

- GENERAL NOTES:**
- Subject property is zoned: N.T.S.F.L.D. per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 0.88 Acres
 - The total number of lots included in this submission is: 2
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: S-91-03, P-95-17, F-96-138, SP-96-12, P-94-01, F-97-125
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 34-3576-D & 34-3561-D, approved Road Construction plans F-97-125 & F-96-138
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 - SHC elevations shown are located at the property line.

OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

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-97-125 and/or approved Water and Sewer Plans Contract #34-3576-D.

ADDRESS CHART

Lot	Street	Address
85	Sundown Trail	6468
220	Towering Oak Path	6640

SHEET INDEX

SHEET No.	Description
1	Site Development Plan
2	Sediment & Erosion Control Plan

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	TWO/SIX	LOT 85 & LOT 220

PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
1285	15	NTSFLD	35	5TH	6055

WATER CODE	SEWER CODE
1-12	6652500

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL PLAN	SCALE
JME	LOT 85 PHASE 2 & LOT 220 PHASE 3	1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
PS	SECTION 2 AREA 6	1 of 2
CHECKED	FIFTH (5th) ELECTION DISTRICT	JOB NO.
J.M.E	HOWARD COUNTY, MARYLAND	97-053
DATE	FOR: NANTUCKET ISLAND HOMES, INC. 8835-P Columbia 100 Parkway Columbia, Maryland 21046	FILE NO.
3-30-98		97-053X

