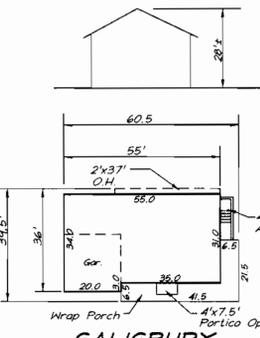


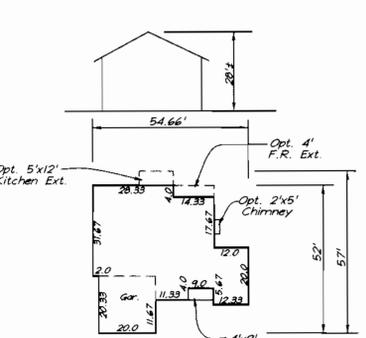
CAMBRIDGE
 2770.82 SF * Min. Lot Size w/all Options
 3054.82 SF * Min. Lot Size w/all Options w/12'x23' Deck

TIDEWATER
 2477.26 SF * Min. Lot Size w/all Options
 2637.26 SF * Min. Lot Size w/all Options w/10'x16' Deck

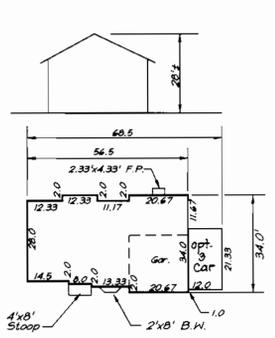
SEAFORD
 2237.60 SF * Min. Lot Size w/all Options
 2857.80 SF * Min. Lot Size w/all Options w/10'x16' Deck



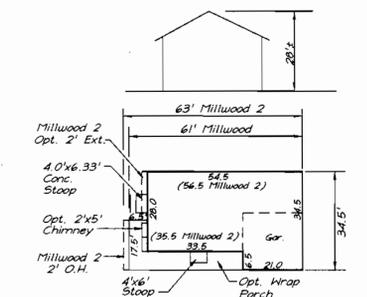
SALISBURY
 2316.25 SF * Min. Lot Size w/all Options
 2476.25 SF * Min. Lot Size w/all Options w/10'x16' Deck



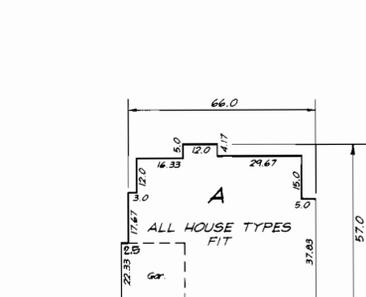
TALBOT
 2233.49 SF * Min. Lot Size w/all Options
 2393.69 SF * Min. Lot Size w/all Options w/10'x16' Deck



RIVER HILL
 1960.43 SF * Min. Lot Size w/all Options
 2120.43 SF * Min. Lot Size w/all Options w/10'x16' Deck



MILLWOOD
 2141.18 SF * Min. Lot Size w/all Options
 2301.18 SF * Min. Lot Size w/all Options w/10'x16' Deck



MILLWOOD 2
 2210.32 SF * Min. Lot Size w/all Options
 2370.32 SF * Min. Lot Size w/all Options w/10'x16' Deck

ADDRESS CHART

LOT NO.	STREET ADDRESS
1	12200 Summer Sky Path
18	12244 Summer Sky Path
19	12248 Summer Sky Path
20	12252 Summer Sky Path
24	12241 Summer Sky Path
25	12257 Summer Sky Path
44	12212 Linden Linthicum Lane

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: *[Signature]* 8/26/99
 Chief, Division of Land Development: *[Signature]* 8/31/99
 Director: *[Signature]* 9/3/99

PLANT SCHEDULE

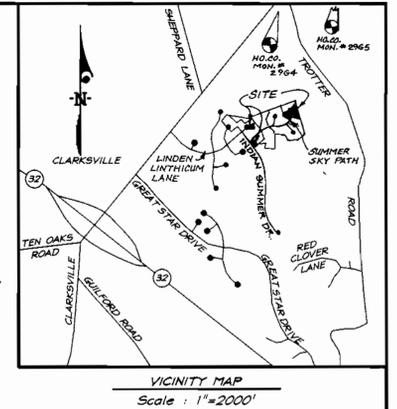
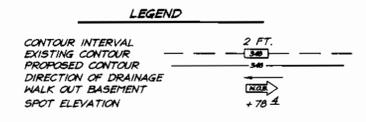
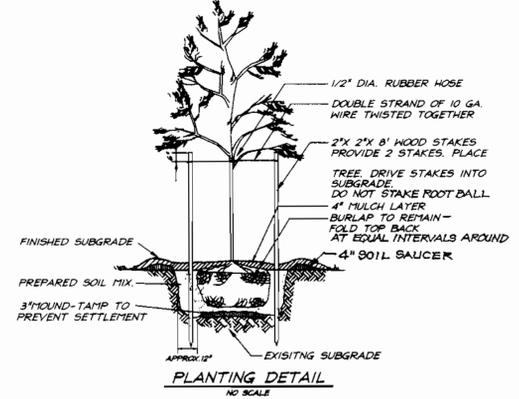
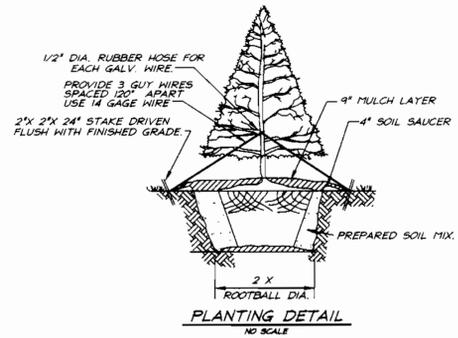
KEY	PLANT NAME	SIZE	QUAN	REMARKS
(AR)	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	2	B4B
(PS)	PINUS STROBUS WHITE PINE	6'-8' HT.	3	B4B

NOTES:
 1. All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with HRD planting specifications.
 2. Contractor shall verify location of all underground utilities prior to digging.
 3. Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	LOT 1
Landscape Type		B
Frontage/Perimeter		120
Number of Plants Required		
Shade Trees	(1/50)	2
Evergreen Trees	(1/40)	3
Shrubs		
Number of Plants Provided		
Shade Trees		2
Evergreen Trees		3
Surety Amounts		\$105000

* Comments: Planting to be provided per the New Town Alternative Compliance method.



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2965
 an additional 2,544' Northeastly along MD. Route 108 away from Site

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is : 2.2739 Acres.
 - The total number of lots included in this submission is : 7
 - Improvement to property : Single Family Detached
 - The maximum lot coverage permitted including Decks is 30%
 - Department of Planning and Zoning reference file numbers : S-93-21-P-95-14, F-96-102, WP-95-70, F-98-37.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37, 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 prepared by Morris & Ritchie Associates in September 1998.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers : 2964 & 2965
 - 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 details R.6.03 & R.6.05.
 - In accordance with FDP-Phase 222 A, Part VI 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. Arealway may not project into any setbacks.
 - Stormwater Management is provided per : F-98-37 *
 - SHC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and Landscape Manual. Financial Surety for the trees in schedule A in the amount of \$1050.00 shall be part of the grading permit.
- * Stormwater management facilities to be public and to include one stormwater management pond with an extended detention facility adjacent to it. Maintenance to be done jointly between Ho.Co., Md. and Columbia Aeon.

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-98-37 and/or approved Water and Sewer Plans Contract #34-3655-D.

INDEX SHEET

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
SEDIMENT & EROSION CONTROL PLAN	3&4

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/C	1, 18-20, 24, 25 & 44
PLAT NO.	BLOCK NO.	ZONE
13505	1	NTSFLD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5th	6055
WATER CODE	SEWER CODE	
1-10	6653000	

