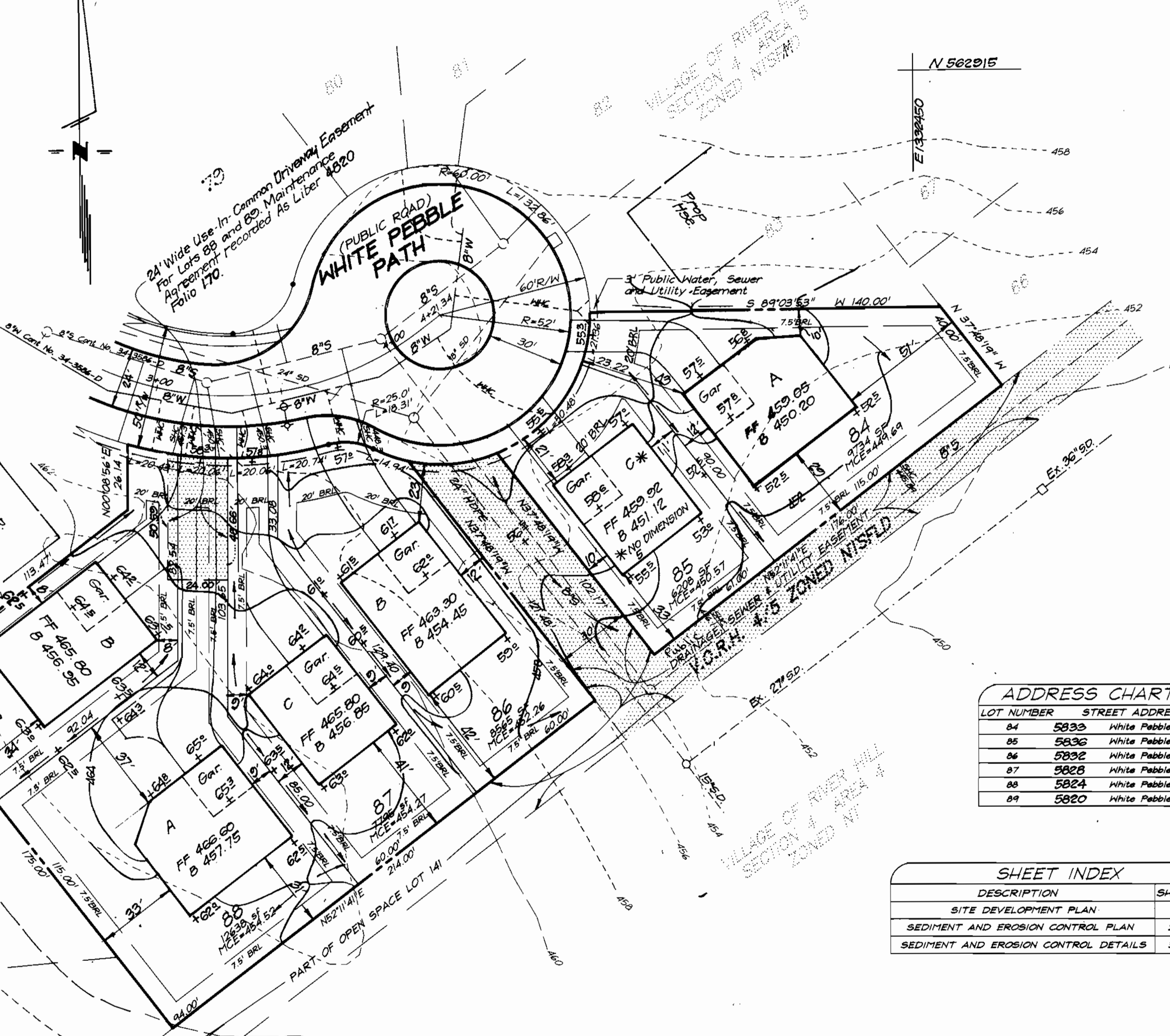
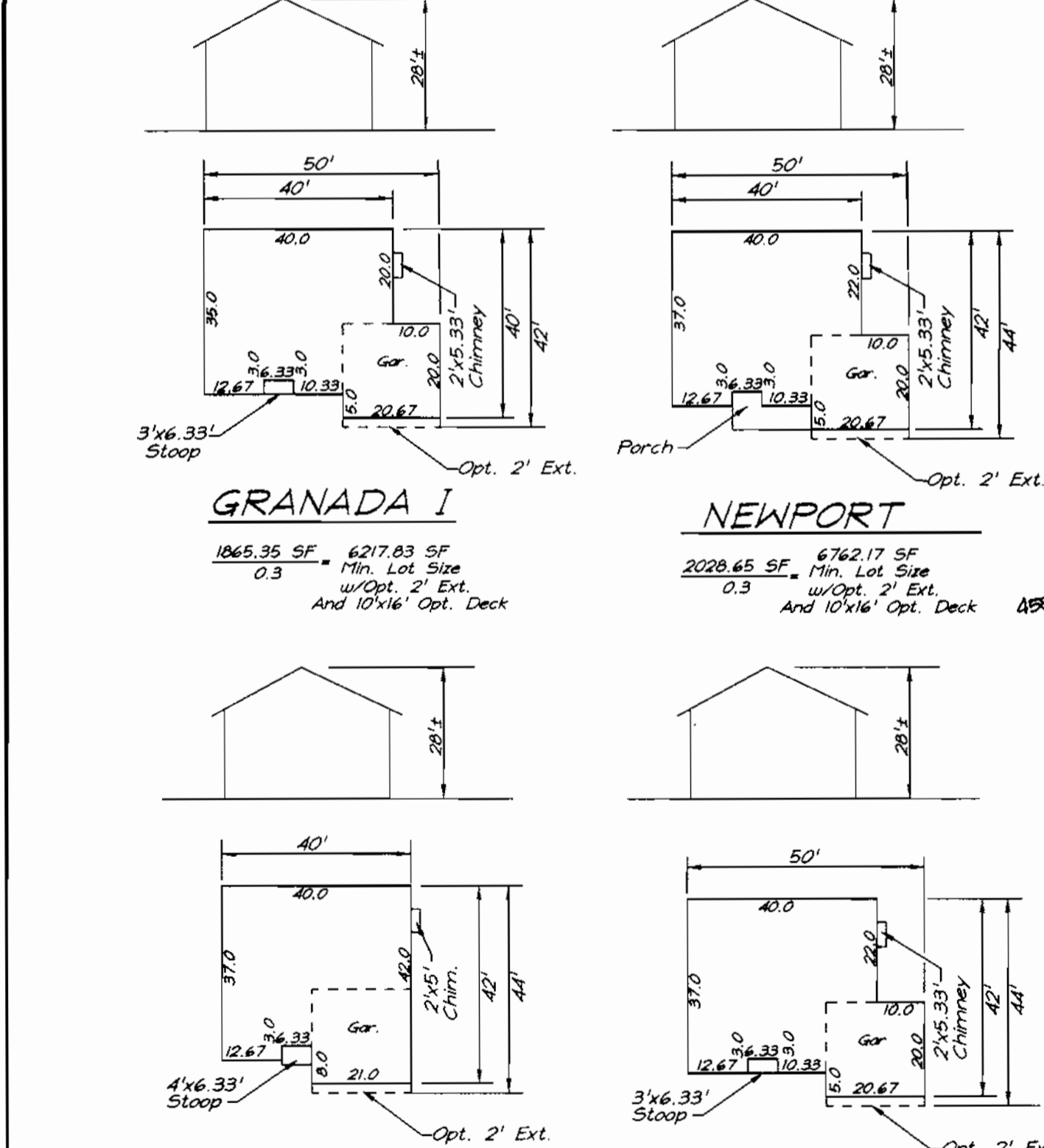
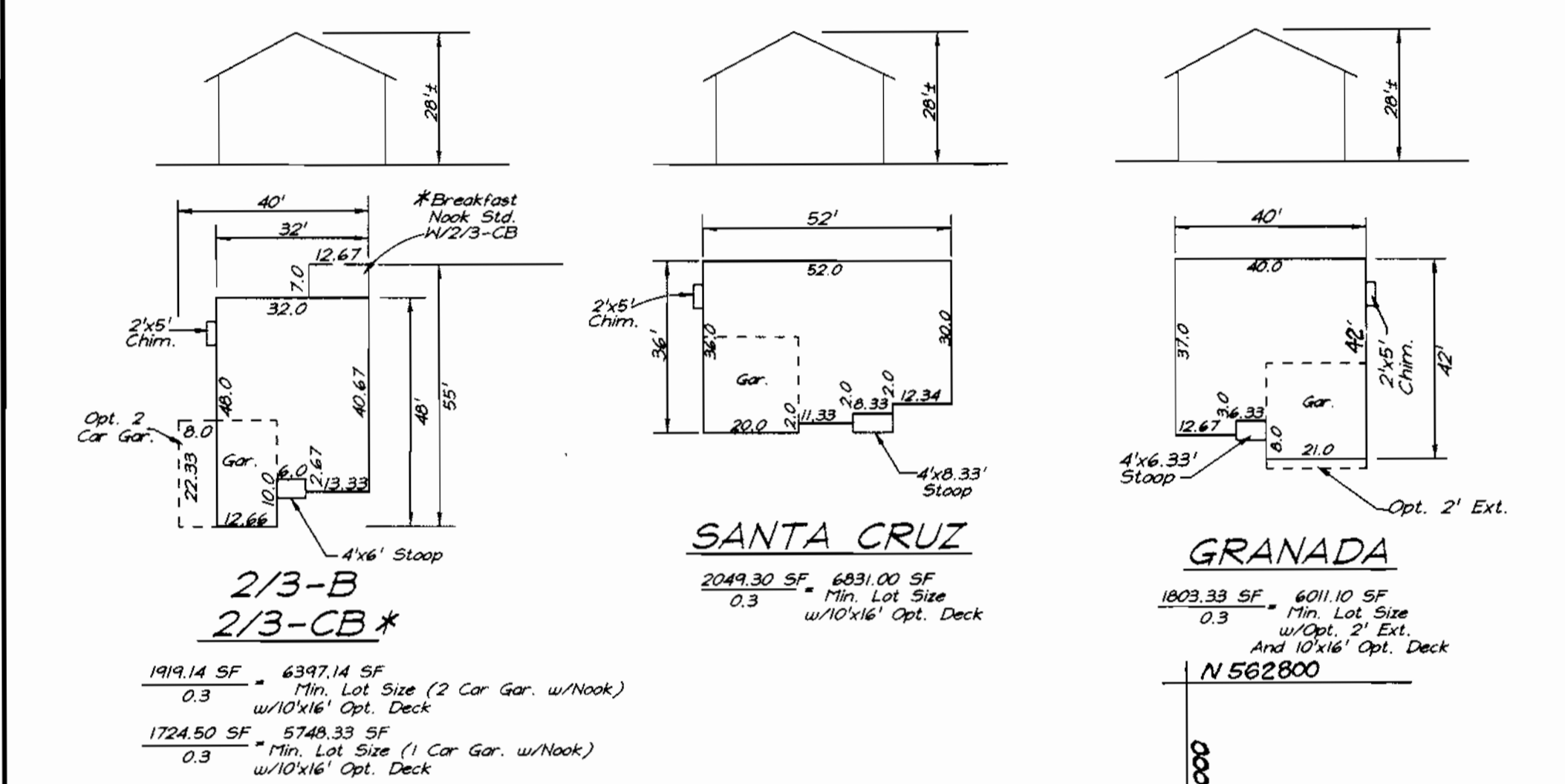
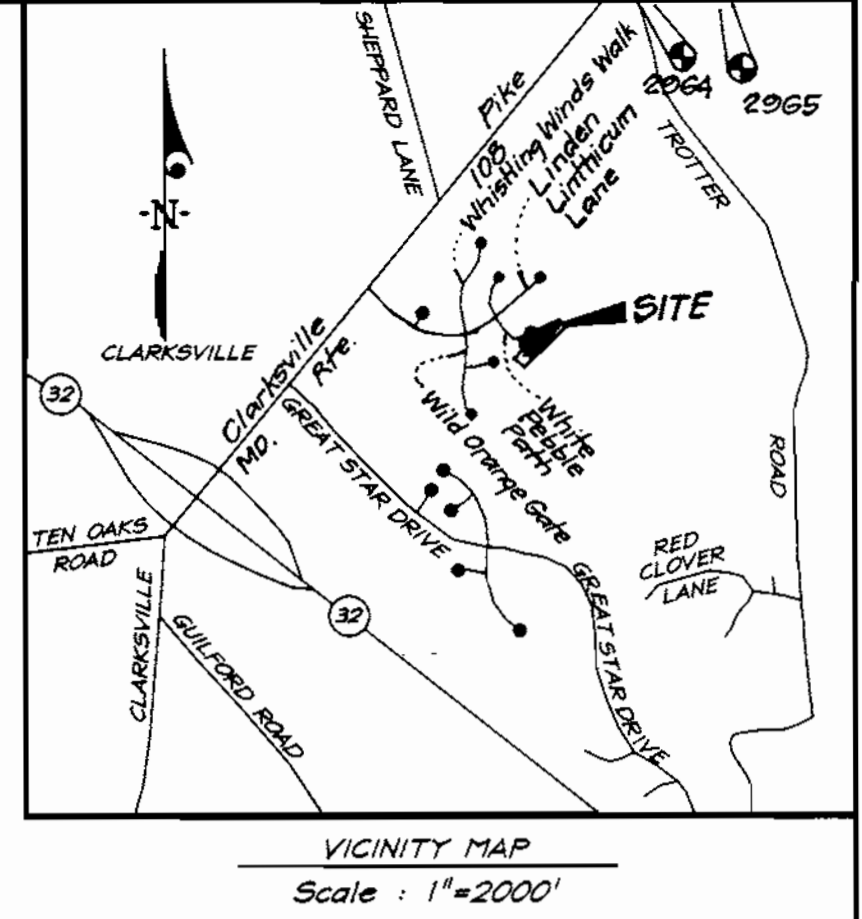


BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2965
 Along County 2,544' ± Northeastly along MD. Route 108 away from Site



- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 1.198 Acres.
 - The total number of lots included in this submission is: 6
 - 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-95-12, F-96-102, F-98-122, FDP Phase 222A, Part V, F-99-161
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3586-D, approved Road Construction plans F-96-102, 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 Morris & Ritchie Associates in January 1996.
 - 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 detail R.6.05.
 - In accordance with FDP-Phase 222A Part V, bay windows, vestibules, oriels, balconies or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks. Exterior stairways or areaways may not encroach into any building restriction line.
 - Stormwater Management is provided per: F-96-102. Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the Refurbishing SWM pond#1 South of Linden Linthicum Lane (F-96-89), The Culvert at Great Star Drive (F-96-110) and SWM pond#4 in Section 4, Area 4 (F-96-130) Quality Management for this section will be provided by two facilities: A shallow marsh facility at the end of Wild Orange Gate and an Extended Detention Facility within pond#4 (F-96-130). 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.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
84	5830 White Pebble Path
85	5836 White Pebble Path
86	5832 White Pebble Path
87	5828 White Pebble Path
88	5824 White Pebble Path
89	5820 White Pebble Path

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 3
SEDIMENT AND EROSION CONTROL PLAN	2 of 3
SEDIMENT AND EROSION CONTROL DETAILS	3 of 3



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-96-102 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/5	84 THRU 89
PLAT NO.	BLOCK NO.	ZONE
13274	1	NT
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: BAL
 DRAWN: DSV/ZH
 CHECKED: JME
 DATE: 7-12-99

SITE DEVELOPMENT, LOTS 84 THRU 89

COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 5
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

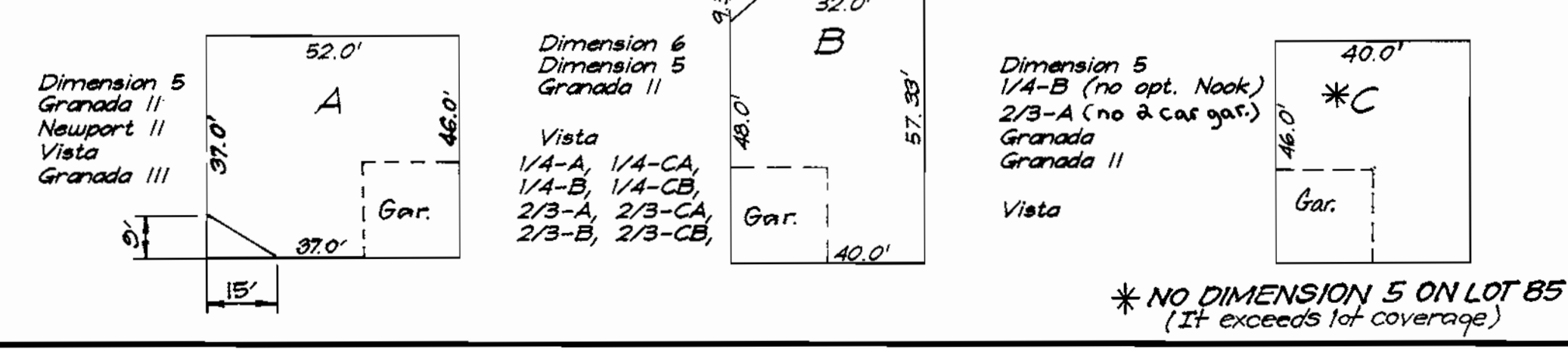
FOR: ALLAN HOMES
 10260 OLD COLUMBIA ROAD
 RIVERS CORPORATE PARK
 COLUMBIA, MARYLAND 21046

SCALE: 1" = 30'
 DRAWING: 1 of 3
 JOB NO.: 99-021
 FILE NO.: 99-021X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: 8/25/99
 Chief, Division of Land Development: 9/10/99
 Director: 9/13/99

DIMENSION 5 *
 1980.59 SF = 6661.76 SF
 0.3 Min. Lot Size w/10'x16' Opt. Deck

* NO DIMENSION 5 ON LOT 85 (If exceeds lot coverage)



LEGEND

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

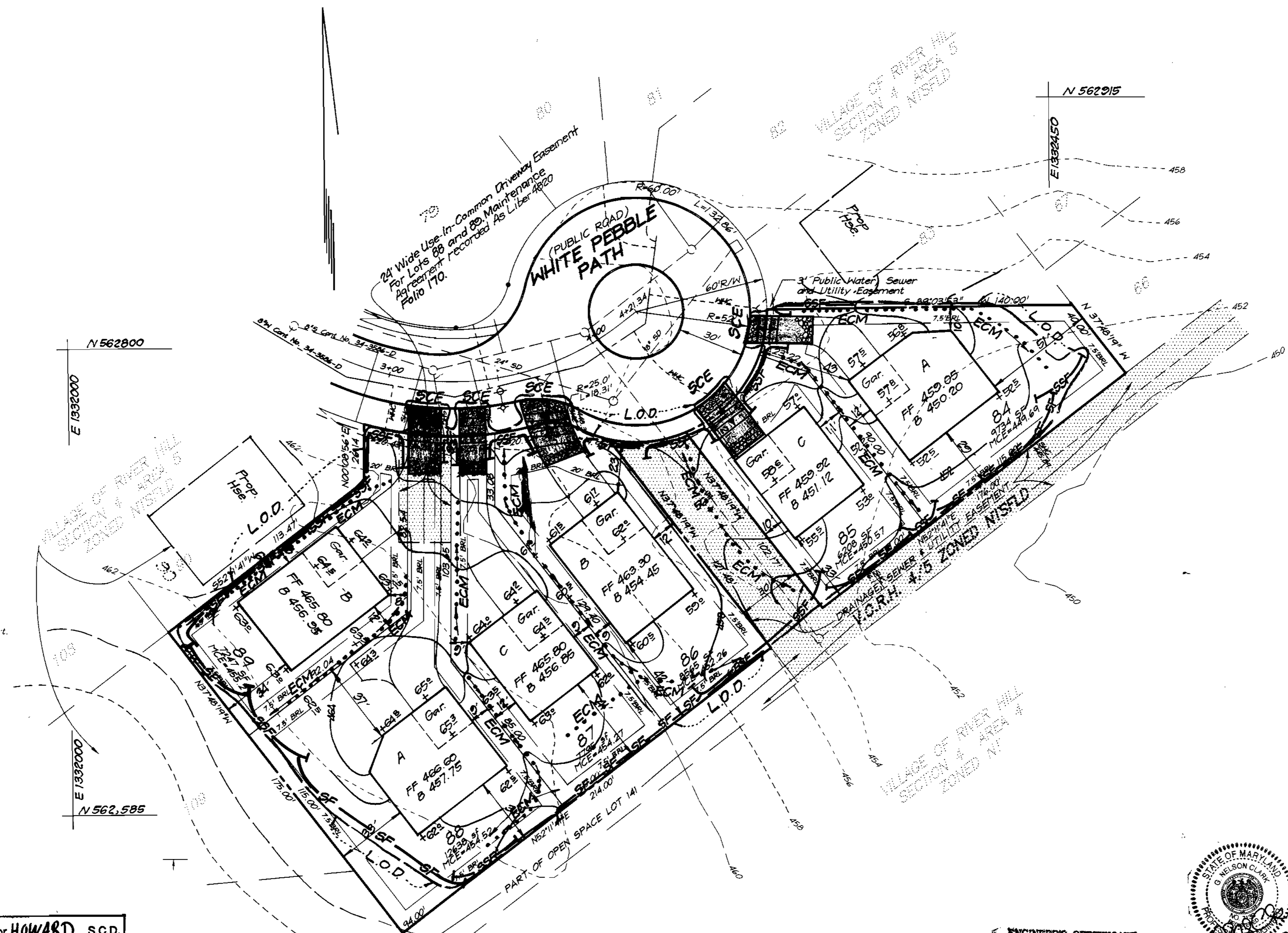
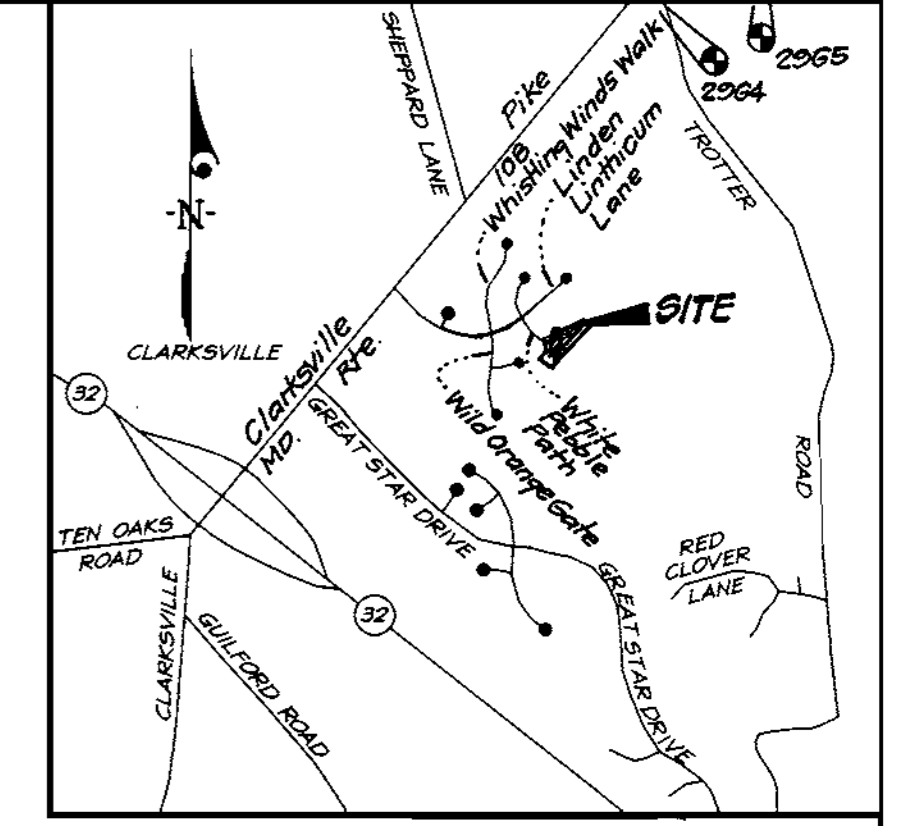
STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL MATTING

SILT FENCE

LIMIT OF DISTURBED AREA

Super Silt Fence



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

Paul Sumner 8/23/99
Signature Date
U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District

John P. Kuntz 8/23/99
Approved Date

DEVELOPER'S/BUILDERS CERTIFICATE

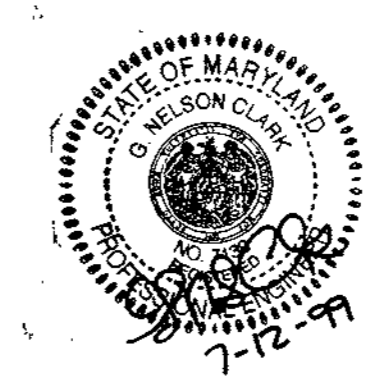
"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of the Environment Approved Training 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."

