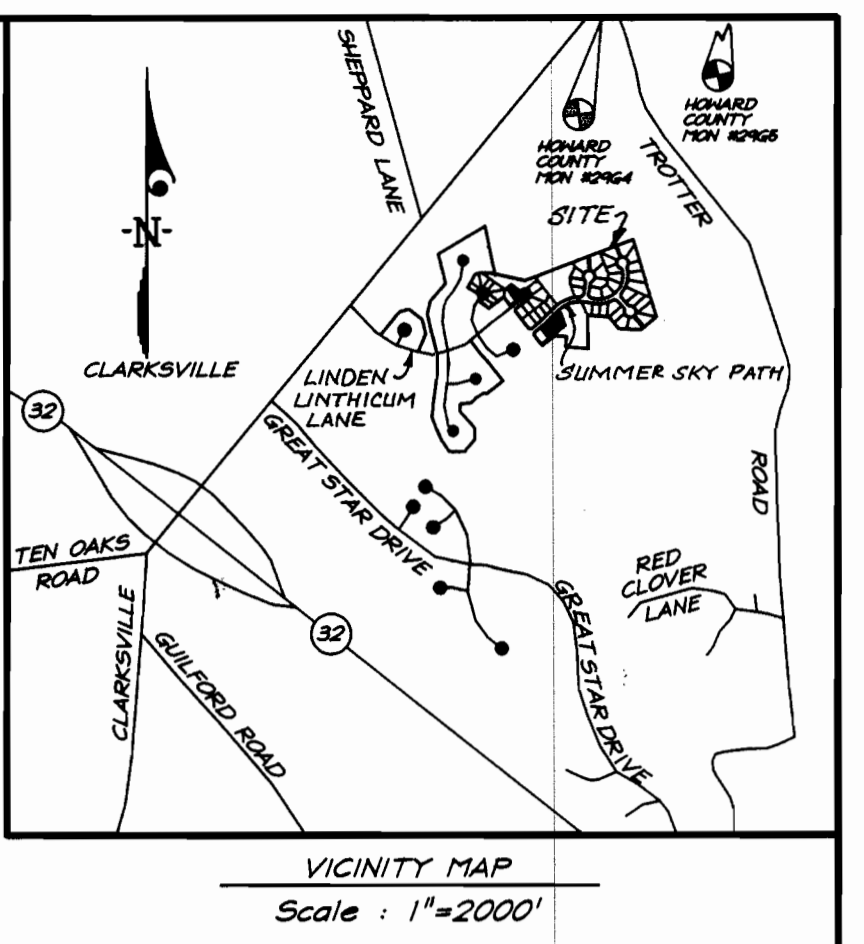


BENCHMARKS:
Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2965
an additional 2,544'± Northeastly along MD. Route 108 away from Site



- GENERAL NOTES:
- Subject property is zoned: NTSFLD (lots 2-4) & NTSFMD (lot 46) per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is 1.1478 Acres.
 - The total number of lots included in this submission is 4
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted including Decks is 30%
 - Department of Planning and Zoning reference file numbers: S-93-21; P-95-14; F-96-102; WP-95-70; F-98-37.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37.
 - 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 (F-98-37)
 - 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
 - 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 VI 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. Acreway may not project into any setbacks.
 - Quantity Storm water Management for Section 4, Area 6 is provided by one facility below lot 12 on Silent Sun Place. Quality Management for this section will be provided by one extended Detention Facility adjacent to the SWM pond. The subdivision is located in the Patuxent River area sub-basin and is a Class 1 Watershed.
 - SHC Elevations shown are at the Property lines.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	12204 Summer Sky Path
3	12208 Summer Sky Path
4	12212 Summer Sky Path
46	12207 Linden Linthicum Lane

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-98-37) and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	2,3,4, 46
PLAT NO. 13506	BLOCK NO. 1	ZONE NTSFMD-10746
13507		WTSFLD-10752-4
WATER CODE 110	SEWER CODE 6653000	TAX MAP NO. 35
		ELECTION DIST. 5th
		CENSUS TRACT 6085

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

DESIGNED: J.M.E.
DRAWN: K.B.
CHECKED: J.M.E.
DATE: 8-18-99

SITE DEVELOPMENT PLAN
LOT 2,3,4, 46
COLUMBIA VILLAGE OF RIVER HILL
SECTION 4 AREA 6
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: COLUMBIA BUILDERS, INC.
P.O. BOX 999
Columbia, Maryland 21044

