

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works at (410) 313-1880 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.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Area of Parcel: 1.7485 Ac. Disturbed Area:
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography was determined by approved final construction plans for development.
- Coordinates and bearings are based upon the MD State Plane System (NAD '83).
- Water and sewer shown is public.
- All existing water and sewer is shown per Contract No. 34-3539-D.
- Stormwater management quantity for this site is existing on Village of River Hill, Section 4 Area 1, Open Space Lot 87 (see DPZ File No. F-96-110), *SDP 97-31. Quality control to be provided on-site with a stormceptor.
- All existing public storm drain is per SDP-97-31.
- All curb radii is 5' unless noted otherwise.
- Utility information taken from approved final construction plans for development.
- Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 5' wide, except where dimensioned otherwise. Provide 3' radius rounding at all angle breaks and intersections.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (Cl. 51) for 4" and 6" water house connections and D.I.P. (Cl. 50) for 8" water house connections.
- For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private except as noted.
- Project background: See Dept. of Planning & Zoning File Numbers: S-93-121, P-95-10, F-96-89, SDP-96-110, FDP 222 - Part II, SDP-97-31, AA 97-09 (see note 29), F-98-92.
- Recording reference: Plat No. 13172
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All water meters shall be located inside buildings.
- The limits of public maintenance for water house connections shall be 7' from the front of curb.
- The proposed water and sewer house connection alignments indicated on the plans, from the existing utilities to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
- The proposed roof drain alignment connections indicated on the plans, from the stubs to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
- Maintain 2% cross-slopes on sidewalks, per standard details. Where sidewalk is adjacent to building, slope away from building, and utilize expansion joint material and sealer in the joint between the sidewalk and the building wall.
- Sufficient site distance per the Howard County Design Manual must be provided at all access points. Any landscaping that obstructs the line of sight must be relocated.
- A traffic study and A.P.F.O. analysis, which included this Parcel, were performed under F-96-89 and F-96-110.
- There is no floodplain on this site.
- There are no wetlands on this site.
- All bulk requirements and setbacks are per FDP Phase 222 - Part II.
- Horizontal and vertical control are based on Howard County Control Sta. 28CA (elev. 450.70) and Sta. 29GS (elev. 388.12).
- On May 1st, 1999 AA 99-09 was granted to allow the 70' public front setback to be reduced to 22.1' per the conditions of approval of AA 99-09.
- All exterior lighting shall comply with section 19A of the Zoning Regulations.

5th DISTRICT
HOWARD COUNTY FIRE STATION
"CLARKSVILLE FIRE STATION"
PARCEL "BB"
PLAT No. 12824
SDP-97-31

SITE ANALYSIS

- Area of site: 1.7485 Ac. Disturbed Area:
- Present Zoning: New Town & B-2
- Proposed Use: 2-story Medical Office Building based on approval of AA 99-09
- Floor space for each level: 10,045 s.f. net leasable (20,090 s.f. total)
- Number of parking spaces required: 98 spaces. (The parking required was reduced to 98 spaces based on justification provided by the developer)
- Number of parking spaces provided: 98 spaces.
- Number of handicap spaces required: 4 (3 regular and 1 van accessible).
- Number of handicap spaces provided: 5 (3 regular and 2 van accessible).
- Proposed paved area (building and parking): 51,798 s.f.
- Building coverage of this site: 13,080 s.f. (17.2%) (gross building footprint)
- Area of landscaped islands: 1,354 s.f.
- Area of parking lot: 35,955 s.f.
- Area of sidewalks: 2,763 s.f.

Conditions of Approval of AA 99-09

- The Petitioner shall comply w/all applicable Federal, State & County laws & regulations.
- The granted administrative adjustment shall apply solely to the proposed two-story medical building as depicted on the Administrative Adjustment plan submitted by the Petitioner & not to any other structure, addition, building or use.
- A building permit for the office building shall be obtained within 2 years from the date of this order & substantial construction shall be completed within 3 years.

**APPROVED
PLANNING BOARD
OF HOWARD COUNTY**

DATE 9/23/99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 11/19/99

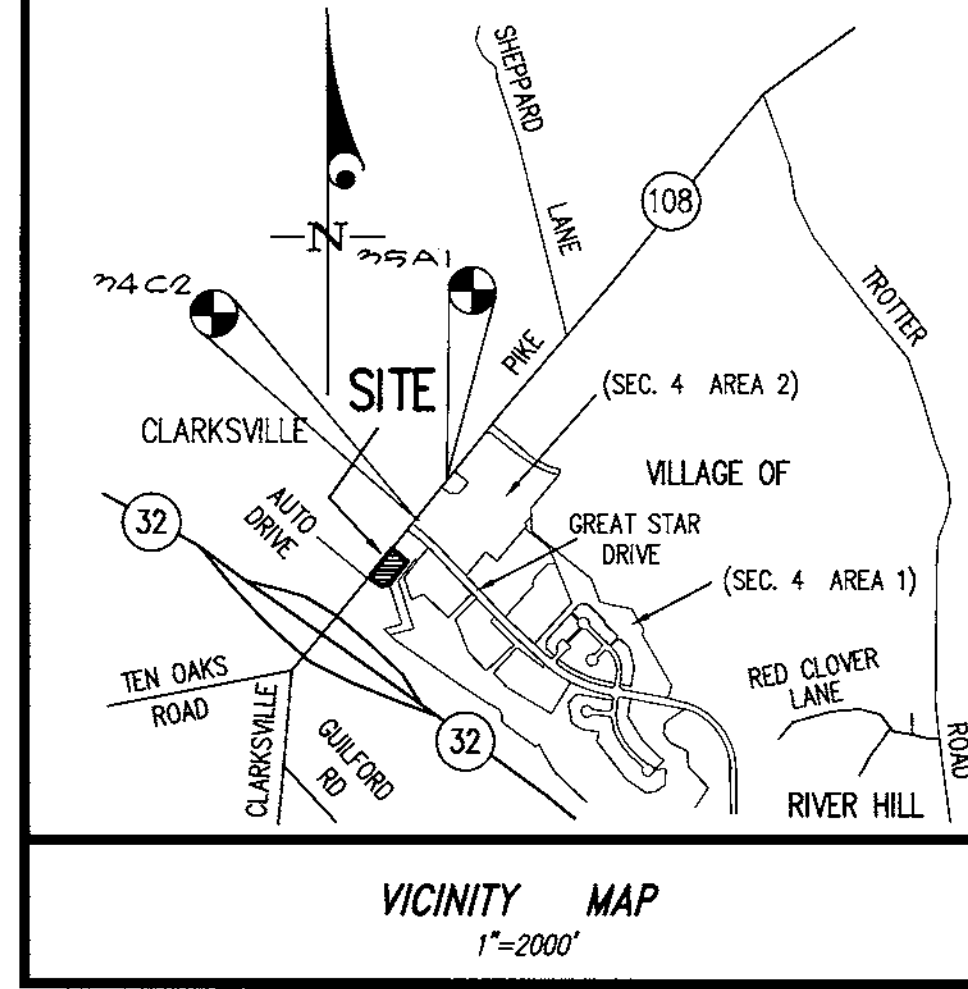
Chief, Division of Land Development: [Signature] Date: 11/19/99

Chief, Development Engineering Division: [Signature] Date: 11/19/99

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK
BURTINSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

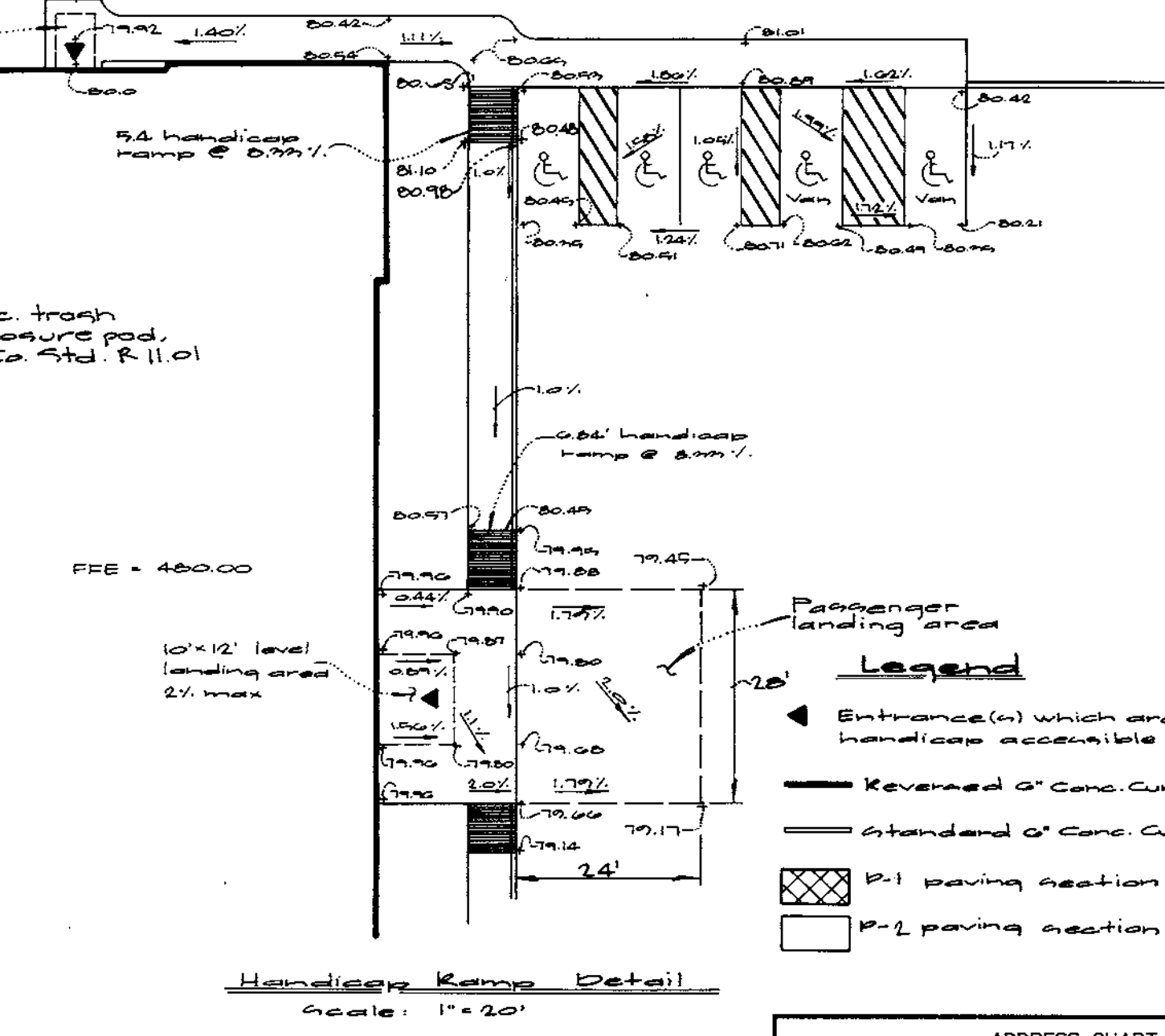
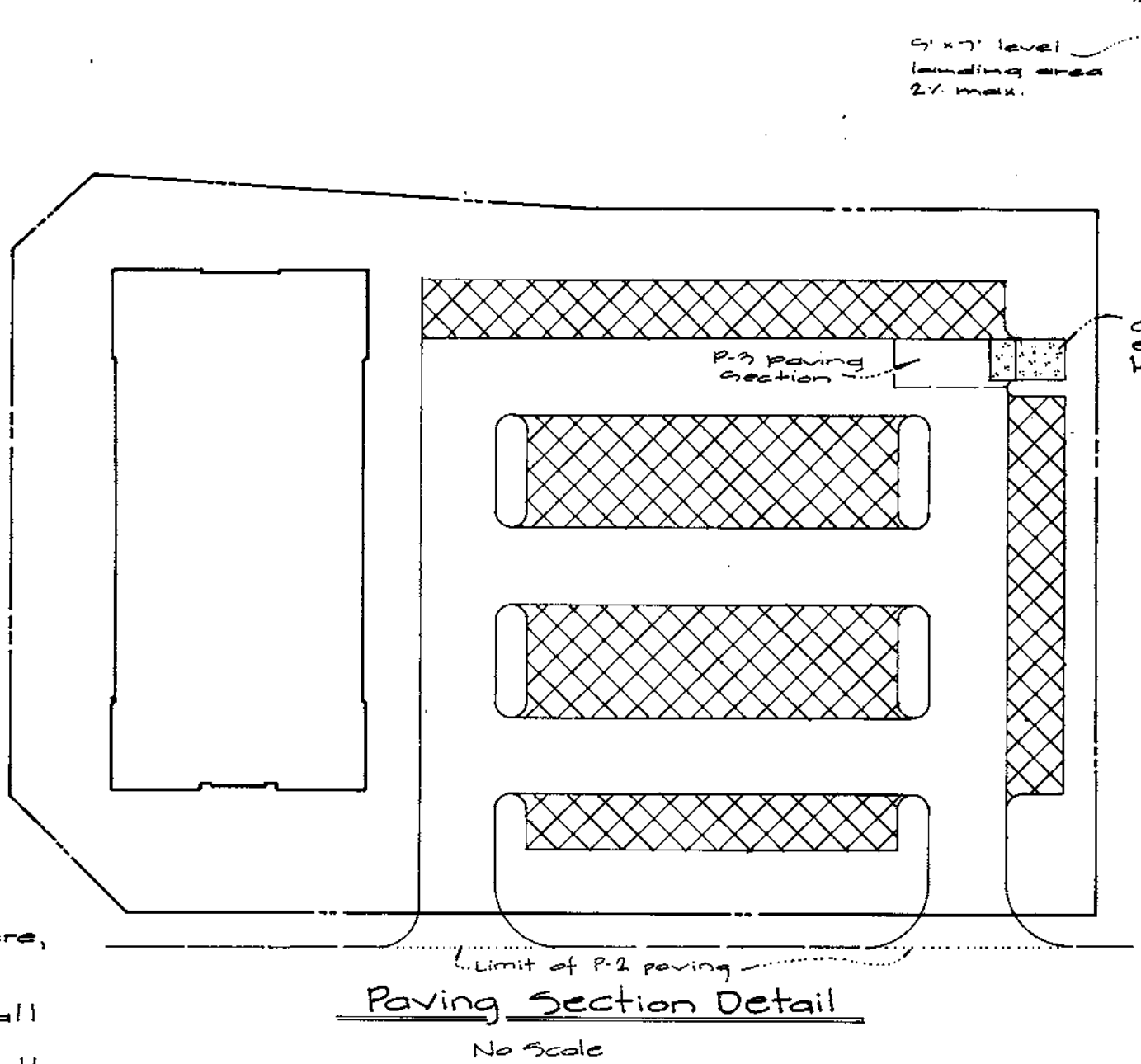
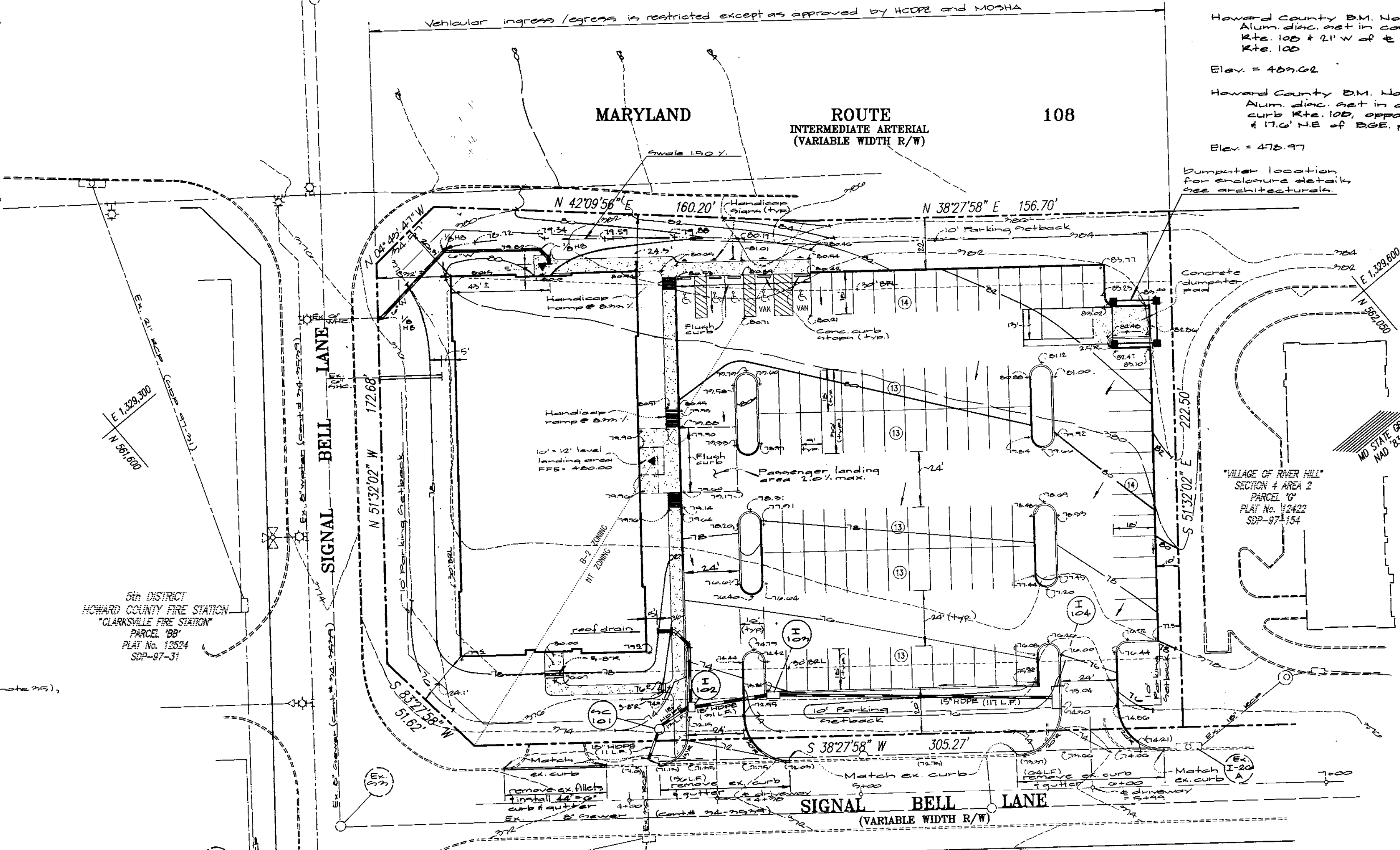
PREPARED FOR:
TROUTMAN COMPANIES
9030 RED BRANCHY ROAD
SUITE 100
COLUMBIA, MD. 21045
PH: 410-730-7065

