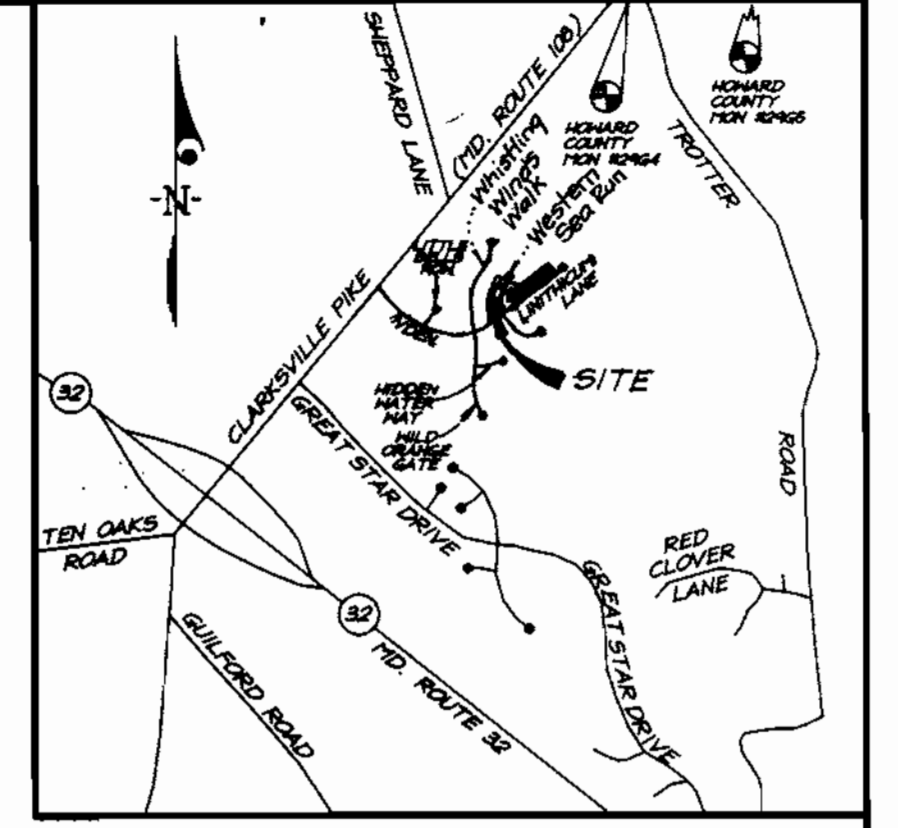
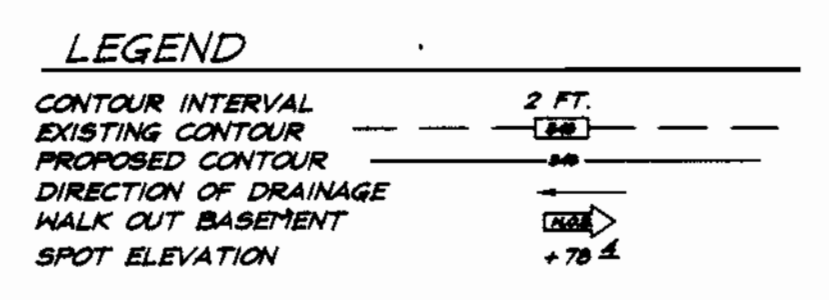


