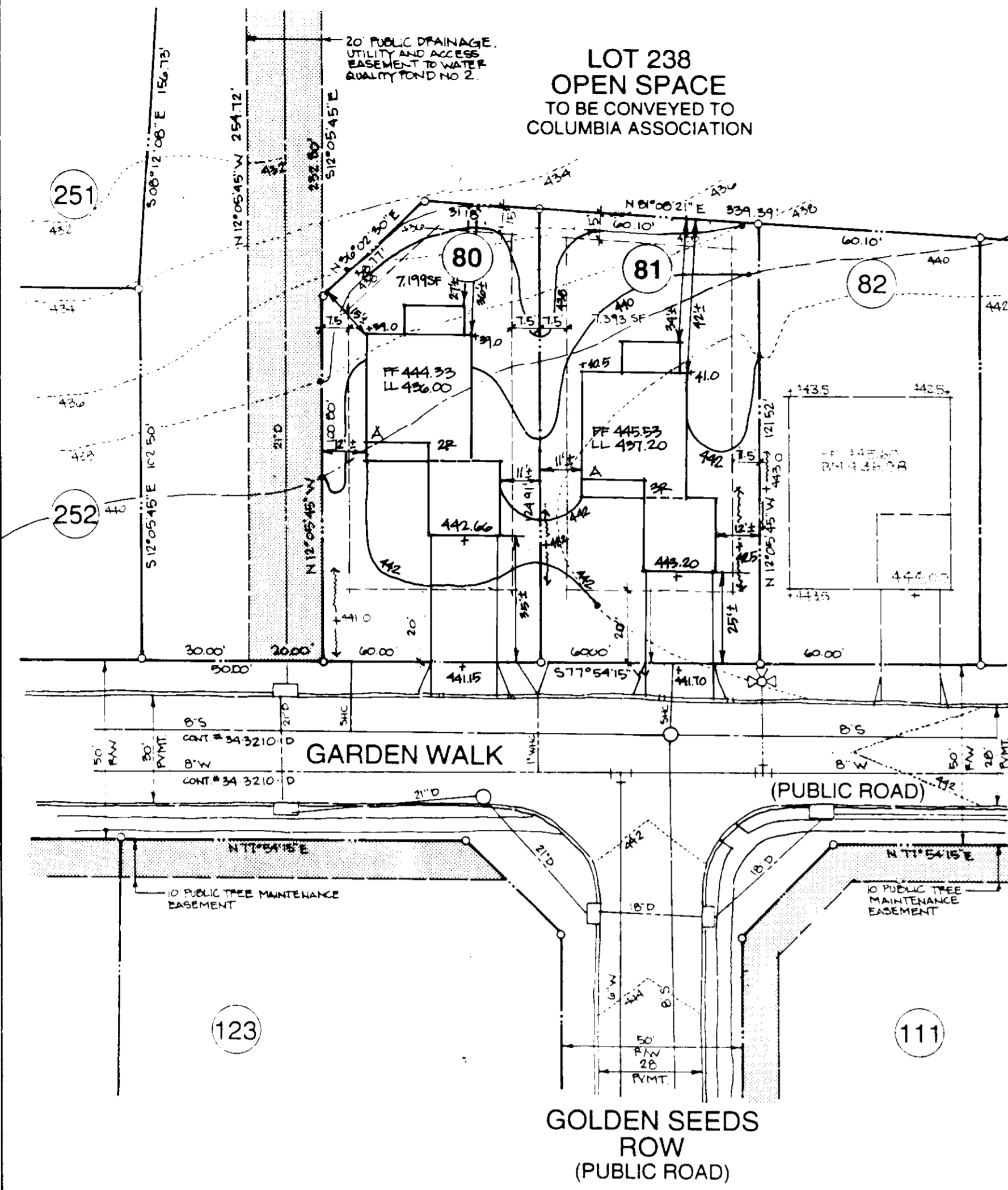
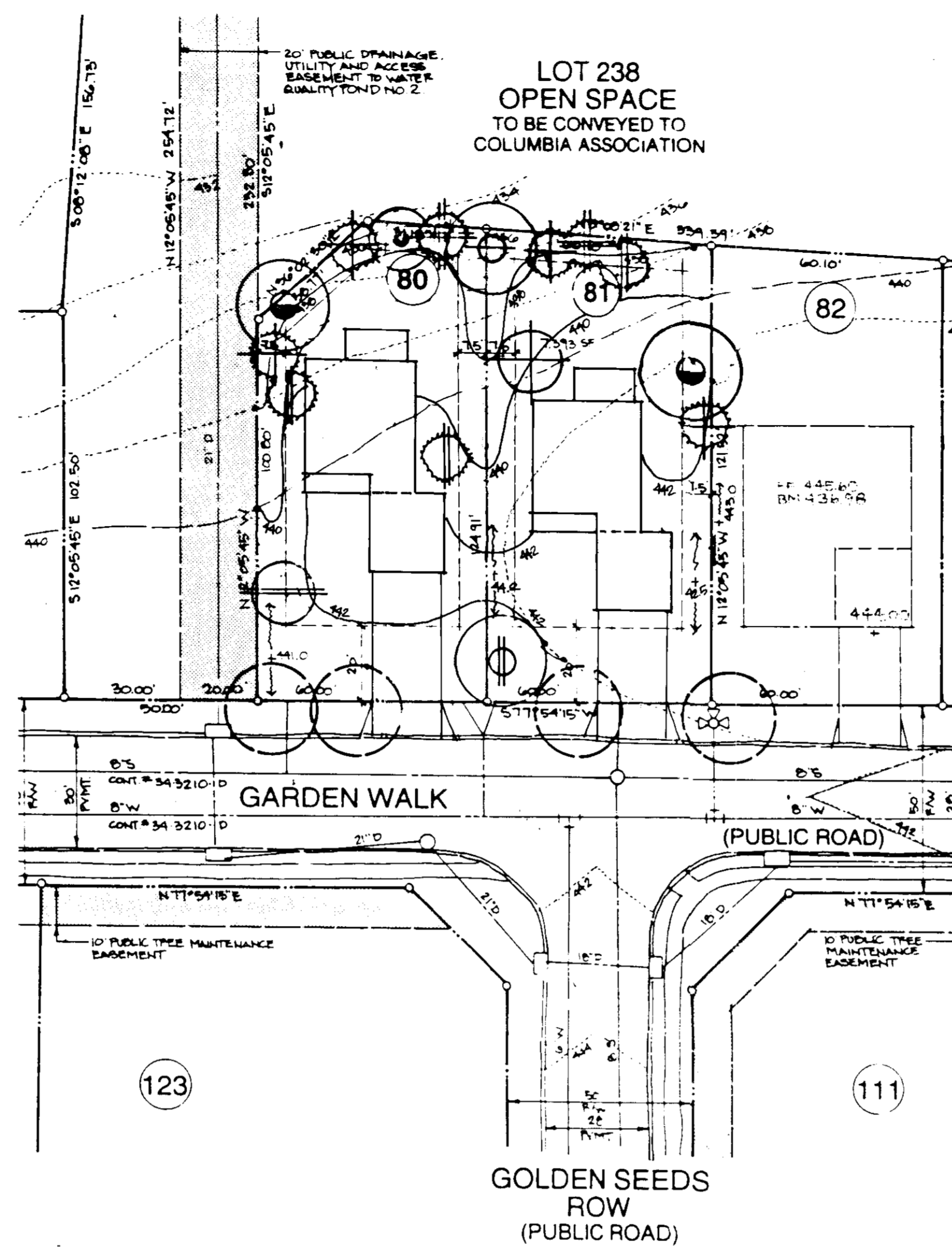


