

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is : 0.81 Acres.
 - The total number of lots included in this submission is : 2
 - Improvement to property : Single Family Detached
 - The maximum lot coverage permitted is : 30%
 - Department of Planning and Zoning reference file numbers : F-96-110, F-96-124, S-93-21, P-95-11, W&S Cont. #34-3445-D
 - Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3445-D, approved Road Construction Plans F-96-124, and actual field survey.
 - 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 Gutschick, Little & Weber in March 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.6.03
 - In accordance with FDP-Phase 222, Part III 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 stairway/terrace may not project SHC Elevations shown are at the property lines.
 - This project is exempt from the requirements of Section 16.1200 for the Howard County Code for Forest Conservation because in accordance with section 16.1200 (b)(1)(iv) this plan is part of a planned unit development which received preliminary plan approval prior to 12/31/02.

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-95-141 and/or approved Water and Sewer Plans Contract #34-3445 D.

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

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	4/3	13 & 14
PLAT NO. 12757	BLOCK NO. 7	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE I-10	SEWER CODE 6653000	

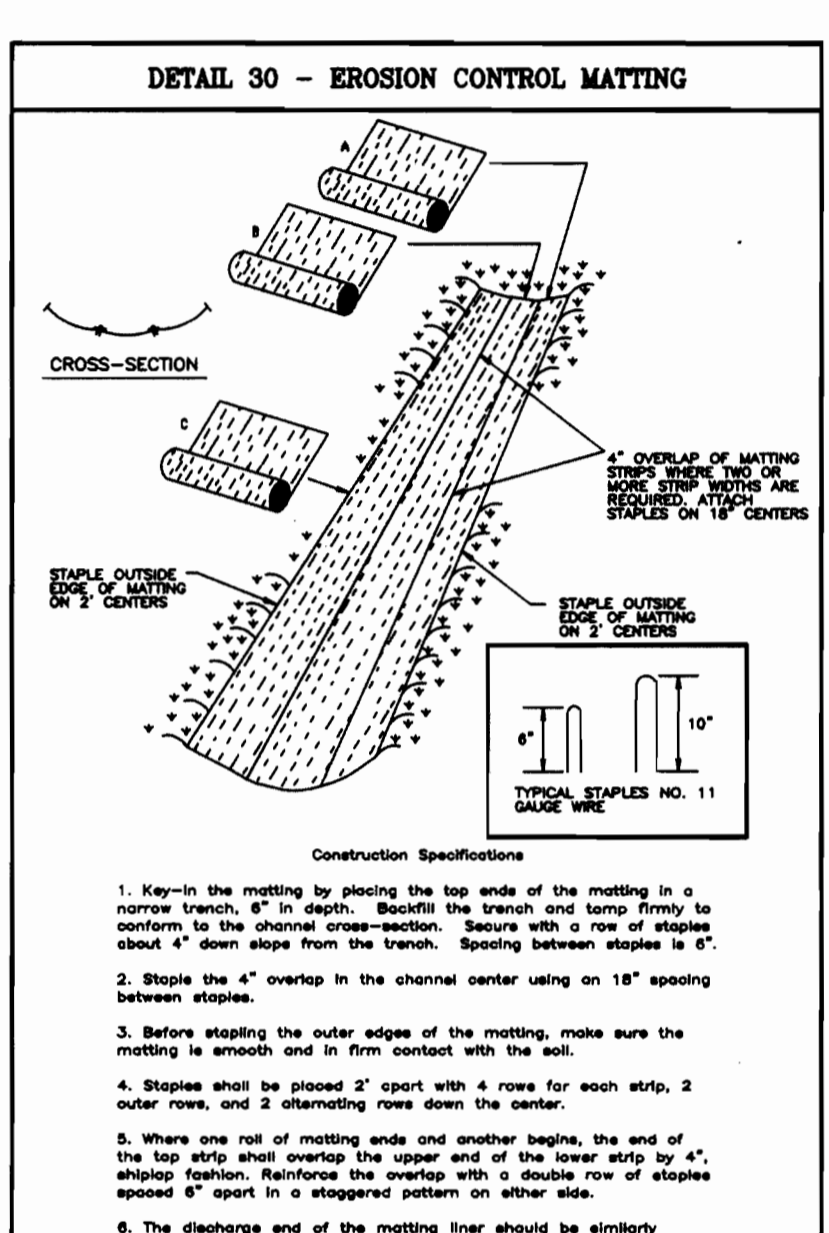
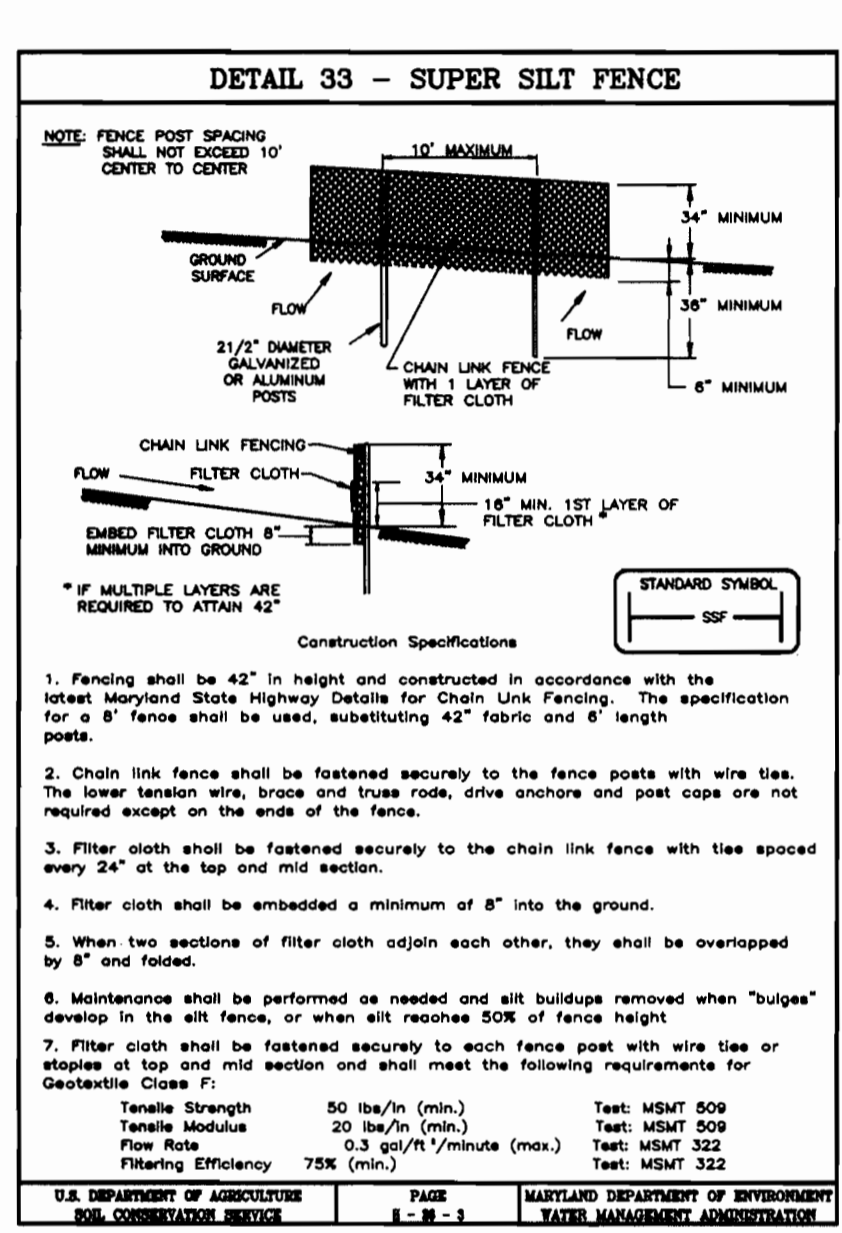
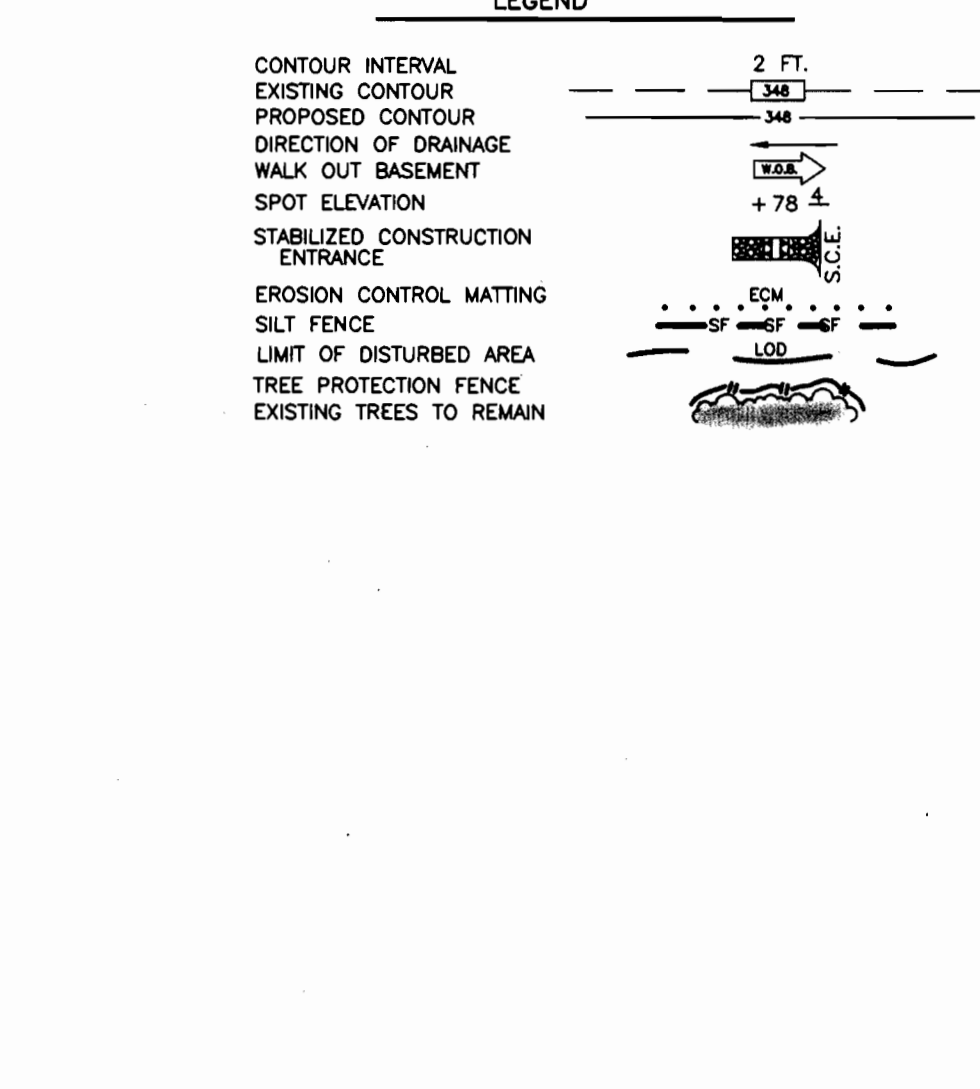
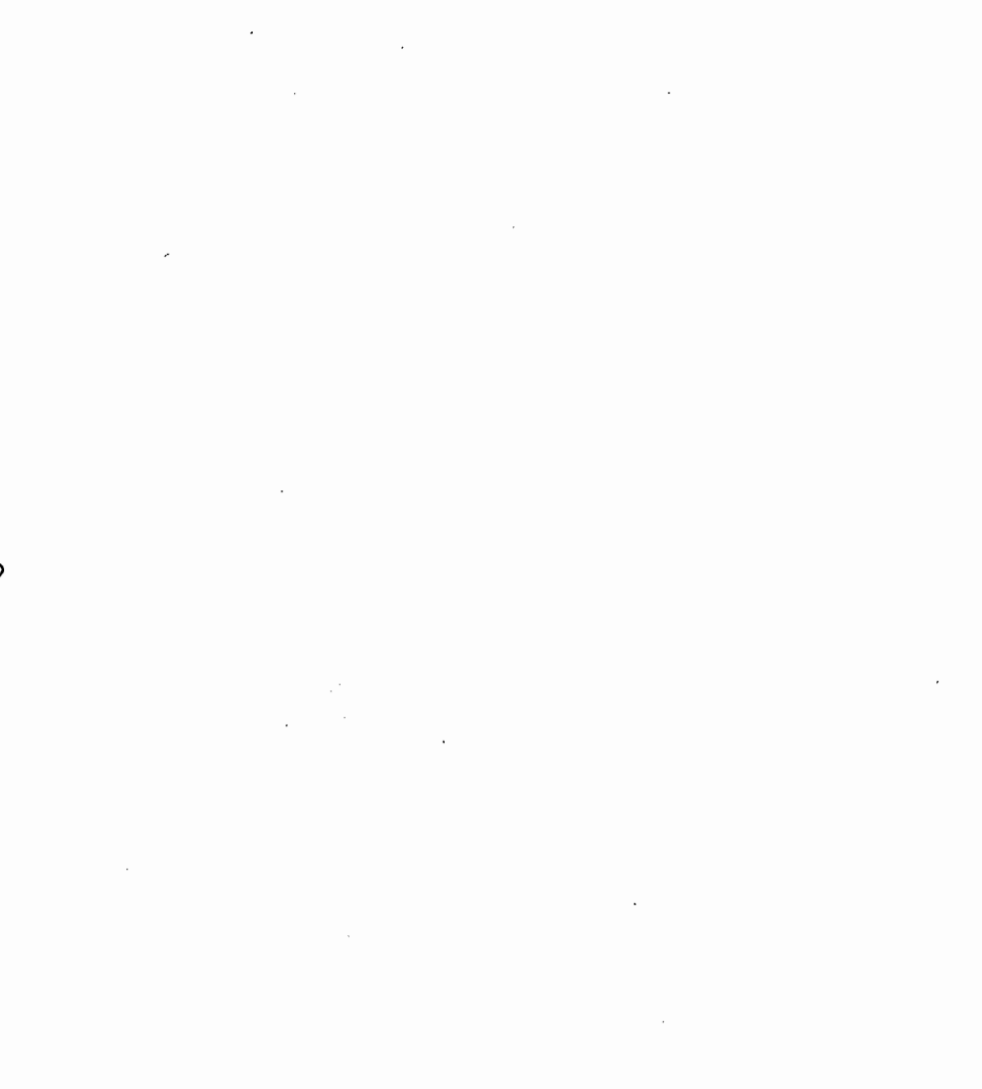
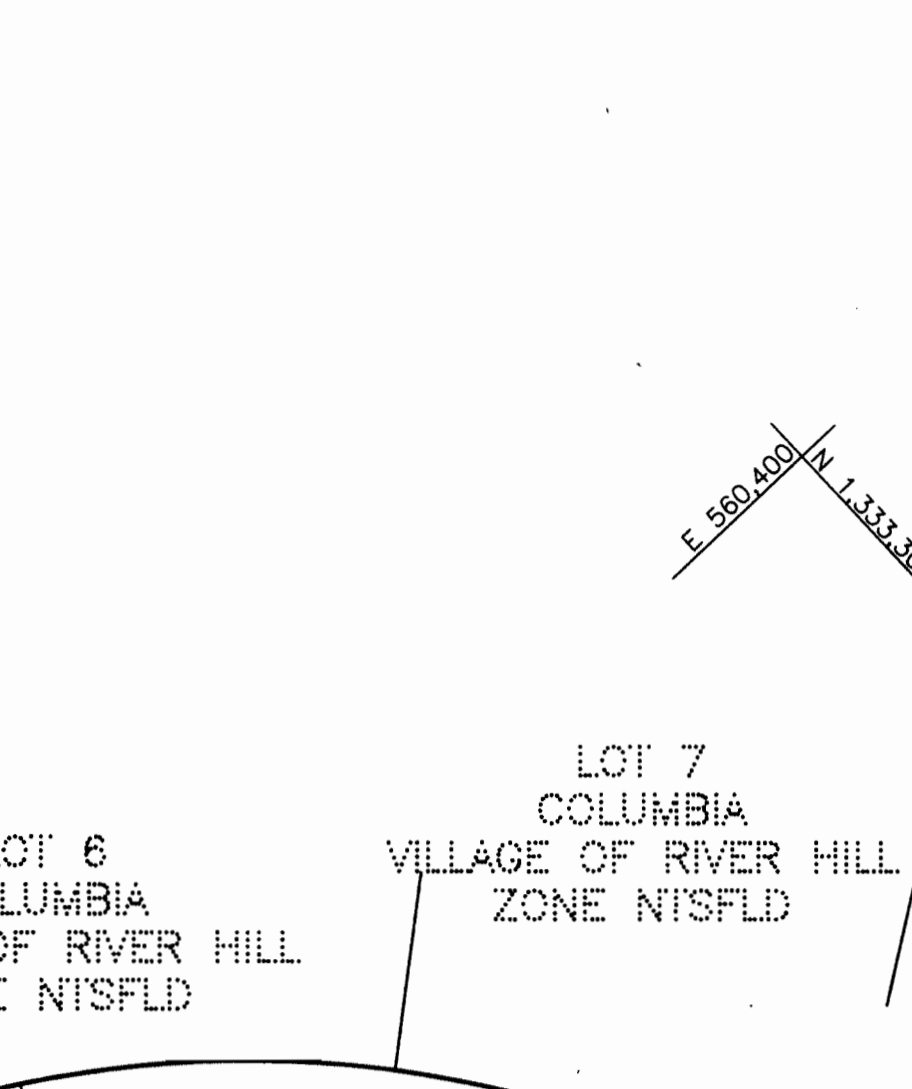
