

VICINITY MAP
SCALE: 1"=2000'

Howard County Central Station No. 2337003 Elev. 406.055
N=491512.385 E=810277.709 34' Feininger Road, O.G. Below Surf
Howard County Central Station No. 2437003 Elev. 412.102
N=494285.231 E=820385.243 Cont. Mon., 0.25' Below Surface.

- GENERAL NOTES:**
- Subject property is zoned: NT SFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 4.11 Ac.
 - The total number of lots included in this submission are: 12
 - Improvement to property: Single family detached
 - For driveway entrance details refer to Md. Co. Design Manual Volume III of Details R-6.05, R-6.05, R-6.05, R-6.01
 - Department of Planning and Zoning reference file numbers are: F-30-81, S-31-03, P-32-15, F-34-85
 - Utilities shown as existing are taken from approved water and sewer plan Contract # 34-320-D, approved road construction plans F-33-81, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - Storm water management is provided per: F-33-81
 - All roadways are public and existing.
 - The existing topography shown was taken from field-run topo. by Clark, Finefrock & Sackett January, 1994.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2437003 and 2337001.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at 1-410-313-8800 at least five (5) working days 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.
 - Under certain conditions, decks and porches may only extend 3 feet into front and rear setbacks as shown in PD Phase 205 Part II.
 - The wetland/stream buffer indicated on the plan prohibits subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.
 - The 65 dBA Noise Contour Line represents the approximate location of the 65 dBA (decibel) noise exposure level generated by Md. 32 traffic in the year 2015 based upon assumptions about actual conditions at that time. This value represents the average sound level during the single raised one-hour period of vehicular traffic during a typical day. This calculation is based on the SHA's estimate of year 2015 highway traffic volume. The contour line drawn on this plan is advisory as required by Md. Co. Design Manual, Vol. III Chapter 5, Revised Feb. 1992, and cannot be considered to locate exactly the 65-dBA exposure.

SPECIAL NOTES:

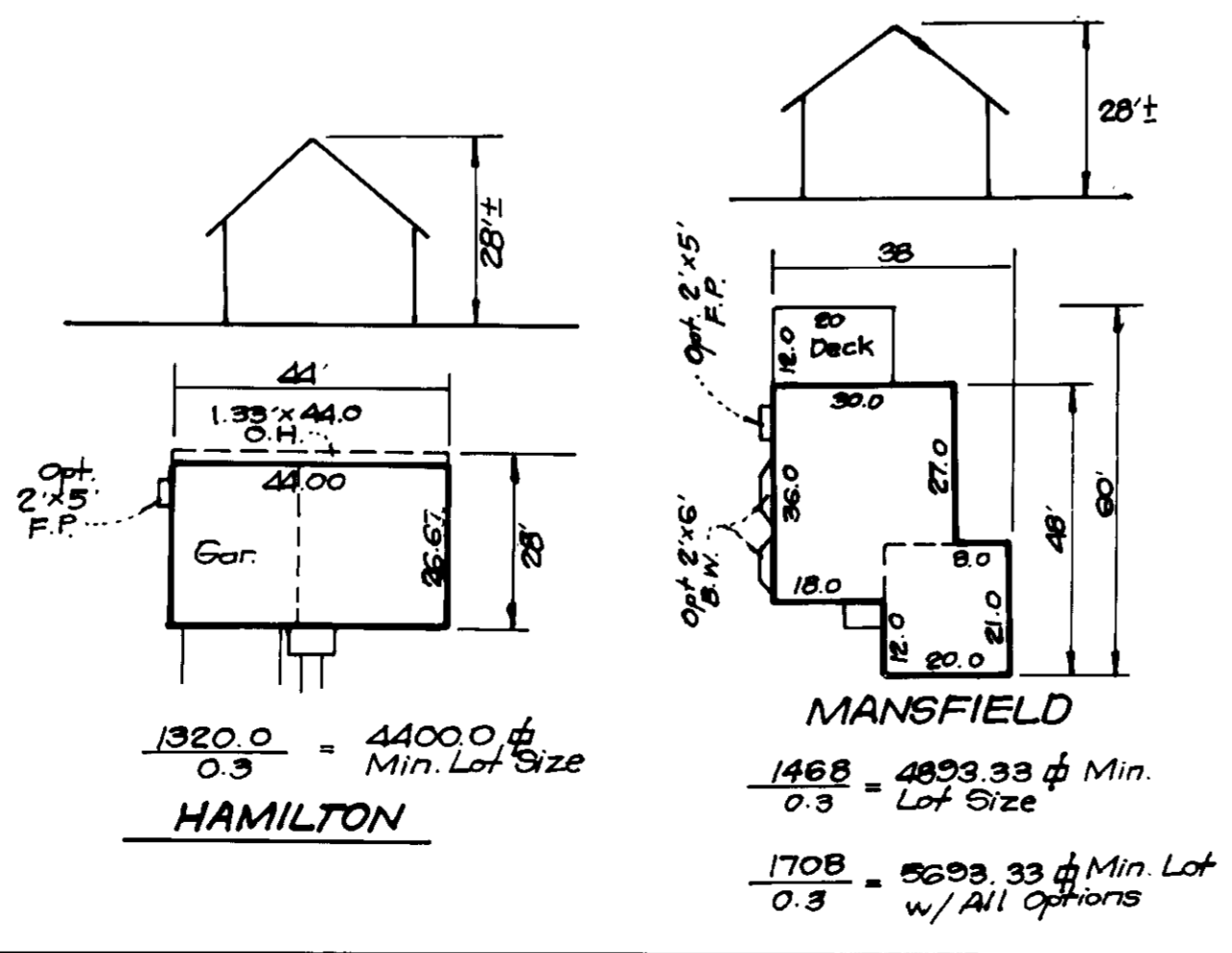
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this plan are not to be used for construction. For construction, see approved Road Construction Plans F-25-81 and/or approved Water and Sewer Plans Contract # 34-320-D.

