

- ### BENCHMARKS
- Howard County Monument No. 2337001 - Elev. = 426.095
North - 491672.385 East - 610527.789
 - Howard County Monument No. 2337003 - Elev. = 472.122
North - 404285.231 East - 820385.343
Concrete Monument, 0.25' Below Surface

REVISIONS

No	Description	Date
1	Add proposed grading on adjacent lots	2.20.98

- ### GENERAL NOTES:
- Subject property is zoned: N.T. per 10-18-98 Comprehensive Zoning Plan.
 - The total area included in this submission is: 75,732 sq ft or 1.73 Ac.
 - The total number of lots included in this submission are: 7
 - Improvement to property: Single family detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: D-21-03, F-24-01, F-24-01
 - Utilities shown as existing are taken from approved water and sewer plan Contract #34-3256-10 approved road construction plans F-24-01, 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 shown was field-run by Clark, Finck & Sackett Inc. on Sept. 30, 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. 2337001 & 2337003.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 at least twenty-four 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.
 - Under certain conditions, decks and porches may only extend 3 feet into front and rear setbacks areas as stated in FPP Phase 209-A, III chimney and bay windows up to 10 feet in width, may project up to 4 feet into the required setbacks.
 - The Stormwater Management facilities proposed for this site are Class A Hazard Facilities. In the event of a failure of the embankment, damage will be limited to Floodplains and Open Space Water. Quality is provided by oversized rip-rap placed to store 1/2 inch from the roadway. As per F-24-01.
 - Sewer House Connection elevations shown are located at the property line.
 - For driveway entrance details refer to Ho Co. Design Manual Volume II 5th Ed. Details R-605 & R-603

ADDRESS CHART

LOT NO	STREET ADDRESS
1	6404 Western Star Run
2	6408
3	6412
4	6416
5	6420
27	6405
28	6301 Great Star Drive

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 5/21/98
DATE

[Signature] 5/21/95
DATE

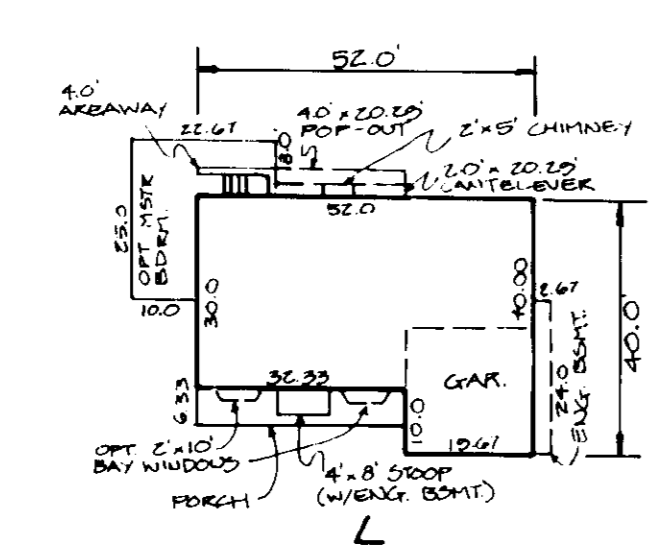
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

[Signature] 4/27/95
DATE

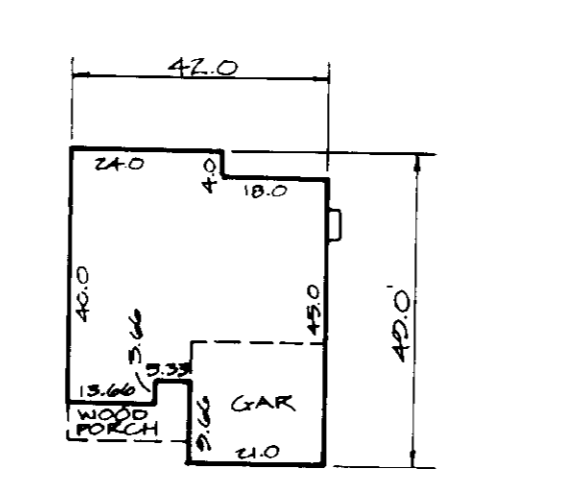
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DATE

