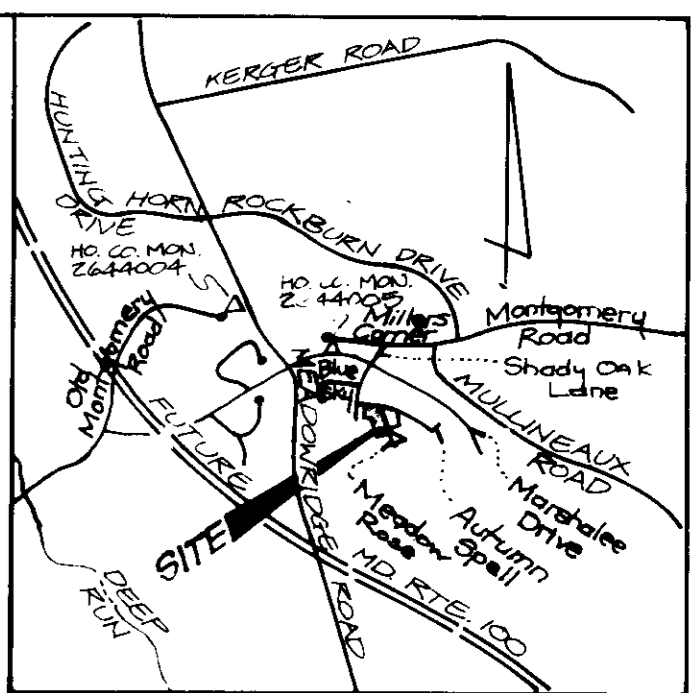


LOT AREA CHART

LOT NO.	AREA (SF)
115	2,104 #
116	1,757 #
117	1,787 #
118	1,799 #
119	1,800 #
120	1,800 #
121	2,225 #
155	2,325 #
156	1,860 #
157	1,860 #
158	1,860 #
159	1,860 #
160	1,860 #
161	1,860 #
162	2,325 #
163	1,925 #
164	1,600 #
165	1,600 #
166	1,600 #
167	1,600 #
168	2,000 #

SITE ANALYSIS

1. Subject property is zoned R-3C per Comprehensive Zoning Plan on Oct 18, 1993
2. Unit type proposed: Single family attached
3. Number of units allowed: N/A
4. Number of units provided: 21
5. Number of parking spaces required: 42 (2 per unit)
6. Number of parking spaces provided: 42 (Total)
 - a) Driveways and Garages: 42
 - b) Court: 0
7. Area tabulation:
 - a) Total area of Lots: 0.87 Ac
 - b) Building coverage permitted: 60%
 - c) Building coverage proposed: 47.6%

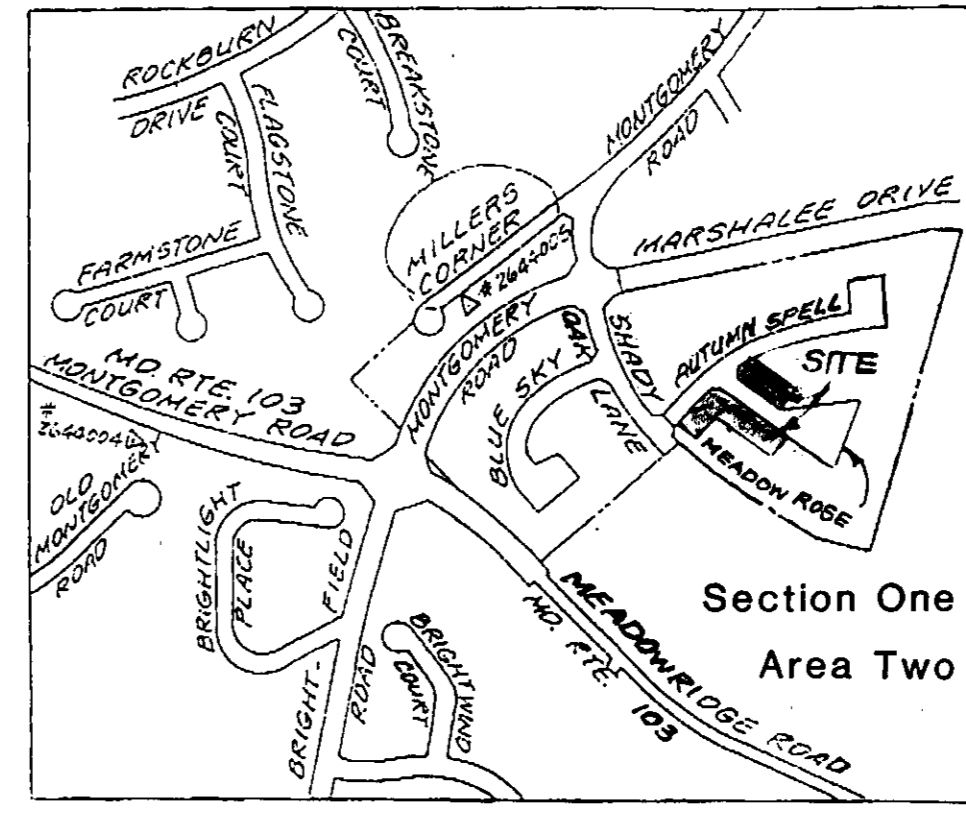


LEGEND

- Contour Interval: 2 FT
- Existing Contour: (solid line)
- Proposed Contour: (dashed line)
- Spot Elevation: (+10)
- Direction of Drainage: (arrow)
- Walk out Basement: (symbol)

