

**SANTA CRUZ**

1646.04 SF = 6153.47 SF  
0.3 Min. Lot Size  
2306.04 SF = 8406.9 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**BERKELEY**

2315.4 SF = 7719.00 SF  
0.3 Min. Lot Size  
2475.4 SF = 8251.33 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**BERKELEY II**

3052.01 SF = 10173.37 SF  
0.3 Min. Lot Size  
3022.01 SF = 9704.7 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**BERKELEY I**

2684.74 SF = 8449.13 SF  
0.3 Min. Lot Size  
2844.74 SF = 8482.47 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CATALINA**

2085.52 SF = 6451.73 SF  
0.3 Min. Lot Size  
2245.52 SF = 7485.07 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CALIFORNIA**

3005.64 SF = 10019.0 SF  
0.3 Min. Lot Size  
3165.64 SF = 10523.3 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**GRANADA III**

1749.02 SF = 5303.07 SF  
0.3 Min. Lot Size  
1909.02 SF = 5363.40 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CUSTOM CATALINA**

2158.31 SF = 7144.37 SF  
0.3 Min. Lot Size  
2318.31 SF = 7127.71 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CARMEL CATALINA III**

2314.64 SF = 7115.47 SF  
0.3 Min. Lot Size  
2474.64 SF = 8248.80 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**VENTURA**

2143.49 SF = 7144.47 SF  
0.3 Min. Lot Size  
2303.49 SF = 7678.3 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**VENTURA II**

2185.32 SF = 7284.40 SF  
0.3 Min. Lot Size  
2345.32 SF = 7817.73 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**MALIBU**

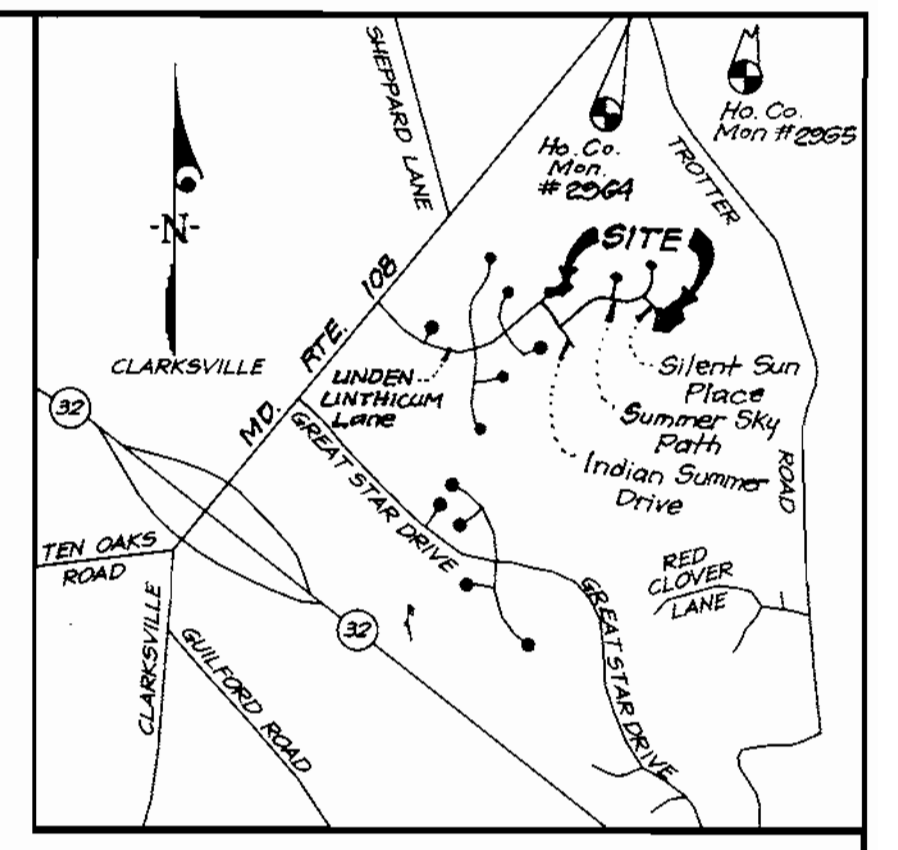
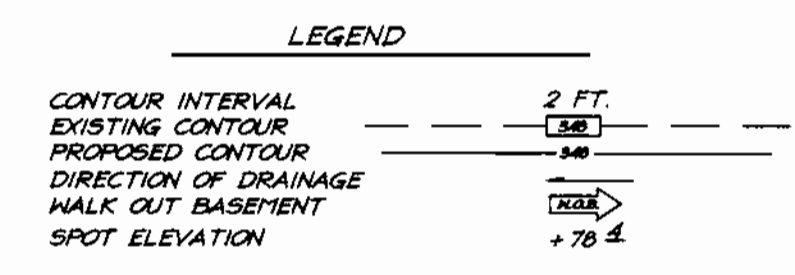
2525.18 SF = 8417.27 SF  
0.3 Min. Lot Size  
2685.18 SF = 8450.60 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**KIMBERLY**

1986.02 SF = 6420.07 SF  
0.3 Min. Lot Size  
2146.02 SF = 7153.40 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
11	0612 Silent Sun Place
12	0517 Silent Sun Place
13	0515 Silent Sun Place
14	0507 Silent Sun Place
43	1220B Linden Linthicum Lane



**BENCHMARKS:**

Howard County Monument 2964  
Intersection of MD. Route 108 and  
Troiler Road  
Howard County Monument 2965  
an additional 2,544.1' Northeastly  
along MD. Route 108 away from Site

**GENERAL NOTES:**

- Subject property is zoned NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 1.623 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: 9-98-21P-95-12, F-98-102, P-98-70, F-98-37 and 34-3655-D.
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3655-D, approved Road Construction Plans F-98-37, 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 detail R.6.05.
- In accordance with FDP-Phase 222-A, Part VI, boy 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. Awnnings may not project into any setbacks.
- SHC Elevations shown are at the Property Lines.
- Quantity Stormwater 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 SHM Pond. The subdivision is located in the Patuxent River Area Sub-Basin and is a Class I Watershed.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1 of 3	SITE PLAN
2 of 3	SEDIMENT AND EROSION CONTROL PLAN

**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 #34-3655-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	11-14 & 43
PLAT NO.	BLOCK NO.	ZONE
13509	1	NT
13506		
WATER CODE	SEWER CODE	
1-10	6653000	

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

DESIGNED	SITE DEVELOPMENT PLAN	SCALE
BAL	LOT 11, 12, 13, 14 & 43	1" = 30'
DRAWN	<b>COLUMBIA</b>	DRAWING
DSV	<b>VILLAGE OF RIVER HILL</b>	1 of 3
CHECKED	SECTION 4, AREA 6	JOB NO.
	FIFTH (5TH) ELECTION DISTRICT	99-094
	HOWARD COUNTY, MARYLAND	FILE NO.
DATE	FOR: ALLAN HOMES	99-094X
7-20-99	10260 OLD COLUMBIA ROAD	
	RIVERS CORPORATE PARK	
	COLUMBIA, MARYLAND 21046	

APPROVED: DEPARTMENT OF PLANNING & ZONING  
Cindy Stannett  
CHIEF, DIVISION OF LAND DEVELOPMENT  
9/21/99  
9/23/99  
9/24/99





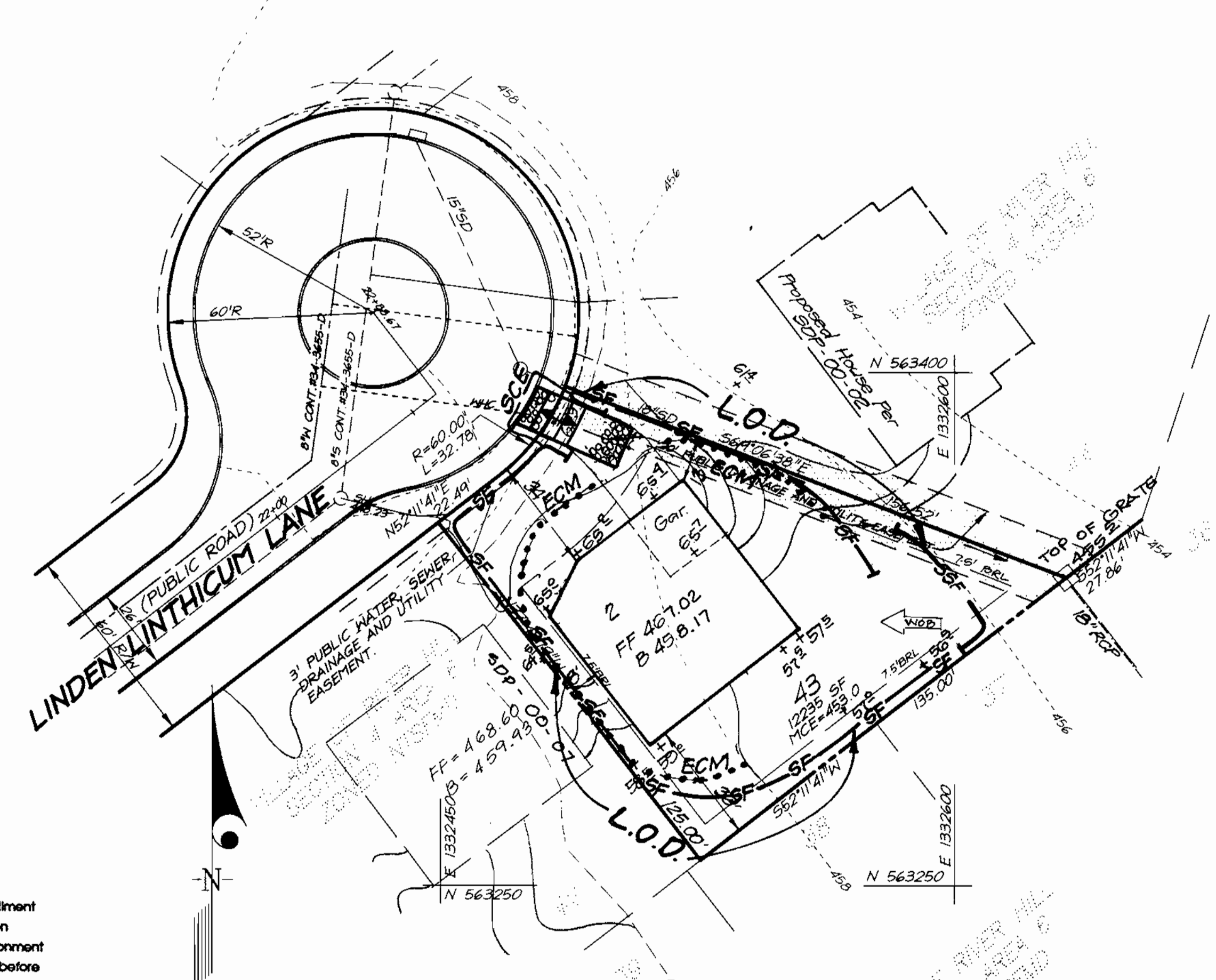
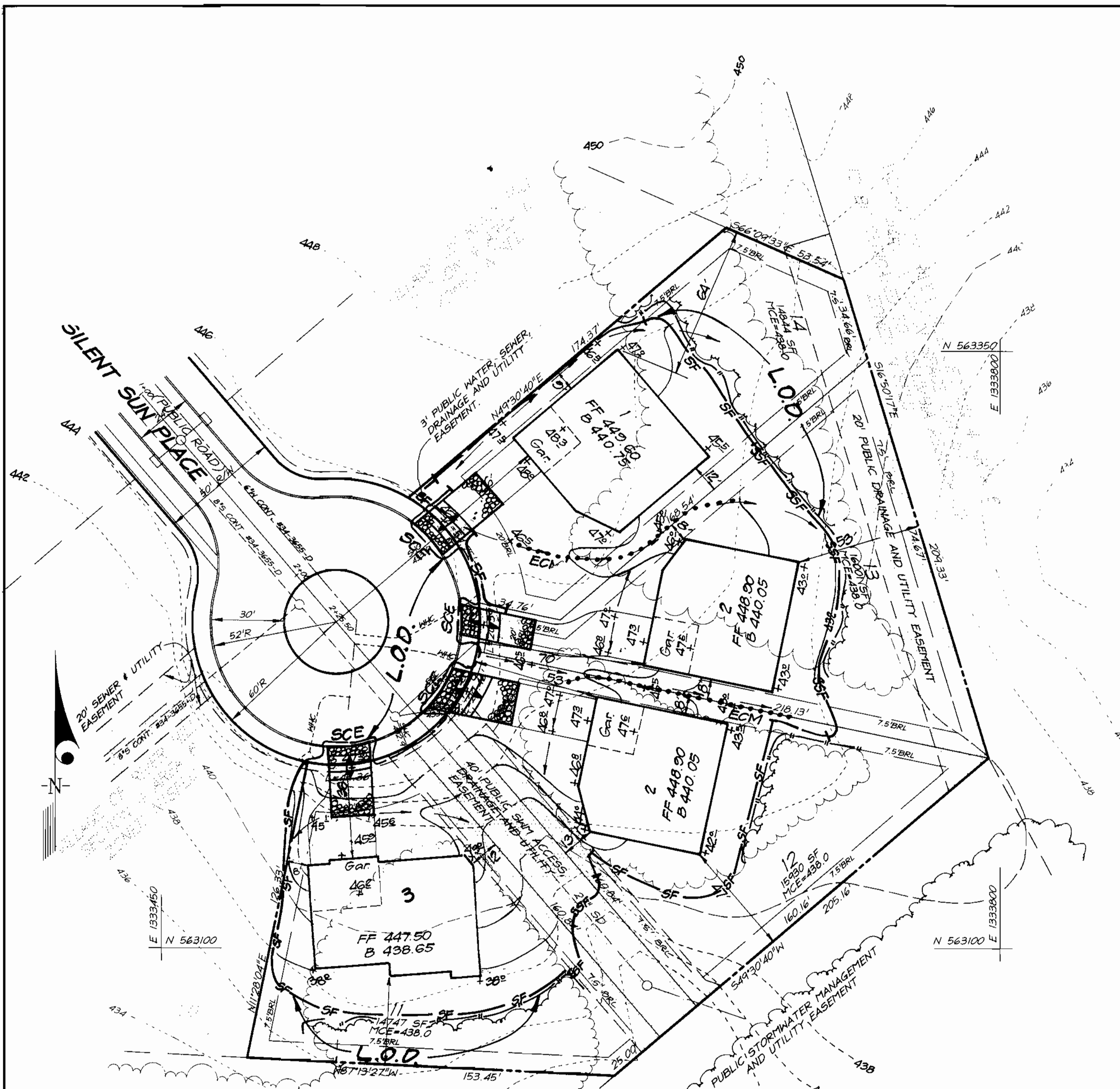
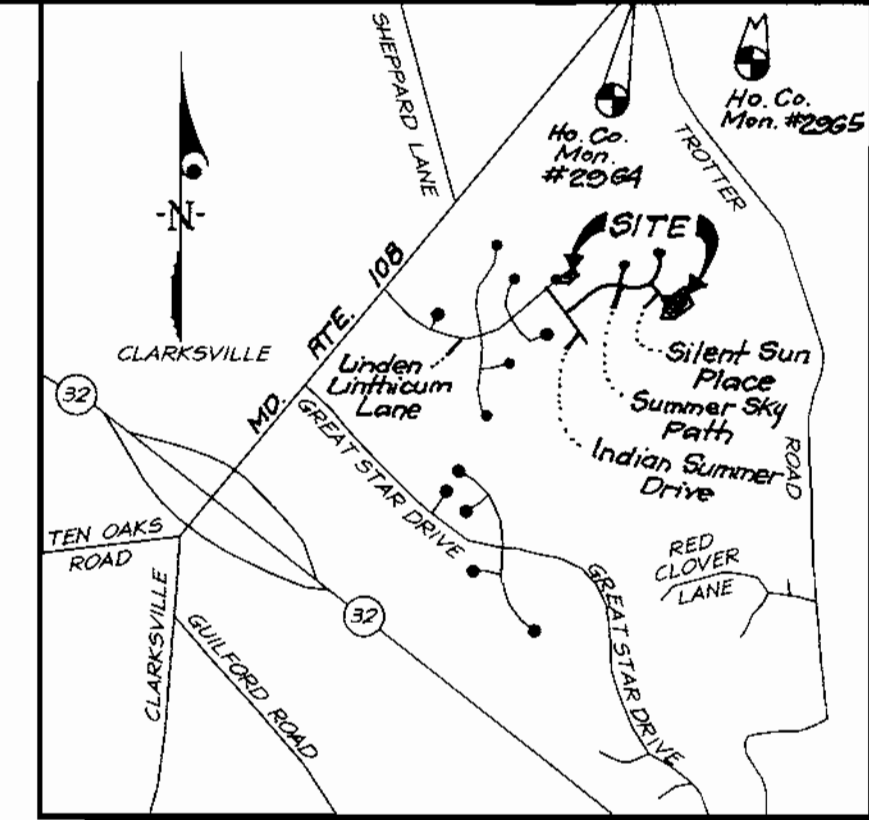
**LEGEND**

