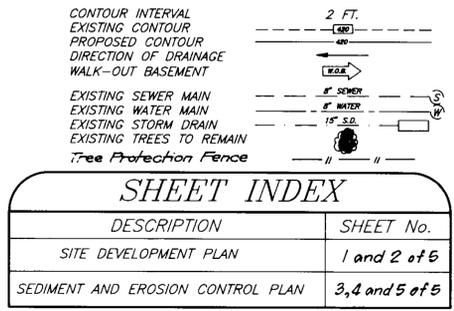
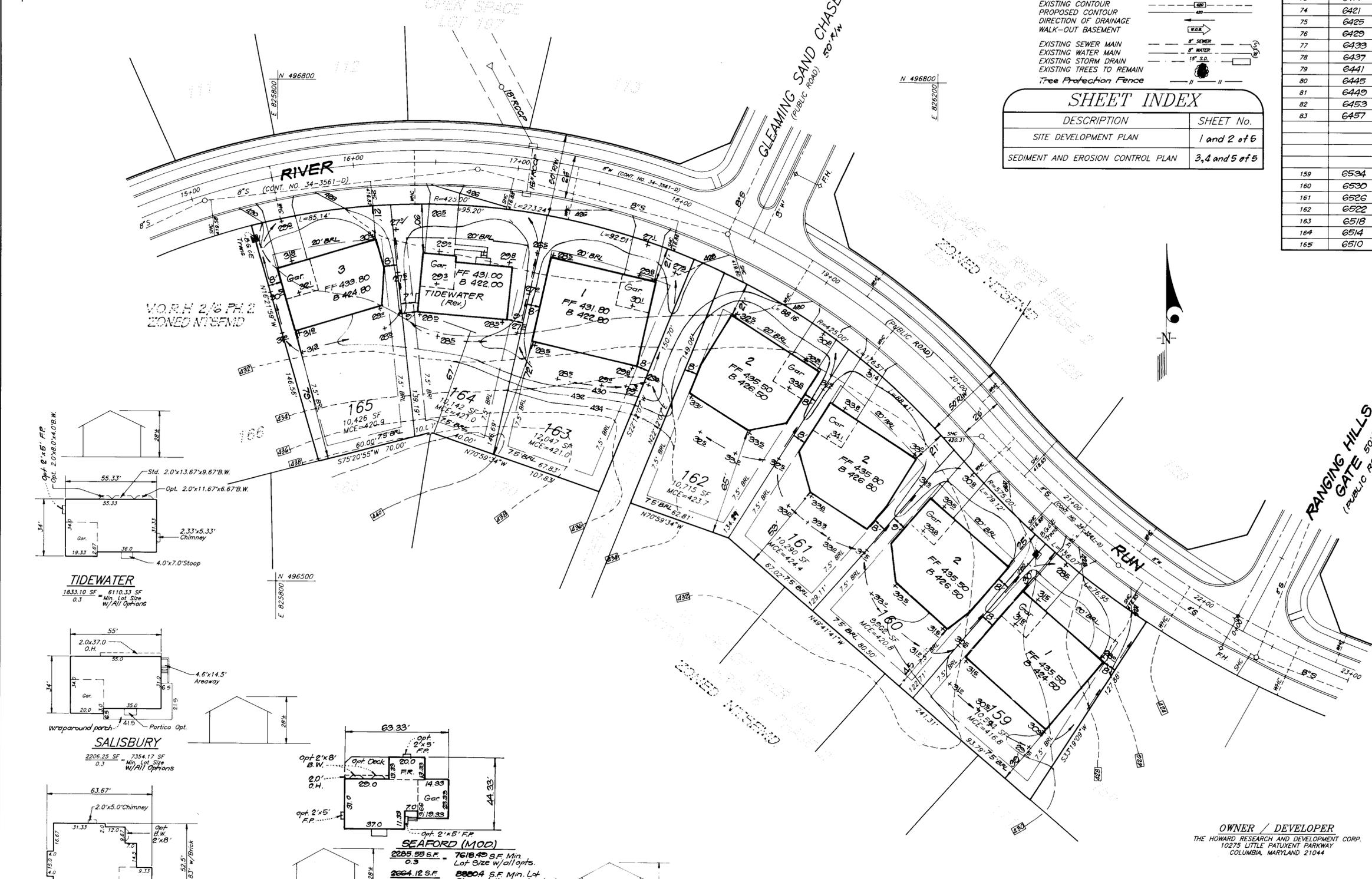
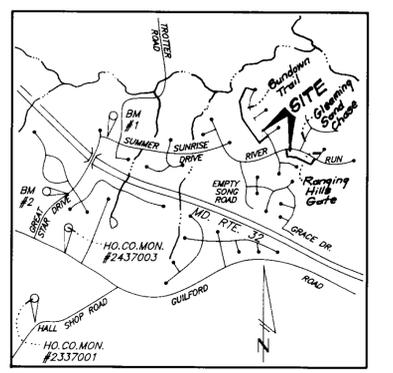


