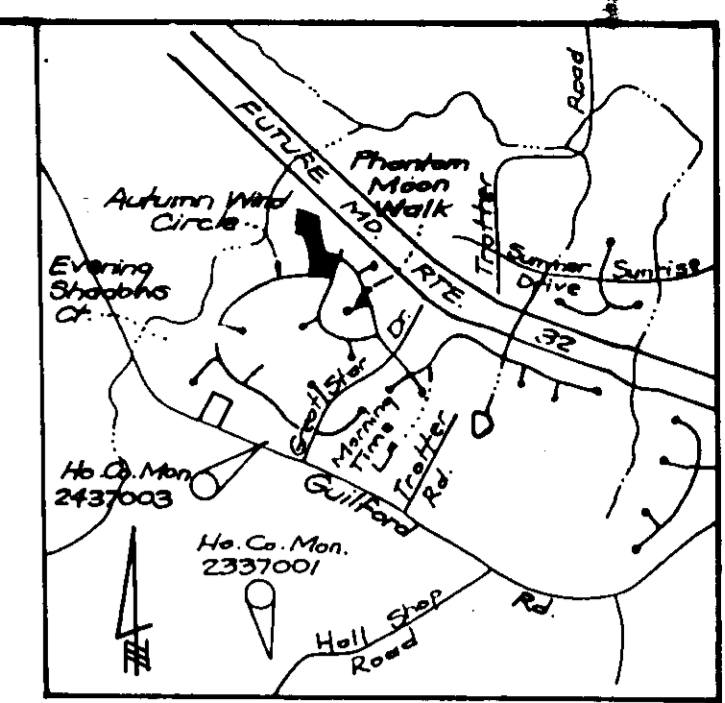


No	REVISION	Date
1	Revise Ventura 2 House Typical, Remove hse. type From Generic Box B	12.12.95
3	Add Granada hse. Typical	4.23.96

**LEGEND**

Contour Interval	2 FT
Existing Contour	---(10)---
Proposed Contour	---(10)---
Spot Elevation	+102
Direction of Drainage	→
Walk out Basement	---(10)---
Ex. Trees to Remain	(Tree Symbol)
Tree Protection Fence	(Fence Symbol)



**STREET ADDRESS CHART**

LOT	ADDRESS
47	6620 Forest Shade Trail
48	6610
49	6612
50	6608
51	6604
52	6600
54	6455 Onward Trail
55	6457

**HOWARD COUNTY MONUMENTS**

No 2337001 - Elev 496.095, 34 Reinforcing Rod, 0.6' Below Surface  
N 431612.385 E 819527.783

No 2437003 - Elev 477.122, Concrete Mon., 0.25' Below Surface  
N 404285.231 E 820385.343

- GENERAL NOTES:**
- Subject property is zoned: NT-5FLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 2.03 Ac. The total area of buildable lots is: 43.90 Ac.
  - The total number of lots included in this submission is: 8
  - The total number of buildable lots is: 158
  - Improvement to property: Single Family Detached
  - The maximum lot coverage permitted is: 30%
  - Department of Planning and Zoning reference file numbers are: F-94-103, F-94-01, F-94-108, FDP Phase 200 Part II
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 34-356-D
  - 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 Muegge & Assoc., Inc.
  - 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.: 2337001 & 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 details: R-6.01, R-6.03 & R-6.05
  - In accordance with FDP Phase 200 Part II 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 is provided per: F-94-108

**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 # 34-356-D

**SHEET INDEX**

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 of 2
SEDIMENT EROSION CONTROL PLAN	2 of 2

