



TECHNICAL STAFF REPORT

Cottrell Property, Deck, Porch, and Storage Shed Additions

Planning Board Meeting January 5, 2017

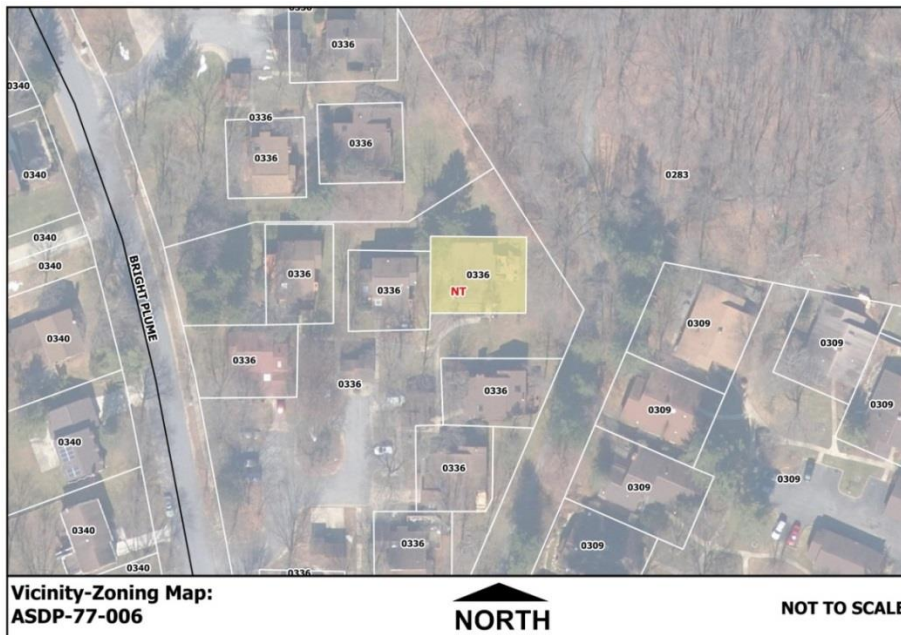
File No. / Petitioner: Amended Site Development Plan (ASDP)-77-006, Robert Cottrell

Subject: ASDP-77-006, Deck, Porch, and Storage Shed Additions, 6345 Bright Plume, Village of Hickory Ridge, Section 1, Area 1, Lot EE-11.

Request: For the Planning Board to approve an amendment to a Site Development Plan (SDP) for a retroactive setback adjustment from 7.5 feet to 3 feet for an existing deck on the south side of a home and to increase the permitted lot coverage from 30% to 44%. Section 125.0.G.4. of the Zoning Regulations for the Newtown District requires Planning Board approval to adjust bulk regulations for individual lots to accommodate structures such as decks, storage sheds, or porches. The property is currently developed and is zoned New Town- Single Family Medium Density (NT-SFMD) in accordance with the Final Development Plan (FDP) 100-A-II.

DPZ Recommendation: The Department of Planning and Zoning (DPZ) recommends **approval** of this amendment to Site Development Plan, SDP-77-006, subject to complying with any conditions by the Planning Board.

Location: The subject property is located on the east side of Bright Plume, about 500 feet north of its intersection with Sunny Spring. The property is approximately 3,850 square feet and identified as Lot EE-11 in the Village of Hickory Ridge, Section 1, Area 1, on Tax Map No. 35, Grid No. 11, in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

North: A single family detached house and a detached carport , 6321 Bright Plume, Columbia, Lot EE-6, Parcel 336, on Tax Map 35, Grid 11. The proposed deck and storage shed additions will be visible from this property; however, neither the existing deck nor the proposed porch addition will be as they face east and south, respectively, from the property.

East: Open Space Lot EE-17, owned by the Columbia Association, borders the subject property to the east. Immediately adjacent to the site is an asphalt pedestrian path that goes through a wooded area. The proposed deck, storage shed, and porch addition will be visible from the path and the existing deck is visible from the Open Space Lot.

South: A single family detached home, 6349 Bright Plume, Columbia, Lot EE-12, Parcel 336, TM 35, Grid 11. The proposed deck and storage shed additions will not be visible from this property as they face north; however, the existing deck and proposed porch addition will be.

West: A single family detached home and a detached carport, 6341 Bright Plume, Columbia, Lot EE-10, Parcel 336, on Tax Map 35, Grid 11. The proposed deck and storage shed additions will not be visible from this property as they face north from the property, nor will the existing deck since it faces east. The proposed porch addition will, however, be visible.

General Comments:

A. Regulatory Compliance: This project is subject to Section 125.0.G.4 of the Howard County Zoning Regulations (effective October 6, 2013), the development criteria listed in Final Development Plan 100-A-II, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the October 7, 2007 Edition), the Howard County Design Manual, and The Village of Hickory Ridge Design Architectural Guidelines. Per FDP-100-A-II, no structure shall be located within 7.5 feet of a property line, except that structures may encroach into the setback if approved by the Howard County Planning Board.

B. DPZ Plan History:

FDP 100-A-II, the Final Development Plan and Criteria for the subject property, Plat 3054A-649, Howard County Land Records, was recorded on March 9, 1984. The subject property is part of Phase 100-A-II, New Town Zoning District, part of the Village of Hickory Ridge Section 1, Area 1.

F-72-097c, the Resubdivision Plat identifies the subject property as Lot EE-11 and illustrates property boundaries as recorded in Plat Book 23, Folio 81, on September 1, 1972.

SDP-77-006, the Site Development Plan was approved by the Planning Board on September 1, 1976, based on FDP criteria. Development of the subject property and the construction of the single family dwelling and parking areas are per the approved SDP.

C. Proposed Development Plan/Site Improvements: The petitioner proposes a 16'x8' (128 SF) deck on the north side of the existing home, a 10'x8' (80 SF) storage shed on the east side, and a 7.5'x14' (105 SF) porch addition with a railing on the south side. The petitioner also seeks a retroactive setback adjustment for an existing deck on the east side of the home; built by a previous owner without Planning Board approval. The existing deck is 17'x10' with a 5'x 5' landing and steps (210 SF). The petitioner is requesting the Planning Board to allow the existing deck to encroach 4.5' into the south setback and to allow an approximately 8% increase in lot coverage, bringing total lot coverage to 44%. The proposed design has been reviewed and approved by the Village of Hickory Ridge Architecture Review Committee on September 26, 2016. See attachments for the proposed layout of the site improvements.

D. Site Area and Coverage Information Chart:

Area Per Lot Requirements:

Lot Area	3,850 square feet
Existing Structures (Dwelling, Decks, Landing, Stairs, and Porch)	1,374 square feet (37% of Gross Lot Area)
Proposed Shed	80 square feet (2.1% of Gross Lot Area)
Proposed Deck	128 square feet (3.3% of Gross Lot Area)
Proposed Porch Addition	105 square feet (2.7% of Gross Lot Area)
Existing Lot Coverage	36% (1,374 square feet)
Proposed Lot Coverage	44% (1,687 square feet)

E. Existing Site Conditions:

1. **Access, Structures, and Parking Area:** The subject property contains a single family residence, car port, and deck. Lot access is by a private shared driveway from Bright Plume.
2. **Environmental Characteristics:**
 - (i) **Forest Cover:** There is no forest.
 - (ii) **Topography:** The site is mostly flat and the house is surrounded by lawn, mature trees, shrubs, and landscaped areas.
 - (iii) **Wetlands, Streams and 100 Year Flood Plain:** While there are no steep slopes, wetlands, or streams, the existing deck encroaches into a floodplain. When constructed, the deck did not encroach into the floodplain, however, the floodplain boundary has since changed.

F. Final Development Plan Analysis: The ASDP complies with FDP-100-A-II. If the Final Development Plan does not address a particular development requirement then the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations apply.

1. **Permitted Land Uses:** The proposed storage shed, deck, and porch are allowed uses, provided they comply with FDP criteria and are approved by the Howard County Planning Board.
2. **Stormwater Management:** Stormwater management has been previously addressed and the proposed improvements do not trigger any changes.
3. **Forest Conservation:** The property is exempt from Forest Conservation because according to Section 16.1202(b)(1)(iv) of the Howard County Code, it is zoned NT and the Preliminary Development Plan was approved and more than 50% of development had occurred before December 31, 1992.
4. **Environmental Concerns:** While the floodplain boundary has expanded since the deck was built it did not encroach into the floodplain at that time. There are no environmental concerns.
5. **Setback Requirements:** Structures must meet setback requirements. Section 103.0 of the Howard County Zoning Regulations states that “ground level decks, limited to decks elevated 18 inches or less above average grade and having no railing, walls or roofing” are not considered structures. Therefore, the existing brick patio is not considered a structure for setback, height, and lot coverage purposes. However, setbacks do apply to the existing deck on the east side of the house, which encroaches into the setback by 4.5 feet. This encroachment requires Planning Board approval.
6. **Height Requirement:** The FDP establishes a 34 foot maximum building height, measured from the highest ground elevation. The deck, storage shed, and porch will not exceed 10 feet.

7. **Coverage Requirements:** The FDP establishes maximum lot coverage of 30% for buildings and other major structures devoted to single family residential use. Currently, lot coverage is 36% and the proposal increases it to 44%.

G. Evaluation of Requested FDP Criteria Adjustment:

The requested setback and lot coverage adjustments were reviewed according to the criteria in Section 125.0.G.4.d(1) and Section 125.0.G.4.d(2) of the Howard County Zoning Regulations.

1. Setback Adjustment

- (a) **Not Detrimental to the Public Interest:** The 4.5' setback encroachment that is necessary to accommodate the existing deck does not alter the character of the neighborhood or that of the surrounding area. Based on a review of aerial photographs, the existing home was built in 1978 and the deck was constructed a few years later. The deck has existed for approximately 35 years without impairing the appropriate use or development of adjacent properties. Additionally, DPZ has not received any documented complaints regarding its location and, therefore, concludes that the location of the existing deck on the east side of the house is not detrimental to the public interest.
- (b) **Extraordinary Hardship and Practical Difficulties:** Extraordinary hardship and practical difficulties arise by strictly complying with setback requirements because the deck would have to either be removed or drastically reduced, should the adjustment not be granted.

2. Lot Coverage Adjustment

- (a) **Not Detrimental to the Public Interest:** The construction of a deck, an added storage shed, and a porch addition results in improving the character of usable outdoor space that would otherwise not be possible if lot coverage requirements were to be strictly enforced. Due to the small size of the lots in this neighborhood many properties already exceed permitted lot coverage. In addition, the Village of Hickory Ridge architectural review board has concluded that the deck and porch comply with village design guidelines and conform to the design of neighboring homes. Consequently, the proposed adjustment to lot coverage is compatible with surrounding homes, will not impede the use of neighboring properties, and will not result in negative environmental impacts.
- (b) **Extraordinary Hardship and Practical Difficulties:** Extraordinary hardship and practical difficulties arise by strictly complying with the lot coverage requirements because of the size and shape of the lot, the placement of the house on the lot, and the overall character of the surrounding neighborhood. The use and enjoyment of this home would be limited by not allowing added outdoor storage and more expansive use of outdoor space, especially given the size of the lot, which is characteristic of the surrounding neighborhood. Many nearby properties already exceed lot coverage requirements and the proposed deck, storage shed, and porch will not be inconsistent with nearby homes. Consequently, not allowing such an adjustment would constitute an extraordinary hardship and a practical difficulty for this property.

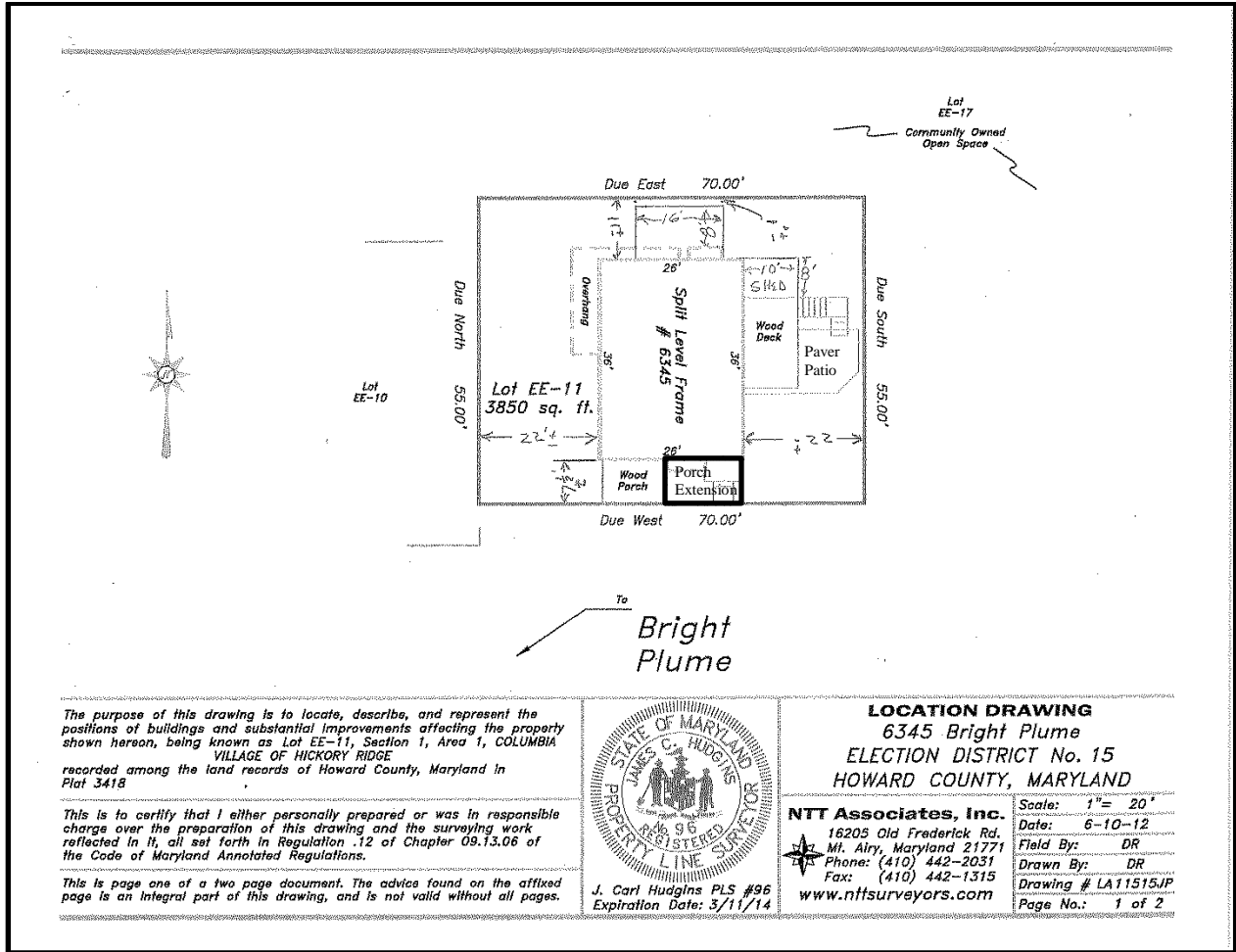
DPZ Recommendation: Based upon the above findings, the Department of Planning and Zoning recommends **Approval** of this Amended Site Development Plan, ASDP-77-006, subject to complying with any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

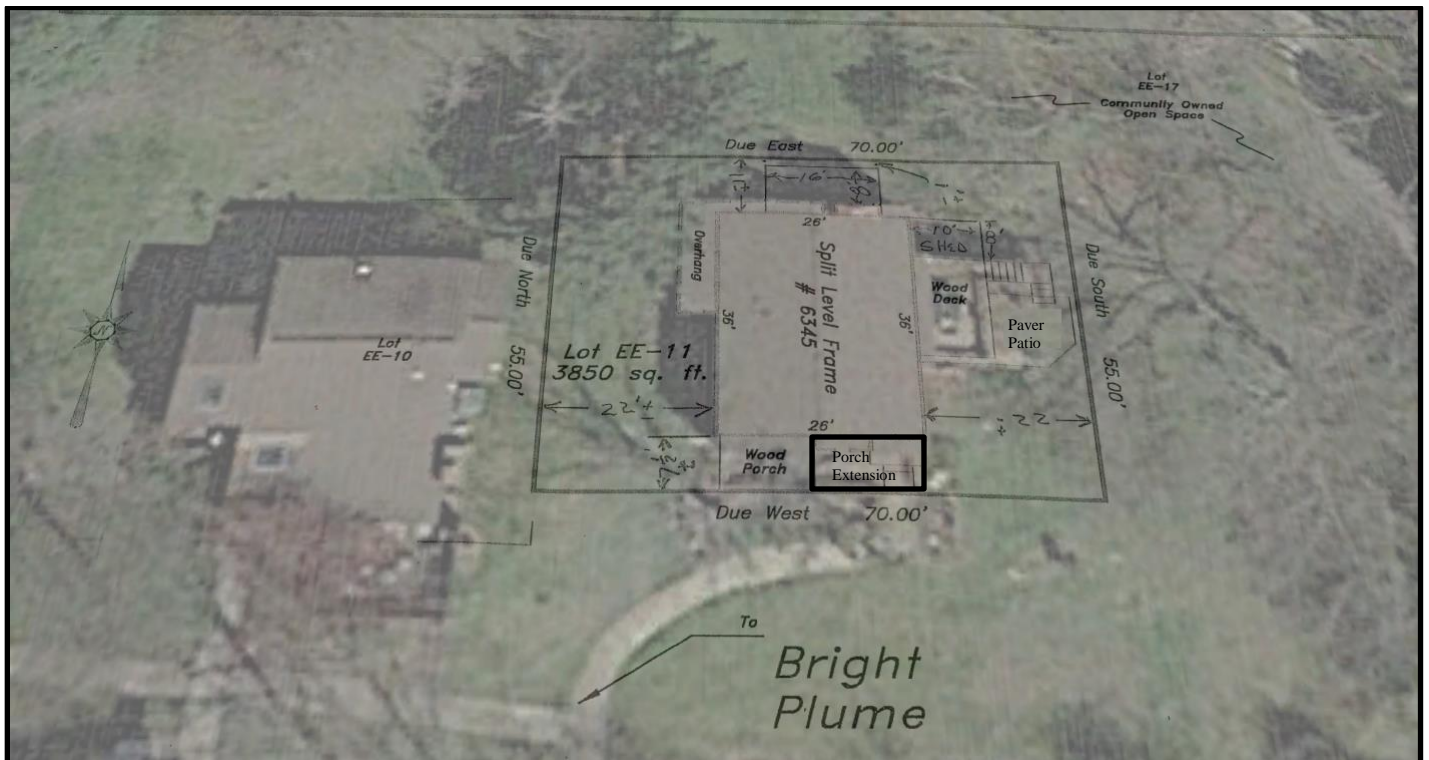
12/22/16
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning Public Service Counter, Monday-Friday, 8:00 am to 5:00 pm.

