

LEGEND

Contour Interval: 2 FT

Existing Contour: 2 FT

Proposed Contour: 4 FT

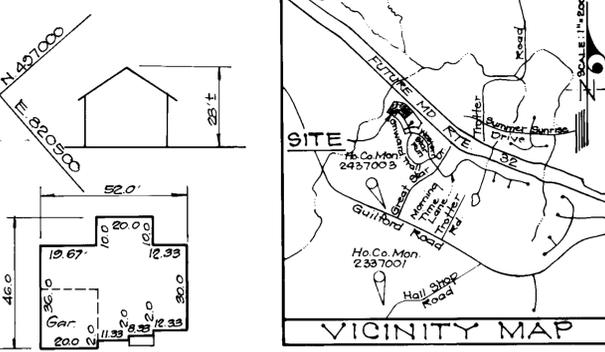
Spot Elevation: +10%

Direction of Drainage:

Walk out Basement:

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
122	Q423 ONWARD TRAIL
130	Q427
131	Q428
132	Q424
133	Q420
134	Q486
135	Q482
136	Q478
137	Q474



MODIFIED SANTA CRUZ

2,229 = 6931 # Min Lot Size incl. 10'x15' Deck not shown

BENCH MARKS

Ho Co Monument #2337001 - Elev +406.059
 N 401412 385 E 810527.780
 3/4" rebar in concrete 0.0 below surface

Ho Co Monument #2437003 - Elev +472.122
 N 424285 231 E 820585 343
 Conc. Monument, 0.25 below surface

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 2.34 Ac.
 - The total number of lots included in this submission is: 6
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: S-01-03, P-05-19, F-05-141, W-18 Cont #34-3300-D, F-02-133
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3300-D, approved Road Construction plans F-05-141, 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 field run by Clark, Finerock and Sackett on 6-13-96.
 - 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 detail R-G03.
 - In accordance with FDP Phase 200-A-2, Part III 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-02-108

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-05-141 and/or approved Water and Sewer Plans Contract #34-3300-D.

OWNER/DEVELOPER

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

SHEET INDEX

DESCRIPTION	SHEET #
SITE DEVELOPMENT PLAN	1 OF 3
BEDIMENT & EROSION CONTROL PLAN	2 & 3 OF 3

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	2/3	122-137
PLAT NO.	BLOCK NO.	ZONE
12122	13	NT
WATER CODE	SEWER CODE	CENSUS TRACT
I 11	Q653000	0655

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/14/96
 Chief, Development Engineering Division

[Signature] 9/25/96
 Chief, Division of Land Development and Research

REVISIONS

No	Description	Date
4	Rev. hse. Ford lot 122, Add hse. typical	4-21-98
3	Rev. hse. Ford lot 131, Add hse. typical	9-18-97
2	Rev. hse. Ford lot 130, Add hse. typical	5-2-97
1	Add Beaumont hse. typical	3-27-97

CLARK • FINEROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-5001 (BALTO) • (301) 621-8100 (WASH)

DESIGNED	SITE DEVELOPMENT PLAN LOTS 122 THRU 137	SCALE
DRAWN		1" = 30'
CHECKED	COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 3 PHASE 3 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING
DATE		1 OF 3
FOR: NANTUCKET ISLAND HOMES 8895 COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045		JOB NO.
		96-112
		FILE NO.
		96-112-X

S.D.P. 96-145

21.0 STANDARDS AND SPECIFICATIONS

FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

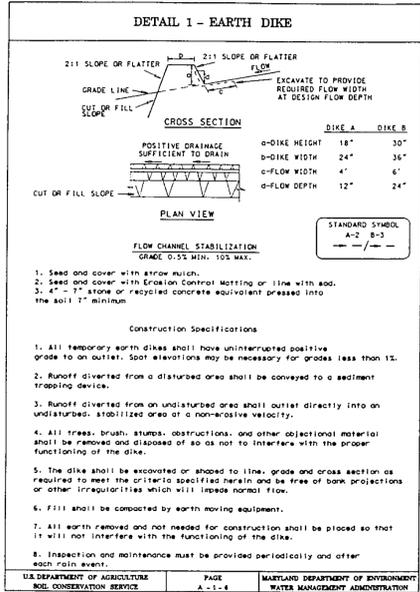
- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

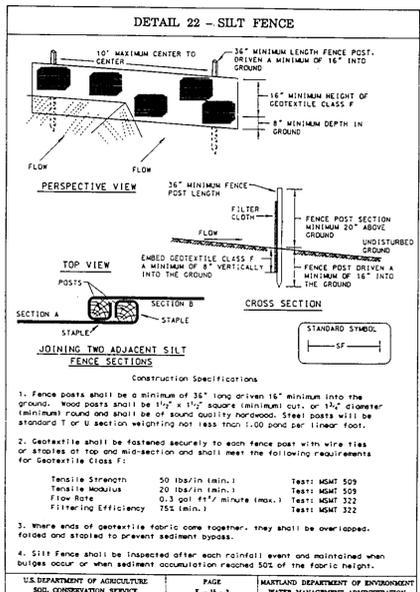
Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutcase, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

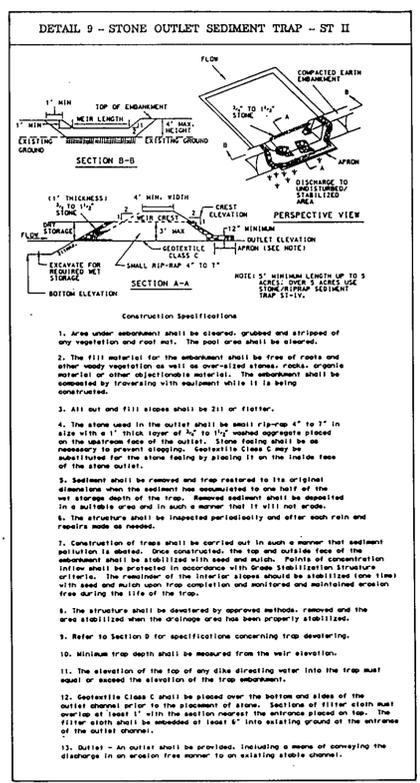
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Side and Sediment Taps and Bases.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained about 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.



