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# SITE DEVELOPMENT PLAN

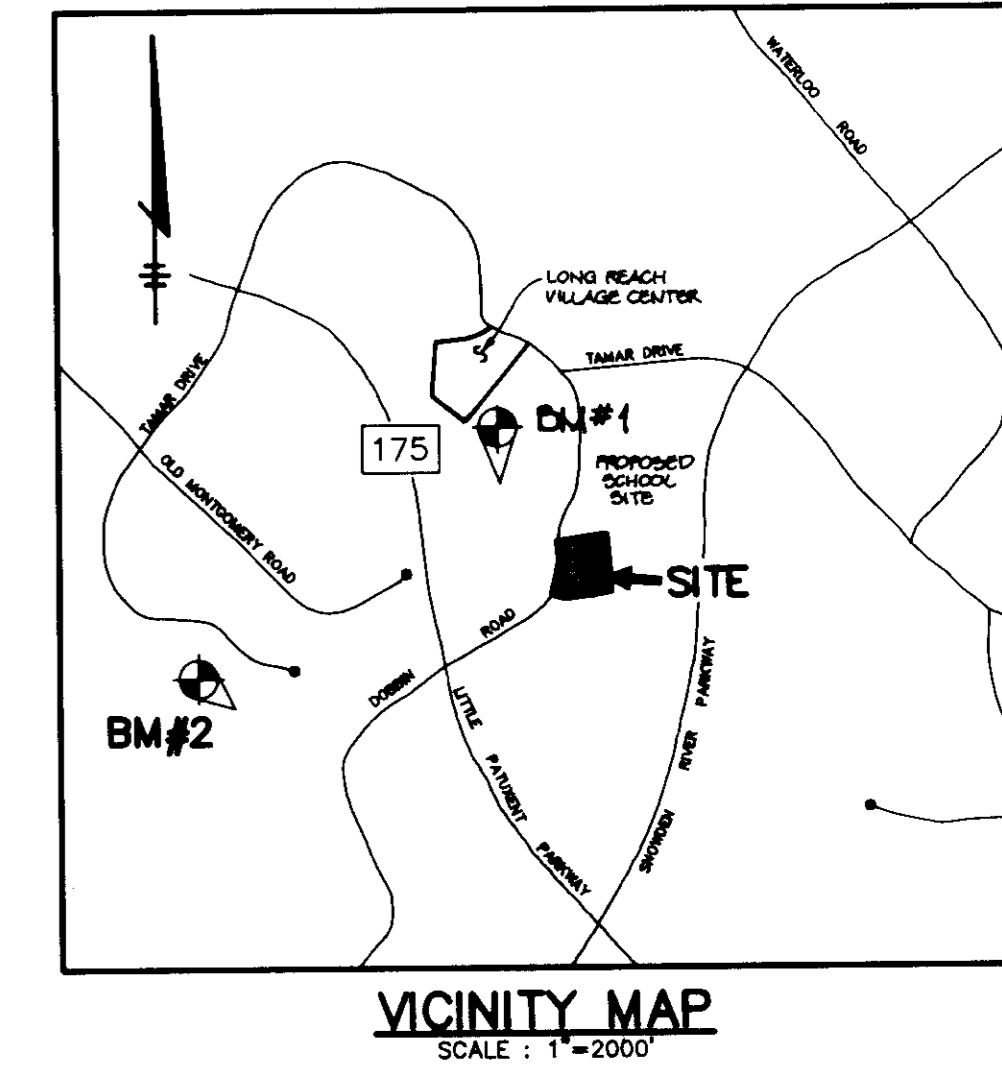
# BRISTOL GREEN

## VILLAGE OF LONG REACH

### SECTION 4, AREA 3, PARCELS C-1 & C-2

### 6th ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



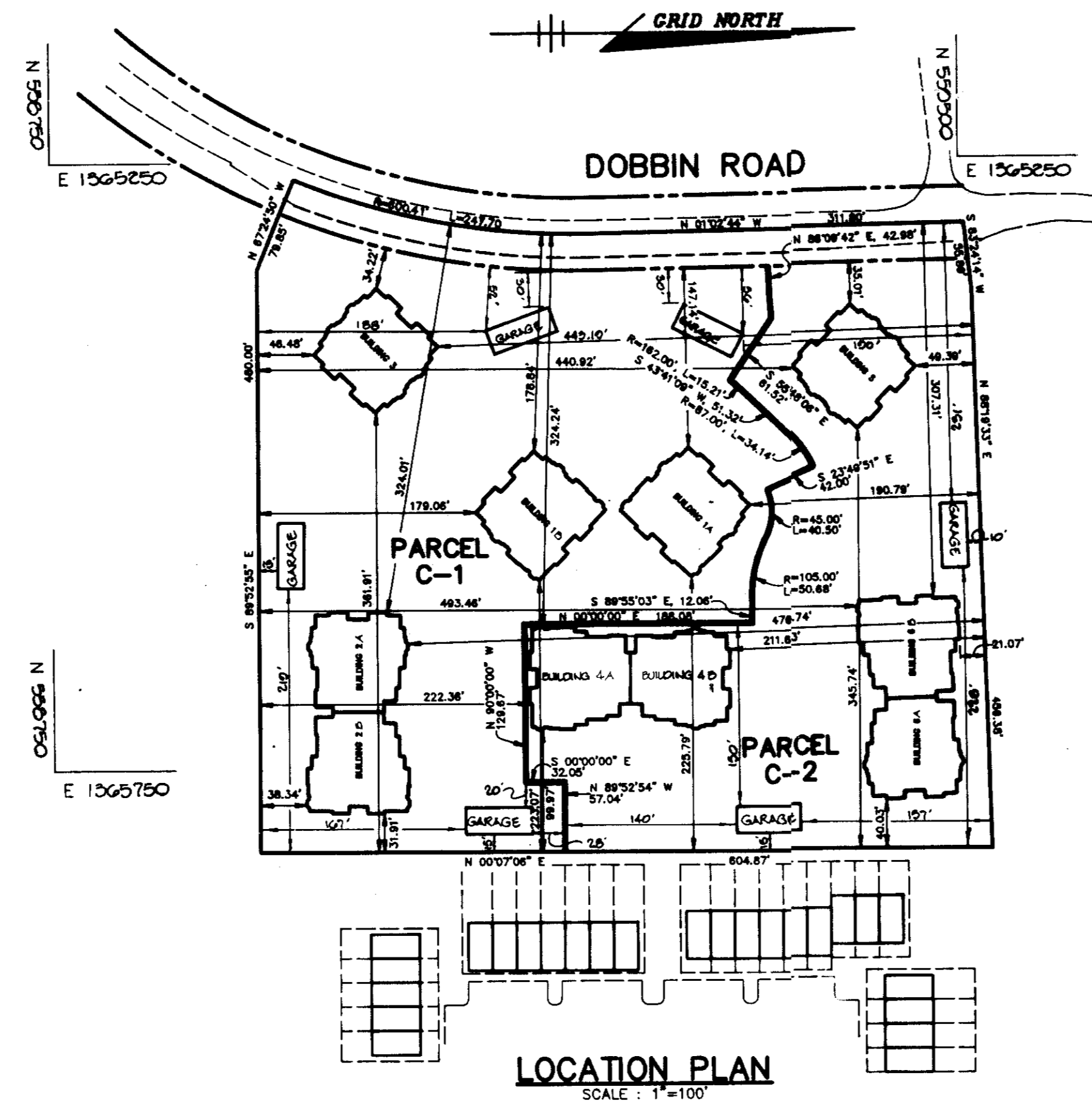
#### BENCHMARK DESCRIPTIONS

**BENCHMARK #1**  
STATION 2542001 (CONCRETE MONUMENT)  
ELEV. 426.971 (FOR VERT. CONTROL ONLY)  
STATION IS LOCATED ON BG&E TRANSMISSION LINES 1060'± S.W. OF DOBBIN ROAD

**BENCHMARK #2**  
STATION 2542002 (CONCRETE MONUMENT)  
ELEV. 363.638 (FOR VERT. CONTROL ONLY)  
STATION IS LOCATED 1000'± WEST OF RTE. 175 ON TRANSMISSION LINE AT BG&E TOWER 19-E

#### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST FIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT 311-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
  - MIS UTILITY 1-800-287-7777
  - CAP TELEPHONE COMPANY 725-8976
  - HOWARD COUNTY BUREAU OF UTILITIES 313-4880
  - AT&T CABLE LOCATION DIVISION 383-3553
  - BALTIMORE GAS & ELECTRIC COMPANY 885-0133
  - STATE HIGHWAY ADMINISTRATION 331-9533
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNALING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAIN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JUNE, 1993 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
- ALL PLAIN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEHIND SHALL BE AS SHOWN IN DETAIL 02.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEWAGE AND STORM CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED UNDER F-83-130.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- UNLESS NOTED ON THE PLAN, ALL STORM DRAIN PIPE IS TO BE BASE BID AS ADVANCED DRAINAGE SYSTEMS, INC. IN-10 POLYETHYLENE PIPE. AN ALTERNATIVE BID WILL BE FOR CLASS IV REINFORCED CONCRETE PIPE.
- WATER METERS ARE TO BE LOCATED INSIDE EACH BUILDING.
- ROOF PHASE BEG CRITERIA (6 D-1) FOR STRUCTURE DETAILING IS NOT APPLICABLE TO THE INTERNAL PROPERTY LINES AS FOR THE APPROVED ALIGNMENT.
- THE RESUBDIVISION OF PARCEL C TO CREATE C-1 AND C-2 IS PROPOSED UNDER P.D. 150.
- ALL BUILDINGS TO BE SPRINKLERED.



#### SITE ANALYSIS

Area of Parcel	6.68 Ac (290981 S.F.)
Present Zoning	New Town (FDP Phase 220-A)
Proposed Use	Apartments
Number of Units Proposed	120 #
Number of Parking Spaces Required	240 spaces (incl 7 HC)
Number of Parking Spaces Provided	240 spaces (incl 8 HC)
Building Coverage	52830 S.F. (18% of site)

# BUILDING NO.	NO OF UNITS
1	24
2	24
3	12
4	24
5	12
6	24

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

*James M. Boardman* 2/22/94  
COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James Heath* 3/2/94  
DIRECTOR DATE

*Chris Summery* 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

*James J. Law* 2/17/94  
DIRECTOR DATE

*Ronald W. Seaton* 2/17/94  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER / DEVELOPER  
DOBBIN PARTNERS LIMITED PARTNERSHIP  
c/o BOZZUTO HOMES  
6401 GOLDEN TRIANGLE DRIVE  
SUITE 200  
GREENBELT, MARYLAND 20770-3203  
(301) 220-0100

PROJECT  
**BRISTOL GREEN**  
6 CONDOMINIUM BUILDINGS

AREA TAX MAP 36 ZONED NEW TOWN  
VILLAGE OF LONG REACH, SECTION 4, AREA 3, PARCEL C  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**TITLE SHEET**

*Land Design Inc.*  
**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design  
1414 Prince Street Suite 400 Alexandria, VA 22314-3020  
703/549-7784 Fax: 703/549-4984

**RIEMER MUEGGE & ASSOCIATES, INC.**  
PLANNERS • ENGINEERS • SURVEYORS  
8818 Centre Park Drive • Suite 200 • Columbia, Md. 21045  
410-997-8900 FAX : 410-997-9282

1-19-94  
DATE

DESIGNED BY : CJR

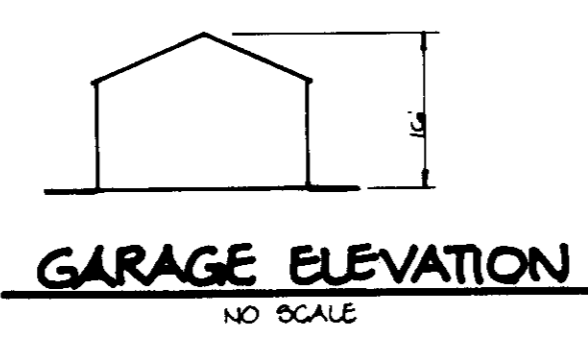
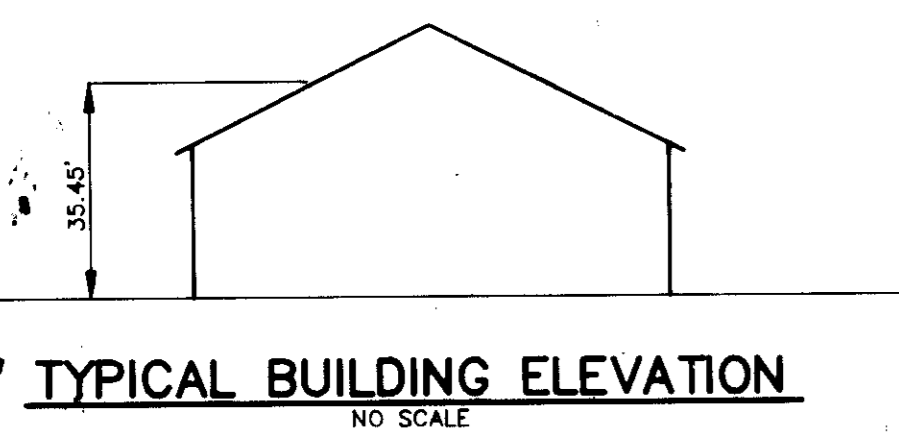
DRAWN BY : WCW

