

VICINITY MAP
Scale: 1"=2000'

LEGEND

- CONTOUR INTERVAL 2 FT
- EXISTING CONTOUR 382
- PROPOSED CONTOUR 372
- SPOT ELEVATION +60.5
- DIRECTION OF DRAINAGE
- WALK-OUT BASEMENT

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED N.T.S.F.M.O.
2. The coordinates shown are based upon Howard County Geographic Control Monument 2340007 which is based upon the Maryland State Plane Coordinate System.
3. ALL ROADS ARE PUBLIC AND EXISTING.
4. ANY DAMAGE TO COUNTY OWNED RIGHTS OF WAY TO BE CORRECTED AT THE DEVELOPERS EXPENSE.
5. TOTAL AREA INCLUDED: 4.10 AC
6. TOTAL NUMBER OF LOTS 16
7. REFERENCE FINAL DEVELOPMENT PLAN: No. FDP-198
8. MAXIMUM BUILDING COVERAGE ALLOWED: 30%
9. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK @ 792-2830
10. THE EXISTING TOPO WAS TAKEN FROM PLANS PREPARED BY CENTURY ENGINEERING, INC.
11. REFERENCE NTS: 6-87-73, P 88-31, F-88-199, P 88-71, WF-89-23
12. Garages are to be used for parking purposes only on Lots 17, 50 and 51 in accordance with FDP-198.

SPECIAL NOTES

1. APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR ALL PUBLIC UTILITIES.
2. PUBLIC WATER & SEWER SHOWN FOR REFERENCE ONLY FOR MORE DETAILED INFORMATION SEE CONTRACT NO 34-1816D.
3. THE WATER & SEWER HOUSE CONNECTIONS NOT INCLUDED IN A DEVELOPERS AGREEMENT SHALL CONFORM TO HOWARD COUNTY PLUMBING CODE THE ON-SITE WHO SHALL BE 1/2" COPPER, THE SHC SHALL BE 4" IRON.
4. A waiver from stormwater management for this site was granted January 19, 1988, prepared by Century Engineering, Inc. (H.C. File F 88-199).

STREET ADDRESS

LOT #	STREET ADDRESS
48	6946 Newberry Drive
49	6960 Newberry Drive
50	6964 Newberry Drive
51	6968 Newberry Dr.
17	6931
18	6927
19	6923
20	6919
21	6915
22	6907
23	6903
24	6900
25	6904
26	6908
27	6912
28	6916 Newberry Drive

SUBDIVISION NAME - COLUMBIA Village of Hickory Ridge		Section/Area 6/2	LOTS 17-28 & 48-51
Plat No 8458	Block # 1	Zone: MFD	Tax/Map # 41
Water Code: E22		Sewer Code: 648000	

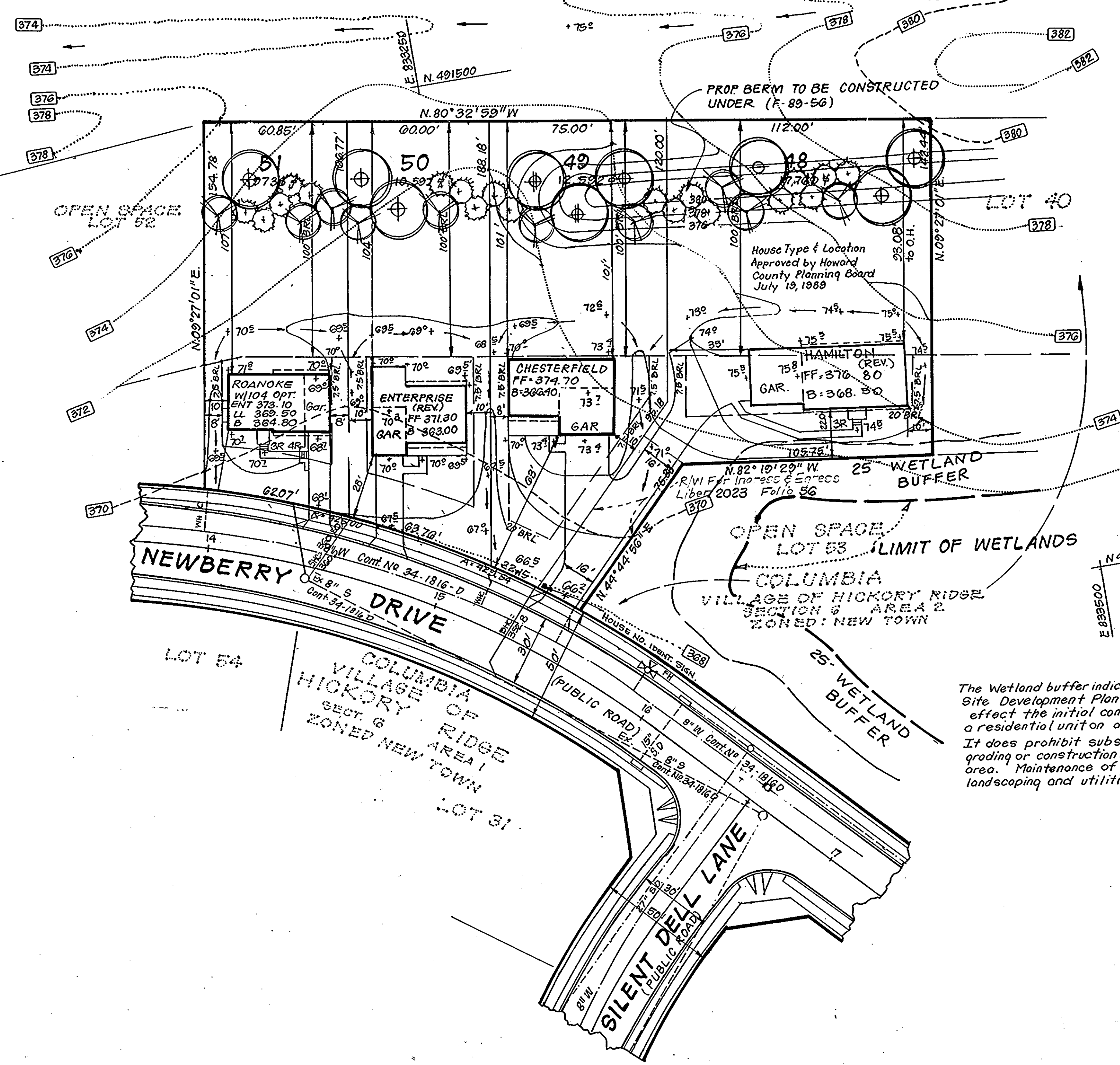
OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
The Rouse Building
10275 Little Patuxent Pkwy.
Columbia, MD 21044