SITE DEVELOPMENT PLAN
VILLAGE OF RIVER HILL
PARCEL "BB"
PLAT No. 13172



Sheet Index

Sheet No.	Sheet Title
1.	Site Development Plan
2.	Landscape Plan
3.	Sediment Control Plan / Drainage Area Map
4.	Storm Drain, Utility Profiles and Details
5.	Landscape Notes & Details
6.	Sediment Control Notes & Details



ADDRESS CHART

WATER CODE:	SEWER CODE:	PARCEL NUMBER:	STREET ADDRESS:
J07	N/A	88'	5008 SIGNAL BELL LANE

SUBDIVISION NAME:	SECTION/AREA:	PARCEL:
VILLAGE OF RIVER HILL	4/2	88'

PLAT:	ZONE:	TAX MAP:	BLOCK:	ELEC. DIST.:	CENSUS TRACT:
13172	B-2/N1	34	6	5	6055

SCALE:	ZONING:	G. L. W. FILE No.:
1"=30'	B2/NT	99025
DATE:	TAX MAP - GRID:	SHEET:
November 9, 1999	34-6	1 OF 6

SDP 99-167

Engineer's Certificate
 I certify that this plan for erosion & sediment control represents a practical & workable plan based on my personal knowledge of the site conditions & that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature] 6-11-99
 Date

Developer's/Builder's Certificate

I/We certify that all development &/or construction will be done according to this plan, & that any responsible personnel involved in the construction project will have a certificate of attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment & Erosion, before beginning the project. I also authorize periodic on-site inspection by the HSCD.

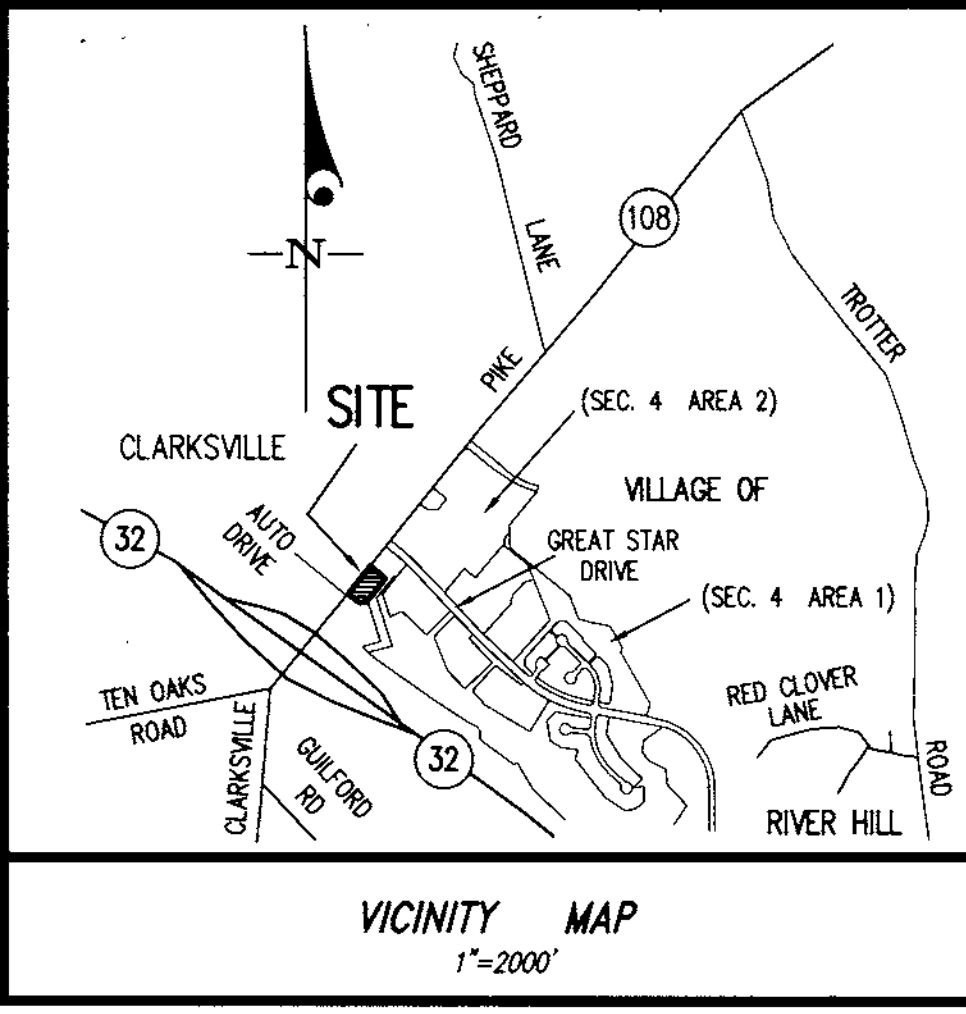
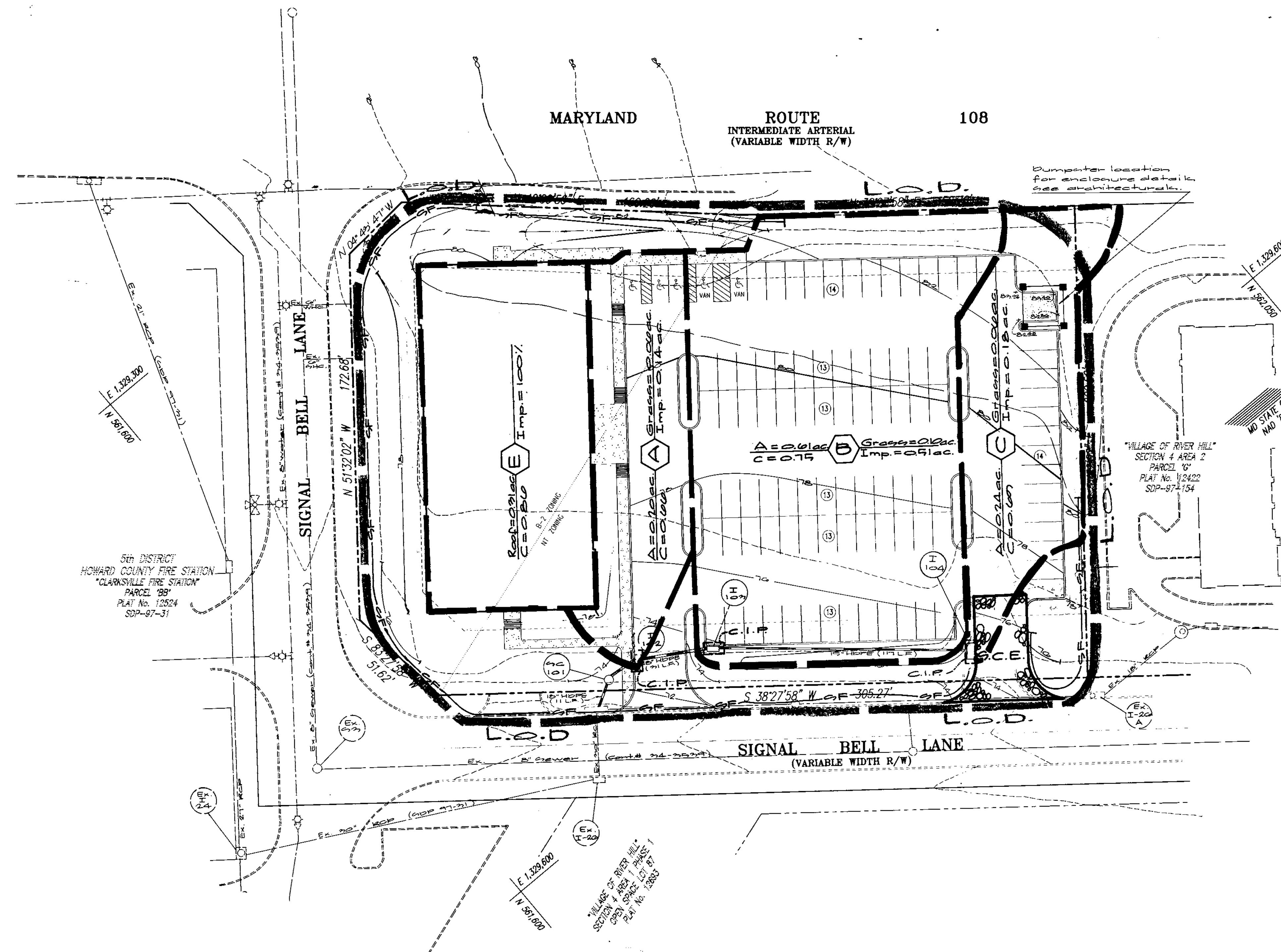
[Signature] 6/11/99
 Signature of Developer/Builder Date

These plans have been reviewed for the Howard Soil Conservation District & meet the technical requirements.

