

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
143	5804 WILD ORANGE GATE
147	5824 WILD ORANGE GATE
167	12113 HIDDEN WATERS WAY
168	12105 HIDDEN WATERS WAY
171	5805 WILD ORANGE GATE

SHEET INDEX

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

LEGEND

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR 3.00

PROPOSED CONTOUR 3.00

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

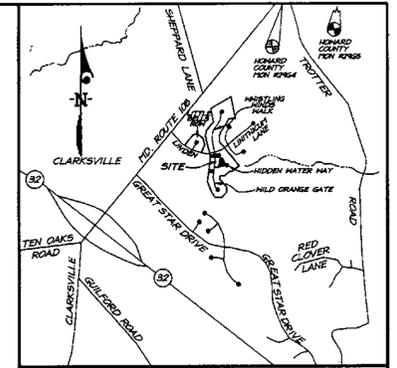
EROSION CONTROL MATTING

SILT FENCE

LIMIT OF DISTURBED AREA

TREE PROTECTION FENCE

EXISTING TREES TO REMAIN



BENCHMARKS:

Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road

Howard County Monument 2965
on an additional 2,544'± Northeasterly along MD. Route 108 away from Site

GENERAL NOTES:

1. Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is: 1.1903 Acres.
3. The total number of lots included in this submission is: 5
4. Improvement to property: Single Family Detached
5. The maximum lot coverage permitted is: 30%
6. Department of Planning and Zoning reference file numbers: 9-93-21, F-95-12, F-96-102, F-98-122.
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3586-D, approved Road Construction plans F-96-102, 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 Morris & Ritchie Associates in January 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: 2964 & 2965
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 - A 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.
16. Stormwater Management is provided per: F-96-102.
17. SHC Elevations shown are at the Property lines.
18. Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the refurbished SWM Pond #1 South of Linden Linthicum Lane (F-96-89), The culvert at Great Star Drive (F-96-110) and SWM Pond #4 in Section 4, Area 4 (F-96-130). Quality Management for this section will be provided by three facilities: A Forebay North of SWM Pond #1 (F-96-89), a shallow marsh facility at the end of Wild Orange Gate and an Extended Detention Facility within Pond #4 (F-96-130). The subdivision is located in the Patuxent River Area Sub-Basin and is a Class 1 Watershed.

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-96-102 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/5	143, 147, 167, 168 & 171	
PLAT NO.	13274	BLOCK NO.	1
	13276	ZONE	NTSFLD
		TAX MAP NO.	35
		ELECTION DIST.	5TH
		CENSUS TRACT	6055
WATER CODE	1-12	SEWER CODE	6652500

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

SITE DEVELOPMENT PLAN
SCALE: 1" = 30'

DESIGNED: DM
DRAWN: BH
CHECKED: J.M.E.
DATE: 3-2-99

COLUMBIA VILLAGE OF RIVER HILL
SECTION 4 AREA 5
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
DRAWING: 1 of 3
JOB NO.: 99-023
FILE NO.: 99-023-X

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chad Hamilton 4/21/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

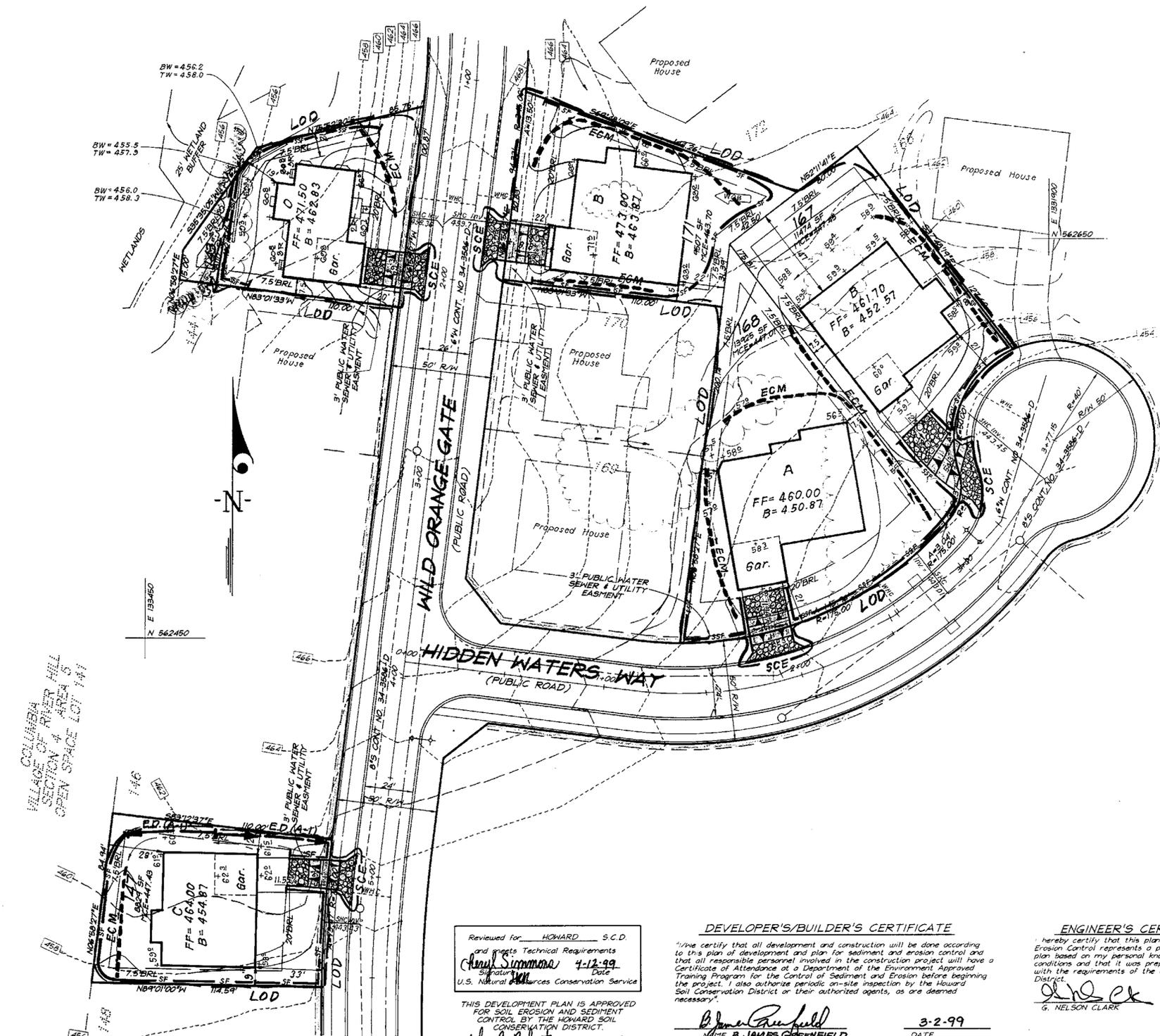
Ronald George 4/27/99
CHIEF, DIVISION OF LAND DEVELOPMENT

Ronald George 4/27/99
DIRECTOR



LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	
PROPOSED CONTOUR	
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	
SPOT ELEVATION	
STABILIZED CONSTRUCTION ENTRANCE	
EROSION CONTROL MATTING	
SILT FENCE	
LIMIT OF DISTURBED AREA	
TREE PROTECTION FENCE	
EXISTING TREES TO REMAIN	



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

4/26/99
 4/26/99
 4/27/99

Reviewed for HOWARD S.C.D. and project Technical Requirements
 Howard Summers 4-12-99
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Robinson 4-12-99
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE
 I hereby 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.

