

GENERAL NOTES CONTINUED:

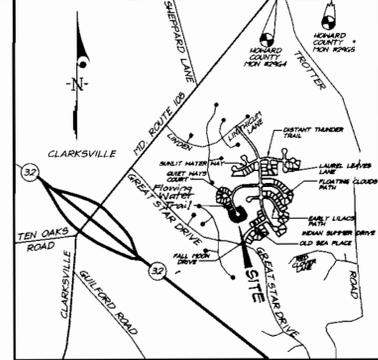
- If Model 7 is selected for Lots 159, 164 and 167, the minimum lot size for the options and deck is 6899.23 SF. Other additions may be prohibited by the 30% coverage restriction.

BENCHMARKS:

Howard County Monument 29G4
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 29G5
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



VICINITY MAP

Scale: 1"=2000'

SHEET INDEX

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

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
159	12172 Flowing Water Trail
160	12176 Flowing Water Trail
161	12184 Flowing Water Trail
162	12188 Flowing Water Trail
163	12177 Flowing Water Trail
164	12173 Flowing Water Trail
165	12169 Flowing Water Trail
166	12165 Flowing Water Trail
167	12161 Flowing Water Trail
168	12157 Flowing Water Trail
217	12180 Flowing Water Trail

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 1.95 Acres.
- The total number of lots included in this submission is: 11.
- 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, Reference F-98-120 (the subdivision of lot 169 (see 217)).
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3420-D, #20-3693-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 D&P, McInnis, 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: 29G4 & 29G5.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 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. Wrap around porches cannot infringe into any required side yard setbacks. Exterior basement areas may not encroach into B.R.L. Maximum lot coverage to 30%.
- Stormwater Management is provided Per F-96-130.
- SHC Elevations shown are at the property lines.
- This plan has been prepared in accordance with provisions of Section 16-124 of the Howard County Code and the Landscaping Manual. (No additional planting is required.)

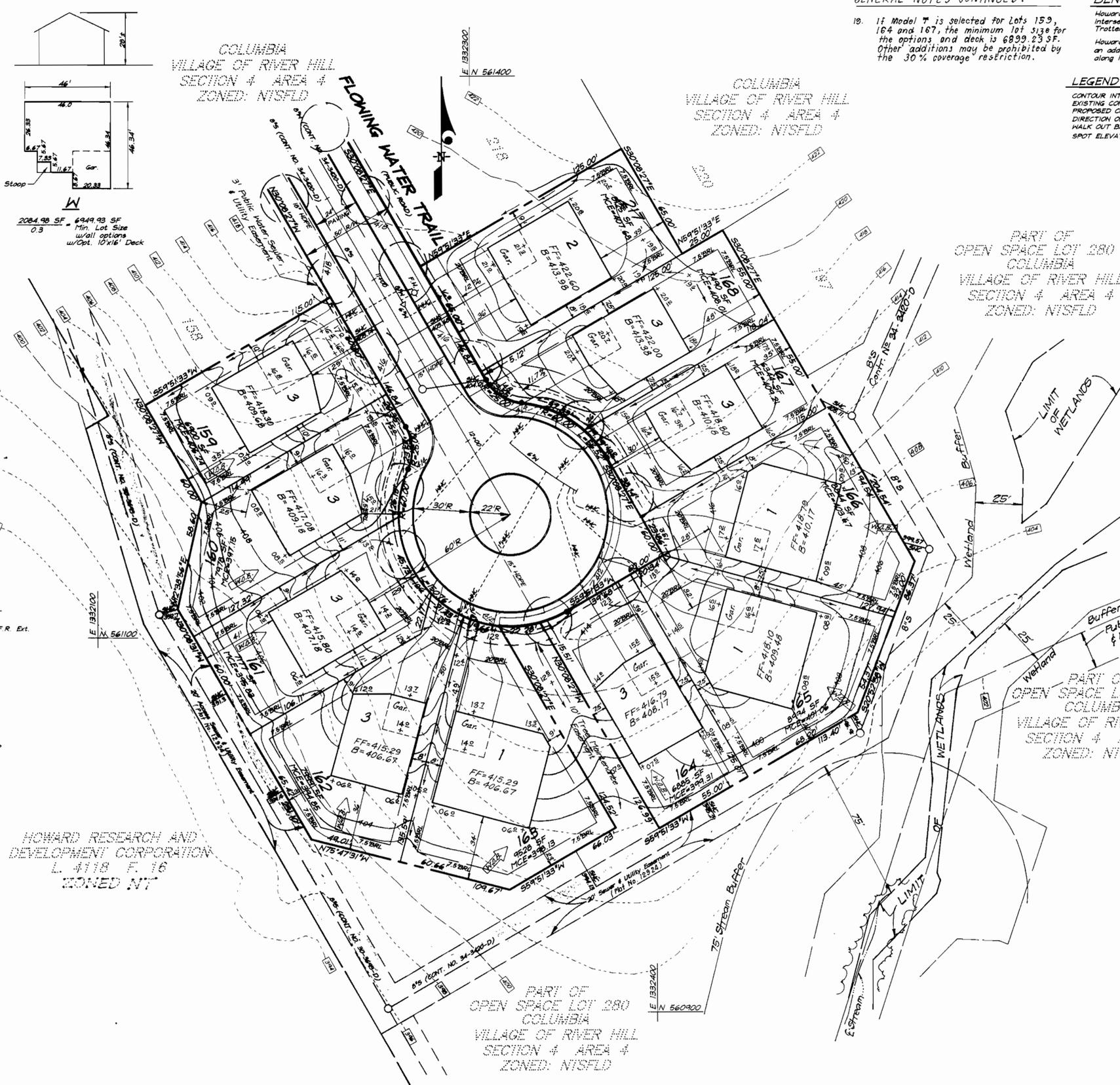
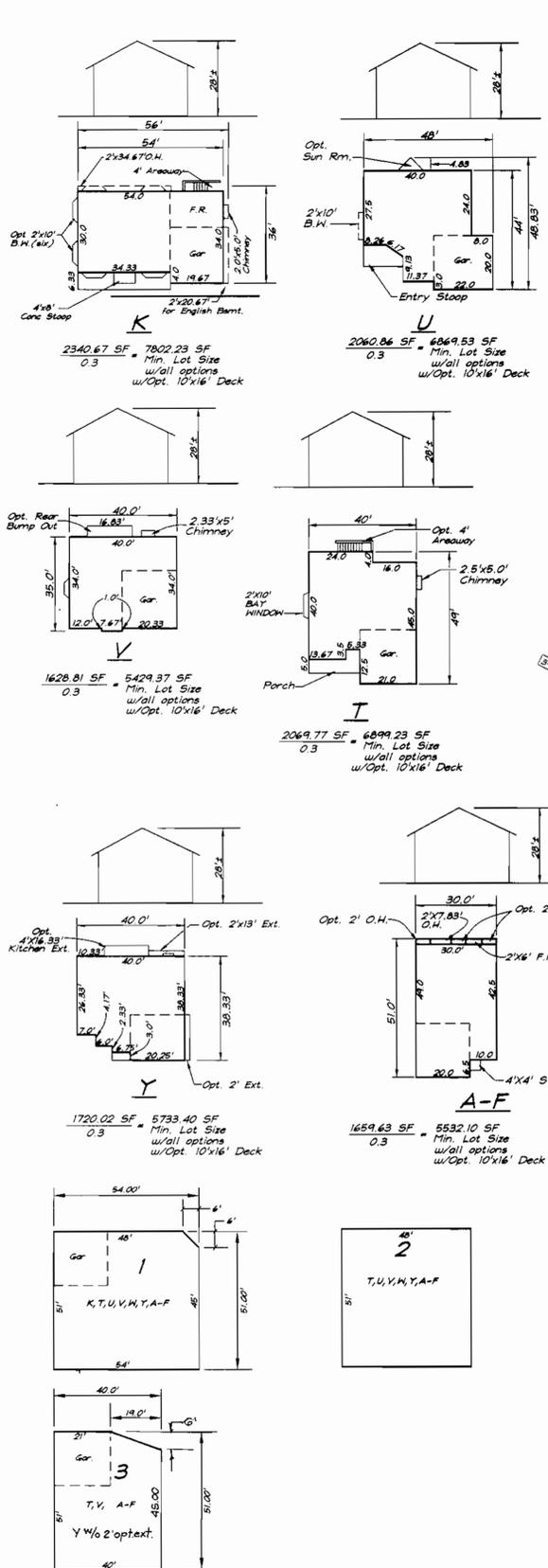
SPECIAL NOTE:

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 and #20-3693-D.