[Signature] 11/16/99
 Natural Resources Construction Service Date

This Development Plan is approved for Soil Erosion & Sediment Control by the Howard Soil Conservation District.

[Signature] 11/16/99
 Date



- Sequence of Construction**
1. Obtain grading permit. (1 day)
 2. Arrange for an on-site pre-construction meeting with the sediment control inspector. (1 day)
 3. Install stone construction entrance. (1 day)
 4. Wrap site with silt fence & super silt fence as shown on sediment control plan. (2 days)
 5. Construct storm drains. (1 week)
 6. Construct water & sewer from existing stubs to within 5' of building. (2 days)
 7. Fine grade site. (5 days)
 8. Construct building. (2 months)
 9. Install curb & gutter, sidewalks, & base paving. Stabilize remaining areas with grass, seed & mulch.
 10. Install surface paving. (1 week)
 11. Install landscaping. (1 week)
 12. With permission of the sediment control inspector, remove silt fence & super silt fence, & stabilize as necessary. (2 days)

Note
 The contractor is responsible for the clean up & repair of the storm drains & the stormwater management facility in the event of a sediment control device failure. Therefore, daily inspection & repair of devices are of utmost importance.

Legend

	Limit of Disturbance
	Silt Fence
	Curb Inlet Protection
	Stabilized Construction Entrance
	Drainage Divide

Not to be used for site construction.
 See sheet 1 for information necessary to construct improvements.
 For Sediment Control Only!

APPROVED PLANNING BOARD of HOWARD COUNTY

DATE 9/23/99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 9/23/99
 Director Date
[Signature] 11/19/99
 Chief, Division of Land Development Date
[Signature] 11/16/99
 Chief, Development Engineering Division Date

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PREPARED FOR:
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 9030 RED BRANCH ROAD
 SUITE 100
 COLUMBIA, MD. 21045
 PH: 410-730-7065

Sediment Control Plan/D.A.M.
VILLAGE OF RIVER HILL
 PARCEL 'BB'
 PLAT No. 13172

ADDRESS CHART		PARCEL NUMBER	STREET ADDRESS	PARCEL
WATER CODE:		SEWER CODE:	199	SIGNAL BELL LANE
SUBDIVISION NAME:		VILLAGE OF RIVER HILL	SECTION/AREA	4/2
PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.
13172	B-2/NT	34	6	5
SCALE		ZONING	G. L. W. FILE No.	
1"=30'		B2/NT	99025	
DATE		TAX MAP - GRID	SHEET	
November 8, 1999		34 - 6	2 OF 3	

