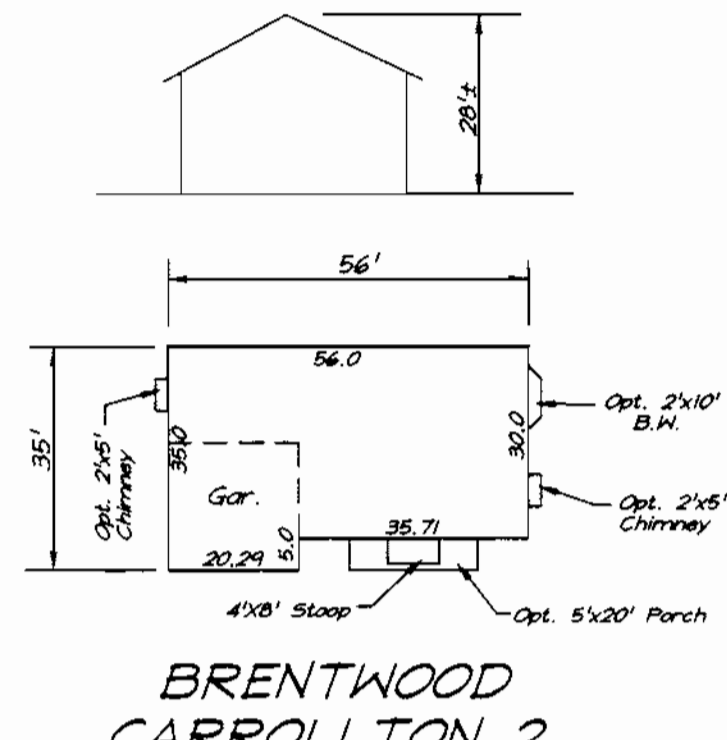


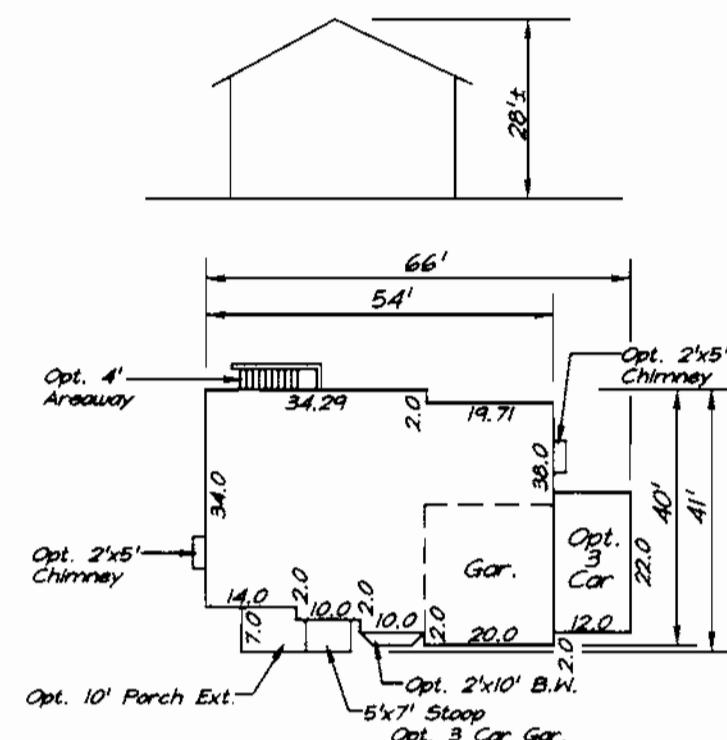
ASTER

2596.00 SF = 8653.33 SF
0.3 Min. Lot Size w/all Options
2786.00 SF = 9106.67 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



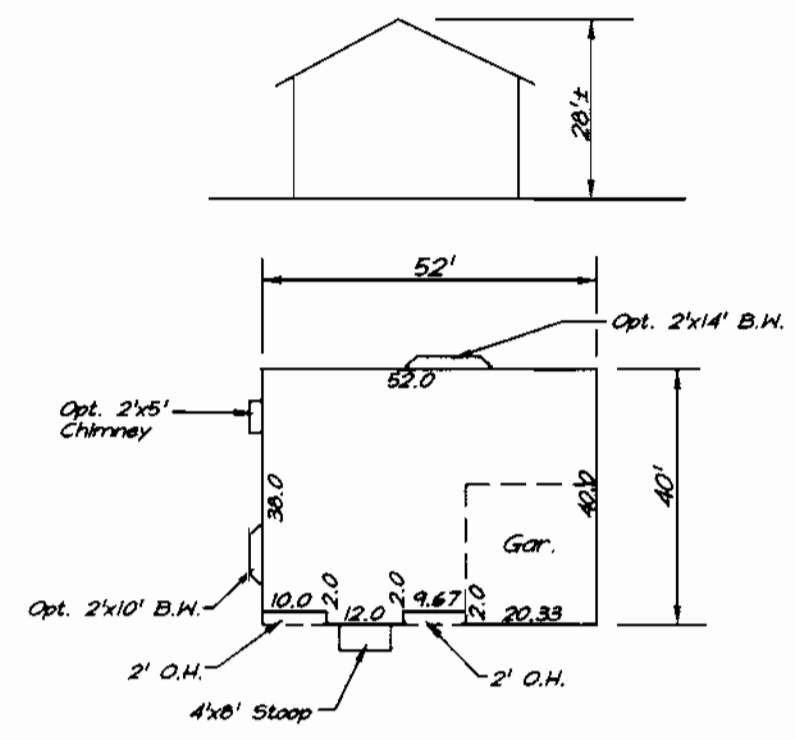
BRENTWOOD CARROLLTON 2

2229.45 SF = 6764.83 SF
0.3 Min. Lot Size w/all Options
2189.45 SF = 7298.17 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



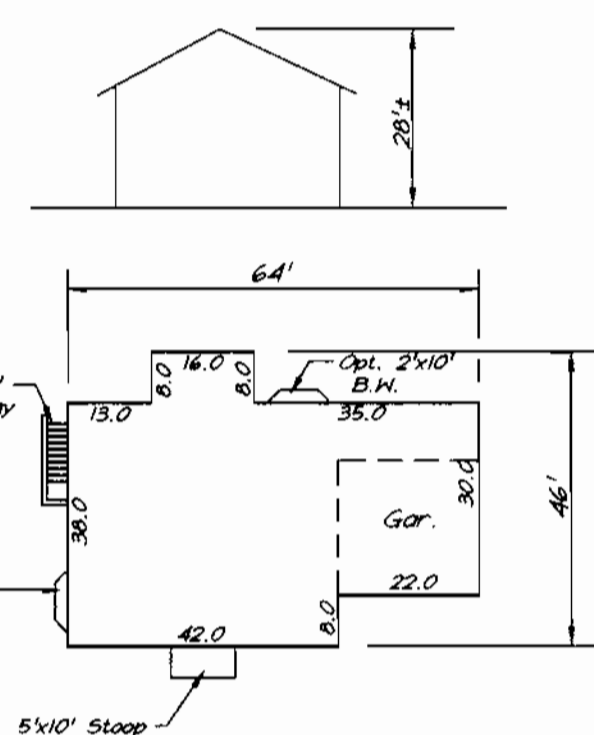
CARROLLTON 1

2490.58 SF = 8301.93 SF
0.3 Min. Lot Size w/all Options
2650.58 SF = 8895.27 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



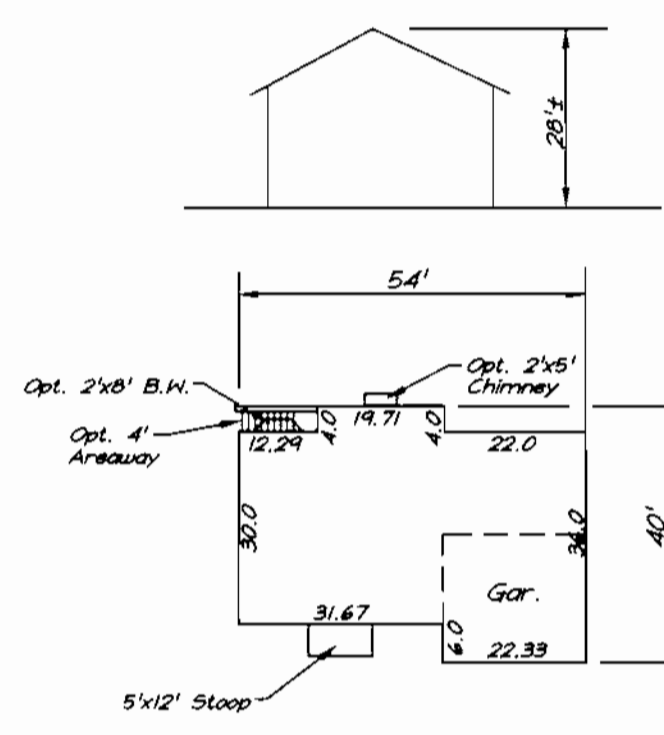
CHANDLER

2266.00 SF = 7553.33 SF
0.3 Min. Lot Size w/all Options
2426.00 SF = 8006.67 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



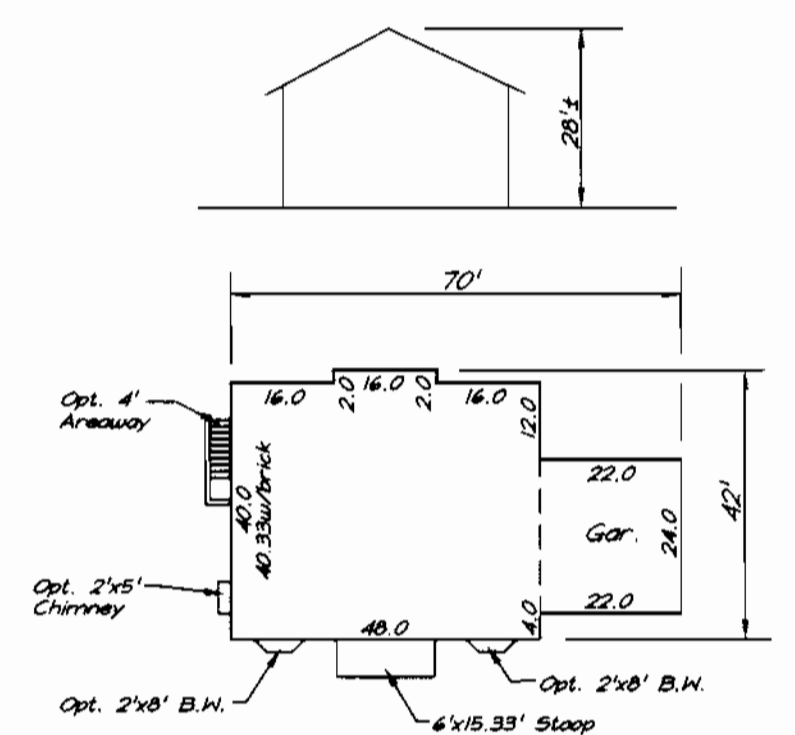
GREENBRIAR

2594.00 SF = 8646.67 SF
0.3 Min. Lot Size w/all Options
2754.00 SF = 9100.00 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



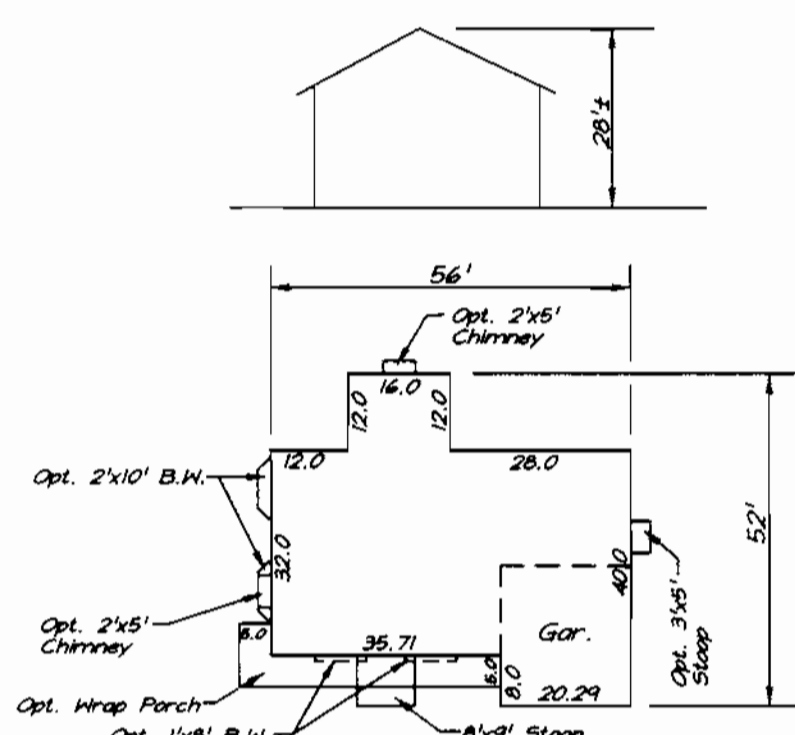
NEWBURY

2004.54 SF = 6481.80 SF
0.3 Min. Lot Size w/all Options
2164.54 SF = 7215.13 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



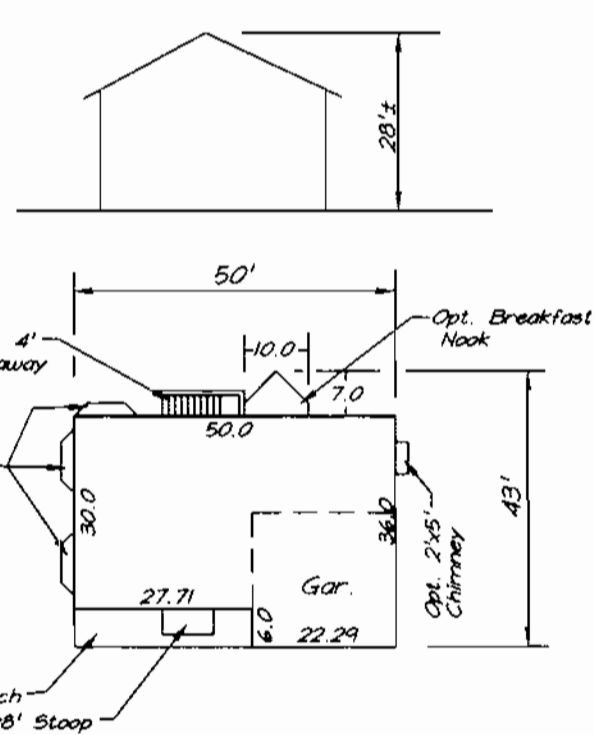
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0.3 Min. Lot Size w/all Options
2905.98 SF = 9866.60 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