B. James Greenfield 3-2-99
 DATE

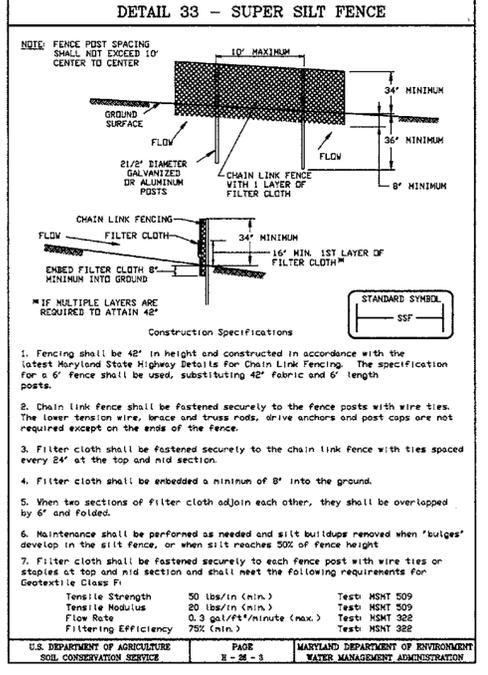
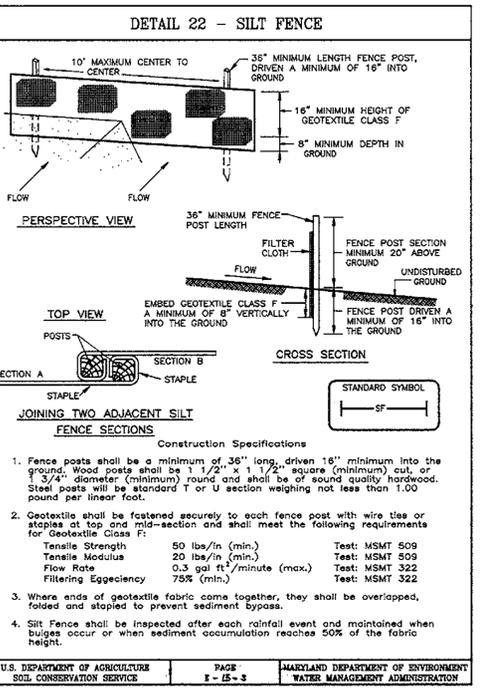
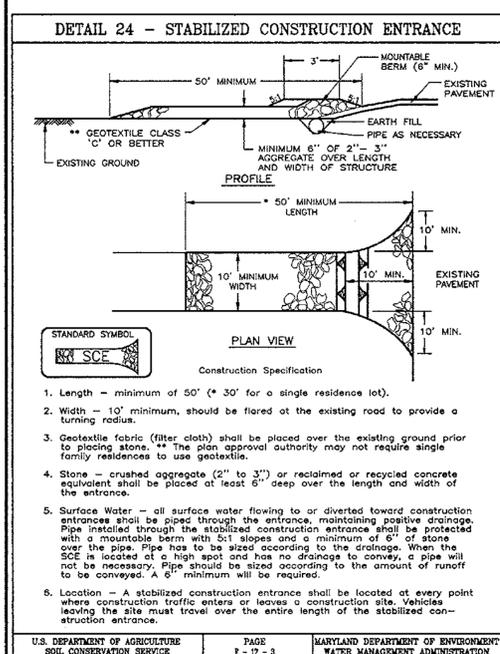
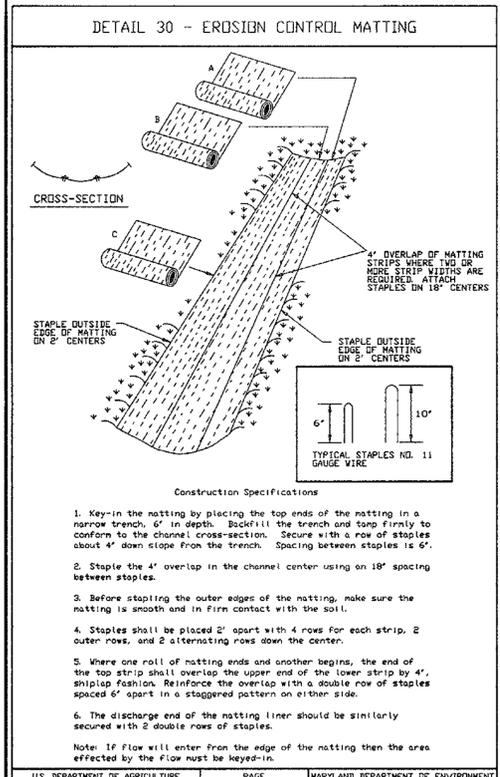
ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark 3-1-99
 DATE



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

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.
DESIGNED DM	SEDIMENT AND EROSION CONTROL PLAN LOTS 143, 147, 167, 168 AND 171 COLUMBIA SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN BH		DRAWING 2 of 3
CHECKED J.M.E		JOB NO. 99-023
DATE 3-2-99		FILE NO. 99-023.5&E



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
1. This practice is limited to areas having 2:1 or flatter slopes where:
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.

2. For the purposes 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 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, available by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
1. Topsoil shall be a loam, sandy loam, clay loam, silty 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 1/4" and 1/2" in diameter.
2. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
3. Where the subsoil is either highly acidic or composed of heavy clays, gravel 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.

3. For sites having disturbed areas under 5 acres:
Place topsoil (if required) and apply soil amendments as specified in 21.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

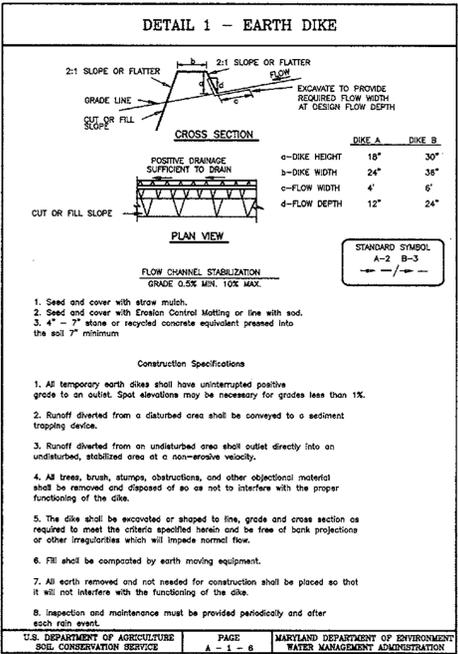
4. For sites having disturbed areas over 5 acres:
On soil meeting topsoil specifications, obtain test results disclosing fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
b. Organic content of topsoil shall be not less than 1.5 percent by weight.
c. No seed or weed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

5. Place topsoil (if required) and apply soil amendments specified in 21.0 Vegetative Stabilization-Section 1-Vegetative Stabilization Methods and Materials.

6. 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, albeit 4" - 6" higher in elevation.
III. 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.
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 seeded preparation.