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

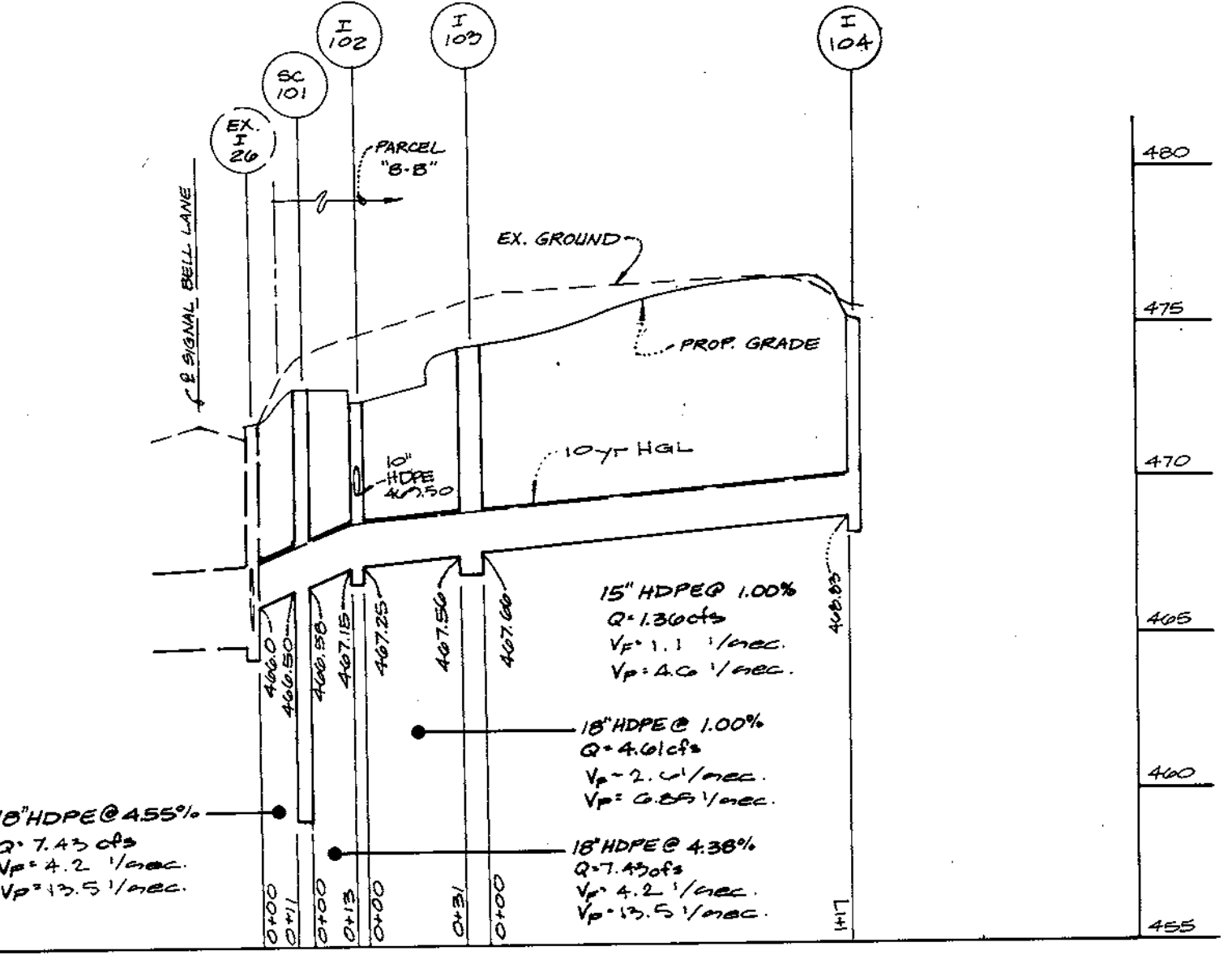
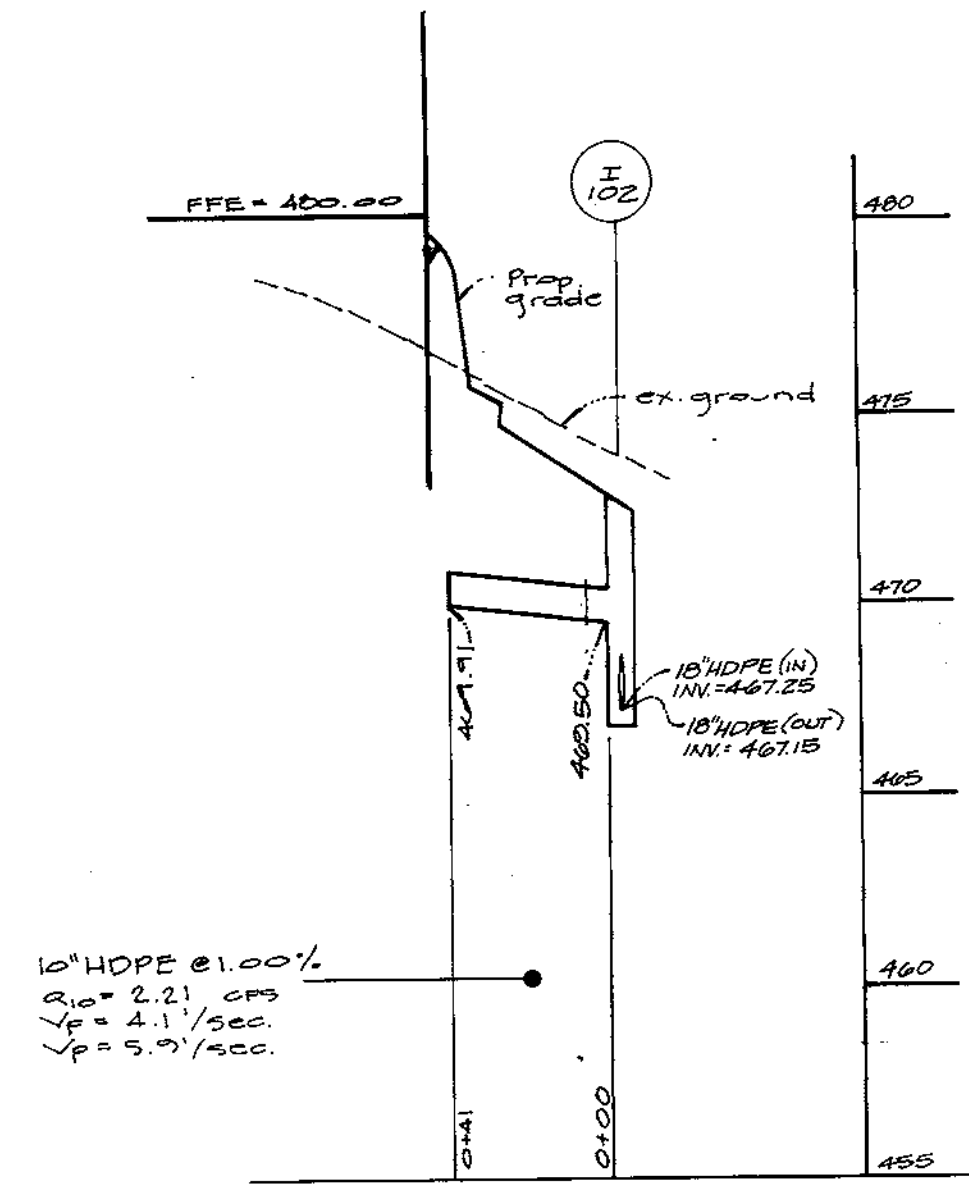
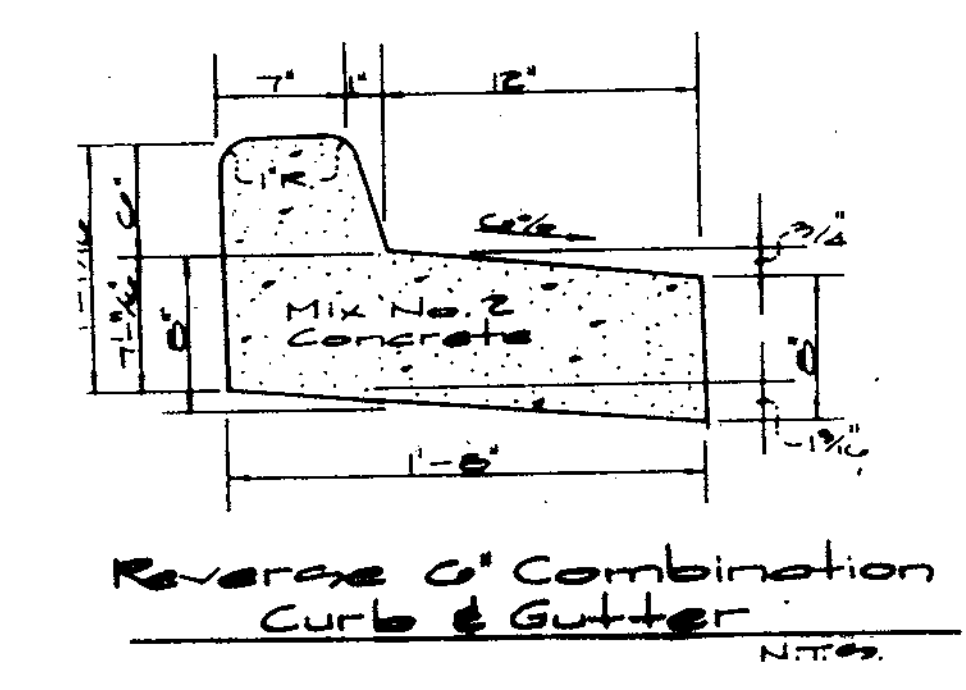
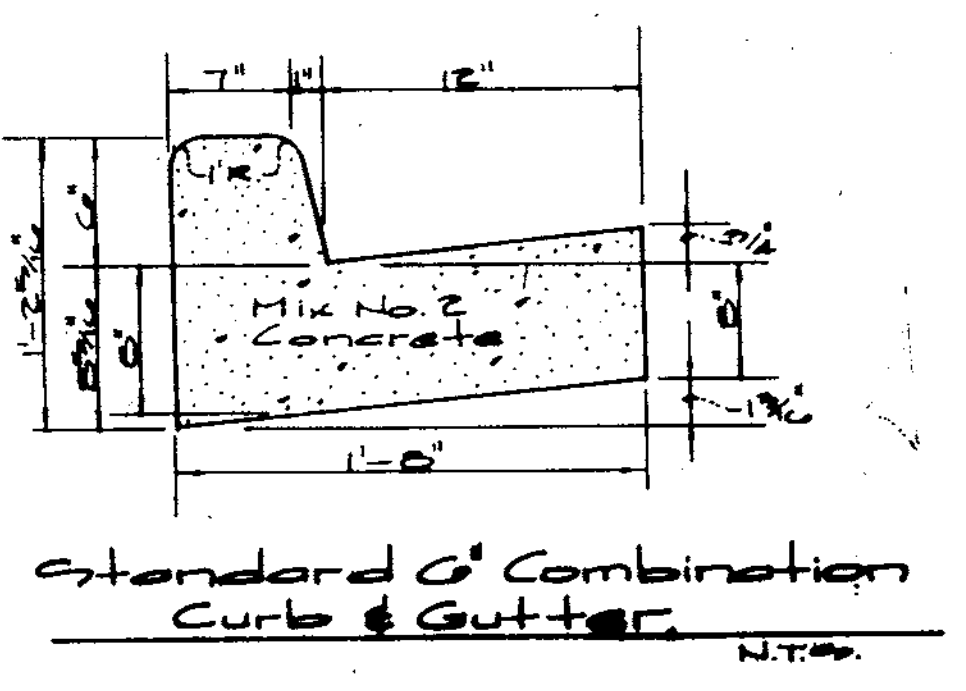
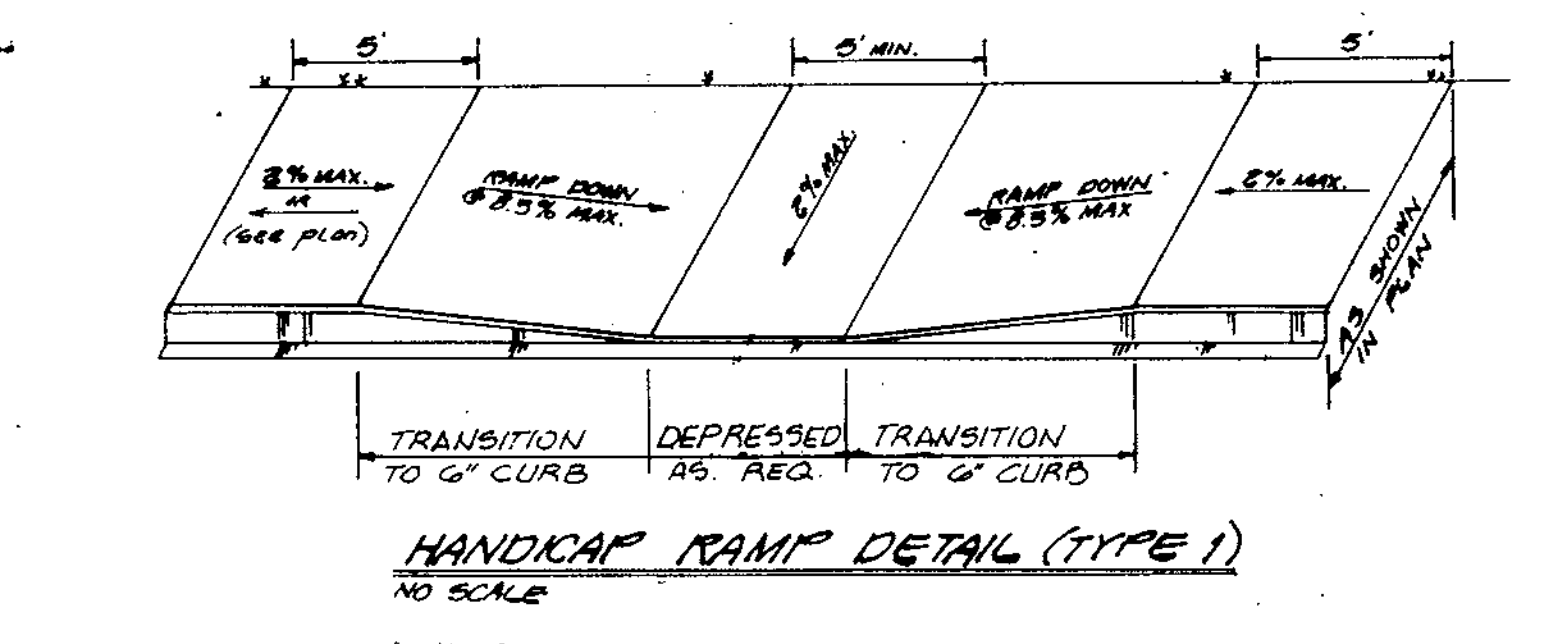
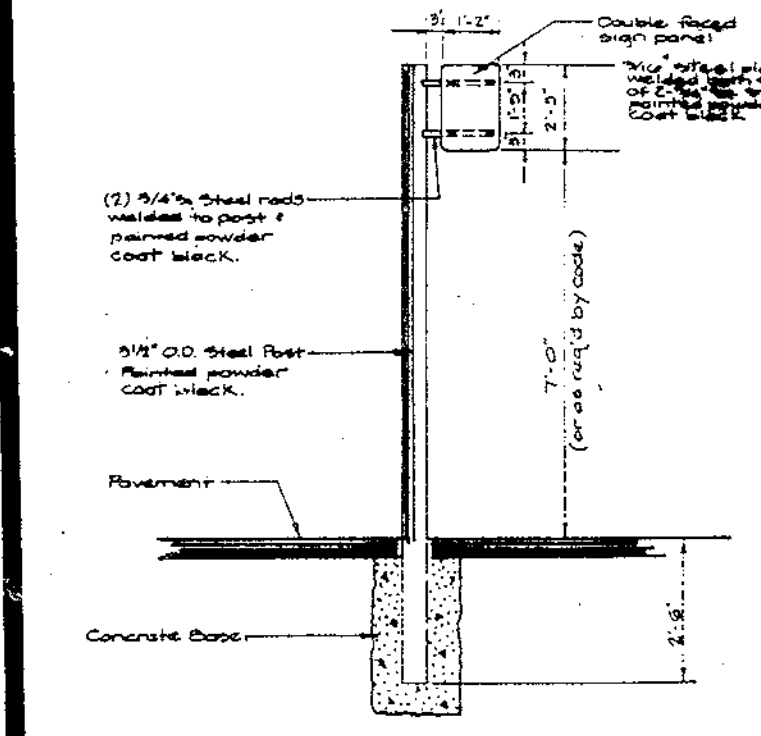
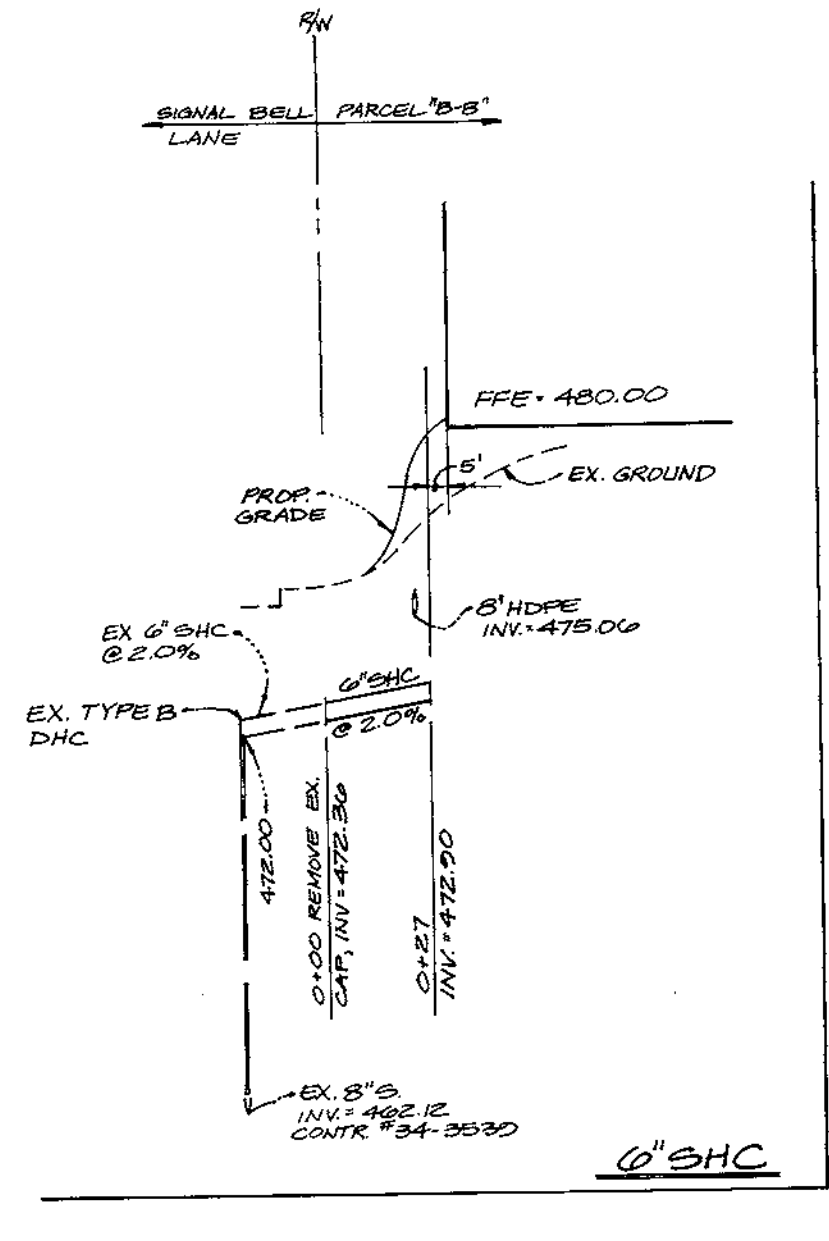
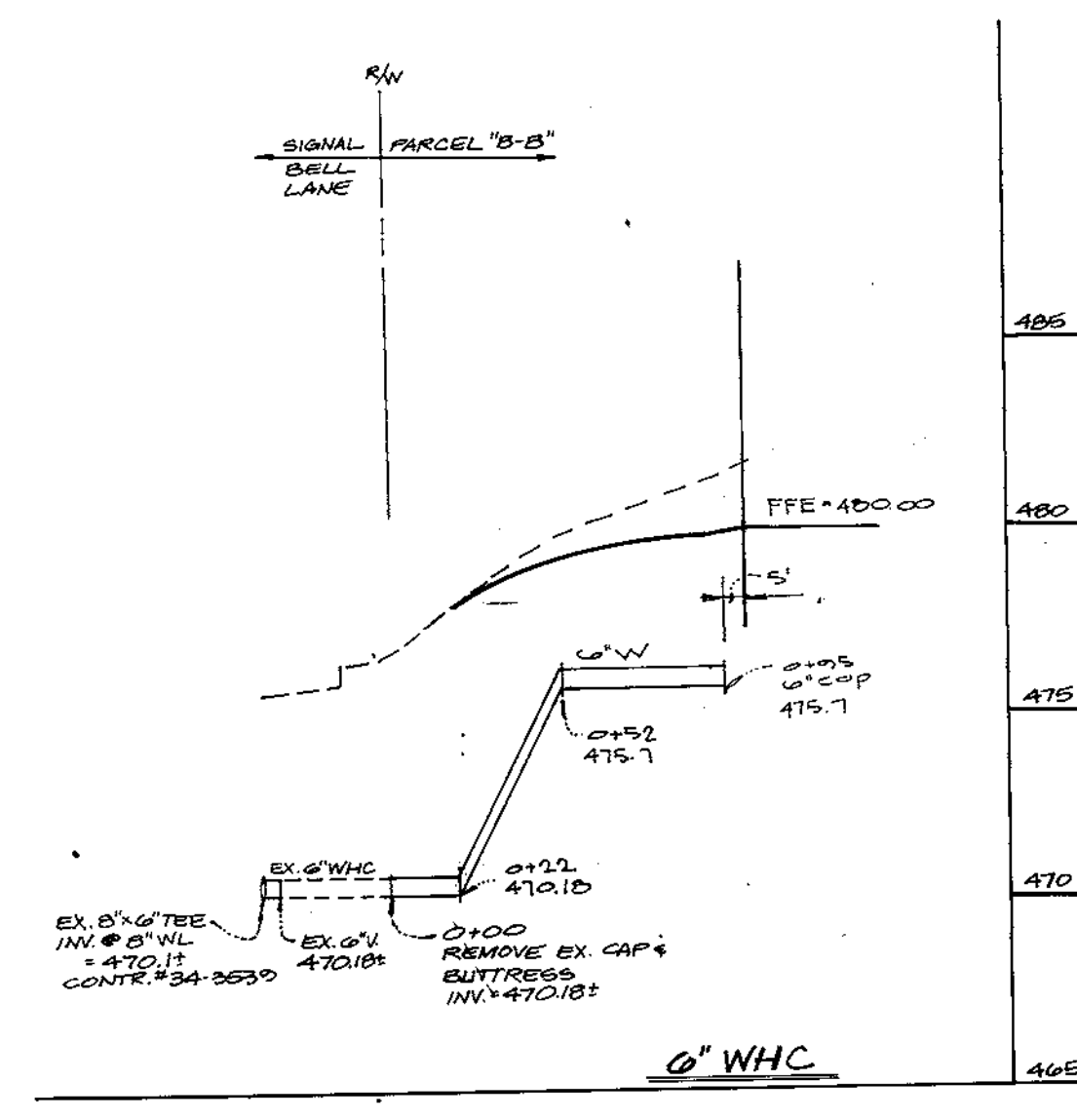
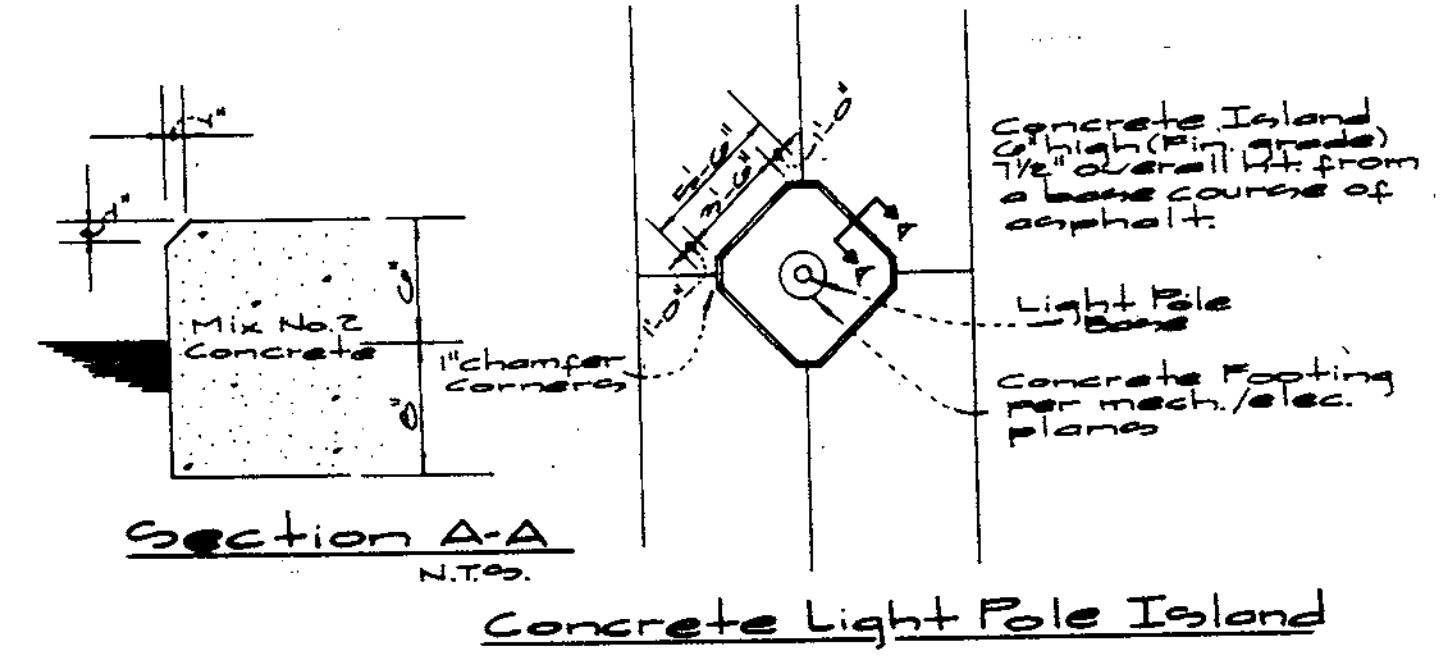
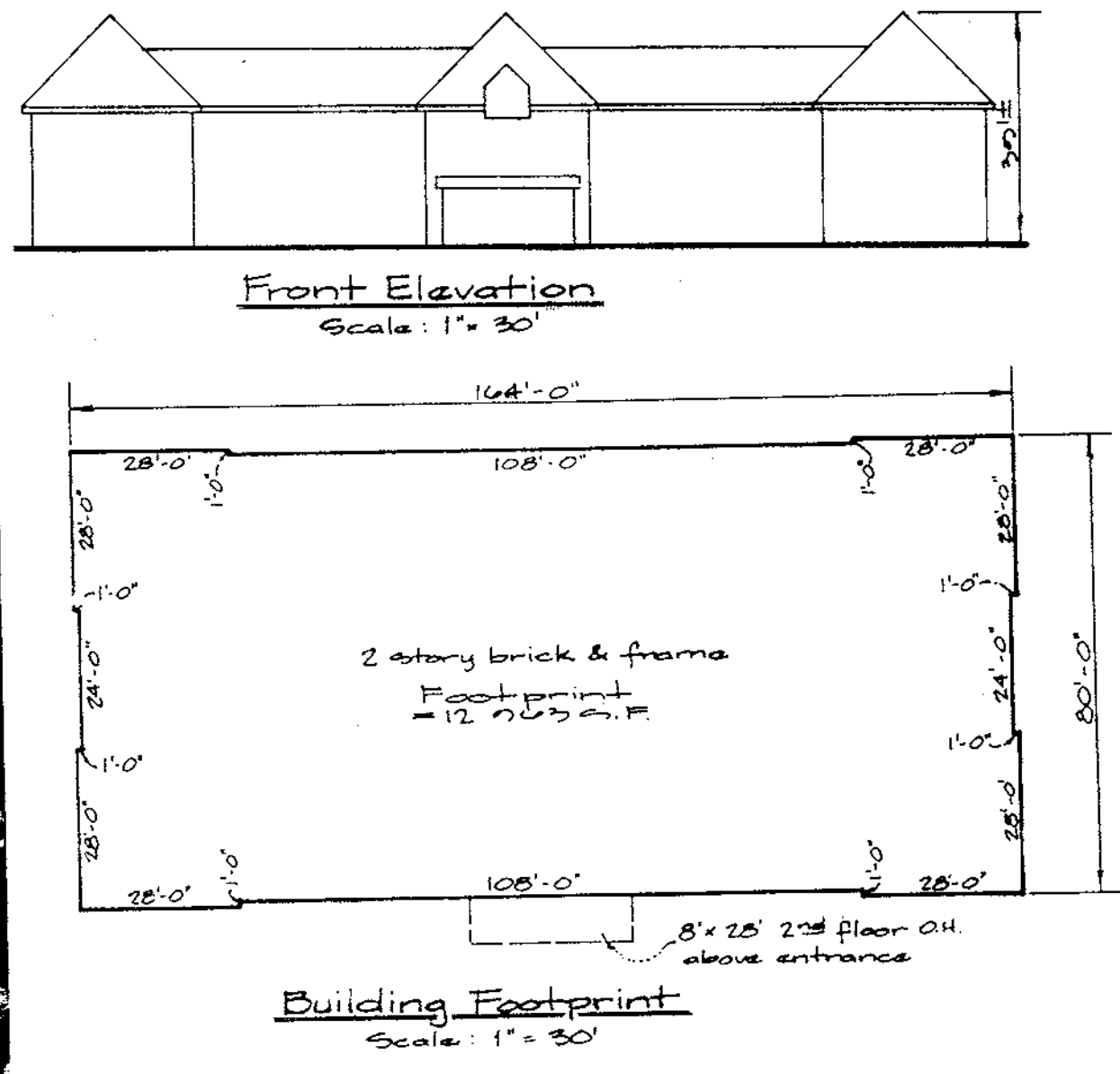
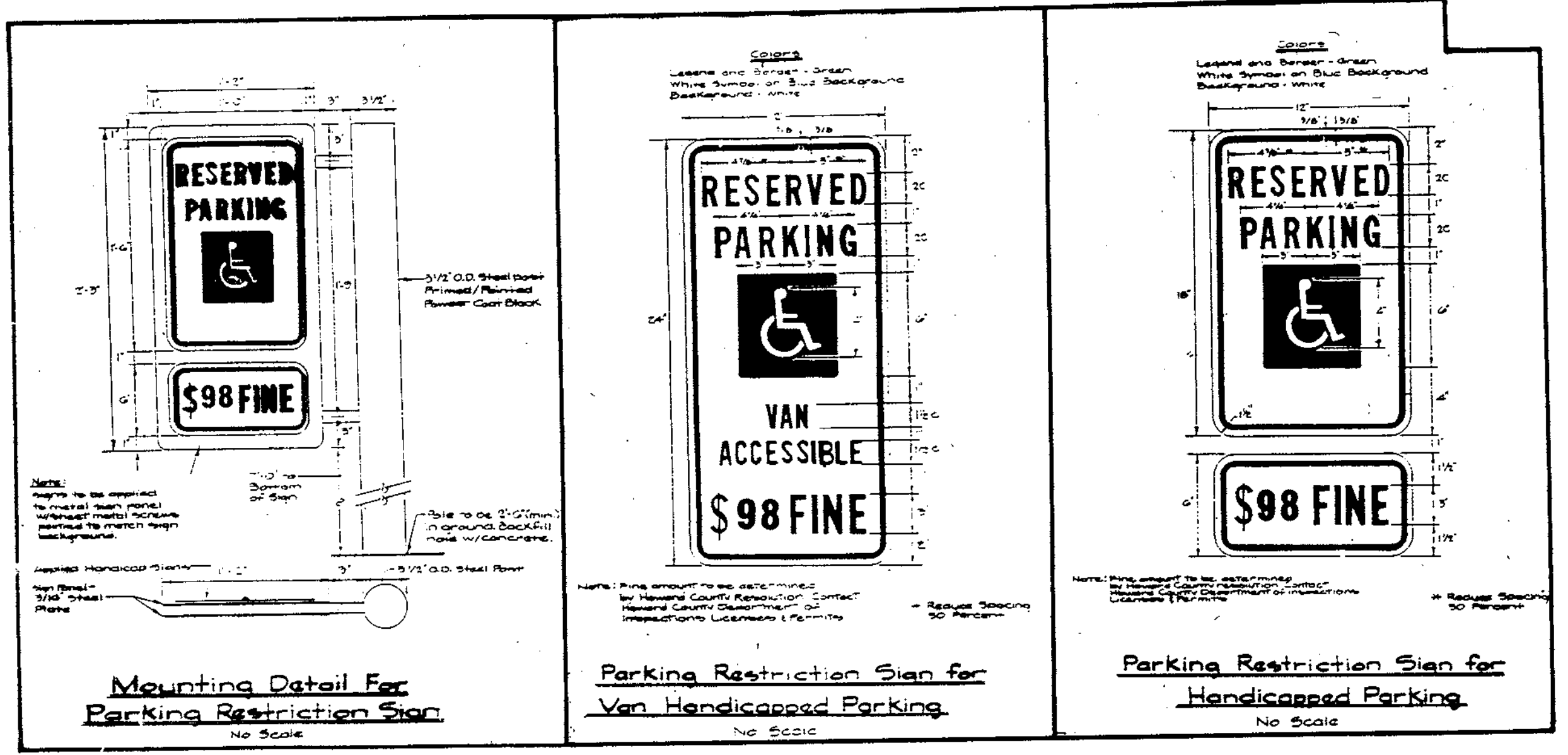
CLARKSVILLE ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SDP 99-167

