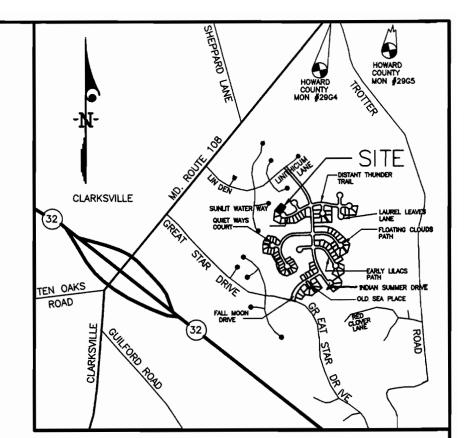


APPROVED; DEPARTMENT OF PLANNING & ZONING

5-125/01



BENCHMARKS: Howard County Monument 29G4 Intersection of MD. Route 108 and Trotter Road Howard County Monument 29G5 an additional 2,544' ± Northeasterly along MD. Route 108 away from Site



VICINITY MAP Scale : 1"=2000'

GENERAL NOTES:

- 1. Subject property is zoned: NTSFLD per 10-18-93
- Comprehensive Zoning Plan.
- 2. The total area included in this submission is: 0.7723 Acres
- 3. The total number of lots included in this submission is : 2
- 4. Improvement to property : Single Family Detached
- 5. The maximum lot coverage permitted is : 30% per FDP 222-A, Part IV
- 6. Department of Planning and Zoning reference file numbers : S-93-21;P-95-11;F-96-130;WP-98-120.
- 7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, #30-3693-D approved Road Construction plans F-96-102, and actual field survey.
- 8. Any damage to county owned rights-of-way shall be corrected
- at the developer's expense. 9. All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Daft, McCune, Walker, Inc. on July 10, 1997.
- 11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System — Howard County Monuments Numbers : 29G4 & 29G5
- 12. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- 13. The contractor shall notify "Miss Utility" at 1-800-257-7777
- at least 48 hours prior to any excavation work. 14. For driveway entrance details, refer to Ho. Co. Design Manual
- Volume IV details R.6.0**5**. 15. In accordance with FDP-Phase 222-A Part IV
- 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 basement areaways/stairways may not encroach into any Building Restriction Line.
- 16. Stormwater Management is provided per : F-96-102.
- 17. SHC Elevations shown are at the Property lines.
- 18. This project is exempt from Forest Conservation requirements per Section 16.1202 (b)(1)(iv) of the Howard County Code because part of a planned unit development with preliminary plan approval prior to 12-31-92.

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 #34-3420-D and #30-3693-D.

OWNER / DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORP. 10725 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN COVER SHEET	1 OF 2
SITE AND SEDIMENT & EROSION CONTROL PLAN	2 OF 2

SUBDIVISION N	SUBDIVISION NAME			SECTION/AREA	LOTS/PARCEL	LOTS/PARCELS	
VILLAGE	VILLAGE OF RIVER HILL			4/4		LOT 260-264	
PLAT NO.	BLOCK NO.	ZONE		TAX MAP NO.	ELECTION DIST.	CENSUS TRACT	
13288	1	NTSFLD		35	5th	6055	
WATER CODE			,	SEWER CODE			
I 10				6653000			