7. 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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (5 gal/1000 sq. ft.) for anchoring.

8. REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



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 (40 lbs./100 sq. ft.) and 400 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 ureamorphous fertilizer (4 lbs./1000 sq. ft.).
2) Acceptable-Apply 2 tons per acre dolomitic limestone (40 lbs./1000 sq. ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (28 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. per acre (1.4 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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (5 gal/1000 sq. ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

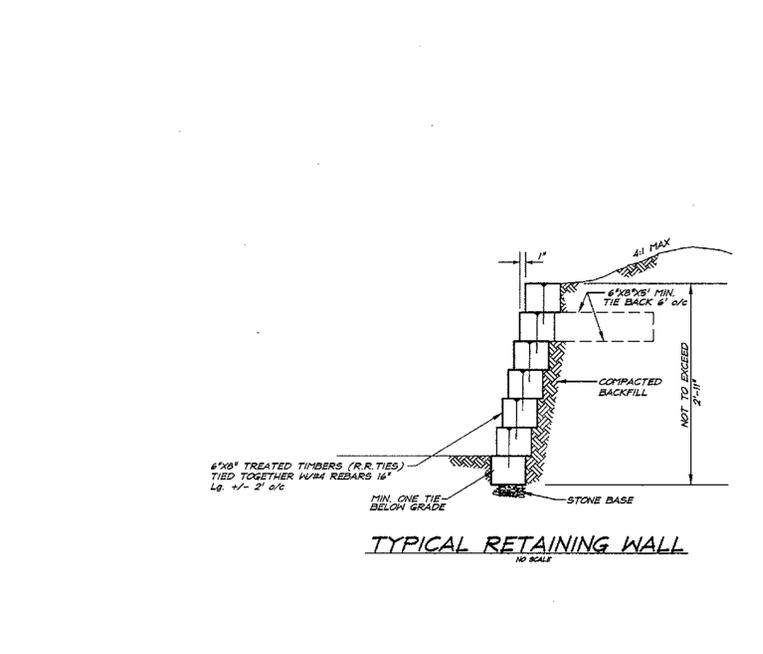
SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

SEEDING: For the periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 15, 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 one seed.

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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (5 gal/1000 sq. ft.) for anchoring.

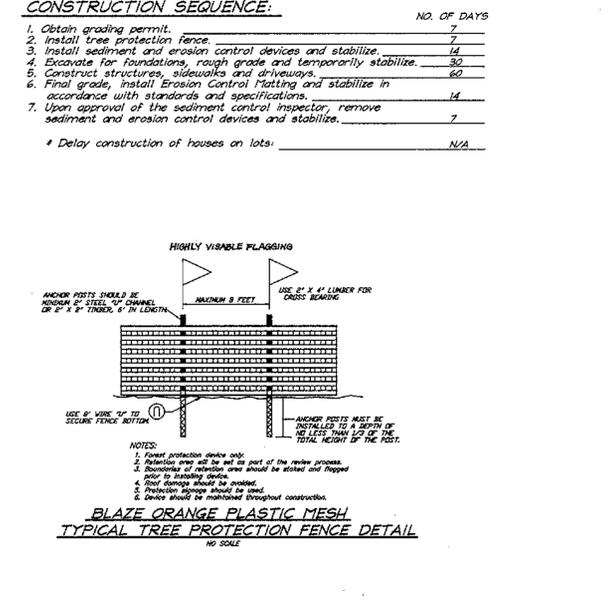
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Permits and Sediment Control Division prior to the start of any construction (931-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- 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, perimeter slopes and all slopes greater than 3:1
b) 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 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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 seedings, sod, temporary seeding and mulching (Sec. 6). Temporary stabilization with mulch alone can only be done when recommended seeding does 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: 1.19 Acres
Area Disturbed: 0.33 Acres
Area to be seeded or paved: 0.33 Acres
Area to be vegetatively stabilized: 0.77 Acres
Total Cut: 1060 Cubic Yards
Total Fill: 1984 Cubic Yards
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.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 608 LF
- The total amount of super silt fence = 410 LF
- The total amount of earth dike = 100 LF
- The total amount of super diversion fence = 594 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.



APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 4/27/99 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/26/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 4/27/99 DATE

