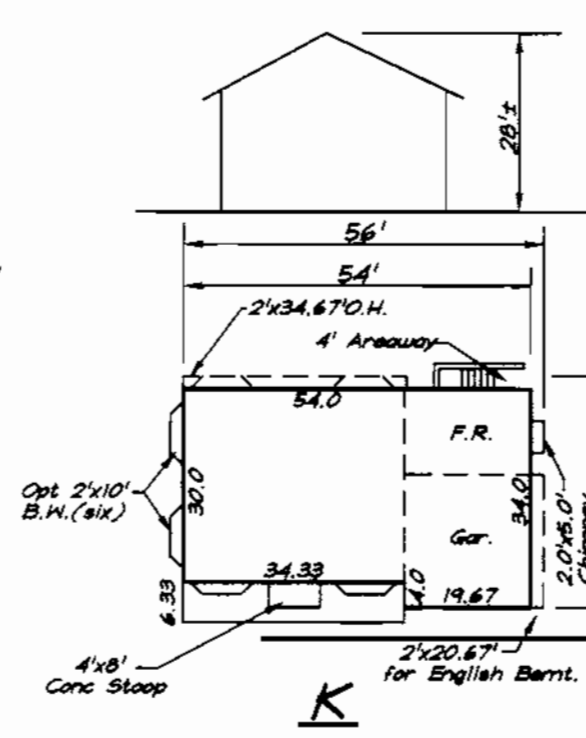
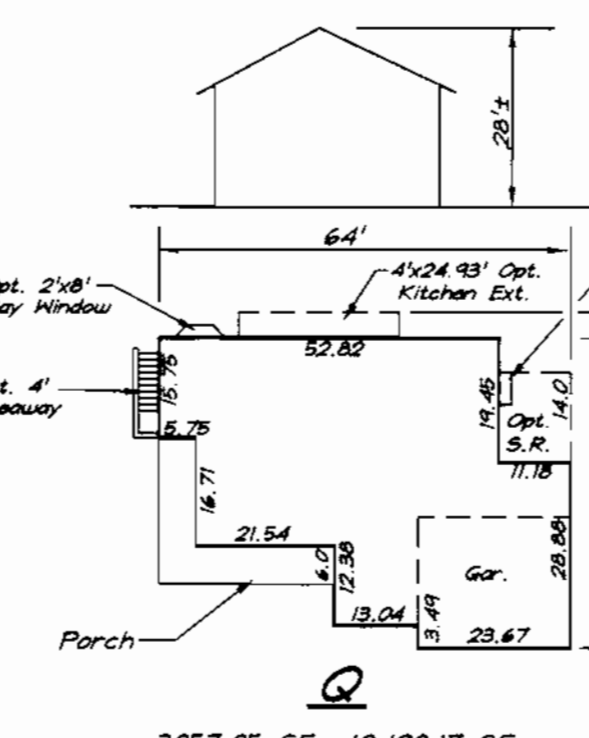
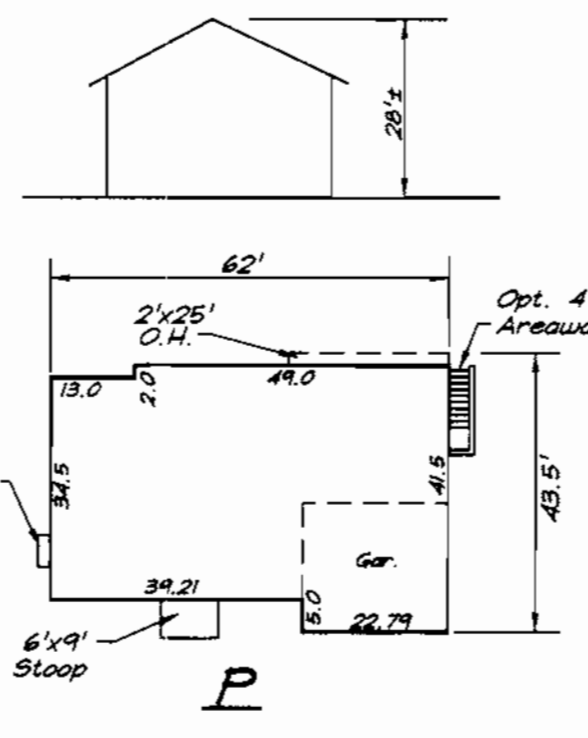
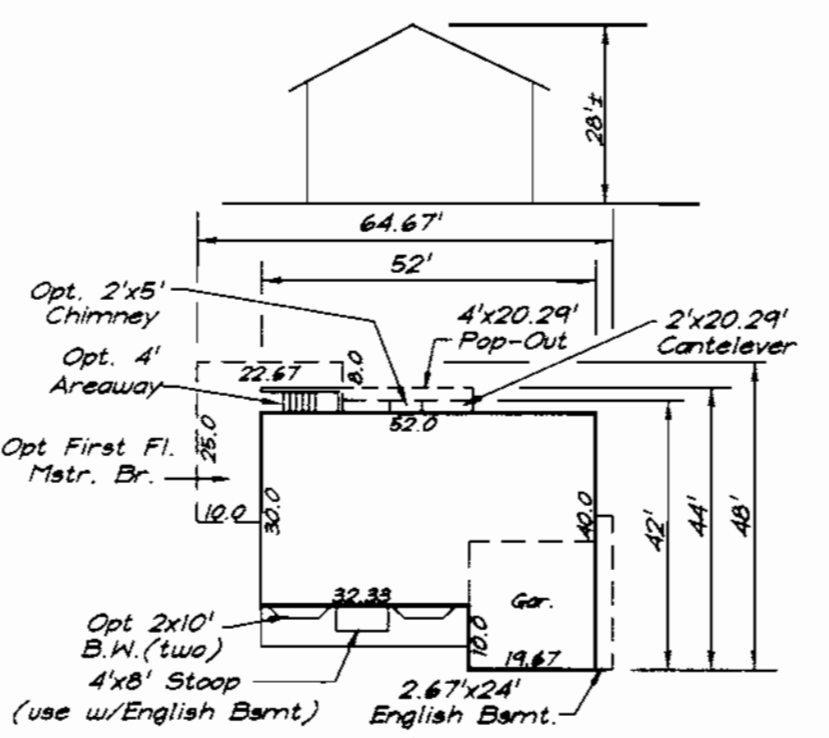
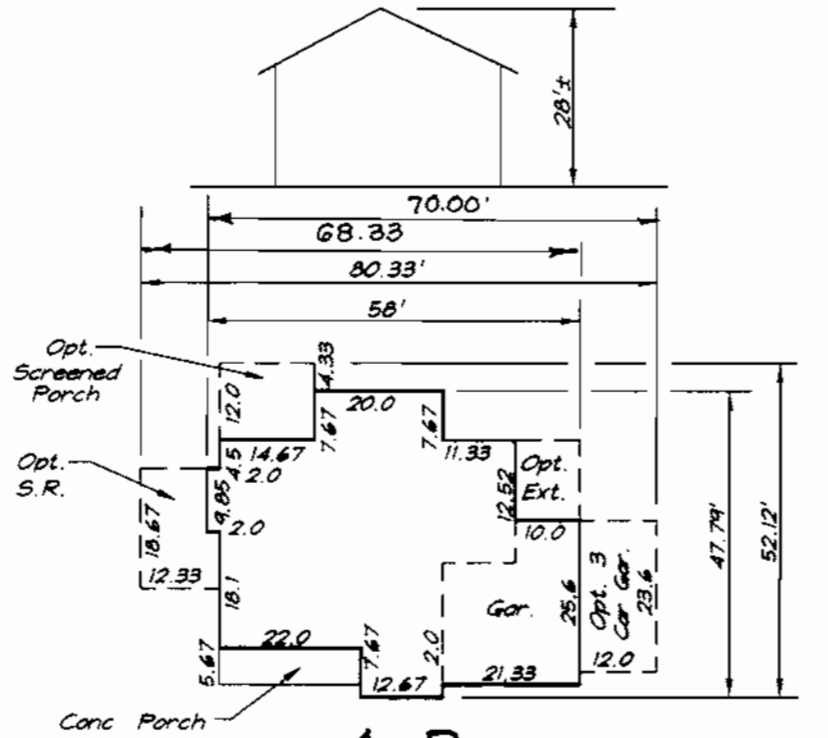
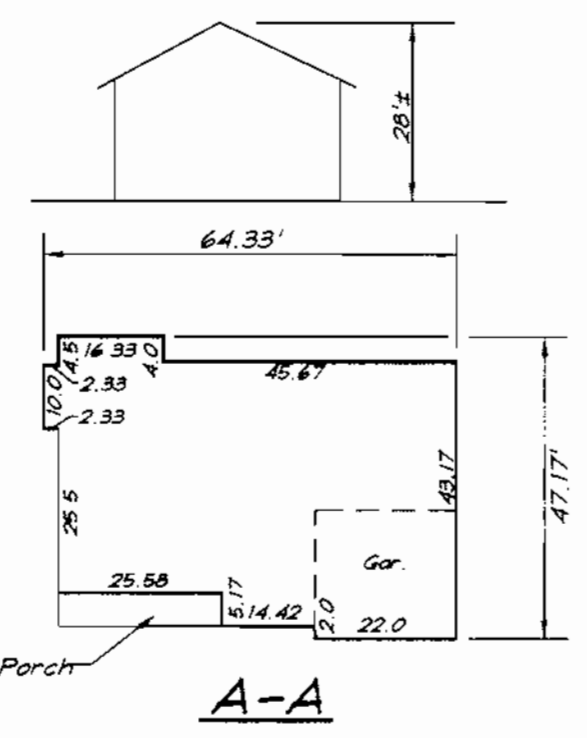
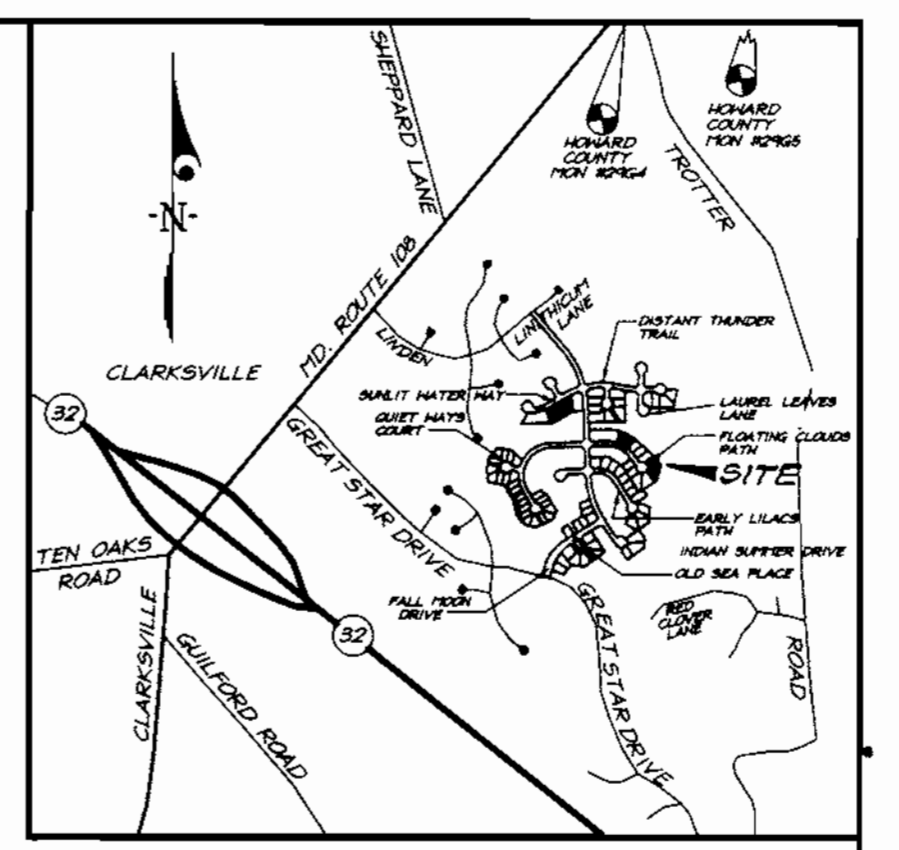