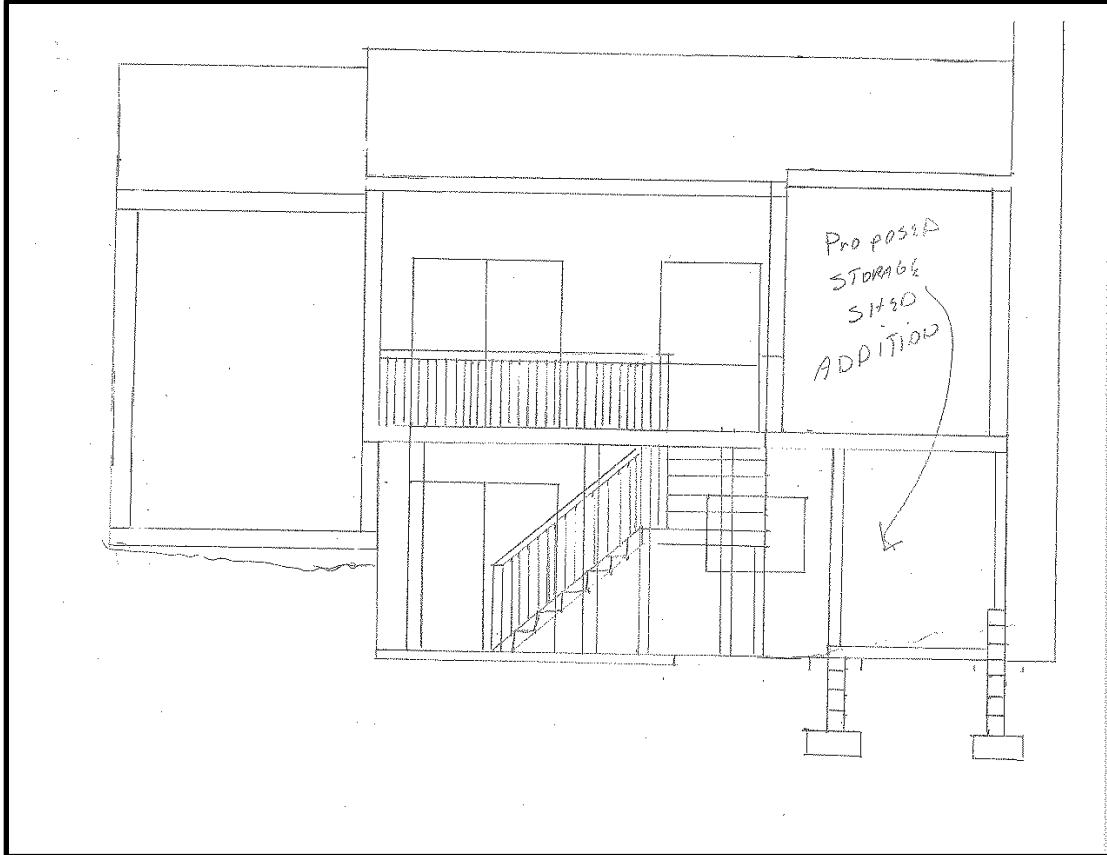
Staff Report Prepared by: J.J. Hartner
VL/JH/KS



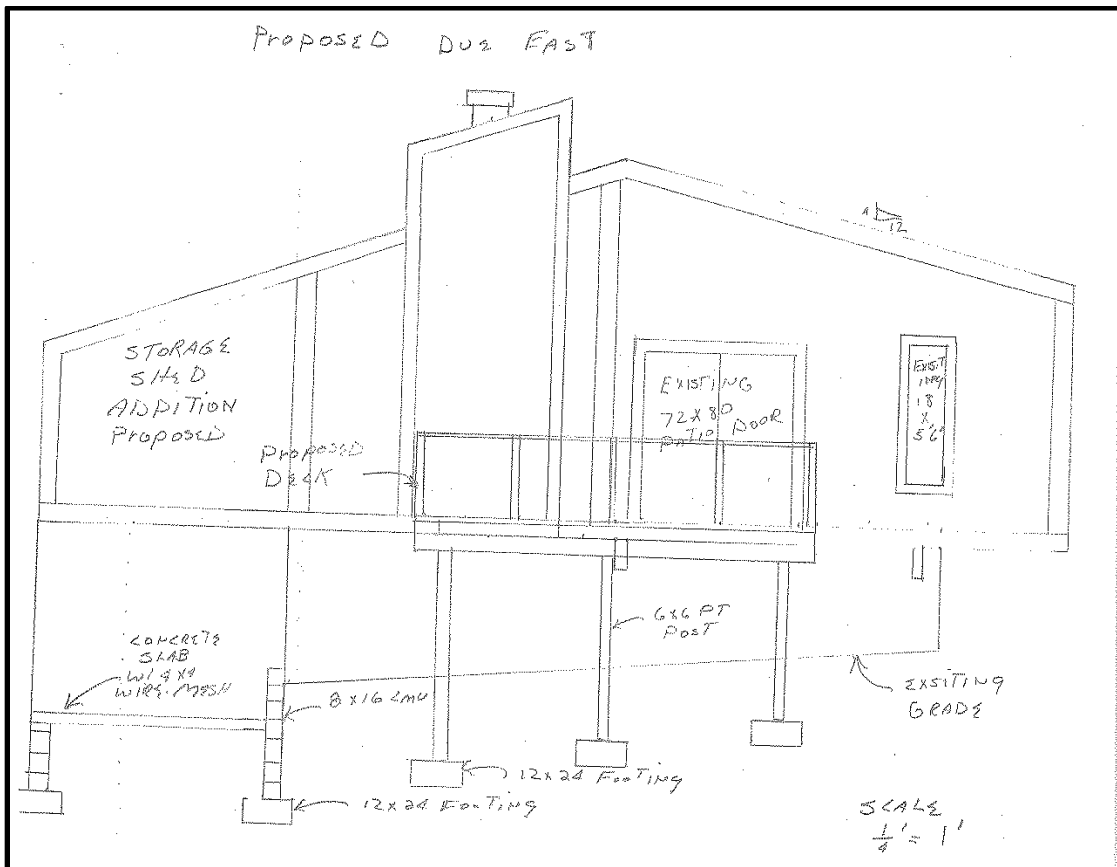
Plan depicting proposed conditions



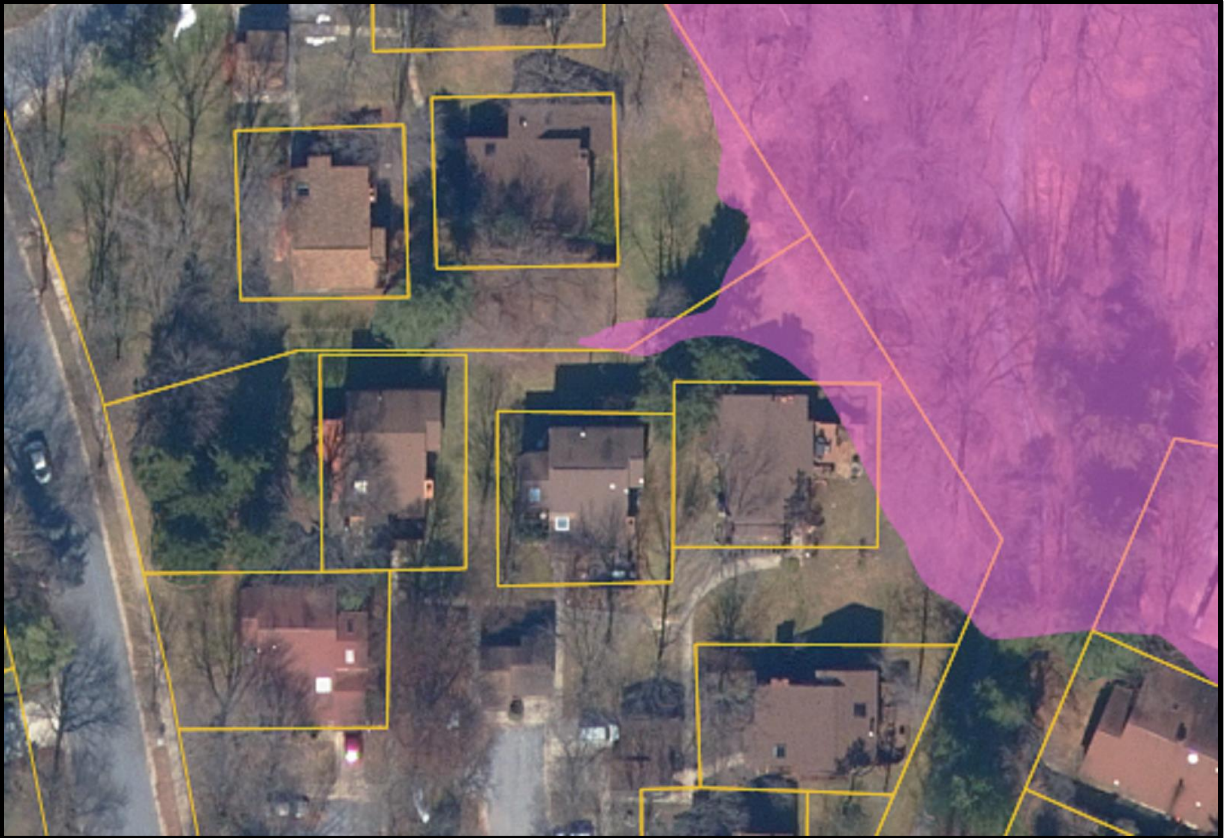
Plan overlay onto Google Earth aerial image



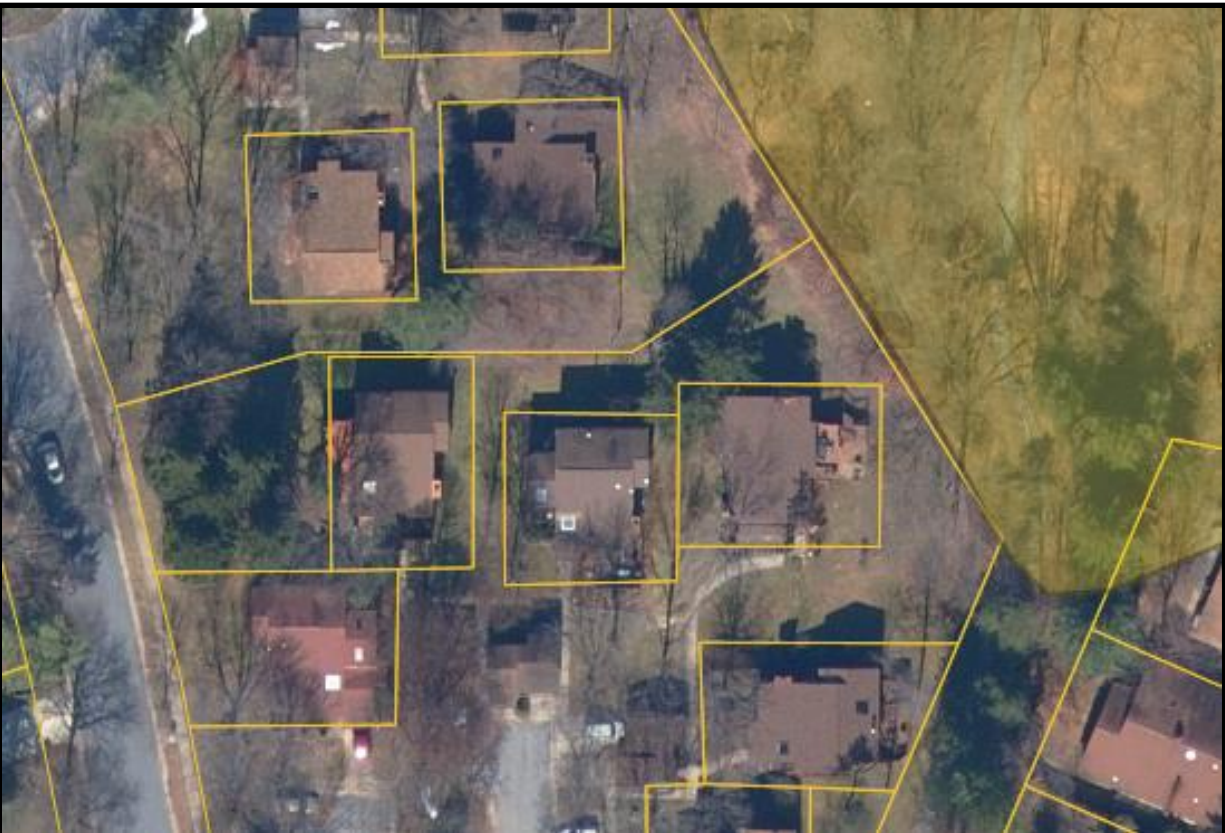
Rendering of proposed storage shed and existing deck on southern side of existing house



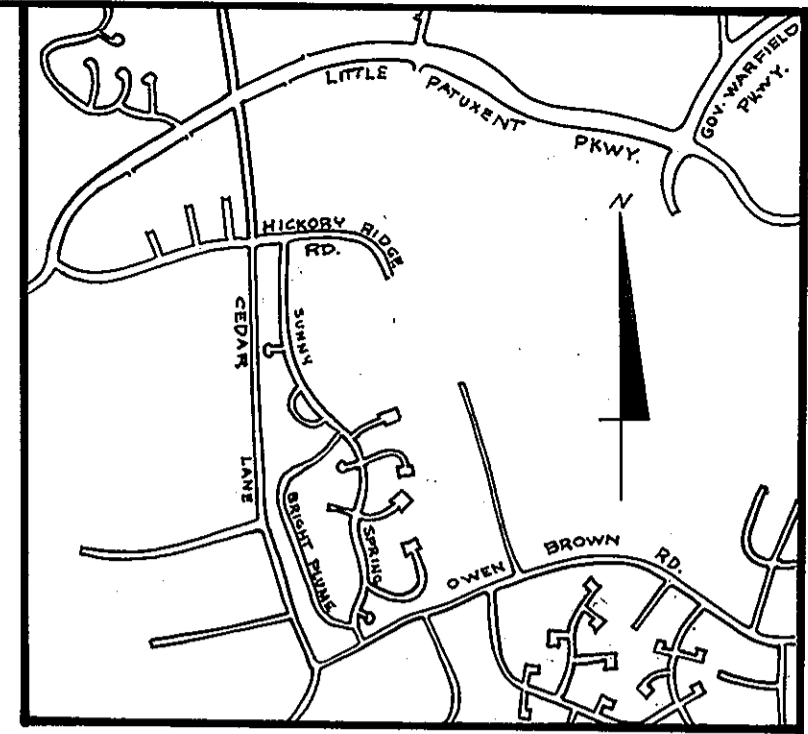
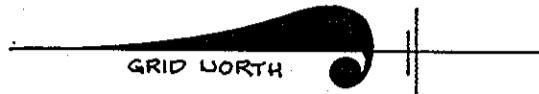
Rendering of proposed deck on eastern side of existing house



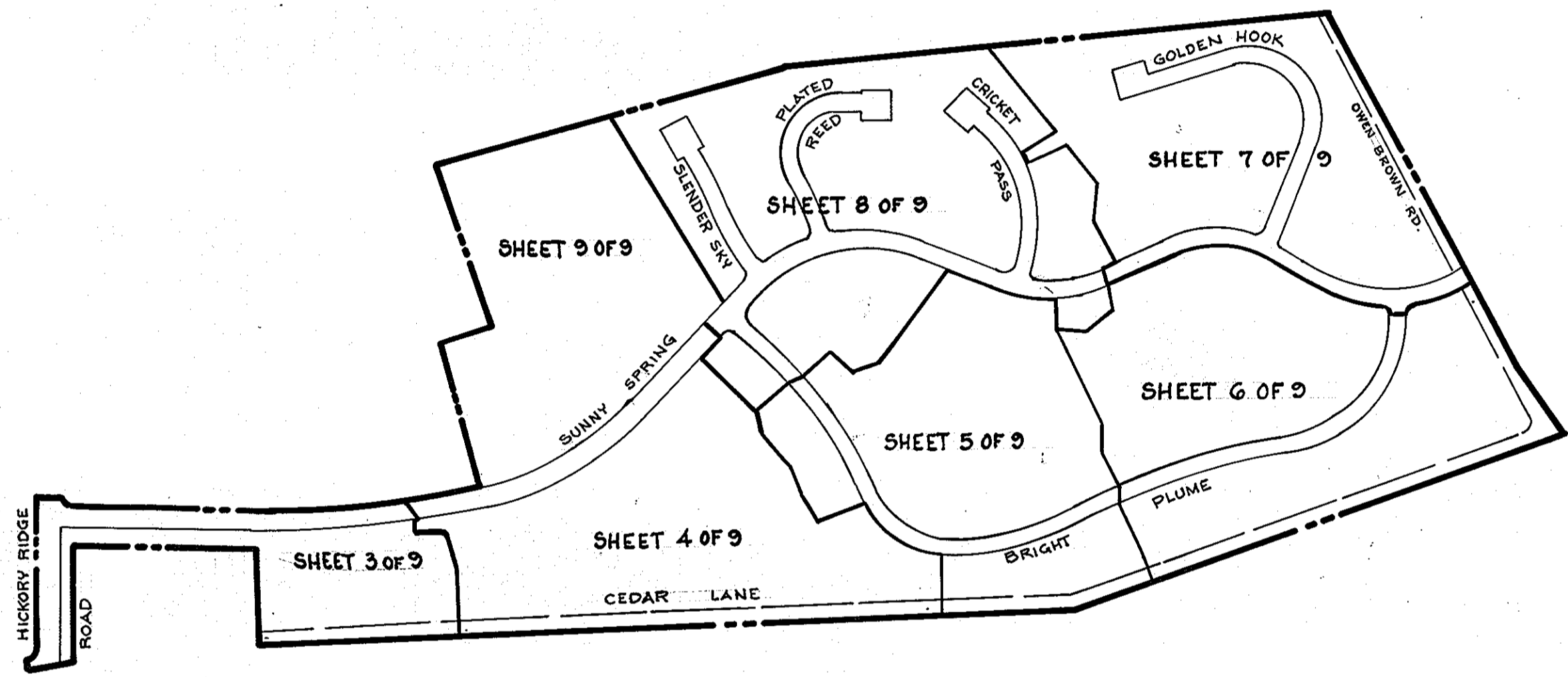
Floodplain area as it has existed from November 2013 (when reevaluated by FEMA) through Present (shaded pink area)