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

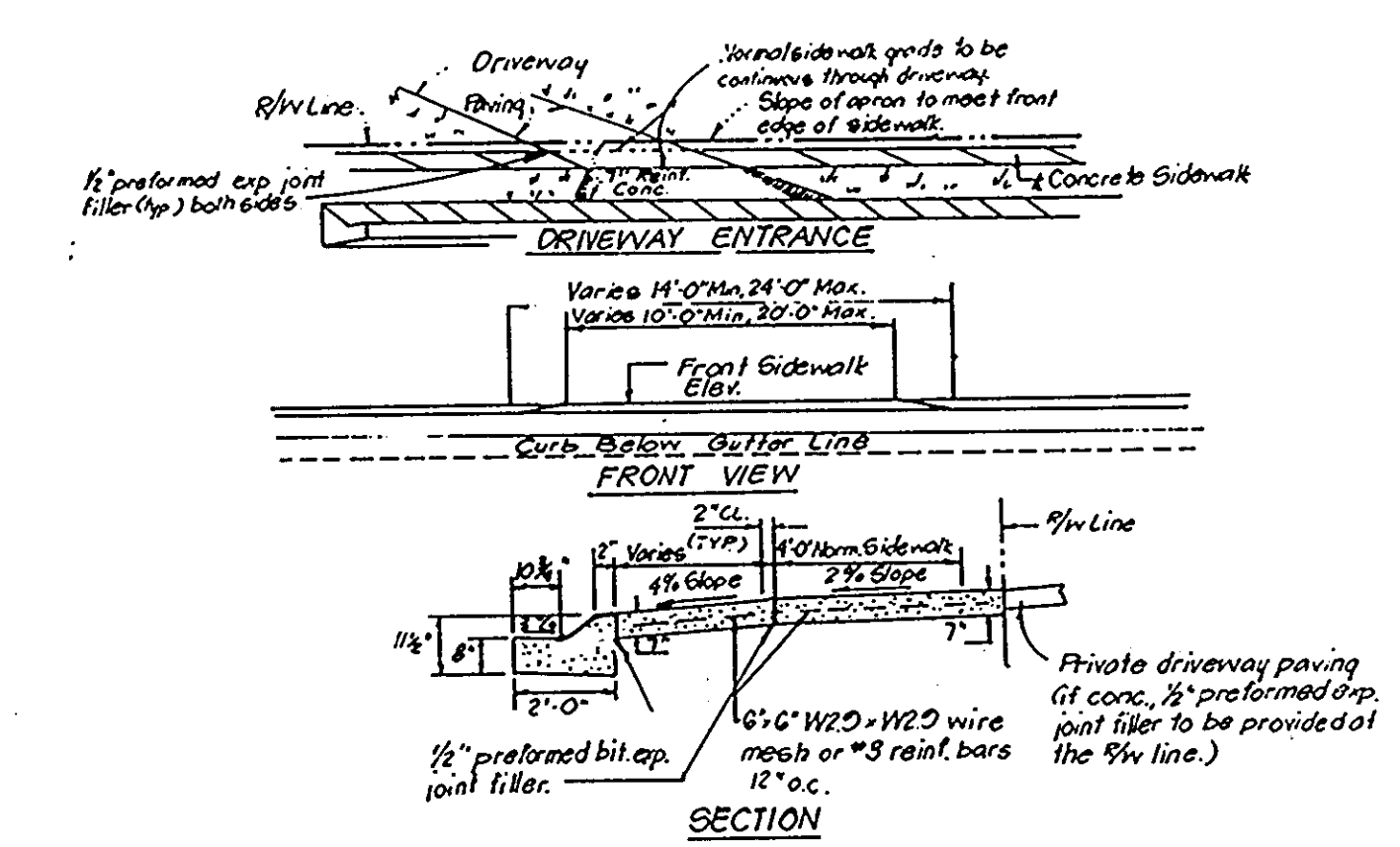
DESIGNED VHL	SITE DEVELOPMENT PLAN LOTS 17-28 and 48-51	SCALE 1"=30'
DRAWN GS	COLUMBIA VILLAGE OF HICKORY RIDGE	DRAWING 1 OF 4
CHECKED JME	SECTION 6 AREA 2 5 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 89-059
DATE June 6, 1989	For: THE MARYLAND GROUP, INC. Water View, Office Center 7130 Minstrel Way Suite 215 Columbia, Maryland 21045	FILE NO. 89-059 X