CHIEF BUREAU OF ENGINEERING

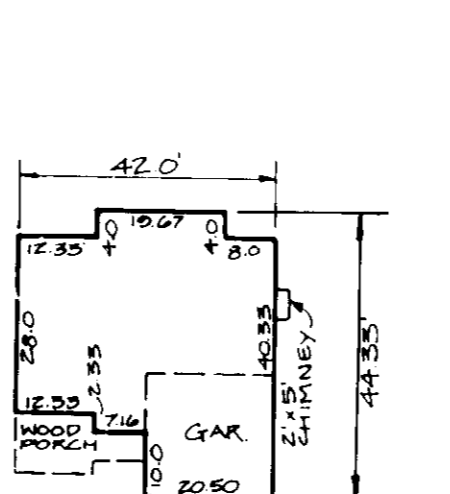


2026.0 = 6753.33 # Min. Lot Size w/o Opt. Master Bedroom, and all options

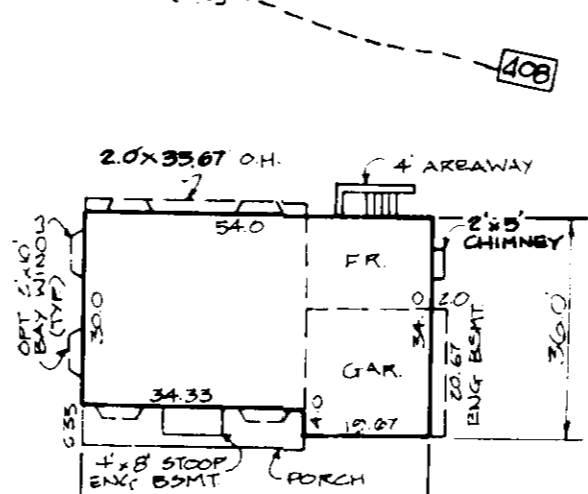
2371.36 = 7324.53 # Min. Lot Size w/Opt. Master Bedroom, and all options



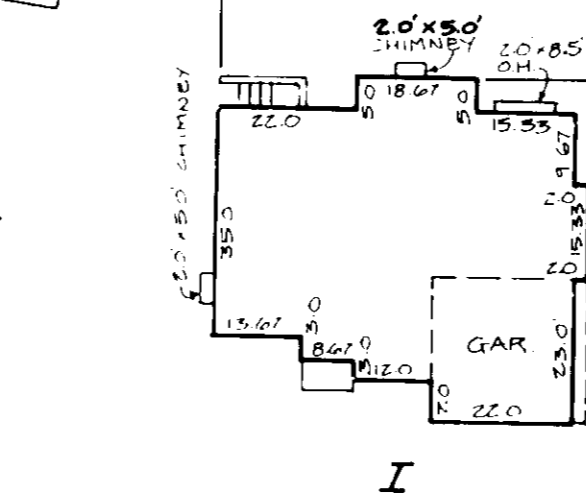
1832.44 = 4131.46 # Min. Lot Size includes all options