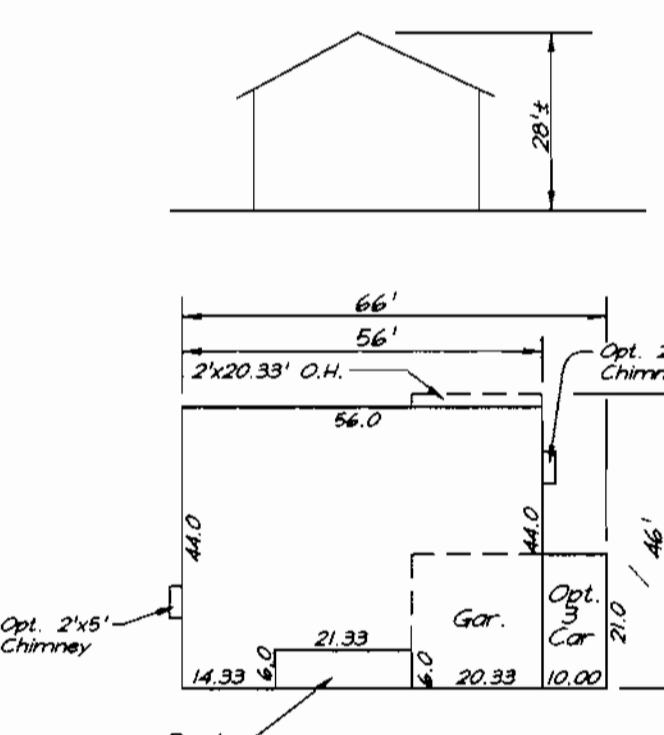
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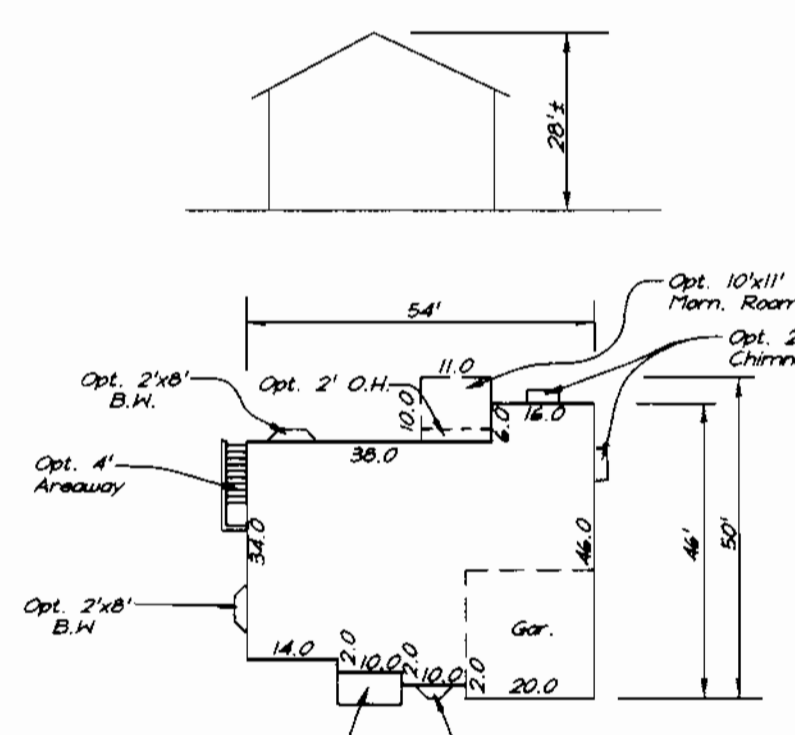
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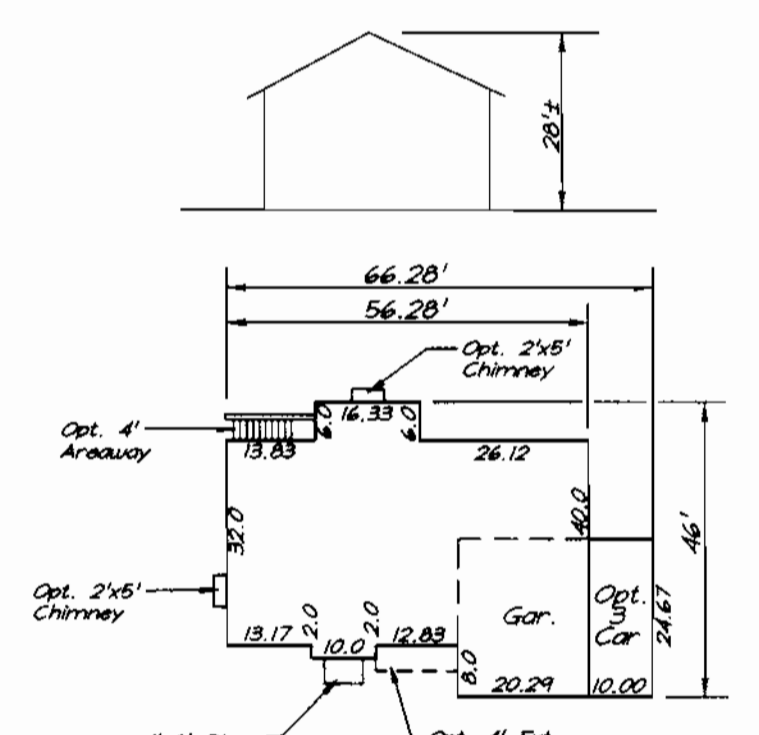
STERLING

2846.66 SF = 9488.87 SF
0.3 Min. Lot Size w/all Options
3006.66 SF = 10022.20 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



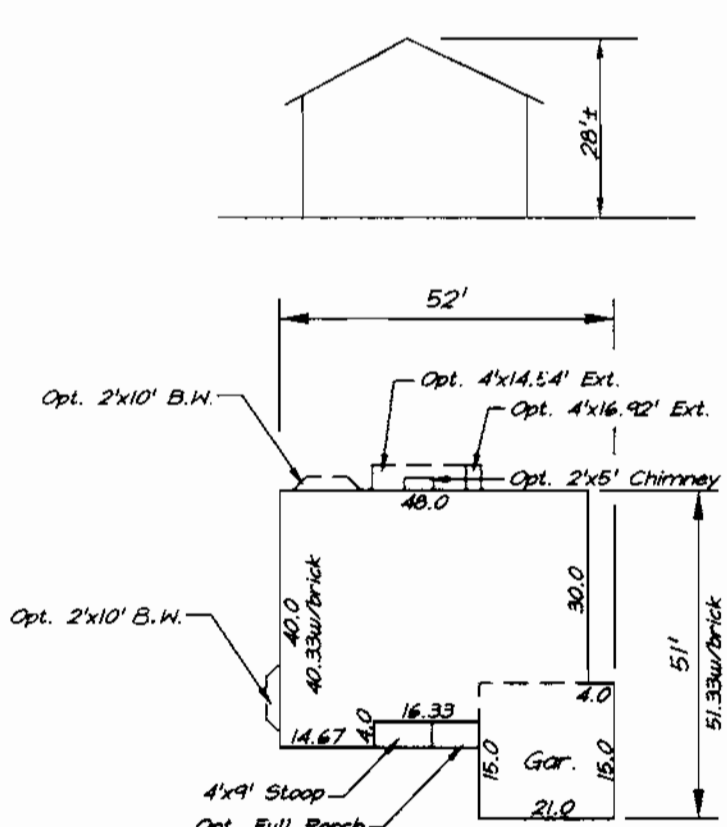
WARWICK

2323.66 SF = 7745.93 SF
0.3 Min. Lot Size w/all Options
2483.66 SF = 8277.20 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



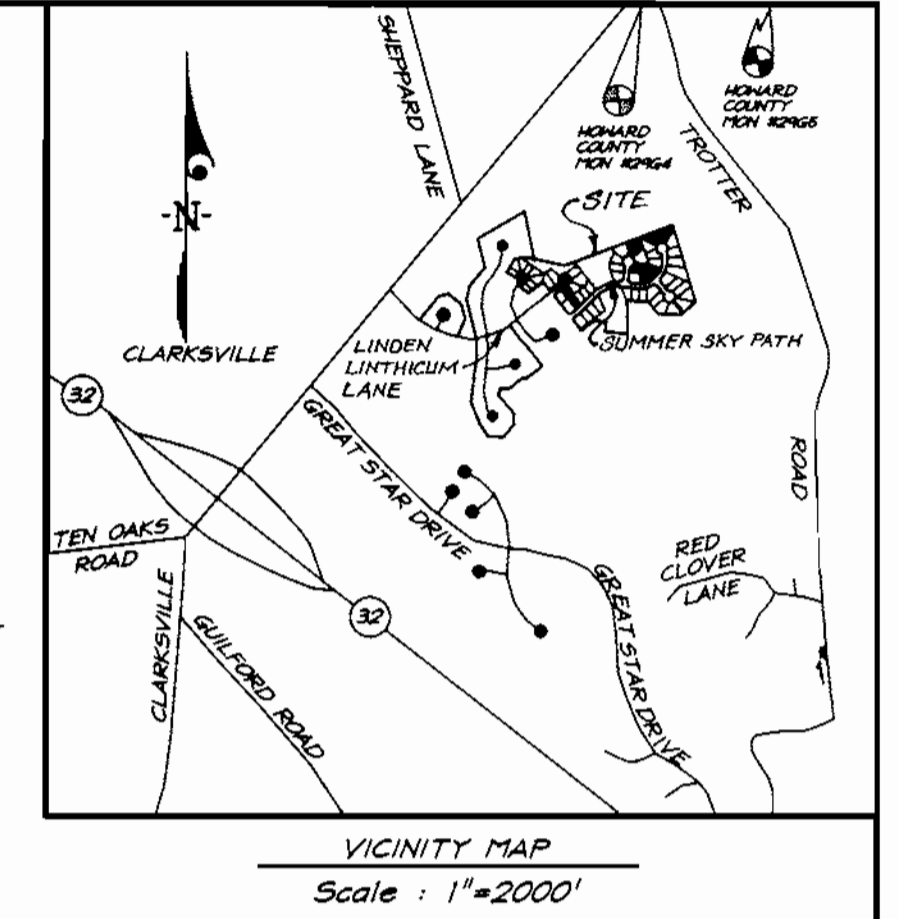
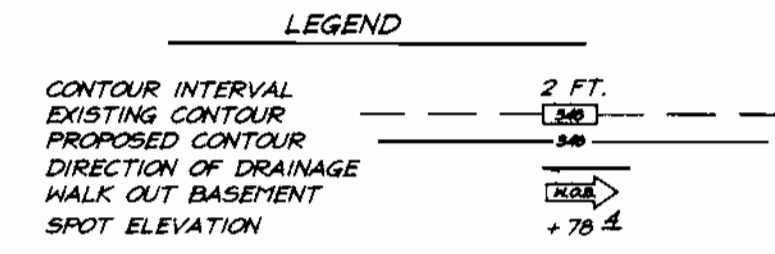
WESTCHESTER

2536.18 SF = 8453.93 SF
0.3 Min. Lot Size w/all Options
2696.18 SF = 9387.27 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



BRADFORD

2296.87 SF = 7652.90 SF
0.3 Min. Lot Size w/all Options
2456.87 SF = 8106.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL	1-3 of 4
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4

ADDRESS CHART

LOT NO.	STREET ADDRESS
21	12256 SUMMER SKY PATH
22	12249 SUMMER SKY PATH
26	12233 SUMMER SKY PATH
27	12229 SUMMER SKY PATH
29	5904 HAY BOAT COURT
31	5912 HAY BOAT COURT
39	12205 SUMMER SKY PATH
42	12204 LINDEN LINTHICUM LANE

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

GENERAL NOTES:

- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan, 1st RT&FLD
- The total area included in this submission is: 2.6 Acres.
- The total number of lots included in this submission is: 8
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted including Decks is 30%
- Department of Planning and Zoning reference file numbers: S-93-21, P-95-14, F-96-102, WP-95-70, F-98-37.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Morris & Ritchie Associates (F-98-37)
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
- The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- In accordance with FDP-Phase 222 A, Part VI bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks. Aredaway may not project into any setbacks.
- Quantity Storm water Management for Section 4, Area 6 is provided by one facility below lot 12 on Silent Sun Place. Quality Management for this section will be provided by one extended Detention Facility adjacent to the SWM pond. The subdivision is located in the Patuxent River area sub-basin and is a Class I Watershed.
- SHC Elevations shown are at the Property lines.
- This plan has been prepared in accordance with provision of Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 7 landscape trees in the amount of \$210,000 is part of the builders grading Permit application.

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

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-37 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	21, 22, 26, 27, 29, 31, 39 and 42
PLAT NO. 13506 13507	BLOCK NO. 1	ZONE F-10, F-10A, NTSFMD
WATER CODE 1-10	SEWER CODE 6653000	TAX MAP NO. 35
		ELECTION DIST. 5th
		CENSUS TRACT 6055

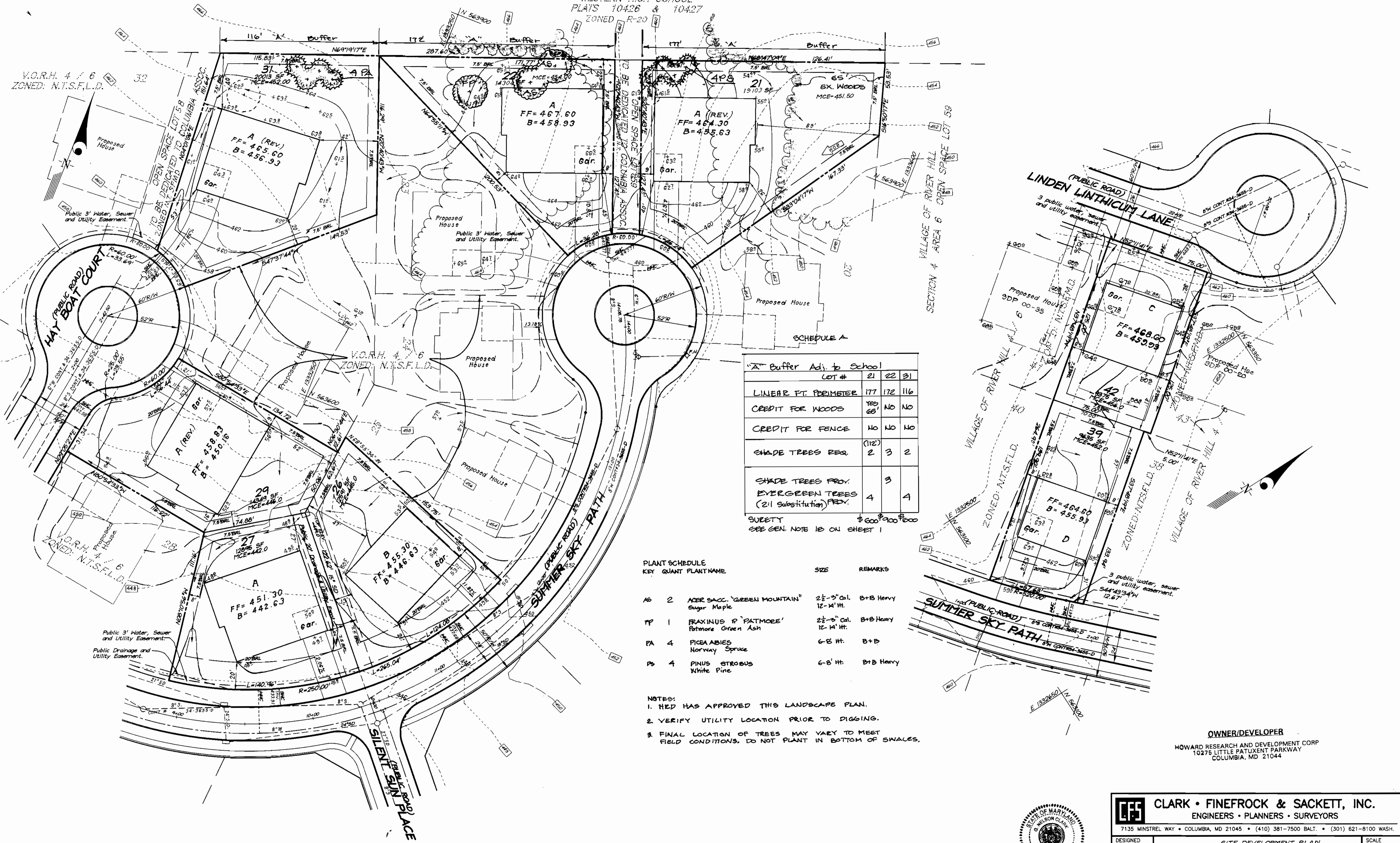


APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/22/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/30/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/1/99
 DIRECTOR

DESIGNED	SITE DEVELOPMENT PLAN	SCALE
D.M.	LOTS 21, 22, 26, 27, 29, 31, 39 and 42	1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL	DRAWING 1 of 4
CHECKED	SECTION 4 AREA 6	JOB NO. 99-096
J.M.E.	FIFTH (5th) ELECTION DISTRICT	FILE NO. 99-096X
DATE 7-8-99	FOR: DOUGLAS HOMES P.O. BOX 628 ELLCOTT CITY, MARYLAND 21041	

WESTERN HIGH SCHOOL
PLATS 10426 & 10427
ZONED R-20

V.O.R.H. 4 / 6
ZONED: N.T.S.F.L.D.