SCALE: 1" = 30'
DRAWING: 1 of 2
JOB NO.: 99-102
FILE NO.: 99-102 X

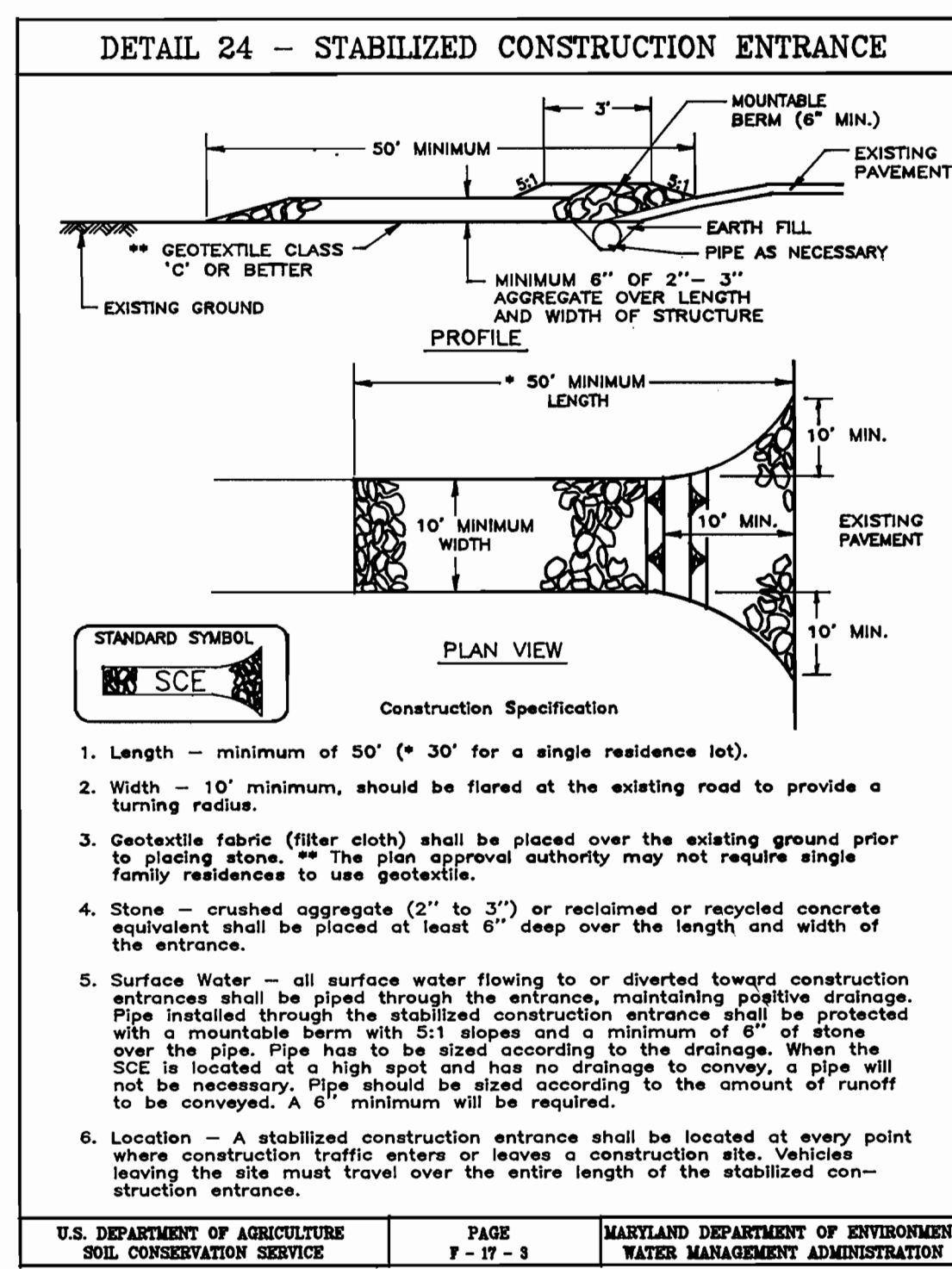
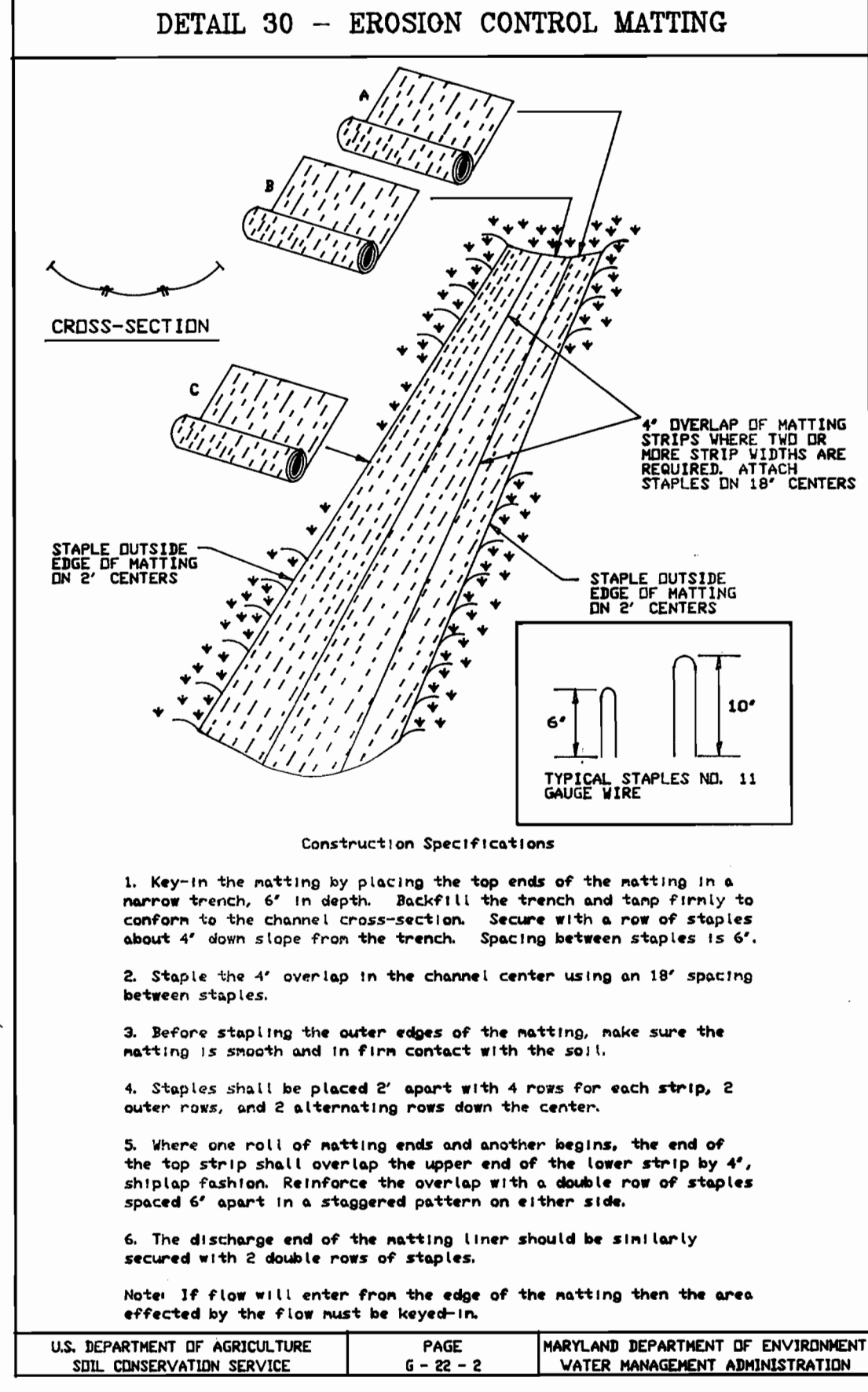


APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 8/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/31/99
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 9/3/99
DIRECTOR

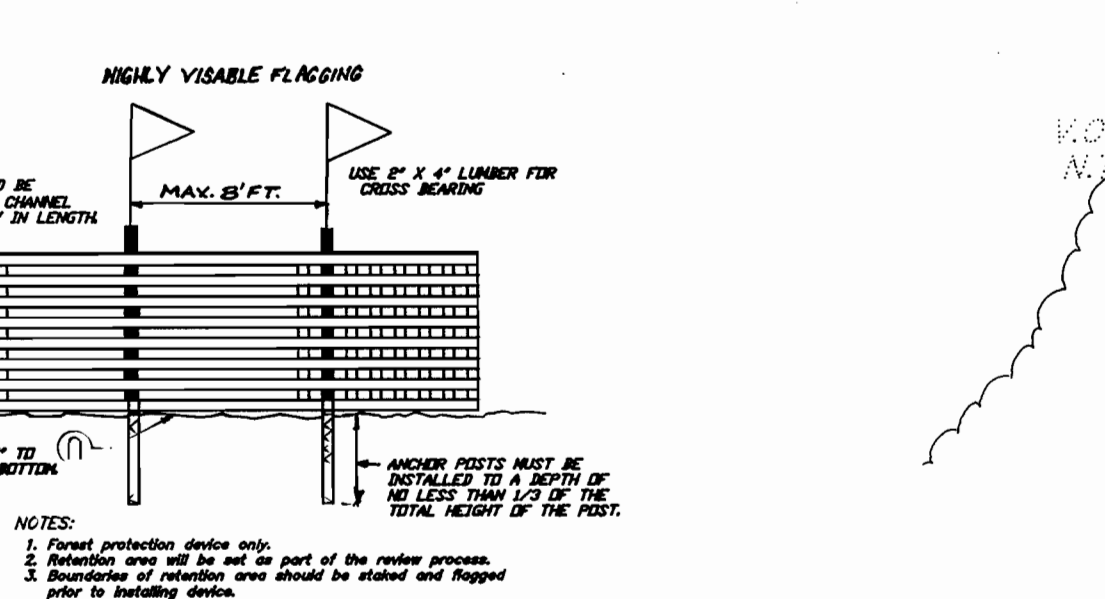
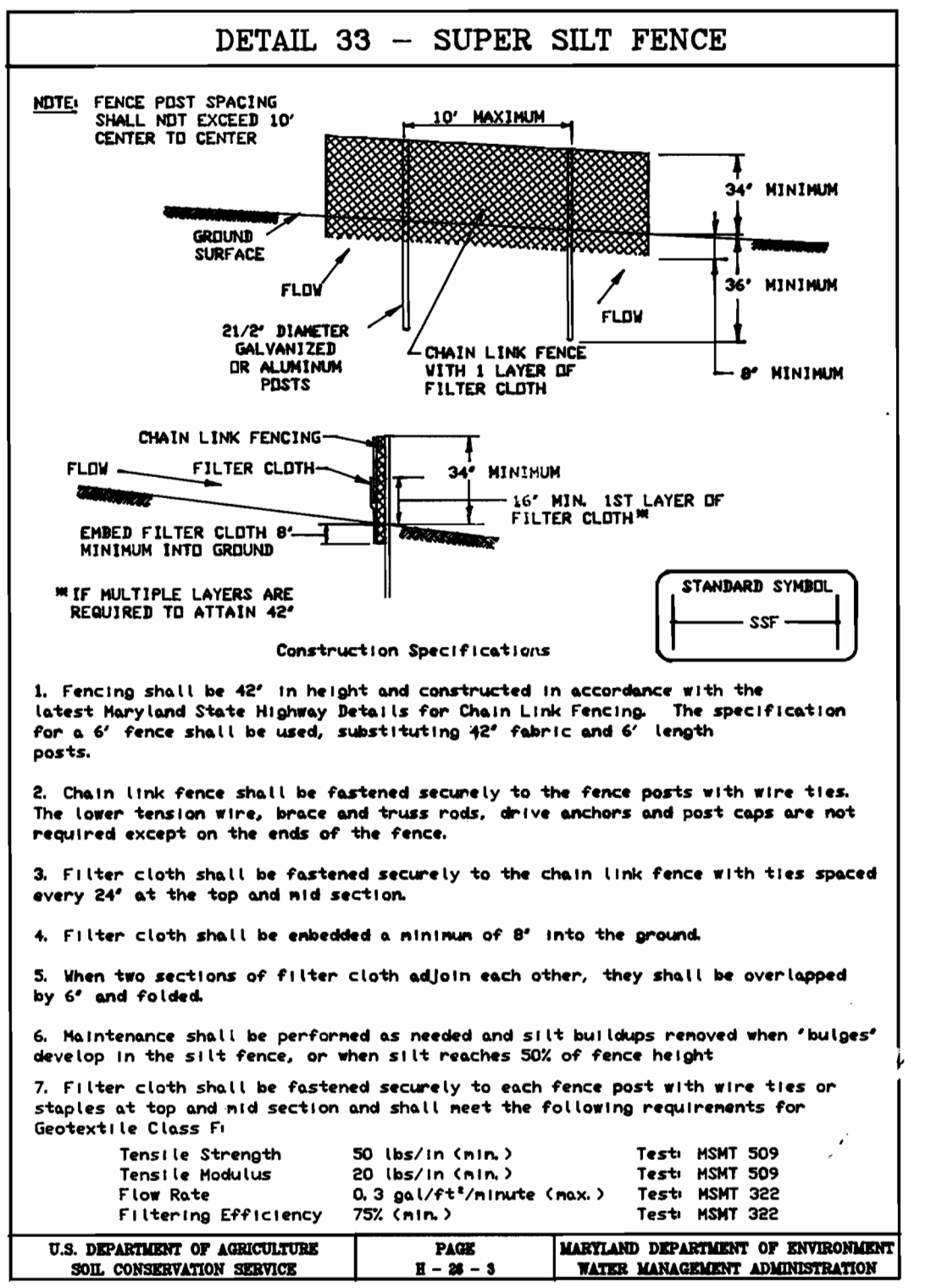