PROJECT NO : 91901

DATE : JANUARY 10, 1994

SCALE : AS SHOWN

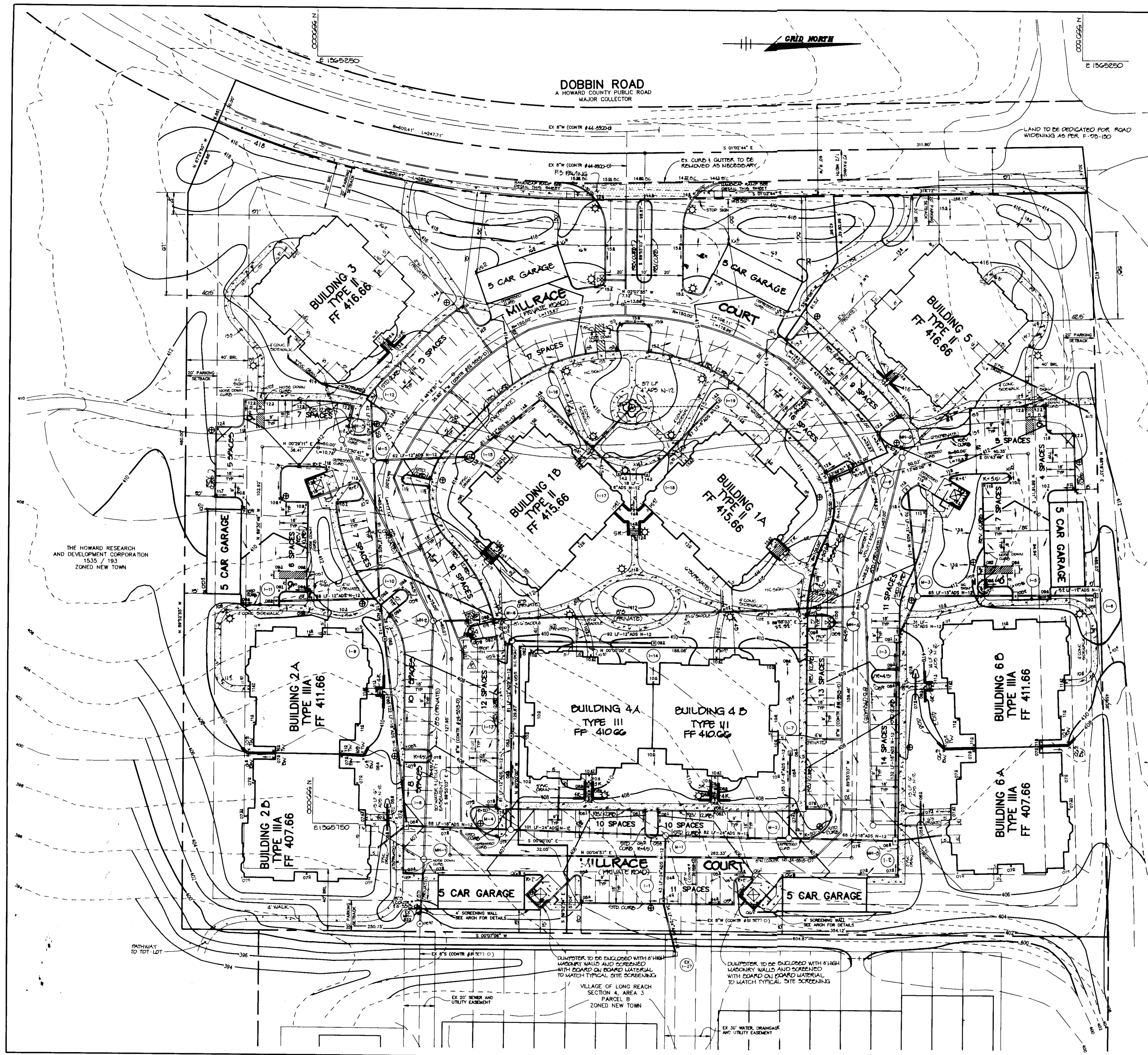
DRAWING NO. 1 OF 8



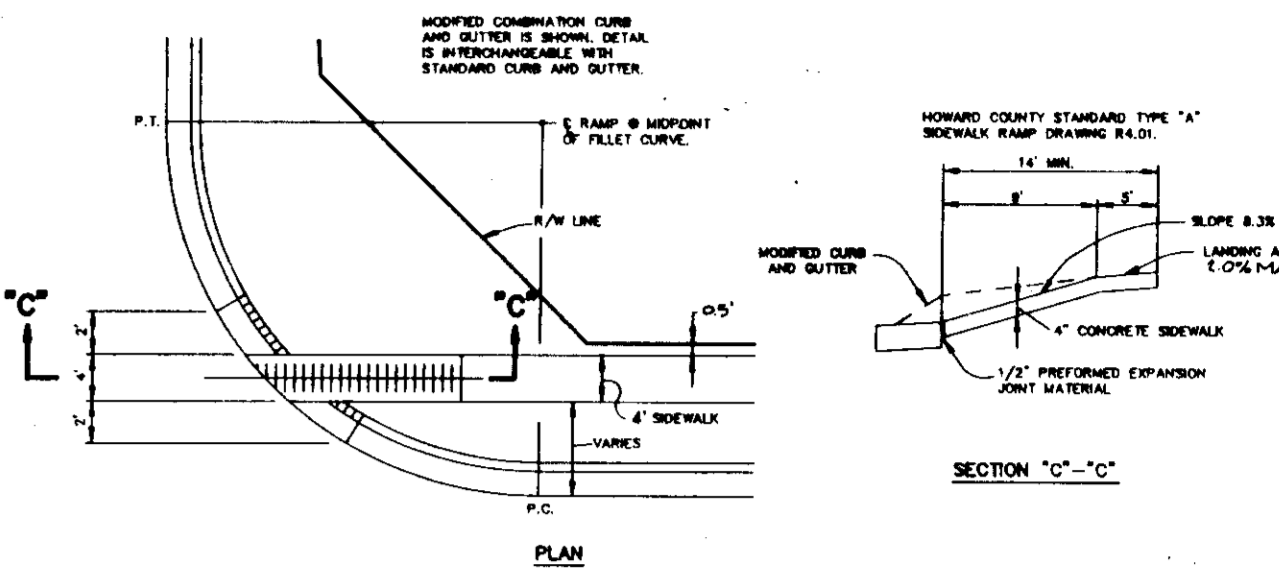
BUILDING	STREET ADDRESS
1A	5000 WILLAGE COURT
1B	5000
2A	5001
2B	5001
3	5001
3A	5001
4	5001
4A	5001
4B	5001

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
VILLAGE OF LONG REACH	4/5	PARCEL C-1 & C-2
PLAT # 11000	BLOCK # 7	ZONE N-1
TAX/ZONE MAP 36	ELEC. DIST. 6	CENSUS TR 6065.08
WATER CODE E00	SEWER CODE 5500000	

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 23 Nov 93



NOTE: THIS PLAN INDICATED CONCEPT LOCATIONS FOR PROJECT LIGHTING. FINAL LIGHTING LOCATIONS AND LIGHTING SOURCES SHALL BE DETERMINED BY A QUALIFIED LIGHTING ENGINEER IN ORDER TO ASSURE COMPLIANCE WITH APPLICABLE LIGHTING STANDARDS AND TO PROVIDE FOR THE SAFETY AND WELFARE OF USERS. SEE ELECTRICAL PLANS FOR FINAL LIGHTING LAYOUT AND LIGHTING SPECIFICATIONS.



HANDICAP RAMP DETAIL

NOTES:

1. ALL ON-SITE ROADWAYS ARE PRIVATE.
2. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE OF CURB, BUILDING OR CENTERLINE UNLESS OTHERWISE DENOTED.
4. C.O. DENOTES SEWER CLEANOUT.
5. SIDEWALKS ADJACENT TO PARKING ARE 5' WIDE.

6. ALL ON-SITE STORM DRAINAGE AND SANITARY SEWER SYSTEMS ARE PRIVATE.
7. SEE SHEET 5 FOR CONCRETE ROAD DETAIL.
8. SEE SHEET 5 FOR STRUCTURE LOCATIONS.

LEGEND

- P-2 PAVING
- P-3 PAVING
- CONCRETE SIDEWALK
- FLOW ARROWS
- 10' STANDARD TO WATT METAL HALIDE
- 15' STANDARD TO WATT METAL HALIDE
- REVERSE CURB TRANSITION TO STANDARD CURB

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

*James M. Bond* per *JSM* 2/22/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Smith* 2/2/94  
DIRECTOR DATE

*Quinn Swannan* 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH JA DATE

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

*James J. Lee* 2/17/94  
DIRECTOR DATE

*Paul B. Sisson* 2/17/94  
CHIEF, BUREAU OF ENGINEERING M.K. C. DATE

1:50 OS APPROX. H.C. EDGE & RAMP DETAIL, REV. PARKING

5:10 OS 1 CHANGED BLDG 5 & BLDG 6 TO TYPE II

DATE NO.	REVISION

OWNER / DEVELOPER  
DOBBLIN PARTNERS LIMITED PARTNERSHIP  
c/o BOZZUTO HOMES  
6401 GOLDEN TRIANGLE DRIVE  
SUITE 200  
GREENBELT, MARYLAND 20770-3203  
(301) 220-0100

PROJECT  
**BRISTOL GREEN  
6 CONDOMINIUM BUILDINGS**

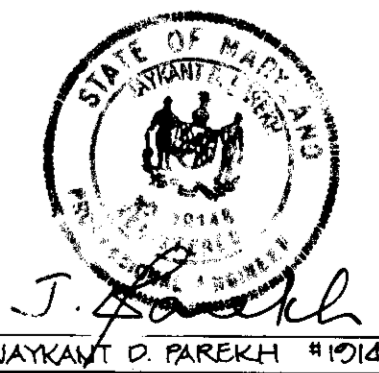
AREA TAX MAP 36 ZONED NEW TOWN  
VILLAGE OF LONG REACH, SECTION 4, AREA 3, PARCEL C  
ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**SITE DEVELOPMENT PLAN**

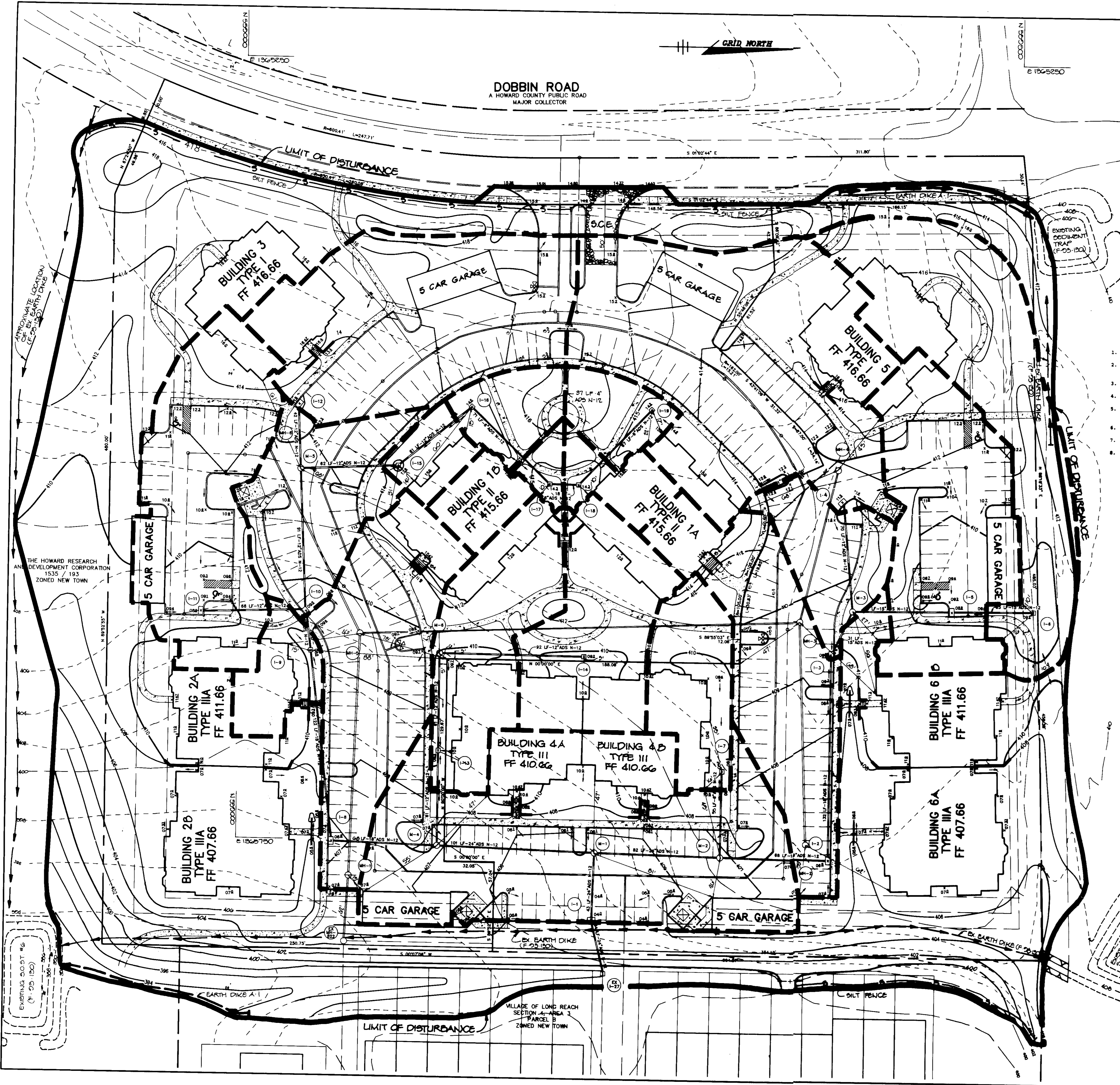
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8818 Centre Park Drive • Suite 200 • Columbia, Md. 21045  
410-997-8900 FAX: 410-997-8282

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 23 Nov 93



DATE 1.19.94  
DESIGNED BY: CJR  
DRAWN BY: WCW  
PROJECT NO: 01901  
DATE: JANUARY 10, 1994  
SCALE: 1"=30'  
DRAWING NO. 2 OF 8



**MAXIMUM AREA TABLE**

SHEET NO.	AREA (ACRES)	%	1 INP
I-1	0.47	0.73	78
I-2	0.33	0.80	77
I-3	0.12	0.72	69
I-4	0.59	0.67	68
I-5	0.28	0.66	68
I-6	0.48	0.65	68
I-7	0.15	0.60	42
I-8	0.22	0.78	86
I-9	0.06	0.53	87
I-10	0.20	0.78	86
I-11	0.43	0.68	70
I-12	0.22	0.68	69
I-13	0.23	0.59	51
I-14	0.06	0.57	52
I-15	0.06	0.46	35
I-16	0.07	0.41	27
I-17	0.07	0.33	14
I-18	0.07	0.33	14
I-19	0.08	0.21	11

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT.
  2. CONTRACTOR TO REPAIR ANY EXISTING SEDIMENT CONTROLS THAT ARE TO REMAIN AT THE DIRECTION OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
  3. INSTALL Silt FENCE, Silt Fence, Earth Dike AS SHOWN ON SEDIMENT CONTROL PLAN.
  4. PERFORM MOON GRADING AND BEGIN BUILDING CONSTRUCTION.
  5. WHEN SUBGRADE ELEVATIONS ARE REACHED, INSTALL WATER, SEWER, AND STORM DRAIN.
  6. INSTALL CURBS AND GUTTER AND THEN PAVE.
  7. PERFORM FINE GRADING, INSTALL SIDEWALKS AND COMPLETE BUILDING CONSTRUCTION.
  8. REMOVE SEDIMENT CONTROLS AS DIRECTED BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. STABILIZE ALL AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

VILLAGE OF LONG REACH  
SECTION 5, AREA 2  
LOT 89  
ZONED NEW TOWN  
OPEN SPACE

**EXISTING SLOTT #6**

DRAINAGE AREA	4.6 AC.
STORAGE REQUIRED	6880 CF
STORAGE PROVIDED	6960 CF
TOP ELEV.	302.0
CREST ELEV.	300.5
CLEANOUT ELEV.	300.0
BOTTOM ELEV.	300.0
OUTLET WIDTH	18"
BOTTOM DIMENSIONS	10'-00"
DEPTH	5'
DEVELOPED	2:1

**EXISTING SLOTT #7**

DRAINAGE AREA	25 AC.
STORAGE REQUIRED	4500 CF
STORAGE PROVIDED	4870 CF
TOP ELEV.	400.0
CREST ELEV.	400.5
CLEANOUT ELEV.	400.0
BOTTOM ELEV.	400.5
OUTLET WIDTH	10"
BOTTOM DIMENSIONS	25'-15"
DEPTH	5'
DEVELOPED	2:1

BY THE DEVELOPER:

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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Lin D. Berman* 1/12/94  
DEVELOPER DATE

BY THE ENGINEER:

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.