Floodplain area as it existed from 1984 (earliest recorded floodplain study) through November 2013 (shaded yellow area)
Existing deck was built sometime between 1980 and 1982 based on aerial photography



VICINITY MAP
SCALE: 1" = 2000'



SUMMARY OF AMENDMENTS

- PHASE 100-A-I: REVISED SHEETS 2, 6 AND 7 OF 9. PURPOSE WAS TO CHANGE THE SIZE OF LOTS 3 AND 4 ON SHEET 6 AND LOTS ON SHEET 7 THEREBY INCREASING THE S.F.M.D. ACREAGE BY 0.083 ACRES, REDUCING THE NON-CREDITED OPEN SPACE THE SAME AMOUNT, AND AFFECTING THE TABULATION ON SHEET 2.
- PHASE 100-A-II: REVISED SHEETS 2 AND 9 OF 9. PURPOSE WAS TO CHANGE THE ACREAGE TABULATION ON SHEET 2 INCREASING THE EMPLOYMENT CENTER COMMERCIAL ACREAGE BY 0.058 ACRES BECAUSE OF THE CHANGE IN LOCATION AND SIZE OF LOT 12-A ON SHEET 9.
- PHASE 100-A-III: REVISES SHEET 2 OF 9. PURPOSE IS TO ENUMERATE ALLOWABLE USES FOR NEIGHBORHOOD CENTER AND CONFORM CRITERIA TO LATEST ZONING REGULATIONS.

RECORDED PLAT 3054A-649
ON 3-9-1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 1**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

THIS AMENDED PLAT SUPERSEDES FINAL DEVELOPMENT PLAN
PHASE 100-A-I RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND ON MARCH 16, 1979 AS PLAT 3054-A-196

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 100-A-II
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 400' SHEET 1 OF 9

PREPARED AS TO SHEETS 1 TO 9
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

Richard Hoyle
PROPERTY LINE SURVEYOR



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Thomas A. Hamill 3-7-84
H.C.P.B. EXEC. SECRETARY DATE

Wm. E. Thutman 7 Dec 84
H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
100-A-I	MARCH 16, 1979	3054A-196	thru 204
100-A	DECEMBER 11, 1972	20	149 thru 157
100	MARCH 8, 1972	20	75 thru 83
RECORDED			

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 1, AREA 1 OF THE VILLAGE OF HICKORY RIDGE.

- 1. PUBLIC STREET AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- 2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- 3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- 4. DRAINAGE FACILITIES - Section 119-C-1-a(4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- 5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
- 6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 119-C-1-d:
The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

cornices	porches, decks, open or enclosed bay windows, oriel, vestibule, balcony
eaves	privacy walls or screens
roof or building overhangs	all parts of any buildings dwelling or accessory buildings
chimneys	

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area: bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than ten (10) feet into the front or rear setback area, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

trellises	excavations or fill
walks	fencing under 6' in height
shrubby	retaining walls under 3' in height
trees	similar minor structures
ornamental landscaping	

Determination of the specific character of "similar minor structures" and setbacks applicable there to will be made by the Howard County Office of Planning and Zoning.

Fences or walls located within setback areas adjacent to a public street, road or highway upon which construction of structures is prohibited shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A-2 SINGLE FAMILY LOW OR MEDIUM DENSITY PARCELS

No structure shall be located upon lots devoted to single family medium density land use within 20' of any 50' street right-of-way, nor within 30' of any 60' or greater street right-of-way, nor within 7 1/2' of any property line not a right-of-way line for a public street, road or highway, except, however, structures may be located outside setback lines if expressly approved by the Howard County Planning Board. Structures may be located at any location within such setback areas except that they may not be closer than 15' one from another.

Wherever single family medium density structures are grouped in a parcel, maintenance provisions for those areas owned in common will be provided for and be incorporated by reference into the deed of each portion of such parcel and recording reference of same will be furnished to the Office of Planning and Zoning.

Common Areas owned in common in the project shall be adequately planted and landscaped as required by the Office of Planning and Zoning at the time a site development plan is submitted for approval.

6D. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 119-C-1-d:

7A-3 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All parcels within single family medium density land use areas shall be used only for single family detached medium density residential uses as permitted by the Howard County Planning Board.

7C-1 EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museums, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 13 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 11A is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
 - 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 - 2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 - 3. Operation of a community hall including leasing of same for public or private uses.
 - 4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS:

Lot 10 shall be used for a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 119-A-9 of the Howard County Zoning Regulations, only 90% of the area of Lot 10 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 119-A-9.

8 HEIGHT LIMITATIONS - Section 119-C-1-e:

8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

8C-1 NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lot 12A.

8F OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 119-C-1-e:

9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of one hundred and eighty (180) square feet per each parking space shall be provided for each single family residential structure within single family land use areas.

9C-1 COMMERCIAL LAND USE AREAS - NEIGHBORHOOD AND VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- b. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 119-A-9 of The Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-e:

10A. GENERALLY:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setbacks restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 119-C-1-e:

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any parcel devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12C. COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12E. OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

LAND USE	ACRES
S.F.M.D.	91.888
Roadway	23.489
Employment Center	
Commercial	0.565
Open Space	
Credited	31.122
Non-credited	3.072
TOTAL	126.647

PURPOSE NOTE:

The purpose of this amended plat, which supersedes plat recorded among the land records of Howard County, Maryland, on March 16, 1979, as Plat 3054A-197 is to enumerate allowable uses for neighborhood center, and to conform criteria to latest zoning regulations.

RECORDED PLAT 3054A-650
ON 3-9-1984 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 1**

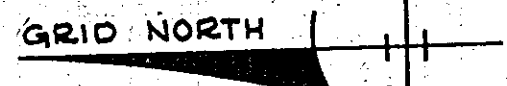
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 100-A-II
5TH ELECTION DISTRICT HOWARD COUNTY, MD.



COORDINATES		
NO.	NORTH	EAST
48	500,555.02	832,577.40
1025	500,550.13	832,517.60
1026	500,555.11	832,517.12
1249	500,550.63	832,462.55
1259	500,446.10	832,471.12
1257	500,401.22	832,354.21
1258	500,391.12	832,230.87
1383	500,384.60	832,151.27
5	501,032.22	832,116.14
6	501,040.56	832,440.40
7	501,618.37	832,456.63
1389	501,612.05	832,102.70
8	501,611.33	832,062.33
21	501,746.49	832,041.39
20	501,752.62	832,080.92
19	501,727.22	832,111.10
16	501,735.68	832,584.92
13	501,655.69	832,586.35
17	501,626.54	832,556.90
46	501,068.24	832,541.22
47	500,961.81	832,544.08
1261	500,732.51	832,447.48
1219	500,733.33	832,457.44
1217	501,040.35	832,432.29
1262	500,956.91	832,484.28
1263	501,069.92	832,481.24
1266	501,622.71	832,496.77
1265	501,653.54	832,466.24
1268	501,647.57	832,131.66
1269	501,612.98	832,102.55

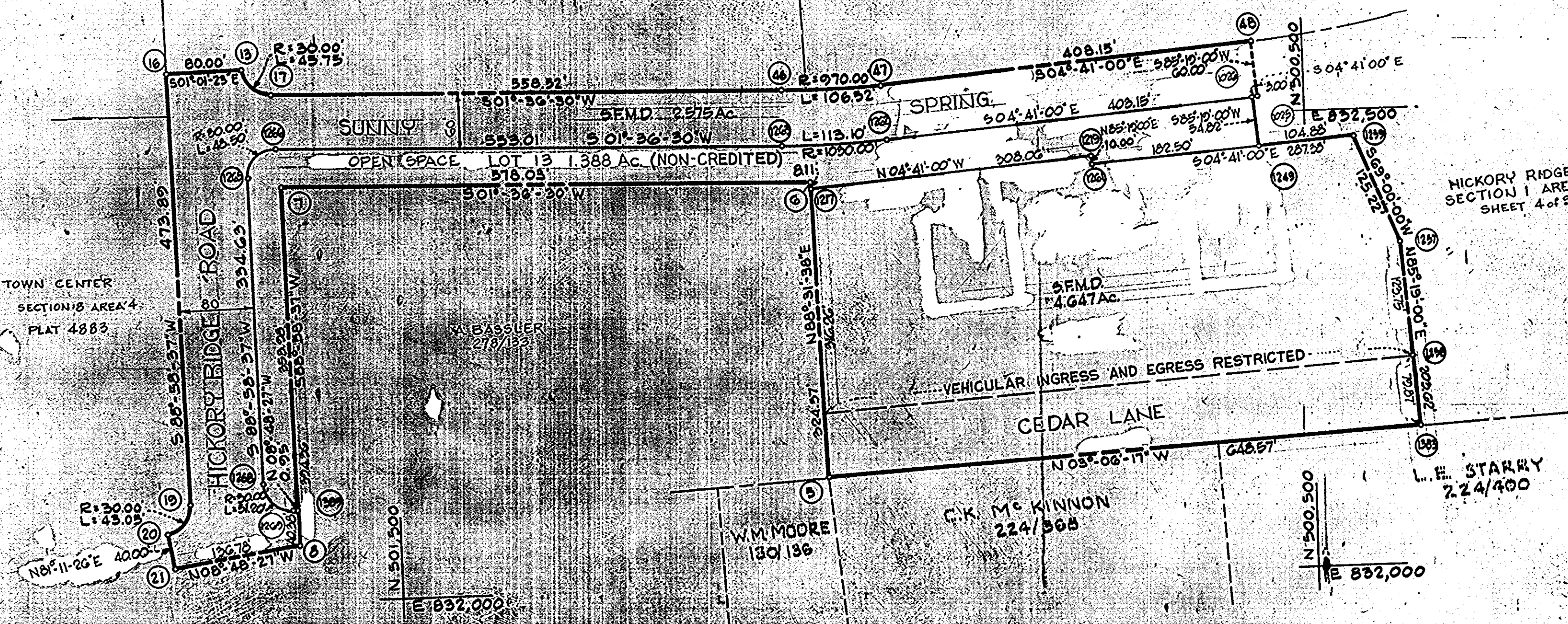
TOWN CENTER
SECTION 8 AREA 4
PLAT 4706

VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 6
PLAT 4241

VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 5
PLAT 3954

TOWN CENTER
SECTION 12 AREA 4
PLAT 4883

HICKORY RIDGE
SECTION 1 AREA 1
SHEET 4 of 9



RECORDED PLAT 3054-A-651
ON 3-9-1984 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED

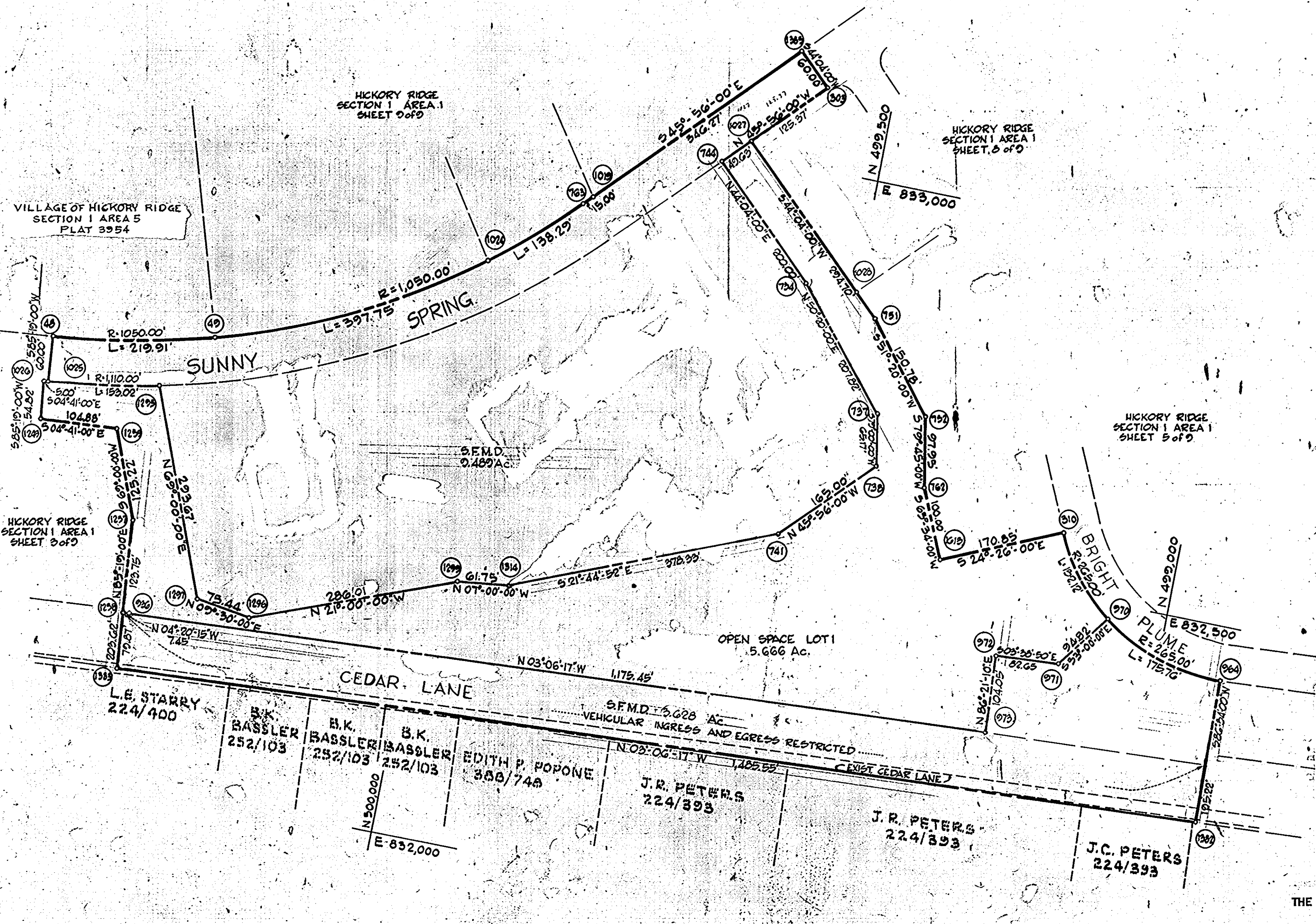
FINAL DEVELOPMENT PLAN PHASE 100-A-I
5th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 3 OF 9

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 100-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON MARCH 16, 1979 AS PLAT 3054-A-198.