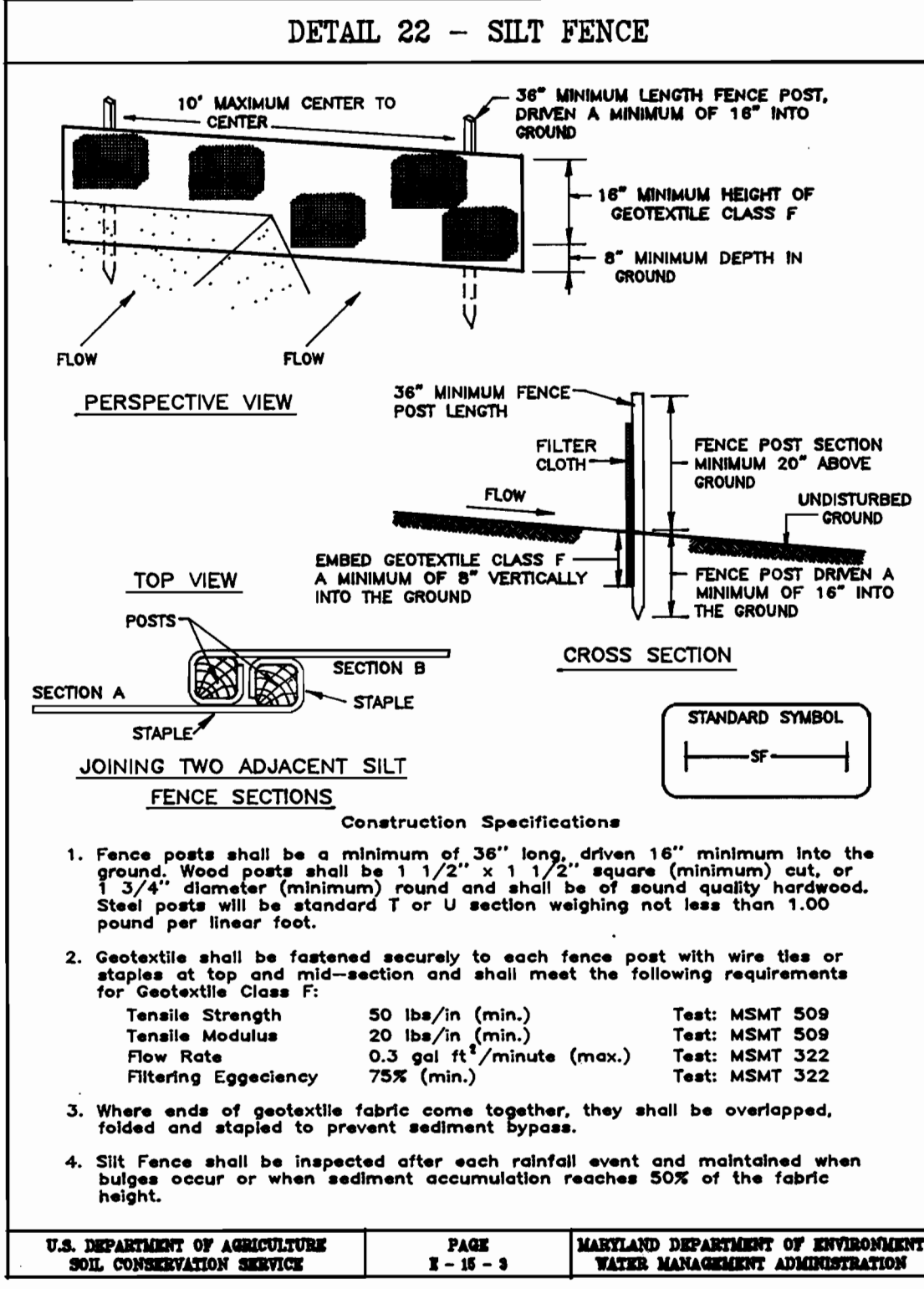
P	9639.33 sq ft Min. Lot Size w/all Options
2909.80	9639.33 sq ft Min. Lot Size w/all Options
0.3	10232.67 sq ft Min. Lot Size w/all Options w/10x16' Opt. Deck
3069.80	10232.67 sq ft Min. Lot Size w/all Options w/10x16' Opt. Deck
0.3	