Colleen Whelan 7-12-99
Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

Thereby 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.

G. Nelson Clark 7-12-99
Date



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

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED PC	SCALE 1" = 30'
DRAWN BAL	DRAWING 2 of 3
CHECKED FGC	JOB NO. 99-021
DATE 7-12-99	FILE NO. 99-021SE
SEDIMENT & EROSION CONTROL PLAN LOTS 84 thru 88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: ALLAN HOMES 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21046	

APPROVED: DEPARTMENT OF PLANNING & ZONING

Paul Sumner 8/25/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cinda Hamita 9/10/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Frank Sackett 8/13/99
DIRECTOR DATE

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 areas 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 will not be 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.

Construction and Material Specifications

I. 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.

II. 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-SCS in cooperation with Maryland Agricultural Experiment Station.

III. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or sodding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

IV. 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 seeded preparation.

V. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutedge, poison ivy, thistle, or others as specified.

VI. 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. Limes shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

2. For sites having disturbed areas under 5 acres:

I. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

II. For sites having disturbed areas under 5 acres:

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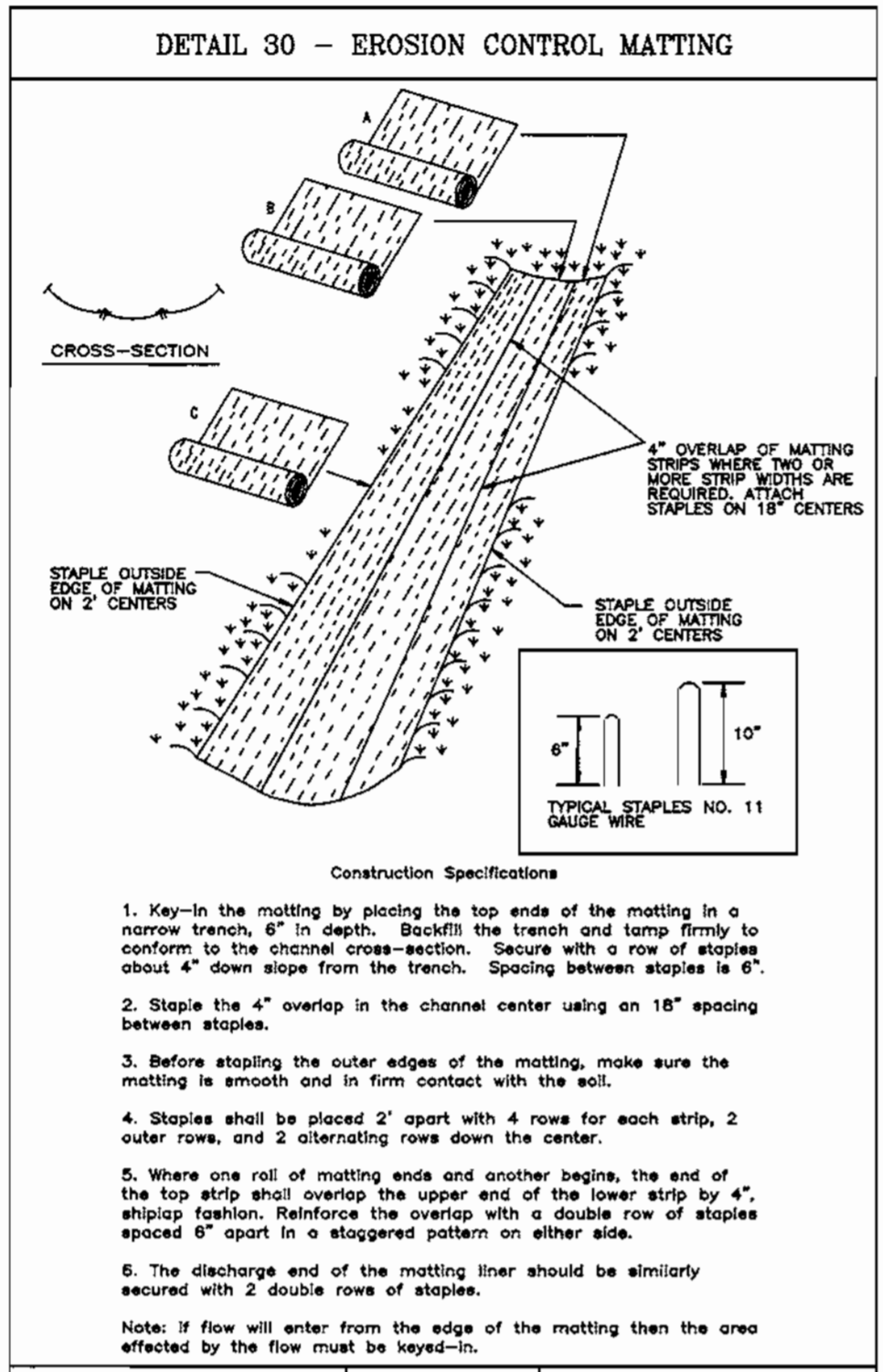
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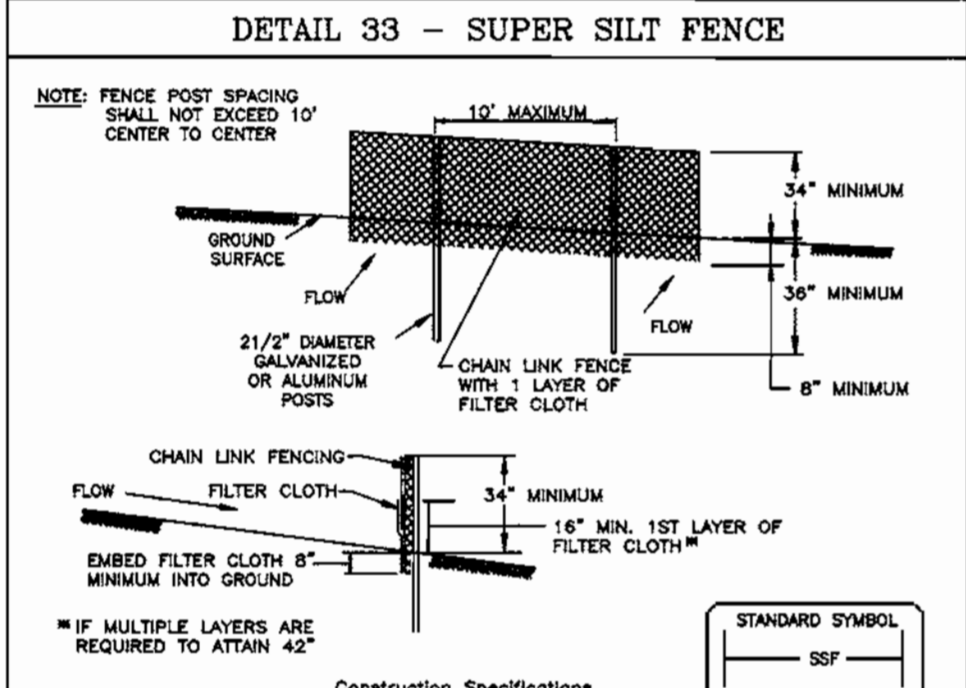
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 6 - 8 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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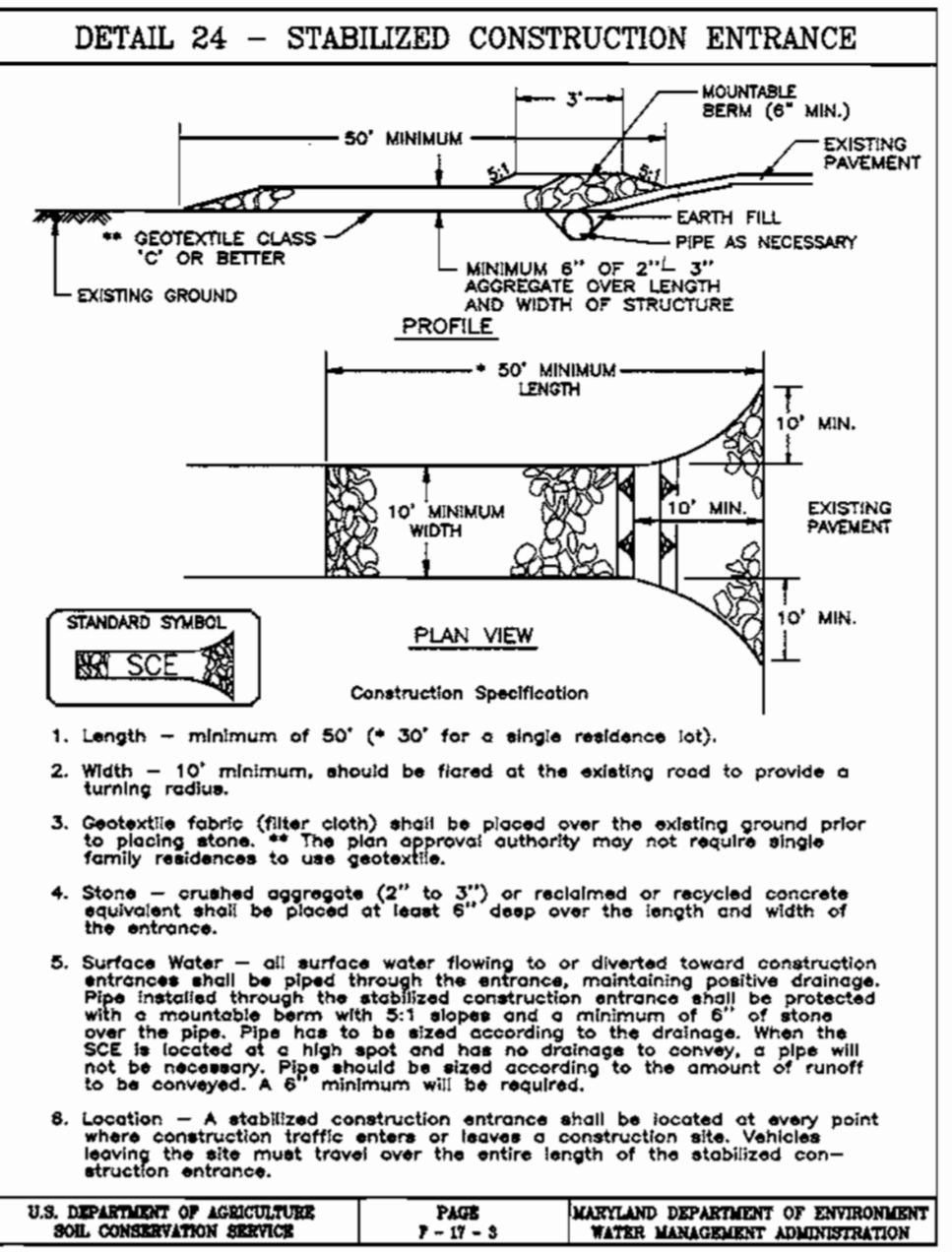