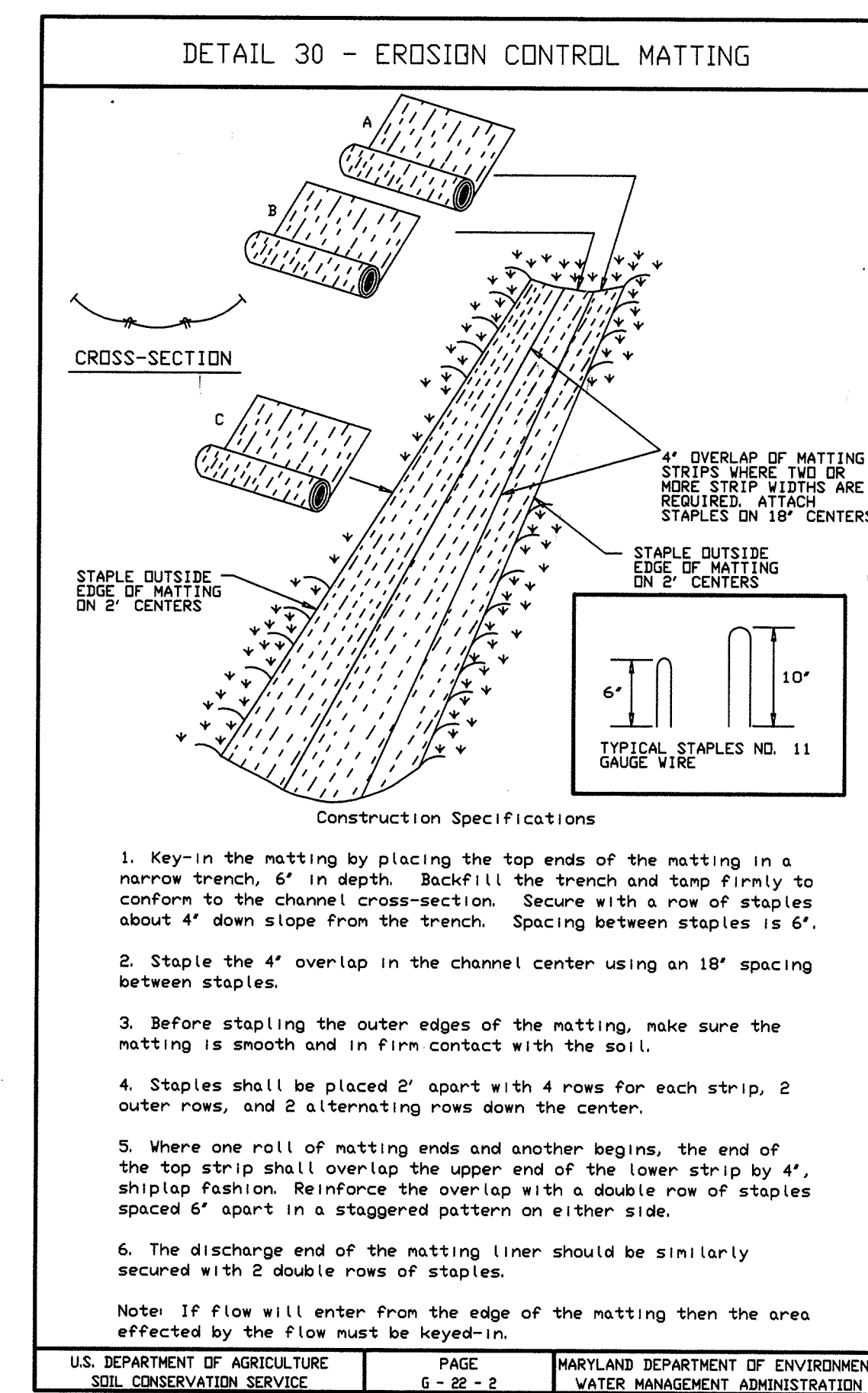
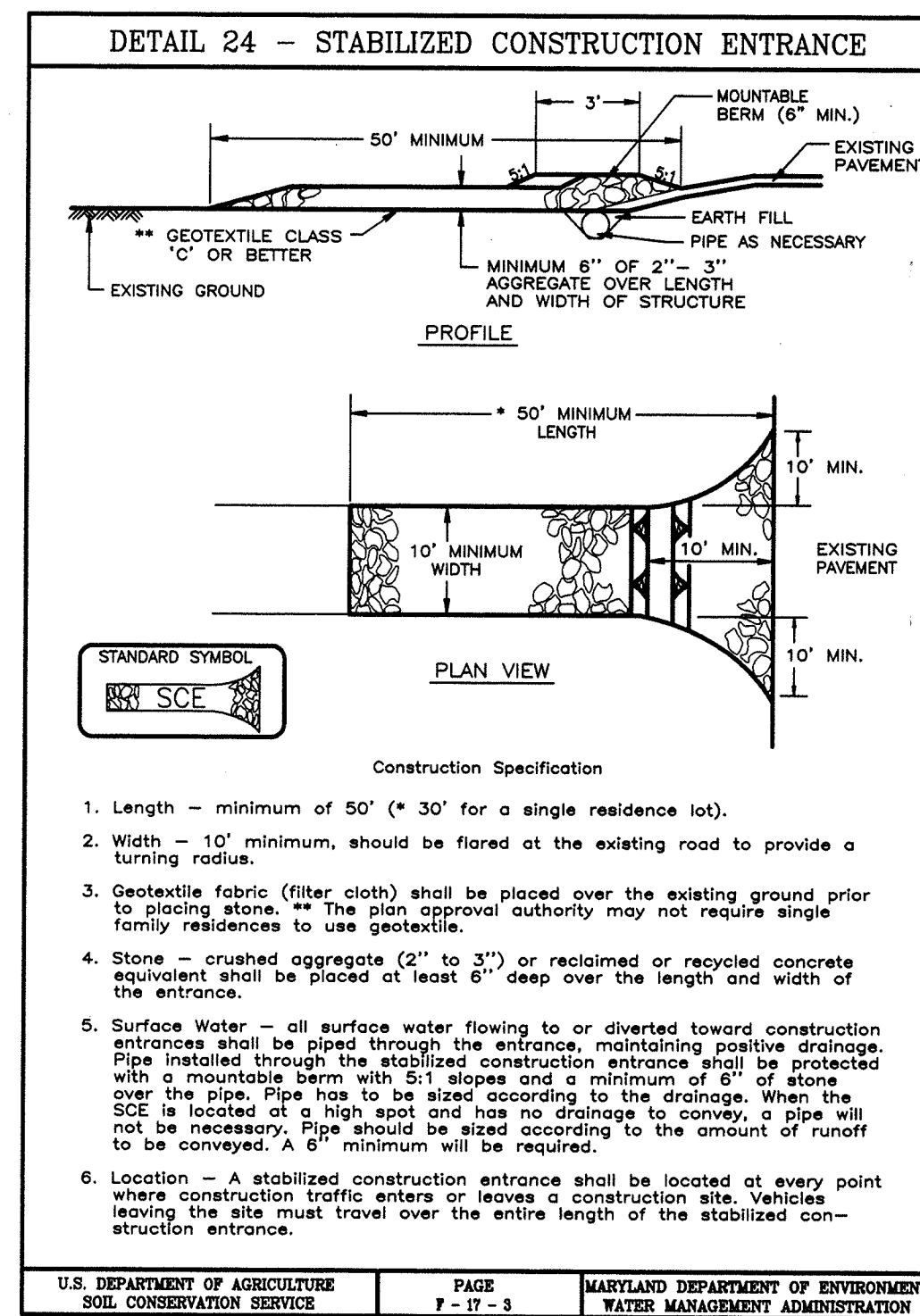
