

GENERAL NOTES:

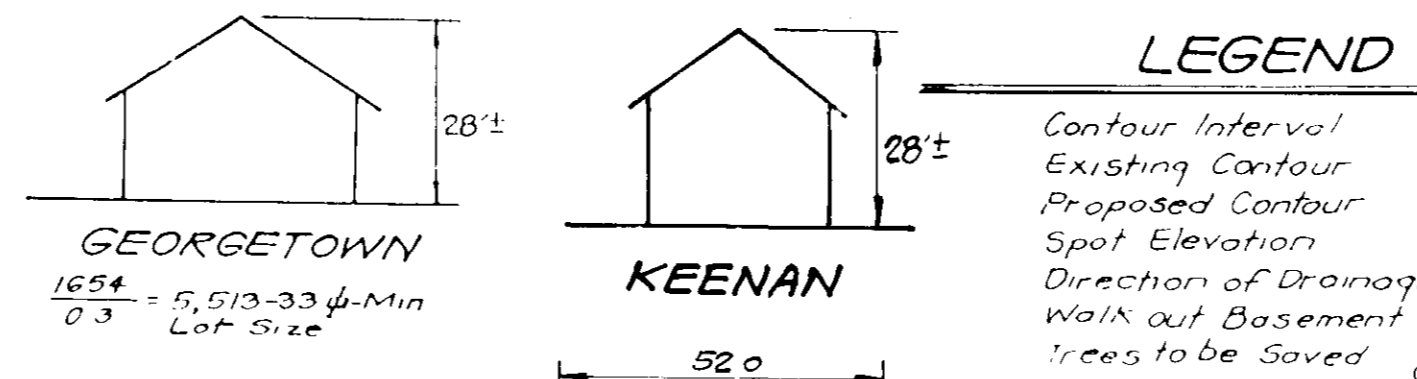
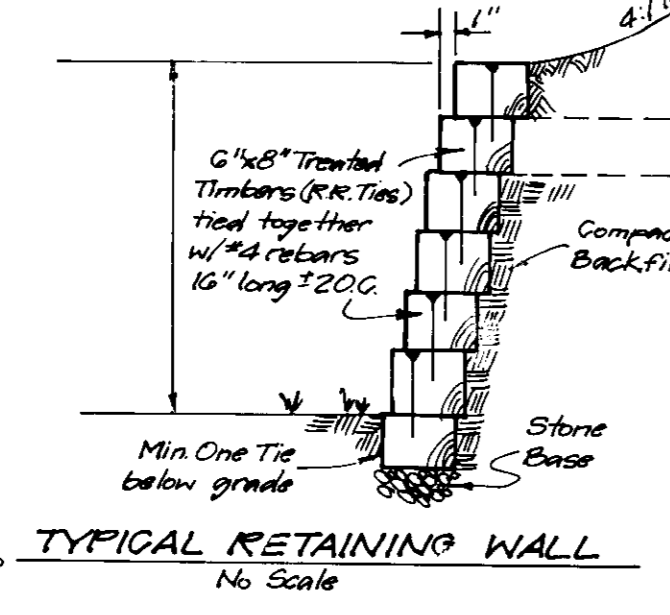
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan
- The total area included in this submission is 3.14 Ac. The total area of buildable lots is 43.9 Ac.
- The total number of lots included in this submission is 11. The total number of buildable lots is 158.
- Improvement to property: Single Family Detached Units
- The maximum lot coverage permitted is: 30%
- Department of Planning and Zoning reference file numbers are: S-91-03, P-94-04, F-94-108, 34-3356-D, F-96-Y3
- Utilities shown as existing are taken from approved Water and Sewer plans Contract # 34-3356-D approved Road Construction plans F-94-108, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-94-108 prepared by Riemer Mudge & Assoc.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2337001 and 2437003
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
- For driveway entrance details, refer to Ho. Co. Design manual Volume IV 5th Edition R-6.05, 12-C-03
- In accordance with FDP Phase 200, Part IV, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks.
- Stormwater Management Facilities proposed for this site are Class "A" Hazard Facilities. In the event of a failure of the embankment, damage will be limited to Floodplains and Open Space. Water Quality is provided by oversized rip-rap pads sized to store 1/2" from the roadways. Per F-94-61
- No clearing, grading or construction is permitted within the Wetland or Stream Buffers except as determined essential by the Dept. of Planning and Zoning in accordance with Section 16.116 (c) of the Subdivision and Land Development Regulations.
- SIC elevations shown are located at the property line
2310 = 7697 ± Min. Lot Size

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-94-108 and/or approved Water and Sewer Plans Contract # 34-3356-D.