SITE/GRADING PLAN

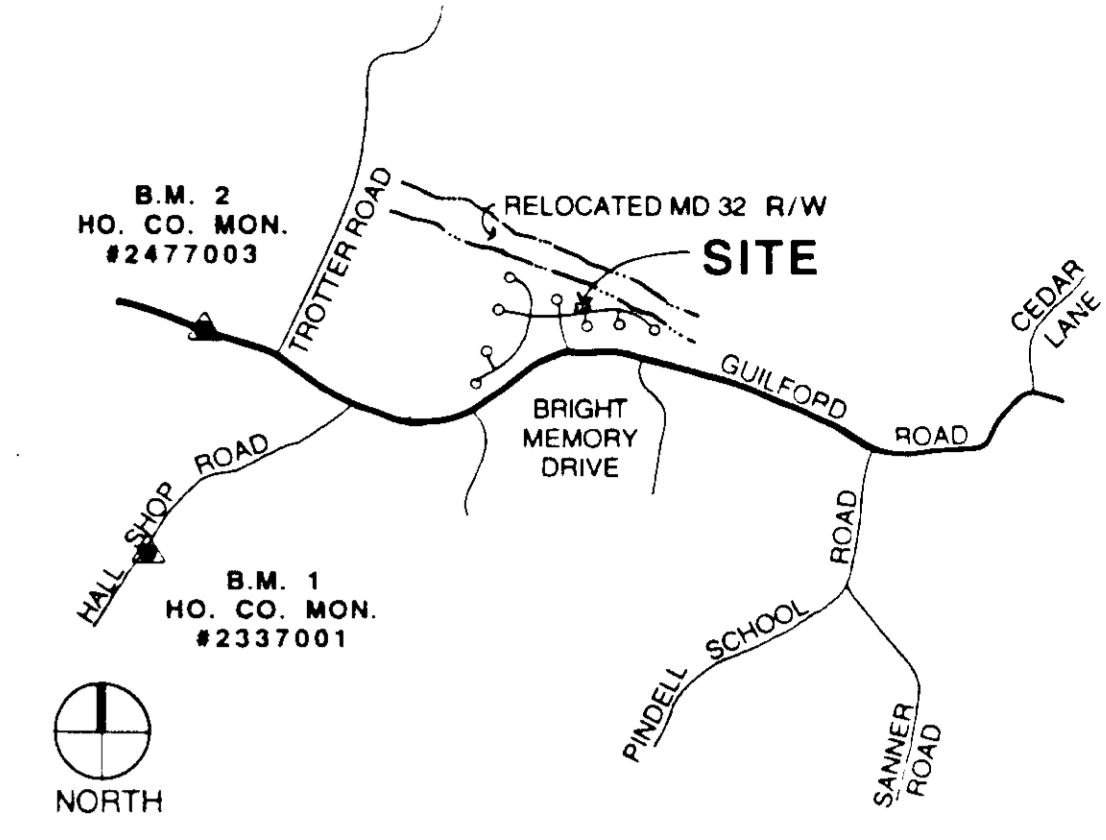


LANDSCAPE PLAN



GENERAL NOTES

- The subject property is zoned NT.
- The coordinates shown herein are based on the Maryland State Grid System and derived from the following Howard County Control Stations 2477003 and 2337001.
- Total area included in the submission is 14,502 S.F. ± or 0.33 Ac. ±.
- Total number of lots is 2.
- Any damage to county-owned right-of-way shall be corrected at the developer's expense.
- Reference plans: Plat 10996, Liber 252, Folio 704, F 93-81, P 92-45, S 91-03, Contract No. 34-3211-D, FDP Phase 203 Part II, SDP 94-45.
- The contractor or developer shall contact the construction/inspection survey division 24 hours in advance of commencement of work at 313-1880.
- Topographic information provided by DMW field survey dated April 1995.
- All road construction, storm drainage facilities, and public water and sewer are shown for reference only. Use approved plans for all phases of construction.
- All work shall be performed in accordance with the latest version of Howard County Standards, Specifications, and Details for Construction.
- All driveway entrances shall be constructed in accordance with Howard County Standard Detail R-6-15.
- Open space Lot 238 is to be conveyed to Columbia Association.