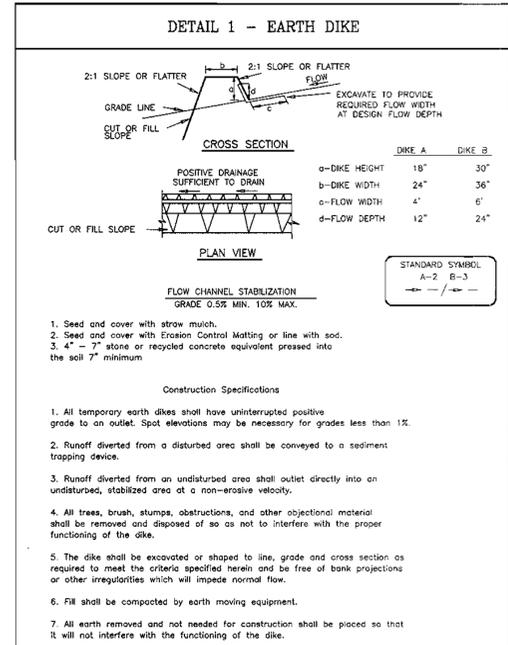
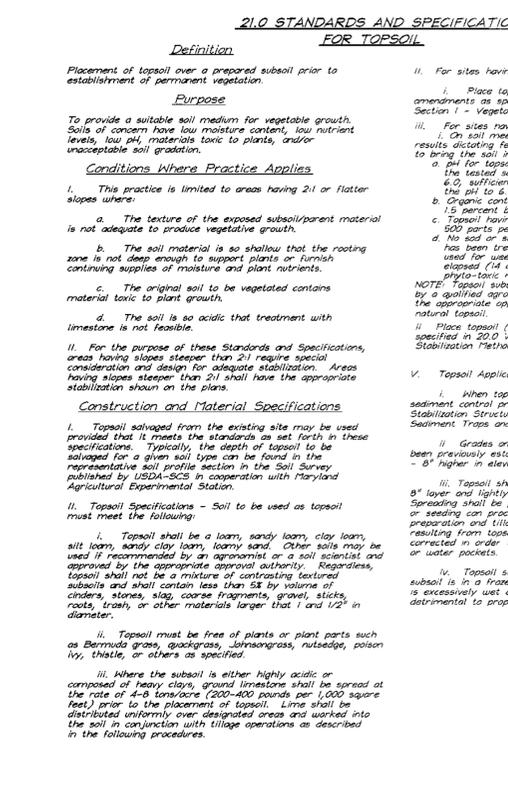
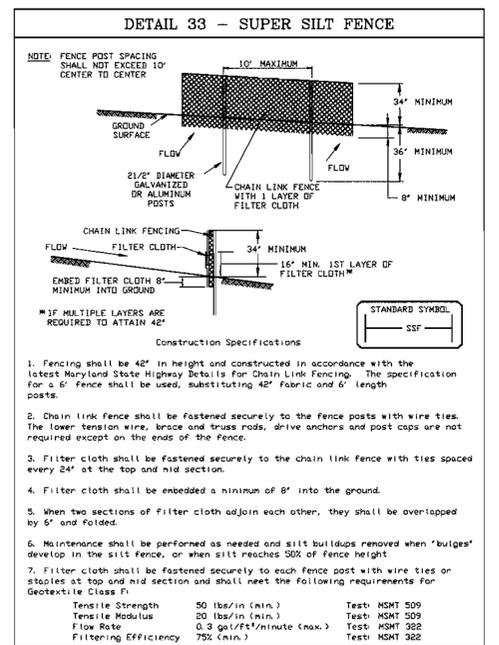
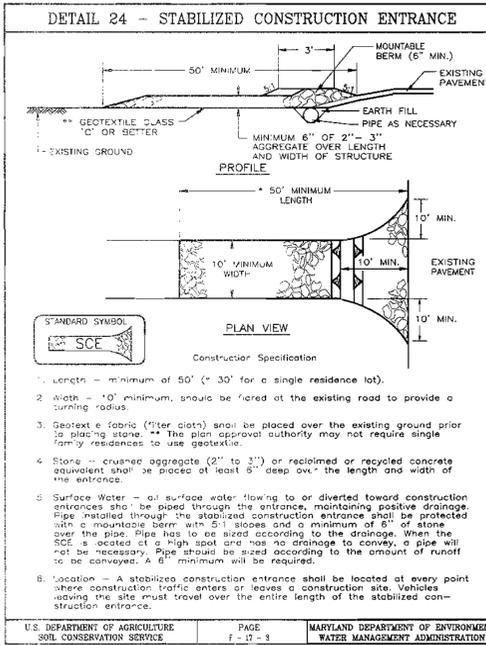
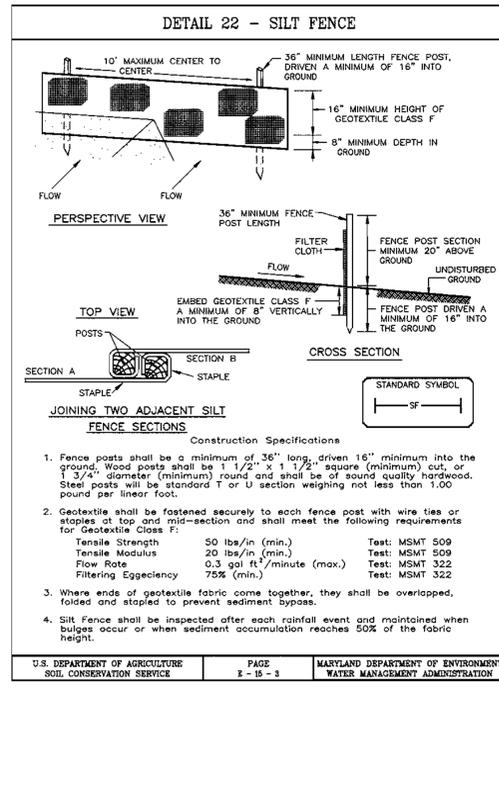
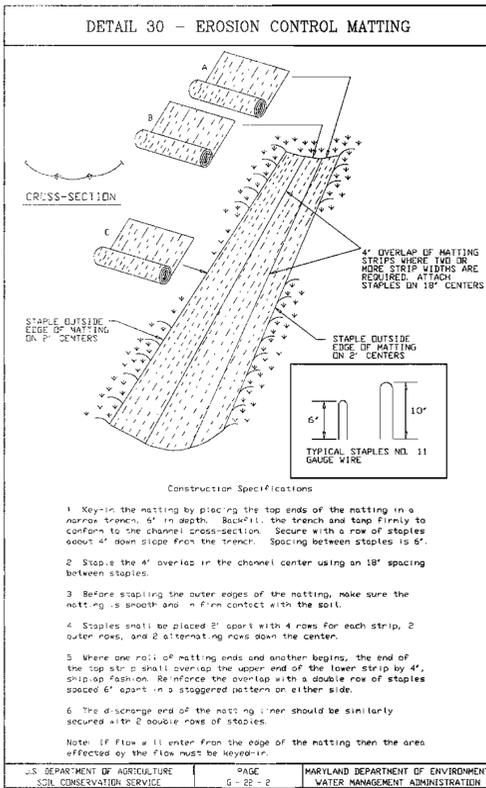
SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	LOTS	159 thru 168 & 217
PLAT NO.	12924	BLOCK NO.	1
	1328C	ZONE	NTSFLD
		TAX MAP NO.	35
		ELECTION DIST.	5TH
		CENSUS TRACT	6065
WATER CODE	110	SEWER CODE	6653000