3 Rev. hse. & grd. lot 73, Add hse. typical 11/3/95
1 Rev. hse. & grd. lots 72, 73, Add hse. typical 6/7/95

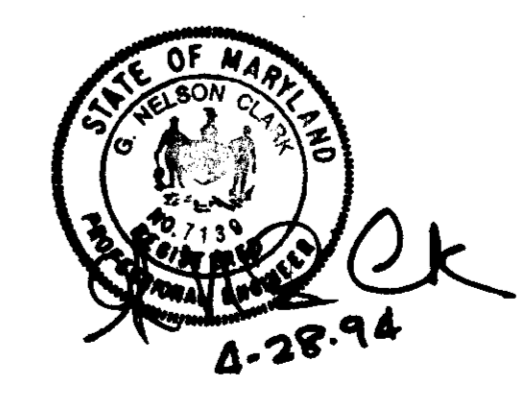
REVISIONS

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR: [Signature] DATE: 5/12/94
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: [Signature] DATE: 5/12/94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: [Signature] DATE: 5/12/94
CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 5/12/94



OWNER / DEVELOPER:
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10210 Little Fisherman Park
Columbia, MD 21044



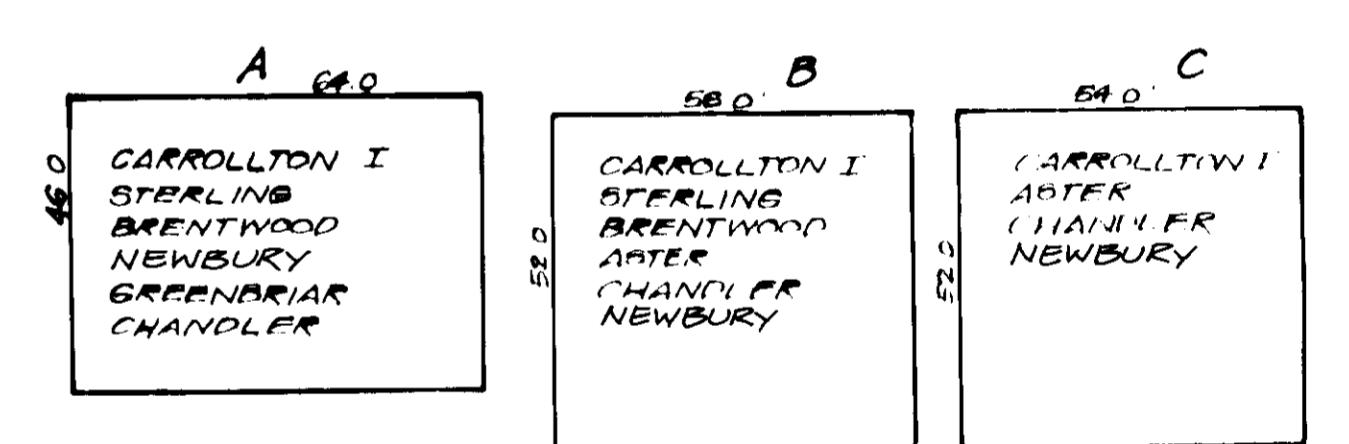
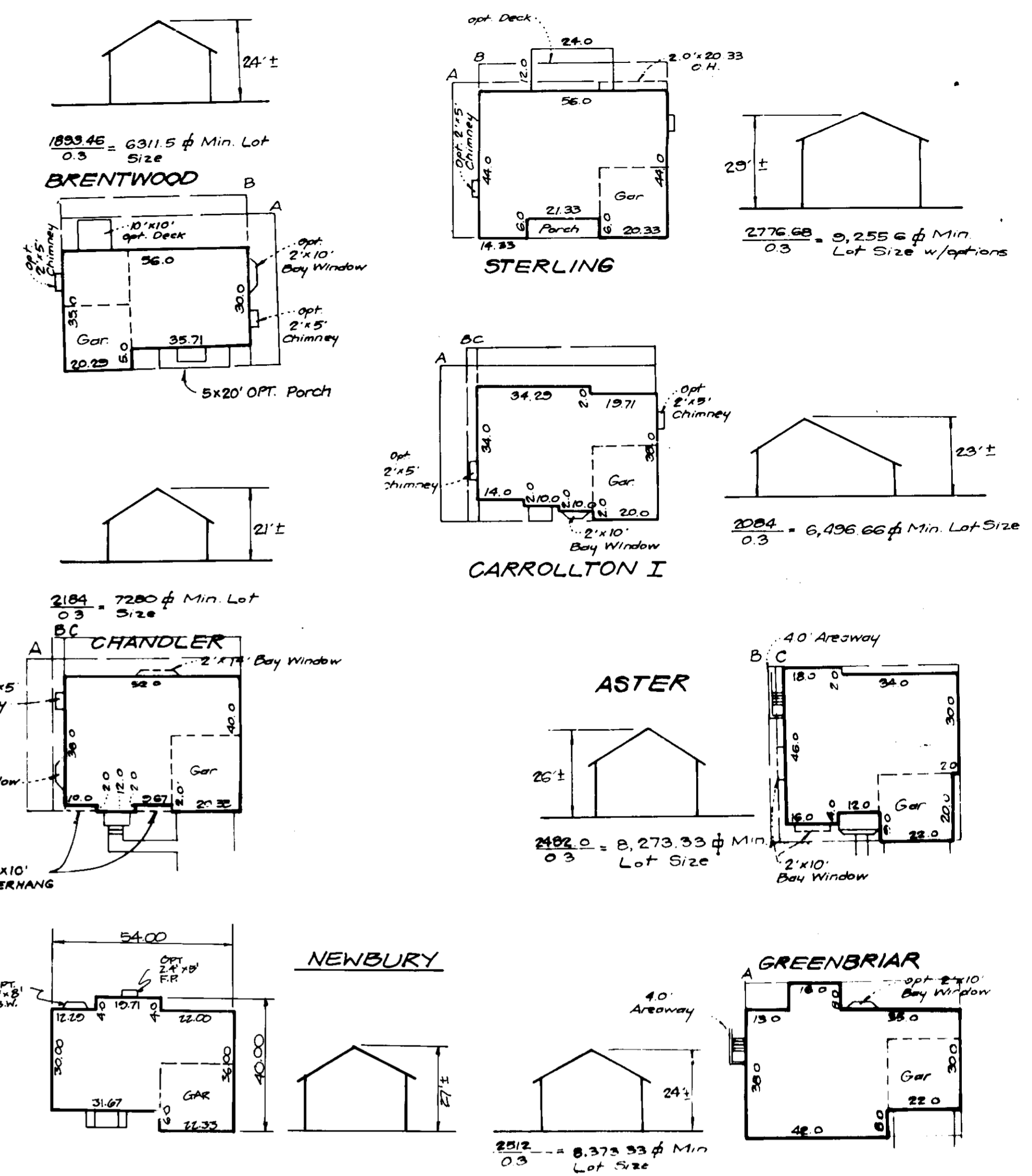
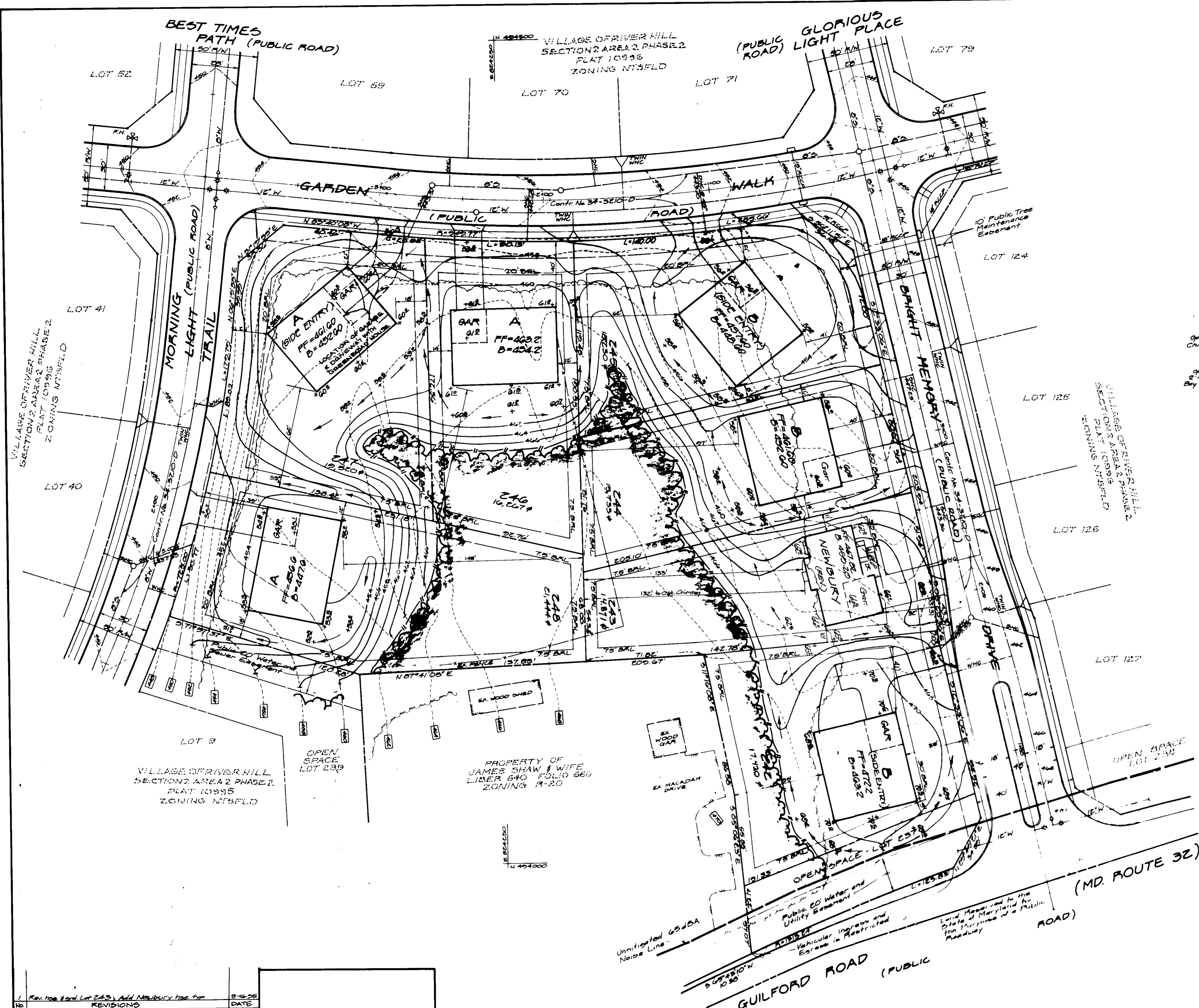
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: AMT
DRAWN: MCM
CHECKED: JME
DATE: 21 MAR 1994