Nb	REVISIONS	Date
1	Add Seaford (Mod) house typical	10-30-97
2	Rev. hse. lot 164 to reflect As-Built Conditions	4-3-98



ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
73	6417	SUNDOWN TRAIL
74	6421	SUNDOWN TRAIL
75	6425	SUNDOWN TRAIL
76	6429	SUNDOWN TRAIL
77	6433	SUNDOWN TRAIL
78	6437	SUNDOWN TRAIL
79	6441	SUNDOWN TRAIL
80	6445	SUNDOWN TRAIL
81	6449	SUNDOWN TRAIL
82	6453	SUNDOWN TRAIL
83	6457	SUNDOWN TRAIL
159	6534	RIVER RUN
160	6530	RIVER RUN
161	6526	RIVER RUN
162	6522	RIVER RUN
163	6518	RIVER RUN
164	6514	RIVER RUN
165	6510	RIVER RUN



- GENERAL NOTES:**
- Subject property is zoned: NT per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 234,387 sq ft or 5.38 Ac.
 - The total number of lots included in this submission is: 18
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: S-97-09, P-95-17, F-96-98, F-96-138
 - Utilities shown as existing are taken from approved Water and Sewer Plans Contract # 34-3561-0, approved Road Construction Plans F-96-138, 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 field run by Clark, Firefrock & Sackett, Inc. in March 1997.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 2337001 and 2437003
 - 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.6.05
 - In accordance with FDP-Phase 209 Part II, Phase 2 and 3, 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 or awnings may not infringe into any backyard setbacks.
 - Stormwater Management is provided per: F-96-138 Stormwater Management Quantity Control is provided by the Md. Route 32 Stream Crossings. Water Quality is provided by Publicly owned Bio Retention Areas
 - All lots are capable of accommodating a minimum 150 sq ft deck without exceeding the maximum 30% lot coverage.

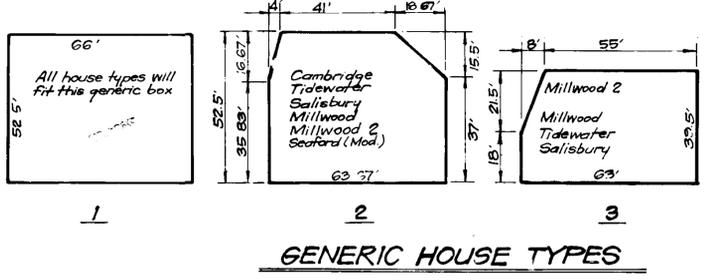
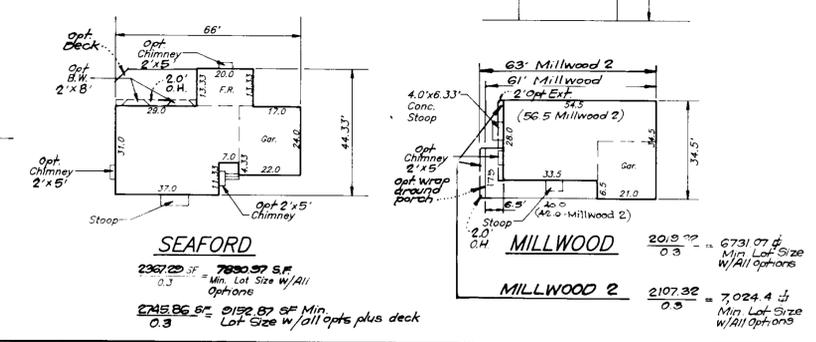
SPECIAL NOTES:
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-138 and/or approved Water and Sewer Plans Contract #34-3561-0.