**OWNER/DEVELOPER**

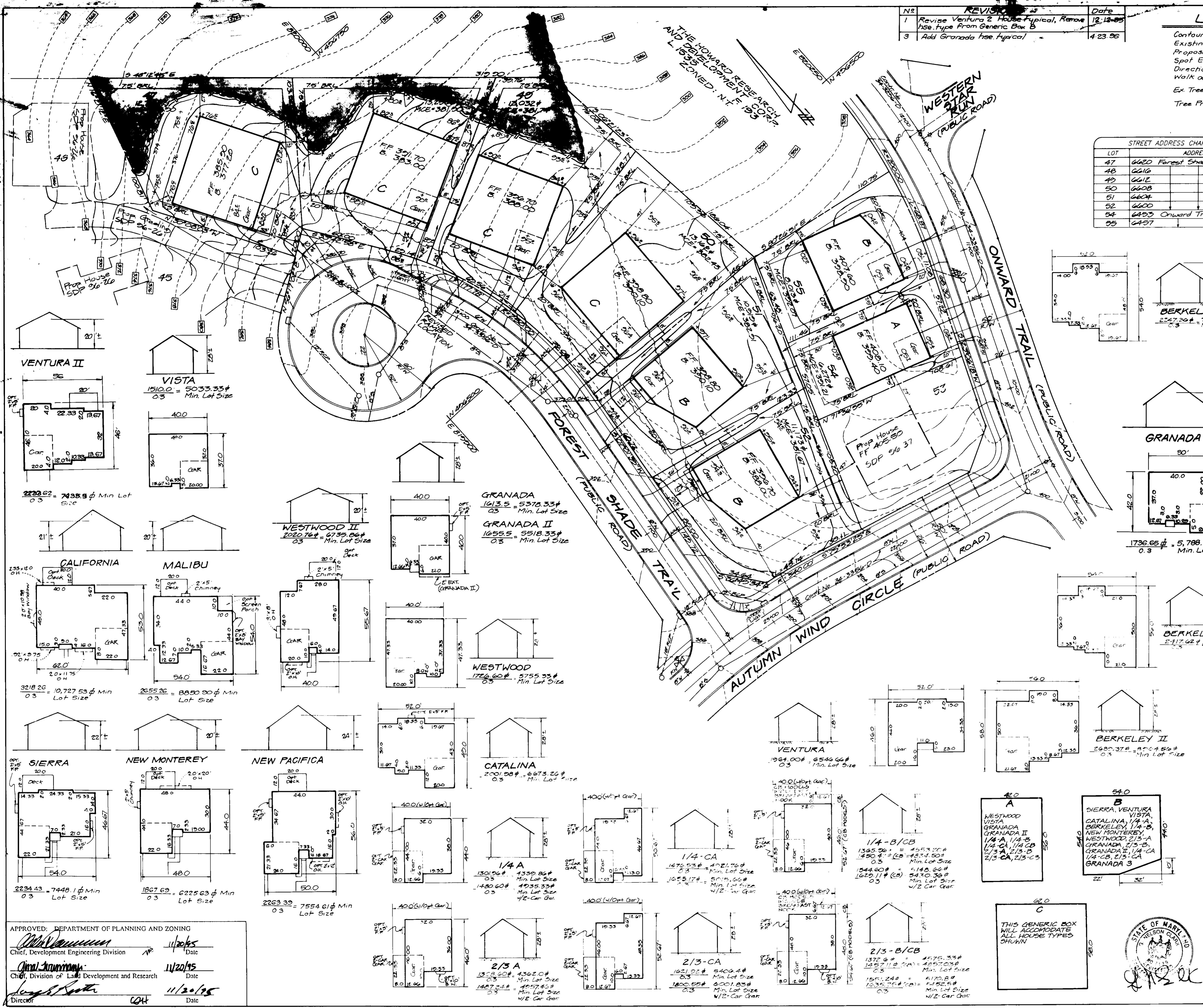
HOWARD RESEARCH AND DEVELOPMENT CORP  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	2/4	47-52, 54, 55
PLAT NO.	BLOCK NO.	ZONE
11/4-93	13	NT-5FLD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
	35	5TH 6051.01
WATER CODE	SEWER CODE	
I-11	6650000	

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

DESIGNED	MJP	SCALE
DRAWN <td>MCR <td>1" = 30'</td> </td>	MCR <td>1" = 30'</td>	1" = 30'
CHECKED <td>yml <td>1 OF 2</td> </td>	yml <td>1 OF 2</td>	1 OF 2
DATE <td>11-9-95 <td>JOB NO.</td> </td>	11-9-95 <td>JOB NO.</td>	JOB NO.
		95-150
		FILE NO.
		95-150X