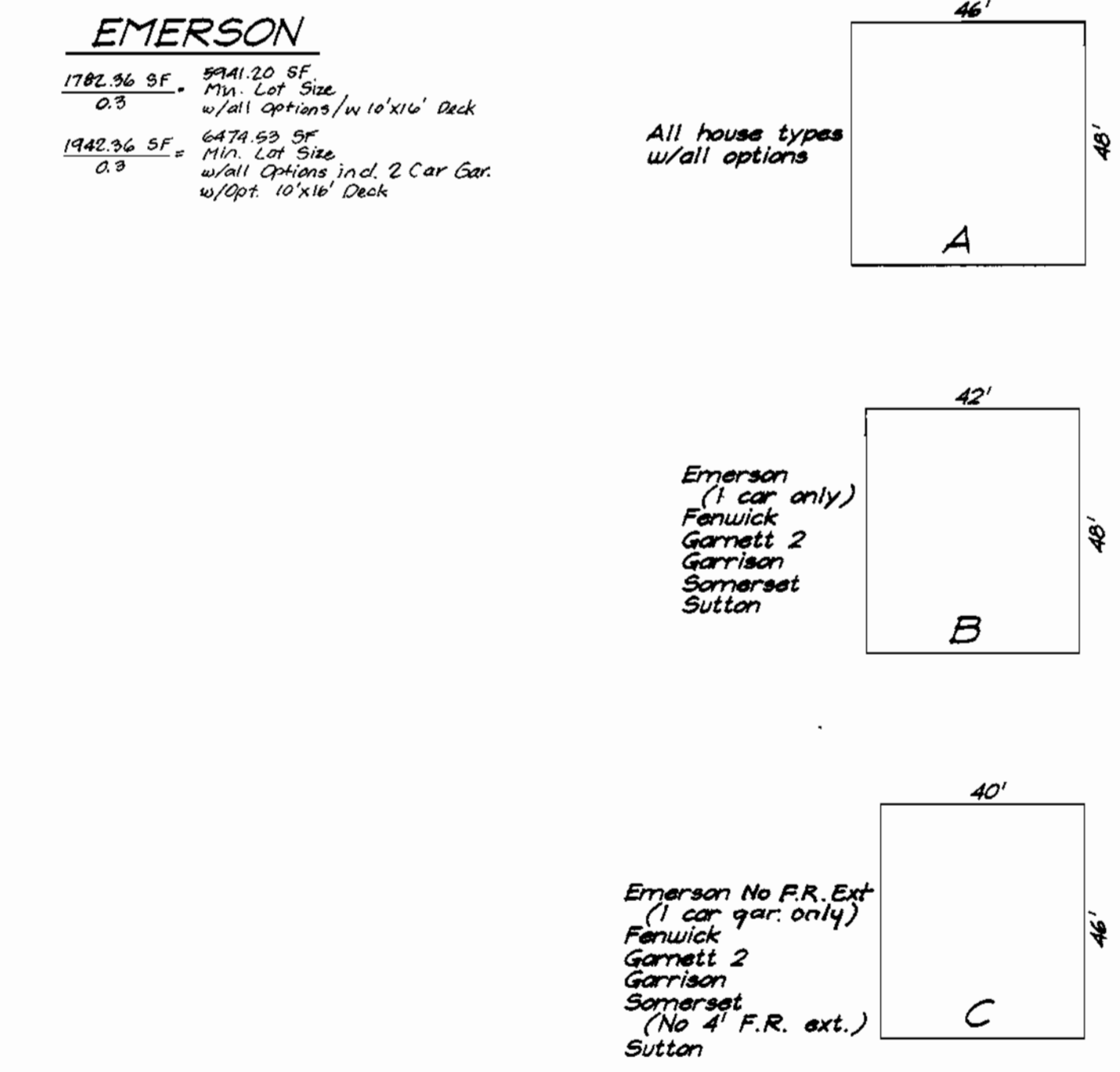
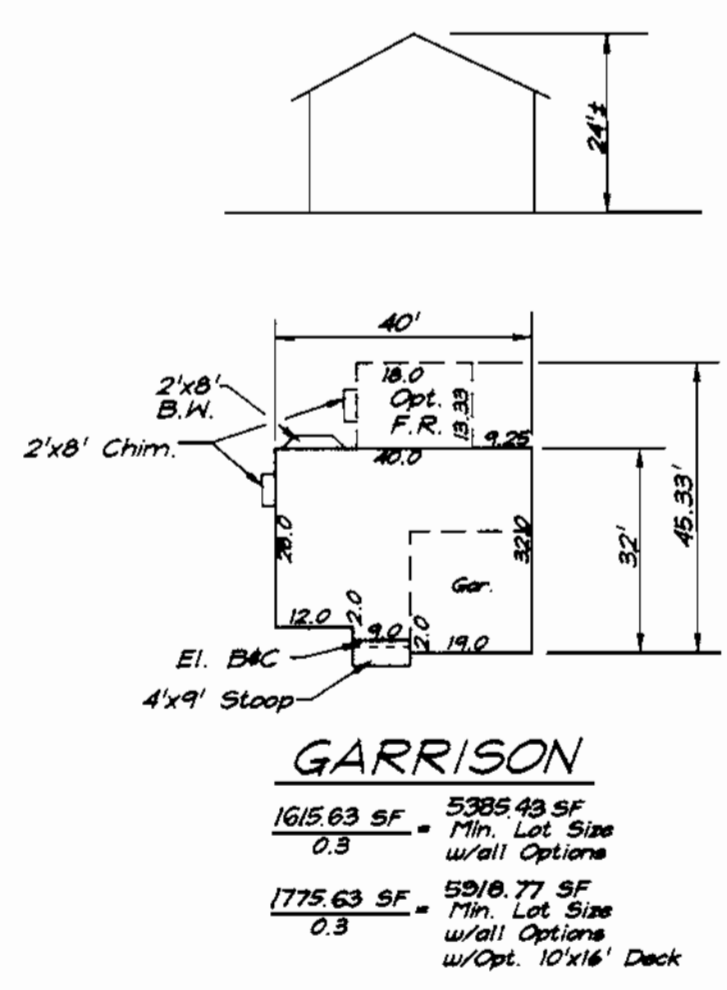
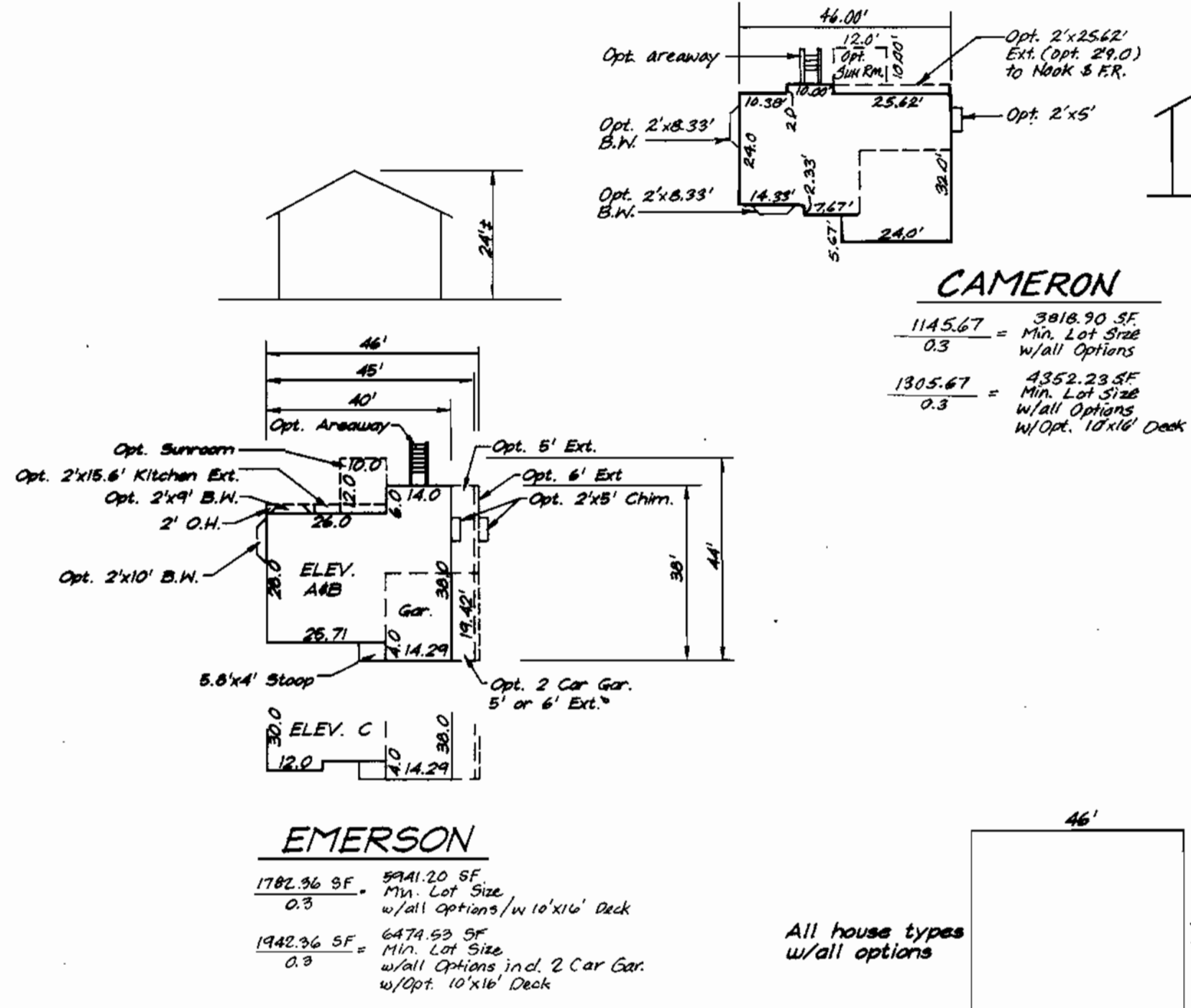
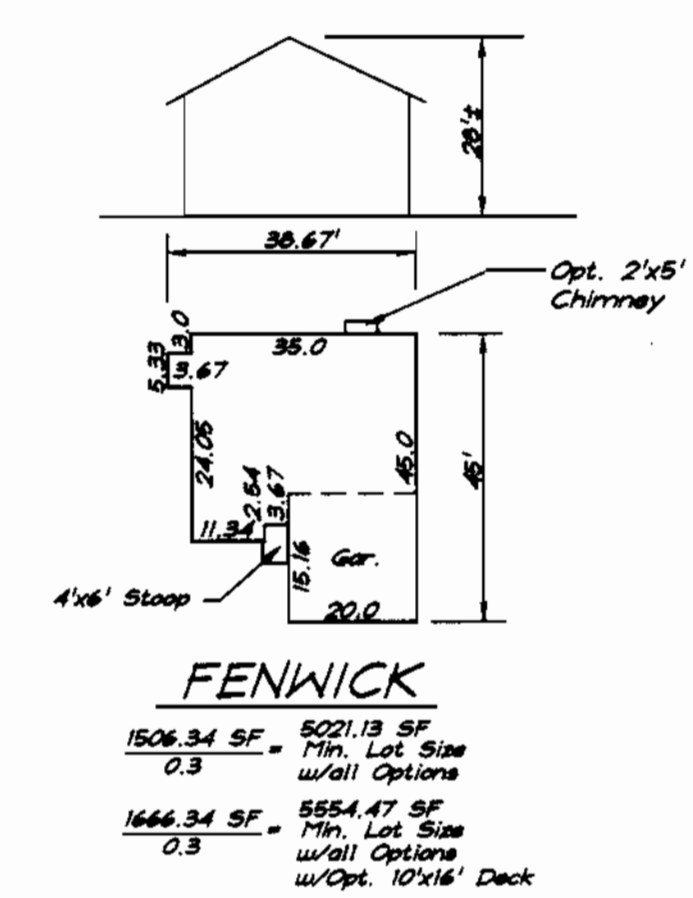
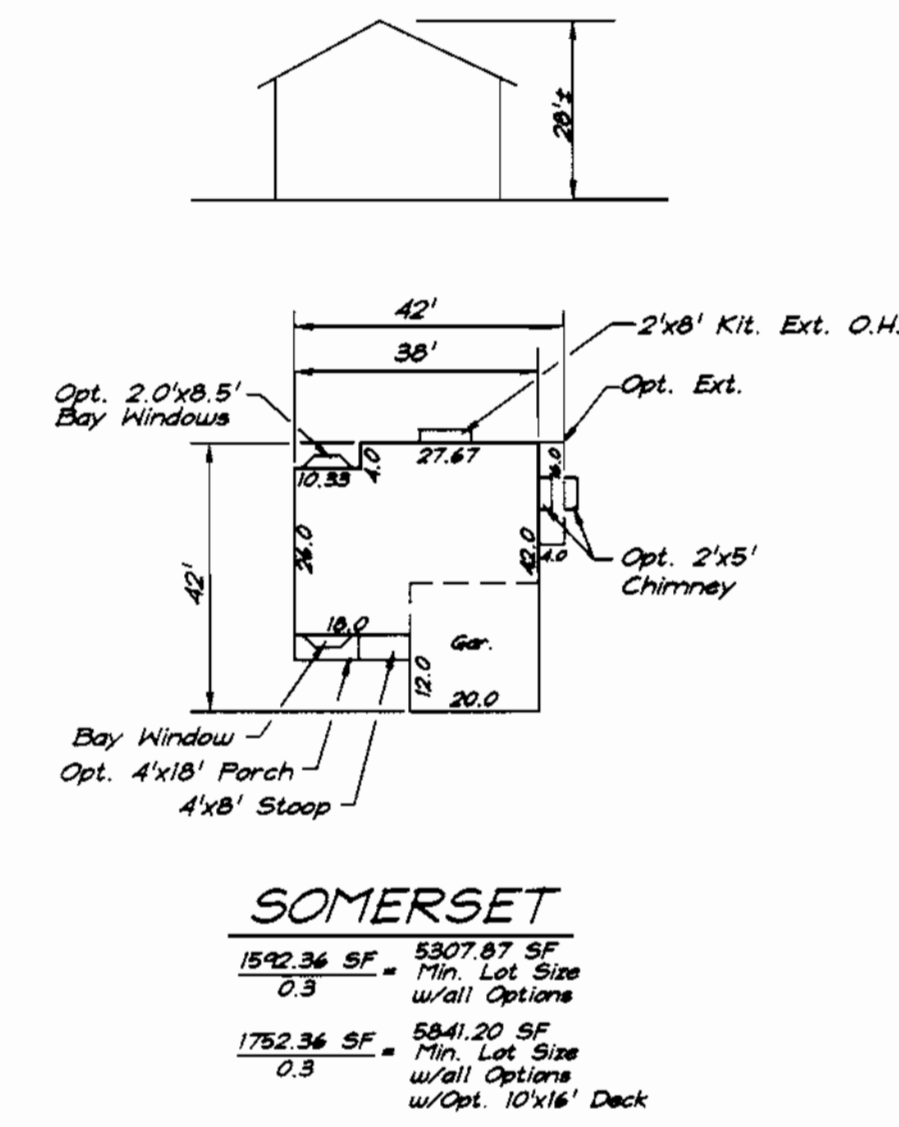
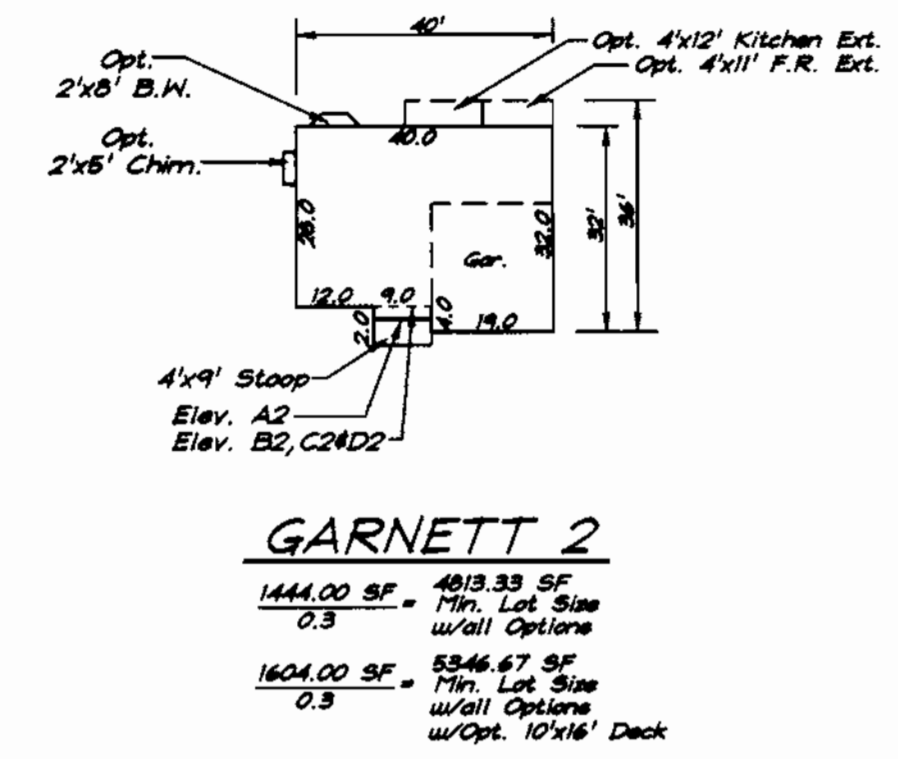
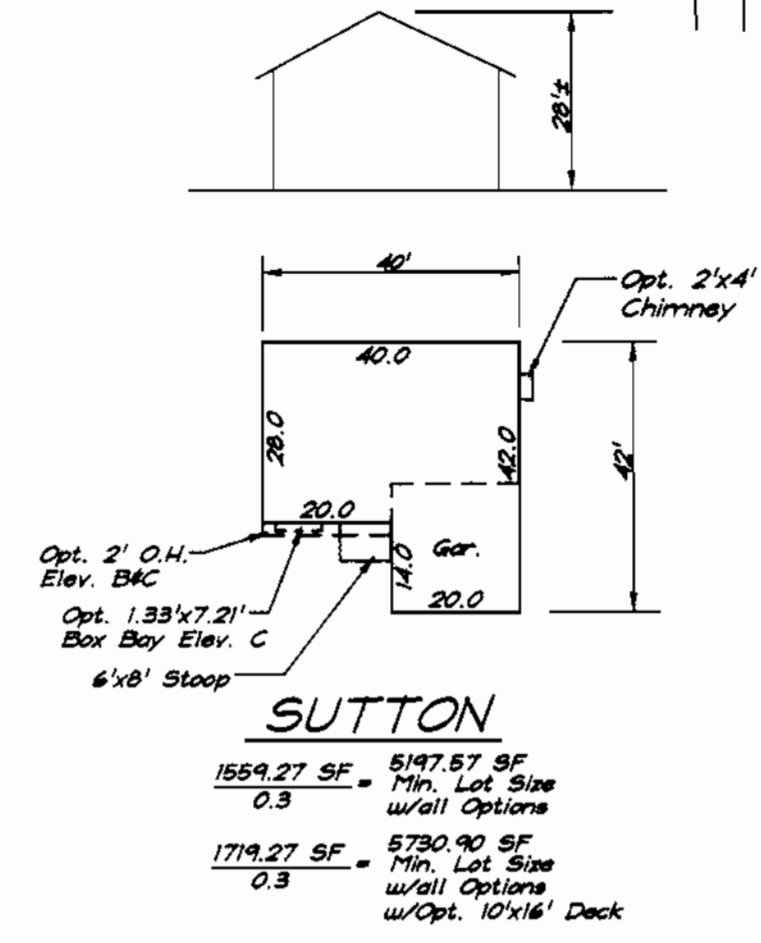
NO	REVISIONS	DATE
1	Remove Cambridge Hse / Add Cameron Hse typ.	3-4-99