STREET ADDRESS CHART

LOT	ADDRESS
115	5901 Meadow Rose
116	5903
117	5905
118	5907
119	5909
120	5911
121	5913
155	5914
156	5912
157	5910
158	5908
159	5906
160	5904
161	5902
162	5900
163	5910 Autumn Spell
164	5908
165	5906
166	5905
167	5903
168	5900



SEWER HOUSE CONNECTION TABLE

LOT NO.	INV. @ FL	MIN. CELL
115	386.48	390.00
116	386.32	389.50
117	385.82	389.00
118	385.32	388.50
119	384.92	388.00
120	384.50	388.00
121	383.96	387.50
155	Ex 374.30	378.00
156	Ex 374.60	378.00
157	Ex 374.84	378.50
158	Ex 375.08	378.50
159	Ex 375.32	379.00
160	Ex 375.56	379.50
161	Ex 375.80	379.50
162	Ex 376.04	379.50
163	386.95	390.00
164	386.17	389.50
165	385.87	389.00
166	385.39	388.50
167	385.05	388.00
168	Ex 376.78	380.00

BENCHMARKS

Howard County Monument # 264004 Elevation - 402.135
 Concrete Monument 0.1' below surface, SW corner of intersection Route 103 and Old Montgomery Road
 Howard County Monument # 264005 Elevation - 416.281
 Concrete Monument 0.2' below surface, South side of Montgomery Road, East of Meadowridge Road

GENERAL NOTES:

1. The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 313-1810 at least 48 hours prior to the start of work.
2. The contractor shall notify "Miss Utility" at 1-800-251-7777 at least 48 hours prior to any excavation work.
3. The existing topography shown was taken from approved F-94-28 prepared by Land Design Engineering, Inc.
4. The coordinates shown herein are based upon the NAD 87 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 2644774 & 2644005
5. Sewer House Connection elevations are located at the property line.
6. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
7. Utilities shown as existing are taken from approved water and sewer plan Contract # 4-3360-D, approved road construction plans F-94-28, and actual field survey.
8. Department of Planning and Zoning reference file numbers are: Z-97-11, W-91-35, F-91-125, Res 180, 593-02, PB 284, F-93-11, W-93-29, W-93-86, F-94-22, F-94-28, F-94-28, F-94-28, W-94-118.
9. Subject property is zoned R-3C per 10-18-93 Comprehensive Zoning Plan.
10. The total area included in this submission is 0.87 Ac or 37,897 sq ft.
11. The total number of lots included in this submission are: 21
12. The maximum lot coverage is 60%.
13. Improvement to property: Single Family Attached
14. For driveway entrance details refer to Ho. Co. Design Manual Vol. IX Std. detail R-6.03
15. Permanent Stormwater Management to be provided by retention and to be privately maintained (F-94-27). Pond conversion will be provided by Developer Agreement for F-94-27.
16. Garages shall be used for parking purposes only in accordance with Section 193.01(a) of Zoning Regulations.
17. No fences or structures are to be placed within the eave, drainage and utility easement, behind lots 115-121 and 158.
18. Per Water & Sewer Plan Contr. # 14-3360-D the WHC's are 1 min and the SHC's are 4".

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-94-28 and/or approved Water and Sewer Plans Contract # 14-3360-D.

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 of 3
SEDIMENT & EROSION CONTROL PLAN	2 of 3
LANDSCAPE PLANTING PLAN	3 of 3

OWNER/DEVELOPER

100 Investment Limited Partnership
 8835-F Columbia 100 Parkway
 Columbia, Maryland 21045

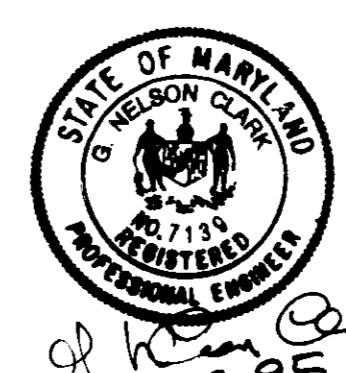
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
SHADY OAKS	1/2	115 thru 121 158 thru 168
PLAT NO.	BLOCK NO.	ZONE
11669 #	243	R-3C
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
11671	37	1st
WATER CODE	SEWER CODE	
004	2610000	