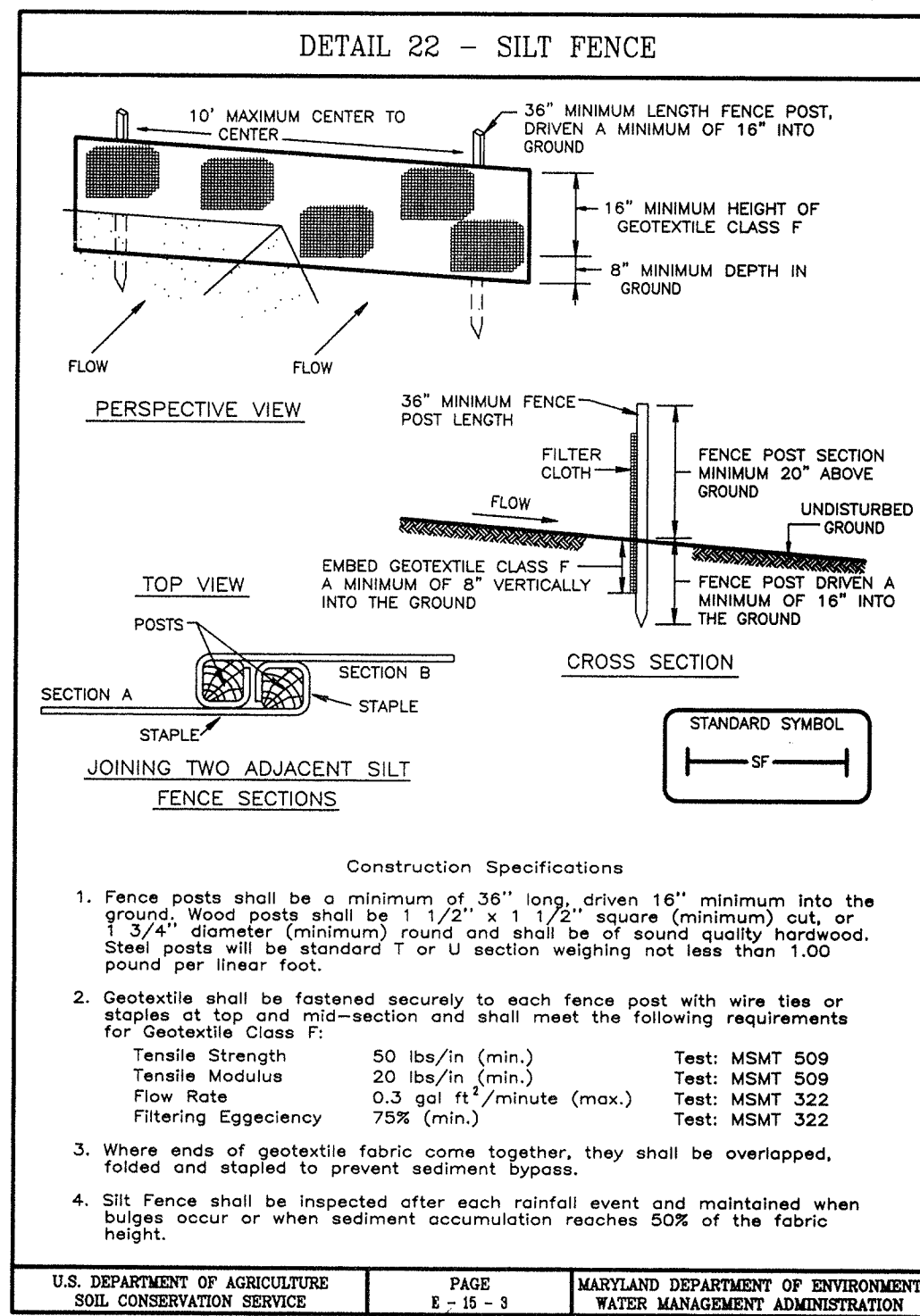
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Roberts 4/2/98