"A" Buffer Adj. to School

LOT #	21	22	31
LINEAR FT. PERIMETER	177	172	116
CREDIT FOR WOODS	185	NO	NO
CREDIT FOR FENCE	NO	NO	NO
SHADE TREES REQ.	2	3	2
SHADE TREES PROV. (EVERGREEN TREES (2:1 Substitution) PROV.	4	3	4
SURETY	\$ 600,000		

SEE GEN. NOTE 18 ON SHEET 1

PLANT SCHEDULE

KEY	QUANT	PLANTNAME	SIZE	REMARKS
AG	2	ACER SACC. 'GREEN MOUNTAIN' Sugar Maple	2 1/2 - 3' Cal. 12-14' Ht.	B+B Heavy
FP	1	FRAXINUS P. 'PATMORE' Patmore Green Ash	2 1/2 - 3' Cal. 12-14' Ht.	B+B Heavy
PA	4	PICEA ABIES Norway Spruce	6-8' Ht.	B+B
PS	4	PINUS STROBUS White Pine	6-8' Ht.	B+B Heavy

- NOTES:
- HED HAS APPROVED THIS LANDSCAPE PLAN.
 - VERIFY UTILITY LOCATION PRIOR TO DIGGING.
 - FINAL LOCATION OF TREES MAY VARY TO MEET FIELD CONDITIONS. DO NOT PLANT IN BOTTOM OF SWALES.

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 9/22/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/30/99
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/1/99
DIRECTOR



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

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

DESIGNED D.M.	SITE DEVELOPMENT PLAN LOTS 21, 22, 26, 27, 29, 31, 39 and 42 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN Z.H./J.R.		DRAWING 2 of 4
CHECKED J.M.E.		JOB NO. 99-096
DATE 7-8-99	FOR: DOUGLAS HOMES P.O. BOX 628 ELLCOTT CITY, MARYLAND 21041	FILE NO. 99-096-X



WESTERN HIGH SCHOOL
PLATS 10426 & 10427
ZONED R-20

V.O.R.H. # 7 / 6
ZONED: N.T.S.F.L.D.

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

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Clayton Summers 9/22/99
Signature Date
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."

Douglas J. Deery
NAME DATE 7-7-99

ENGINEER'S CERTIFICATE

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

G. Nelson Clark
NAME DATE 7-7-99

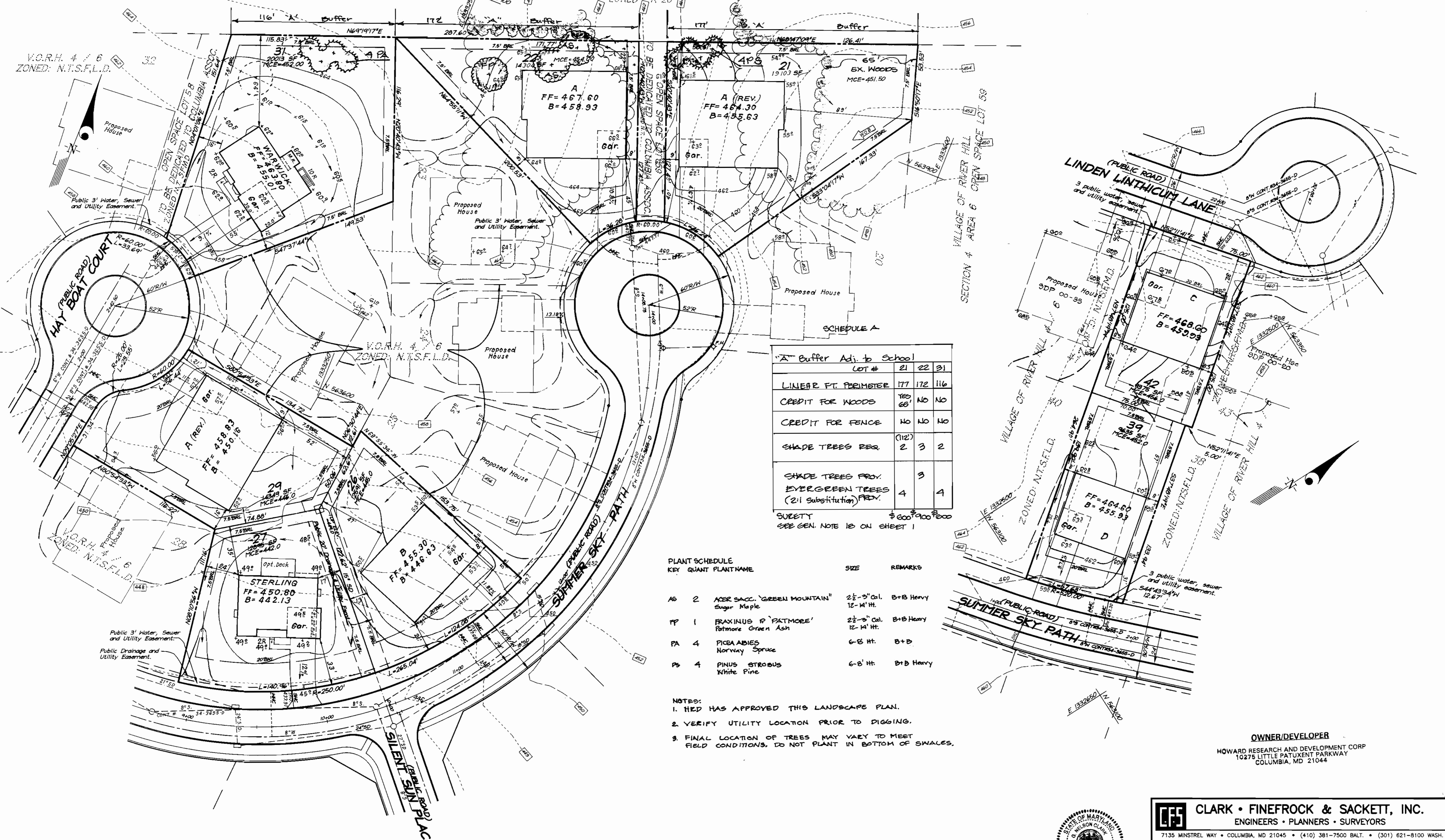


APPROVED: DEPARTMENT OF PLANNING & ZONING
Clayton Summers 9/22/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Clayton Summers 9/22/99
CHIEF, DIVISION OF LAND GOVERNMENT
Clayton Summers 10/1/99
DIRECTOR

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
John P. Roberts 9/22/99
Approved

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
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DRAWN ZH/JR		DRAWING 3 of 4
CHECKED T.M.E.		JOB NO. 99-096
DATE 7-8-99		FILE NO. 99-096 54E
		(#7) E./Archive/VORH/VORH46/Douglas

WESTERN HIGH SCHOOL
 PLATS 10426 & 10427
 ZONED R-20



SCHEDULE A

"A" Buffer Adj. to School

LOT #	21	22	31
LINEAR FT. PRIMITIVE	177	172	116
CREDIT FOR WOODS	780	NO	NO
CREDIT FOR FENCE	NO	NO	NO
SHADE TREES REQ.	(112)	3	2
SHADE TREES PROY. (EVERGREEN TREES (2:1 Substitution) PROY.)	4	3	4

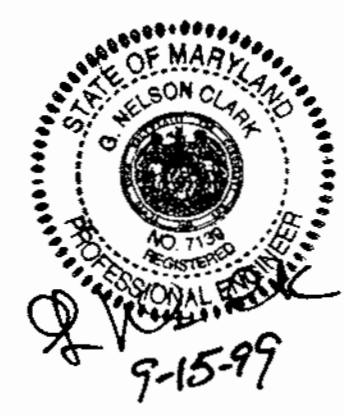
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- NOTES:
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OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044



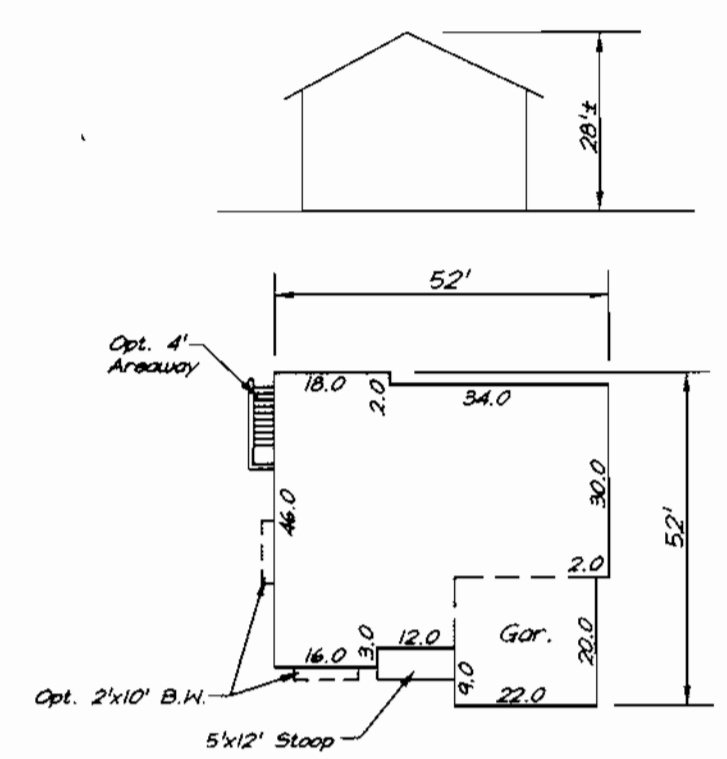
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DATE 7-8-99	SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 99-096-X

FOR: DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041

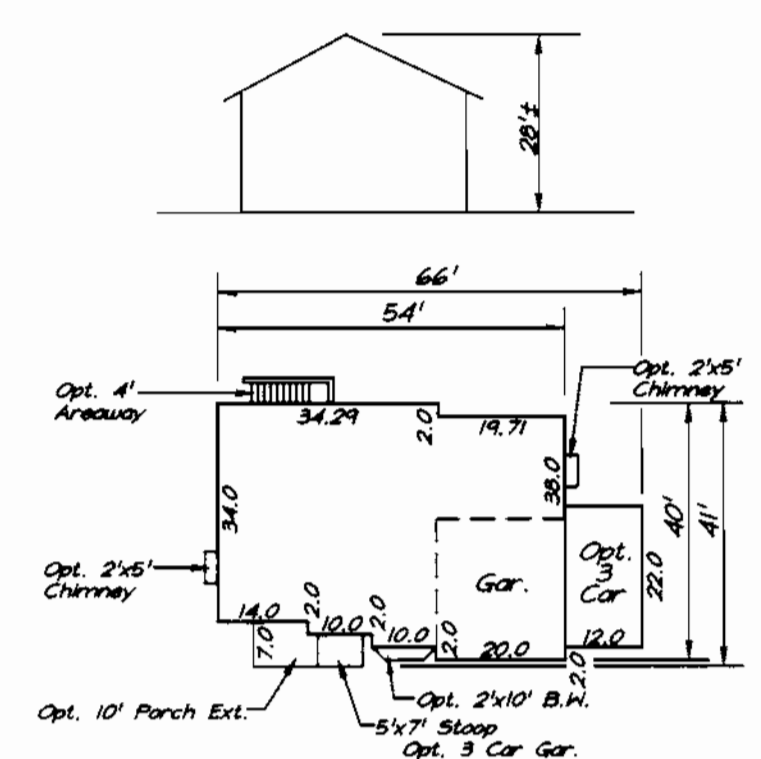
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/30/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/1/99
 DIRECTOR

NO	REVISIONS	DATE
2	Rev. Hse. & Grd. Lot 31	5-24-00
1	Rev. Hse. & Grd. Lot 27	4-30-00



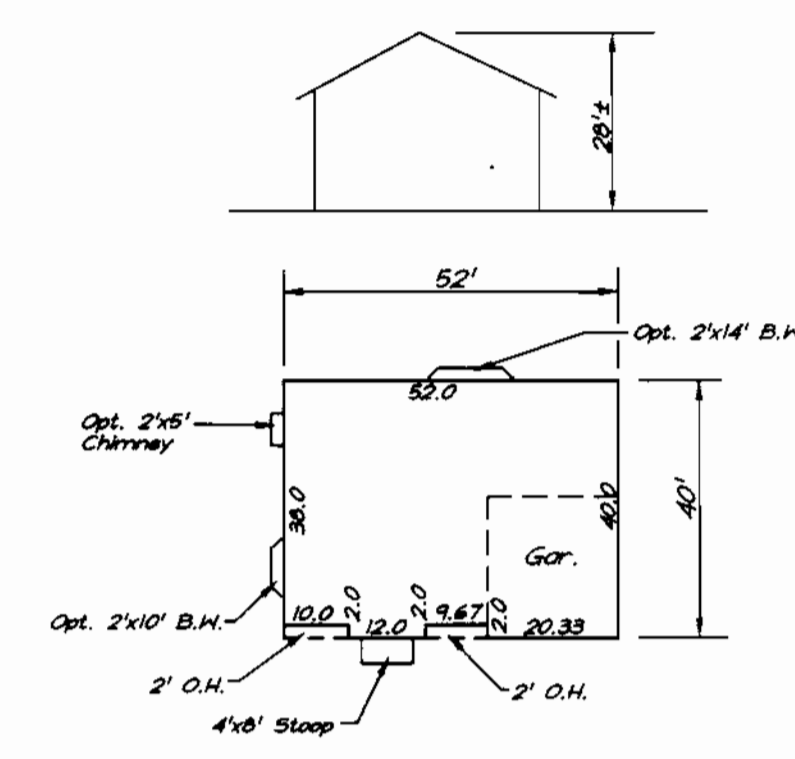
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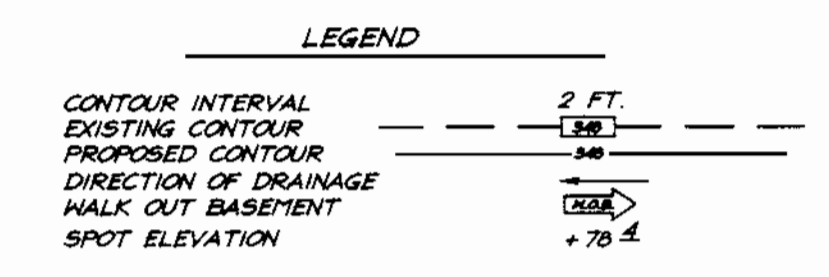


