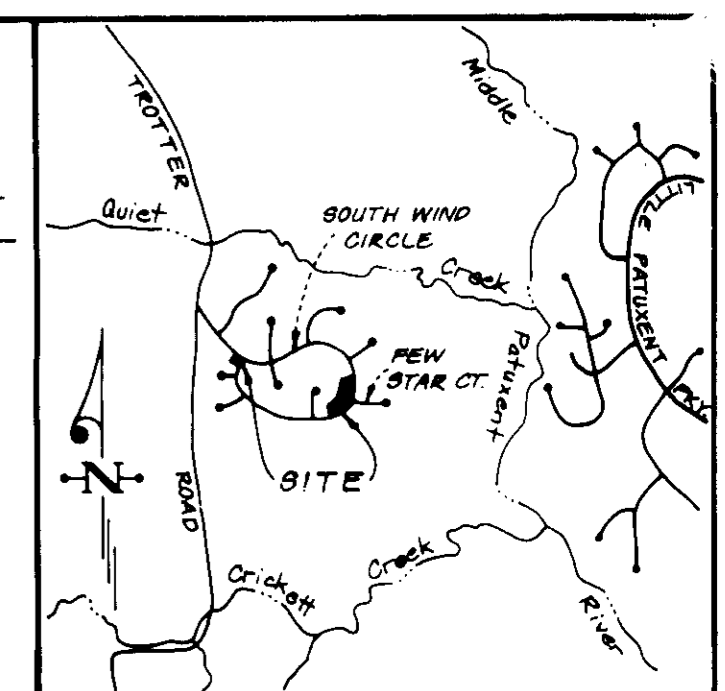


COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 3 PHASE 1
ZONED NEW TOWN SFLD

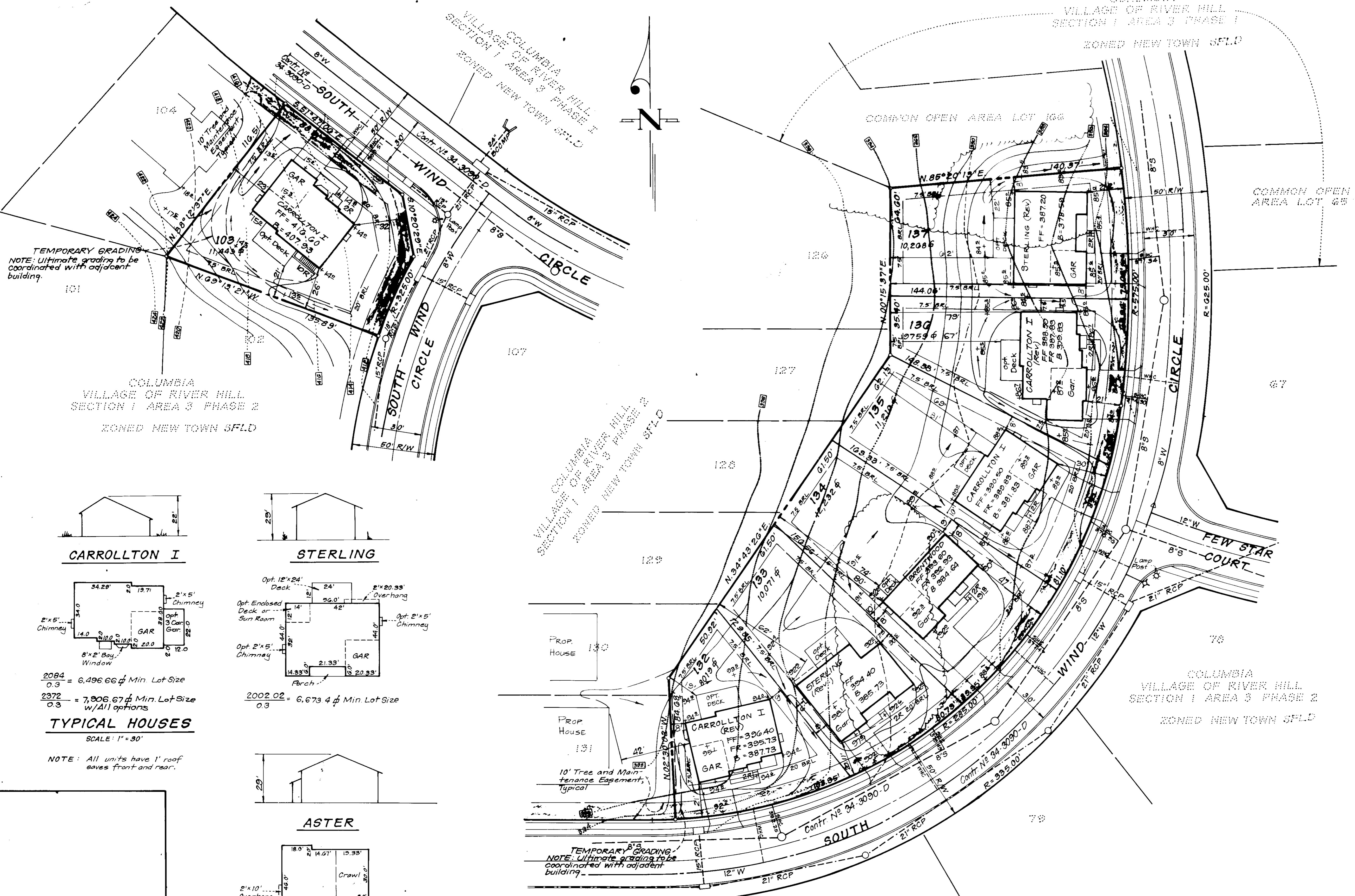
LEGEND

- Contour Interval 2 Ft.
- Existing Contour 100
- Proposed Contour 100
- Spot Elevation +85.2
- Direction of Drainage
- Ex. Trees to be Saved
- Lamp Post
- Temporary Grading



