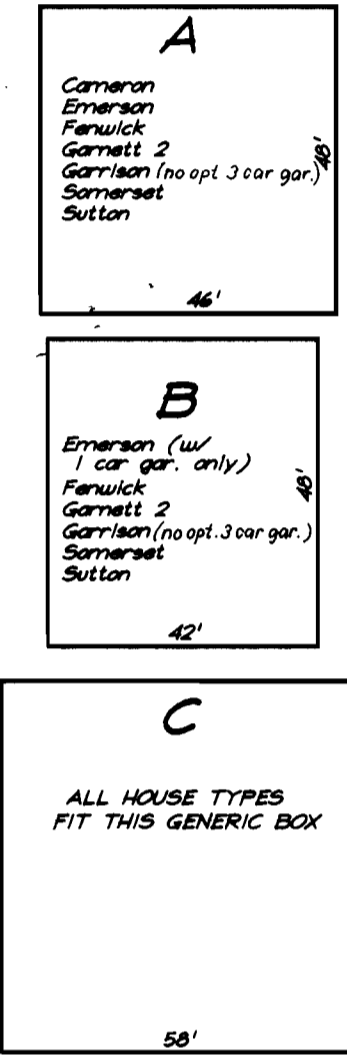


**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
61	5734 WESTERN SEA RUN
62	5738 WESTERN SEA RUN
63	5742 WESTERN SEA RUN
64	5746 WESTERN SEA RUN
65	5745 WESTERN SEA RUN
66	5741 WESTERN SEA RUN
67	5737 WESTERN SEA RUN
68	5733 WESTERN SEA RUN



- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1.55 Ac.
  - The total number of lots included in this submission is: 8
  - 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-96-14; F-98-37-F-00-09
  - 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 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.6.05.
  - 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. Exterior stairways/areaways may not project into any Stormwater Management is provided per: F-96-102.
  - 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 (except to the SWM Pond). The Subdivision is located in the Patuxent River Area Sub-Basin and is a Class 1 Watershed.

**SHEET INDEX**

Sheet 1	Site Development Plan
Sheet 2	Sediment and Erosion Control Plan

**OWNER / DEVELOPER**  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
10276 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	SECTION/AREA	LOTS
VILLAGE OF RIVER HILL	4/6	61 THRU 68
PLAT NO.	BLOCK NO.	ZONE
14015	1	NTSFMD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5th	6055
WATER CODE	SEWER CODE	
110	6653000	

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.