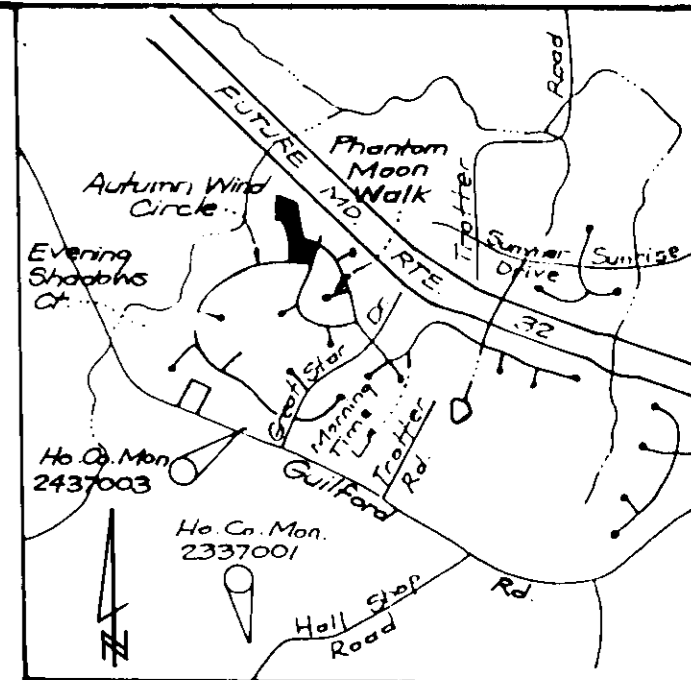
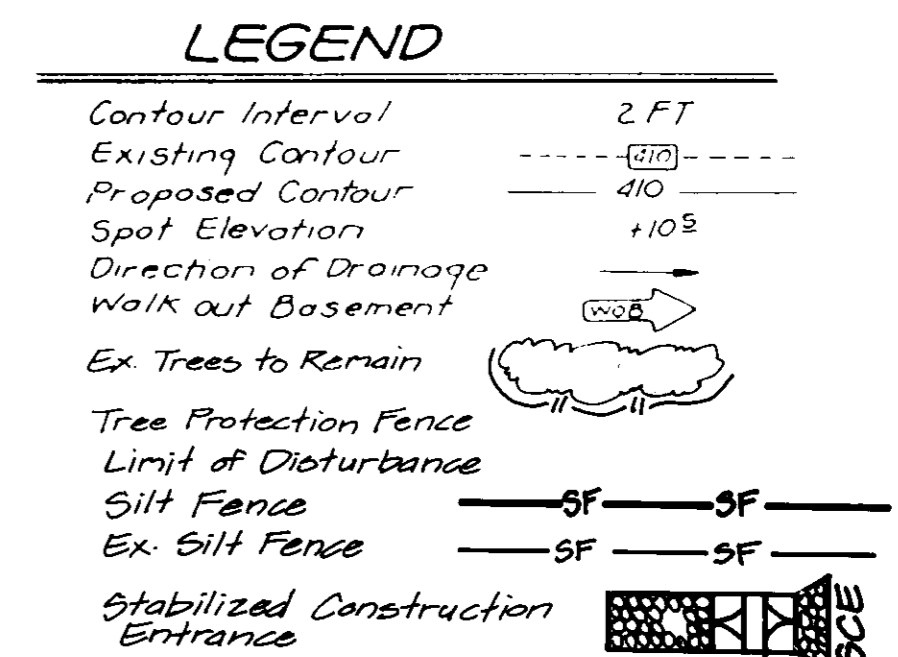
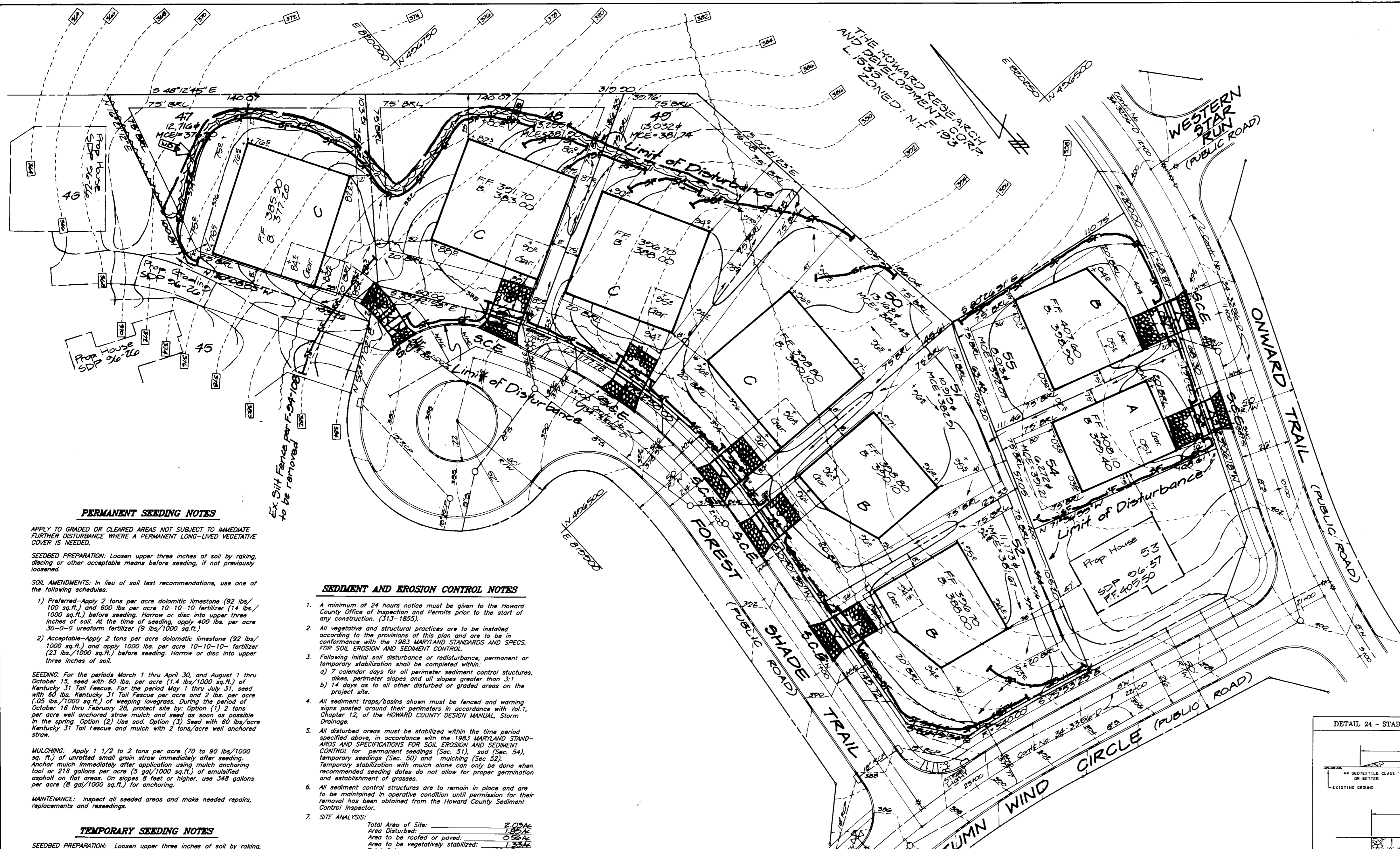
**SDP 96-39**