COORDINATES		
NO.	NORTH	EAST
1385	499,635.04	833,153.21
303	499,591.92	833,111.48
1025	500,550.10	832,517.60
1026	500,555.11	832,517.10
751	499,467.36	832,816.44
752	499,373.16	832,698.71
762	499,355.73	832,602.32
1613	499,314.37	832,511.28
310	499,158.82	832,581.95
970	499,077.03	832,479.92
964	498,912.92	832,426.60
963	498,906.74	832,323.50
1382	498,901.20	832,291.70
1383	500,284.60	832,151.27
936	500,280.60	832,291.44
1258	500,291.12	832,220.87
1257	500,401.22	832,354.21
1259	500,446.10	832,471.12
1249	500,550.63	832,462.55
1027	499,670.12	832,021.40
1028	499,499.48	832,847.50
1295	500,398.96	832,540.55
1297	500,293.72	832,266.39
1296	500,219.31	832,253.94
1299	499,952.30	832,356.43
1314	499,891.00	832,363.96
741	499,539.60	832,504.14
738	499,424.84	832,622.70
737	499,437.28	832,686.67
734	499,569.93	832,846.64
7114	499,713.64	832,985.74
1019	499,875.87	832,904.40
763	499,886.30	832,893.63
1024	499,988.73	832,800.87
49	500,339.32	832,618.10
48	500,555.02	832,577.40
971	499,134.09	832,404.20
972	499,216.58	832,398.94
973	499,209.96	832,295.10



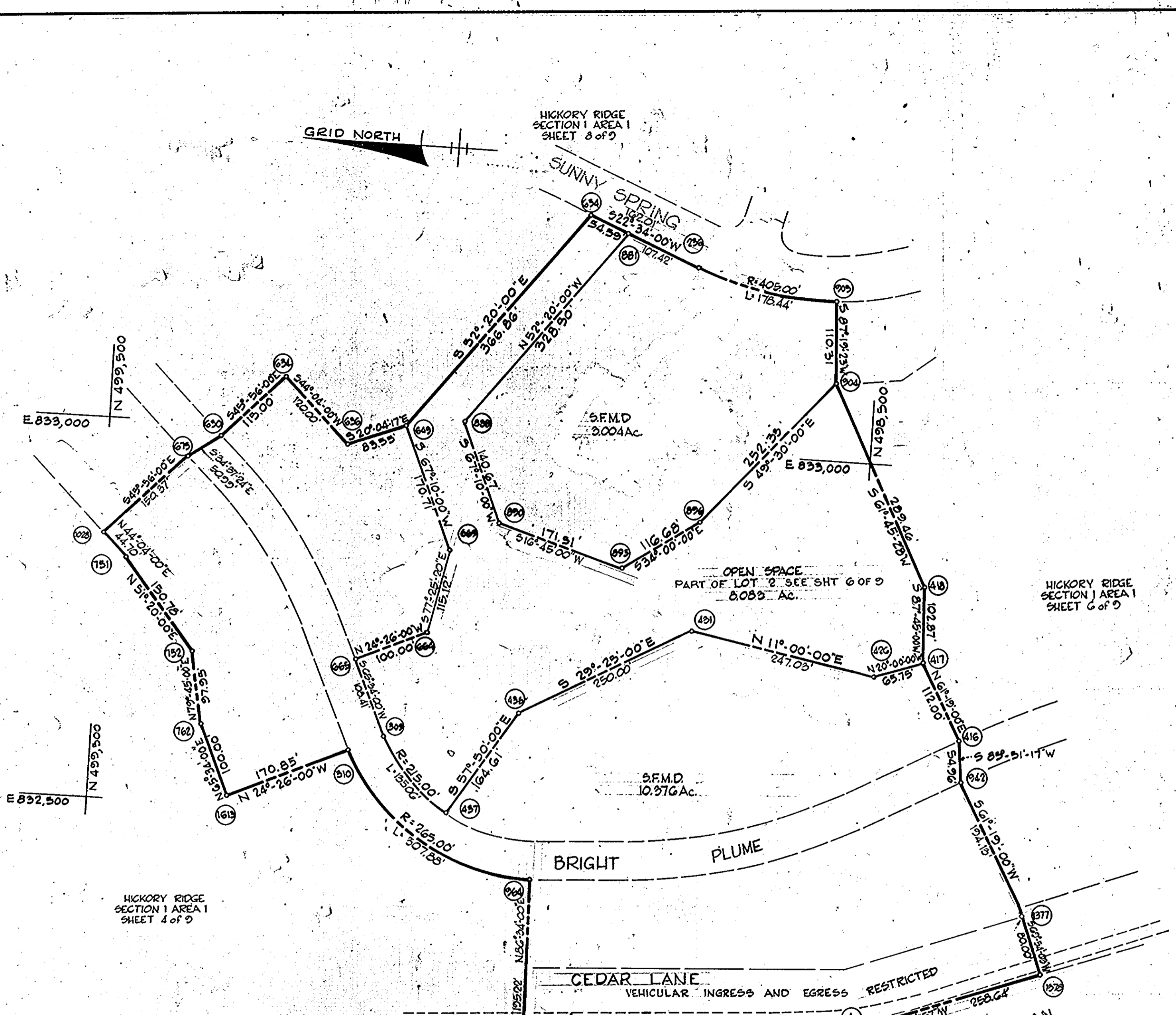
RECORDED PLAT 3054A-652
 ON 3-9-1984 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD
 VILLAGE OF HICKORY RIDGE
 SECTION 1 AREA 1
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 100-A-II
 5th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 4 OF 9

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 100-A RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY ON MARCH 16, 1979 AS PLAT 3054-A-199



COORDINATES		
NO.	NORTH	EAST
1378	498,225.58	832,242.54
4	498,478.47	832,254.66
1382	498,001.22	832,221.72
1020	498,492.48	832,847.52
964	498,912.92	832,426.60
310	499,158.82	832,581.95
1613	499,314.37	832,511.28
762	499,355.73	832,602.32
752	499,373.16	832,698.71
751	499,467.36	832,816.44
675	499,394.90	832,955.57
630	499,352.94	832,984.54
634	499,272.96	833,067.17
636	499,186.74	832,983.71
649	499,108.27	833,012.39
654	498,884.09	833,302.79
881	498,833.68	833,281.83
236	498,734.48	833,240.61
905	498,560.14	833,210.04
904	498,554.99	833,099.85
418	498,418.02	832,844.85
417	498,413.98	832,742.06
416	498,360.22	832,643.80
942	498,356.25	832,588.98
1377	498,263.07	832,418.67
426	498,475.77	832,719.57
431	498,718.25	832,766.70
436	498,936.02	832,643.91
437	499,023.66	832,504.57
309	499,113.29	832,602.63
665	499,158.14	832,701.33
664	499,067.09	832,742.70
669	499,042.02	832,855.05
896	498,718.86	832,907.98
895	498,815.59	832,842.73
890	498,979.83	832,892.16
888	499,034.41	833,021.80

RECORDED PLAT 3054A-653
 ON 3-9-1984 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
 SECTION 1 AREA 1

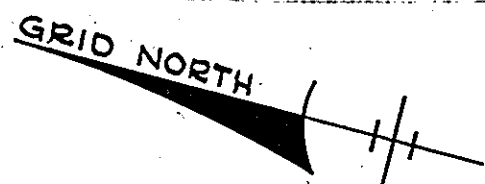
PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN, PHASE 100-A-I
 5th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 5 OF 9

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 100-A-I RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY ON MARCH 16, 1979 AS PLAT 3054-A-200.

J.C. PETERS 224/393
 W.C. GORDON 303/362
 B.H. GRIFFITH JR. & WIFE 334/327
 V.B. JORDAN 238/363



COORDINATE		
NO.	NORTH	EAST
9	499,440.42	833,933.78
191	498,401.94	833,250.38
193	498,428.18	833,304.34
236	498,734.48	833,240.61
289	499,632.50	833,497.41
290	499,585.14	833,513.43
291	499,676.04	833,587.95
303	499,591.92	833,111.48
630	499,352.94	832,984.54
634	499,272.96	833,067.17
636	499,186.74	832,983.71
649	499,108.27	833,012.39
654	498,884.09	833,302.79
675	499,394.90	832,955.57
770	498,378.72	833,328.40
775	498,453.15	833,481.44
778	498,447.40	833,597.65
786	498,790.16	834,004.08
794	498,981.32	833,707.23
800	498,719.89	833,671.26
802	498,697.96	833,634.16
803	498,788.75	833,587.40
810	498,823.60	833,342.62
811	498,875.80	833,364.32
814	498,849.18	833,519.26
815	498,847.14	833,597.30
817	498,888.03	833,655.35
819	498,976.20	833,667.48
823	499,350.62	833,642.94
831	499,360.08	833,682.40
847	499,402.56	833,639.41
858	499,600.03	833,551.75
859	499,410.17	833,682.76
904	498,554.99	833,099.85
905	498,560.14	833,210.04
906	498,459.18	833,112.04
908	498,376.72	833,175.69
909	498,409.50	833,246.80
979	498,651.84	833,653.79
980	498,668.89	833,681.06
983	498,549.58	833,705.33
985	498,576.88	833,735.14
1000	499,584.85	833,205.06
1009	499,731.61	833,433.83
1010	499,753.21	833,467.49
1018	499,960.39	833,790.42
1027	499,679.12	833,021.40
1028	499,499.48	832,847.53
1385	499,635.04	833,153.21

R.R. CAVEY & WF.
415/507

W. SAND
& WF.
415/305

F.A. ZAMINSKI
JR.
413/14

B.W. HOFFER
& WF.
360/40

C.S. BASSLER
293/284

D. NOLAN
314/257

D. NOLAN
402/455

J. PUCILLOSKI
303/378

A.M. ERHARDT
303/587

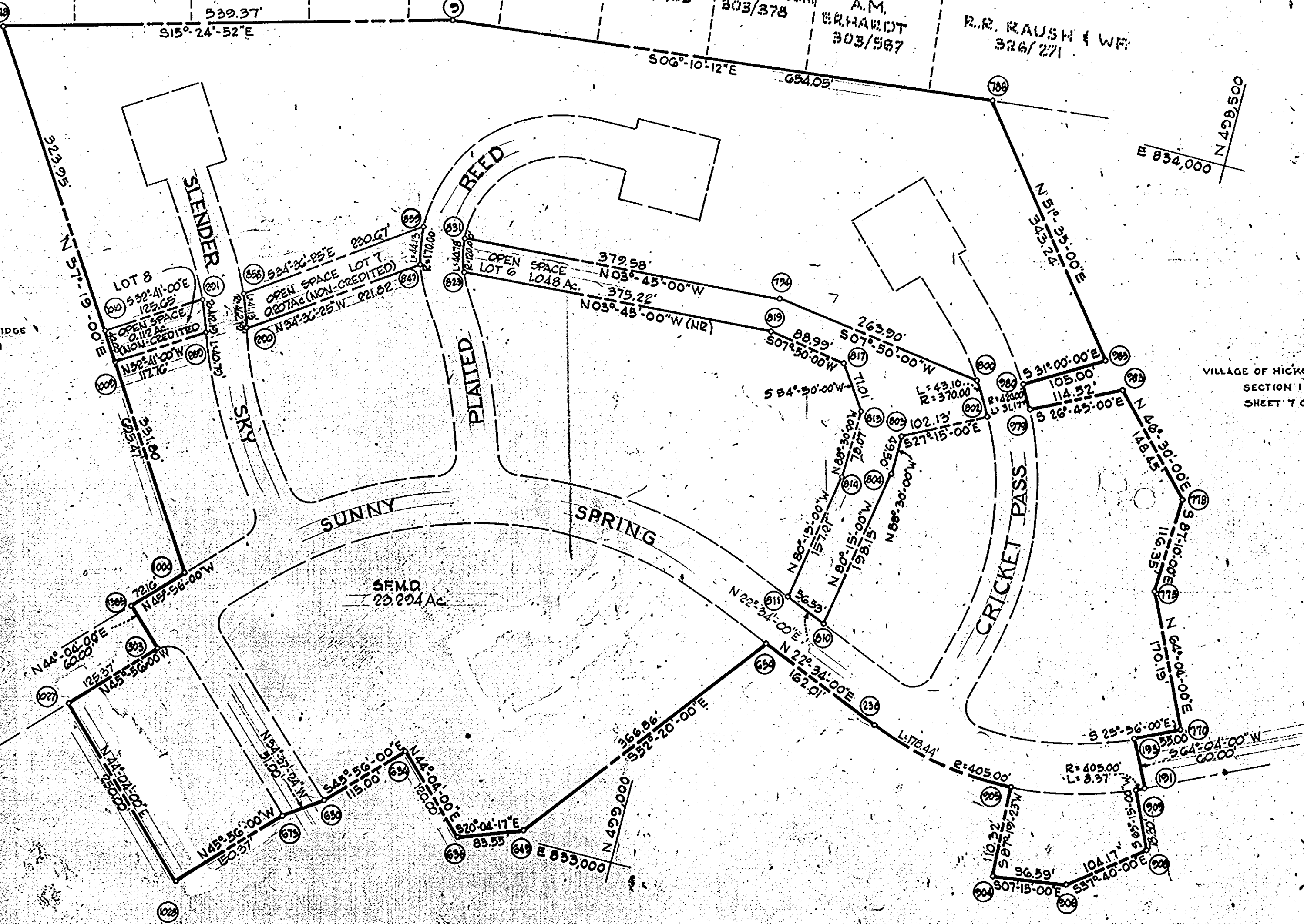
R.R. RAUSH & WF.
326/271

N 500,000
E 833,500

N 458,500
E 834,000

VILLAGE OF HICKORY RIDGE
SECTION I AREA I
SHEET 8 OF 9

VILLAGE OF HICKORY RIDGE
SECTION I AREA I
SHEET 7 OF 9



RECORDED PLAT 3054A-656
ON 3-9-84 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION I AREA I

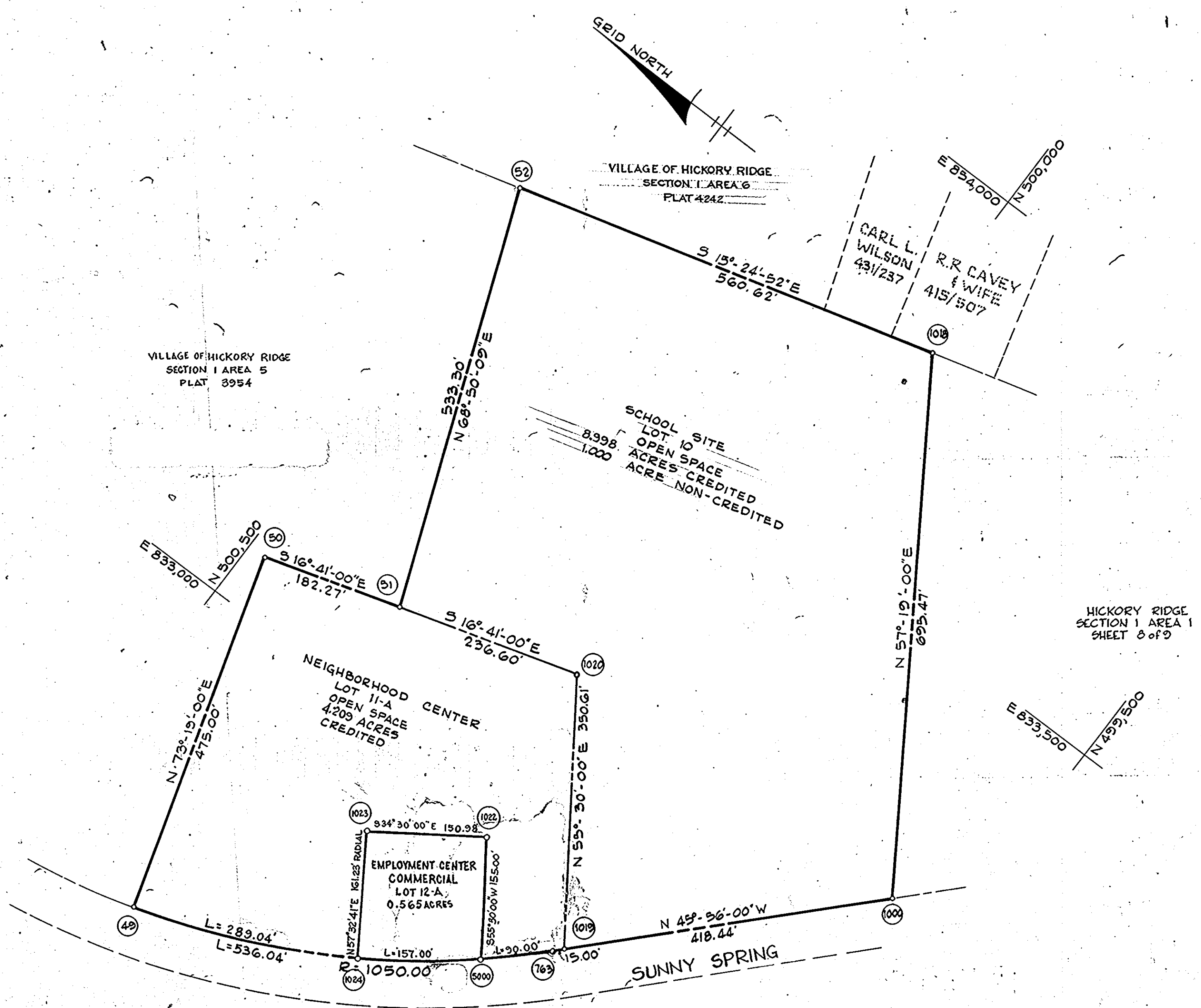
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 100-A-II
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 8 OF 9

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 100-A-I RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY ON MARCH 16, 1979 AS PLAT 3054A-203

COORDINATES		
NO.	NORTH	EAST
49	500339.32	832618.10
50	500475.68	833073.10
51	500301.09	833125.43
52	500500.85	833641.40
1018	499960.39	833790.42
1000	499584.85	833205.06
1019	499875.87	832904.40
1020	500074.45	833193.35
1022	500039.38	832959.46
1023	500163.81	832873.95
1024	500077.28	832737.90
763	499886.30	832893.63
5000	499951.59	832831.72



RECORDED PLAT 3054A-657
ON 3-9-1984 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HICKORY RIDGE
SECTION 1 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 100-A-II
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 9 OF 9

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE
100-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON MARCH 16, 1979 AS PLAT 3054-A-204