SITE DEVELOPMENT PLAN
Lots 9 thru 11, 72, 73, E4E thru E48
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 2 PHASE 2
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: DOUGLAS HOMES, INC.
P.O. BOX 628
ELICOTT CITY, MD 21043

SCALE: 1"=30'
DRAWING: 1055
JOB NO: 24-008
FILE NO: 24-008X

SDP-94-98

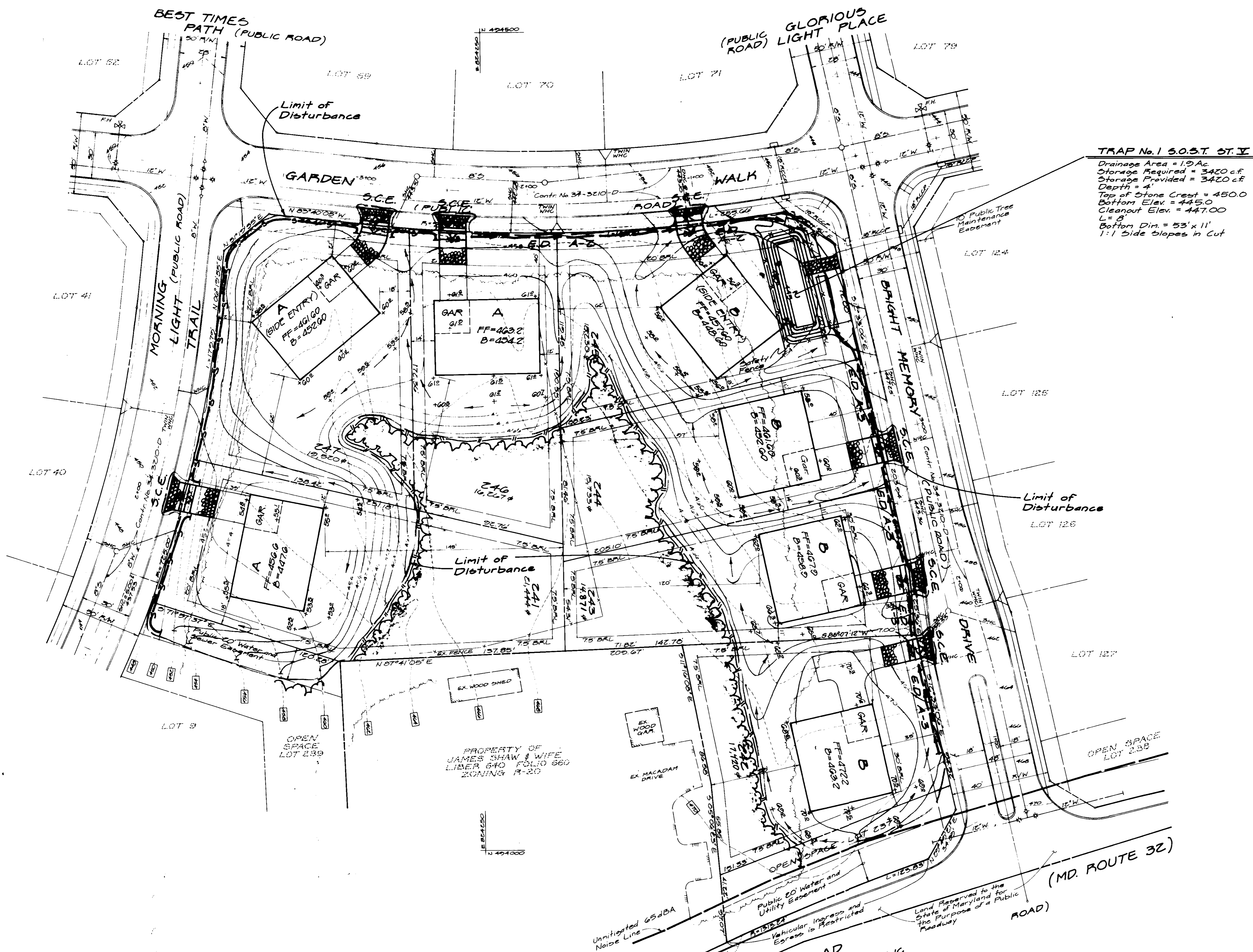


OWNER / DEVELOPER
 THE HOWARD CORPORATION
 AND DEVELOPMENT CORPORATION
 10715 Little Patuxent Pkwy
 Columbia, MD 21044

REVISIONS
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DATE: 5/12/94
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
 DATE: 5/10/94



CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 30'
DESIGNED RMT	SITE DEVELOPMENT PLAN Lots 39 thru 11, 72, 73, etc thru 248 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 2 PHASE 2 FIFTH ELECTION DISTRICT HOWARD COUNTY MARYLAND For DOUGLAS HOMES, INC. 70 BOX 028 ELLCOTT CITY, MD 21043	DRAWING 2 OF 5
DRAWN MCS		JOB NO. 24-008
CHECKED JME		FILE NO. 24-008
DATE 21 MARCH 1994		



Public Tree Maintenance Easement

Limit of Disturbance



N 494000
E 2664750

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Joseph R. Smith 5/12/94
 Richard R. Reed 5/12/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH

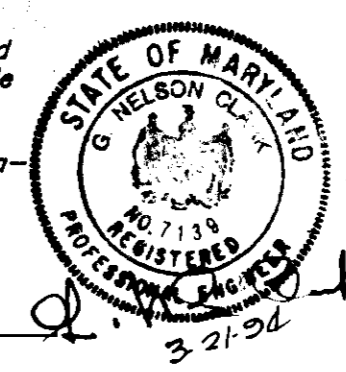
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 James A. Shaw 5/10/94
 Chief Bureau of Engineering 5/10/94

Reviewed for HOWARD S.C.D. Name
 and meets Technical Requirements
 Signature
 US Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature
 Approved 5/16/94