CLARK · FINEFROCK & SACKETT, INC. **ENGINEERS · PLANNERS · SURVEYORS**

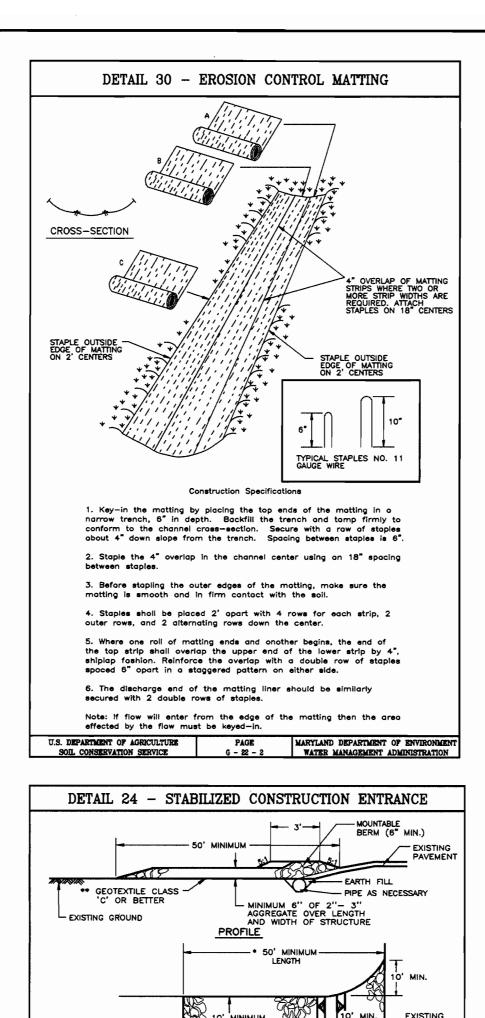
7135 MINSTREL WAY . COLUMBIA, MD 21045 . (410) 381-7500 BALT. . (301) 621-8100 WASH. SITE DEVELOPMENT PLAN SCALE

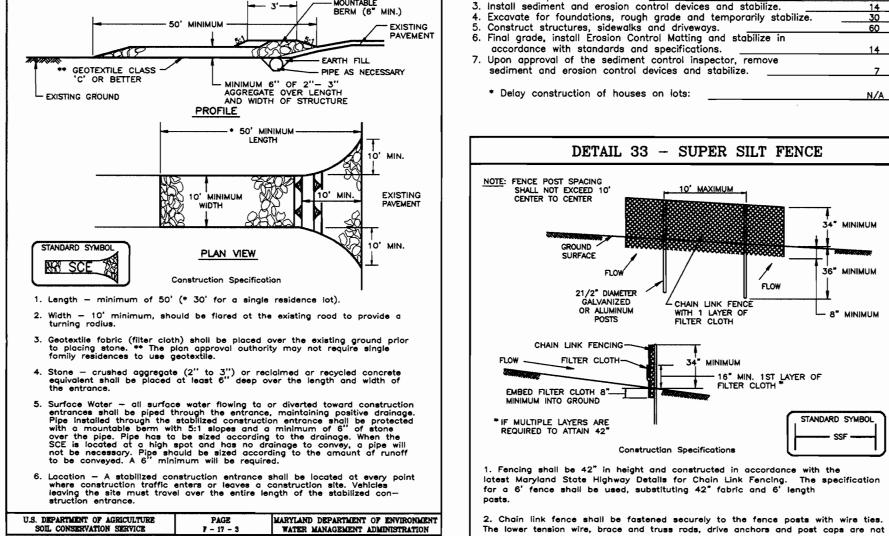
	BL	COVER SHEET LOTS 258 & 259	1" = 30'
	DRAWN KQL	COLUMBIA VILLAGE OF RIVER HILL	DRAWING 1 of 2
Г	CHECKED	SECTION 4 AREA 4	JOB NO.
	BAL	FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	00-006
Γ	DATE	FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD	FILE NO.

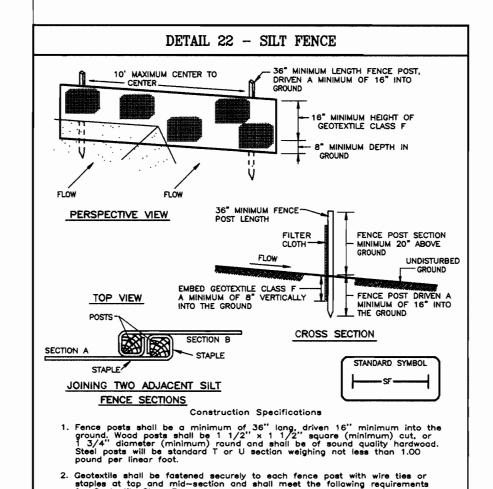
(9)D:/Drawings/vorh4-4/allan/lots258-259 **2-27-0**/

RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21044

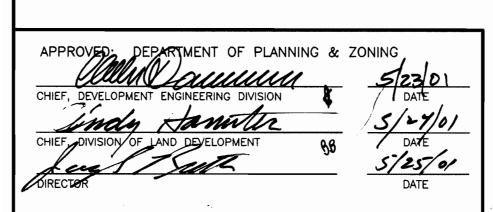
00-006-X







0.3 gal ft /minute (max.) Test: MSMT 322 75% (min.) Test: MSMT 322



J.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE F - 15 - 3 WATER MANAGEMENT ADMINISTRATION

SEDIMENT AND EROSION CONTROL NOTES

- A <u>minimum of 48 hours</u> notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313—1855).
- 2. 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 redisturbance permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control stuctures, dikes, perimeter slopes and all slopes greater than 3:1 b) 14 days as to all other disturbed or graded areas on the
- 4. 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
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STAND-ARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec G).
 Temparary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination
- and establishment of grasses. 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: Area Disturbed: __ Area to be roofed or paved: Area to be regetatively stabilized: Offsite Waste/Borrow Area Location
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same
- 9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- 10. 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 uilding or grading inspection approvals may not be authorized atil this initial approval by the inspection agency is made.
- Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
- 12. The total amount of earth dike = 13. The total amount of super silt fence = 14. The total amount of super diversion fence = ____
- * It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's

grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

Obtain grading permit. Install tree protection fence. . Install sediment and erosion control devices and stabilize. Excavate for foundations, rough grade and temporarily stabilize. Construct structures, sidewalks and driveways.
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:

___10' MAXIMUM

..... 34" MINIMUM

5. When two sections of filter cloth adjoin each other, they shall be averlapped

6. Maintenance shall be performed os needed and siit buildups remaved when "bulges

Test: MSMT 509 Test: MSMT 509

7. Filter cloth shall be fastened securely to each fence post with wire ties of staples at top and mid section and shall meet the following requirements for

Flow Rate 0.3 gal/ft */minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322

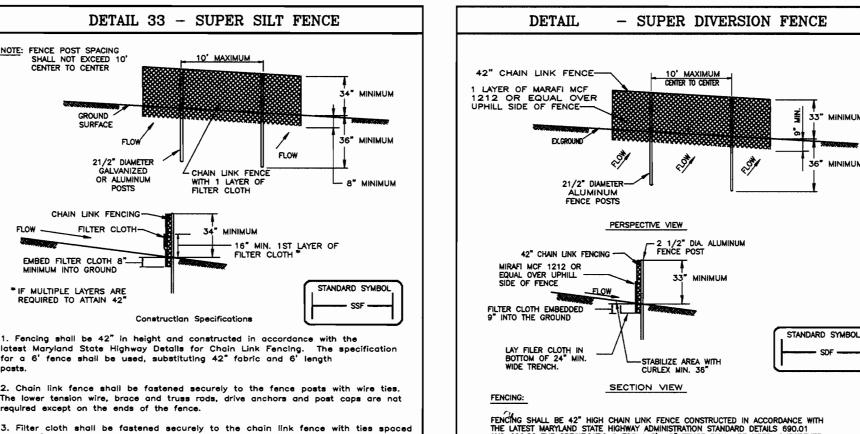
U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE H - 28 - 3 WATER MANAGEMENT ADMINISTRATION

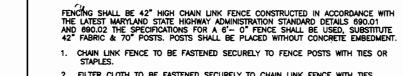
onservation Service

THIS DEVELOPMENT PLAN IS APPROVED

50 lbs/in (min.) 20 lbs/in (min.)