U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 8 - 8 - 1	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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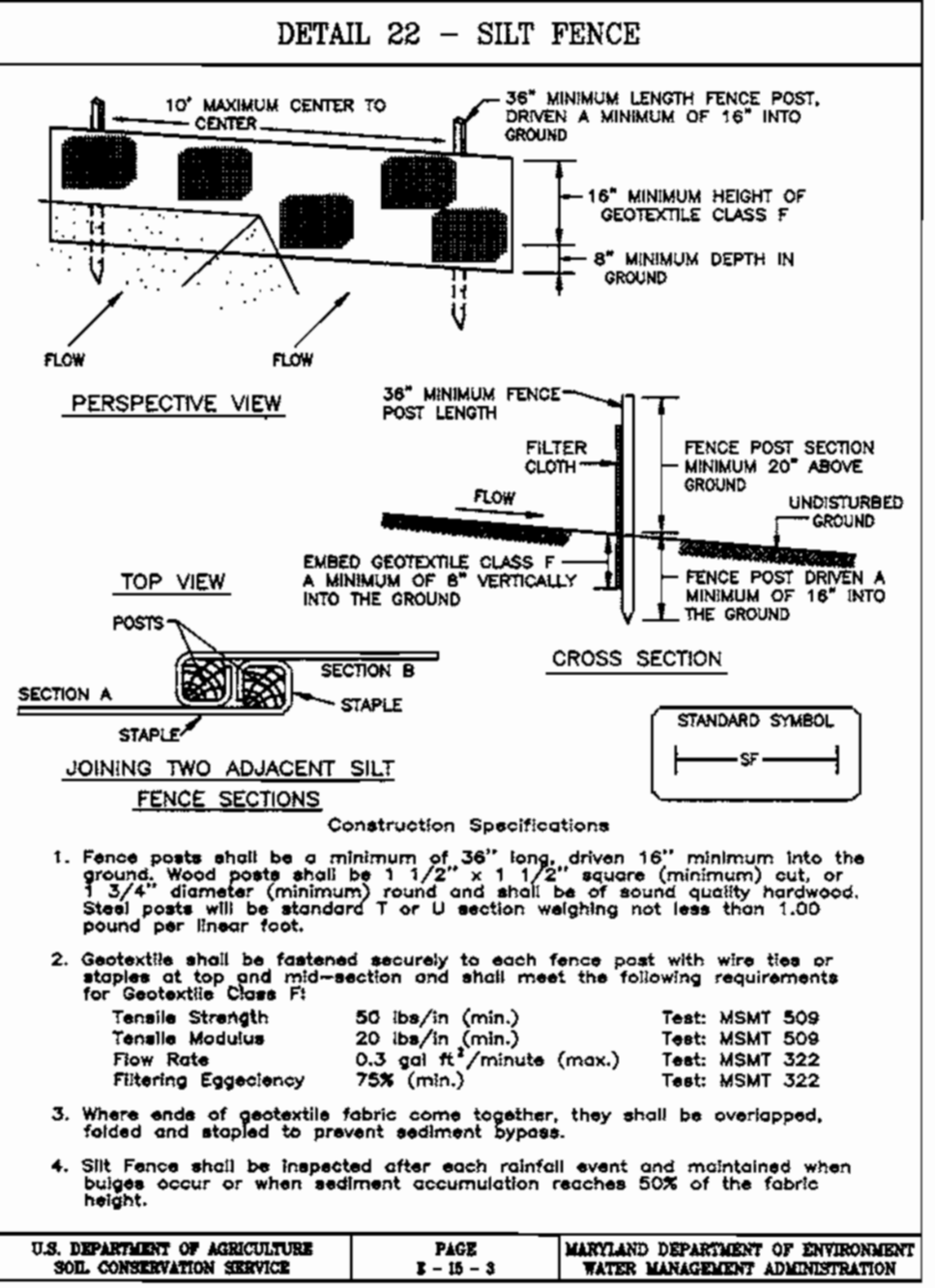
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 8/25/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/1/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 9/13/99
 DIRECTOR

Reviewed for HOWARD S.C.D.
 and Tech. Requirements
 [Signature] 7/23/99
 Signature
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 8/27/99
 Approved



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 7 - 11 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 1 - 3 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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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 so deemed.

[Signature] 7-12-99
 NAME 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] 7-12-99
 G. NELSON CLARK DATE

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 620 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 ureiform fertilizer (5 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 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 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass (07 lbs./1000 sq.ft.) 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 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 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, 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 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 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.

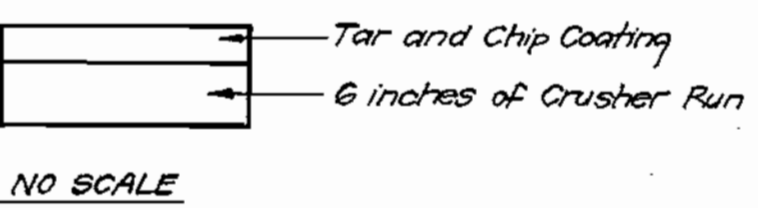
MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, 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.

USE-IN COMMON DRIVE SPECIFICATIONS

Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:

- Width - 12 feet (14 feet serving more than one residence).
- Surface - 6 inches of compacted crusher run base with tar and chip coating.
- Geometry - Maximum 15% grade, maximum 10% grade change and a minimum 45-foot turning radius.
- Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
- Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
- Structure Clearances - minimum 12 feet.
- Maintenance - Sufficient to insure all weather use.



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 (319-1855).

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 SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:

- 7 calendar days for all perimeter sediment control structures.
- 14 days 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 mulching (Sec. 6). Temporary stabilization with mulch alone can only be done when necessary during seeding dates do not allow for proper germination 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: 1.024 AC
 Area to be Stabilized: 0.6 AC
 Area to be Vegetatively Stabilized: 0.7 AC
 Total Cut: 1783 CY
 Total Fill: 1787 CY
 Off-site Material/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 DPN 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 the 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.

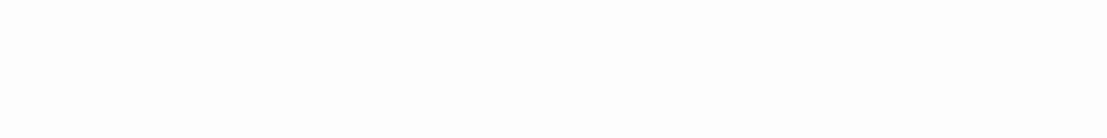
12. The total amount of earth fill = 399 L.F.
 The total amount of super silt fence = 507 L.F.
 The total amount of silt dikes =

*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:

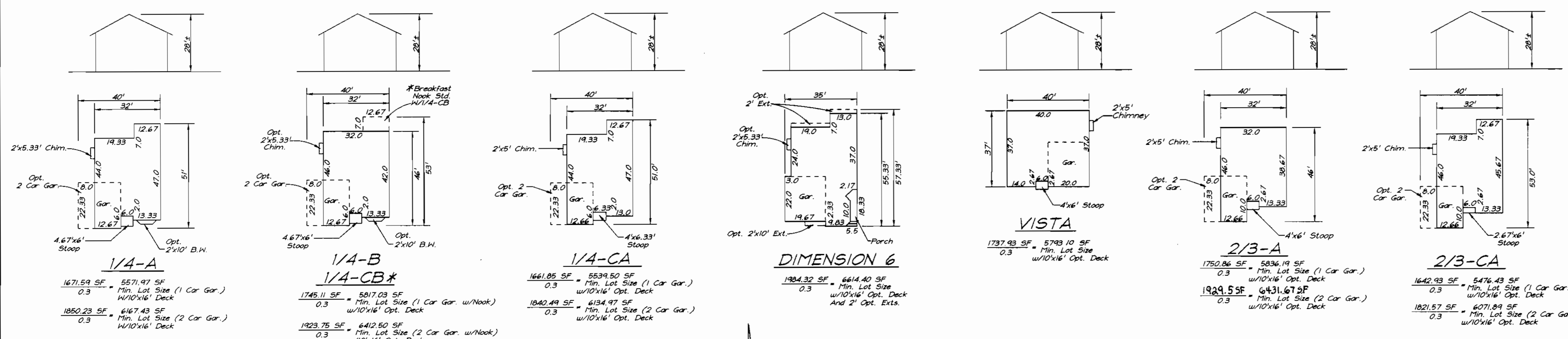
1. Obtain grading permit.	NO. OF DAYS
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Standards and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

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



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
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DESIGNED PC	SEDIMENT CONTROL NOTES & DETAILS LOTS 84-80 COLUMBIA VILLIAGE OF RIVER HILL	SCALE AS SHOWN
DRAWN DSV	SECTION 4 AREA 5 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 3 of 3
CHECKED PGC	FOR: ALLAN HOMES, INC. 10260 Old Columbia Road, Rivers Corporate Park Columbia, Maryland 21046	JOB NO. 99-021
DATE 7-12-99		FILE NO. 99-021-x