DIRECTOR

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

[Signature] 4-12-99 Date

[Signature] U.S. Natural Resources Conservation Service

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

[Signature] 4-12-99 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

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[Signature] 3-2-99 DATE

THE B. JAMES GREENFIELD

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] 3-1-99 DATE

G. NELSON CLARK

OWNER / DEVELOPER

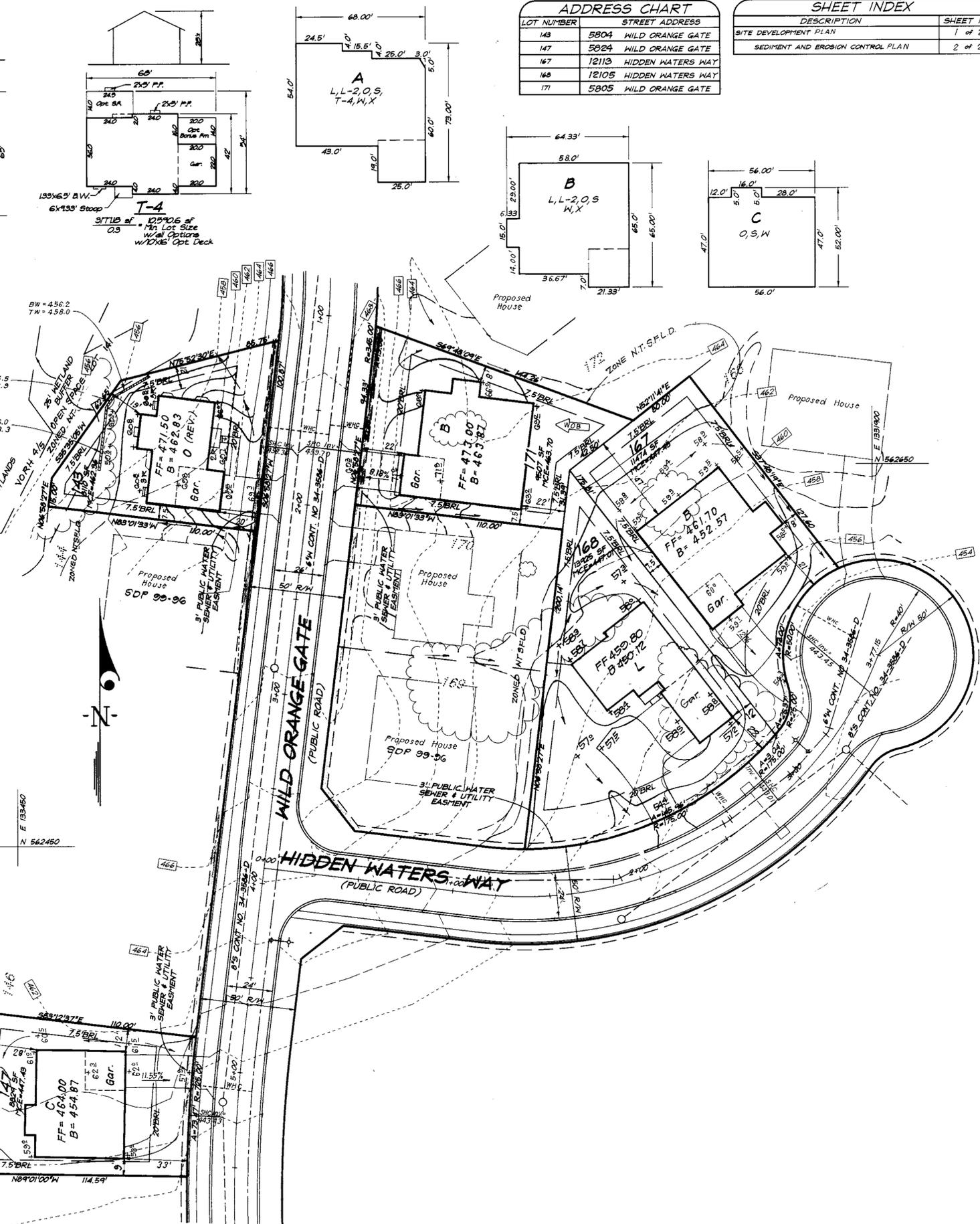
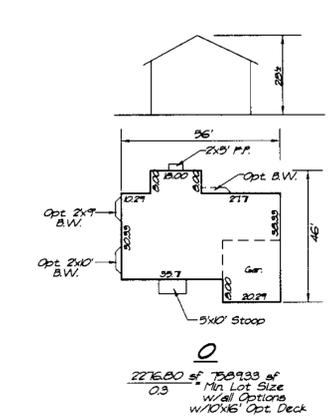
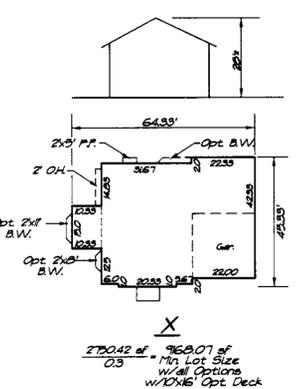
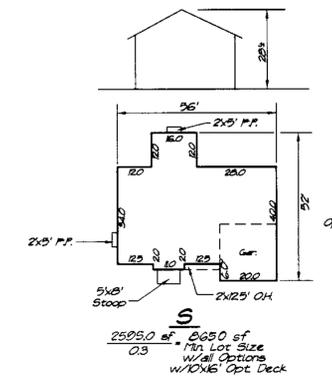
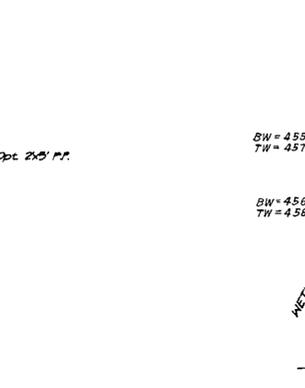
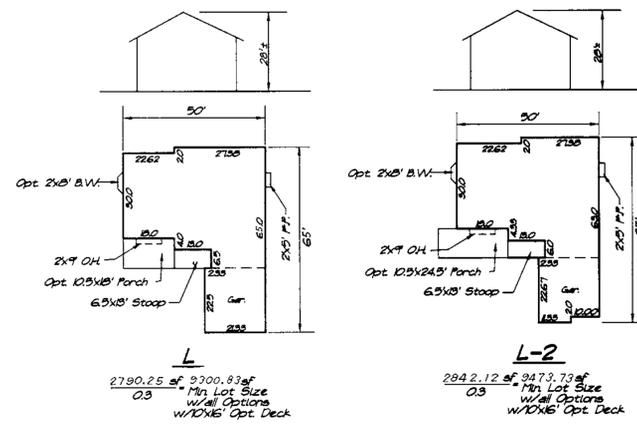
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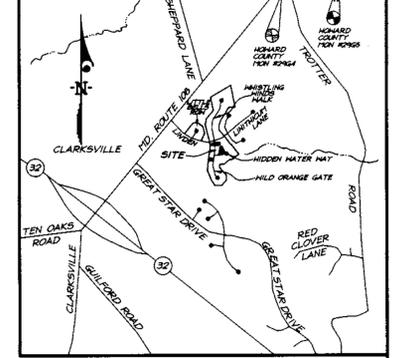
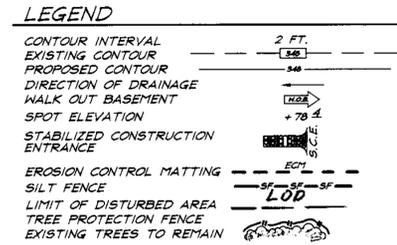
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CHECKED A	SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-023
DATE 3/2/99	FOR: COLUMBIA BUILDERS P.O. BOX 999 COLUMBIA, MARYLAND 21044	FILE NO. 99-023-5E





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on an additional 2,544'± Northeastly along MD. Route 108 away from Site

- GENERAL NOTES:**
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 - The total number of lots included in this submission is : 5
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PLAT NO.	13274 13276	BLOCK NO.	1	ZONE	NTSFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	1-12	SEWER CODE	6652500		

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	SCALE
DRAWN	BH	LOTS 143, 147, 167, 168 AND 171	1" = 30'
CHECKED	J.M.E.	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
DATE	3-2-99	SECTION 4 AREA 5	1 of 3
		FIFTH (5th) ELECTION DISTRICT	JOB NO.
		HOWARD COUNTY, MARYLAND	99-023
		FOR : COLUMBIA BUILDERS	FILE NO.
		P.O. BOX 999	99-023-X
		COLUMBIA, MARYLAND 21044	

APPROVED: DEPARTMENT OF PLANNING & ZONING

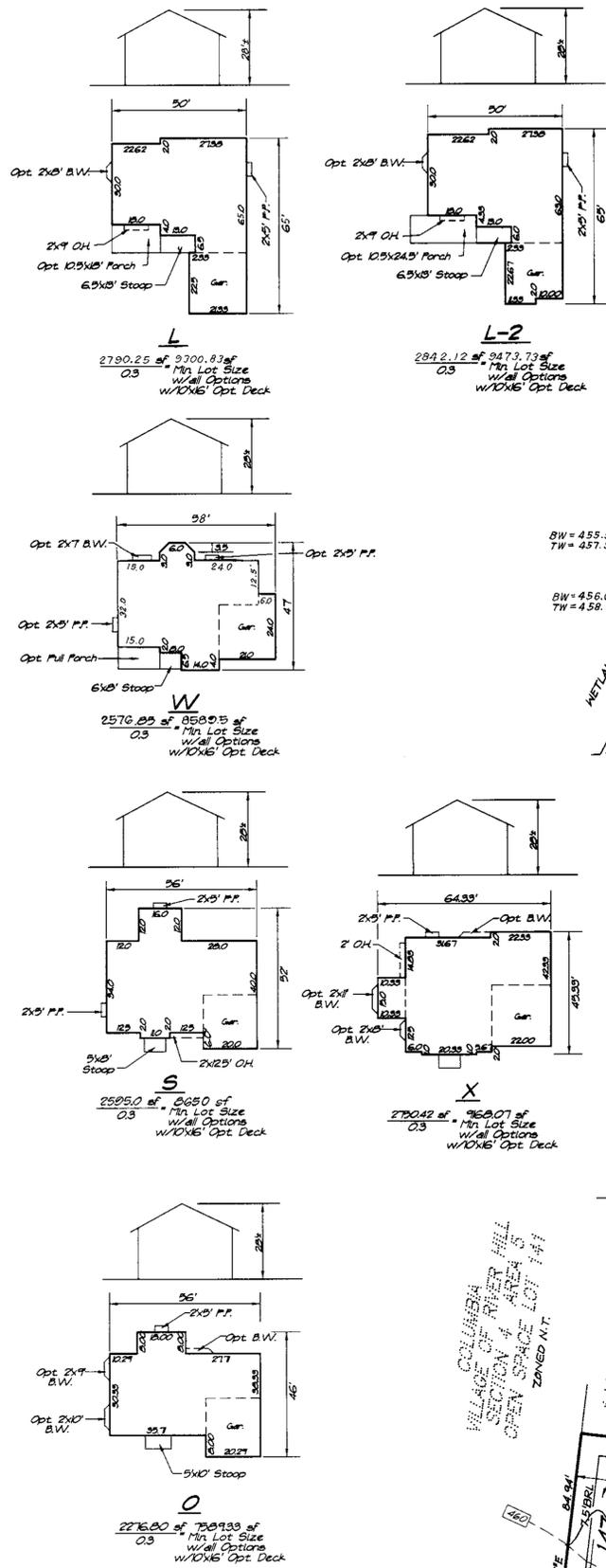
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/2/99