- Decks, open or closed, may extend not more than 3 feet into a required front or rear yard; Bay windows, oriel, vestibules, balconies, or chimneys not more than 10 feet in width may project not more than 4 feet into the setback area. Refer to FDP Phase 203 Part II for all setbacks provided.
- Building Restrictions:
No structure shall be located within 20 feet of any 50' street right-of-way, nor within 7-1/2 feet of any property line not a right-of-way line for a public street, road, or right-of-way, except however, that structures may be constructed at any location within such setback areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.
- Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement is agreed upon to be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15'.
- Soils:
Soil Series: Hydric With/Without Streets and
Symb: Cax Basements Basements Parking
Chester (CgB) B Slight Sight Moderate Slopes
- Mass Utility Note:
Contractor to notify the following utilities or agencies at least five days before starting work shown on these drawings:
Mass Utility: 1-800-257-7777
CAP Telephone Company: 725-9376
Howard County Bureau of Utilities: 313-1800
AT&T Cable Location Division: 393-3553
Baltimore Gas & Electric Company: 685-0123
State Highway Administration: 531-5533
- SWM quantity and details will be provided by FDP-81.

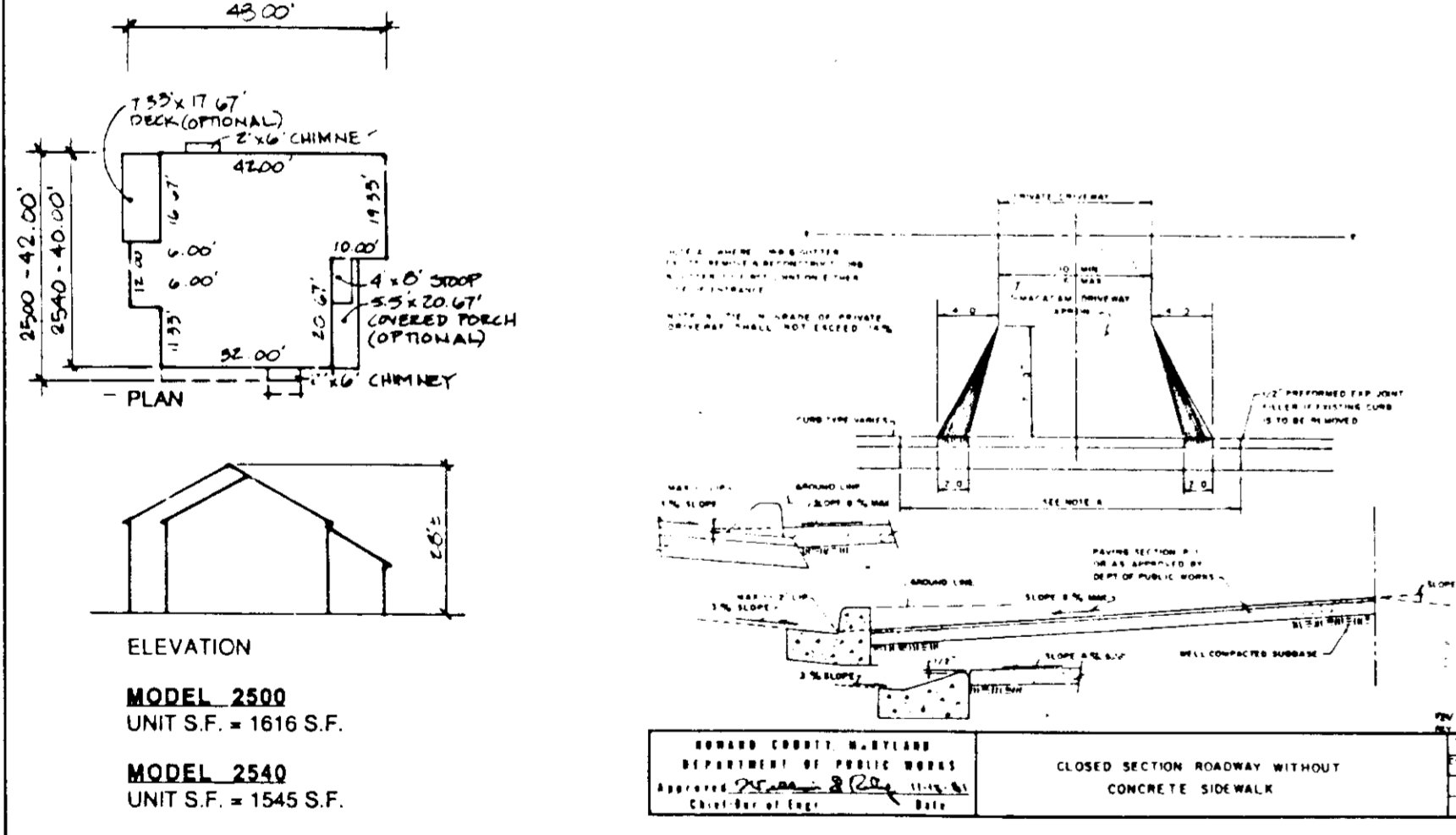


VICINITY MAP
SCALE: 1"=2500'