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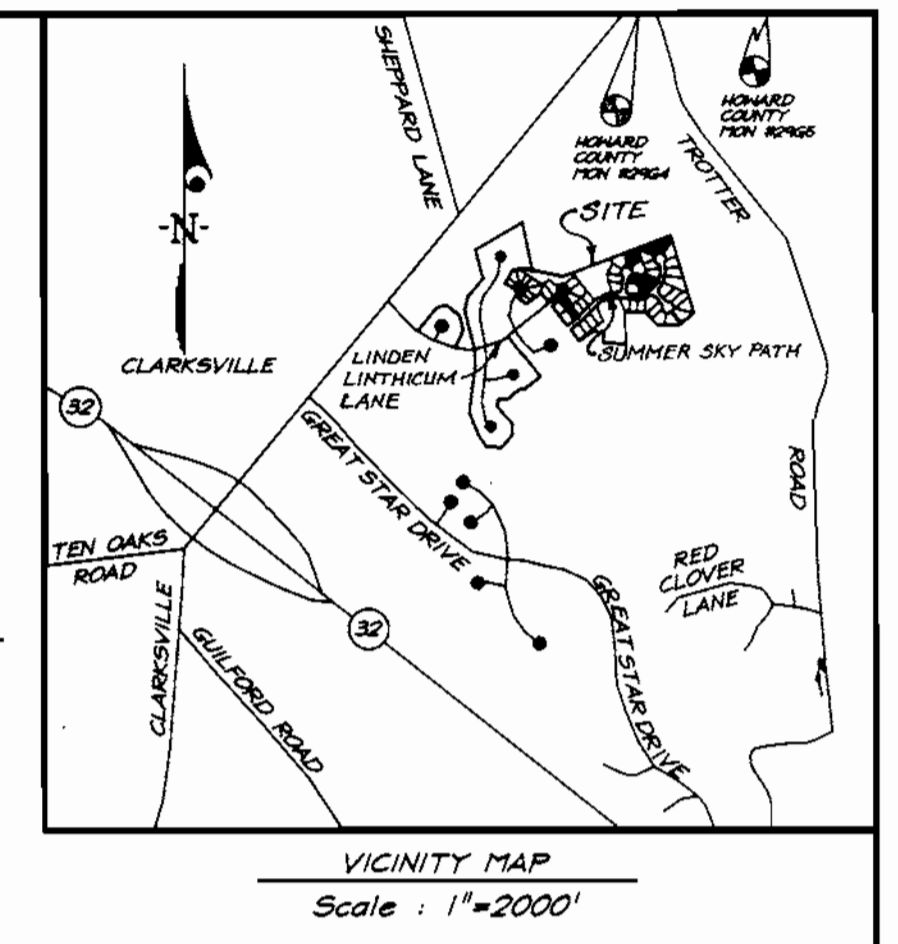
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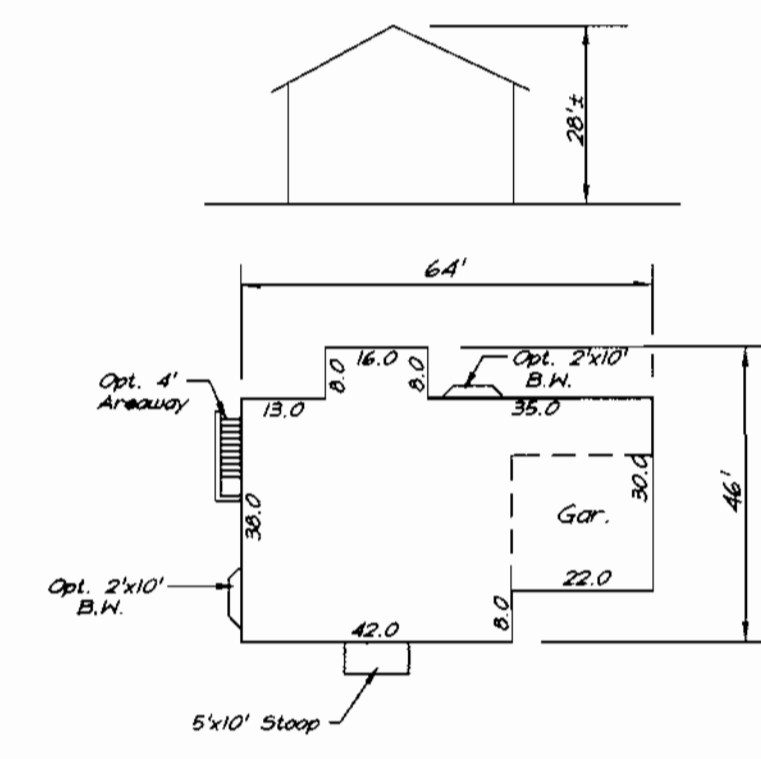
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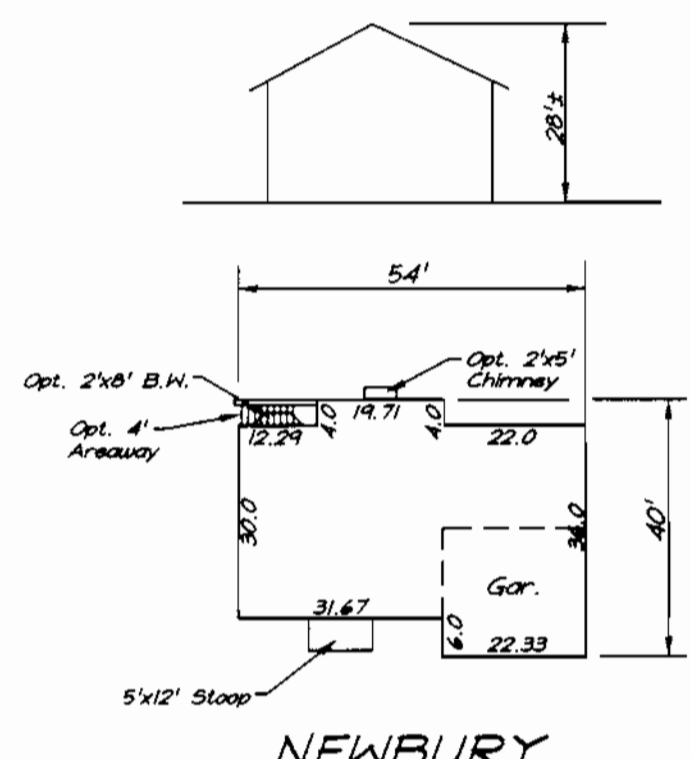


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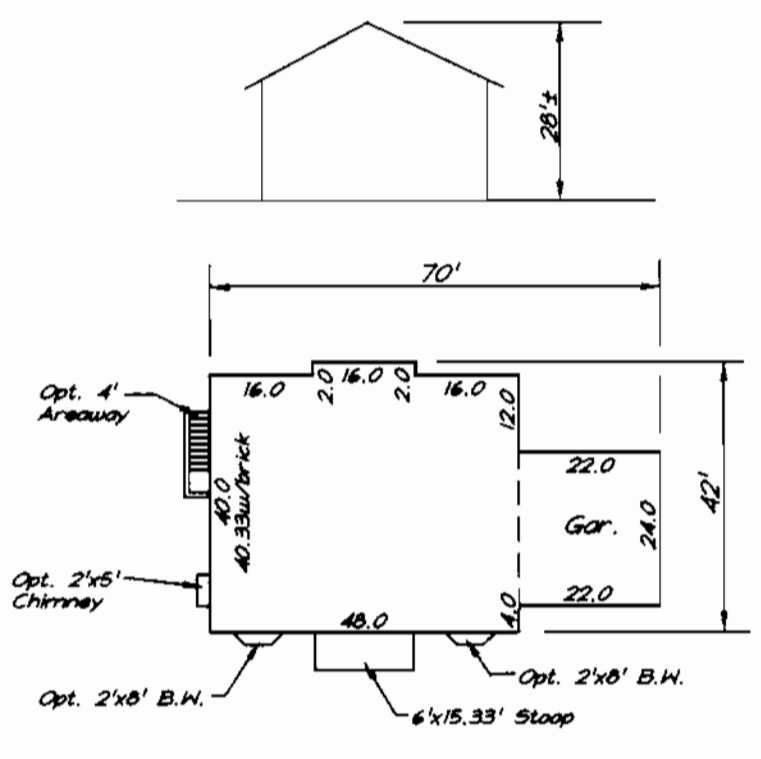
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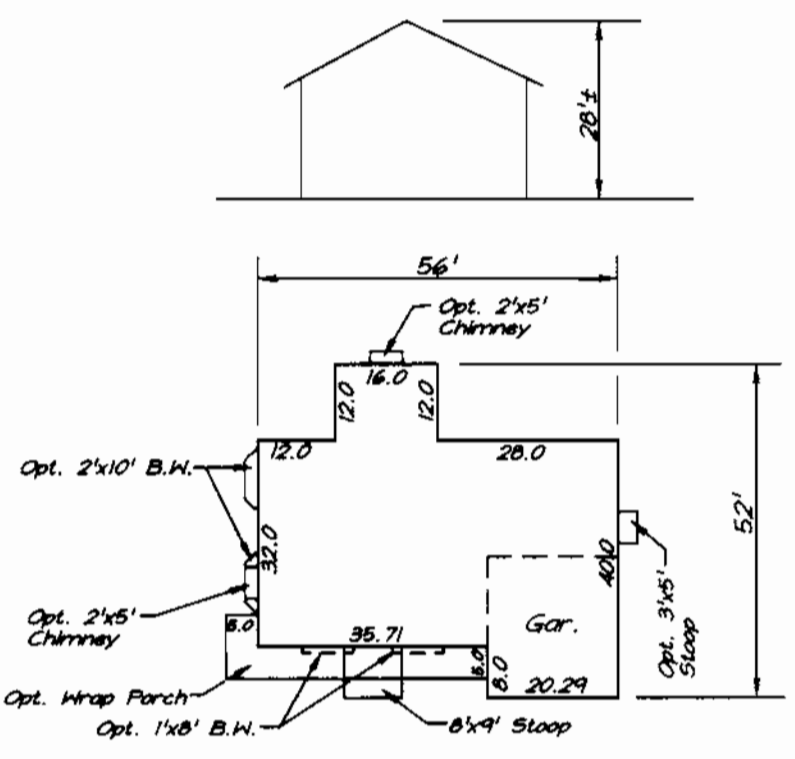
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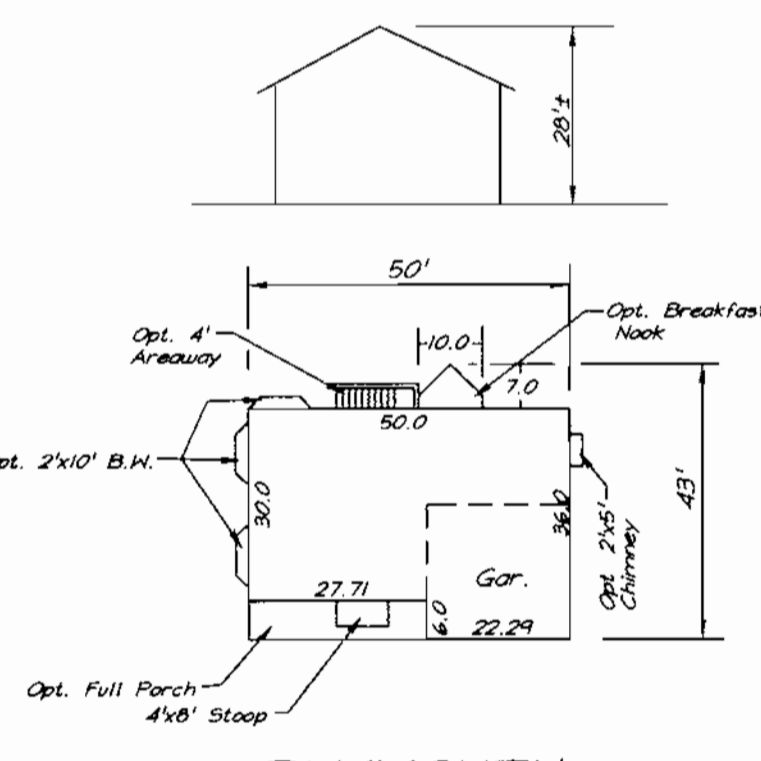
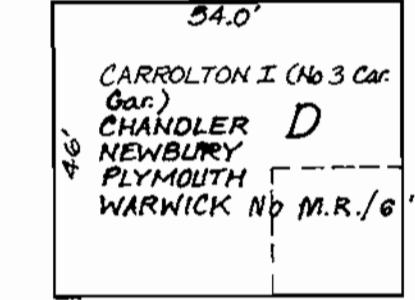
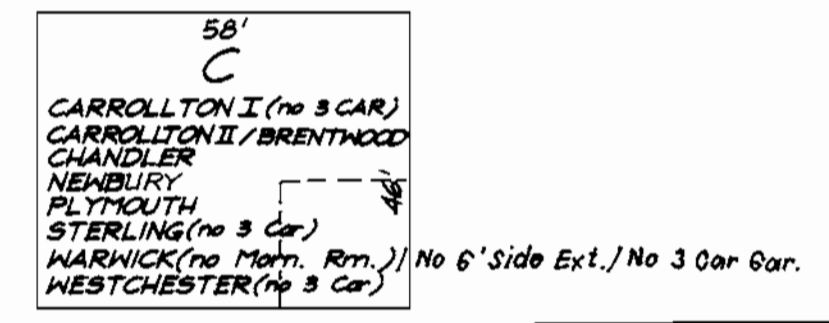
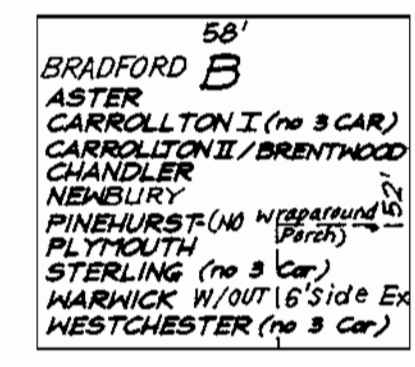
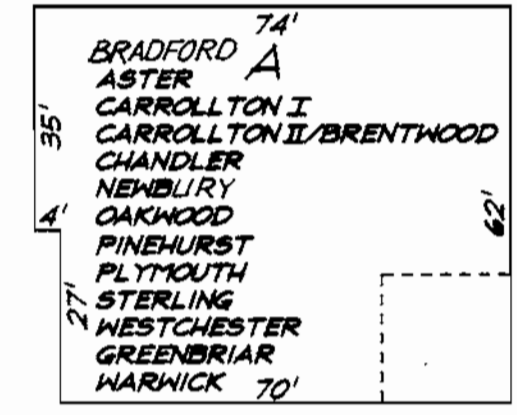
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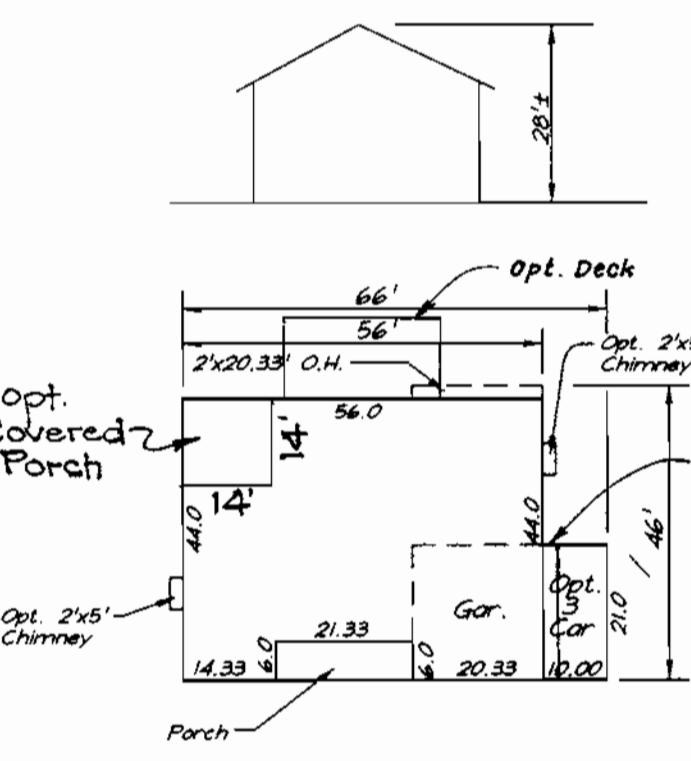
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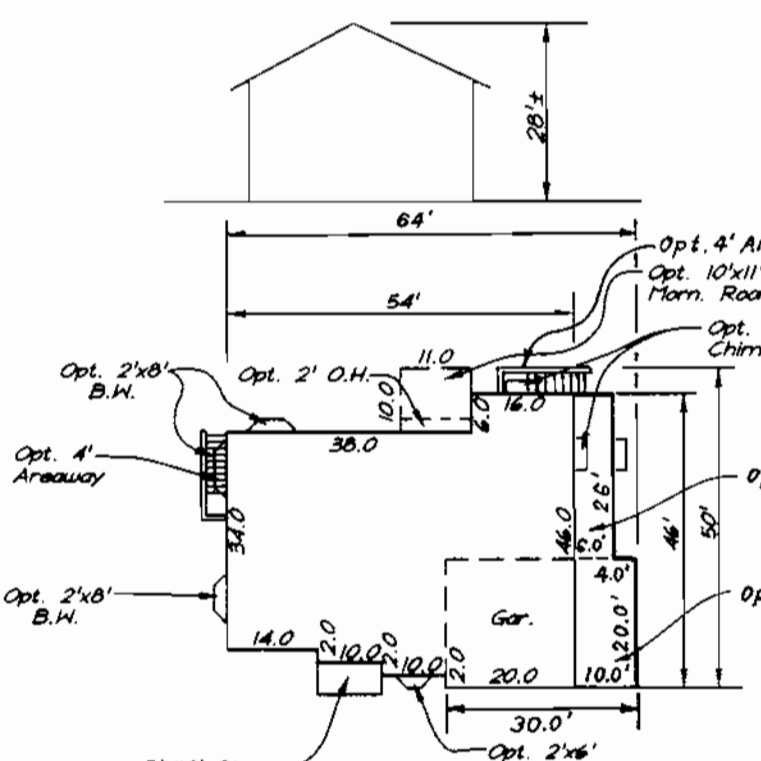
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2162.77 SF = 7204.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



