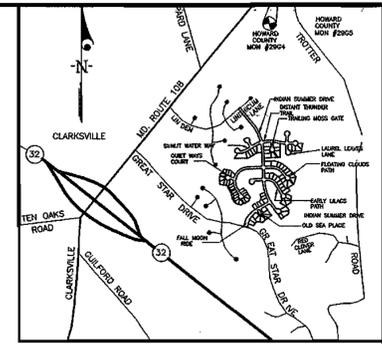


SITE DEVELOPMENT PLAN FOR VILLAGE OF RIVER HILL PHEASANT RIDGE NEIGHBORHOOD TOT LOTS 1, 2 AND 3

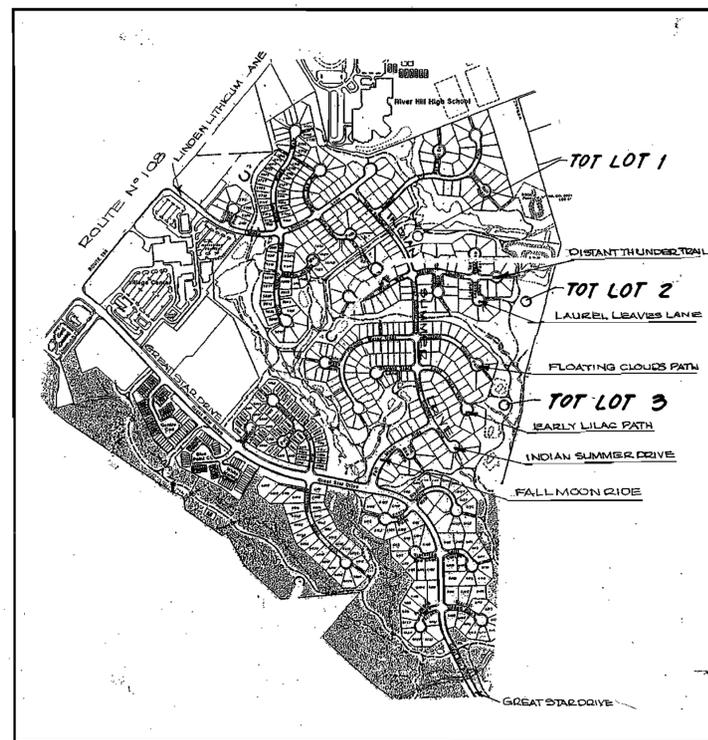


VICINITY MAP
Scale: 1"=2000'

BENCHMARKS:
Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2965
an additional 2,544' ± Northeastly along MD. Route 108 away from Site

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
 - The contractor shall notify the Bureau of Engineering / Construction Inspection Division at (410) 313-1880 at least five (5) days prior to the start of work.
 - The contractor shall notify "MISS UTILITY" at 1(800)257-7777 at least 48 hours prior to any excavation work.
 - Project background:
Location: Village Of River Hill
Zoning: New Town Open Space
Election District: 5th
- | TOT LOT NO. | DISTURBED AREA | VORH S/A | O.S.LOT | LOT AREA | "F" PLAN |
|-------------|----------------|----------|----------|----------|----------|
| 1 | 0.20 AC | VORH 4/4 | 281 PART | 25.5 AC. | F-98-120 |
| 2 | 0.20 AC | VORH 4/4 | 281 PART | 25.5 AC. | F-98-120 |
| 3 | 0.30 AC | VORH 4/4 | 281 PART | 25.5 AC. | F-98-120 |
- OTHER FILE REFERENCES**
SDP For construction of pathways. (TOT LOT#(2/3))
- Topography within limits of disturbance was field run at two foot contour intervals by NJR & ASSOC., dated APRIL, 2003.
 - Horizontal controls are based on Maryland State Grid System as per the respective record plots.
 - Floodplain and wetland limits were derived from the retrospective record plots established under subdivision plans F-96-130.
 - Stormwater management for these sites was provided under the original subdivision plan F-96-130.
 - The existing utilities were located from existing plans and records. The contractor must dig test pits, by hand, at all utility crossings and connection points to verify exact location.
 - Any damage to County rights-of-ways and paving of public roads shall be repaired immediately at the contractors expense in accordance with the Howard County Specifications and Standards.
 - All concrete for the site work shall be Class 2 concrete and shall be in accordance with the Maryland State Highway Administration specifications as amended to date.
 - The limit of disturbance area on the site shall be marked with a construction fence prior to any clearing and grading activity for the tot lot construction.
 - Maintenance of the tot lots will be the responsibility of the owner, The Columbia Association.
 - All trees 12 inches and larger are not to be disturbed unless indicated on plans. All trees within the limit of disturbance are to have tree protection fence installed around them.
 - No disturbance of Wetlands or Stream Buffers is permitted unless specific waiver is approved.
 - The subject property is zoned NT per the 10-18-93 Comprehensive Zoning Plan.
 - This project is exempt from the forest conservation requirements because it is a planned unit development which has preliminary development plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.
 - No traffic study is required for this project.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 2934 and 2905 were used for this project.
 - NO GRADING, REMOVAL OF VEGETIVE COVER OR TRISES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAM(S) OR THEIR BUFFERS.
 - NO LANDSCAPING IS PERMITTED WITHIN PUBLIC EASEMENTS.