GENERAL NOTES

1. Subject property zoned New Town - S.F.L.D. per 8/2/85 Comprehensive Zoning Plan.
2. The coordinates shown herein are based upon Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County, Maryland. Reference Plans No. 2437002, 2437003, 2737002 and 2637004.
3. All roadways are public and existing.
4. Total area included in this submission: 119,253 ± 2.7376 Ac.
5. Total number of lots: 11.
6. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
7. Maximum lot coverage is 30%.
8. Reference plans S-90-27, PB Case 263, WP-90-133, P-91-03 and FDP Phase 210.
9. The Contractor or Developer shall contact the Construction/Inspection Survey Division, 24 hrs. in advance of commencement of work at 792-2630.
10. The existing topography shown was field run by Clark, Finebrock and Sackett, Inc., with the exception of lots 140-143 where in as, the topography was derived from Road Construction Plans, F-91-91.
11. Improvements shown within the rights-of-way on this SFD are not to be used for construction. For construction, see approved Road Construction Plans F-91-91 and/or Water and Sewer Plans 34-3090-D.
12. For driveway abutting details see Howard County Design Standards 18-6.03 & R-6.05.
13. All work shall be performed in accordance with Howard County Standards, Specifications and details for construction.
14. Stormwater Management provided under F-91-91 & F-91-92.
15. See site development plans sheets 1 and 2 for temporary grading onto adjacent lots.

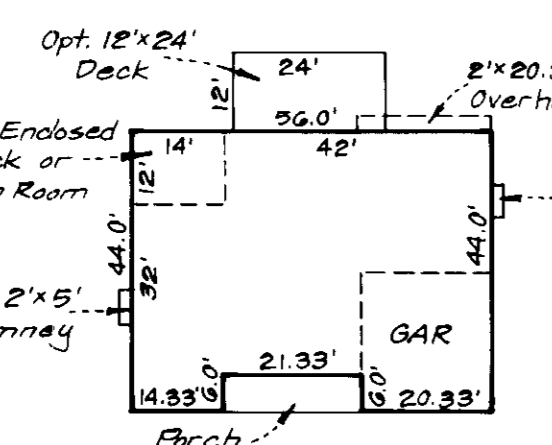
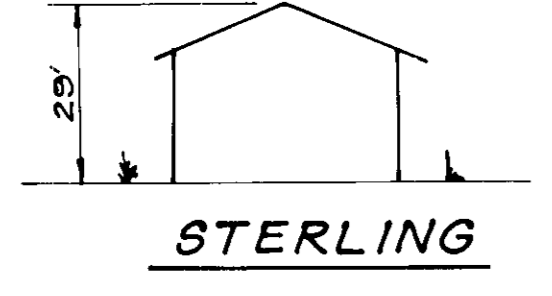
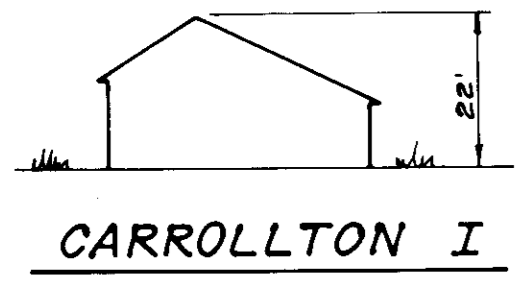


TEMPORARY GRADING
NOTE: Ultimate grading to be coordinated with adjacent building.

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 3 PHASE 2
ZONED NEW TOWN SFLD

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 3 PHASE 2
ZONED NEW TOWN SFLD

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 3 PHASE 2
ZONED NEW TOWN SFLD



2084
0.3 = 6,496.66 ± Min. Lot Size

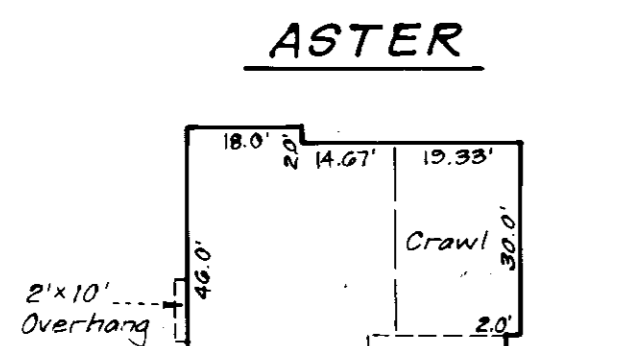
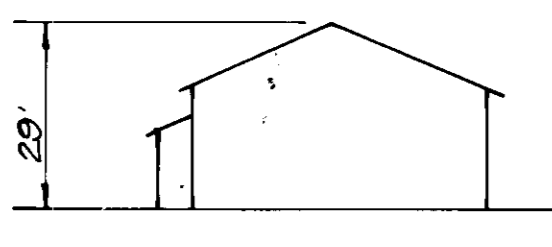
2372
0.3 = 7,906.67 ± Min. Lot Size w/all options

2002.02
0.3 = 6,673.4 ± Min. Lot Size

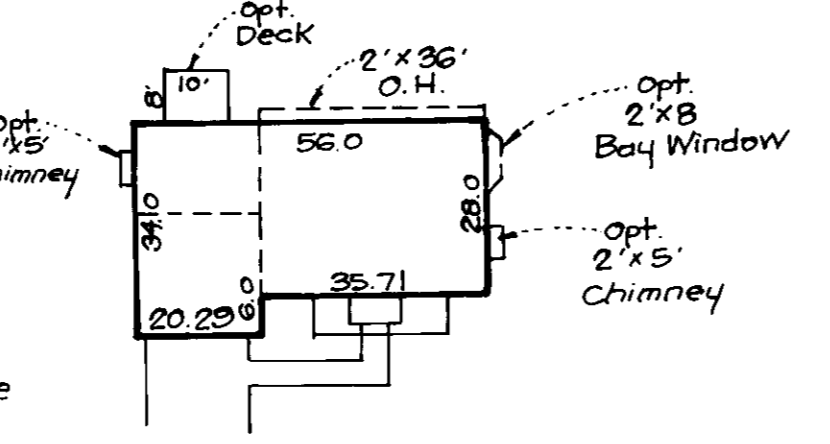
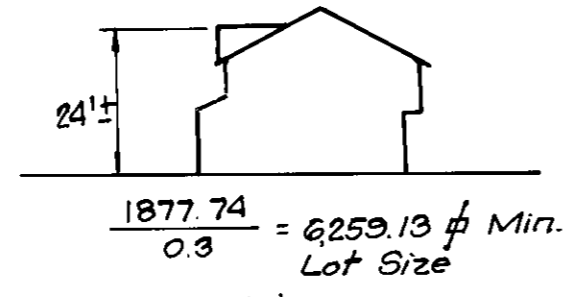
TYPICAL HOUSES