Reviewed for: HOWARD S.C.D.
 Name: Howard
 and Meets Technical Requirements
 Signature: [Signature] Date: 4/2/98
 USDA, NATURAL RESOURCES CONSV. SERVICE

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: 4/6/98
 Chief, Division of Land Development: 4/8/98
 Director: 4/13/98

No.	Revisions	Date
1	Rev. hse. & grad. lot 85, Add hse. typical	6-9-98
REVISIONS		





21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE
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 gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetable growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

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 published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
 - Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sand, silt loam, heavy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Vegetation, topsoil shall not be a mixture of contrasting textures, 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 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-6 tons/acre (2000-6000 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 procedure.
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results indicating fertilizer and lime amendments required to bring the soil into conformance with the following:
 - pH for topsoil shall be between 6.0 and 7.5, if the tested soil is between 6.0 and 6.5, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Dryness content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 600 parts per million shall not be used.
 - No soil or seed shall be placed on soil 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 phytotoxic materials.
 - NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Cell Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained about 4" higher in elevation.
 - 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 water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

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, 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 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Stir or disk into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 uream fertilizer (8 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 (21 lbs./1000 sq.ft.) before seeding. Stir or disk 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 (0.5 lbs./1000 sq.ft.) of seeding mix. During the period of October 16 thru February 28, protect site by applying 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 (70 to 90 lbs./1000 sq. ft.) of unrefined small grain straw immediately after seeding. Anchor mulch immediately after application using much anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 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 reseeding.

TEMPORARY SEEDING NOTES

SEEDING 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 bushel 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 mixtures (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 seed.

MULCHING Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrefined small grain straw immediately after seeding. Anchor mulch immediately after application using much anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

SEDIMENT AND EROSION CONTROL NOTES

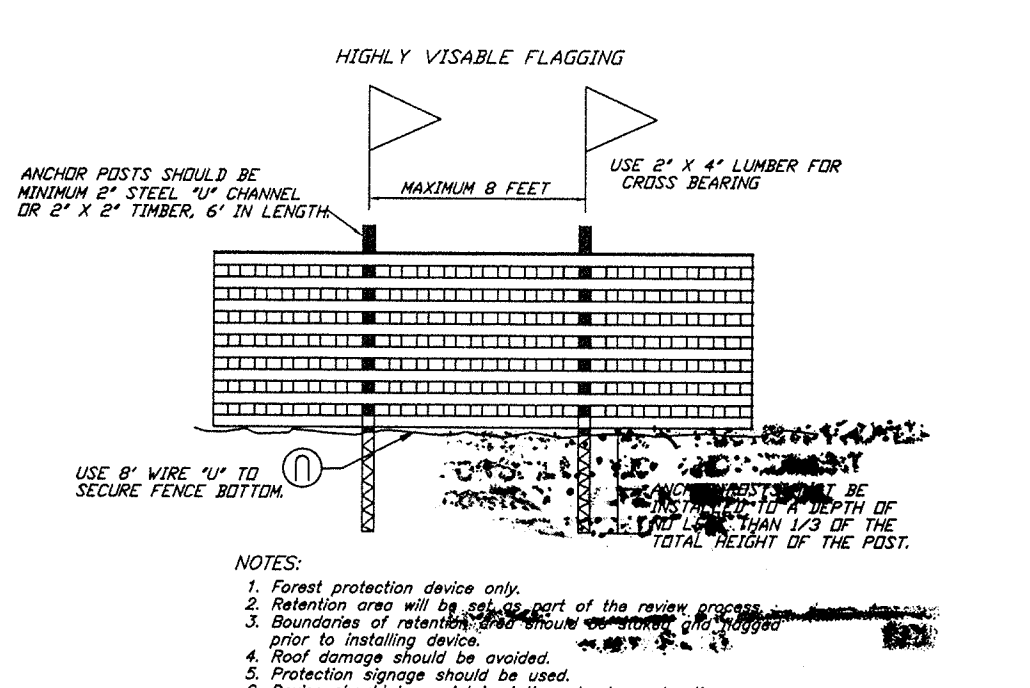
- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance and stabilization, 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.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. 6).
- Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- Any 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:	0.88 Acres
Area Disturbed:	0.50 Acres
Area to be roofed or paved:	0.13 Acres
Area to be vegetatively stabilized:	0.25 Acres
Total Fill:	0-0
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 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 approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = **525 LF**
- The total amount of super silt fence = _____
- The total amount of earth dikes = _____