ADDRESS CHART

LOT NO.	STREET ADDRESS
40	6600 Forest Shade Circle
41	6605
42	6609
166	6613
167	6617
45	6621
46	6625
32	6437 Onward Trail
33	6630 Autumn Wind Circle
34	6645
35	6642

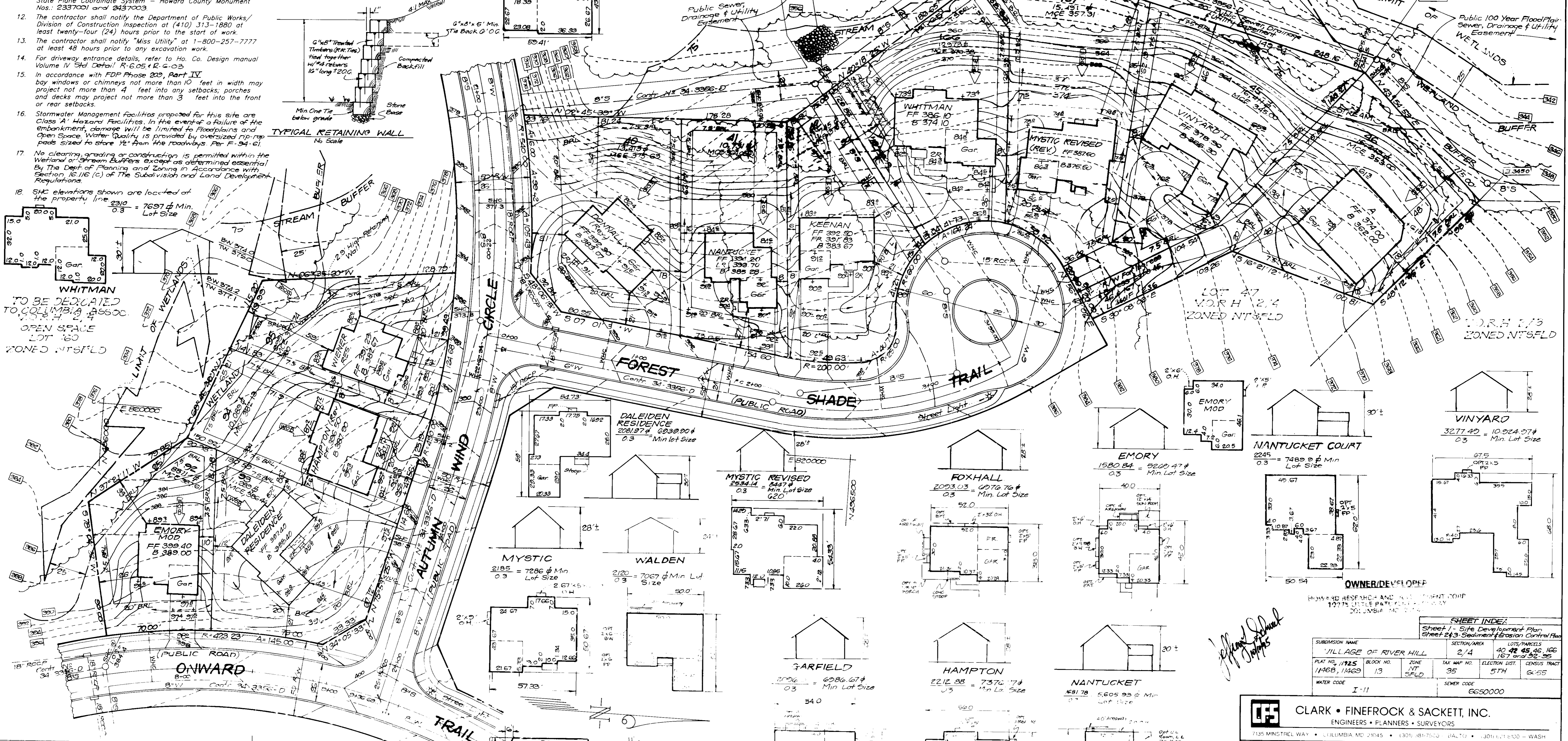
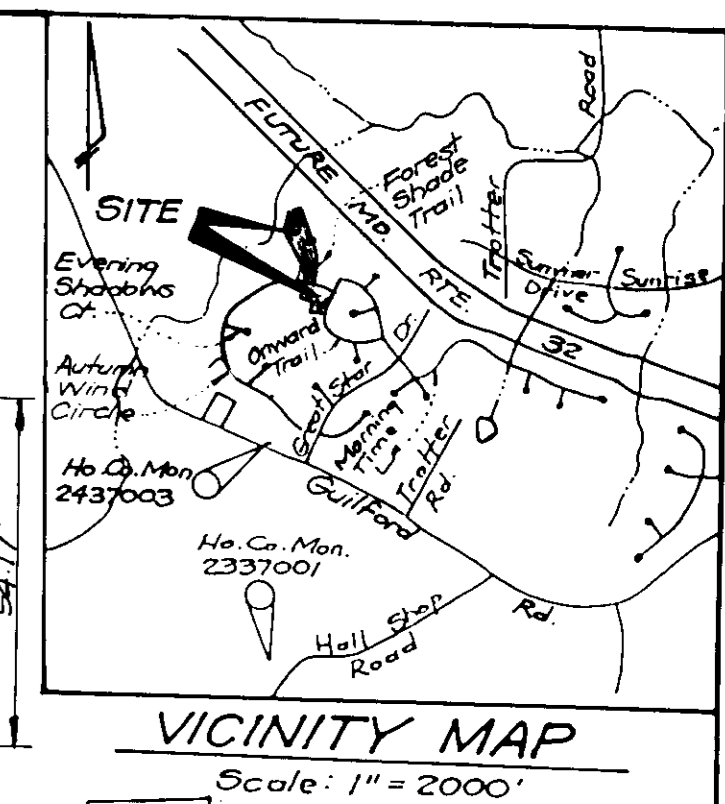


HOWARD COUNTY MONUMENTS

Nº 2337001 - Elev 496.095, 3/4" Reinforcing Rod, 0.6' Below Surface
N 491612.385 E 819527.789

