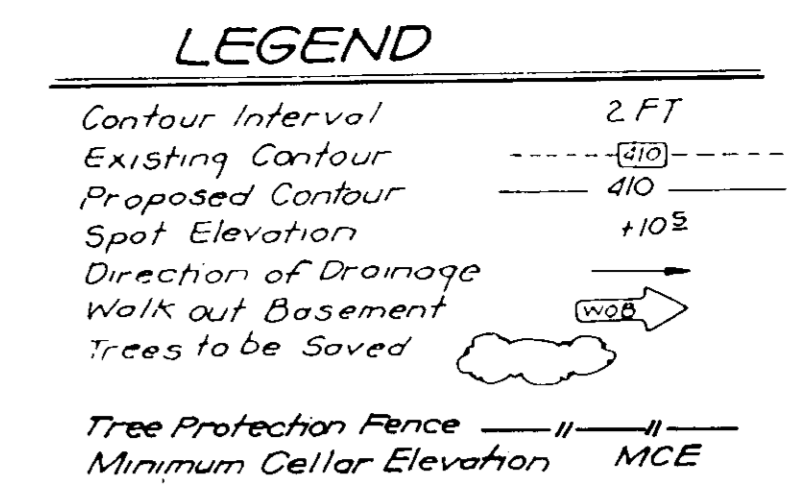


SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	
Linear Feet of Roadway Frontage/Perimeter	160	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	-	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	-	
Number of Plants Required	3 (1:50) 4 (1:40)	
Number of Plants Provided	3 4	

STREET ADDRESS CHART

LOT	ADDRESS
78	G407 Onward Trail
80	G409 Silent Moon Run
81	G412
82	G408
83	G404
84	G400

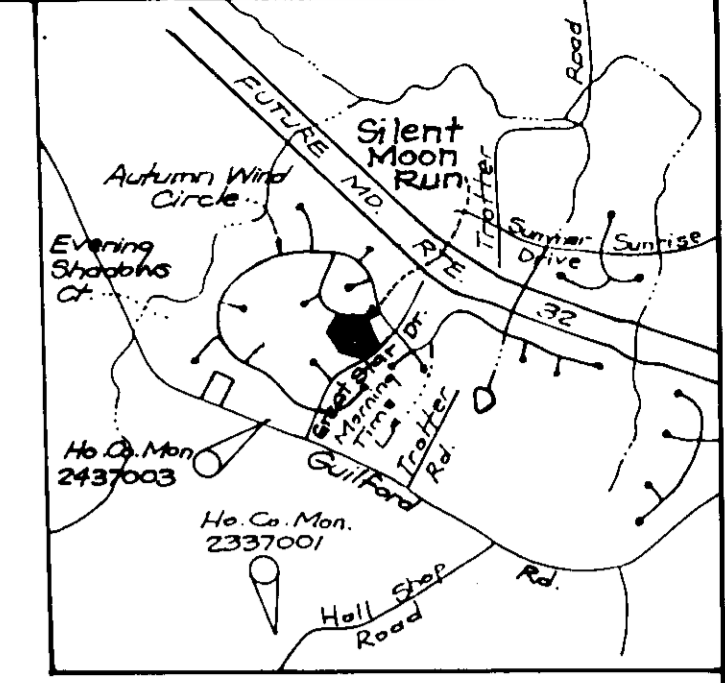


PLANT SCHEDULE

KEY	QUANTITY	PLANT NAME	SIZE	REMARKS
3		Acer Rubrum 'Red Sunset'	2 1/2'-3' c.	B+B
		Red sunset maple		
4		Pinus Strobus	6'-8' ht.	B+B
		White pine		

REVISIONS

No.	REVISIONS	Date
1	Rev. hse. & grd. lot 78	3-28-96
2	Rev. hse. & grd. lot 80	11-19-96

