97 Acres  
Total Cut 1000 Cu. yds  
Total Fill 1000 Cu. yds  
Offsite waste/borrow area location \_\_\_\_\_  
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 DPM sediment control inspector.

**Construction Specifications**  
**Materials**  
A. Wooden frame is to be constructed of 2"x4" construction grade lumber.  
B. Plywood is to be a minimum thickness of 1/4" construction grade lumber.  
**Installation**  
1. Cut plywood to extend a minimum of 6" past throat along curb.  
2. Attach to anchors in a secure manner which will insure a water tight fit against throat.  
3. Brace securely using sandbag or alternate weight. If not watertight, use approved filter cloth under plywood and attach securely.  
**REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.**  
*[Signature]* 8/10/90  
DATE  
U.S. SOIL CONSERVATION SERVICE  
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 8/10/90  
DATE  
Approved Howard S.C.D. (G.S.)



**Riprap Outlet Sediment Trap**  
ST-VI (for Stone Lined Channel)

Contributing Drainage Area (Acres)	Depth of Channel (Feet)	Length of Weir (ft)
1	1.5	4.0
2	1.5	5.0
3	1.5	6.0
4	1.5	7.0
5	1.5	8.0
6	1.5	9.0
7	1.5	10.0
8	2.0	10.0
9	2.0	11.0
10	2.0	12.0
11	2.0	13.0
12	2.0	14.0
13	2.0	15.0
14	2.0	16.0
15	2.0	18.0

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 4-26-90  
DATE  
APPROVED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 4/20/90  
DATE  
APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 4/20/90  
DATE  
CHIEF BUREAU OF ENGINEERING

**OWNER'S/ DEVELOPER'S CERTIFICATION**  
"I/We certify that all development and construction will be done according to this plan, and that 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
Signature *[Signature]* Date 2-20-90  
Name *[Name]* Title *[Title]* Phone No. 797-8300  
Firm *[Firm]* Complete Address P.O. #1019 Columbia MD

**ENGINEER'S CERTIFICATE**  
"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]* 2-20-90  
Date  
Registered Professional Engineer #

**SEDIMENT CONTROL DETAIL SHEET**  
**COLUMBIA**  
VILLAGE OF HARPERS CHOICE  
SECTION 7 AREA 5 LOTS 16-18, 28-35, 34-44  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Drafting DATE REVISIONS SHEET DATE JOB NUMBER  
Check 5 OF 5 2-20-90 SCALE E9114  
Check

NOTE: FOR SEQUENCE OF CONSTRUCTIONS, SEE SHEET 6 OF 6  
SDP-90-162