- BENCHMARKS:**
- BM#1
Railroad Spike in Pole #525680
Trotter Road Elevation 393.27
N496697.02 E822026.81
 - BM#2
Railroad Spike in Poplar
Elevation 438.92
N495551.90 E820727.80

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

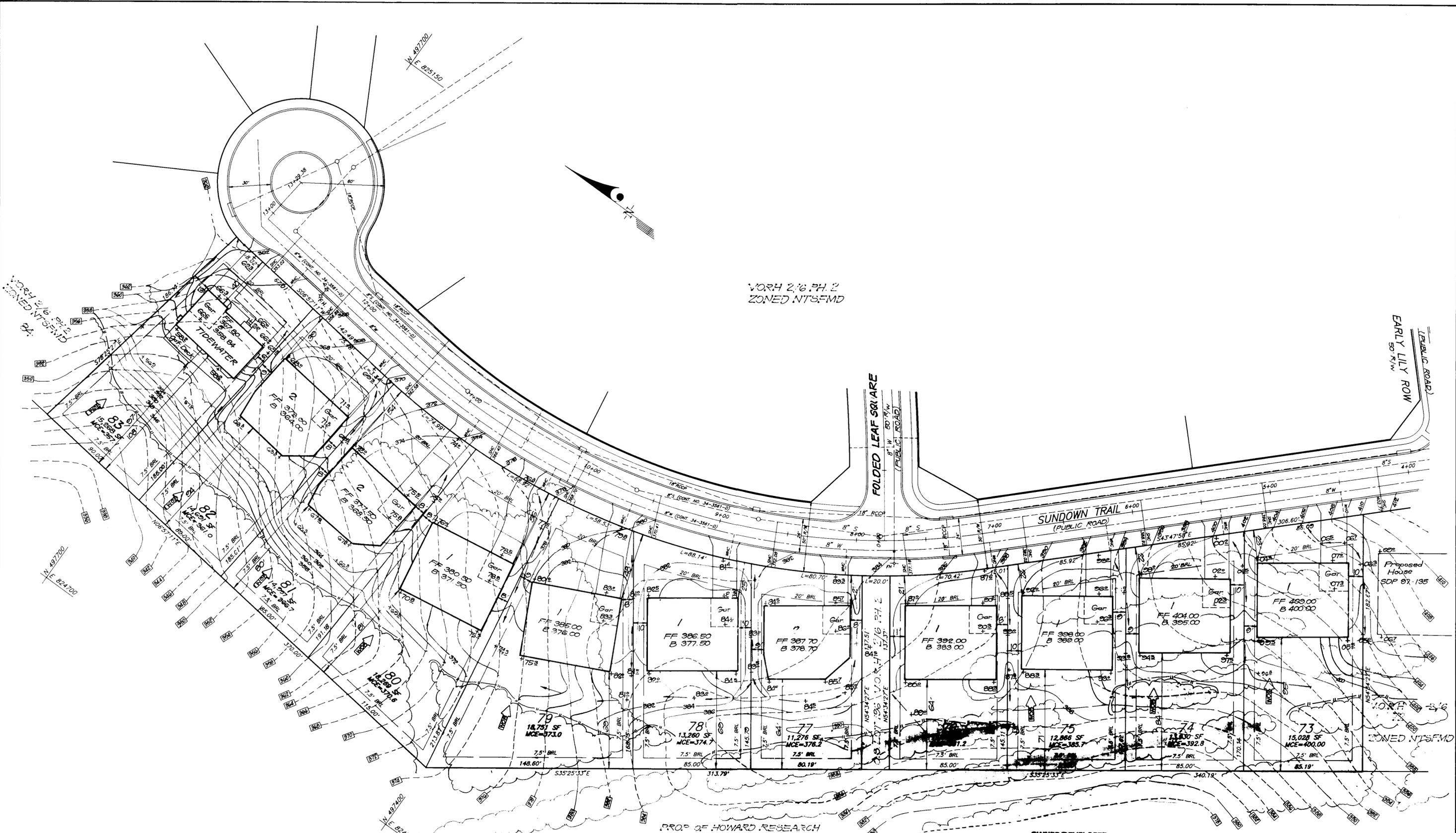
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 7/2/97
 Chief, Division of Land Development and Research: *[Signature]* 7/10/97
 Director: *[Signature]* 7/10/97



SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	2/6 PH. 2	73-83 AND 159-165
PLAT NO.	BLOCK NO.	ZONE
12416/12417	15 & 21	NT, SFMD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5TH	6055
WATER CODE	SEWER CODE	
I 12	6652500	

DESIGNED	BAL	SITE DEVELOPMENT PLAN LOTS 73-83 AND 159-165 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 6 PHASE 2 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1"=30'
DRAWN	ZAH		DRAWING	1 of 5
CHECKED	BAL		JOB NO.	97-036
DATE	5-13-97		FILE NO.	97-036-X
FOR: NU-HOMES, INC. 2881 BRICKEN LAND PARKWAY, SUITE 401 COLUMBIA, MARYLAND 21046-1165				



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/8/97
Chief, Development Engineering Division

[Signature] 7/8/97
Chief, Division of Land Development

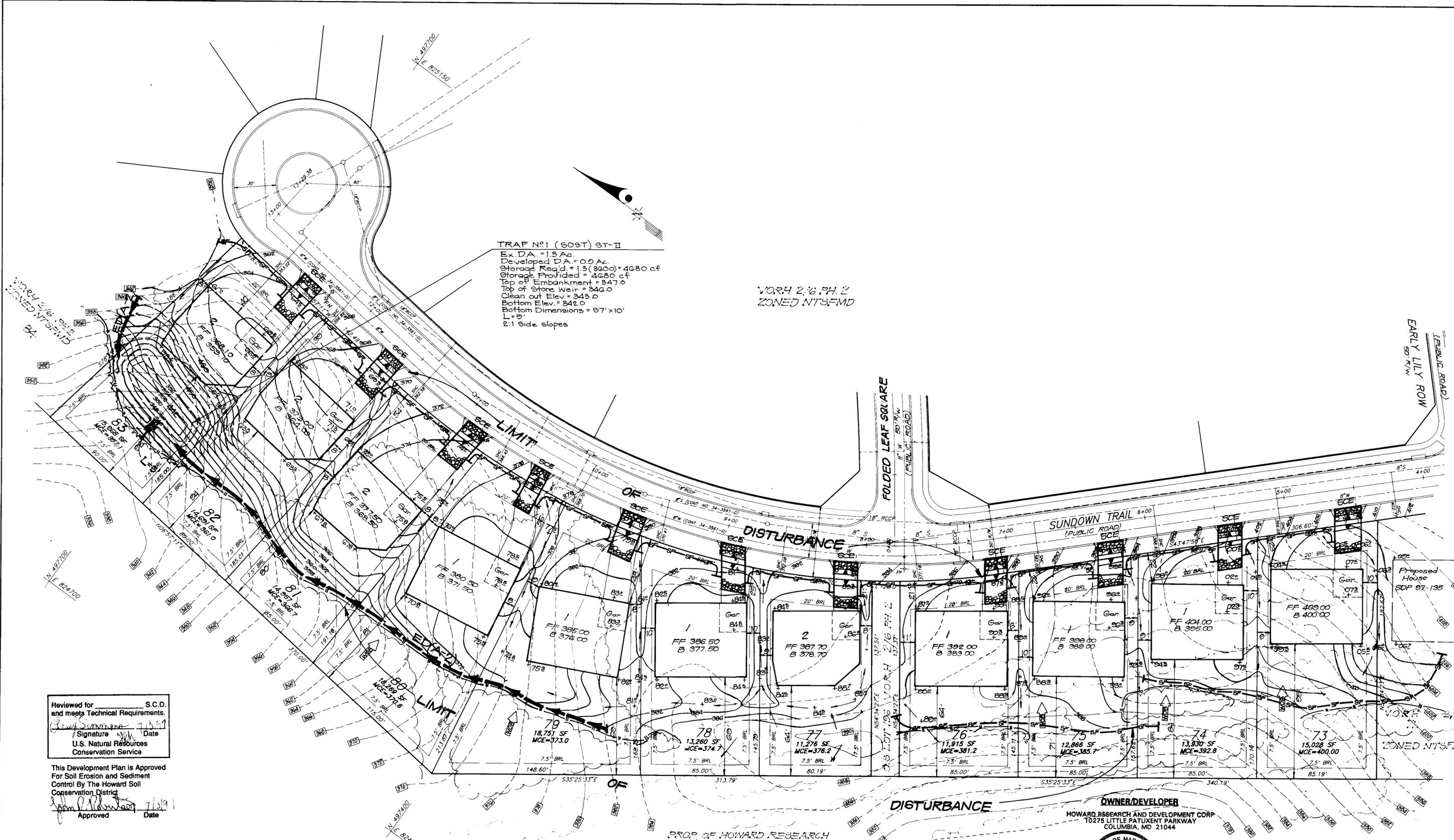
[Signature] 7/10/97
Director

NO	REVISIONS	Date
1	Rev. hse. f. grad. Lot 83	10.20.07
2		



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

DESIGNED BAL	<p>SITE DEVELOPMENT PLAN LOTS 73-83 and 159-165 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 6 PHASE 2 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	SCALE 1" = 30'
DRAWN ZAH BAL		DRAWING 2 of 5
CHECKED jme		JOB NO. 07-036
DATE 5-13-07		FILE NO. 07-036-X
		FOR: NU HOMES 3891 BROKEN LAND PARKWAY, SUITE 401 COLUMBIA, MARYLAND 21046-1165



Reviewed for S.C.D. and meets Technical Requirements.
 Signature: [Signature] Date: 7/10/97
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District.
 Approved: [Signature] Date: 7/10/97

DEVELOPER'S/BUILDERS CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Signature of Developer/Builder: Frank A. Corino Date: 5-13-97

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: Katherine I. McMahon Date: 5-13-97
 Katherine I. McMahon