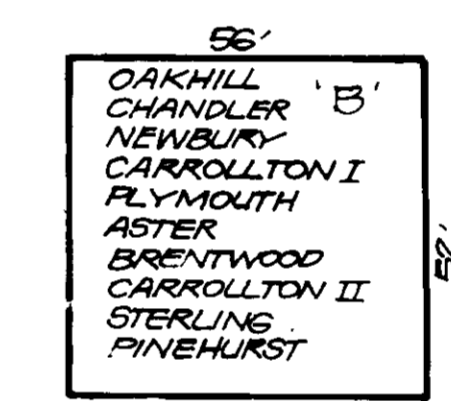
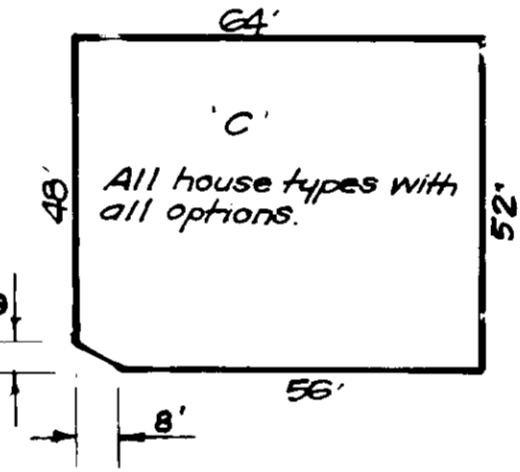
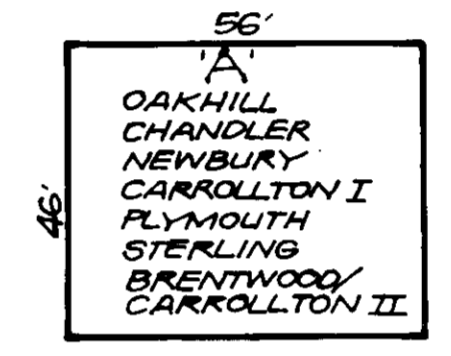
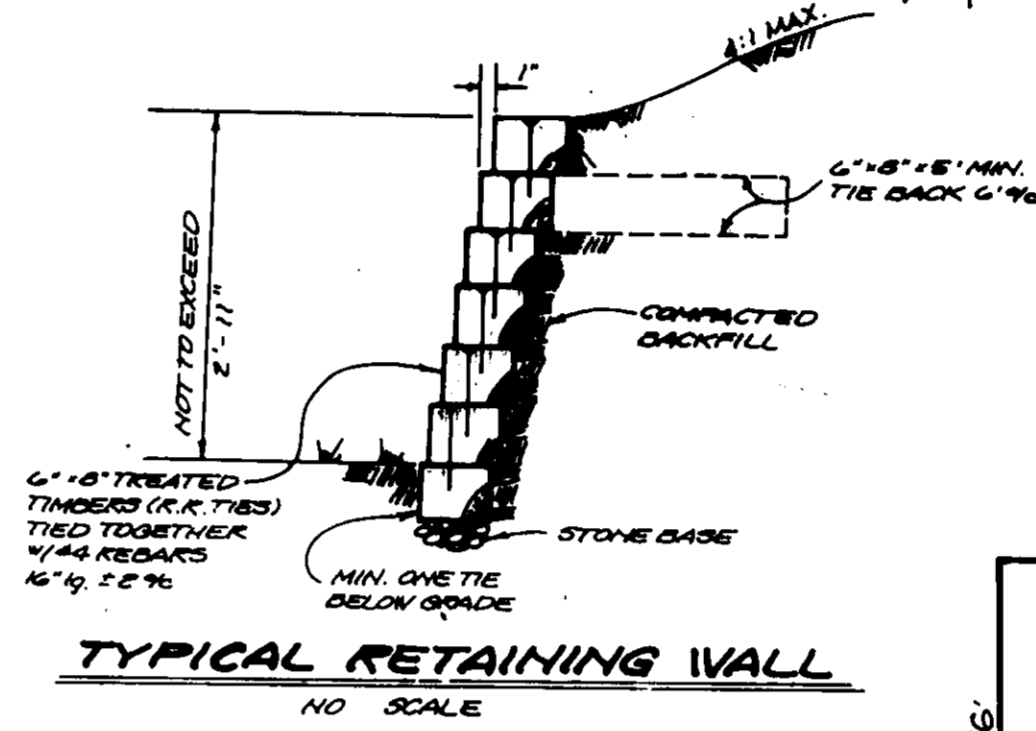


HOWARD COUNTY MONUMENTS

No. 2337001 - Elev. 496.095, 3/4 Reinforcing Rod, 0.6' Below Surface
N 491612.385 E 819527.789