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: [Signature] DATE: 6/20/95
 Chief Division of Land Development and Research: [Signature] DATE: 6/22/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 Director: [Signature] DATE: 6/20/95
 Chief Bureau of Engineering: [Signature] DATE: 6/19/95

REVISIONS

No.	Date	By	Describe
1	10-27-95		Add driveway lot 161 Delete entry steps lot 155



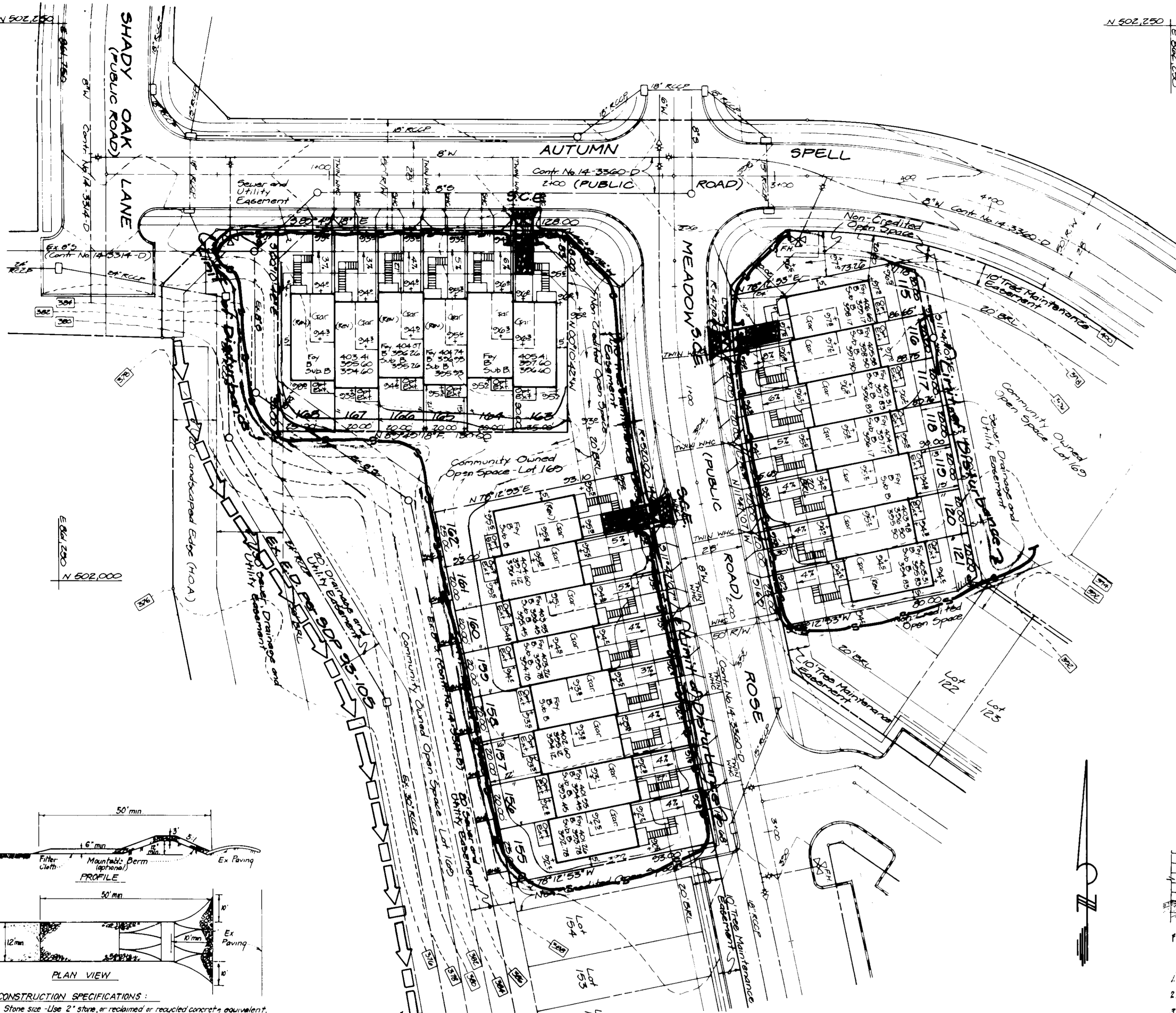
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA MD 21045 • (443) 381-7500 - BALTO. • (301) 621-8100 - WASH

SITE DEVELOPMENT PLAN
 LOTS 115 thru 121, 158 thru 168
SHADY OAKS
 SECTION: 1 AREA: 2
 TAX MAP: 37 Part of PARCEL 643
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: VLP
 DRAWN: MCR
 CHECKED: jme
 DATE: 6-7-95