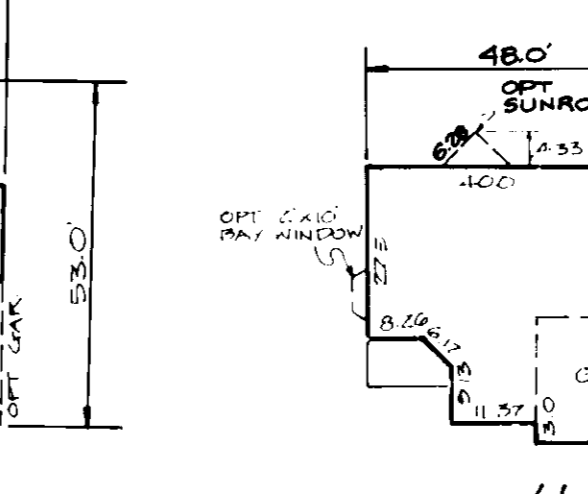
1924.12 = 4080.4 # Min. Lot Size



2031.18 = 4770.63 # Min. Lot Size includes all options



2652.0 = 6063.33 # Min. Lot Size includes all options



1866.0 = 4220.0 # Min. Lot Size includes all options

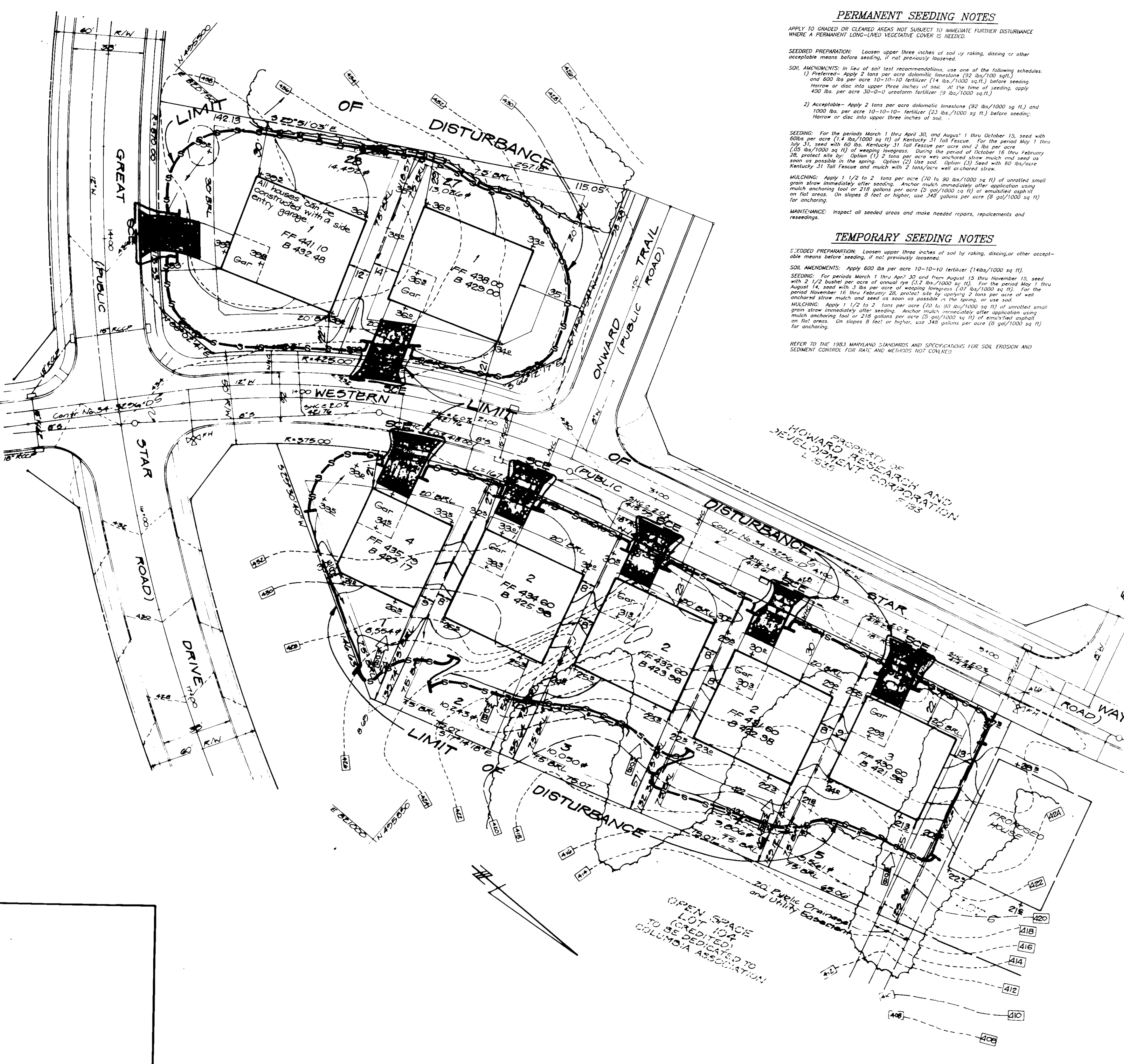


CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED	VLP	SITE DEVELOPMENT PLAN LOTS 1 thru 5, 27, 28 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 3 PHASE 1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND For: GOODIER BUILDERS, INC. 5054 Dorsey Hall Drive Suite 205 Ellicott City, Md 21042	SCALE	1" = 30'
DRAWN	BAL		DRAWING	1 OF 2
CHECKED	MCR		JOB NO.	94-177
DATE	4-18-95		FILE NO.	94-177X