Nº 2437003 - Elev 477.122, Concrete Mon, 0.25' Below Surface
N 494285.231 E 820385.343

TO BE DEDICATED TO COLUMBIA ASSOCIATION
M.O.R.H 2/4
OPEN SPACE
LOT 159
ZONED NTSFLD



APPROVED: DEPARTMENT OF PLANNING AND ZONING

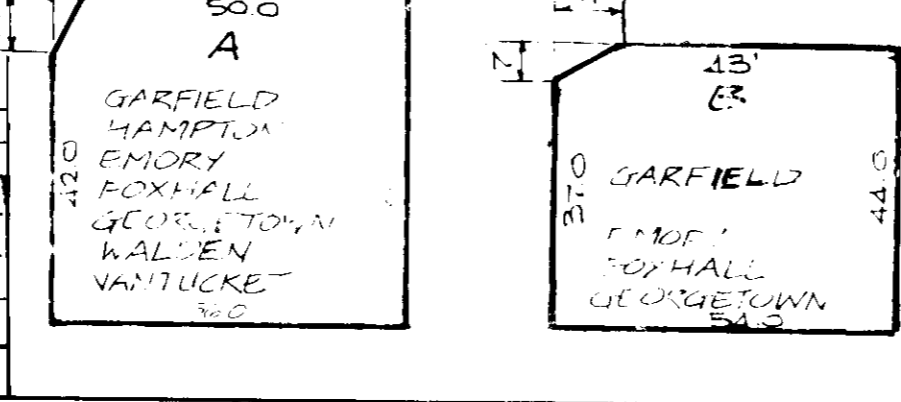
Chad Cameron 10/17/95
Chief, Development Engineering Division

Anna Stumm 11/28/95
Chief, Division of Land Development and Research

Joseph S. Sackett 11/28/95
Director

REVISIONS

No.	Revision	Date
2	Rev. hse. 6 grad lot 93, Add hse. typical	3-12-89
6	Rev. hse. 4 grad lot 95, Add hse. typical	10-30-90
9	Rev. hse. 5 grad lot 92 to reflect AS, Built Cond	6-20-96
4	Rev. hse. 4 grad lots 40 & 42	6-7-96
3	Rev. hse. 5 grad lot 166, Add hse. typical	3-26-96
2	Rev. hse. 4 grad lot 167	1-22-90
1	Rev. hse. 4 grad lot 94	1-19-96



SHEET INDEX

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	2/4	40, 42, 45, 46, 166, 167 and 32-35
PLAT NO. 11925	BLOCK NO. 13	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5TH	CENSUS TRACT 6455
WATER CODE I-11	SEWER CODE 6650000	

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ENGINEERS • PLANNERS • SURVEYORS

