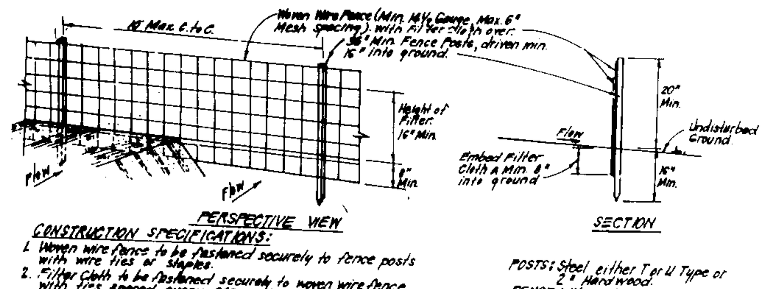
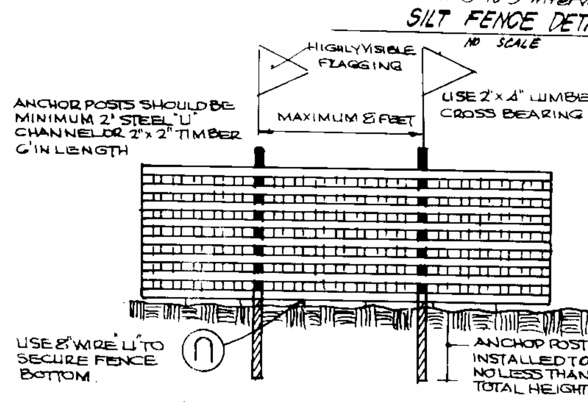


CONSTRUCTION SPECIFICATIONS:

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.
5. Silt Fence to be staked at 3' to 5' intervals

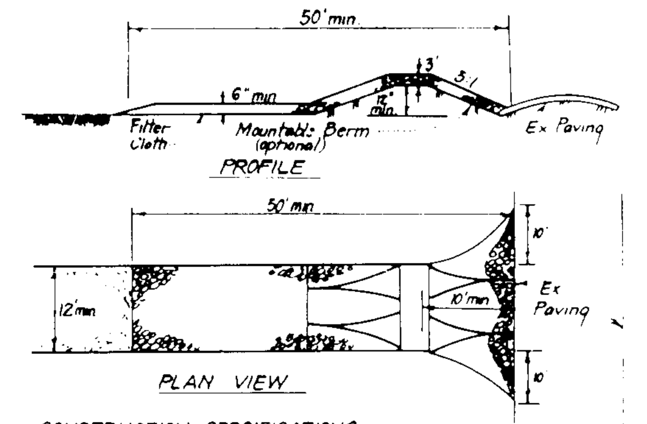
POSTS: Steel either T or U Type or 2" Hardwood.
FENCE: Woven Wire, 14½ Gage 6" Max. Mesh Opening
FILTER CLOTH: Filter X, Mirafi 100X, Stablinka, T140N or Approv. equal
PREFABRICATED UNIT: Geofab, Envirofence, or Approv. equal

SILT FENCE DETAIL (S)
NO SCALE



NOTES:
1. FOREST PROTECTION DEVICE ONLY
2. RETENTION AREA WILL BE SET AS PART OF REVIEW PROCESS
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED
5. PROTECTION SIGNAGE MAY ALSO BE USED
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL



CONSTRUCTION SPECIFICATIONS:

1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire 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 diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm 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 and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, 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.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
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 SPECS. 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 stuctures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters 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 seedings (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:	0.24 AC
Area Disturbed:	0.2 AC
Area to be roofed or paved:	0.05 AC
Area to be vegetatively stabilized:	0.15 AC
Total Cut:	476 CY
Total Fill:	58 CY
Offsite Waste/Borrow Area Location:	*

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW 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 made.
11. All pipes to be blocked at the end of each day (see detail this sheet).
12. The total amount of silt fence= 175 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

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/100 sqft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the 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 dolomatic limestone (92 lbs/1000 sq ft.) and 1000 lbs. per acre 10-10-10- fertilizer (23 lbs./1000 sq ft.) before seeding. Harrow 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 60lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of 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, repolcements and reseedings.