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

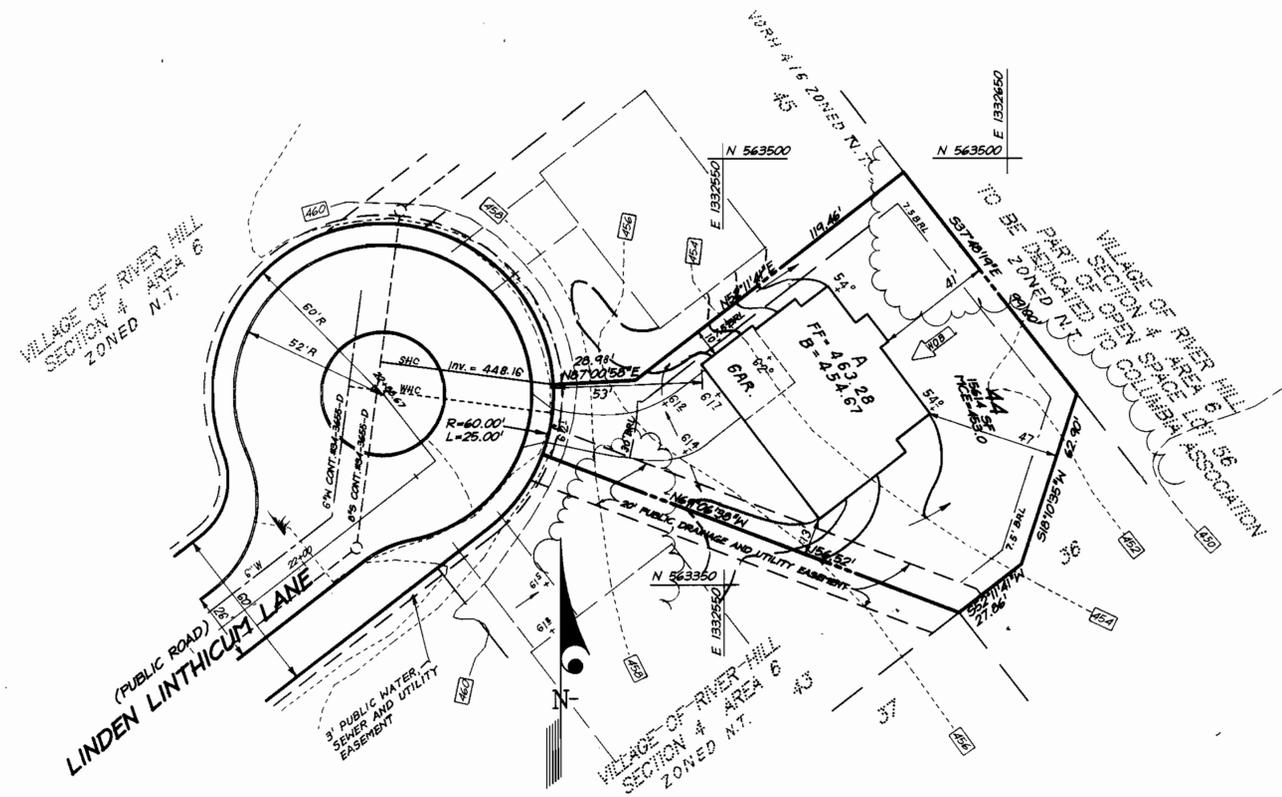
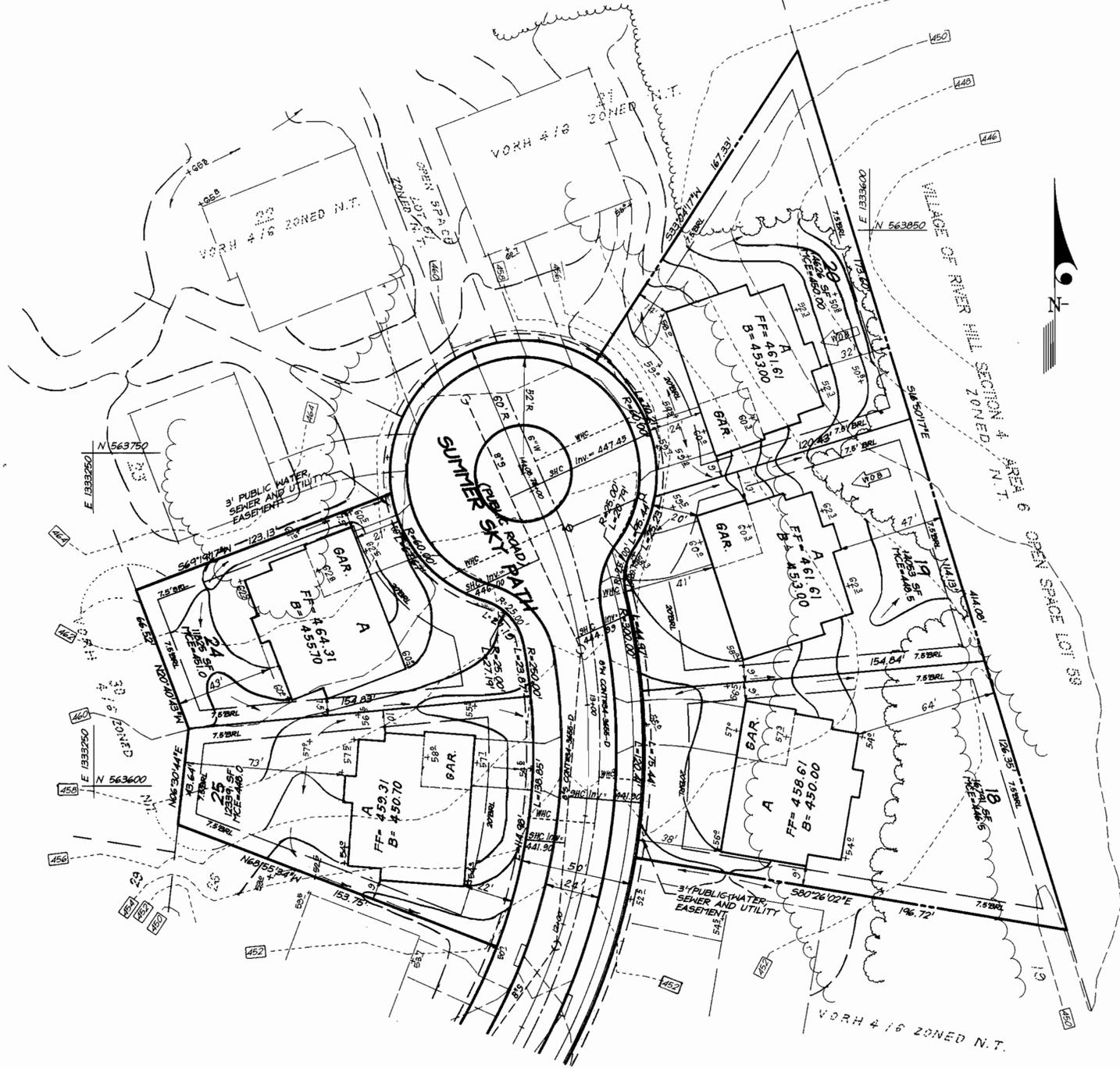
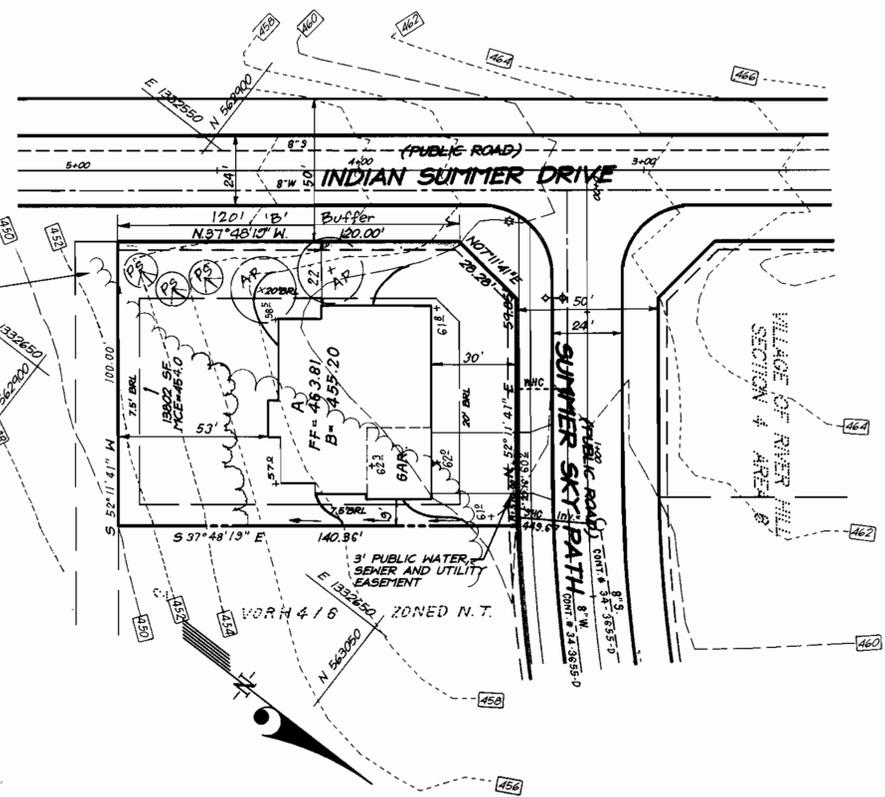
DESIGNED: M.M. J.M.E.
 DRAWN: K.B./J.R.
 CHECKED: J.M.E.
 DATE: 6-24-99

SITE DEVELOPMENT, LOTS 1, 18, 19, 20, 24, 25, AND 44
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 6
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DRAWING: 1 of 4
 JOB NO.: 99-093
 FILE NO.: 99-093-X

DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: *[Signature]* HARRY A. BONIE
 Date: 6-24-99





APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 8/26/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 9/3/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