LOT NUMBER	STREET ADDRESS
49	
50	5706 WESTERN SEA RUN
51	5709 WESTERN SEA RUN
52	5719 WESTERN SEA RUN
53	5717 WESTERN SEA RUN
54	5721 WESTERN SEA RUN
55	5725 WESTERN SEA RUN
56	5729 WESTERN SEA RUN
57	5730 WESTERN SEA RUN
58	5720 WESTERN SEA RUN
59	5710 WESTERN SEA RUN
60	5700 WESTERN SEA RUN
61	12185 LINDEN LINTHICUM LANE
62	12107 LINDEN LINTHICUM LANE
63	12191 LINDEN LINTHICUM LANE
64	12195 LINDEN LINTHICUM LANE
65	12199 LINDEN LINTHICUM LANE



BENCHMARKS:
 Howard County Monument 2964
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2965
 an additional 2.54'± Northeastly along MD. Route 108 away from Site

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 AND 2 OF 4
SEDIMENT AND EROSION CONTROL PLAN	3 AND 4 OF 4

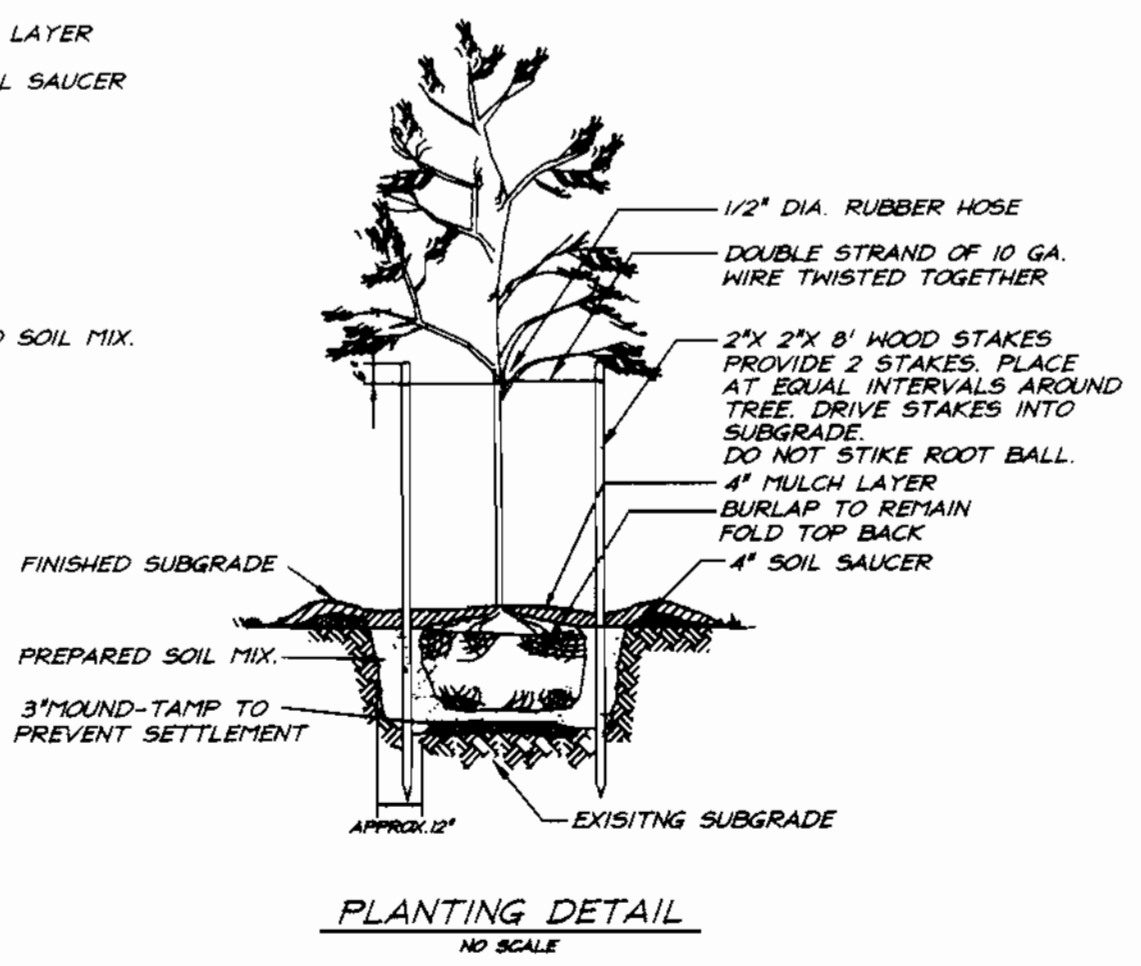
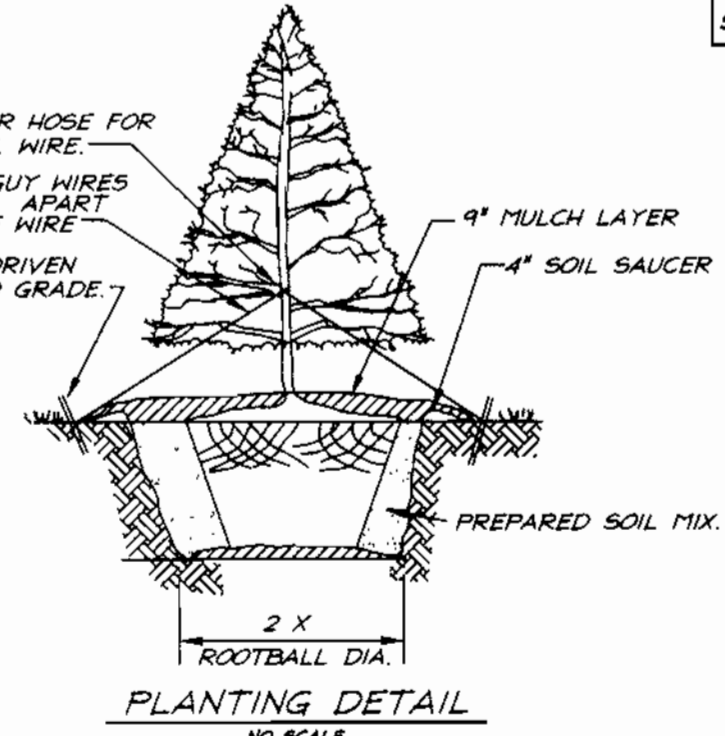


- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan, FDP-Phase 222-A-Part V
 - The total area included in this submission is: 3.12 Acres.
 - The total number of lots included in this submission is: 17
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers: S-93-21; F-95-12; F-96-102; F-96-89 and WP 25-70.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3584-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 field run by Clark, Finefrock and Sackett, Inc.
 - 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 V bay windows or porches 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. No areaways may project into any setback area.
 - Stormwater Management is provided per: F-96-102. Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the refurbished SWM Pond #1 South of Linden Linticum 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 three facilities: A Forebay North of SWM Pond #1 (F-96-89), 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 1 Watershed.
 - SHC Elevations shown are at the property lines.
 - This plan has been prepared in accordance with provisions of Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$2,650.00.
 - In accordance with FDP-Phase 222 -A - Part V, Section 9A, driveways on lots 61-65 shall be 16' wide.

KEY	PLANT NAME	SIZE	QUAN.	REMARK
(AR)	ACER RUBRUM	2 1/2" x 3" CAL	6	0.4 D Heavy
(MR)	OCT. GLORY RED MAPLE	12-14" HT.	7	0.4 D Heavy
(PS)	PINUS STROBUS	6'-8" HT.	7	0.4 D Heavy
(WP)	WHITE PINE			

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical conform to the most current A.L.A.N. specifications and be installed in accordance with H&D planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
Category	Adjacent to Roadways	Other
Landscape Type	Perimeter	Perimeter
Number of Plants Required	10	10
Shade Trees (1/30)	4	4
Evergreen Trees (1/40)	4	4
Number of Plants Provided	3	3
Shade Trees	4	4
Evergreen Trees	3	3
Surety Amounts	\$1500	\$1550



DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: Clark, Finefrock & Sackett, Inc. Date: 7-28-99



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

SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/5	LOTS/PARCELS	49-65	
PLAT NO.	12858/2889	BLOCK NO.	1	ZONE	NTSFM	
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	DM	SITE DEVELOPMENT PLAN			SCALE	1" = 30'
DRAWN	DV	LOTS 49-65			DRAWING	1 OF 4
CHECKED	DM	COLUMBIA VILLAGE OF RIVER HILL			JOB NO.	99-008
DATE	7-28-99	SECTION 4 AREA 5 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			FILE NO.	99-008-X
		FOR: RYLAND GROUP, INC. 7280 Parkway Drive Hanover, Maryland 21076				