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

DESIGNED	J.M.E.	SITE DEVELOPMENT PLAN	SCALE
DRAWN	K.P.B.	LOTS 159 Thru 168, & 217	1" = 30'
CHECKED	J.M.E.	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
		SECTION 4 AREA 4	1 of 3
		FIFTH (5th) ELECTION DISTRICT	JOB NO.
		HOWARD COUNTY, MARYLAND	00-015
DATE	3-20-00	FOR: GOODIER BUILDERS	FILE NO.
		10705 Charter Drive, Suite 320	00-015
		Columbia, Maryland 21044	



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/26/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/16/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/31/00
 DIRECTOR



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft.) and 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 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft.)
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (28 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 5 lbs. per acre (28 lbs/1000 sq ft.) of seeding lossgrass. 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 210 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 340 gallons per acre (8 gal/1000 sq ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding lossgrass (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 210 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 340 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 (3-3-85).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- All sediment stabilization shall be completed within:
 - a) 7 calendar days for all perimeter sediment control structures, dikes, berms, silt fences and all slopes greater than 3:1.
 - b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified in this plan and in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seedings, sod, temporary seeding and mulching (Sec. 6).
- Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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	1.98 Ac.
Area Disturbed	1.52 Ac.
Area to be roofed or paved	0.83 Ac.
Area to be vegetatively stabilized	1.12 Ac.
Total Cut:	
Offsite Waste/Borrow Area Location:	#
- Any sediment control practice which is disturbed by grading activities or placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection agencies 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 = 535 L.F.
- The total amount of super silt fence = 789 L.F.
- The total amount of earth dike = 282 L.F.

It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install three protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	20
5. Construct structures, sidewalks and driveways.	60
6. Final grade, install Erosion Control Matting and stabilize in accordance with standards and specifications.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay construction of houses on lots: N/A

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 5/25/00
DATE

[Signature] 5/26/00
DATE

[Signature] 5/31/00
DATE

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

[Signature] 5/24/00
DATE

[Signature] 5/24/00
DATE

U.S. Natural Resource Conservation Service

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

[Signature] 5/24/00
DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

"We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance of a Department of the Environment 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] 3-10-00
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] 3-20-00
DATE

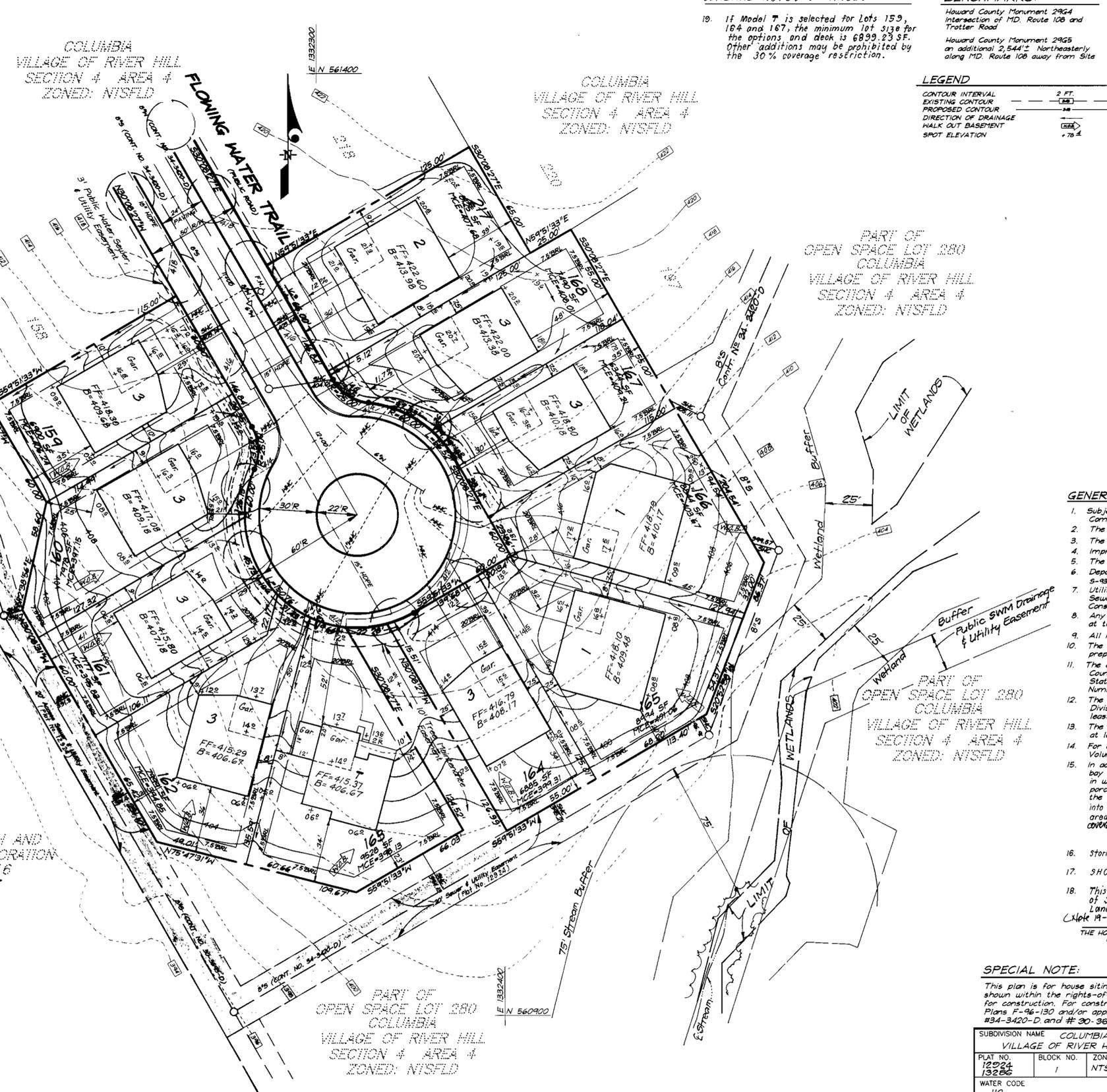
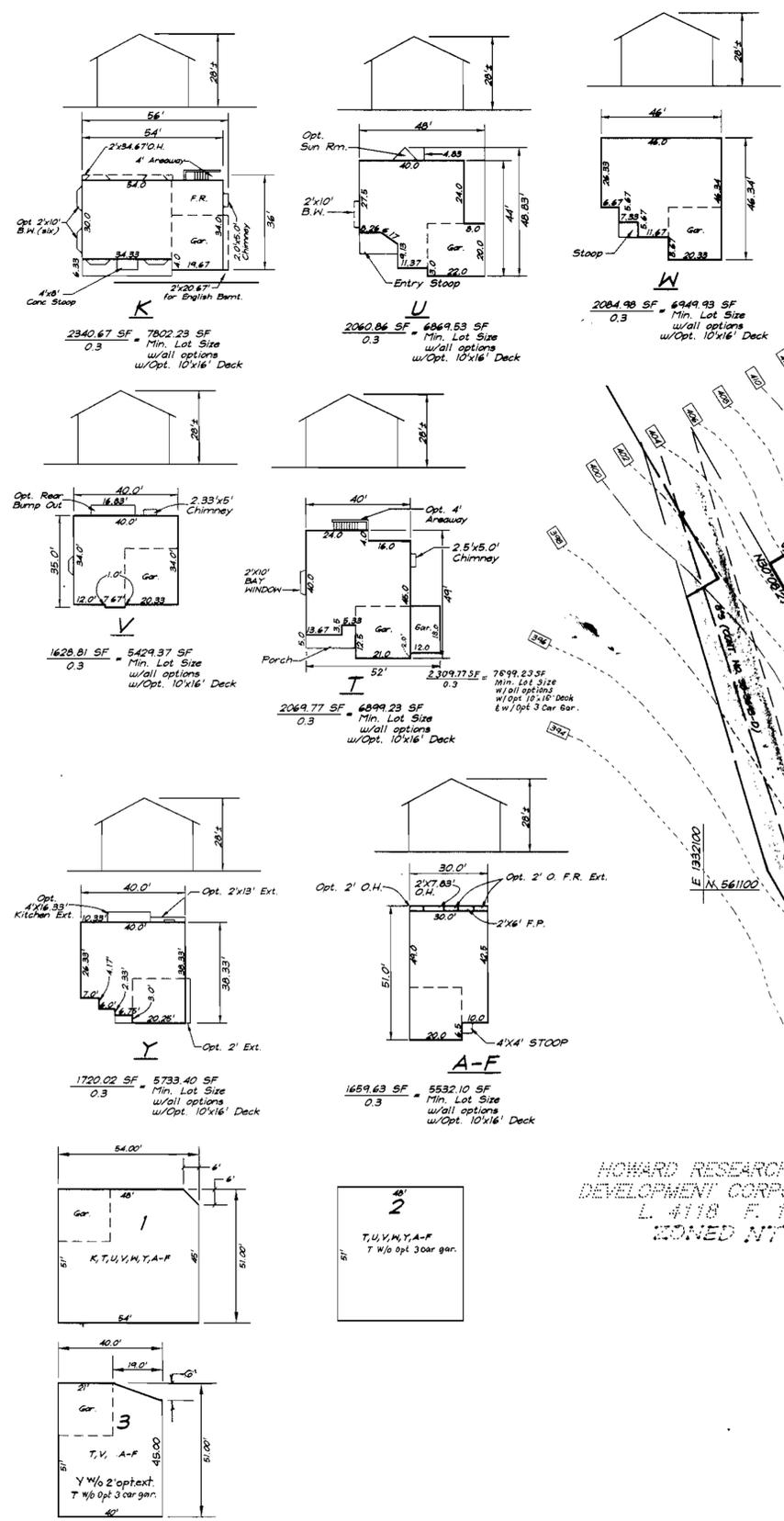
G. NELSON CLARK