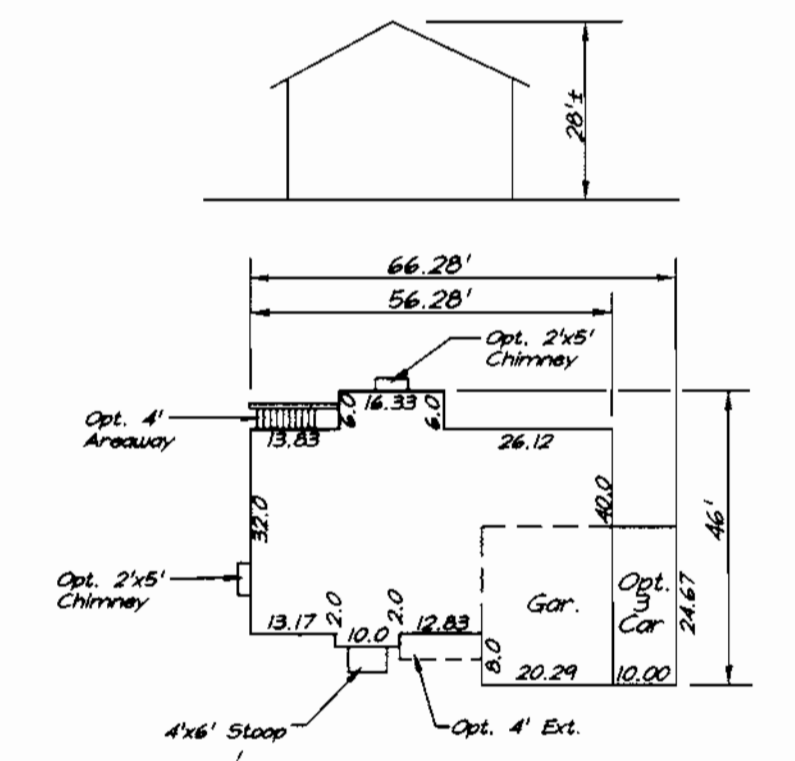
STERLING

2846.66 SF = 9488.87 SF
0.3 Min. Lot Size w/all Options
3006.66 SF = 10222.20 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck
2428.00 SF = 8043.30 SF
0.3 Min. Lot Size w/6'x6' Stoop
2600.00 SF = 8643.30 SF
0.3 Min. Lot Size w/6'x6' Stoop incl. 12'x15' Deck



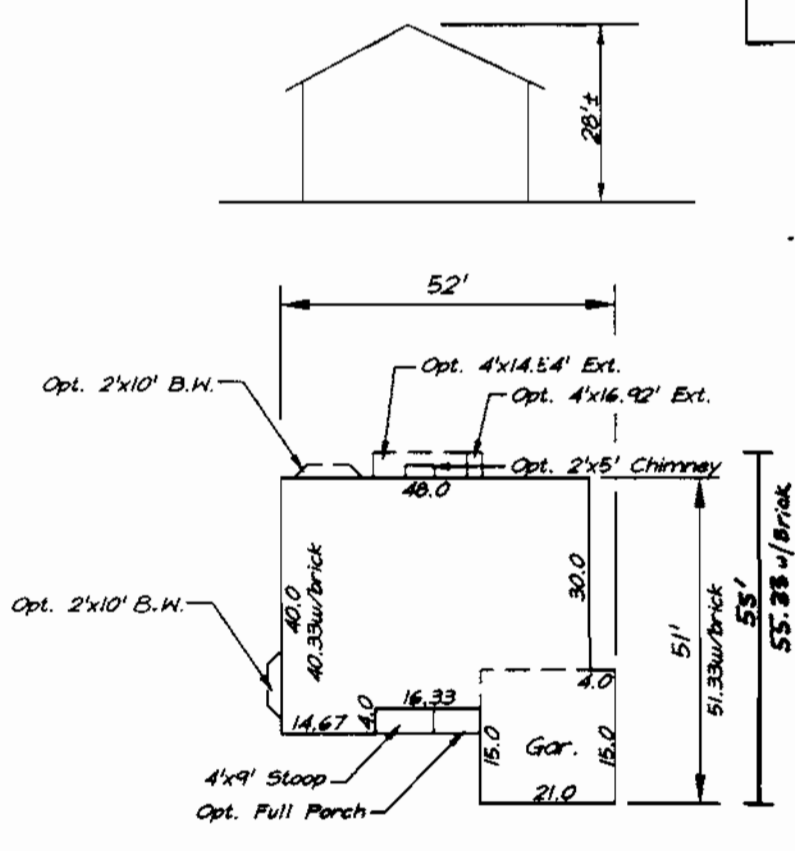
WARWICK

2483.16 SF = 8217.20 SF
0.3 Min. Lot Size w/ 2 Car Bar, Opt. Mfr. Rm. and 10'x16' Deck.
2839.18 SF = 9463.87 SF
0.3 Min. Lot Size w/ 3 Car Bar and all opt's. incl. 10'x16' Deck.



WESTCHESTER

2536.18 SF = 8453.93 SF
0.3 Min. Lot Size w/all Options
2696.18 SF = 8987.27 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



BRADFORD

2295.87 SF = 7652.90 SF
0.3 Min. Lot Size w/all Options
2455.87 SF = 8106.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan. 1 M² R² P²
 - The total area included in this submission is : 2.6 Acres.
 - The total number of lots included in this submission is : 8
 - Improvement to property : Single Family Detached
 - The maximum lot coverage permitted including Decks is 30%
 - Department of Planning and Zoning reference file numbers : S-93-21, P-95-14, F-96-102, WP-95-70, F-98-37.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3655-D, approved Road Construction plans F-98-37.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by Morris & Ritchie Associates (F-98-37)
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers : 2964 & 2965
 - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05
 - In accordance with FDP-Phase 222 A, Part VI bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks. Acreway may not project into any setbacks.
 - Quantity Storm water Management for Section 4, Area 6 is provided by one facility below lot 12 on Silent Sun Place. Quality Management for this section will be provided by one extended Detention Facility adjacent to the SHM pond. The subdivision is located in the Patuxent River area sub-basin and is a Class 1 Watershed.
 - SHC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 7 landscape trees in the amount of \$20,000 is part of the builders Grading Permit application.

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

SPECIAL NOTES:
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-37 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	21, 22, 26, 27, 29, 31, 39 and 42
PLAT NO.	BLOCK NO.	ZONE
13506	1	NTSFMD
13507		
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5th	6055
WATER CODE	SEWER CODE	
1-10	6653000	

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

DESIGNED D.M.	SITE DEVELOPMENT PLAN LOTS 21, 22, 26, 27, 29, 31, 39 and 42 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN ZH/TR		DRAWING 1 of 4
CHECKED J.M.E		JOB NO. 99-096
DATE 7-8-99		FILE NO. 99-096-X

FOR : DOUGLAS HOMES
P.O. BOX 628
ELLCOTT CITY, MARYLAND 21041

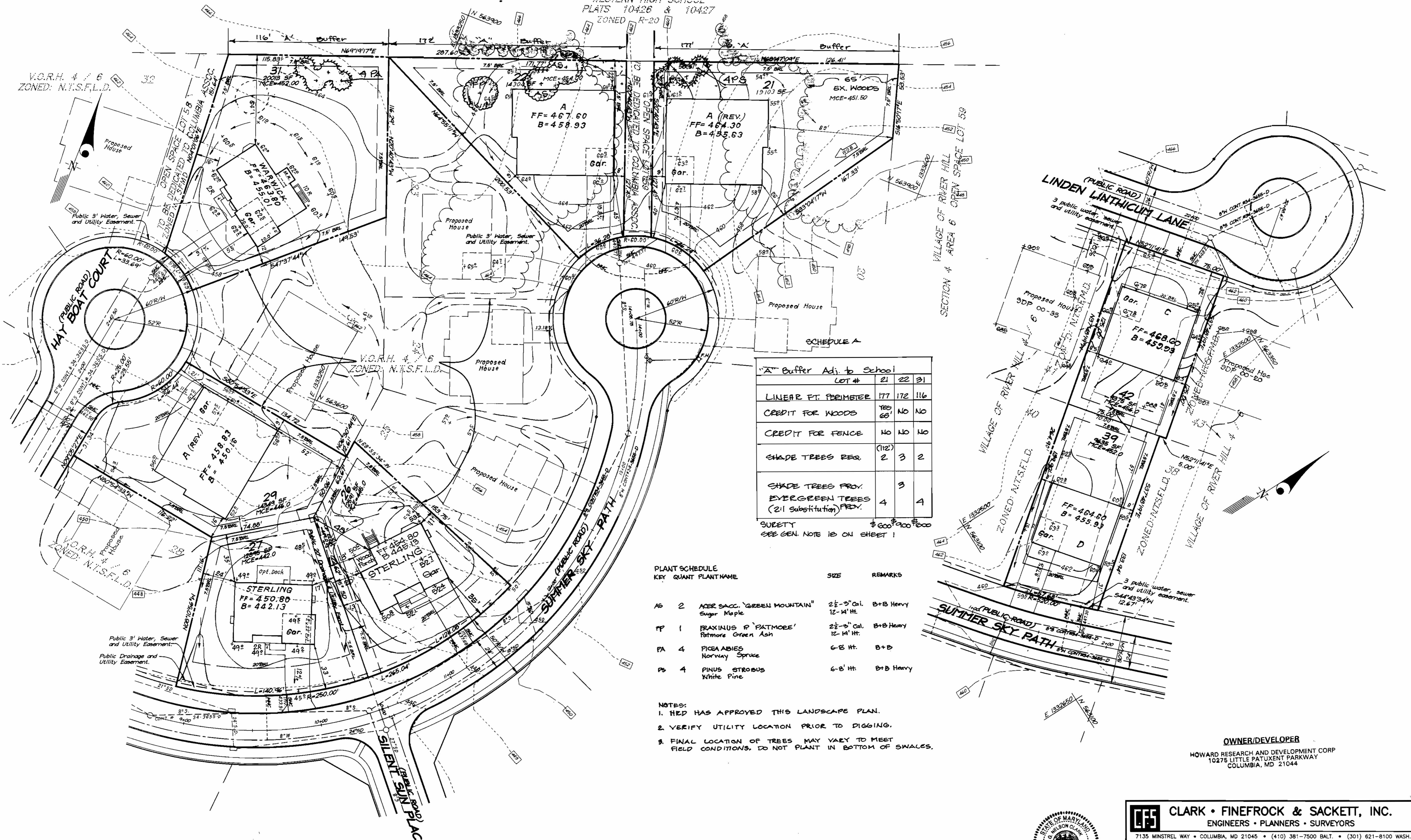
APPROVED: DEPARTMENT OF PLANNING AND ZONING
9/22/99
9/30/99
10/1/99

NO.	REVISIONS	DATE
2	Rev. Sterling Hse. typical	8-13-00
2	Rev. Warwick Hse. Type	5-24-00
1	Add Options to Sterling Hse. Typ.	4-30-00



WESTERN HIGH SCHOOL
PLATS 10426 & 10427
ZONED R-20

V.O.R.H. 4 / 6
ZONED: N.T.S.F.L.D.



'A' Buffer Adj. to School

Lot #	21	22	31
LINEAR FT. PERIMETER	177	172	116
CREDIT FOR WOODS	180	NO	NO
CREDIT FOR FENCE	NO	NO	NO
SHADE TREES REQ.	(112)	3	2
SHADE TREES PROV. EVERGREEN TREES (2:1 Substitution) PROV.	4	3	4
SURETY		\$600	\$200
SEE GEN. NOTE 12 ON SHEET 1		\$600	\$200

PLANT SCHEDULE

KEY	QUANT	PLANT NAME	SIZE	REMARKS
AG	2	ACER SACQ. 'GREEN MOUNTAIN' Sugar Maple	2 1/2'-3' Cal. 12-14' Ht.	B+B Heavy
FP	1	FRAXINUS P. 'PATMORE' Patmore Green Ash	2 1/2'-3' Cal. 12-14' Ht.	B+B Heavy
PA	4	PICEA ABIES Norway Spruce	6-8' Ht.	B+B
PS	4	PINUS STROBUS White Pine	6-8' Ht.	B+B Heavy

NOTES:
1. HED HAS APPROVED THIS LANDSCAPE PLAN.
2. VERIFY UTILITY LOCATION PRIOR TO DIGGING.
3. FINAL LOCATION OF TREES MAY VARY TO MEET FIELD CONDITIONS. DO NOT PLANT IN BOTTOM OF SWALES.