*J. Farrell* 1.19.94  
ENGINEER DATE

JAYKANT D. PAREKH

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*Patricia Engler* 1/27/94  
U.S. SOIL CONSERVATION SERVICE DATE

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

*John P. Robertson* 1/27/94  
HOWARD SOIL CONSERVATION DISTRICT DATE

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

*Joyce M. Boyd* 2/22/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Lyndal Rutter* 3/2/94  
DIRECTOR DATE

*Alma Sumner* 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

*James J. Kim* 2/17/94  
DIRECTOR DATE

*Paul D. Spon* 2/17/94  
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO. REVISION

OWNER / DEVELOPER  
DOBBLIN PARTNERS LIMITED PARTNERSHIP  
c/o BOZZUTO HOMES  
6401 GOLDEN TRIANGLE DRIVE  
SUITE 200  
GREENBELT, MARYLAND 20770-3203  
(301) 220-0100

PROJECT  
**BRISTOL GREEN  
6 CONDOMINIUM BUILDINGS**

AREA TAX MAP 36 ZONED NEW TOWN  
VILLAGE OF LONG REACH, SECTION 4, AREA 3, PARCEL C  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**GRADING, SEDIMENT CONTROL PLAN  
AND DRAINAGE AREA MAP**

*Land Design Inc.*  
**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design  
1414 Prince Street, Suite 400 Alexandria, VA 22314-3020  
703/548-7784 Fax: 703/548-4984

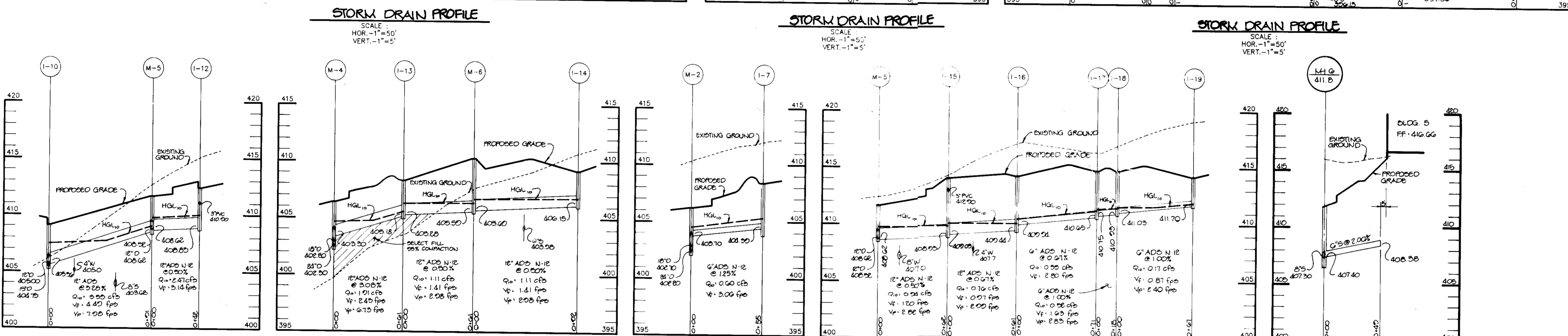
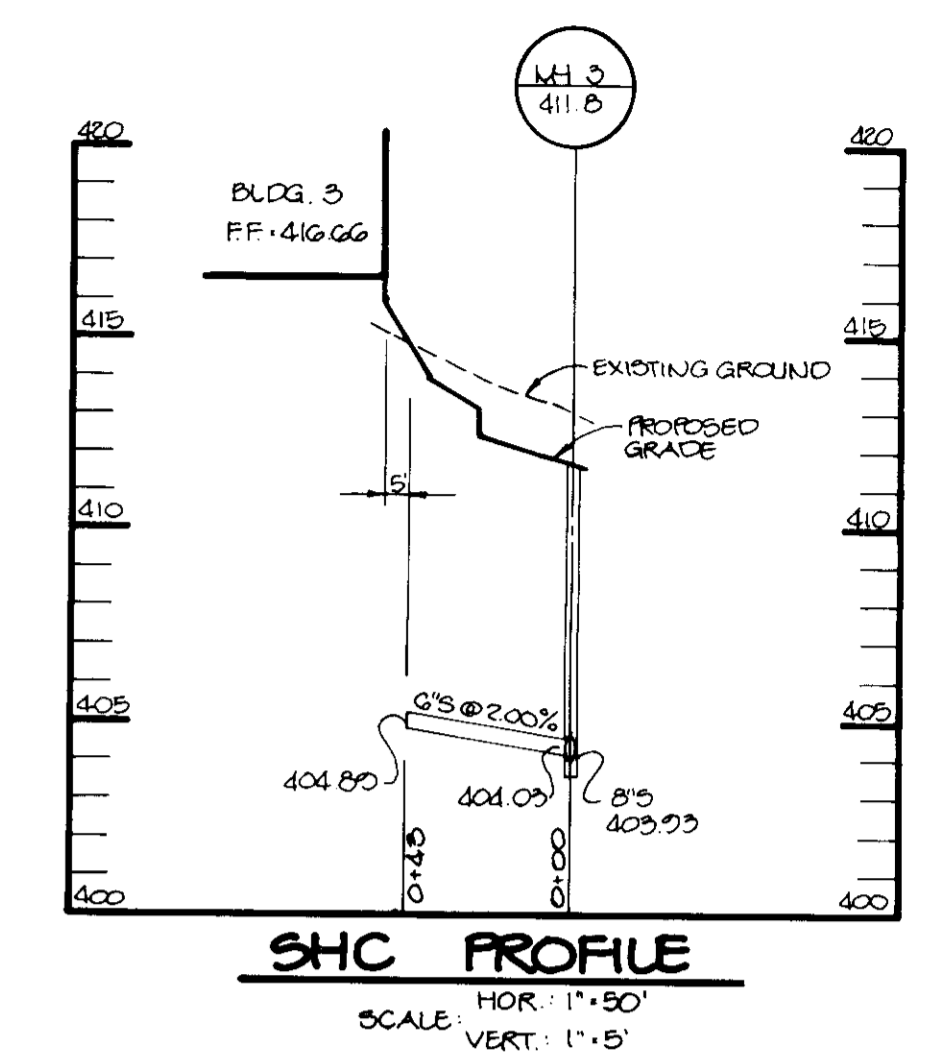
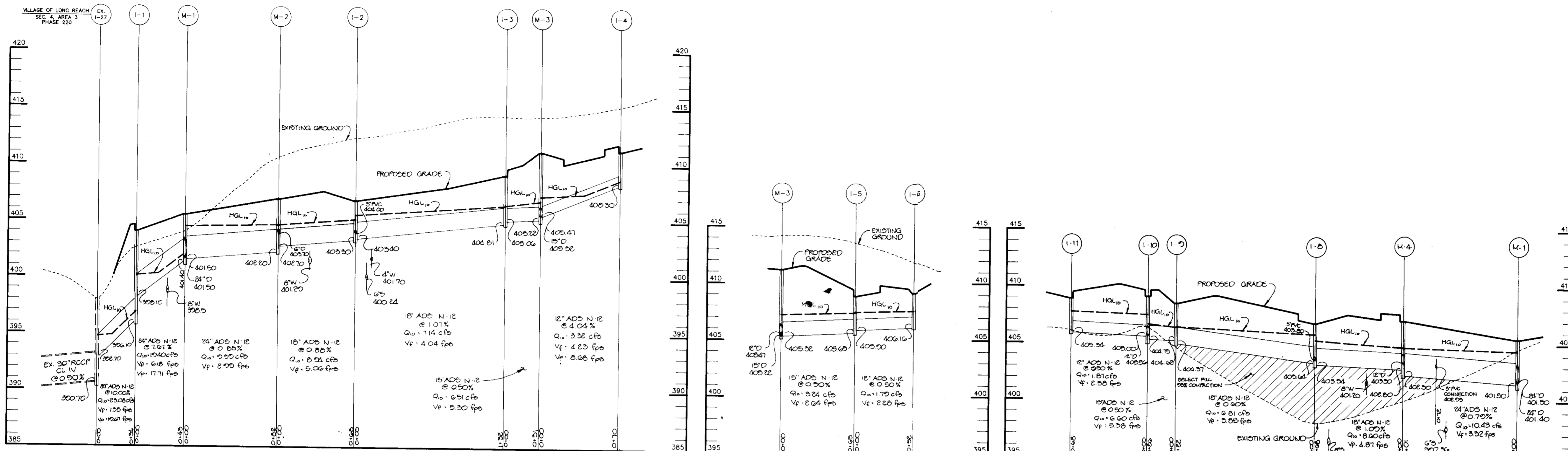
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PLANNERS • ENGINEERS • SURVEYORS  
8818 Centre Park Drive • Suite 200 • Columbia, Md. 21045  
410-997-8900 FAX: 410-997-9282

APPROVED  
PLANNING  
of HOWARD COUNTY  
DATE 23 Nov 93

1.19.94  
DATE

DESIGNED BY: CJR  
DRAWN BY: WCW  
PROJECT NO: 91901  
DATE: JANUARY 10, 1994  
SCALE: 1"=30'  
DRAWING NO. 3 OF 8

*J. Farrell*  
JAYKANT D. PAREKH #10148



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Boyd* 2/2/94  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James R. Smith* 3/2/94  
 DIRECTOR DATE

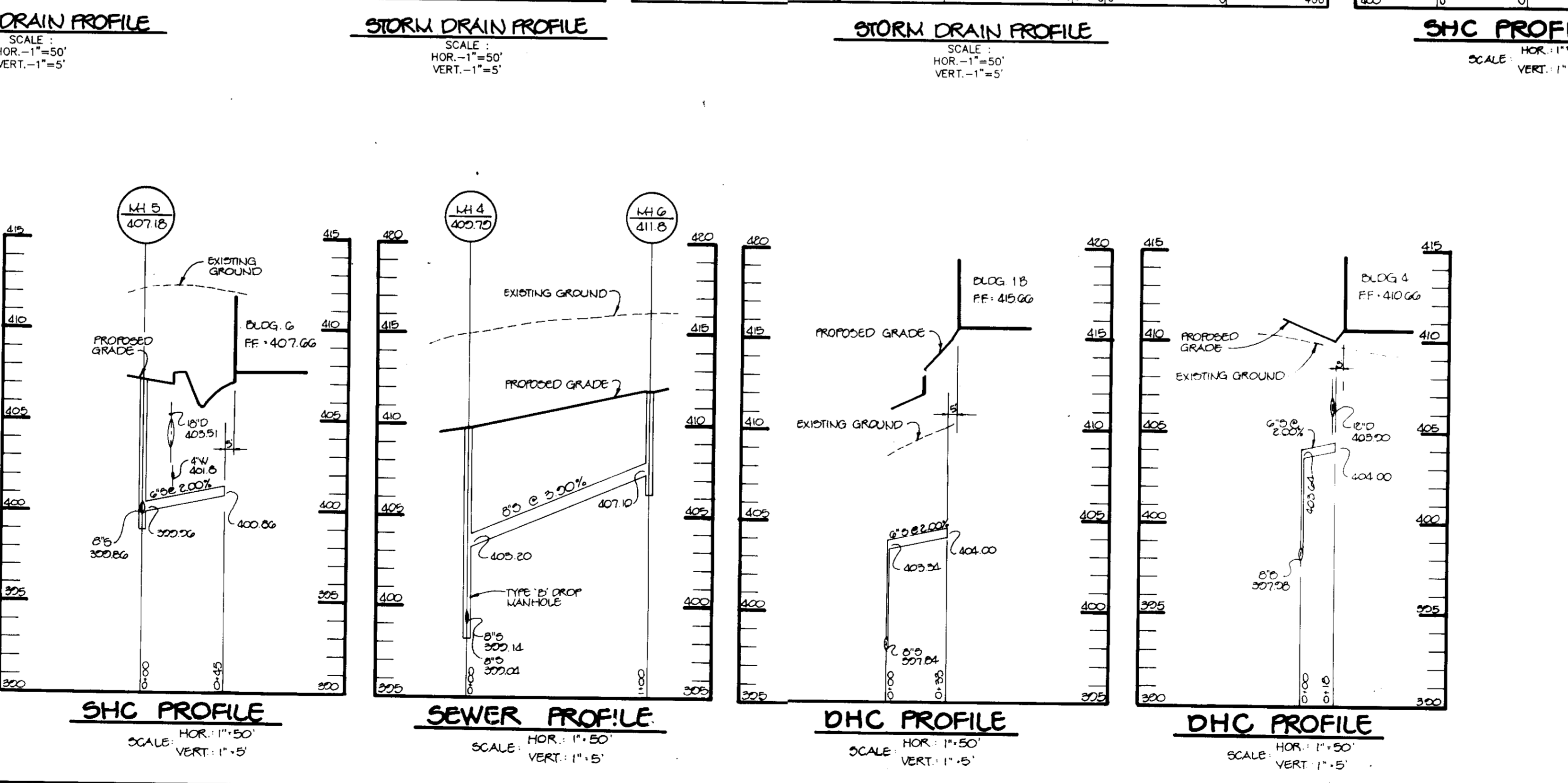
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*Anna J. Jarmian* 3/2/94  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

*James P. Shaw* 2/17/94  
 DIRECTOR DATE

*Paul D. Jagan* 2/17/94  
 CHIEF, BUREAU OF ENGINEERING DATE

\* DENOTES TOP OF CURB  
 SEE SHEET 3 FOR STRUCTURE LOCATION

NO.	TYPE	INV. IN	INV. OUT	TOP ELEVATION	REMARKS
1-1	'S' COMBINATION W/RET. GRATE	398.1	396.1	404.60	HO CO STD DETAIL SD 4.32 & 4.93
1-2	'S' COMBINATION W/RET. GRATE	403.4	403.30	407.40	HO CO STD DETAIL SD 4.32 & 4.93
1-3	'S' COMBINATION W/RET. GRATE	405.06	404.81	409.70	HO CO STD DETAIL SD 4.32 & 4.93
1-4	'S' COMBINATION W/RET. GRATE	-	408.30	411.90	HO CO STD DETAIL SD 4.32 & 4.93
1-5	'S' COMBINATION W/RET. GRATE	405.90	405.65	409.60	HO CO STD DETAIL SD 4.32 & 4.93
1-6	YARD INLET	406.16	409.20	409.20	HO CO STD DETAIL SD 4.14
1-7	9" CATCH BASIN	-	403.20	408.80	NDS #900
1-8	'S' COMBINATION W/RET. GRATE	403.64	403.54	407.40	HO CO STD DETAIL SD 4.32 & 4.93
1-9	YARD INLET	404.62	404.37	408.50	HO CO STD DETAIL SD 4.14
1-10	'S' COMBINATION W/RET. GRATE	405.00(8)	405.56(8)	410.10	HO CO STD DETAIL SD 4.32 & 4.93
1-11	'S' COMBINATION W/RET. GRATE	-	405.34	409.50	HO CO STD DETAIL SD 4.32 & 4.93
1-12	'S' COMBINATION W/RET. GRATE	5' 410.00	408.83	412.50	HO CO STD DETAIL SD 4.32 & 4.93
1-13	YARD INLET	405.28	405.18	408.30	HO CO STD DETAIL SD 4.14
1-14	YARD INLET	-	406.15	409.20	HO CO STD DETAIL SD 4.14
1-15	YARD INLET	409.03	408.93	413.90	HO CO STD DETAIL SD 4.14
1-16	YARD INLET	5' 409.94	409.44	414.50	HO CO STD DETAIL SD 4.14
1-17	9" CATCH BASIN	410.75	410.65	414.30	NDS #900
1-18	9" CATCH BASIN	411.03	410.93	414.30	NDS #900
1-19	9" CATCH BASIN	-	411.70	414.20	NDS #900
M-1	4'-0" DIA. PRECAST MANHOLE	401.50(2)	401.40	405.60	HO CO STD DETAIL 05.11 & 05.12
M-2	4'-0" DIA. PRECAST MANHOLE	403.20(6)	402.20	406.90	HO CO STD DETAIL 05.11 & 05.12
M-3	4'-0" DIA. PRECAST MANHOLE	405.47(12)	405.22	407.20	HO CO STD DETAIL 05.11 & 05.12
M-4	4'-0" DIA. PRECAST MANHOLE	403.3(12)	402.30	407.20	HO CO STD DETAIL 05.11 & 05.12
M-5	4'-0" DIA. PRECAST MANHOLE	408.62(12)	408.52	411.50	HO CO STD DETAIL 05.11 & 05.12
M-6	4'-0" DIA. PRECAST MANHOLE	405.69	405.59	410.00	HO CO STD DETAIL 05.11 & 05.12



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 23 Nov 93

DATE	NO.	REVISION

OWNER / DEVELOPER  
 DOBBIN PARTNERS LIMITED PARTNERSHIP  
 c/o BOZZUTO HOMES  
 6401 GOLDEN TRIANGLE DRIVE  
 SUITE 200  
 GREENBELT, MARYLAND 20770-3203  
 (301) 220-0100

PROJECT  
**BRISTOL GREEN  
 6 CONDOMINIUM BUILDINGS**

AREA TAX MAP 36 ZONED NEW TOWN  
 VILLAGE OF LONG REACH, SECTION 4, AREA 3, PARCEL C  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**STORM DRAIN AND SANITARY  
 SEWER PROFILES**