* 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 its 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.	14
4. Excavate for foundations, rough grade and temporary stabilize.	30
5. Construct structures, sidewalks, and driveways.	60
6. Final grade, stabilize and install EROSION CONTROL WITH STANDARDS AND SPECS.	14
7. Upon approval of the sediment control inspector, remove sediment erosion control devices and stabilize.	7
* Delay construction of houses on lots.	N/A



APPROVED: DEPARTMENT OF PLANNING & ZONING

John W. Williams 4/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Conrad Hamilton 4/15/98
CHIEF, DIVISION OF LAND DEVELOPMENT

Joseph R. Smith 4/13/98
DIRECTOR

Reviewed for HOWARD S.C.D. and Technical Requirements

John R. Chute 4/21/98
Signature Date
U.S. Natural Resource Conservation Service

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

John R. Chute 4/21/98
Approved

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."

John R. Chute 4/21/98
NAME DATE

John McDonough III 2-17-98
NAME DATE

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.

John R. Chute 4/21/98
NAME DATE

John McDonough III 2-17-98
NAME DATE

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ENGINEERS • PLANNERS • SURVEYORS

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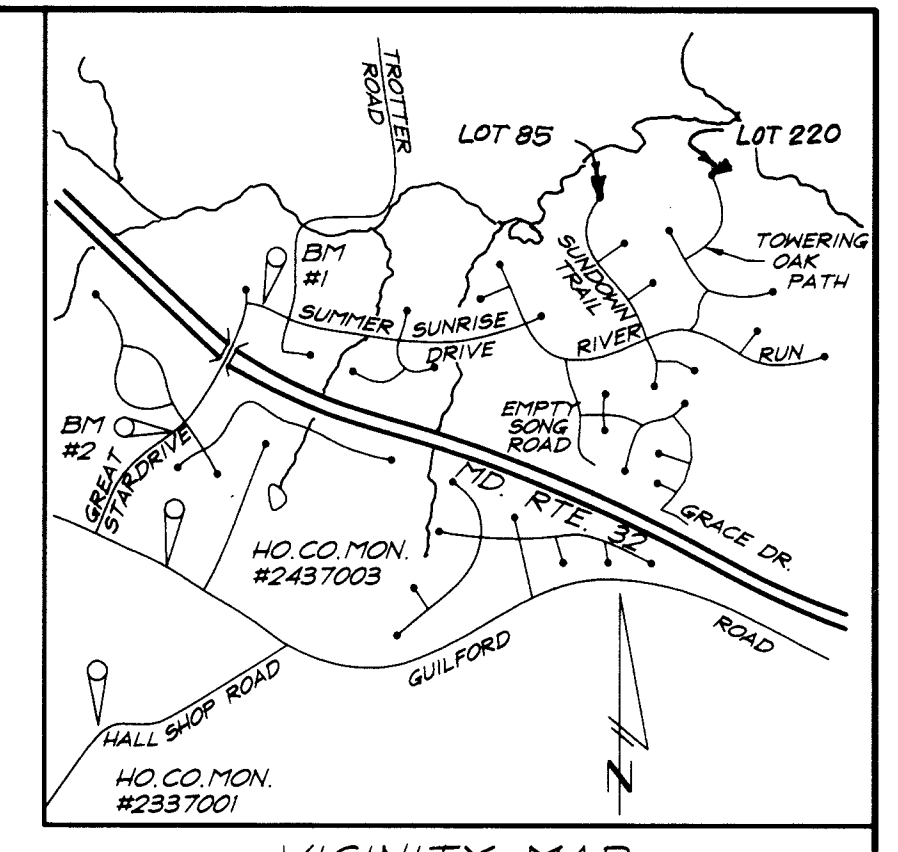
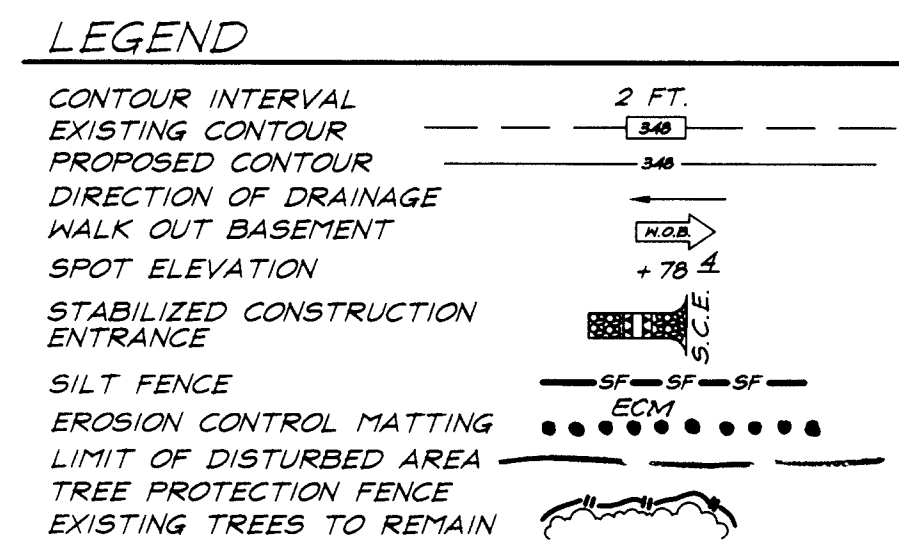
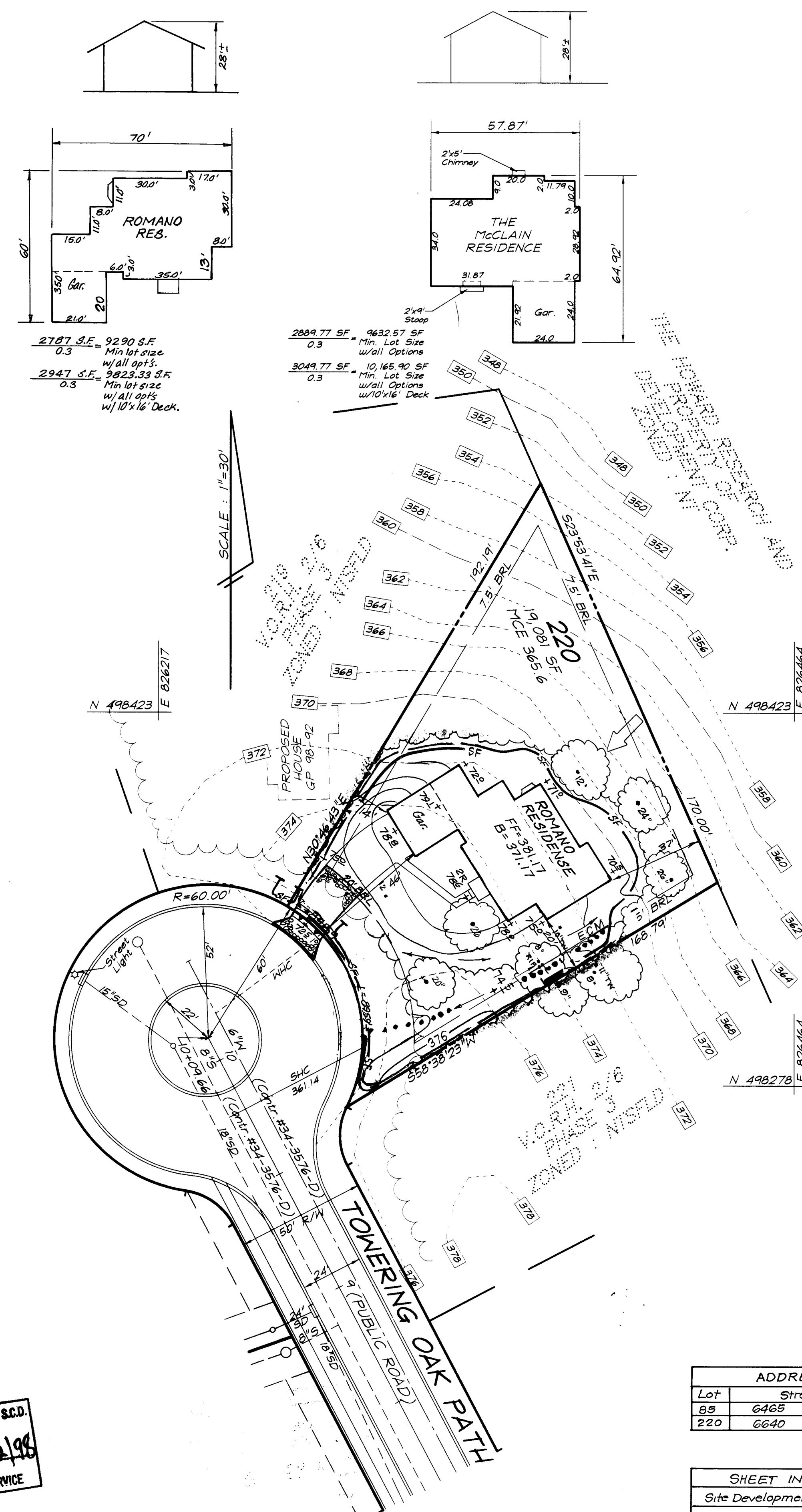
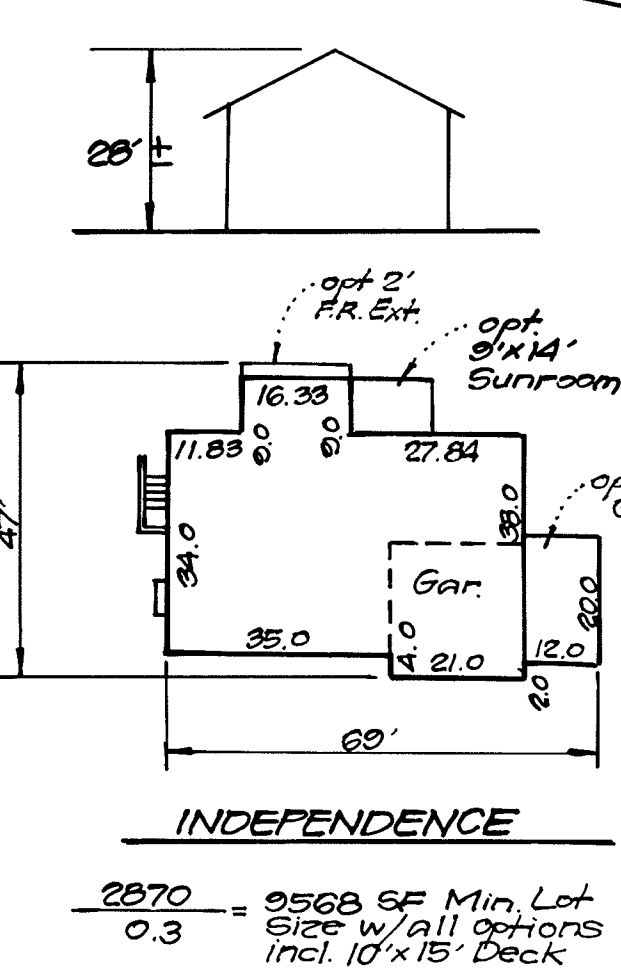
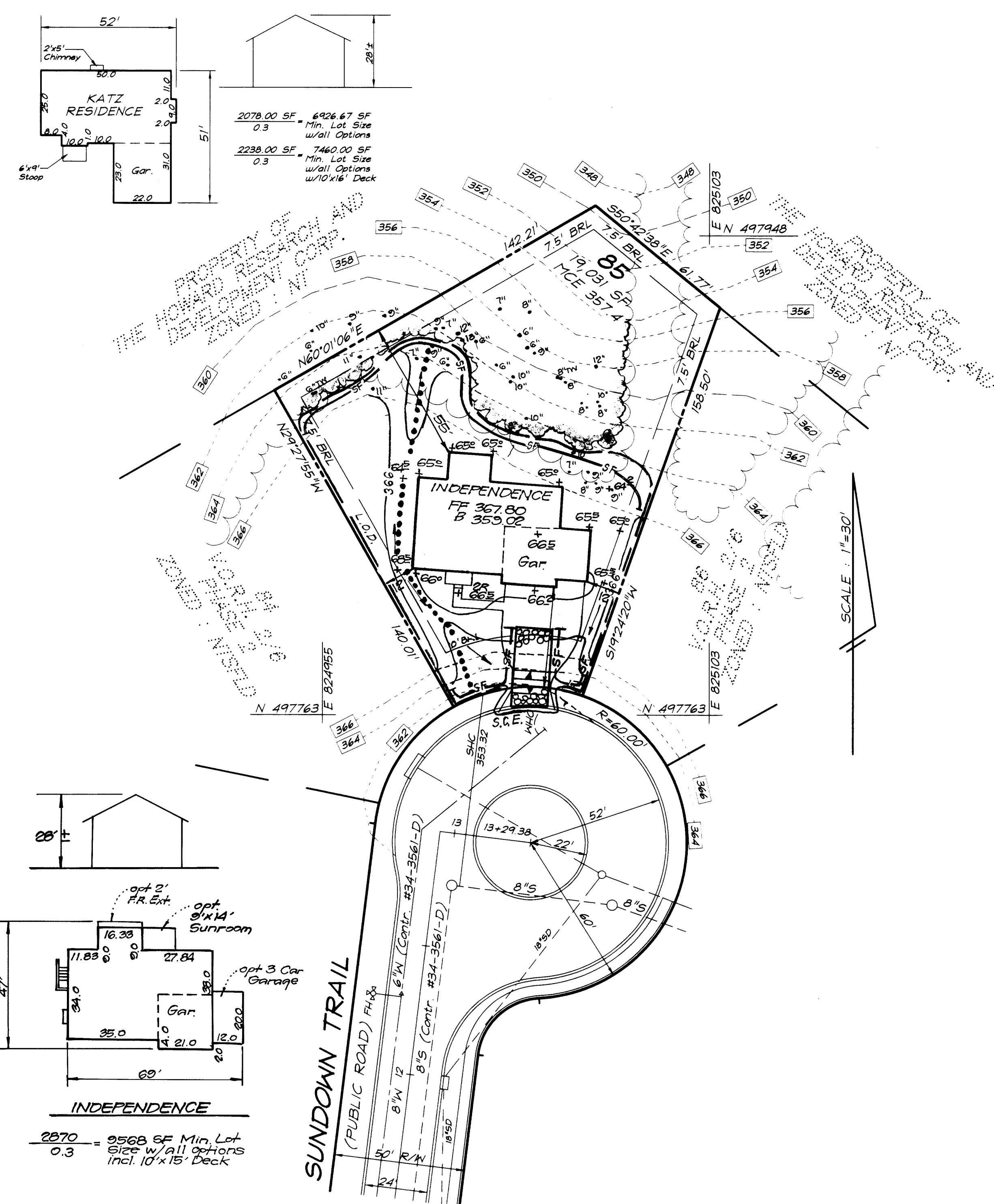
DESIGNED: JME
DRAWN: PS
CHECKED: T.D.
DATE: 3-30-98