S.D.P. 89-262

MARYLAND ROUTE 32
VEHICULAR INGRESS & EGRESS IS DENIED



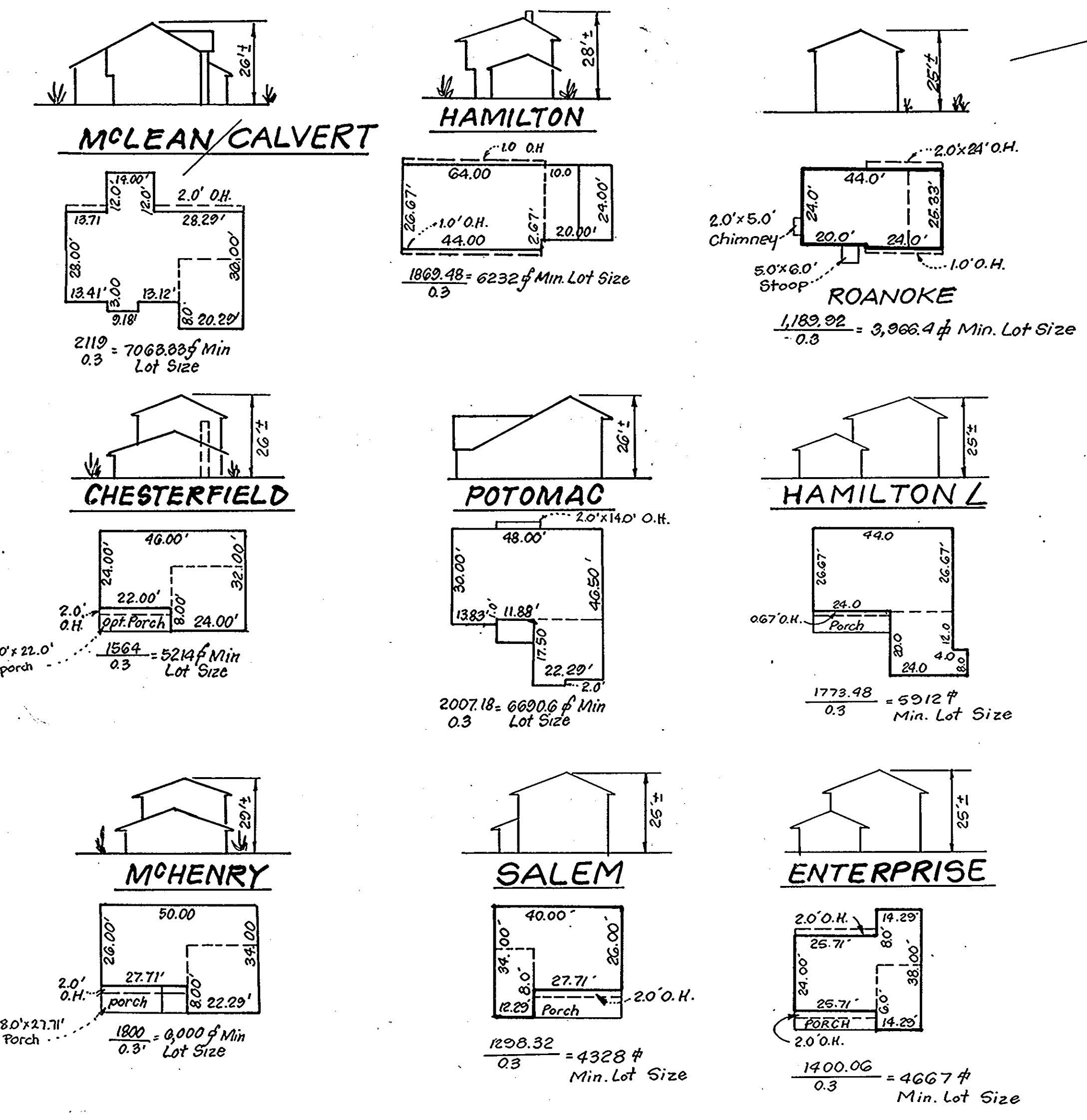
The Wetland buffer indicated on this Site Development Plan does not effect the initial construction of a residential unit on any lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.



DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB, GUTTER & SIDEWALK

TYPICAL HOUSES Scale: 1"=30'

Note: All units have 1' roof eaves front and rear.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: [Signature] DATE: 8-11-89

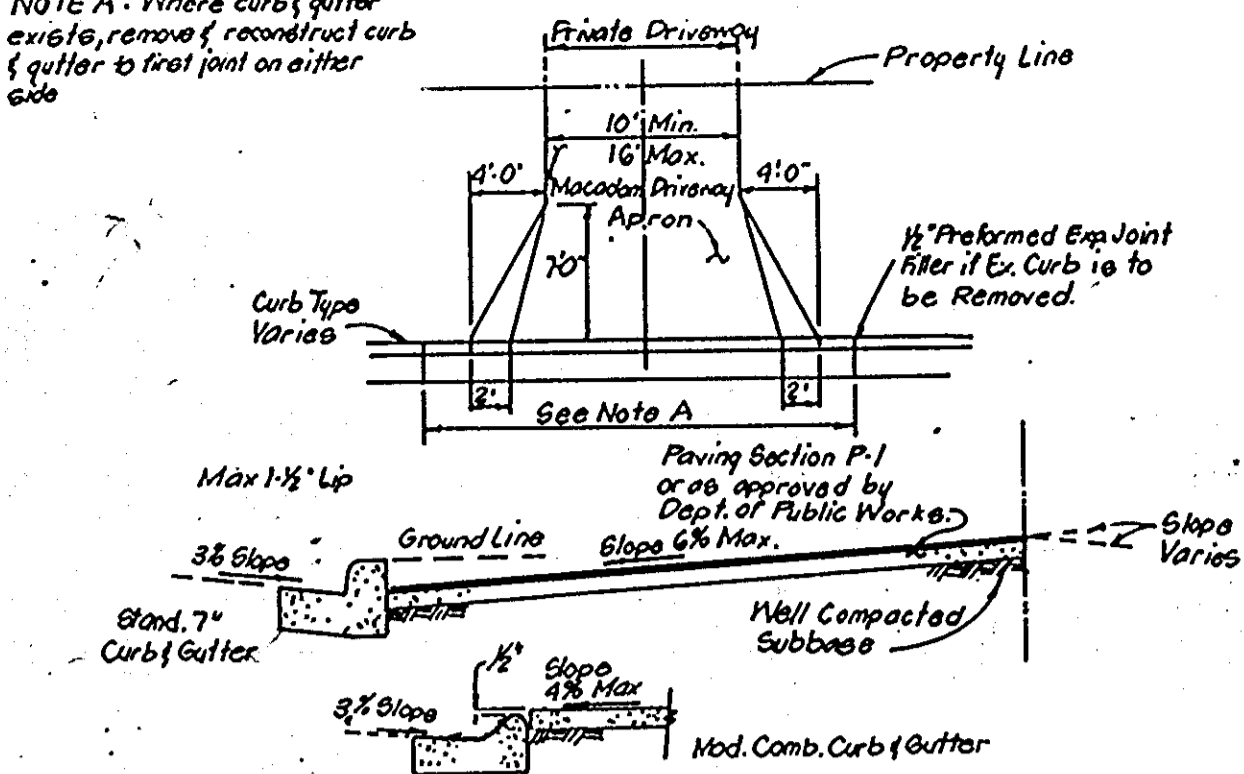
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
DIRECTOR: [Signature] DATE: 9-1-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: [Signature] DATE: 8/19/89