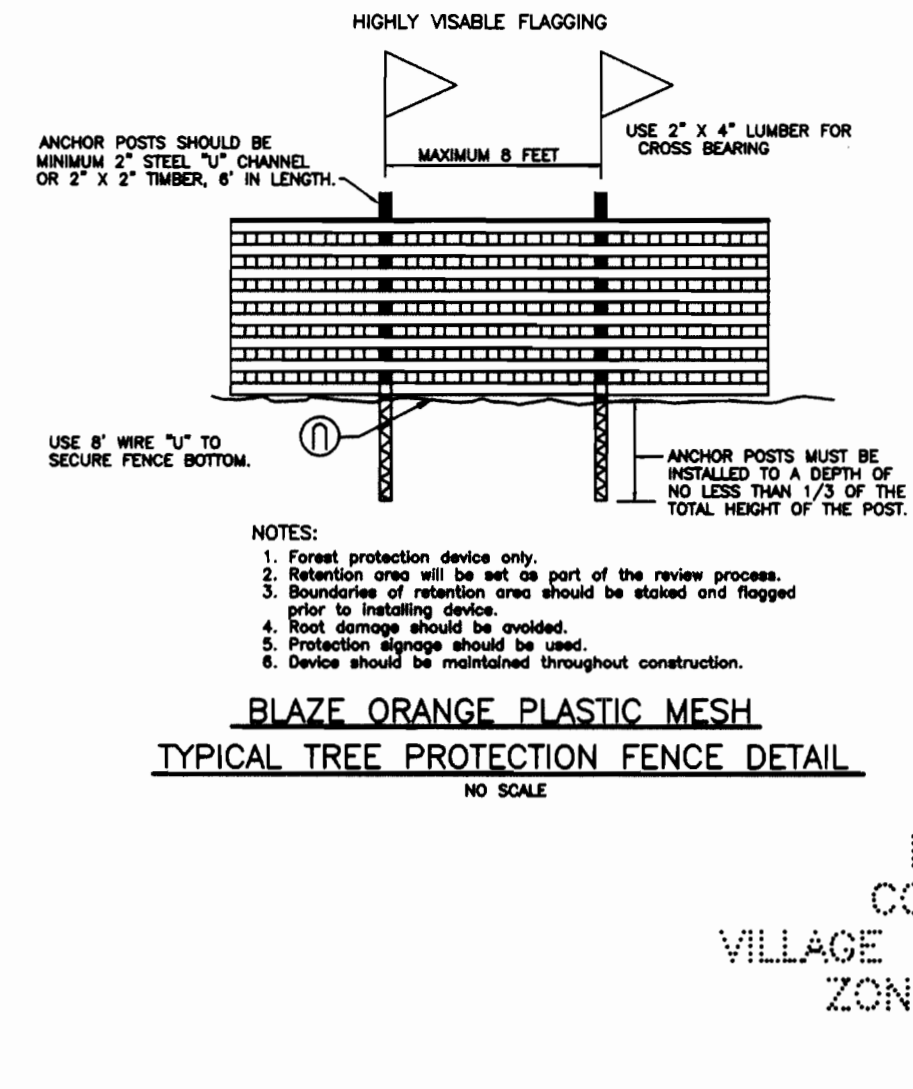
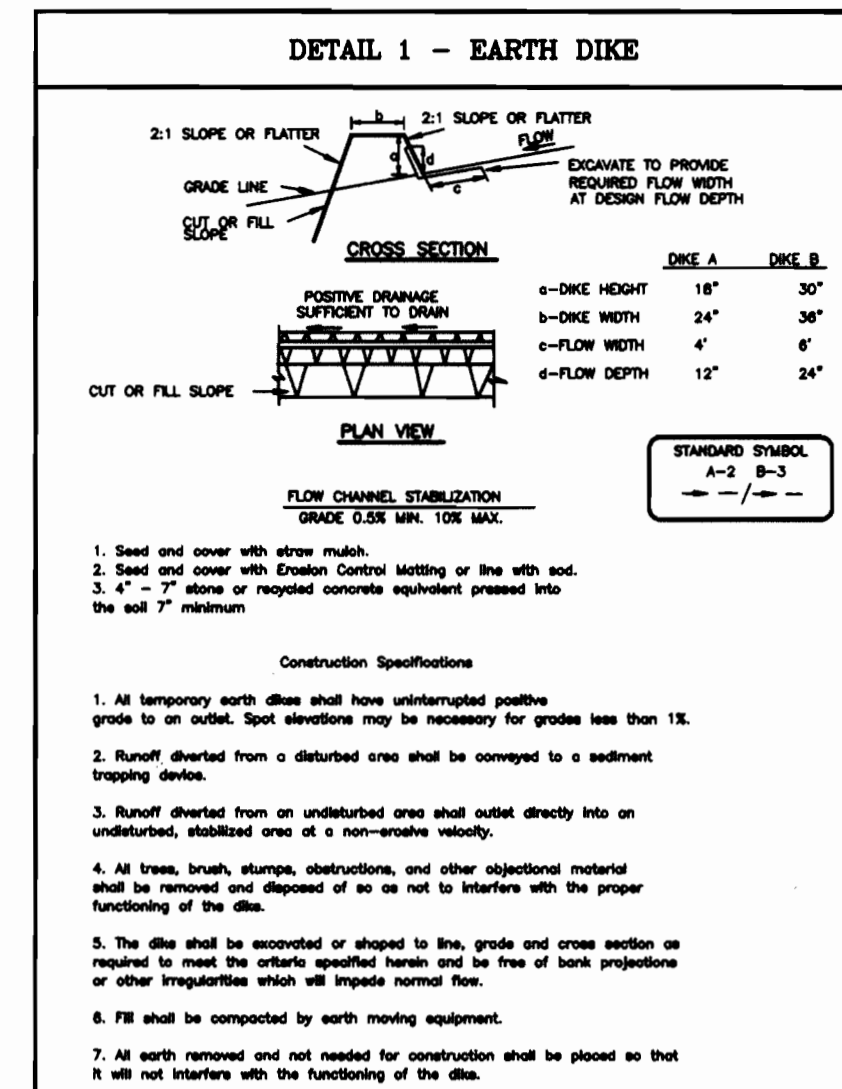
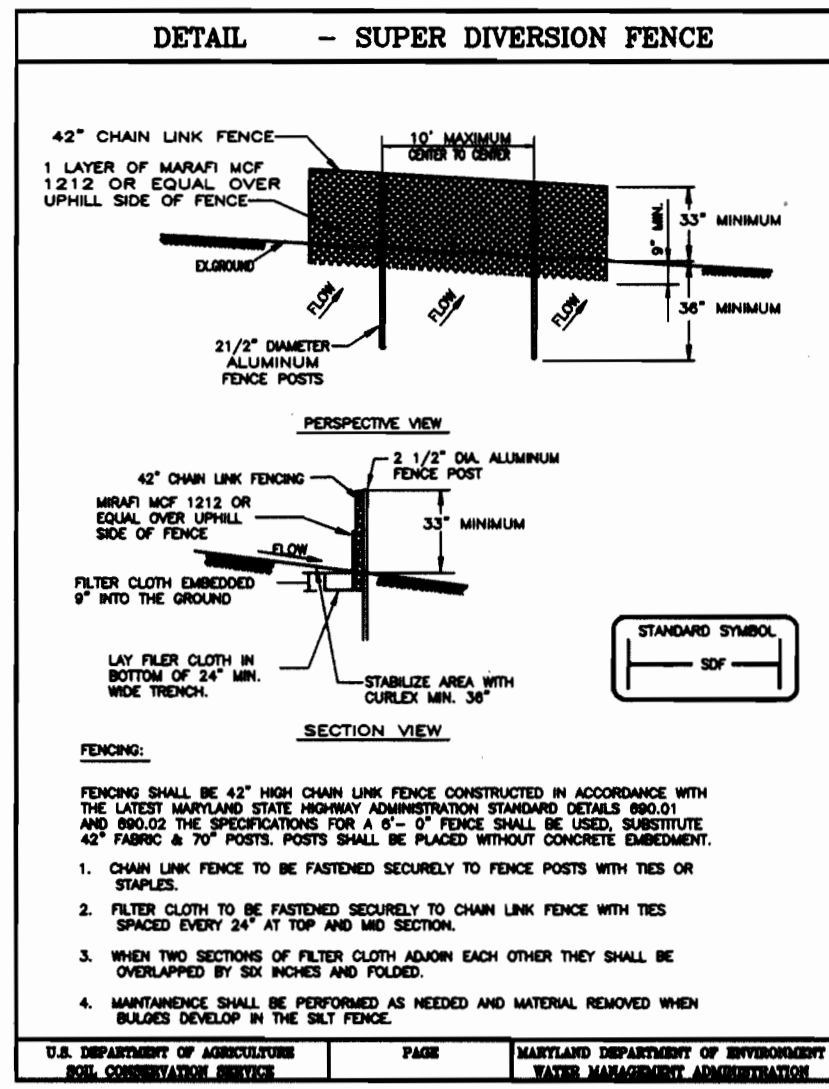
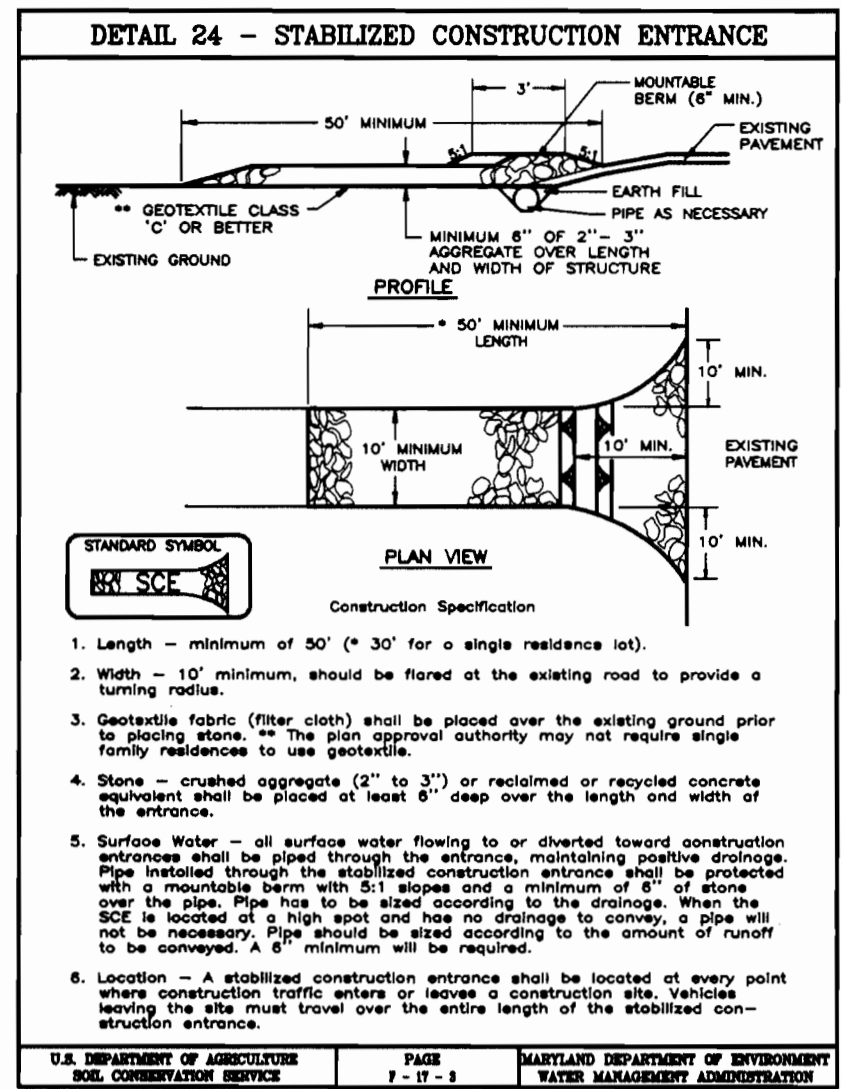
CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT PLAN		SCALE
J.M.E.	LOTS 13 & 14		1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL		DRAWING 1 OF 2
K.Q.L.	SECTION 4 AREA 3		JOB NO. 00-155
CHECKED	FIFTH (5th) ELECTION DISTRICT		FILE NO. 00-155-X
J.M.E.	HOWARD COUNTY, MARYLAND		
DATE	FOR: THE RYLAND GROUP, INC. 7250 PARKWAY DRIVE, SUITE 520 HANOVER, MARYLAND 21076		