- Silt Fence **SF**
  - Super Silt Fence **SSF**
  - Erosion Control Matting **ECM**
  - Limit of Disturbance **L.O.D.**
  - Stabilized Construction Entrance
- CONTOUR INTERVAL: 2 FT.  
 EXISTING CONTOUR:   
 PROPOSED CONTOUR:   
 DIRECTION OF DRAINAGE:   
 WALK OUT BASEMENT:   
 SPOT ELEVATION:   
 Existing Trees To Remain:   
 Tree Protection Fence:

**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



**ENGINEER'S CERTIFICATE**

I hereby 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.

*G. Nelson Clark*  
 G. Nelson Clark

7-28-99

7-28-99  
 Date

Reviewed for S.C.D. and meets Technical Requirements.  
 Signature: *John Simman* 9/21/99  
 Date: 9/21/99  
 U.S. Natural Resources Conservation Service

**DEVELOPER'S/BUILDERS CERTIFICATE**

"We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

*John Simman*  
 Signature of Developer/Builder  
 Date: 7-28-99

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District.  
 Signature: *John Simman* 9/21/99  
 Approved Date: 9/21/99

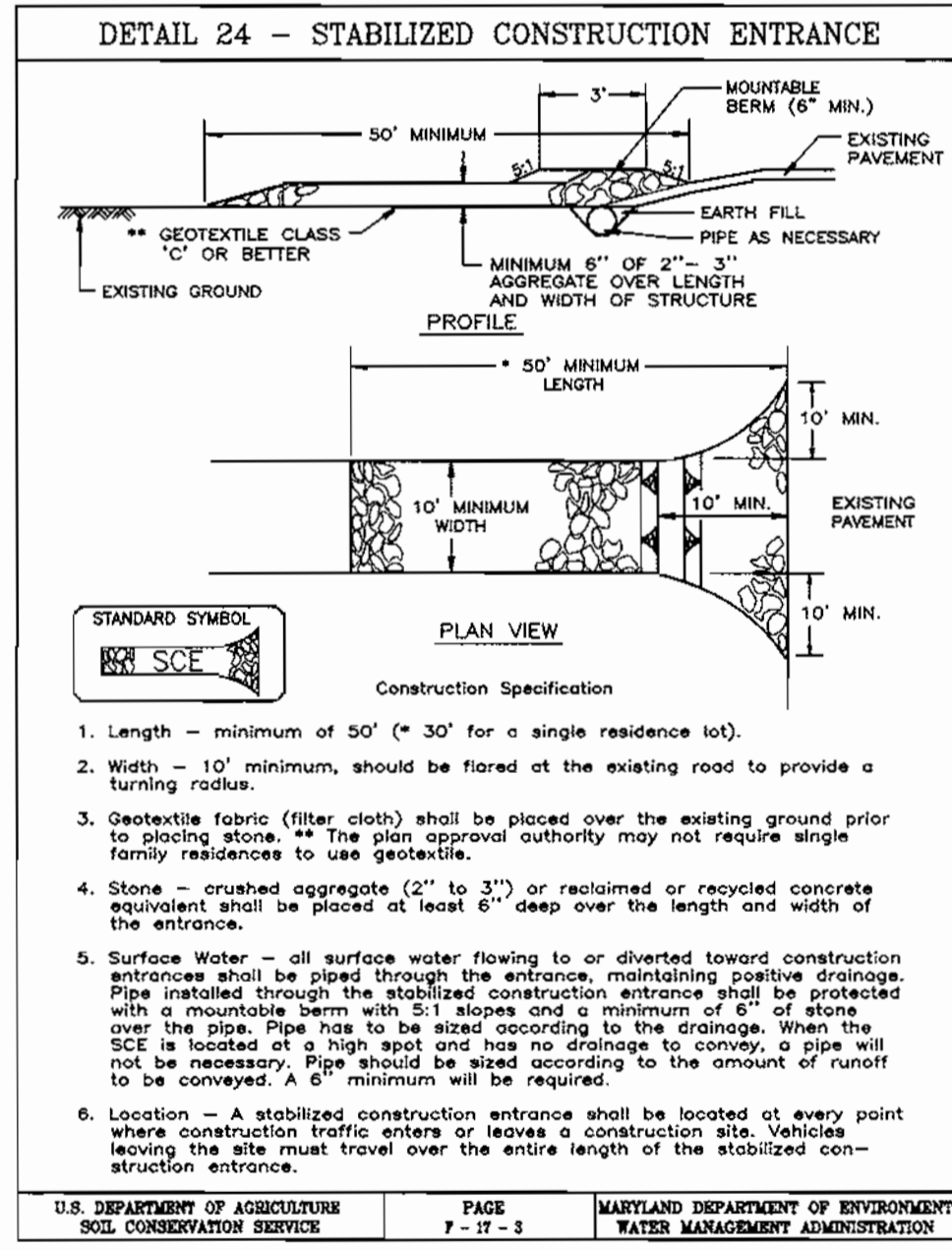
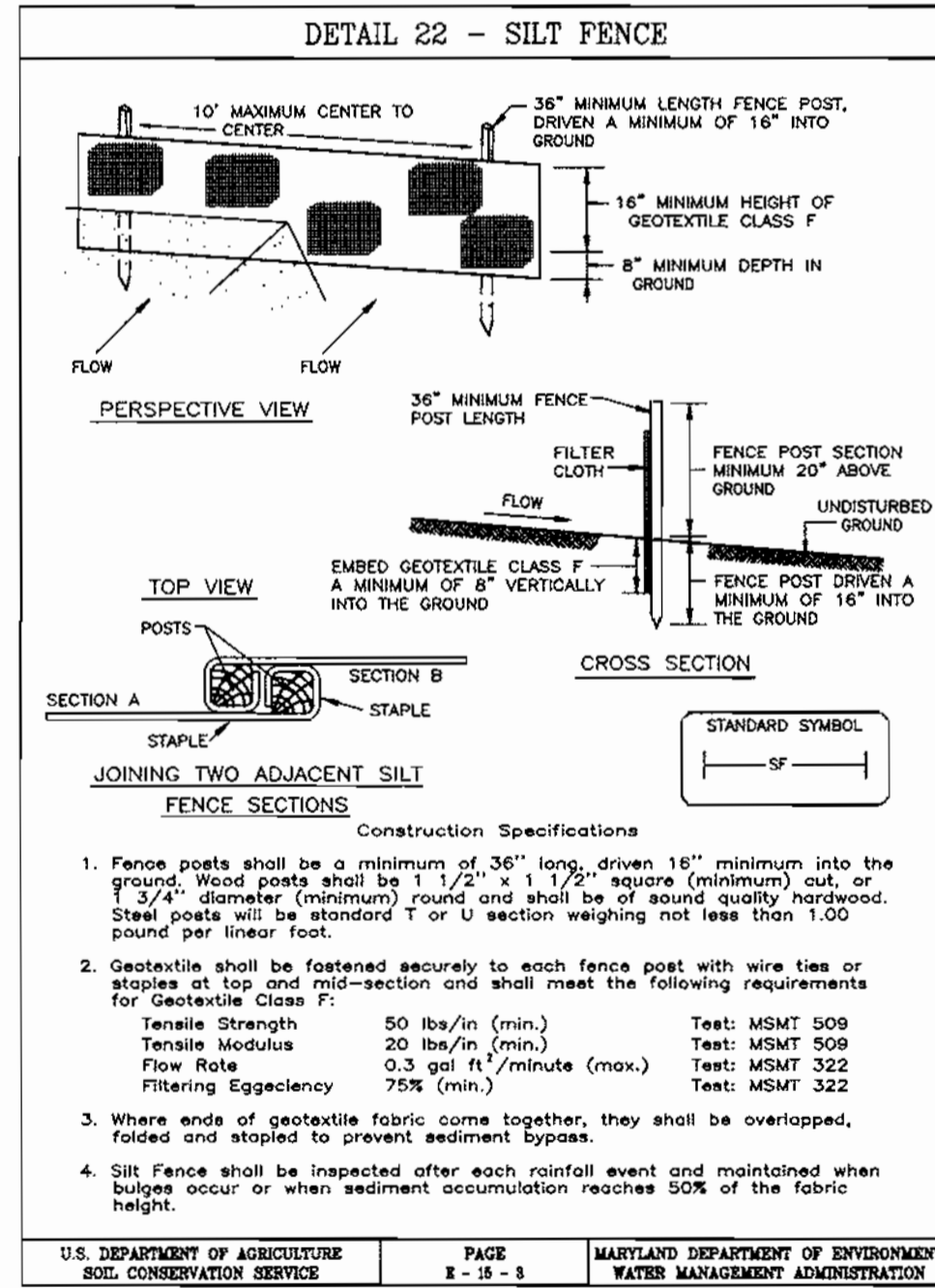
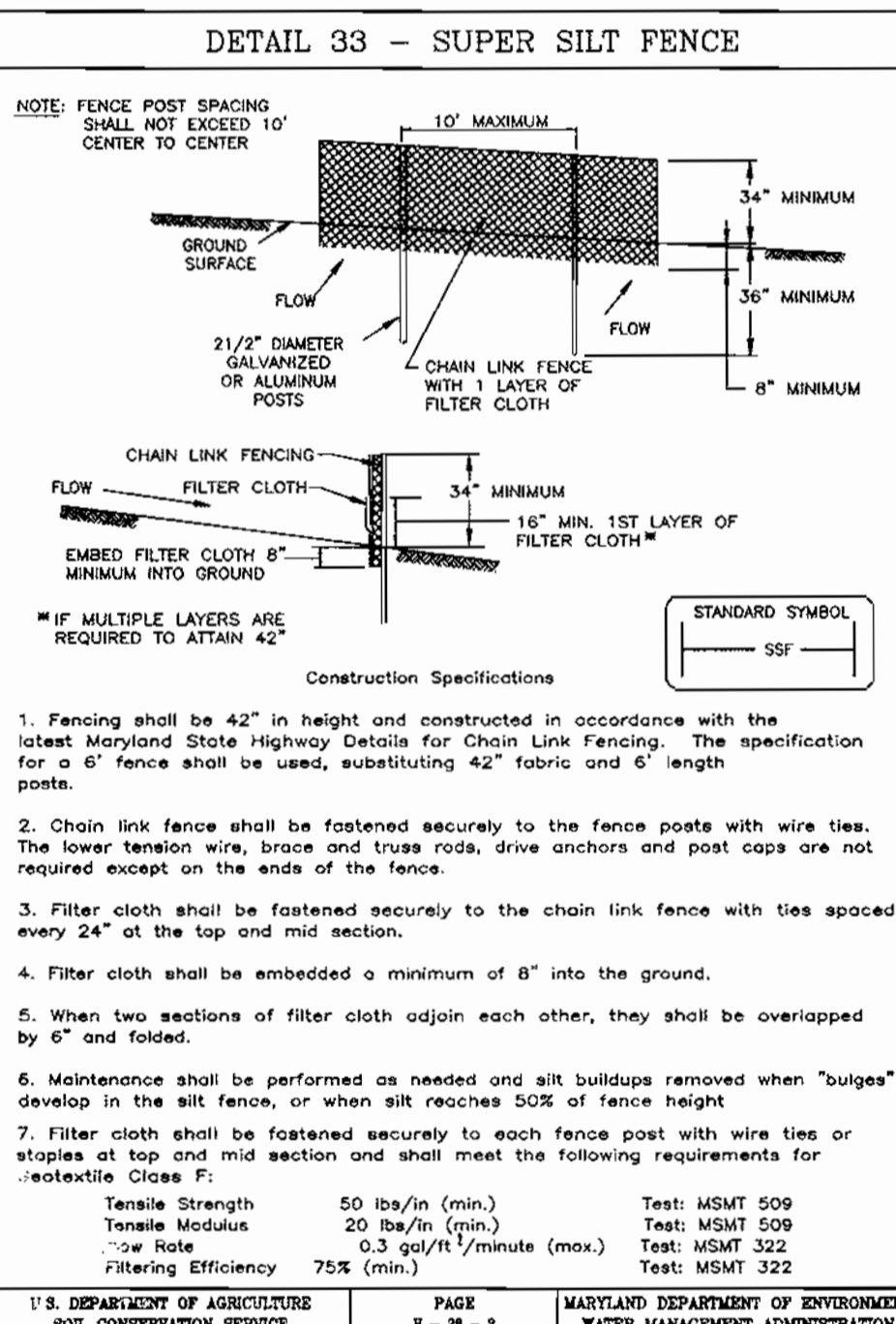
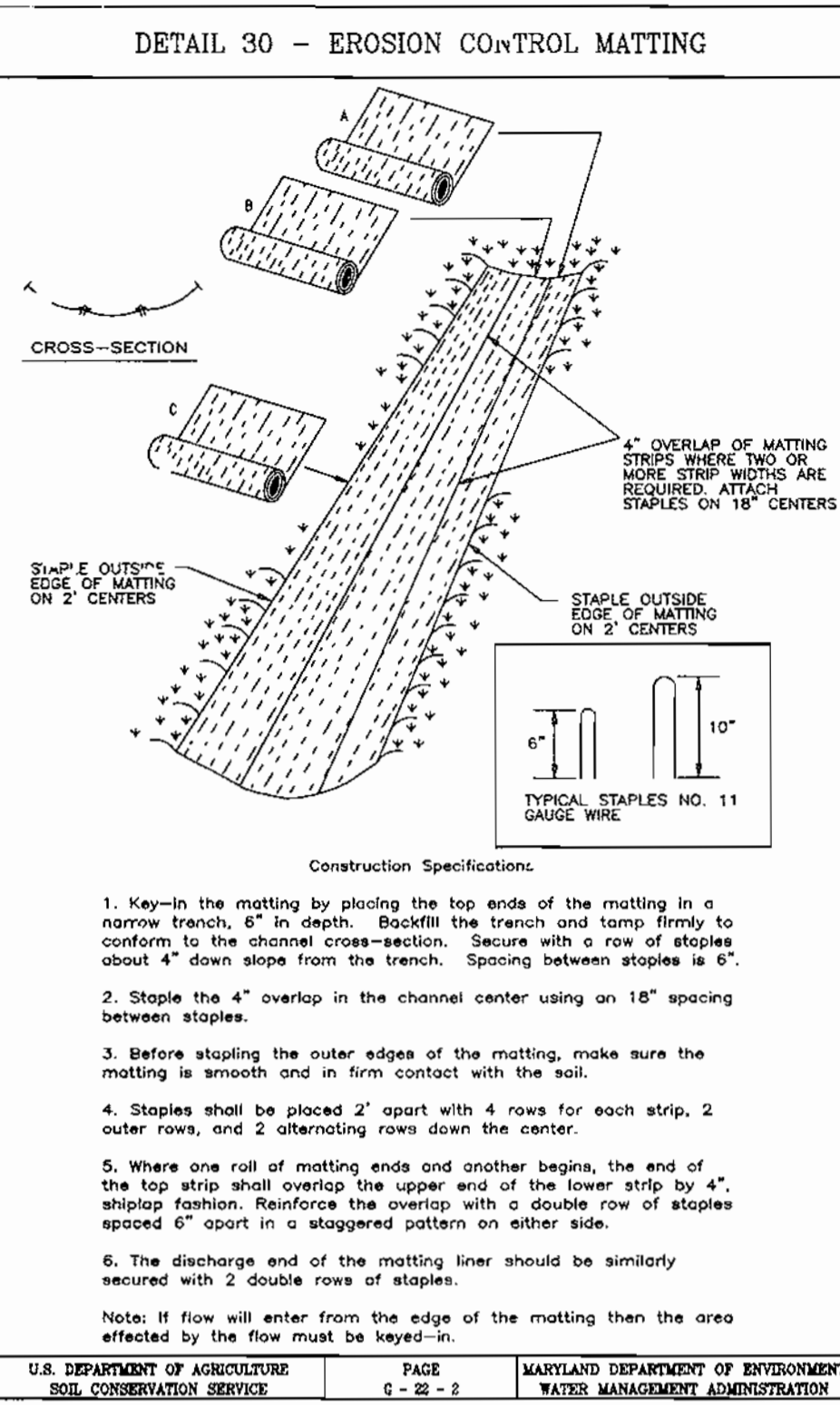
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Signature: *Cynthia Hamilton* 9/24/99  
 DATE: 9/24/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 Signature: *Frank J. Smith* 9/24/99  
 DATE: 9/24/99  
 DIRECTOR