SCALE: 1" = 30'

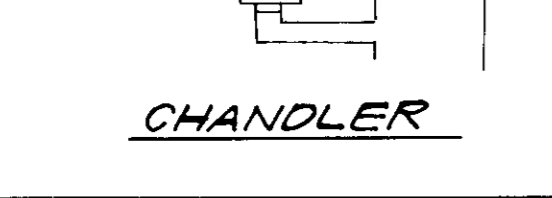
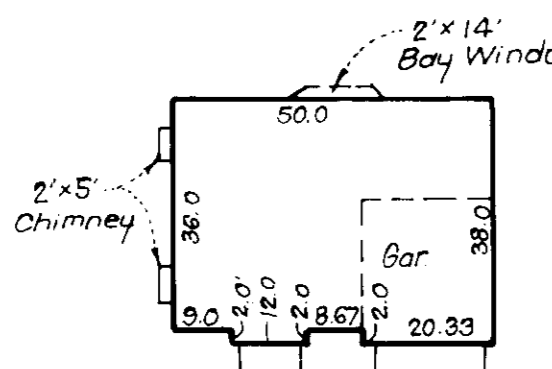
NOTE: All units have 1' roof eaves front and rear.



2496
0.3 = 8,320 ± Min. Lot Size



1877.74
0.3 = 6,259.13 ± Min. Lot Size



1964.66
0.3 = 6,548.87 ± Min. Lot Size

ADDRESS CHART	
LOT No.	STREET ADDRESS
103	G412 South Wind Circle
132	G424 " " " "
133	G420 " " " "
134	G486 " " " "
135	G482 " " " "
136	G478 " " " "
137	G474 " " " "

SUBDIVISION NAME VILLAGE OF RIVER HILL	SECT./AREA 1/3	LOTS 103, 132-137 & 140-143
PLAT No. 0200-0004	BLOCK No. 14	ZONE NT SFLD
TAX MAP No. 35	ELEC. DIST. 5th	CENSUS TR. G053.01
WATER CODE I04	SEWER CODE 66G0000	

OWNER / DEVELOPER
HOWARD RESEARCH & LAND DEVELOPMENT CORP.
10275 Little Patuxent Parkway
Columbia, Maryland 21044

CLARK • FINEBROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7000 - BALTO. • (301) 621-8100 - WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 103, 132-137 AND 140-143 COLUMBIA VILLAGE OF RIVER HILL SECTION 1 AREA 3 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN LAI		DRAWING 10F3
CHECKED JME		JOB NO. 91-069
DATE June, 1991	FOR: DOUGLAS HOMES P.O. Box 628 Ellicott City, Maryland 21043	FILE NO. 91-069 X

No.	REVISIONS	Date
4	Rev. hse. & grad. lot 133	5.14.93
3	Rev. hse. & grad. lot 136, Rev. hse. typical	6.30.92
2	Rev. hse. & grad. lot 134	4.7.92
1	Revise house and grading lot 103	3.4.92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