No. 2437003 - Elev. 477.122, Concrete Mon., 0.25' Below Surface
N 484265.231 E 820385.343

- GENERAL NOTES:**
- Subject property is zoned: NT-SFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 1.88 Ac.
 - The total number of lots included in this submission is: 7
 - Improvement to property: Single Family detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: S-21-03, P-24-01, F-24-10B, FDP Phase 200 Part IX
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 34-3356-D, approved Road Construction plans F-24-10B, 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 F-24-10B prepared by Klemmer, Muegge and Assoc., Inc. 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 & 2437003
 - 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 Std. Detail R-6.05, (Mod. Fied Curb) & R-6.03.
 - In accordance with FDP Phase 200 Part IX, 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.
 - Stormwater Management is provided per: F-24-10B. The Stormwater Management Facilities proposed for this site are class A, Hardford 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 beds sized to store 1/2" from the roadways and shallow marshes sized to manage 1/2" from the roadways.
 - Sewer house connection elevations shown are located at the property line.
 - This plan has been prepared in accordance with the provisions of Sect. 10.124 of the Ho. Co. Code & Landscape Manual. Financial surety for the reg'd. trees in the amt. of \$1000 shall be part of the Builders Grading Permit Application.



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-24-10B and/or approved Water and Sewer Plans Contract # 34-3356-D

SHEET INDEX

DESCRIPTION	SHEET NO.
BITE DEVELOPMENT PLAN	1
SEDIMENT AND EROSION CONTROL PLAN	2

OWNER/DEVELOPER

HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 Little Patuxent Parkway
Columbia, Maryland 21044

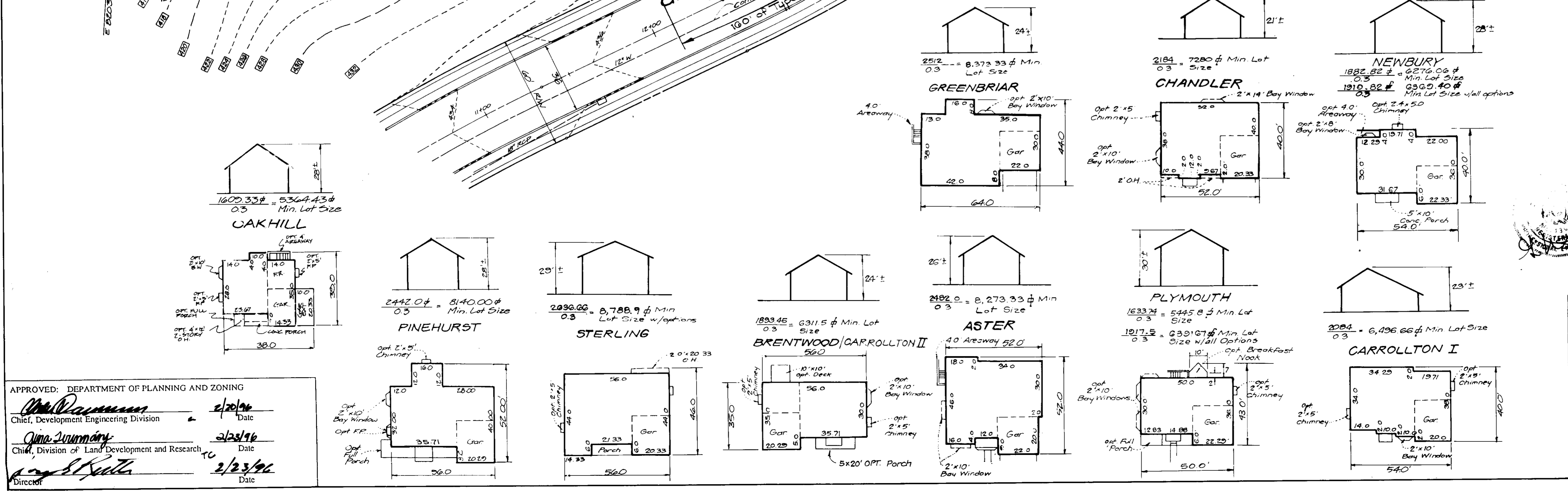
SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	2/4	LOTS/PARCELS	78 thru 84
PLAT NO.	11466 thru 11473	BLOCK NO.	NT, SFLD	TAX MAP NO.	35
WATER CODE	I-11	SEWER CODE		ELECTION DIST.	5TH
				CENSUS TRACT	