LEGEND

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL MATTING

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LIMIT OF DISTURBED AREA

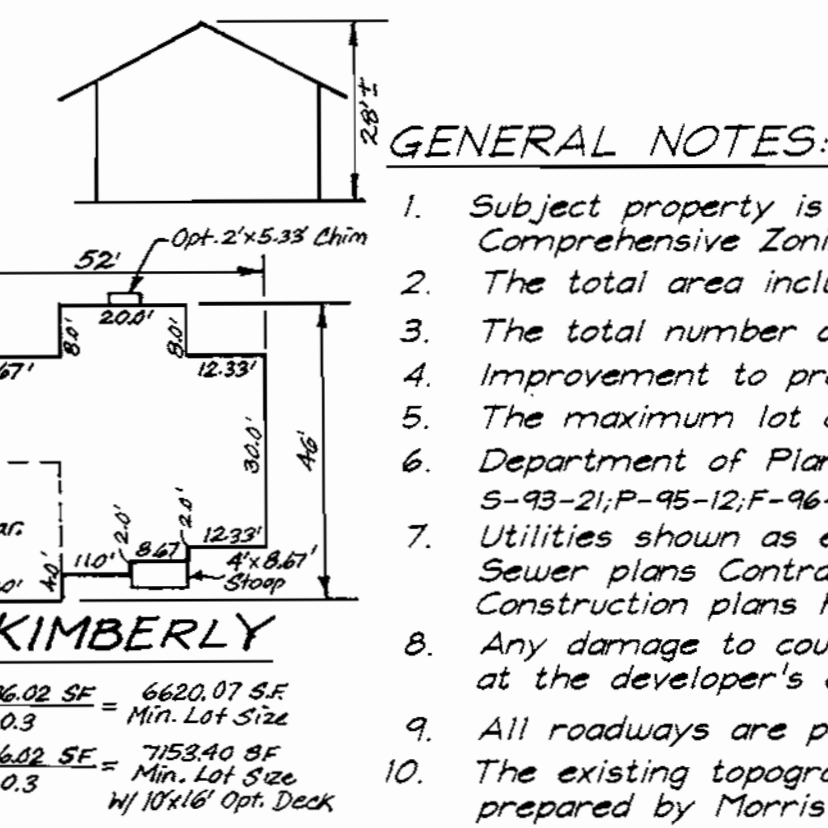
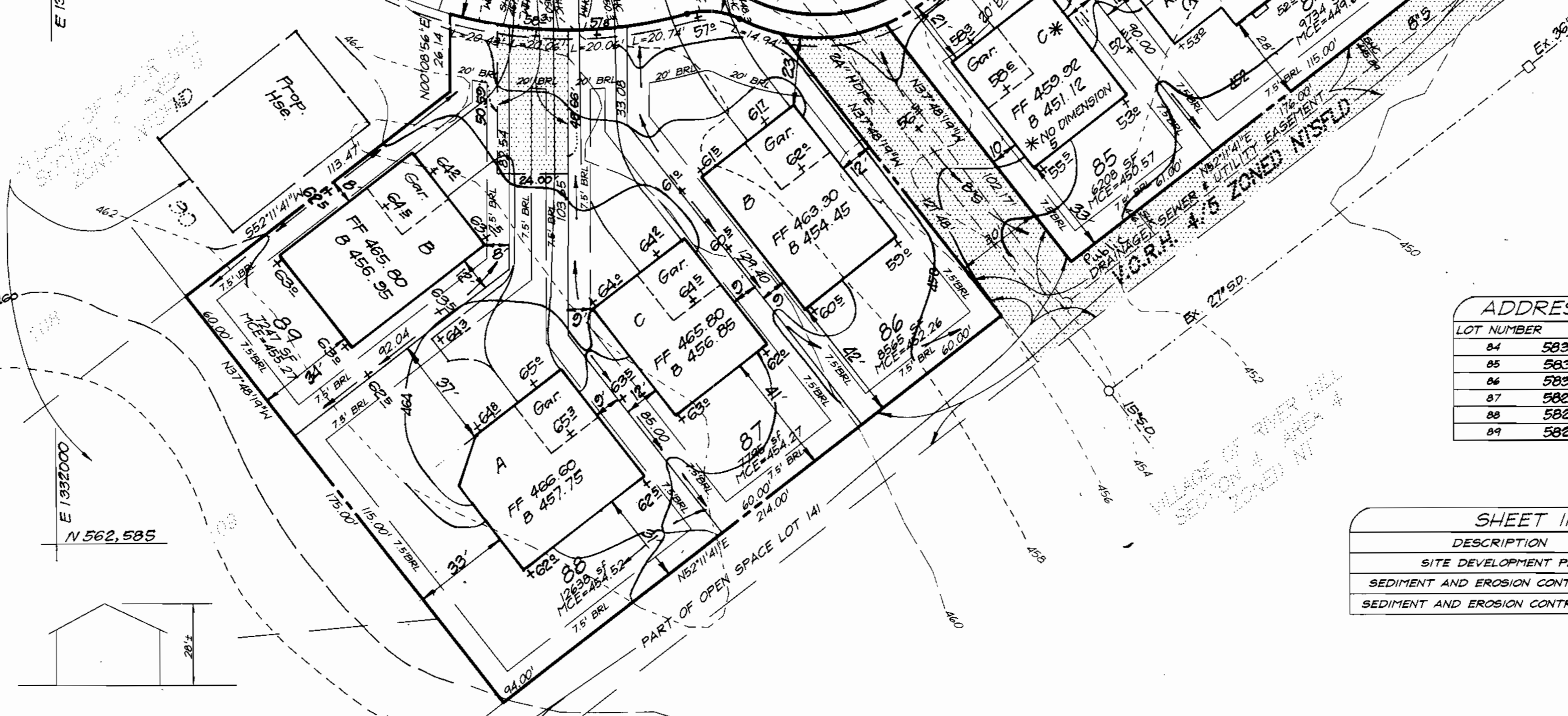
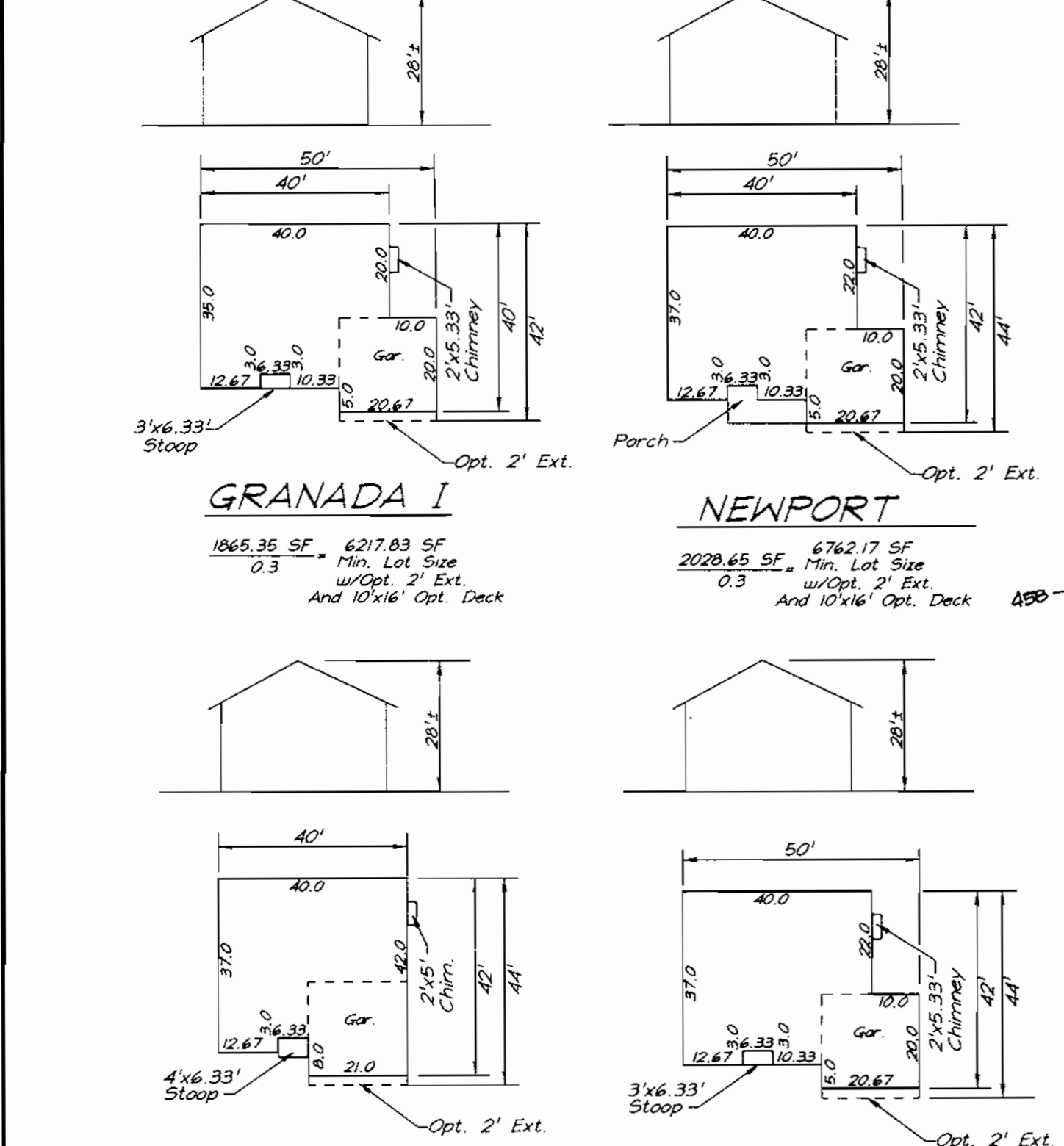
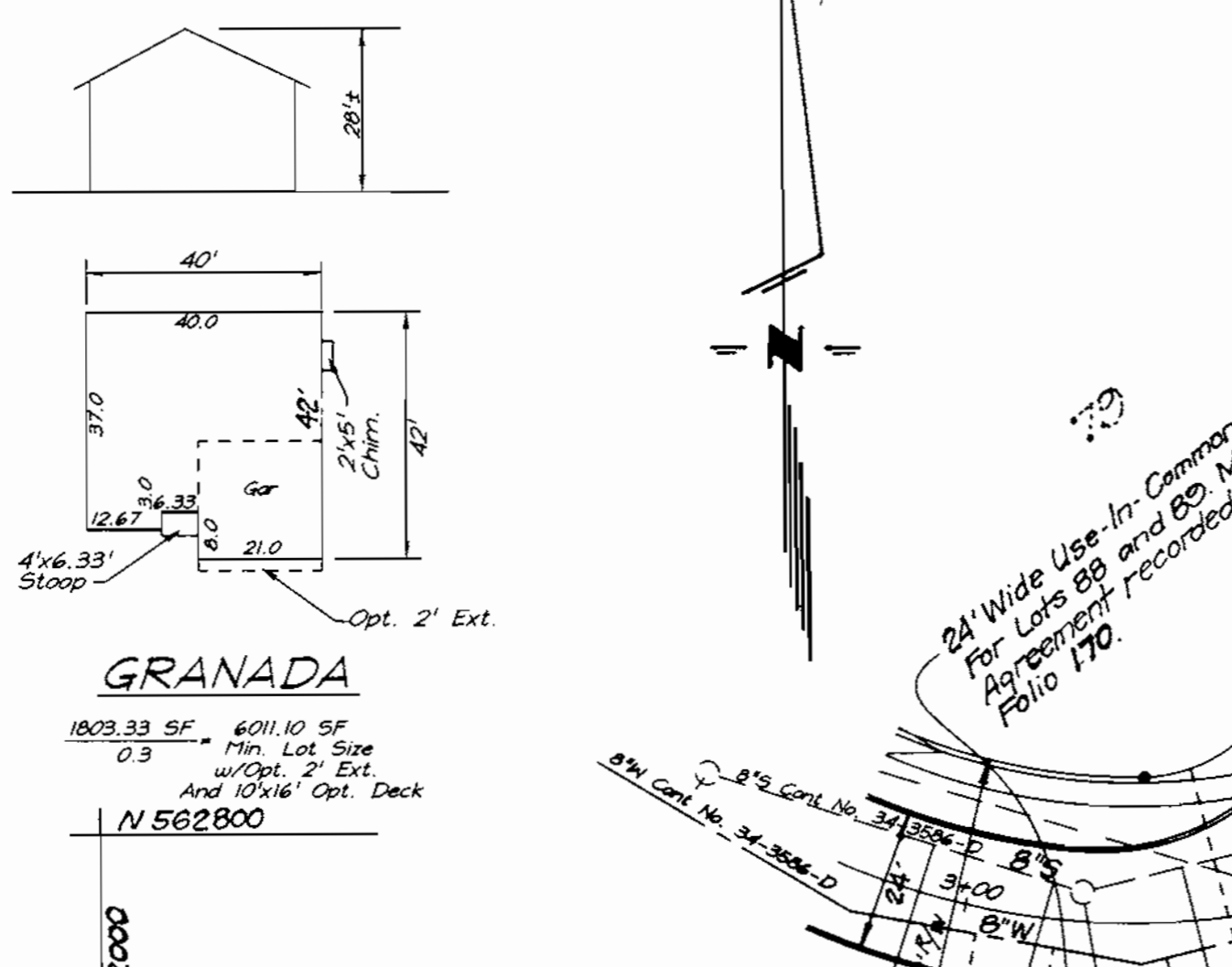
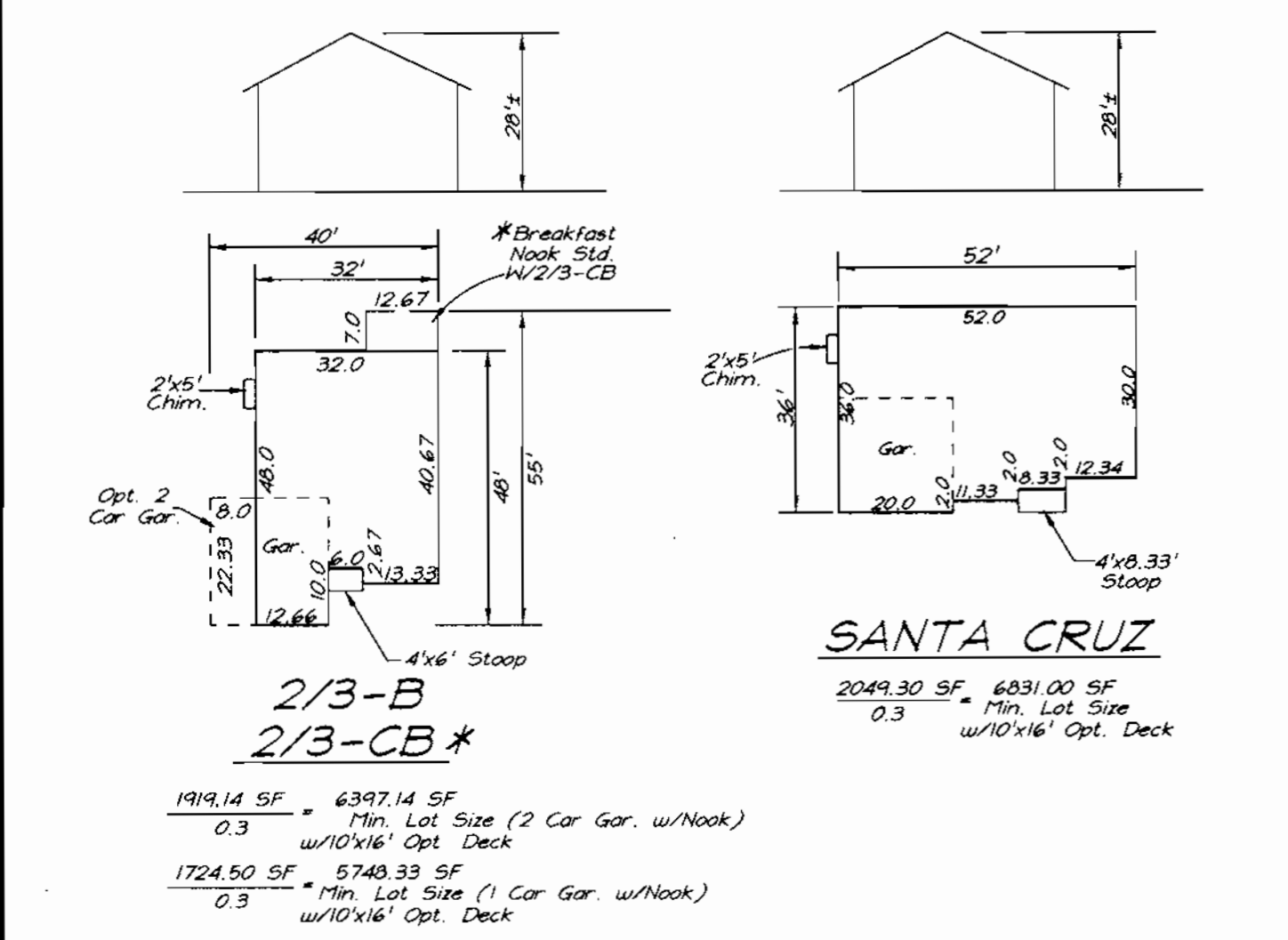
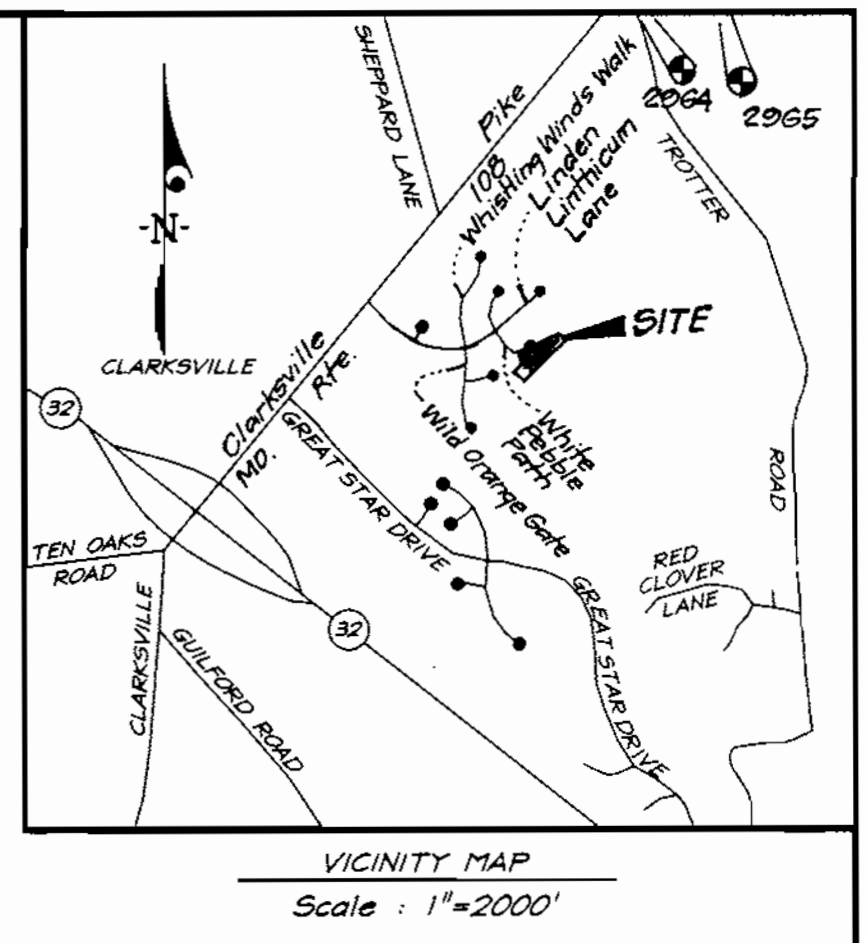
TREE PROTECTION FENCE