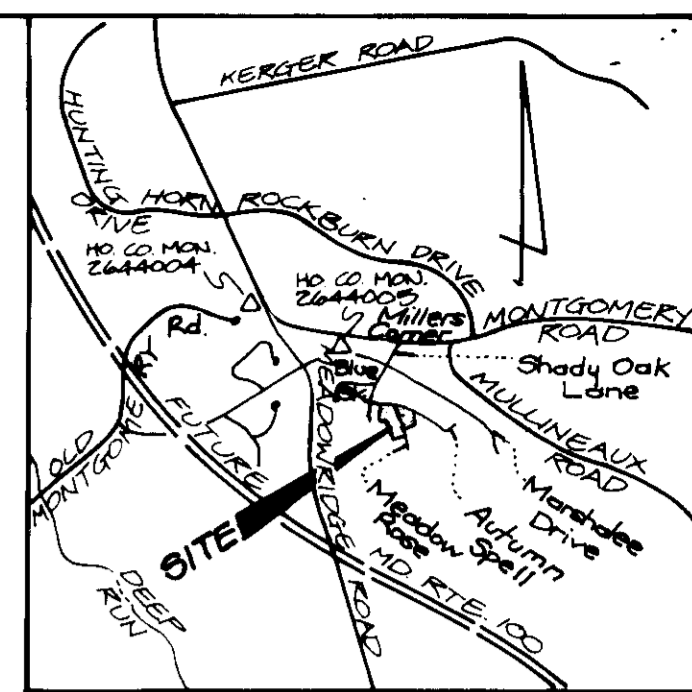
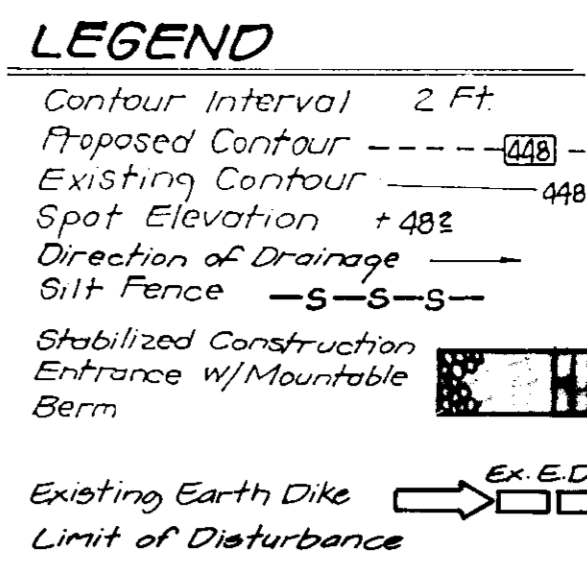
SCALE: 1" = 30'
 DRAWING: 1 of 3
 JOB NO.: 94-214
 FILE NO.: 94-214X

FOR: NV HOMES, Inc.
 2200 Defense Highway
 Crofton, MD 21114



SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 24 h. notice must be given to the Howard County Office of Inspection and Permit prior to the start of any construction. (913-1895).
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
 - Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 5.1) sod (Sec. 5.4), temporary seeding (Sec. 5.2) and mulching (Sec. 5.3). Temporary stabilization with straw 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: 0.87 ac
 Area Disturbed: 1.22 ac
 Area to be seeded or paved: 0.95 ac
 Total Cut: 46 cy
 Total Fill: 2208 cy
 Offsite Waste/Borrow Area Location:
 Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
 On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - All pipes to be blocked at the end of each day (see detail this sheet).
 - The total amount of silt fence = 1355 lf.
- * 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.



BENCHMARKS
 Howard County Monument #264004 Elevation 402.135
 Concrete Monument 0.1' below surface, SW corner of intersection Route 103 and Old Montgomery Road
 Howard County Monument #264005 Elevation 416.081
 Concrete Monument 0.2' below surface, South side of Montgomery Road, East of Meadow Ridge Road

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 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq ft), before seeding. Harrow or disc into upper three inches of soil.