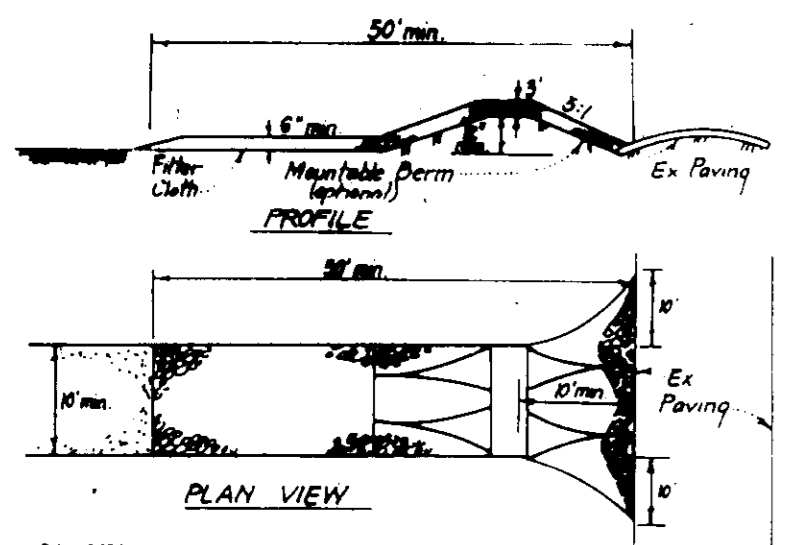
DEVELOPER'S/BUILDER'S CERTIFICATE
 "We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department 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
 Date 5-21-94

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
 Date 5-21-94



OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 Little Patuxent Pkwy
 Columbia, MD 21044

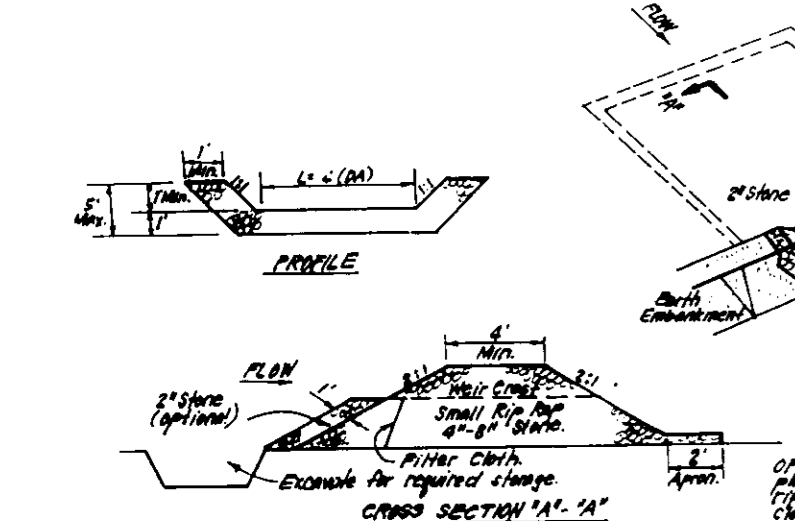
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH.			
DESIGNED	JLS	SCALE	1" = 30'
DRAWN	MCR	DRAWING	4 OF 5
CHECKED	JLS	JOB NO.	24-008
DATE	21/MARCH/94	FILE NO.	24-008
SEDIMENT AND EROSION CONTROL PLAN Lots 39 thru 11, 72, 73, 242 thru 248 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 2 PHASE 2 FIFTH ELECTION DISTRICT HOWARD COUNTY MARYLAND For: DOUGLAS HOMES, INC. P.O. BOX 625 ELLICOTT CITY, MD 21043			



CONSTRUCTION SPECIFICATIONS:

- Stone size - Use 2" stone, or rounded or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a simple residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a simple family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a roundable berm with 5' slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment with public rights of way. This may require periodic top dressing with additional stone to conform to demand and repair and/or changing of any materials used to trap sediment. All sediment which is trapped must be removed immediately.
- Washing - Washing shall be allowed to remove sediment prior to entrance into public rights of way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

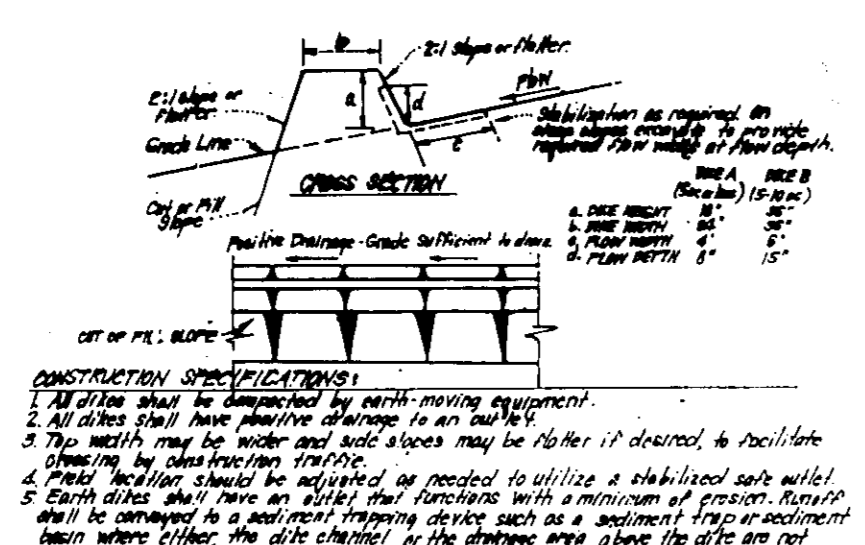
STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Any under-structure shall be checked, ground and stripped of any vegetation and root mat. The top of the stone shall be 12 inches above the ground and other nearby vegetation as well as any other structures shall be removed or cut back to the ground level. The sediment trap shall be constructed on a firm, level surface.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.
- The trap shall be constructed with a minimum of 12 inches of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 6 inches shall be placed in a layer of 6 inches and compacted.