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/26/99

 DIRECTOR
 DATE: 4/27/99

NO.	REVISIONS	DATE
1	Rev. hse. & grad. to show As-Built Conditions	11-23-98

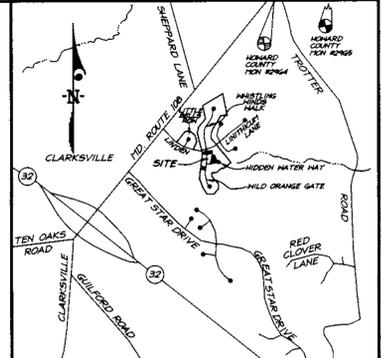
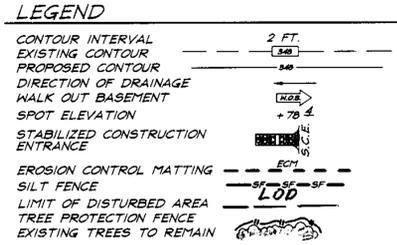
SDP 99-103



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/21/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/26/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/27/99
 DIRECTOR

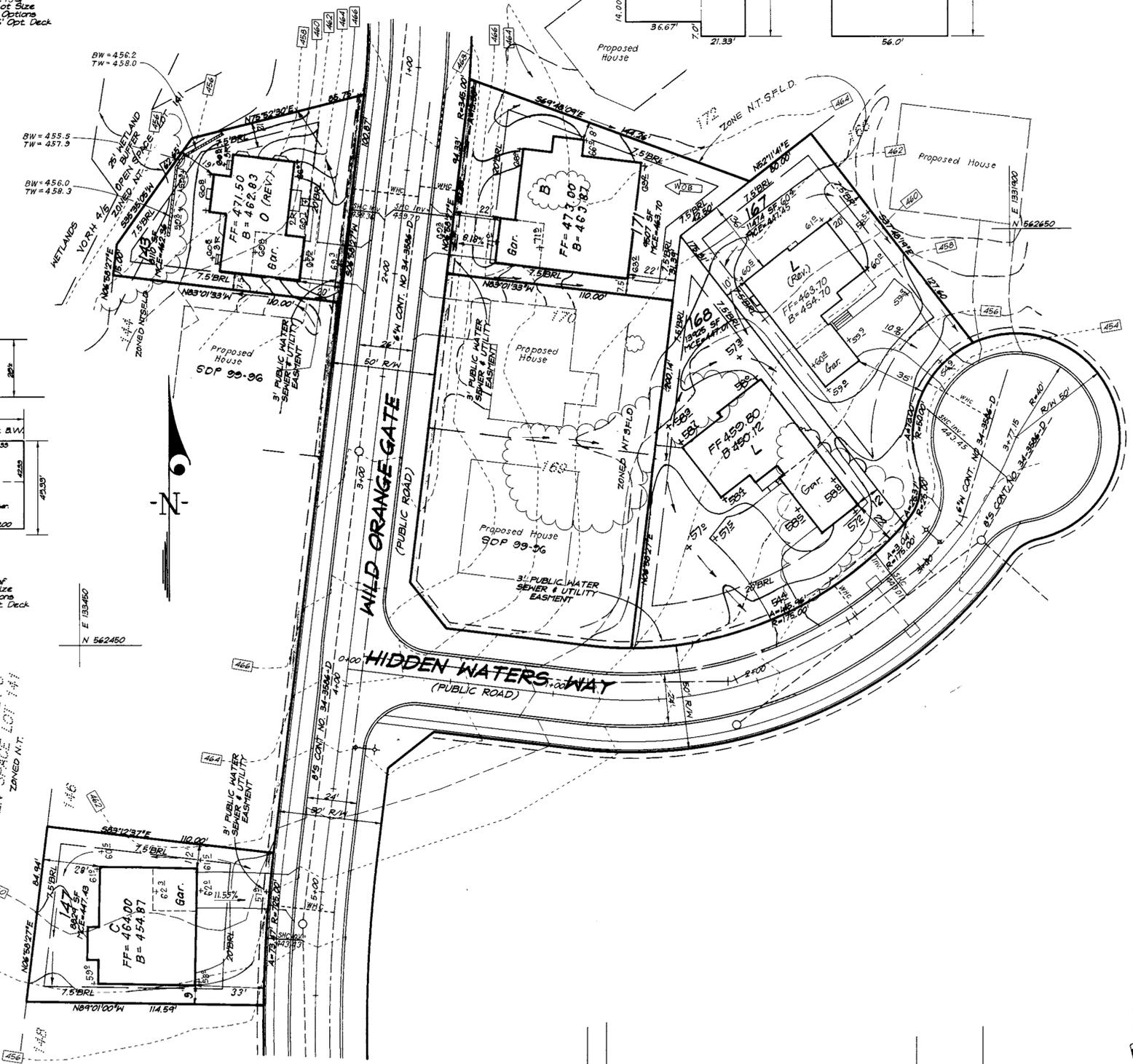
LOT NUMBER	STREET ADDRESS
143	5804 WILD ORANGE GATE
147	5804 WILD ORANGE GATE
167	12113 HIDDEN WATERS WAY
168	12105 HIDDEN WATERS WAY
171	5805 WILD ORANGE GATE

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



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and
 Trotter Road
 Howard County Monument 2965
 on additional 2,544'± Northeastly
 along MD. Route 108 away from Site

VICINITY MAP
 Scale: 1"=2000'



GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.1903 Acres.
- The total number of lots included in this submission is: 5
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted is: 30%
- Department of Planning and Zoning reference file numbers: S-93-21, P-95-12, F-96-102, F-98-122
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3586-D, approved Road Construction plans F-96-102, 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 prepared by Morris & Ritchie Associates in January 1996.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
- 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.6.03 & R.6.05.
- In accordance with FDP-Phase 222 - A Part X 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-96-102.
- SHC Elevations shown are at the Property lines.
- Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the refurbished SWM Pond #1 South of Linden Linthicum Lane (F-96-89), The culvert at Great Star Drive (F-96-110) and SWM Pond #4 in Section 4, Area 4 (F-96-130). Quality Management for this section will be provided by three facilities: A Forebay North of SWM Pond #1 (F-96-89), a shallow marsh facility at the end of Wild Orange Gate and an Extended Detention Facility within Pond #4 (F-96-130). The subdivision is located in the Patuxent River Area Sub-Basin and is a Class I Watershed.