Structure Schedule									
No.	Type	Width (inches)	Top Elevation		Invert Elevation		Std. Detail	Location	Remarks
			Upper	Lower	Upper	Lower			
I 102	Double 6" Comb.	3'-6"	475.25	472.80	467.25	467.45	SD-4-34	See Plan	
I 103	A-3 Inlet	2'-0"	474.40	474.21	467.90	467.90	SD-4-40	See Plan	
I 104	A-10 Inlet	2'-0"	475.54	474.80	468.85	468.85	SD-4-4	See Plan	
SC101	Stormceptor		477.00		466.98	466.98	Series 1800	See Plan	

Pipe Schedule		
Type	Class	Length
10" HDPE		10 LF.
15" HDPE		117 LF.
18" HDPE		59 LF.



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 9/23/99

RESIDENTIAL ZONES LOCAL, CUL-DE-SAC STS, ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL LOTS	P-2	1 1/2" BIT. CONC. SURFACE	1 1/2" BIT. CONC. SURFACE
		5" BIT. CONC. BASE	2 1/2" BIT. CONC. BASE
RESIDENTIAL ZONES MINOR AND MAJOR COLLECTORS COMMERCIAL-INDUSTRIAL ZONES LOCAL AND CUL-DE-SAC STREETS ALLEYS	P-3	1 1/2" BIT. CONC. SURFACE	1 1/2" BIT. CONC. SURFACE
		4 1/2" BIT. CONC. BASE	4 1/2" BIT. CONC. BASE

Approved: Howard County Department of Planning & Zoning

Michael J. DeLoach Director 11/15/99

Conrad Hamilton Chief, Department of Land Development 11/19/99

John Dawson Chief, Department of Engineering Division 11/10/99

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

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TELEPHONE: (301)421-4024 NO.VA. (201)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

Treatman Companies
2030 Red Branch Rd.
Suite 100
Columbia, Md 21045
(410) 730-1200

STORM DRAIN & UTILITY PROFILES AND DETAILS

Village of River Hill

Parcel "B-B"

A Resubdivision of Parcel "W", Village of River Hill, Section 4 Area 2

5th Election District

Howard County, Maryland

DES.: MCF	SCALE: As Shown	ZONING: B2/NT	GL.W.T.E. #: 99025
DRN.: HKJ	DATE: November 8, 1999	TAX MAP No.: 74-C	SHEET: 4 of 6
CHK.: REV.			