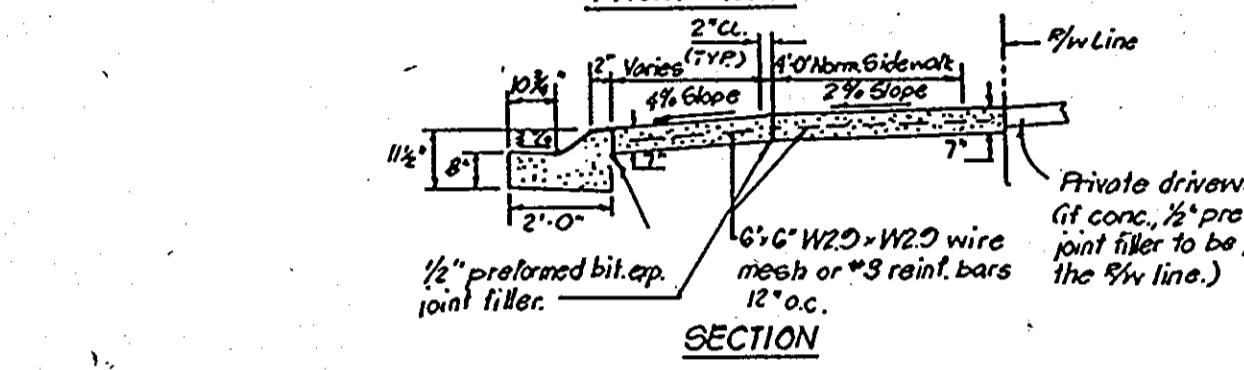
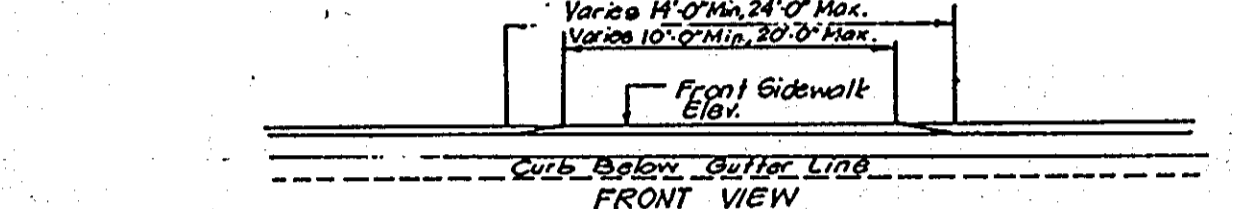
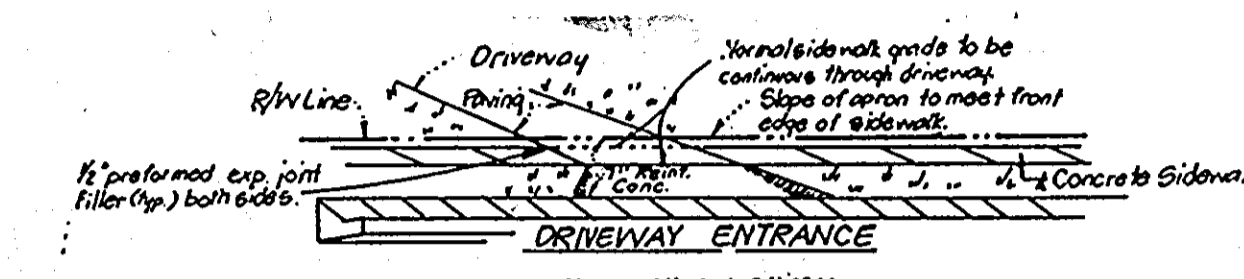
CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 8-2-89

NO	REVISIONS	Date
1	Revise house and grade lot 51 from Salem to Roanoke	12-11-91
2		

NOTE A: Where curb/gutter exists, remove & reconstruct curb & gutter to front joint on either side



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB & GUTTER & SIDEWALK

PLANT LIST

KEY	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
⊕	DEEP RUBBER PED SUNSET PED SUNSET MAPLE	1-1/4 CAL.	2	B&B
⊕	QUEEN'S PALM TREES PIN OAK	1-1/4 CAL.	6	B&B
⊕	TILIA CORDATA LITTLELEAF LINDEN	1-1/4 CAL.	6	B&B
⊙	MALVA RADICAT RADICAT CRAB	3-6 HT.	22	B&B
⊙	PINKS STRIPES EASTERN WHITE PINE	3-6 HT.	54	B&B 8-10 D.C.

NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. ALL PLANTING TO BE DONE IN ACCORDANCE WITH H.R.D. PLANTING SPECIFICATIONS.