TEMPORARY SEEDING NOTES

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

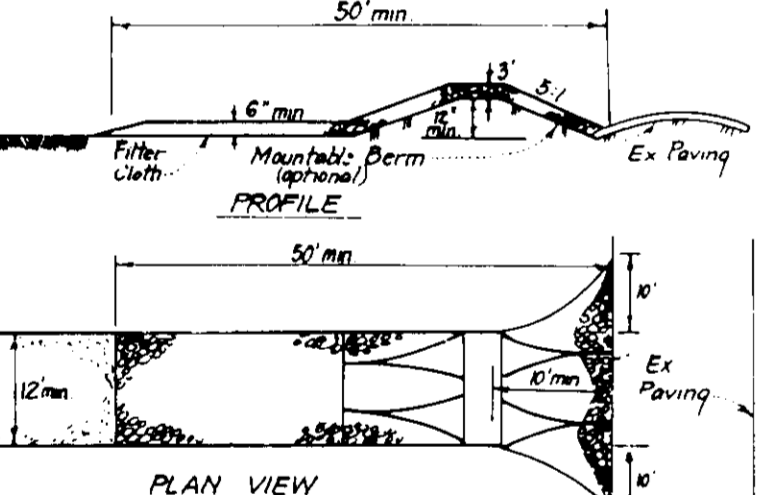
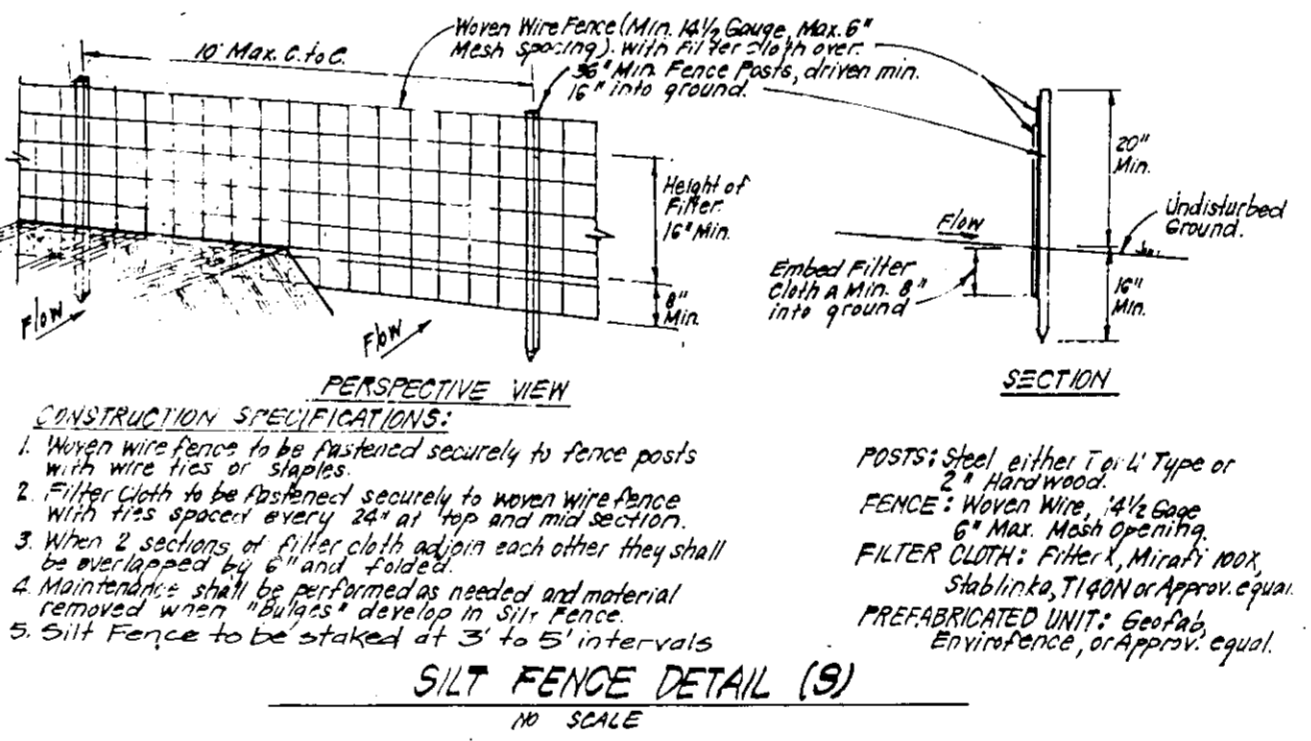
SOIL AMENDMENTS: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq ft).

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 rye (3.2 lbs./1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs./1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 30 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

CONSTRUCTION SEQUENCE:

NO.	DESCRIPTION	NO. OF DAYS
1	Obtain grading permit	7
2	Install tree protection fence	7
3	Install sediment and erosion control devices and stabilize	14
4	Excavate for foundations, rough grade and temporarily stabilize	30
5	Construct structures, sidewalks and driveways	30
6	Final grade and stabilize in accordance with S.D.s. and Specs.	14
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7



- CONSTRUCTION SPECIFICATIONS:**
- Stone size - Use 2" stone or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (exception a single residence lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) feet minimum, but not less than the full width of points where ingress or egress occurs.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 - Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5' slope will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as construction demand and repair and/or cleanup of any impurities used to trap sediment. All sediment (soils, trapped material) or tracked onto public rights-of-way must be removed immediately.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

NOTE: Site is currently being mass graded under F-24-98

Reviewed for HOWARD S.C.D. and meets Technical Requirements.
 Signature: Patricia E. [unclear] Date: 6/14/95
 U.S. Natural Resources Conservation Service

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: Wayne C. Flack Date: 3-7-95

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: 3-7-95



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Signature: [unclear] Date: 6/20/95
 DIRECTOR
 Signature: [unclear] Date: 6/22/95
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Signature: [unclear] Date: 6/16/95
 DIRECTOR
 Signature: [unclear] Date: 6/10/95
 CHIEF BUREAU OF ENGINEERING