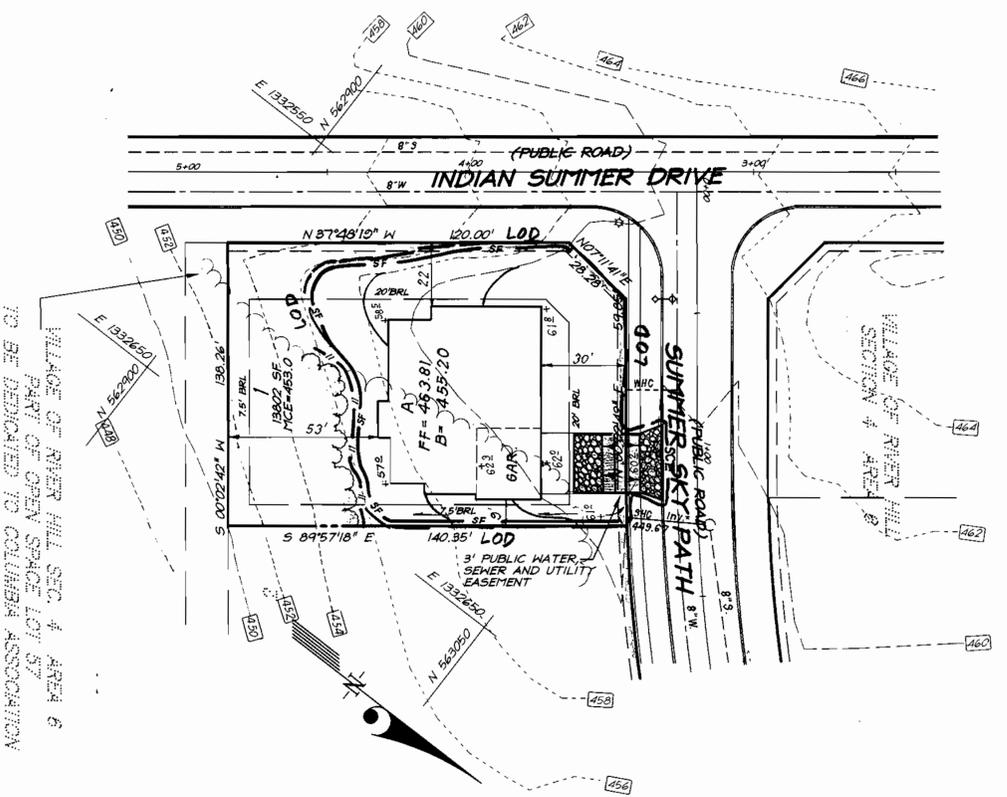
[Signature] 9/3/99
 DIRECTOR
 DATE



OWNER DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

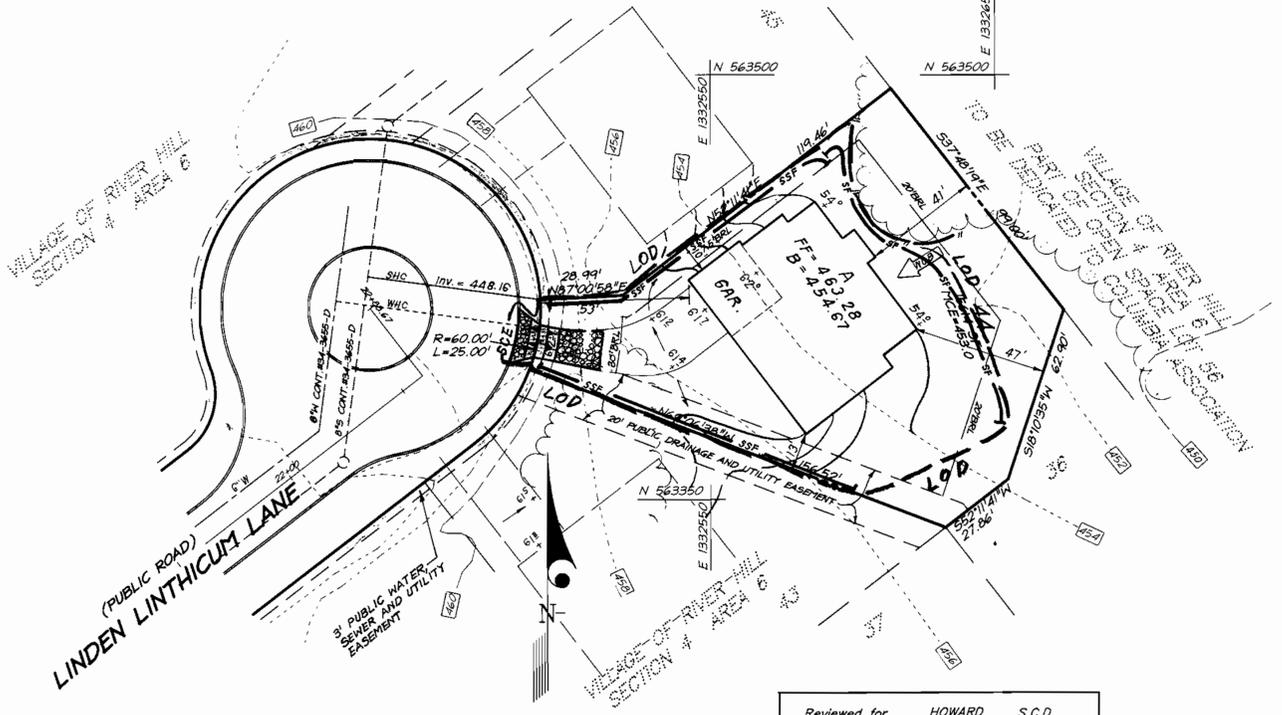
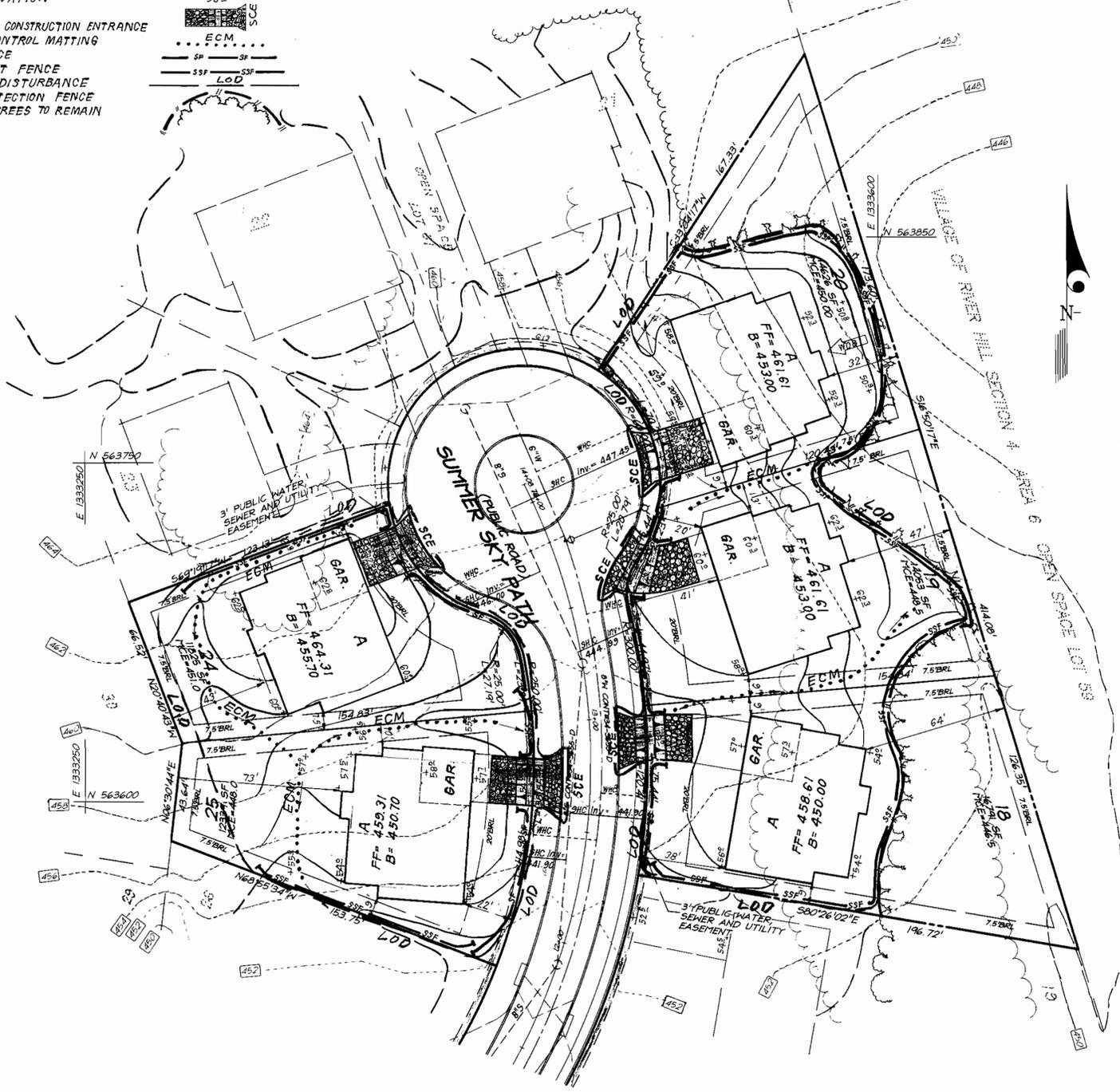
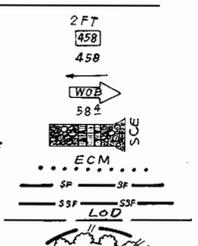
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 1, 18, 19, 20, 24, 25, AND 44 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN Z.H./J.R.		2 of 4
CHECKED JME		JOB NO. 99-093
DATE 6-24-99		FILE NO. 99-093-X
		FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044



LEGEND

- CONTOUR INTERVAL 2 FT
- EXISTING CONTOUR 458
- PROPOSED CONTOUR 458
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN



APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 8/26/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 8/31/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 9/3/99
 DIRECTOR

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
[Signature] 8/23/99
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 8/23/99
 Approved
 NAME HARRY A. BOWIE

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] 6-24-99
 NAME HARRY A. BOWIE 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.

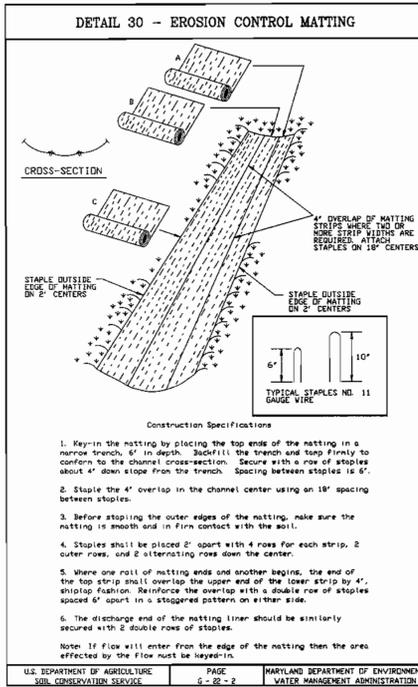
[Signature] 6-25-99
 G. NELSON CLARK DATE



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	SEDIMENT AND EROSION CONTROL PLAN LOTS 1, 18, 19, 20, 24, 25, AND 44 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE
DRAWN		1" = 30'
CHECKED		3 of 4
DATE		JOB NO.
6-24-99		99-093
FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044		FILE NO.
		99-093 S&E

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 soil 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 vegetative 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.

ii. 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

i. 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.

ii. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or silty clay loam. It may be approved by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured 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.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 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 procedures.

iv. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

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:

- 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. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-6-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- 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 (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 (0.5 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 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 2 1/2 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 reseeding.