LOCATION MAP
SCALE: 1"=800'

LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	---
SPOT ELEVATION	• 78.4 •
LIMIT OF DISTURBED AREA	---
TREE PROTECTION FENCE	---
EXISTING TREES TO REMAIN	---
SITE ACCESS / STABILIZED CONSTRUCTION ENTRANCE	---
SILT FENCE	---
SUPPER SILT FENCE	---
EARTH DIKE	---
TREE TO BE REMOVED	---
TREE PROTECTION FENCE	---

ADDRESS CHART

TOT LOT	LOT NUMBER	ADDRESS
1	OPEN SPACE LOT 281	5231 INDIAN SUMMER DRIVE
2	OPEN SPACE LOT 281	5205 LAUREL LEAVES LANE
3	OPEN SPACE LOT 281	12093 FLOATING CLOUDS PATH

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
TOT LOT NO. 1 SITE PLAN AND SEDIMENT CONTROL PLAN	2 OF 5
TOT LOT NO. 2 SITE PLAN AND SEDIMENT CONTROL PLAN	3 OF 5
TOT LOT NO. 3 SITE PLAN AND SEDIMENT CONTROL PLAN	4 OF 5
SITE AND SEDIMENT CONTROL DETAILS	5 OF 5

SUMMARY SITE ANALYSIS TOT LOTS 1-4

Zone	NT OPEN SPACE
Disturbed Areas	0.70 AC.
Impervious Areas	0.03 AC.
Permeable Areas	0.70 AC.
Mulched Areas	0.30 AC.
Vegetatively Stabilized Areas	0.37 AC.
Total Earth Cut	625 C.Y.
total Earth fill	193 C.Y.
Total Spoil	-

NOTE: Construction of all bituminous pathways is permitted under SDP-01-21

APPROVED PLANNING BOARD of HOWARD COUNTY

DATE: 2/18/04

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

DATE: 2/18/04
DATE: 2/23/04
DATE: 2/18/04

OWNER / DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT, CO.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

THE COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21844-3410

SUBDIVISION NAME	VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	PARCEL 281
PLAT NO.	13289, 13290	GRID NO.	1, 7	ZONE	NT
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055.01
WATER CODE	N/A	SEWER CODE	N/A		