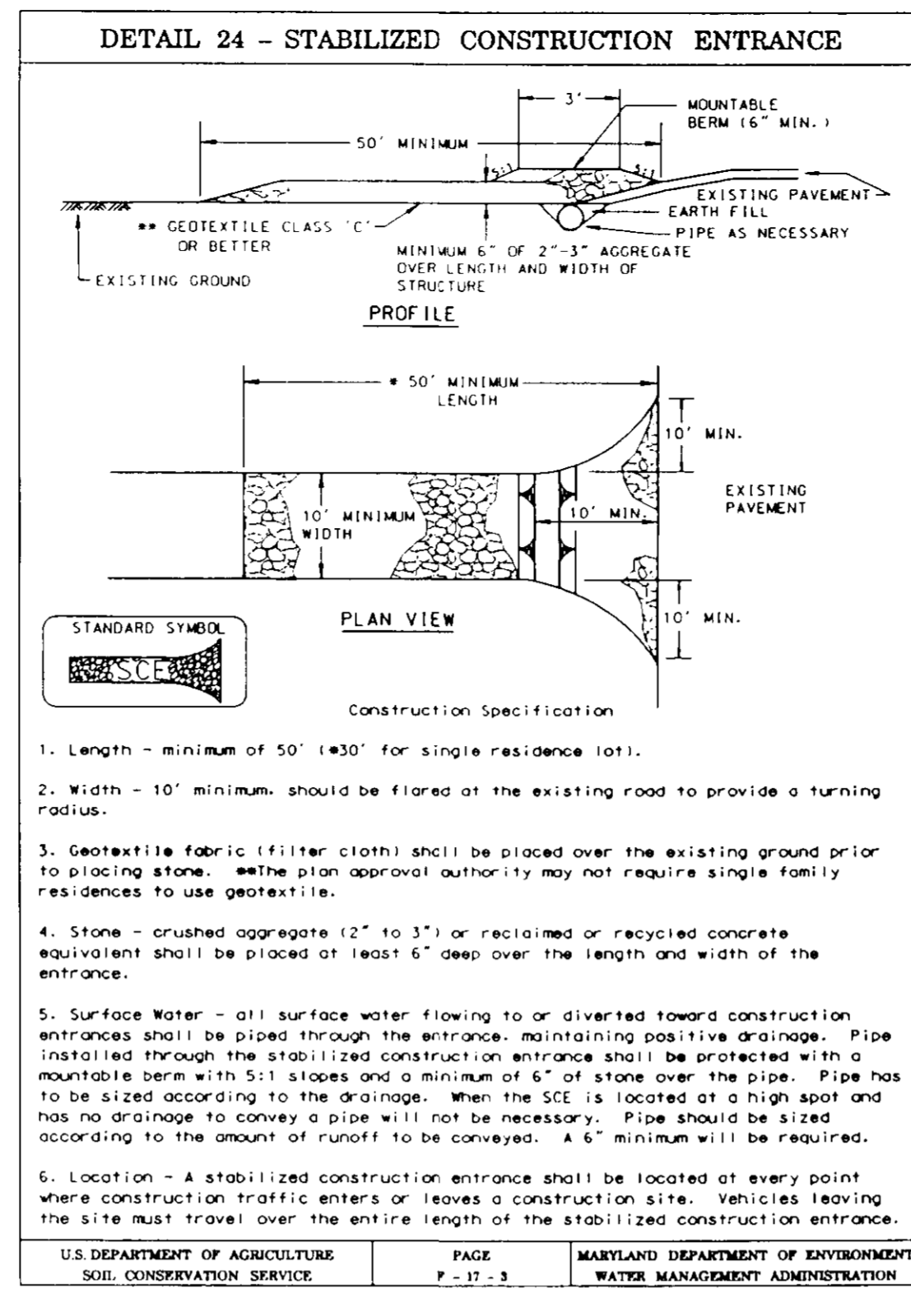
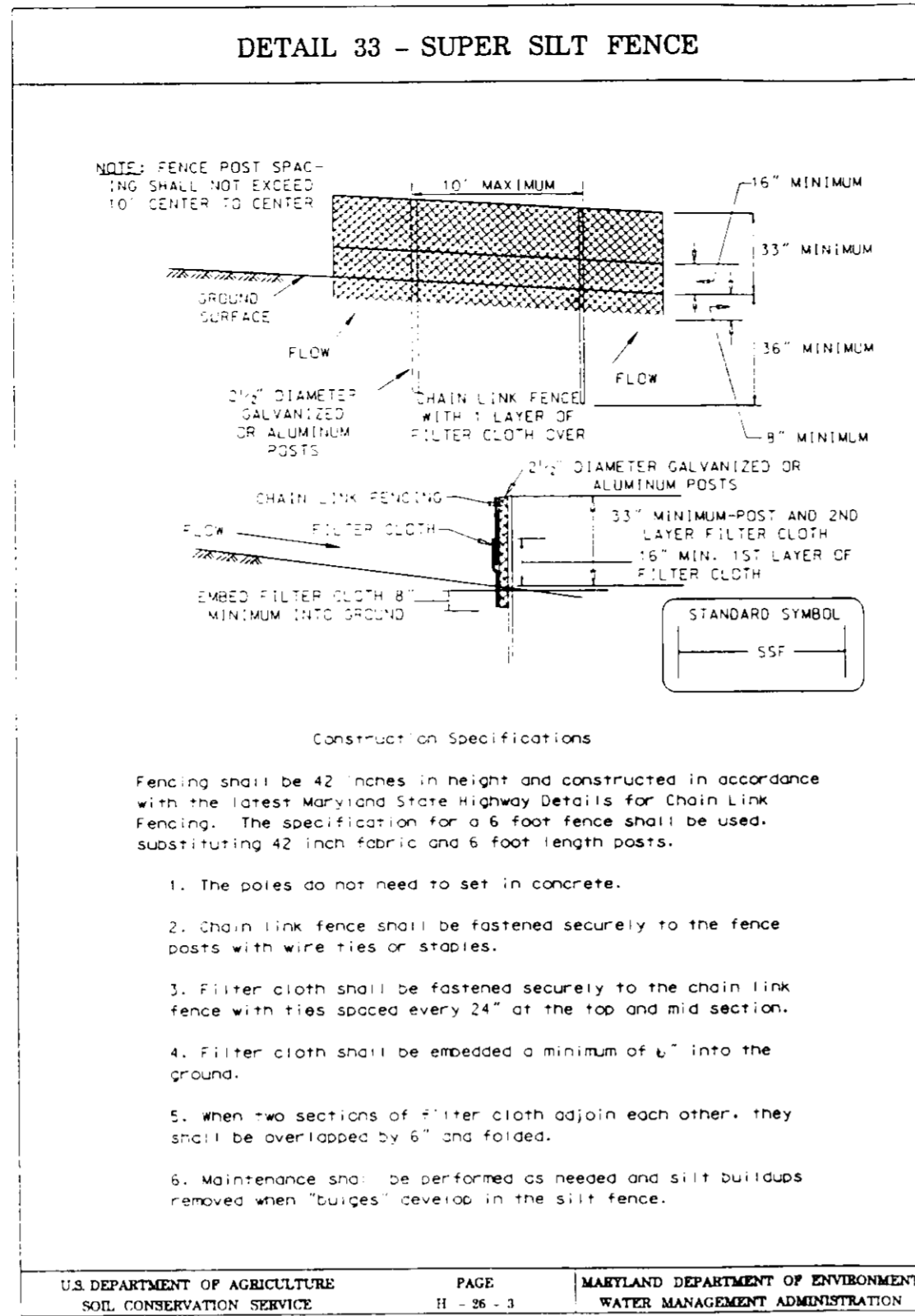