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 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 (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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 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 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 or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
 - 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall 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. G). Temporary stabilization with mulch alone can only be done when permanent 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.
- SITE ANALYSIS:

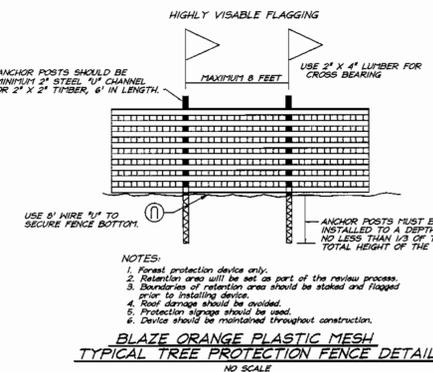
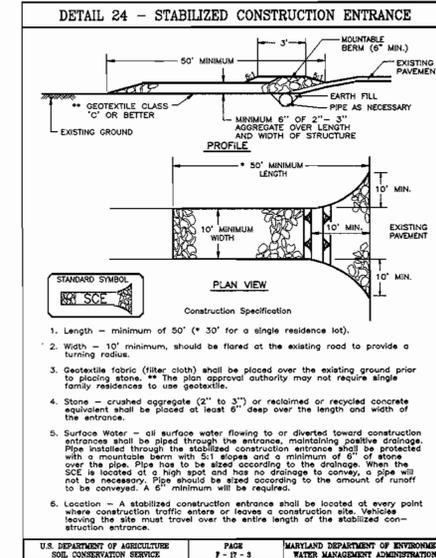
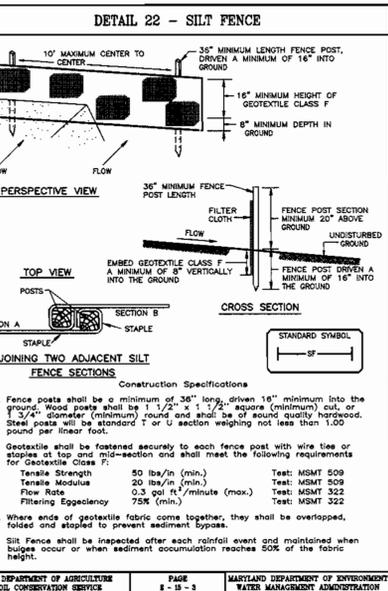
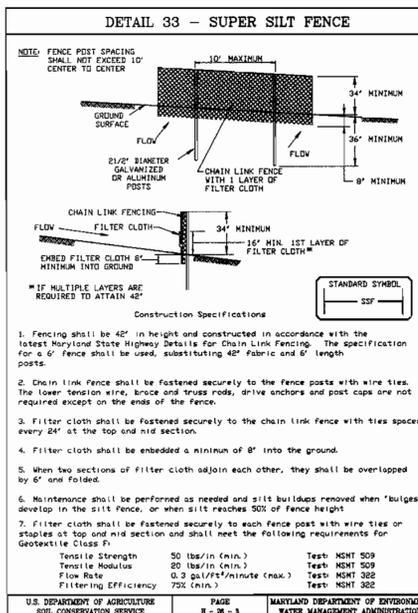
Total Area of Site:	2,270.00 AC
Area Disturbed:	1,011.00 AC
Area to be roofed or paved:	0.65 AC
Area to be vegetatively stabilized:	1,007.35 AC
Total Cut:	3,034.00 C.Y.
Total Fill:	2,848.00 C.Y.
Offsite Borrow Area Location:	

- 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 DPN 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 = 699 L.F.
- The total amount of super silt fence = 1,072 L.F.
- The total amount of earth dike = -

*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.	1
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 Specs. and Plans.	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
of the Sediment Control Division
U.S. National Resource Conservation Service

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

Approved: [Signature] 6/29/99

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chief Development Engineering Division: [Signature] 6/26/99

Chief, Division of Land Development: [Signature] 6/21/99

Director: [Signature] 9/3/99

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

Harry A. Bowie
NAME
G-24-99
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.

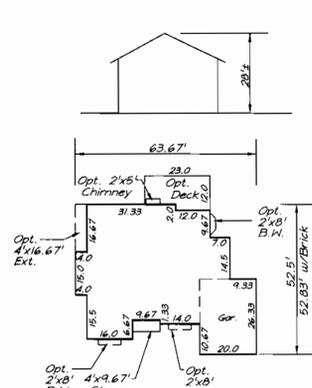
G. Nelson Clark
NAME
6-25-99
DATE



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

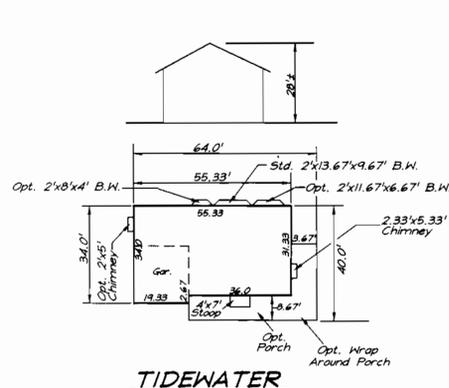
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SEDIMENT CONTROL NOTES & DETAILS LOTS 1, 18, 19, 20, 24, 25, AND 44	SCALE	AS SHOWN
P.C.		DRAWING	4 OF 4
DRAWN	COLUMBIA VILLAGE OF RIVER HILL	JOB NO.	
CHECKED	SECTION 4 AREA 6 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO.	99-093
P.C.		DATE	6-24-99
DATE	FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044		99-093-SE



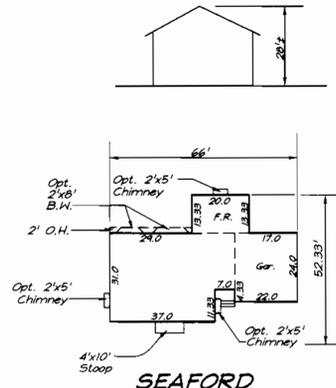
CAMBRIDGE

2770.82 SF = 9262.73 SF
0.3 Min. Lot Size w/all Options
3054.82 SF = 10,182.73 SF
0.3 Min. Lot Size w/all Options w/12'x23' Deck



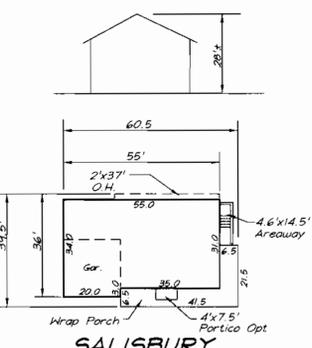
TIDEWATER

2477.26 SF = 8257.53 SF
0.3 Min. Lot Size w/all Options
2637.26 SF = 8790.87 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



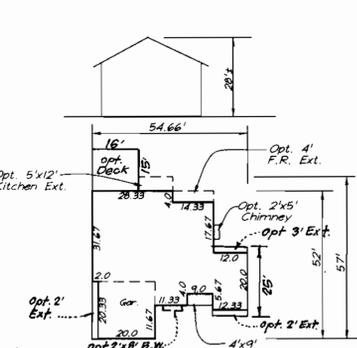
SEAFORD

2237.00 SF = 7458.67 SF
0.3 Min. Lot Size w/all Options
2857.00 SF = 7702.40 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



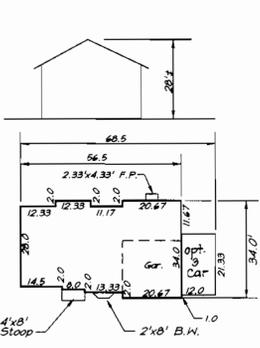
SALISBURY

2316.25 SF = 7720.83 SF
0.3 Min. Lot Size w/all Options
2476.25 SF = 8254.17 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



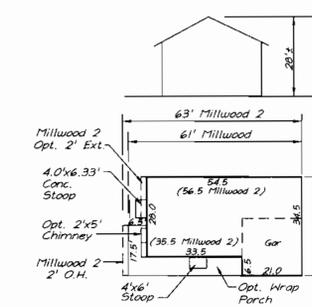
TALBOT

2233.69 SF = 7445.63 SF
0.3 Min. Lot Size w/all Options
2343.69 SF = 7978.97 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



RIVER HILL

1960.43 SF = 6534.93 SF
0.3 Min. Lot Size w/all Options
2120.43 SF = 7068.1 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

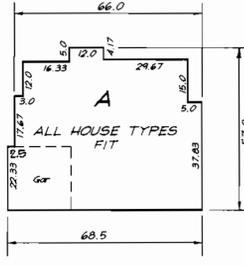


MILLWOOD

2141.18 SF = 7137.27 SF
0.3 Min. Lot Size w/all Options
2301.18 SF = 7670.60 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

MILLWOOD 2

2210.32 SF = 7367.73 SF
0.3 Min. Lot Size w/all Options
2370.32 SF = 7901.07 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



ALL HOUSE TYPES FIT

ADDRESS CHART

LOT NO.	STREET ADDRESS
1	12200 Summer Sky Path
18	12244 Summer Sky Path
19	12248 Summer Sky Path
20	12252 Summer Sky Path
24	12241 Summer Sky Path
25	12257 Summer Sky Path
44	12212 Linden Lithicum Lane

APPROVED DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

8/26/99
 8/31/99
 7/3/99

REVISIONS

No.	Rev. hse. typical for the Talbot Model	Date
1	Rev. hse. typical for the Talbot Model	1-28-00

PLANT SCHEDULE

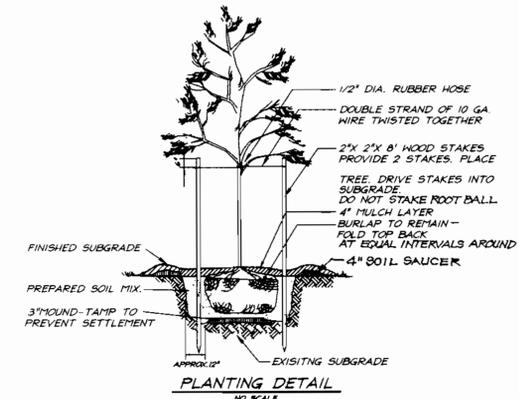
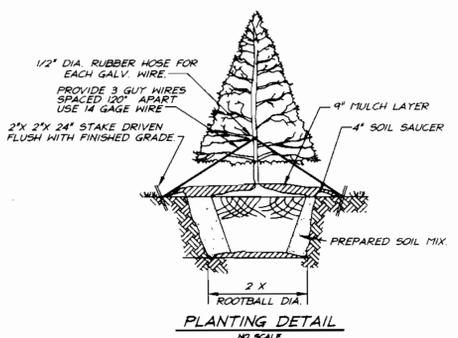
KEY	PLANT NAME	SIZE	QUAN.	REMARKS
(AK)	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	2	B4B
(PS)	PINUS STROBUS WHITE PINE	6'-8' HT.	3	B4B

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with H&O planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	LOT 1
Landscape Type		5
Frontage/Perimeter		120
Number of Plants Required		
Shade Trees	(1/30)	2
Evergreen Trees	(1/40)	3
Shrubs		
Number of Plants Provided		
Shade Trees		2
Evergreen Trees		3
Surety Amounts		\$1050.00

* Comments: Planting to be provided per the New Town Alternative Compliance method.