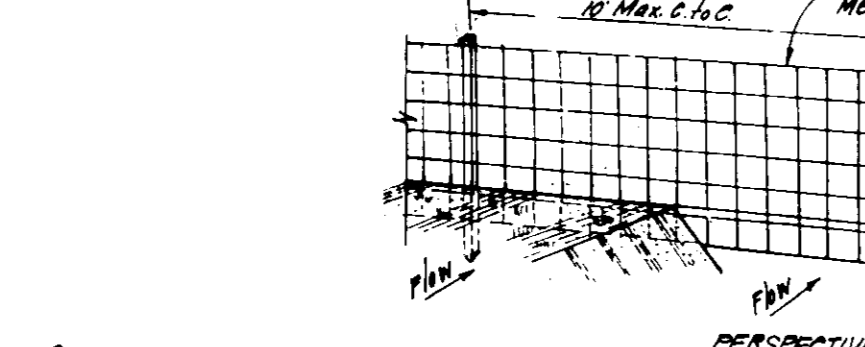
STONE OUTLET SEDIMENT TRAP (S.O.S.T.) STY.
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- All dike shall be constructed by earth-moving equipment.
- All dike shall have a minimum slope of 1:1 (except on a simple residence lot where a 1:1.5 slope may be used).
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.
- The dike shall be constructed with a minimum of 2 feet of stone. The stone shall be placed in a layer of 6 inches and compacted. The remaining 14 inches shall be placed in a layer of 6 inches and compacted.

EARTH DIKE DETAIL (E.D.)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
- Filter cloth to be fastened securely to woven wire fence with 1/2" spaced every 30" at top and mid section.
- When 2 sections of filter cloth join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

SILT FENCE DETAIL (S)
NO SCALE



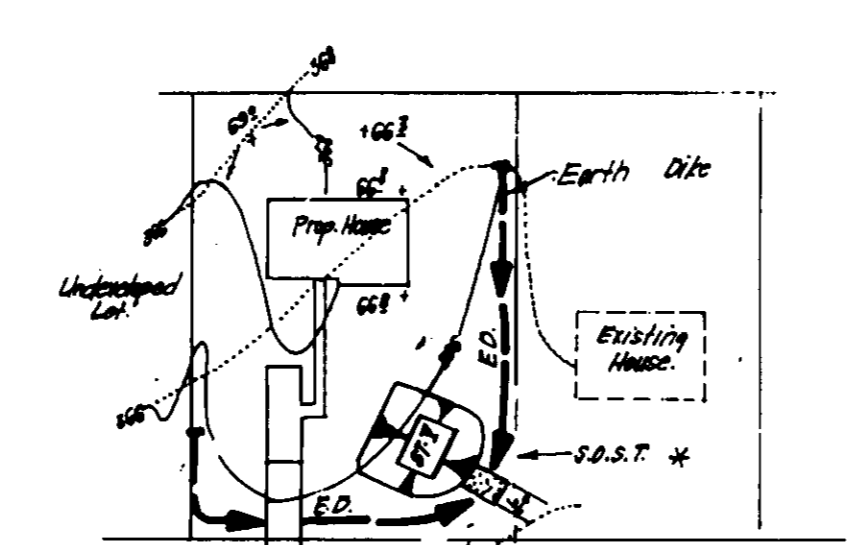
CONSTRUCTION SPECIFICATIONS:

- Blaze orange plastic mesh shall be fastened to wooden posts with 1/2" spaced every 30" at top and mid section.
- When 2 sections of mesh join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

NOTES:

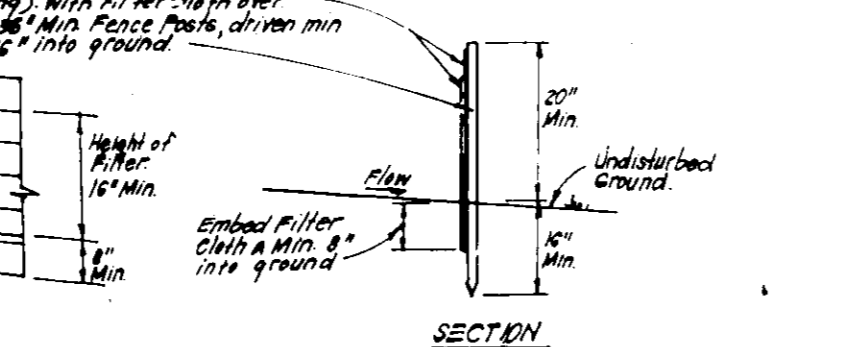
- Blaze orange plastic mesh shall be fastened to wooden posts with 1/2" spaced every 30" at top and mid section.
- When 2 sections of mesh join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.