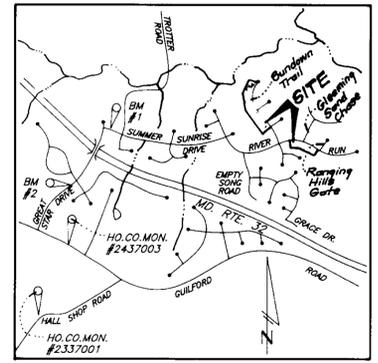
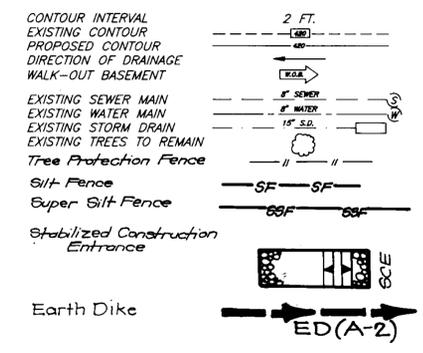
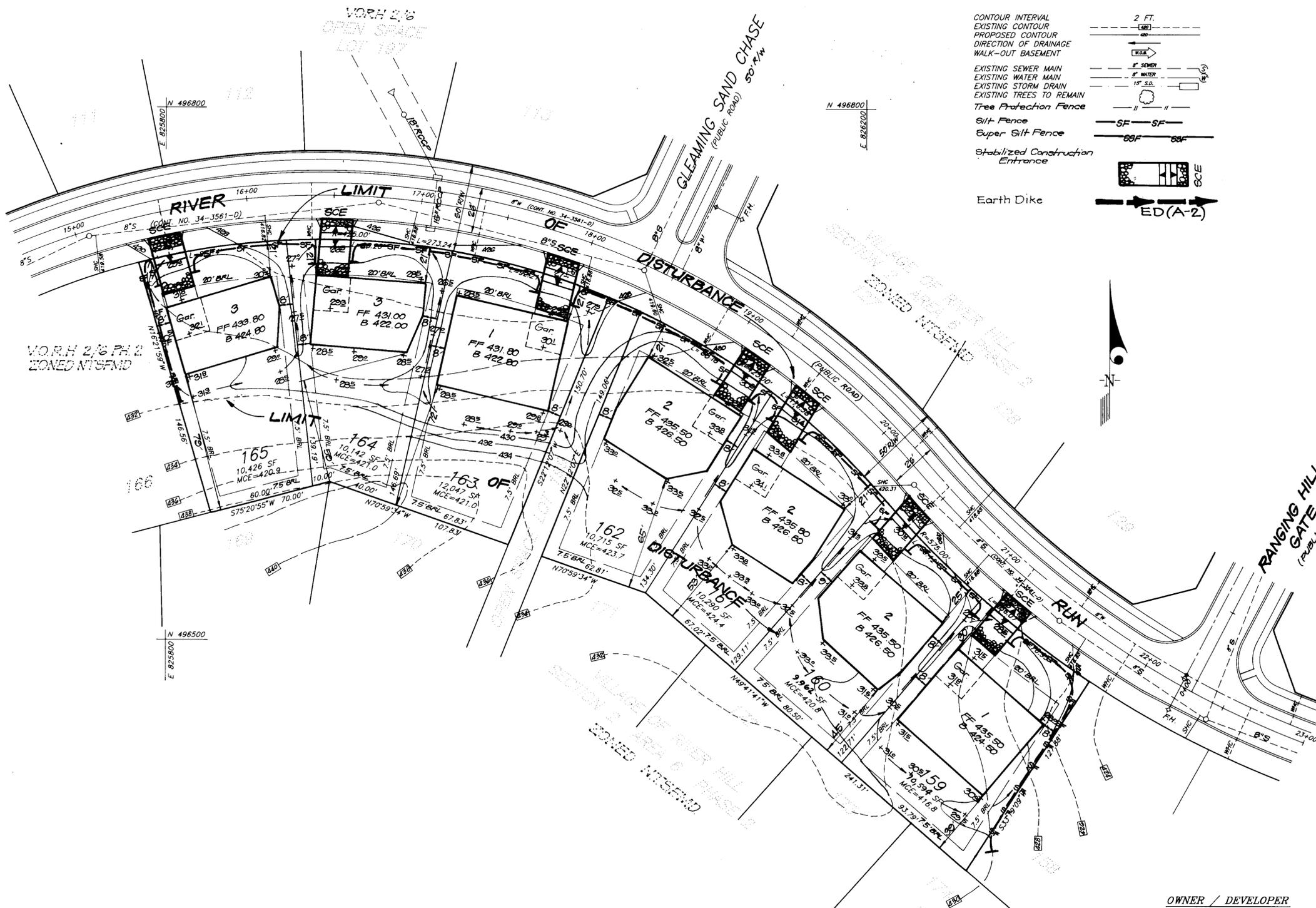
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALTO. • (301) 621-8100 WASH.
SEDIMENT & EROSION CONTROL PLAN
 LOTS 73-83 and 159-165
COLUMBIA
VILLAGE OF RIVER HILL
 SECTION 2 AREA 6 PHASE 2
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: KIWM
 DRAWN: BAL
 CHECKED: KTM
 DATE: 5-13-97

SCALE: 1" = 30'
 DRAWING: 4 of 5
 JOB NO.: 97-036
 FILE NO.: 97-036-GE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Signature] Date: 7/10/97
 Division of Land Development and Research: [Signature] Date: 7/10/97
 Director: [Signature] Date: 7/10/97



VICINITY MAP
Scale: 1"=2000'