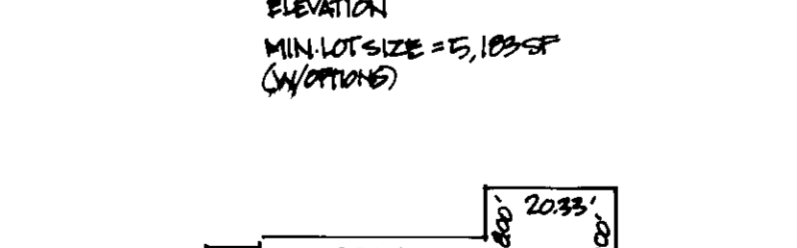
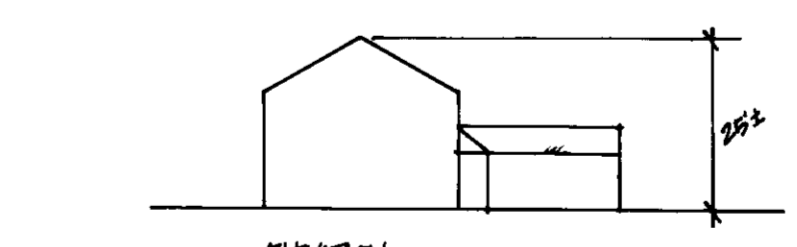
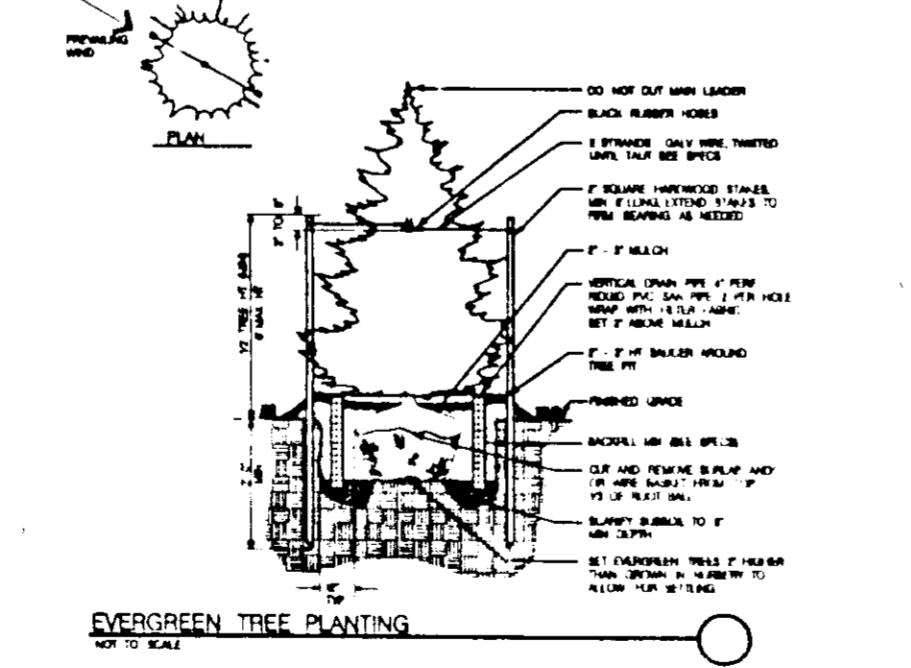
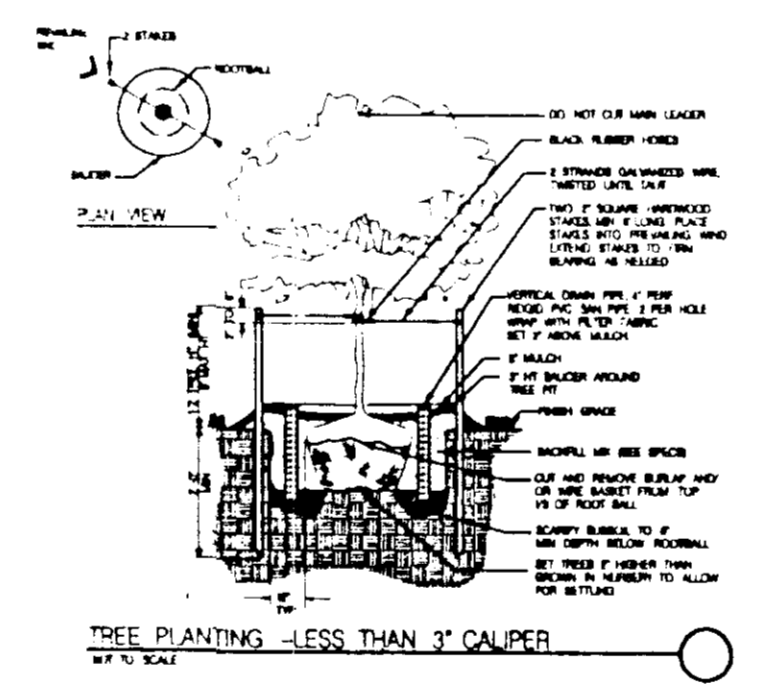
NO.	SHEET TITLE
1 OF 2	SITE/GRADING AND LANDSCAPE PLAN
2 OF 2	SEDIMENT AND EROSION CONTROL PLAN/DETAILS

Lot #	Street Address	LOT Area	Coverage Area	House Coverage	Adjt. Coverage	Min. Elevation	Sewer Invert	Blum San Elevation Provided
80	GARDEN WALK	2,159	1,955	60%	432'-0"	427.8'	426.00	436.00
81	GARDEN WALK	2,159	1,955	60%	432'-0"	427.8'	426.00	436.00

COVERAGES MATRIX & ADDRESS CHART



KEY	QUANT.	COMMON NAME	SIZE
○		PROPOSED STREET TREES BY OTHERS	
①	1	PIN OAK	25'-3" CAL
②	1	RED SUNSET MAPLE	25'-3" CAL
③	2	SWEET GUM	25'-3" CAL
④	1	YOSHINO CHERRY	8'-10"
⑤	1	BRADFORD GALLERY PEAR	8'-10"
⑥	1	KWANZAN CHERRY	8'-10"
⑦	4	NORWAY SPRUCE	6'-8"
⑧	3	WHITE PINE	5'-8"
⑨	2	WHITE PINE	8'-10"



NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 9/21/95 Date

Chief, Division of Land Development and Research: *[Signature]* 9/21/95 Date

Director: *[Signature]* 9/21/95 Date

Date	No.	Revision Description
12-26-95	1	REV. MODEL TYPE & GRADINGS, LOTS 80 & 81.