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

DESIGNED <b>PC</b>	SEDIMENT AND EROSION CONTROL PLAN LOT 11, 12, 13, 14 & 43 <b>COLUMBIA VILLAGE OF RIVER HILL</b> SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: ALLAN HOMES 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21046	SCALE 1" = 30'
DRAWN <b>BL</b>		DRAWING 2 of 3
CHECKED <b>PC</b>		JOB NO. 99-094
DATE 7-28-99		FILE NO. 99-094se

**OWNER / DEVELOPER**  
 HOWARD RESEARCH AND DEVELOPMENT  
 10275 Little Patuxent Pkwy.  
 Columbia, Md. 21044





## 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

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

**Conditions Where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsgrass, nutgrass, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

## PERMANENT SEEDING NOTES

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

**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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) 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 the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 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 (0.5 lbs./1000 sq.ft.) of ureaseing legumes. 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 unrattled 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 (8 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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of ureaseing legumes (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 use sod.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrattled 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 (8 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

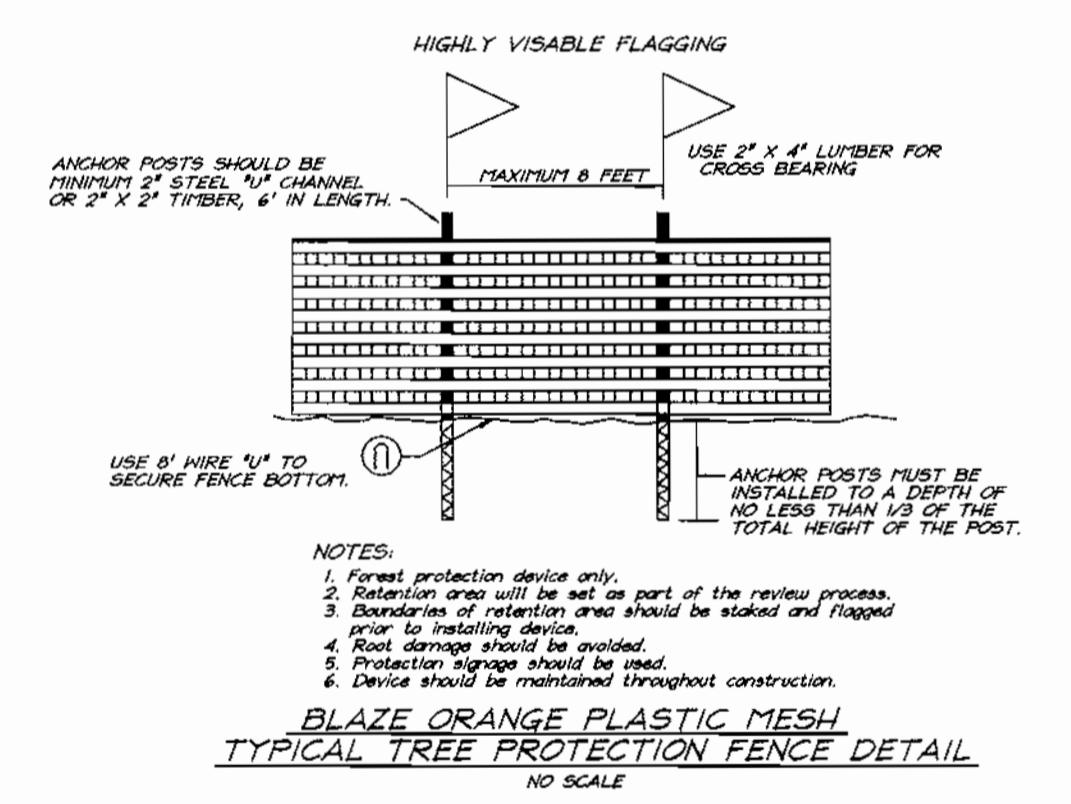
- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (318-1995).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revises thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - 2 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all slopes greater than 3:1
  - 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall 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. G). Temporary stabilization with mulch alone can only be done when recommended seeding dates do 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:	1.68 AC
Area Disturbed:	1.18 AC
Area to be roofed or paved:	0.48 AC
Area to be vegetated/stabilized:	0.70 AC
Total Cut:	1194 Cu
Total Fill:	1230 Cu
Offsite Waste/Barrow Area Location:	2
- 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 DPN 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 = 1017 LF
- The total amount of super silt fence = 50 LF
- The total amount of earth dike = -

\* 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 its grading permit number at the time of construction.

## CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Relocate 18" CMP Clean Water Diversion Outfall.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Specs. and 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7



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 PC	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOTS 11, 12, 13, 14 & 43 <b>COLUMBIA VILLAGE OF RIVER HILL</b> SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: ALLAN HOMES 10230 D.D. COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21046	SCALE 1" = 30'
DRAWN DSV		DRAWING 3 OF 3
CHECKED PC		JOB NO. 99-094
DATE 7-27-99		FILE NO. 99-094-5E

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 9/24/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 7/23/99  
 CHIEF, DIVISION OF LAND-DEVELOPMENT  
 [Signature] 9/24/99

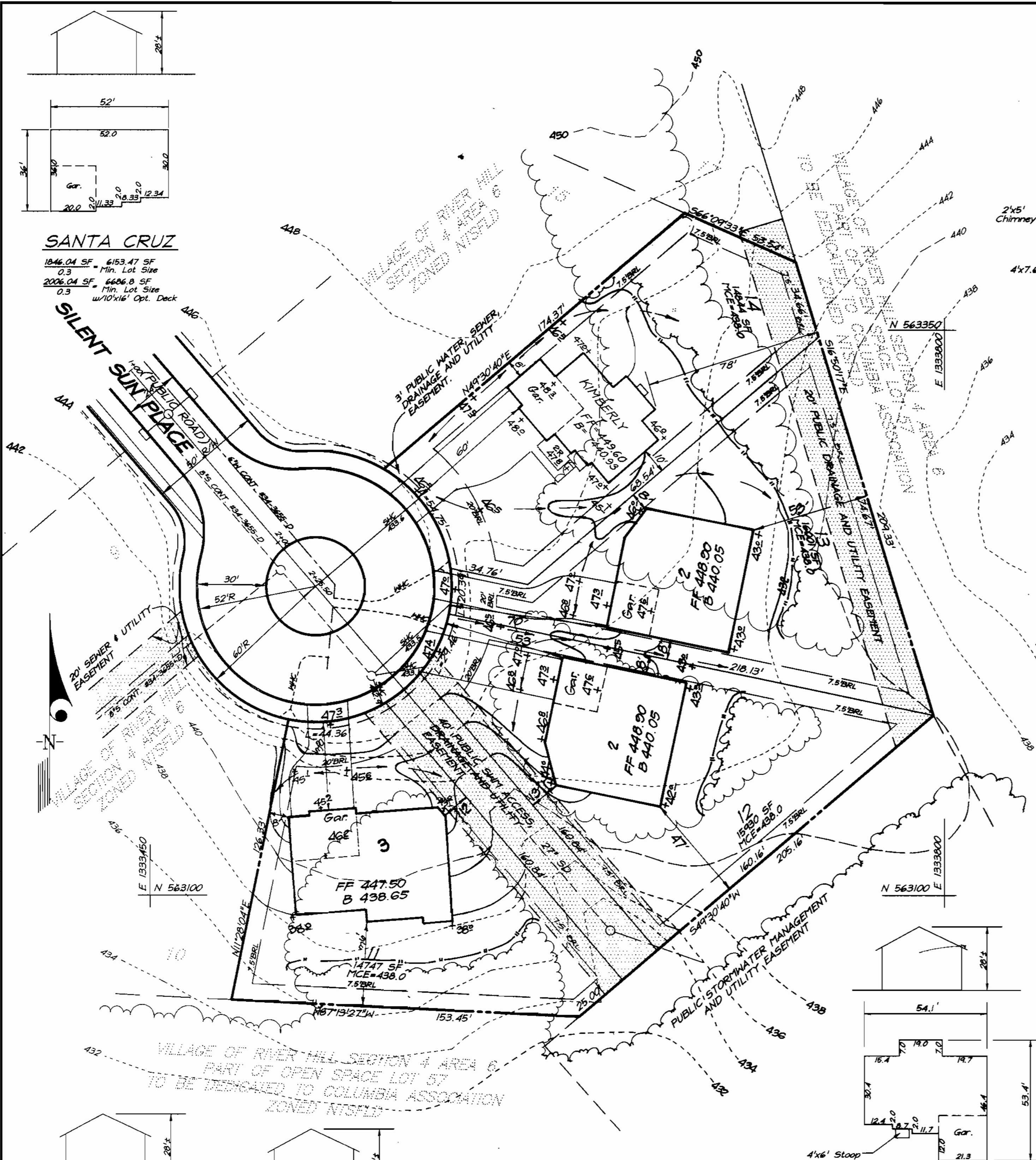
Reviewed for HOWARD S.C.D.  
 and met Technical Requirements  
 [Signature] 9/24/99  
 U.S. National Resource Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 9/24/99  
 Approved

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 construction.  
 [Signature] 7-28-99  
 NAME DATE

ENGINEER'S CERTIFICATE  
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 [Signature] 7-28-99  
 G. NELSON CLARK DATE