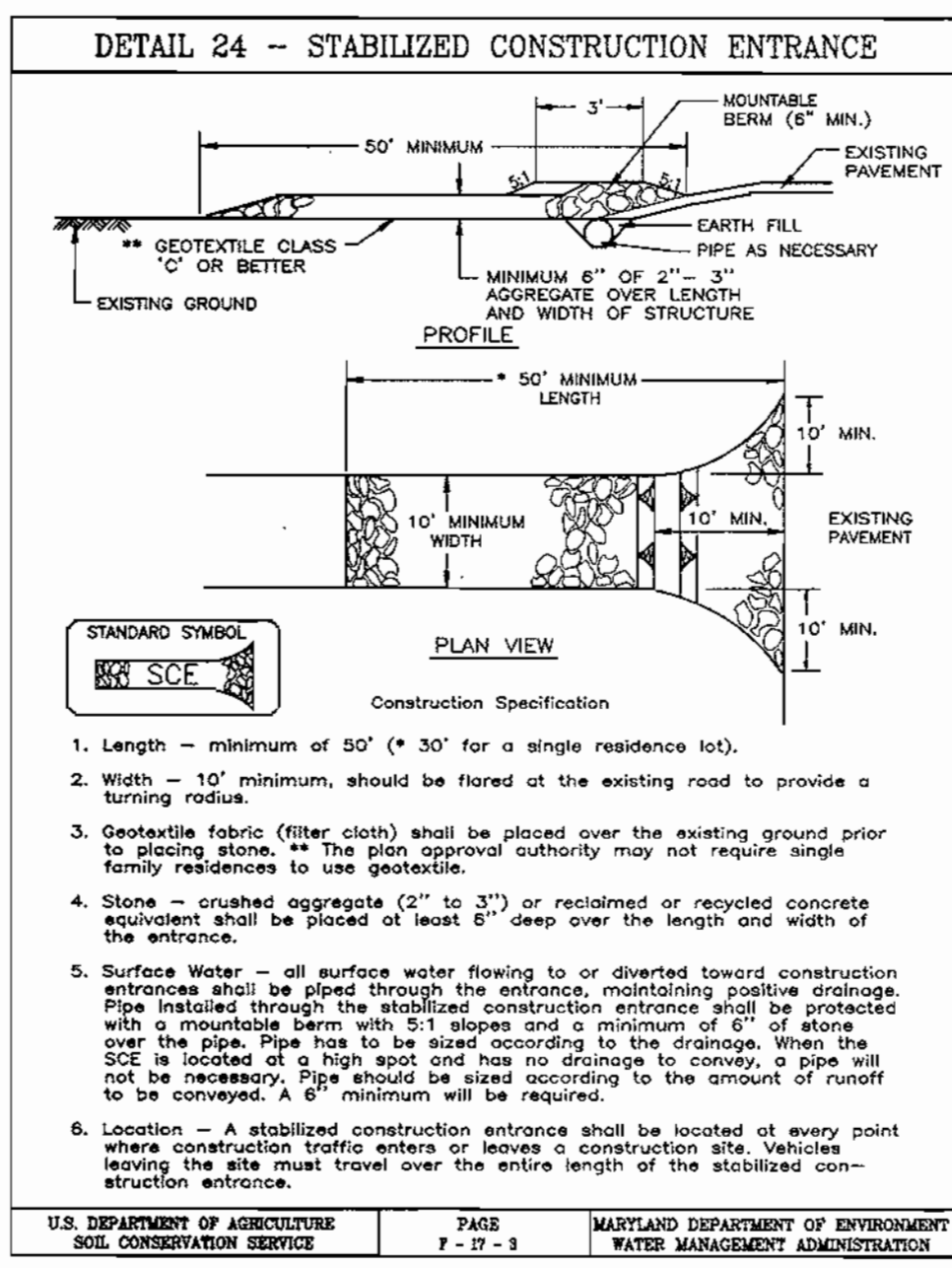
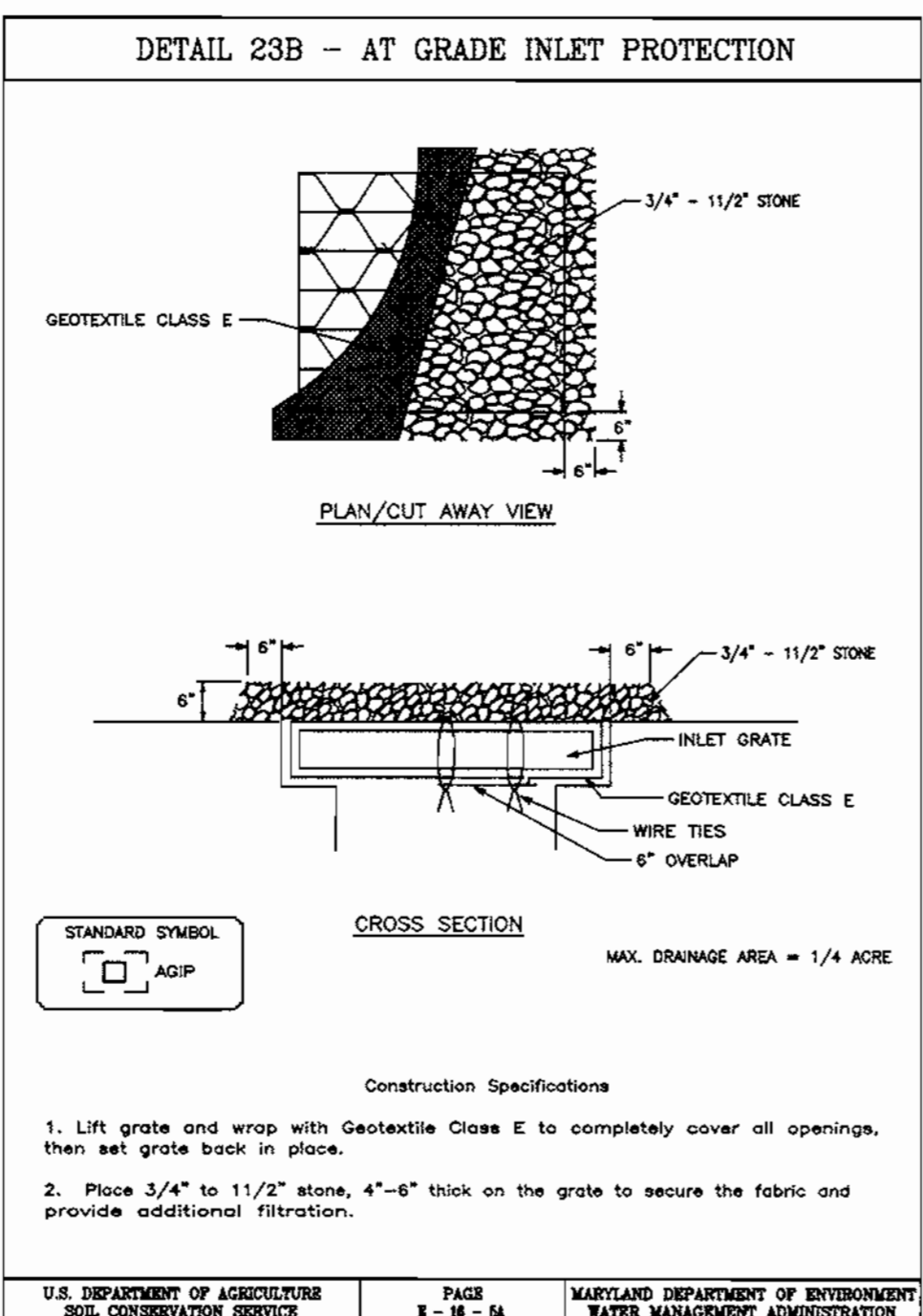
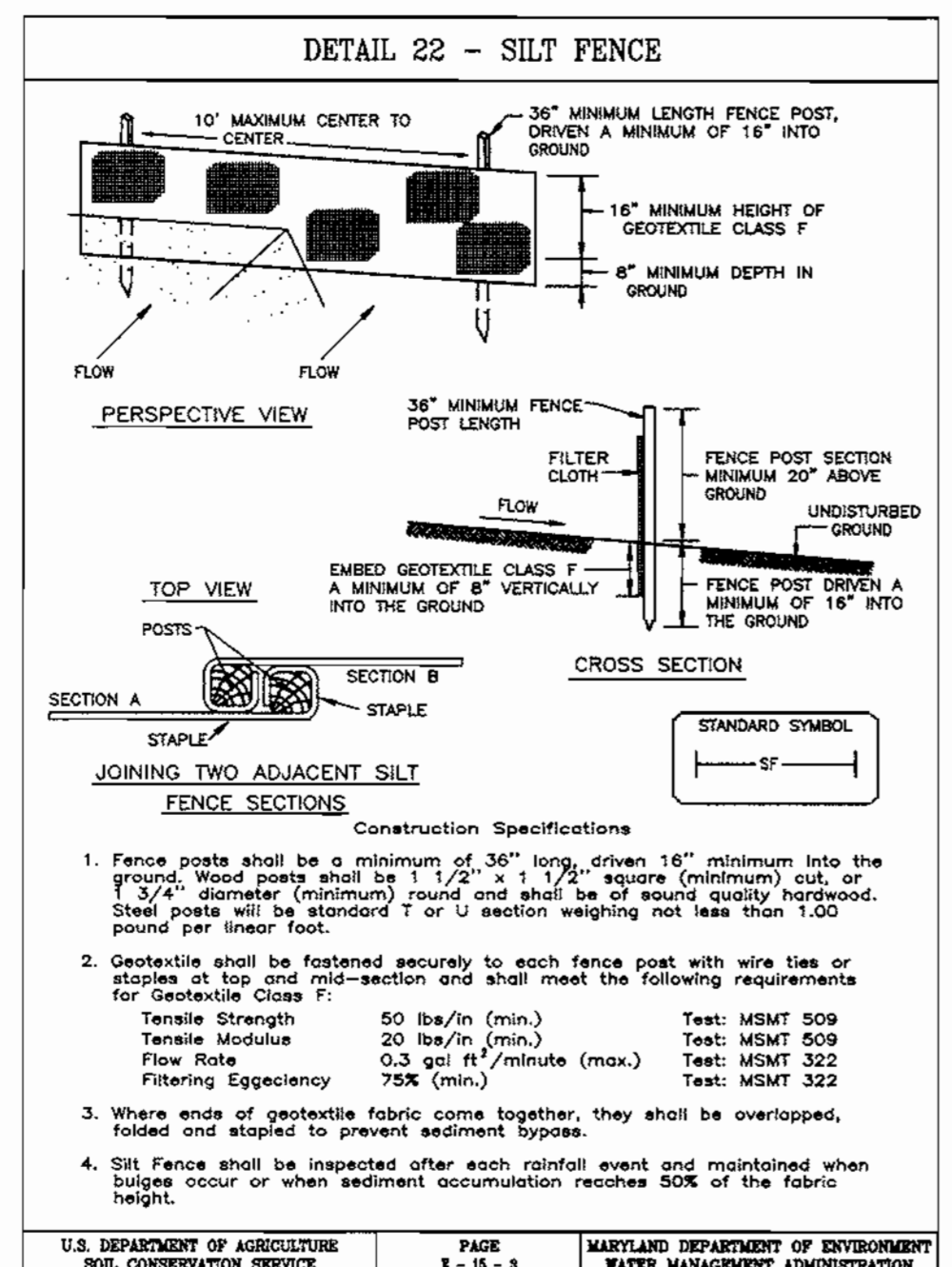
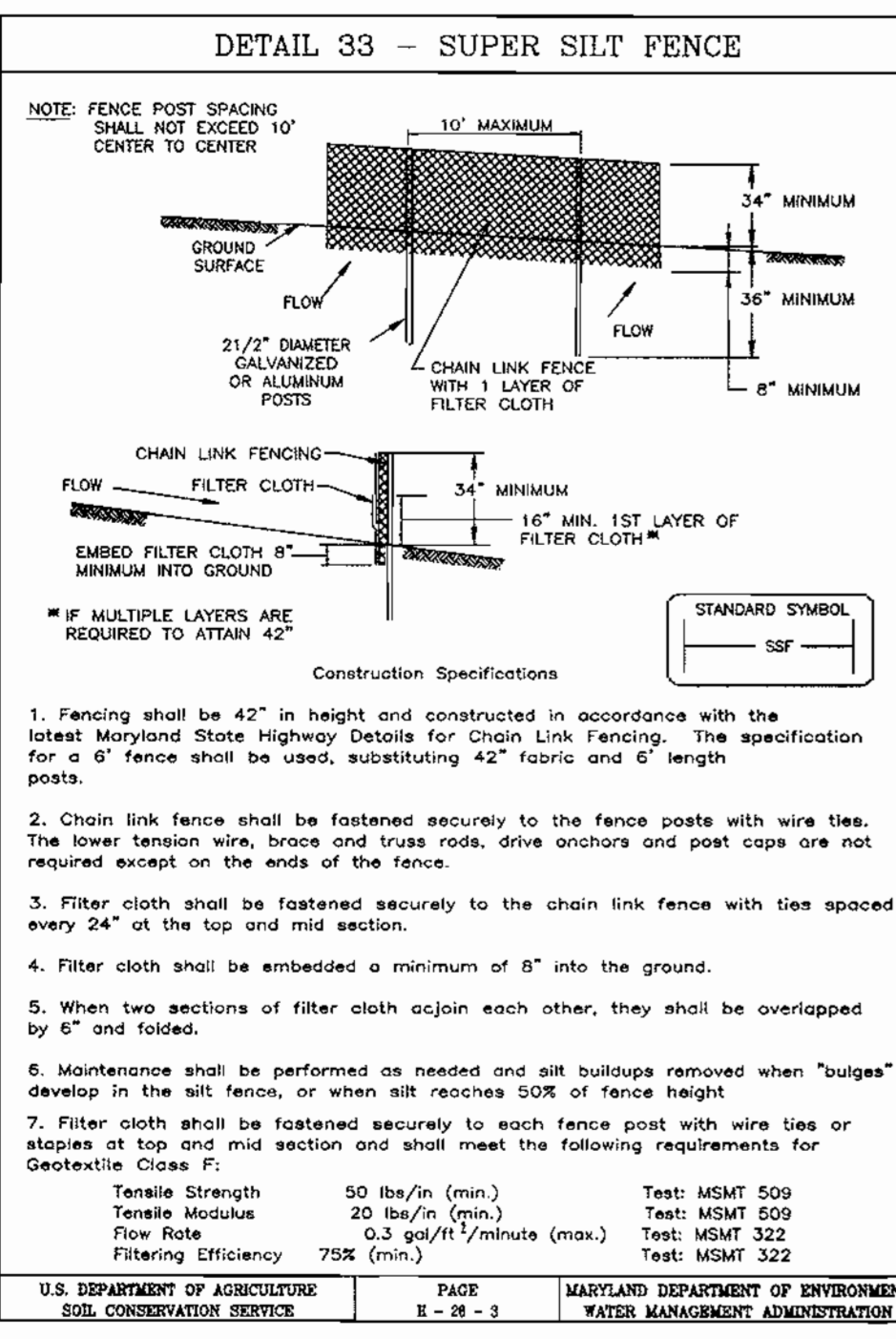
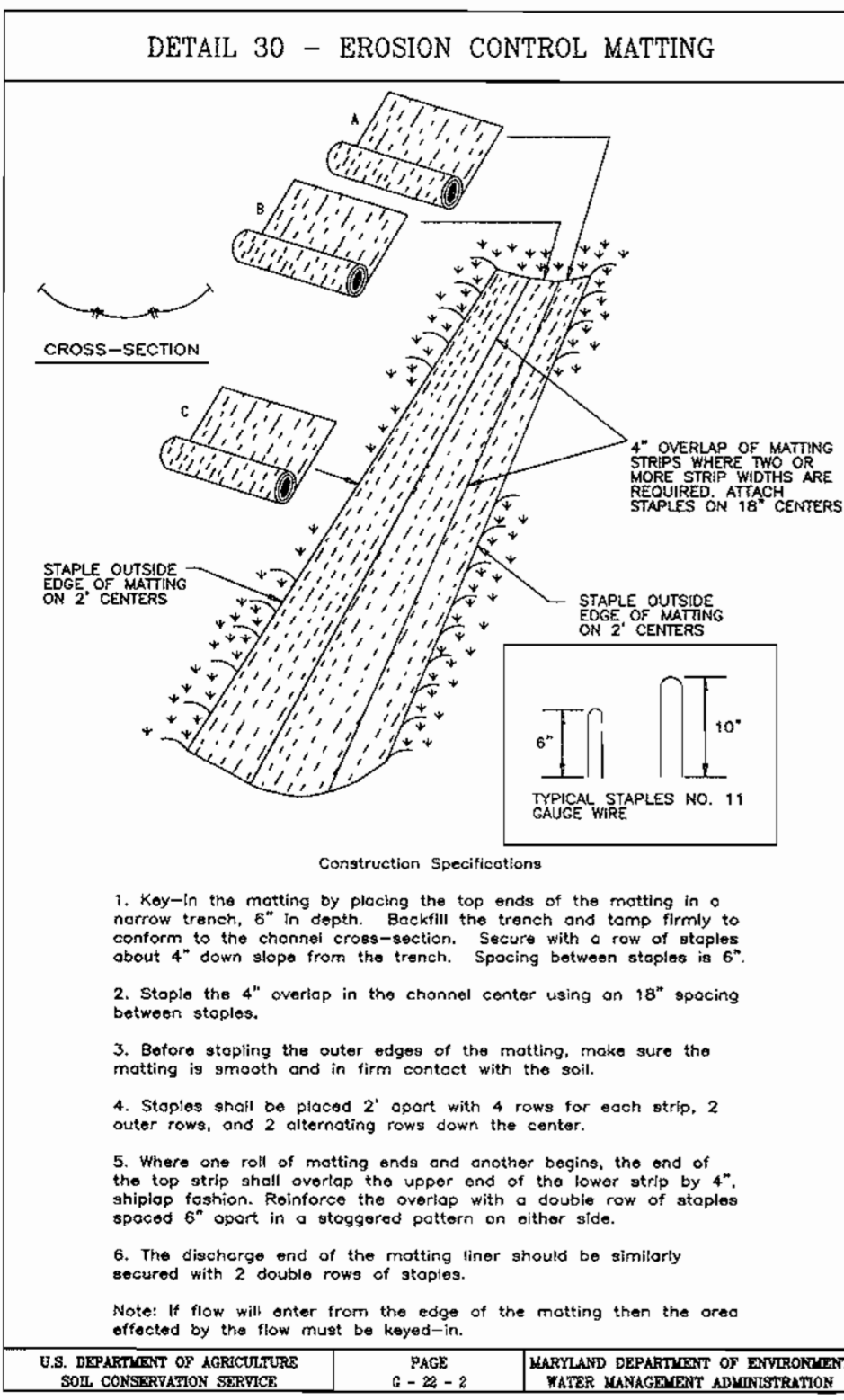


OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

9-13-98

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 10/10/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 11/20/97
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/22/98
 DIRECTOR

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 49-65 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN DV/LAI		DRAWING 2 of 4
CHECKED DM		JOB NO. 99-008
DATE 7-28-98		FILE NO. 99-008-X
FOR: RYLAND GROUP, INC. 7250 PARKWAY DRIVE HANOVER, MARYLAND 21076		



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 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-SCS 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 approval authority. Regardless, topsoil shall not be a mixture of compacted textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse 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 procedures.
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

- For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization-Section 1-Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or seeding 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.
 - 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.

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./100 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 (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 (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 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 6 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 from August 15 thru November 15, seed with 2 1/2 bushel/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 (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 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 6 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

- 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 (313-1855).
- 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.
- Following initial soil disturbance or re-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.
- 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.
- 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. 9). Temporary stabilization with mulch alone can only be done when permanent 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	312 AC.
Disturbed	100 AC.
Area to be roofed or paved	117 AC.
Area to be vegetatively stabilized	183 AC.
Total Cut	748 CY.
Total Fill	2188 CY.
Offsite Host/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.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 360 LF
- The total amount of super silt fence = 777 LF
- The total amount of earth dike = N/A

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

CONSTRUCTION SEQUENCE:

- | | NO. OF DAYS |
|--|-------------|
| 1. Obtain grading permit. | 7 |
| 2. Relocate 18" CMP Clean Water Diversion Outfall. | 7 |
| 3. Install sediment and erosion control devices and stabilize. | 14 |
| 4. Excavate for foundations, rough grade and temporarily stabilize. | 14 |
| 5. Construct structures, sidewalks and driveways. | 60 |
| 6. Final grade and stabilize in accordance with Specs. 14. | 14 |
| 7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize. | 7 |

OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10276 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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

DESIGNED	SCALE
DRAWN	1" = 30'
DSV	DRAWING
CHECKED	4 of 4
DATE	JOB NO.
	99-008
	FILE NO.
	99-008-5E

SEDIMENT & EROSION CONTROL PLAN
LOTS 49 thru 65
COLUMBIA VILLAGE OF RIVER HILL
SECOND (2ND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: RYLAND GROUP INC.
7280 PARKWAY DRIVE
HANOVER, MARYLAND 21076