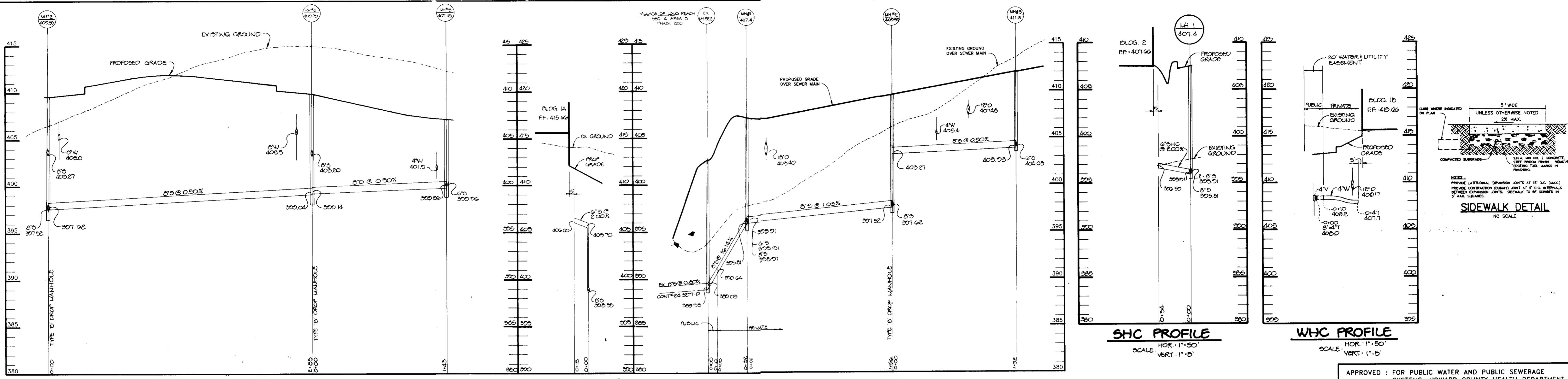
*Land Design Inc.*  
**Land Design Inc.**  
 Landscape Architecture Land Planning  
 Urban Design  
 1414 Prince Street Suite 400 Alexandria, VA 22314-3020  
 703/549-7784 Fax: 703/549-4984

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 Planners Engineers Surveyors  
 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
 410-997-8900 FAX: 410-997-9282

1.19.94  
 DATE

DESIGNED BY: CJR  
 DRAWN BY: DAM  
 PROJECT NO: 91901  
 DATE: JANUARY 10, 1994  
 SCALE: AS SHOWN  
 DRAWING NO. 4 OF 8

JAYKANT D. BAREKH #10148



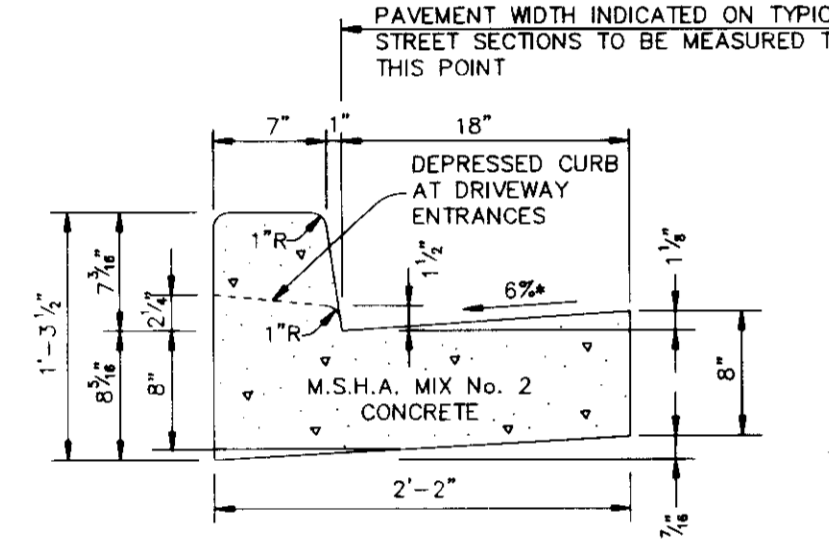
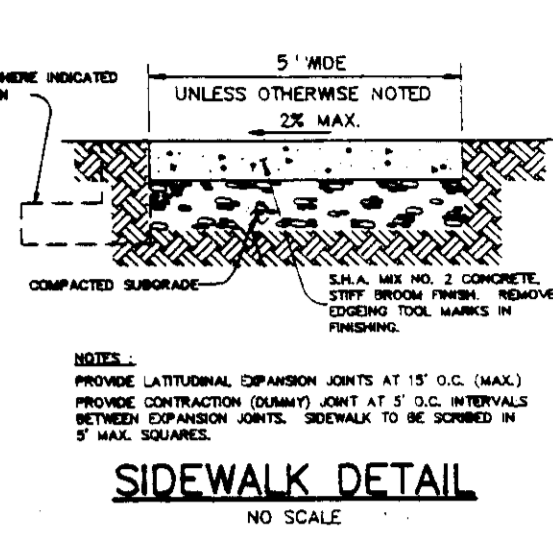
**SEWER PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'

**SHC PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'

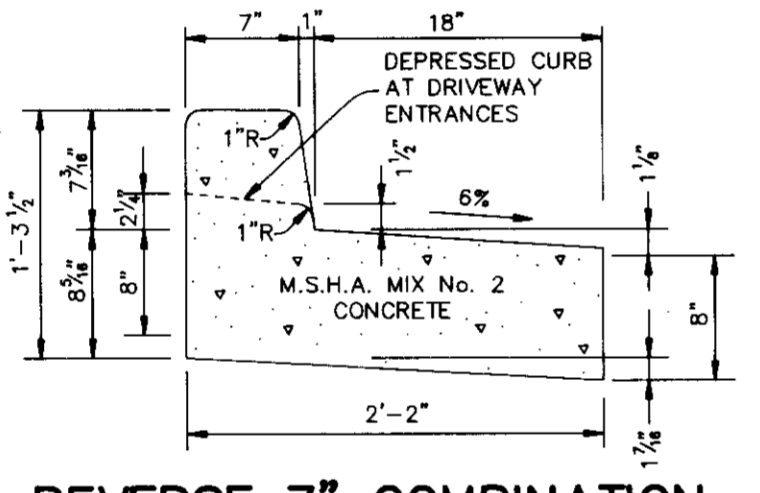
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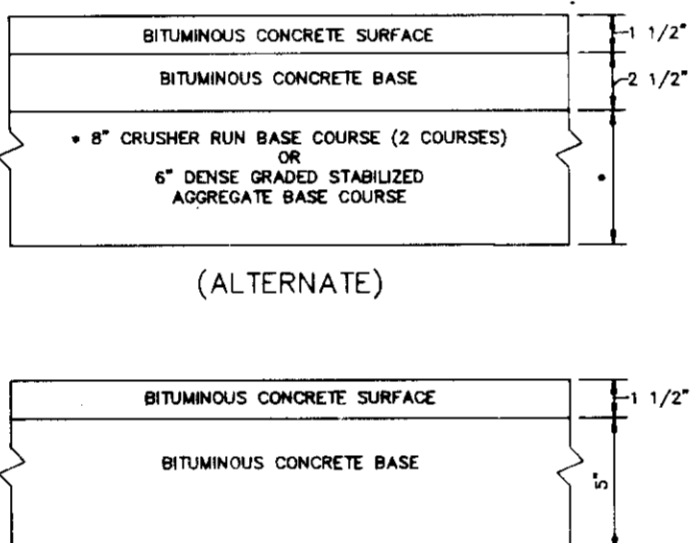
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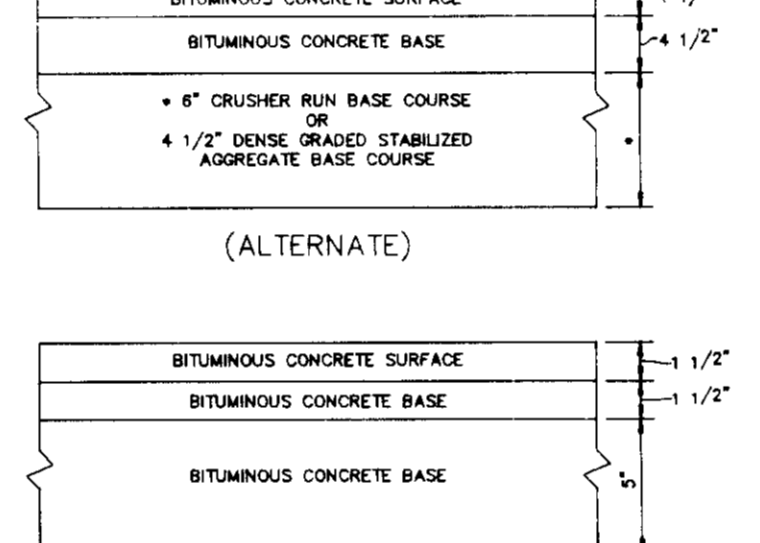
**STANDARD 7" COMBINATION CURB AND GUTTER**  
NO SCALE



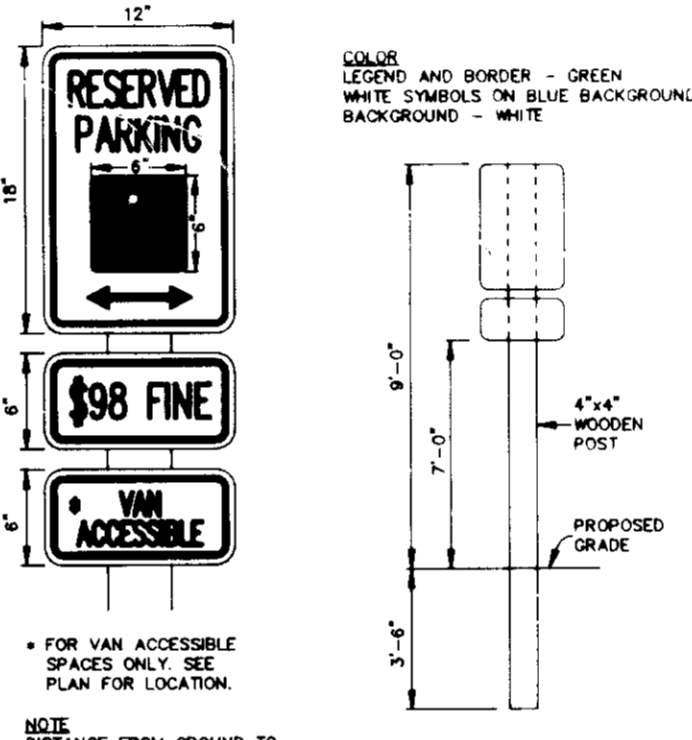
**REVERSE 7" COMBINATION CURB AND GUTTER**  
NO SCALE



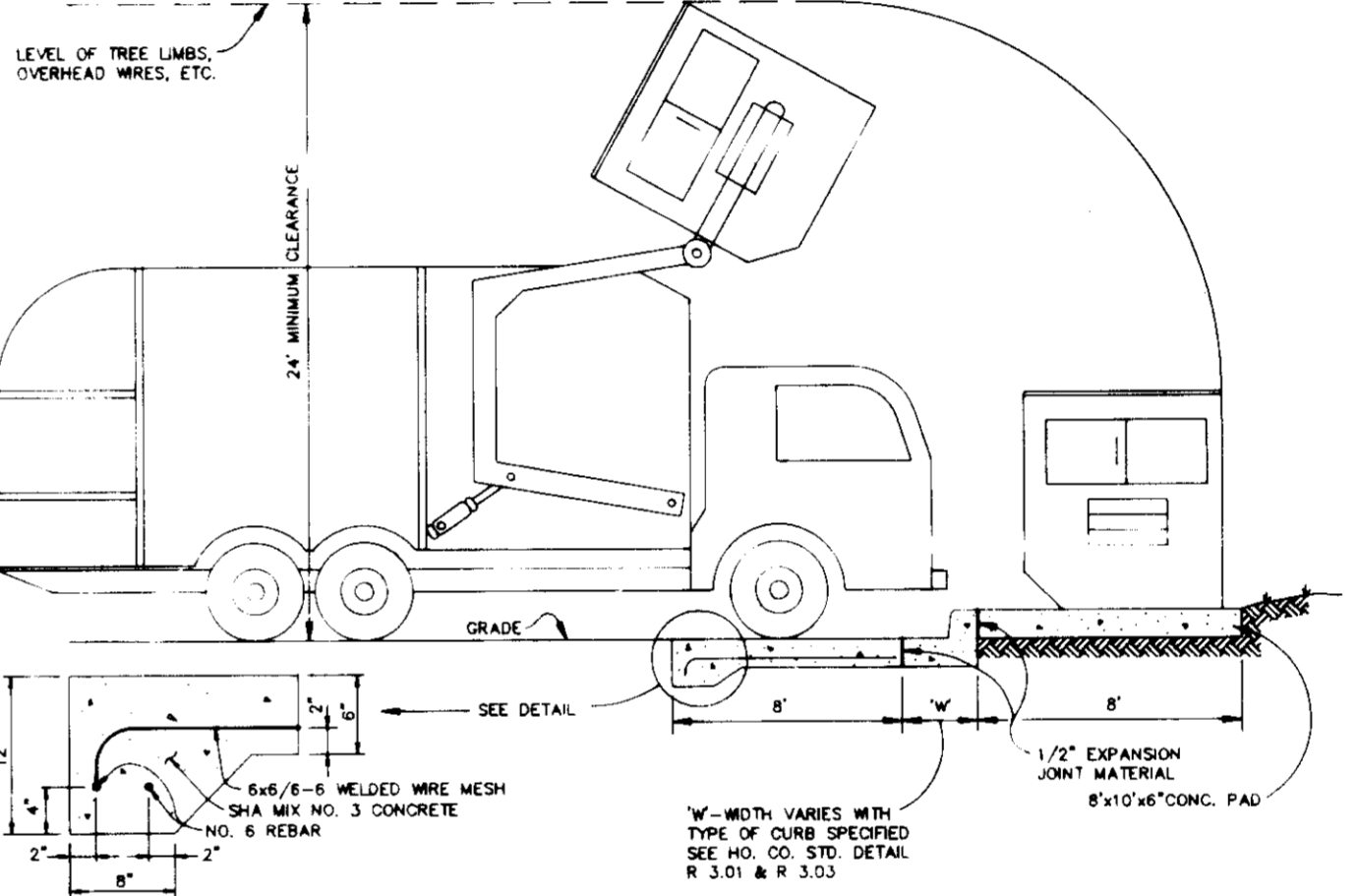
**P-2 PAVING**  
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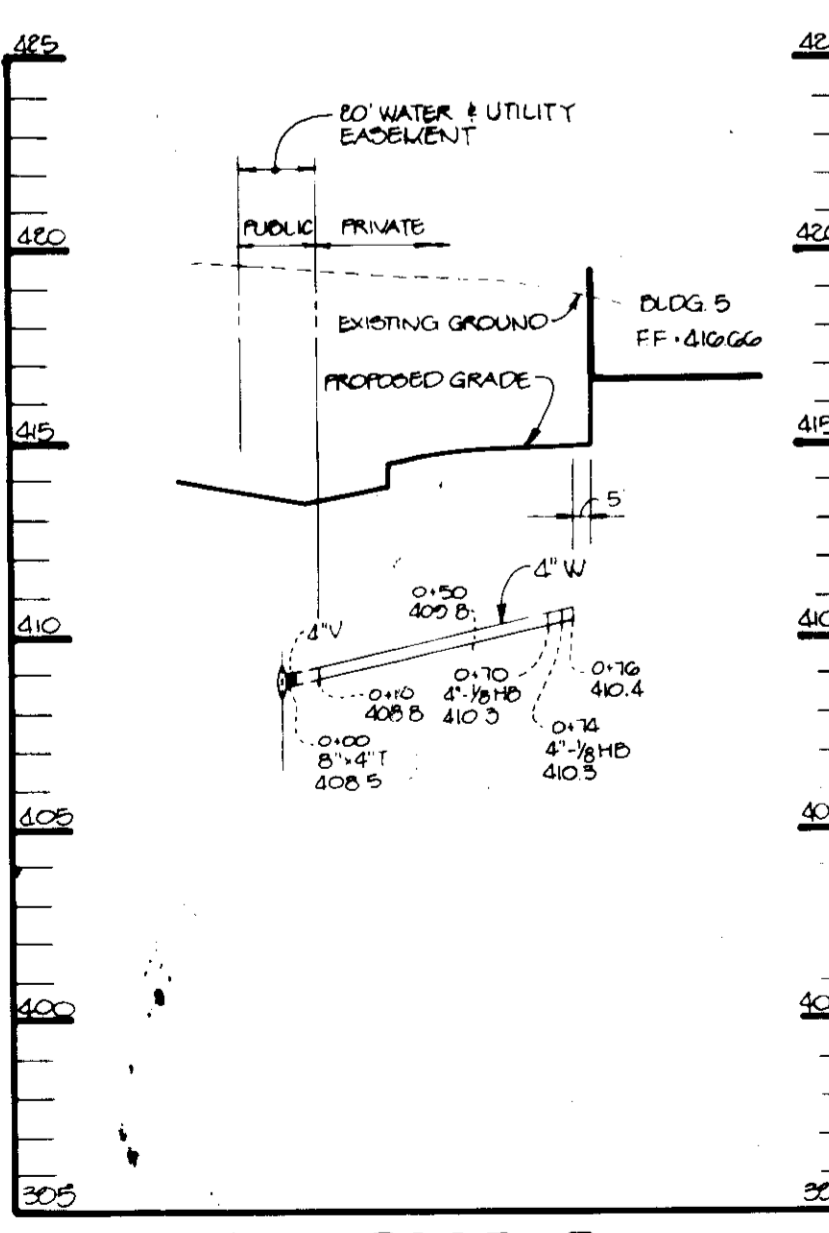
**P-3 PAVING**  
NO SCALE