EXISTING TREES TO RETAIN

BENCHMARKS:

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

Howard County Monument 29G5
an additional 2.54' N. northeasterly along MD. Route 108 away from Site



- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 1.198 Acres.
 - The total number of lots included in this submission is: 6
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 - The existing topography was taken from Road Construction Plans prepared by Morris & Ritchie Associates in January 1998.
 - 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) 313-1880 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 detail R.6.05.
 - In accordance with FDP-Phase 222A Part V, bay windows, vestibules, oriels, balconies or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks. Exterior stairways or areaways may not encroach into any building restriction line.
 - Stormwater Management is provided per: F-96-102. Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the Refurbishing SNI# pond#1 South of Linden Linthicum Lane (F-96-89), The Culvert at Great Star Drive (F-96-110) and SNI# pond#4 in Section 4, Area 4 (F-96-130) Quality Management for this section will be provided by two facilities: A shallow marsh facility at the end of Wild Orange Gate and an Extended Detention Facility within pond#4 (F-96-130). 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.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
84	5833 White Pebble Path
85	5836 White Pebble Path
86	5832 White Pebble Path
87	5828 White Pebble Path
88	5824 White Pebble Path
89	5820 White Pebble Path



OWNER / DEVELOPER

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

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 3
SEDIMENT AND EROSION CONTROL PLAN	2 of 3
SEDIMENT AND EROSION CONTROL DETAILS	3 of 3

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-96-102 and/or approved Water and Sewer Plans Contract #34-3586-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS			
VILLAGE OF RIVER HILL	4/5	84 THRU 89			
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
13274	1	NT	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 BAL	SITE DEVELOPMENT, LOTS 84 THRU 89 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 5 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN DSV/JZH		DRAWING 1 of 3
CHECKED JME		JOB NO. 99-021
DATE 7-12-99		FILE NO. 99-021-X

FOR: ALLAN HOPES
10260 OLD COLUMBIA ROAD
RIVERS CORPORATE PARK
COLUMBIA, MARYLAND 21046

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cinda Hamilton
DATE: 9/10/99

CHIEF, DIVISION OF LAND DEVELOPMENT
Amelia S. Sackett
DATE: 9/13/99

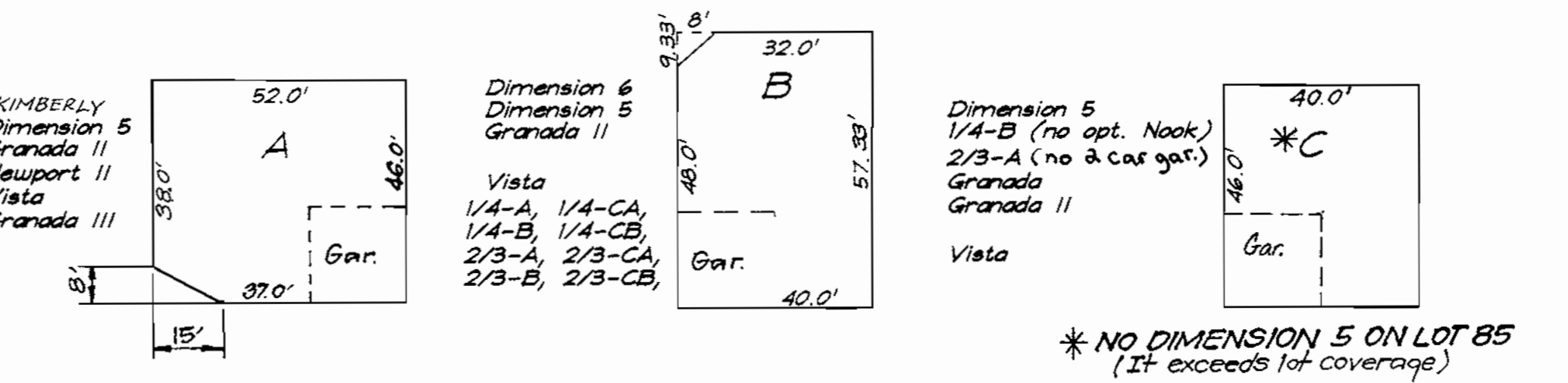
DIMENSION 5 *

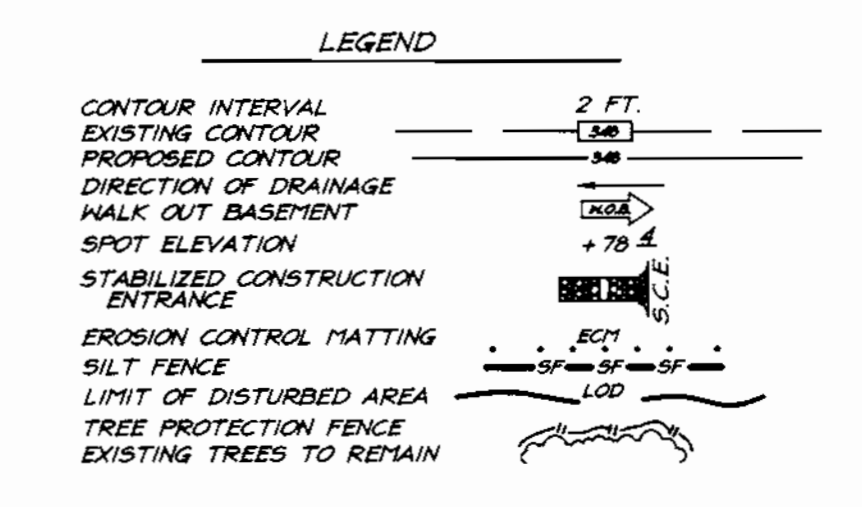
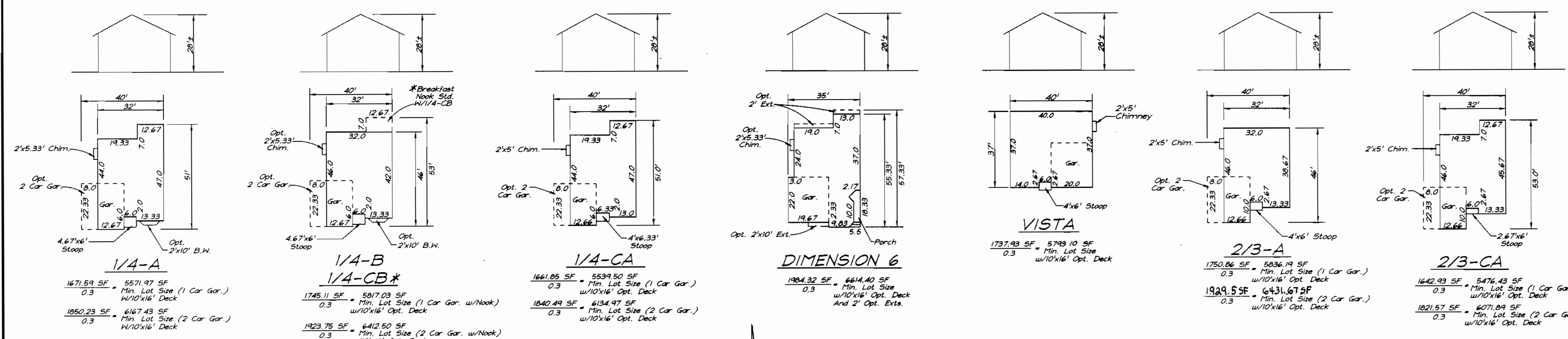
1998.59 SF = 6661.96 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck

NO DIMENSION 5 ON LOT 85
(If exceeds lot coverage)

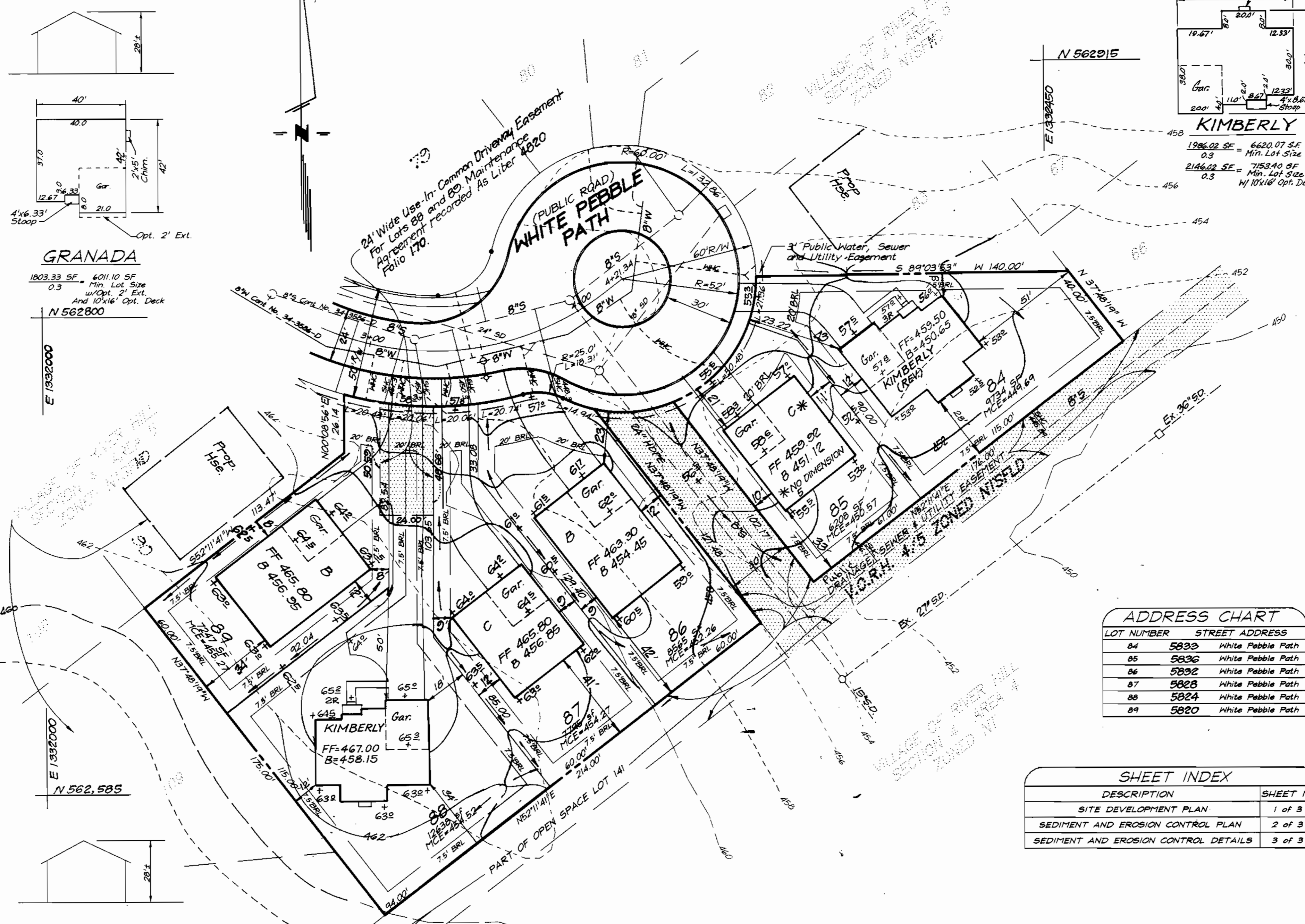
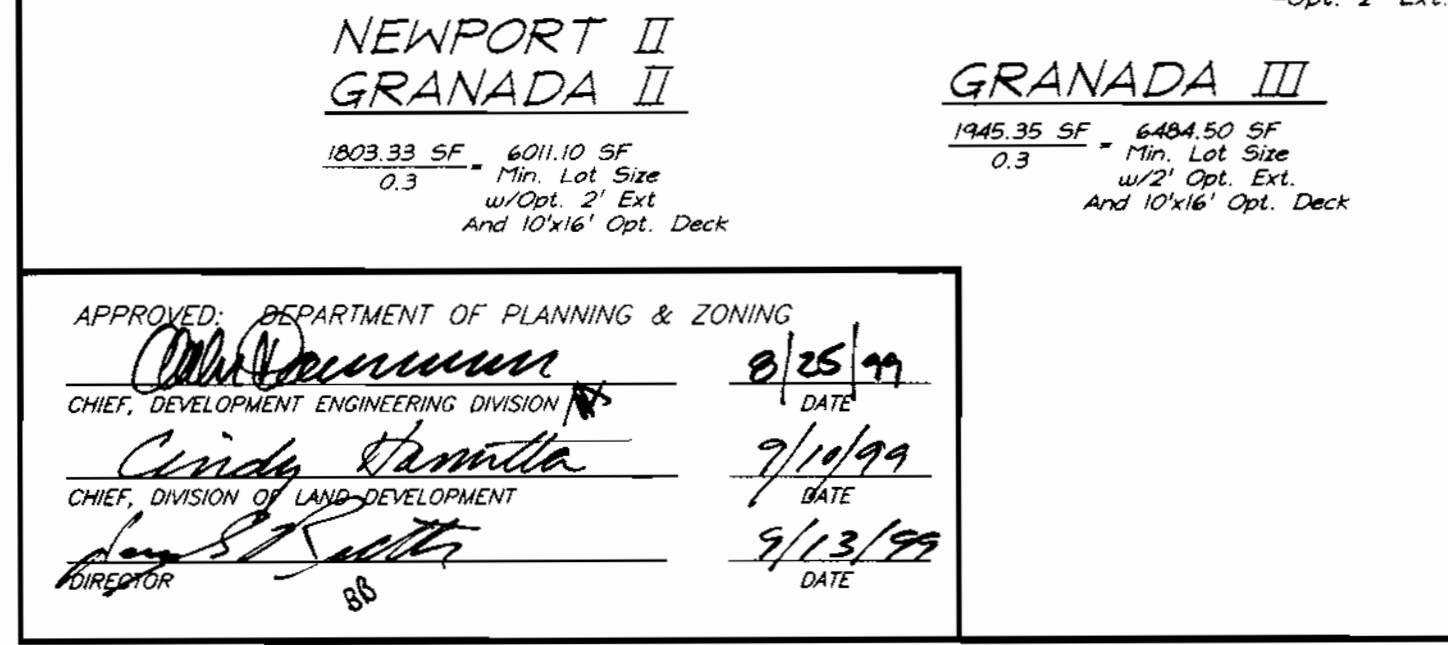
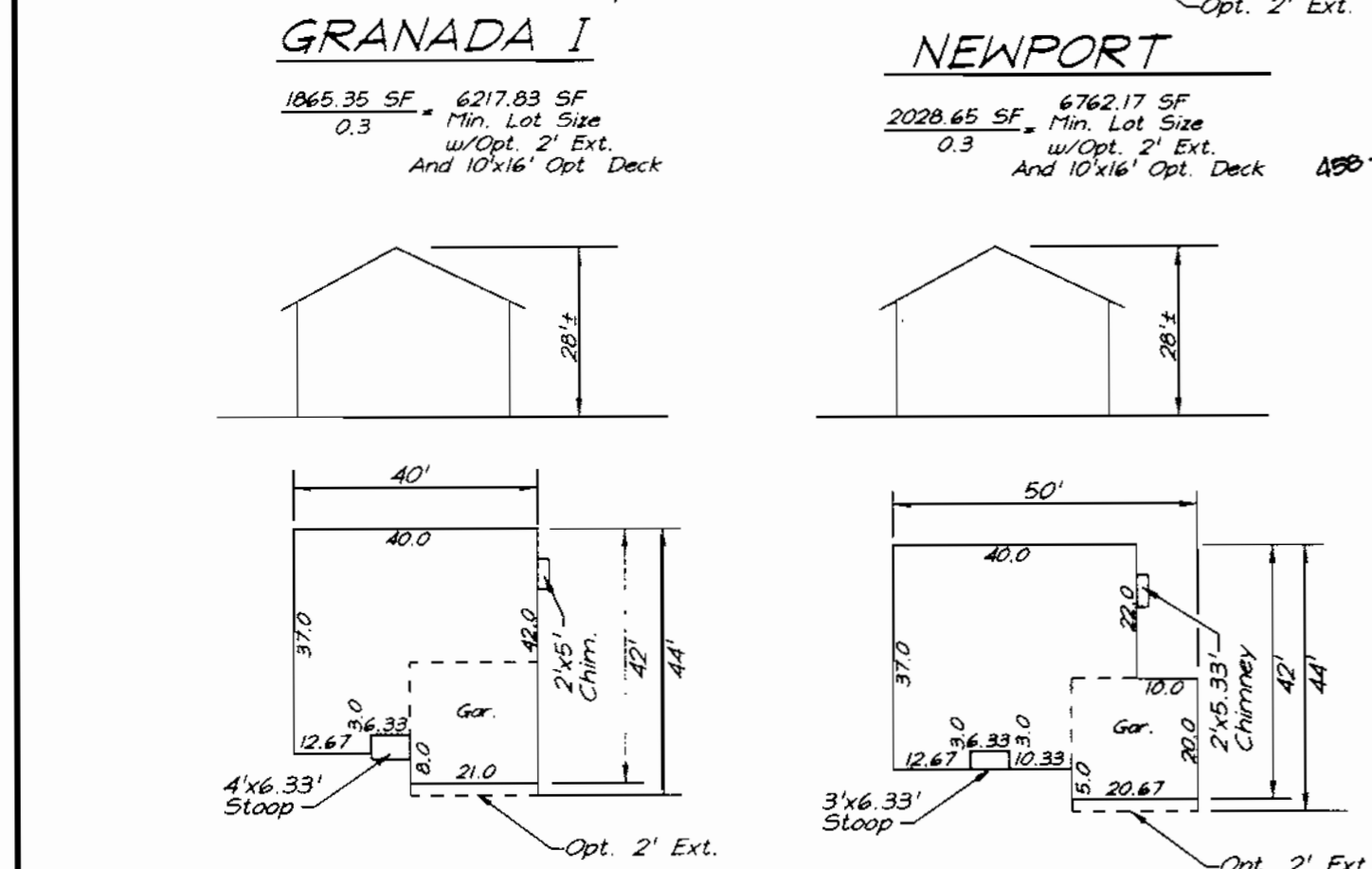
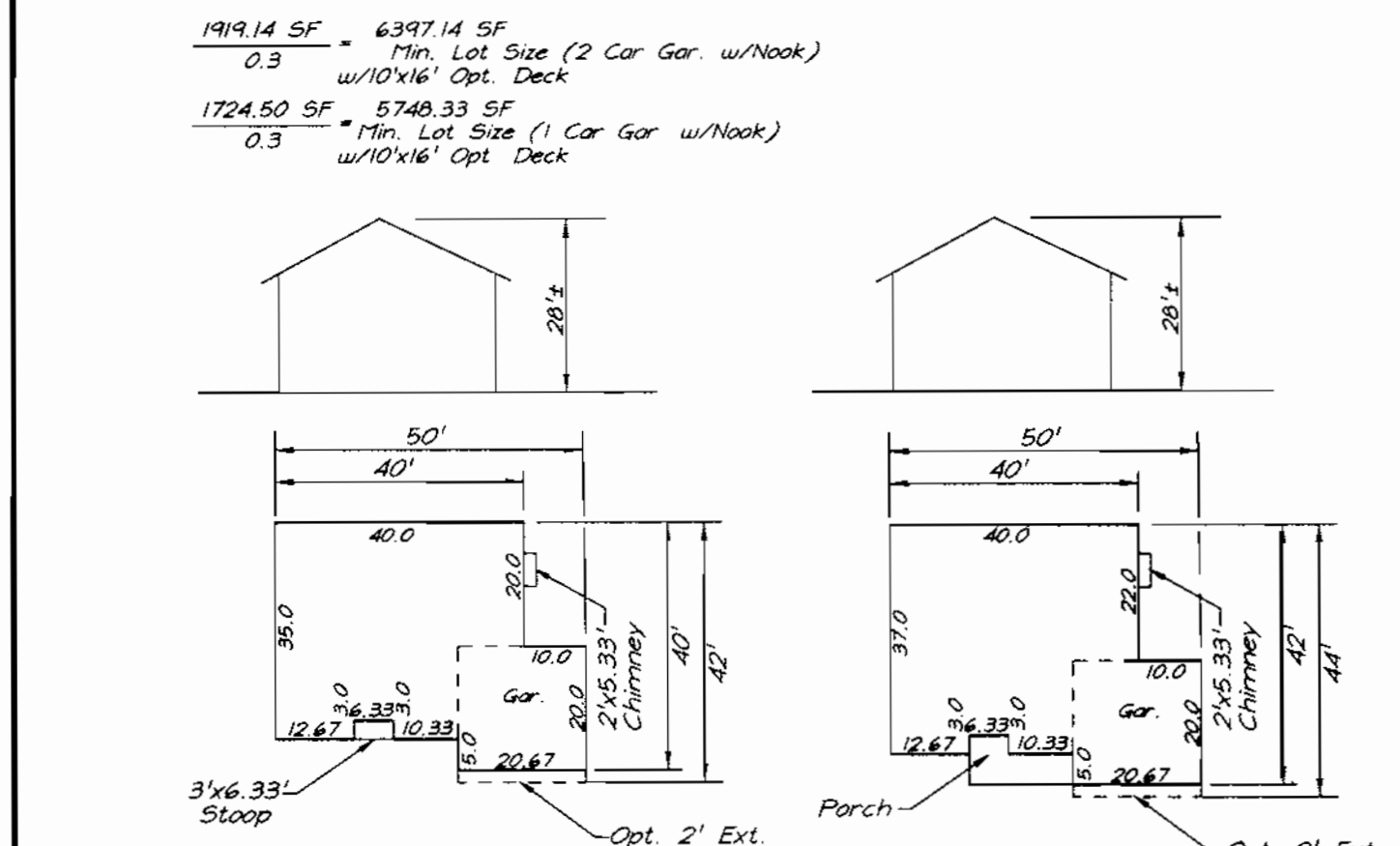
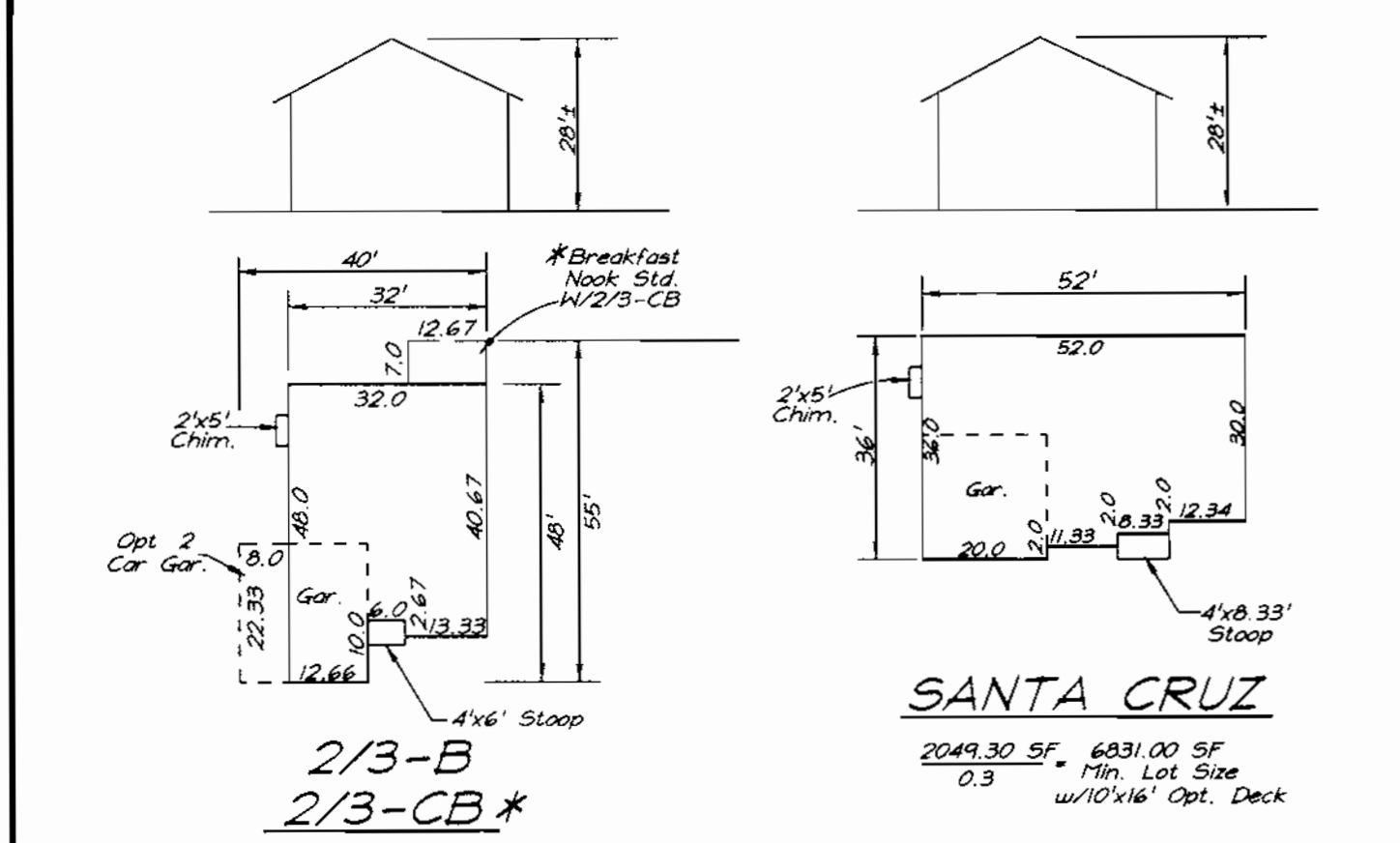
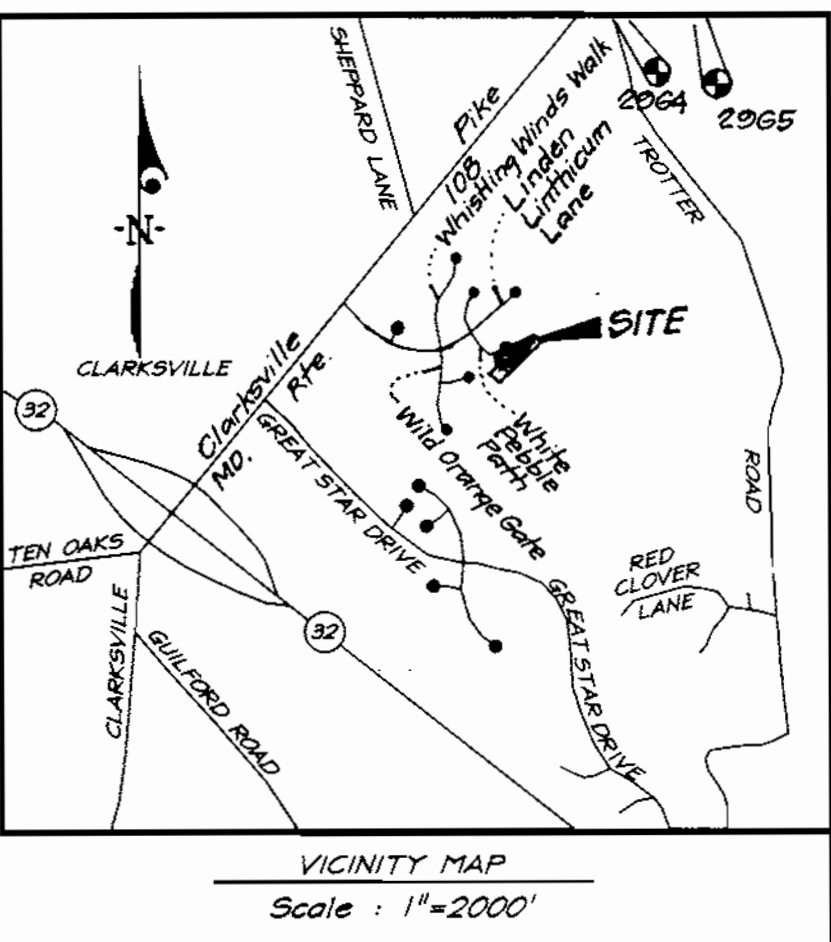
REVISIONS