10-29-91

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

11/14/91

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

10/24/91

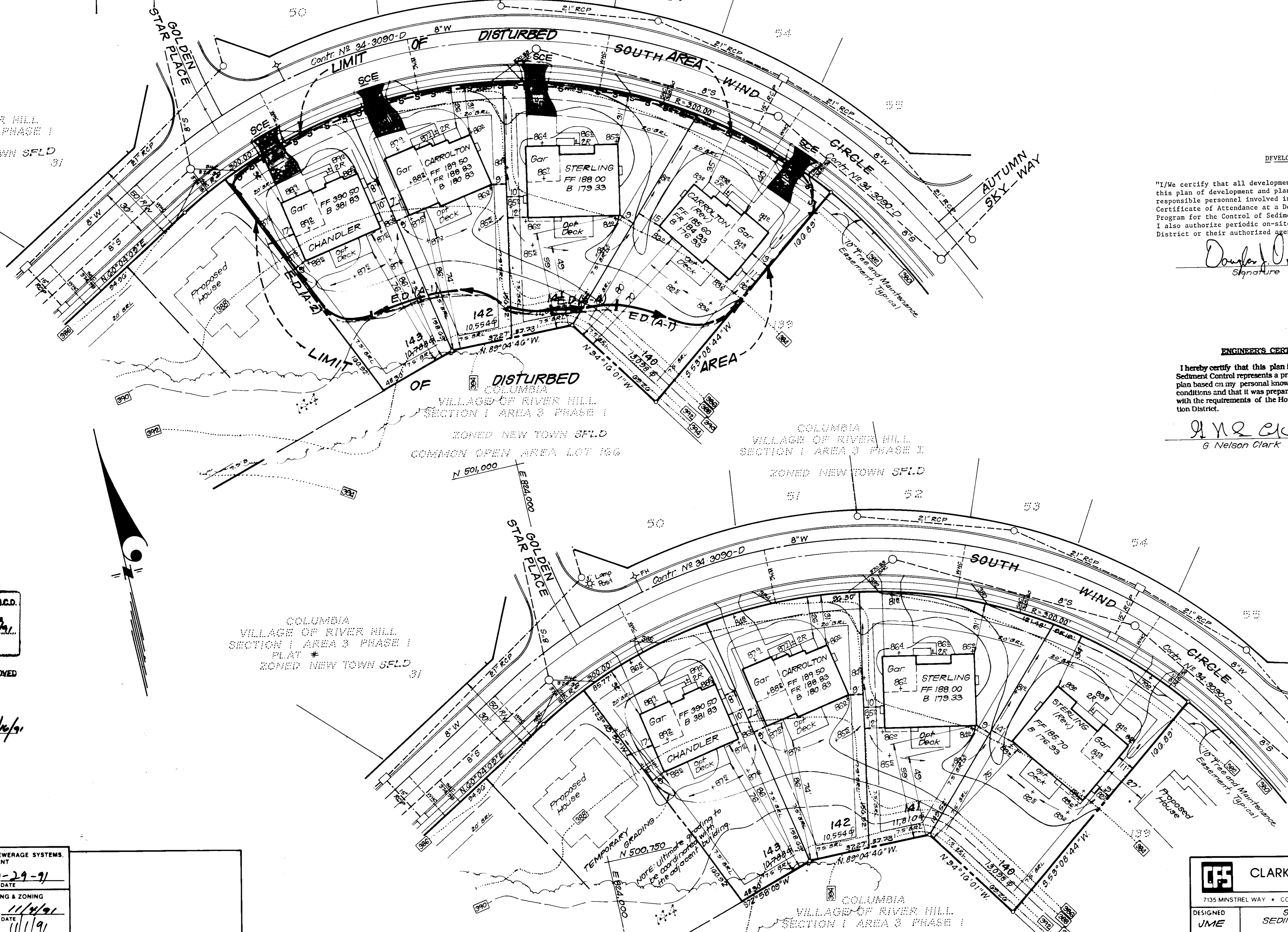
10-24-91



No.	REVISIONS	Date
1	Rev. hse. and grade lot 140	5-27-92

ADDRESS CHART	
LOT NO.	STREET ADDRESS
140	6460 SOUTH WIND CIRCLE
141	6456
142	6452
143	6448

COLUMBIA VILLAGE OF RIVER HILL SECTION I AREA 3 PHASE I PLAT # ZONED NEW TOWN SFLD 31



DEVELOPER'S/BUILDER'S CERTIFICATE

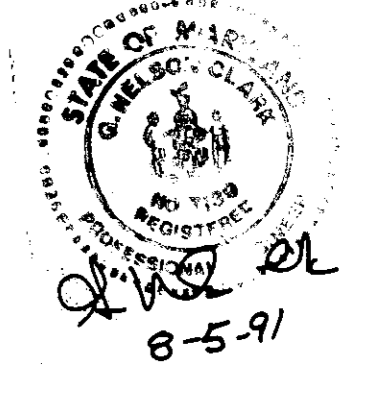
"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training 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."

Douglas J. Diney Signature
8-6-91 Date

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 Signature
8-5-91 Date



Reviewed for... HOWARD S.C.D. Name and meets Technical Requirements
James M. [Signature] Signature Date
U.S. Soil Conservation Service

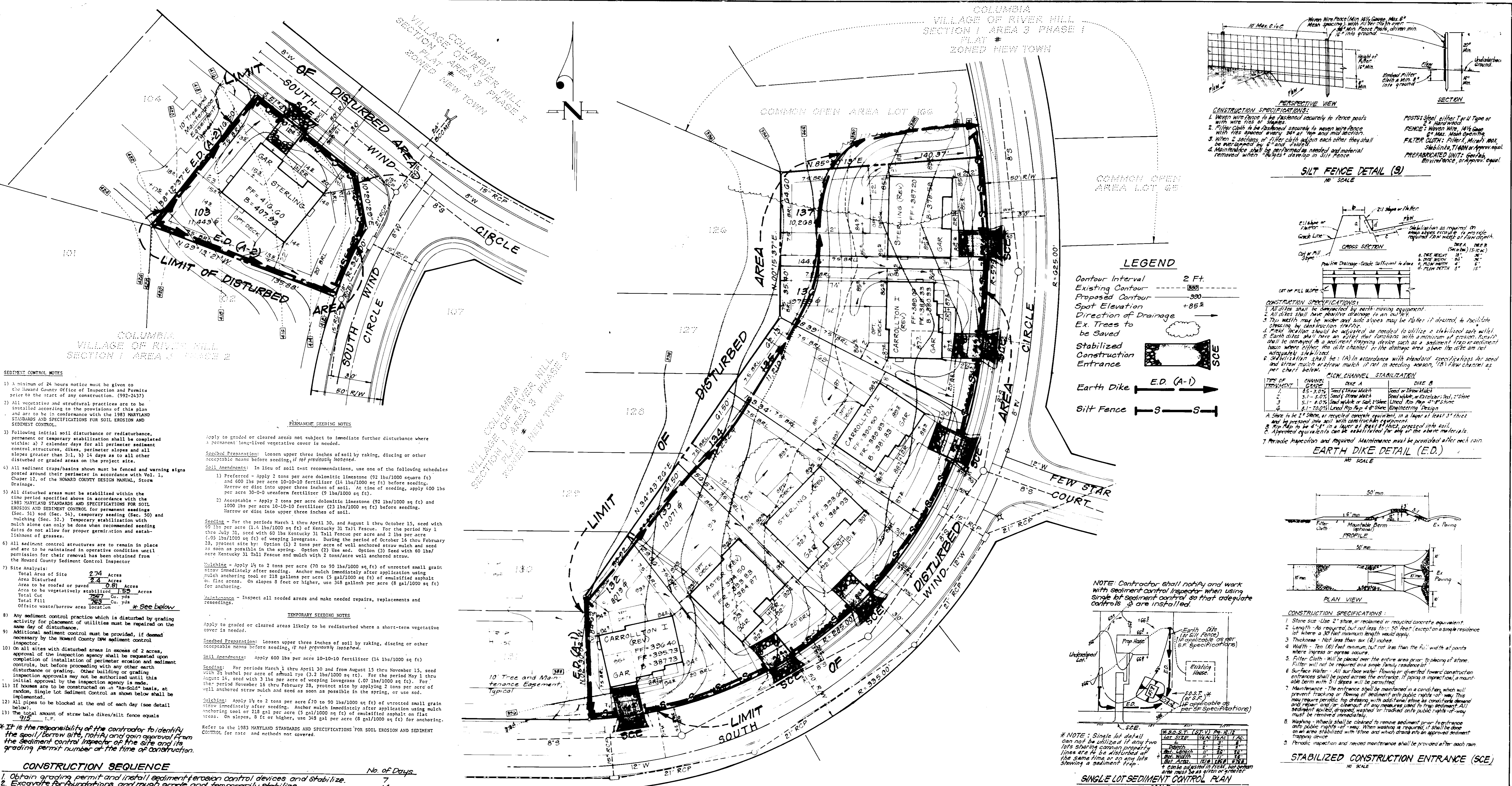
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] Approved 10/16/91