VILLAGE OF RIVER HILL
SECTION 2 AREA 2 PHASE 2
LOTS 80 - 81

OWNER / DEVELOPER:
THE MARK BUILDING COMPANY
1301 YORK ROAD
LUTHERVILLE, MD 21093

DMW
DRAFT - MacCann Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 504-3333
Fax 204-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	SECTION	TRACT	LOT
RIVER HILL	SEC 2 AREA 2	35	5th

SITE/GRADING AND LANDSCAPE PLANS

Des By	MEP	Scale	1" = 30'	Proj. No.	920320
Dm By	MEP	Date	5/10/95		
Chk By	THR	Approved			1 OF 2

8-7-95
Date

Professional Engr. No. 10551

STANDARD SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313 - 1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or maintenance, permanent or temporary stabilization shall be completed within a 17 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be located and warning signs posted around their perimeter in accordance with Vol. I, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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), and (Sec. 54), temporary seeding (Sec. 50), and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permanent permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:
 - Total Area of Site: 0.94 Acres
 - Area Disturbed: 0.40 Acres
 - Area to be rooted or paved: 0.10 Acres
 - Area to be vegetatively stabilized: 0.30 Acres
 - Total Cut: 470 Cu. Yds.
 - Total Fill: 470 Cu. Yds.
 - Off-site waste/borrow area location: N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- 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.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

PERMANENT SEEDING NOTES

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

Soil Preparation: Loosen upper three inches of soil by raking, disking 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) **Pre-seed:** Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disk area upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureamorph 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 (14 lbs./1000 sq. ft.) before seeding. Harrow or disk area 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 creeping lovegrass. During the period of October 16 thru February 28, pre-seed 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 untreated 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 seeding area and make needed repairs, replacements and reseeded.

TEMPORARY SEEDING NOTES

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

Soil Preparation: Loosen upper three inches of soil by raking, disking 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.)

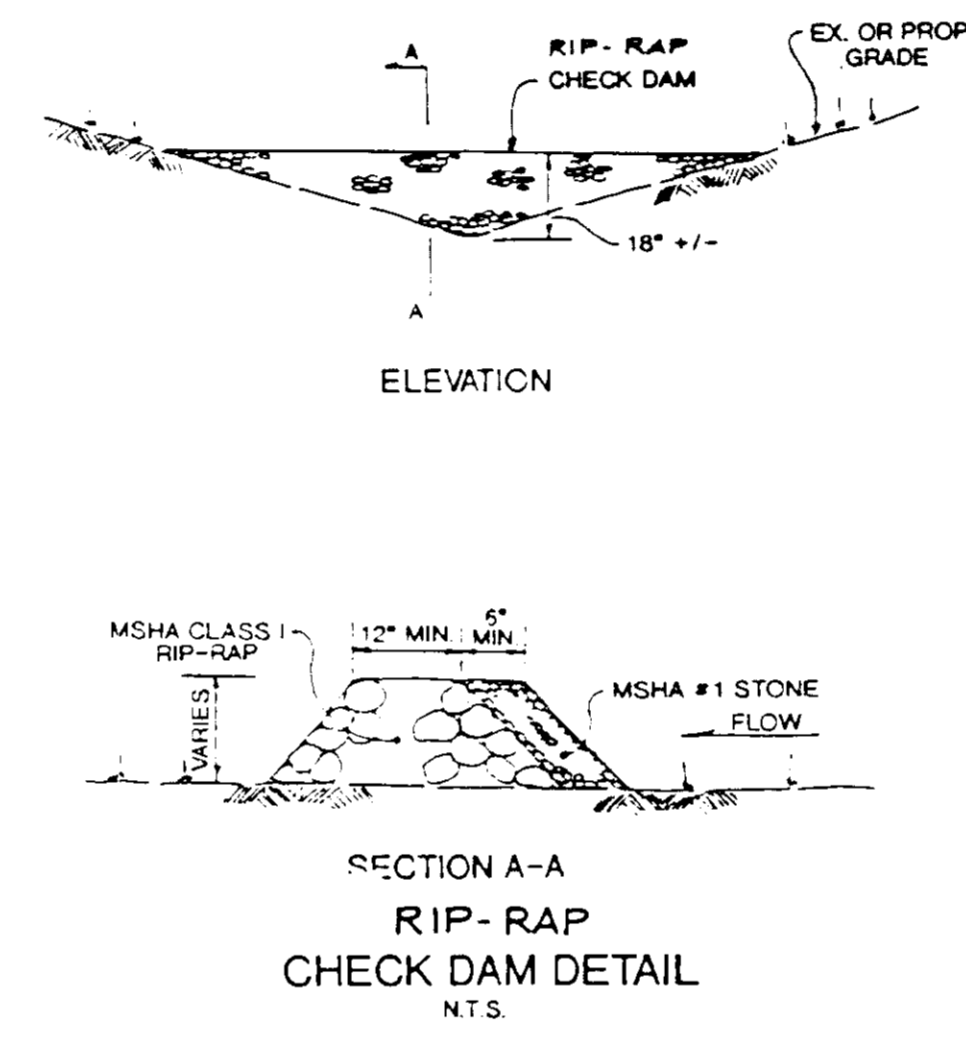
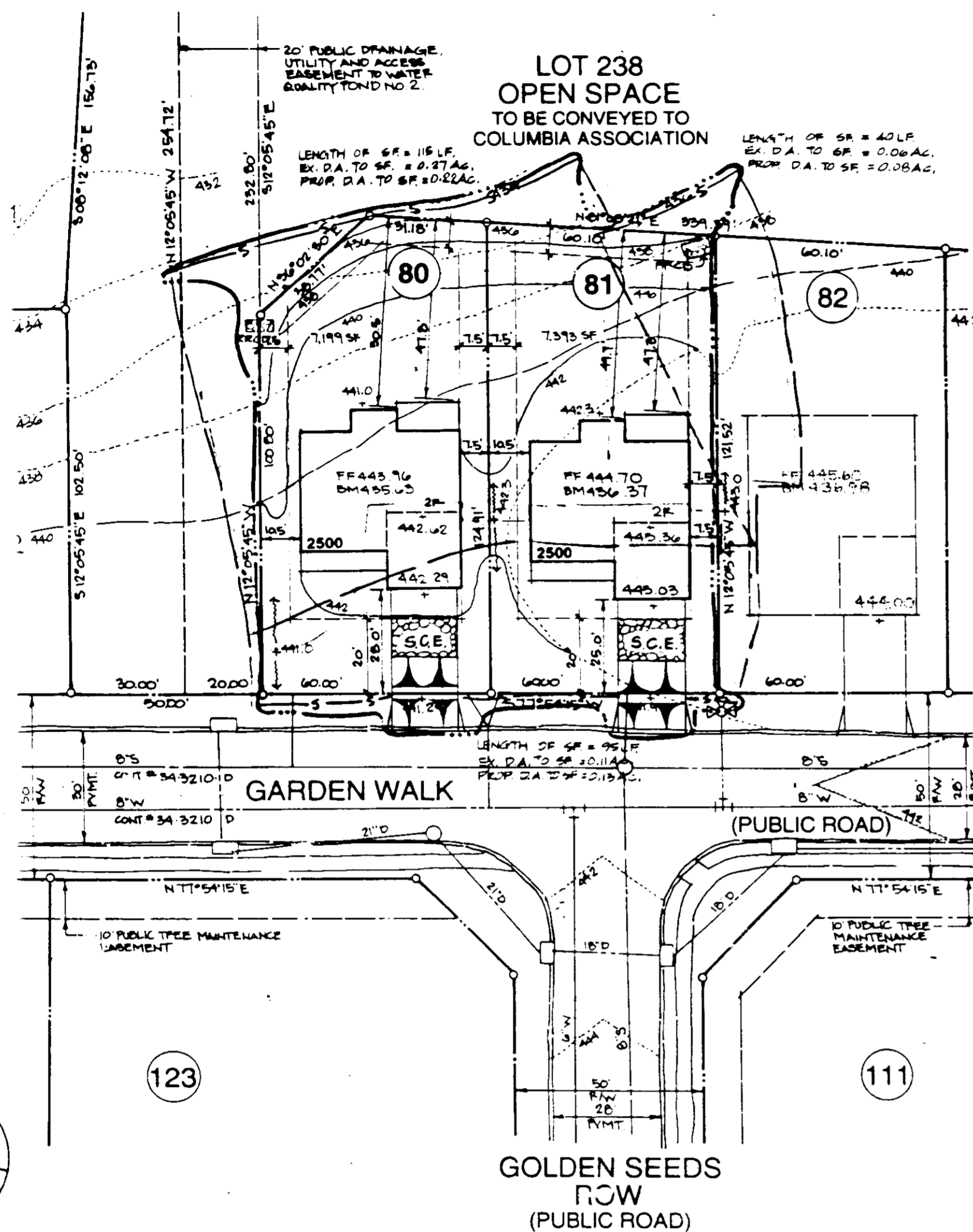
Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 3-1/2 bushels per acre of annual rye (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (4.07 lbs./1000 sq. ft.). For the period November 16 thru February 28, pre-seed 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 untreated weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal 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 additional rates and methods not covered.