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: 1/31/01
Chief, Division of Land Development: 2/1/01
Director: 2/7/01





PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, digging or other acceptable means before seeding. If not previously covered.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- 1) Phosphate-Apply 2 tons per acre dolomitic limestone (92 lb./1000 sq.ft.) and 500 lbs. per acre 10-10-10 fertilizer (14 lb./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-20 uniform fertilizer (8 lb./1000 sq.ft.).
- 2) Acceptable-Apply 2 tons per acre dolomitic limestone (92 lb./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lb./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 80 lbs. per acre of annual ryegrass (3.3 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 80 lbs. per acre of tall fescue (3.3 lb./1000 sq.ft.) for the period October 1 thru February 28, and for the period March 1 thru May 31, seed with 80 lbs. per acre of timothy (3.3 lb./1000 sq.ft.). In the spring, Option (2) Use seed. Option (3) Seed with 80 lbs./acre of timothy 31 Feb and March with 2 tons/acre well composted straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lb./1000 sq.ft.) of untreated straw granules immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (50/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 348 gallons per acre (80/1000 sq.ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, digging or other acceptable means before seeding. If not previously covered.

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

SEEDING: For the period March 1 thru April 30, and from August 1 thru October 15, seed with 2 1/2 bushels per acre of annual ryegrass (3.3 lb./1000 sq.ft.) for the period May 1 thru August 14, seed with 3 bushels per acre of tall fescue (3.3 lb./1000 sq.ft.) for the period October 1 thru February 28, and for the period March 1 thru May 31, seed with 3 bushels per acre of timothy (3.3 lb./1000 sq.ft.). In the spring, Option (2) Use seed. Option (3) Seed with 80 lbs./acre of timothy 31 Feb and March with 2 tons/acre well composted straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lb./1000 sq.ft.) of untreated straw granules immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (50/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 348 gallons per acre (80/1000 sq.ft.) for anchoring.

REFER TO THE 1984 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 48 hours notice must be given to the Howard County Department of Inspection, Licensure and Permits, Sediment Control Division prior to the start of any construction (513-1855).
2. Protective and structural practices are to be installed according to the provisions of this plan and are to be constructed in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and related thereto. Temporary stabilization shall be completed within:
- a) 14 days for all disturbed or graded areas on the project site.
- b) 30 days for all other disturbed or graded areas on the project site.
3. All sediment traps/showers must be installed and working before grading commences and in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
4. All sediment traps/showers must be installed within the time period specified above, in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and related thereto.
5. Temporary stabilization with mulch alone can only be done when temporary stabilization with mulch alone is not a feasible alternative. Temporary stabilization with mulch alone shall not be used on areas where permanent stabilization is required.
6. 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.
7. SITE ANALYSIS:

Total Area of Site:	0.81 Acres
Area Disturbed:	0.81 Acres
Area to be seeded or planted:	0.81 Acres
Area to be vegetatively stabilized:	0.81 Acres
Total Area:	0.81 Acres
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 Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the installation of permanent erosion and sediment controls, but before proceeding with any other earthmoving or construction, shall be obtained from the Howard County Sediment Control Inspector.
11. Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or be limited to three pile lengths.
12. The total amount of all fence = 387 LF.
13. The total amount of super diversion fence = 387 LF.
14. The total amount of super diversion fence = 387 LF.

CONSTRUCTION SEQUENCE

NO. OF DAYS	NO. OF DAYS
1. Obtain grading permit.	1
2. Install the erosion control devices and stabilize.	1
3. Construct foundations, rough grade and temporary retaining walls.	1
4. Construct structures, sidewalks and driveways.	1
5. Final grading, erosion control matting and stabilize in accordance with standards and specifications.	1
6. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	1
7. Delay construction of houses on lots.	N/A

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:

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 depth of the plants to be established is not met.
 - c. Temporary stabilization with mulch alone is not a feasible alternative.
 - d. The original soil to be vegetated contains material toxic to plant growth.
 - e. The soil is so acidic that treatment with limestone is not feasible.
2. 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:

1. 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.
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if approved by the appropriate authority. Topsoil shall be approved by the appropriate authority. Topsoil shall be approved by the appropriate authority.
 - b. Topsoil shall be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutgrass, etc. If these plants are present, they shall be removed.
 - c. Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4 to 6 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Limestone shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: *Condy Hamilton* 12/1/01

Chief, Division of Land Development: *Paul J. Smith* 2/2/01

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

Signature: *John M. ...* Date: 1/29/01

Signature: *John M. ...* Date: 1/29/01

Signature: *John M. ...* Date: 1/29/01

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.