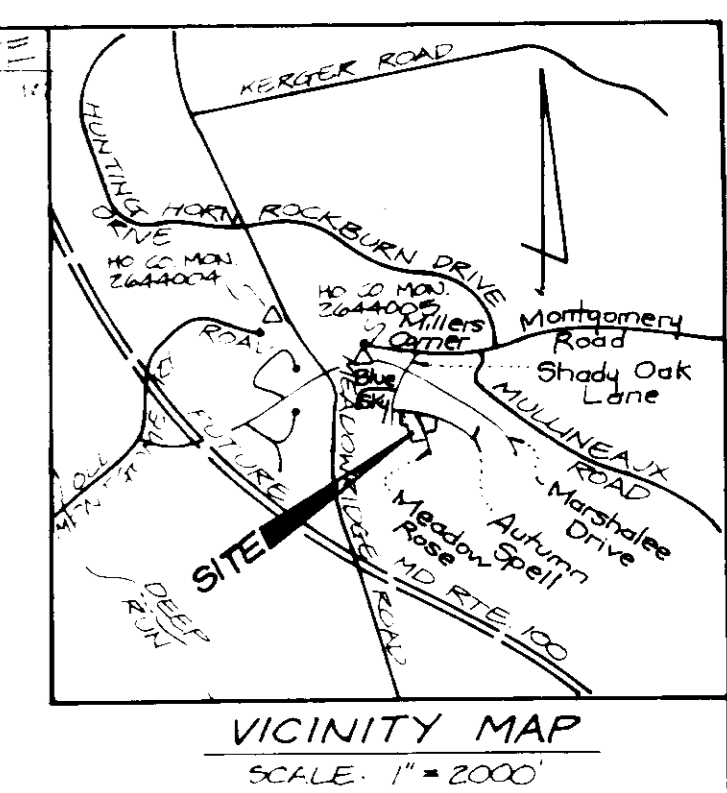
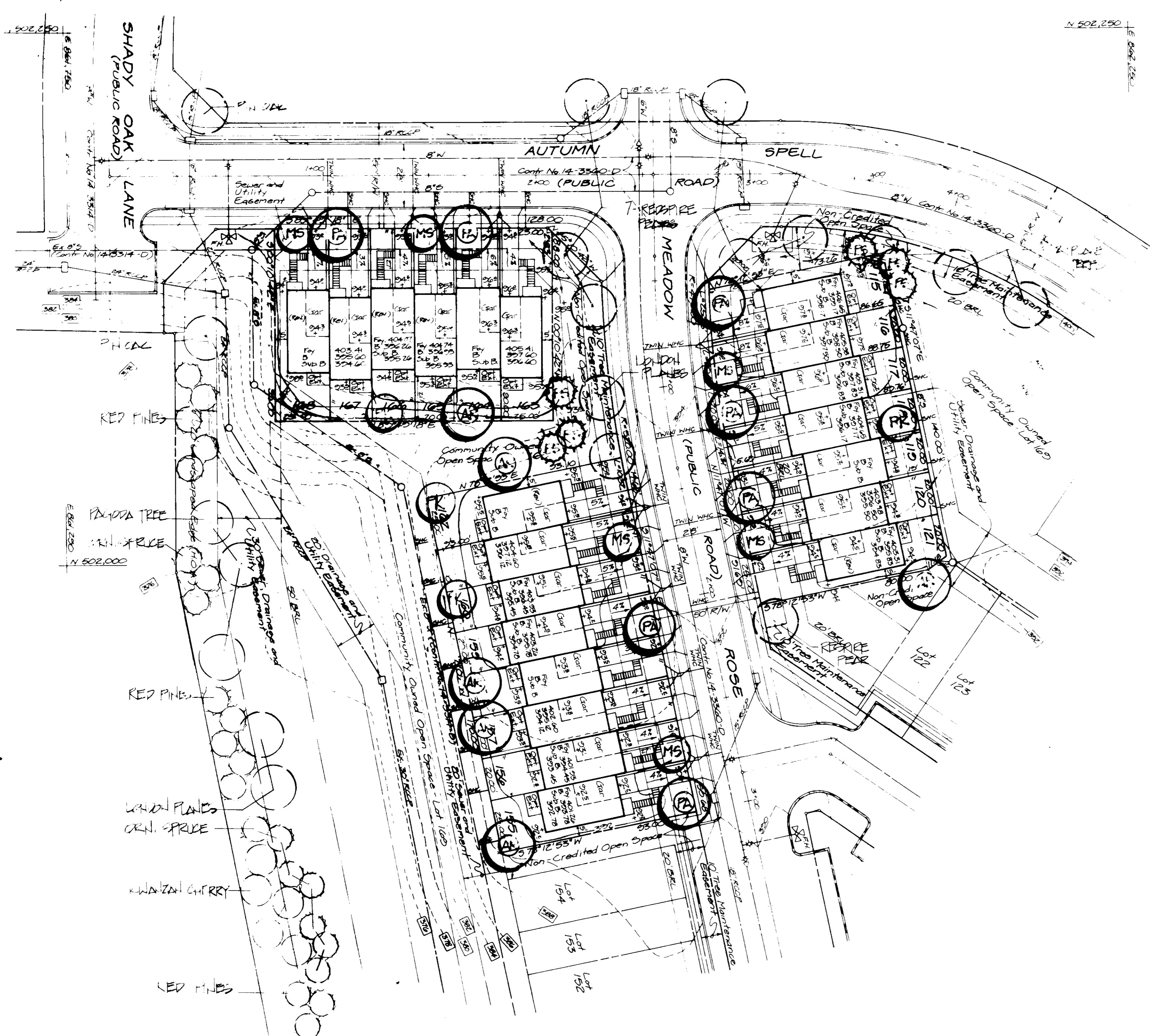
This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District
 Signature: John R. [unclear] Date: 6/16/95