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

SITE DEVELOPMENT PLAN
LOTS 78 thru 84
COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 4
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: DOUGLAS HOMES, INC.
P.O. Box 628
ELLCOTT CITY, MD 21043

SDP 06-05

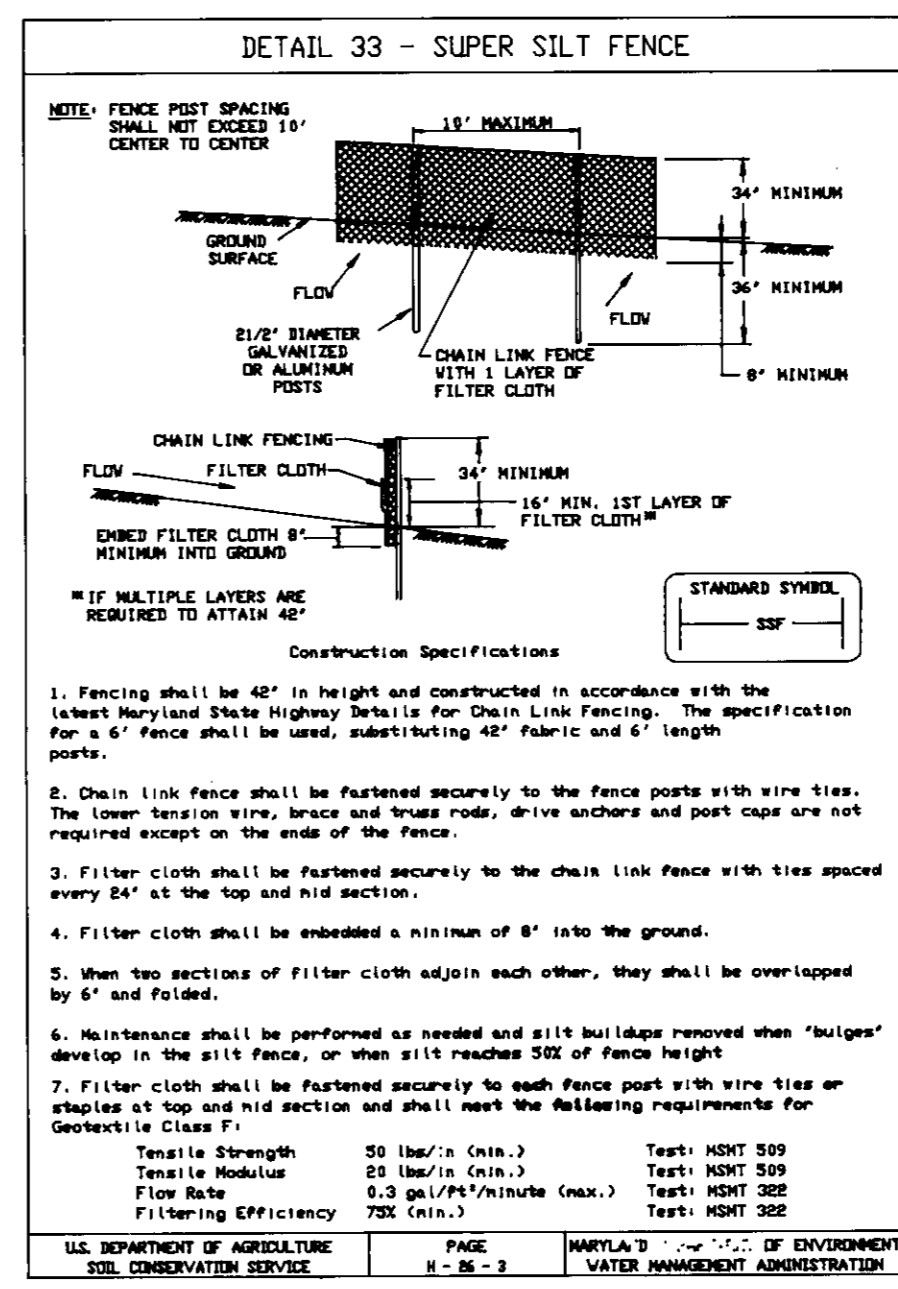
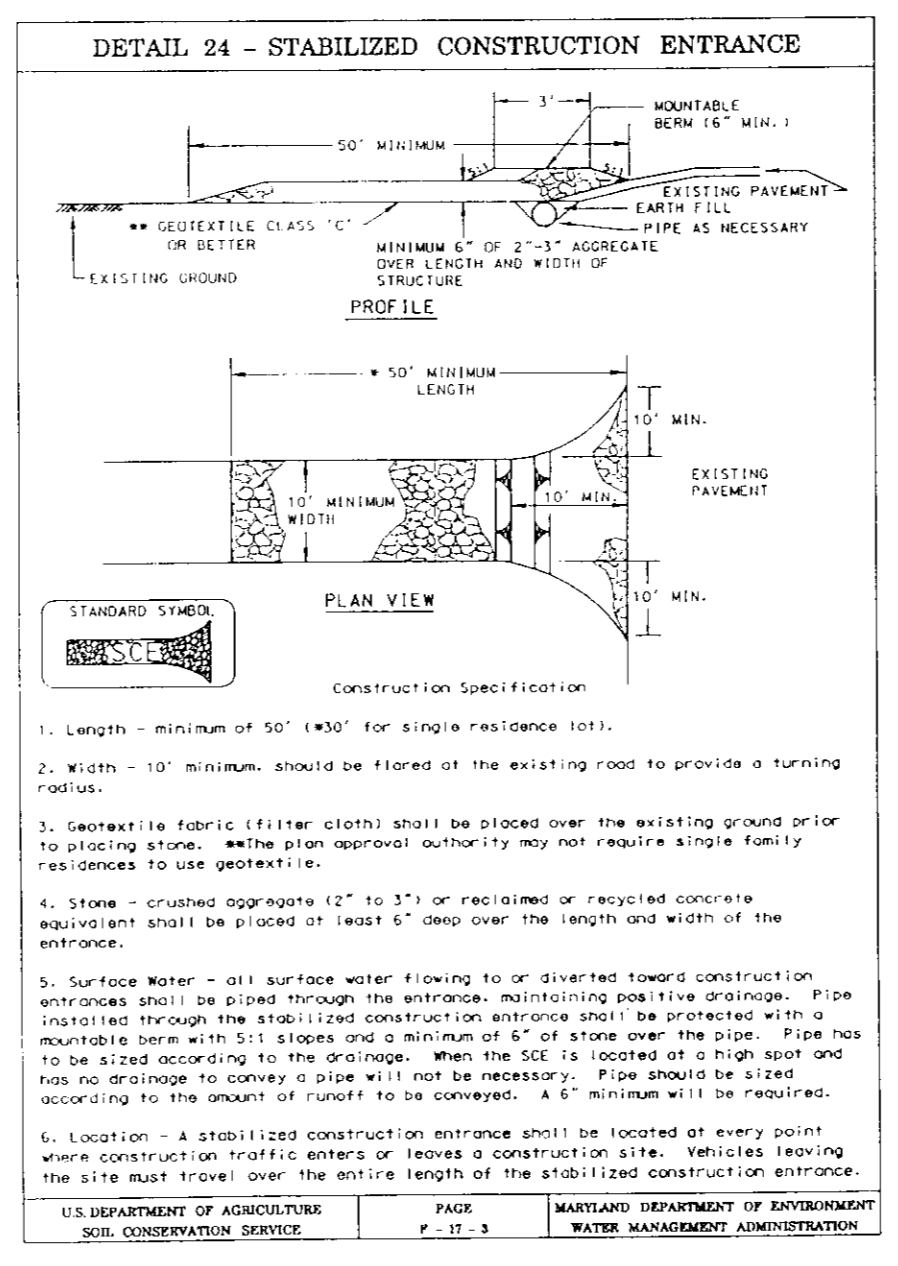
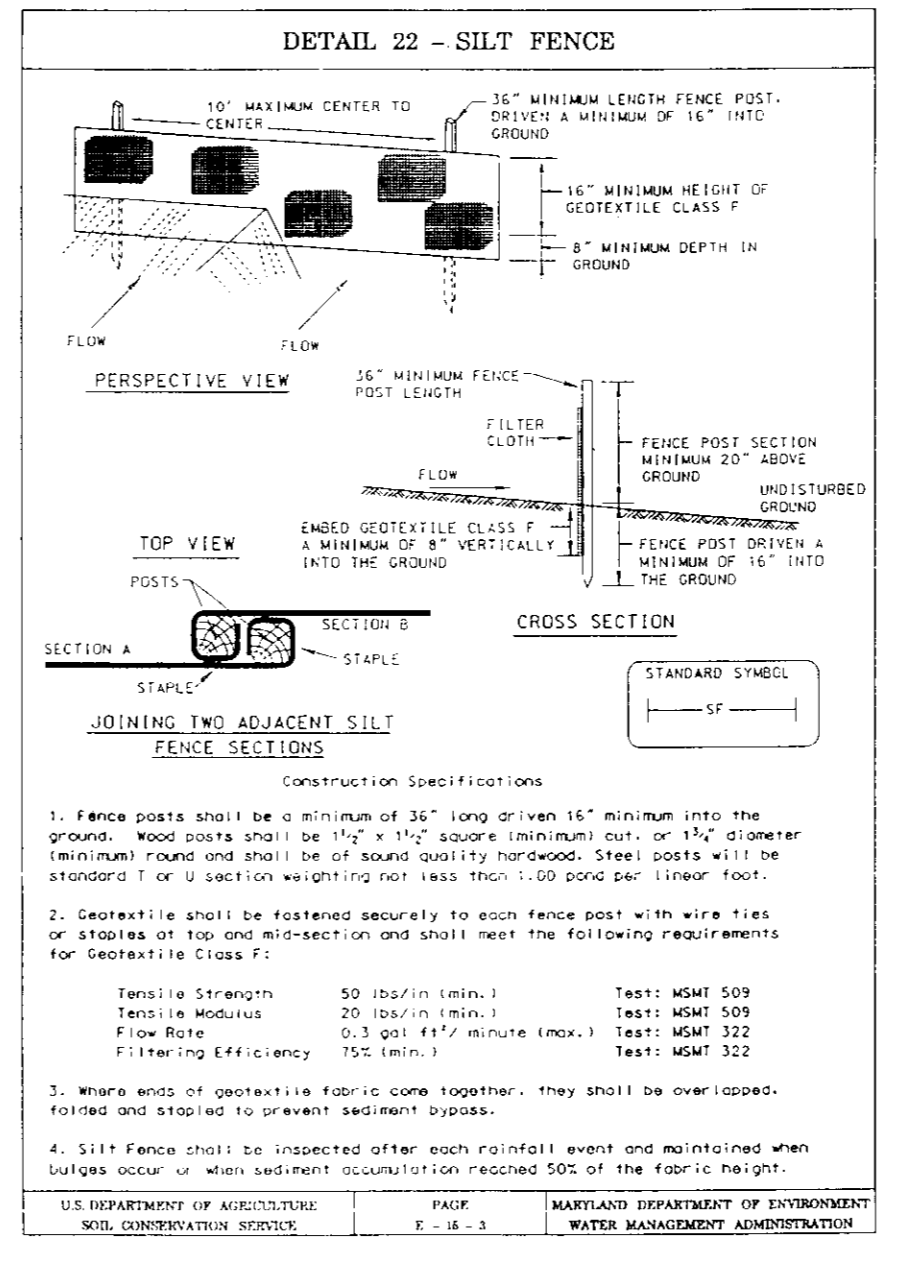