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

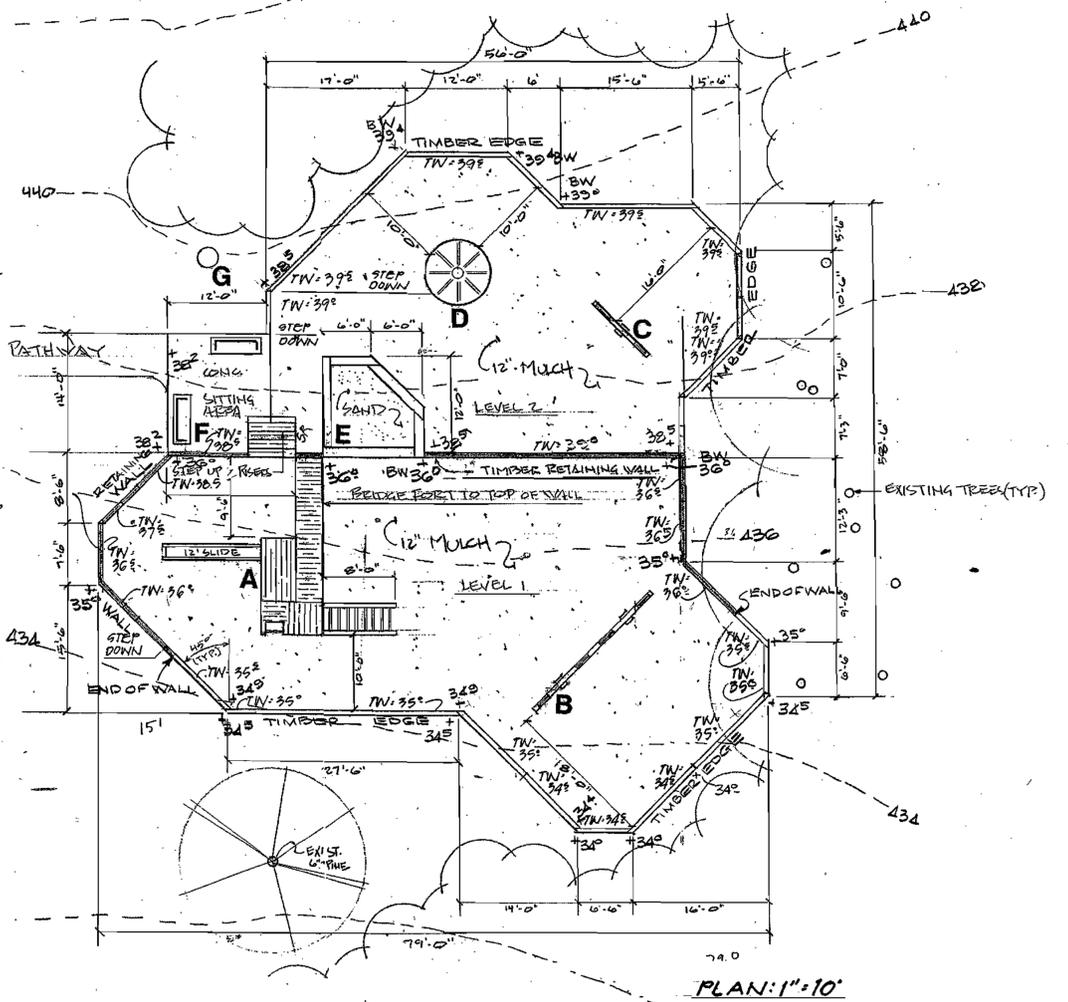
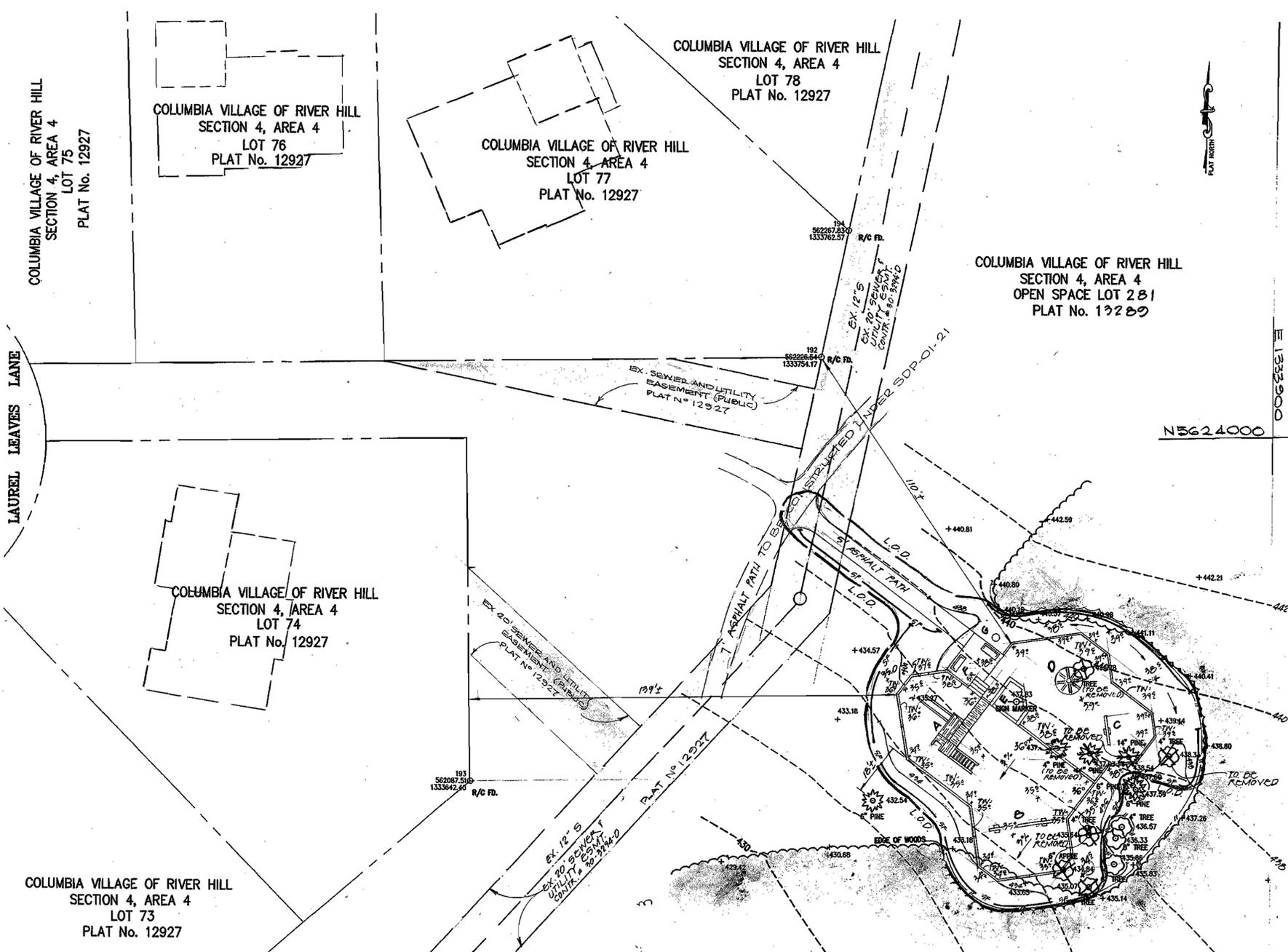
DESIGNED	SITE DEVELOPMENT FOR TOT LOTS 1, 2, AND 3	SCALE	AS SHOWN
DRAWN	VILLAGE OF RIVER HILL		DRAWING
BC			1 of 5
CHECKED	SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	03-026
DATE	FOR: THE COLUMBIA ASSOCIATION 10221 Wincopin Circle, Suite 100 Columbia, Maryland 21044 Phone: 410-381-0262	FILE NO.	09-026 X