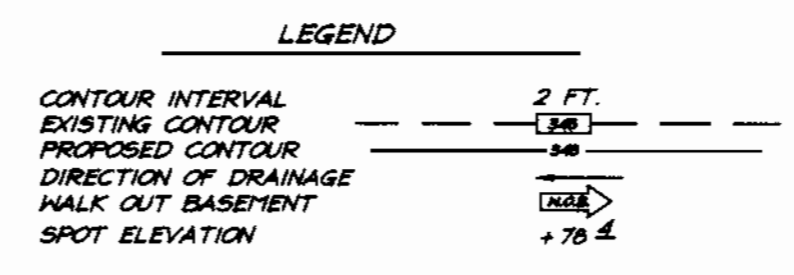






**ADDRESS CHART**

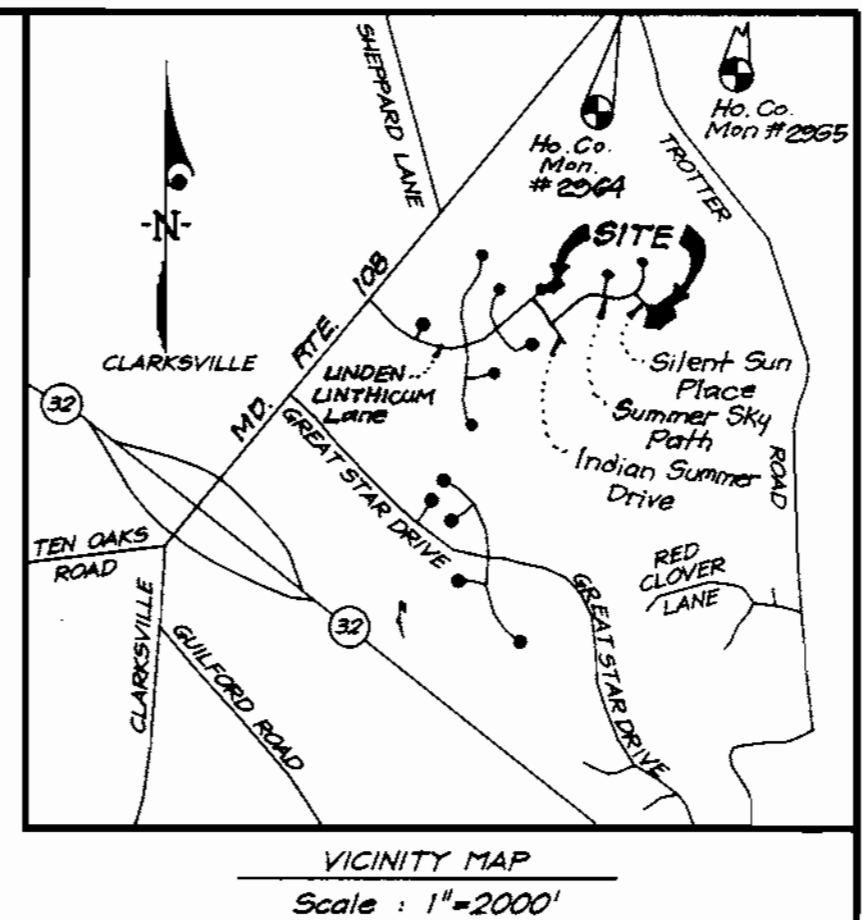
LOT NUMBER	STREET ADDRESS
11	0912 Silent Sun Place
12	0917 Silent Sun Place
13	0919 Silent Sun Place
14	0909 Silent Sun Place
43	12208 Linden Lithium Lane



**BENCHMARKS:**

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

Howard County Monument 2965  
an additional 2,544' N. Northeastly along MD. Route 108 away from Site



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1,623 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: 5-98-217-45-107-14-10211-14-70, F-98-37 and 34-3655-D
  - Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3655-D, approved Road Construction Plans F-98-37, 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 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 detail refer to Ho. Co. Design Manual Volume IV detail 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. Awnays may not project into any setbacks.
  - SHC Elevations shown are at the Property lines.
  - Quantity Stormwater 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 SNIM Pond. The subdivision is located in the Patuxent River Area Sub-Basin and is a Class I Watershed.

**BERKELEY**  
2315.4 SF = 7710.00 SF  
0.3 Min. Lot Size  
2475.4 SF = 8251.33 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**BERKELEY II**  
3022.01 SF = 10173.37 SF  
0.3 Min. Lot Size  
3212.01 SF = 10706.71 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

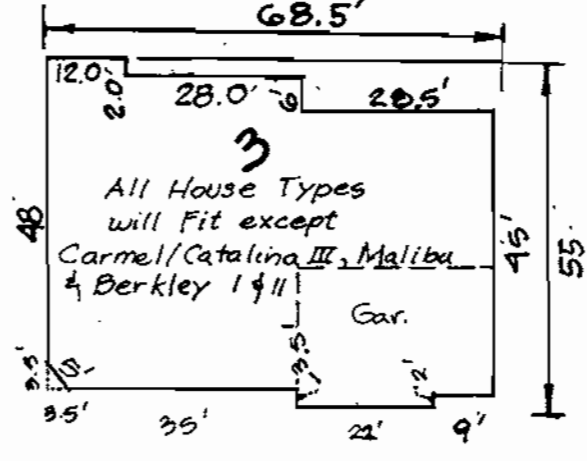
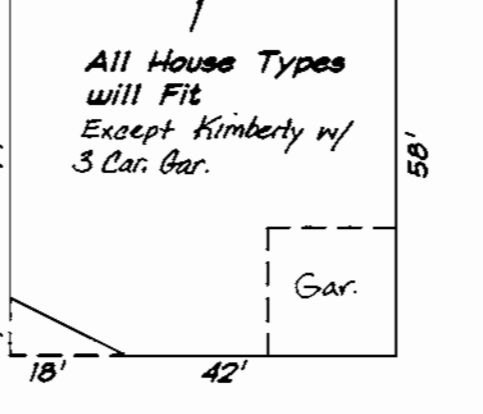
**CALIFORNIA**  
3026.64 SF = 10019.0 SF  
0.3 Min. Lot Size  
3165.69 SF = 10282.3 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**GRANADA III**  
1749.02 SF = 5830.07 SF  
0.3 Min. Lot Size  
1824.02 SF = 6363.40 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**BERKELEY I**  
2684.74 SF = 8949.13 SF  
0.3 Min. Lot Size  
2844.74 SF = 9482.47 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CATALINA**  
2085.52 SF = 6951.73 SF  
0.3 Min. Lot Size  
2245.52 SF = 7485.07 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CUSTOM CATALINA**  
2158.21 SF = 7194.91 SF  
0.3 Min. Lot Size  
2318.21 SF = 7727.70 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck



**SHEET INDEX**

SHEET NO.	DESCRIPTION
1 of 3	SITE PLAN
2 of 3	SEDIMENT AND EROSION CONTROL PLAN

**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 #34-3655-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	11-14 & 43
PLAT NO. 13509	BLOCK NO. 1	ZONE NT
TAX MAP NO. 35	ELECTION DIST. 5th	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: BAL  
DRAWN: DSV  
CHECKED: BAL

**SITE DEVELOPMENT PLAN**

LOT 11, 12, 13, 14 & 43  
**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4 AREA 6  
FIFTH (5th) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
DRAWING: 1 of 3  
JOB NO.: 99-094  
FILE NO.: 99-094X

DATE: 7-20-99  
FOR: ALLAN HOPES  
10260 OLD COLUMBIA ROAD  
RIVERS CORPORATE PARK  
COLUMBIA, MARYLAND 21046

**VENTURA**  
2143.49 SF = 7144.97 SF  
0.3 Min. Lot Size  
2303.49 SF = 7678.3 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**VENTURA II**  
2185.32 SF = 7284.40 SF  
0.3 Min. Lot Size  
2345.32 SF = 7817.73 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**MALIBU**  
2525.18 SF = 8417.27 SF  
0.3 Min. Lot Size  
2685.18 SF = 8950.60 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**KIMBERLY**  
2346 SF = 7820.0 SF  
0.3 Min. Lot Size  
2462.02 SF = 8200.07 SF  
0.3 Min. Lot Size  
2685.18 SF = 8950.60 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

**CARMEL CATALINA III**  
2314.64 SF = 7715.47 SF  
0.3 Min. Lot Size  
2474.64 SF = 8248.80 SF  
0.3 Min. Lot Size  
w/10'x16' Opt. Deck

APPROVED: DEPARTMENT OF PLANNING & ZONING  
CINDY HAMMILL  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
CINDY HAMMILL  
CHIEF, DIVISION OF LAND DEVELOPMENT  
9/22/99  
9/23/99  
9/24/99

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REV. H&E GRD LOT 14. & REV. H&E TYP. GEN BOX 1	12-1-99



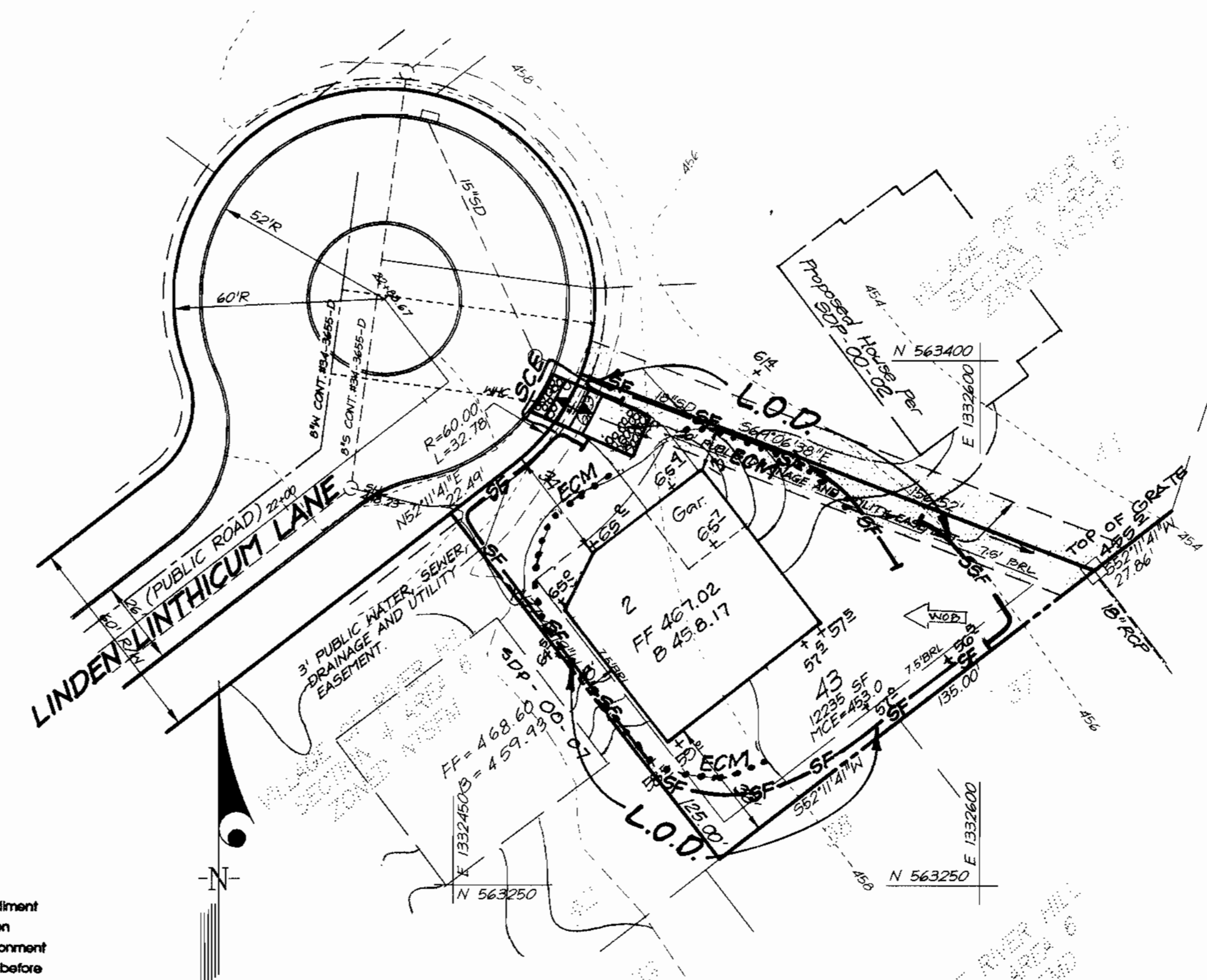
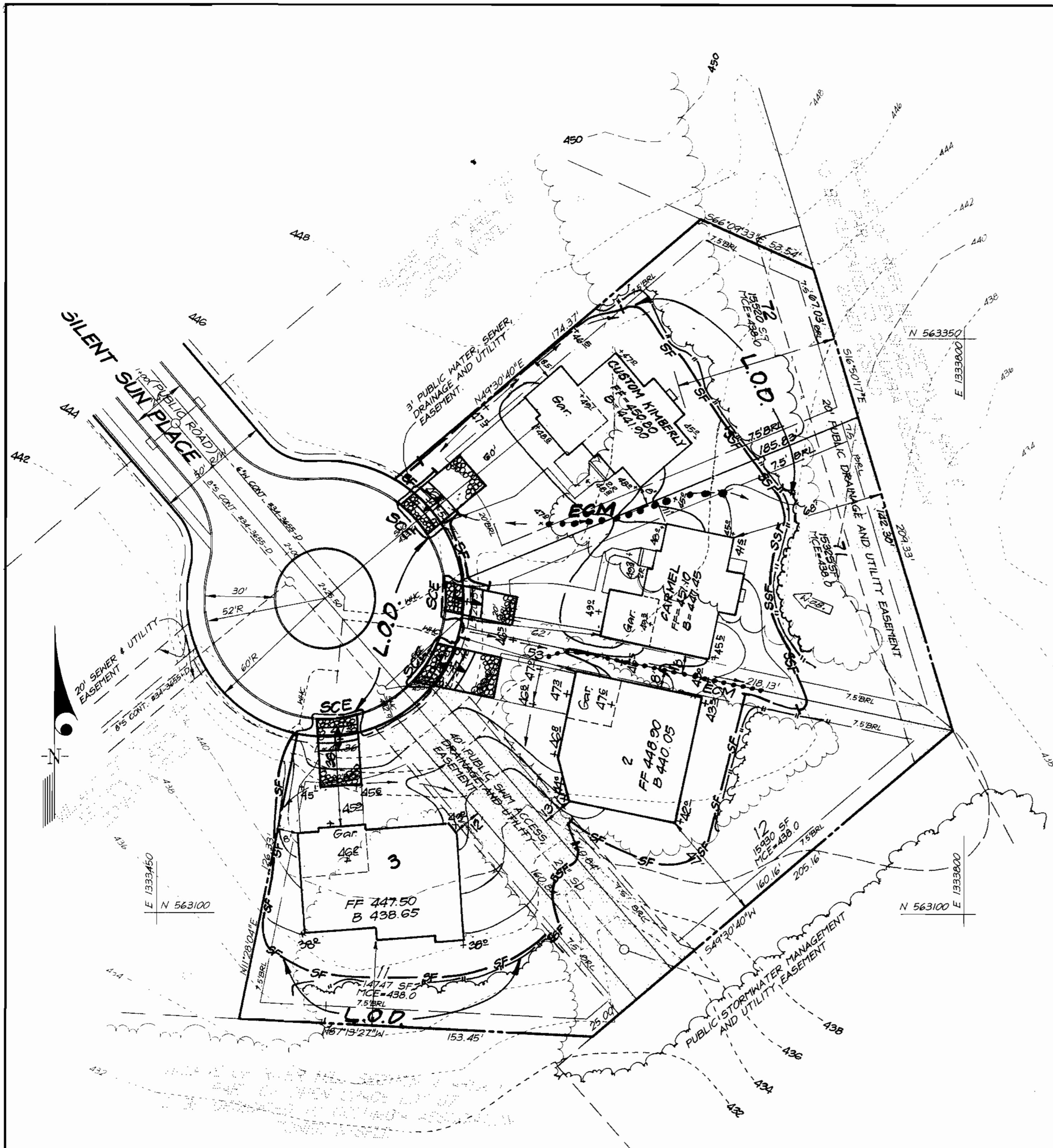
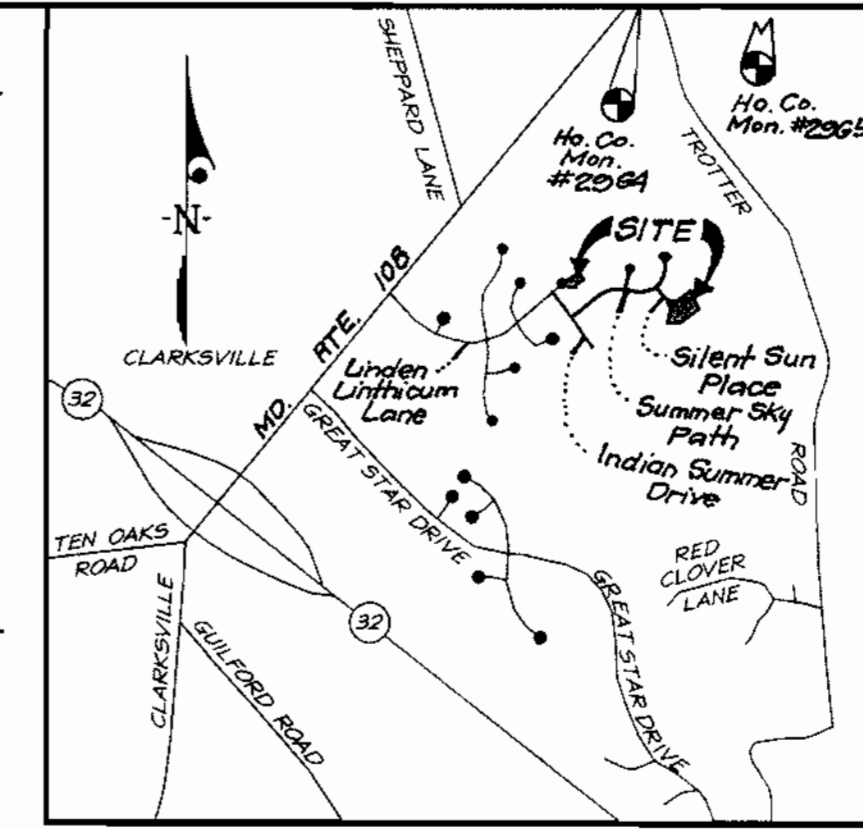
**LEGEND**