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

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

DESIGNED	B.A.L.	SCALE	1" = 30'
DRAWN	K.B.	DRAWING	3 of 3
CHECKED	B.A.L.	JOB NO.	00-015
DATE	3-20-00	FILE NO.	00-015-5E

FOR: GOODIER BUILDERS
10705 Charter Drive, Suite 320
Columbia, Maryland 21044



GENERAL NOTES CONTINUED:

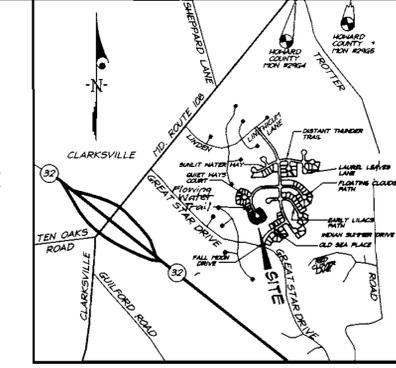
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BENCHMARKS:

- Howard County Monument 29G4 Intersection of MD. Route 108 and Trotter Road
- Howard County Monument 29G5 an additional 2,544' Northeastly along MD. Route 108 away from Site

LEGEND:

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION



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- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is 1.95 Acres.
 - The total number of lots included in this submission is 11.
 - Improvement to property: Single Family Detached.
 - The maximum lot coverage permitted is: 30%.
 - Department of Planning and Zoning reference file numbers: 5-93-21, P-95-11, F-96-130. Reference F-96-120 the subdivision of lot 163 (now 217).
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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 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. Wrap around porches cannot infringe into any required side yard setbacks. Exterior basement airways may not encroach into B.R.L. Maximum lot coverage to 30%.
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 - SHC Elevations shown are at the property lines.
 - This plan has been prepared in accordance with provisions of Section 16-124 of the Howard County Code and the Landscape Manual. (No additional planting is required except as shown on this plan.)
- THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUENT PARKWAY
COLUMBIA, MARYLAND 21044

SPECIAL NOTE:

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SUBDIVISION NAME	LOTS
COLUMBIA VILLAGE OF RIVER HILL	159 thru 168 & 217
PLAT NO. 12924	BLOCK NO. 1
13286	ZONE NTSFLD
TAX MAP NO. 35	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 J.M.E.	SITE DEVELOPMENT PLAN LOTS 159 Thru 168 & 217 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN K.P.B.		DRAWING 1 of 3
CHECKED J.M.E.		JOB NO. 00-015
DATE 3-20-00	FOR: GOODIER BUILDERS 10705 Charter Drive, Suite 320 Columbia, Maryland 21044	FILE NO. 00-015

APPROVED: DEPARTMENT OF PLANNING & ZONING

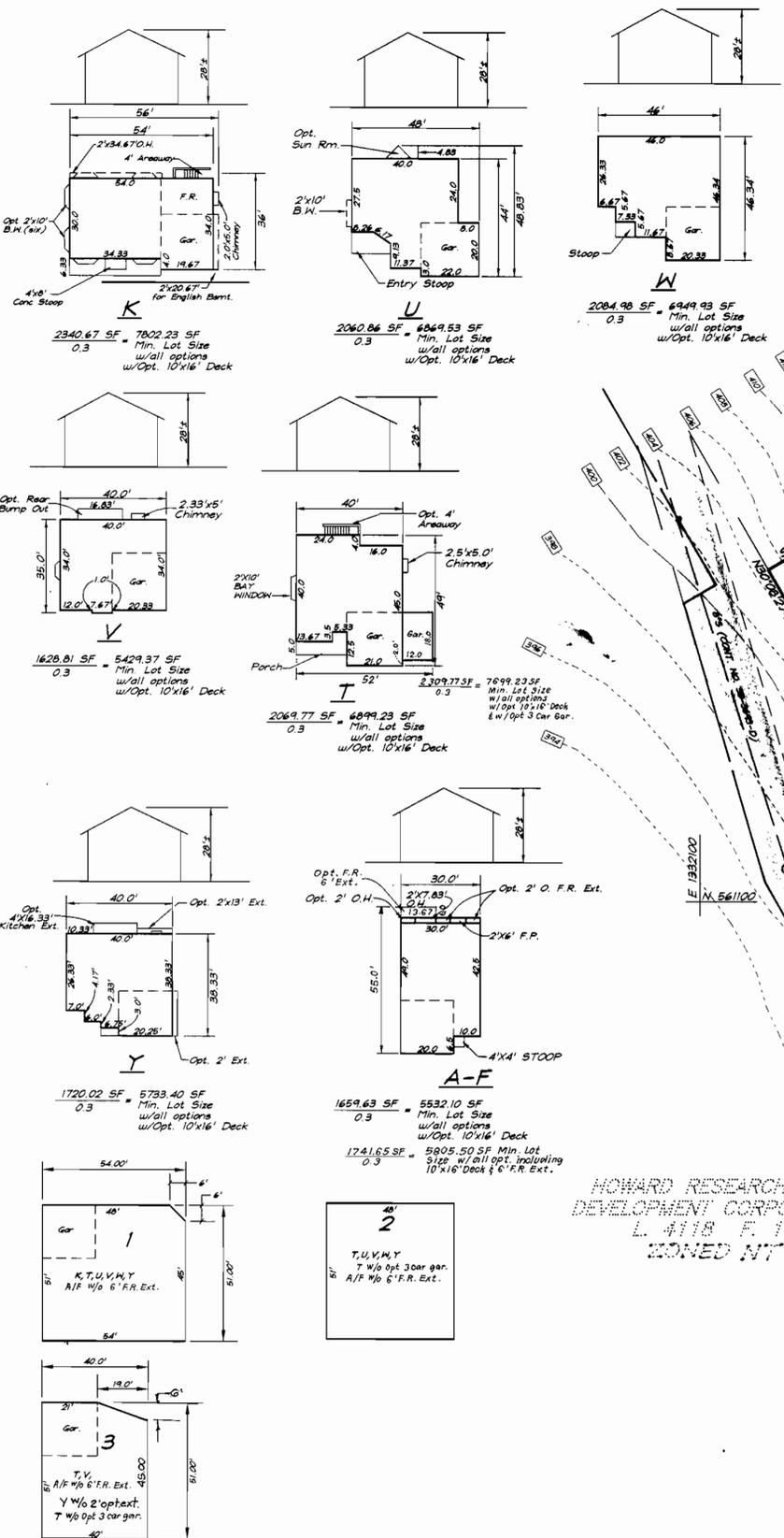
Michael B. Leonard
CHIEF, DIVISION OF LAND DEVELOPMENT