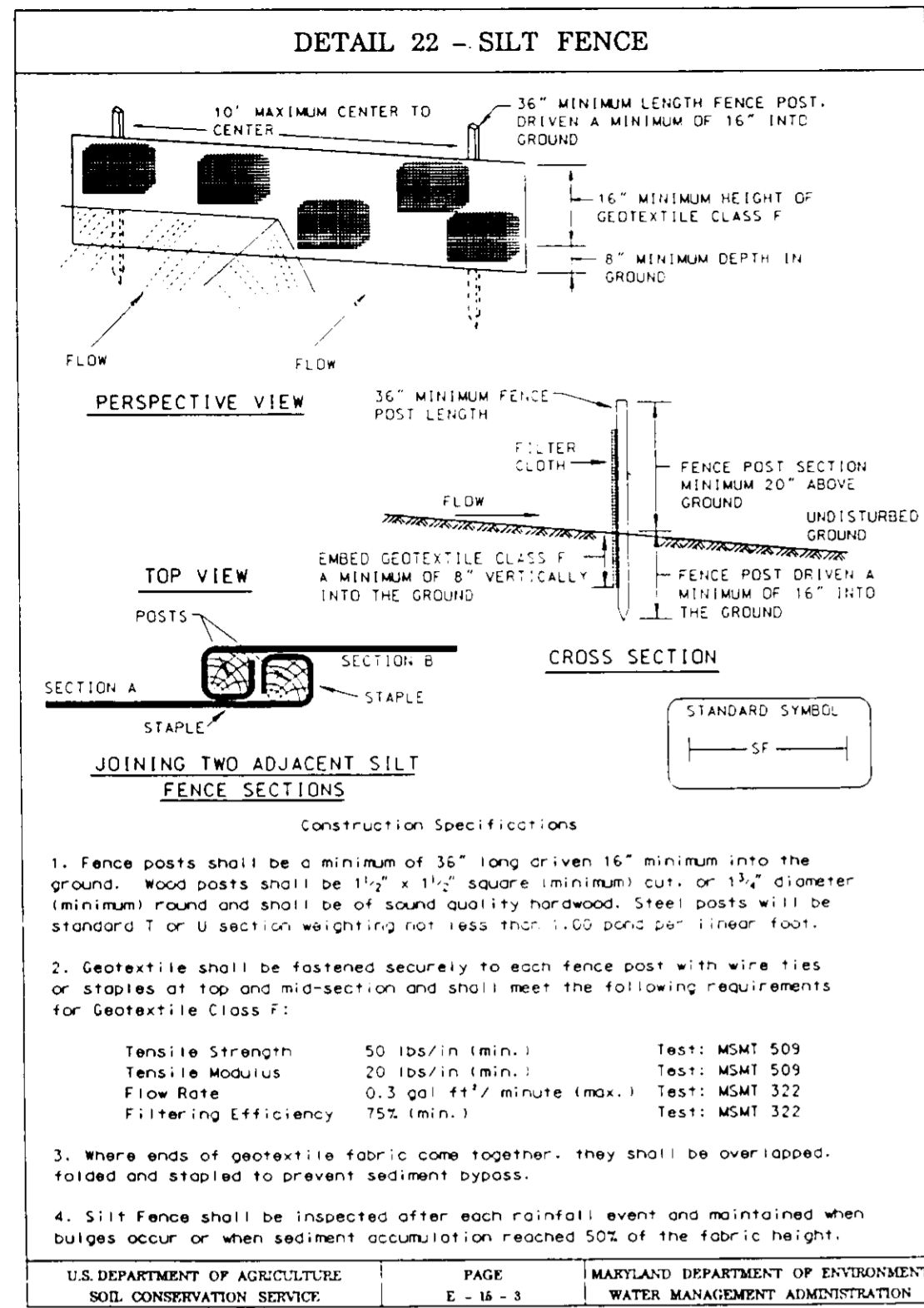
7135 MINGSTREL WAY • COLUMBIA, MD 21045 • (301) 981-7500 • (410) 411-1100 • WASH