**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Chief, Development Engineering Division: 11/20/95  
Chief, Division of Land Development and Research: 11/20/95  
Director: 11/20/95





**HOWARD COUNTY MONUMENTS**

N# 2337001 - Elev 496 085, 3/4 Reinforcing Rod, 0.6' Below Surface  
N 491612 385 E 819527 789

N# 2437003 - Elev 477 122, Concrete Mon., 0.25' Below Surface  
N 494285 231 E 820385 343

**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, 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) 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.)
- 2) 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 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 6 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 reseeding.

**TEMPORARY SEEDING NOTES**

SEEDBED 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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 1 1/2 bushels 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.

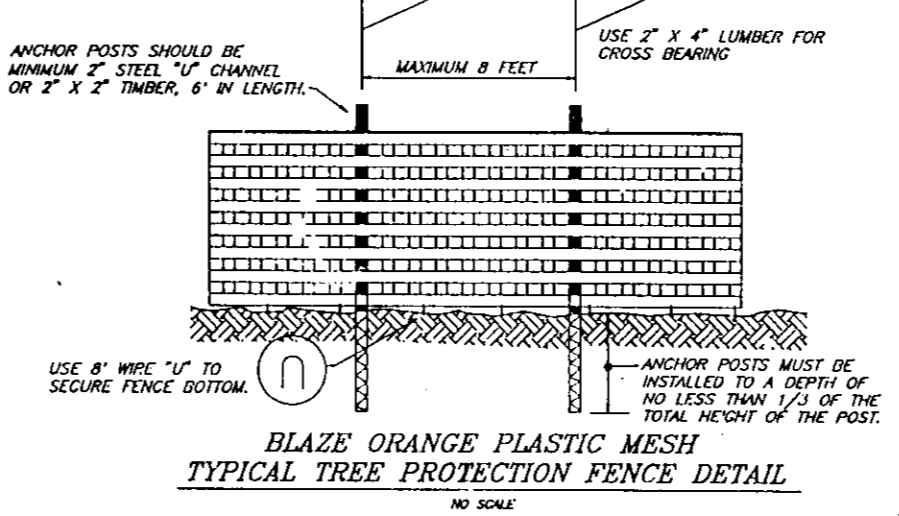
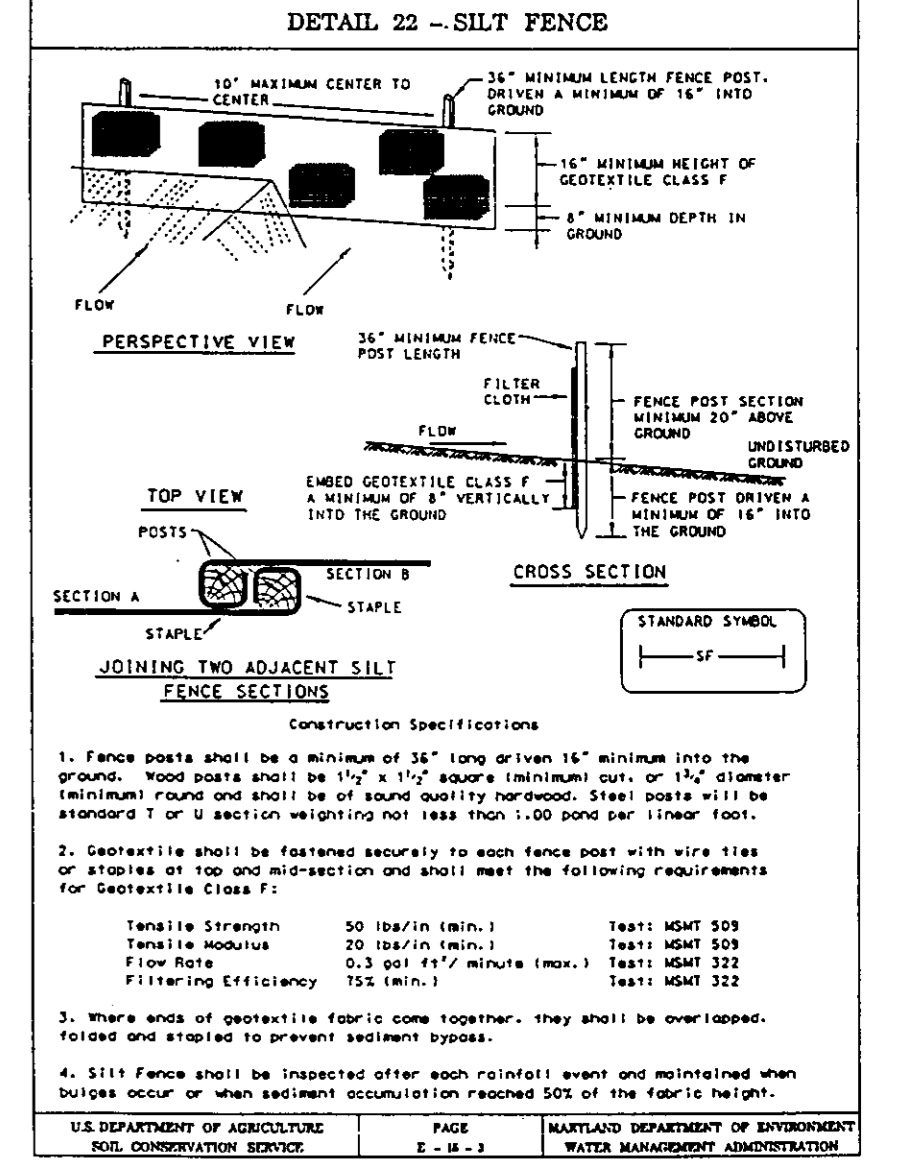
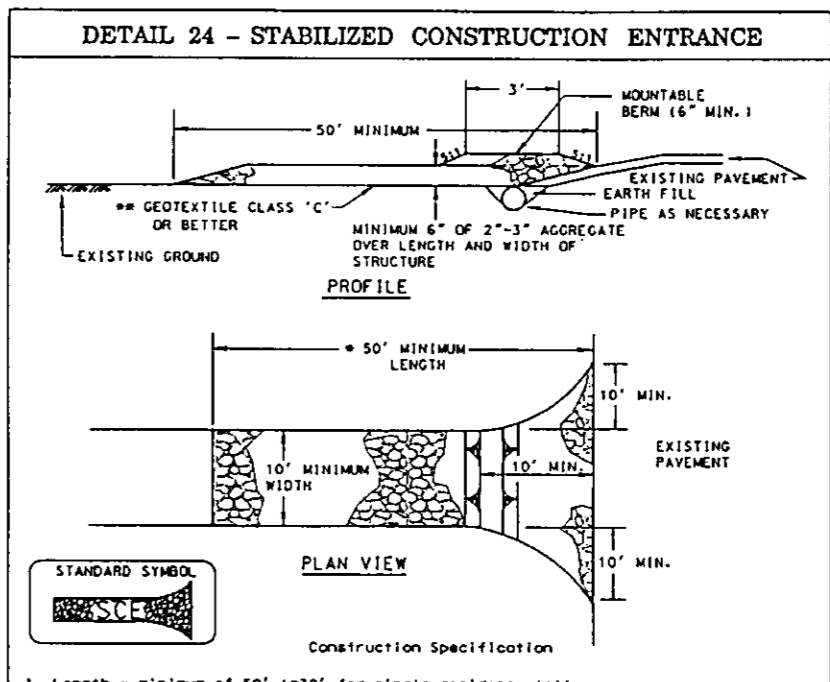
MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, 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**