SDP 99-167

PLANT LIST	SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES	A	14	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2-3" Cal.	BBB	
	P	5	Platanus x acerifolia 'Bloodgood' / Bloodgood London Planetree	2 1/2-3" Cal.	BBB	
	Q	9	Quercus phellos / Willow Oak	2 1/2-3" Cal.	BBB	
EVERGREEN TREES	PA	9	Picea abies / Norway Spruce	8'-10' Ht.	BBB	
	PT	8	Pinus thunbergiana / Japanese Black Pine	8'-10' Ht.	BBB	
ORNAMENTAL TREES	CC	7	Cercis canadensis / Eastern Redbud	8'-10' Ht.	BBB	
	CK	16	Cornus kousa / Kousa Dogwood	8'-10' Ht.	BBB	
SHRUBS	AZ	55	Azalea 'Delaware Valley' / Delaware Valley White Azalea	15-18" Spr.	BBB	
	EA	17	Euonymus alatus 'compactus' / Compact Burning Bush	2-2 1/2' Spr.	BBB	
	ND	66	Nandina domestica 'Fire Power' / Fire Power Nandina	15-18" Spr.	BBB	
	RP	8	Rhododendron P.J.M. 'Olga Metzitt' / Olga Metzitt P.J.M. Rhododendron	18-24' Spr.	BBB	
	TH	126	Taxus media 'Hicksii' /	2-2 1/2' Ht.	BBB	
	VP	14	Viburnum plicatum var. tomentosum 'Mariesii' / 2 1/2-3" Ht. Maries Doublefile Viburnum	BBB		
GROUNDCOVER	L	2,130	Liriope spicata / Creeping Lily Turf	1 qt.	Cont.	+/- 12" O.C.

SCHEDULE A PERIMETER LANDSCAPE EDGE		Perimeter						
Category		1	2	3	4	5	6	Adj. to Perim. Prop.
Landscape Type		E	E	B	C	B	E	-
Linear Feet of Roadway Frontage/Perimeter		27'	136'	122'	215'	122'	214'	-
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)		NO	NO	NO	NO	NO	NO	-
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)		NO	NO	NO	NO	NO	NO	-
Number of Plants Required		1	3	2	5	2	5	0
Shade Trees		0	0	3	11	3	0	0
Evergreen Trees		7	9	0	0	0	54	0
Shrubs								
Number of Plants Provided		--- Alternative Compliance...exceeds county req. ---						
Shade Trees		--- Alternative Compliance...exceeds county req. ---						
Evergreen Trees		--- Alternative Compliance...exceeds county req. ---						
Other Trees (2:1 subst.)		--- Alternative Compliance...exceeds county req. ---						
Shrubs (10:1 subst.)		--- Alternative Compliance...exceeds county req. ---						
(describe plant substitution credits below if needed)								
Schedule 'A' Number of Shade Trees for bonding:	18 x \$300	= \$5,400						
Schedule 'A' Number of Evergreen Trees for bonding:	17 x \$150	= \$2,550						
Schedule 'A' Number of Shrubs for bonding:	70 x \$30	= \$2,100						
Schedule 'A' Number of Street Trees for bonding:	0 x \$30	= \$0						
TOTAL Estimate for Bonding:		\$10,050						

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces = 98 Spaces	
Number of Trees Required = 5 Trees @ 1 per 20 spaces	Number of Islands Required = 5
Number of Trees Provided	Number of Islands Provided = 5
Shade Trees	
Other Trees (2:1 substitution)	
NOTE:	
Alternative Compliance per HRD's Standards	
Alternative Compliance exceeds County requirements	
Schedule 'B' Number of Equivalent Shade Trees (EST) for bonding:	5 x \$300 = \$1,500

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- "Schedule A - Perimeter Landscape Edge" and "Schedule B - Parking Lot Internal Landscaping" are provided for landscape surety calculation purposes only. Financial surety for the required landscaping shall be posted with the developer agreement in the amount of \$11,550.
- Tabulation for landscape shown: Required planting by HRD for 1.7485 acre of office at 28 trees / acre = 49 trees
Planting provided:
Shade Trees (existing and proposed): 28
Ornamental Trees: 23 = 11.5 E.S.T. 1
Evergreen Trees (existing and proposed) 17 = 8.5 E.S.T. 1
E.S.T. - Equivalent Shade Trees
The balance of the HRD required shade trees is provided by proposed shrubs and ground covers

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transport all of the plant materials called for on drawings and/or listed in the Plant Schedule.

- Plant Names**
Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.
- Plant Standards**
All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.
- Plant Measurements**
All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four inches (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 18" - 24" spread unless noted otherwise.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3 1/2" caliper, 10'-12' in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" diameter
3.5" - 4"	14'-16'	8'-10'	36" diameter
4" - 4.5"	16'-18'	8'-10'	40" diameter
4.5" - 5"	16'-17'	10'-12'	44" diameter
5" - 5.5"	18'-20'	10'-12'	48" diameter
5.5" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

- Plant Identification**
Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.
- Plant Inspection**
The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

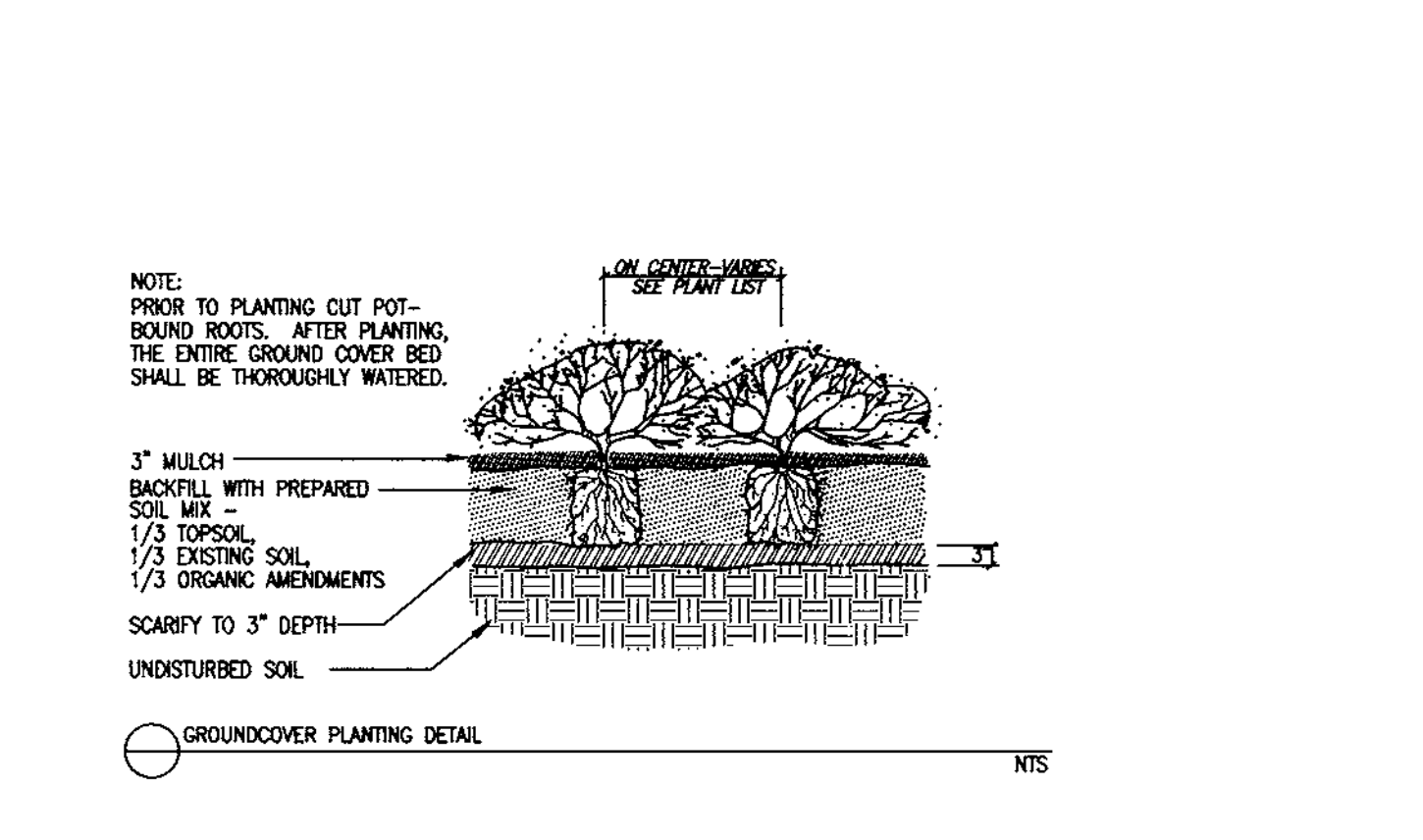
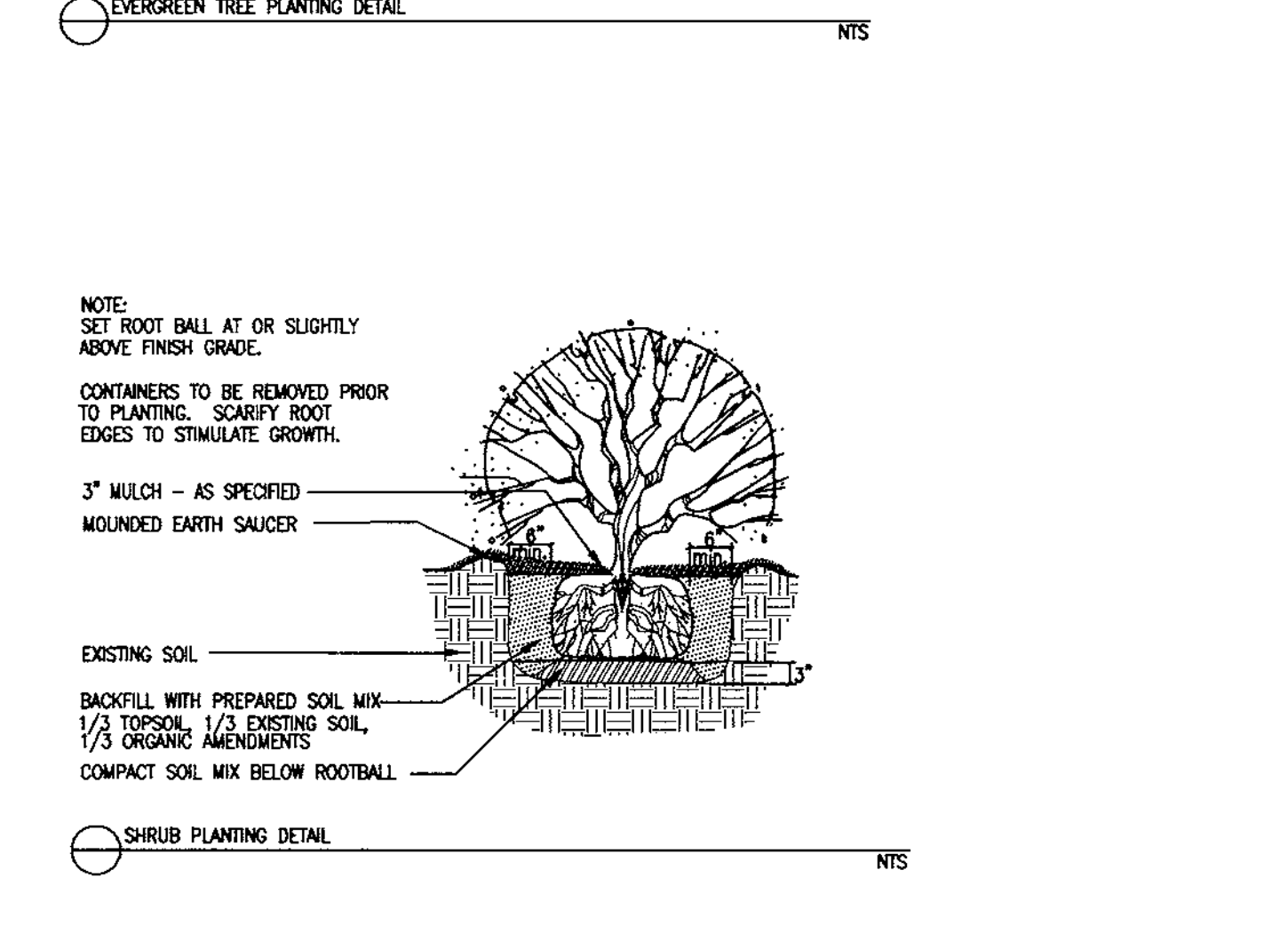
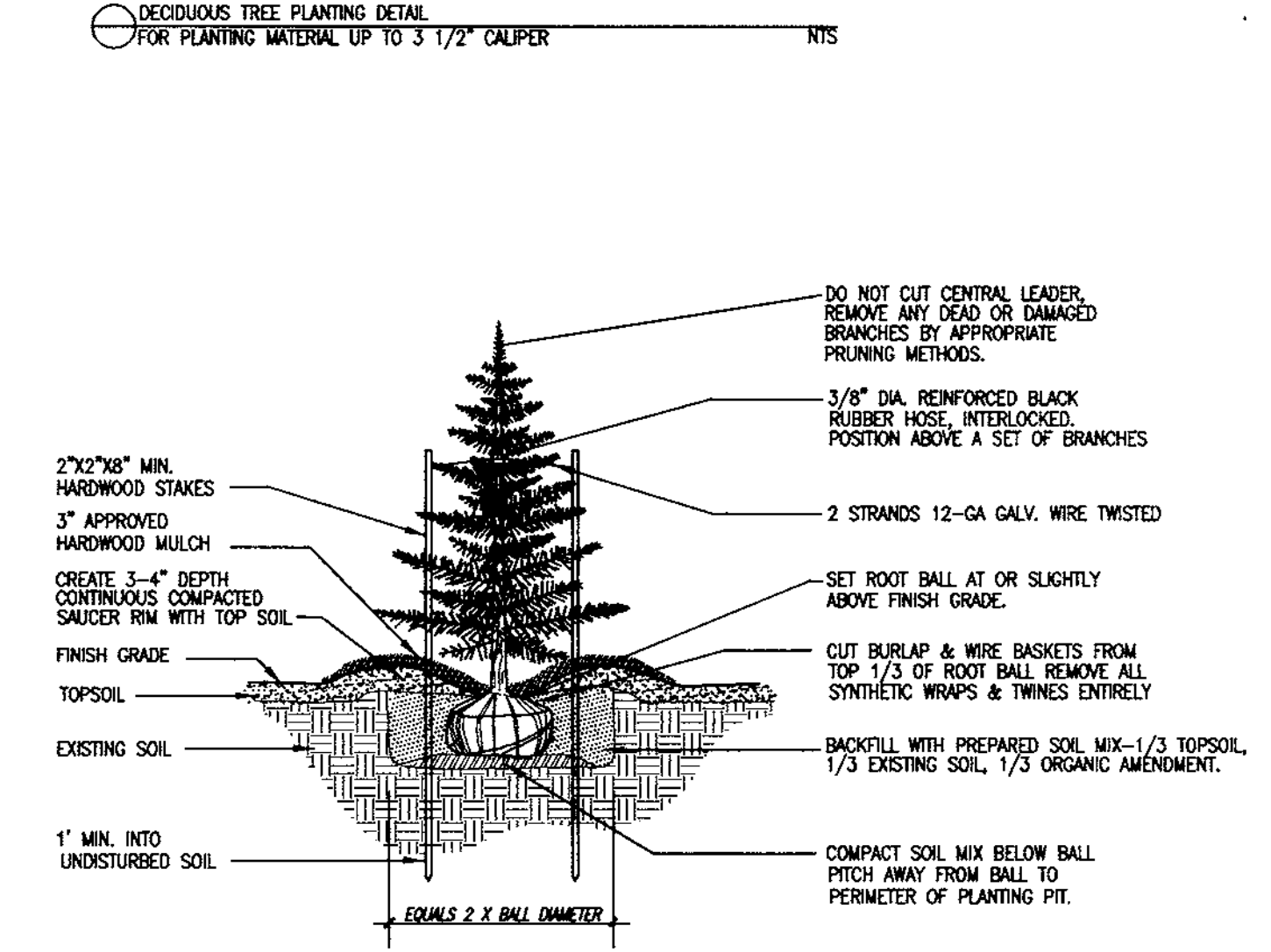
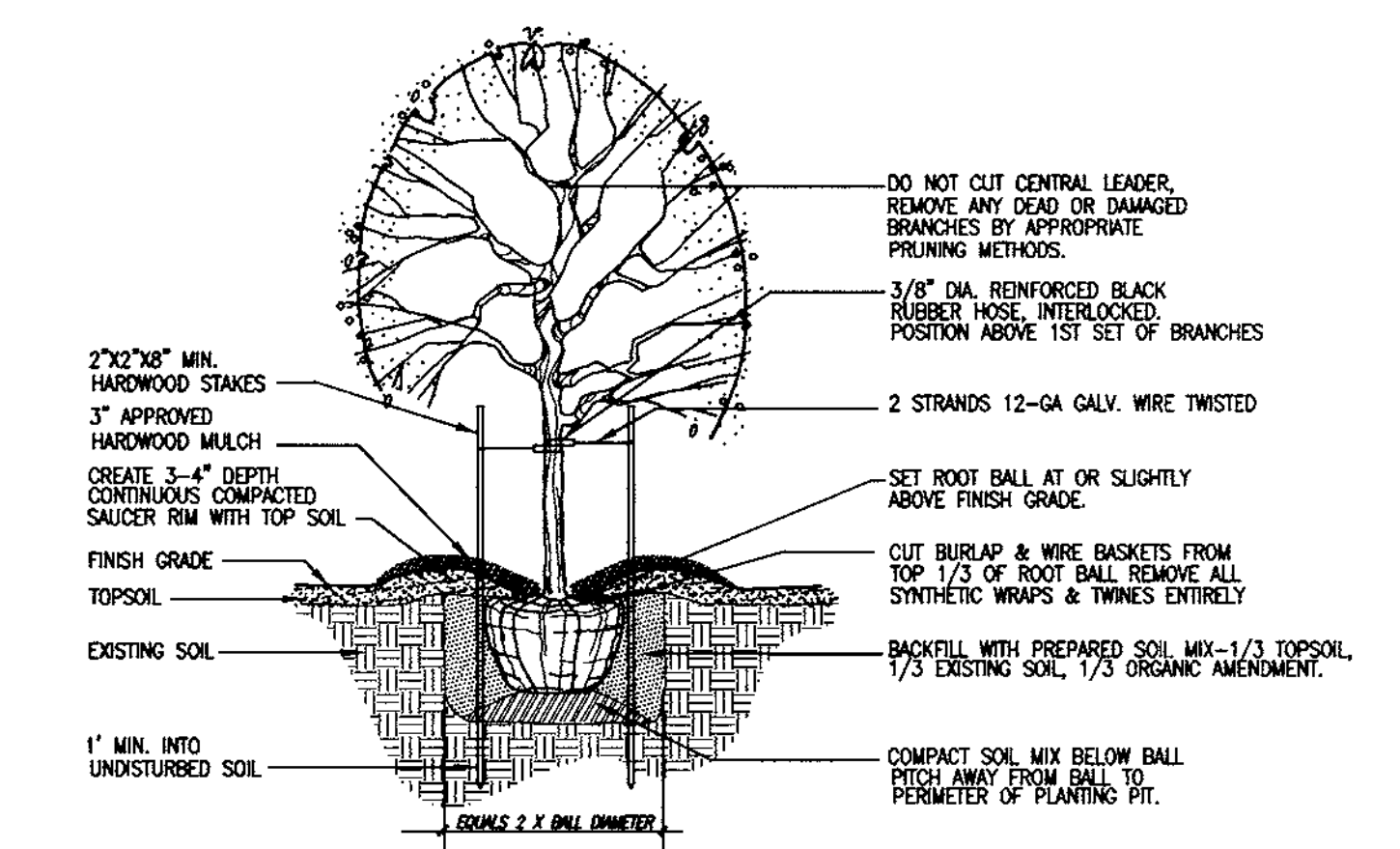
All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