James S. Katter
DIRECTOR

DATE: 5/26/00
DATE: 5/16/00
DATE: 5/31/00

NO.	REVISIONS	DATE
1	Rev. hse. typ. lot 163 From 1 Box to T w/Opt. 3 Car Gar. Rev. hse typ & Box 2 & 3	7-27-00





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

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

PART OF
OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

PART OF
OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

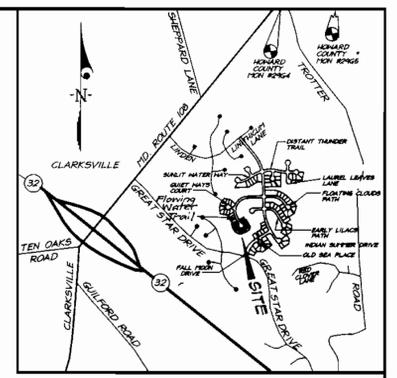
HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
L 4118 F 16
ZONED: NT

PART OF
OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

GENERAL NOTES CONTINUED:
10. If Model T is selected for Lots 159, 164 and 167, the minimum lot size for the options and deck is 6899.23 SF. Other additions may be prohibited by the 30% coverage restriction.

BENCHMARKS:
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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



VICINITY MAP
Scale: 1"=2000'

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SUBDIVISION NAME		LOTS	
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PLAT NO.	BLOCK NO.	TAX MAP NO.	ELECTION DIST.
13285	1	35	5TH
CENSUS TRACT		6055	
WATER CODE		SEWER CODE	
110		6653000	

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CHECKED J.M.E.	SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 00-015
DATE 9-20-00	FOR: GOODIER BUILDERS 10705 Charter Drive, Suite 320 Columbia, Maryland 21044	FILE NO. 00-015

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

5/26/00 DATE
5/26/00 DATE
5/31/00 DATE

NO.	REVISIONS	DATE
2	Rev. hsc fgrnd. lot 164 from '3' Box to A/F	9-5-00
1	Rev. hsc fgrnd. lot 163 from 1 Box to T w/opt. 3 Cor Gar. Rev. hsc typ 1 Box 2 i 3	7-27-00



GENERAL NOTES CONTINUED:

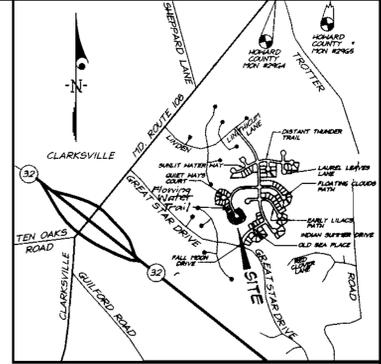
- If Model T is selected for Lots 159, 164 and 167, the minimum lot size for the options and deck is 6899.23 SF. Other additions may be prohibited by the 30% coverage restriction.

BENCHMARKS:

- Howard County Monument 29G4 Intersection of MD Route 108 and Trotter Road
- Howard County Monument 29G5 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



VICINITY MAP

Scale: 1"=2000'

SHEET INDEX

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

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
159	12172 Flowing Water Trail
160	12176 Flowing Water Trail
162	12184 Flowing Water Trail
163	12188 Flowing Water Trail
164	12177 Flowing Water Trail
165	12173 Flowing Water Trail
166	12169 Flowing Water Trail
167	12165 Flowing Water Trail
168	12161 Flowing Water Trail
217	12157 Flowing Water Trail
161	12180 Flowing Water Trail

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 1.95 Acres.
- The total number of lots included in this submission is: 11.
- 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, Reference F-98-120 the redivision of lot 163 (see 217).
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3420-D, #30-3693-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 Datt, McInnis, 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 Monument Numbers 29G4 & 29G5.
- 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 IX, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks, porches and decks may project not more than 3 feet into the front or rear setbacks. Wrap around porches cannot infringe into any required side yard setbacks. Exterior basement overhangs may not encroach into B.R.L. Minimum lot coverage to 30%.
- Stormwater Management is provided Per F-96-130.
- SHC Elevations shown are at the property lines.
- This plan has been prepared in accordance with provisions of Section 16-124 of the Howard County Code and the Land's Ordinance. (No additional planning is required under 16-124 of the Code.)