SEDIMENT & EROSION CONTROL DETAILS
LOT 85 PHASE 2 & LOT 220 PHASE 3
COLUMBIA VILLAGE OF RIVER HILL
SECTION 2 AREA 6
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
DRAWING: 2 of 2
JOB NO.: 97-053
FILE NO.: 97-053se

FOR: NANTUCKET ISLAND HOMES, Inc.
8835 Columbia 100 Parkway
Columbia, Maryland 21045

SDP 98-90



VICINITY MAP
Scale: 1"=2000'

- BENCHMARKS:**
- B1041 Railroad Spike in Pole #525490 Elevation 393.27
 - B1042 Trotter Road Elevation 393.27
 - B1043 N496497.02 E822026.81
 - B1044 Railroad Spike in Pole Elevation 438.92
 - N496551.90 E820727.80

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OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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John R. Roberts 4/2/99

Reviewed for **HOWARD S.C.D.**
Name: **John R. Roberts**
Signature: *John R. Roberts*
Date: **4/2/99**
USDA, NATURAL RESOURCES CONSERVATION SERVICE

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chris Damann 4/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Candy Hamilton 4/8/98
CHIEF, DIVISION OF LAND DEVELOPMENT

James L. Scott 4/13/98
DIRECTOR

NO.	REVISIONS	Date
2	Rev. hse. & Grd. lot 220, & Add. Hse. Typical.	9-24-99
1	Rev. hse. & Grd. lot 85, Add. hse. Typical	6-9-98



SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	TWO/SIX	LOTS/PARCELS	LOT 85 & LOT 220
PLAT NO.	15416 12836	BLOCK NO.	15	ZONE	NTSFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	1-12	SEWER CODE	6652500		

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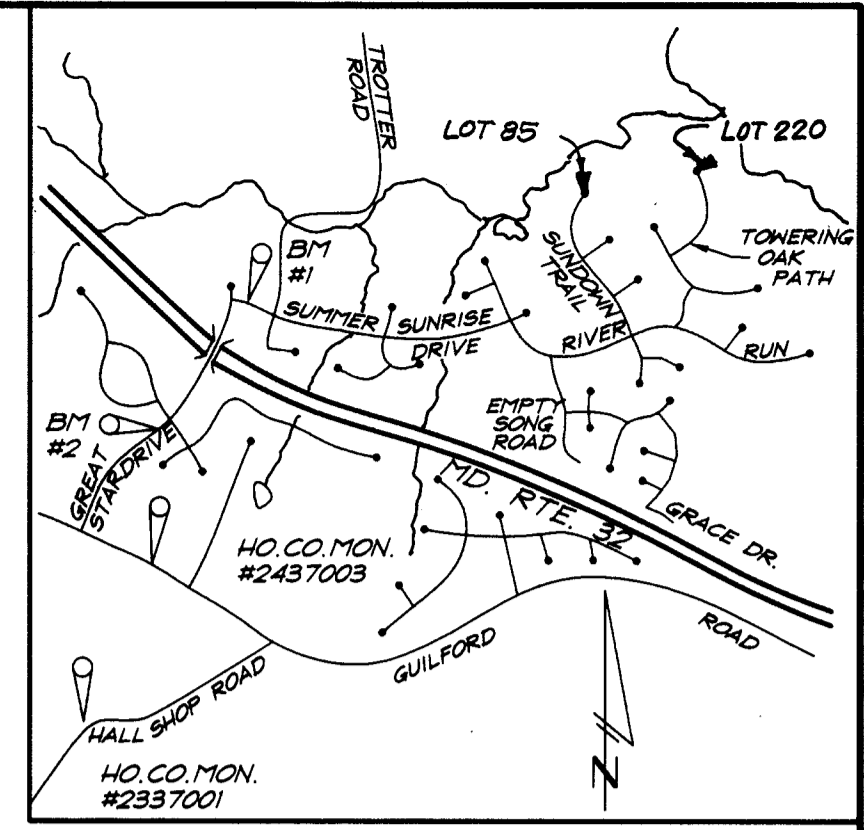
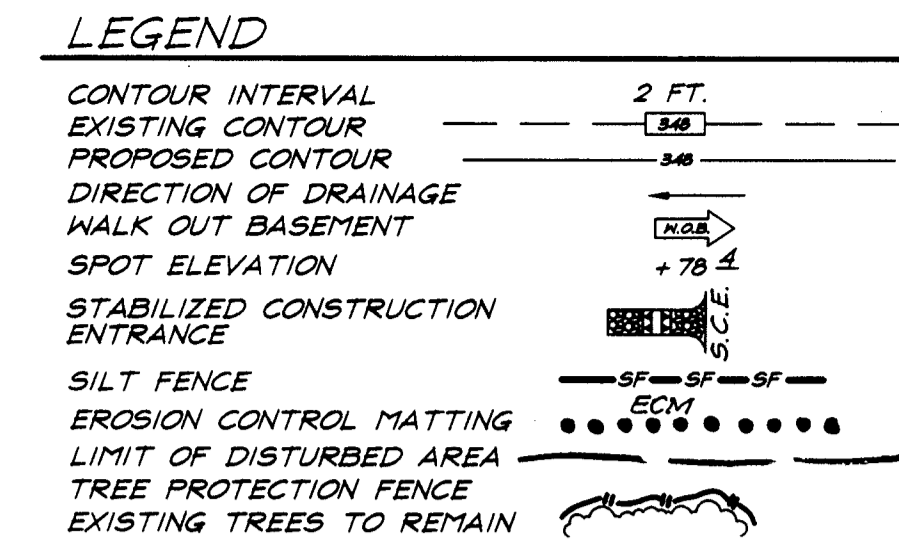
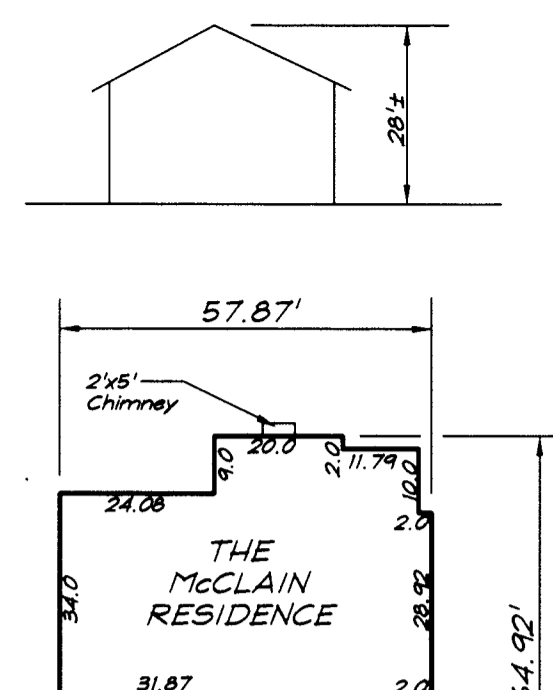
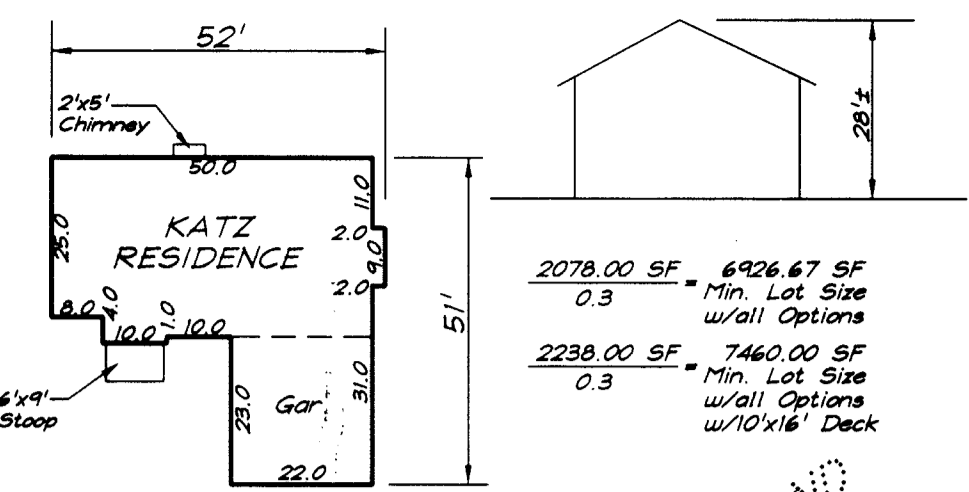
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FOR: NANTUCKET ISLAND HOMES, Inc.
8835-P Columbia 100 Parkway
Columbia, Maryland 21045