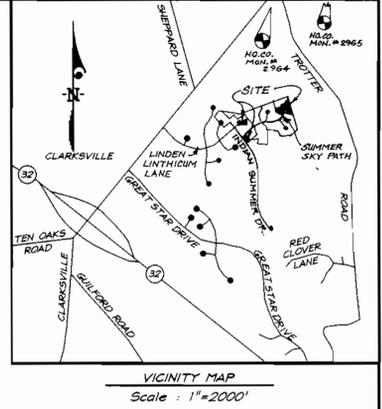


INDEX SHEET

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
SEDIMENT & EROSION CONTROL PLAN	3, 4



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2965
 an additional 2,544' ± Northeastly along MD. Route 108 away from Site



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 2.2739 Acres.
 - The total number of lots included in this submission is: 7
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted including Decks is 30%
 - Department of Planning and Zoning reference file numbers: 5-93-21, P-95-14, F-96-102, WP-95-70, F-98-37.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37, 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 prepared by Morris & Ritchie Associates in September 1998.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
 - 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 details R.6.03 & R.6.05.
 - In accordance with FDP-Phase 222 A, Part VI 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. Areaway may not project into any setbacks.
 - Stormwater Management is provided per: F-98-37 *
 - SHC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and Landscape Manual. Financial Surety for the trees in schedule A in the amount of \$1050.00 shall be part of the grading permit.
- * Stormwater management facilities to be public and to include one stormwater management pond with an extended detention facility adjacent to it. Maintenance to be done jointly between Ho. Co., Md. and Columbia Aen.

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

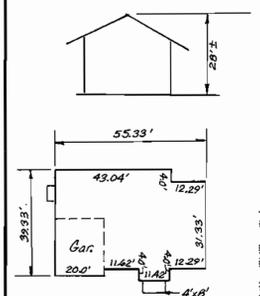
SPECIAL NOTES:
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-37 and/or approved Water and Sewer Plans Contract #34-3655-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/G	1, 18-20, 24, 25 & 44
PLAT NO.	BLOCK NO.	ZONE
13505	1	NTSFLD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5th	6055
WATER CODE	SEWER CODE	
1-10	6653000	

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 ENGINEERS • PLANNERS • SURVEYORS

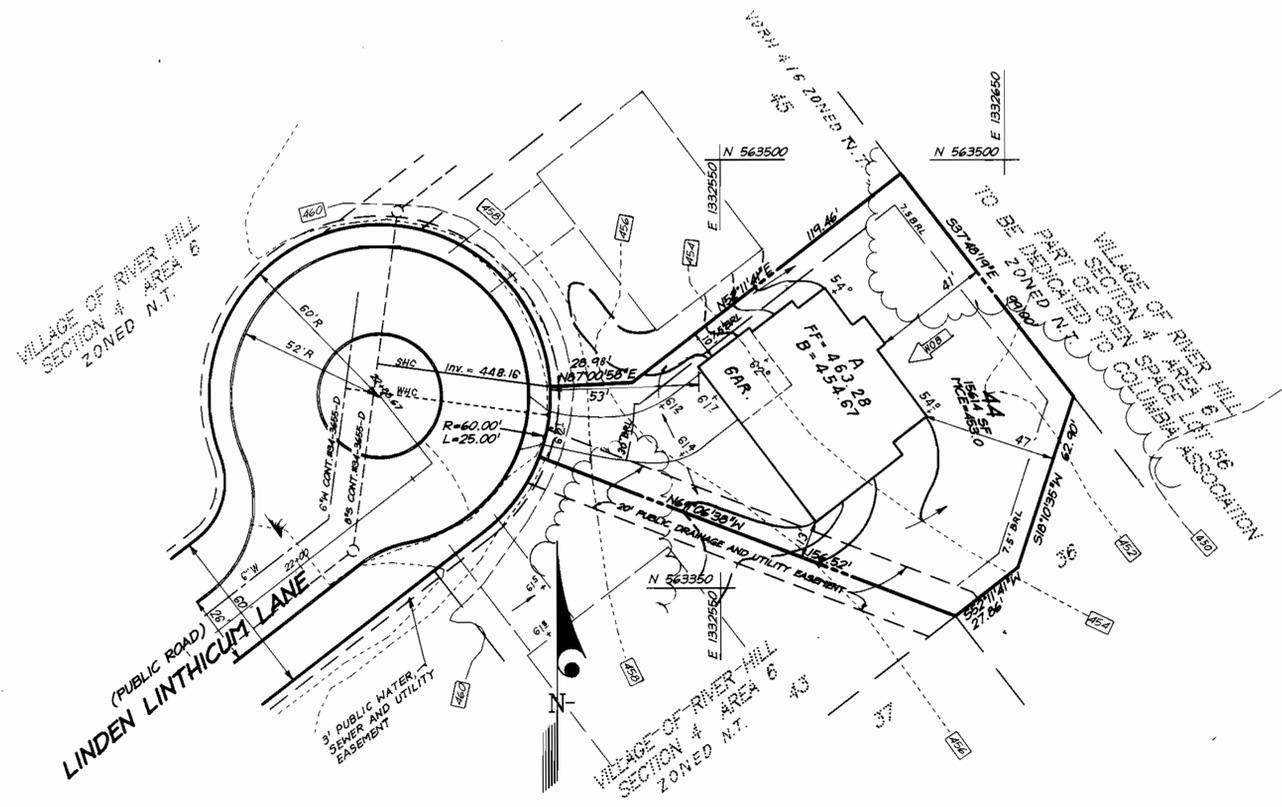
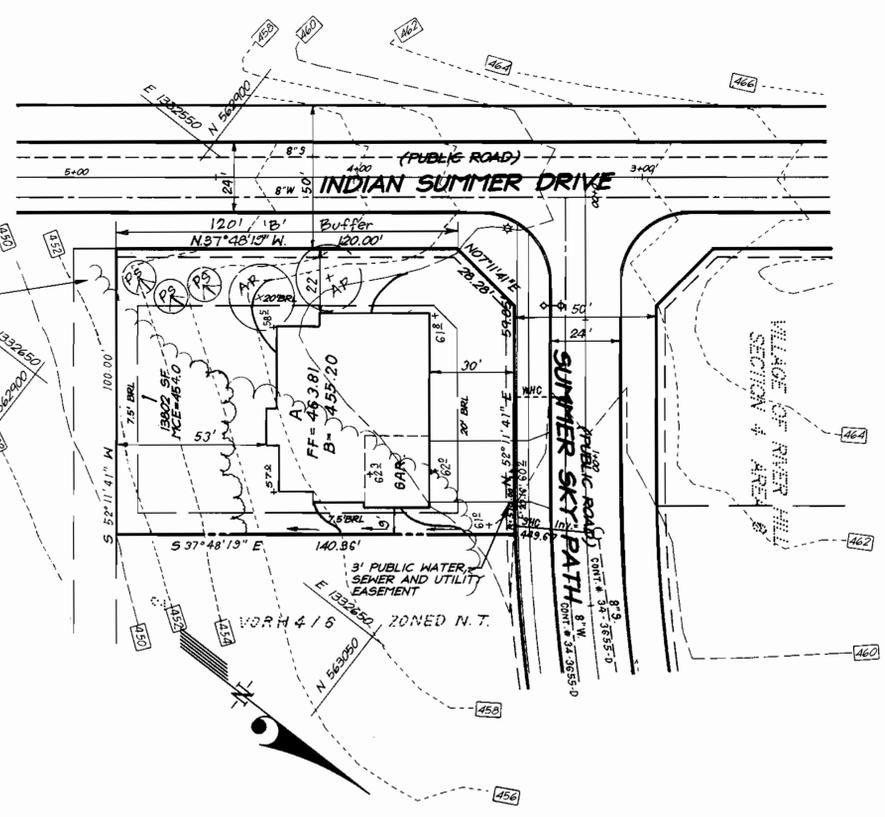
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT,	SCALE
J.M.E.	LOTS 1, 18, 19, 20, 24, 25, AND 44	1" = 30'
DRAWN	COLUMBIA	DRAWING
K.B./J.R.	VILLAGE OF RIVER HILL	1 of 4
CHECKED	SECTION 4 AREA 6	JOB NO.
J.M.E.	FIFTH (5th) ELECTION DISTRICT	99-093
DATE	FOR: NU-HOMES	FILE NO.
6-24-99	10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044	99-093-X



CUSTOM TIDEWATER
 1876.14 SF 6253.80 S.F.
 0.3 Min lot size
 w/all options
 2036.14 SF 6797.13 S.F.
 0.3 Min lot size
 w/all options
 w/10'x16' Deck

VILLAGE OF RIVER HILL SEC. 4 AREA 6
 PART OF OPEN SPACE LOT 57
 TO BE DEDICATED TO COLUMBIA ASSOCIATION
 ZONED N.T.