SDP 95-84



PERMANENT SEEDING NOTES

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

SEEDING 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) before seeding and 600 lbs per acre 10-10-10 fertilizer (21 lbs/1000 sq ft) before seeding.
 2) 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.
 3) Alternative- Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) before seeding and 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft) before seeding.
 4) Alternative- 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 and 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft) before seeding.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 6000 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 per acre Kentucky 31 tall Fescue per acre and 2 lbs per acre (45 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect soil by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. 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 (10 to 30 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (8 gal/1000 sq ft) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

SEEDING 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 the periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (12.2 lbs/1000 sq ft). For the period May 1 thru September 15, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed. 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 seed.

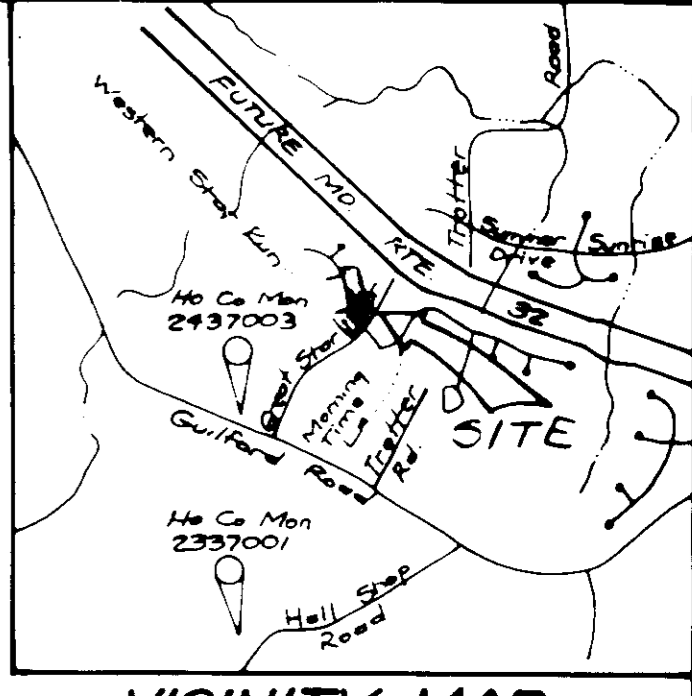
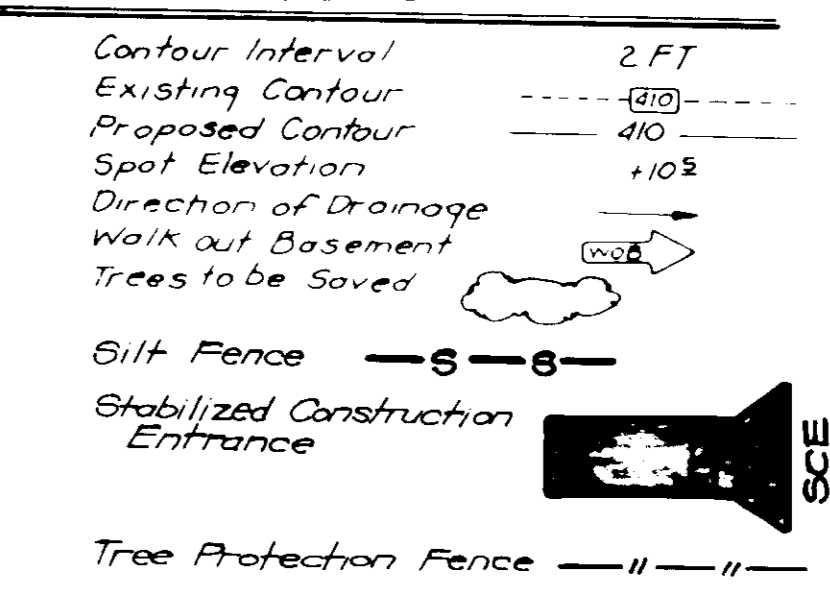
MULCHING: Apply 1 1/2 to 2 tons per acre (10 to 30 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 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 MAINTENANCE METHODS NOT COVERED.