SITE DEVELOPMENT PLAN
LOTS 40, 42, 45, 46, 166, 167 and 32-35
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 4
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR NANTUCKET ISLAND HOMES
8875 Columbia 100 Parkway
Columbia, Md. 21045

SCALE: 1" = 30'
DRAWING: 1 OF 3
JOB NO: 95-137
FILE NO: 95-137X

DESIGNED: JME, RMT
DRAWN: BAL
CHECKED: jme
DATE: 10-10-95



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:

- 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. 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.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 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 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 (0.5 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 80 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 unrattled 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

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 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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 unrattled 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.

SEDIMENT AND EROSION CONTROL NOTES

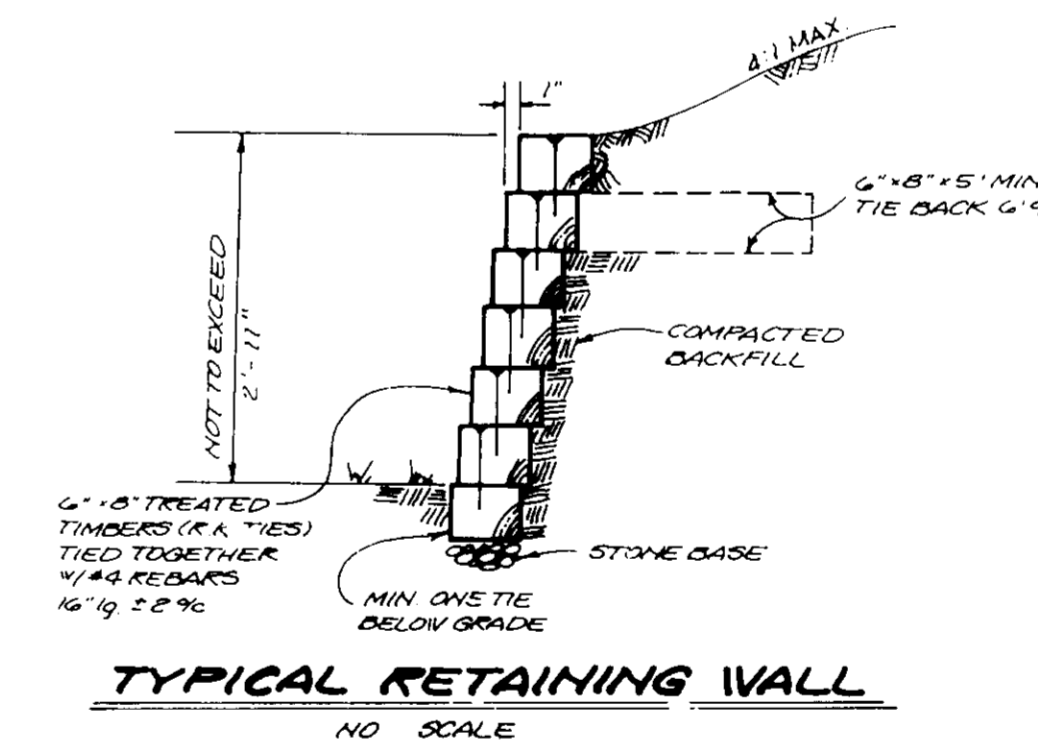
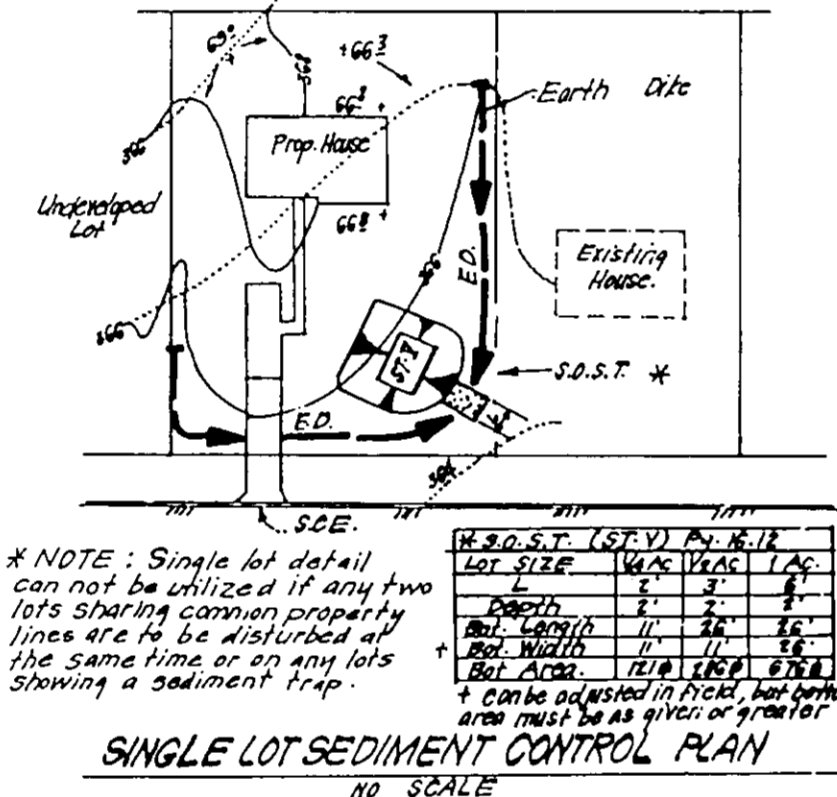
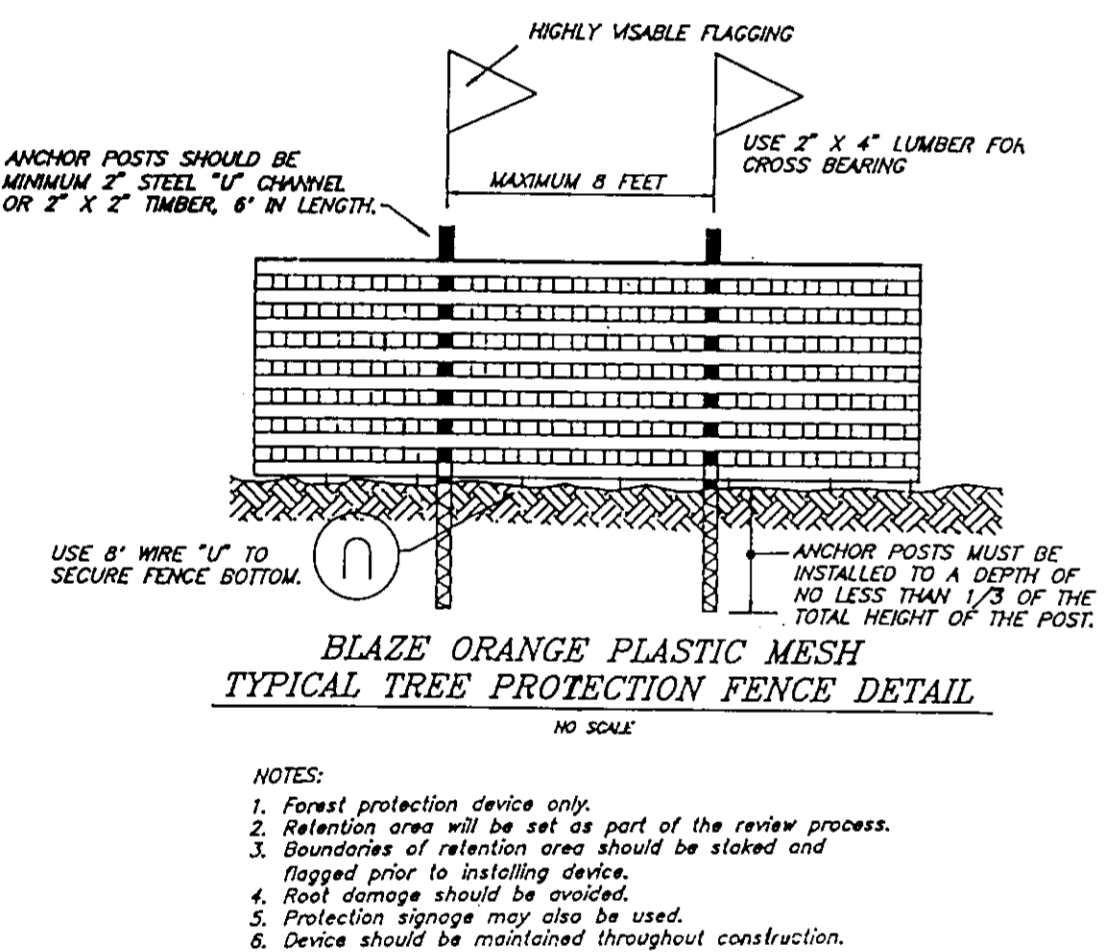
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter 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 fenced and warning signs posted around their perimeters in accordance with Vol. 1, 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 seedings (Sec. 51), sod (Sec. 54), temporary seedings (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.
- 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.
- SITE ANALYSIS:

