

- GENERAL NOTES**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
 - The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1955 at least five (5) working days 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.
 - The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
 - Site area: 0.6875 acres (approved mass grading F-96-89).
 - Traffic control devices, markings, and signing shall be in accordance with the latest edition of the manual on uniform traffic control devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
 - All plan dimensions are to face of curb unless otherwise noted.
 - Existing topography reflects mass grading as shown on F-96-89.
 - Coordinates and bearings are based upon the MD State plan system (NAD 27).
 - Water and sewer shown is public.
 - Stormwater management for this site was approved under Department of Planning & Zoning File No. F-96-89.
 - All existing water and sewer is per Contract 34-3528-D.
 - All existing public storm drain is per F-96-89 (F-97-43) (Plat No. 12421).
 - All curb radii is 5' unless noted otherwise.
 - Utility information taken from approved final construction plans for development.
 - Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
 - Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for 6" water house connection.
 - For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment to the first structure.
 - Use trench bedding class "C" for storm drains.
 - Paved areas indicated are private except as noted.
 - Project background: See Dept. of Planning & Zoning File Numbers: S-93-121, P-95-10, WP-95-32, WP-95-78, WP-95-441, F-96-89 (F-97-43), SDP-96-110 & FOP see Part II.
 - Recording reference: Plat No. 12421.
 - All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
 - All water meters shall be located inside buildings.
 - The limits of public maintenance for waterhouse connections shall be 7' from the back of curb.
 - All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
 - For Gas, Telephone and Electric routing, see plans by others.
 - Fire Lanes to be provided in accordance with the direction of the Fire Marshall or local Fire Department.
 - There is no floodplain on this site as determined by a study performed by Whitman, Requardt and Assoc. and approved under P-95-10 on January 20, 1995.
 - There are no wetlands on this site as determined by Exploration Research, Inc. and approved under P-95-10 on January 20, 1995.
 - The traffic study for this site was prepared by Wells & Associates and was approved under P-95-10 on January 20, 1995.

32. Planning Board Approval for overhang into 30' setback (printed 7/10/97: 2.3' encroachment)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	2290.00	119.40'	59.71'	119.38'	N 44°41'45" W	02°59'14"
2	49.33'	29.06'	14.97'	28.64'	N 20°42'42" E	33°45'10"
3	100.67'	12.11'	6.06'	12.10'	N 34°08'29" E	06°53'37"
4	235.67'	31.92'	15.98'	31.89'	S 43°35'06" W	07°45'33"
5	49.33'	40.93'	21.72'	39.76'	S 63°28'23" W	47°32'07"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 8/8/97
Date

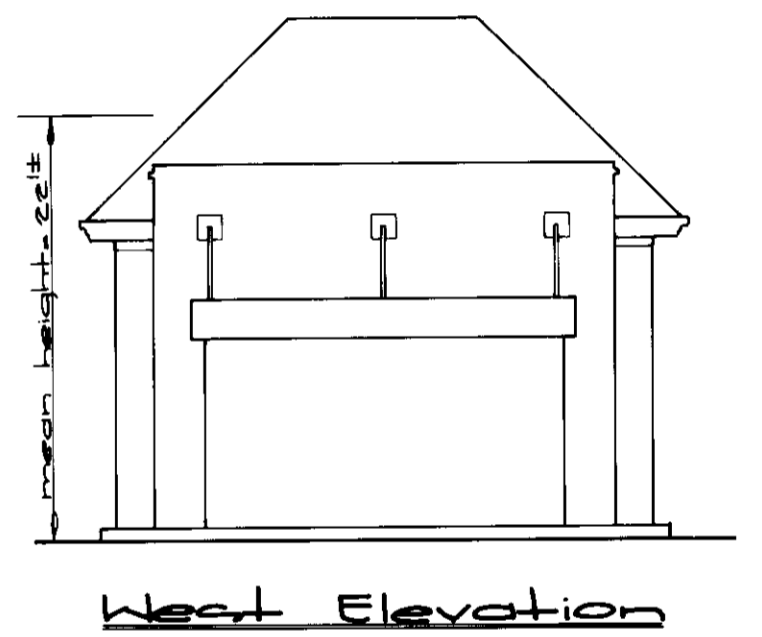
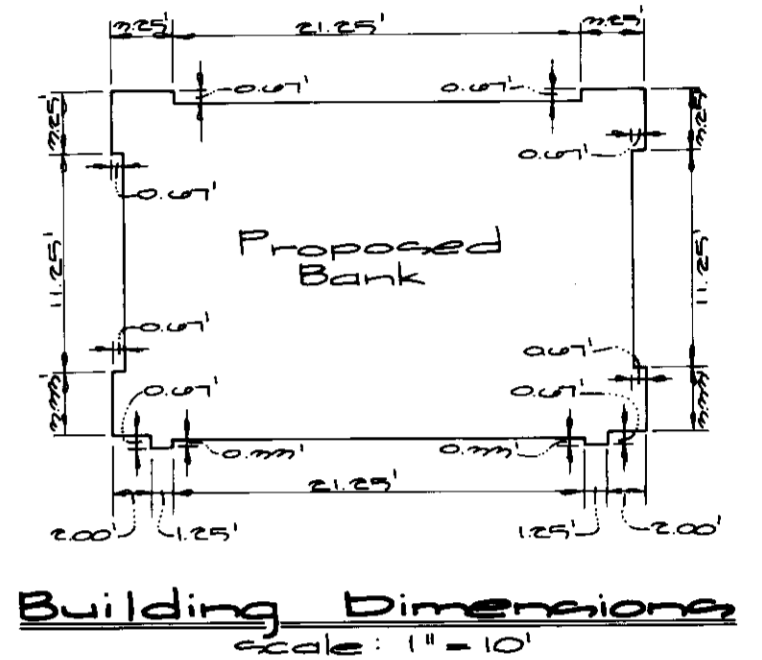
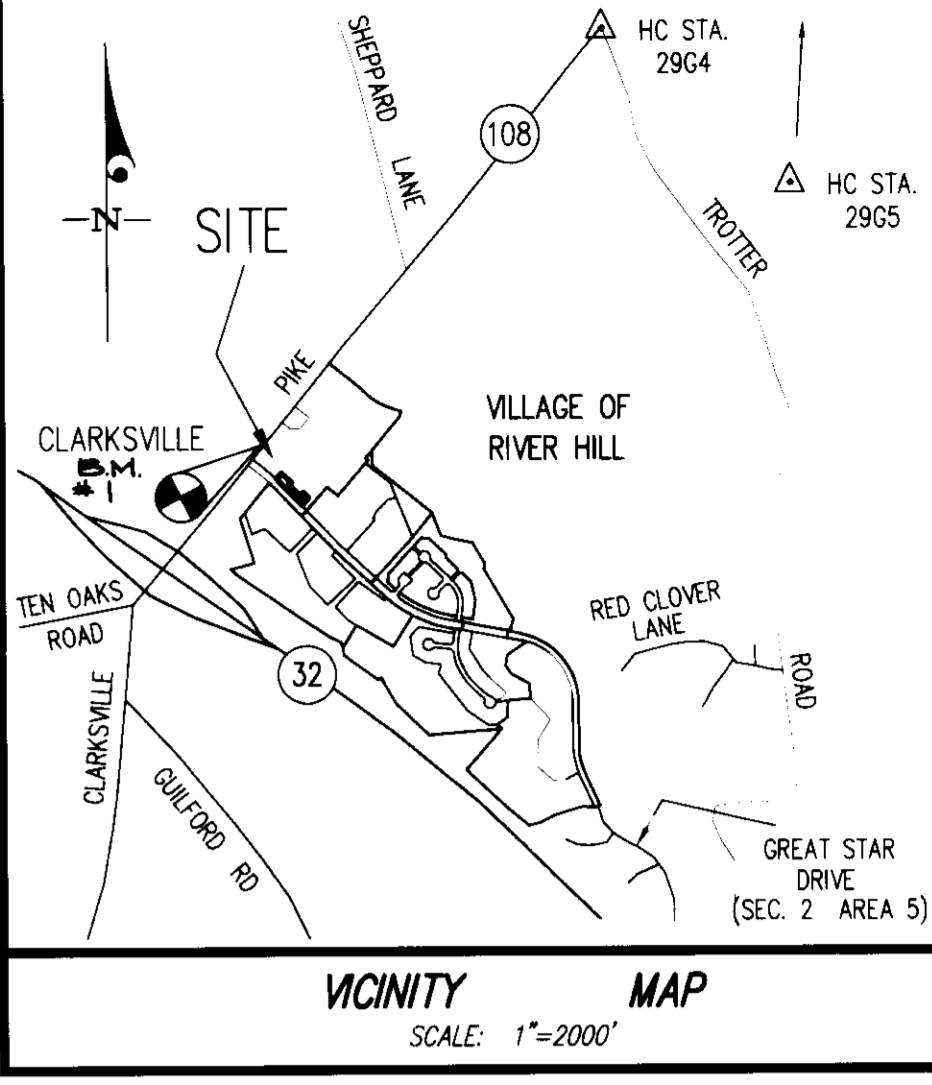
[Signature] 5/8/97
Date

[Signature] 11/62
Date

Legend

	Existing Contour
	Proposed Contour
	Reversed U ^o Curb & Gutter
	Standard U ^o Curb & Gutter
	Existing Spot Elevation
	Proposed Spot Elevation

B.M. #1 Description
Top of Fire Hydrant in Front of Kendall's Hardware near Utility Pole No. 218821 Elev = 466.97



- Sheet Index**
- 1 Site Development Plan
 - 2 Landscape Plan, Utility Profiles & Details
 - 3 Landscaping Notes & Details
 - 4 Sediment Control/Drainage Area Map

- SITE ANALYSIS - PARCEL "K"**
1. AREA OF PARCEL: 29,950 S.F. / 0.6875 AC.
 2. ZONING: NEW TOWN
 3. PROPOSED USE: DRIVE-THRU BANK
 4. GROSS BUILDING AREA: 475 ± SQ.FT.
 5. TOTAL PARKING SPACES REQUIRED: 4 spaces
 6. TOTAL PARKING SPACES PROVIDED: 4 spaces
 7. TOTAL NO. OF HANDICAP SPACES REQUIRED: 1 space
 8. NO. OF HANDICAP VAN SPACES REQUIRED: 1 space
 9. TOTAL NO. OF HANDICAP SPACES PROVIDED: 1 space
 10. NO. OF HANDICAP VAN SPACES PROVIDED: 1 space

Note: Due to Daily Pick-up Trash Enclosure will not be Necessary.