2075.01 SF = 6917.0 SF Min Lot Size  
0.3 w/o opt. w/10'x16' Deck



**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

**LEGEND**  
CONTOUR INTERVAL 2 FT.  
EXISTING CONTOUR  
PROPOSED CONTOUR  
DIRECTION OF DRAINAGE  
WALK OUT BASEMENT  
SPOT ELEVATION



2973.82 SF = 992.73 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2727.20 SF = 9090.67 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2534.3 SF = 8477.80 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

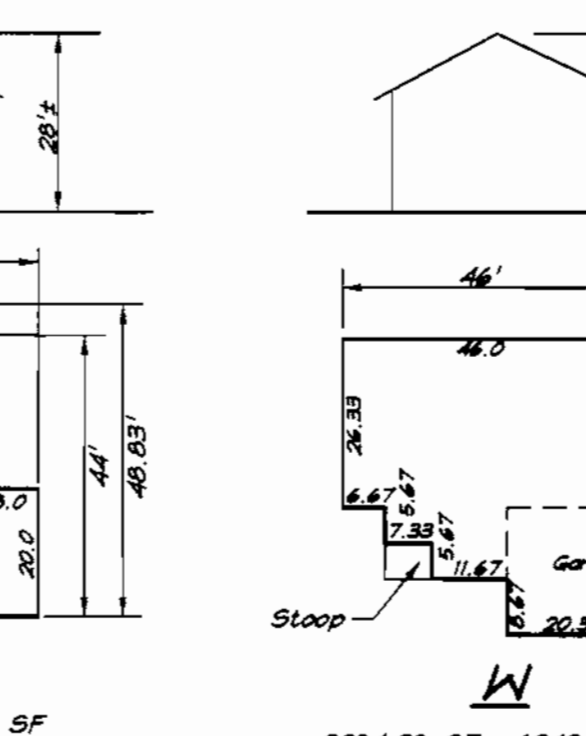
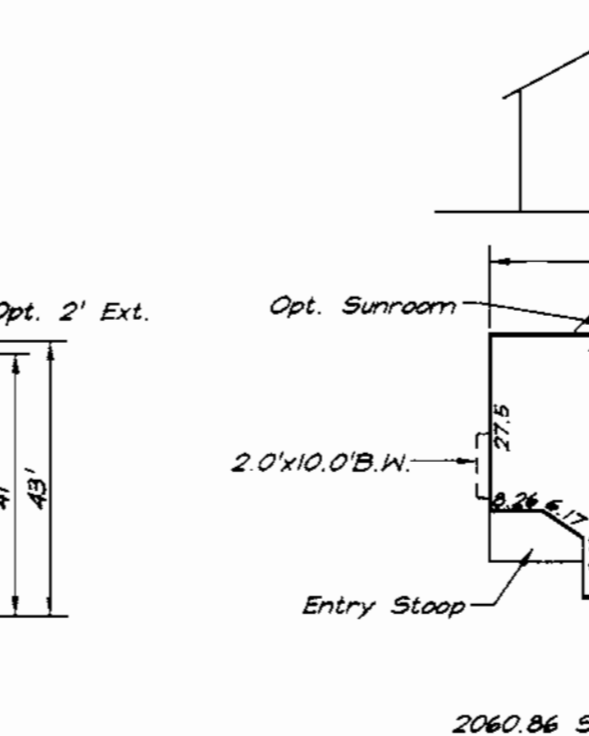
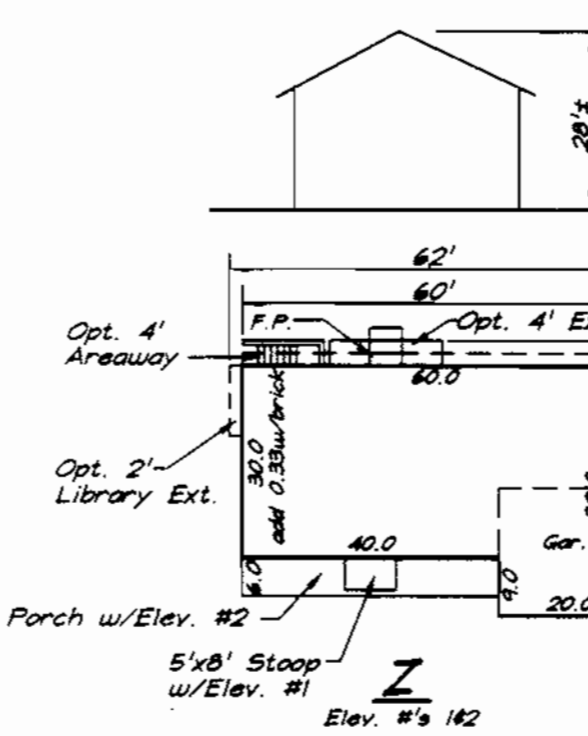
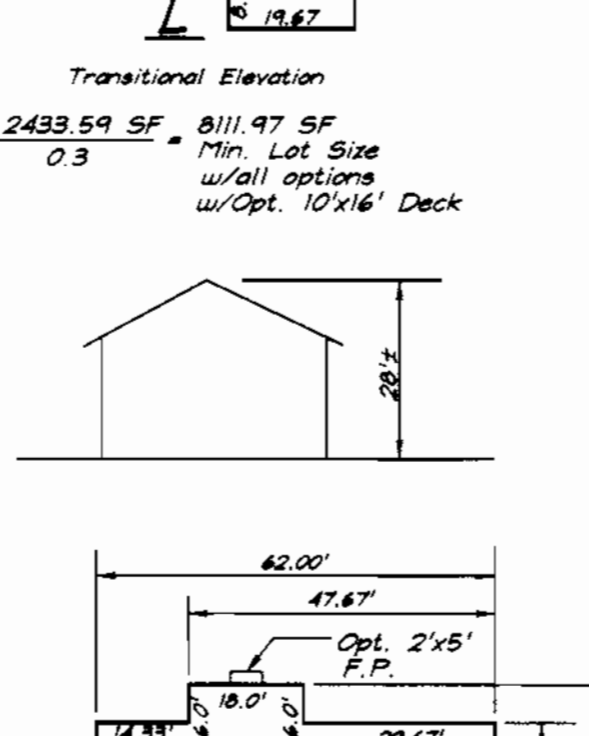
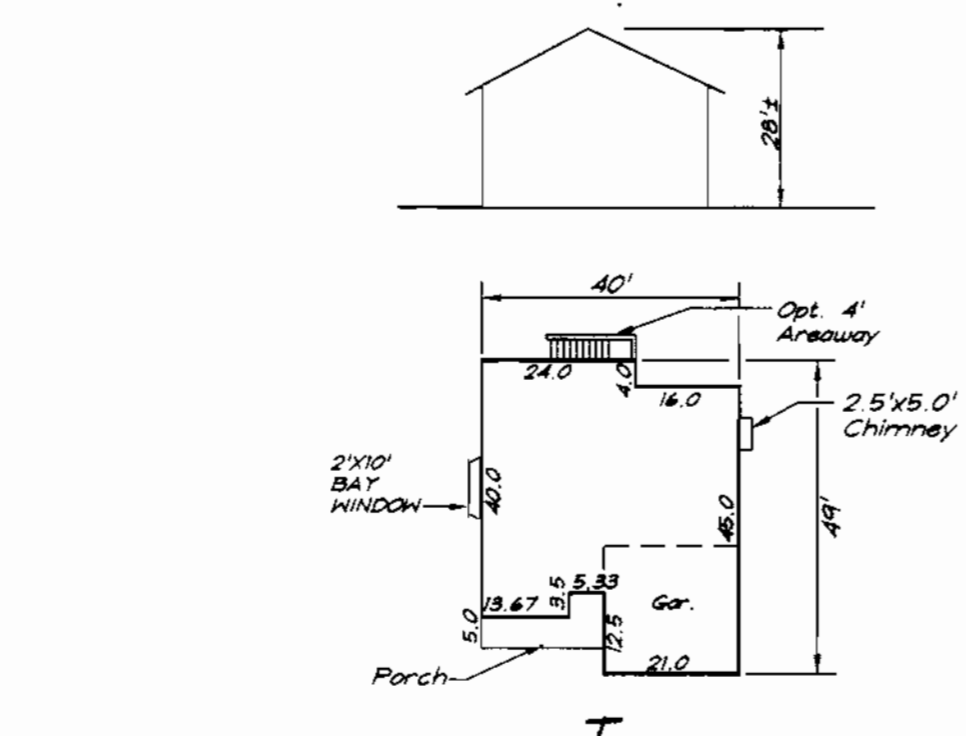
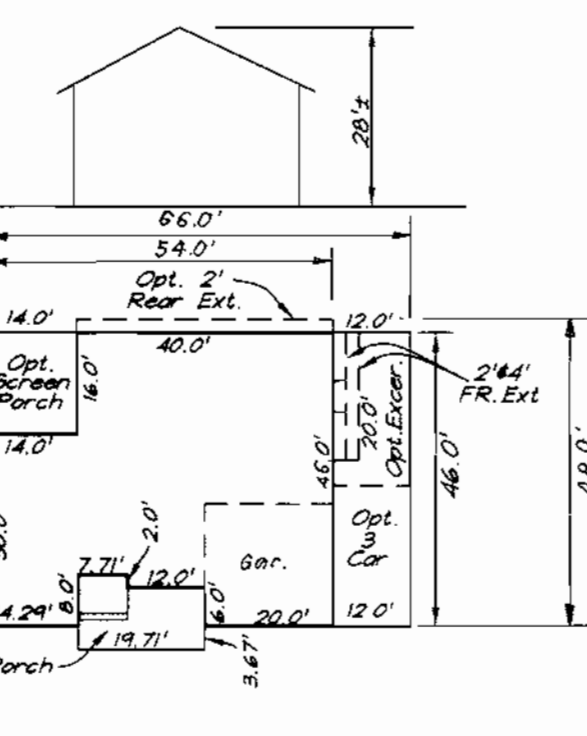
2748.95 SF = 9163.17 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

3057.05 SF = 10190.17 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2340.67 SF = 7802.23 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

**GENERAL NOTES:**

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 1.99 Acres.
- The total number of lots included in this submission is : 8
- Improvement to property : Single Family Detached
- The maximum lot coverage permitted is : 30%
- Department of Planning and Zoning reference file numbers : s-93-21-P-95-11, F-96-130, FDP 222-A, PT. IV, F-28-120.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, 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 Daft, McInnes, Walker Inc. 7-10-97
- 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 III 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. Exterior stairways/areaways may not project into any setbacks.\*
- Stormwater Management is provided per: F-96-130
- SHC Elevations shown are at the property lines.