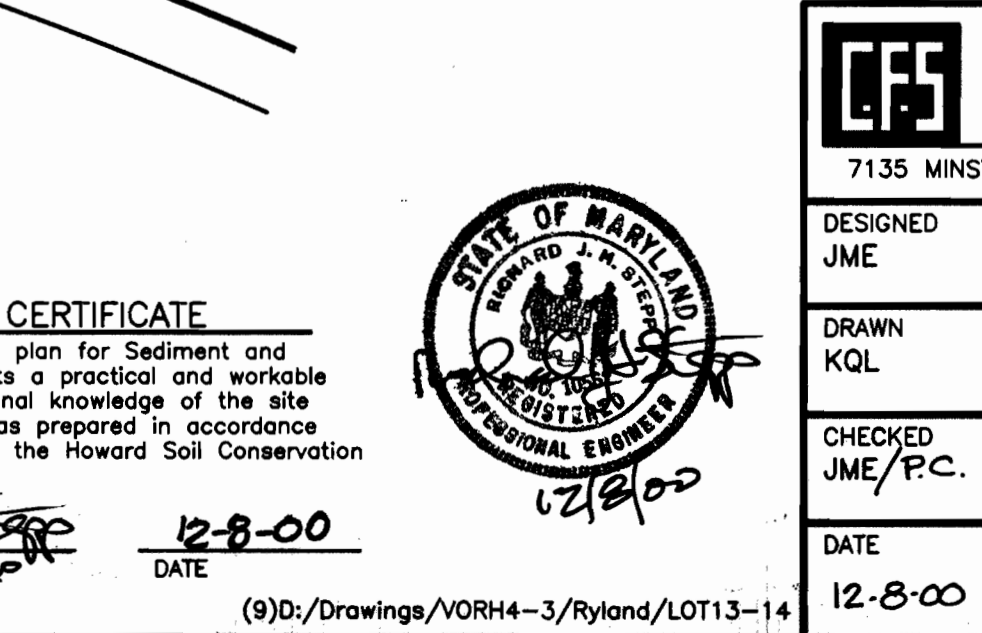
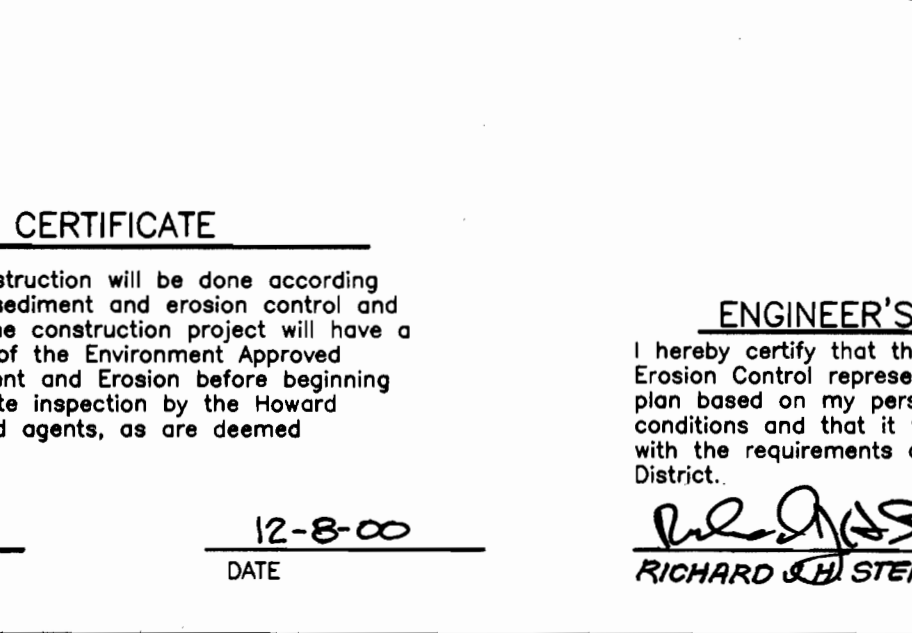
Signature: *Bob Sackett* Date: 12-8-00

Signature: *Richard J. Stepp* Date: 12-8-00

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: *Richard J. Stepp* Date: 12-8-00