Total Area of Site:	3.14 Ac
Area Disturbed:	2.75 Ac
Area to be roofed or paved:	0.88 Ac
Area to be vegetatively stabilized:	1.91 Ac
Total Cut:	530 CY
Total Fill:	13,190 CY
Offsite Waste/Borrow Area Location:	#
- 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 DPW 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.
- The total amount of silt fence = 540 LF
Total amount of Super Silt Fence = 730 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.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install tree protection fence.	N/A
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Sids. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/17/95
Chief, Development Engineering Division

[Signature] 11/22/95
Chief, Division of Land Development and Research

[Signature] 11/20/95
Director

Reviewed for HOWARD S.C.D. and meets Technical Requirements

[Signature] 10/13/95
Natural Resources Administration Service

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

[Signature] 10/13/95
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] 10-10-95
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] 10-10-95
DATE

OWNER/DEVELOPER

HOWARD RESEARCH AND DEVELOPMENT CORP
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

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ENGINEERS • PLANNERS • SURVEYORS

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DESIGNED ZAL	SEDIMENT & EROSION CONTROL PLAN LOTS 40-46 AND 92-95 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 4 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND For NANTUCKET ISLAND HOMES 8835 Columbia 100 Parkway Columbia, Md. 21045	SCALE 1" = 30'
DRAWN BAL		DRAWING 3 OF 3
CHECKED JES		JOB NO. 95-137
DATE 10-10-95		FILE NO. 95-137SE