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DIRECTOR

NO	REV	DESCRIPTION	DATE
1	REV HSE & GRD LOT 25 / ADD HSE TYR		11/28/99
		REVISIONS	

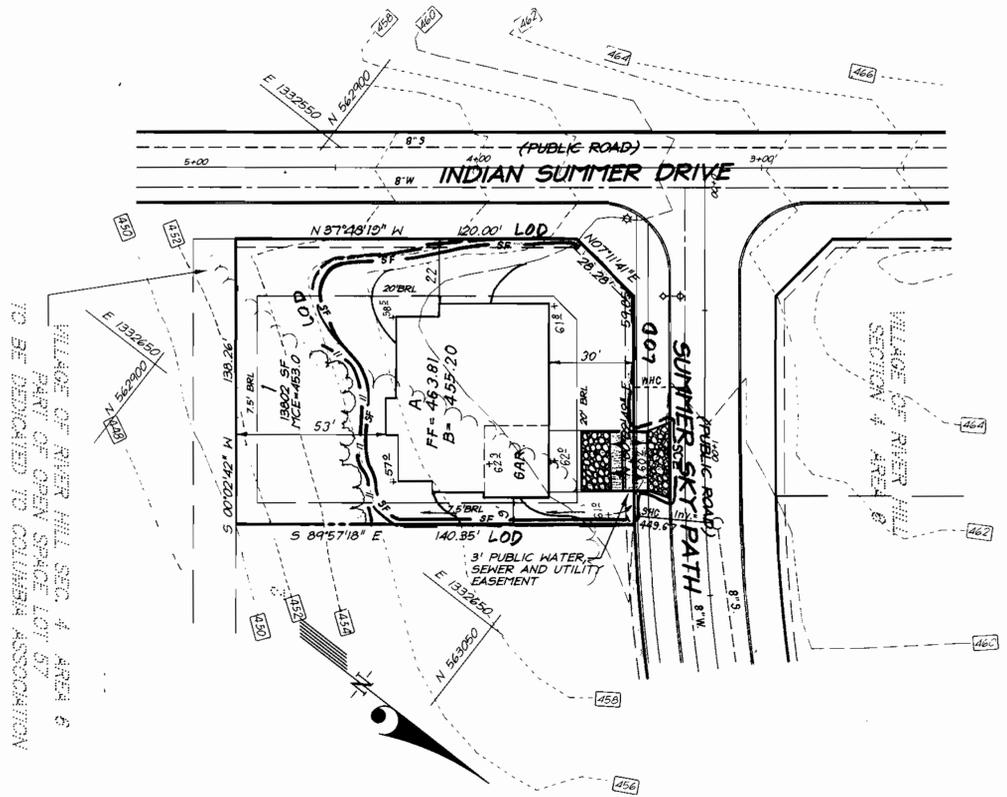


OWNER DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

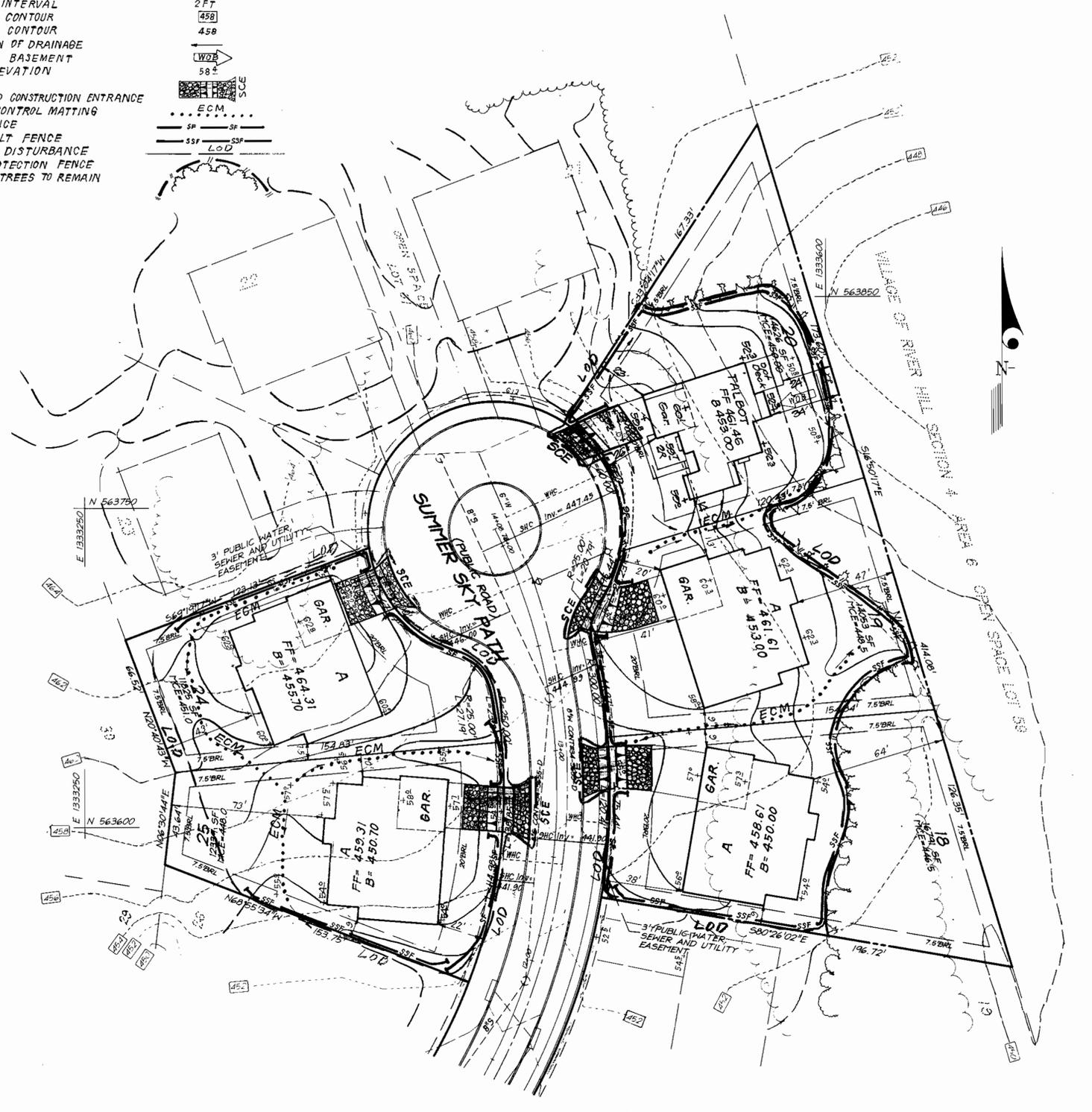
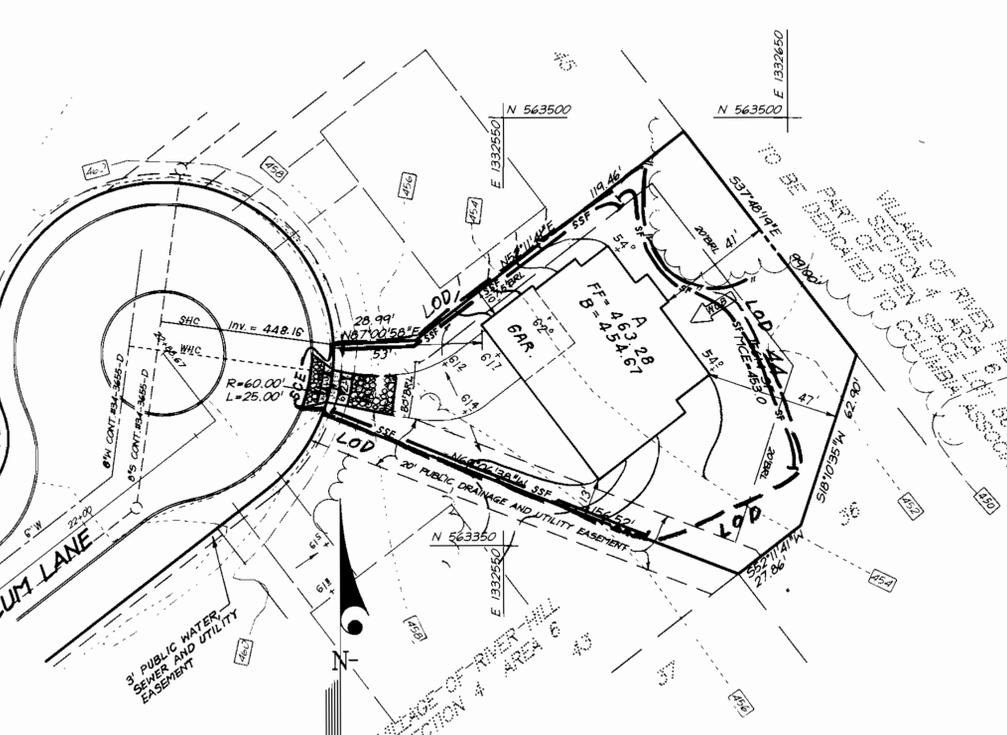
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 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN ZH/J.R.	LOTS 1, 18, 19, 20, 24, 25, AND 44	2 of 4
CHECKED JME	COLUMBIA VILLAGE OF RIVER HILL	JOB NO. 99-093
DATE 6-24-99	SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 99-093-X

FOR: NU-HOMES
 10630 LITTLE PATUXENT PARKWAY, SUITE 146
 Columbia, Maryland 21044



- LEGEND**
- CONTOUR INTERVAL 2 FT
 - EXISTING CONTOUR 458
 - PROPOSED CONTOUR 458
 - DIRECTION OF DRAINAGE
 - WALK OUT BASEMENT
 - SPOT ELEVATION
 - STABILIZED CONSTRUCTION ENTRANCE
 - EROSION CONTROL MATTING
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - TREE PROTECTION FENCE
 - EXISTING TREES TO REMAIN



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
 Signature: *Clayton Sumner* Date: 8/23/99
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John Robertson* Date: 8/23/99
 Approved