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT <i>[Signature]</i> DATE 10-29-91
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING <i>[Signature]</i> DATE 11/14/91
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>[Signature]</i> DATE 10/24/91
CHIEF BUREAU OF ENGINEERING <i>[Signature]</i> DATE 10-24-91

OWNER / DEVELOPER
HOWARD RESEARCH & DEVELOPMENT CORP
10275 Little Patuxent Parkway
Columbia, Maryland 21044

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7000 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED JME	SITE DEVELOPMENT PLAN and SEDIMENT & EROSION CONTROL PLAN LOTS 103, 132-137 and 140-143 COLUMBIA VILLAGE OF RIVER HILL SECTION I AREA 3 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN LAI BAL		DRAWING 2 OF 3
CHECKED JME		JOB NO. 91-069
DATE August 1991		FILE NO. 91-069X
FOR: DOUGLAS HOMES P.O. Box 628 ELLICOTT CITY, Md. 21043		



SEDDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 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 perimeter in accordance with Vol. 1, Chapter 11, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding and 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	2.74 Acres
Area Disturbed	2.74 Acres
Area to be roofed or paved	0.81 Acres
Area to be vegetatively stabilized	1.93 Acres
Total Cut	7887 Cu. Yds
Total Fill	7887 Cu. Yds

 Offsite waste/borrow area location: * See below
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Mitigation sediment control must be provided, if deemed necessary by the Howard County DPM 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. The inspection agency shall be requested if the inspection agency is not authorized until this initial approval by the inspection agency is made.
- If houses are to be constructed on "Mud-Sold" basins, at random, single lot Sediment Control as shown below shall be implemented.
- All pipes to be blocked at the end of each day (see detail below).
- The total amount of straw bale dikes/silt fence equals 915 l.f.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Soil Preparation: Loosen upper three inches of soil by raking, discing 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 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 1000 lbs per acre 10-10-10 fertilizer (21 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 90 lbs per acre (1.6 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 (0.05 lbs/1000 sq ft) of creeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of 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 unrouted 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 (8 gal/1000 sq ft) for anchoring.