ADDRESS CHART

WATER CODE	SEWER CODE	PARCEL NUMBER	STREET ADDRESS
I 10	00092900	K	0005 Daybreak Circle

SUBDIVISION NAME: VILLAGE OF RIVER HILL
SECTION/AREA: 4/2
PARCEL: K

PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
12421	NEW TOWN	34	6	9	0005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. GPM CHK. DATE REVISION BY APPR.

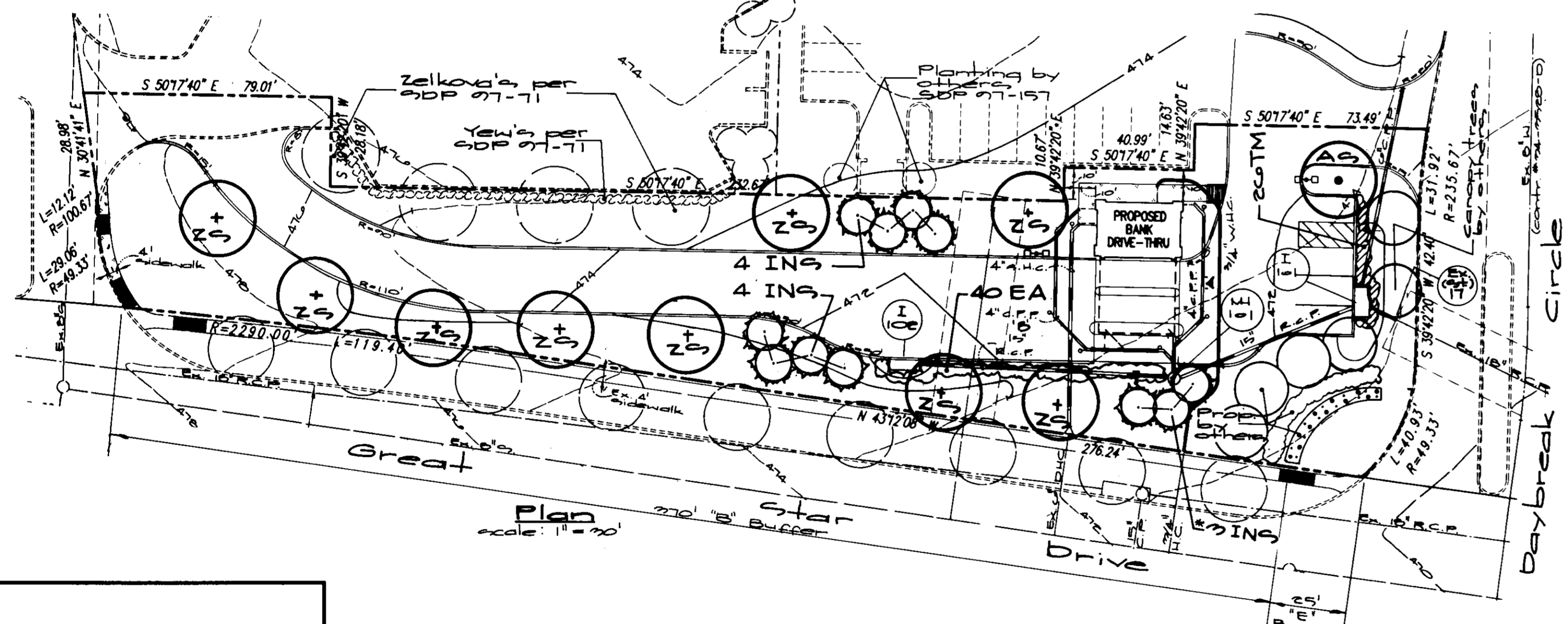
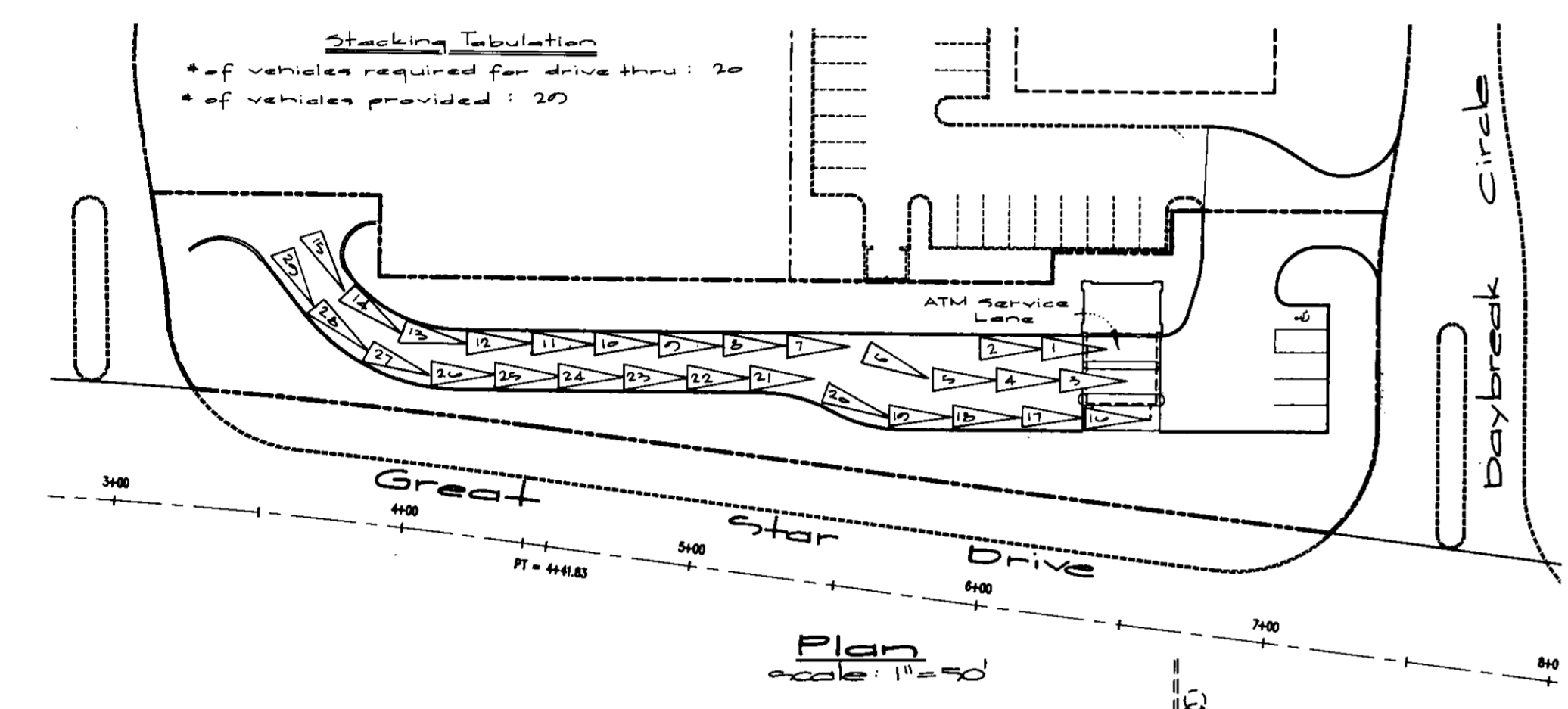
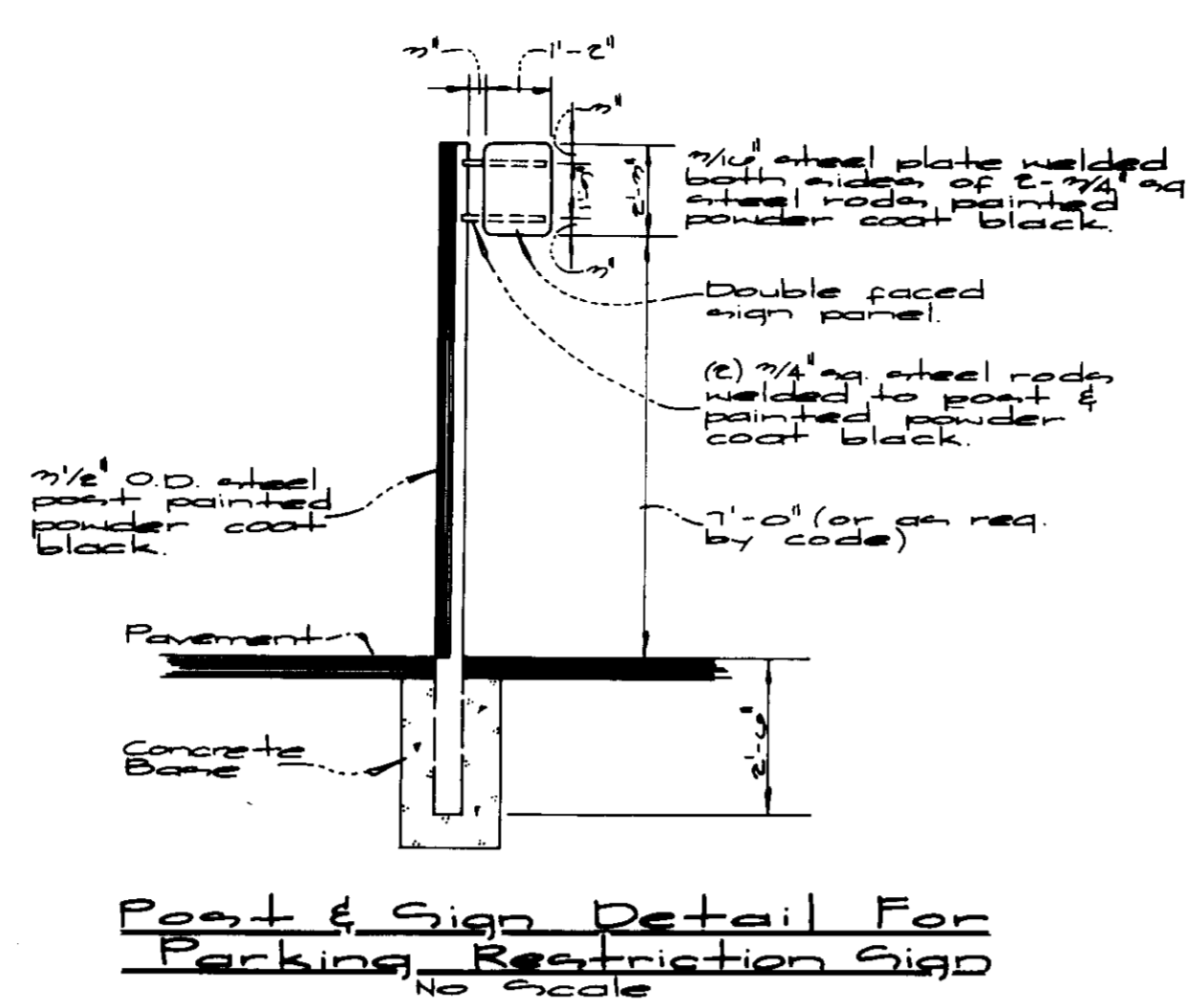
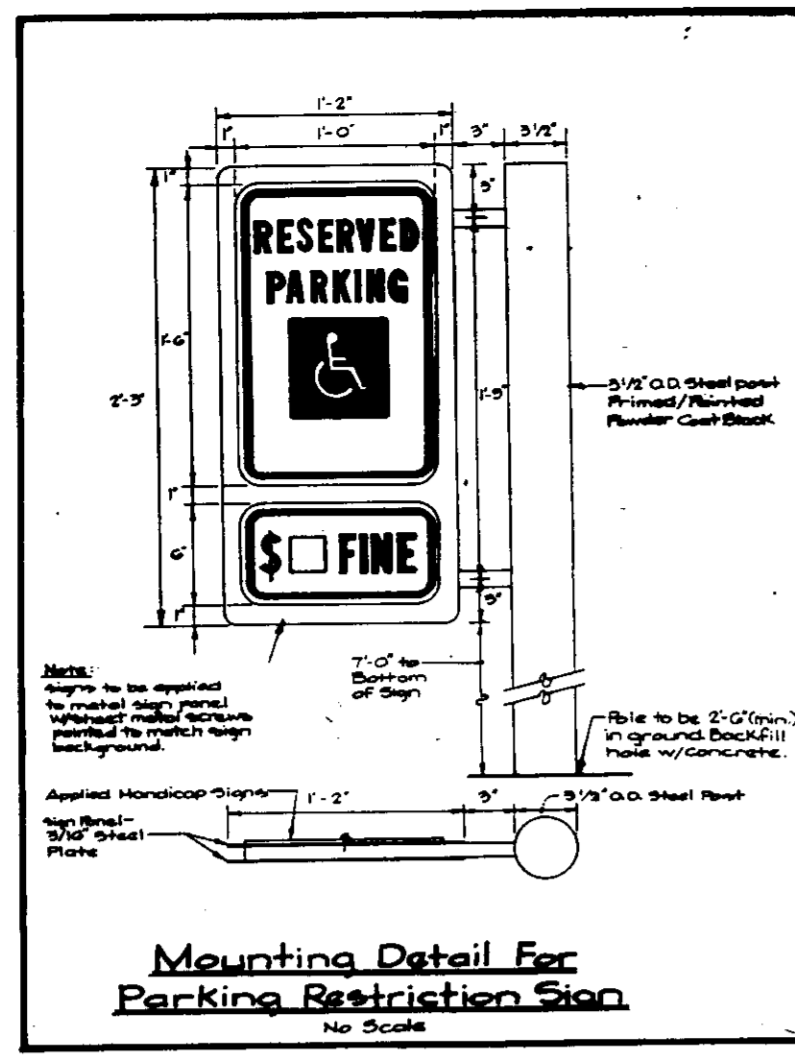
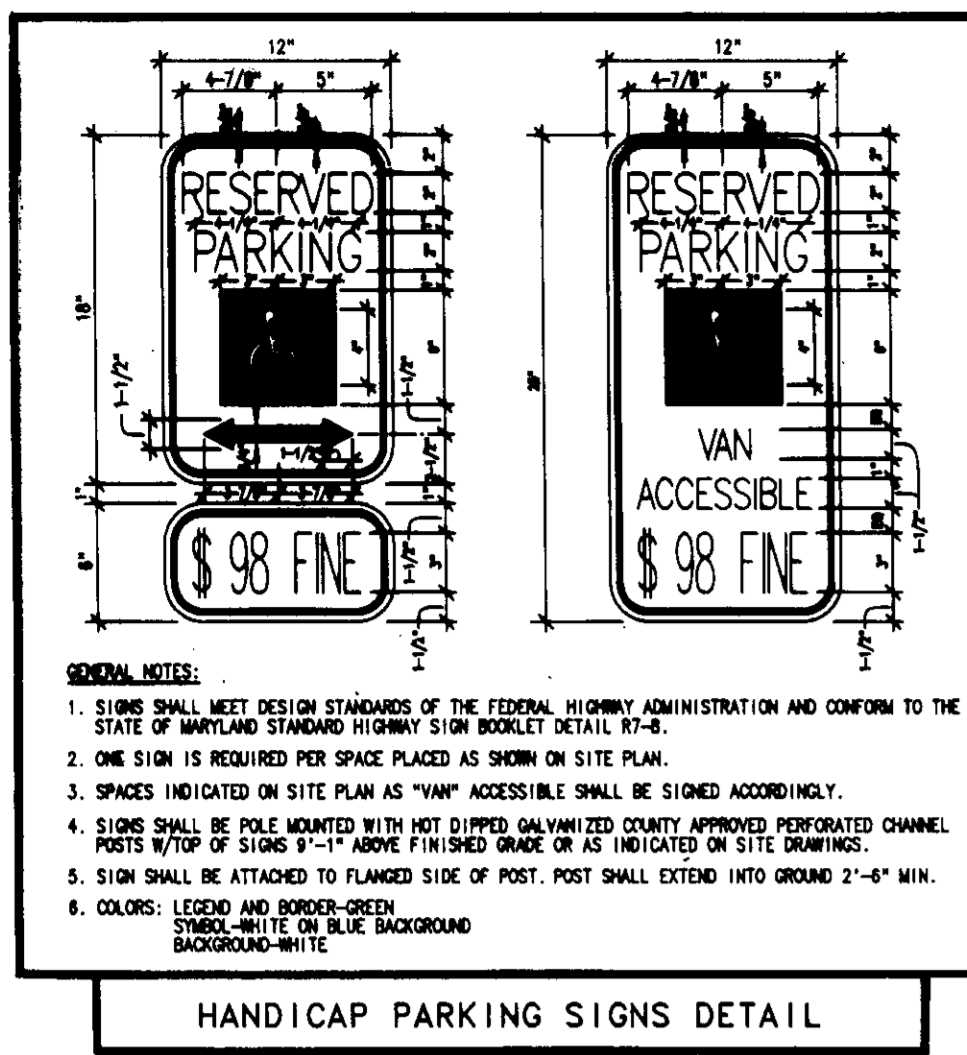
DATE	REVISION	BY	APPR.

