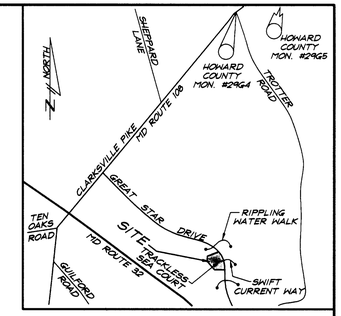
LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	346
PROPOSED CONTOUR	346
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	W.O.B.
SPOT ELEVATION	+ 78.4
EXISTING TREES TO REMAIN	

BENCHMARKS:

Howard County Monument 29GA
Intersection of MD. Route 108 and Trotter Road

Howard County Monument 29G5
an additional 2,544'± Northeasterly along MD. Route 108 away from Site



VICINITY MAP

Scale : 1"=2000'

GENERAL NOTES:

1. Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 3.5 Acres.
3. The total number of lots included in this submission is : 9
4. Improvement to property : Single Family Detached
5. The maximum lot coverage permitted is : 30%
6. Department of Planning and Zoning reference file numbers : S-93-21;P-95-10;WP-95-32;WP-95-78;WP-95-114;F-96-89;F-96-110;F-96-124;
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3445-D, approved Road Construction plans F-96-124, and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction Plans prepared by Gutschick, Little & Weber, P.A. in November 1996.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers : 29GA & 29G5
12. 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.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
15. In accordance with FDP-Phase 222 Part III, areaways, bay windows, chimneys and vestibules 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.
16. Stormwater Management is provided per : F-96-124.
17. SHC Elevations shown are at the Property lines.
18. This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial surety for the required 11 landscape trees in the amount of $1100 is part of the builders grading permit application. (See Schedule "A" for required surety on a lot-by-lot basis)

SCHEDULE "A" PERIMETER LANDSCAPE EDGE		LOTS		TOTALS
Category	Adjacent to Roadways	51	50	
Landscape Type		B	B	B
Linear Feet of Road Frontage		222	289	511
Number of Plants Required: Shade Trees 1/50; Evergreen Trees 1/40; Shrubs		5/0; 6; 7	6; 7; 10	11; 13; 17
Number of Plants Provided: Shade Trees; Evergreen Trees		5/0; 6	6*/6*	**;
COMMENTS: PLANTING WILL BE PROVIDED PER THE NEW TOWN ALTERNATIVE COMPLIANCE METHOD (SEE GENERAL NOTE NO. 18)				
SURETY AMOUNTS		$1100	0	$1100

*! Requirements are met by existing vegetation.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
51	6101 Trackless Sea Court
52	6105
53	6109
54	6113
55	6117
56	6112
57	6108
58	6104
59	6100

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 3
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 3

OWNER / DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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-96-124 and/or approved Water and Sewer Plans Contract #34-3445-D.

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/26/98 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	1/21/98 DATE
DIRECTOR	1/28/98 DATE

1	Rev. grd. lot 51 to show Ex. Conditions	6-23-00
No.	REVISIONS	Date

SUBDIVISION NAME: VILLAGE OF RIVER HILL			SECTION/AREA: 4/3	LOTS/PARCELS: 51 THRU 59
PLAT NO.: 12757	BLOCK NO.: 7	ZONE: NTSFLD	TAX MAP NO.: 35	ELECTION DIST.: 1st
CENSUS TRACT: 6055				
WATER CODE: 1-10		SEWER CODE: 6653000		

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: DM	SITE DEVELOPMENT PLAN LOTS 51 THRU 59 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 3 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'
DRAWN: JK/PS		DRAWING: 1 of 3
CHECKED: fmc		JOB NO.: 97-185
DATE: 12-10-97	FOR : GOODIER BUILDERS 5064 Dorsey Hall Drive, Suite 206 Ellicott City, Maryland 21042	FILE NO.: 97-185x

SDP 98-63