**SITE DEVELOPMENT PLAN**  
DESIGNED: B.A.L.  
DRAWN: Z.H.  
CHECKED: B.A.L.  
DATE: 3-21-00

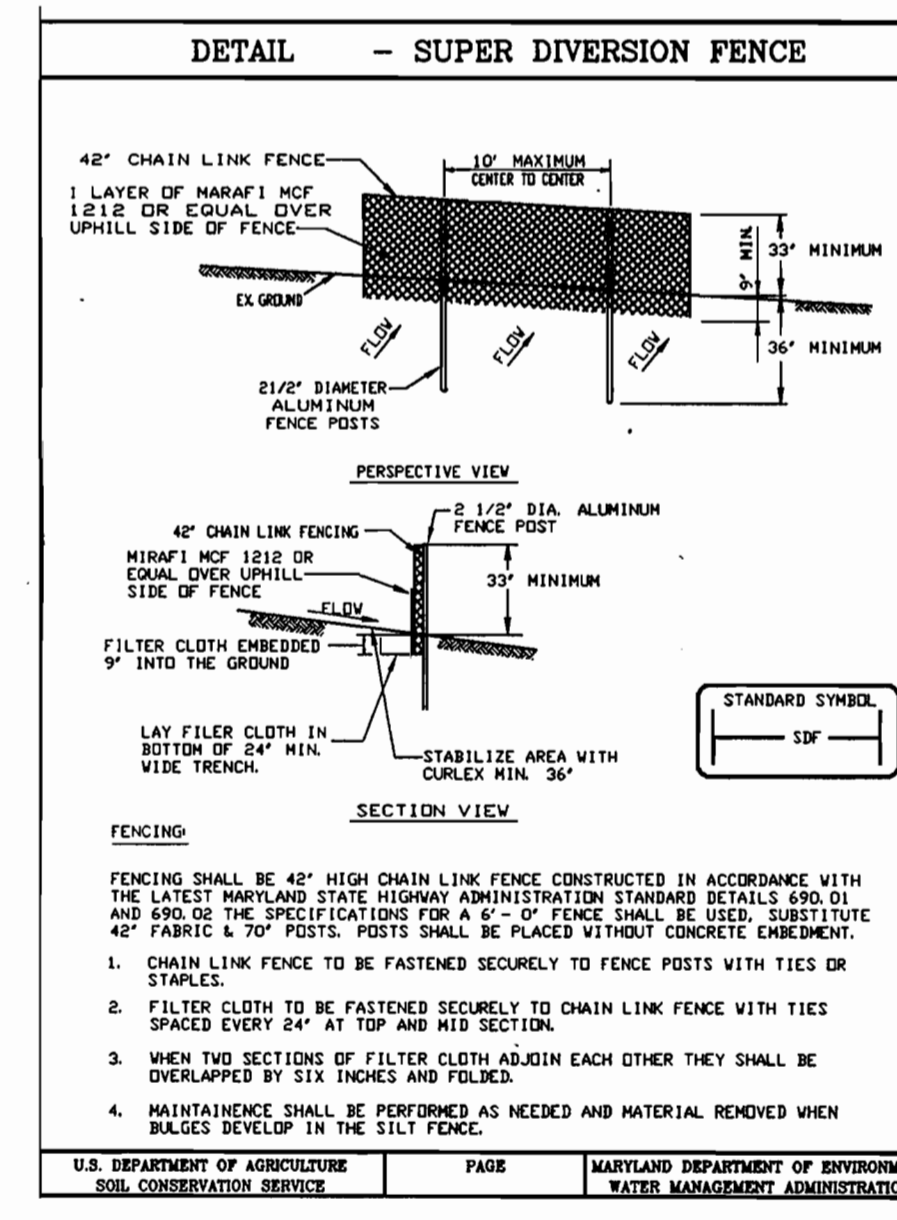
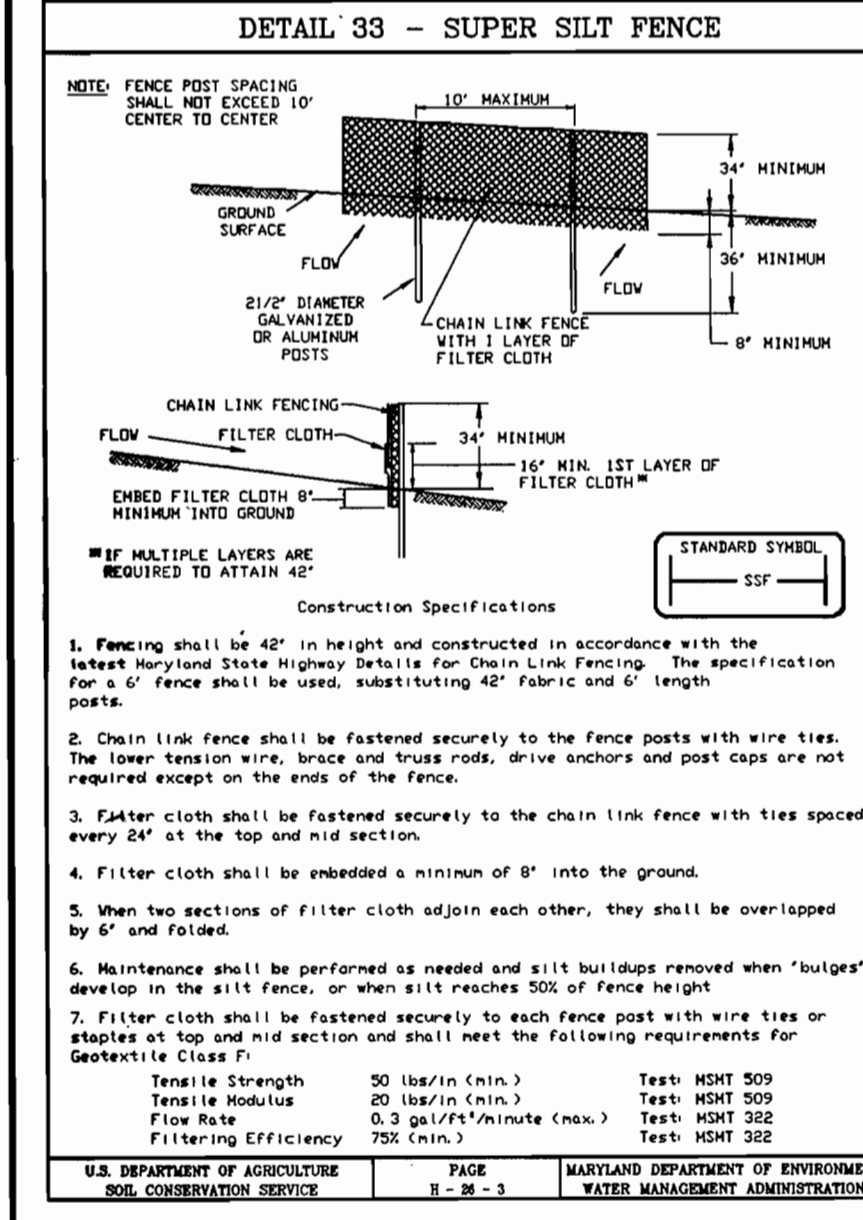