OWNER
ROUSE-RIVER HILL VILLAGE CENTER, INC.
10275 LITTLE PATIENT PARKWAY
COLUMBIA, MD - 21044
PHONE: (410) 992-6027
ATTN: GREG KLAR

SITE DEVELOPMENT PLAN
VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PARCEL "K"
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT - COMMERCIAL	97057
DATE	TAX MAP No.	SHEET
June 22, '97	34	1 OF 4

SDP 97-157



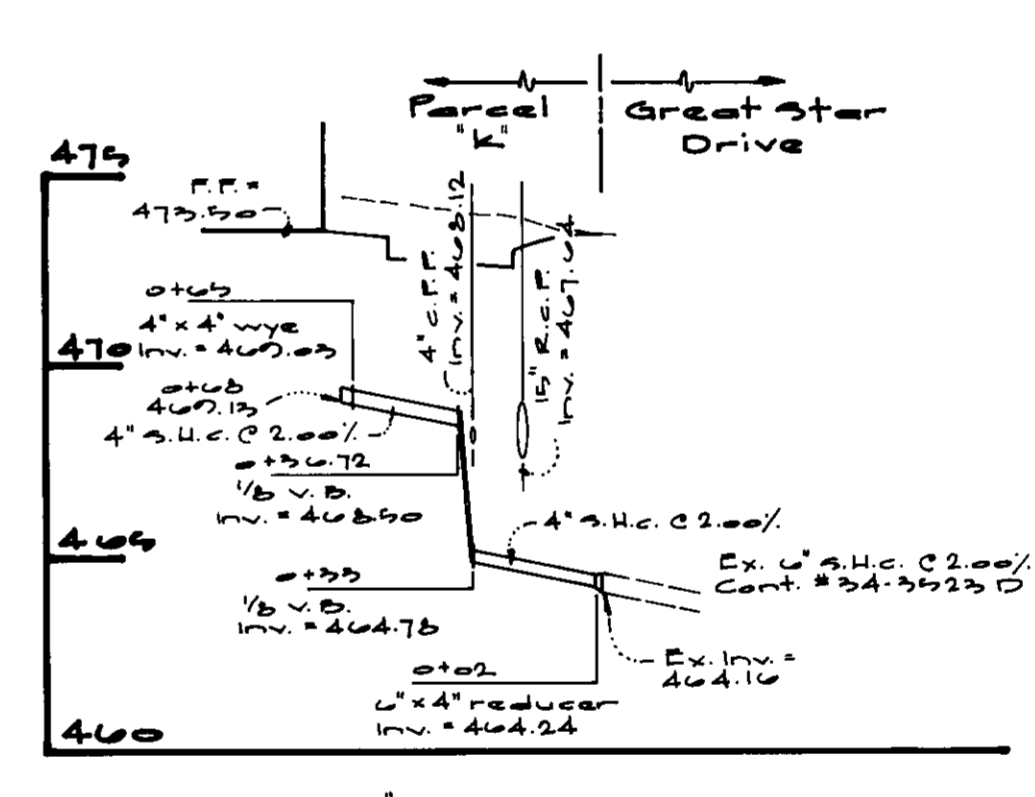
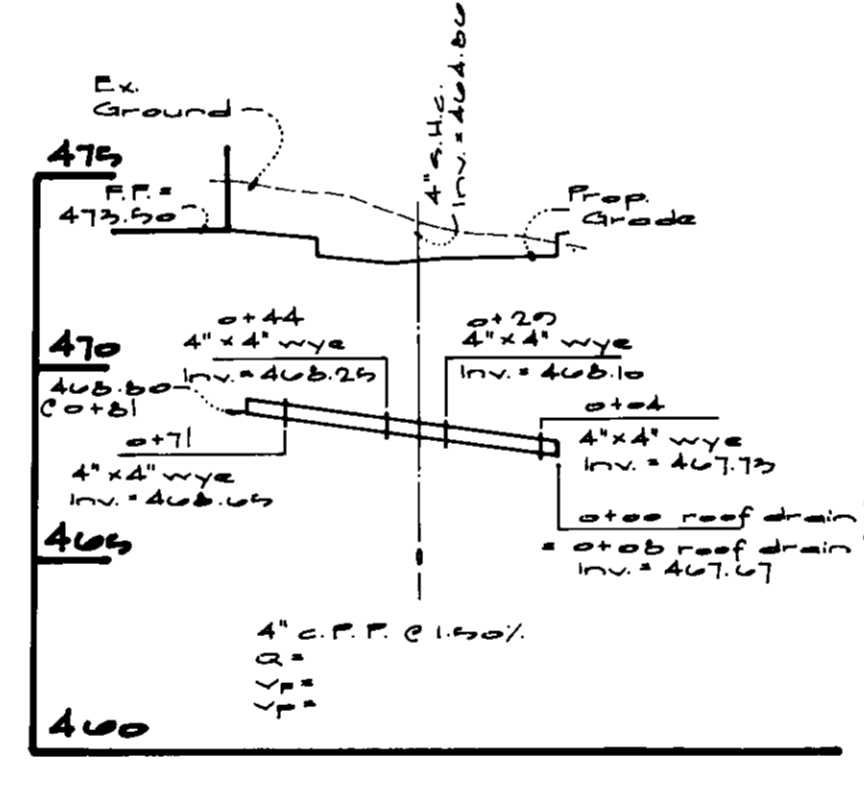
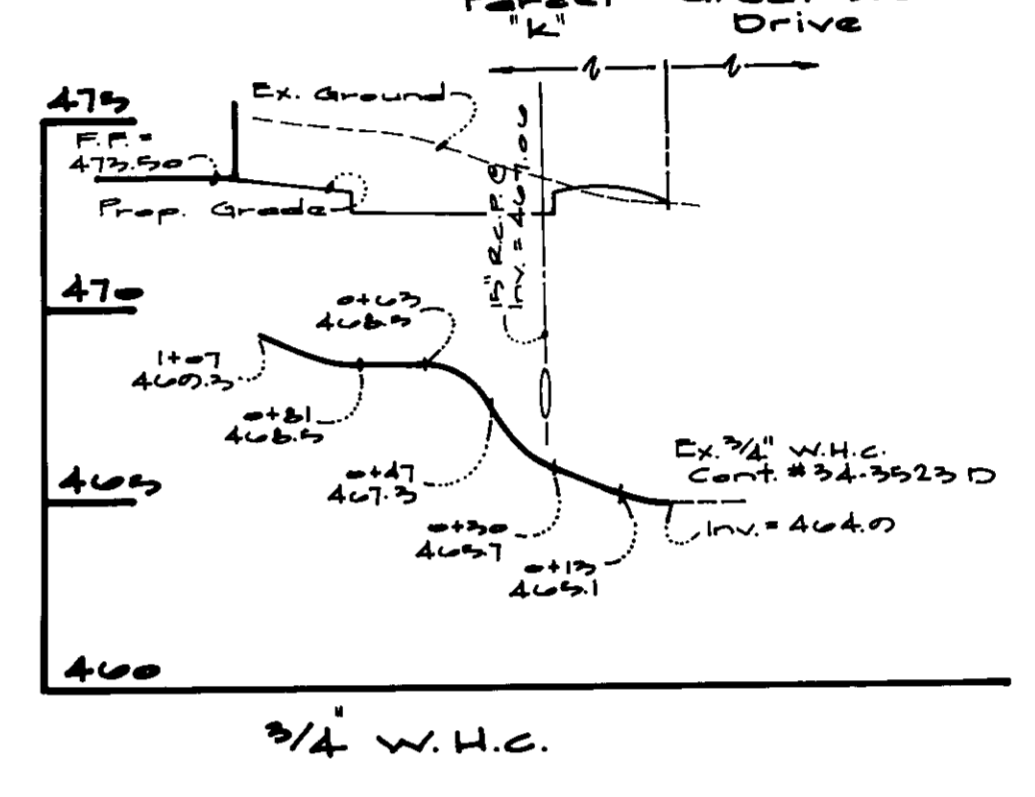
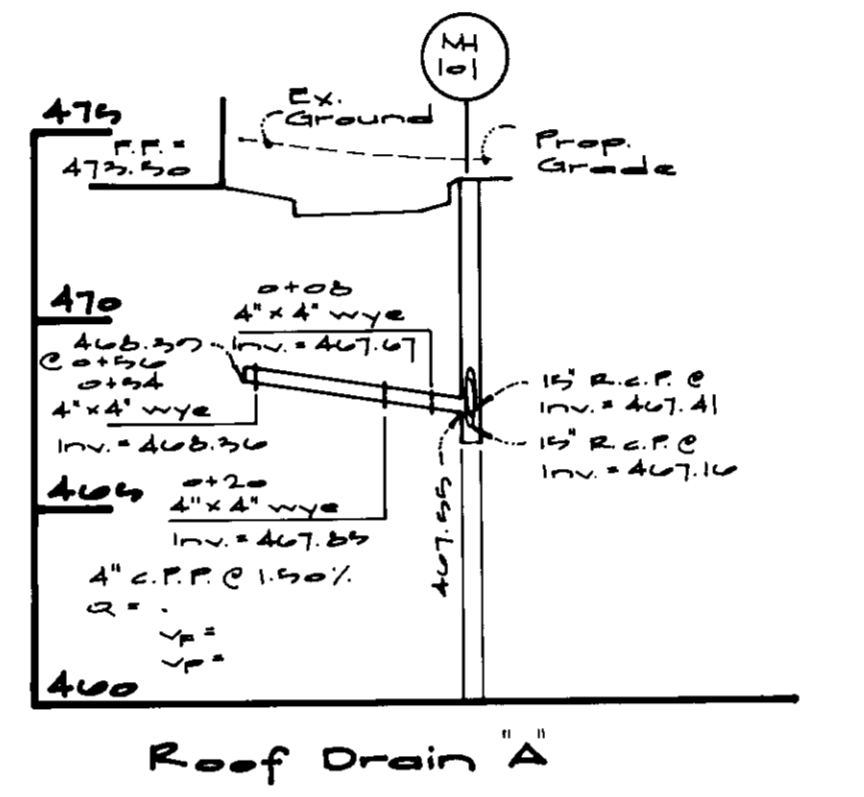
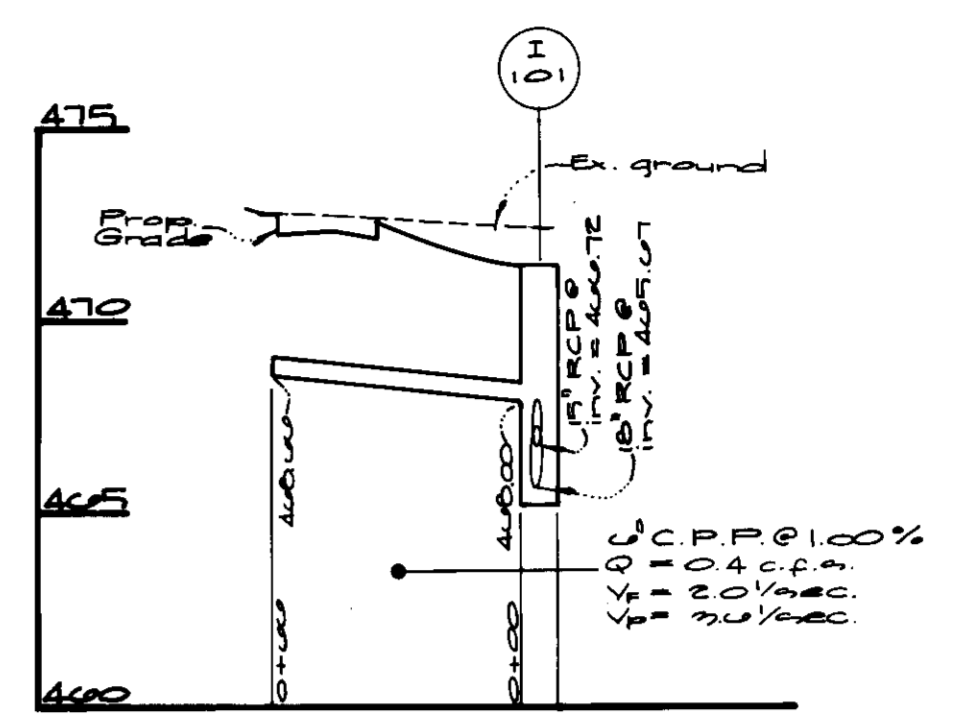
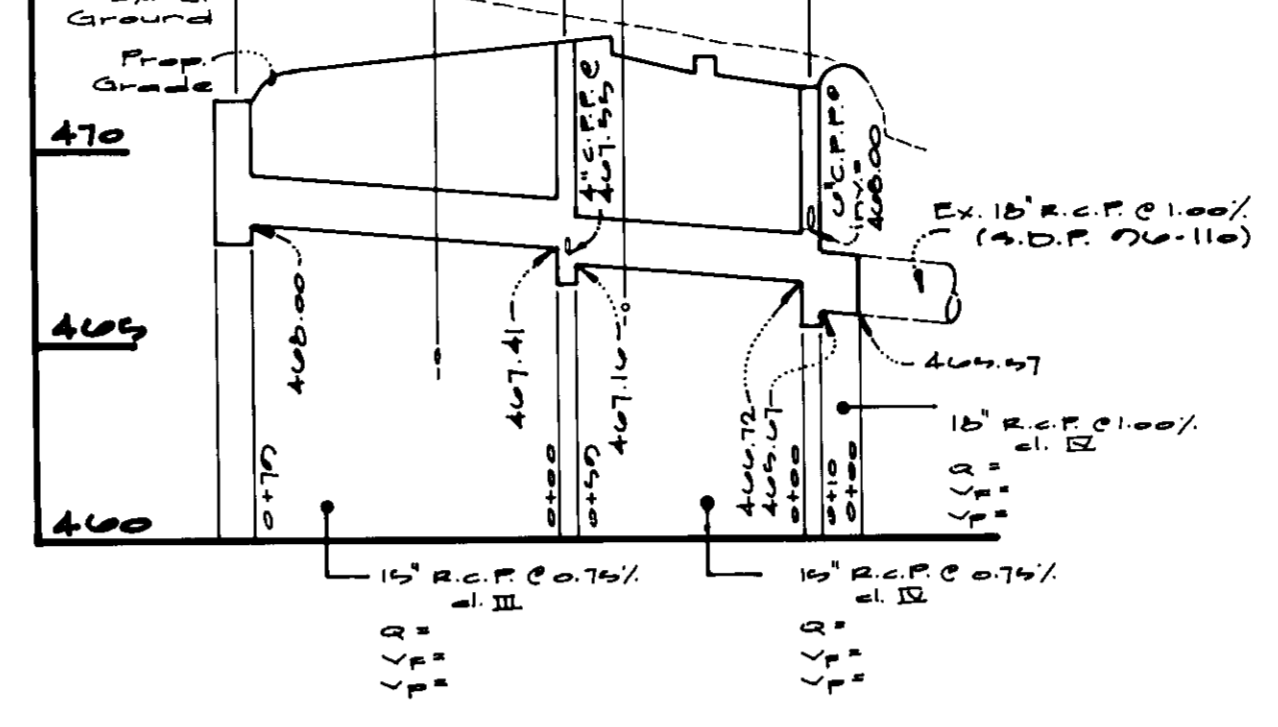
Structure Schedule