TEMPORARY SEEDING NOTES

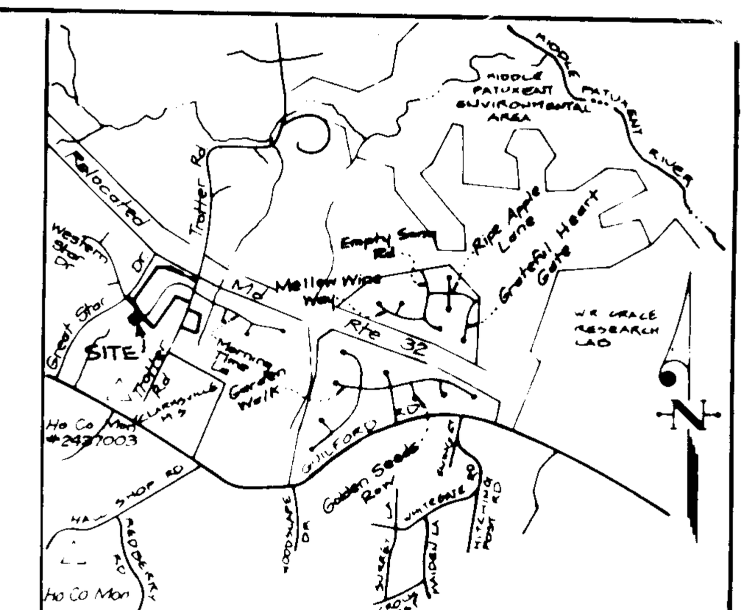
SEEDBED PREPARARTION: Loosen upper three inches of soil by raking, discing,or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs per acre 10-10-10 fertilizer (14lbs/1000 sq ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual 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 feet or higher, use 348 gallons 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.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. Subject property is zoned: NT-SFLD per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 10,179 ф (0.24 Ac)
3. The total number of lots included in this submission are. 1
4. Improvement to property : Single family detached
5. ~~For driveway entrance details refer to Ho. Co. Design Manual Volume IV Std. Details R-6.03~~
6. Department of Planning and Zoning reference file numbers are: S-91-03, P-94-01, F-94-61, FDP-209, PART III
7. Utilities shown as existing are taken from approved water and sewer plan Contract # 34-3296-D, approved road construction plans F-94-61 and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. Storm water management is provided per: F-94-61
10. All roadways are public and existing.
11. The existing topography shown was taken from actual field survey by C.F.&S, Inc dated Aug.,1994
12. 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.: 2437003 and 2337001
13. The contractor shall notify the Department of Public Works/ Division of Construction Inspection a (410) 313-1880 at least twenty four (24) hours prior to the start of work.
14. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
15. Sewer house connection elevations shown are located at the property line
16. Maximum Lot cover permitted is 30%, including optional decks, porches etc.
17. Under certain conditions, deck and porches may only extend 3 feet into front and rear setback areas, bay windows and chimneys not more than 10 feet in width may project up to 4 feet into building setbacks as stated in FDP Phase 209, Part II

LEGEND

CONTOUR INTERVAL	2 FT
PROPOSED CONTOUR	448
EXISTING CONTOUR	448
SPOT ELEVATION	+47°
DIRECTION OF DRAINAGE	→
EXISTING TREES TO REMAIN	
TREE PROTECTION FENCE	—ıı—
SILT FENCE	—S—S—
EXISTING EARTH DIKE	EX ED PER F94-61
STABILIZED CONSTRUCTION ENTRANCE W/MOUNTABLE BERM	SCE