SEDIMENT AND EROSION 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. (93-1855)
- 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.
- Following initial soil disturbance or redisturbance, 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 for all other disturbed or graded areas on the project site.
- 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.
- 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) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding 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.
- SILT FENCE:**
 Total Area of Site: 1.73 AC
 Area to be seeded or paved: 0.81 AC
 Area to be vegetatively stabilized: 0.92 AC
 Total Silts: 1135 LF
 Offset Water/Borrow 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 DPW 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.
 Other building or grading inspection agencies may not be authorized until this initial approval by the inspection agency is made.
 All pipes to be blocked at the end of each day (see detail this sheet).
 The total amount of silts fences: 1320 LF
 It is the responsibility of the contractor to identify the spot/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number, at the time of construction.

LEGEND

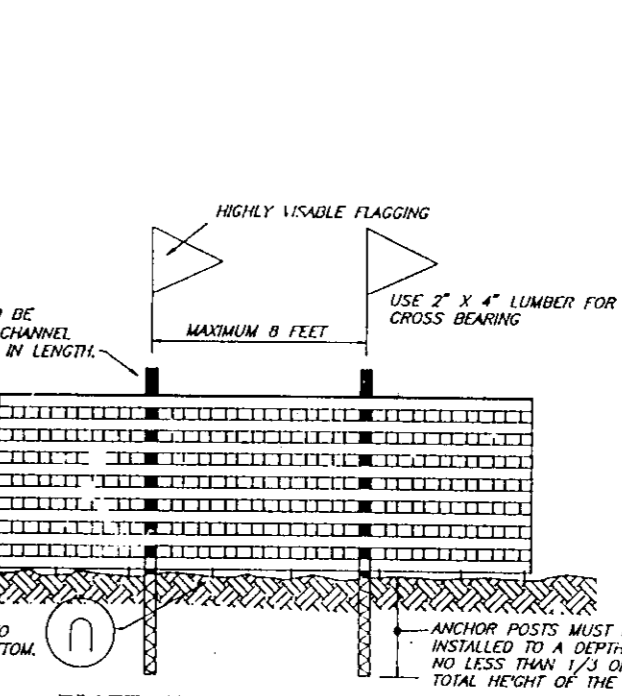


BENCHMARKS

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North = 491672.385 East = 81527.783
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North = 404285.231 East = 82085.343
Concrete Monument, 0.25 Below Surface

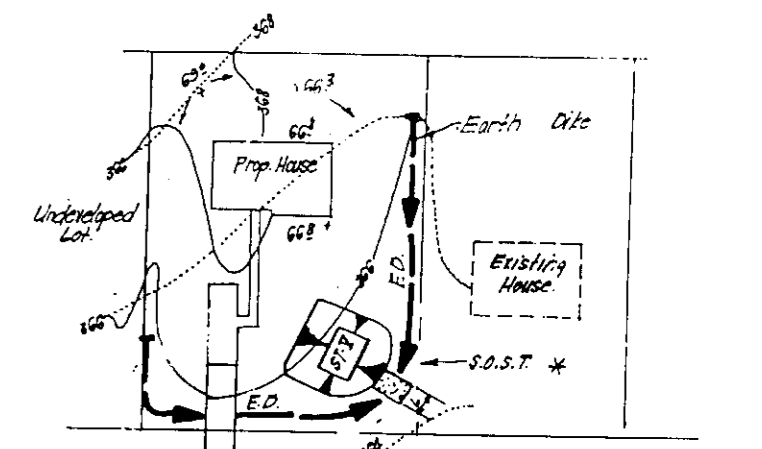
CONSTRUCTION SEQUENCE

NO.	DESCRIPTION	NO. OF DAYS
1	Obtain grading permit	7
2	Install tree protection fence	7
3	Install sediment and erosion control devices and stabilize	10
4	Excavate for foundations, rough grade and temporarily stabilize	30
5	Construct structures, sidewalks and driveways	30
6	Final grade and stabilize in accordance with this plan and Specs.	14
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