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-96-102 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	4/5	LOTS/PARCELS	143, 147, 167, 168 & 171
PLAT NO.	13274 13276	BLOCK NO.	1	ZONE	NTSFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	1-12	SEWER CODE	6652500		

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

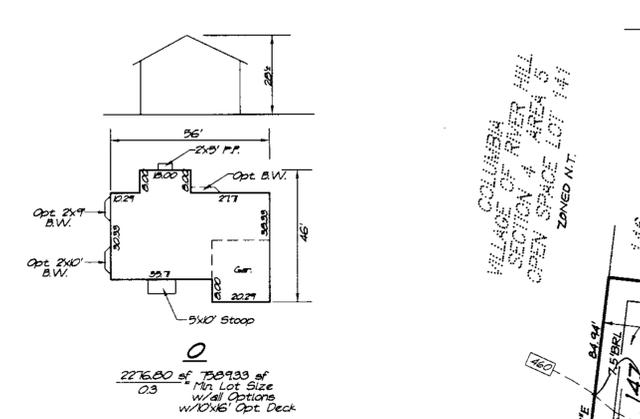
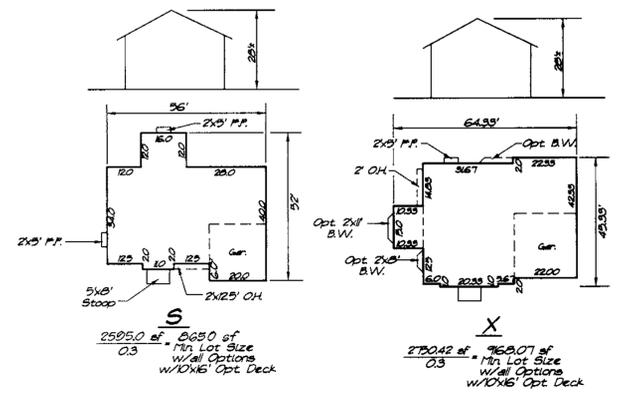
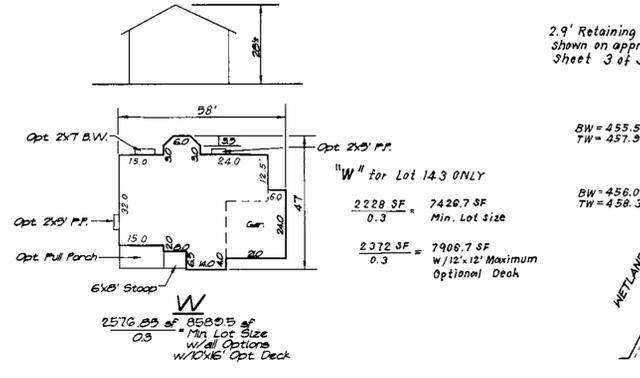
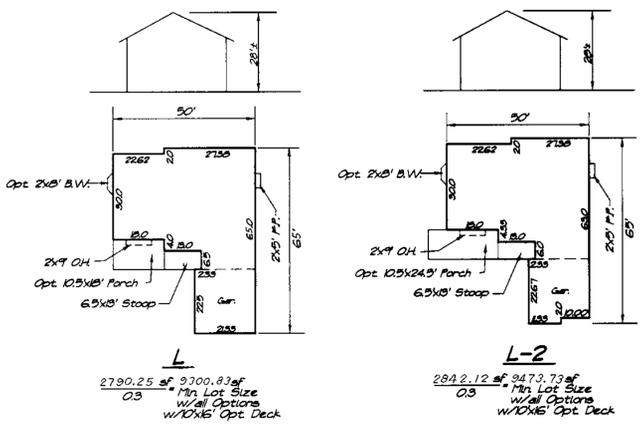
DESIGNED	DM	DATE	12-14-99
DRAWN	BH	DATE	11-23-99
CHECKED	J.M.E.	DATE	3-2-99

SITE DEVELOPMENT PLAN
 LOTS 143, 147, 167, 168 AND 171
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 5
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: COLUMBIA BUILDERS
 P.O. BOX 999
 COLUMBIA, MARYLAND 21044



NO.	REVISIONS	DATE
2	Rev. hse & Grd lot 167 to show As-Built Conditions	12-14-99
1	Rev. hse. & Grd. to show As-Built Conditions	11-23-99



APPROVED: DEPARTMENT OF PLANNING & ZONING

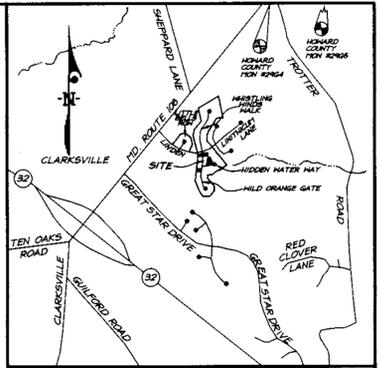
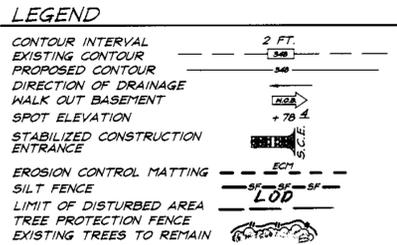
[Signature] 4/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/26/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 4/27/99
 DIRECTOR