2930.34 SF = 9767.79 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

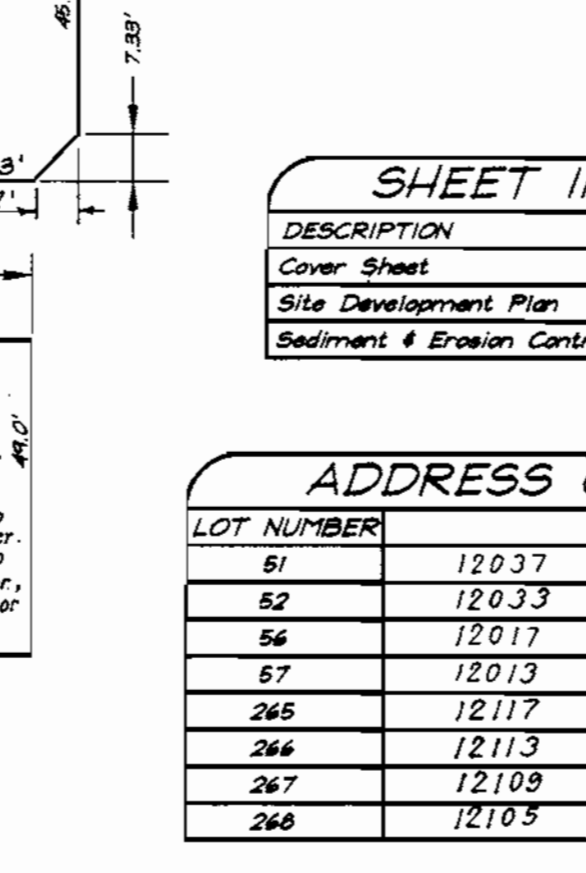
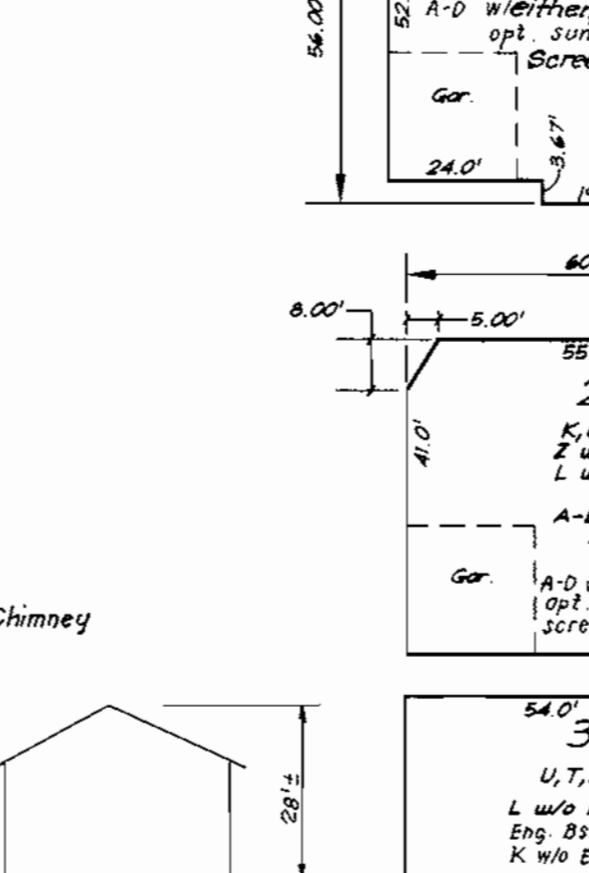
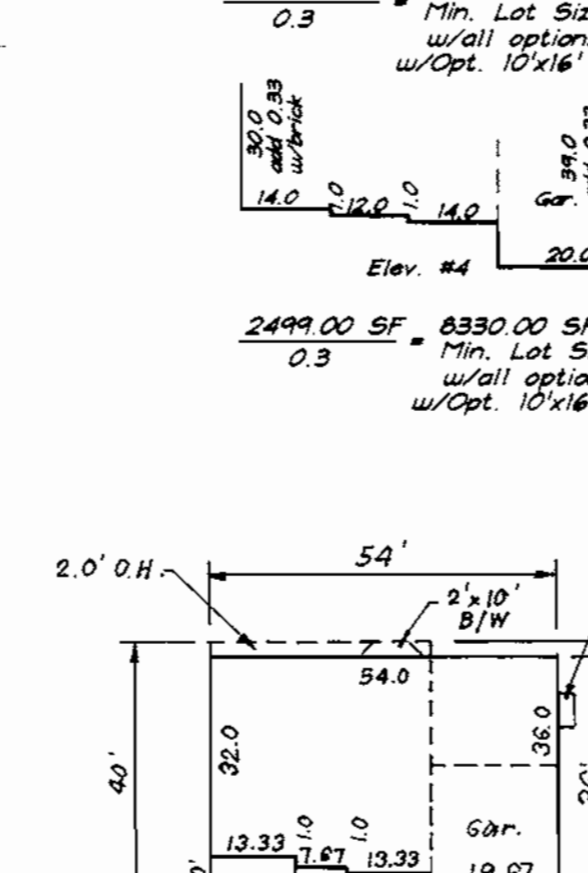
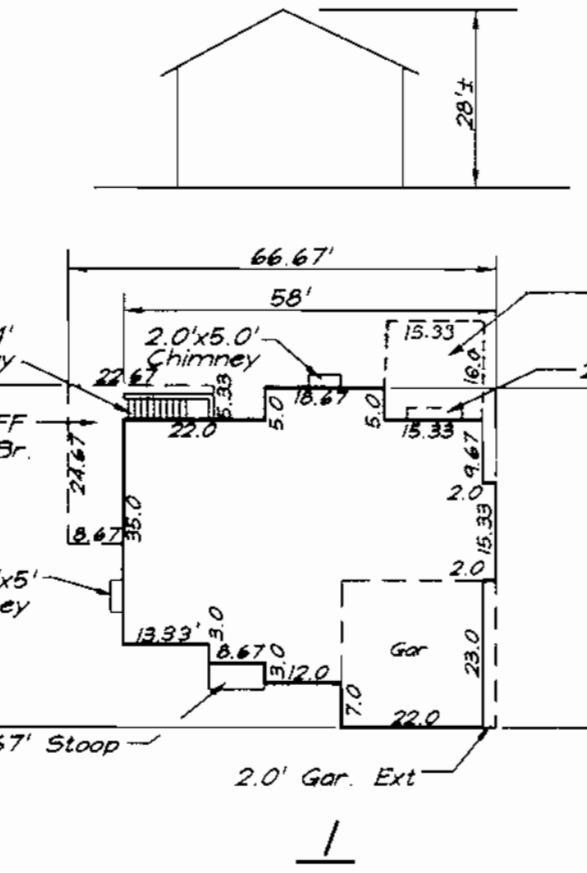
2522.00 SF = 8406.68 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2069.77 SF = 6899.23 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2627.00 SF = 8756.67 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2060.86 SF = 6869.53 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2084.98 SF = 6949.93 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck



3167.01 SF = 10556.70 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2878.50 SF = 9595.00 SF Min Lot Size  
0.3 w/all options  
w/Opt. 10'x16' Deck not including FF Mst. Br.

3412.29 SF = 11374.3 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck  
And Opt. 15.33' x 16' Kit. Ext.  
(LOT 51 ONLY)

2499.00 SF = 8330.00 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2451.58 SF = 8171.93 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

2280.66 SF = 7602.2 SF  
0.3 Min. Lot Size  
w/all options  
w/Opt. 10'x16' Deck

**SHEET INDEX**

DESCRIPTION	SHEET NO.
Cover Sheet	1 of 4
Site Development Plan	2 of 4
Sediment & Erosion Control Plan	3 & 4 of 4

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
51	12037 Floating Clouds Path
52	12033 Floating Clouds Path
56	12017 Floating Clouds Path
57	12013 Floating Clouds Path
265	12117 Sunlit Water Way
266	12113 Sunlit Water Way
267	12109 Sunlit Water Way
268	12105 Sunlit Water Way

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

**SPECIAL NOTE:**  
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-96-130 and/or approved Water and Sewer Plans Contract #34-3420-D.

SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/1	LOTS	51, 52, 56, 57, 265, 266, 267, & 268
PLAT NO.	12425 # 13288	BLOCK NO.	1	ZONE	NTSFLD # 35
TAX MAP NO.	13288	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	110	SEWER CODE	6653000		

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

DESIGNED: B.A.L. DATE: 4/1/00  
DRAWN: K.B. DATE: 6/15/00  
CHECKED: B.A.L. DATE: 6/16/00  
DATE: 3-10-00

**SITE DEVELOPMENT PLAN**  
LOTS 51, 52, 56, 57, 265, 266, 267, & 268  
**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4 AREA 4  
FIFTH (5TH) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
DRAWING: 1 of 4  
JOB NO.: 00-015  
FILE NO.: 00-015-X

FOR: GOODIER BUILDERS  
10708 Charter Drive, Suite 320  
Columbia, Maryland 21044

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

DATE: 4/1/00  
DATE: 6/15/00  
DATE: 6/16/00

1. Amend K III hse typical & Kit Ext. to Type I hse.  
REVISIONS

7-6-00  
DATE





N <sup>o</sup>	REVISIONS	DATE
1	Rev. hse. & grad. lot 51 from 4 Box to I (Rev.) Rev. hse. & grad. lot 52 from I Box to K, III (Rev.)	7-6-00

PART OF OPEN SPACE  
LOT 261  
COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

PART OF  
OPEN SPACE LOT 261  
COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

PART OF  
OPEN SPACE LOT 265  
COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

PART OF  
OPEN SPACE LOT 260  
COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 4  
ZONED: NISFLD

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6/1/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 6/5/00  
 DIRECTOR  
 DATE: 6/6/00