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

Reviewed for S.C.D. and meets Technical Requirements.
Signature: [Signature] Date: [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: [Signature] Date: 7/13/97
Approved Date

DEVELOPER'S/BUILDERS CERTIFICATE

"I/we certify that all development and construction will be done according to the plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Signature of Developer/Builder: [Signature] Date: 5-13-97

ENGINEER'S CERTIFICATE

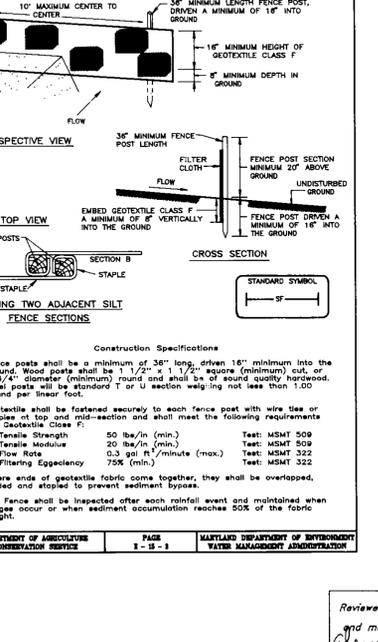
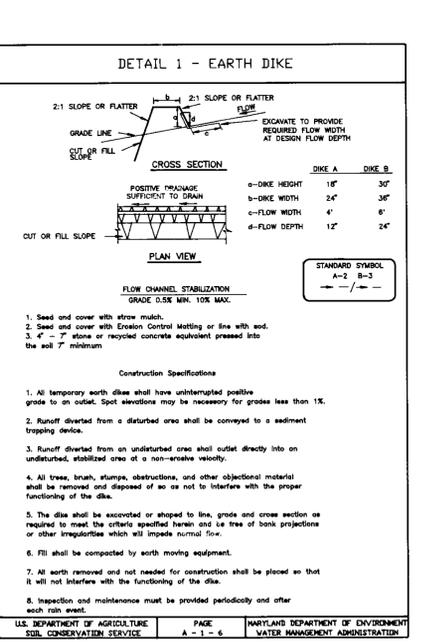
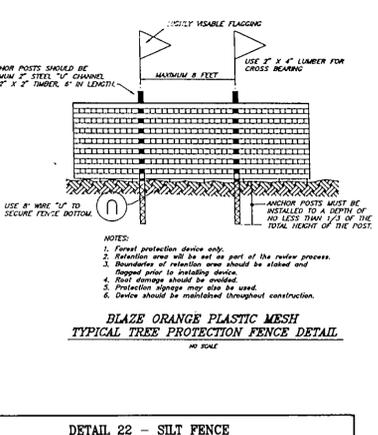
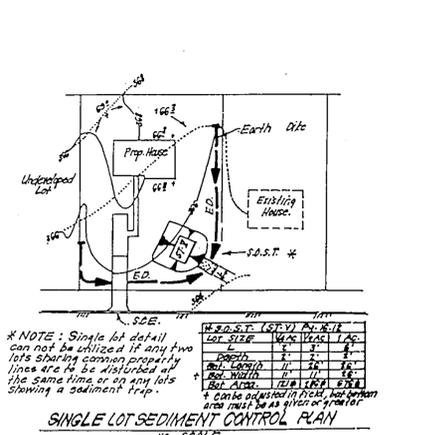
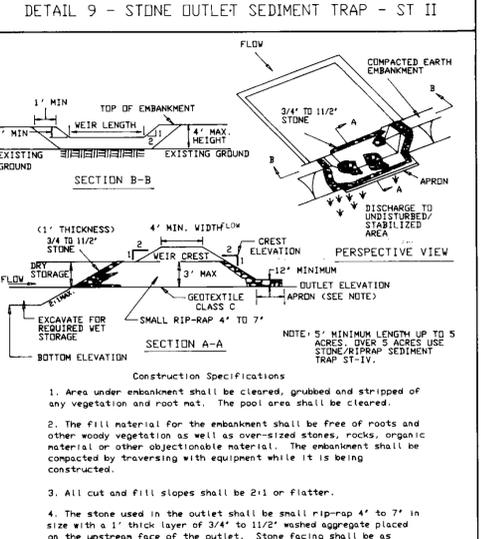
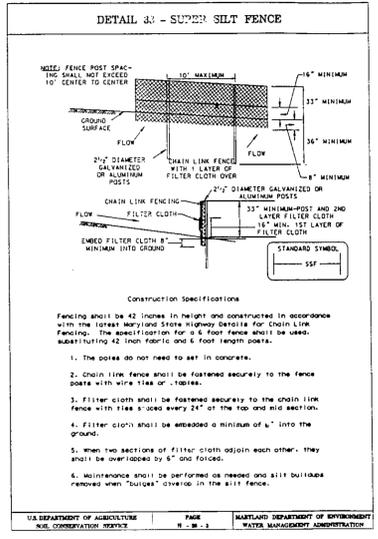
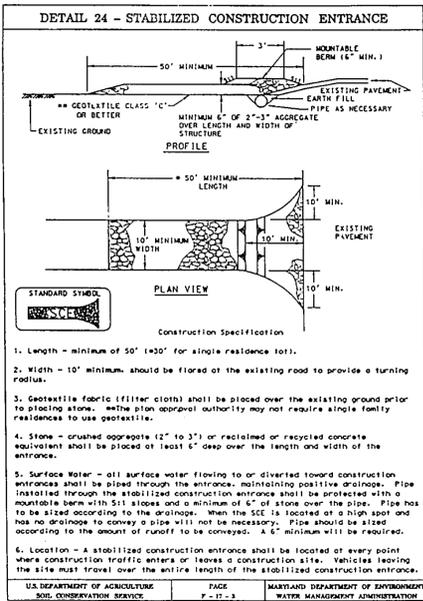
I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: [Signature] Date: 5-13-97
Katherine I. McMahan