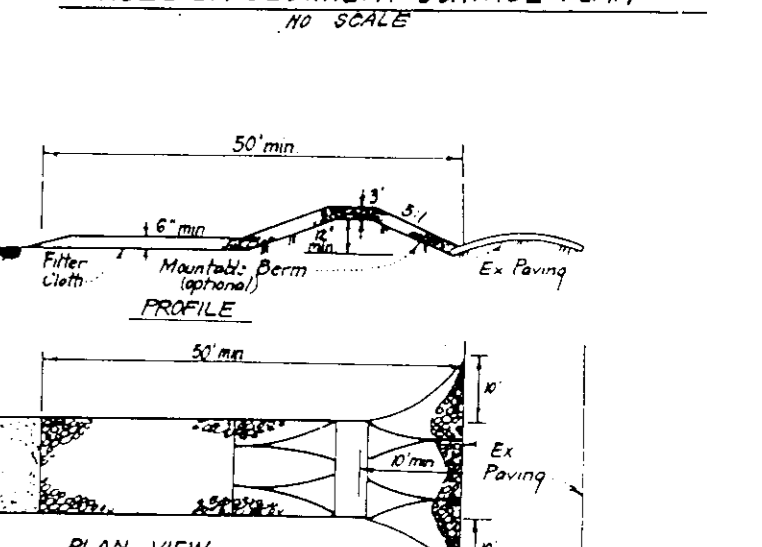


TYPICAL TREE PROTECTION FENCE DETAIL

- NOTES:
- Final protection device only.
 - Foundation area will be set as part of the review process.
 - Insulation of erosion cloth should be sloped and lagged prior to installing device.
 - Flag corners should be rounded.
 - Protection signage may also be used.
 - Device should be maintained throughout construction.



SINGLE LOT SEDIMENT CONTROL PLAN



STABILIZED CONSTRUCTION ENTRANCE (SCE)

- CONSTRUCTION SPECIFICATIONS**
- Stone size - Use 2" stone, or equivalent or recycled concrete equivalent.
 - Length - 40' maximum, but not less than 50' feet. Exception a single residence lot where a 30' 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 depress or depress occur.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on single family residential.
 - Surface Water - All surface water flowing or diverted toward construction entrances shall be spaced across the entrance. If spacing is impractical, a mountable berm with 5' slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as curbside cleanup and/or hand or mechanical cleaning. All equipment used to trap sediment shall be cleaned, grappled, washed or tracked onto public rights-of-way must be removed immediately.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto 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 run.

APPROVED: HOWARD COUNTY DEPT OF PLANNING & ZONING
 DATE: 5/3/95
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 4/27/95
 DATE: 4/26/95

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature: John R. Reuter
 Date: 4/20/95
 Approved: John R. Reuter

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: Robert C. Goodier
 Date: 3-10-95

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: G. Nelson Clark
 Date: 3-10-95



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 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (301) 621-8100 • WASH

DESIGNED: BAL	SEDIMENT & EROSION CONTROL PLAN	SCALE: 1"=30'
DRAWN: BAL	LOTS 1 thru 5, 27, 28	DRAWING: 2 OF 2
CHECKED: RSS	COLUMBIA VILLAGE OF RIVER HILL	JOB NO: 94-177
DATE: 3-10-95	SECTION 2 AREA 3 PHASE 1	FILE NO: 94-1778E
	5TH ELECTION DISTRICT	
	HOWARD COUNTY, MARYLAND	
	For GOODIER BUILDERS, INC.	
	5054 Dorsey Hall Drive Suite 205	
	Ellicott City, Md. 21042	

SDP 95.84