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

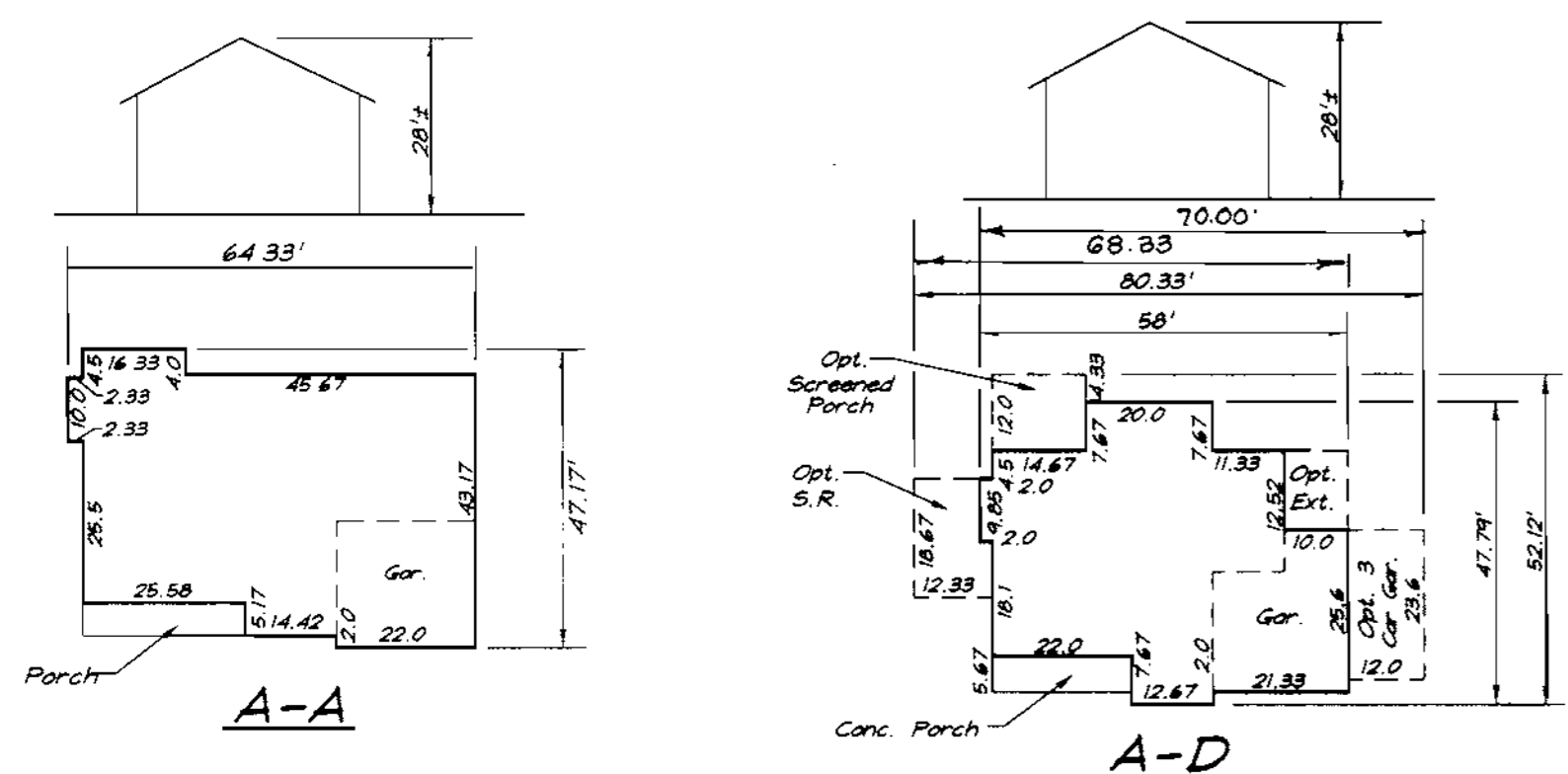
<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED J.M.E.	SITE DEVELOPMENT PLAN LOTS 51, 52, 56, 57, 265, 266, 267, & 268	SCALE 1" = 30'
DRAWN K.P.B.	<b>COLUMBIA</b> <b>VILLAGE OF RIVER HILL</b>	DRAWING 2 of 4
CHECKED J.M.E.	SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 00-015
DATE 8-10-00	FOR: GOODIER BUILDERS 10705 Charter Drive, Suite 320 Columbia, Maryland 21044	FILE NO. 00-015-X

SDP 00-100

(9) D:00-010



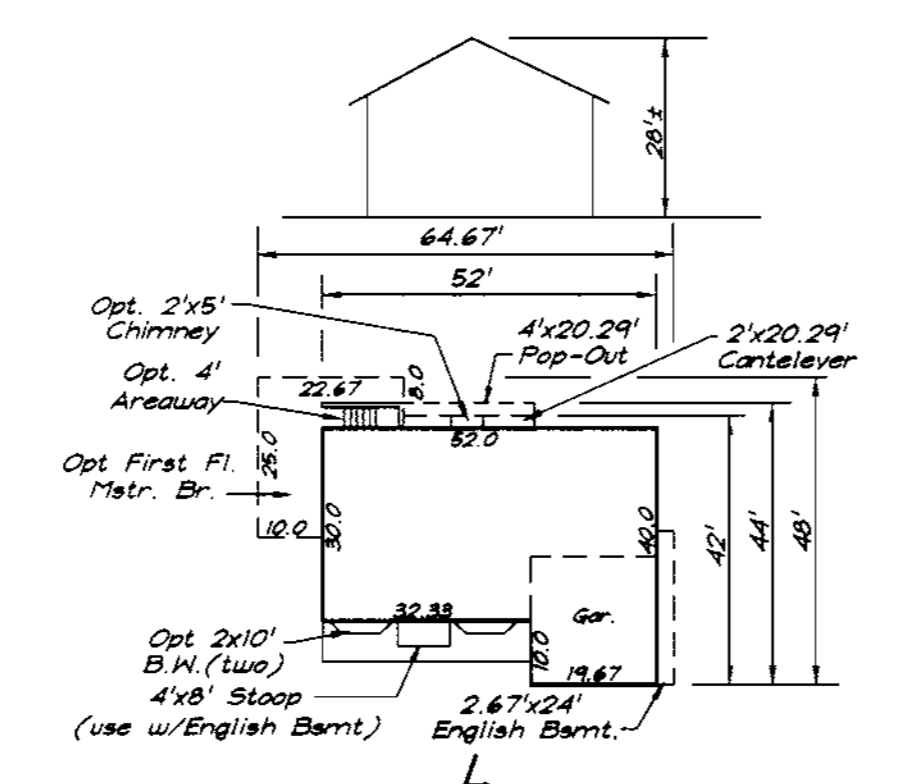
2075.01 SF = 6917.0 SF Min Lot Size  
0.3 w/o opt. w/10'x16' Deck



2473.02 SF = 9912.73 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck

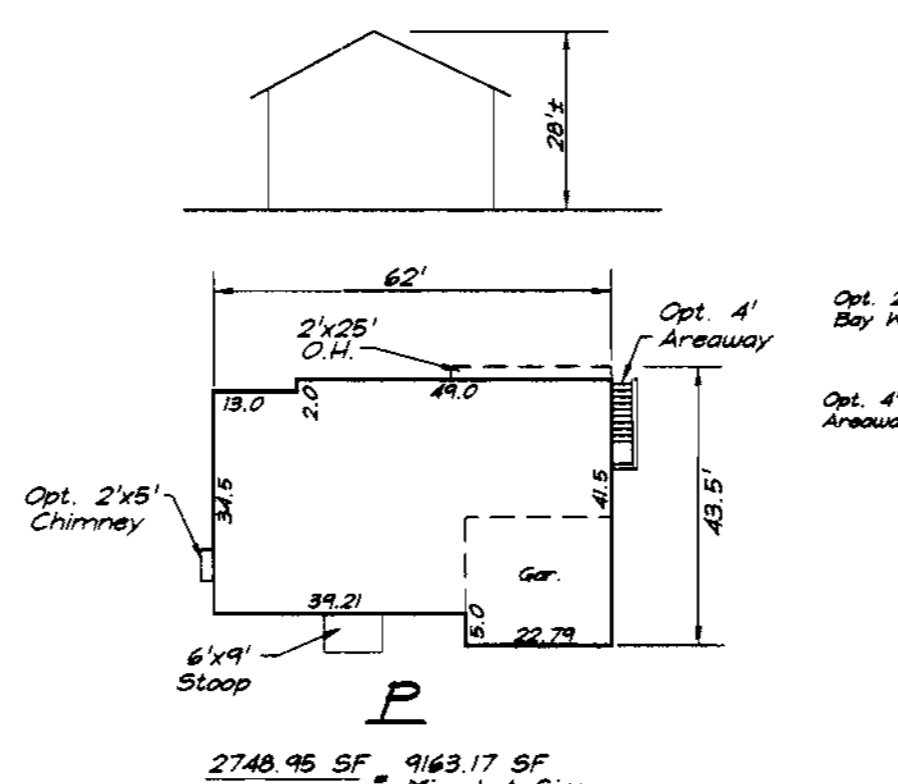
2727.20 SF = 9090.67 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck