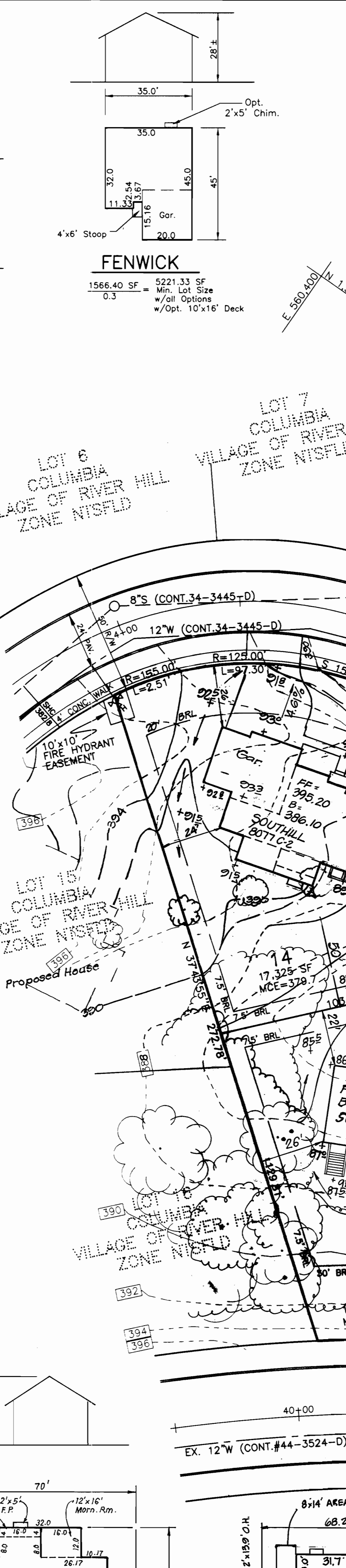
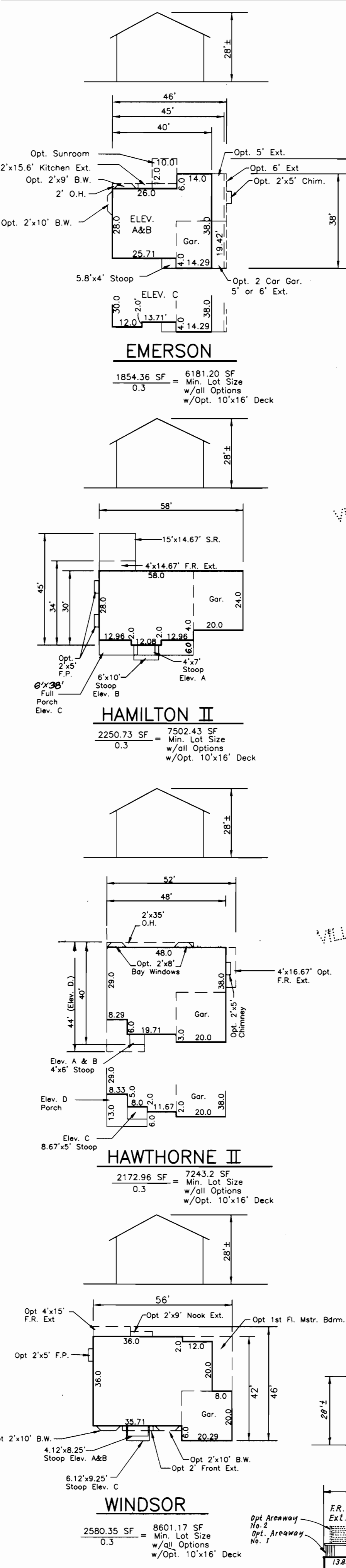
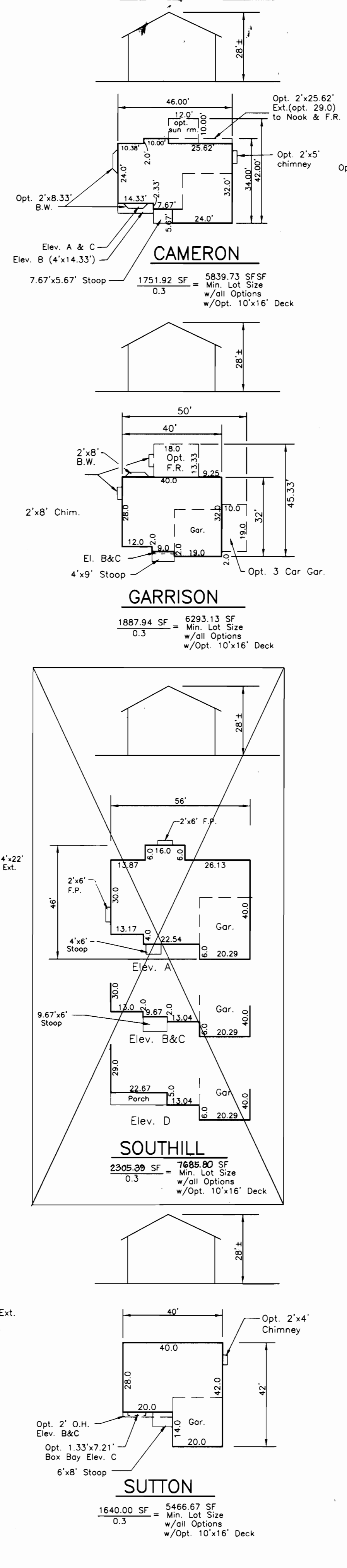
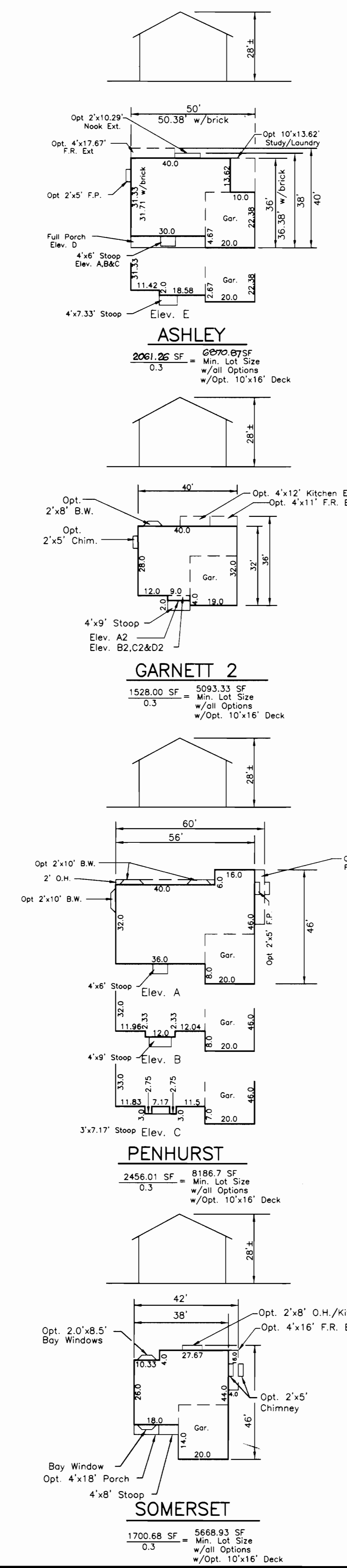
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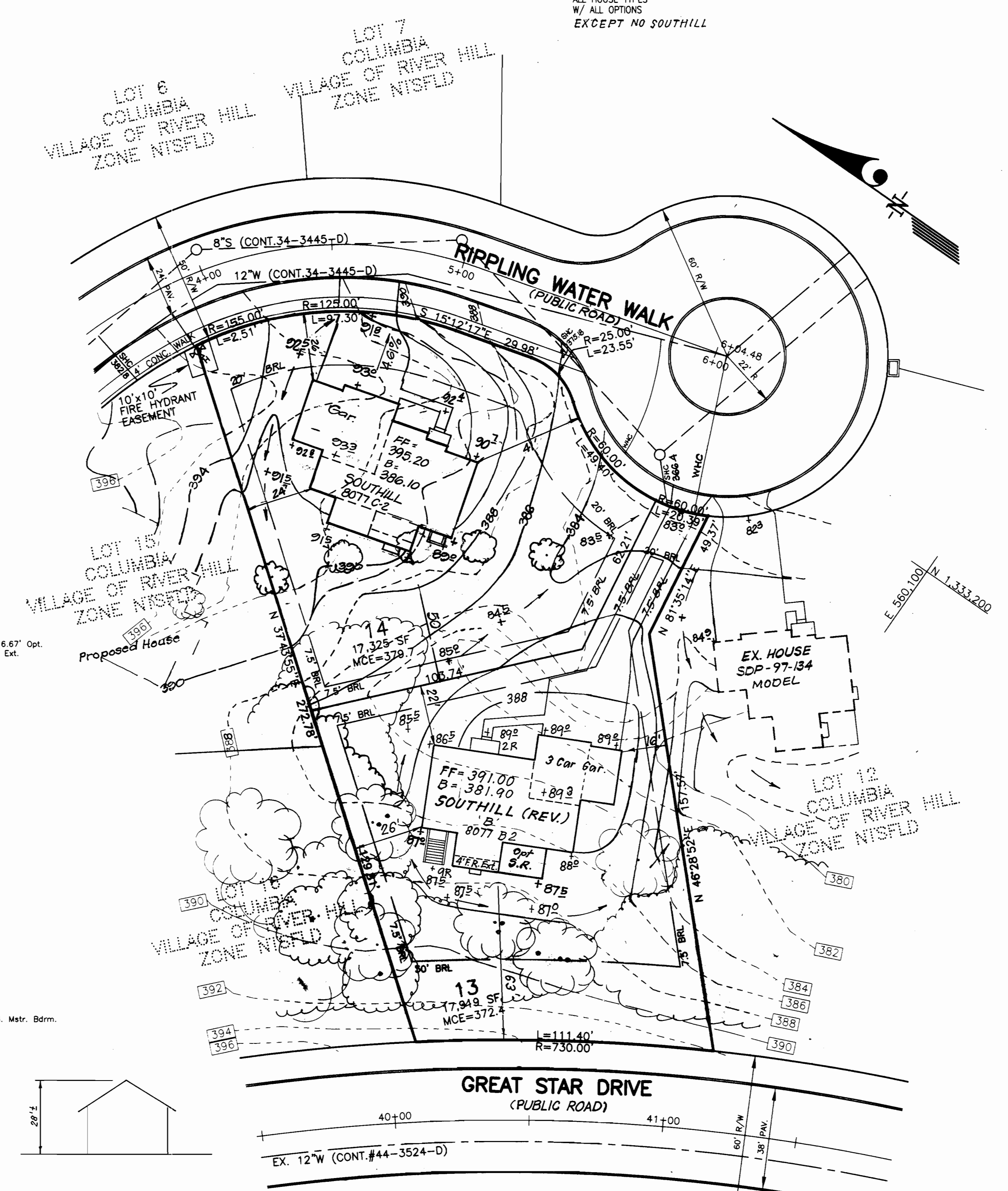
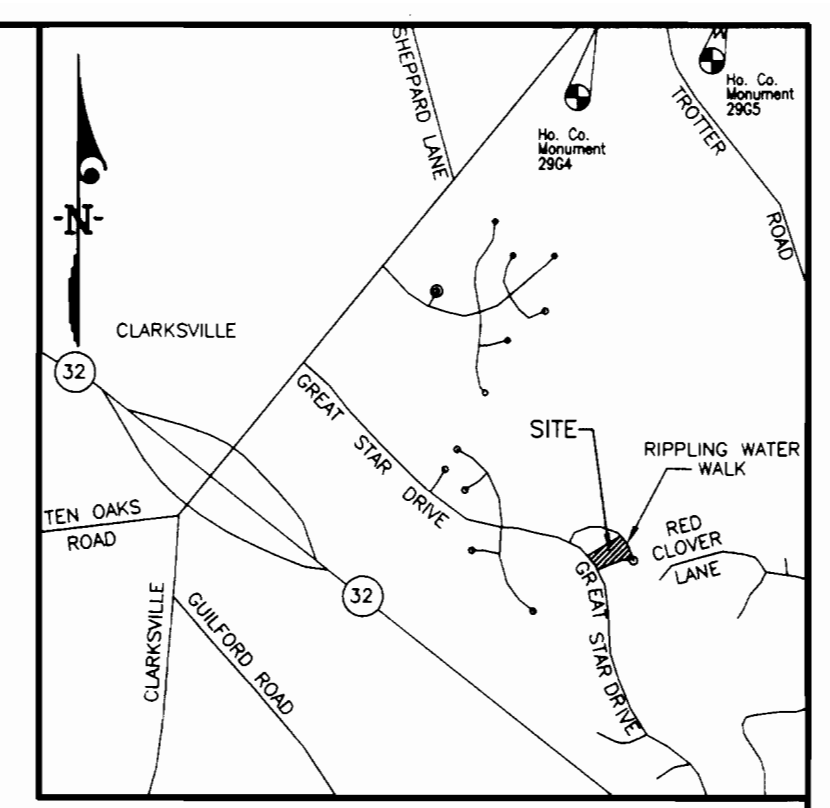
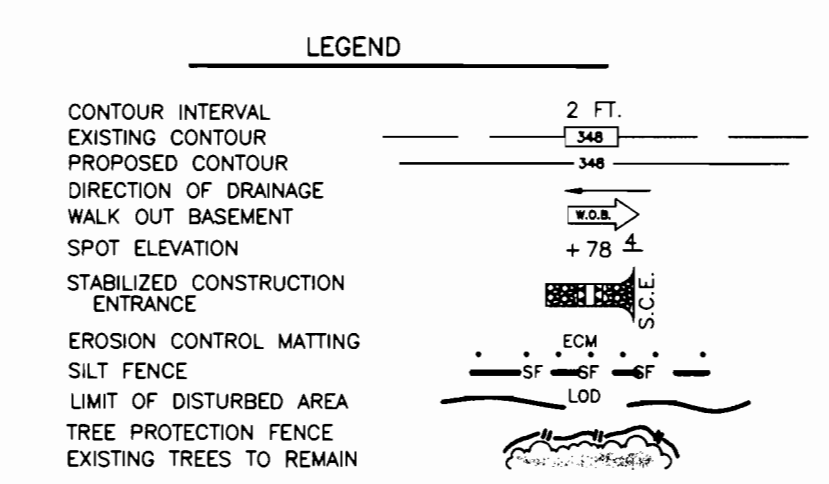
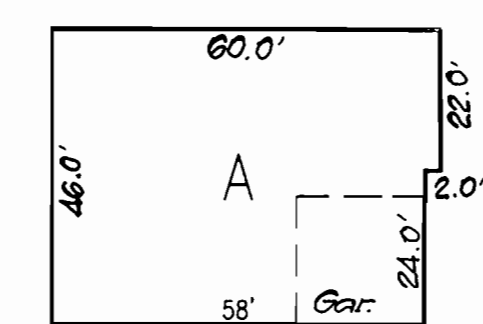
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DESIGNED JME	SEDIMENT AND EROSION CONTROL PLAN AND DETAILS LOT 13 AND 14 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 3 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KWL		DRAWING 2 of 2
CHECKED JME/PC		JOB NO. 00-155
DATE 12-8-00	FOR: THE RYLAND GROUP, INC. 7250 PARKWAY DRIVE, SUITE 520 HANOVER, MARYLAND 21076	FILE NO. 00-155-X



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

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
13	6120 RIPPING WATER WALK
14	6116 RIPPING WATER WALK



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NO	REVISIONS	DATE
1	Rev. hse. & grad lot 13 fr. A box to South Hill Elev. and Add hse. typ. Rev. hse. of grad lot 14	5-22-01
2	Rev. hse. of grad lot 14 to show As-Built Conditions	12-15-01

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

1/21/01
 2/1/01
 2/7/01