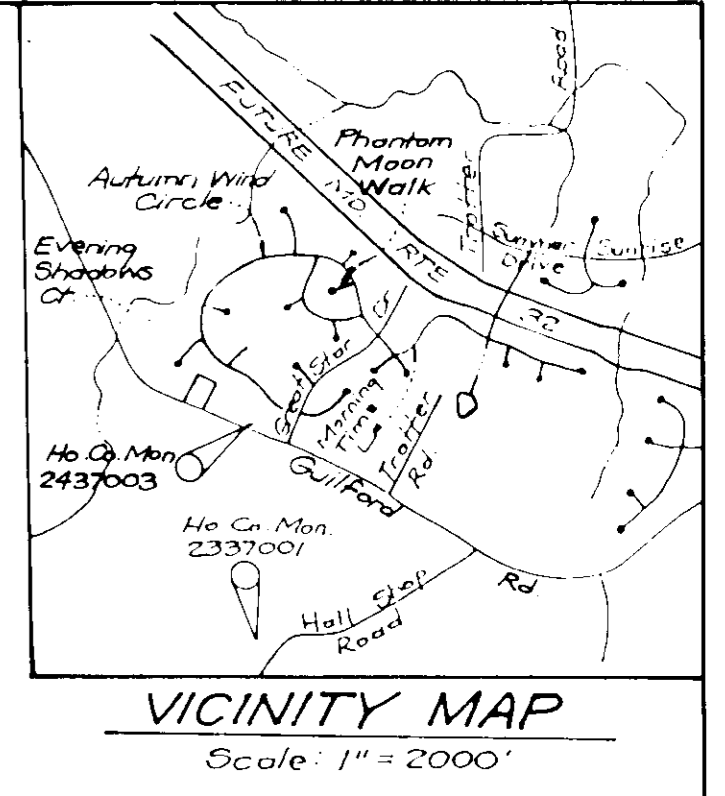
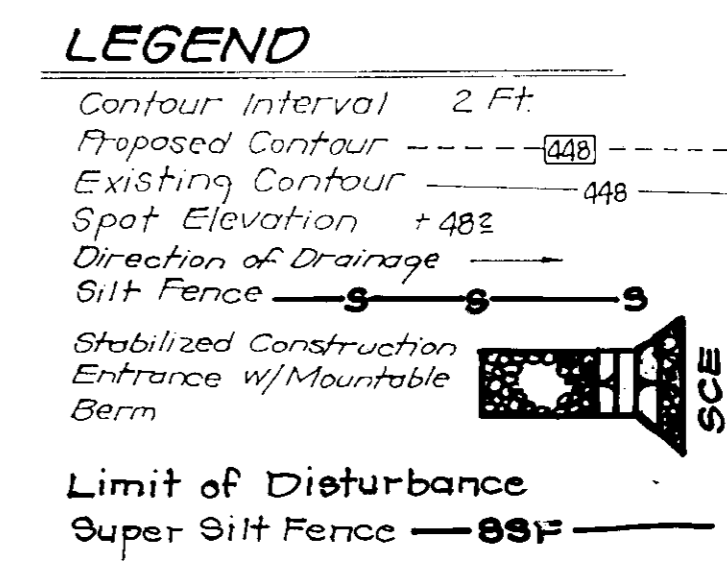
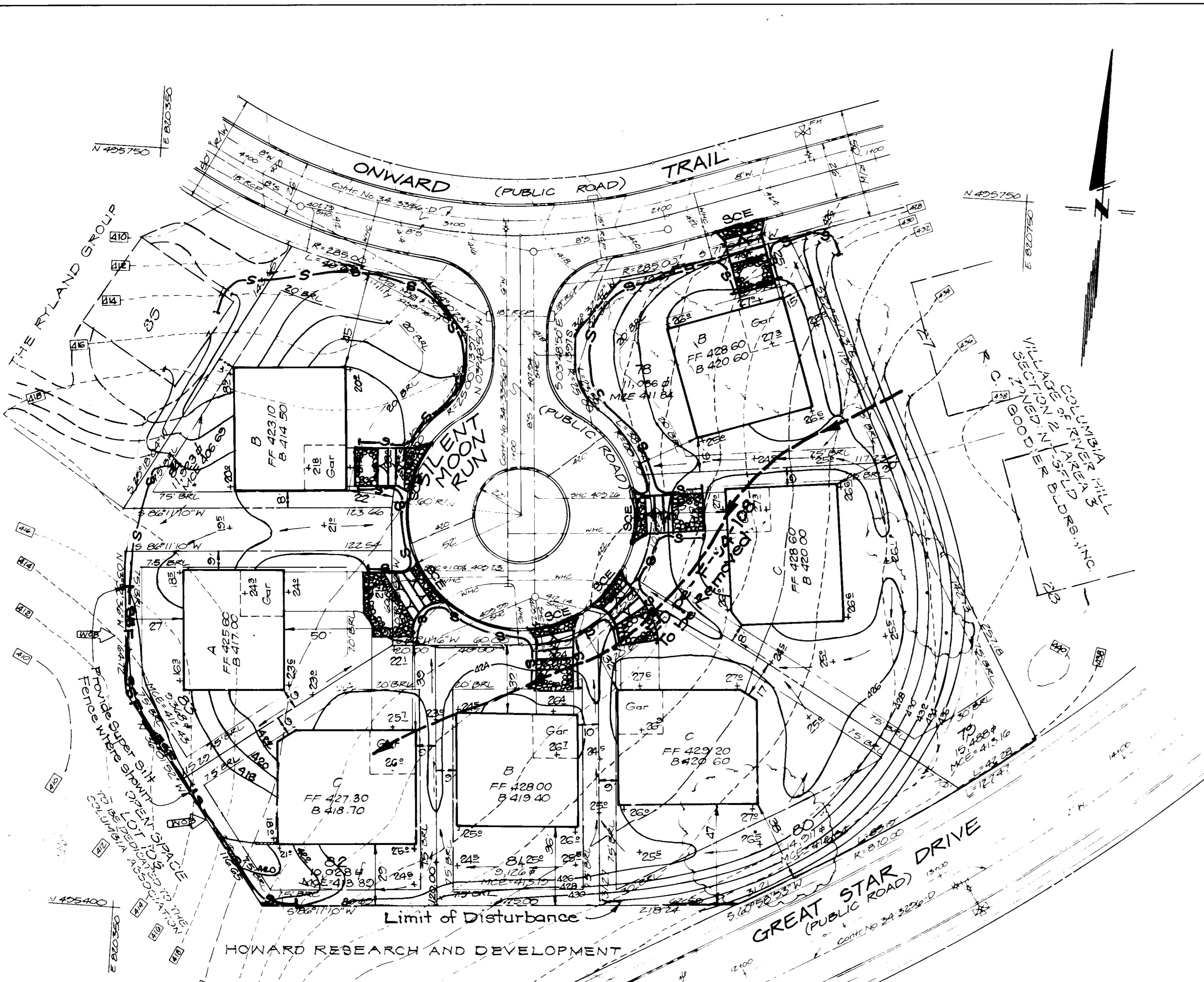


APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: [Signature] 2/20/96 Date

Chief, Division of Land Development and Research: [Signature] 2/23/96 Date

Director: [Signature] 2/23/96 Date



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, disking 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 urea-form fertilizer (9 lbs./1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic 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 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 (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 30-0-0 urea-form fertilizer (9 lbs./1000 sq.ft.) of seeding 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 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 unruffed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (3 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, disking 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 (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding lovegrass (0.7 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 in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unruffed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (3 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 METHODS NOT COVERED.

SEEDMENT AND EROSION CONTROL NOTES

1. 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. (C13-1855)
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), sod (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.
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:	188Ac
Area Disturbed:	108Ac
Area to be seeded or paved:	102Ac
Area to be vegetatively stabilized:	116Ac
Total Cut:	11600 Cu Yd
Total Fill:	11600 Cu Yd
Offsite Waste/Borrow Area Location:	
8. Any sediment control practice which is disturbed by grading activities 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 SPN 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. The total amount of silt fence = **800 L.F.**
The total amount of super silt fence = **105 L.F.**
 - 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:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	30
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 Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Signature: *[Signature]* 2/23/96
Natural Resources Conservation Service



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

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] 11-17-95
NAME DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/20/96
Chief, Development Engineering Division Date

[Signature] 2/23/96
Chief, Division of Land Development and Research Date

[Signature] 2/23/96
Director Date

OWNER/DEVELOPER

HOWARD RESEARCH AND DEVELOPMENT CORP
10275 LITTLE PATENT PARKWAY
Columbia, Maryland 21044

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	2/4	7B thru 8A

PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
11466 thru 11473	NT	SFLD	35	5TH	

WATER CODE: I-11 SEWER CODE: 6650000

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DESIGNED	SEDIMENT AND EROSION CONTROL PLAN	SCALE
ZAL	LOTS 7B thru 8A	1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 4	DRAWING
MCR	5TH ELECTION DISTRICT	2 OF 2
BAL	HOWARD COUNTY, MARYLAND	JOB NO
CHECKED	FOR: DOUGLAS HOMES, INC.	95-004
DATE	PO Box 628 ELLICOTT CITY, MD 21043	FILE NO
2/2/96	SDP 96-65	95-00486