Tensile Madulus





- FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. MAINTAINENCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

DETAIL 1 - EARTH DIKE

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION

CROSS SECTION a-DIKE HEIGHT 18" b-DIKE WIDTH 24" \(\frac{1}{\sqrt{1}}\sqrt{1}\s c-FLOW WIDTH 4' PLAN VIEW A-2 B-3 ---/-----1. Seed and cover with straw mulch. 2. Seed and cover with Erosion Control Matting or line with sod. 3. 4^u-7^u stone or recycled concrete equivalent pressed into 1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%. 2. Runoff diverted from a disturbed area shall be conveyed to a sediment 3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity. 4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper 6. Fill shall be compacted by earth moving equipment 7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A REPUBLICATION OF THE PROPERTY OF THE PRO FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. Definition Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetatian. SEEDBED PREPARATION: Loosen upper three inches of soil by raking,

discing or other acceptable means before seeding, if not previously Purpose SOIL AMENDMENTS: In lieu of soil test recommendations, use one of 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
- The texture of the exposed subsoil/parent material is not adequate to produce vegetative b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and

d. The soil is so acidic that treatment with

II. For the purpose of these Standards and Specifications,

areas having slopes steeper than 2:1 require special

Areas having slopes steeper than 2:1 shall have the

consideration and design for adequate stabilization.

appropriate stabilization shown on the plans.

limestone is not feasible.

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 (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons c. The original soil to be vegetated contains er acre well anchored straw mulch and seed as soon as pos material toxic to plant growth. 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

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 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 8 feet or higher, use 348 gallons

1) 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.)

2) Acceptable-Apply 2 tons per acre dolomatic 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

the following schedules:

MAINTENANCE: Inspect all seeded areas and make needed repairs,

TEMPORARY SEEDING NOTES

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

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 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 n 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 8 feet or higher, use 348 gallons per acre

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

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

III. For sites having disturbed areas under 5 acres: Place topsoil (if required) and apply soil amend-Section I - Vegetative Stabilization Methods and

lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization—Section I—

Vegetative Stabilization Methods and Materials.

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

II. Topsoil Specifications - Soil to be used as topsoil

Agricultural Experimental Station.

published by USDA-SCS in cooperation with Maryland

i. 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 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. 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.

ments as specified in 20.0 Vegetative Stabilization IV. For sites having disturbed areas over 5 acres: On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of NOTE: Topsoil substitutes or amendments, as recommended by the appropriate approval authority, may be used in