2534.3 SF = 8477.80 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck except Opt side S.R.

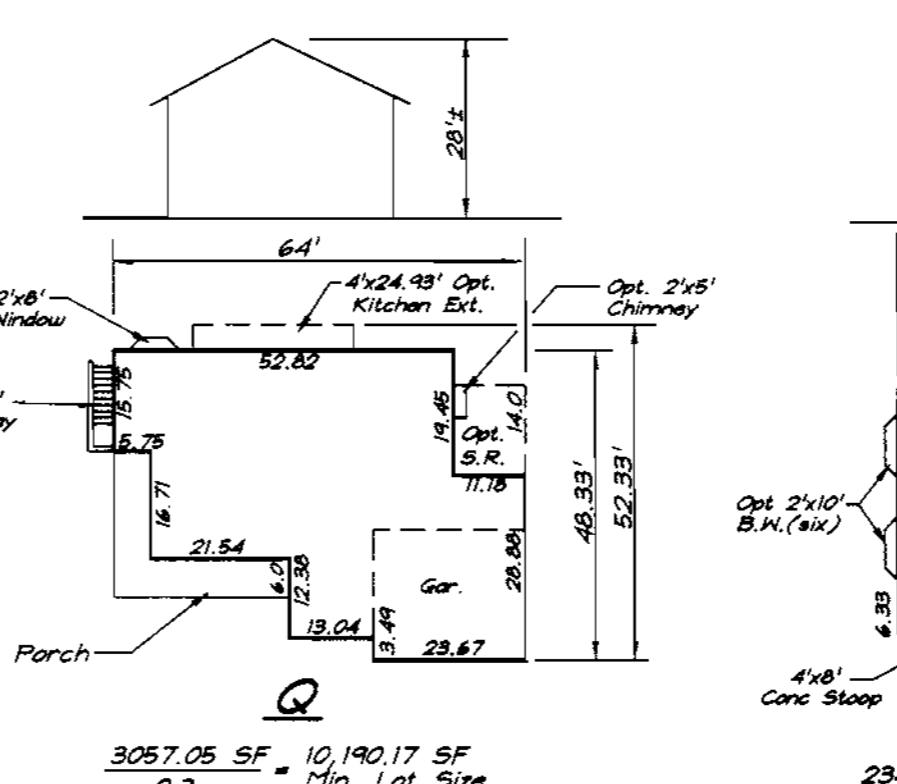


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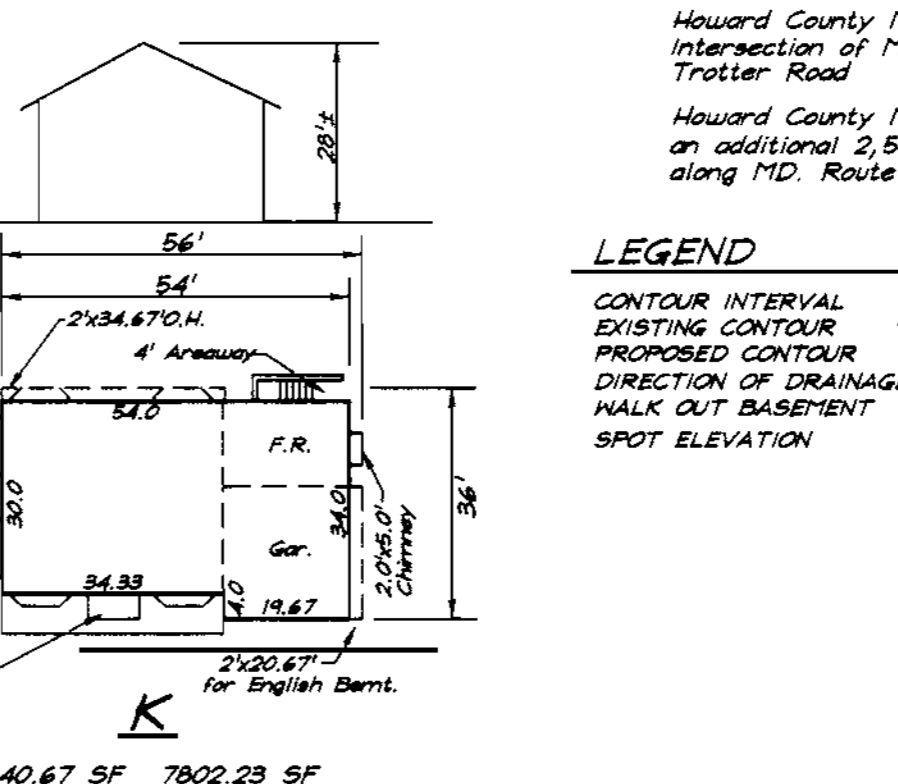
2433.59 SF = 8111.97 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



2748.95 SF = 9163.17 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



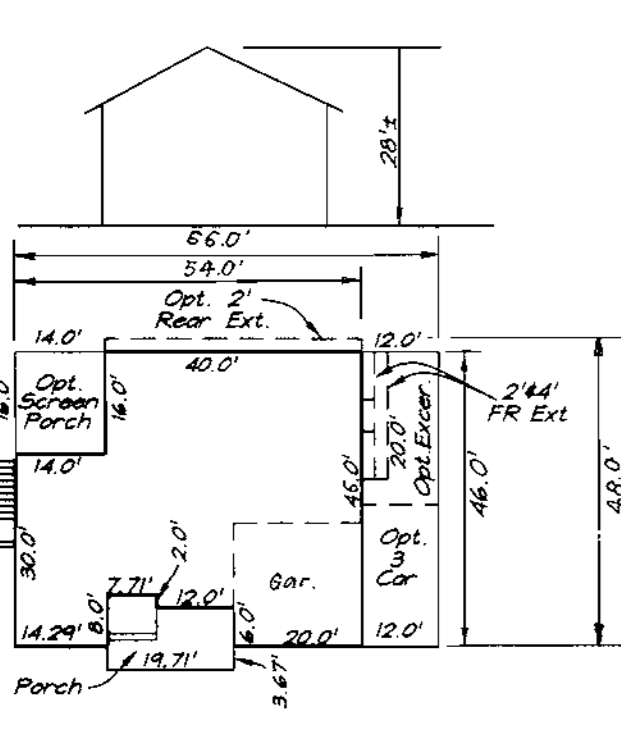
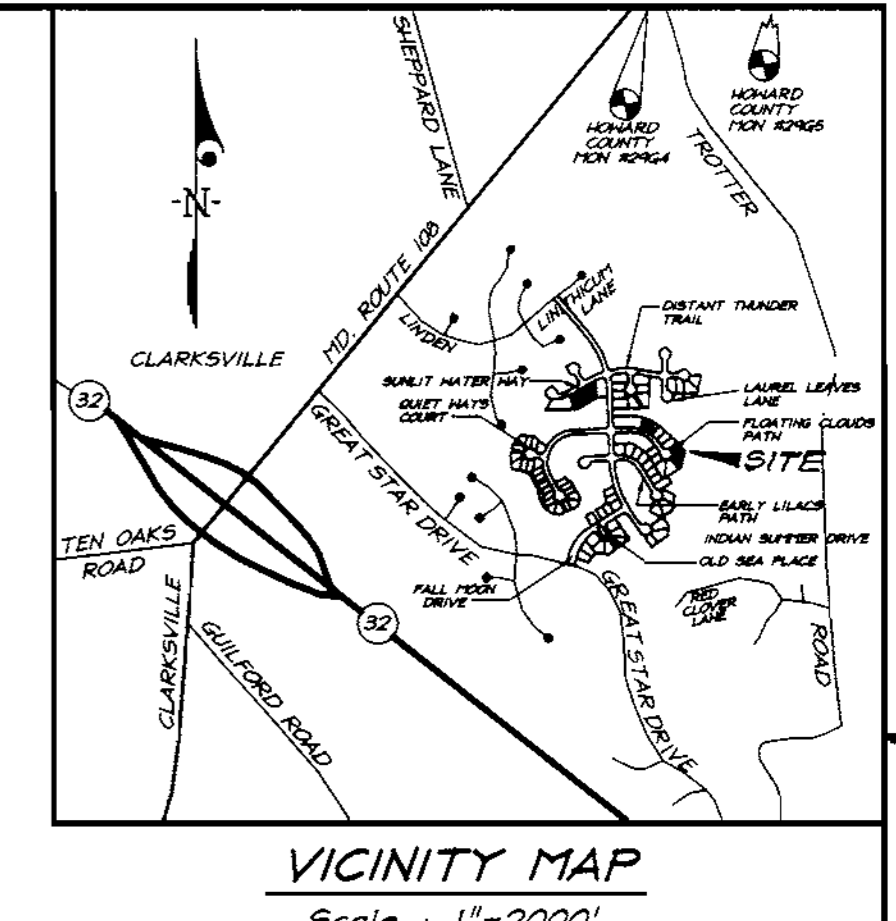
3057.05 SF = 10,190.17 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



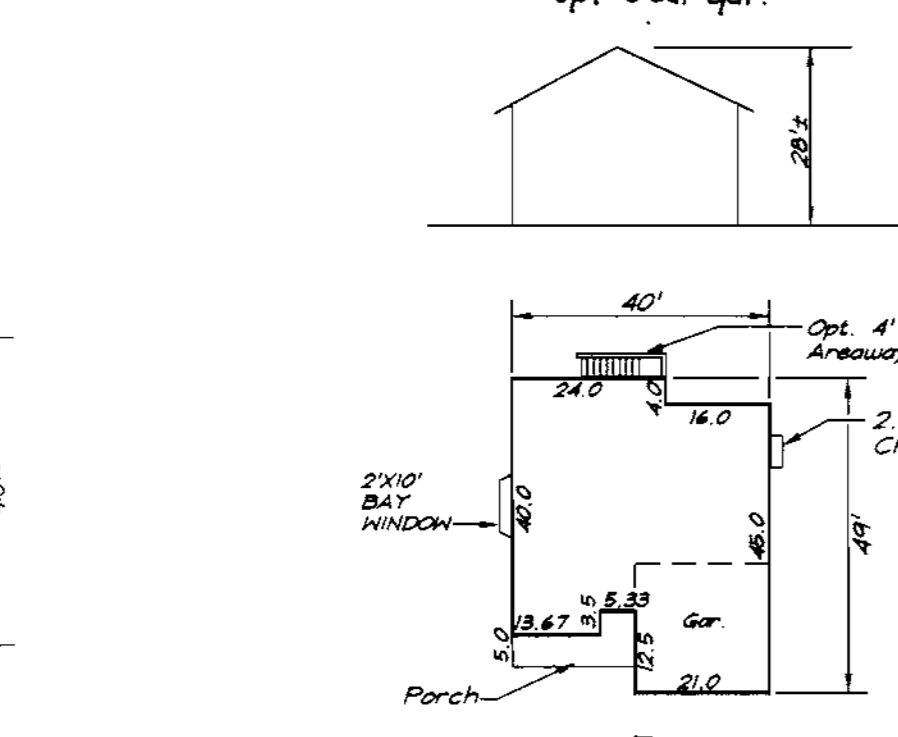
2340.67 SF = 7802.23 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck

**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

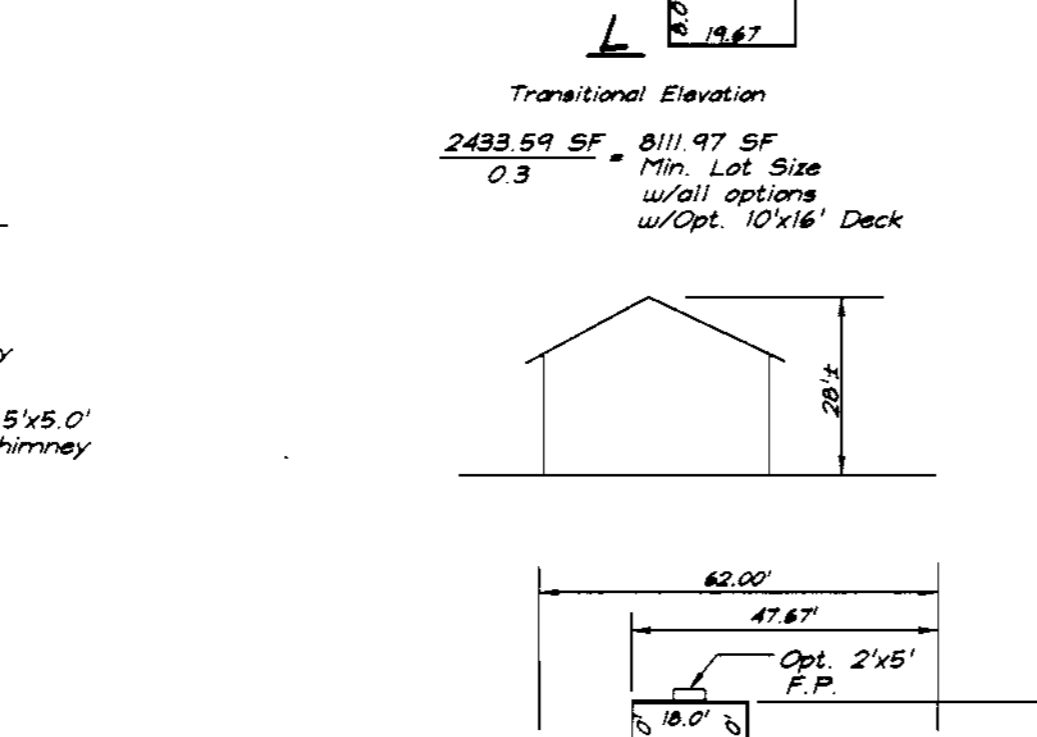
**LEGEND**  
CONTOUR INTERVAL 2 FT.  
EXISTING CONTOUR  
PROPOSED CONTOUR  
DIRECTION OF DRAINAGE  
WALK OUT BASEMENT  
SPOT ELEVATION