- Silt Fence **SF**
  - Super Silt Fence **SSF**
  - Erosion Control Matting **ECM**
  - Limit of Disturbance **L.O.D.**
  - Stabilized Construction Entrance
- CONTOUR INTERVAL: 2 FT.
- EXISTING CONTOUR:
- PROPOSED CONTOUR:
- DIRECTION OF DRAINAGE:
- WALK OUT BASEMENT:
- SPOT ELEVATION:
- Existing Trees To Remain:
- Tree Protection Fence:

**BENCHMARKS:**

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

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



**ENGINEER'S CERTIFICATE**

I hereby 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.

*G. Nelson Clark*  
G. Nelson Clark  
Date

7-28-99

7-28-99  
Date

Reviewed for S.C.D. and meets Technical Requirements.  
*Ken Simmons* 9/21/99  
Signature Date  
U.S. Natural Resources Conservation Service

**DEVELOPER'S/BUILDERS CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

*Olga Westrick* 7-28-99  
Signature of Developer/Builder Date

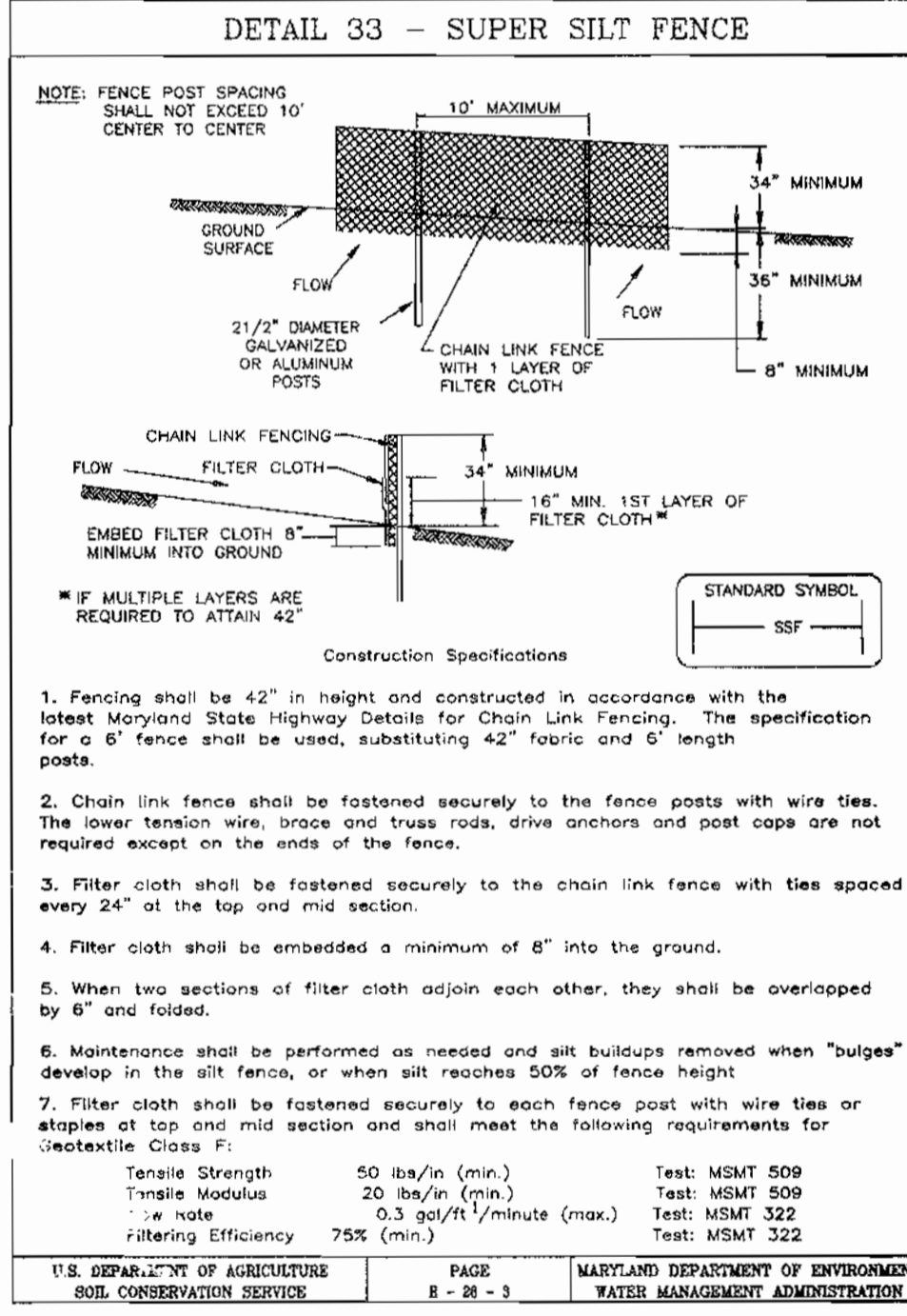
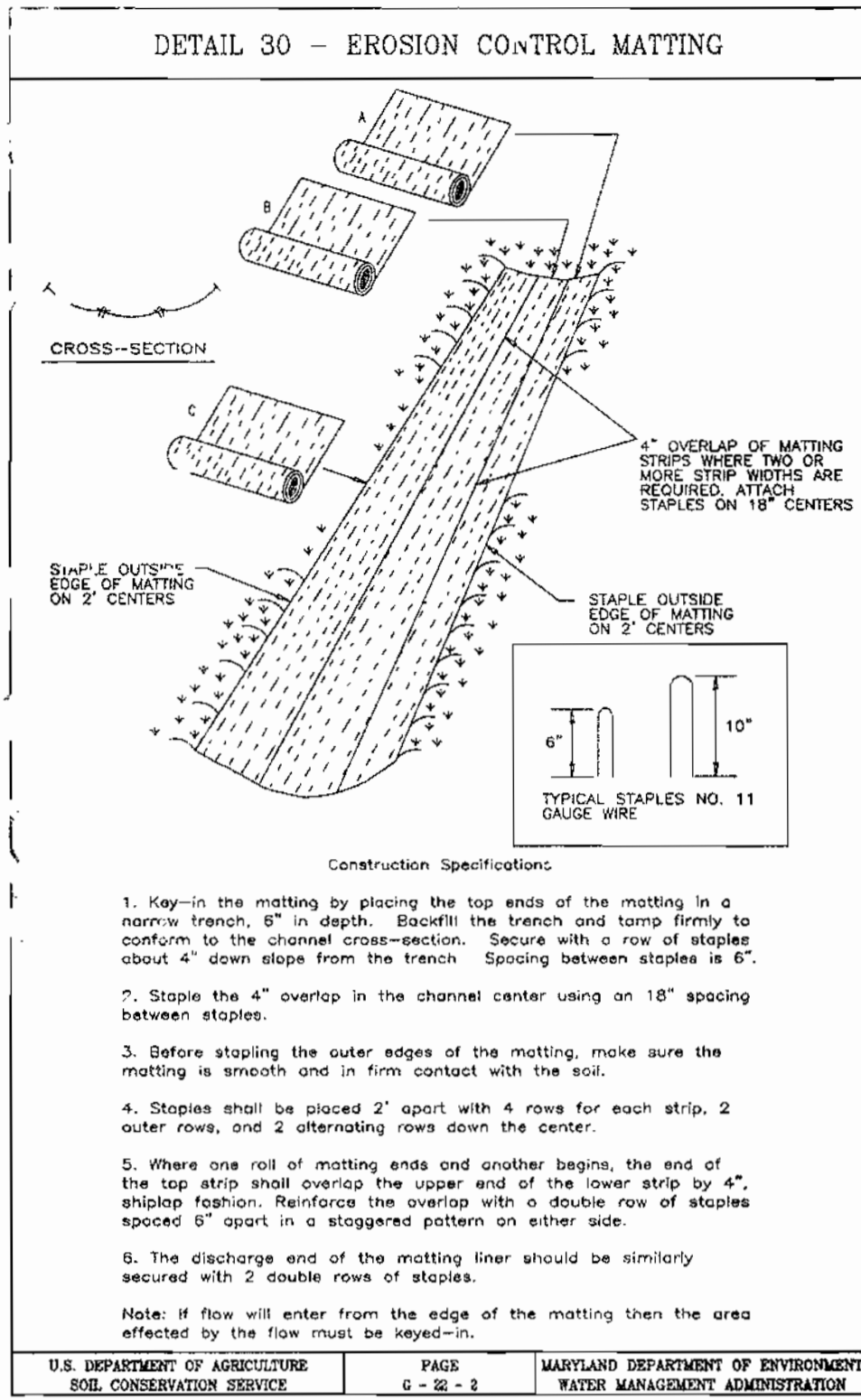
This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District.  
*John R. Johnson* 9/21/99  
Approved Date

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*Chris Hammit* 9/21/99  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*Frank J. Smith* 9/24/99  
DIRECTOR

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED <b>PC</b>	SEDIMENT AND EROSION CONTROL PLAN LOT 11, 12, 11, 73 & 43 <b>COLUMBIA</b> <b>VILLAGE OF RIVER HILL</b>	SCALE 1" = 30'
DRAWN <b>BL</b>	SECTION 4, AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 2 of 3
CHECKED <b>PC</b>	OWNER / DEVELOPER HOWARD RESEARCH AND DEVELOPMENT 10275 Little Patuxent Pkwy. Columbia, Md. 21044	JOB NO. 99-094
DATE 7-28-99	FOR: ALLAN HOMES 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21046	FILE NO. 99-09438

1	Rev. Use, grad. & Lot Lines for New Lots 71 & 72 per Re-Sub Plat	5-8-00
1	REVISED	Date





1	Rev. lot numbers 13, 14 to 7172	5-8-00
2	REVISIONS	Date
APPROVED: DEVELOPMENT ENGINEERING DIVISION		
DATE: 9/22/99		
DATE: 7/23/99		
DATE: 9/24/99		