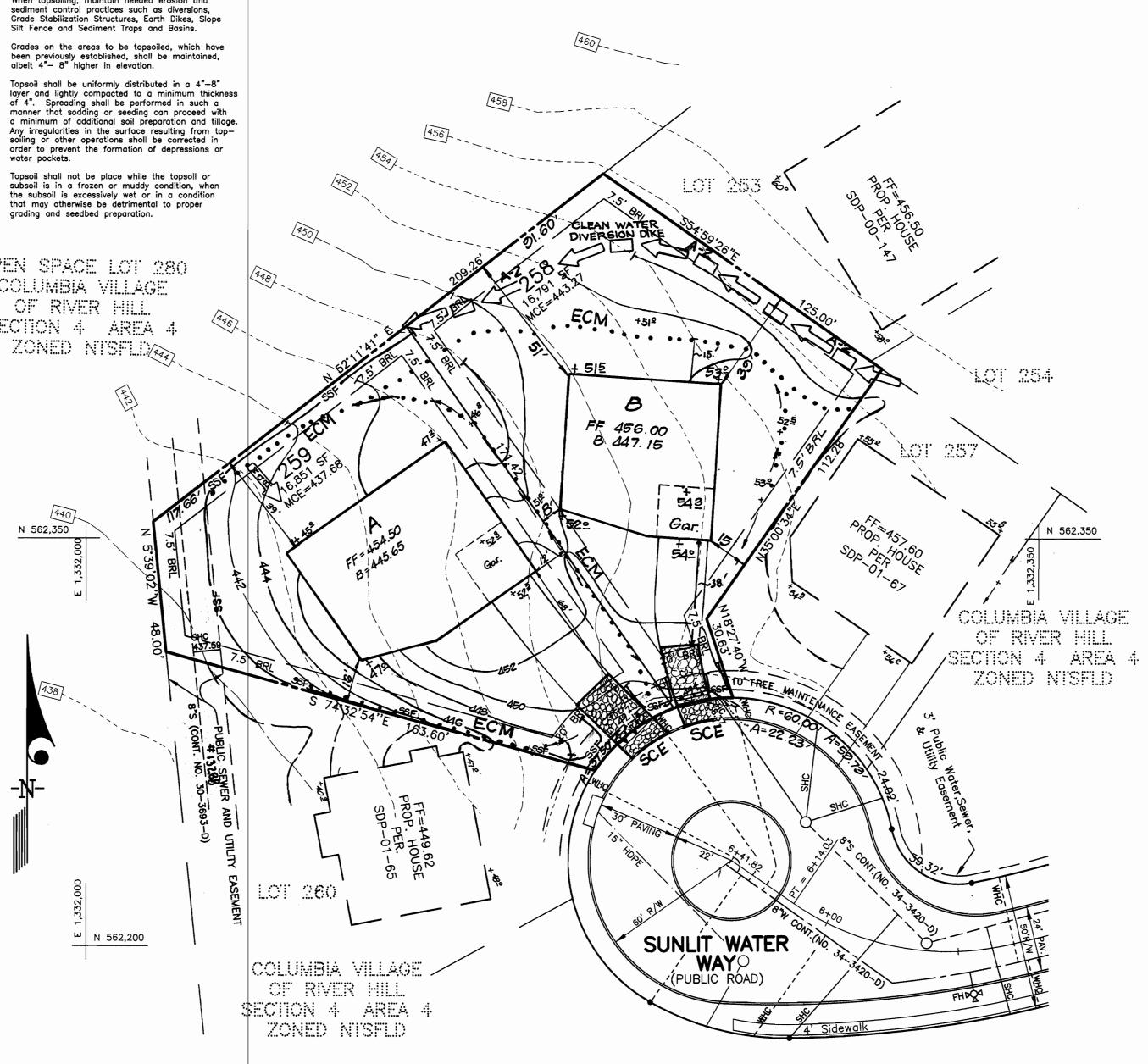
When topsoiling, maintain needed erosion and

ii. Grades on the areas to be topsoiled, which have

Topsoil shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or

iv. Topsoil shall not be place while the topsoil or the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper

OPEN SPACE LOT 280 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA



OWNER / DEVELOPER

LEGEND

W.O.B.

+ 78 4

ECM

——SF ——SF ——F ——

_____LOD____

CONTOUR INTERVAL

PROPOSED CONTOUR

WALK OUT BASEMENT

DIRECTION OF DRAINAGE

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL MATTING

LIMIT OF DISTURBED AREA

TREE PROTECTION FENCE

EXISTING TREES TO REMAIN

EXISTING CONTOUR

SPOT ELEVATION

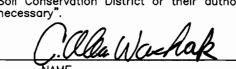
SILT FENCE

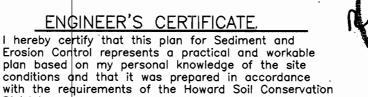
EARTH DIKE

THE HOWARD RESEARCH AND DEVELOPMENT CORP. 10725 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044

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





RICHARD J. H. STEPP DATE



ENGINEERS · PLANNERS · SURVEYORS DESIGNED BAL DRAWN KQL

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH. SITE DEVELOPMENT SEDIMENT AND EROSION CONTROL PLAN 1" = 30'LOT**5** 258 & 259 **COLUMBIA** DRAWING 2 of 2 VILLAGE OF RIVER HILL SECTION 4 AREA 4 CHECKED JOB NO. FIFTH (5th) ELECTION DISTRICT BAL 00-006 HOWARD COUNTY, MARYLAND FILE NO. 10260 OLD COLUMBIA ROAD 00-006-X

CLARK · FINEFROCK & SACKETT, INC.

(9)D:/Drawings/vorh4-4/allan/lots258-259

RIVERS CORPORATE PARK SDP01-110

COLUMBIA, MARYLAND 21044