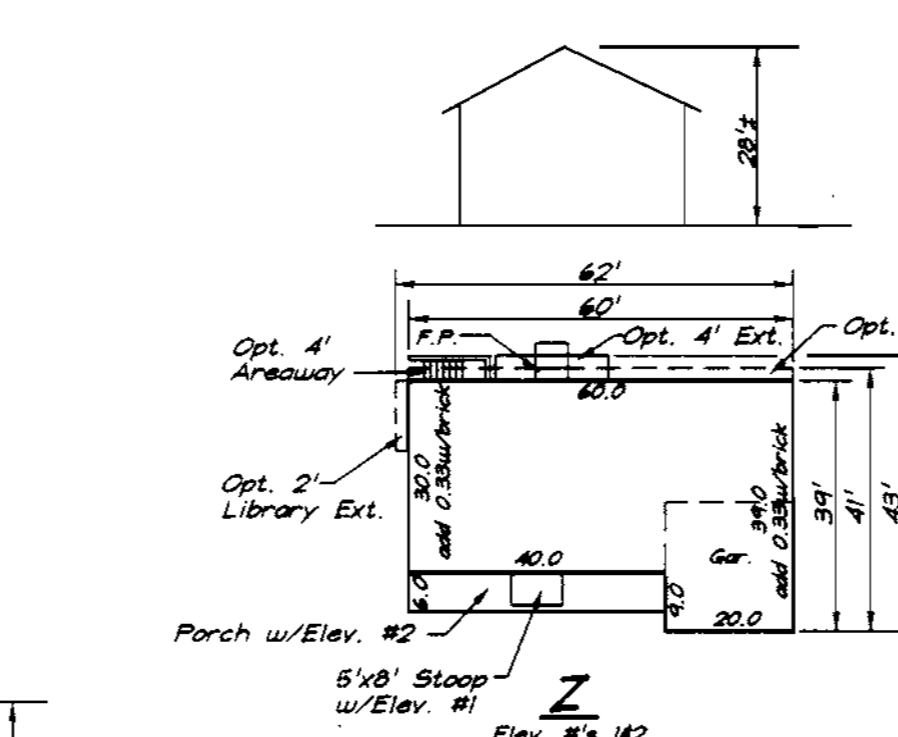
2930.34 SF = 9767.79 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



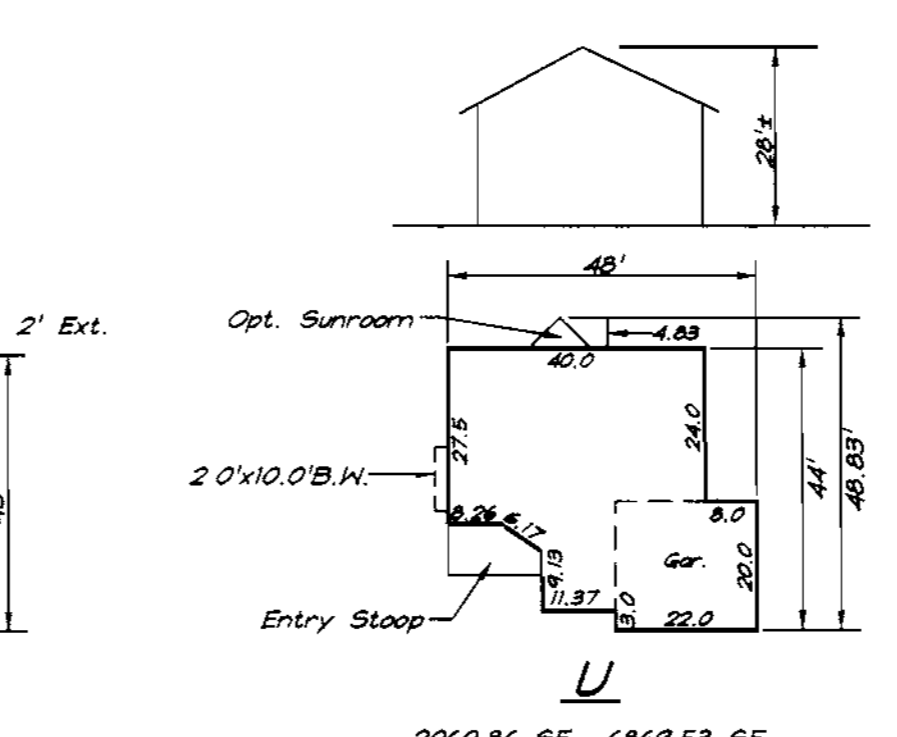
2522.00 SF = 8406.68  
0.3 Min. Lot Size w/all options including 10'x16' Deck except opt Porch or 3car gar. or Opt. ENCGR. Rm.



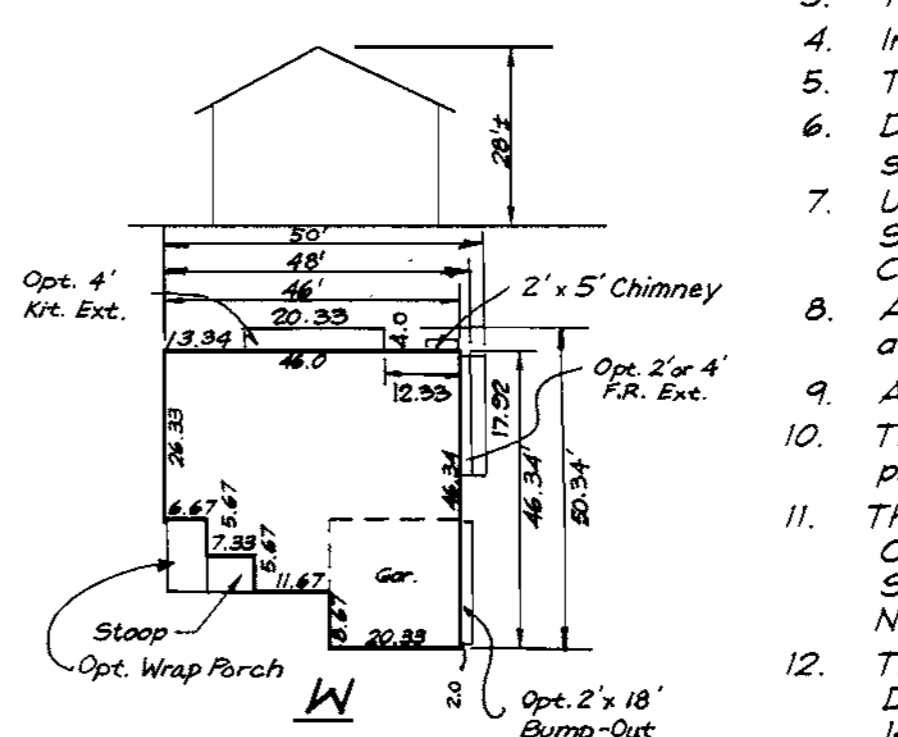
2069.77 SF = 6899.23 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



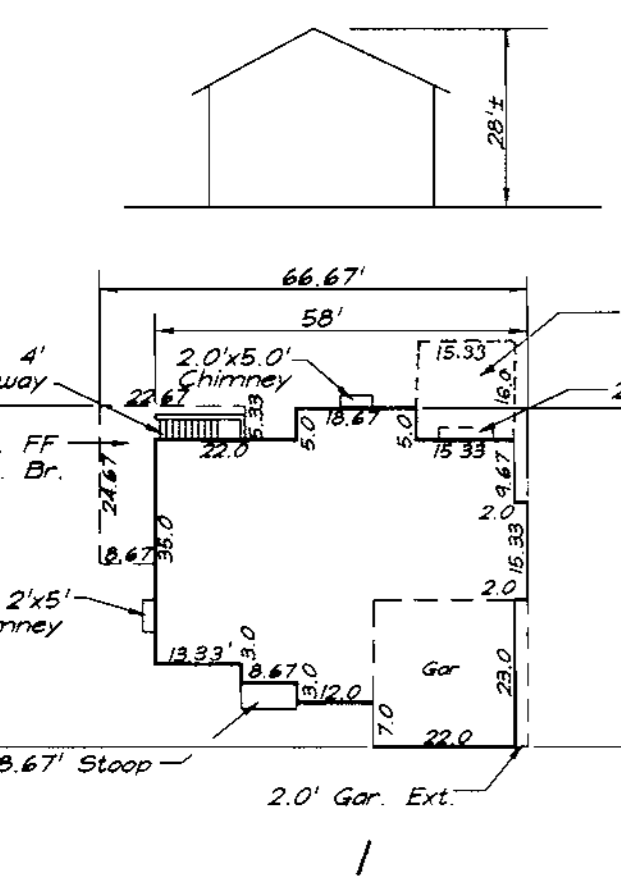
2627.00 SF = 8756.67 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



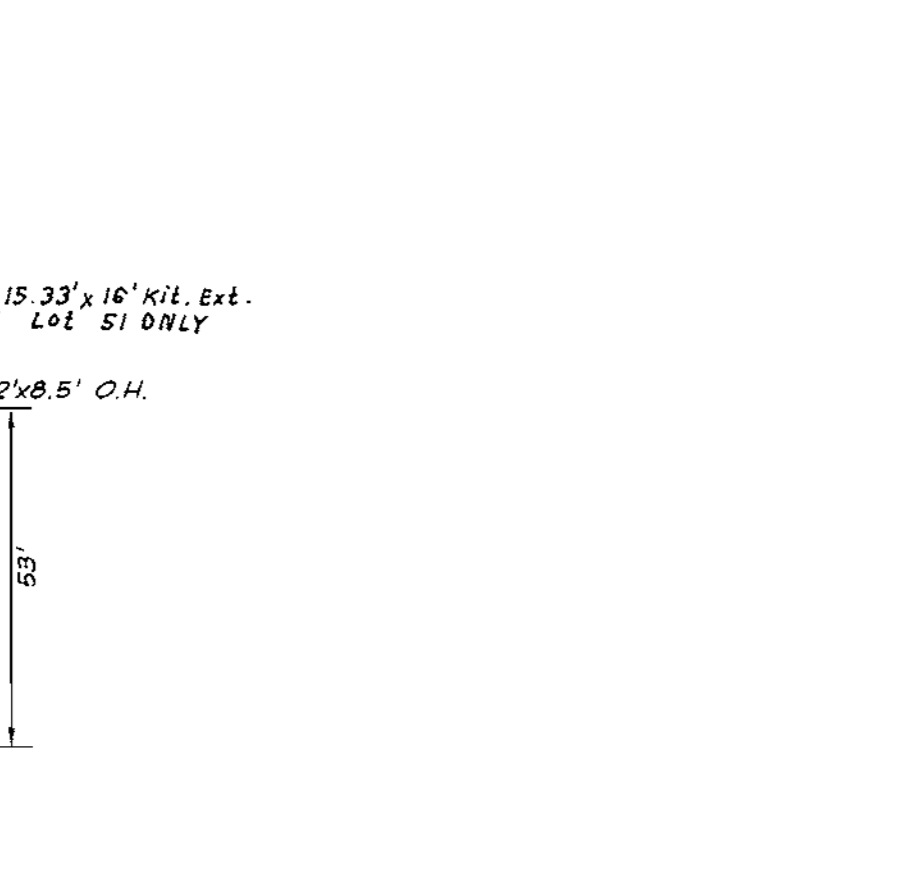
2060.86 SF = 6869.53 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