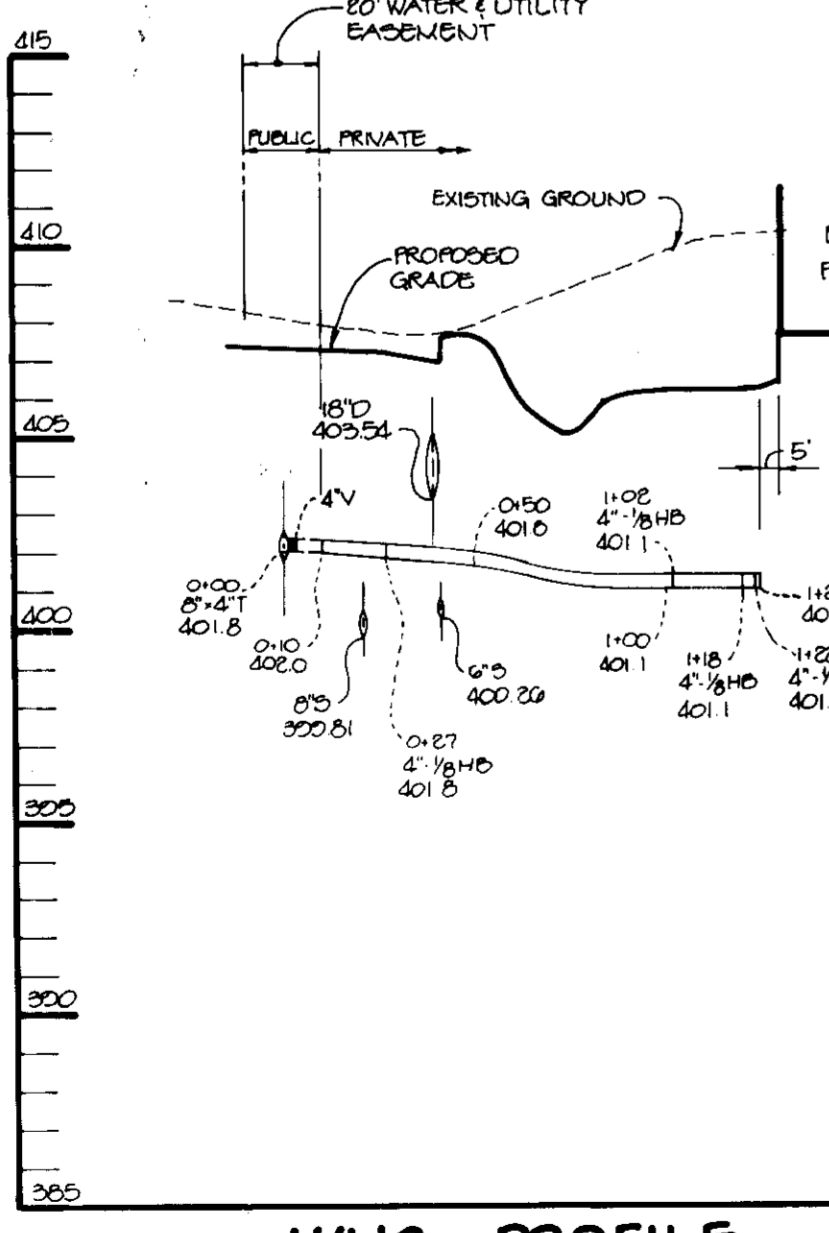
**HANDICAP SIGN DETAIL**  
NO SCALE



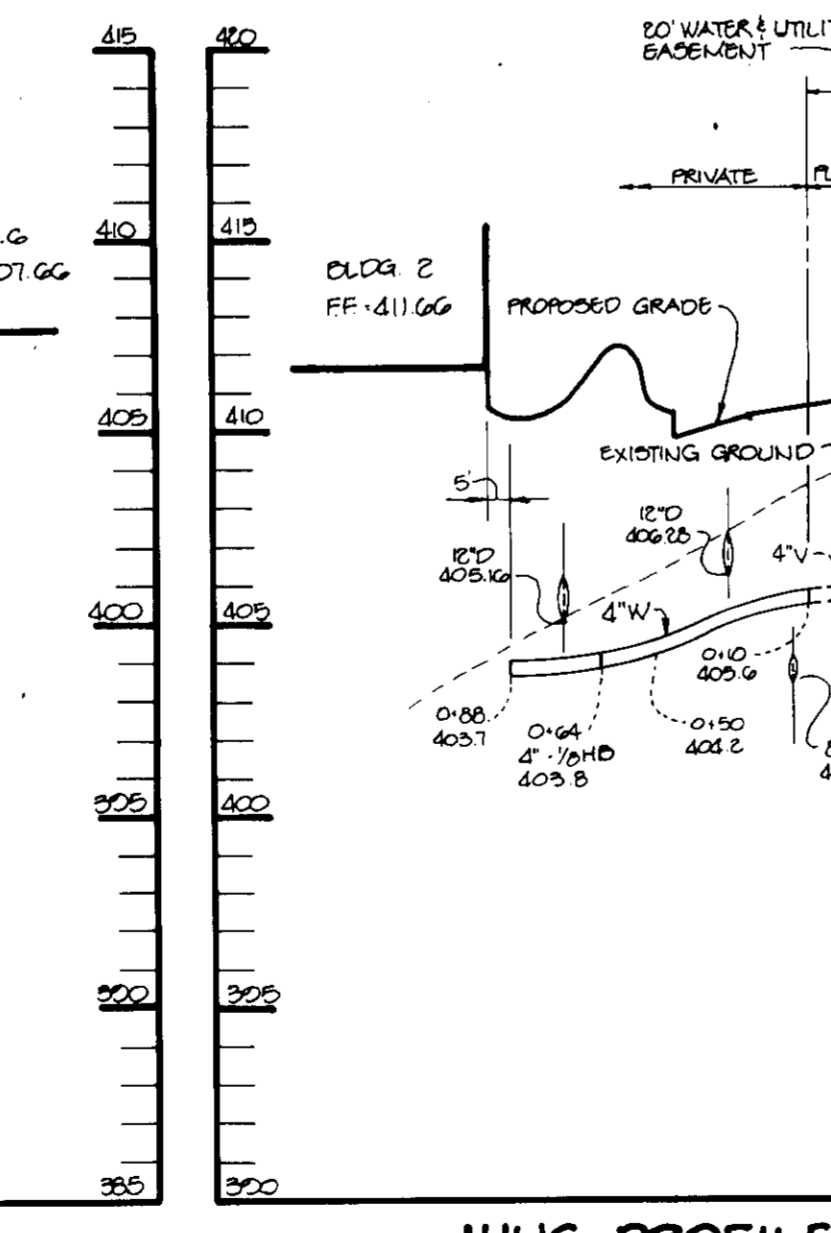
**DUMPSTER PAD**  
NO SCALE



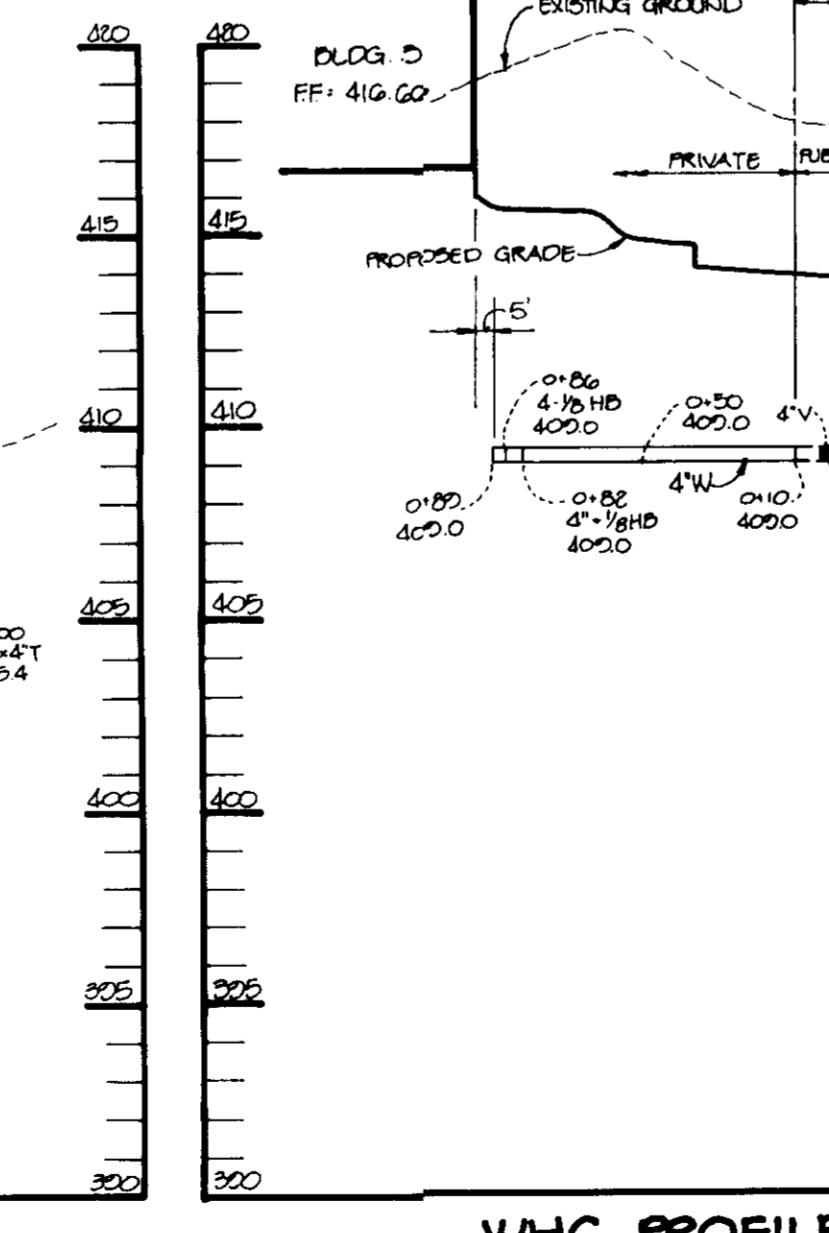
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SCALE: HOR: 1"=50'  
VERT: 1"=5'



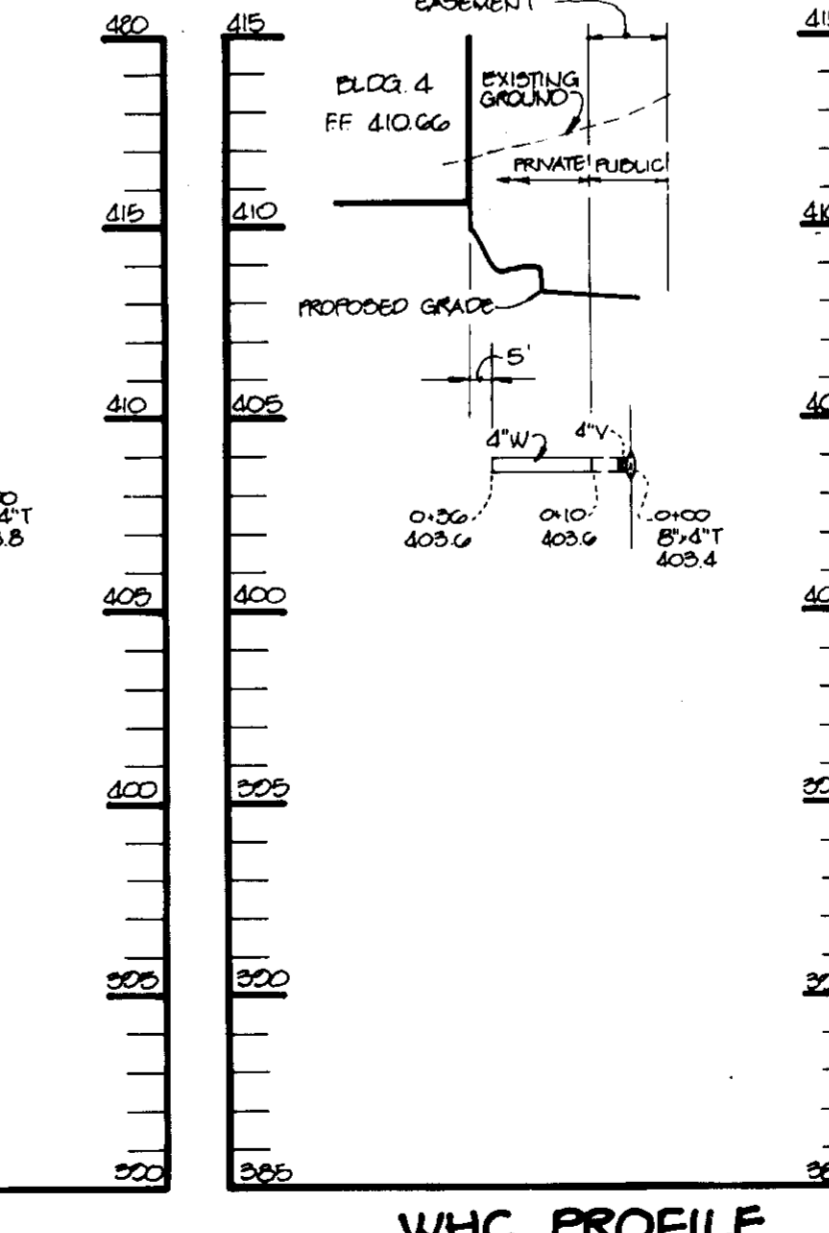
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SCALE: HOR: 1"=50'  
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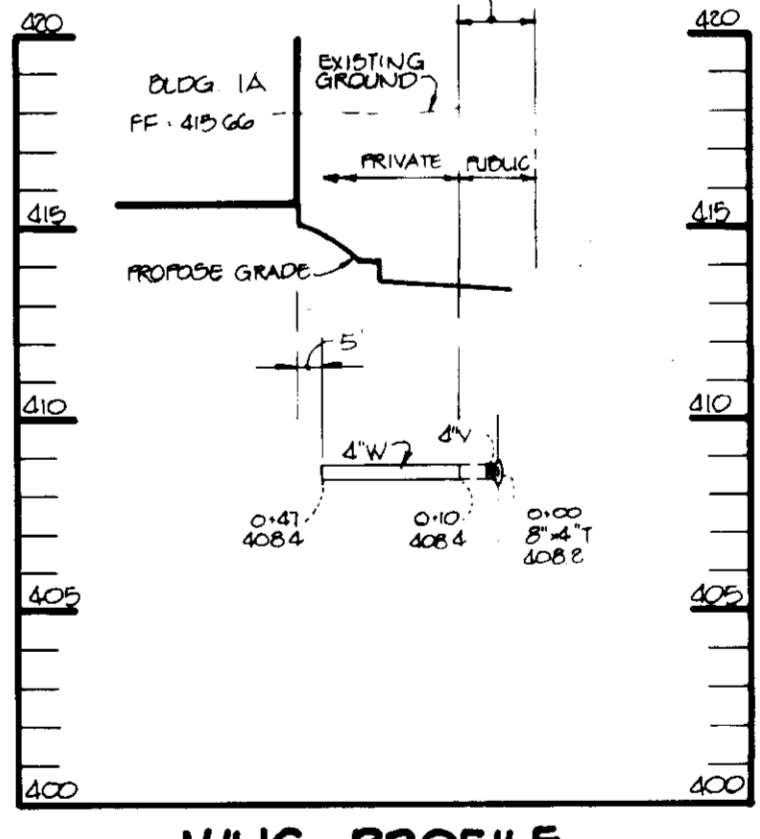
**WHC PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'