OWNER/DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT CORP
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/22/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/30/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/1/99
 DIRECTOR

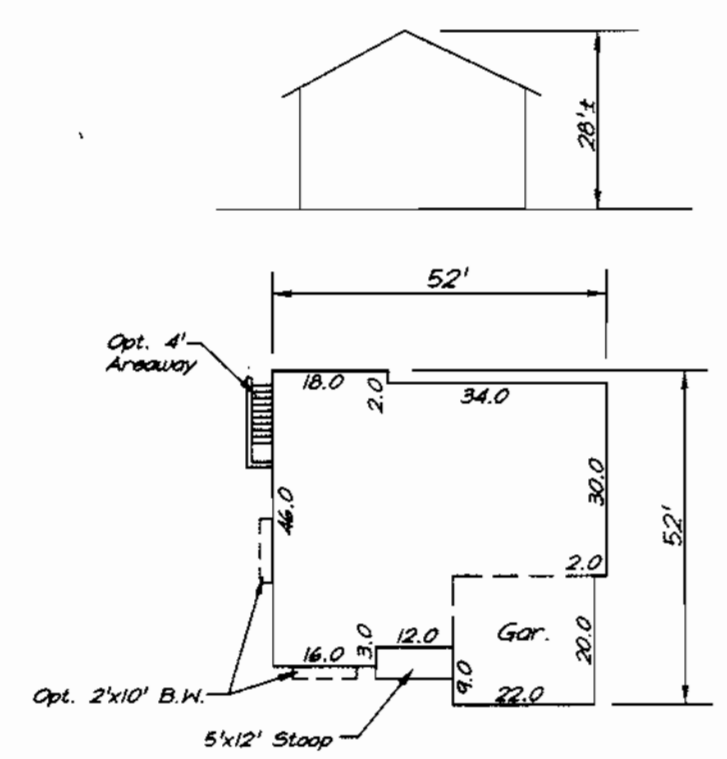
NO	REVISIONS	DATE
3	Rev. Hse. & Grd. Lot 22 to show As-Built Conditions	6-18-00
2	Rev. Hse. & Grd. Lot 31	5-24-00
1	Rev. Hse. & Grd. Lot 27	4-30-00



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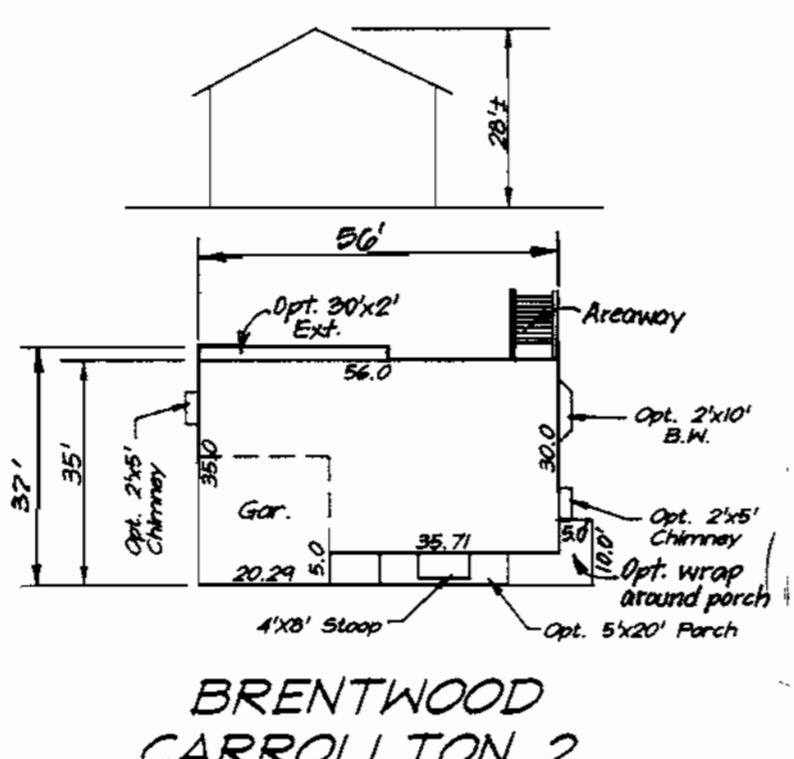
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DRAWN Z.H./JR		DRAWING 2 of 4
CHECKED J.M.E.		JOB NO. 99-096
DATE 7-8-99		FILE NO. 99-096-X

FOR: DOUGLAS HOMES
P.O. BOX 628
ELLCOTT CITY, MARYLAND 21041



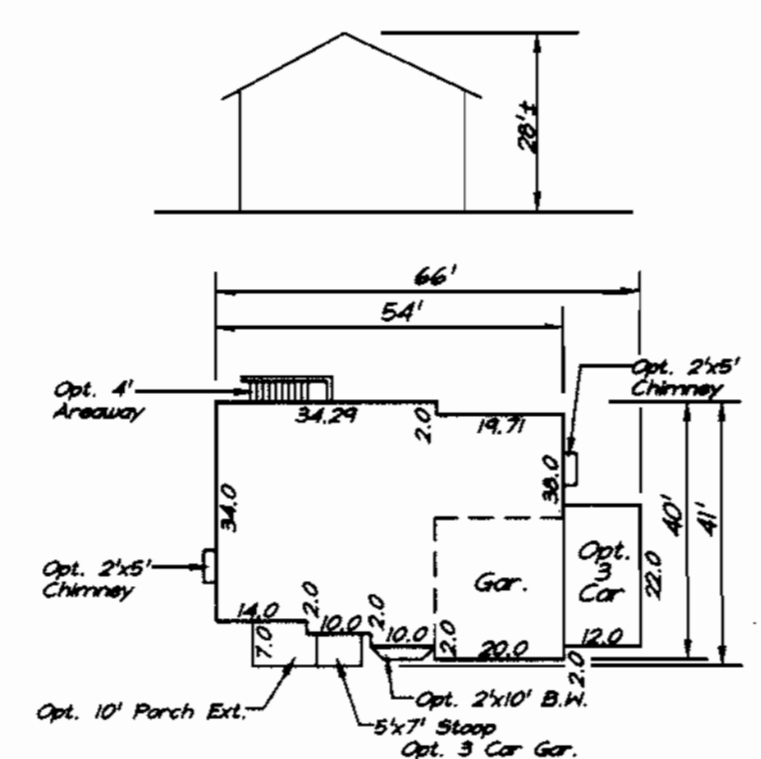
ASTER

2596.00 SF = 0653.33 SF
0.3 Min. Lot Size w/all Options
2756.00 SF = 0986.67 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



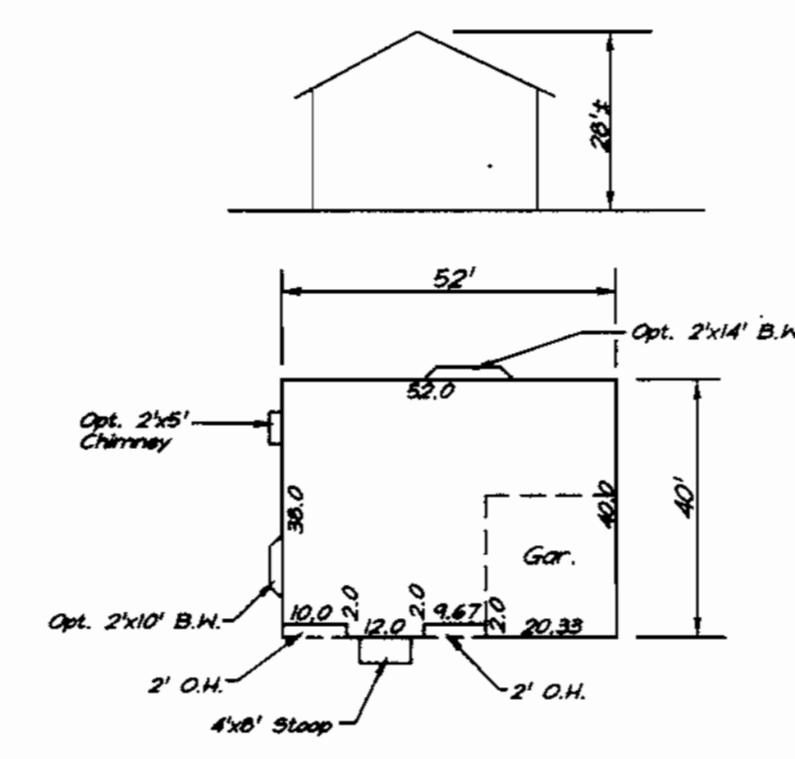
BRENTWOOD CARROLLTON 2

2020.45 SF = 0964.83 SF
0.3 Min. Lot Size w/all Options
2249.45 SF = 0990.10 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



CARROLLTON 1

2490.50 SF = 0301.93 SF
0.3 Min. Lot Size w/all Options
2650.50 SF = 0835.27 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

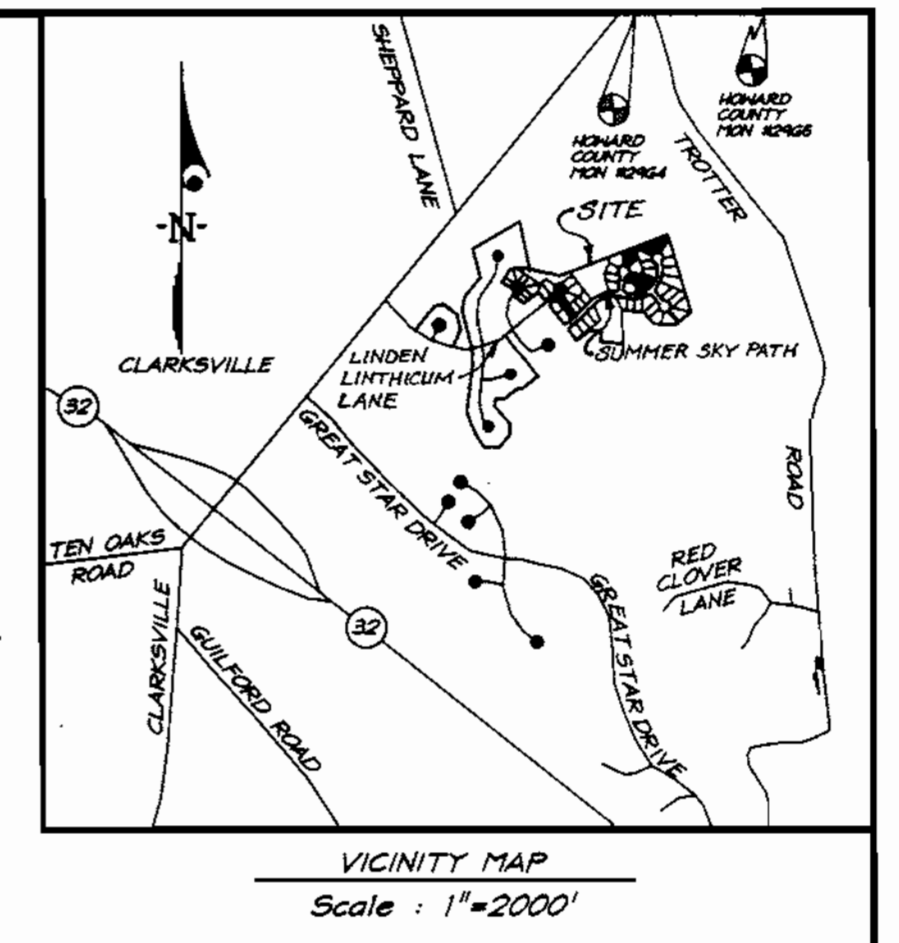
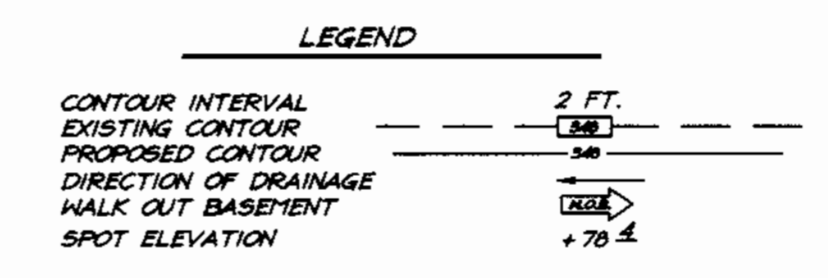


CHANDLER

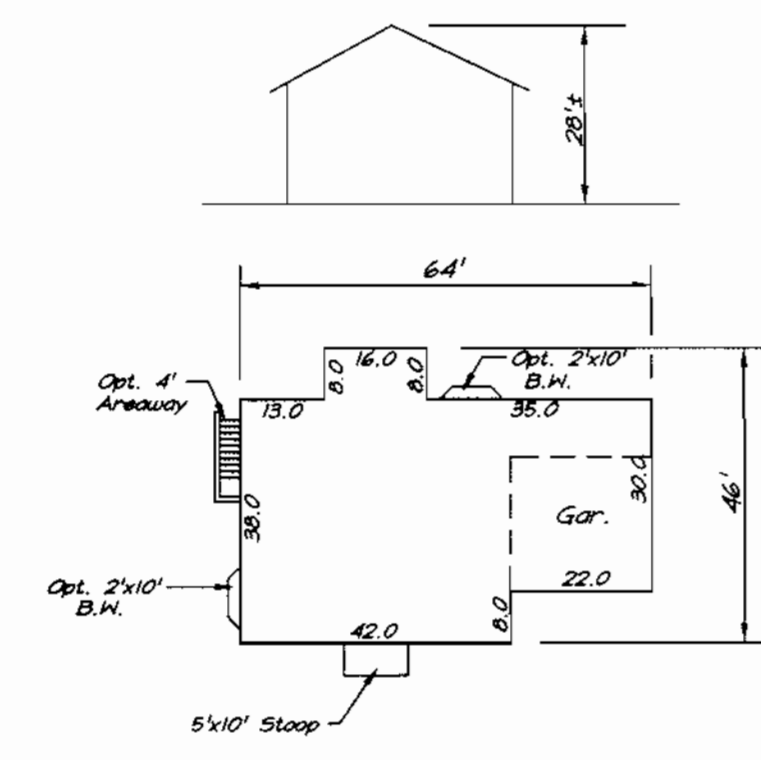
2246.00 SF = 7553.33 SF
0.3 Min. Lot Size w/all Options
2426.00 SF = 0006.67 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL	1-3 of 4
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4

ADDRESS CHART	
LOT NO.	STREET ADDRESS
21	12256 SUMMER SKY PATH
22	12249 SUMMER SKY PATH
26	12233 SUMMER SKY PATH
27	12229 SUMMER SKY PATH
29	5904 HAY BOAT COURT
31	5912 HAY BOAT COURT
39	12205 SUMMER SKY PATH
42	12204 LINDEN LINTHICUM LANE

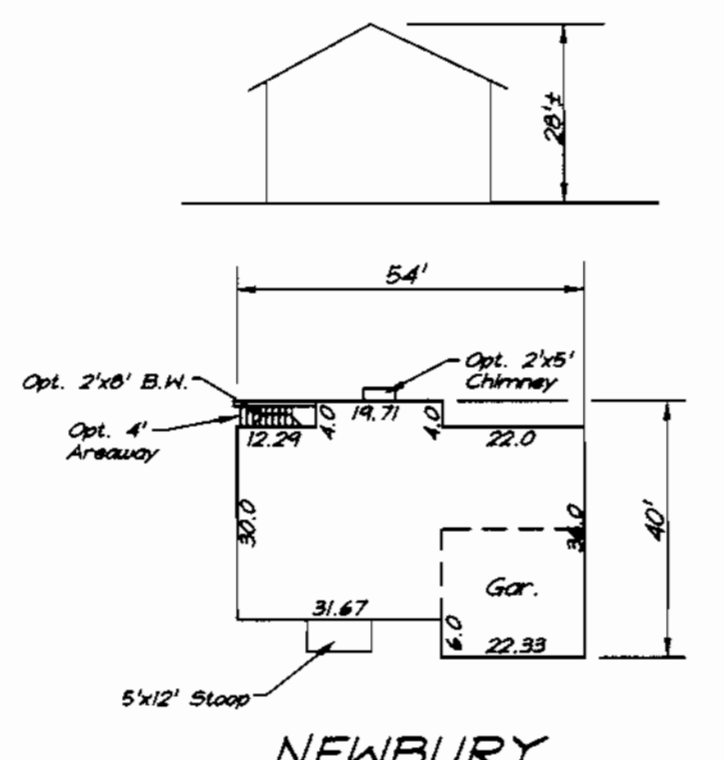


BENCHMARKS:
Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2965
an additional 2,544' Northeastly along MD. Route 108 away from Site