CONSTRUCTION SPECIFICATIONS:

- Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

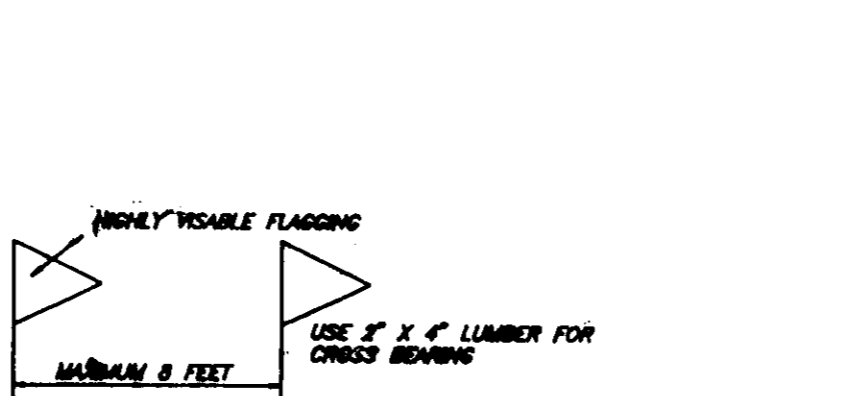
SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
- Filter cloth to be fastened securely to woven wire fence with 1/2" spaced every 30" at top and mid section.
- When 2 sections of filter cloth join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

SILT FENCE DETAIL (S)
NO SCALE



CONSTRUCTION SPECIFICATIONS:

- Blaze orange plastic mesh shall be fastened to wooden posts with 1/2" spaced every 30" at top and mid section.
- When 2 sections of mesh join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

NOTES:

- Blaze orange plastic mesh shall be fastened to wooden posts with 1/2" spaced every 30" at top and mid section.
- When 2 sections of mesh join up each other they shall be overlapped by 6" and stapled.
- Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

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, 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:
 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq ft.) and 500 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 dolomitic limestone (92 lbs./1000 sq ft.) and 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 (14 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 per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use soil. 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 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

SEEDBED 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 2 1/2 bushels per acre of annual ryegrass (32 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 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 soil.

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 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.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHOD, NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permit prior to the start of any construction. (918-1855).

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 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. 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) soil (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with in 7 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:	4.11 AC
Area Disturbed:	3.78 AC
Area to be seeded or paved:	1.16 AC
Area to be vegetatively stabilized:	2.62 AC
Total Cut:	25,355 cu yd
Total Fill:	2482 cu yd
Off-site Waste/Borrow Area Location:	

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 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 building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. All pipes to be blocked at the end of each day (see detail this sheet).

12. The total amount of silt fence = 875 LF.

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:

1. Obtain grading permit	7
2. Install tree protection fence	6
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 Site and Specs	30
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	30

*Delay construction of houses on Int. 445 See single Int sediment control detail, this sheet.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *[Signature]* 5/13/94
 DATE: 5/13/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: *[Signature]*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 5/16/94
 DATE: 5/16/94
 CHIEF BUREAU OF PLANNING & ZONING: *[Signature]*

Reviewed for: HOWARD S.C.D.
 Name: *[Signature]*
 Signature: *[Signature]* Date: 5/16/94
 US 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 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] 5/16/94
 Approved: JOHN H. CHRISTIAN 5/16/94

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]
 DOUGLAS J. DIBRINGER, PRESIDENT
 DOUGLAS HOMES DATE: 5.21.94

STATE OF MARYLAND
 G. NELSON CLARK
 4-28-94

CLARK • FINEPROCK & SACKETT, INC.
 21045 • AVE 381-7800 BALTO • (301) 621-8100 WASH

SEDIMENT AND EROSION CONTROL DETAILS
 LOTS 9 THRU 11, 7C, 7B, 2AZ THRU 2AB
 COLUMBIA
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 2 PHASE 2
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

DATE: 5/16/94
 DRAWING: 50F5
 SHEET NO: 04-008
 FILE NO: 04-008
 SDR-24-08