Reviewed for HOWARD S.C.D. and meets Technical Requirements
Signature 8/24/99
U.S. Natural Resources Conservation Service
Approved
Signature 8/24/99

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

APPROVED: DEPARTMENT OF PLANNING & ZONING
Signature 8/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature 8/24/99
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature 9/3/99
DIRECTOR

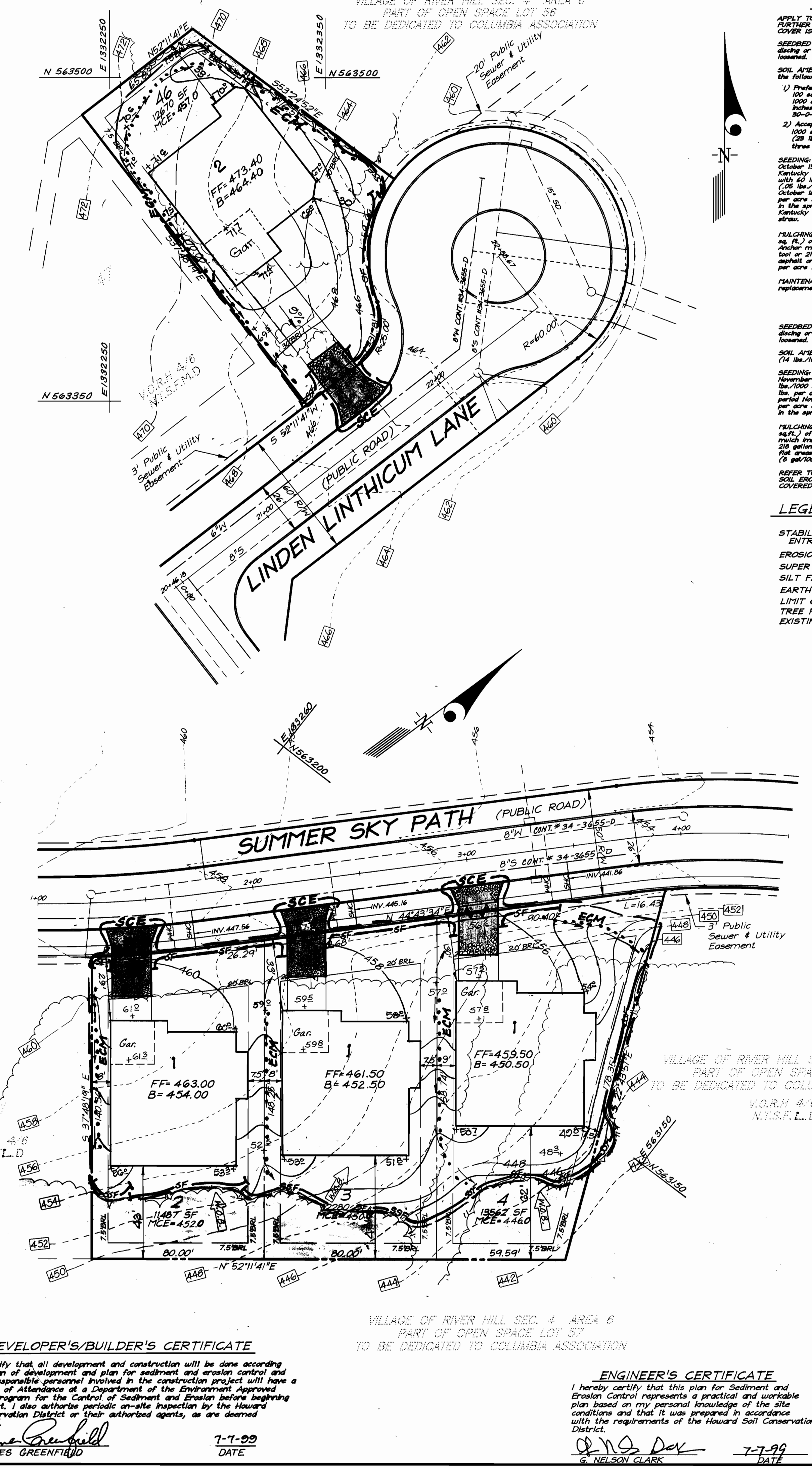


BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

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 7-7-99
B. JAMES GREENFIELD DATE



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened, use the following schedule:

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/1000 sq ft) and 60 lbs per acre 10-10-10 fertilizer (40 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (40 lbs/1000 sq ft) and 60 lbs per acre 10-10-10 fertilizer (40 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 (14 lbs/1000 sq ft.) of certified alfalfa seed. For the period May 1 thru July 31, seed with 100 lbs. per acre of certified alfalfa seed. 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. Option (2) Use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1/2 to 2 tons per acre (70 to 40 lbs/1000 sq ft.) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 240 gallons per acre (6 gal/1000 sq ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

SEEDING PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened, use the following schedule:

SOIL AMENDMENTS: Apply 400 lbs. per acre 10-10-10 fertilizer (4 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 rye (3.2 lbs/1000 sq ft.). For the period May 1 thru July 31, seed with 3 lbs. per acre of urea/vetch mix (3 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 soil.

MULCHING: Apply 1/2 to 2 tons per acre (70 to 40 lbs/1000 sq ft.) of certified small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 240 gallons per acre (6 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

1. A minimum of 40 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction (315-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and in accordance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seeding and temporary seeding and mulching (See G.).
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
a) 7 calendar days for all permanent soil erosion control structures, dikes, perimeter slopes and all slopes greater than 3:1
b) 14 days on all other disturbed or graded areas on the site.
4. All sediment traps/basins shown must be fenced and warning signs posted around them. The design shall be in accordance with 151.1 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 and temporary seeding and mulching (See G.).
6. Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
7. 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.
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 Department of Inspection, Licenses and Permits, Sediment Control Division, in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of permanent erosion and sediment control, 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.