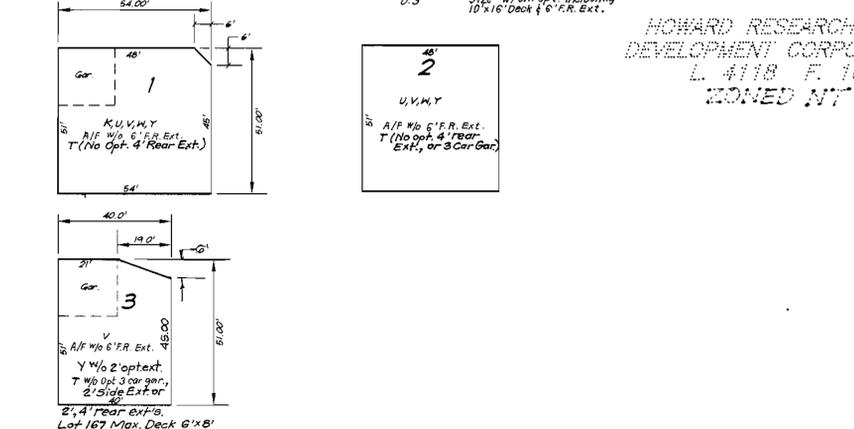
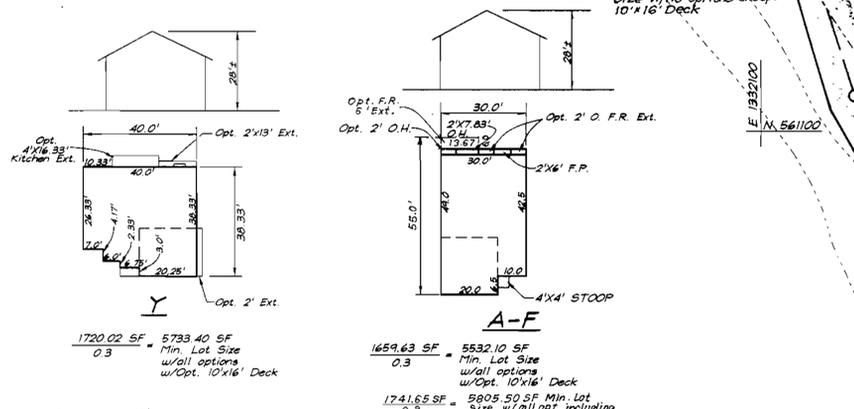
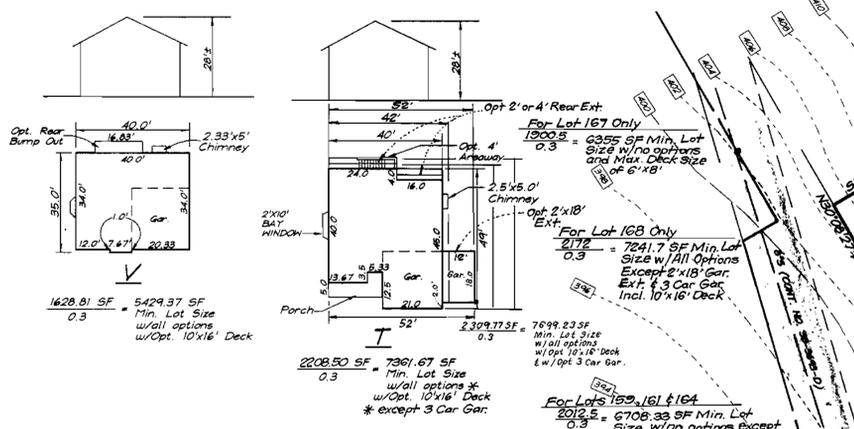
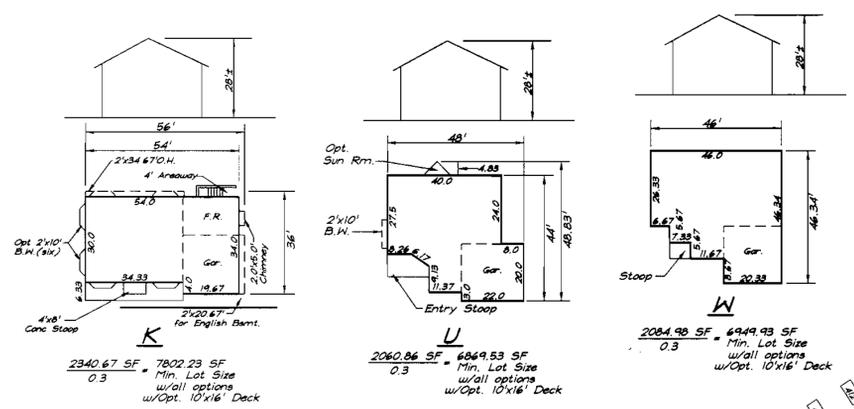
SPECIAL NOTE:

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 and #30-3693-D.

PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12924	1	NTSFLD	35	5TH	6055

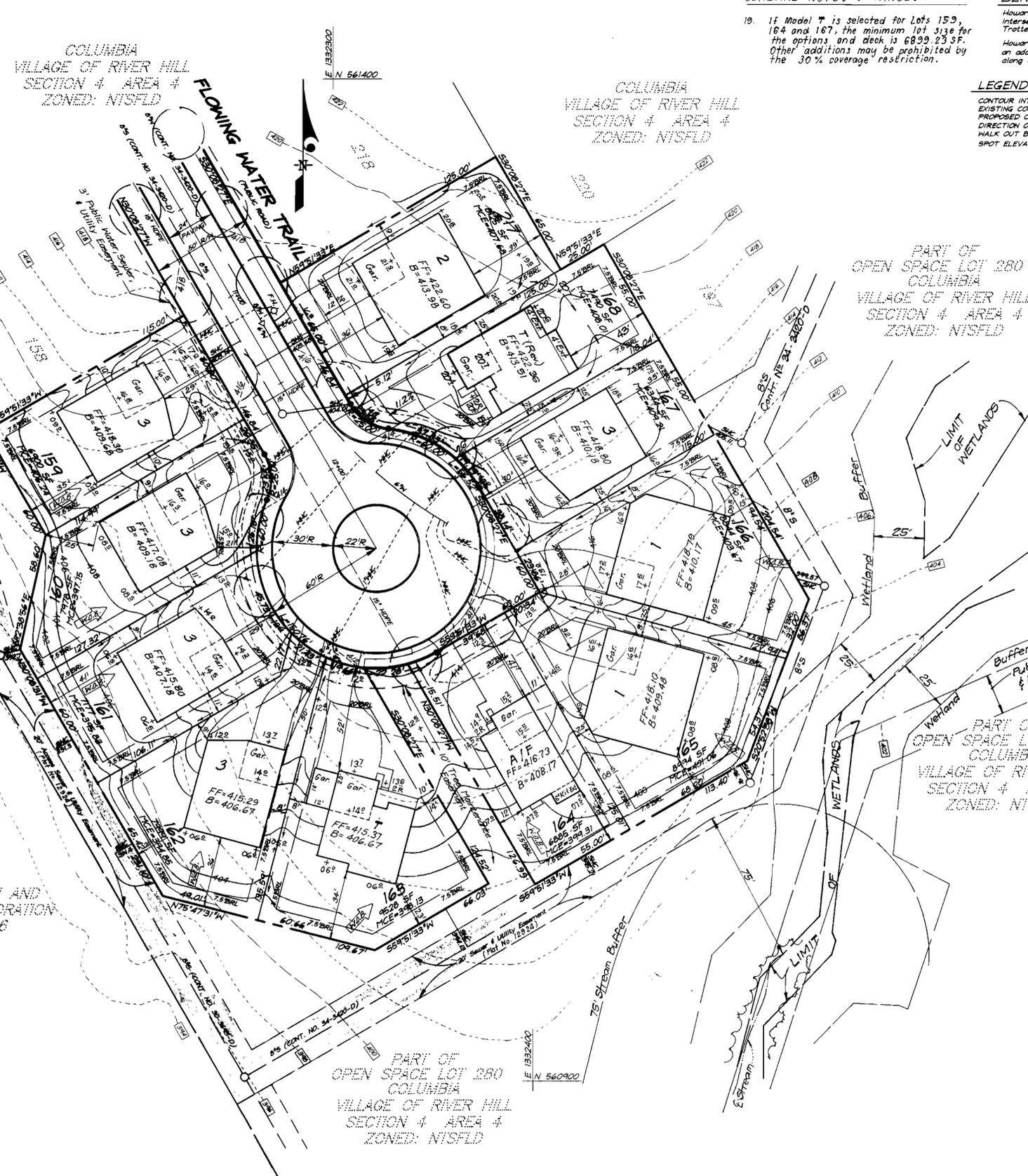
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SCALE
J.M.E.	1" = 30'
DRAWN	DRAWING
K.P.B.	1 of 3
CHECKED	JOB NO.
J.M.E.	00-015
DATE	FILE NO.
3-20-00	00-015