## 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

### Definition

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

### Purpose

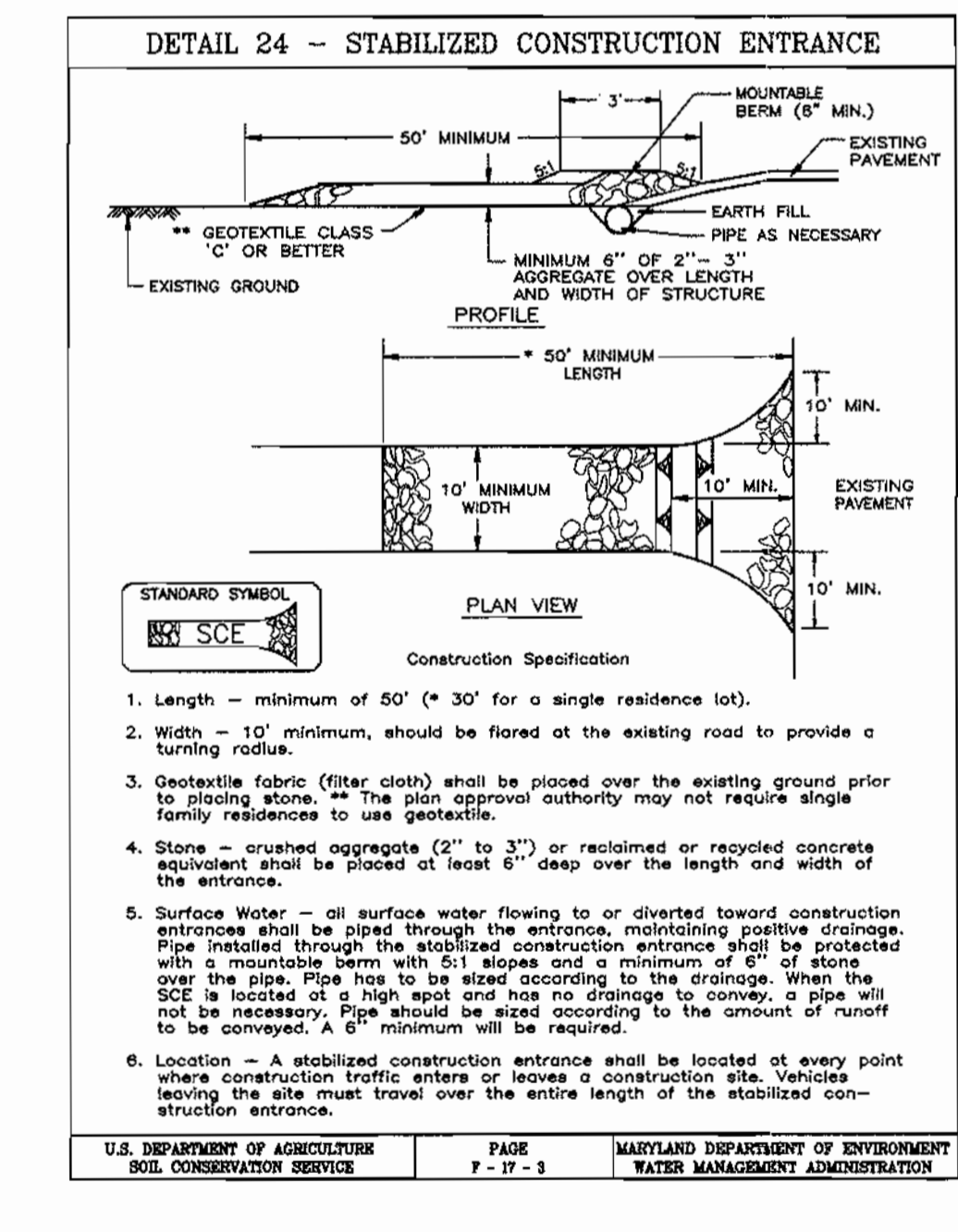
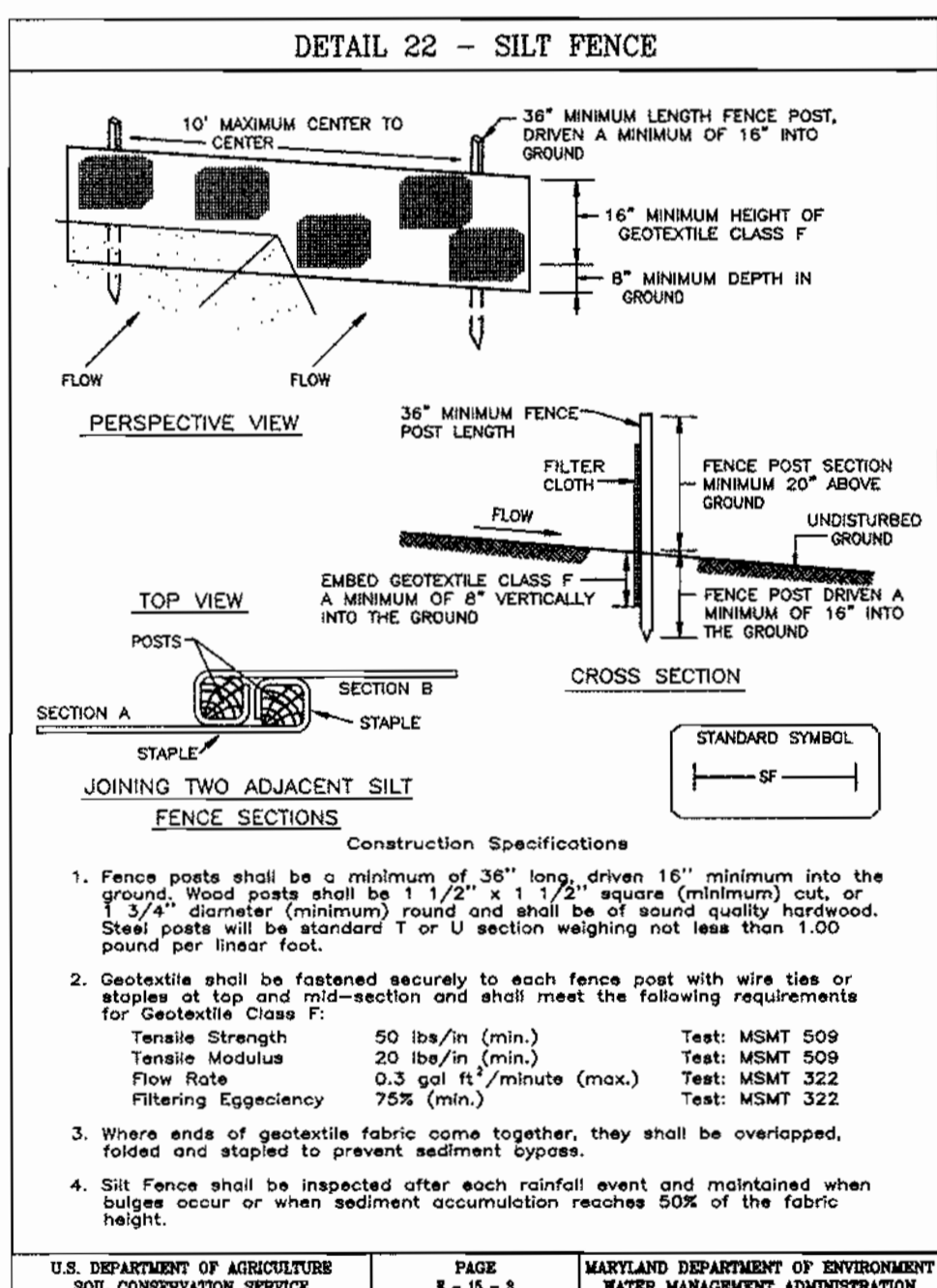
To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, moderate toxic to plants, and/or unacceptable soil gradation.

### Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish containing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

### Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
  - Topsoil Specifications - Soil to be used as topsoil must meet the following:
    - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of compacted, textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
    - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
    - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
  - For sites having disturbed areas under 5 acres:
    - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.



### 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 construction. I also authorize periodic on-site inspection by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.

Signature: *John R. Robertson* 9/24/99  
 Signature: *Allen White* 7-28-99

## 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/100 sq ft.) 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 the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq ft.) and apply 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 (0.5 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 seed, 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 6 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.

## 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 (1.4 lbs./1000 sq ft.).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 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 sod.

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 6 feet or higher, use 348 gallons per acre (8 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.

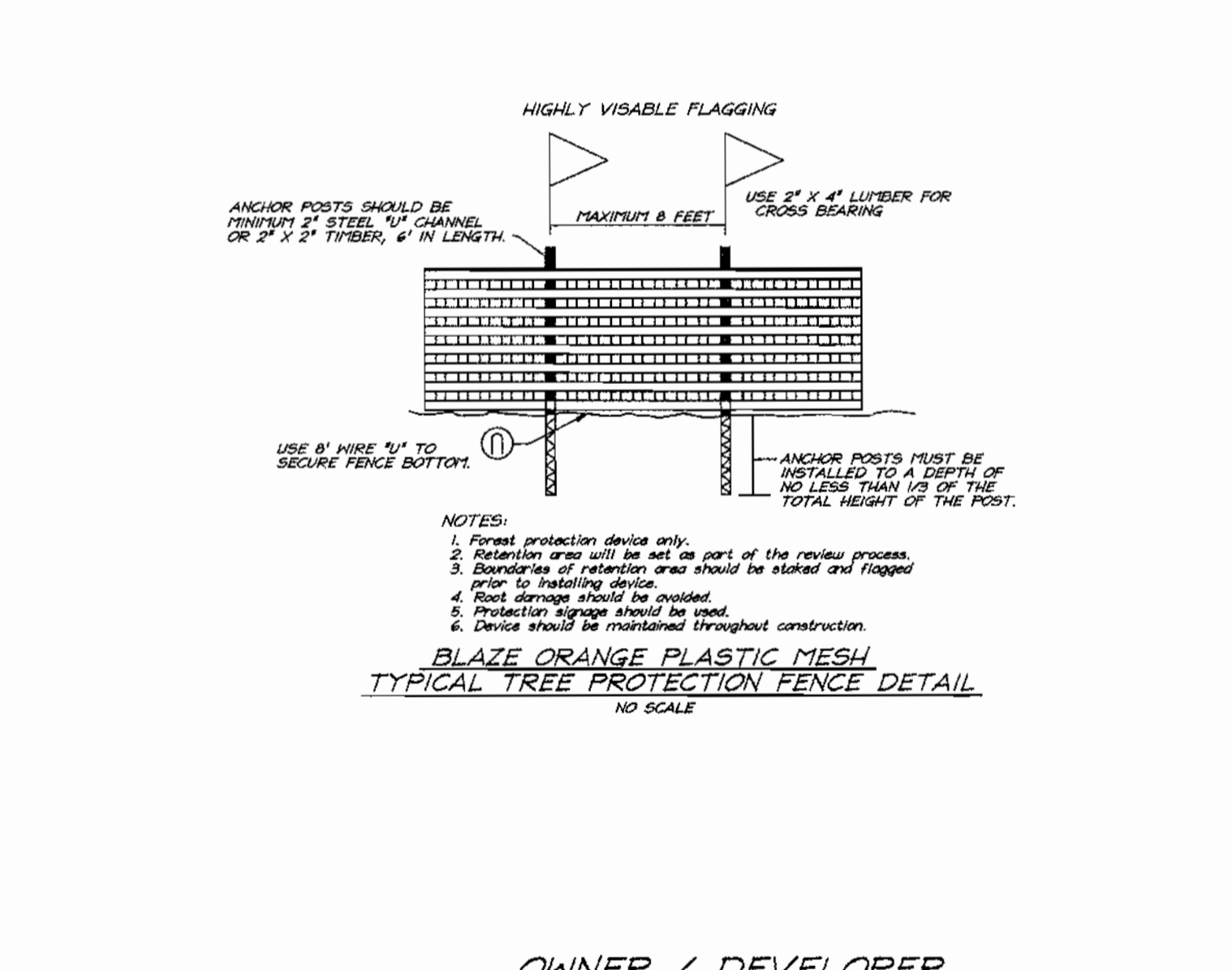
## SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (3155).
- 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:
  - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
  - 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 G). Temporary stabilization with mulch alone can only be done when recommended seeding dates do 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:	100 AC.
Area Disturbed:	100 AC.
Area to be seeded or paved:	0.28 AC.
Area to be vegetatively stabilized:	0.21 AC.
Total Cut:	1184 Cu.
Total Fill:	1240 Cu.
Offsite Water/Storm 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 existing or proposed erosion and sediment controls may 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 = 107 LF
- The total amount of super silt fence = 30 LF
- The total amount of earth dike = 50 LF

\* It is the responsibility of the contractor to identify the silt/fence/erosion 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.

## CONSTRUCTION SEQUENCE:



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

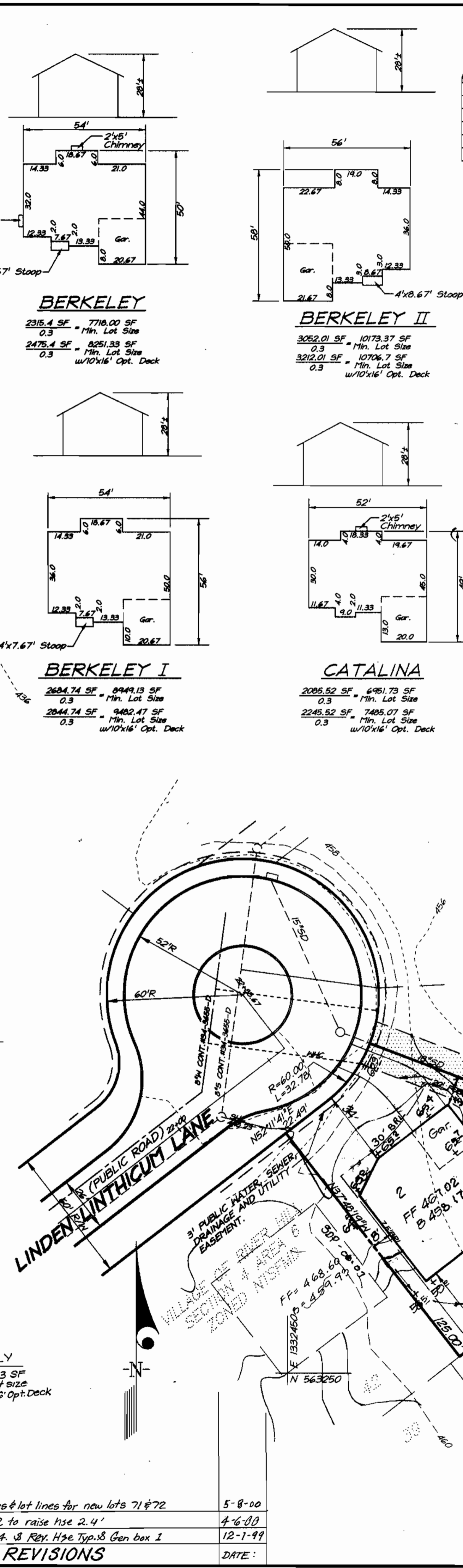
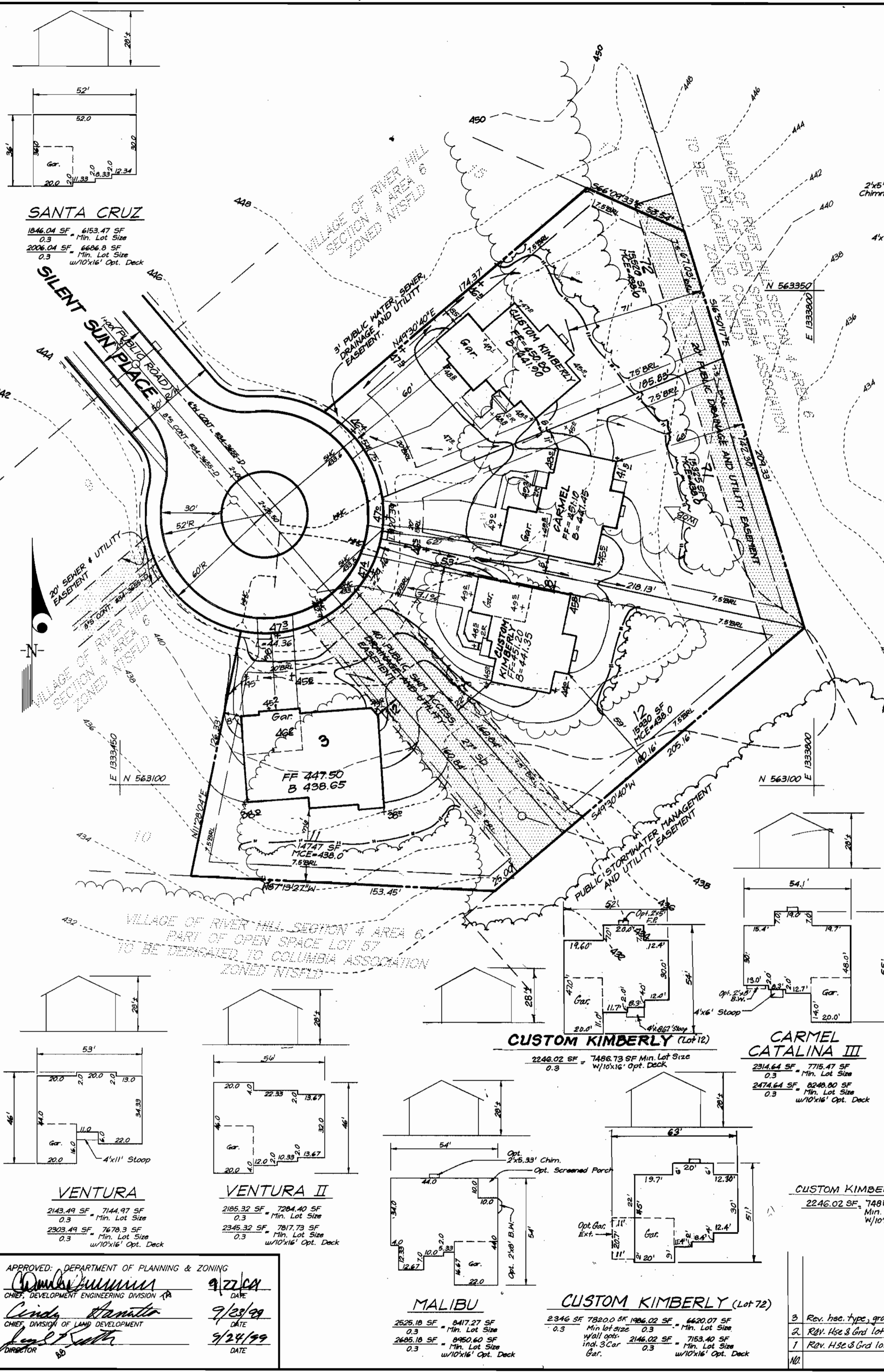
CLARK • FINEFROCK & SACKETT, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	PC	SCALE	1" = 30'
DRAWN	DSV	DRAWING	3 of 3
CHECKED	PC	JOB NO.	99-094
DATE	7-27-00	FILE NO.	99-094-5E