- Planting Seasons**
The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.
The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.
- Digging**
All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".
- Excavation of Plant Pits**
The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:
 - Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
 - All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball; diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Vicia, or Escort.



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 9/23/99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark V. Ince 11/19/99
Director

Condi Hamilton 11/19/99
Chief, Division of Land Development

John Williams 11/19/99
Chief, Development Engineering Division



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

NO.	REVISION	DATE	BY	APPR.
2	CHANGE GROUNDCOVER FROM IVY TO LIRIOPE PER OWNER REQUEST		KWK	
1	REVISE PER 7/12/99 H.R.D. COMMENTS AND 7/14/99 HOWARD COUNTY LAND DEVELOPMENT COMMENTS		KWK	

PREPARED FOR:
TROUTMAN COMPANIES
9030 RED BRANCH ROAD
SUITE 100
COLUMBIA, MD. 21045
PH: 410-730-7065

LANDSCAPE NOTES & DETAILS
VILLAGE OF RIVER HILL
PARCEL 'BB'
PLAT No. 13172

CLARKSVILLE ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
NOT TO SCALE (PLOT AT 1"=1')	B2/NT	99025
DATE	TAX MAP - GRID	SHEET
November 8, 1999	34 - 6	5 OF 6

SDP 79-167

SEDIMENT 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. (410) 313-1855
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
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 and 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 perimeter 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seedings and mulching (Sec. G).
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	: 1.75	Acres
Area Disturbed	: 1.75	Acres
Area to be roofed or paved	: 1.17	Acres
Area to be vegetatively stabilized	: 0.58	Acres
Total Cut	: 2452	Cu. Yds.
Total Fill	: 2452	Cu. Yds.

 Off-site waste/borrow area location:

PERMANENT SEEDING NOTES

Apply to graded or cleared area 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 (unless 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 square feet) 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).
- 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 (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 (.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 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 unrotted 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

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. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within 1 working day, whichever is shorter.

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

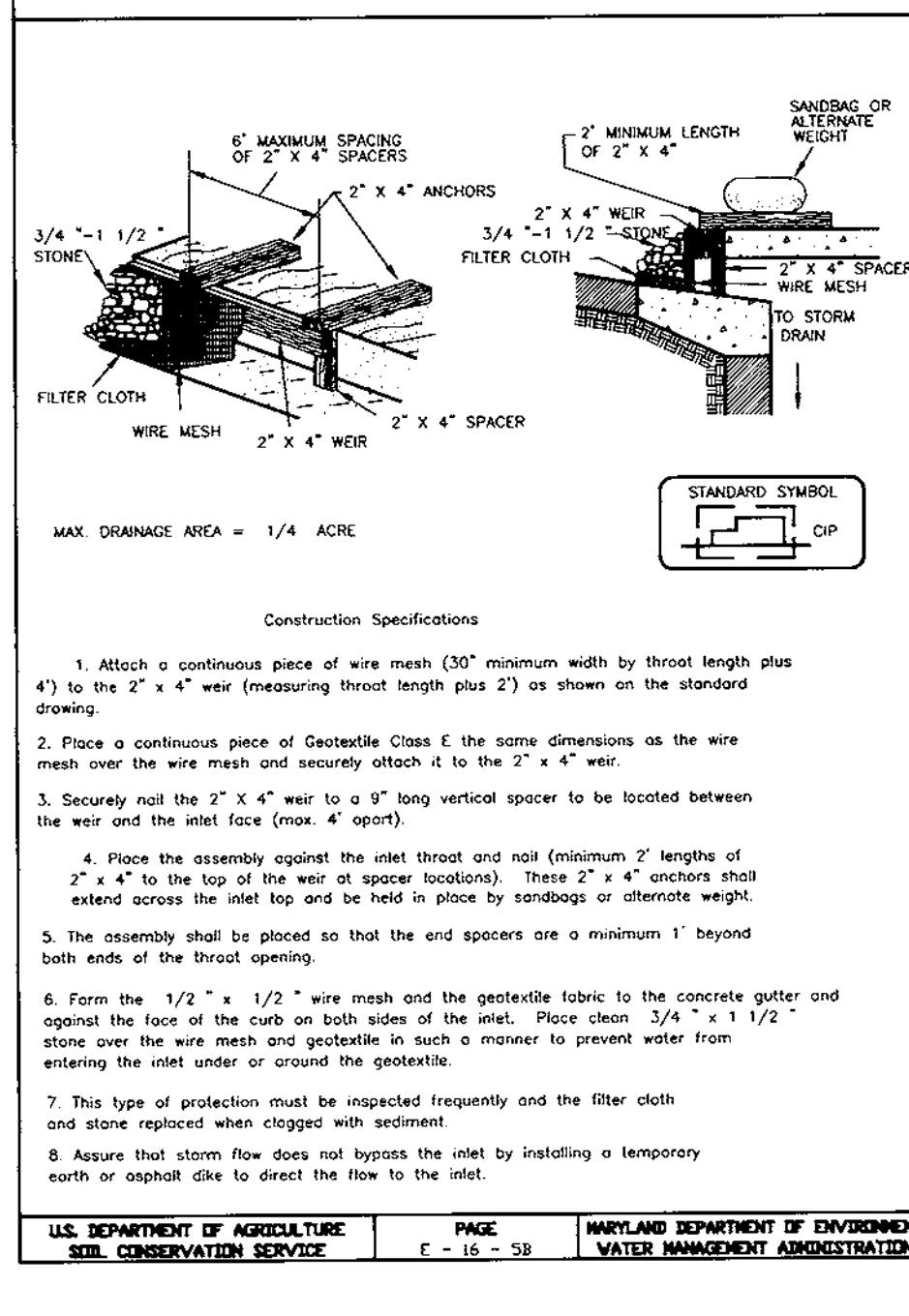
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 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 sod.