CONSTRUCTION SEQUENCE

		NO. OF DAYS
1.	Obtain grading permit	7
2.	Upon approval of the S+E Inspector remove existing Earth Dike per F 94-61	
3.	Install tree protection fence.	7
4.	Install sediment and erosion control devices and stabilize.	7
5.	Excavate for foundations, rough grade and temporarily stabilize.	14
6.	Construct structures, sidewalks and driveways.	30
7.	Final grade and stabilize in accordance with Stds. and Specs.	60
8.	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	14
		7

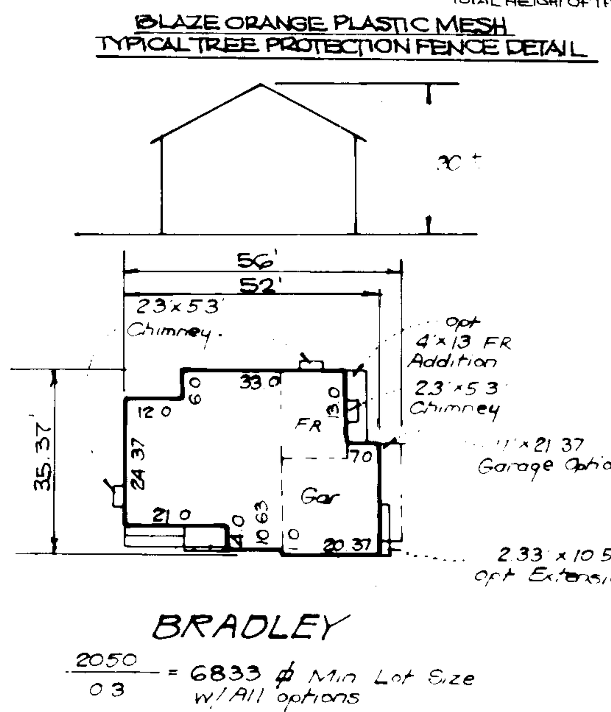
NOTE:
DELAY CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL DEVICES UNTIL THE EXISTING EARTH DIKE PER F94-61 HAS BEEN REMOVED AS PER PERMISSION OF THE S & E INSPECTOR HAS BEEN OBTAINED

BENCHMARKS

BM#1 RAILROAD SPIKE IN POLE # 525680
TROTTER ROAD ELEV 393.27
N 496697.02 E 822026.81

BM#2 SPIKE IN POPLAR - ELEV 438.92
N495551.90 E 820727.80

GENERIC HOUSE TYPES - SCALE 1"=30'

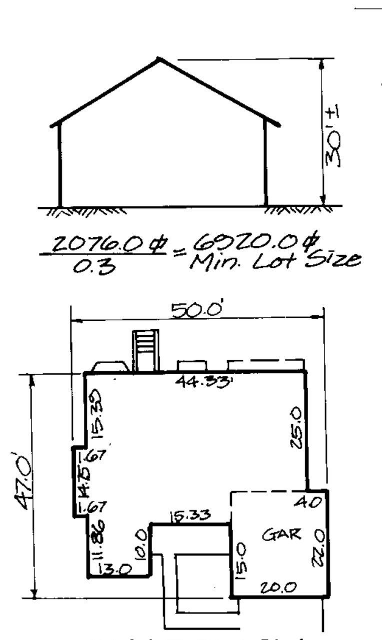


BRADLEY

2050 / 0.3 = 6833 ф Min Lot Size w/All options

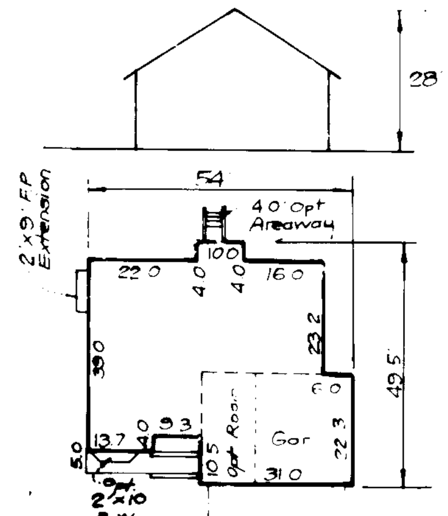
56.0'
52.0'