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: [Signature] Date: 7/10/97
Chief, Development Engineering Division
Signature: [Signature] Date: 7/10/97
Chief, Division of Land Development and Research
Signature: [Signature] Date: 7/10/97
Director



CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH		
DESIGNED KIWM	SEDIMENT & EROSION CONTROL PLAN LOTS 73-83 AND 159-165 COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 6 PHASE 2 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=30'
DRAWN BAL		DRAWING 3 of 5
CHECKED LTM		JOB NO. 97-036
DATE 5-13-97		FILE NO. 97-036 GE
FOR: NU-HOMES, INC. 3881 BROKEN LAND PARKWAY, SUITE 401 COLUMBIA, MARYLAND 21046-1165		



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 30-0-0 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 31, use with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (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 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

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 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 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 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.

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

1. 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 (3-1-1955).

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or disturbance, 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.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. **SITE ANALYSIS:**

Total Area of Site:	5.51 AC
Area Disturbed:	4.80 AC
Area to be seeded or sodded:	2.75 AC
Area to be vegetatively stabilized:	2.75 AC
Total Fill:	1130 cu yd
Offsite Waste/Borrow Area Location:	

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

12. The total amount of silt fence = 1825 LF
Total amount of Super Silt Fence = 465 LF
Total amount of Earth Dike = 410 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.

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.E.C. and Specs.	14
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

*** NOTE:** Delay construction of houses on lots 82 & 83 until area draining to Temp. Trap #1 is stabilized and trap is removed.

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 reas 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.
- 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

- 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-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, concrete fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - 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 procedure.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/10/97 Date

[Signature] 7/10/97 Date

[Signature] 7/10/97 Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements

[Signature] 7/13/97 Date

[Signature] 7/13/97 Date

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

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] 5-13-97 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] 5-13-97 Date



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

DESIGNED	KIWM	SCALE	1"=30'
DRAWN	BAL	DRAWING	5 OF 5
CHECKED	KIM	JOB NO.	97-036
DATE	5-13-97	FILE NO.	97-036 SE

FOR: NU-HOMES, INC.
3951 BUCKEYE LAND PARKWAY, SUITE 401
COLUMBIA, MARYLAND 21046-1165