HICKORY RIDGE
SECTION 1 AREA 1
SHEET 4 of 9

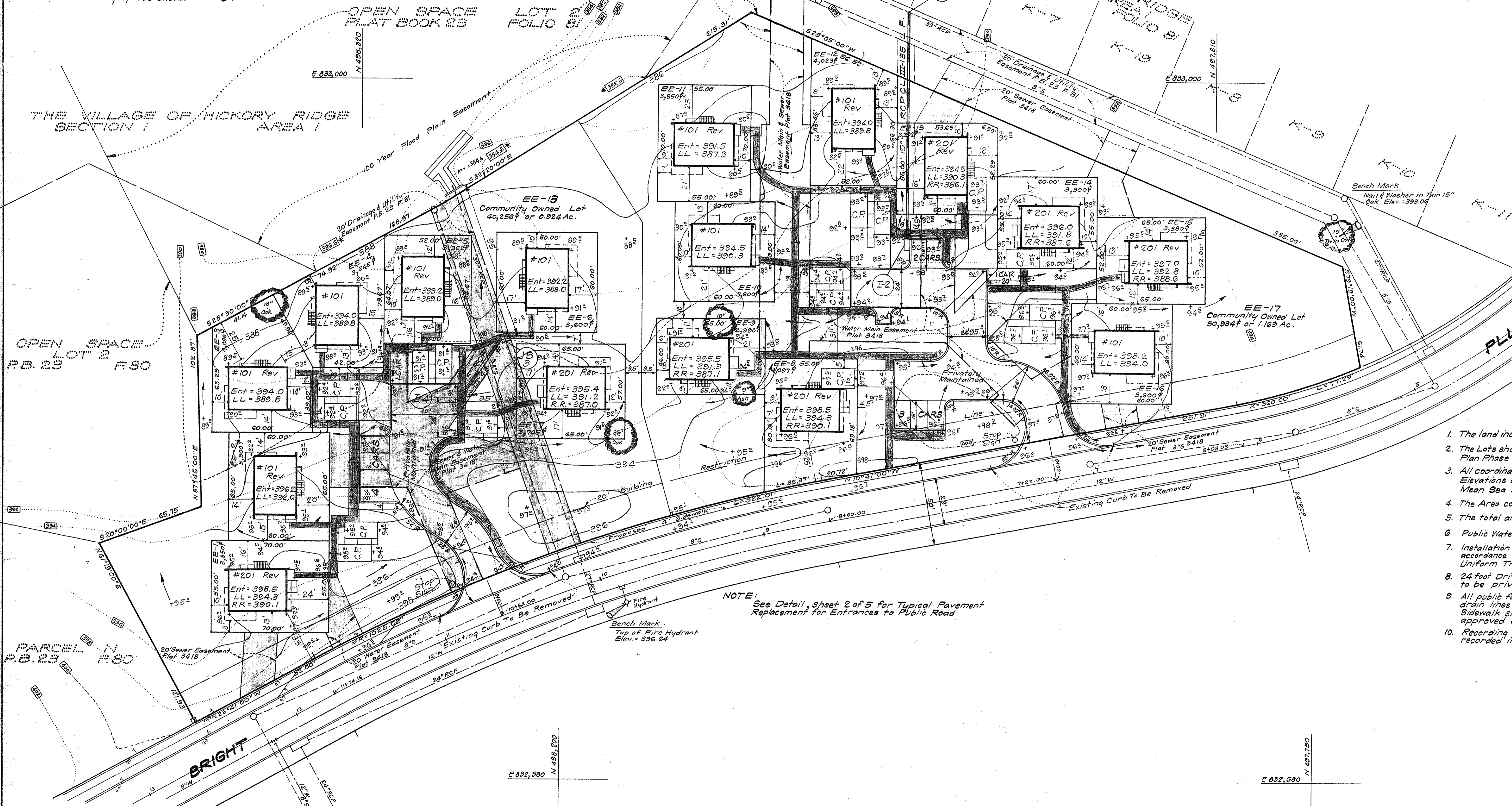
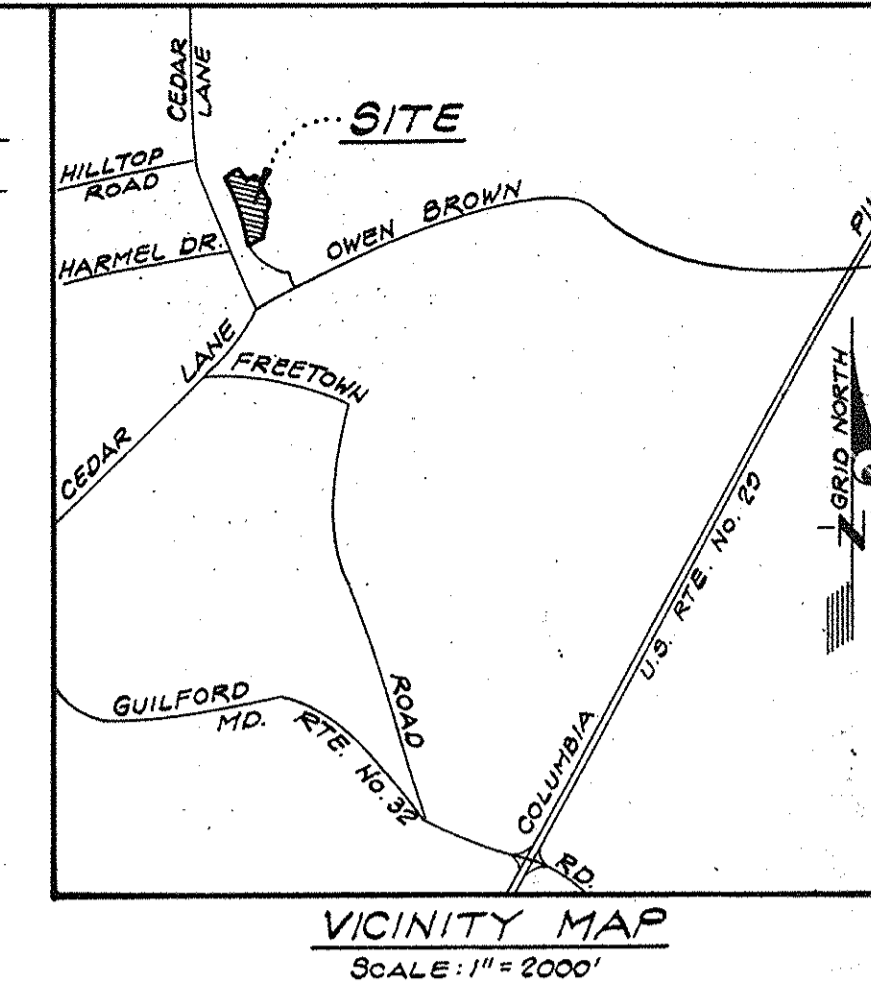
SITE ANALYSIS

1. Zoning - New Town (Single Family Medium Density)
2. Number of Lots Shown:
 Residential Lots = 16
 Community Owned Lots = 2
 Total = 18
3. Area Included in this Submission:
 Residential = 1.336 Acres
 Community Owned Lots = 2.093 Acres
 Total = 3.429 Acres
4. Number of Parking Spaces Required = 32
5. Number of Parking Spaces Shown = 37

NOTE: Shaded Areas shown indicate Utility Easements as shown on the record plat recorded as Plat #3418

LEGEND

1. Contour Interval 2 FT.
2. Existing Contours 390'
3. Proposed Contours 390'
4. Spot Elevations +90'
5. Direction Of Drainage
6. Existing Trees To Be Retained
7. Proposed Storm Drain Inlets
8. Proposed Storm Drain Pipe
9. 100 Year Flood Plain Elevations 382.6'



GENERAL NOTES

1. The land included in this plan is zoned New Town (S.F.M.D.)
2. The Lots shown on this plan are covered by Final Development Plan Phase 100-A recorded in Plat Book 20 Folios 149 to 157
3. All coordinates are based on Maryland State Grid System. Elevations are based on the U.S. Coast and Geodetic Survey Mean Sea Level Datum 1929.
4. The Area covered in this submission is located on Tax Map No. 35.
5. The total area included in this plan is 3.429 Acres.
6. Public Water and Sewer to be utilized
7. Installation of all Traffic Control Devices shall be in accordance with the latest Edition of the Manual of Uniform Traffic Control Devices.
8. 24 foot Driveways, Carports and Parking Spaces are to be privately owned and maintained.
9. All public facilities shown are existing, i.e. roads, storm drain lines, water and sewer lines and easements. Sidewalk shown on Bright Plume was taken from the approved Construction Plans.
10. Recording Reference: Lots EE-1 thru EE-18 were recorded in Plat #3418.

NOTE: See Detail, Sheet 2 of 5 for Typical Pavement Replacement for Entrances to Public Road

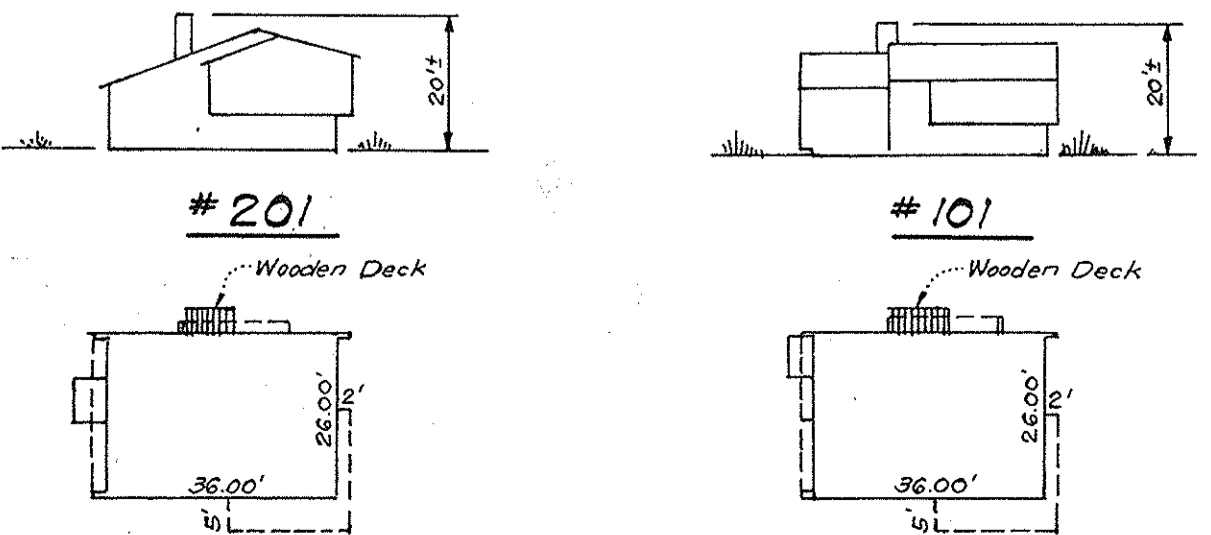
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 9-1-76

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 10/3/76

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR - ACTG
 DATE 10/19/76

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 10-11-76

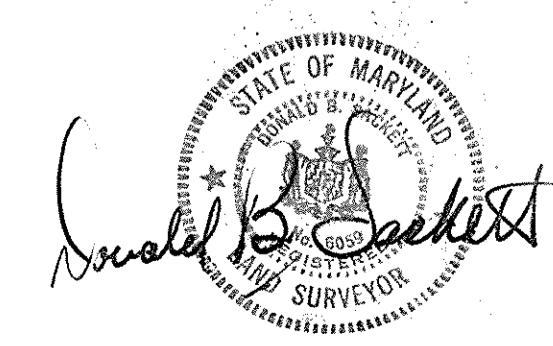
CHIEF BUREAU OF HIGHWAYS
 DATE 10/14/76

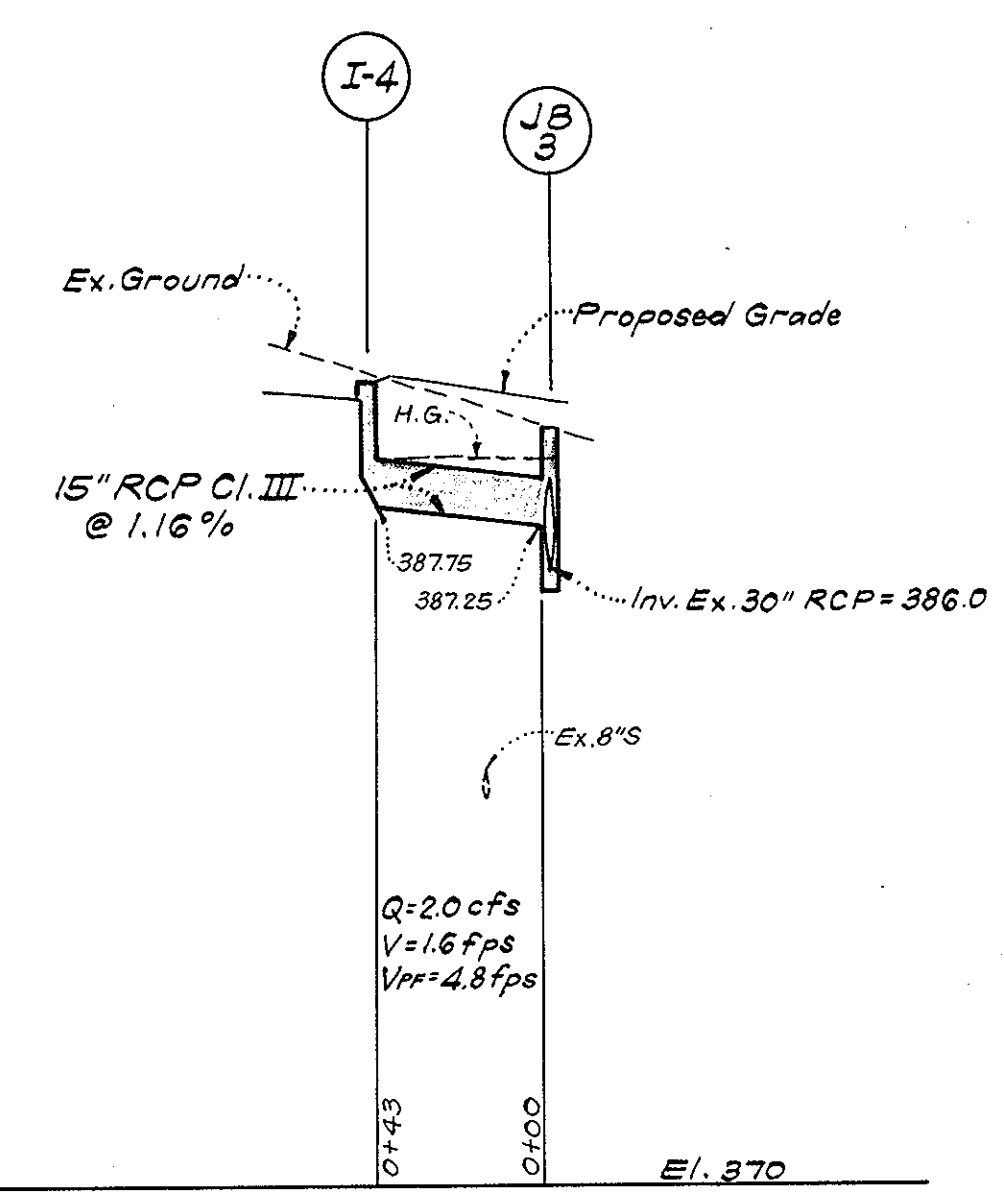
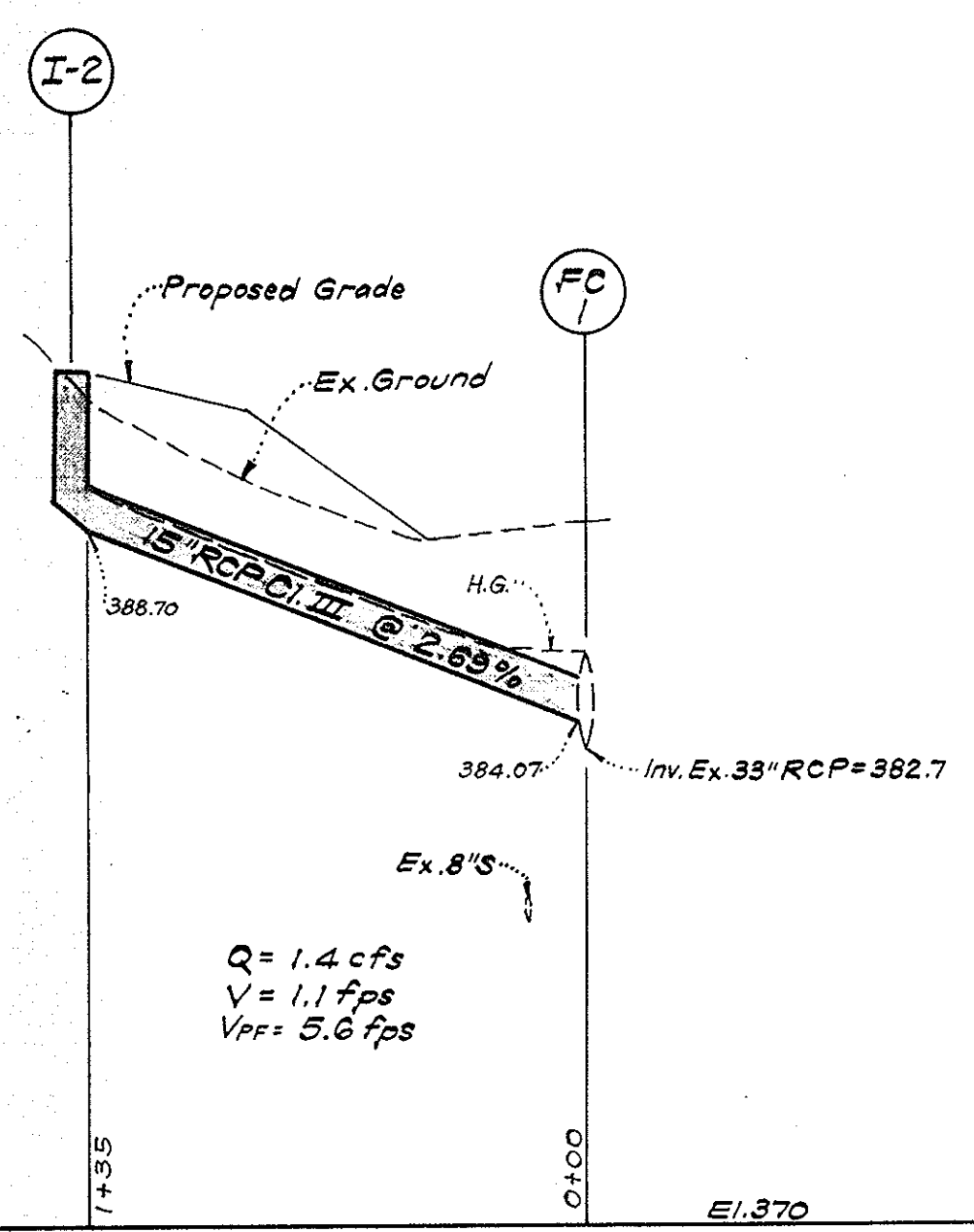


TYPICAL HOUSES
 NO SCALE

CLARK • FINEPROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED DBS	SITE DEVELOPMENT PLAN LOTS EE-1 THRU EE-18 A RESUBDIVISION OF PARCELS L&M COLUMBIA THE VILLAGE OF HICKORY RIDGE SECTION I AREA 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND OWNER: ROUSE INVESTING COMPANY P.O. Box 905 Columbia, Maryland, 21044 Phone: 392-6027	SCALE 1"=30'
DRAWN KWC		DRAWING 10FS
CHECKED DBS		JOB NO.
DATE July, 1976		FILE NO. 1203-X