APPROVED: DEPARTMENT OF PLANNING & ZONING
DATE: 5/16/00
DATE: 5/16/00
DATE: 5/7/00

NO.	REVISIONS	DATE
3	Rev. hsc. 4' opt. lot 168, Add options to T hsc. Typical	9-28-00
2	Rev. hsc. 4' opt. lot 164 from 3' Box to A/F	9-5-00
1	Rev. hsc. 4' opt. lot 163 from 1 Box to T w/Opt. 3 Car Gar. Rev. hsc. typ. 4 Box 2 & 3	7-27-00

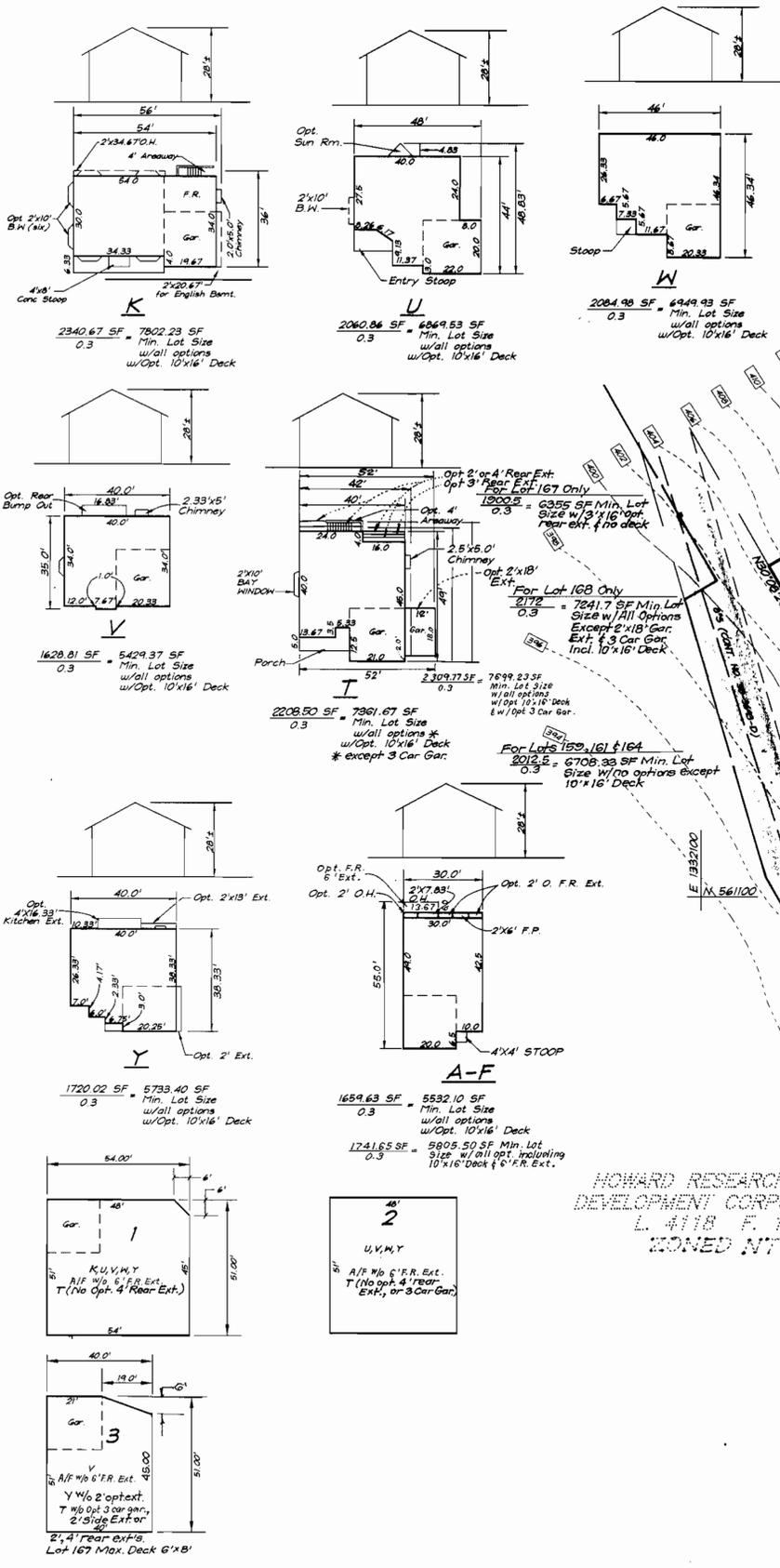


HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L. 4118 F. 16
ZONED NT

PART OF OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

PART OF OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

PART OF OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD



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

FLOWING WATER TRAIL
Public Water Supply & Utility Easement

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

GENERAL NOTES CONTINUED:

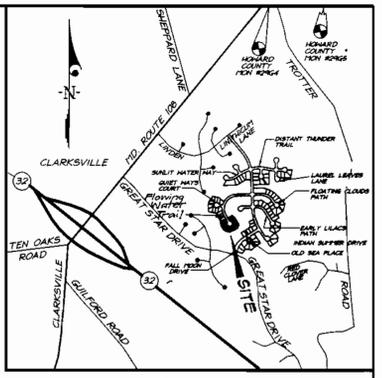
- If Model T is selected for Lots 159, 164 and 167, the minimum lot size for the options, and deck is 6899.23 SF. Other additions may be prohibited by the 30% coverage restriction.

BENCHMARKS:

Howard County Monument 29G4
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 29G5
along MD. Route 108 away from Site

LEGEND

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



VICINITY MAP

Scale: 1"=2000'

SHEET INDEX

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ADDRESS CHART

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159	12172 Flowing Water Trail
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166	12163 Flowing Water Trail
167	12165 Flowing Water Trail
168	12161 Flowing Water Trail
217	12157 Flowing Water Trail
161	12180 Flowing Water Trail

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 1.95 Acres.
- The total number of lots included in this submission is: 11
- 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, Reference F-96-120 the subdivision of lot 163 (see 217).
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #34-3420-D, #30-3623-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 Dait, Meune, Walker Inc 7-10-97
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 29G4 & 29G5
- 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 porches cannot infringe into any required side yard setbacks. Exterior basement areas may not encroach into B.R.L. Maximum lot coverage is 30%.
- Stormwater Management is provided per F-96-130.
- SHC Elevations shown are at the property lines.
- This plan has been prepared in accordance with provisions of Section 16-124 of the Howard County Code and the Landscaping Manual. (No additional planting is required on this plan)

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, and #30-3623-D.

SUBDIVISION NAME		LOTS			
COLUMBIA VILLAGE OF RIVER HILL		159 thru 168 & 217			
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12924	1	NTSFLD	35	5TH	6055
WATER CODE		SEWER CODE			
110		6653000			

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

DESIGNED	SCALE
J.M.E.	1" = 30'
DRAWN	DRAWING
K.P.B.	1 of 3
CHECKED	JOB NO.
J.M.E.	00-015
DATE	FILE NO.
3-20-00	00-015



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/16/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/16/00
 DIRECTOR

NO.	REVISIONS	DATE
4	Rev. hse. f. grad. lot 167, Add 3' Opt. Ext. to T hse. typical	12-12-00
3	Rev. hse. f. grad. lot 168, Add options to T hse. typical	9-26-00
2	Rev. hse. f. grad. lot 164 from '3' Box to A/F	9-5-00
1	Rev. hse. f. grad. lot 163 from 1 Box to T w/ Opt. 3 Car Gar. Rev. hse. typ & Box 2 & 3	7-27-00

HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L 4118 E. 16
ZONED NT

PART OF OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

PART OF OPEN SPACE LOT 280
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NTSFLD

GENERAL NOTES CONTINUED:

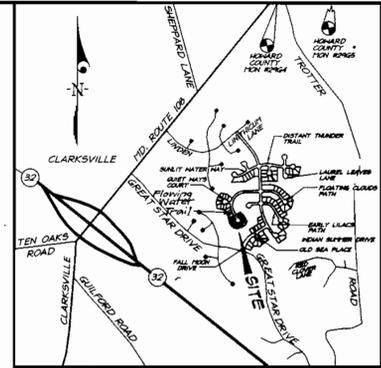
19. If Model T is selected for Lots 159, 164 and 167, the minimum lot size for the options and deck is 6899.23 SF. Other additions may be prohibited by the 30% coverage restriction.