**WHC PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'



**WHC PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'



**WHC PROFILE**  
SCALE: HOR: 1"=50'  
VERT: 1"=5'

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: 23 Nov. 93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joyce M. Boyd* 2/23/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James G. Smith* 3/2/94  
DIRECTOR DATE

*John J. Jirman* 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH JA DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*James P. Slavin* 2/17/94  
DIRECTOR DATE

*Richard E. Ryan* 2/17/94  
CHIEF, BUREAU OF ENGINEERING M.K.A. DATE

DATE NO.	REVISION

OWNER / DEVELOPER  
DOBBIN PARTNERS LIMITED PARTNERSHIP  
c/o BOZZUTO HOMES  
6401 GOLDEN TRIANGLE DRIVE  
SUITE 200  
GREENBELT, MARYLAND 20770-3203  
(301) 220-0100

PROJECT  
**BRISTOL GREEN  
6 CONDOMINIUM BUILDINGS**

AREA TAX MAP 36 ZONED NEW TOWN  
VILLAGE OF LONG REACH, SECTION 4, AREA 3, PARCEL C  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**SANITARY SEWER AND WATER PROFILES  
AND DETAIL SHEET**

*Land Design Inc.*  
**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design  
1414 Prince Street Suite 400 Alexandria, VA 22314-3020  
703/549-7784 Fax: 703/549-4984

**RIEMER MUEGGEL & ASSOCIATES, INC.**  
PLANNERS • ENGINEERS • SURVEYORS  
8818 Centre Park Drive • Suite 200 • Columbia, Md. 21045  
410-997-8900 FAX: 410-997-9282

1.19.94  
DATE

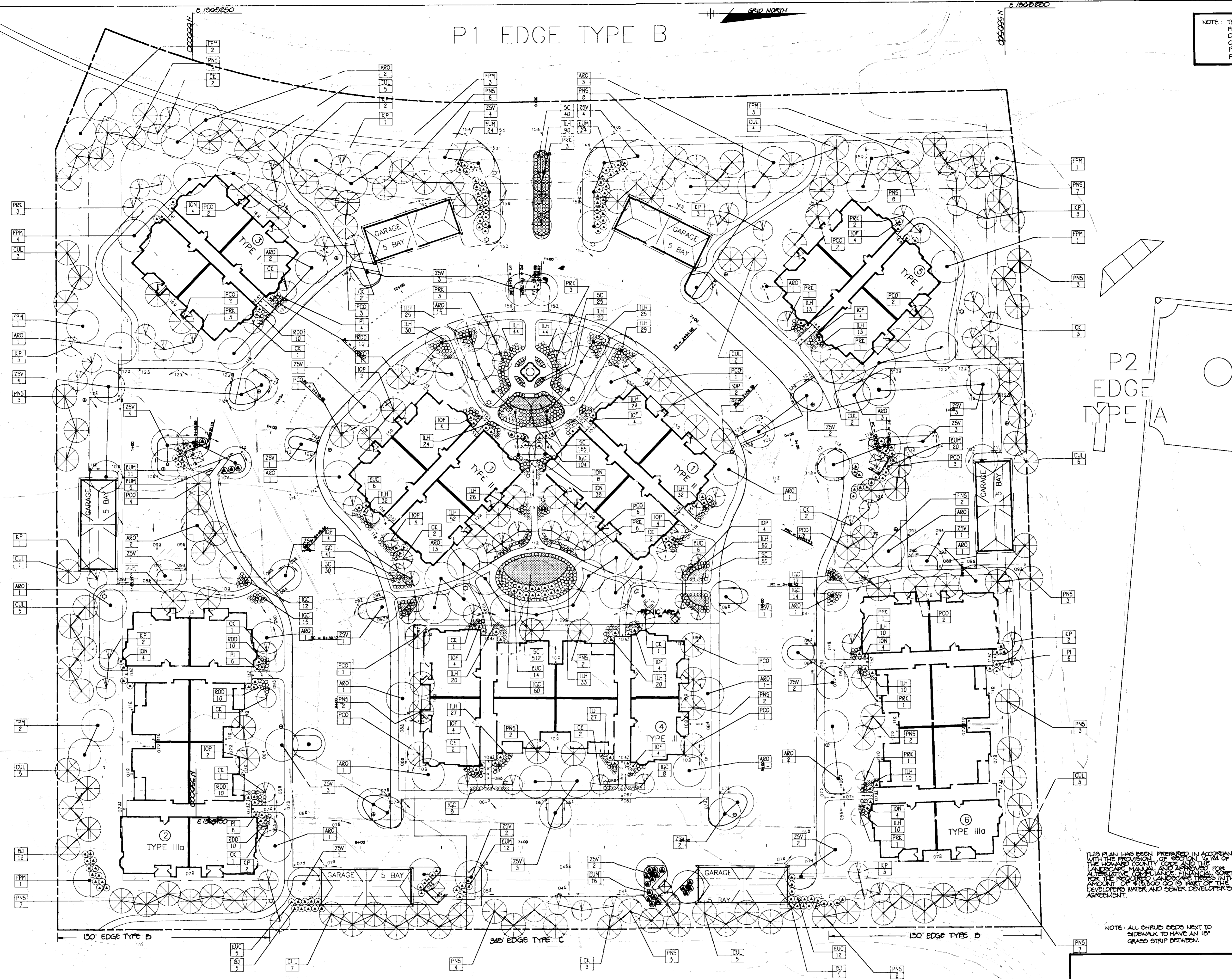
DESIGNED BY: CJR  
DRAWN BY: WCW  
PROJECT NO: 91901  
DATE: JANUARY 10, 1994  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 8

*J. Jaykant D. Parekh*  
JAYKANT D. PAREKH #1046



P1 EDGE TYPE B

NOTE: THIS PLAN INDICATES CONCEPT LOCATIONS FOR PROJECT LIGHTING. FINAL LIGHTING LOCATIONS AND LIGHTING COURSES SHALL BE DETERMINED BY A QUALIFIED LIGHTING ENGINEER IN ORDER TO ASSURE COMPLIANCE WITH APPLICABLE LIGHTING STANDARDS AND TO PROVIDE FOR THE SAFETY AND WELFARE OF USERS. SEE ELECTRICAL PLANS FOR FINAL LIGHTING LAYOUT AND LIGHTING SPECIFICATION.



P4 EDGE TYPE A

P2 EDGE TYPE A

P3 EDGE TYPE B,C

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-104 OF THE LANDSCAPE DESIGN ACT. THE LANDSCAPE DESIGN ACT IS A PART OF THE DEVELOPER'S WATER AND SEWER DEVELOPER'S AGREEMENT.

NOTE: ALL SHRUB BEDS NEXT TO SIDEWALK TO HAVE AN 18" GRASS STRIP BETWEEN.

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

*Joyce M. Boyd* *2/22/94*  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph A. Smith* *3/2/94*  
 DIRECTOR DATE

*Jim Summery* *3/2/94*  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

*James P. Shum* *2/17/94*  
 DIRECTOR DATE

*Richard E. Brown* *2/17/94*  
 CHIEF, BUREAU OF ENGINEERING M.K. C. DATE

DATE NO. REVISION

OWNER / DEVELOPER  
 DODD PARTNERS LIMITED PARTNERSHIP  
 % DOZZUTO HOMES  
 6401 GOLDEN TRIANGLE DRIVE  
 SUITE 200  
 GREENBELT, MARYLAND 20770-2600  
 (301) 220-0100

PROJECT **BRISTOL GREEN 6 CONDOMINIUM BUILDINGS**

AREA TAX MAP 25 ZONED NEW TOWN  
 VILLAGE OF LONG REACH, SECTION 4, AREA D, PARCEL C  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE **LANDSCAPE PLAN**

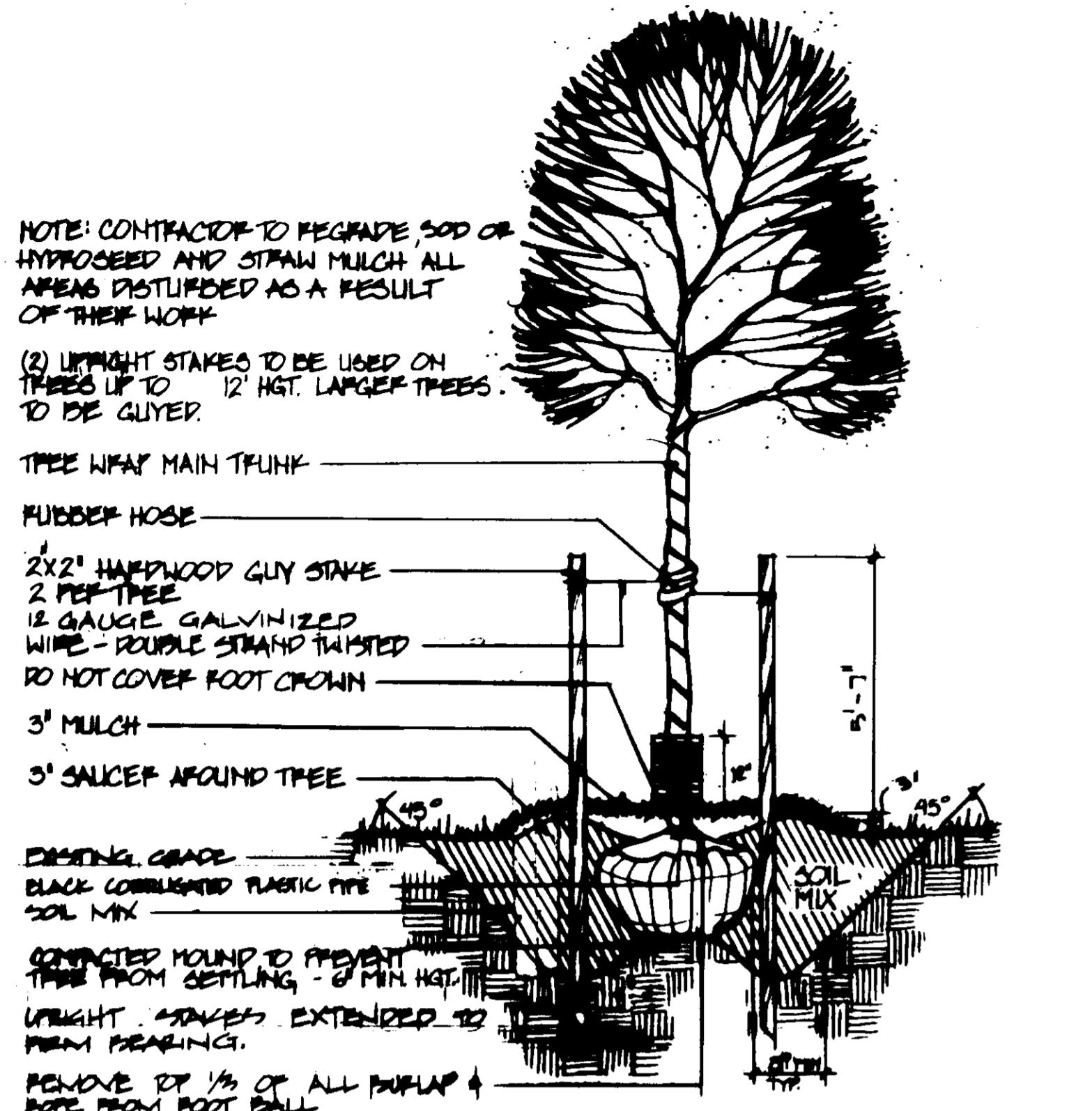
*Land Design Inc.*  
**Land Design Inc.**  
 Landscape Architecture Land Planning  
 Urban Design  
 1414 Prince Street Suite 400 Alexandria, VA 22314-3020  
 703/549-7784 Fax: 703/549-4984

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 8618 Centre Park Drive, Suite 200 Columbia, Md. 21046  
 410-997-8900 FAX: 410-997-9282

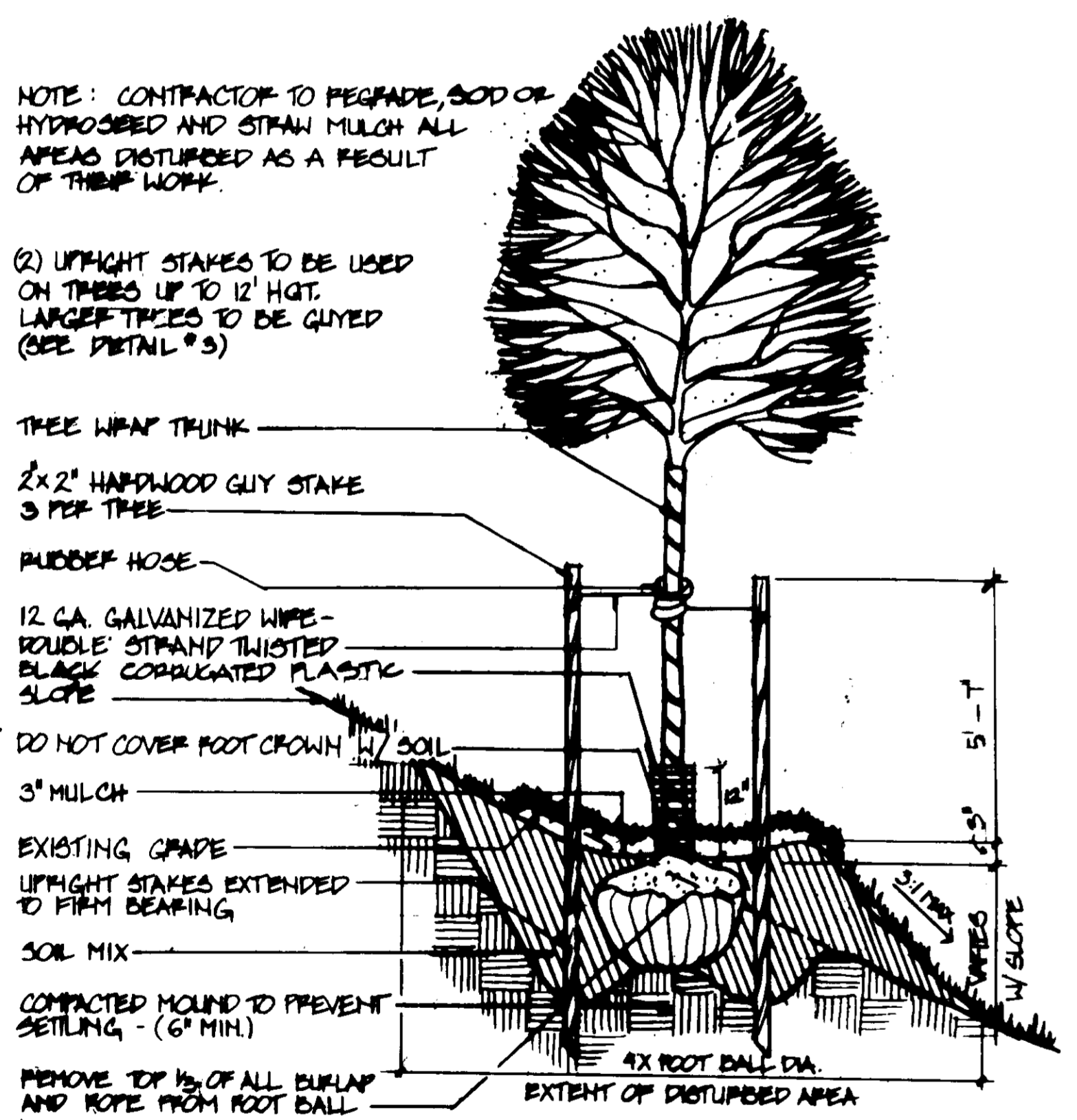
**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 23 Nov. 93