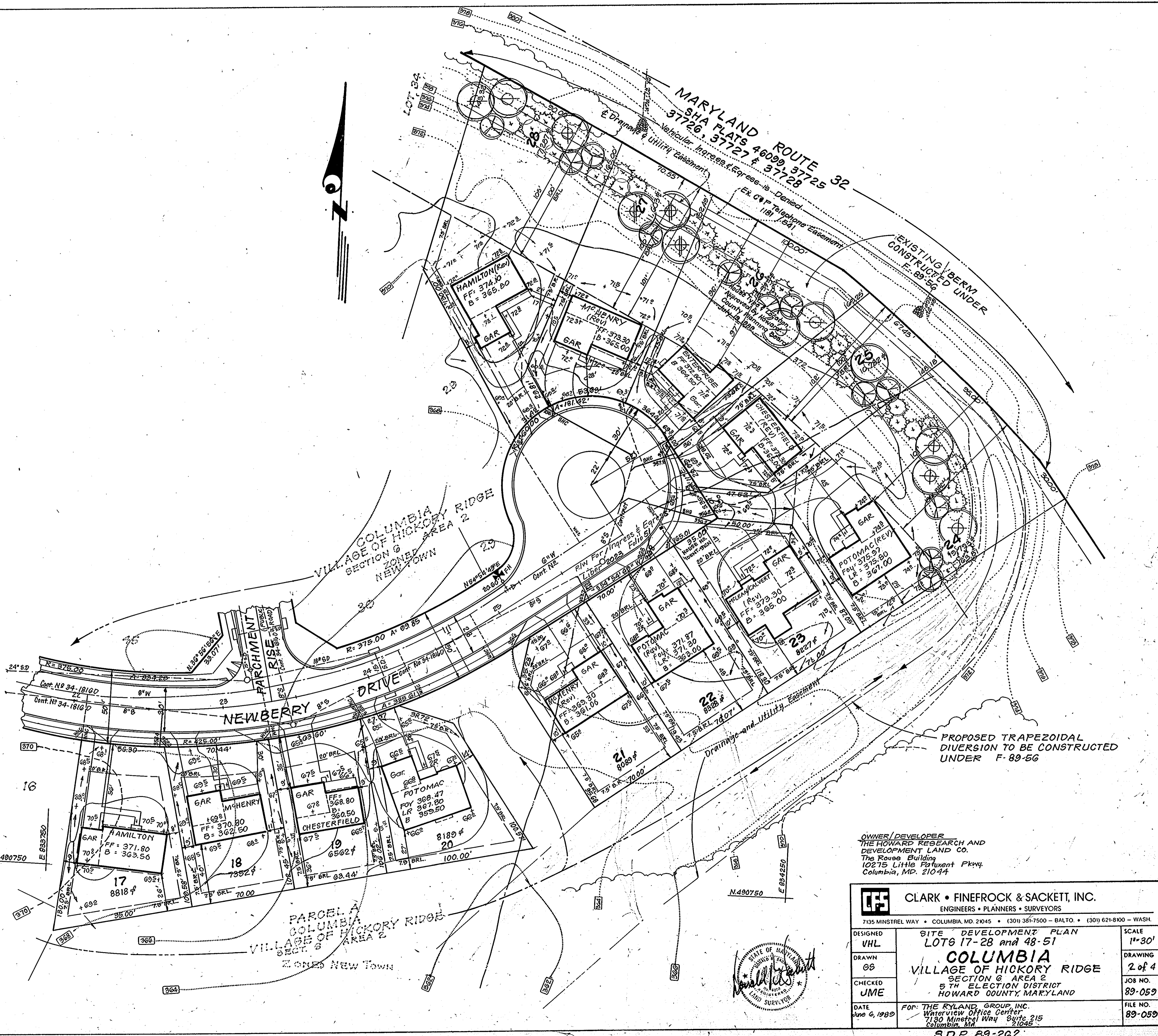
No.	REVISIONS	DATE
1	REV. BERM GRADING & LANDSCAPING BEHIND LOTS 21 THRU 28 PER AS-BUILT CONDITIONS	10-16-89
2	Rev. hse. & grd. Lot 20	7-10-91
3	Rev. hse. & grd. Lot 26	9-5-91

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE 7-19-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE 8-11-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE 8-1-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 8-8-89



OWNER/DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND CO.
The Rouse Building
10275 Little Patuxent Pkwy.
Columbia, MD. 21044

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

DESIGNED: VHL
DRAWN: GS
CHECKED: JME
DATE: June 6, 1989

SITE DEVELOPMENT PLAN
LOTS 17-28 and 48-51
COLUMBIA
VILLAGE OF HICKORY RIDGE
SECTION G AREA 2
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
DRAWING: 2 of 4
JOB NO.: 89-059
FILE NO.: 89-059X

FOR: THE RYLAND GROUP, INC.
Waterview Office Center
7130 Ministrel Way Suite 215
Columbia, MD. 21045
S.D.P. 89-262

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

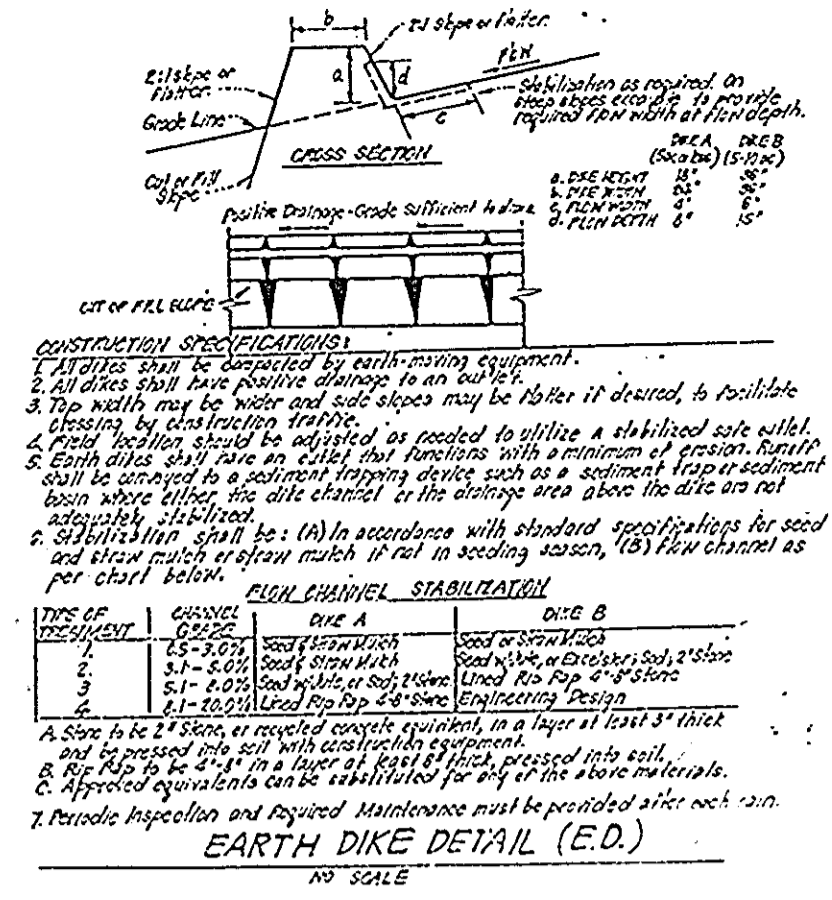
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