SEDIMENT & EROSION CONTROL PLAN  
 LOTS 11, 12, 71, 72 & 43  
 COLUMBIA VILLAGE OF RIVER HILL  
 SECOND (2ND) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 FOR: ALLAN HOMES  
 10260 OLD COLUMBIA ROAD  
 RIVERS CORPORATE PARK  
 COLUMBIA, MARYLAND 21046

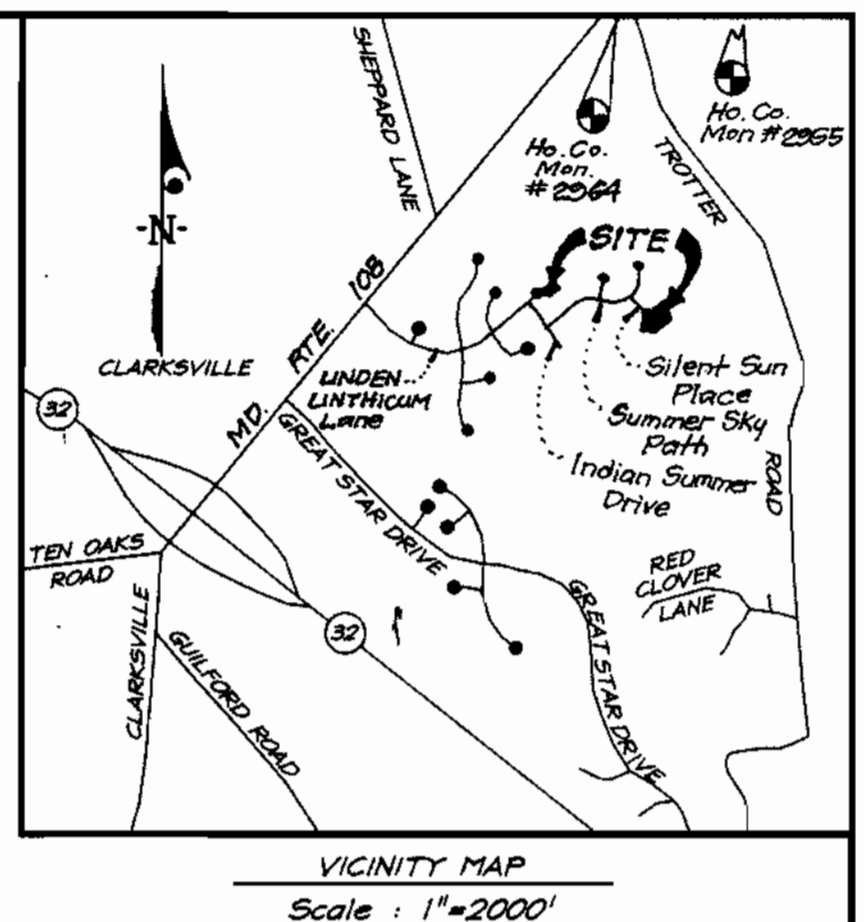
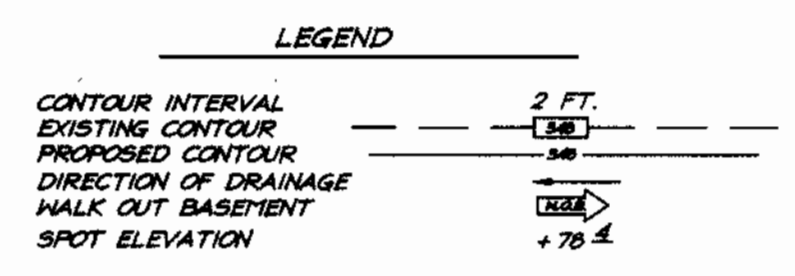
7-28-99  
 G. NELSON CLARK  
 DATE





**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
11	0012 Silent Sun Place
12	0017 Silent Sun Place
13	0010 Silent Sun Place
14	0009 Silent Sun Place
43	12208 Linden Linthicum Lane



**BENCHMARKS:**

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

Howard County Monument 2965  
an additional 2.541' Northwesterly along MD. Route 108 away from Site

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1.623 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-98-21P-98-12, F-98-102, W-98-70, F-98-37 and 34-3655-D
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37, 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 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 detail refer to Ho. Co. Design Manual Volume IV detail 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. Awnays may not project into any setbacks.
  - SHC Elevations shown are at the Property lines.
  - Quality Stormwater 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 SMT Pond. The subdivision is located in the Patuxent River Area Sub-Basin and is a Class I Watershed.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1 of 3	SITE PLAN
2 of 3	SEDIMENT AND EROSION CONTROL PLAN

**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 Road Construction Plans F-98-37 and/or approved Water and Sewer Plans Contract #34-3655-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	11, 12, 71, 72 & 43
PLAT NO. 13509	BLOCK NO. 1	ZONE NT
TAX MAP NO. 13509 14161	ELECTION DIST. 35	CENSUS TRACT 5th 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:** BAL  
**DRAWN:** DSV  
**CHECKED:** BAL

**SITE DEVELOPMENT PLAN**

LOT 11, 12, 71, 72 & 43  
**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4 AREA 6  
FIFTH (5th) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**SCALE:** 1" = 30'  
**DRAWING:** 1 of 3  
**JOB NO.:** 99-094  
**FILE NO.:** 99-094X

**DATE:** 7-20-99  
**FOR:** ALLAN HOMES  
10260 OLD COLUMBIA ROAD  
RIVERS CORPORATE PARK  
COLUMBIA, MARYLAND 21046

**APPROVED: DEPARTMENT OF PLANNING & ZONING**

*[Signature]* 9/27/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

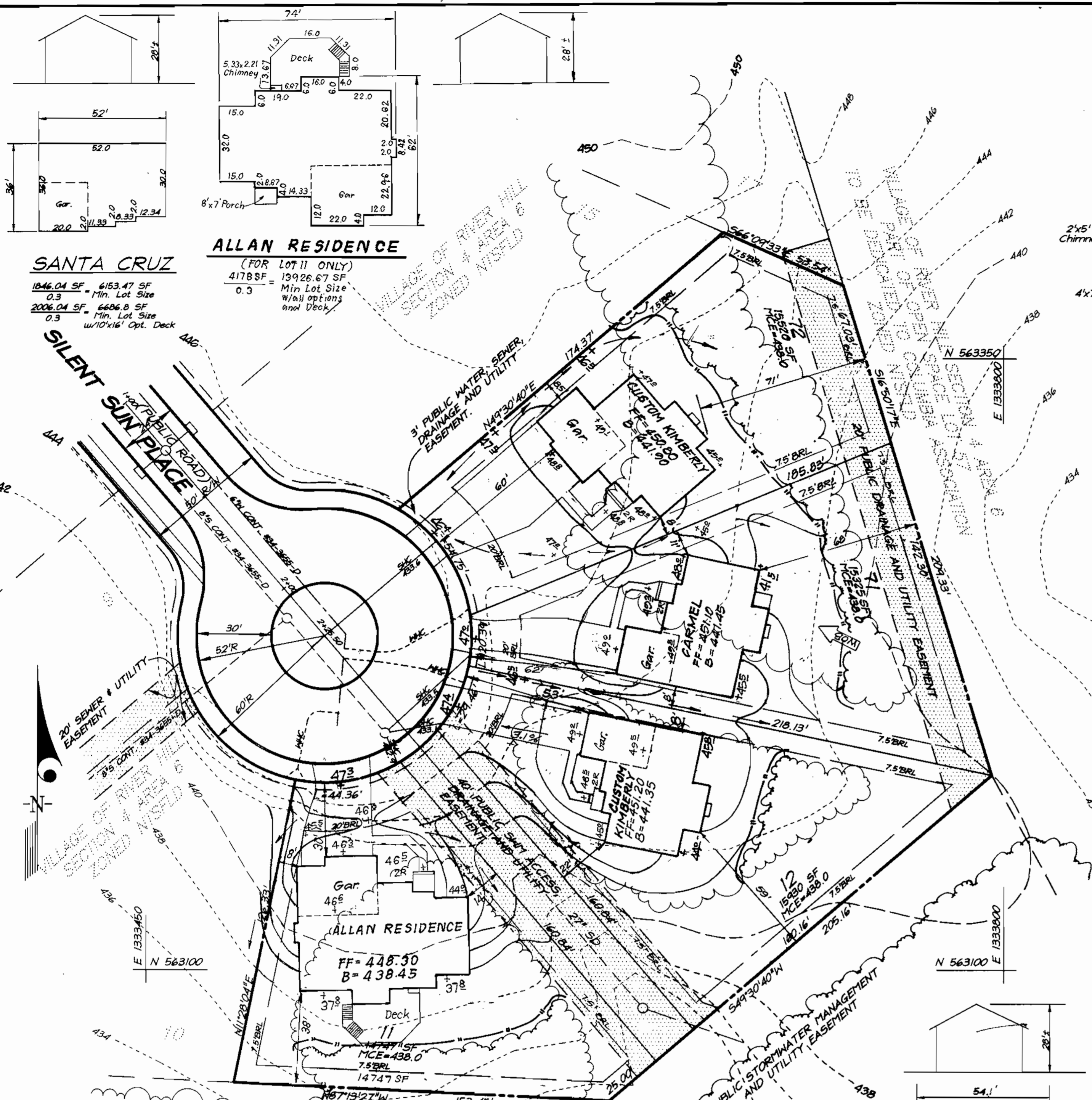
*[Signature]* 9/23/99  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 9/24/99  
DIRECTOR

**REVISIONS**

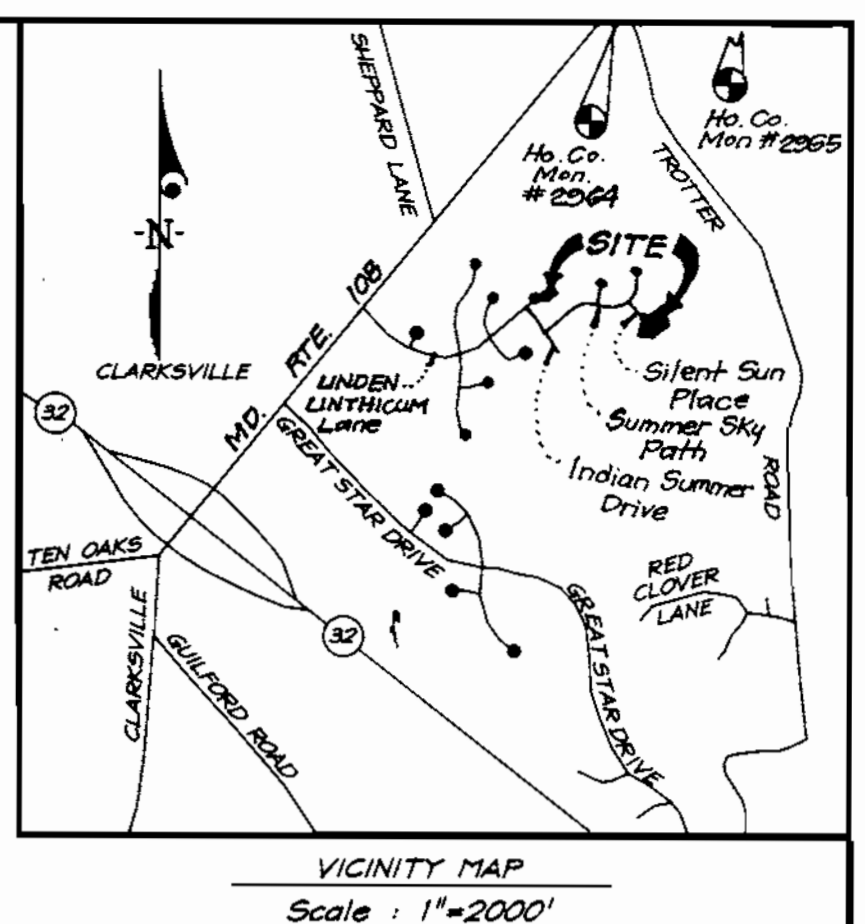
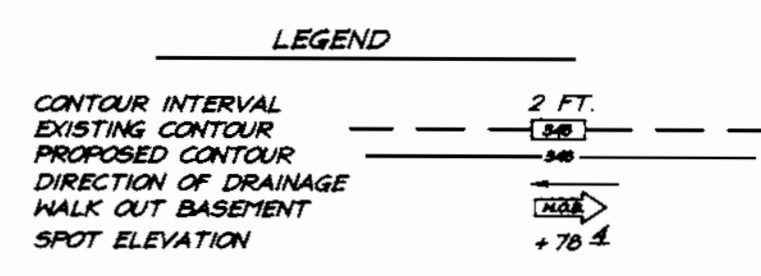
NO.	REVISION	DATE
3	Rev. hse. type, grades & lot lines for new lots 71 & 72	5-8-00
2	Rft. Hse & Grd lot 12 to raise hse 2.4'	4-6-00
1	Rev. Hse & Grd lot 14. 3 Rev. Hse Typ 18 Gen box 1	12-1-99