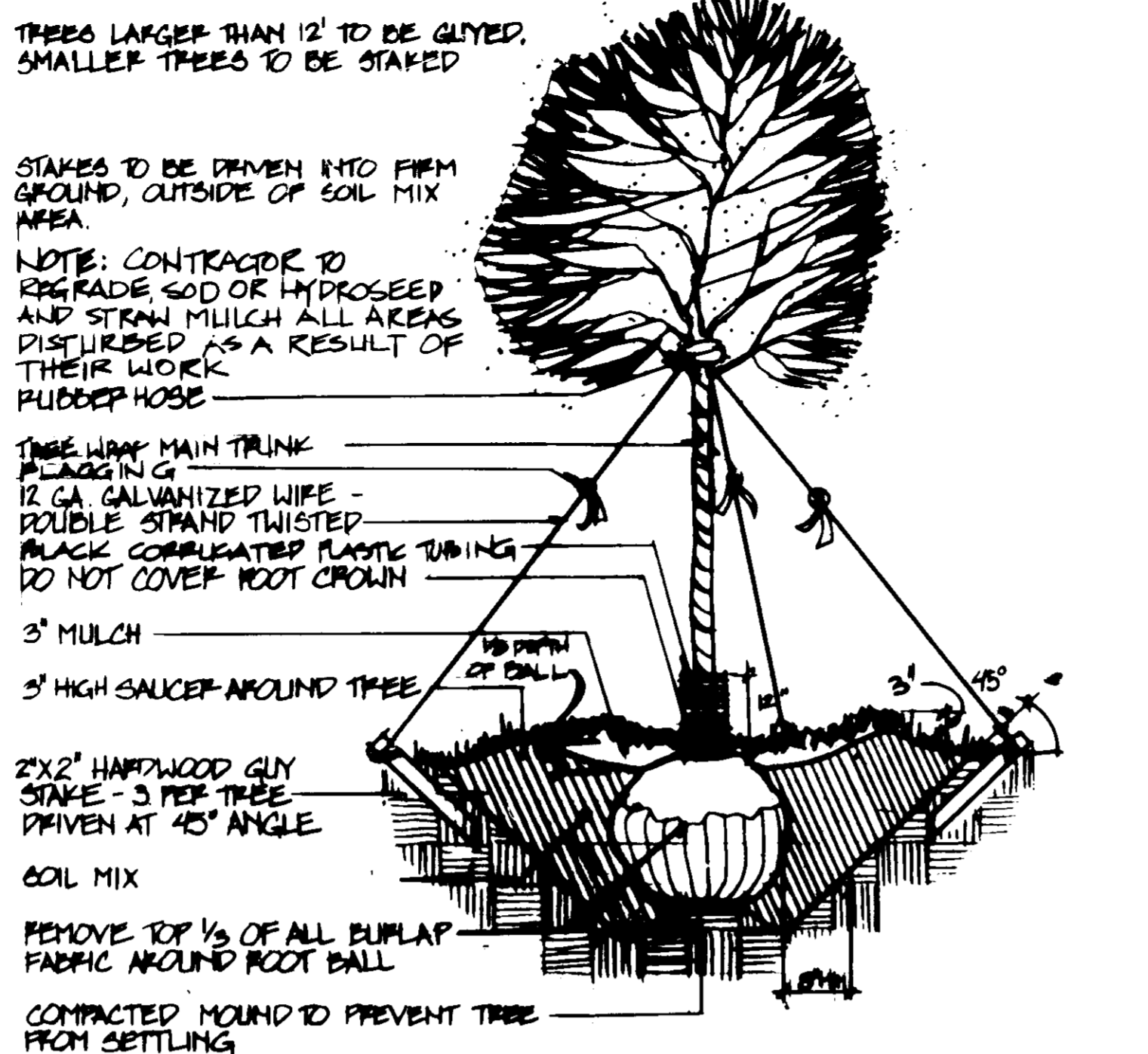
DESIGNED BY:  
 DRAWN BY:  
 PROJECT NO.: 01001  
 DATE: JANUARY 10, 1994  
 SCALE: 1" = 30'  
 DRAWING NO. 7 OF 8



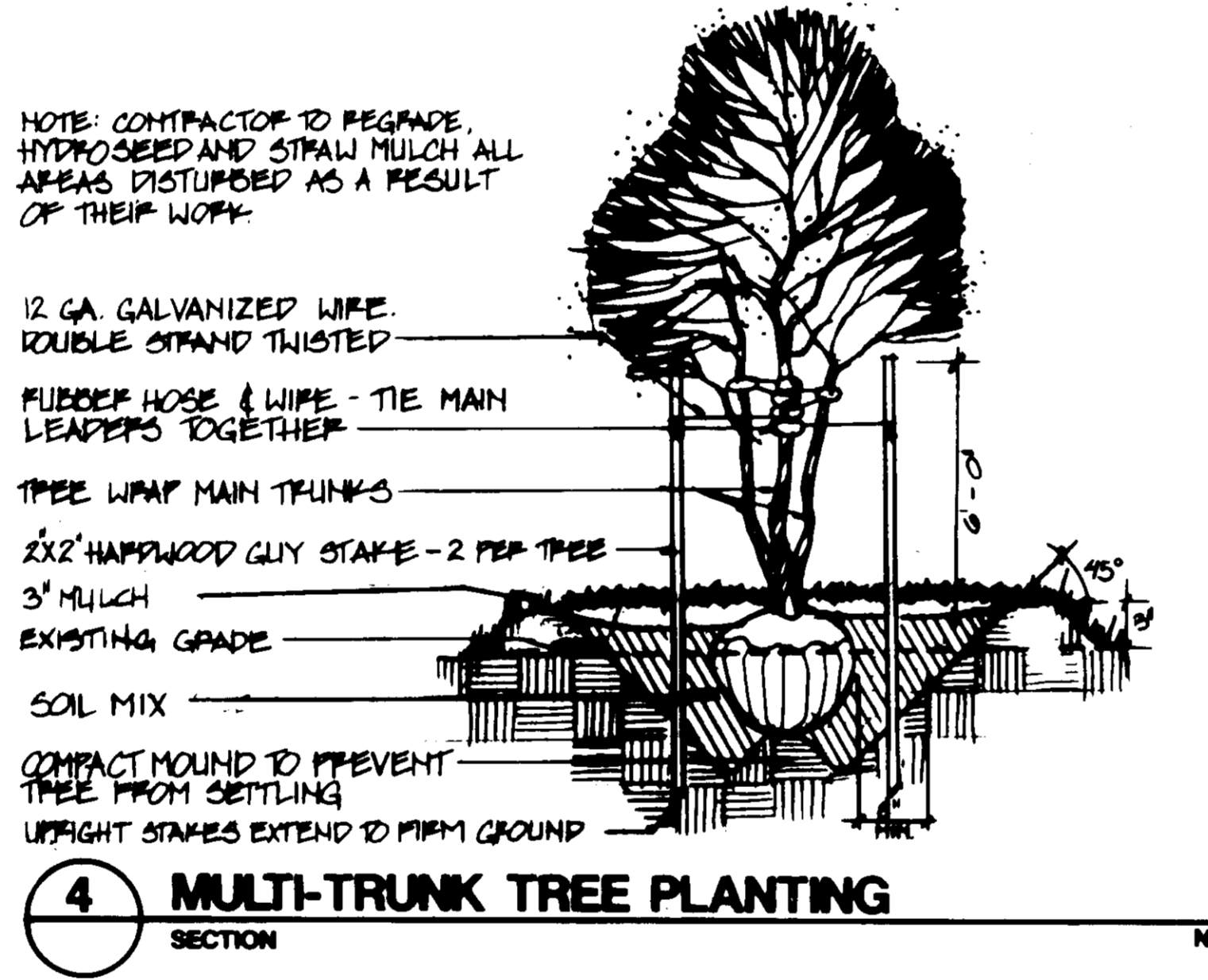
**1 TREE PLANTING**  
SECTION NTS



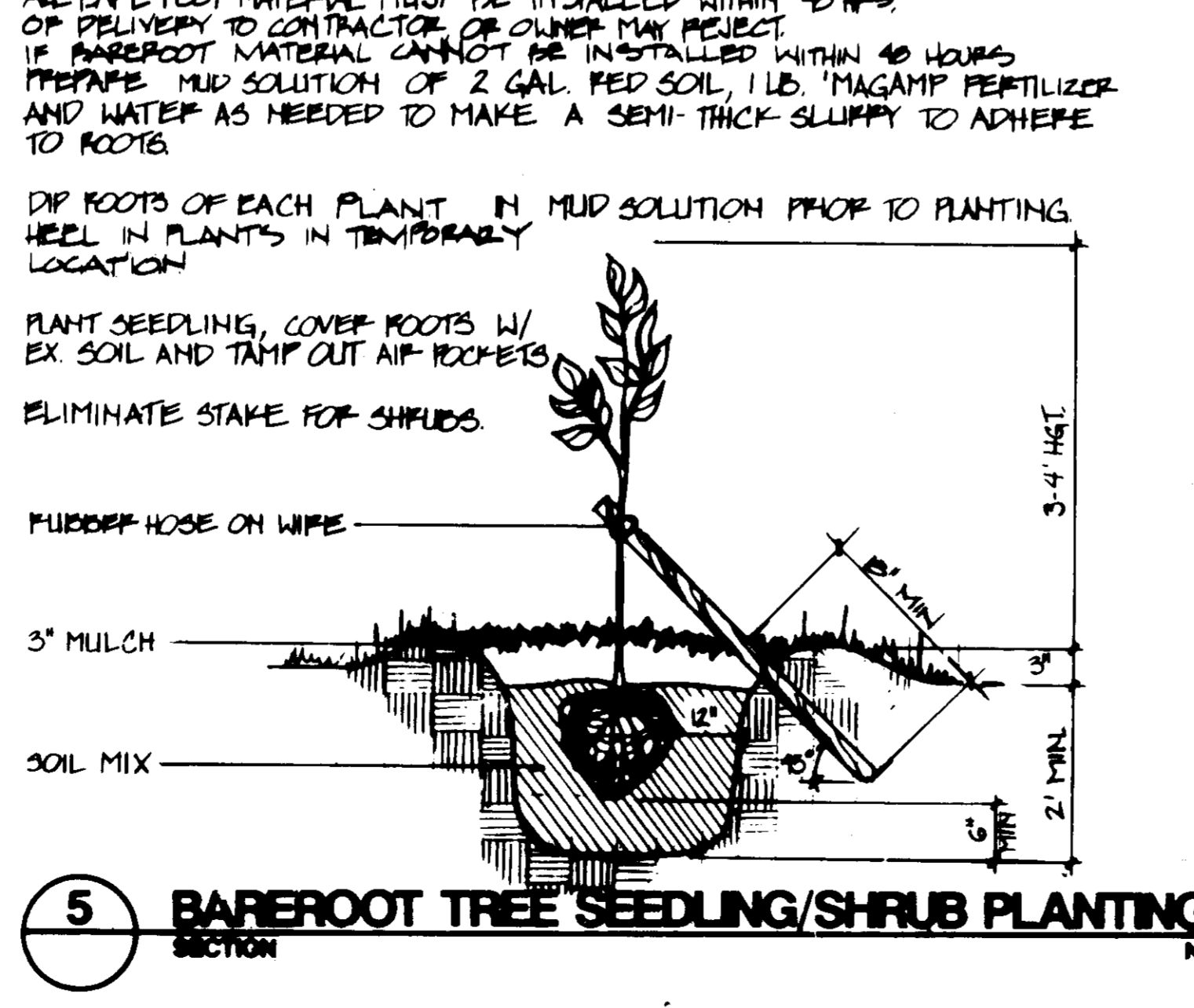
**2 TREE PLANTING ON SLOPE**  
SECTION NTS



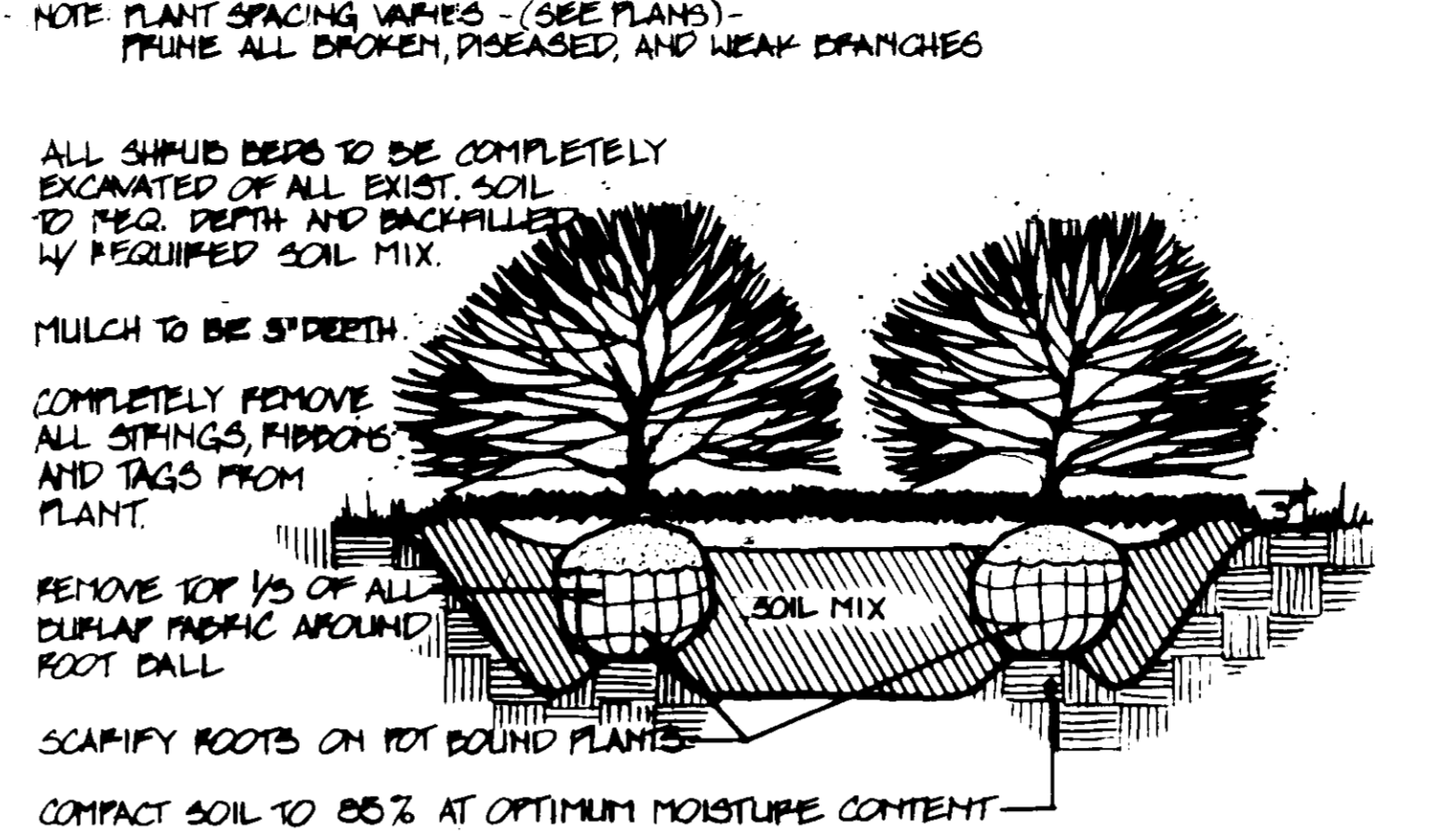
**3 GUYING FOR LARGE TREES**  
SECTION NTS