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



VICINITY MAP
Scale: 1"=2000'

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- GENERAL NOTES:
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is 1.95 Acres.
 - The total number of lots included in this submission is: 11
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers: 9-18-20, 9-18-11, F-96-130, reference F-96-130, subdivision of 10/13/96 (217)
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, #30-3623-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 Don Hume Walker Inc. 10-19-97
 - 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 IV bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks, porches and decks not more than 3 feet into the front or rear setbacks. Wrap around porches cannot infringe into any required side yard setbacks. Exterior basement areaways may not encroach into B.R.L. Maximum lot coverage to 30%.
 - Stormwater Management is provided Per F-96-130.
 - SHC Elevations shown are at the property lines.
 - This plan has been prepared in accordance with provisions of Section 16-124 of the Howard County Code and the Landscape Manual. (No additional planting is required on this plan.)

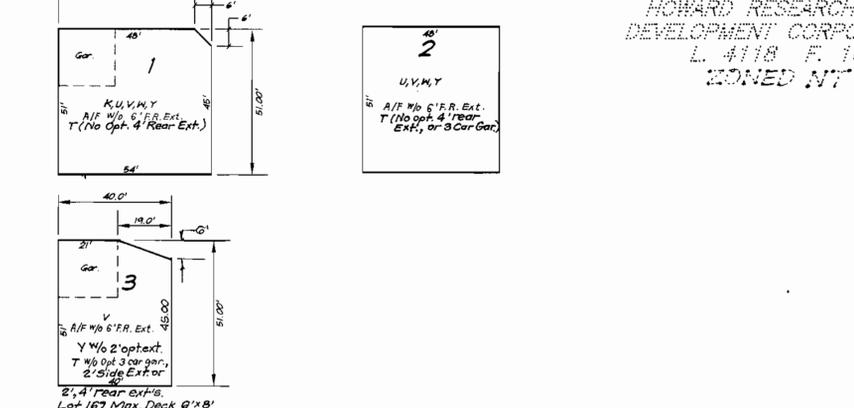
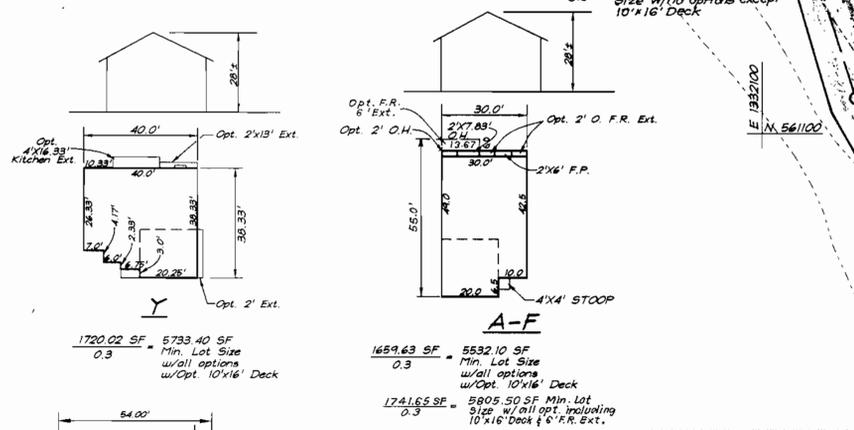
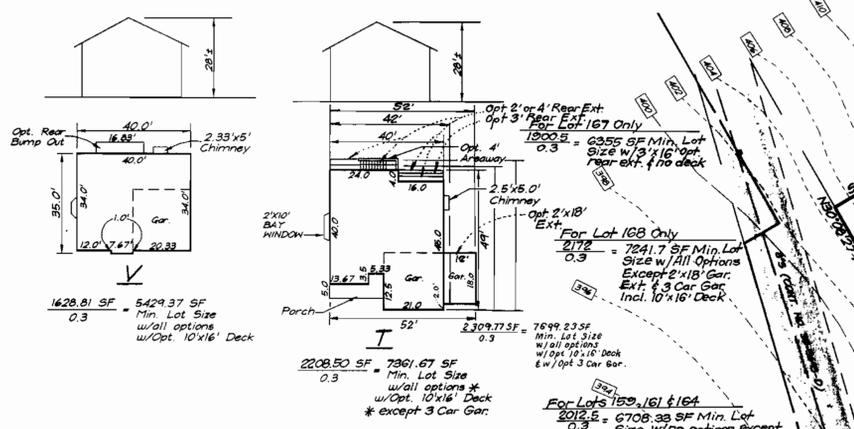
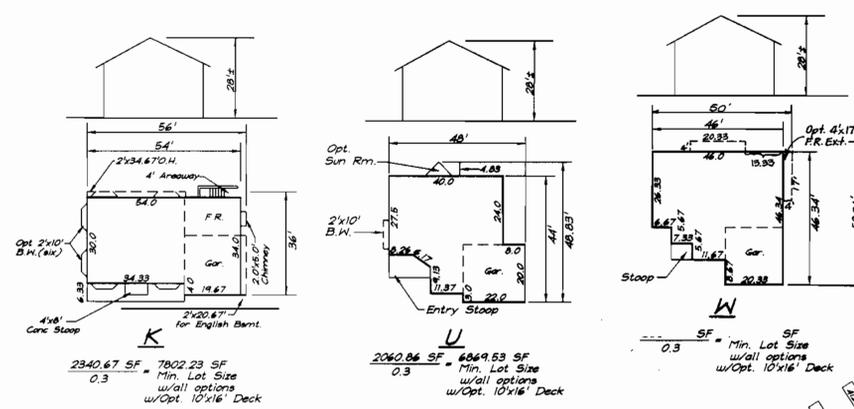
SPECIAL NOTE:

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SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	LOTS	159 thru 168 & 217
PLAT NO.	12024 1325C	BLOCK NO.	1
ZONE	NTSFLD	TAX MAP NO.	35
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	J.M.E.	SITE DEVELOPMENT PLAN	SCALE
DRAWN	K.P.B.	LOTS 159 Thru 168, & 217	1" = 30'
CHECKED	J.M.E.	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
DATE	3-20-00	SECTION 4 AREA 4	1 of 3
		FIFTH (5TH) ELECTION DISTRICT	JOB NO.
		HOWARD COUNTY, MARYLAND	00-015
		FOR: GOODIER BUILDERS	FILE NO.
		10705 Charter Drive, Suite 320	00-015
		Columbia, Maryland 21044	



APPROVED: DEPARTMENT OF PLANNING & ZONING

DATE: 5/26/00

DATE: 5/16/00

DATE: 5/7/00

DATE: 7-27-00

REVISIONS

6	Rev. hse typ. W; Added 4' Ext to W type hse; Rev. hse. on lot 217	5-15-01
5	Rev. hse typ. W; Added 4' Ext to W type hse; Rev. hse. on lot 217	3-2-01
4	Rev. hse. f.g.r.d. lot 167, Add 3' Opt Ext. to T hse. typical	12-12-00
3	Rev. hse. f.g.r.d. lot 168, Add options to T hse. typical	9-28-00
2	Rev. hse. f.g.r.d. lot 164 from 3' Box to A/F	9-5-00
1	Rev. hse. f.g.r.d. lot 163 from 1' Box to T w/opt. 3 Cor Gar. Rev. hse typ & Box 2 & 3	7-27-00