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 re-disturbance, 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 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 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.
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: 2.03 AC
  - Area Disturbed: 0.53 AC
  - Area to be roofed or paved: 0.53 AC
  - Area to be vegetatively stabilized: 0.53 AC
  - Total Cut: 751,200 cu. yd.
  - Total Fill: 1109,200 cu. yd.
  - Offsite Wash/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. The total amount of silt fence = 1400 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 sediment control number at the time of construction.



**OWNER/DEVELOPER**

HOWARD RESEARCH AND DEVELOPMENT CORP  
10275 Little Potomac Parkway  
Columbia, Maryland 21044

SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	2/4	LOTS/PARCELS	47-52, 54, 55
PLAT NO.	11-2-96 thru 11-4-93	BLOCK NO.	13	ZONE	5TH SFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6051.01
WATER CODE	I-11	SEWER CODE	6650000		

CONSTRUCTION SEQUENCE	NO. OF DAYS
1. Obtain grading permit	7
2. Install tree protection fence	7
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 Slits. 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]* 11/20/95 Date  
Chief, Development Engineering Division

*[Signature]* 11/20/95 Date  
Chief, Division of Land Development and Research

*[Signature]* 11/20/95 Date  
Director

Reviewed for: HOWARD S.C.D.  
and meets Technical Requirements  
*[Signature]* 11/15/95  
Natural Resources Conservation Service

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

*[Signature]* 11/15/95  
John R. Robinson  
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]* 11/21/95 Date  
C. Brian Waschak

**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]* 11-9-95 Date  
G. Nelson Clark



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**SEDIMENT AND EROSION CONTROL PLAN**  
LOTS 47 thru 52, 54, 55

**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 2 AREA 4  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: ALLAN HOMES, INC.  
10260 Old Columbia Rd  
Columbia, MD 21046

DESIGNED: ZAL  
DRAWN: MCR  
CHECKED: [Signature]  
DATE: 11-9-95

SCALE: 1" = 30'  
DRAWING: 2 OF 2  
JOB NO: 95-150  
FILE NO: 95-150

SDP 96-39