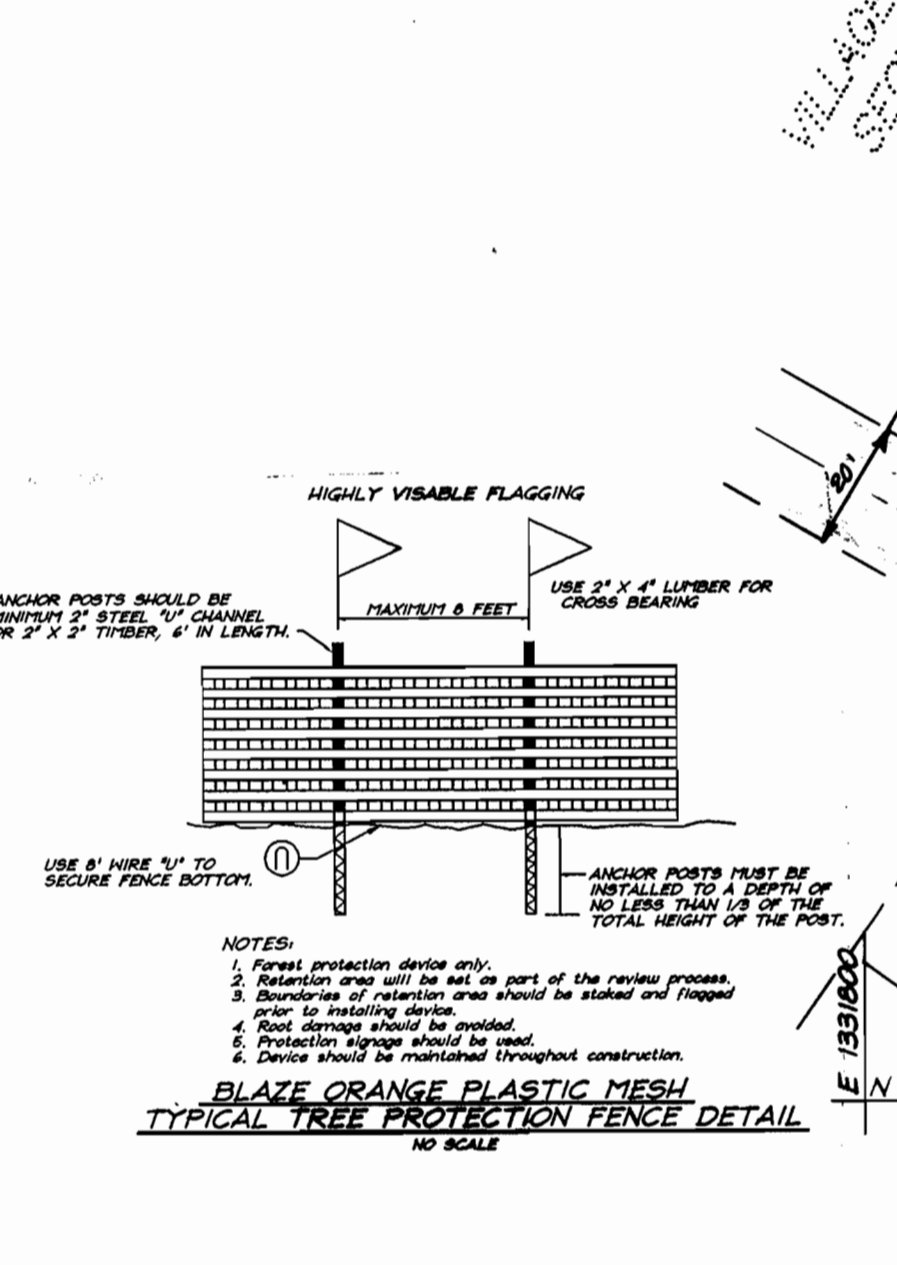
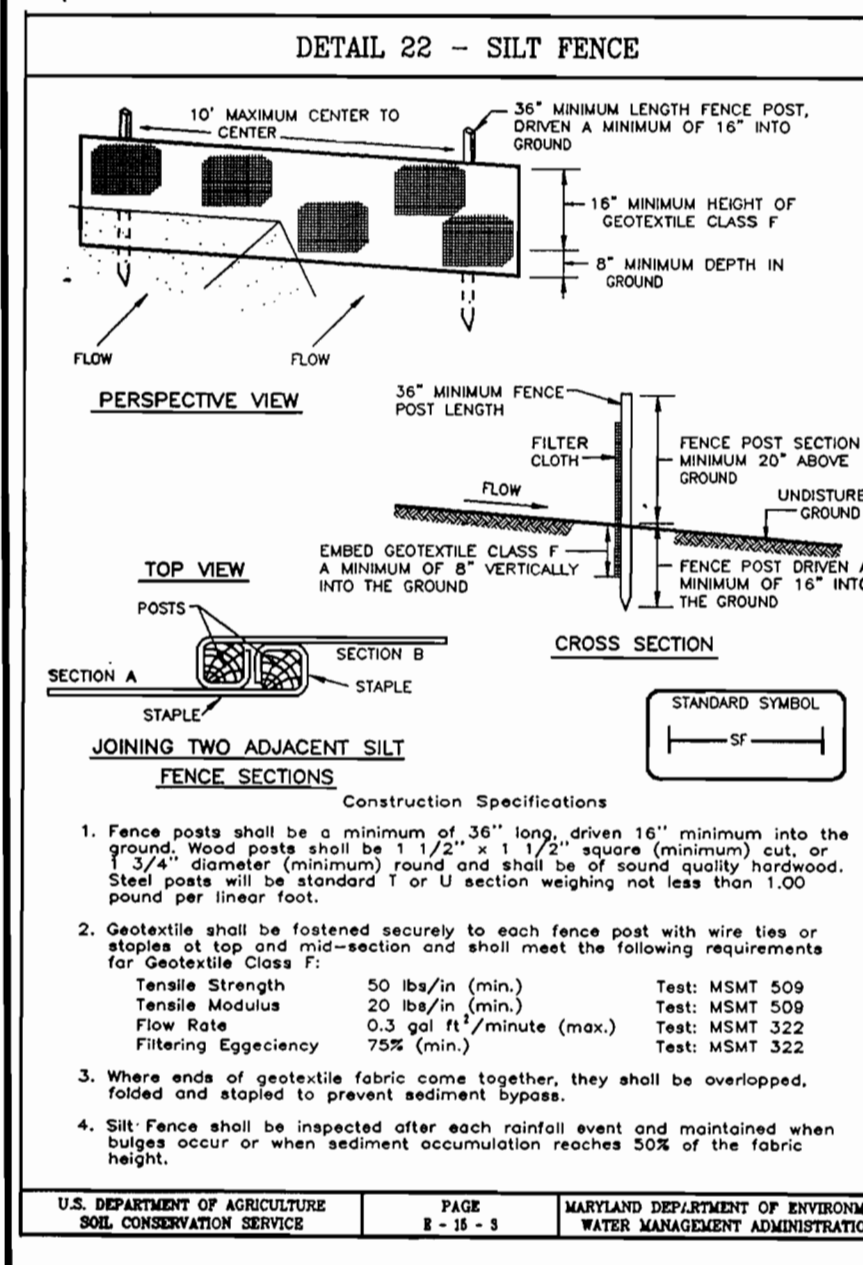