SUBDIVISION NAME SHADY OAKS		SECTION/AREA 1/2	LOTS/PARCELS 115 thru 121, 155 thru 168	
PLAT NO.	BLOCK NO.	ZONE R-30	TAX MAP NO. 37	ELECTION DIST. 1st
WATER CODE 004		SEWER CODE 2610000		

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

DESIGNED ULS	SEDIMENT & EROSION CONTROL PLAN LOTS 115 thru 121, 155 thru 168 SHADY OAKS SECTION: 1 AREA: 2	SCALE 1" = 30'
DRAWN MCR		DRAWING 2 of 3
CHECKED RS	TAX MAP: 37 Part of PARCEL 643 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 24-214
DATE 6-7-95	For: NV HOMES, Inc. 2200 Defense Highway Crofton, MD 21114	FILE NO. 24-214

SDF 95-81



PLANT SCHEDULE

KEY	QUANTITY	PLANT SPECIES	SIZE	REMARKS
SHADE TREES				
AR	6	Acer Rubrum "Red Sunset" Red Sunset Maple	2 1/2-3" C 12-14 HT	B & B
PA	7	Platanus X Acer "Bloodgood" Bloodgood London Plane	2 1/2-3" C 12-14 HT	B & B
FLOWERING/EVERGREEN TREES				
NS	6	Magnolia stellata Star Magnolia	6'-8' HT	B & B
PK	4	Prunus eerr "Kwanzan" Kwanzan Cherry	6'-8' HT	B & B
PS	6	Pinus strobus White Pine	6'-8' HT	B & B

Indicates trees planted by the developer per F. 94-98.

NOTE:

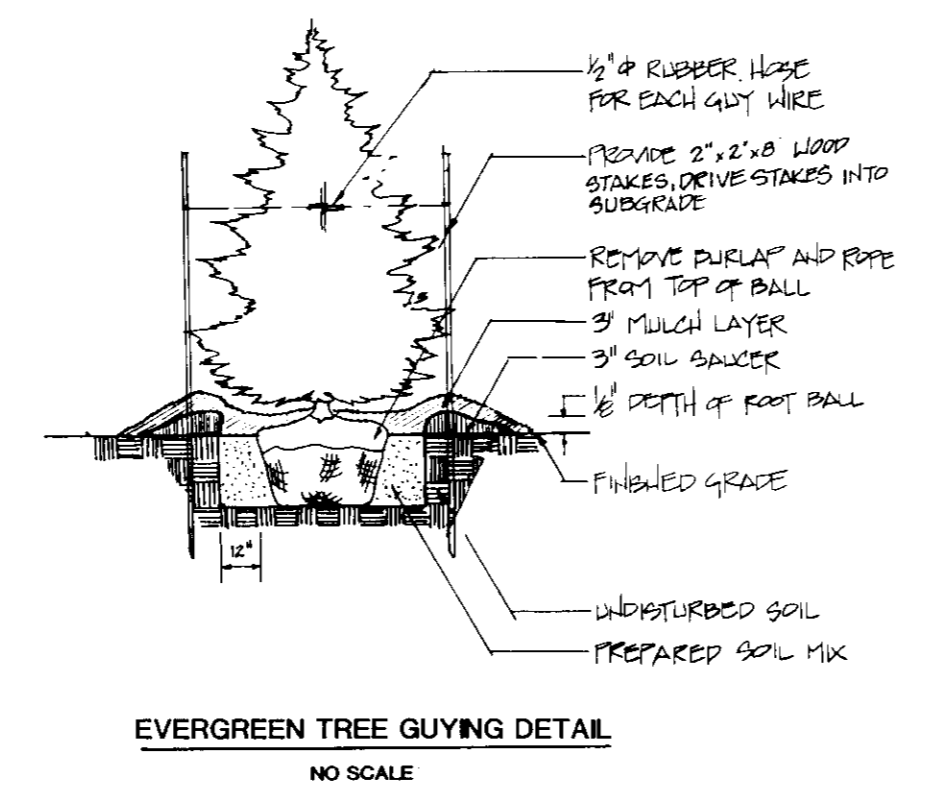
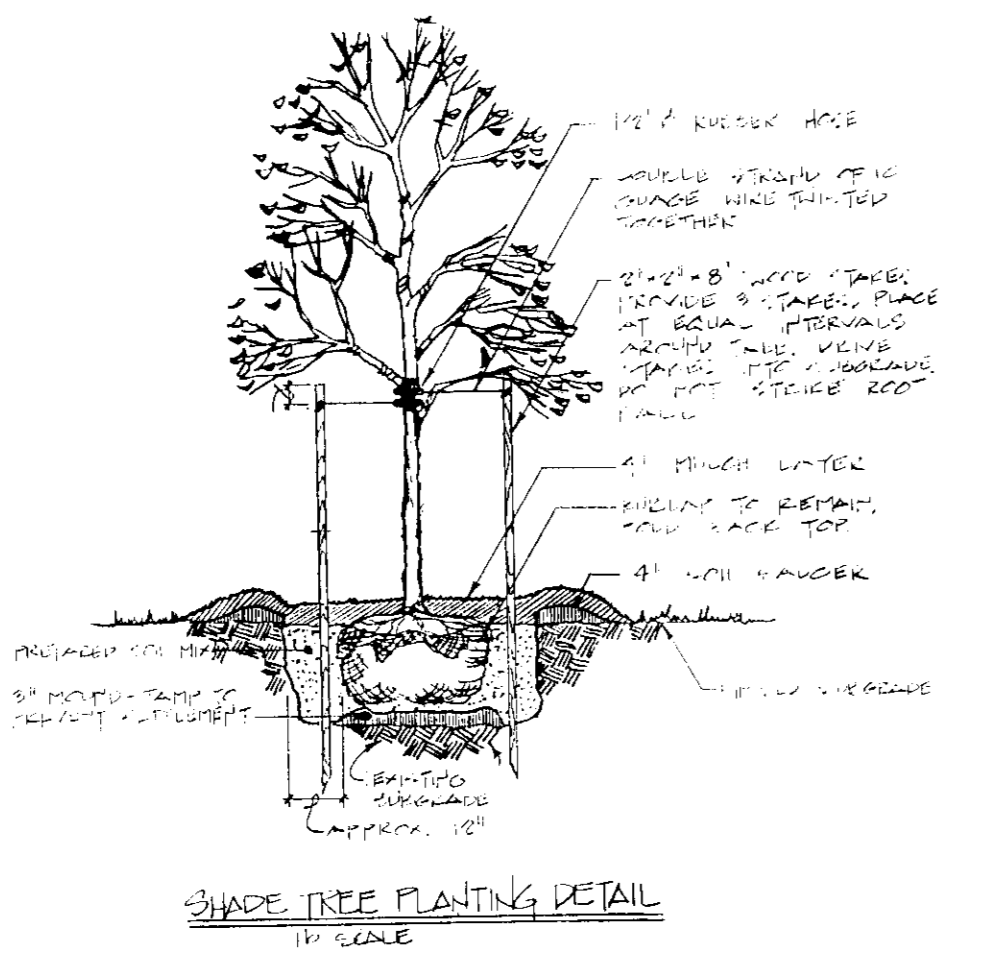
- All planting shall be done in accordance with the Balt./Wash. Landscape Specification of L.C.A.M.W.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material may vary per final field conditions.



This plan has been prepared in accordance with the provisions of Section 16-124 of the Howard County Code and the Landscape Manual.
 Financial surety for the required 21 trees in the amount of \$2100.00 is part of the builders grading permit application.

SUBMISSION NAME		SECTION/AREA	LOTS/PARCELS
SHADY OAKS		1/2	115 thru 121 155 thru 168
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.
		R-3C	37
WATER CODE		ELECTION DIST.	CENSUS TRACT
004		1st	
		SEWER CODE	
		2610000	

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *[Signature]* DATE: 6/13/95
 Chief of Division: *[Signature]* DATE: 6/22/95
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 Director: *[Signature]* DATE: 6/19/95
 Chief Bureau of Engineering: *[Signature]* DATE: 6/19/95



SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	21
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	21 (1 tree/unit)
Number of Trees Provided	21 (TOTAL)
Shade Trees	13
Other Trees (2:1 substitution)	14 (-2+8)

OWNER/DEVELOPER
 100 Investment Limited Partnership
 8838-P Columbia 100 Parkway
 Columbia, Maryland 21045

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

DESIGNED: MJP
 DRAWN: MJP
 CHECKED: MJP
 DATE: 3-7-95

LANDSCAPE PLANTING PLAN
 LOTS 115 thru 121, 155 thru 168
SHADY OAKS
 SECTION: 1 AREA: 2
 TAX MAP: 37 Part of PARCEL 643
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: NV HOMES, Inc
 2200 Defense Highway
 Crofton, MD 21114

SCALE: 1" = 30'
 DRAWING: 3 of 3
 JOB NO.: 04-214
 FILE NO.: 04-214

95-95-81