7-10-03



(7)F:/Drawings/vorh/lot-1-3

SDP-04-048



SITE ANALYSIS	
ZONE	NT OPEN SPACE
OPEN SPACE LOT #	281
TOTAL LOT AREA	25.9 Ac.
DISTURBED AREA	0.20 Ac.
IMPERVIOUS AREA	0.91 Ac.
PERMEABLE AREA	0.70 Ac.
AREA TO BE VEGETATIVELY STABILIZED	0.09 Ac.
MULCHED AREA	0.10 Ac.
TOTAL CUT	140 CY
TOTAL FILL	10 CY
TOTAL SPOIL/BORROW	

SCALE: 1" = 20'

- EQUIPMENT**
- A PORT R-3 WITH BRIDGE, HORIZ. & VERT. LADDERS
 - B DOUBLE T SWING (4) SWING SEATS
 - C T SWING (2) SWING SEATS
 - D MERRY-GO-ROUND
 - E SANDBOX
 - F (2) BENCHES
 - G TRASH CONTAINER

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 2/18/04

Reviewed for HOWARD S.C.D.
 and met the Technical Requirements
 Signature: [Signature] Date: 2/14/04
 U.S. Natural Resources Conservation Service

DEVELOPER'S/BUILDER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 inspection by the Howard Soil Conservation District or their authorized agents, as or deemed necessary."
 Approved: [Signature] DATE: 9/5/03
 NAME: DENIS A. ELLIS

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion 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.
 G. NELSON CLARK DATE: 9-3-03



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED	SITE DEVELOPMENT PLAN AND SEDIMENT EROSION CONTROL PLAN TOT LOT 2	SCALE	AS SHOWN
DRAWN	D.C.	DRAWING	7 OF 9
CHECKED	DR.	JOB NO.	03-02G
DATE	7-10-03	FILE NO.	03-02G X

FOR: THE COLUMBIA ASSOCIATION
 10221 Winocopin Circle, Suite 100
 Columbia, Maryland 21044-3410
 Phone: 410-381-0383

SDP-04-048

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
LOT 35
PLAT No. 12925

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
LOT 34
PLAT No. 12925

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
OPEN SPACE LOT 281
PLAT No. 19290

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
LOT 33
PLAT No. 12925

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
LOT 32
PLAT No. 12925

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4, AREA 4
OPEN SPACE LOT 281
PLAT No. 19290

SITE ANALYSIS	
ZONE	NT OPEN SPACE
OPEN SPACE LOT #	281
TOTAL LOT AREA	2.85 AC.
DISTURBED AREA	8.50 AC.
IMPERVIOUS AREA	0.01 AC.
PERMEABLE AREA	0.90 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.10 AC.
MULCHED AREA	0.10 AC.
TOTAL CUT	112 CY
TOTAL FILL	14 CY
TOTAL SPOIL/BORROW	14 CY

EQUIPMENT

- A SINGLE T SWING (2) SWING SEATS
- B DOUBLE T SWING (4) SWING SEATS
- C TIRE SWING
- D SPRING CAR
- E CRAWL THROUGH TUBE
- F PORT 101 WITH 8' SLIDE
- G (2) BENCHES
- H TRASH CONTAINER
- I SAND BOX

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

G. Nelson Clark 9-3-03
G. NELSON CLARK DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Denise A. Ellis 9/5/03
NAME: DENISE A. ELLIS DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
Chad Korman 8/10/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Paula Hammett 8/30/04
CHIEF, DIVISION OF LAND DEVELOPMENT
Joseph DeLoyle 8/24/04
DIRECTOR

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 8/18/04 *RL*

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
John R. Roberts 8/11/04
Signature DATE
S. Natural Resource Conservation Service

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

John R. Roberts 8/11/04
Approved

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7600 - BALTO. • (301) 621-8100 - WASH.

DESIGNED	SITE DEVELOPMENT PLAN AND SEDIMENT EROSION CONTROL PLAN TOT LOT 281	SCALE AS SHOWN
DRAWN	DC	DRAWING 4 OF 5
CHECKED	DL	JOB NO. 03-026
DATE	7-10-03	FILE NO. 03-026 X

FOR: THE COLUMBIA ASSOCIATION
10221 Wincopin Circle, Suite 100
Columbia, Maryland 21044-3410
Phone: 410-381-0383