Rev. No.	Description	Date
1	Rev. per Form 20	1-28-00
N/A	REVISIONS	

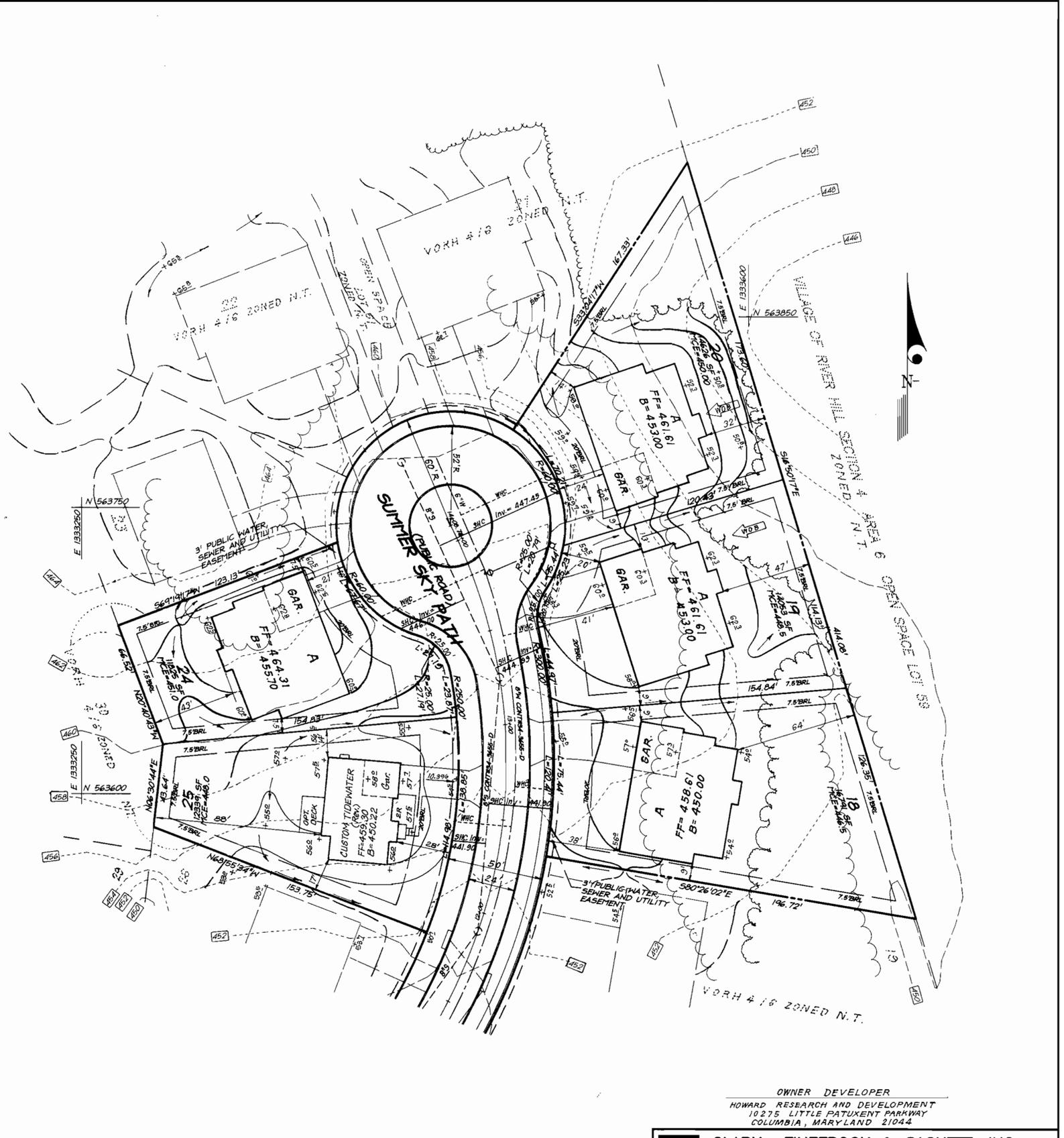
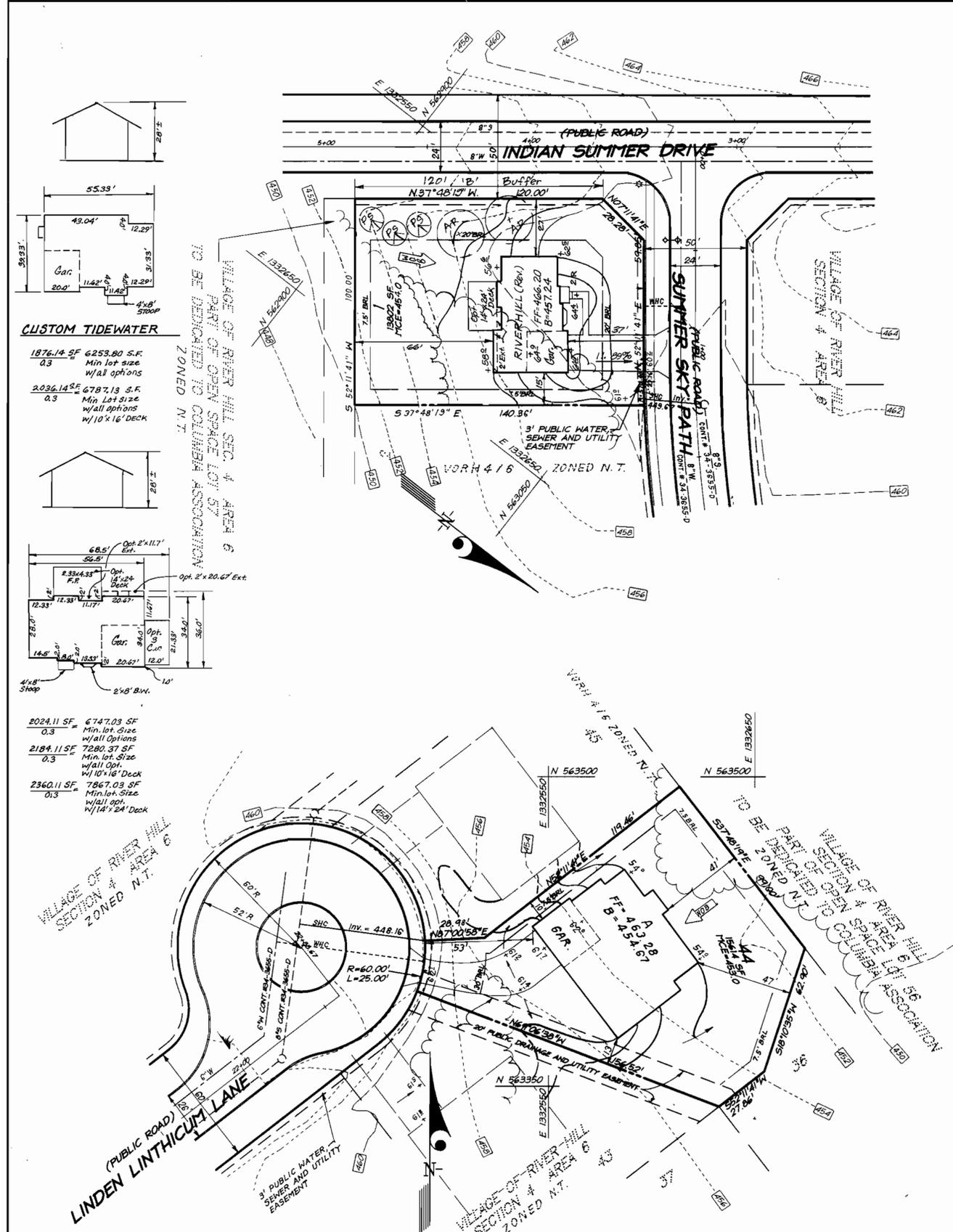
DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department 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: *Harry A. Bowie* Date: 6-24-99
 NAME: HARRY A. BOWIE

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: 6-25-99
 G. NELSON CLARK



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 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED P.C.	SEDIMENT AND EROSION CONTROL PLAN LOTS 1, 18, 19, 20, 24, 25, AND 44 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN J.R.		3 of 4
CHECKED P.C.	JOB NO. 99-093	FILE NO. 99-093 S&E
DATE 6-24-99	FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044	