10. Trenches for the construction of utilities is limited to three pipe lengths or the construction of a trench and stabilized within a working day, whichever is shorter.
11. The total amount of silt fence is 380 LF.
12. The total amount of super silt fence is 302 LF.
13. The total amount of silt fence is 302 LF.
14. The total amount of earth dike is 16 LF.

It is the responsibility of the contractor to identify the sediment control structures and stabilize them to the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

NO. OF DAYS	
1	Obtain grading permit.
2	Install flow protection fences.
3	Install sediment and erosion control devices and stabilize.
4	Excavate for foundations, rough grade and temporarily stabilize.
5	Construct structures, sidewalks and temporary stabilization.
6	Final grade, install Erosion Control Matting and stabilize in accordance with standards and specifications.
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.

* Delay construction of houses on lots: N/A

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN

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, moderate to high salinity, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- I. 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 containing 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.
- II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and approval for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plan.

Construction and Material Specifications

- I. 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 site type can be found in the representative soil profile section in the Soil Survey published in cooperation with Maryland Agricultural Experiment Station.
- II. 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 contain less than 5% by volume of chert, stones, clasts, coarse fragments, gravel, cobbles, roots, trash, or other materials larger than 1 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 clay, 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. Limestone shall be distributed uniformly over designated area and worked into the soil in conjunction with tillage operations as described in the following procedure.

OWNER/DEVELOPER

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

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

DESIGNED J.M.E.
DRAWN K.B.
CHECKED J.M.E.
DATE 7-7-99

FOR: COLUMBIA BUILDERS, INC.
P.O. BOX 999
Columbia, Maryland 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING

Signature 8/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature 8/24/99
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature 9/3/99
DIRECTOR

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 7-7-99
G. NELSON CLARK DATE

SEDIMENT & EROSION CONTROL PLAN

LOT 2, 3, 4 & 46
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 6
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1" = 30'
DRAWING 2 of 2
JOB NO. 99-102
FILE NO. 99-102

SDP 00-06 (9) D:/99102