Sequence of Construction

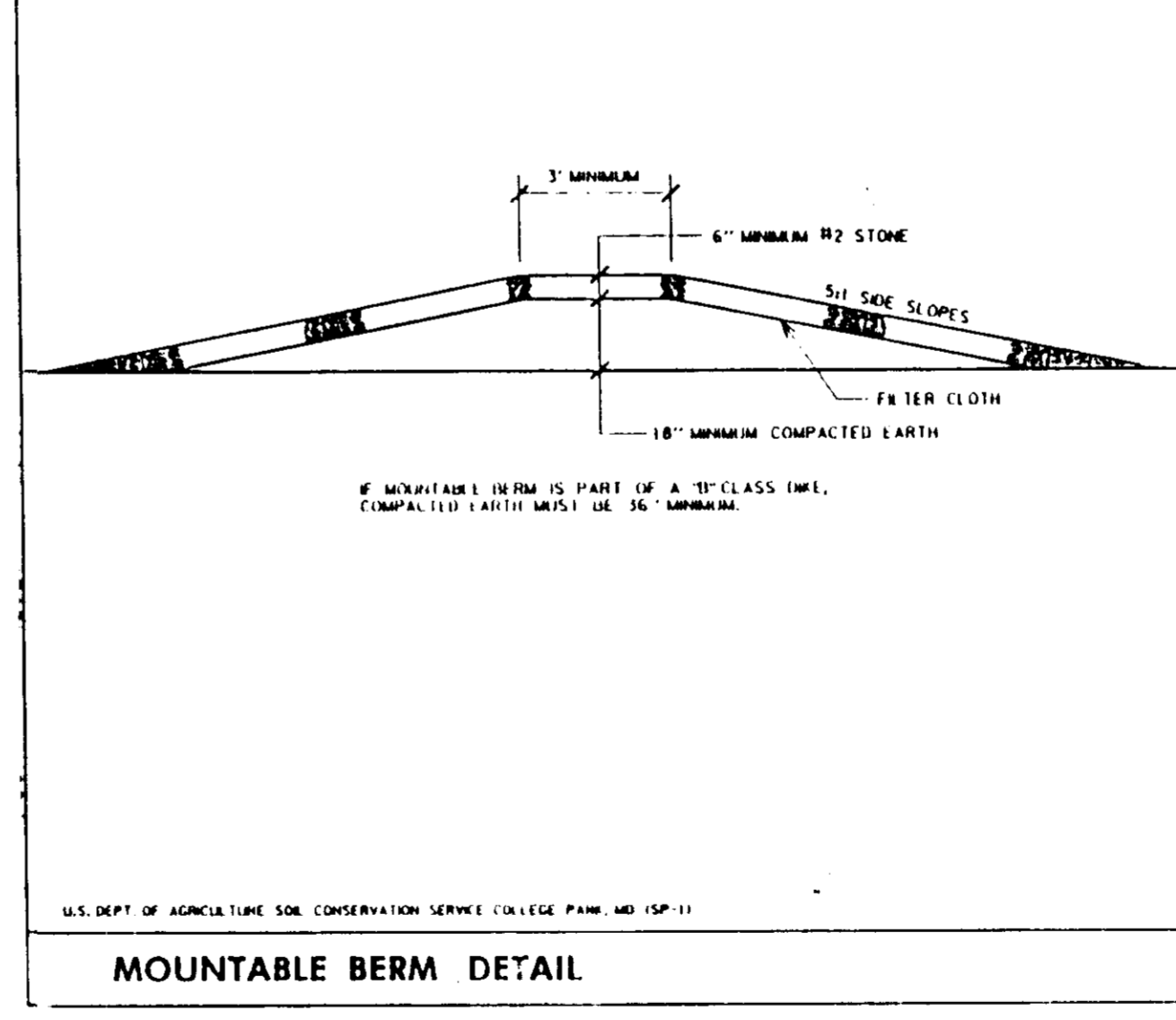
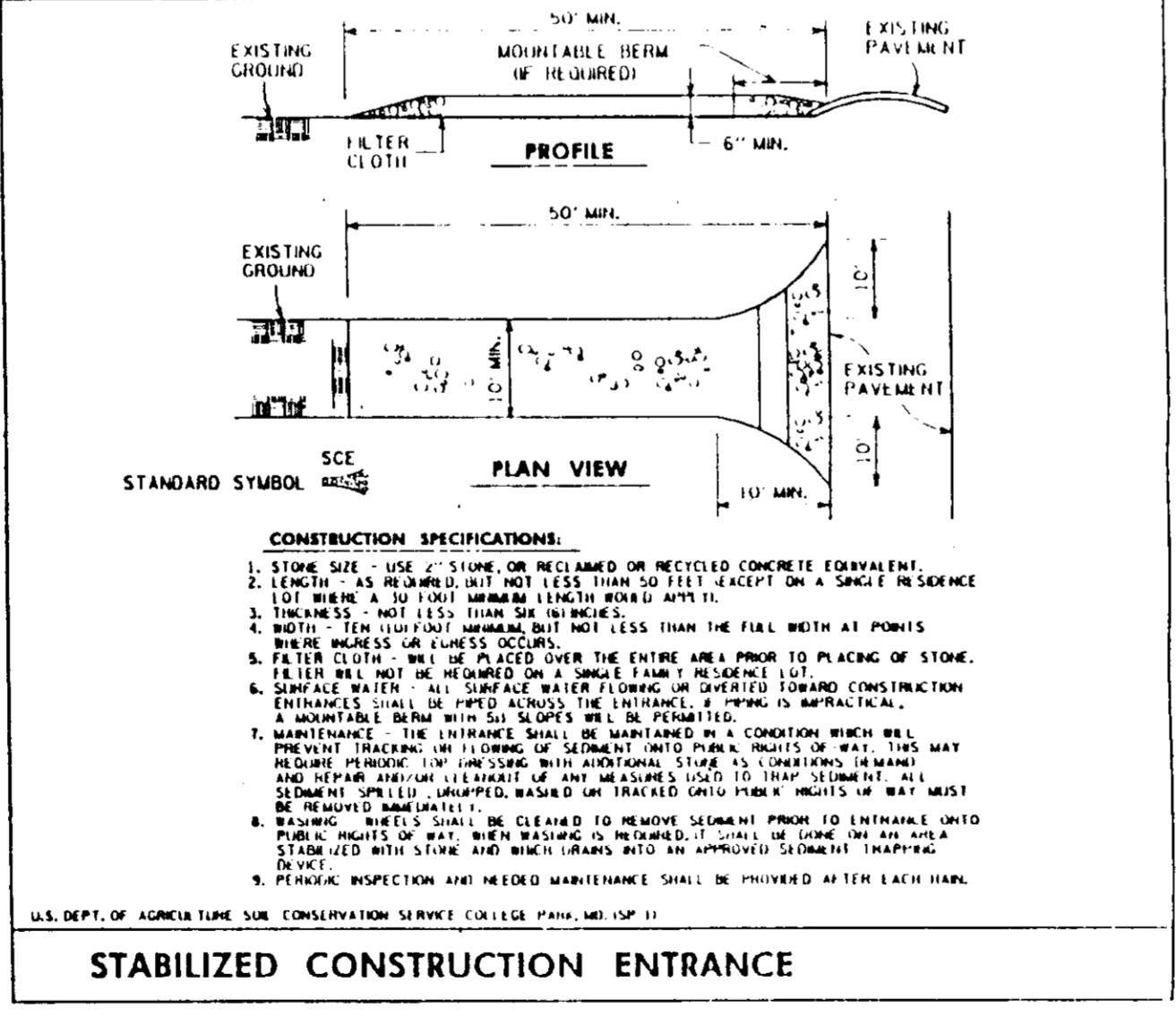
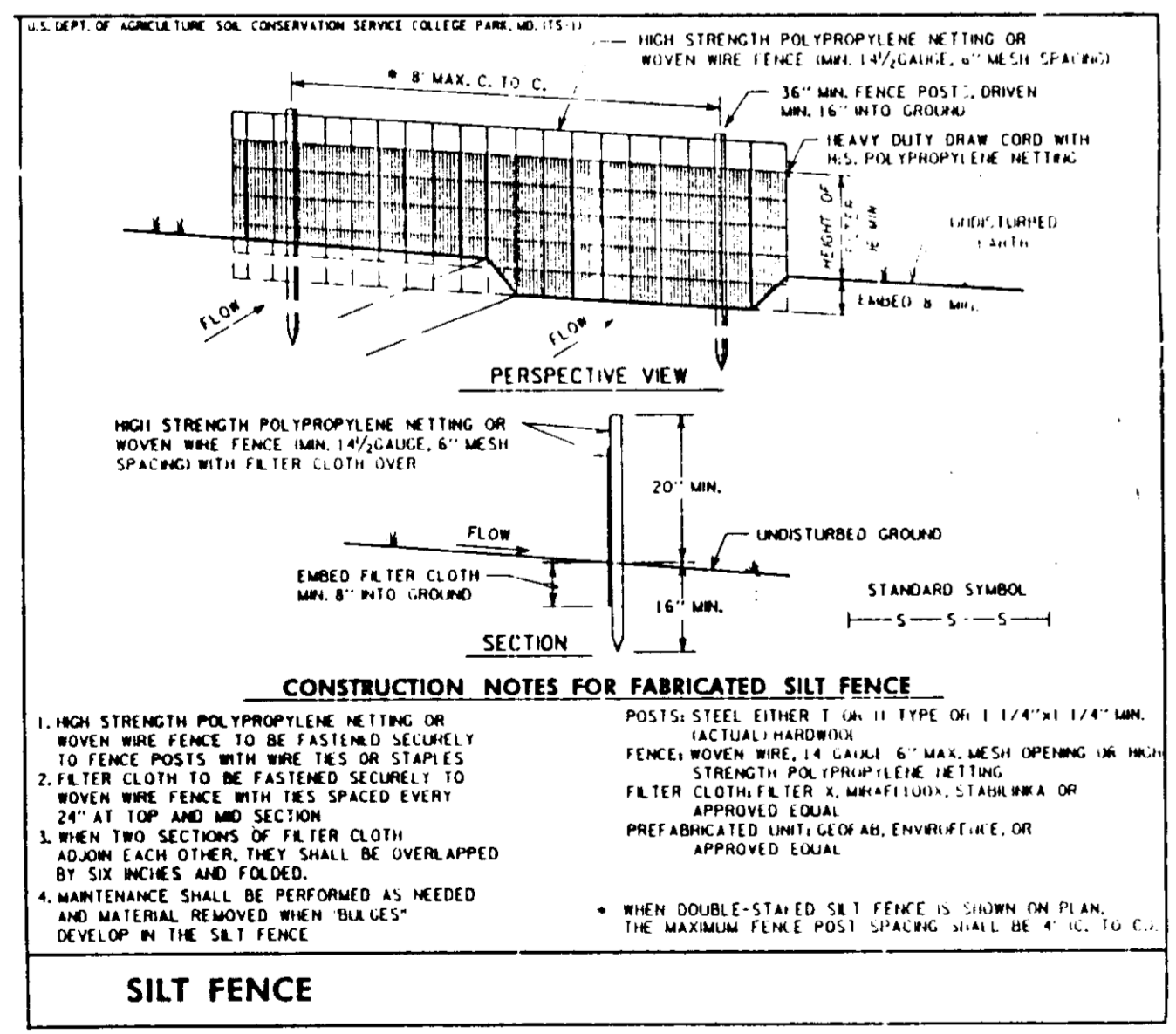
- Obtain a grading permit.
- Notify the Howard County Office of Inspection and Permits (313-1855) a minimum of 48 hours prior to the start of any construction.
- Clear and grub for and install sediment and erosion control measures or devices.
- Stabilize all nonactive graded surfaces with temporary seeding.
- Mass grade site and begin house construction.
- Fine grade site. Construct driveways to final grades. Stabilize all disturbed areas with permanent seeding.
- With the prior permission of the Sediment Control Inspector and the Howard County Sediment Control Division, remove sediment controls. Fine grade and stabilize these areas.