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

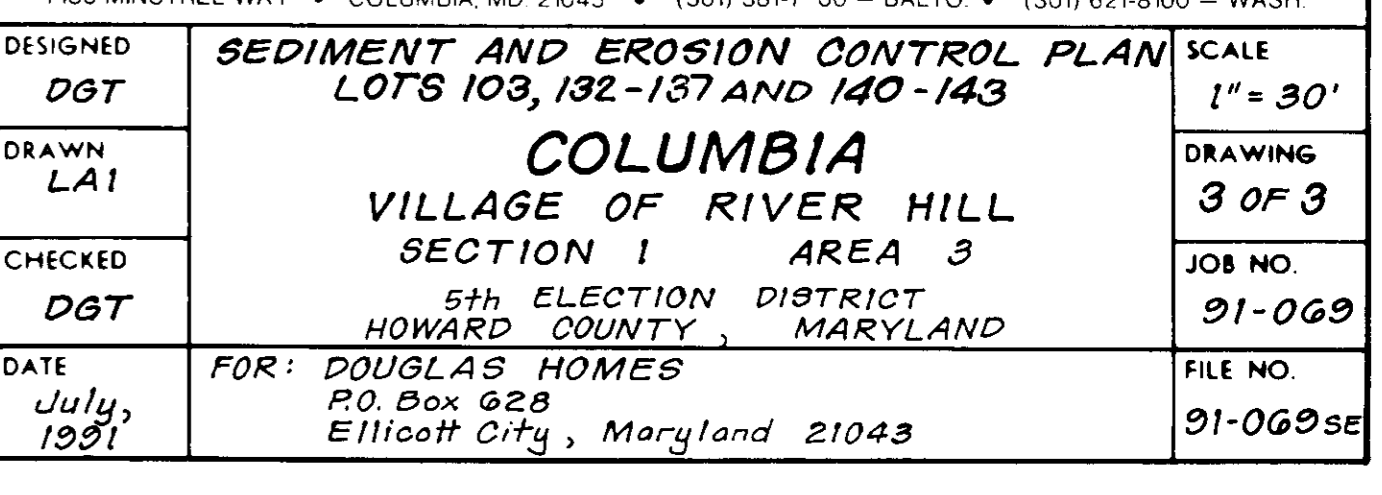
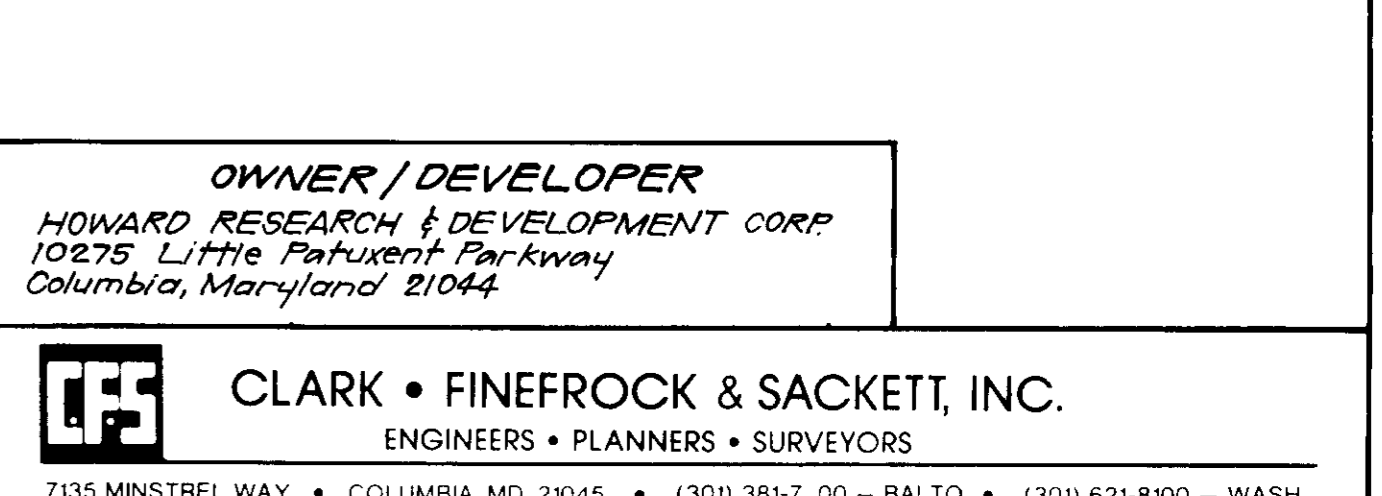
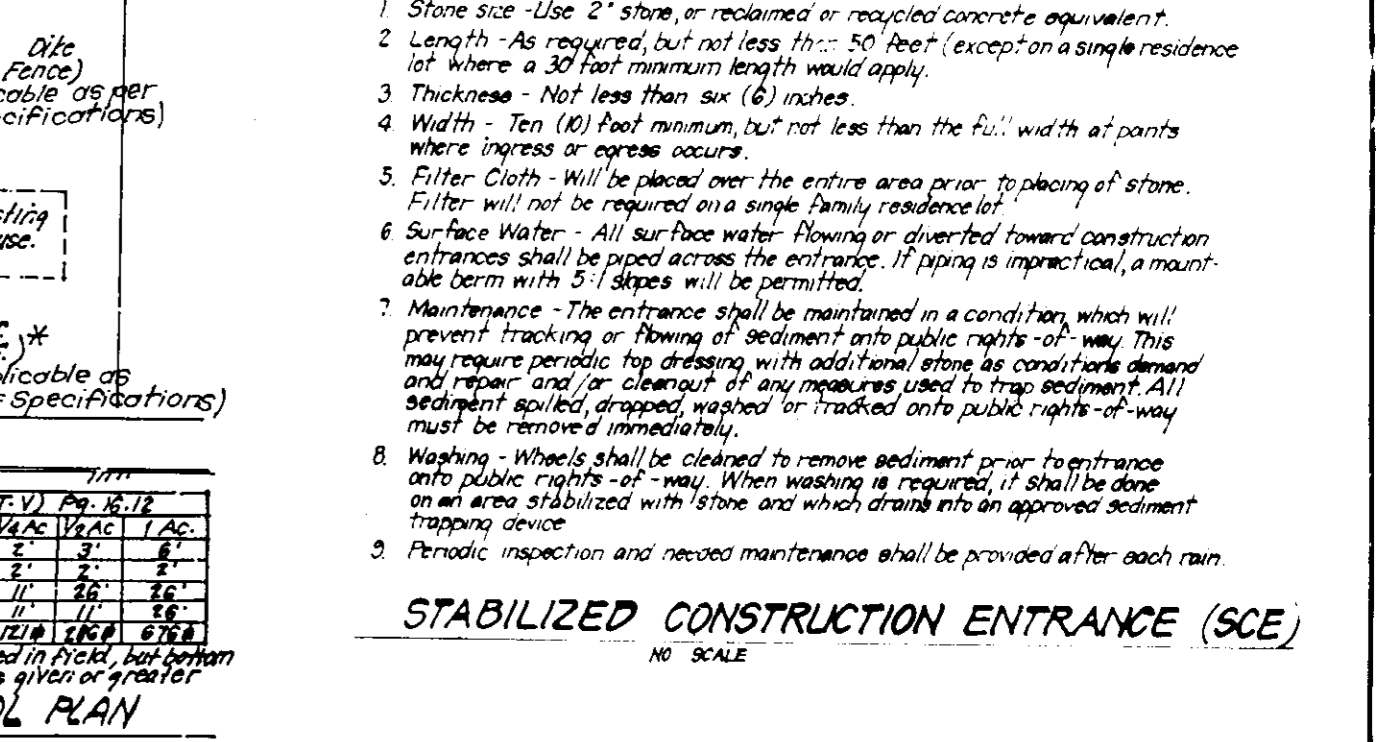
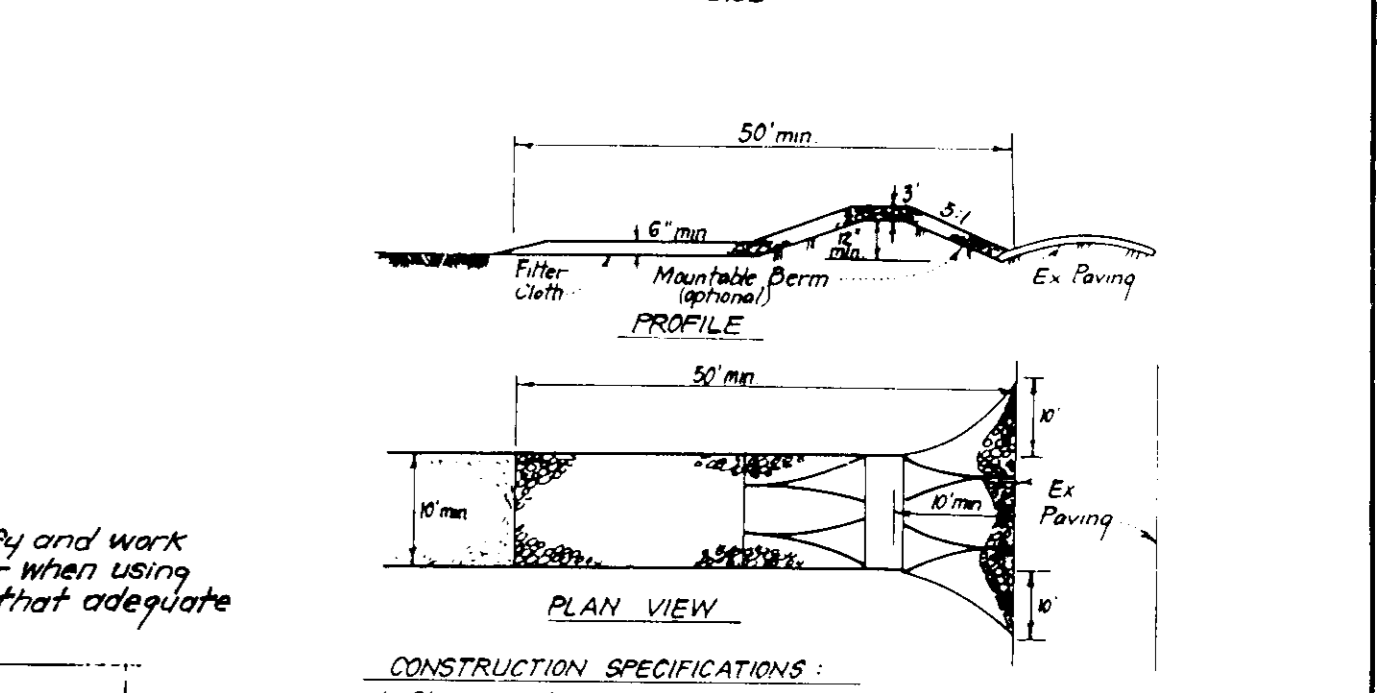
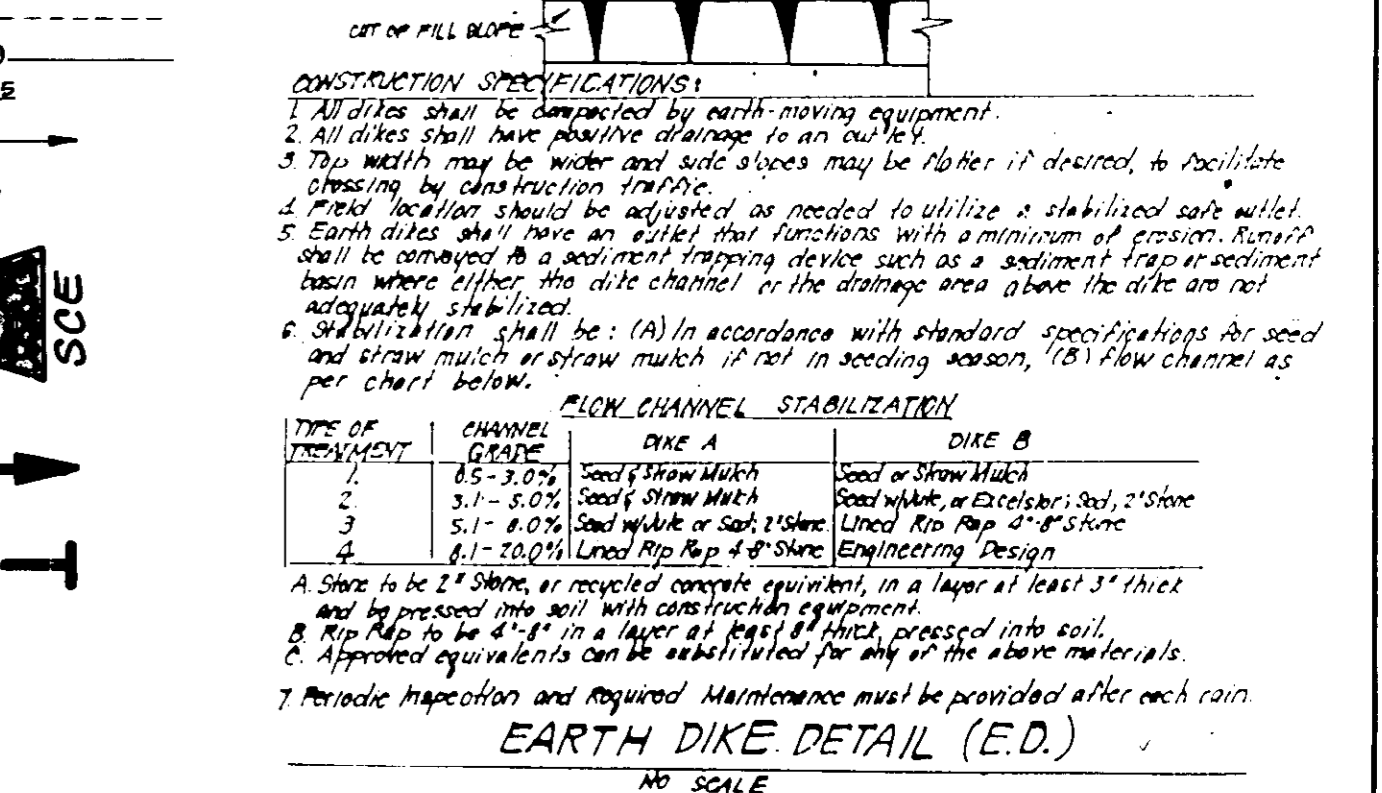
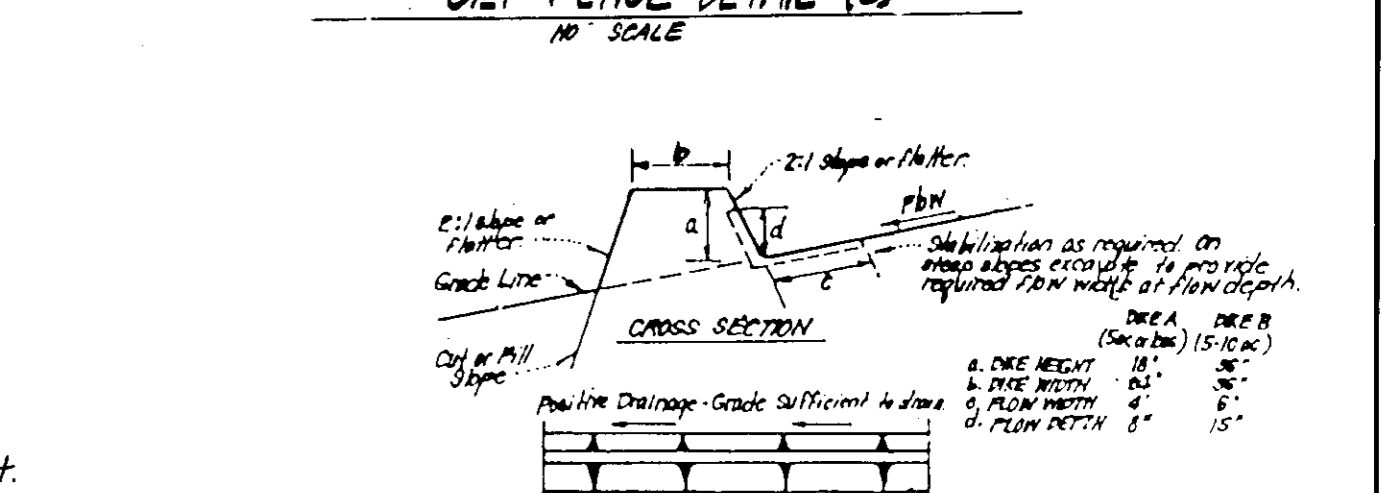
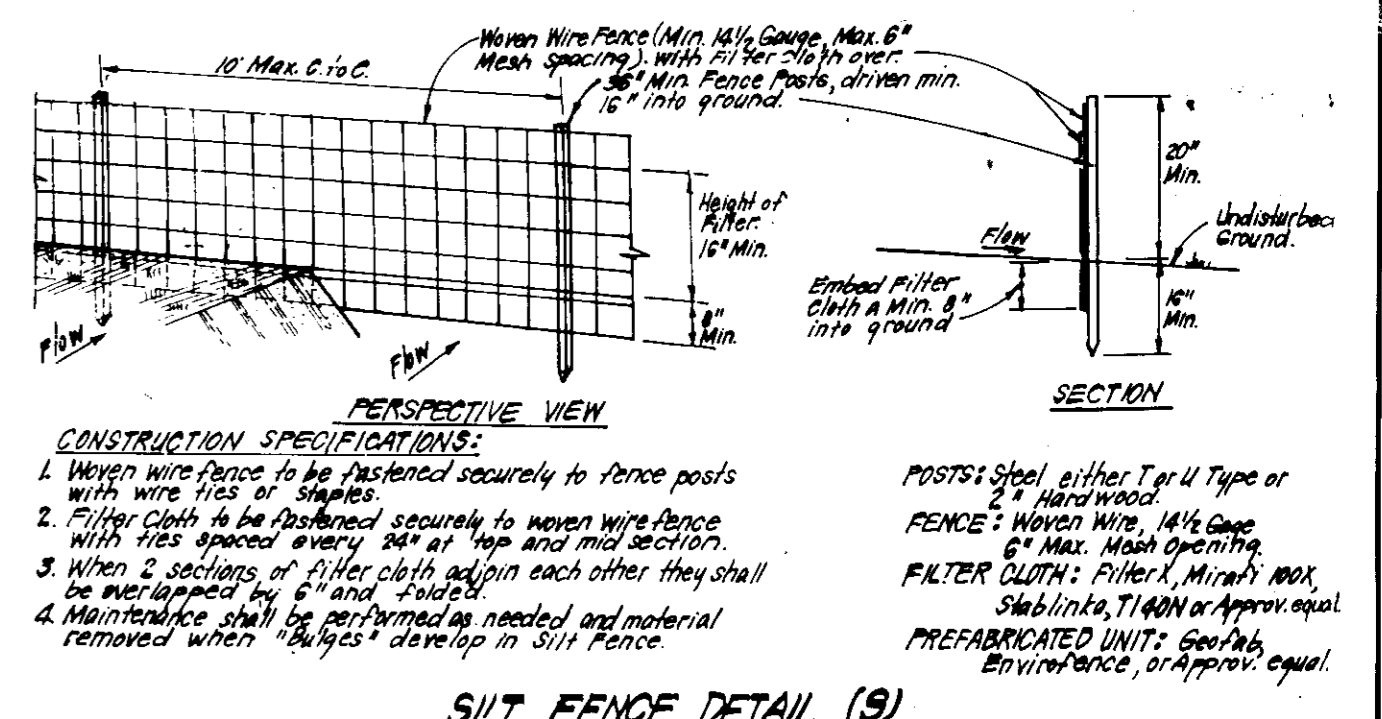
Soil Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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 28 bushels 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 creeping lovegrass (0.07 lbs/1000 sq ft). For the period November 16 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 unrouted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