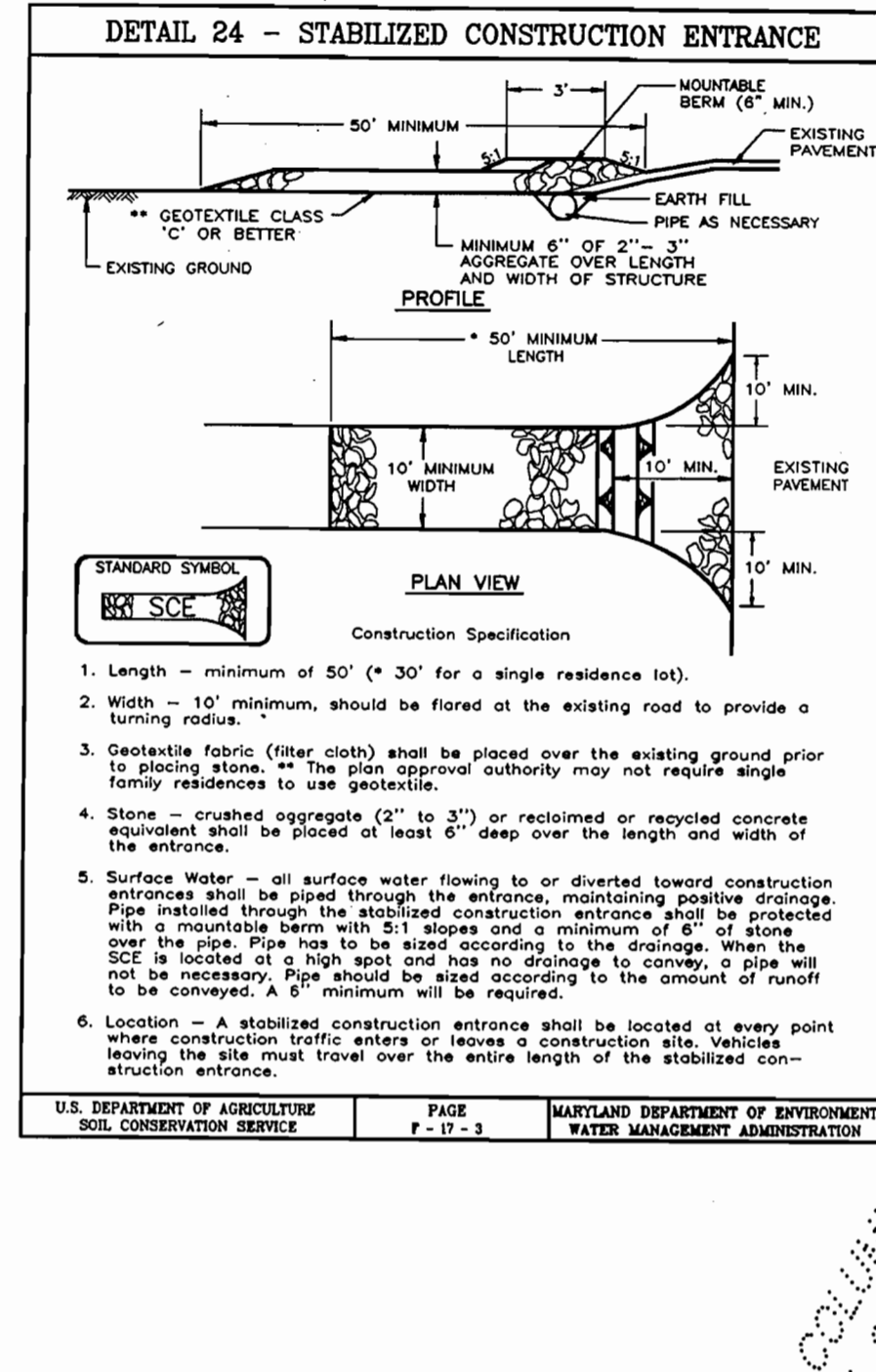
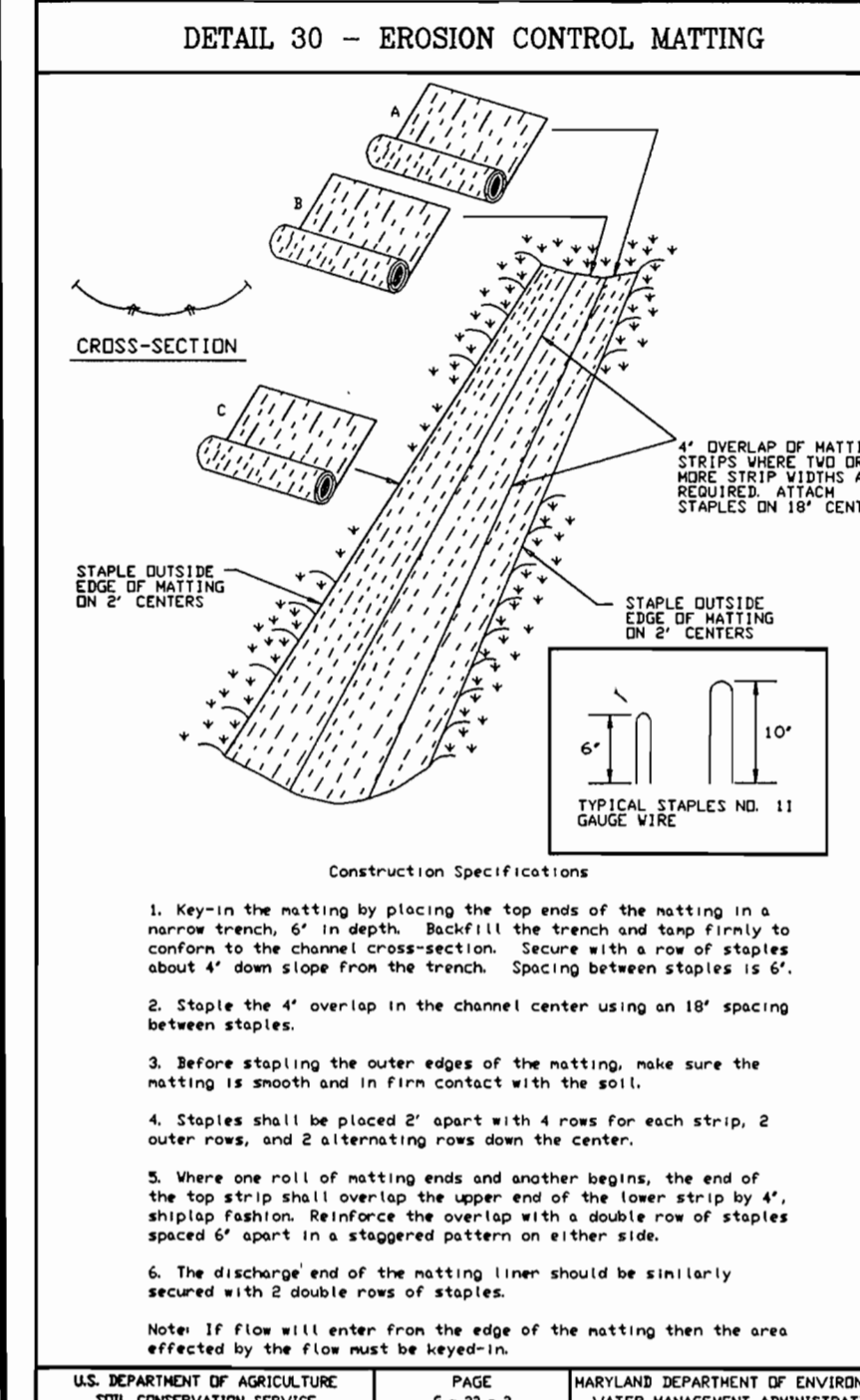
**SCALE**  
1" = 30'  
DRAWING: 1 of 2  
JOB NO.: 00-023  
FILE NO.: 00-023 X