2268.08 SF = 7560.27 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



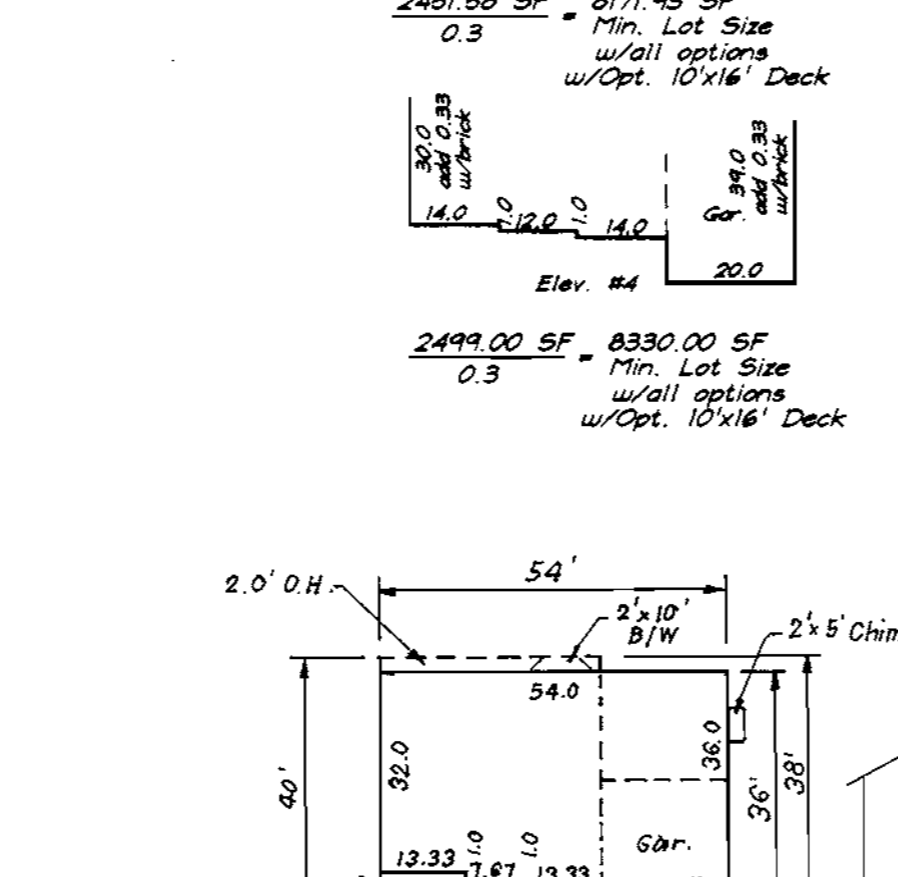
3167.01 SF = 10,556.70 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



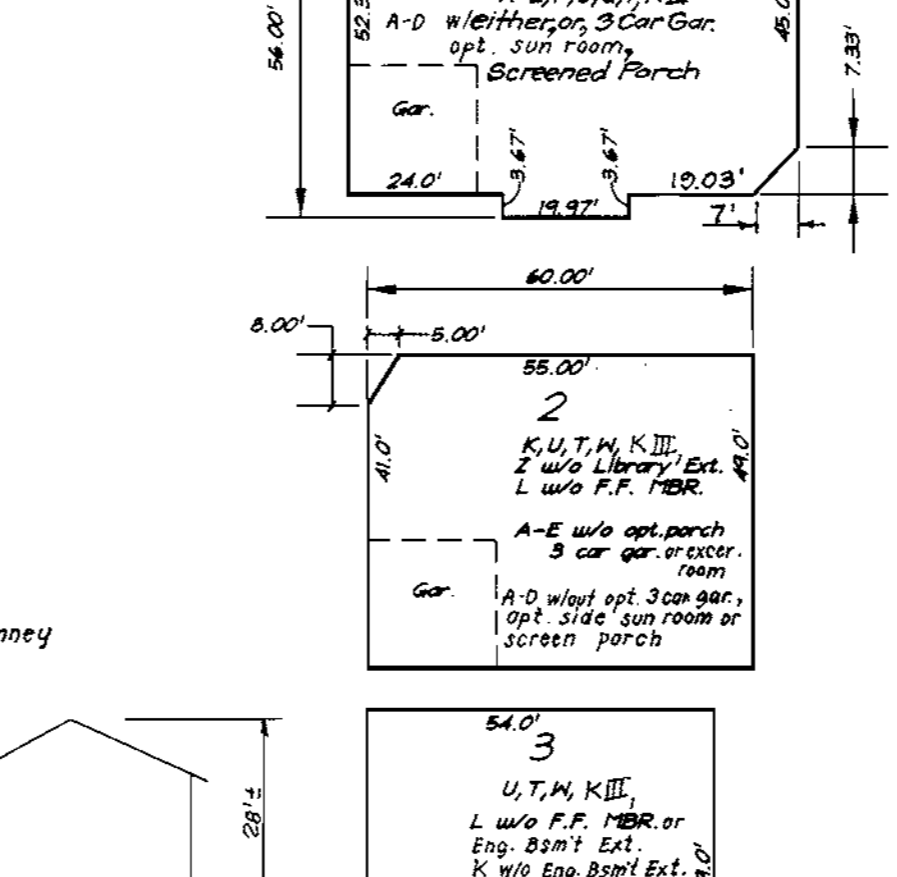
2878.50 SF = 9595.00 SF Min Lot Size w/all options w/Opt. 10'x16' Deck not including FF Mstr. Br.



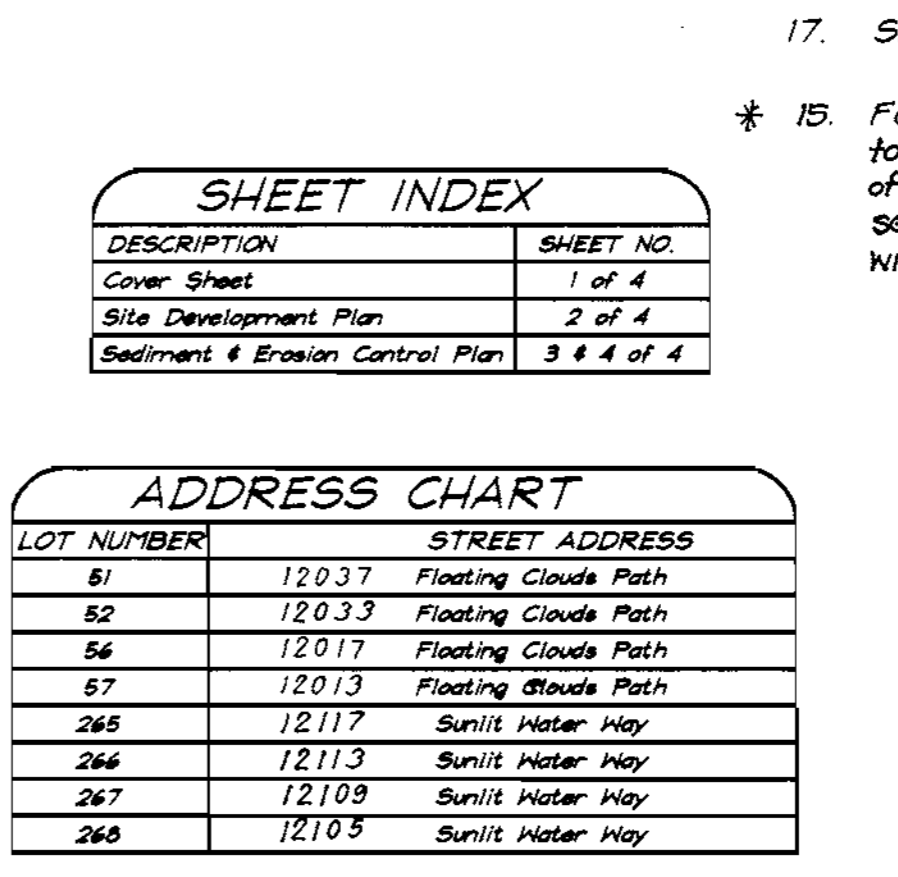
3412.29 SF = 11,374.3 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck and Opt. 15.33' x 16' Kit. Ext. (LOT 51 ONLY)



2280.66 SF = 7602.2 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



2499.00 SF = 8330.00 SF  
0.3 Min. Lot Size w/all options w/Opt. 10'x16' Deck



2880.66 SF = 7602.2 SF  
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  - The existing topography was taken from Road Construction Plans prepared by Daft, Maune, Walker, Inc. 7-10-97
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  - 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.
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  - 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 II, 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. Exterior stairways/areaways may not project into the setbacks.
  - Stormwater Management is provided per: F-96-130
  - SHC Elevations shown are at the property lines.
  - Fences or walls, if located within the set back areas adjacent to the public street, road or highway upon which construction of structures is prohibited, shall not exceed 3' feet in height if solid or closed nor 5' feet in height if open, except in accordance with a site development plan approved by the Ho. Co. Planning Board.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
Cover Sheet	1 of 4
Site Development Plan	2 of 4
Sediment & Erosion Control Plan	3 & 4 of 4

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
51	12037 Floating Clouds Path
52	12033 Floating Clouds Path
56	12017 Floating Clouds Path
57	12013 Floating Clouds Path
265	12117 Sunlit Water Way
266	12113 Sunlit Water Way
267	12109 Sunlit Water Way
268	12105 Sunlit Water Way

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

**SPECIAL NOTE:**  
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SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS	51, 52, 56, 57, 265, 266, 267, & 268
PLAT NO.	12425	BLOCK NO.	1	ZONE	NTSFLD # 35
TAX MAP NO.	13288	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	110	SEWER CODE	6653000		