No.	Type	Width (inside)		Elevation		Std. Detail	Locations	Remarks
		Upper	Lower	Upper	Lower			
I 101	A-10 Inlet	2'-0"	471.75	471.75	400.00	S.D. 4.02	See Plan	
I 102	A-10 Inlet	2'-0"	471.09	471.09	400.00	S.D. 4.02		
MH 101	Std. Manhole	4'-0"	475.04		407.16	S. 5.01	See Plan	

Pipe Schedule (S.D.)

Size	Type	Length (LTS)
4"	*CPP	137'
15"	RCP, cl. III	75'
15"	RCP, cl. IV	50'
18"	RCP, cl. IV	10'
6"	*CPP	00'

* CPP indicates corrugated plastic pipe. Contractor shall use H-10 by Hancock or H-12 by ABS.



Profiles
scales: 1" = 5' vert
1" = 50' horiz

Plant List

Quant	Symbol	Name	Size	Remarks
2	ZS	Zelkova serrata "Village Green"	2 1/2" - 3" cal. 12-14" ht.	D1B
40	EA	Euonymus Algahe Compacta	#5 cont.	
20	TM	Toxus media "Hickmii"	#5 cont.	
1	AS	Acer Saccharum "Legacy"	2 1/2" - 3" cal. 12-14" ht.	pp#4979
11	INP	Ilex x "Nellie R Stevens"	8"-10" ht.	B2B

* There are 2 Nellie Stevens Holly may be replaced with 2 Ilex alternata "Foasteri"

Exterior Lighting Fixture Schedule

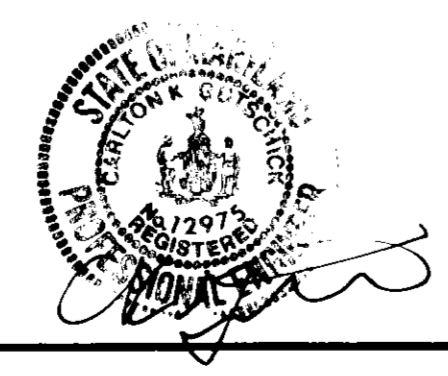
Mark	Fixture Description	Remarks	Volt	Mounting	Lamps Qty.	Lamp Type	Manufacturer	Typical Location
D-0	H.I.D. twin cutoff	type III distribution (note 2)	120	pole base (see plan)	2	400W	Garco	site
D-1	H.I.D. twin cutoff	type III distribution (note 2)	120	pole base (see plan)	1	400W	Garco	site

Exterior Lighting Notes:

- Exterior fixtures directly exposed to weather shall be U.L. wet location listed - all other fixtures below canopies shall be U.L. damp location listed.
- Pole light fixtures shall match existing site lights in style & finish.
- See architectural for pole base detail.

APPROVED: 7/16/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 6/3/97
Chief, Development Engineering Division: [Signature] 7/16/97



GW GUTSCHICK LITTLE & WEBER, P.A.
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TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

Owner: River Hill Village Center, Inc.
10215 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 992-6027
Attn: Greg Klar

Landscaping Plan, Utility Profiles, & Details
VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PARCEL "K"
GUILFORD ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

DES.:	SCALE:	ZONING:	G.L.W. FILE NO.:
k.l.p.	As shown	NT-commercial	97057
CHK.:	DATE:	TAX MAP NO.:	SHEET:
	June 22, '97	34	2 of 4

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

- a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.
- b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').
- c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14'-16' in height.
- d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3 1/2" caliper, 10'-12' in height.
- e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.
- f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-16'	6'-8'	32" diameter
3 1/2" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/2"	16'-18'	8'-10'	40" diameter
4 1/2" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/2"	16'-20'	10'-12'	48" diameter
5 1/2" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

- a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
- b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
- c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.
- d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3 1/2" cal.	32"	64"	28"
3 1/2" - 4" cal.	36"	72"	32"
4" - 4 1/2" cal.	40"	80"	36"
4 1/2" - 5" cal.	44"	88"	40"
5" - 5 1/2" cal.	48"	96"	44"
5 1/2" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

- a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.
- b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.
- c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.
- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

- a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

- b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

- c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

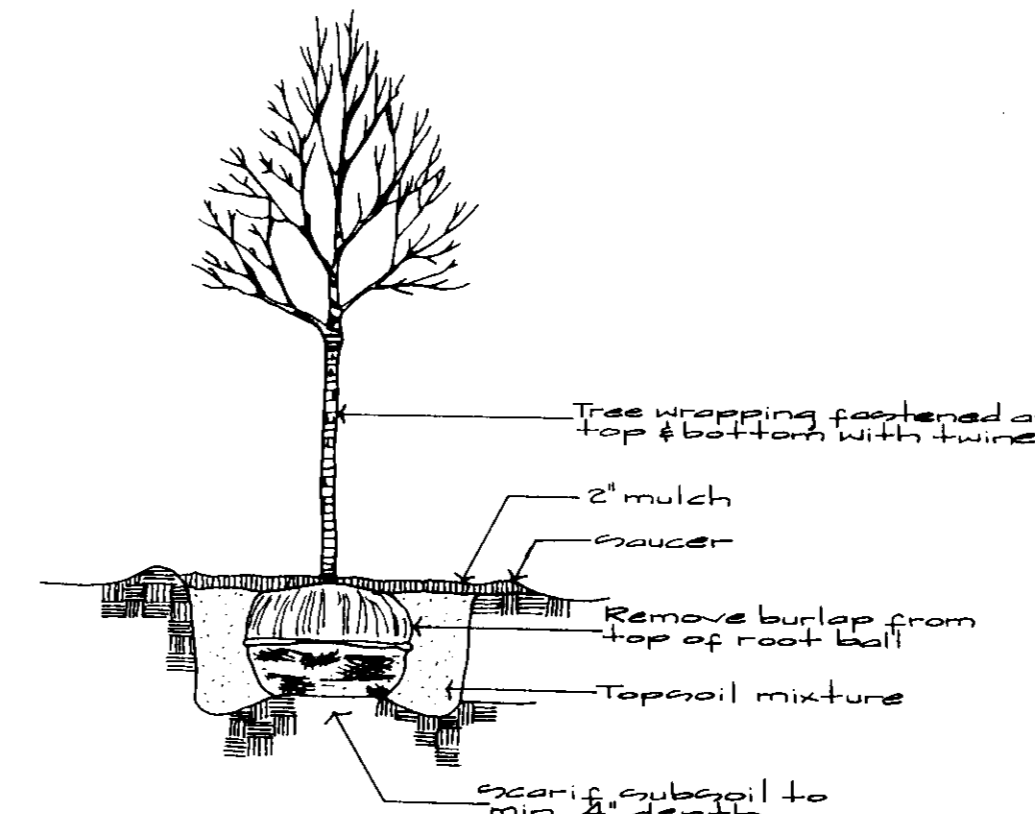
All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