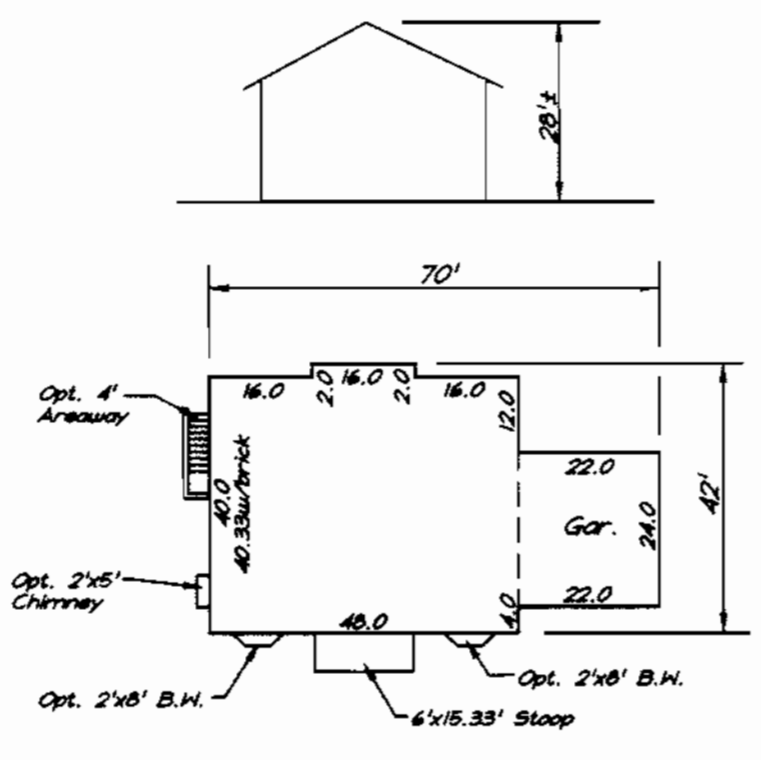
GREENBRIAR

2594.00 SF = 0646.67 SF
0.3 Min. Lot Size w/all Options
2754.00 SF = 0980.00 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



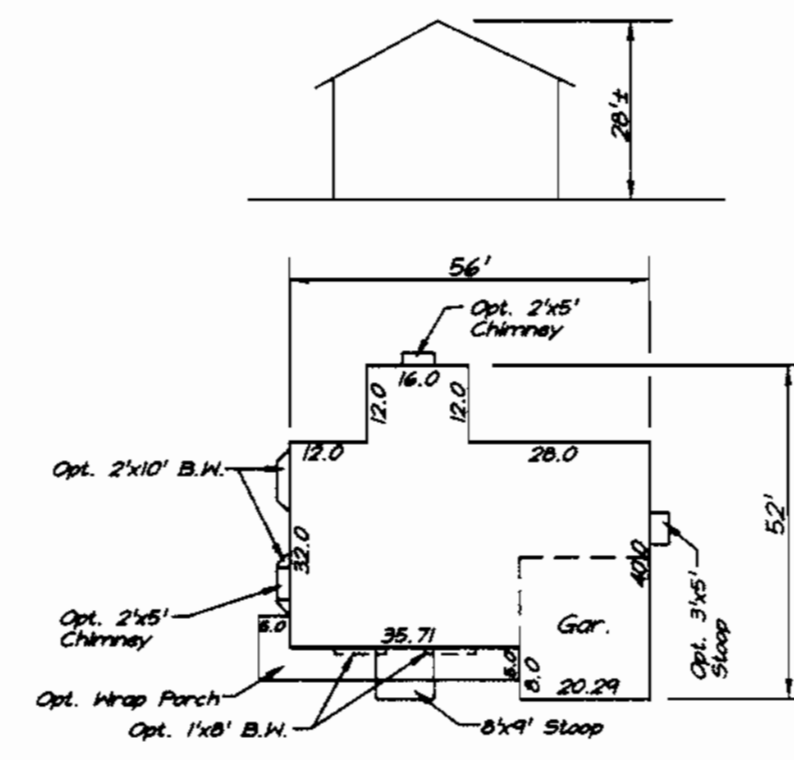
NEWBURY

2004.54 SF = 0601.80 SF
0.3 Min. Lot Size w/all Options
2164.54 SF = 0725.13 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



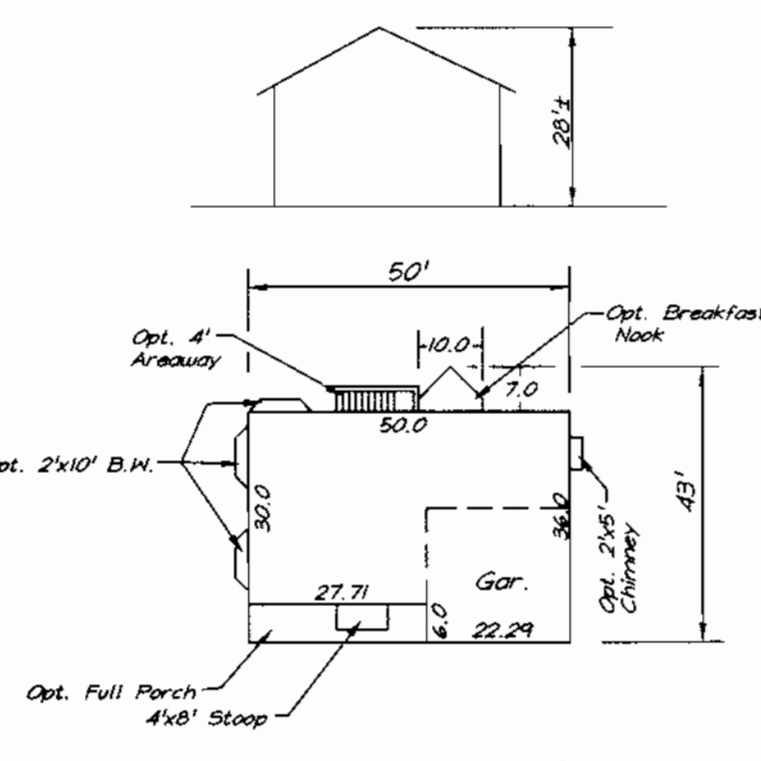
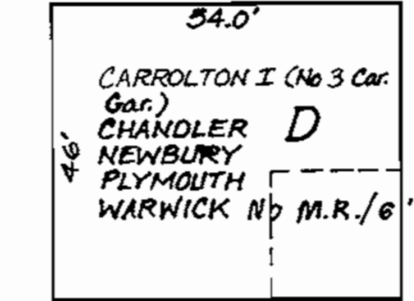
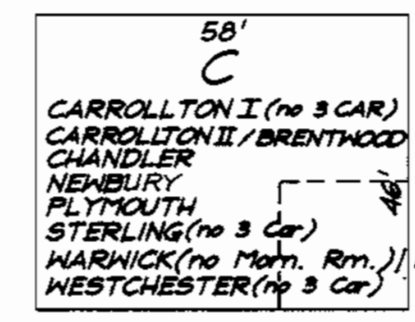
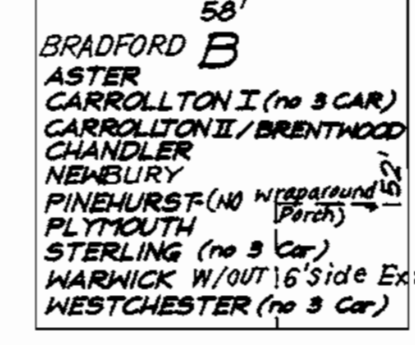
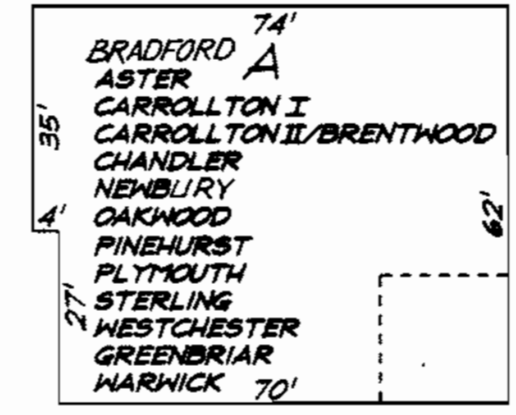
OAKWOOD

2745.98 SF = 0953.27 SF
0.3 Min. Lot Size w/all Options
2925.98 SF = 0606.60 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



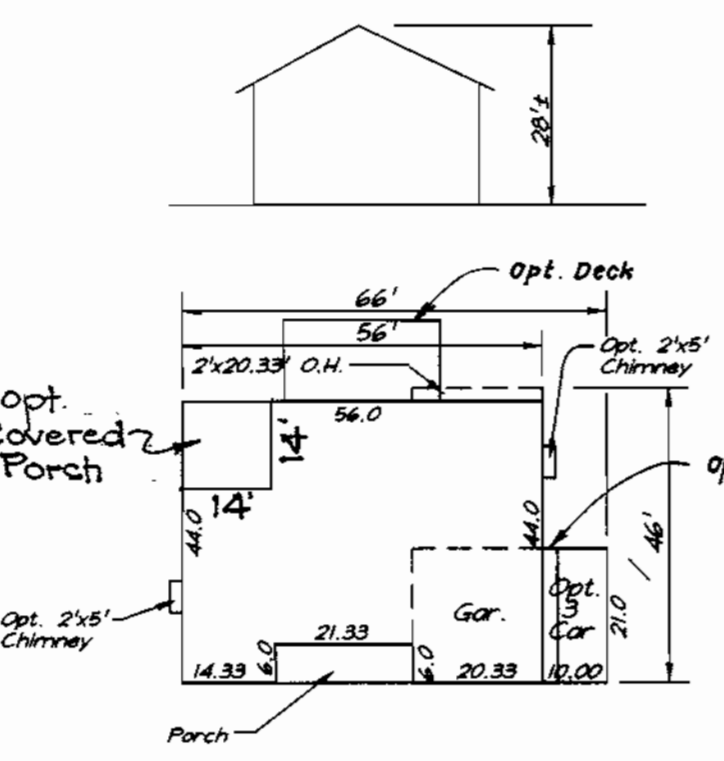
PINEHURST

2543.87 SF = 0479.57 SF
0.3 Min. Lot Size w/all Options
2703.87 SF = 0912.90 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



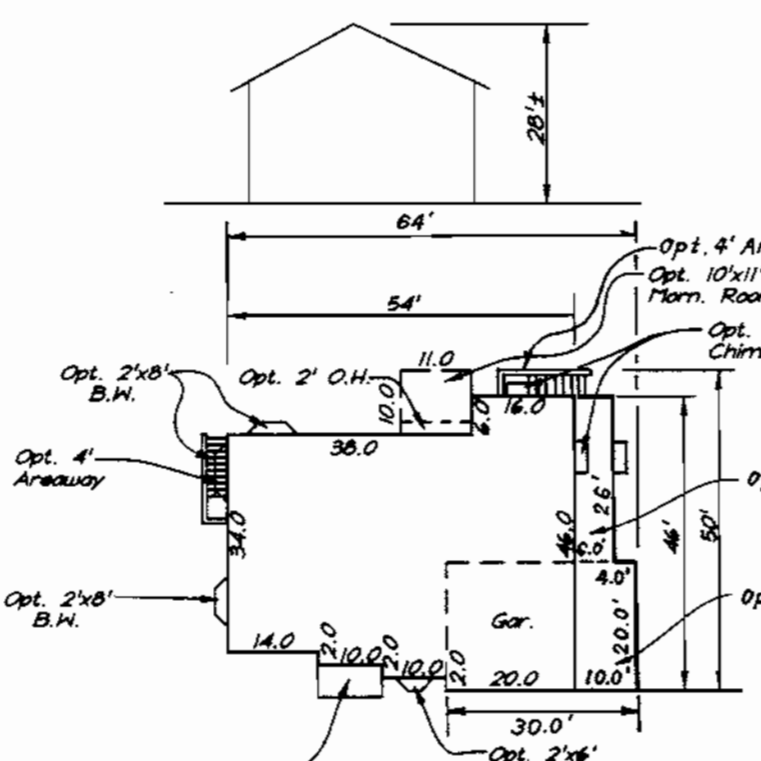
PLYMOUTH

2002.77 SF = 0675.90 SF
0.3 Min. Lot Size w/all Options
2162.77 SF = 0704.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



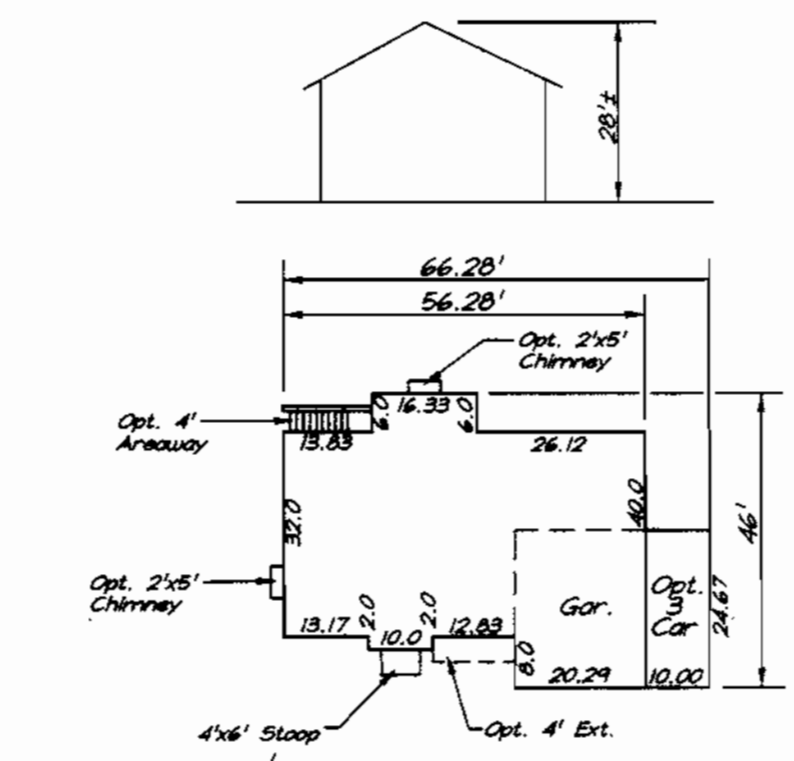
STERLING

2846.66 SF = 0400.87 SF
0.3 Min. Lot Size w/all Options
3006.66 SF = 1022.20 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



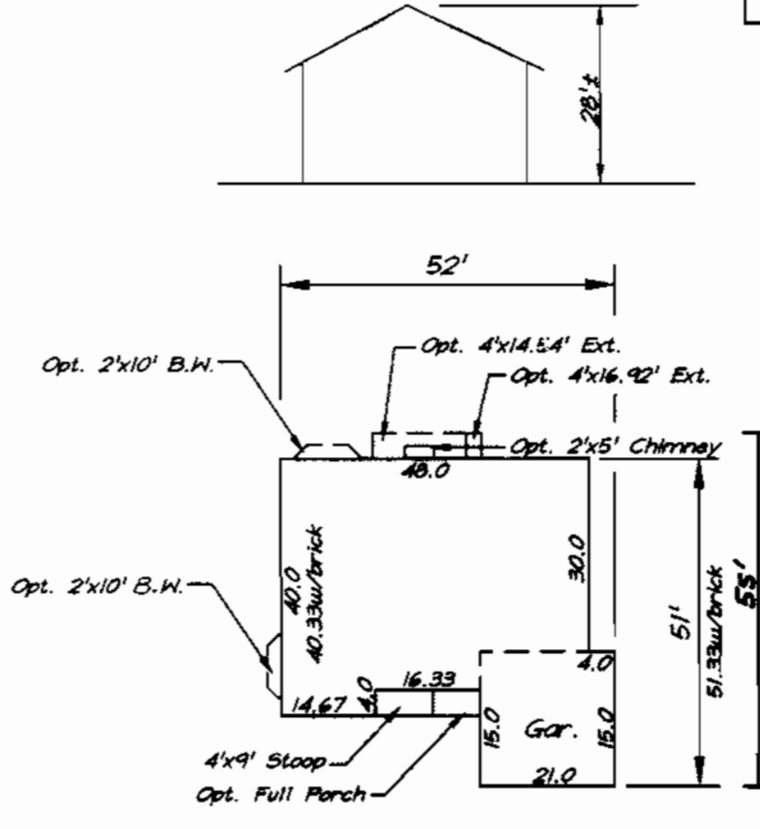
WARWICK

2483.16 SF = 8277.20 SF
0.3 Min. Lot Size w/ 2 Car Gar, opt Mtn. Rm. and 10'x16' Deck.
2839.18 SF = 0463.87 SF
0.3 Min. Lot Size w/ 3 Car Gar. and all opt's. incl. 10'x16' Deck.