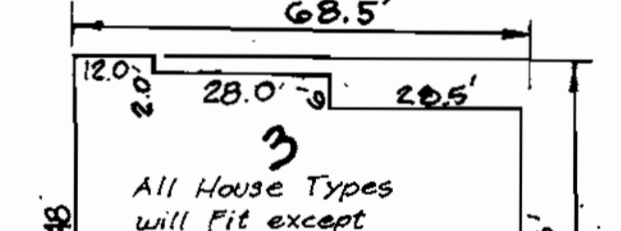
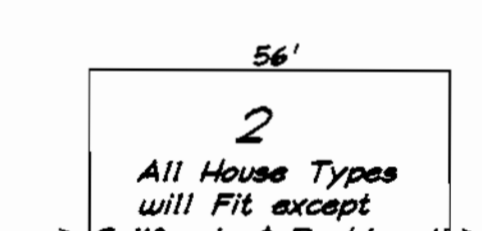
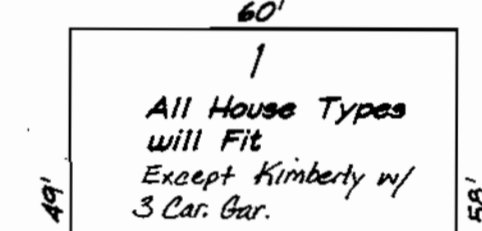
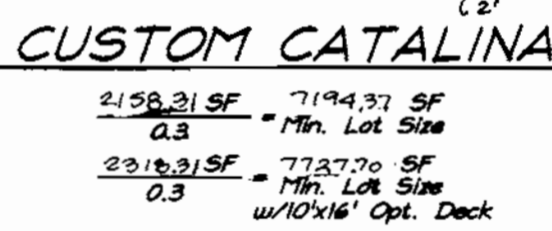
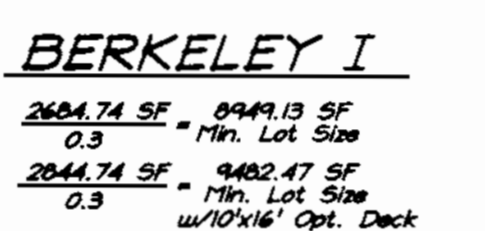
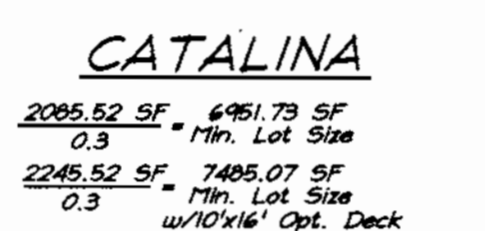
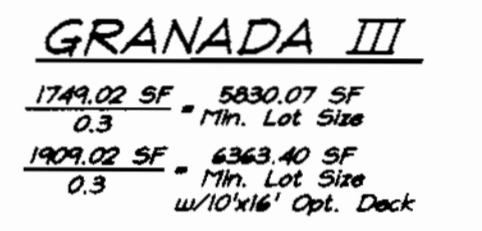
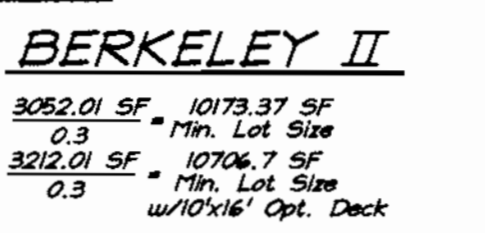
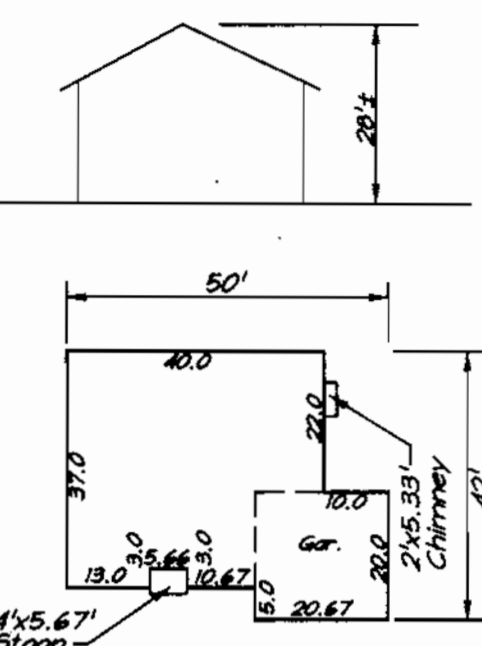
**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
11	6616 Silent Sun Place
12	5617 Silent Sun Place
13	9815 Silent Sun Place
14	9809 Silent Sun Place
43	12208 Linden Linthicum Lane



**BENCHMARKS:**  
Howard County Monument 2964  
Intersection of MD. Route 108 and Ten Oaks Road  
Howard County Monument 2965  
an additional 2.544' Northwesterly along MD. Route 108 away from Site

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1.693 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: 9-18-217-18-127-18-102-18-70, F-28-37 and 34-3655-D
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37, 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) 313-1800 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 detail refer to Ho. Co. Design Manual Volume IV detail 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. Awnays may not project into any setbacks.
  - SHC Elevations shown are at the Property lines.
  - Quantity Stormwater 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 I Watershed.



**SHEET INDEX**

SHEET NO.	DESCRIPTION
1 of 3	SITE PLAN
2 of 3	SEDIMENT AND EROSION CONTROL PLAN

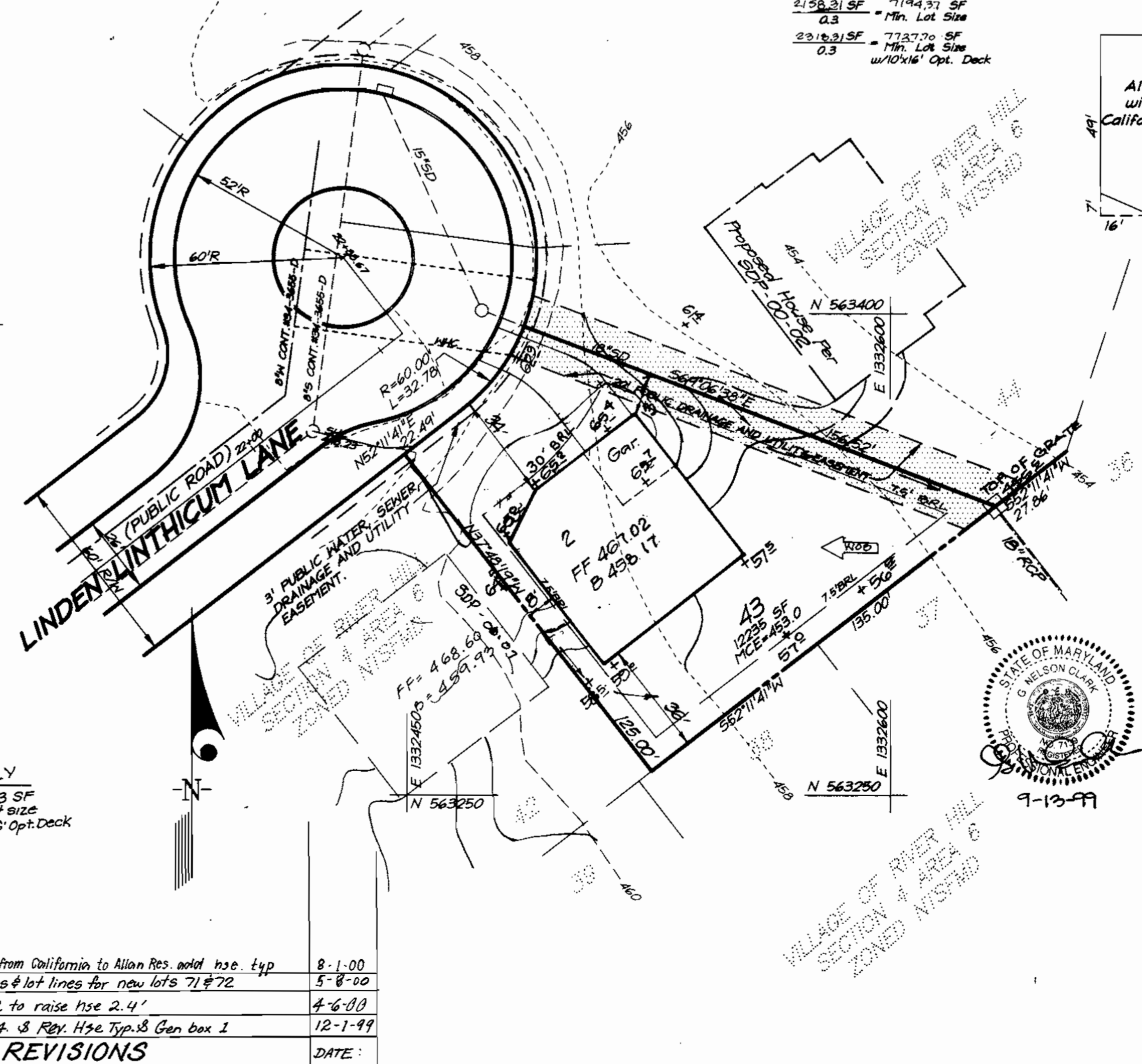
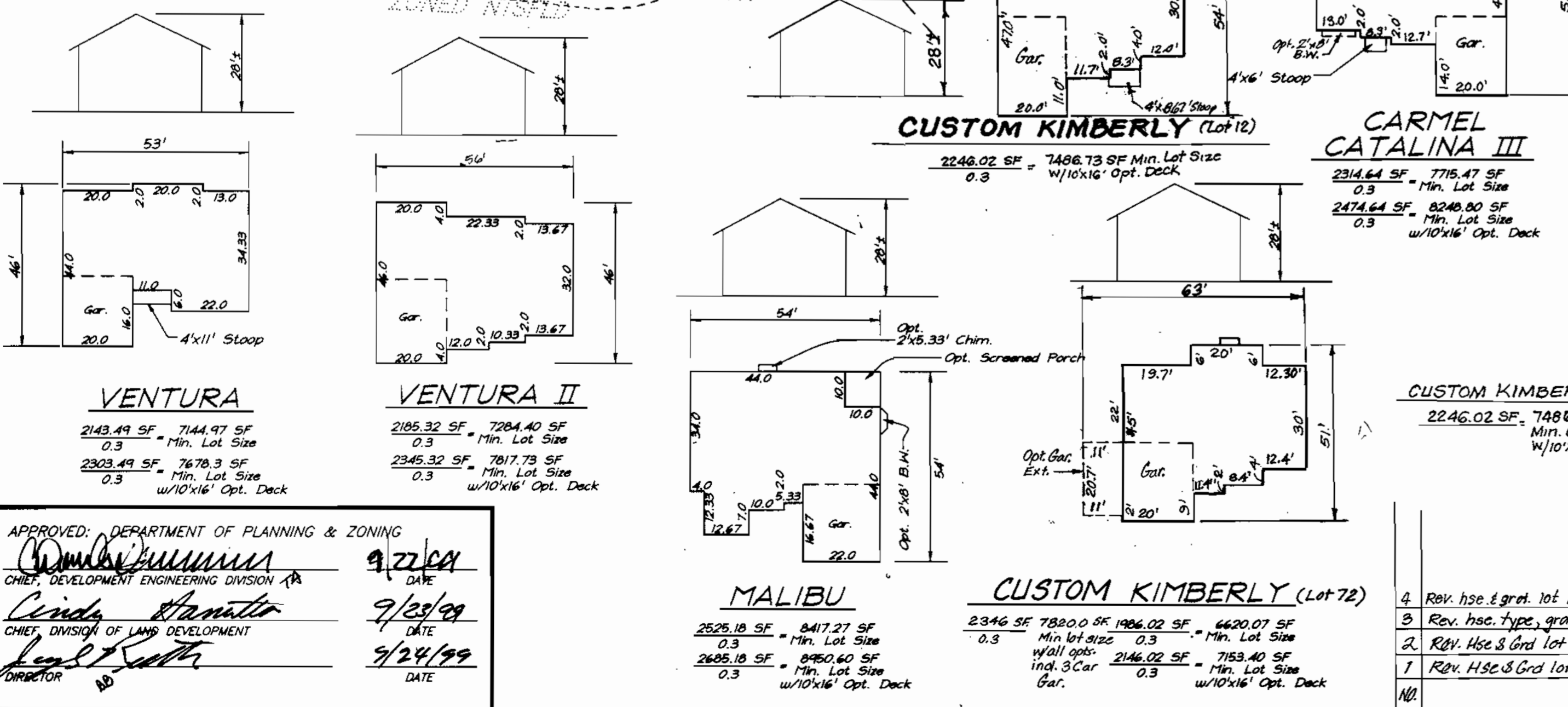
**OWNER / DEVELOPER**  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

**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 #34-3655-D.

SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS	
VILLAGE OF RIVER HILL		4/6	11, 12, 71, 72 & 43	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.
13500A, 14161	1	NT	35	5th
WATER CODE		SEWER CODE	CENSUS TRACT	
1-10		6653000	6055	

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

DESIGNED	SITE DEVELOPMENT PLAN		SCALE
BAL	LOT 11, 12, 71, 72 & 43		1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL		DRAWING 1 of 3
CHECKED	SECTION 4 AREA 6		JOB NO. 99-094
DATE	FIFTH (5th) ELECTION DISTRICT		FILE NO. 99-094X
7-20-99	FOR: ALLAN HOMES		
	10240 OLD COLUMBIA ROAD		
	RIVERS CORPORATE PARK		
	COLUMBIA, MARYLAND 21046		



**REVISIONS**

NO.	DESCRIPTION	DATE
4	Rev. hse. & grad. lot 11 from California to Allan Res. and hse. typ	8-1-00
3	Rev. hse. type, grades & lot lines for new lots 71 & 72	5-8-00
2	Rev. hse. & grad lot 12 to raise hse 2.4'	4-6-00
1	Rev. HSC & Grad lot 14. & Rev. Hse. Typ. & Gen. box 1	12-1-99

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature]  
 DIRECTOR

DATE: 9/21/99  
 DATE: 9/23/99  
 DATE: 9/24/99