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	SITE DEVELOPMENT PLAN	SCALE
B.A.L.	LOTS 51, 52, 56, 57, 265, 266, 267, & 268	1" = 30'
DRAWN	<b>COLUMBIA VILLAGE OF RIVER HILL</b>	DRAWING
K.B.	SECTION 4 AREA 4	1 of 4
CHECKED	FIFTH (5th) ELECTION DISTRICT	JOB NO.
B.A.L.	HOWARD COUNTY, MARYLAND	00-015
DATE	FOR: GOODIER BUILDERS	FILE NO.
3-10-00	10705 Charter Drive, Suite 320 Columbia, Maryland 21044	00-015-X



APPROVED: DEPARTMENT OF PLANNING & ZONING

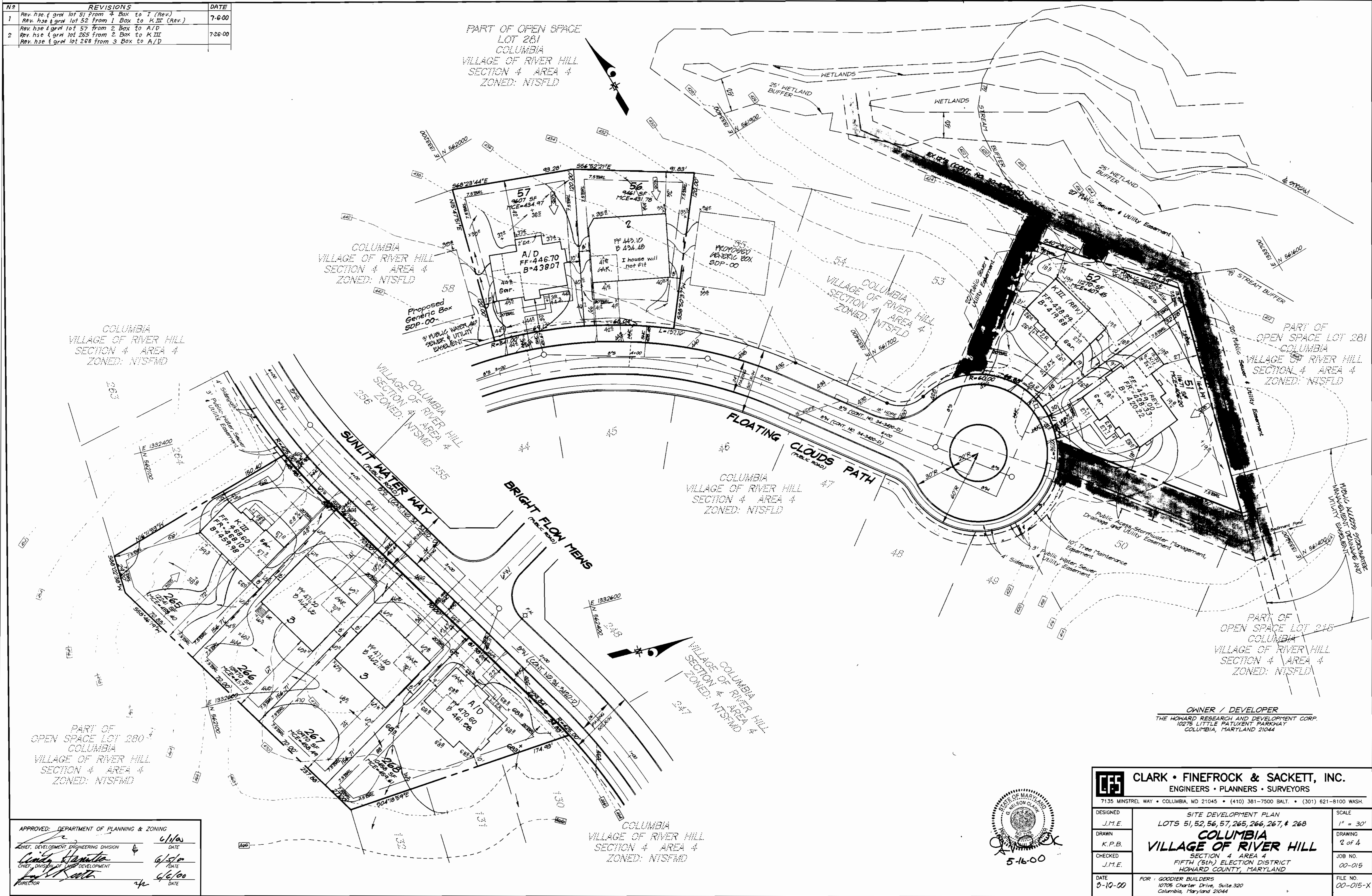
CHIEF, DEVELOPMENT-ENGINEERING DIVISION  
*Chris Kuntz*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*Steve Smith*

DATE: 6/1/00  
DATE: 6/5/00  
DATE: 6/16/00

2	Rev. hse. typical w. added Options	9-8-00
1	Added K III hse. typical & Kit. Ext. to Type I hse.	7-6-00
NO	REVISIONS	DATE



N#	REVISIONS	DATE
1	Rev. hse & grnd lot 51 from 2 Box to I (Rev.) Rev. hse & grnd lot 52 from 1 Box to K III (Rev.)	7-6-00
2	Rev. hse & grnd lot 57 from 2 Box to A/D Rev. hse & grnd lot 265 from 2 Box to K III Rev. hse & grnd lot 268 from 3 Box to A/D	7-26-00



APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Cathy Standa*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]*  
 DATE: 6/1/00  
 DATE: 6/5/00  
 DATE: 6/6/00

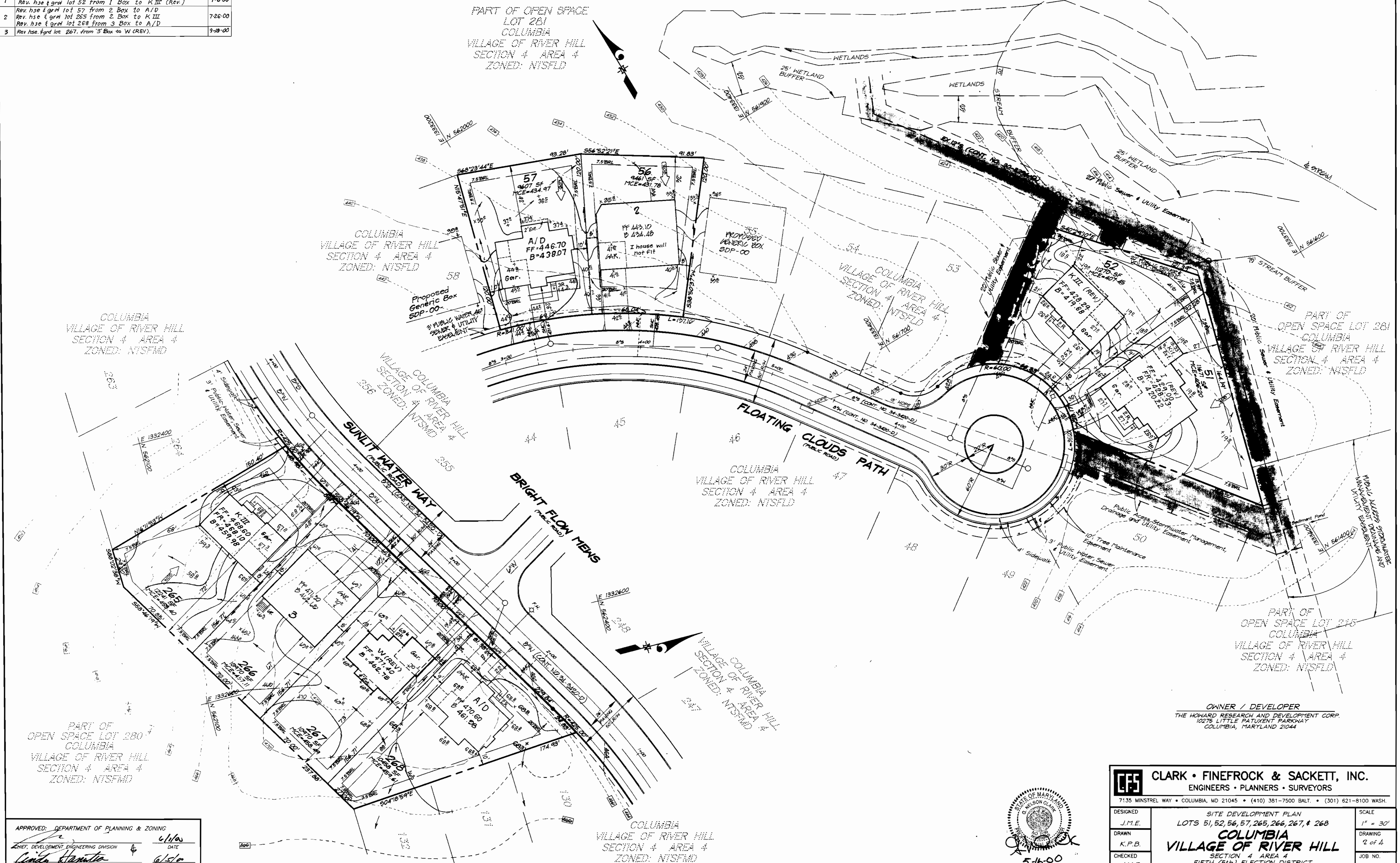


OWNER / DEVELOPER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
 10276 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	SITE DEVELOPMENT PLAN	SCALE
J.M.E.	LOTS 51, 52, 56, 57, 265, 266, 267, & 268	1" = 30'
DRAWN	<b>COLUMBIA</b>	DRAWING
K.P.B.	<b>VILLAGE OF RIVER HILL</b>	2 of 4
CHECKED	SECTION 4 AREA 4	JOB NO.
J.M.E.	FIFTH (5th) ELECTION DISTRICT	00-015
DATE	FOR: GOODIER BUILDERS	FILE NO.
5-10-00	10705 Charter Drive, Suite 320 Columbia, Maryland 21044	00-015-X



Nº	REVISIONS	DATE
1	Rev. hse. & grd. lot 51 from 4 Box to I (Rev.) Rev. hse. & grd. lot 52 from 1 Box to K III (Rev.)	7-6-00
2	Rev. hse. & grd. lot 57 from 2 Box to A/D Rev. hse. & grd. lot 265 from 2 Box to K III Rev. hse. & grd. lot 268 from 3 Box to A/D	7-26-00
3	Rev. hse. & grd. lot 267 from 3 Box to W (REV.)	9-10-00



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

6/1/00  
 6/5/00  
 6/6/00



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DESIGNED	SITE DEVELOPMENT PLAN	SCALE
J.M.E.	LOTS 51, 52, 56, 57, 265, 266, 267, & 268	1" = 30'
DRAWN	<b>COLUMBIA</b>	DRAWING
K.P.B.	<b>VILLAGE OF RIVER HILL</b>	2 of 4
CHECKED	SECTION 4 AREA 4	JOB NO.
J.M.E.	FIFTH (5th) ELECTION DISTRICT	00-015
DATE	FOR: GOODIER BUILDERS	FILE NO.
3-10-00	10705 Charter Drive, Suite 320 Columbia, Maryland 21044	00-015-X