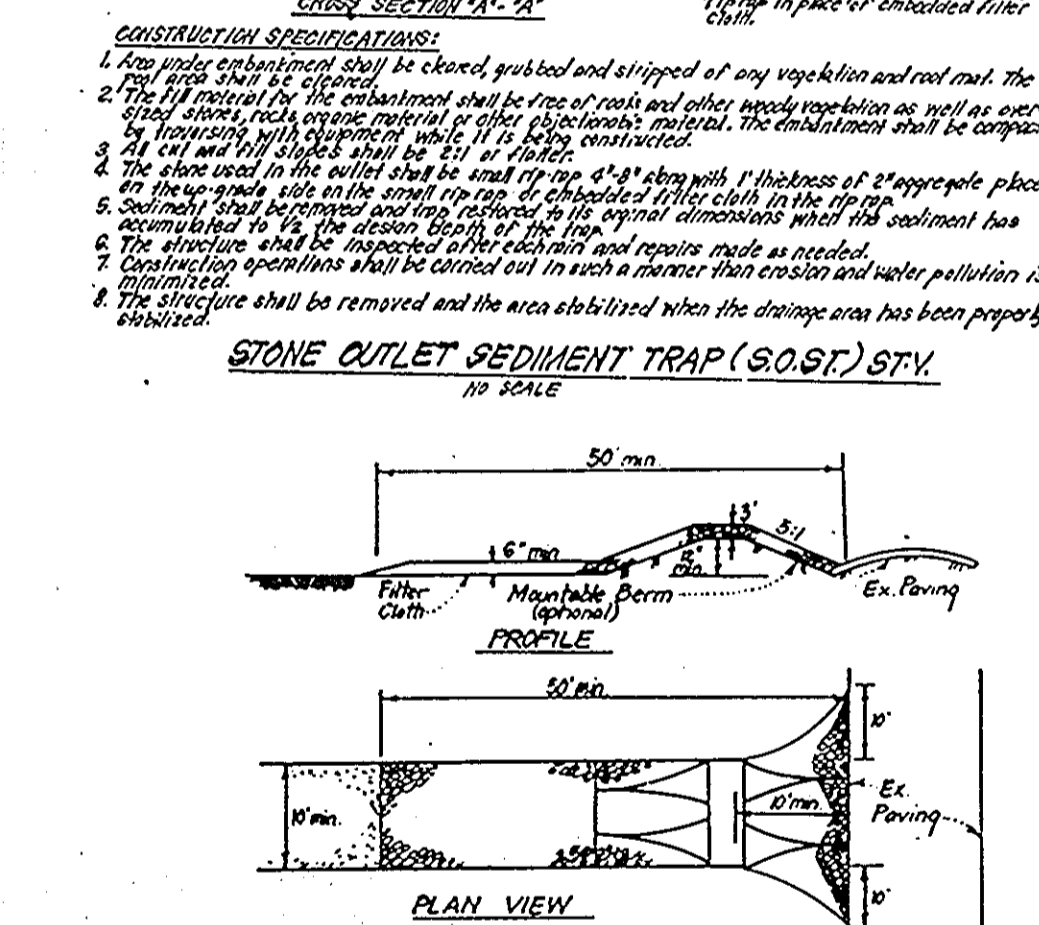
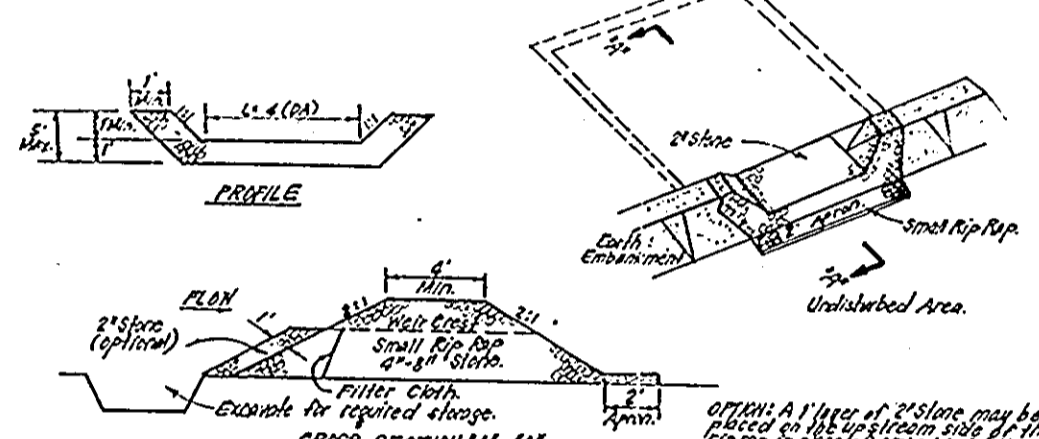
DEVELOPER'S/BUILDERS CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder: *James W. Schuch*
Date: 6/6/89