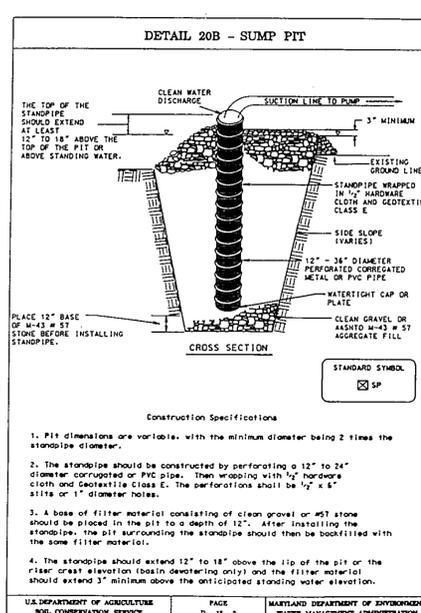
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A-1-4	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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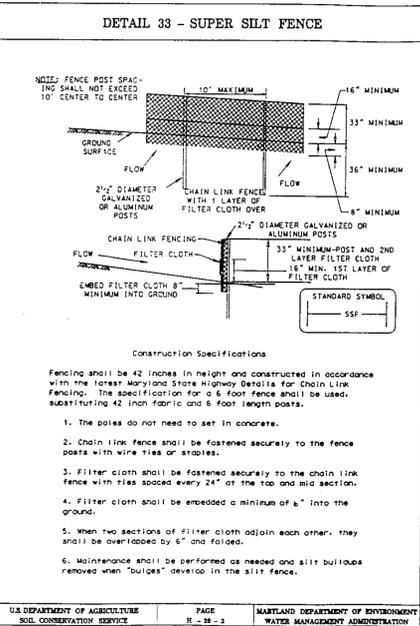
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-8-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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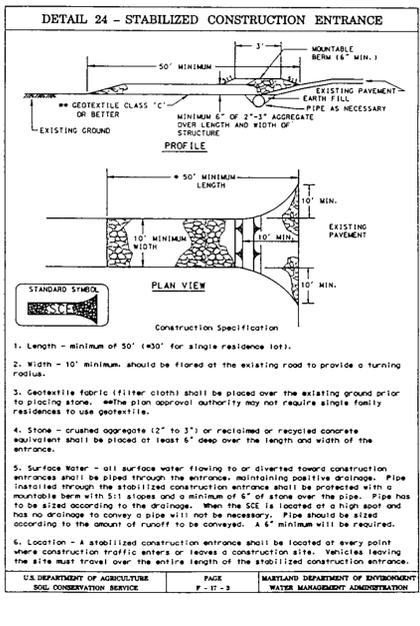
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE D-18-2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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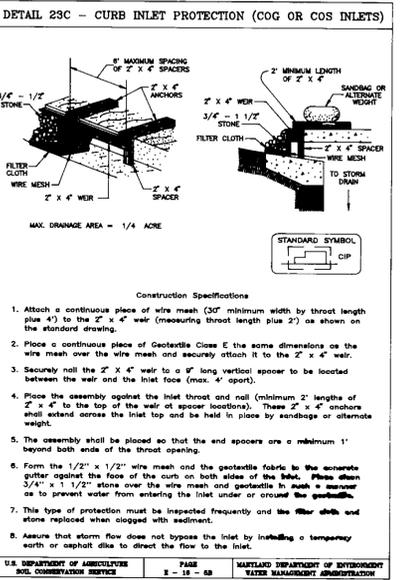
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE D-18-2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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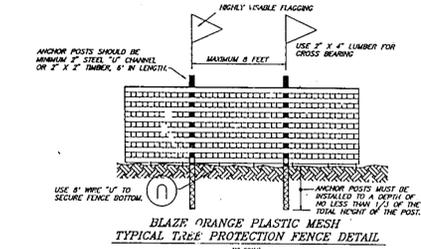
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE R-18-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F-17-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-18-8B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-18-8B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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Reviewed for HOWARD S.C.D. and meets Technical Requirements
 J. A. [Signature] 8/1/96
 Signature Date
 Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. [Signature] 8/8/96
 Approved

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/1/96
 Chief, Development Engineering Division
 [Signature] 8/25/96
 Chief, Division of Land Development and Research
 [Signature] CM

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] 6-13-96
 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
 DATE



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 135 MINSTREL WAY • COLUMBIA MD 21045 • 410-81-7500 BALTO. • 301-621-8100 WASH.
 DESIGNED ZAL
 DRAWN [Signature]
 CHECKED [Signature]
 DATE 7-31-96
 SEDIMENT & EROSION CONTROL PLAN
 LOTS 120 THRU 137
 COLUMBIA
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 3 PHASE 3
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR: NANTUCKET ISLAND HOMES
 8835 COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 SCALE -
 DRAWING 3 of 3
 JOB NO. 08-112
 FILE NO. 96-1129E