SEDIMENT CONTROL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SILT FENCE
- RIP-RAP CHECK DAM
- STABILIZED CONSTRUCTION ENTRANCE
- MOUNTABLE BERM

APPROVED: PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 9/21/95 Date
 Chief, Division of Land Development and Research 9/27/95 Date
 Director 9/28/95 Date



DEVELOPER'S CERTIFICATION:
 "I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before commencing the project. I also authorize periodic on-site inspection by the Howard County Sediment Control Division."
 LARRY ROSENBERG 9/21/95 Date
 K. W. RANASINGHE, Sr. 8/19/95 Date
 Review for Howard S.C.D. and meets Technical Requirements
 Patricia Engle 9/20/95 Date
 U.S. Soil Conservation Service
 This Development Plan is Approved for Soil Erosion and Sediment Control by the Howard County Sediment Control Division.
 Howard S.C.D. Date

Revision Description
 No. Description
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 2 PHASE 2
 LOTS 80 - 81

OWNER / DEVELOPER:
 THE MARK BUILDING COMPANY
 1301 YORK ROAD
 LUTHERVILLE, MD 21093

DMW
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax 286-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

8-7-95
 Date

Professional Engr. No. 14581

SUBDIVISION	RIVER HILL	SECTION	SEC 2 AREA 2	LOT	LOTS 80-81
PLAT	15	BOOK	NT	DATE	8/55
TOWN	1-12	BLK	8657500	OWNER	8055

SEDIMENT AND EROSION CONTROL PLAN/DETAILS

Des By CRW Scale 1" = 30' Proj. No. 92032D
 Dwn By DBS Date 5/10/95
 Chk By CRW Approved

2 OF 2