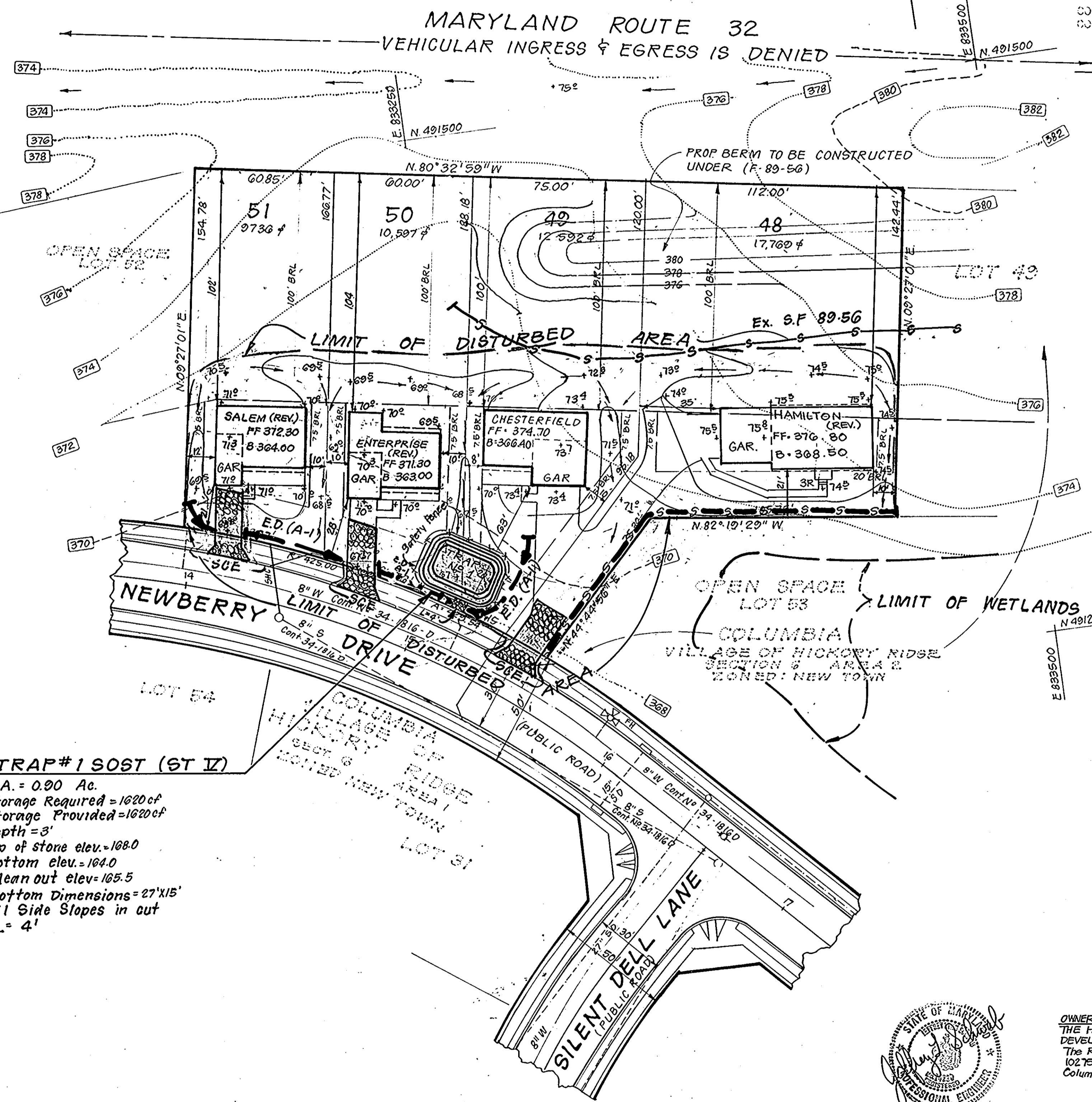
SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permit prior to the start of any construction. (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days for all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- 7) Site Analysis:
Total Area of Site: 4.11 Acres
Area Disturbed: 3.22 Acres
Area to be roofed or paved: 1.08 Acres
Area to be vegetatively stabilized: 2.26 Acres
Total Cut: 28,843 Cu. yds
Total Fill: 8,543 Cu. yds
Offsite waste/borrow area location: N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County DEW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is received.
- 11) If houses are to be constructed on an "As-Built" basis, at random, single lot Sediment Control as shown below shall be implemented.
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals 1110 L.F.



CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone, or equivalent as required concrete equivalent.
2. Length - As required but not less than 50 feet (Exception a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the extra area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or directed toward constructed entrances shall be piped across the entrance. If piping is impractical, a masonry curb with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair, seal, or closure of the entrance used to the maximum extent. All sediment applied, dragged, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



TRAP#1 SOST (ST IZ)
D.A. = 0.90 Ac.
Storage Required = 1620 cf
Storage Provided = 1620 cf
Depth = 3'
Top of stone elev. = 108.0
Bottom elev. = 104.0
Clean out elev. = 105.5
Bottom Dimensions = 27'x15'
1:1 Side Slopes in out
L = 4'

CONSTRUCTION SEQUENCE

NO OF DAYS	DESCRIPTION
7	1. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.
30	* 2. Excavate for Foundations and Rough Grade & temporarily stabilize.
120	* 3. Construct structures, sidewalks and Driveways
30	4. Final Grade and stabilize in accordance with Stds. & Specs.
7	5. Upon approval of the Sediment Control Inspector, remove sediment and erosion controls & stabilize.
	* Delay construction of Lot 20 until Trap #1 is removed & stabilized.