"A"
KENSINGTON
KENSINGTON 3 CAR (WITHOUT OPT EXT. ROOM)
SOUTH HILL
AVONDALE
BRADLEY
BRIARWOOD 3CAR
HAWTHORNE
BRIARWOOD



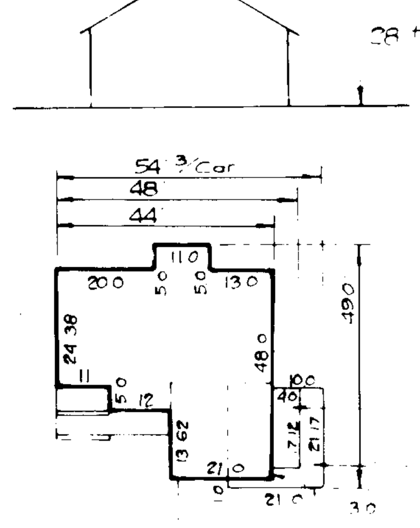
2076.0 ф / 0.3 = 6920.0 ф Min. Lot Size

CHARTWELL



AVONDALE

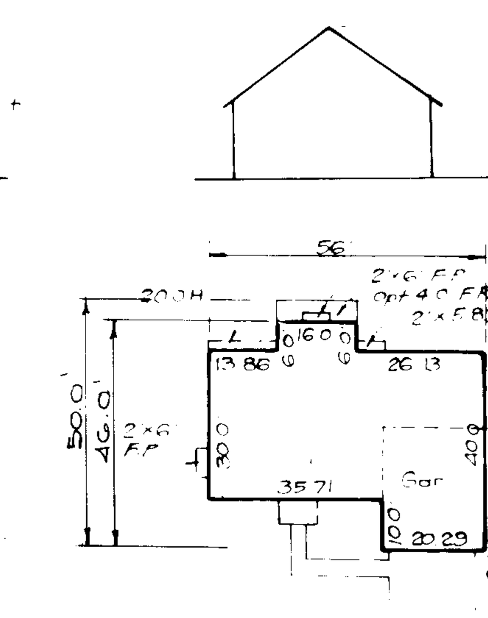
2267.1 / 0.3 = 7557 ф Min Lot Size



BRIARWOOD

1561.74 / 0.3 = 5205.8 ф Min Lot Size

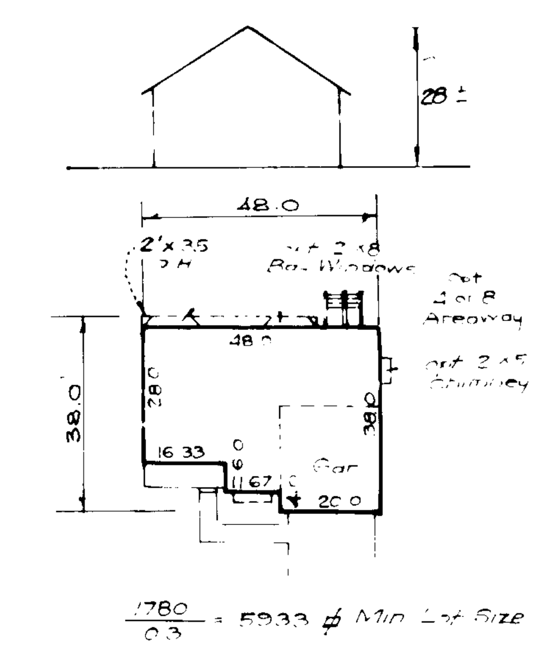
1803.44 / 0.3 = 6011.5 ф Min Lot Size w/3 Car Garage