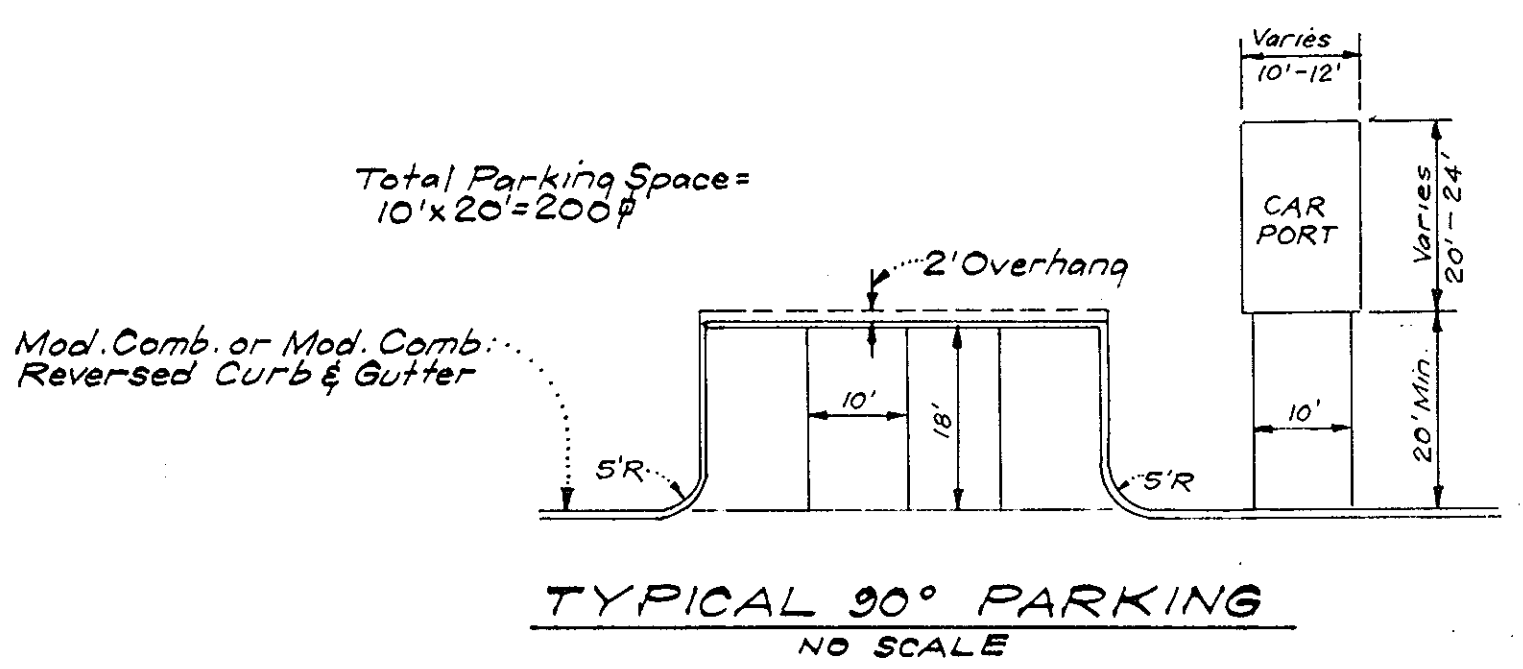




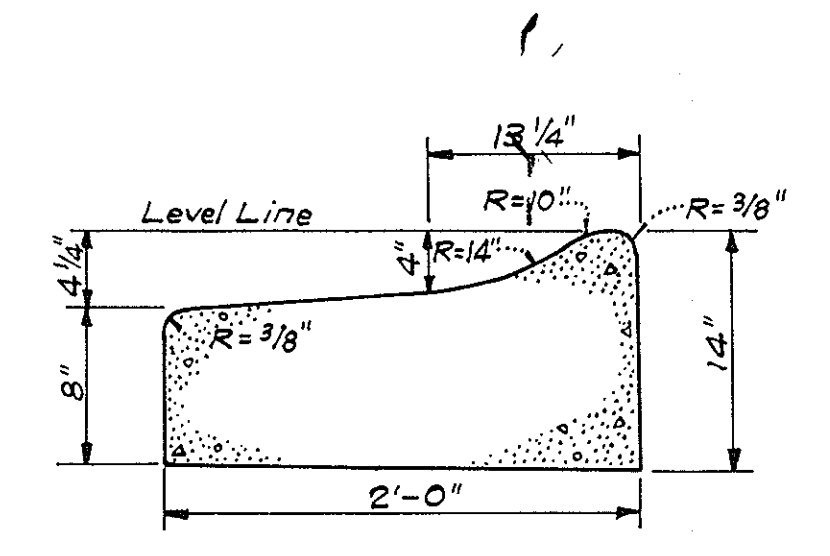
PROFILES
Scales: Horiz. 1"=50'
Vert. 1"=5'

STRUCTURE SCHEDULE						
NO.	TYPE	TOP ELEV.		REMARKS	IN	OUT
		UPPER	LOWER			
FC-1	Field Connection	See Profile	See Detail This Sheet	15" x 33"	387.75	382.7 Ex.
I-2	A-5 Inlet	393.00	"	" w=2'-6 1/2" D-64-A, pg. 118A	388.70	388.70
JB-3	Junction Box	389.79	"	" D-108 Page 163	386.0 Ex.	386.0 Ex.
I-4	A-5 Inlet	391.00	"	" w=3'-0 1/2" D-64-A, pg. 119A	387.75	387.75

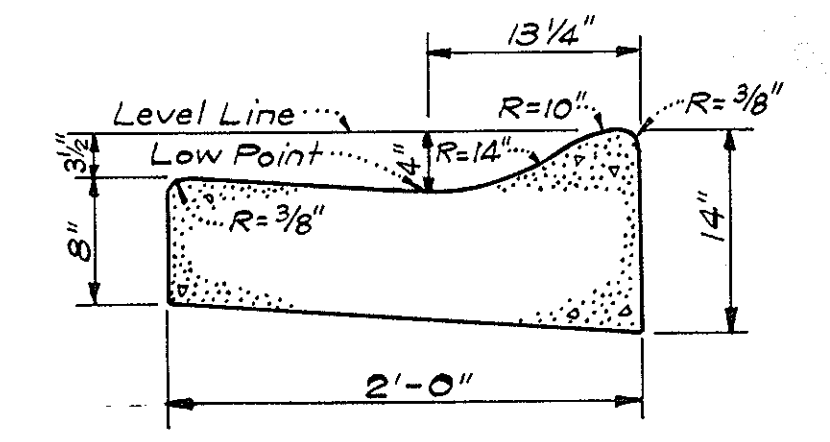
PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	RCP C.I. III	178'



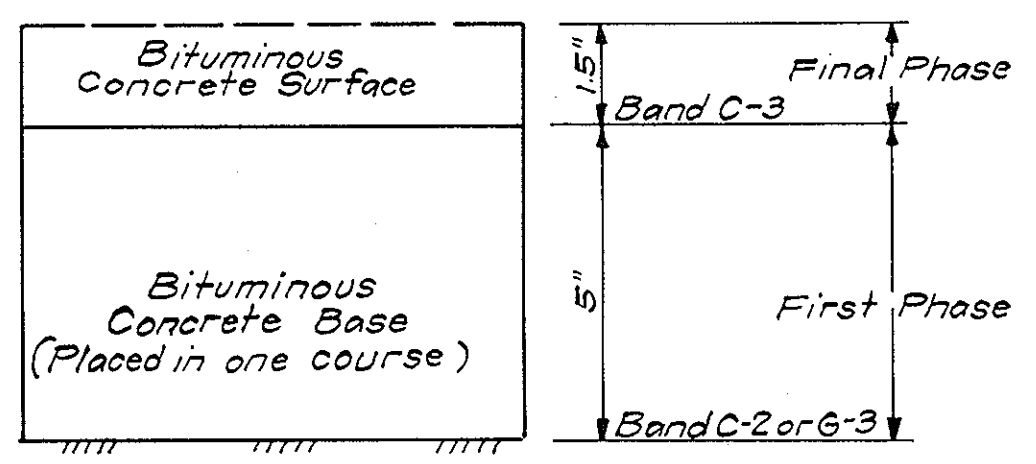
TYPICAL 90° PARKING
NO SCALE



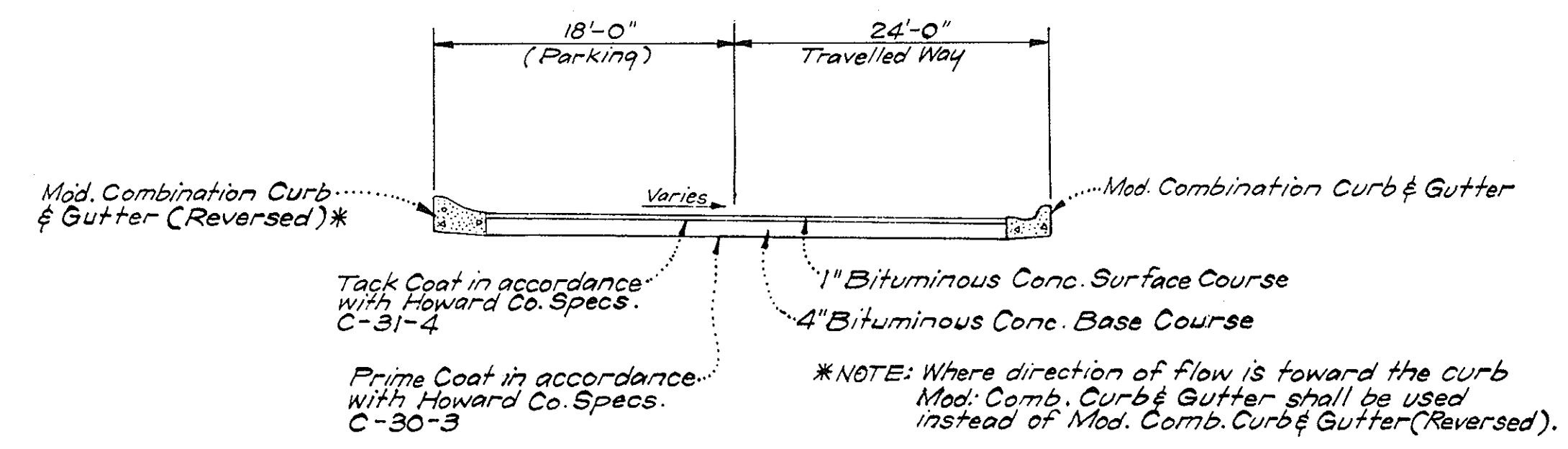
MODIFIED COMBINATION CURB & GUTTER (REVERSED)
NO SCALE



MODIFIED COMBINATION CURB & GUTTER
NO SCALE
Howard Co. Std. Drawing #D-40, Pg. 95



Clearing and Grading Subgrade Article C-1
Base Course Article C-2
Surface Course Article C-31 or C-33 Article C-31



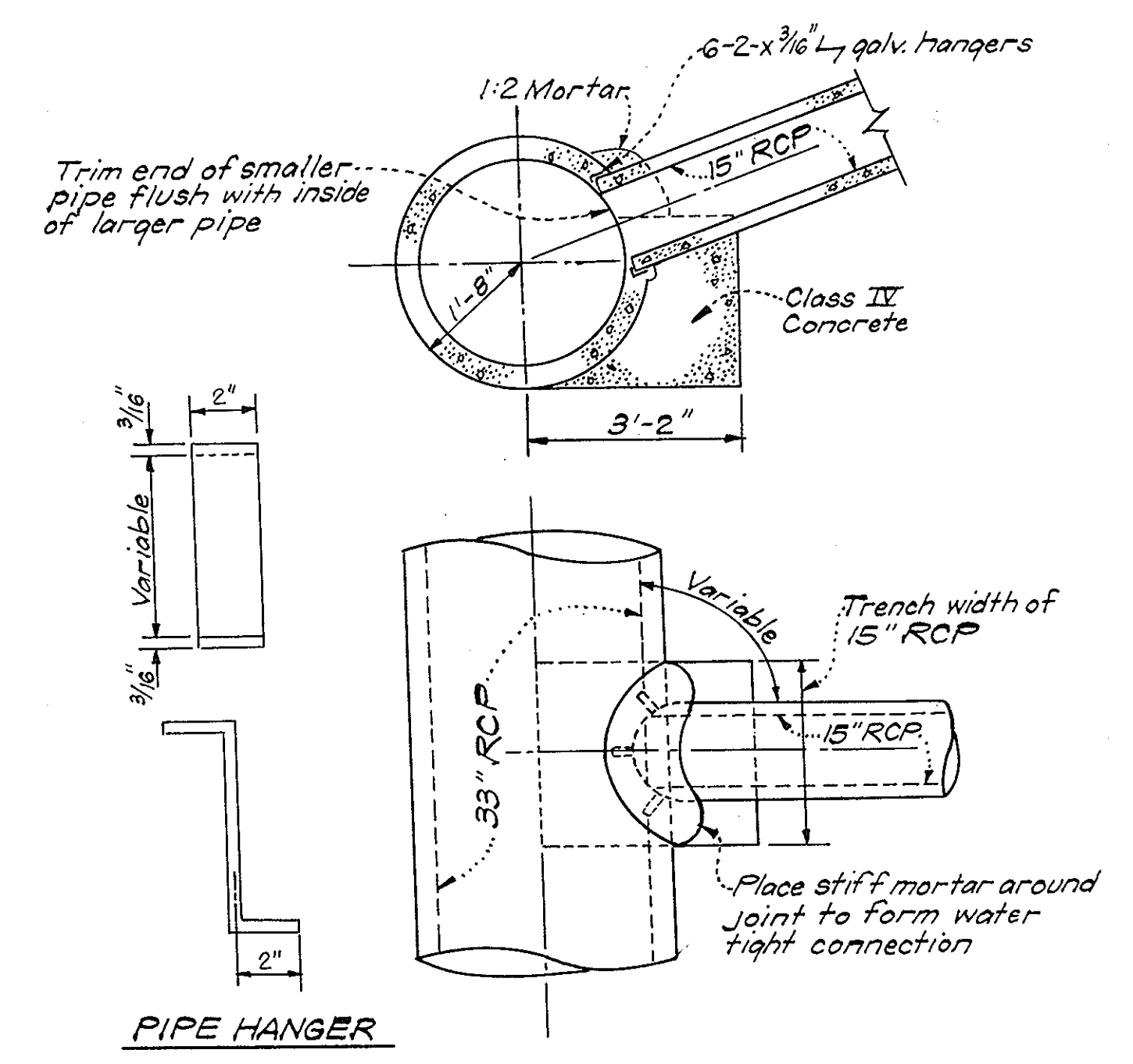
TYPICAL PAVING SECTION PRIVATE DRIVES & PARKING
NO SCALE

To be constructed in accordance with the Howard County Road Construction Code and Specifications.

PAVEMENT REPLACEMENT FOR ENTRANCES INTO PUBLIC ROADS

STORM DRAINAGE GENERAL NOTES

- All storm drains and paving shall be constructed in accordance with the latest details and specifications of Howard County.
- Trench compaction for storm drains shall be in accordance with the latest Howard County Road Code.
- Information concerning underground utilities was obtained from available records, but the Contractor must determine the exact location and elevation of the mains by digging test pits by hand at all utility crossings, well in advance of trenching.
- All utility companies shall be notified 24 hours in advance of construction.