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

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

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

APPROVED: DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT, HOWARD COUNTY, MARYLAND

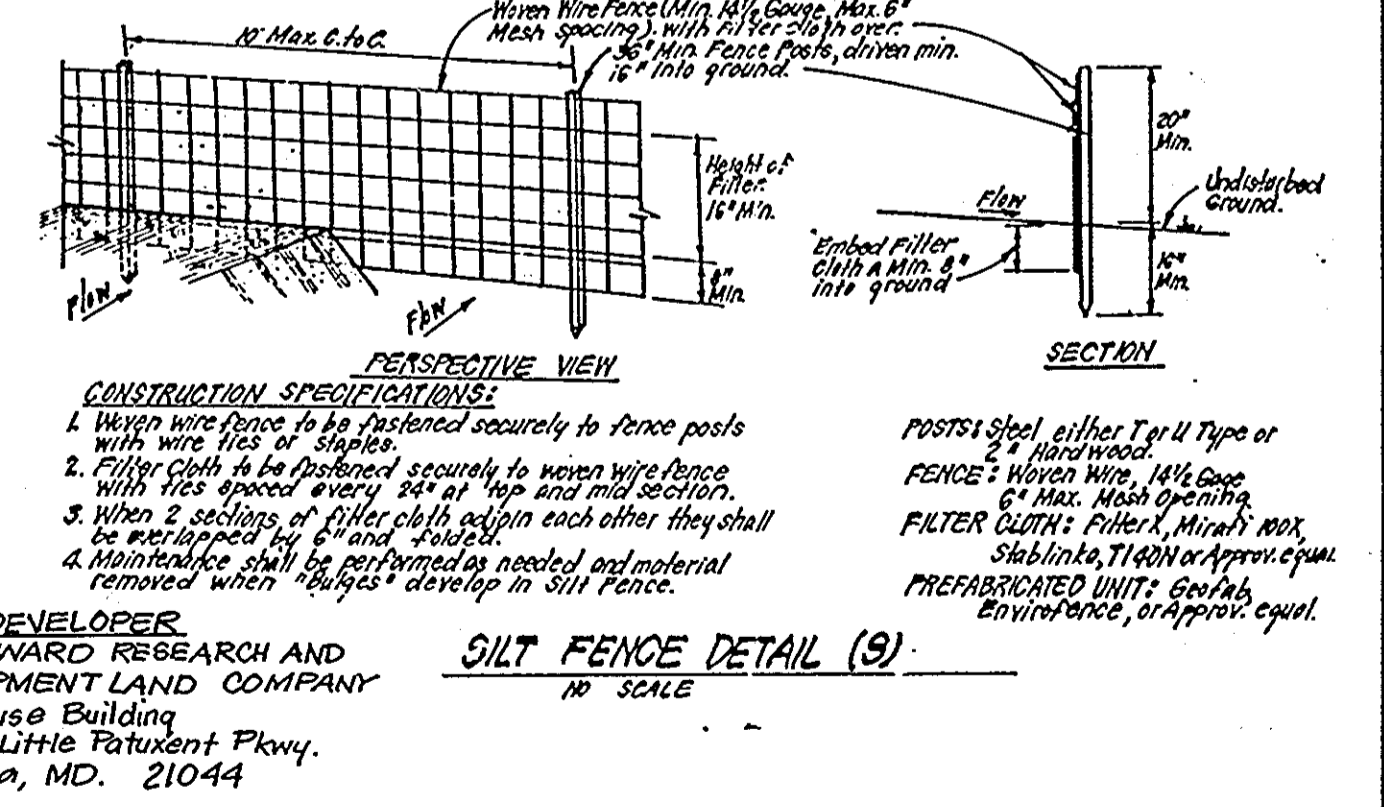
DATE: 7-17-89

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: *Jeffrey L. Schuch*
Date: 6/12/89

SILT FENCE DETAIL (S)
NO SCALE



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ENGINEERS • PLANNERS • SURVEYORS

7150 MINISTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

SEDIMENT AND EROSION CONTROL PLAN
LOTS 17-28 AND 48-51
COLUMBIA
VILLAGE OF HICKORY RIDGE

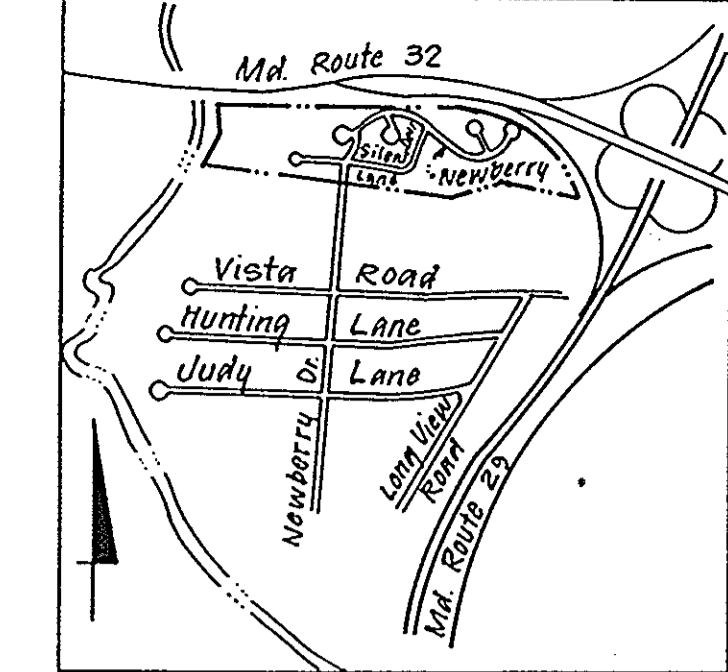
DESIGNED: KIWM
DRAWN: GS
CHECKED: KIWM
DATE: June 6, 1989

SCALE: 1" = 30'
DRAWING: 30F4
JOB NO: 89-059
FILE NO: 89-059GE

FOR: THE MARYLAND GROUP, INC.
Waterbury Office Center
7150 Ministrel Way, Suite 215 21045
Columbia, Maryland

S.O.P. 89-262

Reviewed for: **HOWARD** S.C.D.
Name: *Howard Soil Conservation District*
Signature: *Howard Soil Conservation District*
Date: 8-3-87
U.S. Soil Conservation Service



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

Signature: *Stephen L. Huh*
Date: 8/3/89