- a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
- b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

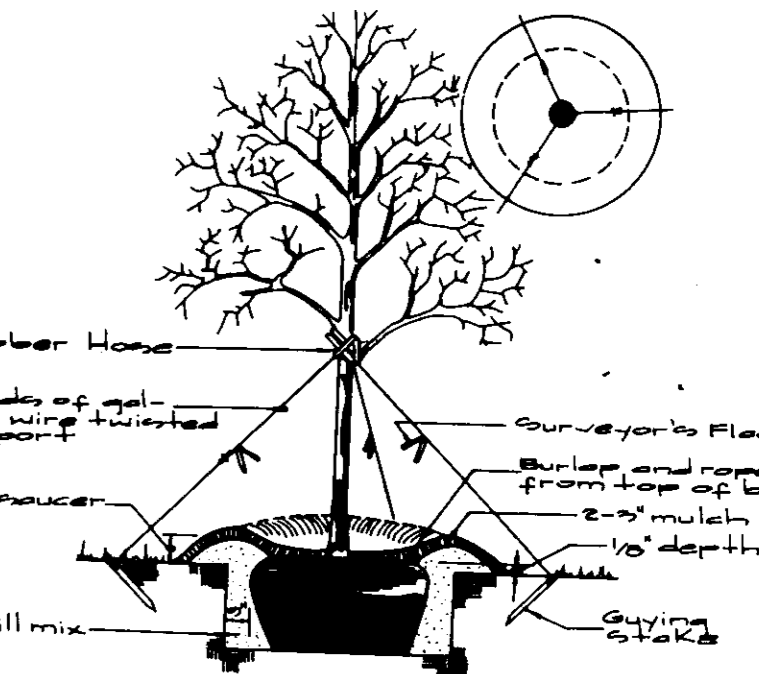
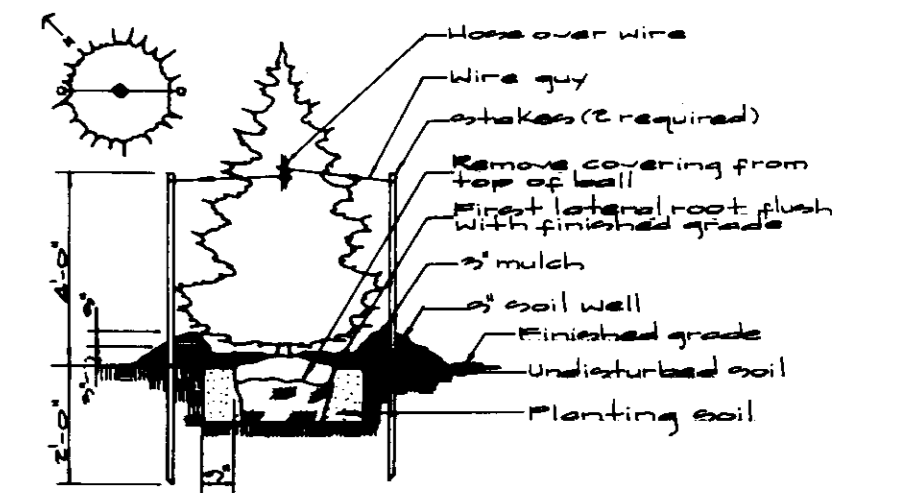
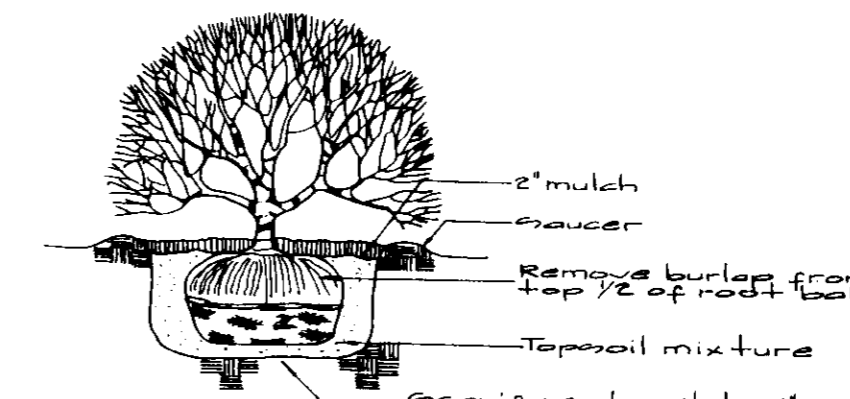
Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" - latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



Typical Deciduous Tree Planting



Typical Tree Guying Detail

Schedule 'A' Perimeter Landscape Edge

Category	Adjacent to Roadway	Adjacent to Perimeter Properties
Landscape Type	B	E
Linear Feet of Roadway Frontage/Perimeter	70'	25'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe Below if Needed)	none	Yes ①
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe Below if Needed)	none	none
Number of Plants Required Shade Trees Evergreen Trees Shrubs	0 0 0	1=0 0=45 0=0
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (E:1 sub.) Shrubs (10:1 sub.) (Describe plant substitution credits below if necessary)	Alt. compl.	N/A

Each 'A' total eqv. shade tree for bonding: 13
① ornamentals and shrubs per SOP 02-110

Schedule 'B' Parking Lot Internal Landscaping

Number of Parking Spaces	4
Number of Trees Required	1 min.
Number of Trees Provided Shade Trees Other Trees (E:1 sub.)	Alternative comp.

Each 'B' total eqv. shade tree for bonding: 1

Notes

- 1. The balance of the U.R.B. required shade trees, are provided by proposed shrubs.
- 2. The Landscaping Plan has been prepared in accordance w/ the alternative compliance provisions of section 16.04 of the Howard County Code & the Landscaping Manual.

3. Landscape schedules 'A' & 'B' are shown for surety purposes only. The Financial Surety for the required landscaping per these schedules is \$1400 and will be paid at the grading contract stage.

Planting Required by HRD: 07 ac. x 20/ac. = 21 shade trees or eqv.