SCALE: 1" = 30'
DRAWING: 1 of 2
JOB NO.: 97-053
FILE NO.: 97-053x



VICINITY MAP
Scale: 1"=2000'

- BENCHMARKS:**
- BM#1 Railroad Spike in Pole #525690 Trotter Road Elevation 393.27 NAD84:97.02 E822026.81
 - BM#2 Railroad Spike in Poplar Elevation 438.92 NAD84:97.02 E820727.80

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1	1
Soil Erosion Control Plan	2

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	TWO/SIX	LOT 85 & LOT 220	
PLAY NO.	BLOCK NO.	ZONE	TAX MAP NO.
12416	15	NTSFLD	35
12836			
			ELECTION DIST.
			5TH
			CENSUS TRACT
			6055
WATER CODE		SEWER CODE	
1-12		6652500	

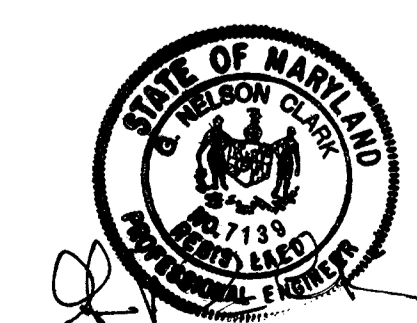
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21043 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: J.M.E. SCALE: 1" = 30'

DRAWN: PS. DRAWING: 1 of 2

CHECKED: J.M.E. JOB NO.: 97-053

DATE: 3-30-98 FOR: NANTUCKET ISLAND HOMES, Inc. FILE NO.: 97-053x
8835-P Columbia 100 Parkway
Columbia, Maryland 21046



THIS DEVELOPER'S PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE MARYLAND DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 4/12/98

Reviewed for: HOWARD S.C.D.
Name: John R. Roberts
Signature: [Signature]
Date: 4/12/98
USDA, NATURAL RESOURCES CONSV. SERVICE

APPROVED: DEPARTMENT OF PLANNING & ZONING
Chief, Development Engineering Division: [Signature] 4/16/98
Chief, Division of Land Development: [Signature] 4/18/98
Director: [Signature] 4/13/98

REVISIONS

No.	Rev. hse. & grad. lot 220	Date
3	Rev. hse. & grad. lot 220	8-18-00
2	Rev. hse. & grad. lot 220, & Add. Hse. Typical.	9-24-99
1	Rev. hse. & grad. lot 85, Add. hse. Typical	6-9-98
NS	REVISIONS	Date