1	Rev. Hse & Grd lot 84 / Add Hse Typical	10-29-99
NO		DATE





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.
 - The total area included in this submission is : 1.198 Acres.
 - The total number of lots included in this submission is : 6
 - 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-95-12; F-96-102; F-98-122, FDP Phase 222A, Part V, F-99-161
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3586-D, approved Road Construction plans F-96-102, 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 Morris & Ritchie Associates in January 1996.
 - 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.
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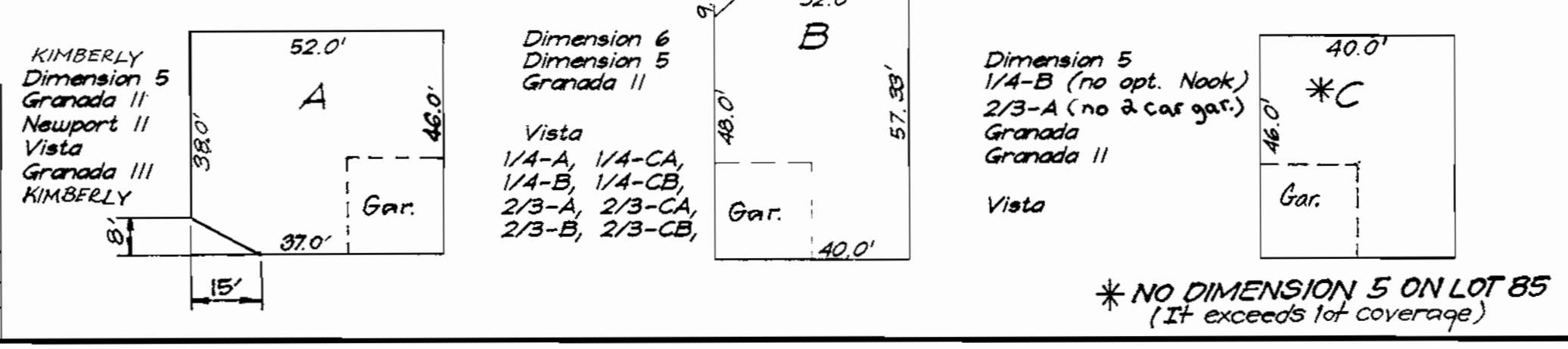
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DRAWN DSV/ZH	COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 1 of 3
CHECKED JME		JOB NO. 99-021
DATE 7-12-99	FOR: ALLAN HOMES 10260 OLD COLUMBIA PARK RIVERS CORPORATE PARK COLUMBIA, MARYLAND 21046	FILE NO. 99-021X

APPROVED: DEPARTMENT OF PLANNING & ZONING
8/25/99
9/14/99
9/13/99

DIMENSION 5*
1998.50 SF = 6461.96 SF
0.3 Min. Lot Size w/10'x16' Opt. Deck

REVISIONS

2	Rev. Hse & Grd lot 88	1-26-00
1	Rev. Hse & Grd lot 84 / Add Hse Typical	10-29-99



* NO DIMENSION 5 ON LOT 85 (If exceeds lot coverage)