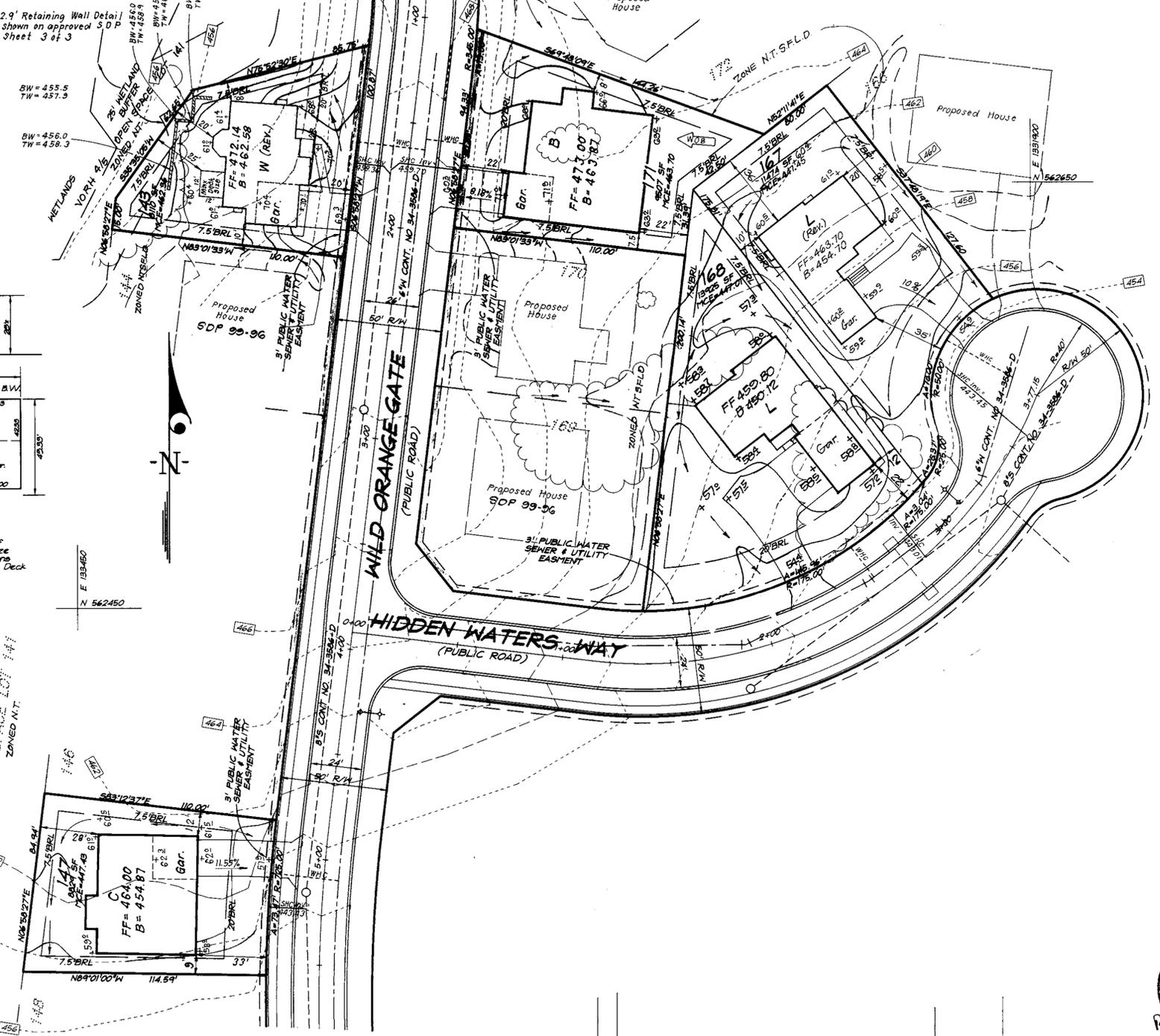
LOT NUMBER	STREET ADDRESS
143	5804 WILD ORANGE GATE
147	5824 WILD ORANGE GATE
167	12113 HIDDEN WATERS WAY
168	12105 HIDDEN WATERS WAY
171	5805 WILD ORANGE GATE

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



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and
 Trotter Road
 Howard County Monument 2965
 on additional 2,544' Northeastly
 along MD. Route 108 away from Site

VICINITY MAP:
 Scale: 1"=2000'



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 1.1903 Acres.
 - The total number of lots included in this submission is: 5
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers: 5-93-21, P-95-12, F-96-102, F-98-122
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3586-D, approved Road Construction plans F-96-102, 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 prepared by Morris & Ritchie Associates in January 1996.
 - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
 - 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.6.03 & R.6.05
 - In accordance with FDP-Phase 222-A 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-96-102.
 - SHC Elevations shown are at the Property lines.
 - Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the refurbished SWM Pond #1 South of Linden Linthicum Lane (F-96-89), The culvert at Great Star Drive (F-96-110) and SWM Pond #4 in Section 4, Area 4 (F-96-130). Quality Management for this section will be provided by three facilities: A Forebay North of SWM Pond #1 (F-96-89), a shallow marsh facility at the end of Wild Orange Gate and an Extended Detention Facility within Pond #4 (F-96-130). The subdivision is located in the Patuxent River Area Sub-Basin and is a Class I Watershed.

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-96-102 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME		COLUMBIA	SECTION/AREA	4/5	LOTS/PARCELS		143, 147, 167, 168 & 171
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT		
13274	1	NTSFLD	35	5TH	6055		
WATER CODE		SEWER CODE					
1-12		6652500					

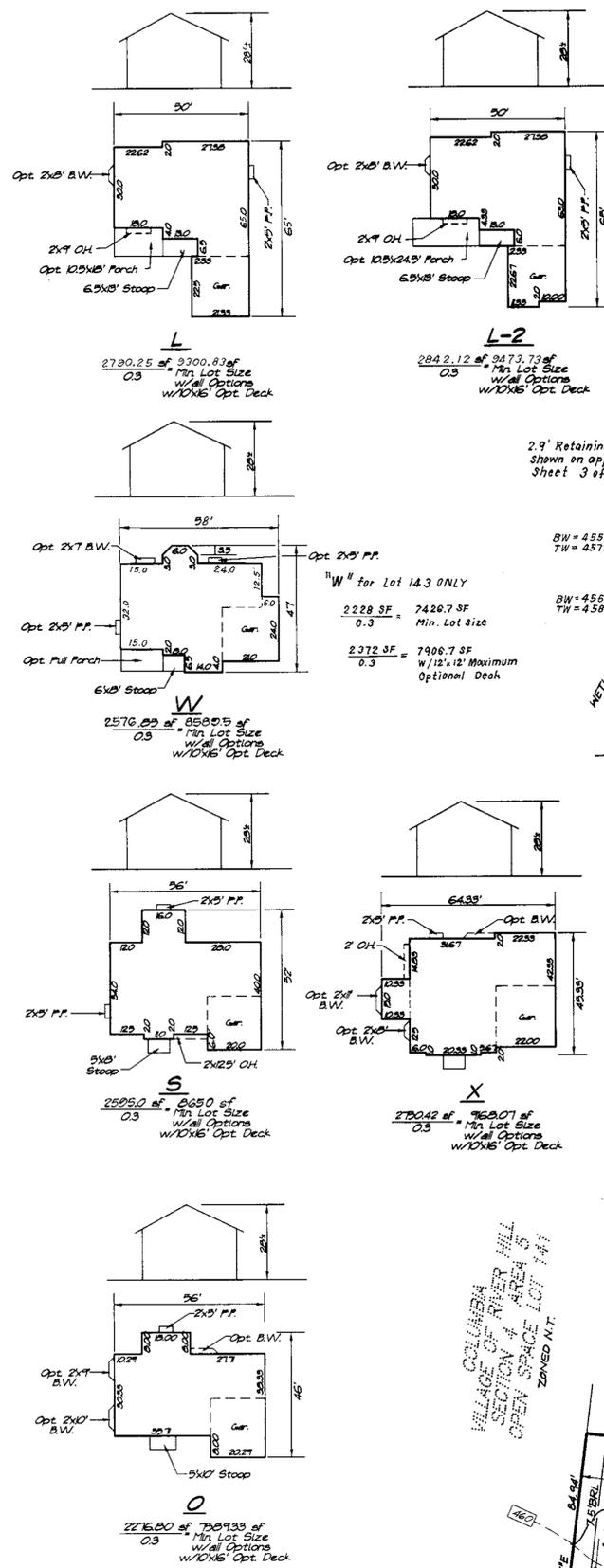
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	DM	SITE DEVELOPMENT PLAN		SCALE	1" = 30'
DRAWN	BH	LOTS 143, 147, 167, 168 AND 171		DRAWING	1 of 3
CHECKED	J.M.E.	COLUMBIA VILLAGE OF RIVER HILL		JOB NO.	99-023
DATE	3-2-99	SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		FILE NO.	99-023-X