Planting Provided: 24 eqv. shade trees

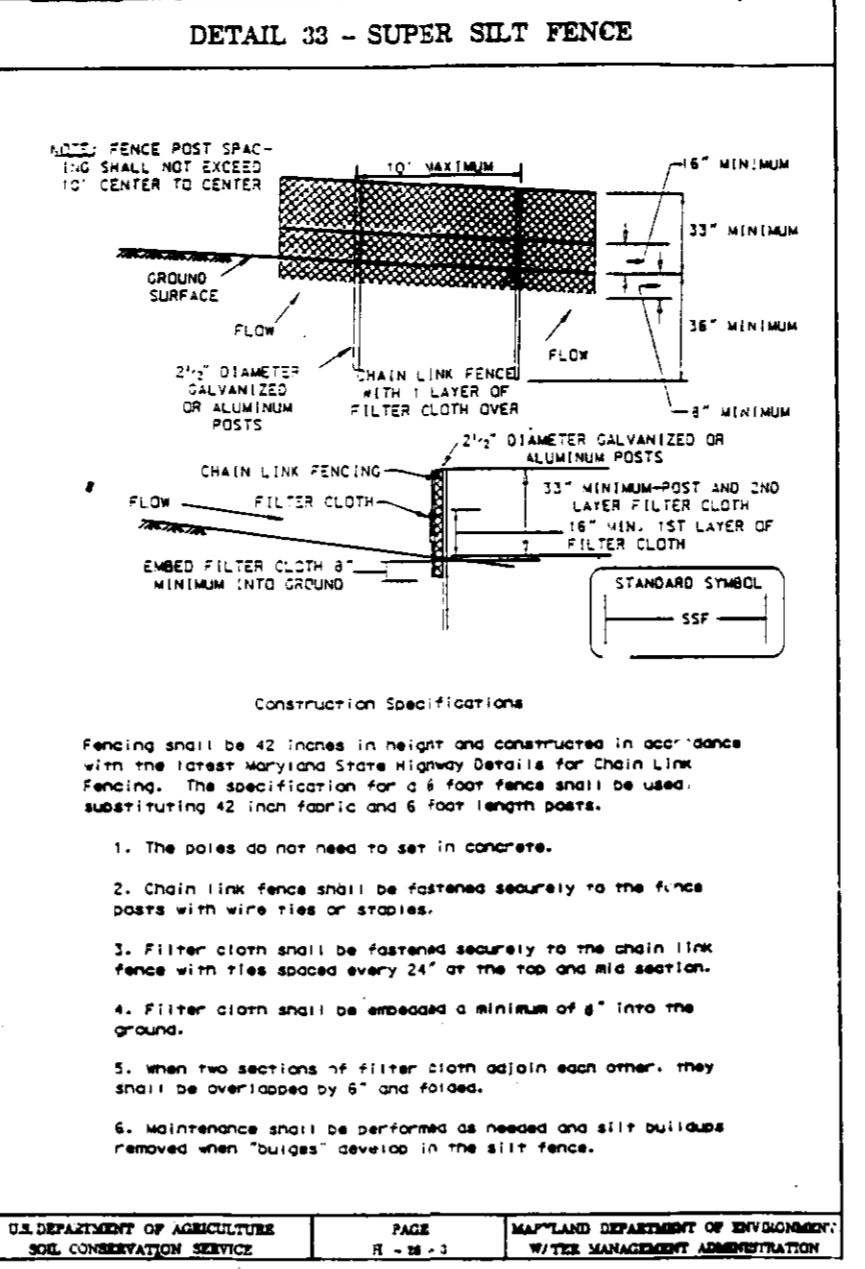
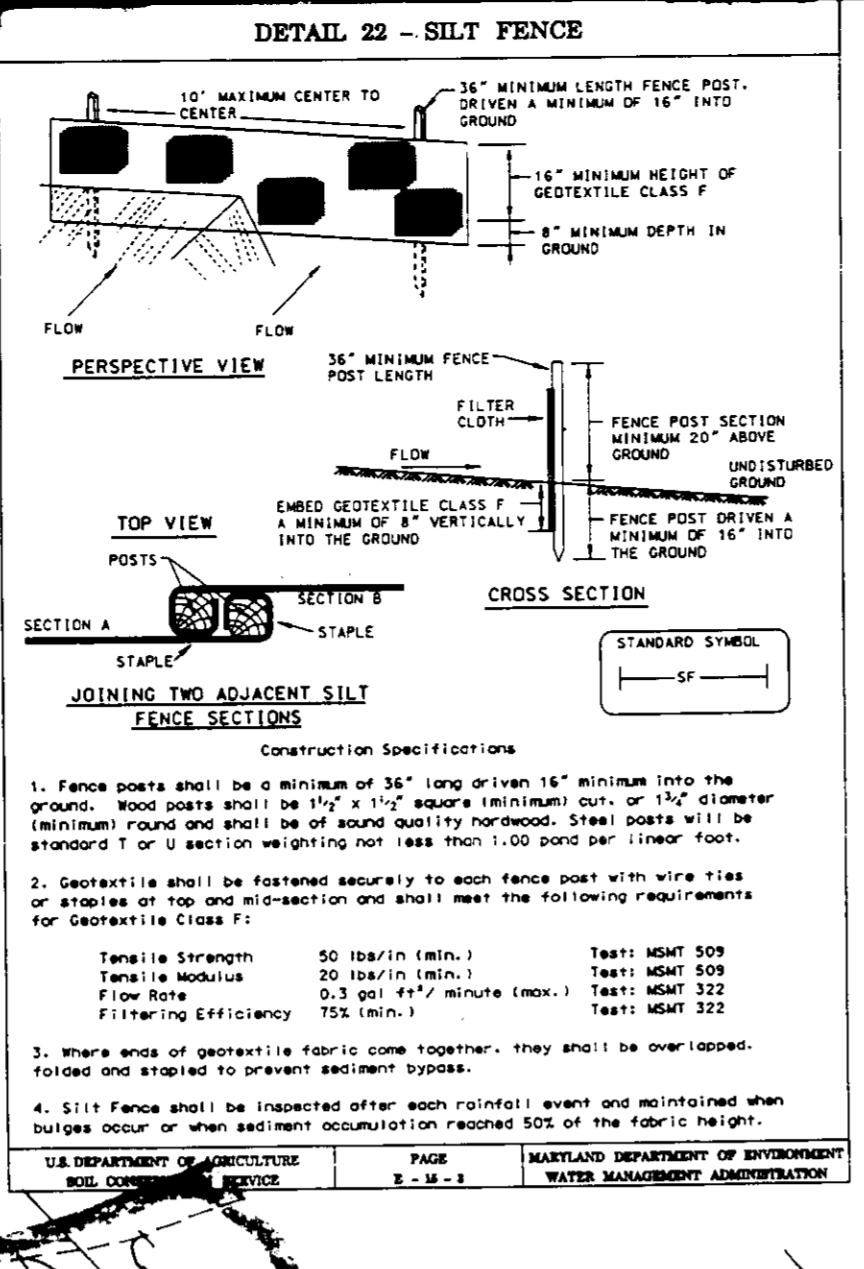
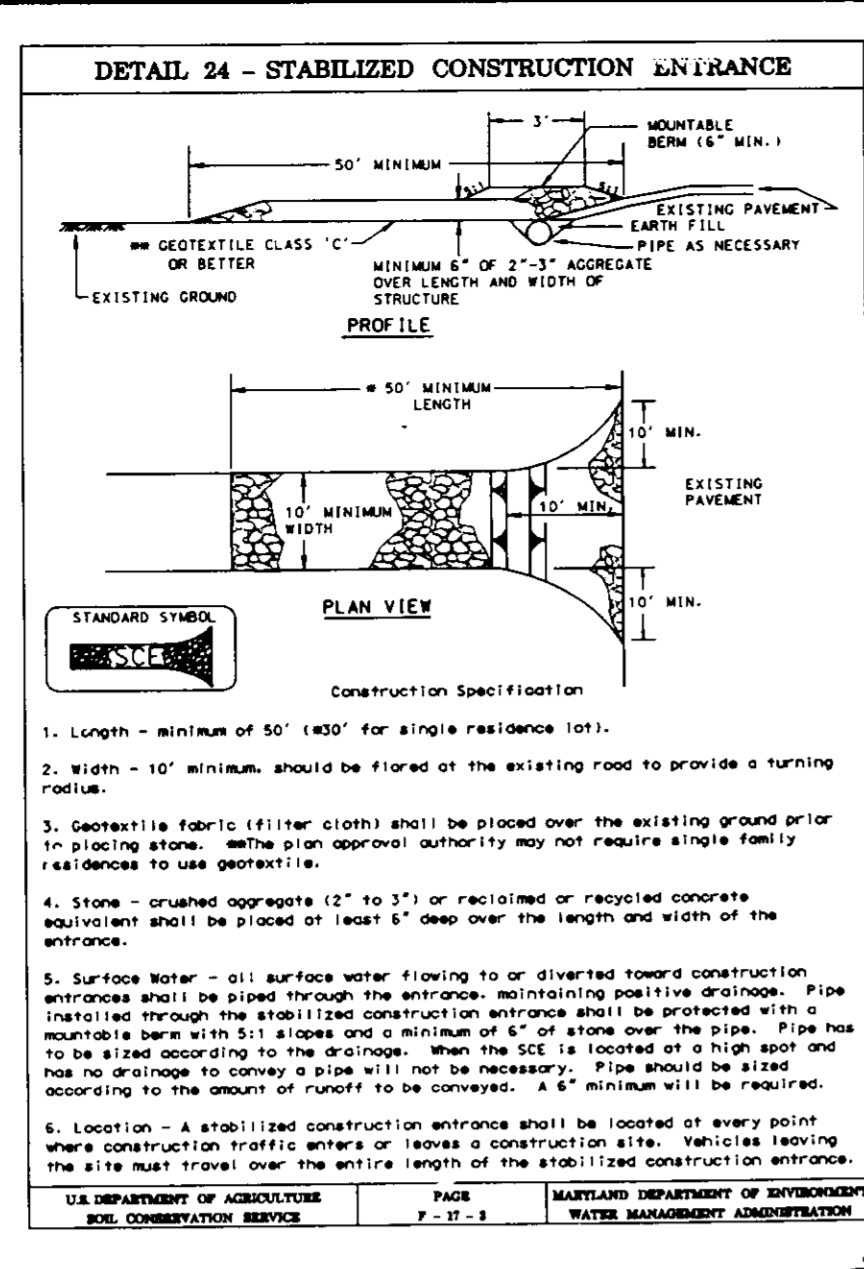
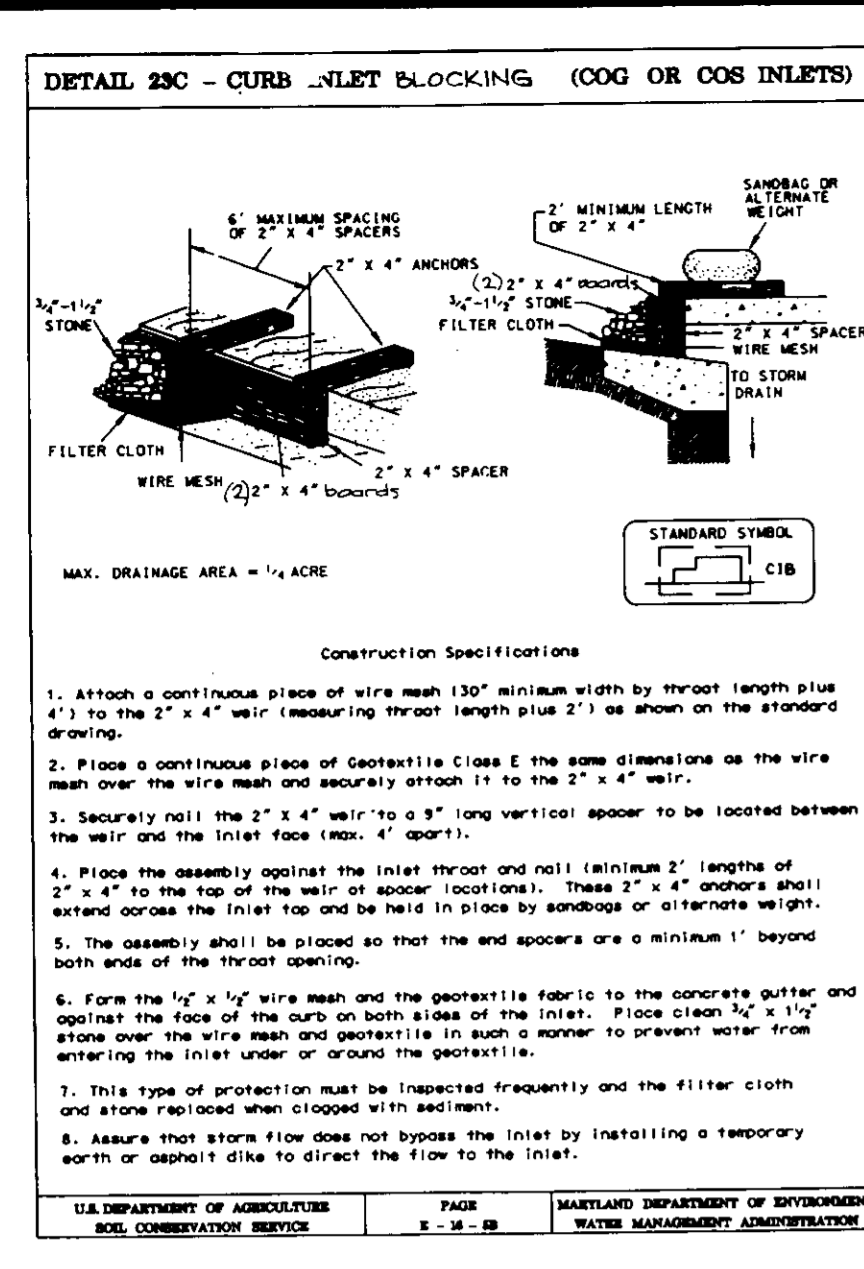
(incl. planting proposed under other specs. to be planted on this parcel)