CUSTOM TIDEWATER
 1876.14 SF 6253.80 S.F.
 0.3 Min lot size
 w/all options

2036.14 SF 6787.13 S.F.
 0.3 Min lot size
 w/all options
 w/10'x16' Deck

2024.11 SF 6747.03 SF
 0.3 Min lot size
 w/all Options

2184.11 SF 7280.37 SF
 0.3 Min lot size
 w/all Opt
 w/10'x16' Deck

2360.11 SF 7867.03 SF
 0.3 Min lot size
 w/all Options
 w/14'x24' Deck

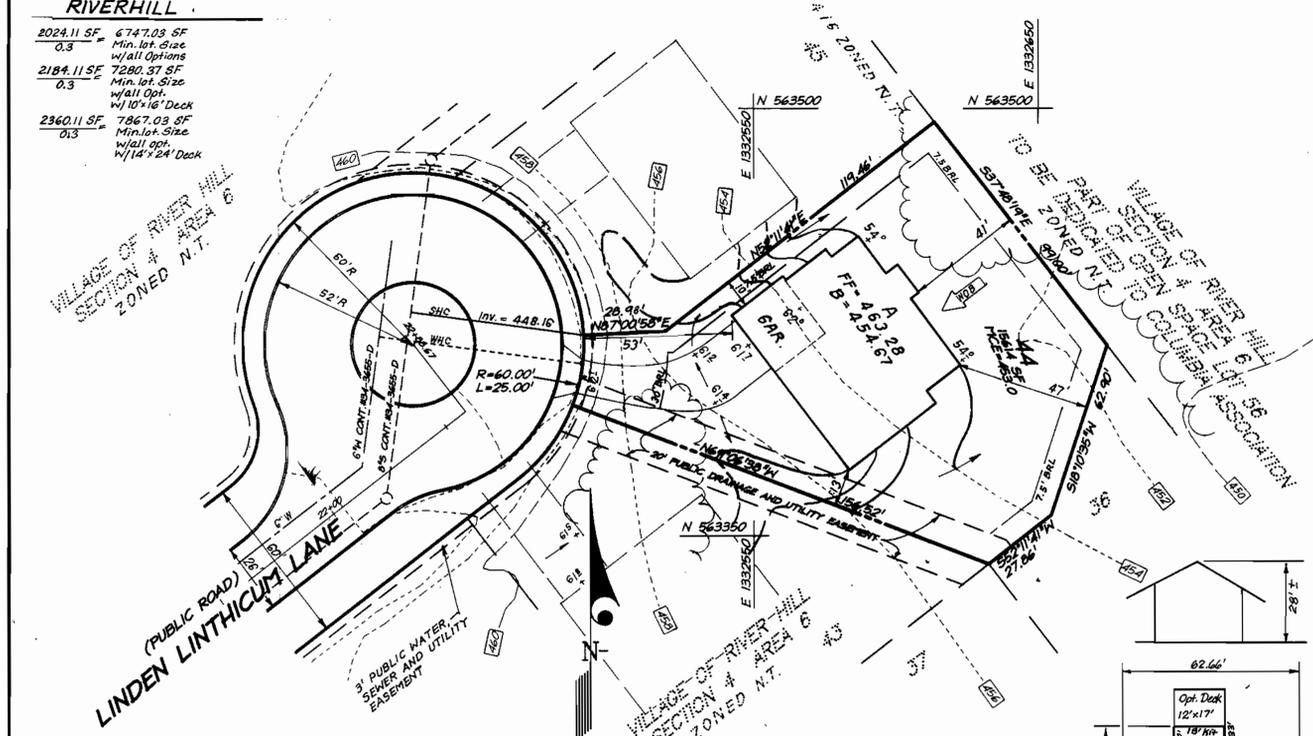
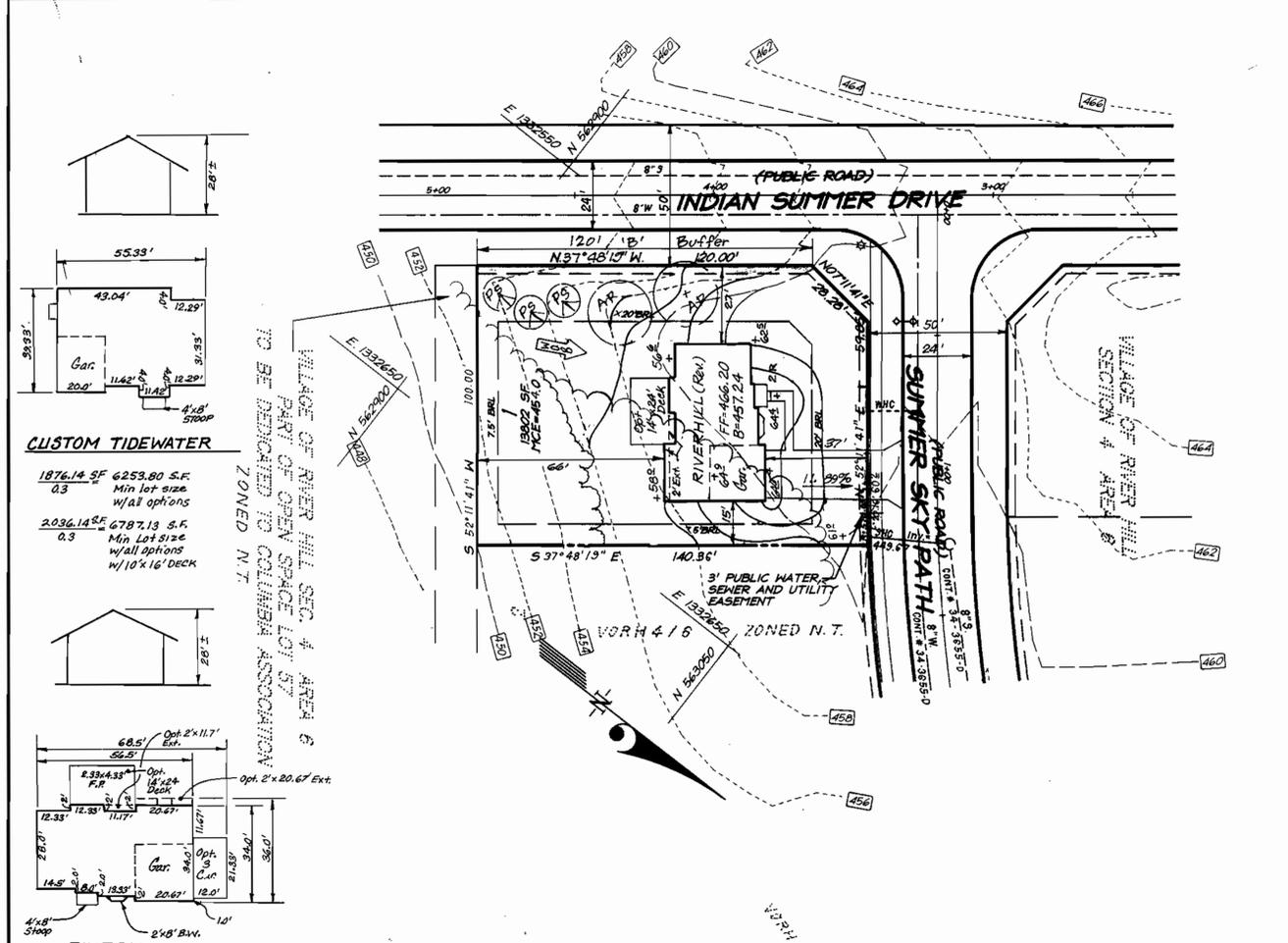
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DIRECTOR

NO.	REVISIONS	DATE
2	Rev. Hse & Grd lot 1 Add Hse Typ.	12-14-99
1	Rev. Hse & Grd lot 25 1/2" Hse Typ.	11-28-99



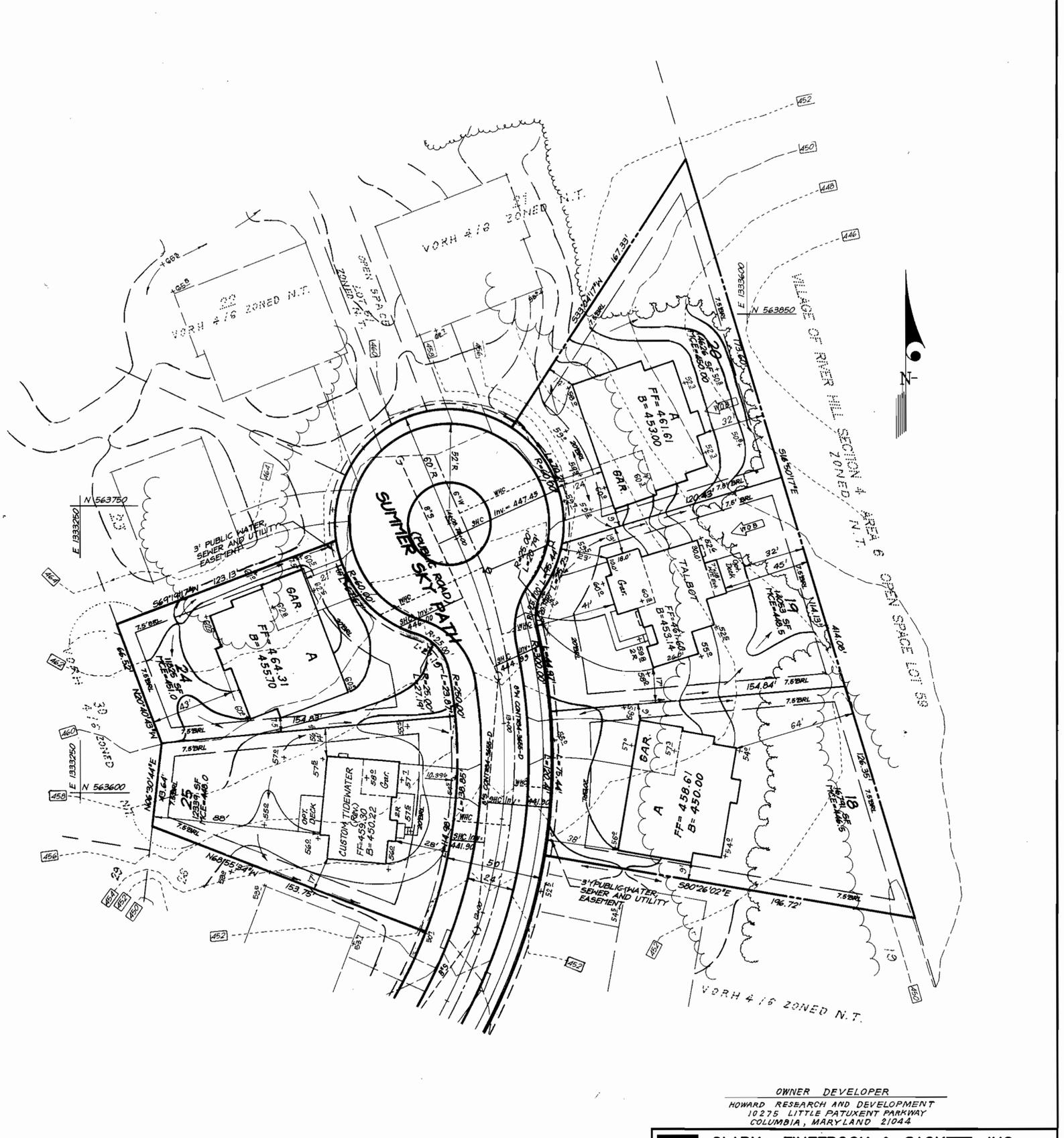
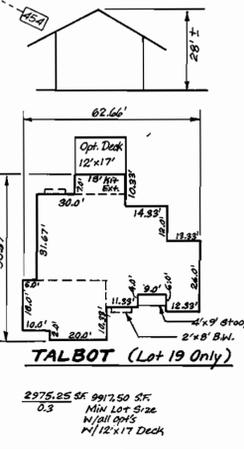
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 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	SCALE	1" = 30'
DRAWN	Z.H./J.R.	COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
CHECKED	JME		
DATE	G-24-99	FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044	FILE NO. 99-093-X



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

NO.	REVISIONS	DATE
3	Rev. Hse & Ord. lot 19 Add Hse typ.	1-7-00
2	Rev. Hse & Ord lot 1 Add Hse Typ.	12-14-99
1	Rev. Hse & Ord lot 25 Add Hse Typ.	11-29-99



OWNER DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

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

DESIGNED	JME	SCALE	1" = 30'
DRAWN	ZH./J.R.	COLUMBIA VILLAGE OF RIVER HILL	
CHECKED	JME	SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DATE	6-24-99	FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY, SUITE 146 Columbia, Maryland 21044	FILE NO. 99-033X

8-11-99