FOR: COLUMBIA BUILDERS
 P.O. BOX 999
 COLUMBIA, MARYLAND 21044

NO.	REVISIONS	DATE
3	Rev. hse. & grad. lot 143 from 'D' (rev) to 'W' (rev)	6-19-00
2	Rev. hse. & grad. lot 167 to show As-Built Conditions	12-14-99
1	Rev. hse. & grad. to show As-Built Conditions	11-28-99

SDP 99-103



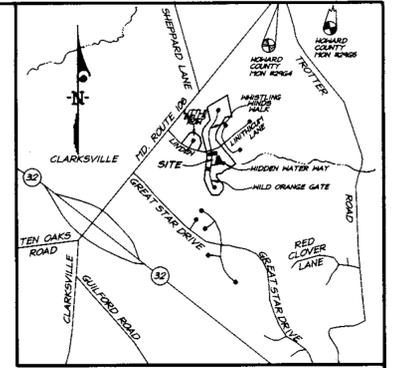
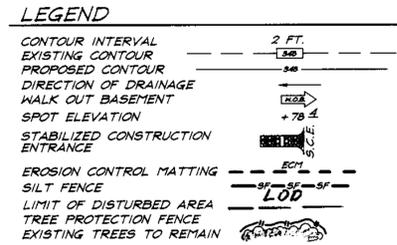
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/2/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/27/99
 DIRECTOR

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
143	5804 WILD ORANGE GATE
147	5824 WILD ORANGE GATE
167	12113 HIDDEN WATERS WAY
168	12105 HIDDEN WATERS WAY
171	5805 WILD ORANGE GATE

SHEET INDEX

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



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2965
 an additional 2.544'± Northeastly along MD. Route 108 away from Site

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

SPECIAL NOTES:

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SUBDIVISION NAME	COLUMBIA	SECTION/AREA	4/5	LOTS/PARCELS	143, 147, 167, 168 & 171
PLAT NO.	13276	BLOCK NO.	1	ZONE	NTSFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	1-12	SEWER CODE	6652500		

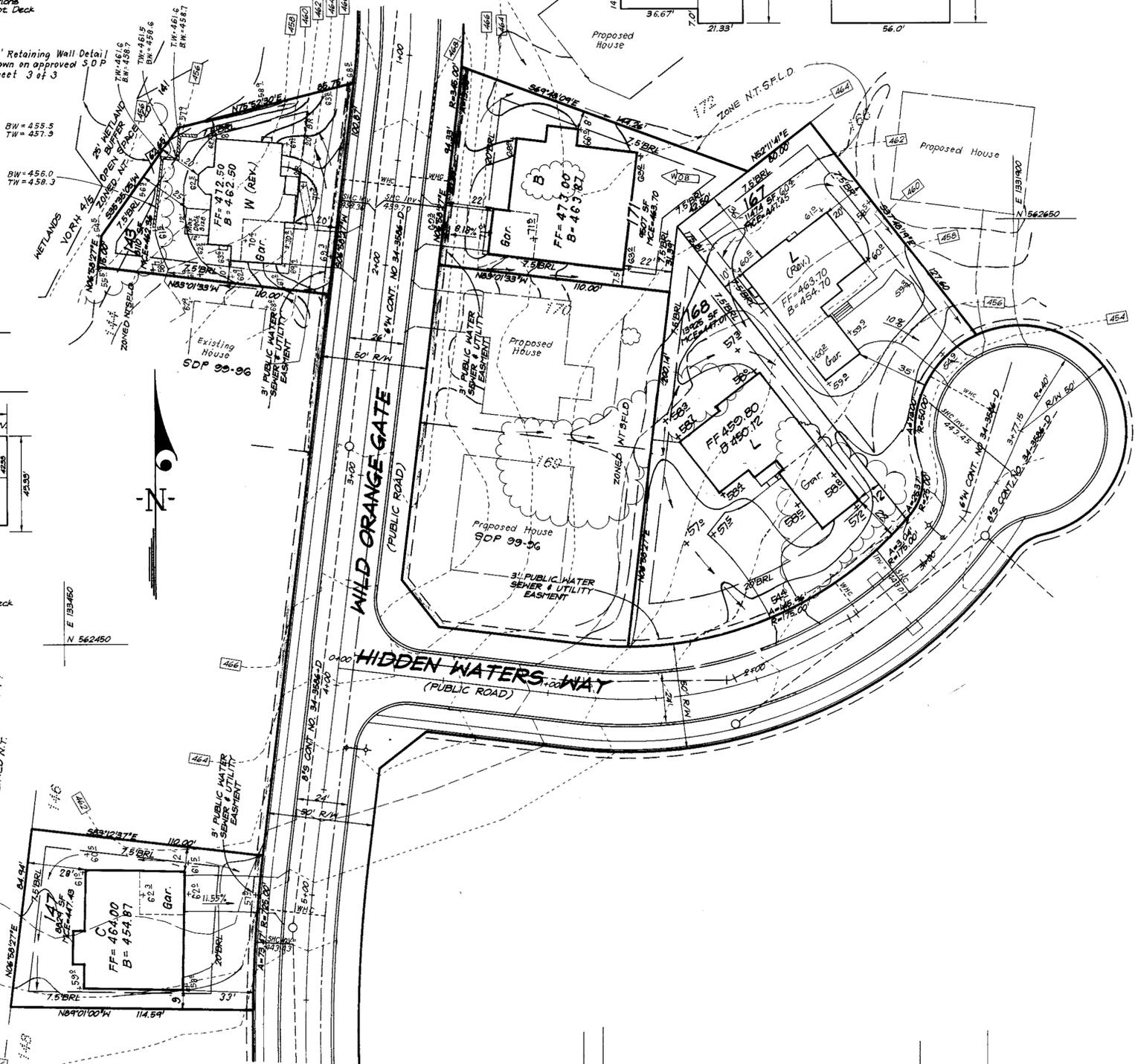
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: DM1
 DRAWING: BH
 CHECKED: J.M.E.
 DATE: 3-2-99

SITE DEVELOPMENT PLAN
 LOTS 143, 147, 167, 168 AND 171
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 5
 FIFTH (5TH) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DRAWING: 1 of 3
 JOB NO.: 99-023
 FILE NO.: 99-023-X

FOR: COLUMBIA BUILDERS
 P.O. BOX 999
 COLUMBIA, MARYLAND 21044



REVISIONS

NO.	DESCRIPTION	DATE
4	Rev. grad. to reflect the as-built conditions	7-19-00
3	Rev. hse. & grad. lot 143 from 'O' (rev.) to 'W' (rev.)	6-19-00
2	Rev. hse. & grad. lot 167 to show As-Built Conditions	12-14-99
1	Rev. hse. & grad. to show As-Built Conditions	11-23-99