LEGEND

Contour Interval 2 Ft.
 Existing Contour 1000
 Proposed Contour 300
 Spot Elevation +85.5
 Direction of Drainage →
 Ex. Trees to be Saved
 Stabilized Construction Entrance SCE
 Earth Dike E.D. (A-1)
 Silt Fence S-S

CONSTRUCTION SEQUENCE

No. of Days	Description
7	Obtain grading permit and install sediment erosion control devices and stabilize.
14	Excavate foundations and rough grade and temporarily stabilize.
60	Construct structures, driveways and driveways.
14	Final grade and stabilize in accordance w/standards and specifications.
14	Upon approval of the sediment erosion control inspector, remove sediment erosion controls and stabilize.
7	All areas receiving diverted runoff via diversion dike must be stable or have adequate SCE controls before diversion dike may be installed.
	Builder is responsible for restoring facilities to their original design from damage due to sediment from their site.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 10/29/91
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 11/14/91
 DIRECTOR DATE

[Signature] 11/19/91
 CHIEF DIVISION OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 10/28/91
 DIRECTOR DATE

[Signature] 10-24-91
 CHIEF BUREAU OF ENGINEERING DATE

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

[Signature] 10/16/91
 Signature Date
 U.S. Soil Conservation Service

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 erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of 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] 8-6-91
 Signature of Developer/Builder Date

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.

[Signature] 8-5-91
 Date

OWNER / DEVELOPER
 HOWARD RESEARCH & DEVELOPMENT CORP
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

CLARK • FINEFROCK & SACKETT, INC.
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DESIGNED DGT
CHECKED DGT
DATE July, 1991

SCALE 1" = 30'
DRAWING 3 OF 3
JOB NO. 91-069
FILE NO. 91-069SE

FOR: DOUGLAS HOMES
 P.O. Box 628
 Elliott City, Maryland 21043