APPROVED: DEPARTMENT OF PLANNING & ZONING
10/10/99
10/20/99
10/24/99

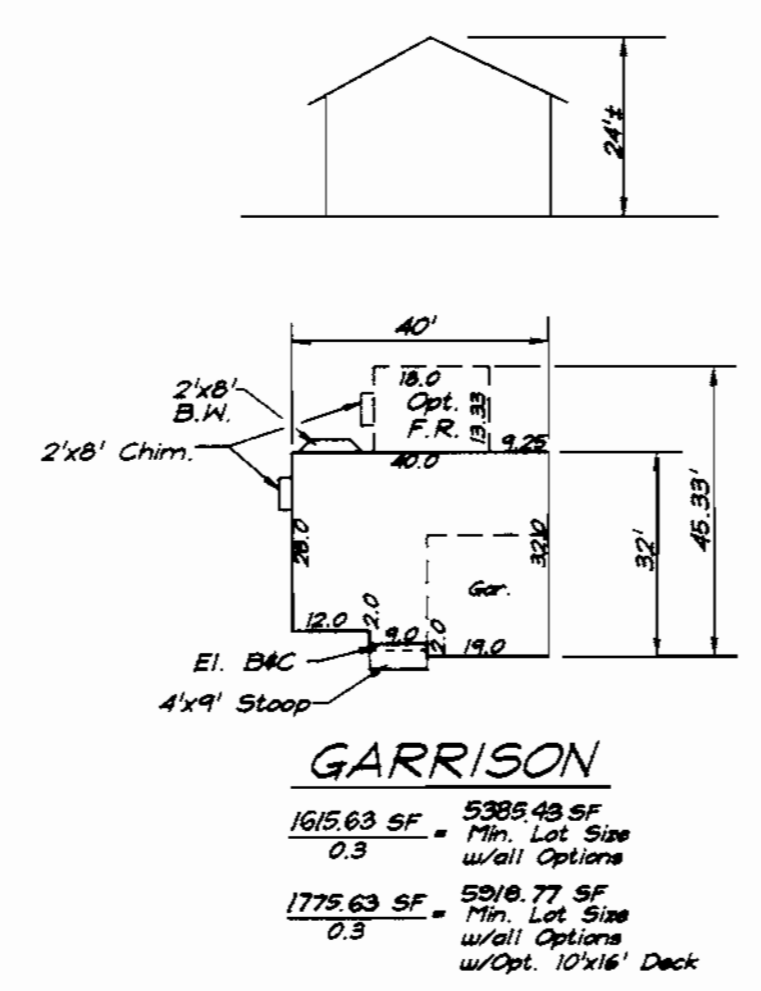
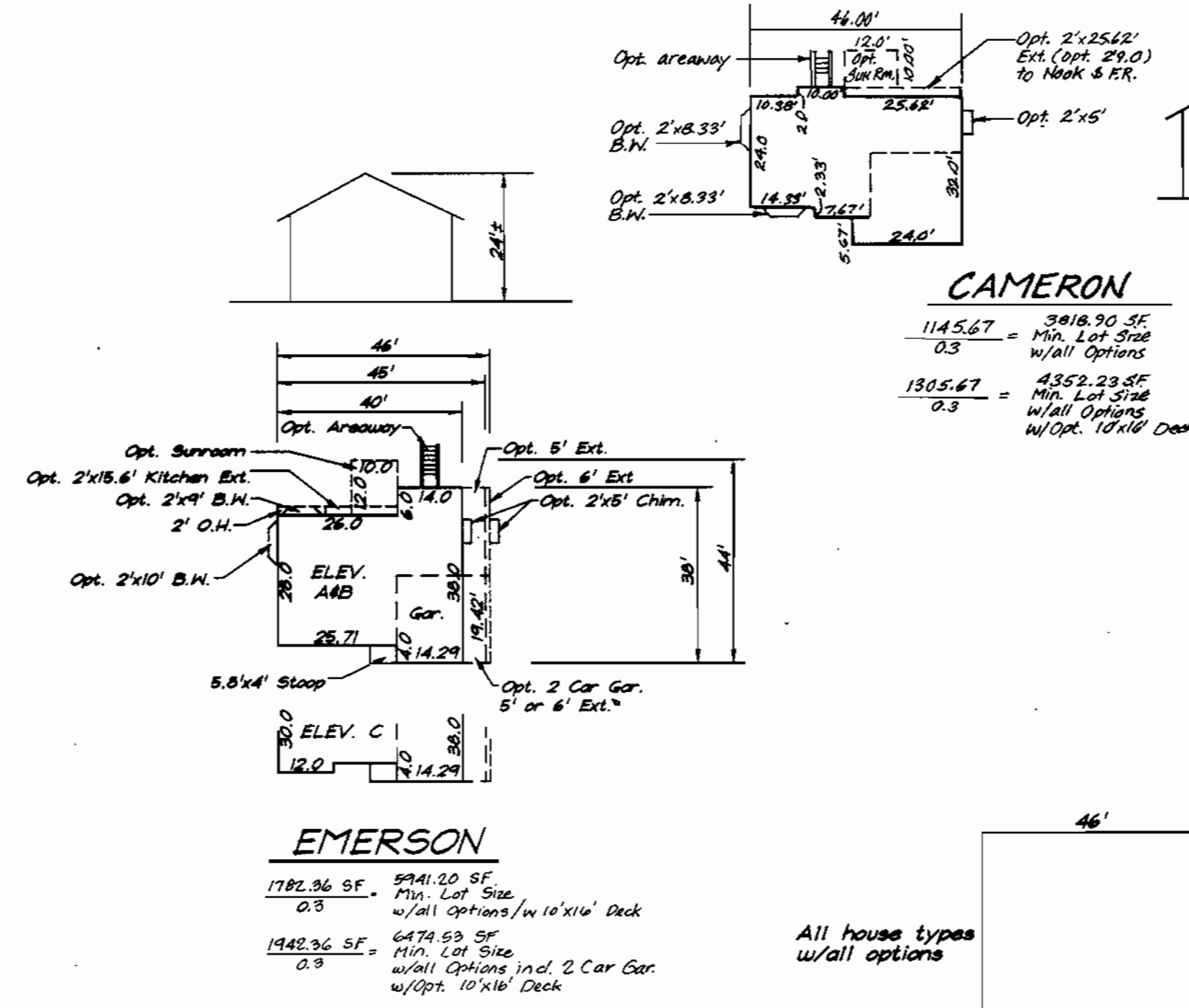
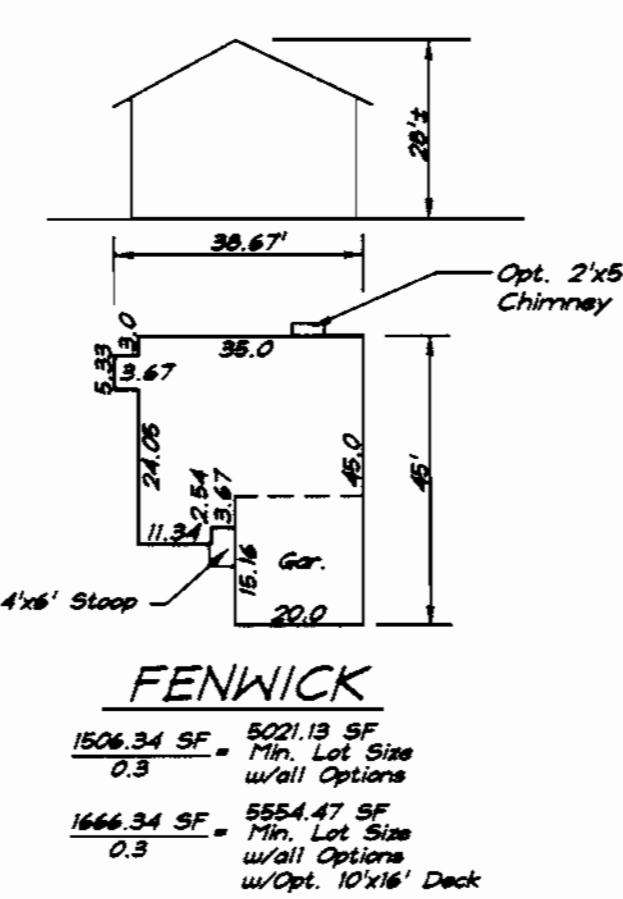
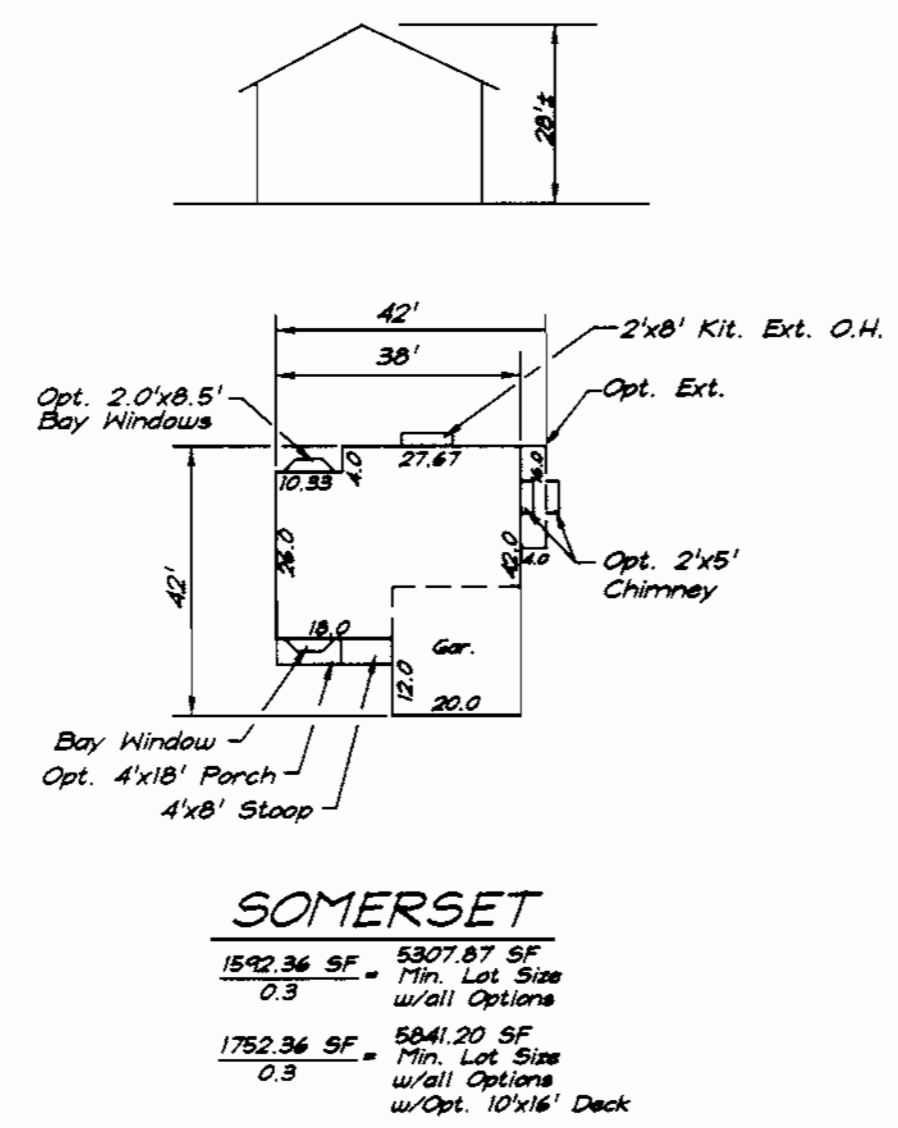
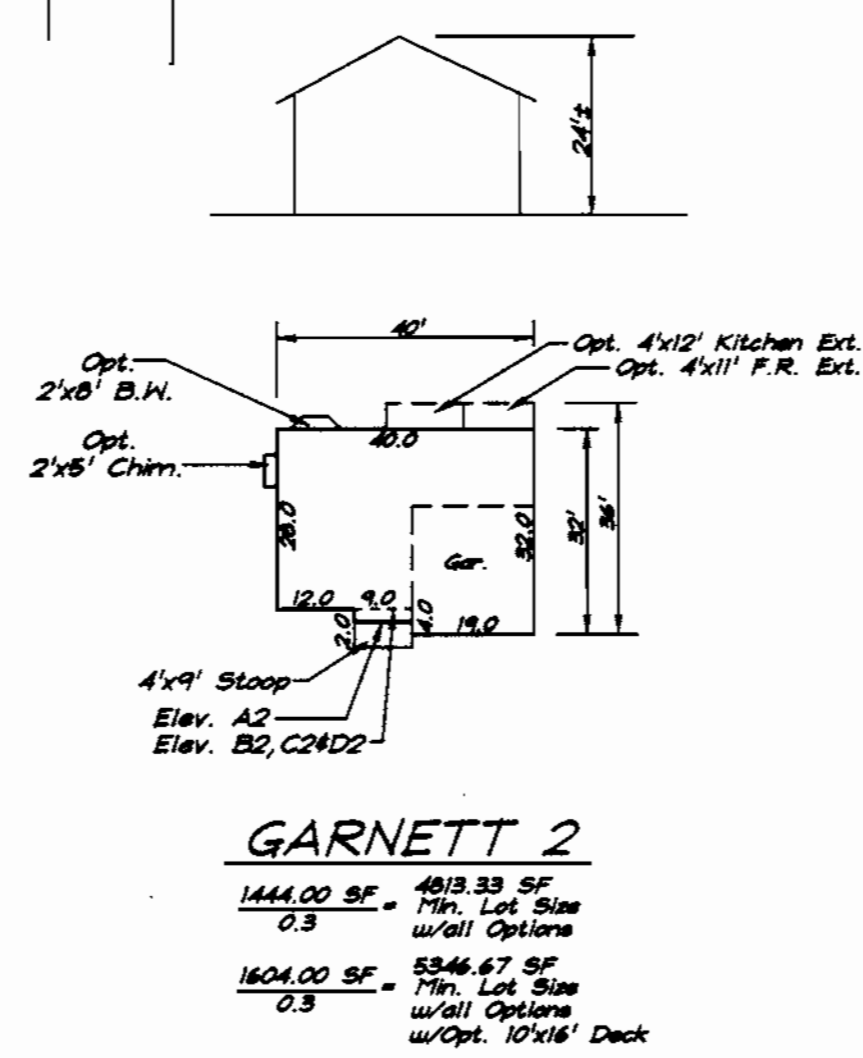
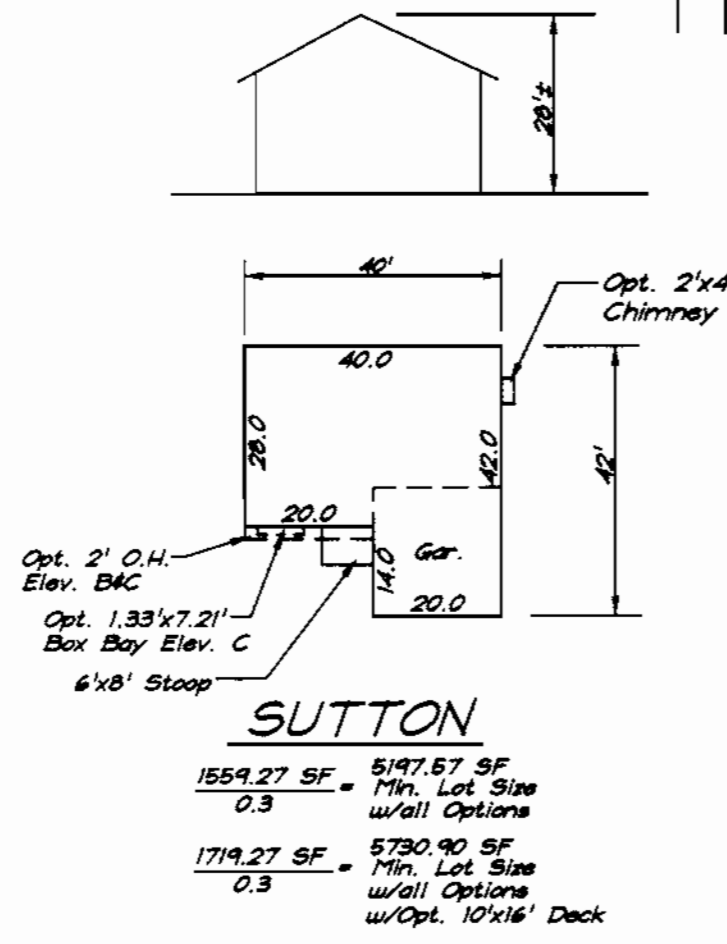
Reviewed for: HOWARD S.C.D.
major Technical Requirements
Signature: [Signature]
Date: 10/15/99
U.S. Dept. of Resources Conservation Service
THIS DOCUMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Signature: [Signature]
Date: 10/15/99