SOUTHILL

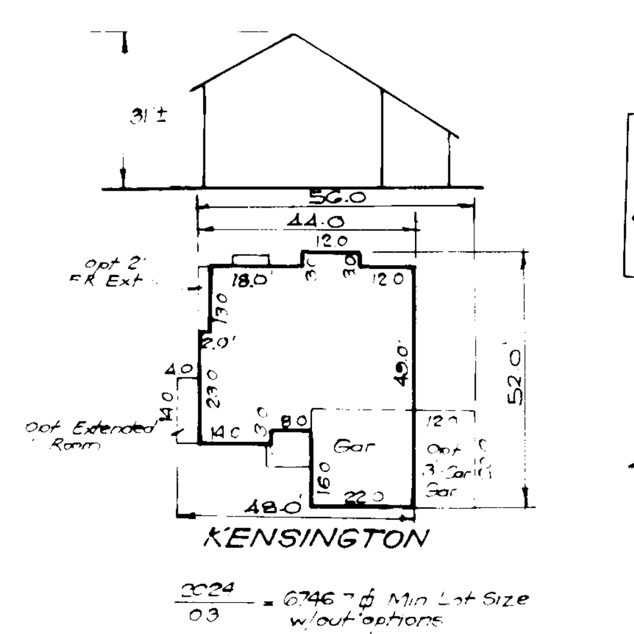
2129.76 / 0.3 = 7099.2 ф Min Lot Size

2489.8 / 0.3 = 8299.33 ф Min Lot Size w/All Options



HAWTHORNE

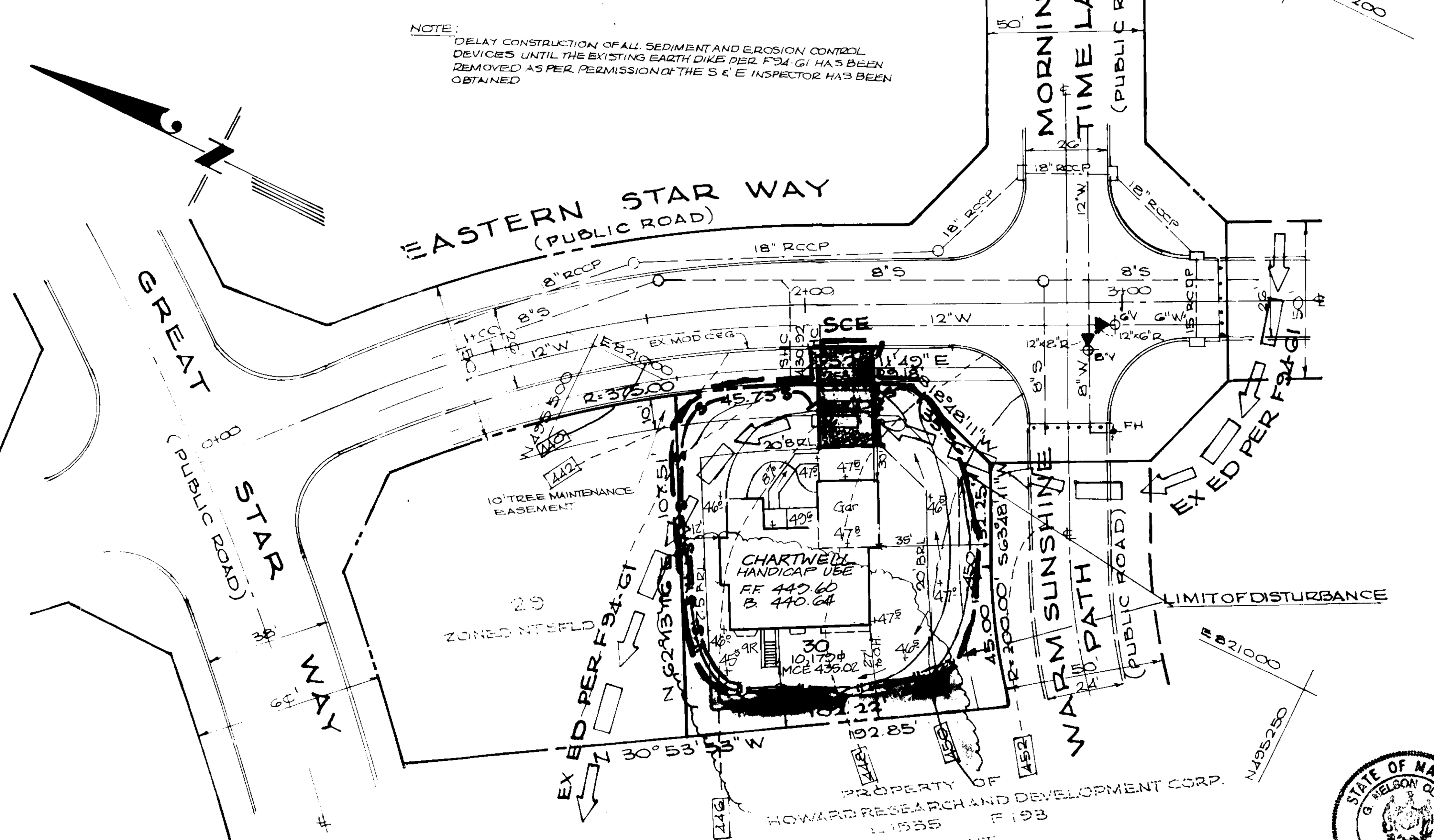
1780 / 0.3 = 5933 ф Min Lot Size



KENSINGTON

2024 / 0.3 = 6746.7 ф Min Lot Size w/out options

2352 / 0.3 = 7840 ф Min Lot Size w/All options



NO.	REVISIONS	DATE
1.	Rev. hse. & grd. Lot 30; Add Chartwell hse. typ.	7-14-95

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-94-61 and/or approved Water and Sewer Plans Contract # 34-3296-D

ADDRESS CHART	
LOT NO.	STREET ADDRESS
30	6304 EASTERN STAR WAY

SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS		
COLUMBIA VILLAGE OF RIVER HILL		2/3 Ph 1	30		
PLAT No	BLOCK NO.	ZONE	TAX MAP NO	ELECTION DIST.	CENSUS TRACT
11300		NT-SFLD	35	5TH	6055
WATER CODE			SEWER CODE		
I-11 & I-13			6653000 AND 6652500		

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[signature] DIRECTOR — DATE 2/13/95
[signature] CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH T.C. 2/8/95 — DATE 2/10/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[signature] DIRECTOR — DATE 2/6/95
[signature] CHIEF BUREAU OF ENGINEERING UTC 2/2/95 — DATE 2/3/95

Reviewed for HOWARD S.C.D. and meets Technical Requirements
[signature] 1/30/95
Signature — Date
US Soil Conservation Service

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

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".

[signature] DEREK McDANIELS, OPERATIONS MANAGER — 12-2-94 DATE

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.

[signature] G. NELSON CLARK — 12-2-94 DATE

STATE OF MARYLAND — G. NELSON CLARK — NO. 7139 — REGISTERED PROFESSIONAL ENGINEER — 1-23-95

OWNER / DEVELOPMENT
HOWARD RESEARCH AND DEVELOPMENT
10275 Little Patuxent Parkway
Columbia, Md. 21044

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

DESIGNED R.M.T. Z.A.L.	SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL PLAN LOT 30	SCALE 1"=30'
DRAWN R.M.T.	COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 3 PHASE 1	DRAWING 1 OF 1
CHECKED [initials]	FIFTH ELECTION DISTRICT HOWARD COUNTY MARYLAND	JOB NO. 94-147
DATE 1-23-95	For: THE RYLAND GROUP, INC. 7130 Minstrel Way Columbia, Md. 21043	FILE NO. 94-147X

SDP 95-49