**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4 AREA 6  
FIFTH (5th) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: RYLAND GROUP, INC.  
7250 PARKWAY DRIVE  
HANOVER, MARYLAND 21076



**APPROVED: DEPARTMENT OF PLANNING & ZONING**  
5/19/00 DATE  
5/23/00 DATE  
5/31/00 DATE



APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 5/19/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/25/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/31/00 DATE

DIRECTOR

Reviewed for: HOWARD S.C.D.

and meets Technical Requirements

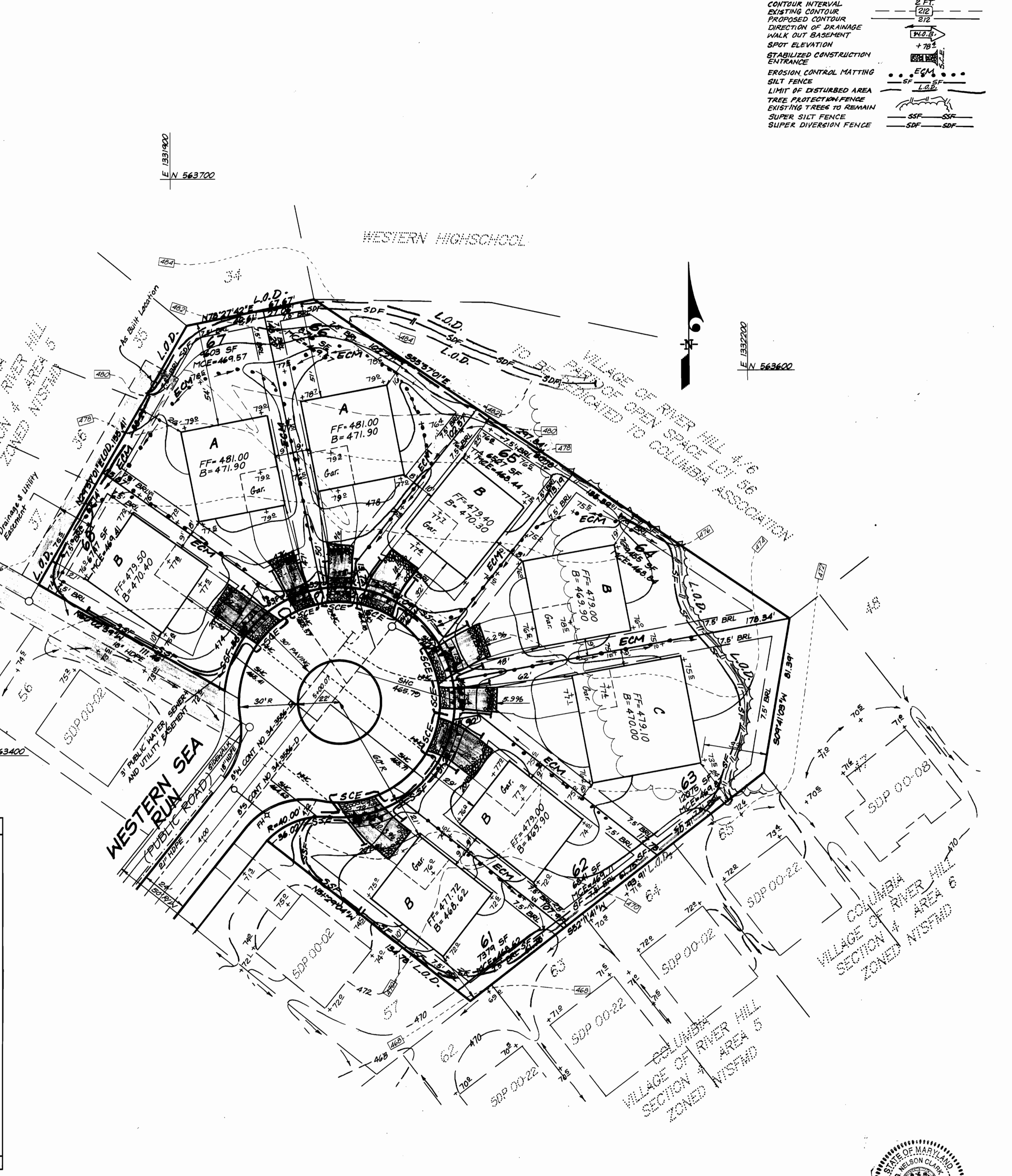
*[Signature]* 5/17/00 DATE

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]* 5/16/00 DATE

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

*[Signature]* 3-21-00 DATE

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]* 3-21-00 DATE

G. NELSON CLARK DATE

### OWNER/DEVELOPER

HOWARD RESEARCH AND DEVELOPMENT CORP  
10275 LITTLE PATUXENT PARKWAY  
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 vegetation 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**

- The 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 vegetation growth.
  - The soil material is so acidic that the rooting zone is not able to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains materials toxic to plant growth.
  - The soil is so acidic that treatment with lime 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. A clean 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 shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand, or other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless of the soil classification, the topsoil shall contain a minimum of 5% organic matter, and shall contain less than 5% by volume of sticks, coarse fragments, gravel, clumps, roots, twigs, or other materials larger than 1 and 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as Bermuda grass, ragwort, johnsongrass, nutgrass, poison ivy, etc.
- When the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4 tons per acre (4000 lbs/acre) over the subsoil 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.