DETAIL OF FC-1 (FIELD CONNECTION)
NO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 10/15/76
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *[Signature]* 10/19/76
 DIVISION OF LAND DEVELOPMENT
 DIRECTOR: *[Signature]* 10/18/76
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, PLANNING SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 10-11-76
 DIVISION OF HIGHWAYS
 DIRECTOR: *[Signature]* 10/11/76



L. N. Clark
9-24-76

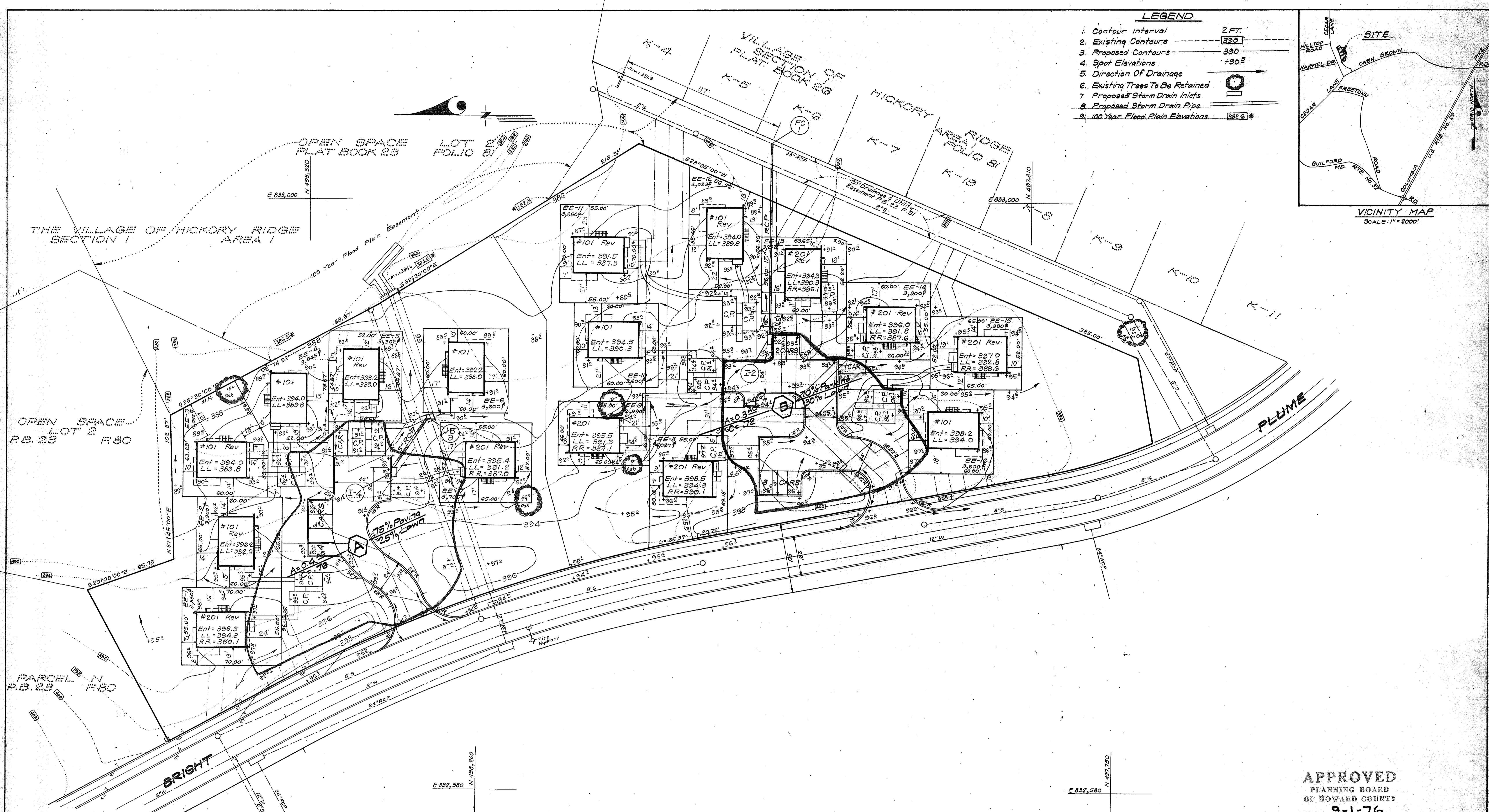
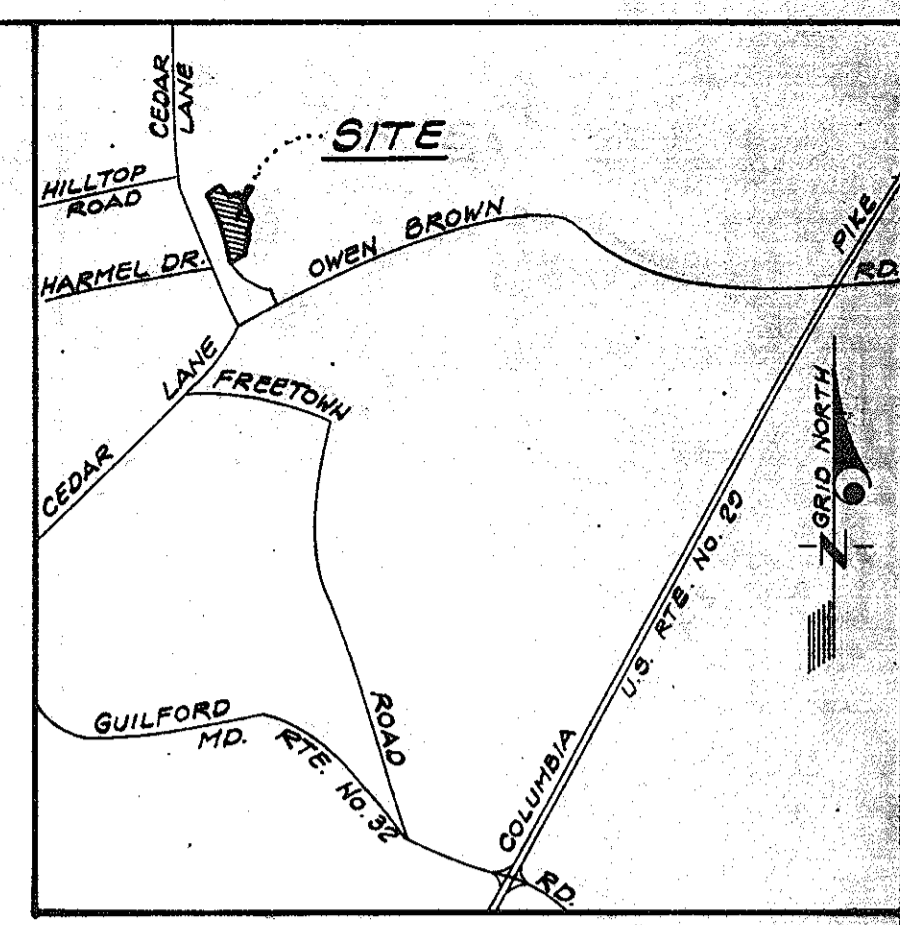
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-1-76

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED RJS	SITE DEVELOPMENT PLAN LOTS EE-1 THRU EE-18 A RESUBDIVISION OF PARCELS L&M COLUMBIA THE VILLAGE OF HICKORY RIDGE SECTION 1 AREA 1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE AS SHOWN	
DRAWN KWC		2 OF 5	
CHECKED GNC		JOB NO.	
DATE July, 1976		OWNER: ROUSE INVESTING COMPANY P.O. Box 905 Columbia, Maryland 21044 Phone: 992-6027	FILE NO. 1203-X

LEGEND

1. Contour Interval 2 FT.
2. Existing Contours 390
3. Proposed Contours 390
4. Spot Elevations +90E
5. Direction Of Drainage
6. Existing Trees To Be Retained
7. Proposed Storm Drain Inlets
8. Proposed Storm Drain Pipe
9. 100 Year Flood Plain Elevations 392.6'



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/15/76
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 10/14/76
 PLANNING DIRECTOR - ACTG DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10-11-76
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/14/76
 CHIEF BUREAU OF HIGHWAYS DATE



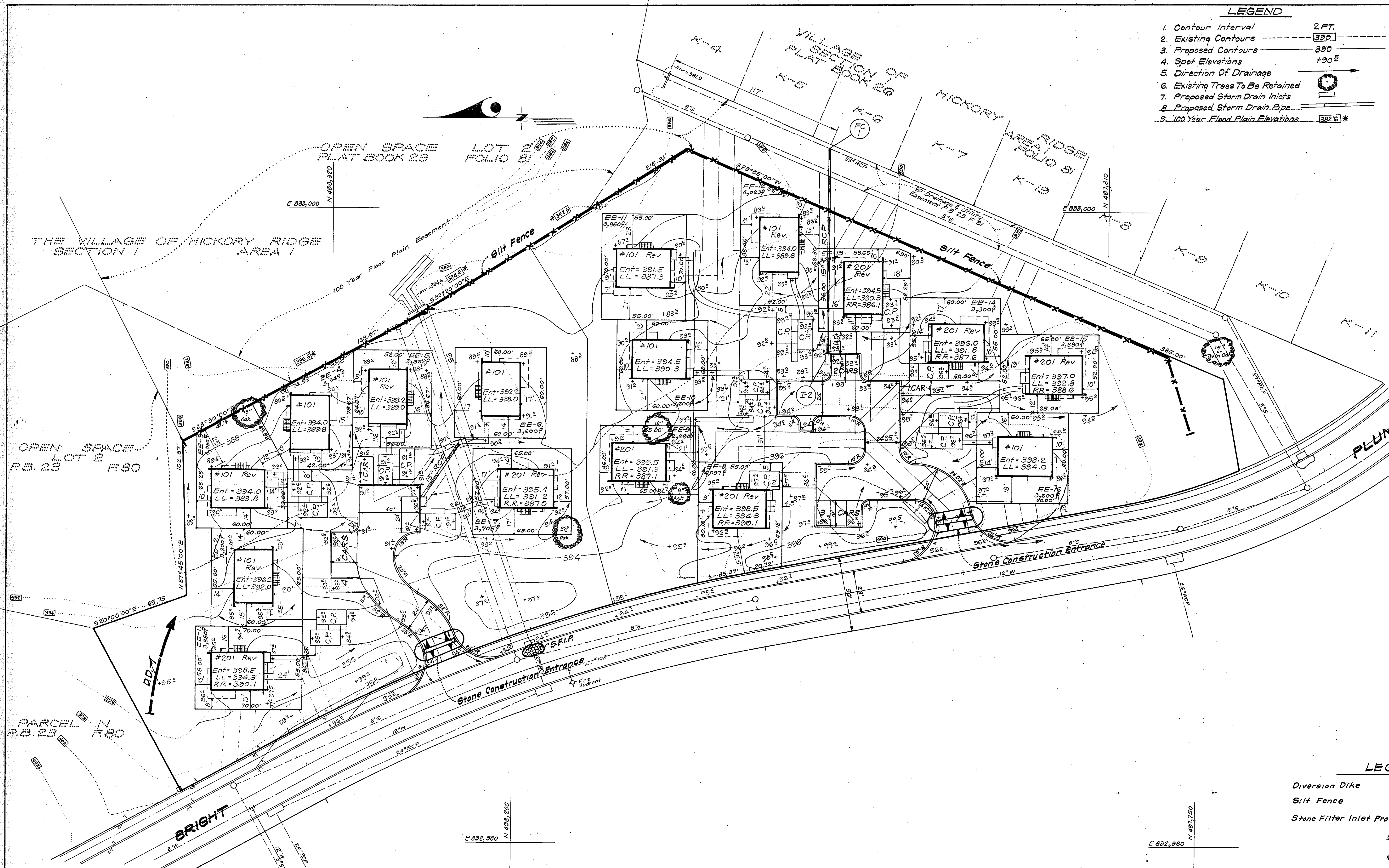
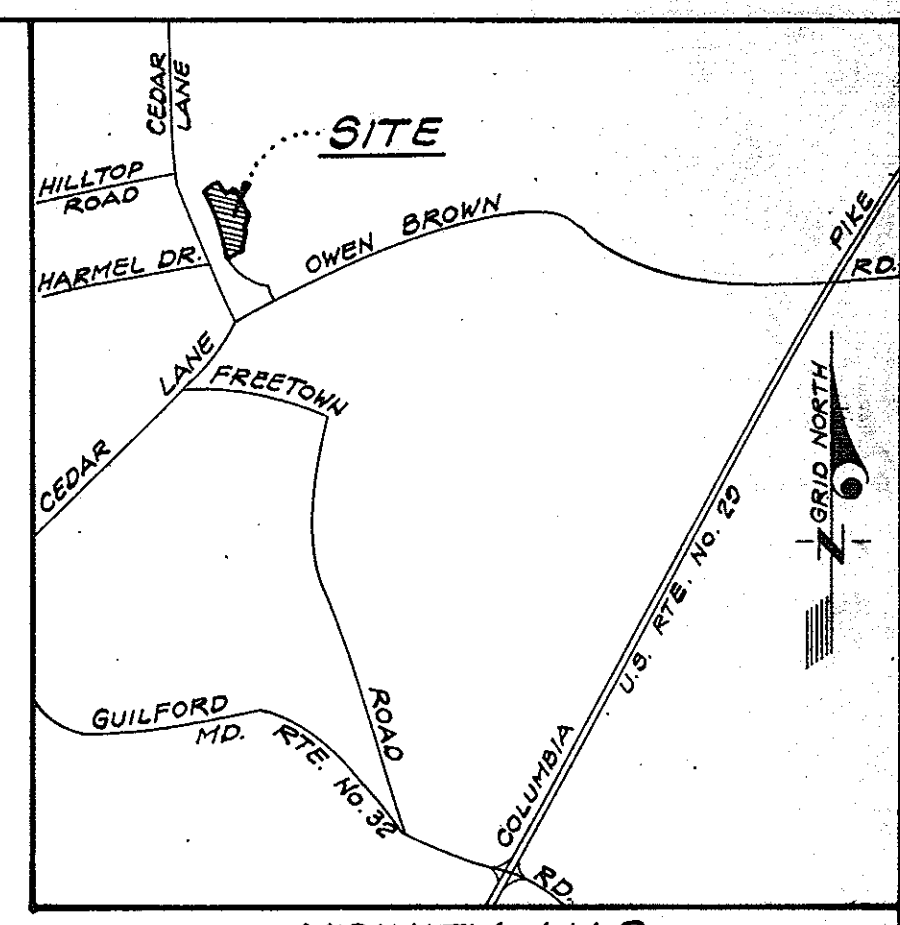
[Signature]
 7-23-76

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 9-1-76
[Signature]

CLARK • FINEPROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 (301) 593-3400		DESIGNED	RJS	SCALE	1" = 30'
		DRAWN	KWC	DRAWING	3065
CHECKED	GNC	JOB NO.		FILE NO.	
DATE	July, 1976	OWNER:	ROUSE INVESTING COMPANY P.O. Box 905 Columbia, Maryland 21044 Phone: 892-6027		1203-X

LEGEND

1. Contour Interval 2 FT.
2. Existing Contours 390
3. Proposed Contours 390
4. Spot Elevations +90[±]
5. Direction of Drainage
6. Existing Trees To Be Retained
7. Proposed Storm Drain Inlets
8. Proposed Storm Drain Pipe
9. 100 Year Flood Plain Elevations 382.6*



LEGEND

- Diversion Dike
- Silt Fence
- Stone Filter Inlet Protection

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-1-76

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/15/76
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 10/19/76
PLANNING DIRECTOR/ACTG. DATE

CHIEF DIVISION OF LAND DEVELOPMENT
[Signature] 10/18/76
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10-11-76
DIRECTOR DATE

[Signature] 10/14/76
CHIEF BUREAU OF HIGHWAYS DATE

Reviewed for HOWARD S.C.D.
Name
and meets Technical Requirements
[Signature] 10/1/76
Signature Date
U.S. Soil Conservation Service

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

DEVELOPER'S CERTIFICATE

I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

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.