WESTCHESTER

2536.18 SF = 0453.93 SF
0.3 Min. Lot Size w/all Options
2696.18 SF = 0406.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



BRADFORD

2246.07 SF = 7652.90 SF
0.3 Min. Lot Size w/all Options
2455.07 SF = 0106.23 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan. 11/19/93 FLD
 - The total area included in this submission is : 2.6 Acres.
 - The total number of lots included in this submission is : 8
 - Improvement to property : Single Family Detached
 - The maximum lot coverage permitted including Decks is 30%
 - Department of Planning and Zoning reference file numbers : S-93-21, P-95-14, F-96-102, WP-95-70, F-98-37.
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 - Quantity Storm water Management for Section 4, Area 6 is provided by one facility below lot 12 on Silent Sun Place. Quality Management for this section will be provided by one extended Detention Facility, adjacent to the SWM pond. The subdivision is located in the Patuxent River area sub-basin and is a Class 1 Watershed.
 - SHC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 7 landscape trees in the amount of \$20,000 is part of the builders Grading Permit application.

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

SPECIAL NOTES:
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SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/6	21, 22, 26, 27, 29, 31, 39 and 42
PLAT NO. 13506	BLOCK NO. 1	ZONE FLD, NTSFMD
13507		TAX MAP NO. 35
		ELECTION DIST. 5th
		CENSUS TRACT 6055
WATER CODE 1-10	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 D.M. SCALE 1" = 30'
DRAWN ZH/TR DRAWING 1 of 4
CHECKED T.M.E. JOB NO. 99-096
DATE 7-8-99 FOR: DOUGLAS HOMES P.O. BOX 628 ELLICOTT CITY, MARYLAND 21041 FILE NO. 99-096-X

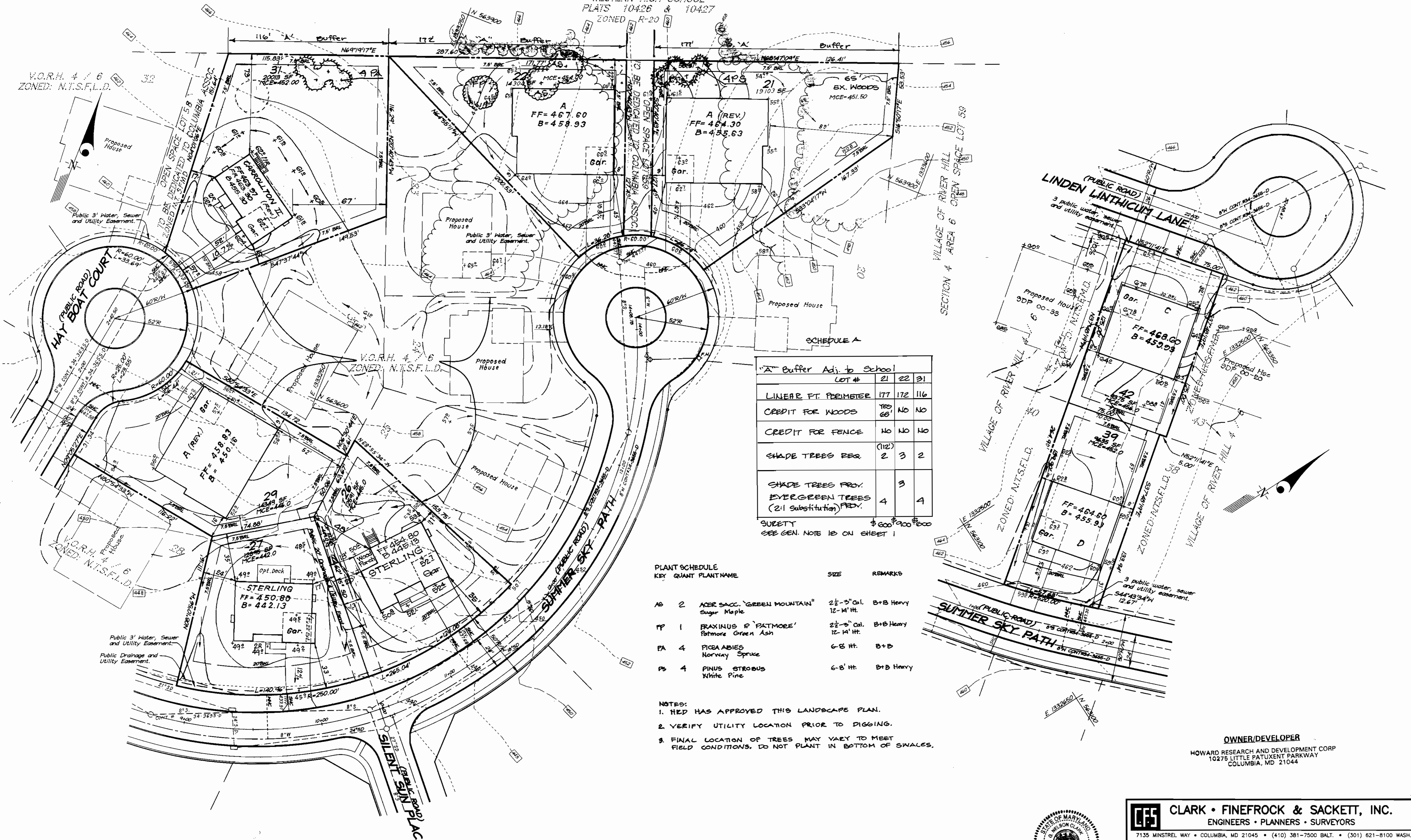
SITE DEVELOPMENT PLAN
LOTS 21, 22, 26, 27, 29, 31, 39 and 42
COLUMBIA VILLAGE OF RIVER HILL
SECTION 4 AREA 6
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED: DEPARTMENT OF PLANNING & ZONING
9/22/99
9/30/99
10/1/99

NO.	REVISIONS	DATE
4	Added options to Brentwood hse. typ.	4-13-01
3	Rev. Sterling hse. typical	3-13-00
2	Rev. Warwick Hse. Type	5-24-00
1	Add Options to Sterling Hse. Typ.	4-30-00



WESTERN HIGH SCHOOL
PLATS 10426 & 10427
ZONED R-20



SCHEDULE A

'A' Buffer Adj. to School

LOT #	21	22	31
LINEAR FT. PERIMETER	177	172	116
CREDIT FOR WOODS	183	NO	NO
CREDIT FOR FENCE	NO	NO	NO
SHADE TREES REQ.	(112)	3	2
SHADE TREES FROM EVERGREEN TREES (2:1 substitution) PRV.	4	3	4
SURETY		\$ 600	\$ 200
SEE GEN. NOTE 1B ON SHEET 1		\$ 200	\$ 200

PLANT SCHEDULE

KEY	QUANT	PLANT NAME	SIZE	REMARKS
AG	2	ACER SACCO 'GREEN MOUNTAIN' Sugar Maple	2 1/2 - 3" Cal. 12 - 14' Ht.	B+B Heavy
TP	1	FRAXINUS P 'PATMORE' Patmore Green Ash	2 1/2 - 3" Cal. 12 - 14' Ht.	B+B Heavy
PA	4	PICEA ABIES Norway Spruce	6-8' Ht.	B+B
PS	4	PINUS STROBUS White Pine	6-8' Ht.	B+B Heavy

- NOTES:**
- HED HAS APPROVED THIS LANDSCAPE PLAN.
 - VERIFY UTILITY LOCATION PRIOR TO DIGGING.
 - FINAL LOCATION OF TREES MAY VARY TO MEET FIELD CONDITIONS. DO NOT PLANT IN BOTTOM OF SWALES.

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 9/27/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/30/99
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/1/99
DIRECTOR

REVISIONS

NO	REVISIONS	DATE
4	Rev. hse. & grd. lot 31	10-6-00
3	Rev. hse. & grd. lot 22 to show As-Built Conditions	6-18-00
2	Rev. Hse. & Grd. Lot 31	5-24-00
1	Rev. Hse. & Grd. Lot 27	4-30-00



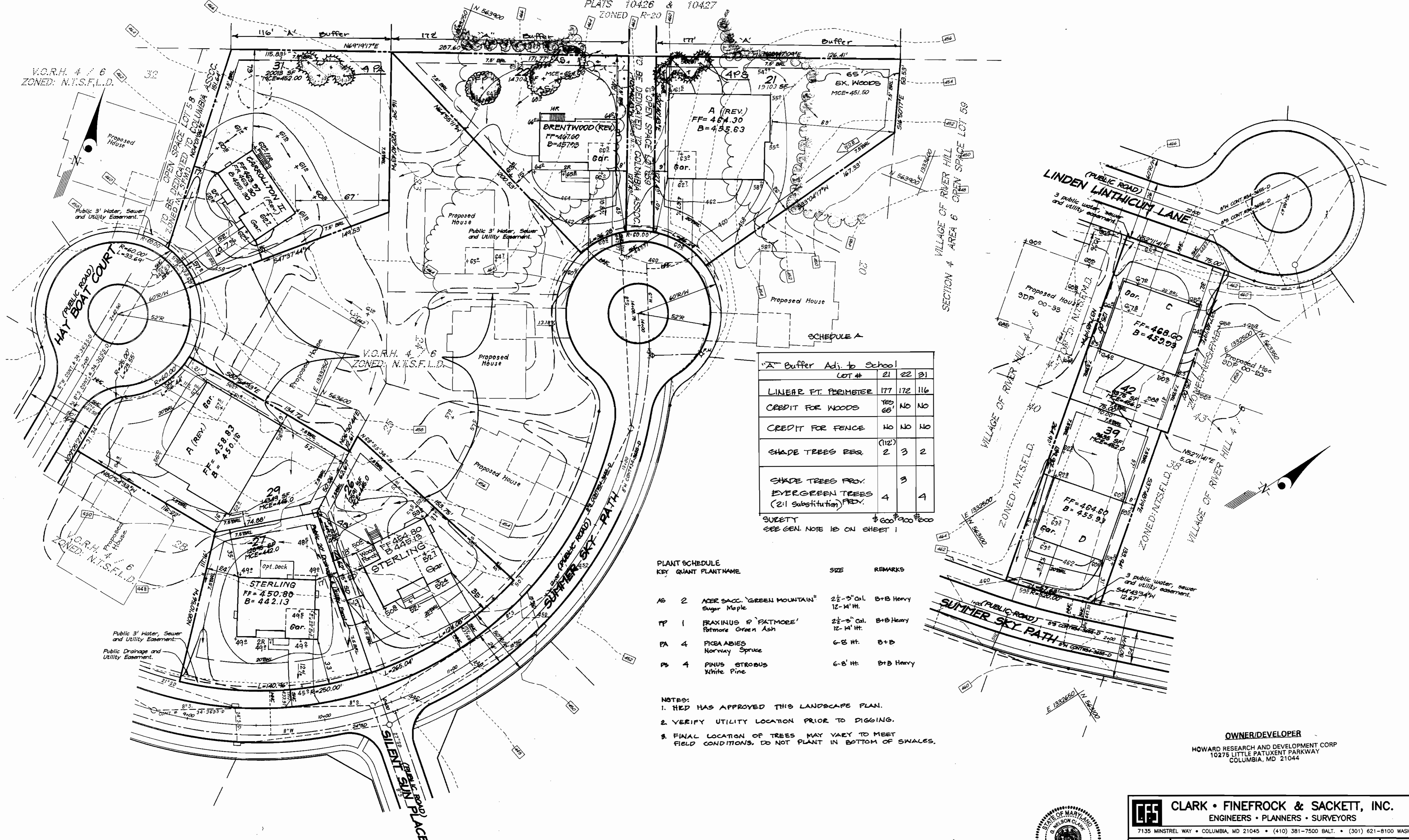
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

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DESIGNED D.M.	SITE DEVELOPMENT PLAN LOTS 21, 22, 26, 27, 29, 31, 39 and 42	SCALE 1" = 30'
DRAWN ZH/TR	COLUMBIA VILLAGE OF RIVER HILL	DRAWING 2 of 4
CHECKED J.M.E.	SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-096
DATE 7-8-99	FOR: DOUGLAS HOMES P.O. BOX 628 ELLCOTT CITY, MARYLAND 21041	FILE NO. 99-096-X

WESTERN HIGH SCHOOL
PLAYS 10426 & 10427
ZONED R-20

V.O.R.H. 4 / 6
ZONED: N.T.S.F.L.D.



SCHEDULE A

'A' Buffer Adj. to School			
LOT #	21	22	31
LINEAR FT. PERIMETER	177	172	116
CREDIT FOR WOODS	Yes	No	No
CREDIT FOR FENCE	No	No	No
SHADE TREES REQ.	(112)	3	2
SHADE TREES PROV. (EVERGREEN TREES (2:1 substitution) PROV.)	4	3	4
SURETY	\$ 600,000.00		
SEE GEN. NOTE 10 ON SHEET 1			

PLANT SCHEDULE

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OWNER/DEVELOPER
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10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

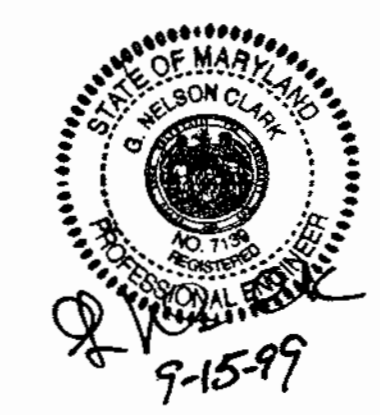
APPROVED: DEPARTMENT OF PLANNING & ZONING

 9/22/99
 DATE

 9/30/99
 DATE

 10/1/99
 DATE

NO	REVISIONS	DATE
5	Rev. hse. & grd. lot 22 from Gen. box to Brentwood (Rev)	4-12-01
4	Rev. hse. & grd. lot 31	10-6-00
3	Rev. hse. & grd. Lot 22 to show As-Built Conditions	2-12-00
2	Rev. Hse. & Grd. Lot 31	5-24-00
1	Rev. Hse. & Grd. Lot 27	4-30-00



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

DESIGNED D.M.	SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN ZH/TR	LOTS 21, 22, 26, 27, 29, 31, 39 and 42	DRAWING 2 of 4
CHECKED J.M.E.	COLUMBIA VILLAGE OF RIVER HILL	JOB NO. 99-096
DATE 7-8-99	SECTION 4 AREA 6 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 99-096-X

FOR: DOUGLAS HOMES
P.O. BOX 628
ELICOTT CITY, MARYLAND 21041