**Topsoil Application**

- When topsoiling, maintain needed erosion and sediment control structures such as ditches, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and other.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" to 8" higher elevation.
- Topsoil shall be uniformly distributed in a 4" to 6" layer and lightly compacted to a minimum thickness of 4".
- Seeding shall be performed in such a manner that seedling propagation is not inhibited by the topsoil. Seeding shall be carried out with a minimum of additional soil preparation. Seeding shall be carried out in a manner that will prevent the formation of depressions or soil pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or moist condition when the seedling is in a condition that may otherwise be detrimental to proper germination and seedling propagation.

### PERMANENT SEEDING NOTES

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

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, grading 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 (40 lbs/1000 sq ft) and 1/2 ton per acre 0-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- Acceptable - Apply 2 tons per acre dolomitic limestone (40 lbs/1000 sq ft) and 1/2 ton per acre 0-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For periods March 1 thru April 30 and August 1 thru October 31, seed at 50 lbs per acre (1 lb/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (2 lbs/1000 sq ft) of creeping timothy. During the period of October 1 thru February 28, seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre. Seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre. Seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre.

**MAINTENANCE:** Apply 1/2 to 2 tons per acre (70 to 140 lbs/1000 sq ft) of crushed small grain limestone immediately after seeding. After much immediately after application using mulch anchoring tool or 250 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt or full crop oil on slopes 6 feet or higher, use 340 gallons per acre (3.4 gal/1000 sq ft) of emulsified asphalt or full crop oil.

### TEMPORARY SEEDING NOTES

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

**SOIL AMENDMENTS:** Apply 400 lbs. per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

**SEEDING:** For periods March 1 thru April 30 and August 1 thru October 31, seed at 50 lbs per acre (1 lb/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (2 lbs/1000 sq ft) of creeping timothy. During the period of October 1 thru February 28, seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre. Seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre. Seed at 50 lbs per acre (1 lb/1000 sq ft) of creeping timothy and 2 lbs per acre (2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre.

**MAINTENANCE:** Apply 1/2 to 2 tons per acre (70 to 140 lbs/1000 sq ft) of crushed small grain limestone immediately after seeding. After much immediately after application using mulch anchoring tool or 250 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt or full crop oil on slopes 6 feet or higher, use 340 gallons per acre (3.4 gal/1000 sq ft) of emulsified asphalt or full crop oil.

### 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 (733-855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1984 PARTIAL STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereof.
- Following initial sediment and erosion control, permanent or temporary stabilization shall be completed within:
  - 3 calendar days for all permanent sediment control structures (dikes, perimeter slopes and all slopes greater than 3:1).
  - 14 days for all other disturbed or graded areas on the project site.
- All sediment structures shall be inspected and maintained as necessary. Inspections shall be conducted by the Howard County Design Division, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1984 PARTIAL STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent, temporary, and temporary seeding and mulching. Temporary stabilization with mulch alone can only be done when permanent seeding does not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and use to be maintained in accordance with the provisions of this plan. If the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division, has been notified from the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division, that the structures are not being maintained, the structures shall be removed.
7. SITE ANALYSIS:
 

Total Area of Site	1.58 Ac.
Area to be seeded or planted	0.58 Ac.
Area to be vegetatively stabilized	0.58 Ac.
Total	1.16 Ac.
Off-site 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 Design Division, Storm Drainage.
- On all sites with disturbed areas in excess of 2 acres, approval of the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division, is required prior to construction of stabilization or permanent erosion and sediment control, but temporary stabilization and erosion control structures may be installed without the 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 all fence is 815 L.F.
- The total amount of Super Silt Fence is 213 L.F.
- The total amount of Super Diversion Fence is 1015 L.F.

\*It is the responsibility of the contractor to identify the sediment control structures and their location and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

DESIGNED	B.A.L.	SCALE	1" = 30'
DRAWN	Z.H.	DRAWING	2 of 2
CHECKED	B.A.L.	JOB NO.	00-023
DATE	3-21-00	FILE NO.	00-023Se

FOR: RYLAND GROUP, INC  
7250 PARKWAY DRIVE  
HANDY, MARYLAND 21076

(2H) D/

SDP 00-107