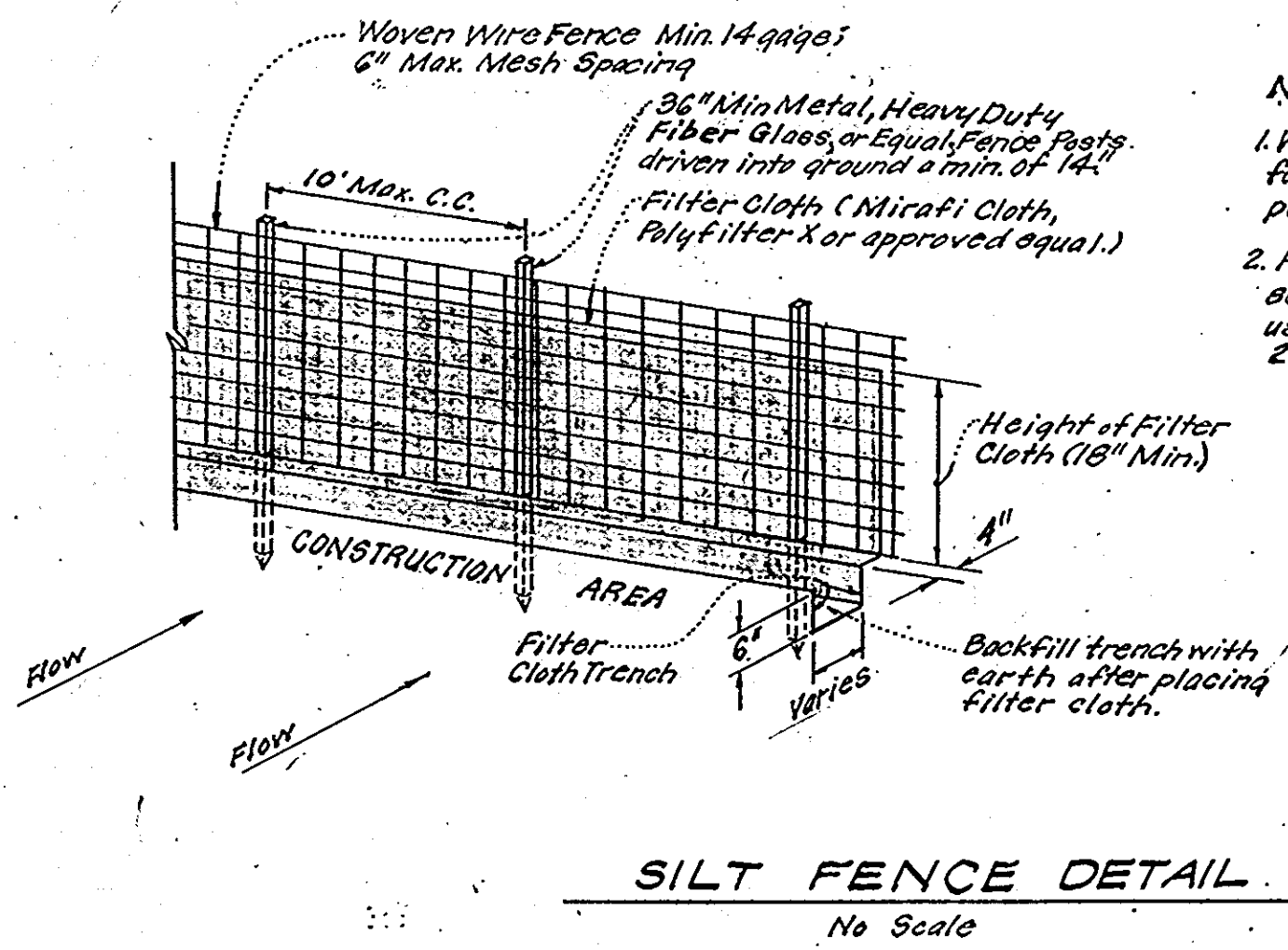
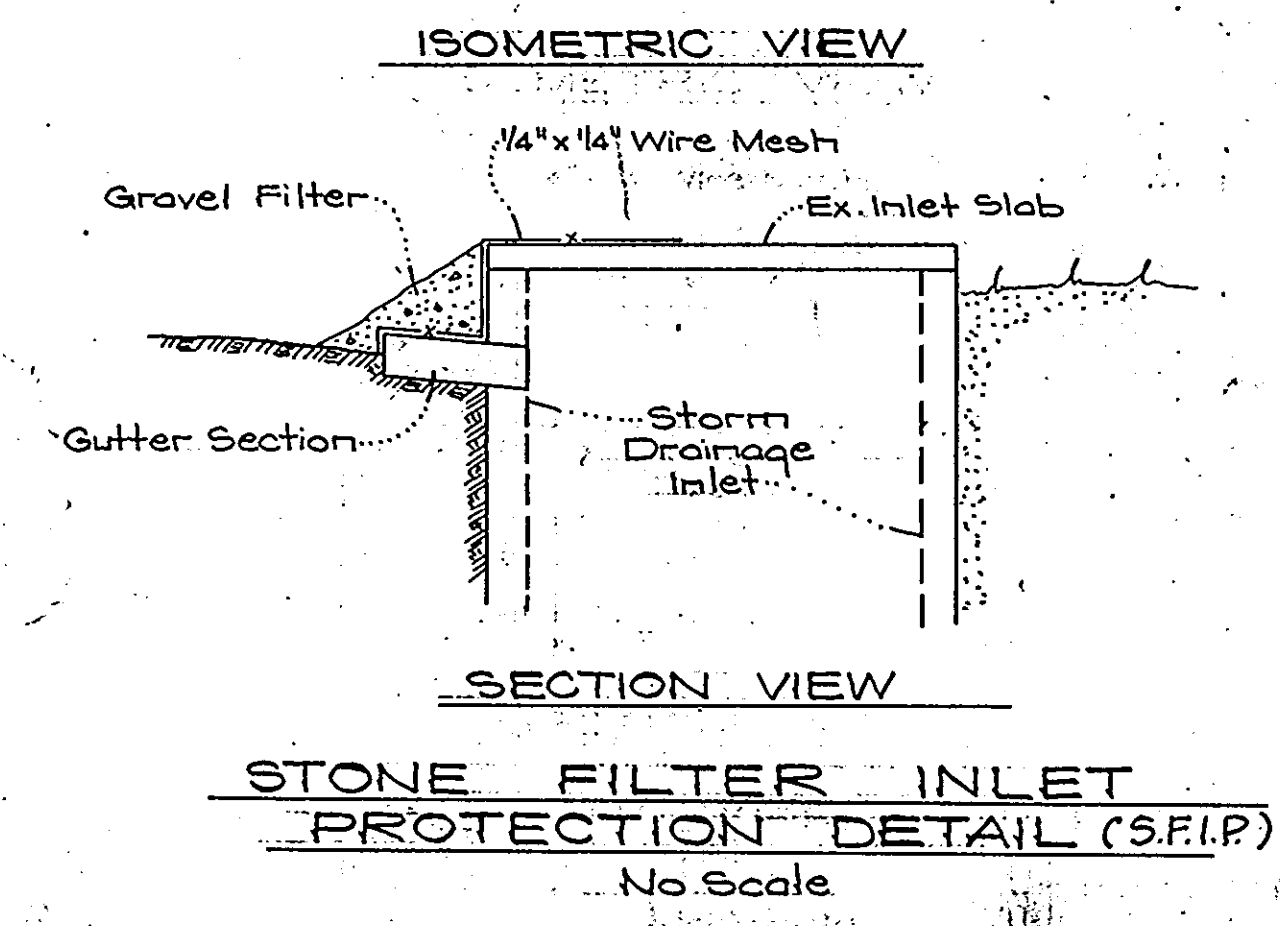
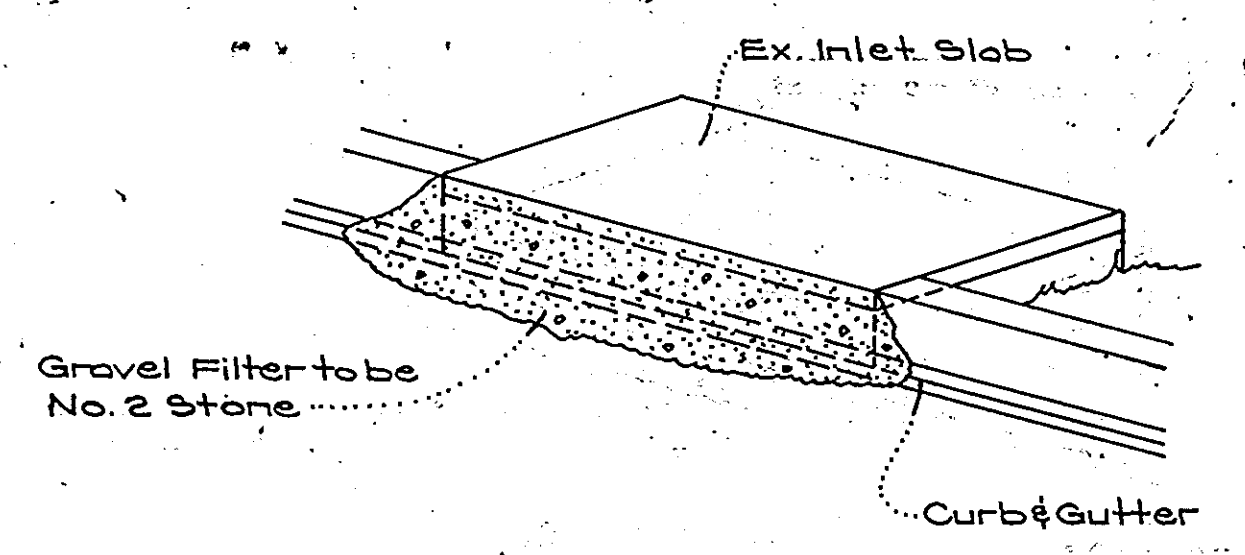
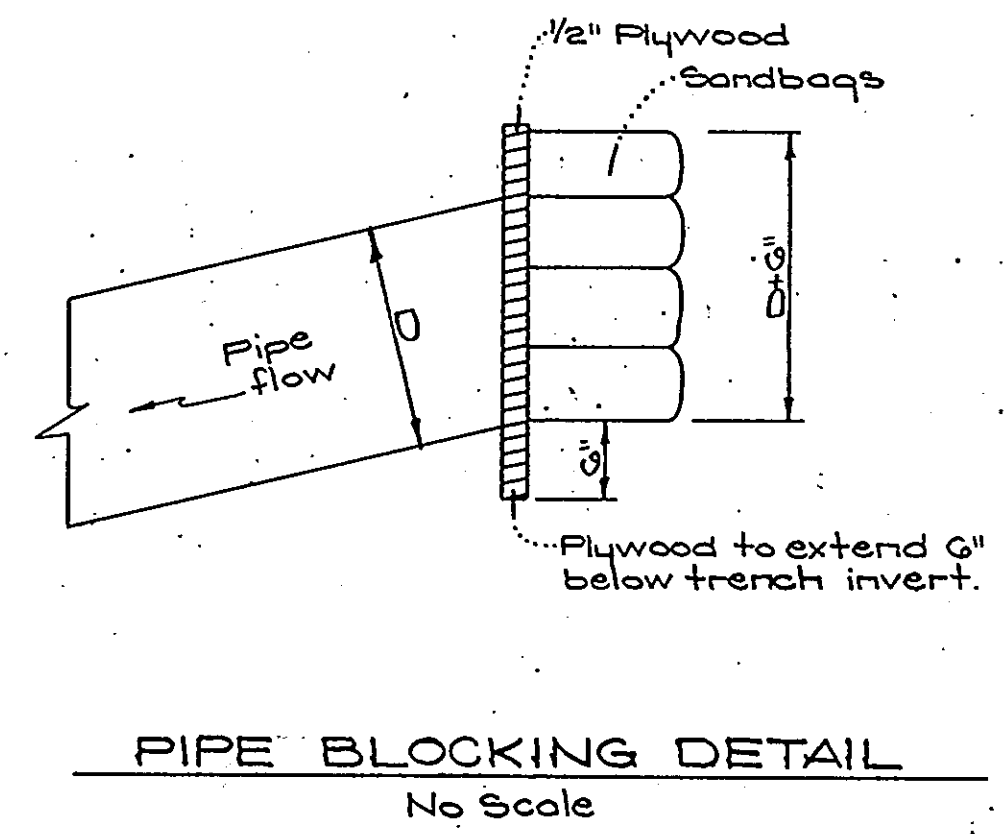
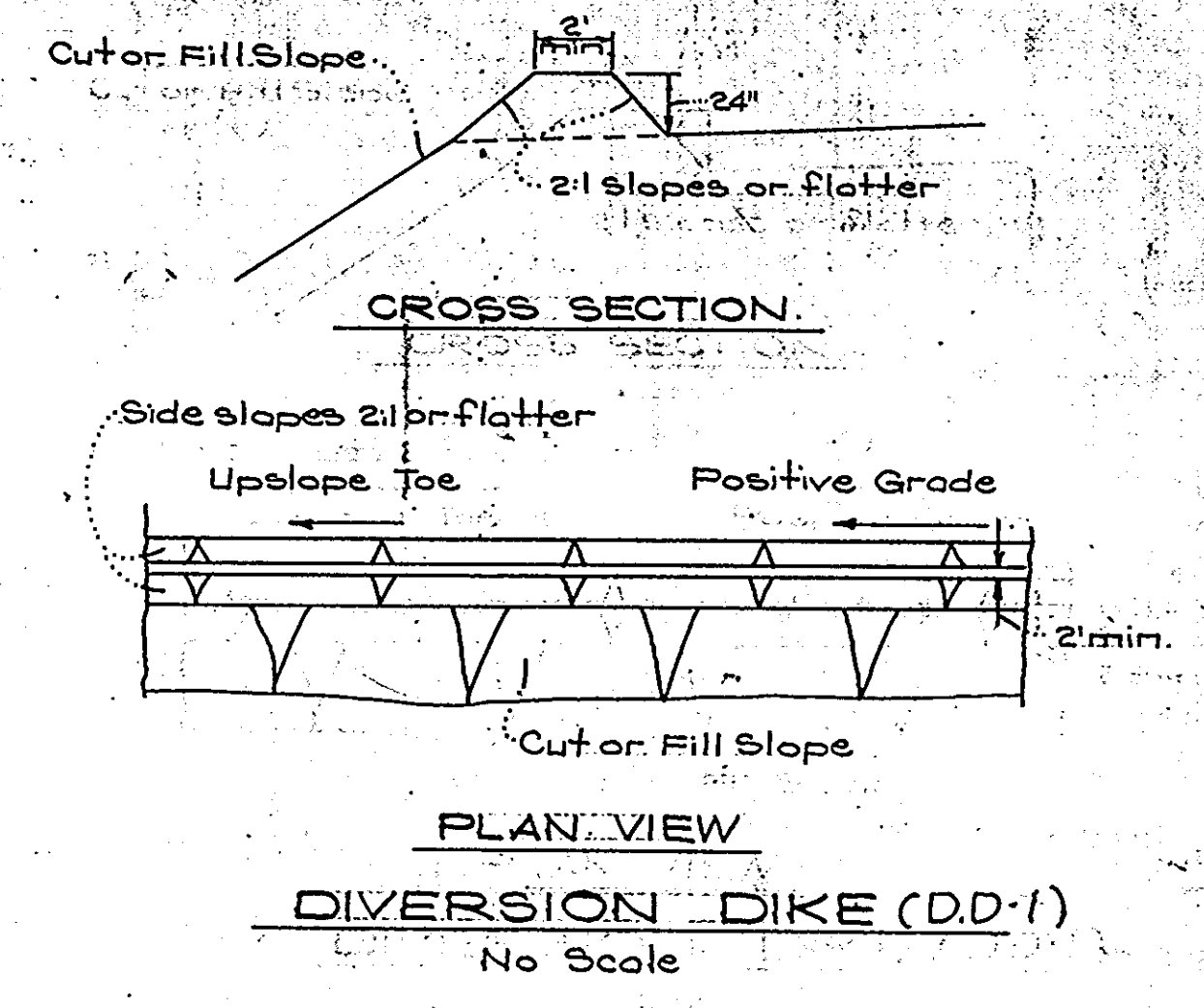
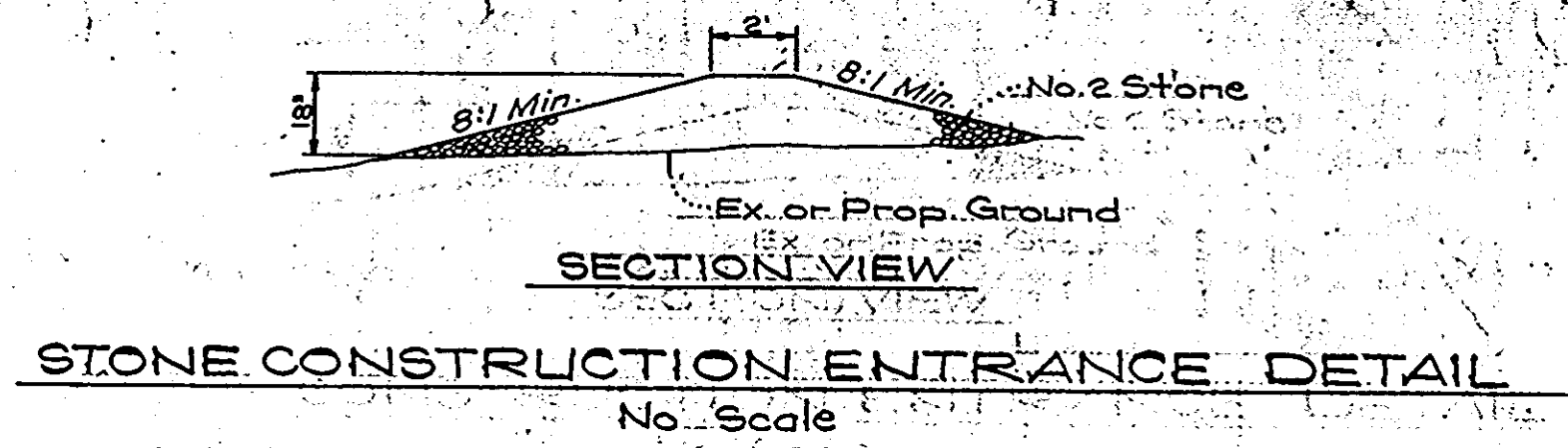
[Signature] 10/1/76
Approved Date

[Signature] 7/23/76
Signature Date

[Signature] 7-23-76
G. Nelson Clark Date

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 563-3400		
DESIGNED RJS	SEDIMENT & EROSION CONTROL PLAN LOTS EE-1 THRU EE-18 A RESUBDIVISION OF PARCELS L&M COLUMBIA THE VILLAGE OF HICKORY RIDGE SECTION 1, AREA 1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN K.I.W.		DRAWING 40FS
CHECKED GNC		JOB NO.
DATE July, 1976	Owner: Rouse Investing Company P.O. Box 905 Columbia, Maryland 21044 Phone: 992-6027	FILE NO. 1197-SE

SDP-77-06c



- Notes:
1. Woven wire fence to be fastened securely to fence posts by use of wire ties.
 2. Filter cloth to be fastened securely to woven wire fence by use of wire ties spaced every 24" x 24".

- GENERAL NOTES**
1. All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing, or disturbance of the existing surface of the site. See Notes for stabilization except that the seed mixture will be Kentucky 31 applied at the rate of 14 lbs/1000 sq ft.
 2. Notify the Howard Soil Conservation District and the Bureau of Inspections and Permits at least 24 hours before starting any work.
 3. All sediment control practices to conform to the standards and Specifications for Soil Erosion and Sediment Control in Developing Areas and shall be adjusted to meet actual field conditions.
 4. Stabilization of disturbed ground to be done as soon after construction as possible.
 5. All graded areas shall be treated in accordance with the following specifications:
 - a. Seed: certified 85% germination applied at the rate of 2 lbs/1000 sq ft mixture - 40% Kentucky Blue, 20% Chewing Fescue, 20% Kentucky 31, and 20% Annual Ryegrass.
 - b. Fertilizer - 10-0-10 applied at the rate of 23 lbs/1000 sq ft. Ground agricultural lime or dolomitic lime applied at the rate of 40 lbs/1000 sq ft.
 - c. Mulch: Weed free grain straw applied at the rate of 70 lbs/1000 sq ft. Mulch shall be secured to the ground by any approved method, i.e. asphalt tacks, chemical binder, wood chips, etc.
 6. All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District, phone 405-3180 or 405-5000, ext. 328.
 7. On site inspection and maintenance of all sediment control measures including cleanup of sediment traps and dikes, and proper establishment of all planned vegetative measures will be the responsibility of the Developer or his representative on the site on a continuing day to day basis.
 8. Protection of stabilized area from sediment runoff shall be provided by the use of an approved sediment control device, i.e. straw bales, diversion dikes.
 9. Site Analysis:

Total Area:	3.4 ac.
Area To Be Roofed:	0.4 ac.
Area To Be Paved:	0.4 ac.
Area To Be Seeded:	2.3 ac.
Area Undisturbed:	0.3 ac.
 10. The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
 11. Stone Construction Entrances shall be constructed at all construction entrances.
 12. Stone Filter Inlet Protection shall be provided at all Storm Drain Inlets immediately after they are constructed, see detail this sheet.
 13. Storm drainage pipes shall be protected at the end of each working day as per Pipe Blocking Detail this sheet.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 9-1-76

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: *[Signature]* DATE: 10/5/76

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR: *[Signature]* DATE: 10/16/76

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: *[Signature]* DATE: 10-11-76

APPROVED: *[Signature]* DATE: 10/18/76
CHIEF, BUREAU OF HIGHWAYS

Reviewed for HOWARD S.C.D. Name: _____ and meets Technical Requirements
Signature: *[Signature]* Date: 10/11/76
U.S. Soil Conservation Service

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7/23/76 Date: *[Signature]* Signature: *[Signature]* 7-23-76 Date: *[Signature]* Signature: *[Signature]*

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