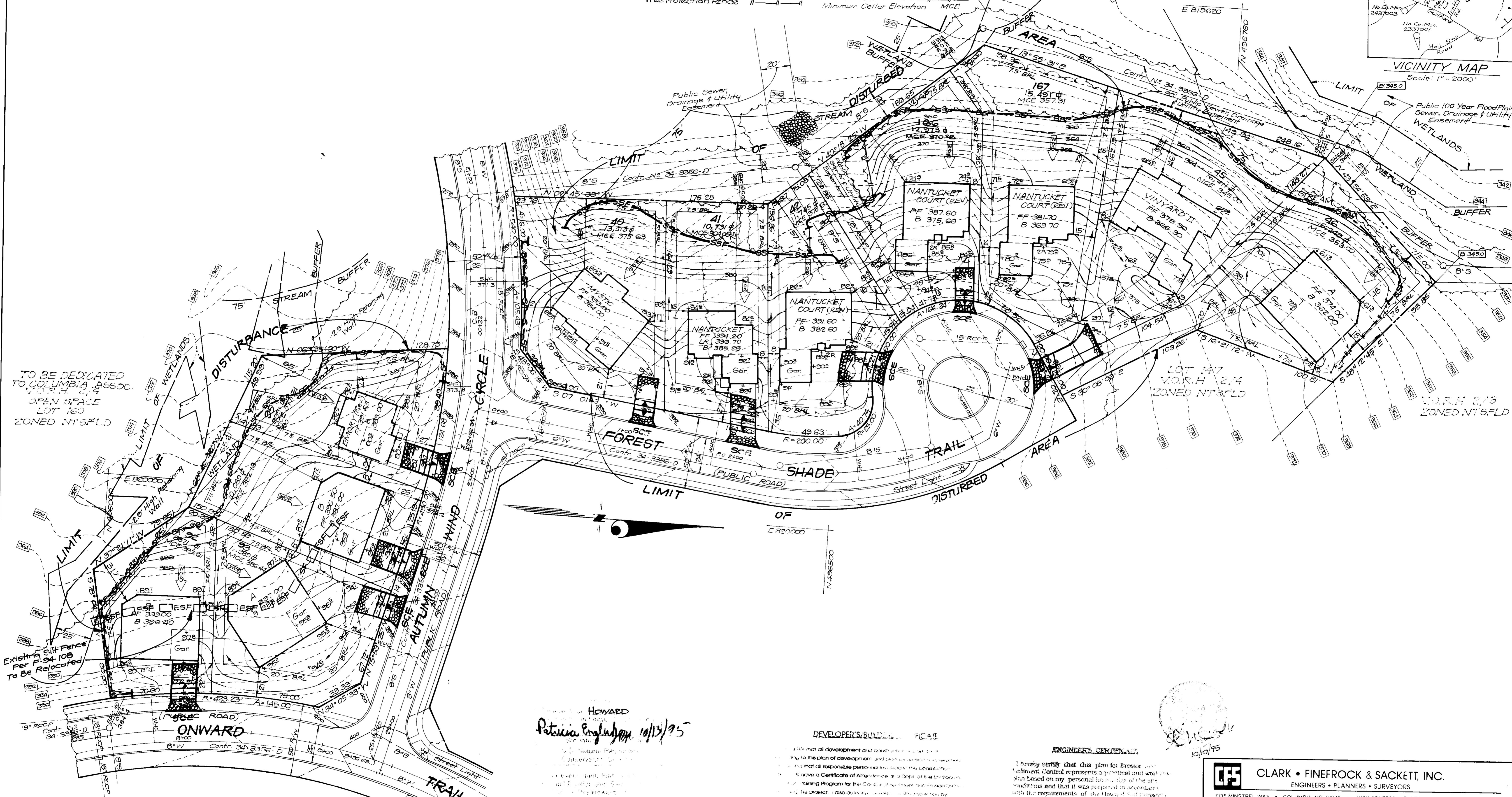
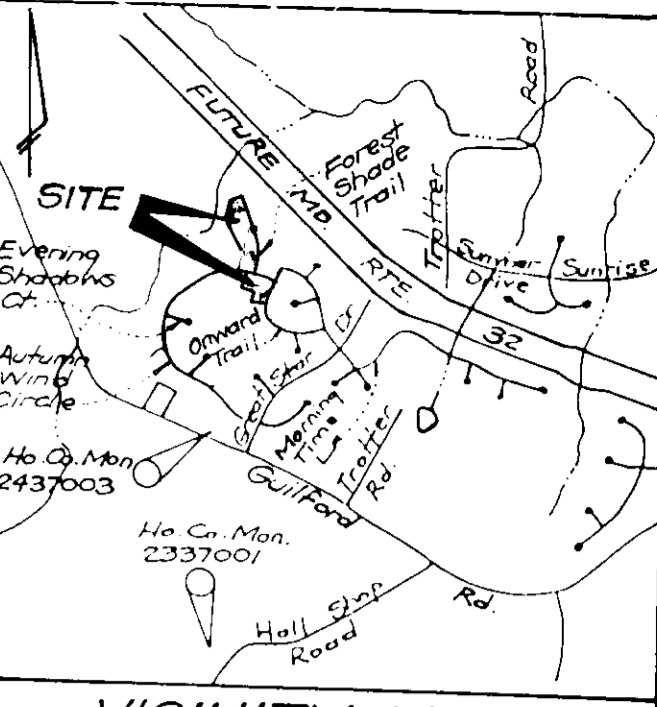
SDP 96-26

LEGEND

- Silt Fence
- Existing Silt Fence
- Stabilized Construction Entrance
- Super Silt Fence
- Tree Protection Fence
- Contour Interval 2 FT
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Minimum Cellar Elevation MCE

HOWARD COUNTY MONUMENTS
 N# 2337001 - Elev 496.095, 3/4 Reinforcing Rod, 0.6' Below Surface
 N 49'16" E 815'52" S 789
 N# 2437003 - Elev 477.122, Concrete Mon, 0.25' Below Surface
 N 40'29" E 820'38" S 343

TO BE DEDICATED TO
 COLUMBIA ASSOCIATION
 V.O.R.H. 2/4
 OPEN SPACE
 LOT 159
 ZONED NT8FLD



TO BE DEDICATED TO COLUMBIA ASSOC
 V.O.R.H. 2/4
 OPEN SPACE
 LOT 160
 ZONED NT8FLD

V.O.R.H. 2/3
 ZONED NT8FLD

Howard
 Patricia Englund 10/13/95

John P. Roberts 10/13/95

DEVELOPER'S BUILDING OFFICE
 John F. M... 10-10-95

ENGINEER'S CERTIFICATE
 G. NELSON CLARK 10-10-95

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 10/17/95
 Date
 Division of Land Development and Research 11/22/95
 Date
 Director 11/28/95
 Date

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MISTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH		
DESIGNED Z.A.	SED. PLAN EROSION CONTROL PLAN LOTS 40-42, 45, 46, 166, 167 and 92-95	SCALE 1" = 30'
DRAWN BAL	COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 4	DRAWING 2 OF 3
CHECKER J.S.	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 95-137
DATE 10-10-95	FOR NANTUCKET ISLAND HOMES 8835 Columbia 100 Parkway Columbia, Md. 21045	FILE NO. 95-137SE