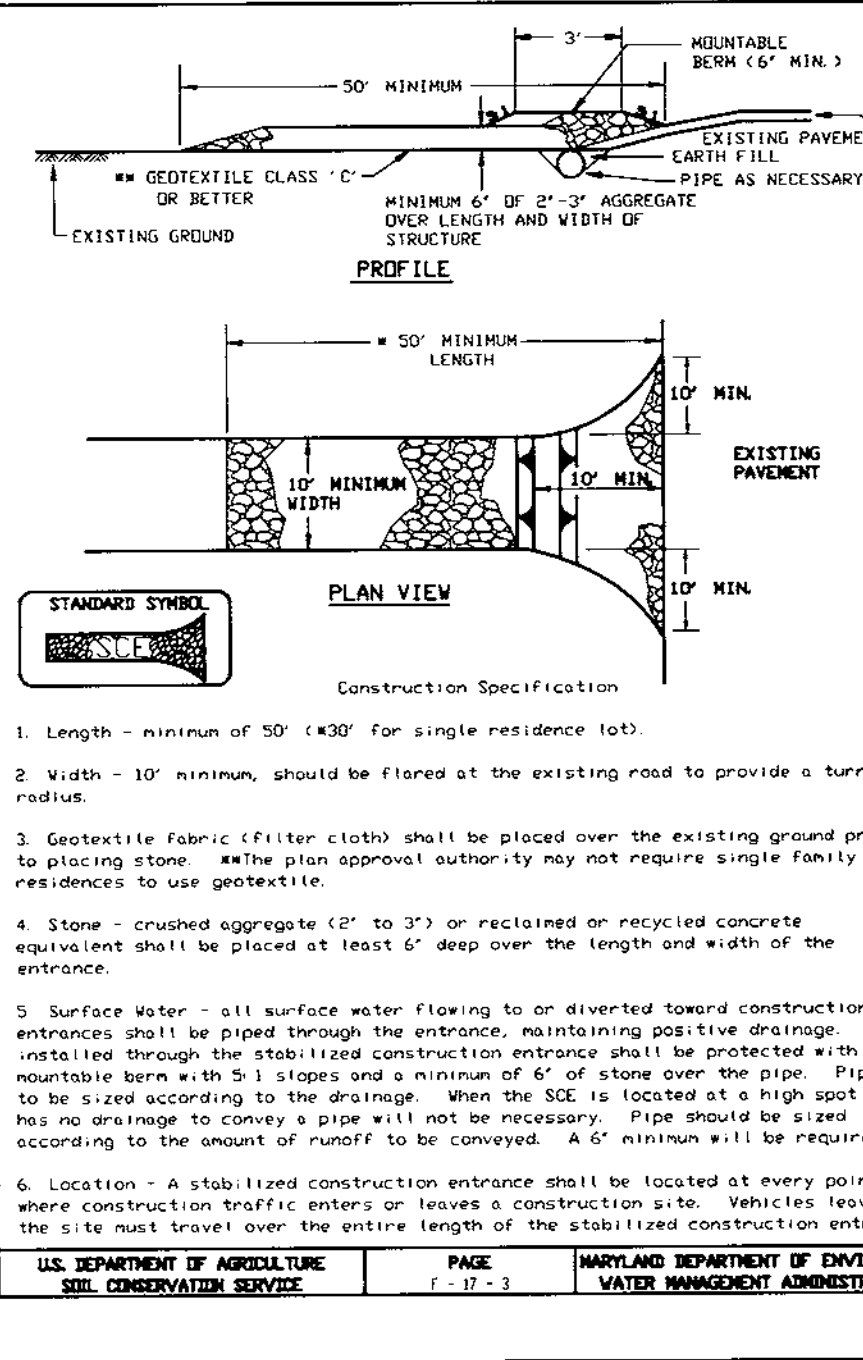
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

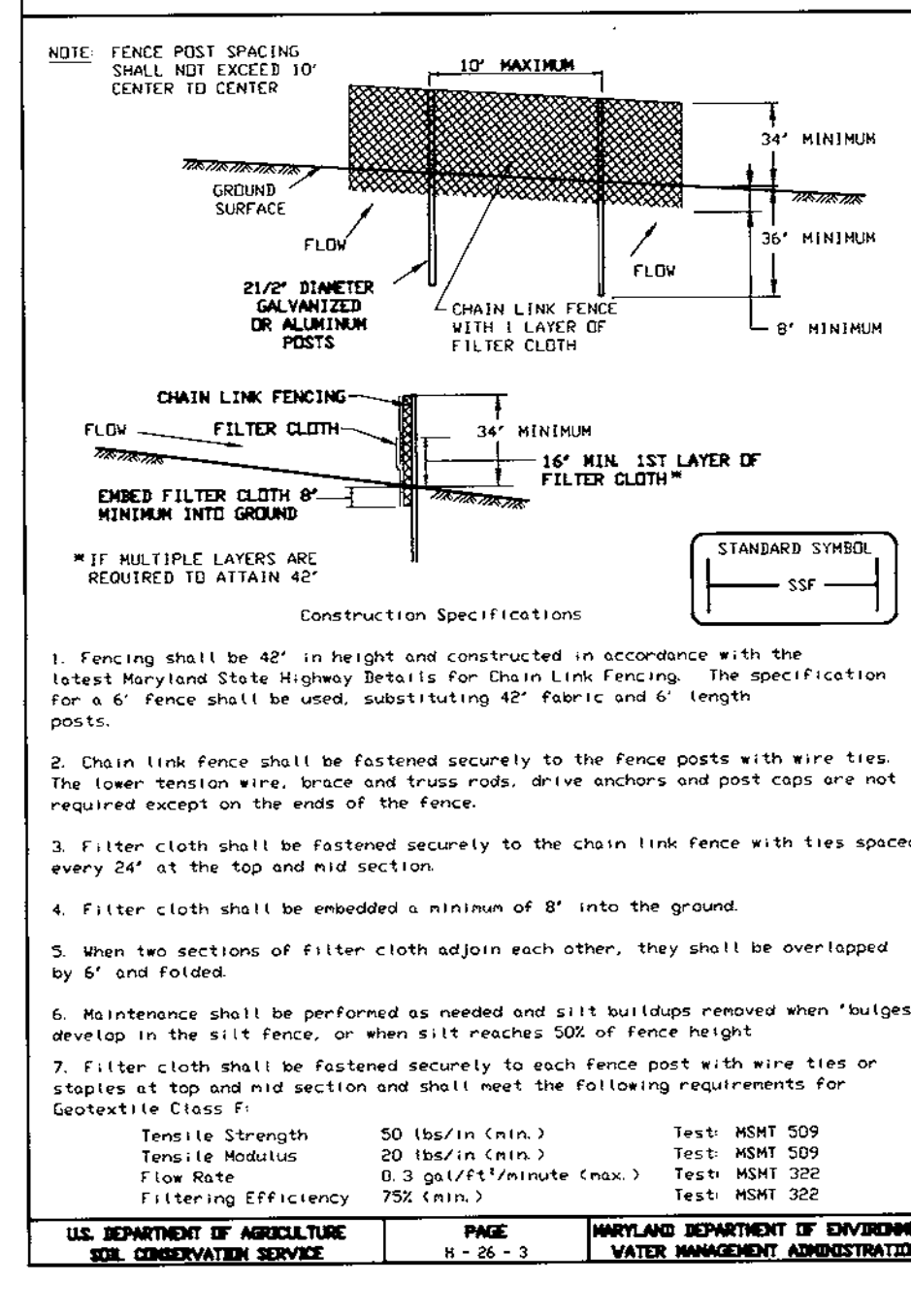
DETAIL 23C - CURB INLET PROTECTION (CDS OR CDS INLETS)



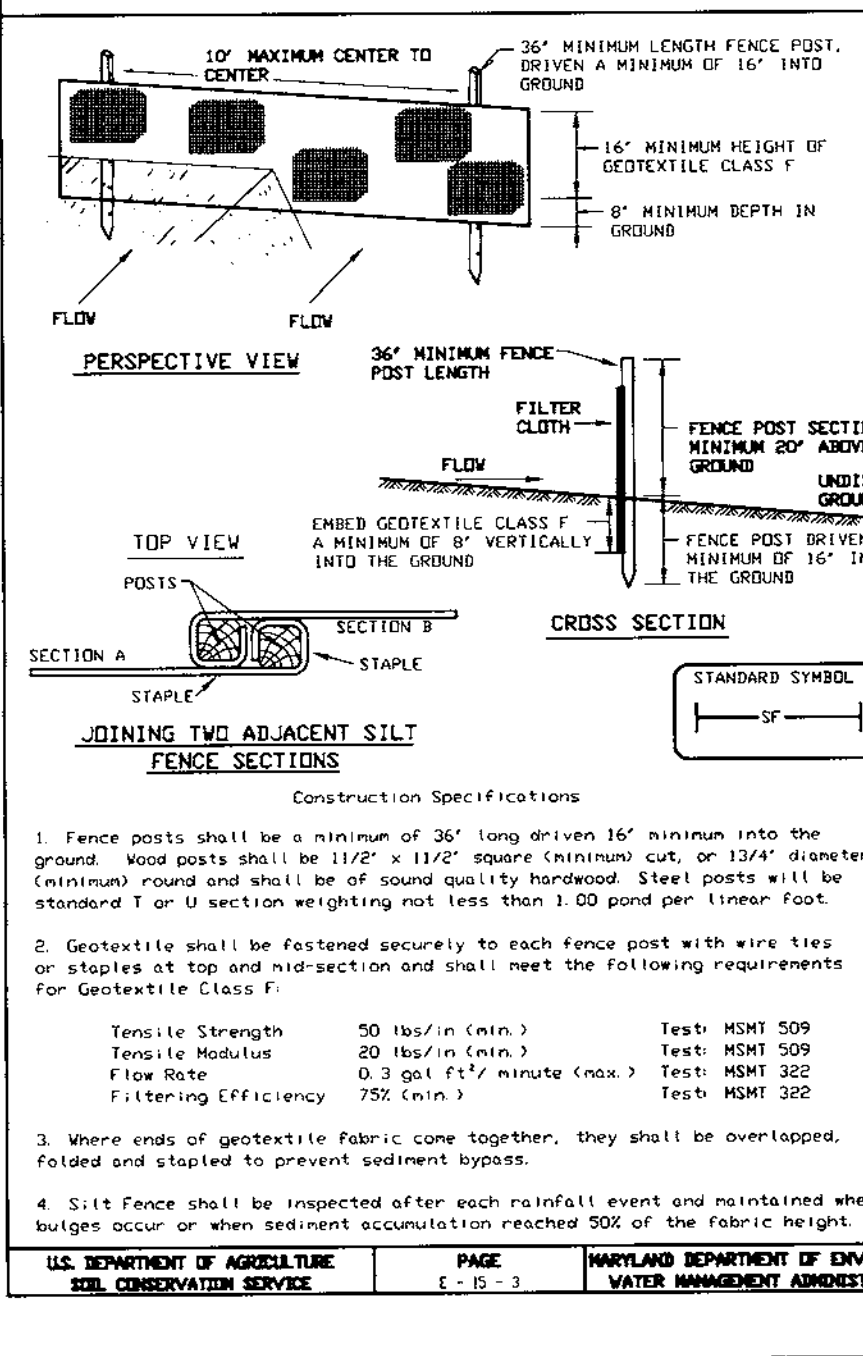
DETAIL 24 - STABILIZED CONSTRUCTION-ENTRANCE



DETAIL 33 - SUPER SILT FENCE



DETAIL 22 - SILT FENCE



Precast Concrete Stormceptor® Order Request Form

CONTRACTOR INFORMATION

Name: to be determined
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Contact: _____
 Phone: _____
 Fax: _____

OWNER INFORMATION

Name: Troutman Companies
 Phone: (410) 720-7000
 Fax: _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT (L.S.A.)

Stormceptor® Model	Inlet Size	Microbe Number
STC	DISC	Top Elevation (ft)
900	22"	Inlet Pipe Invert (ft)
1200	32"	Outlet Pipe Invert (ft)
1800	44"	Pipe Type
2400	CUSTOM	Inlet Pipe Inside Diameter (ID)
		Inlet Pipe Outside Diameter (OD)
		Outlet Pipe Inside Diameter (ID)
		Outlet Pipe Outside Diameter (OD)

Project Name: Village of River Hill 4/2 Parcel "BB"
 Approximate time frame of delivery (weeks): _____
 Delivery Address: Signal Hill Lane
 City: _____ State: MD Zip Code: _____
 Designer Company: Autoschick, Little & Weber, PA
 Designer Contact: _____ Phone: (412) 622-1040 Fax: (412) 421-4100

PLEASE FILL OUT COMPLETELY AND FAX TO: CSR Hydrex Controls
 ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

1. The Stormceptor water quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum utilizing the Stormceptor Inspection/Monitoring Form. Inspections shall be done by using a clear Plexiglass tube ("sludge judge") to extract a water column sample. When the sediment depths exceed the level specified in Table 6 of the Stormceptor Technical Manual, the unit must be cleaned.
2. The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.
3. The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
4. The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found, the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.
5. The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available to the Howard County officials upon their request.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 9/23/99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Cindy Hamilton Date: 11/19/99
 Chief, Division of Land Development and Research: _____ Date: _____
 Chief, Development Engineering Division: _____ Date: 11/19/99

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD."

Signature of Developer/Builder: [Signature] Date: 9/11/99

ENGINEER'S CERTIFICATE

"I 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: [Signature] Date: 6-11-99

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Signature: [Signature] Date: 11/16/99
 Signature: [Signature] Date: 4/16/99
 Natural Resources Conservation Service

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
TROUTMAN COMPANIES
 9030 RED BRANCH ROAD
 SUITE 100
 COLUMBIA, MD. 21045
 PH: 410-730-7065

SEDIMENT CONTROL NOTES & DETAILS

VILLAGE OF RIVER HILL
PARCEL "BB"
 A RESUBDIVISION OF PARCEL "T", VILLAGE OF RIVER HILL, SECTION 4 AREA 2

CLARKSVILLE ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	B2/NT	99025
DATE	TAX MAP - GRID	SHEET
November 8, 1999	34 - 6	6 OF 6

SDP 99-167