APPROVED
DATE: 7-16-97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 8/3/97
Chief, Division of Land Development: [Signature] 8/8/97
Chief, Development Engineering Division: [Signature] 8/1/97



GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20886 TELEPHONE (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186	DATE	REVISION	BY	APP'R.	PREPARED FOR: ROUSE-RIVER HILL VILLAGE CENTER, INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044 PHONE: (410) 992-6027 ATTN: GREG KLAR	Landscape Notes and Details VILLAGE OF RIVER HILL SECTION 4 AREA 2 PARCEL "K"	DES.: klp	SCALE: ---	ZONING: NT-commercial	G.L.W. FILE No.: 97057
	DATE	REVISION	BY	APP'R.	GUILFORD ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND	DRN.: klp	DATE: June 22, '97	TAX MAP No.: 74	SHEET: 3 of 4	



SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and 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 perimeter 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching. (See G.) Temporary stabilization, with mulch alone, shall 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.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded 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/1000 square feet) 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 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 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 (.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 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 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, replacements and reseedings.

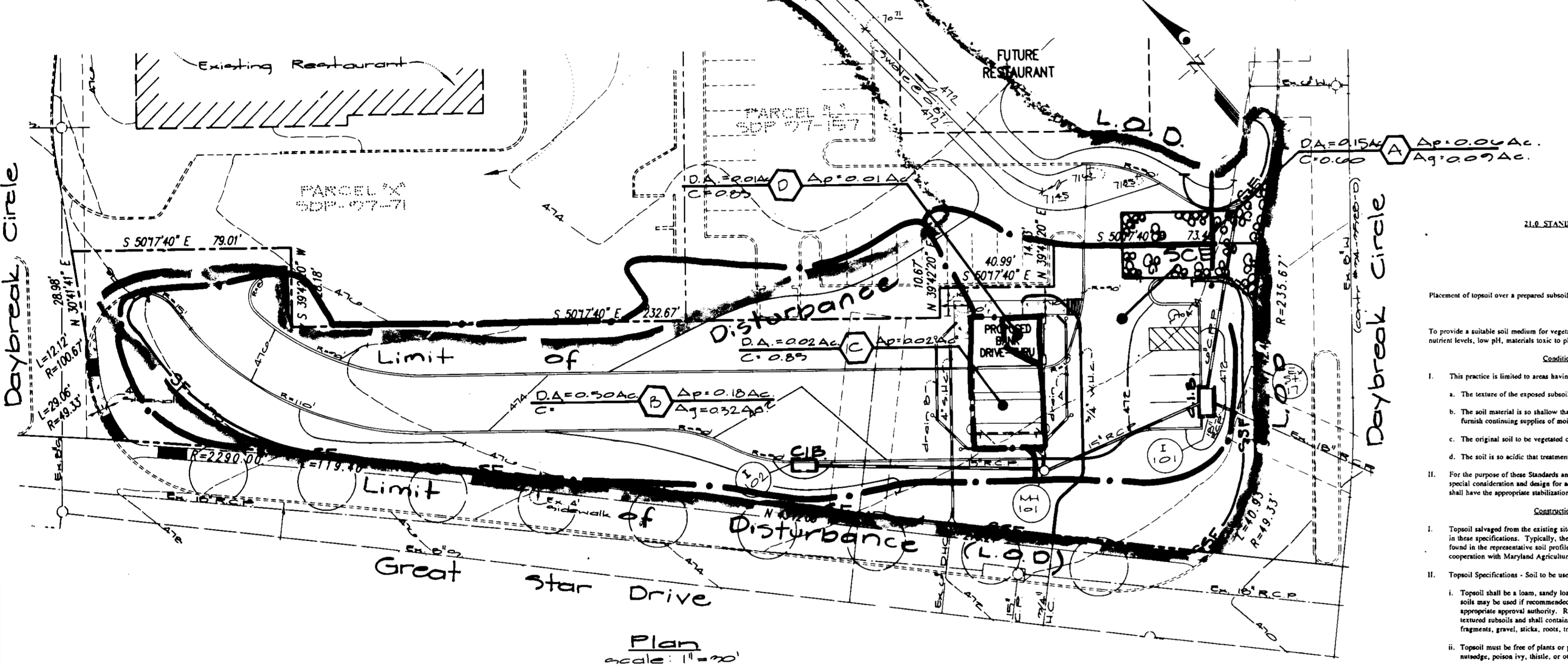


TABLE STANDARDS AND SPECIFICATIONS

Item	Quantity	Unit
1. FENCE POSTS	500	POSTS
2. CHAIN LINK FENCE	200	LINEAL FEET
3. FILTER CLOTH	100	SQ. YARDS
4. STONE	100	CY
5. MULCH	100	TONS
6. SEED	100	LB.

- Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.**
- To provide a suitable soil medium for vegetative growth. Soils of concrete have low moisture content, low nutrient levels, low pH, materials toxic to plants, water-unsaturated soil gradients.
- Conditions Where Practice Applies:**
- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - b. 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.
 - c. The original soil to be vegetated contains material toxic to plant growth.
 - d. 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 plan.**

- Construction and Material Specifications**
1. Topsoil salvaged from the existing site may be used provided that it meets the standards 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 tables in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
 2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - i. Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, heavy sand, or other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, concrete fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 - ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, sawgrass, poison ivy, kudzu, or others as specified.
 - iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4 lbs/1000 sq ft (0.040 tons/1000 sq ft) prior to the placement of topsoil. Limestone shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 3. For sites having disturbed areas under 5 acres:
 - i. Place topsoil if required and apply soil amendments as specified in 20.3.2.2.1. Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 4. Topsoil Application:
 - i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, when 4" - 8" higher in elevation.
 - iii. Topsoil shall be uniformly distributed to a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Seeding shall be performed as soon as a means for seeding or sodding 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.
 - iv. 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 sodding preparation.

- Sequence of Construction**
1. Obtain Grading Permit. (1 day)
 2. Arrange on-site pre construction meeting with Sediment Control Inspector. (1 day)
 3. Install stone construction entrance, silt fence & super silt fence as shown on these plans. (2 days)
 4. Fine grade site. (1 week)
 5. Construct utilities from existing stubs to the building. (2 weeks)
 6. Construct building. (2 months)
 7. Install curb and gutter, sidewalks & base paving. Stabilize remaining areas w/ grass seed and mulch. (1 week)
 8. When areas draining to sediment control measures have been stabilized & permission is granted from the Sediment Control Inspector remove sediment control devices. (1 day)
 9. Install surface paving. (1 week)
 10. Install Landscaping. (30 days)
 11. Remove any remaining sediment controls. (1 day)

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and/or 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 Maryland 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 HSCD.

Signature of Developer/Builder: *R. J. Smith* Date: 7-22-97

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment 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 of Engineer: *John P. Smith* Date: 7-22-97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *John P. Smith* Date: 8/3/97

Chief, Division of Land Development: *John P. Smith* Date: 8/3/97

Chief, Development Engineering Division: *John P. Smith* Date: 8/3/97

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Signature of Reviewer: *John P. Smith* Date: 7/31/97

Signature of Reviewer: *John P. Smith* Date: 7/31/97

This Plan is for Sediment Control/Drainage Area's Only.

OWNER		Sediment Control Plan/ Drainage Area Map	
ROUSE-RIVER HILL VILLAGE CENTER, INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044 PHONE: (410) 892-6027 ATTN: GREG KLAR		VILLAGE OF RIVER HILL SECTION 4 AREA 2 PARCEL "K" HOWARD COUNTY, MARYLAND	
DES:	SCALE	ZONING	G.L.W. FILE NO.
DRN:	As Shown	NT-Commercial	97057
MCF:	DATE	TAX MAP NO.	SHEET
CHK:	June 22, '97	34	4 of 4
OEV:			