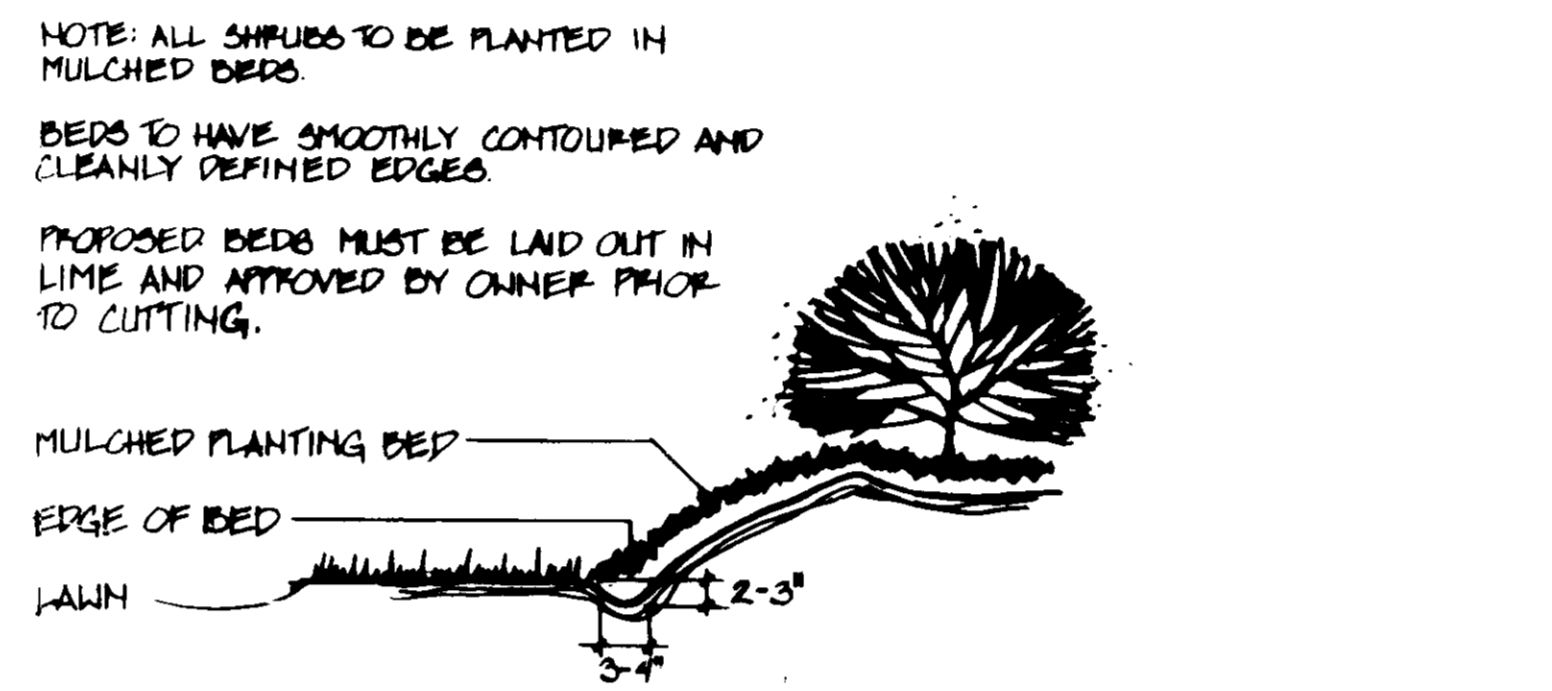
**4 MULTI-TRUNK TREE PLANTING**  
SECTION NTS



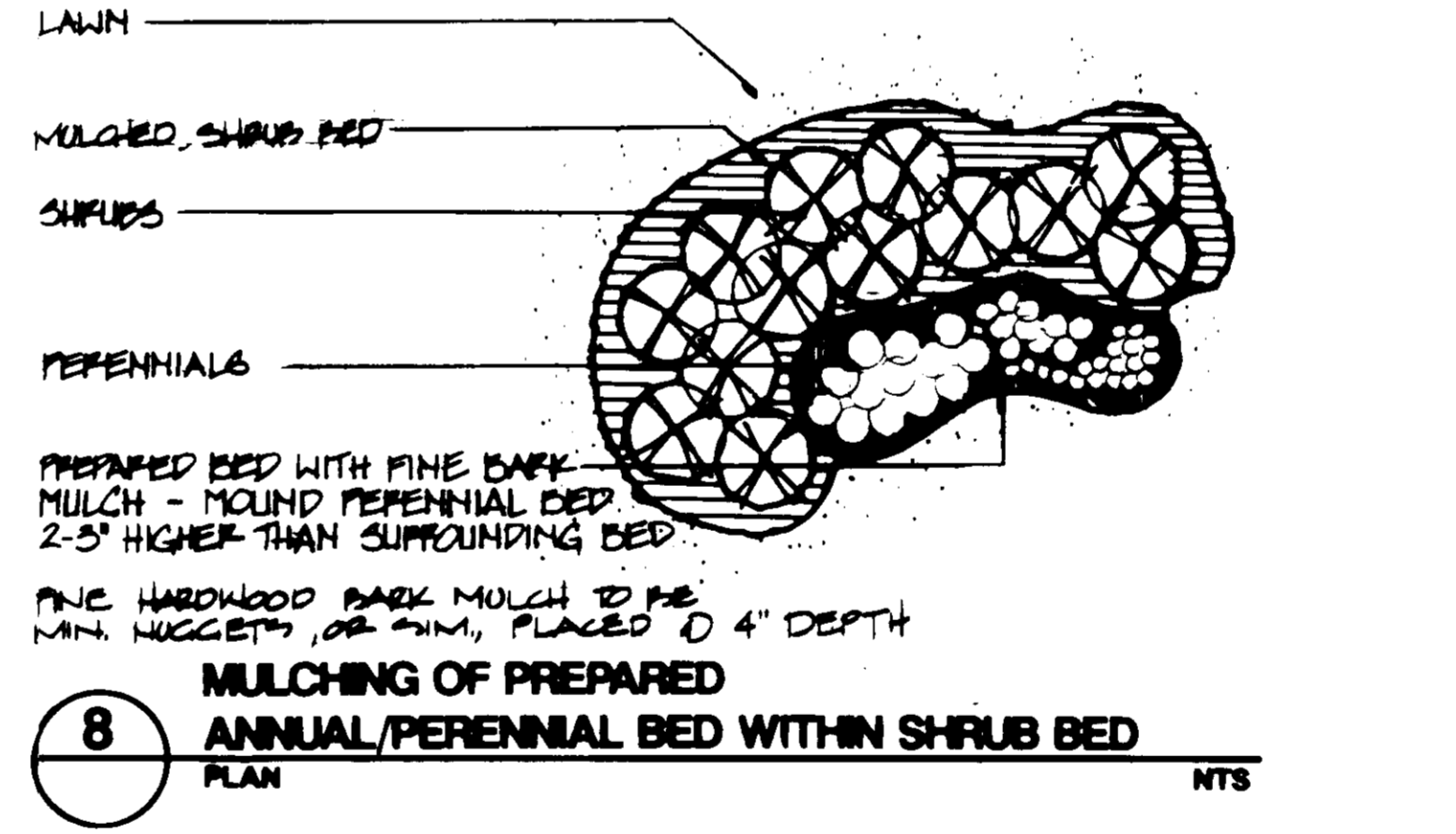
**5 BAREROOT TREE SEEDLING/SHRUB PLANTING**  
SECTION NTS



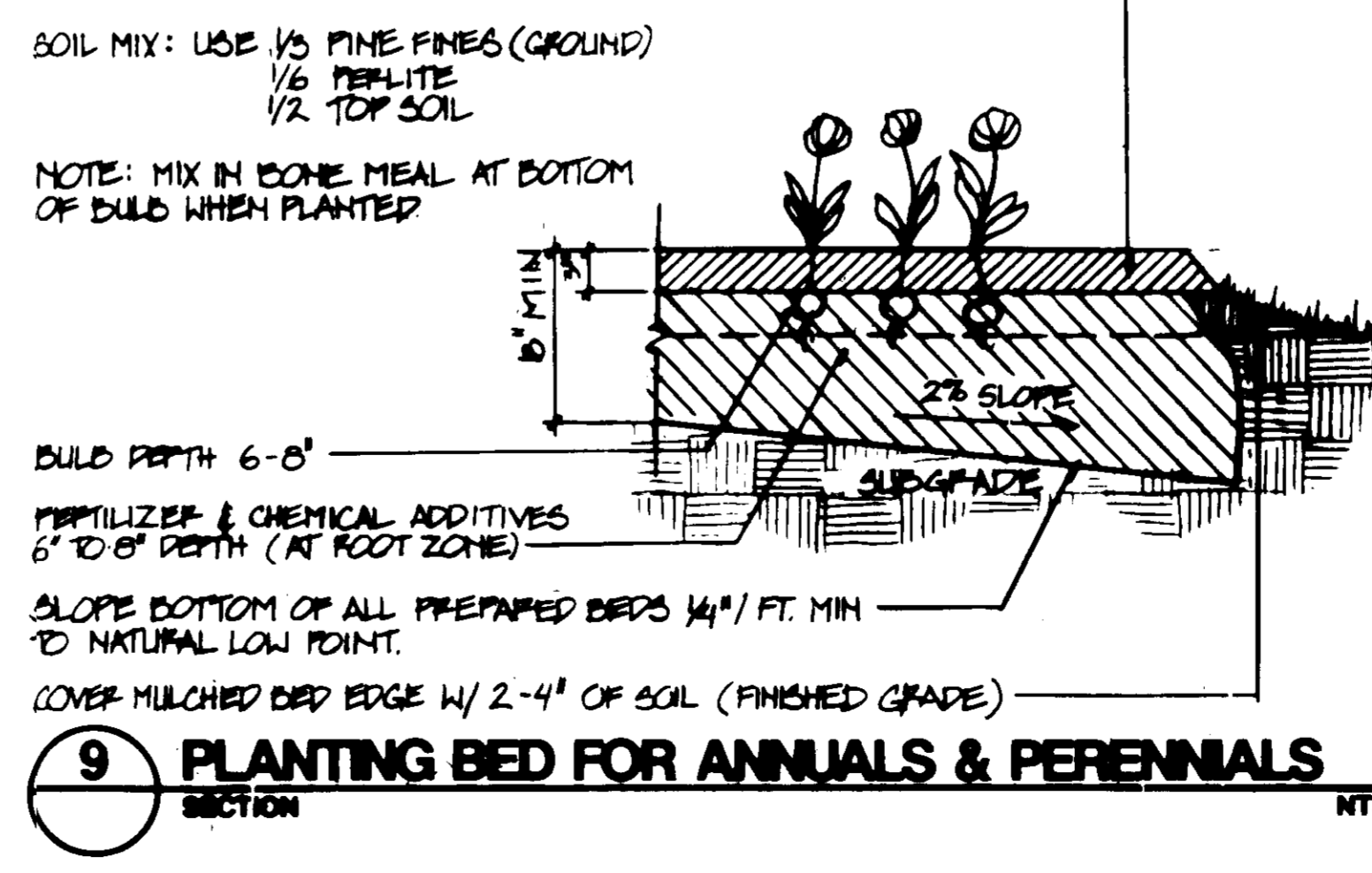
**6 SHRUB PLANTING BED**  
SECTION NTS



**7 MULCHED BED EDGE**  
SECTION NTS



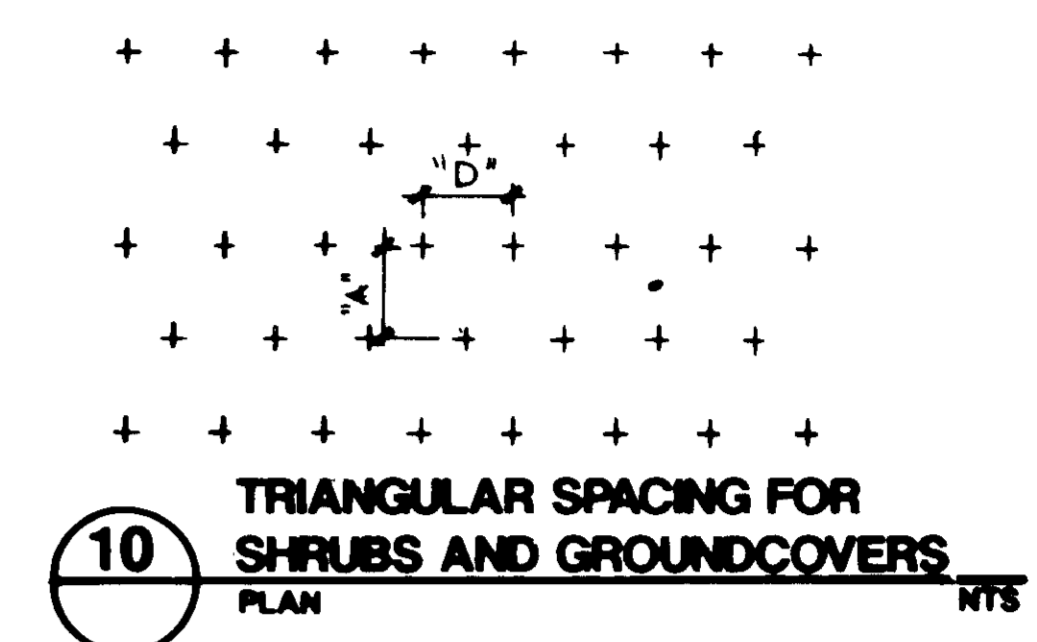
**8 ANNUAL/PERENNIAL BED WITHIN SHRUB BED**  
PLAN NTS



**9 PLANTING BED FOR ANNUALS & PERENNIALS**  
SECTION NTS

**PLANT SPACING CHART**

SPACING "D"	ROW "A"	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5.20"	4.61
8" o.c.	6.93"	2.60
10" o.c.	8.66"	1.66
12" o.c.	10.40"	1.15
15" o.c.	13.00"	0.73
18" o.c.	15.60"	0.51
24" o.c.	20.80"	0.29



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

*James M. Boyd* 2/12/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James M. Boyd* 3/2/94  
DIRECTOR DATE

*Chris L. Johnson* 3/2/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH SP DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROAD.

*James M. Boyd* 2/17/94  
DIRECTOR DATE

*Robert P. Ryan* 2/17/94  
CHIEF, BUREAU OF ENGINEERING M.K. CO. DATE

DATE	REVISION

OWNER / DEVELOPER  
CODDING PARTNERS LIMITED PARTNERSHIP  
% BOZZUTO HOMES  
600 GOLDEN TRIANGLES DRIVE  
SUITE 200  
GREENBELT, MARYLAND 20710-5800  
(301) 850-0100

PROJECT  
**BRISTOL GREEN**  
6 CONDOMINIUM BUILDINGS  
AREA TAX MAP 56 ZONED NC40 (URBAN)  
VILLAGE OF LONG REACH, SECTION 4, AREA B, PARCEL C  
67 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE  
**LANDSCAPE AND PLANTING**  
NOTES AND DETAILS

*Land Design Inc.*  
**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design  
1414 Prince Street Suite 400 Annapolis, MD 21401-2080  
703/546-7704 Fax: 703/546-8884

**RIEMER MURGGE & ASSOCIATES, INC.**  
A Land Planning, Engineering and Consulting Firm  
9818 Centre Park Drive Suite 800 Columbia, Md. 21046  
410-997-9999 FAX: 410-997-9999

DESIGNED BY:  
DRAWN BY:  
PROJECT NO.: 01001  
DATE: JANUARY 10, 1994  
SCALE: AS SHOWN  
DRAWING NO.: 0 OF 6

APPROVED  
DATE 23 Nov 93