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 construction. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Signature: [Signature]
Date: 7-28-99

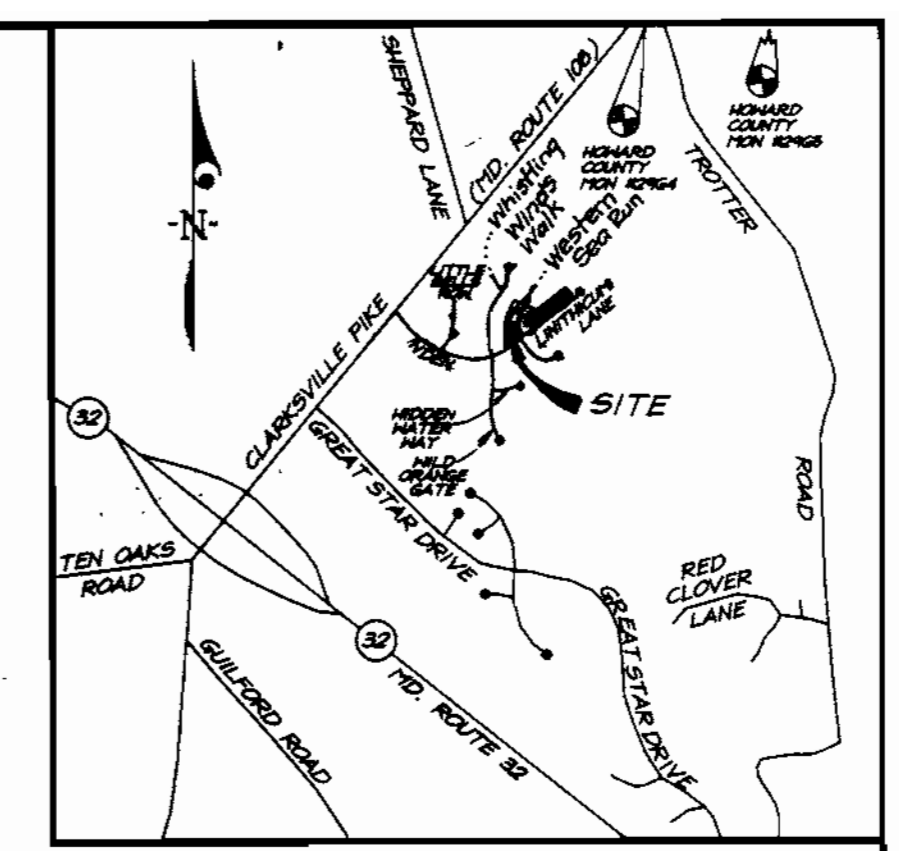
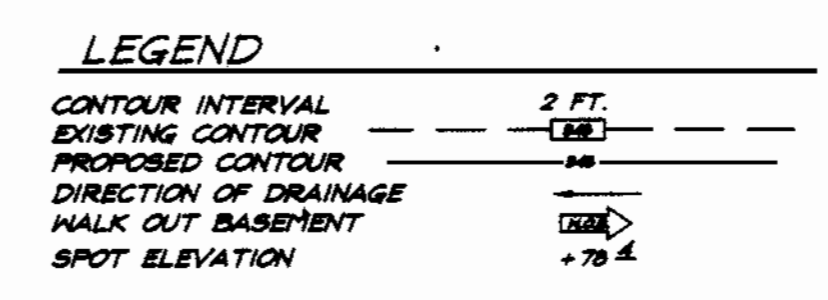
ENGINEER'S CERTIFICATE
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature: G. NELSON CLARK
Date: 7-28-99



NO	REVISIONS	DATE
1	Remove Cambridge Hse / Add Cameron Hse typ.	3-4-99



LOT NUMBER	STREET ADDRESS
49	5701 WESTERN SEA RUN
50	5706 WESTERN SEA RUN
51	5709 WESTERN SEA RUN
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65	12199 LINDEN LINTHICUM LANE



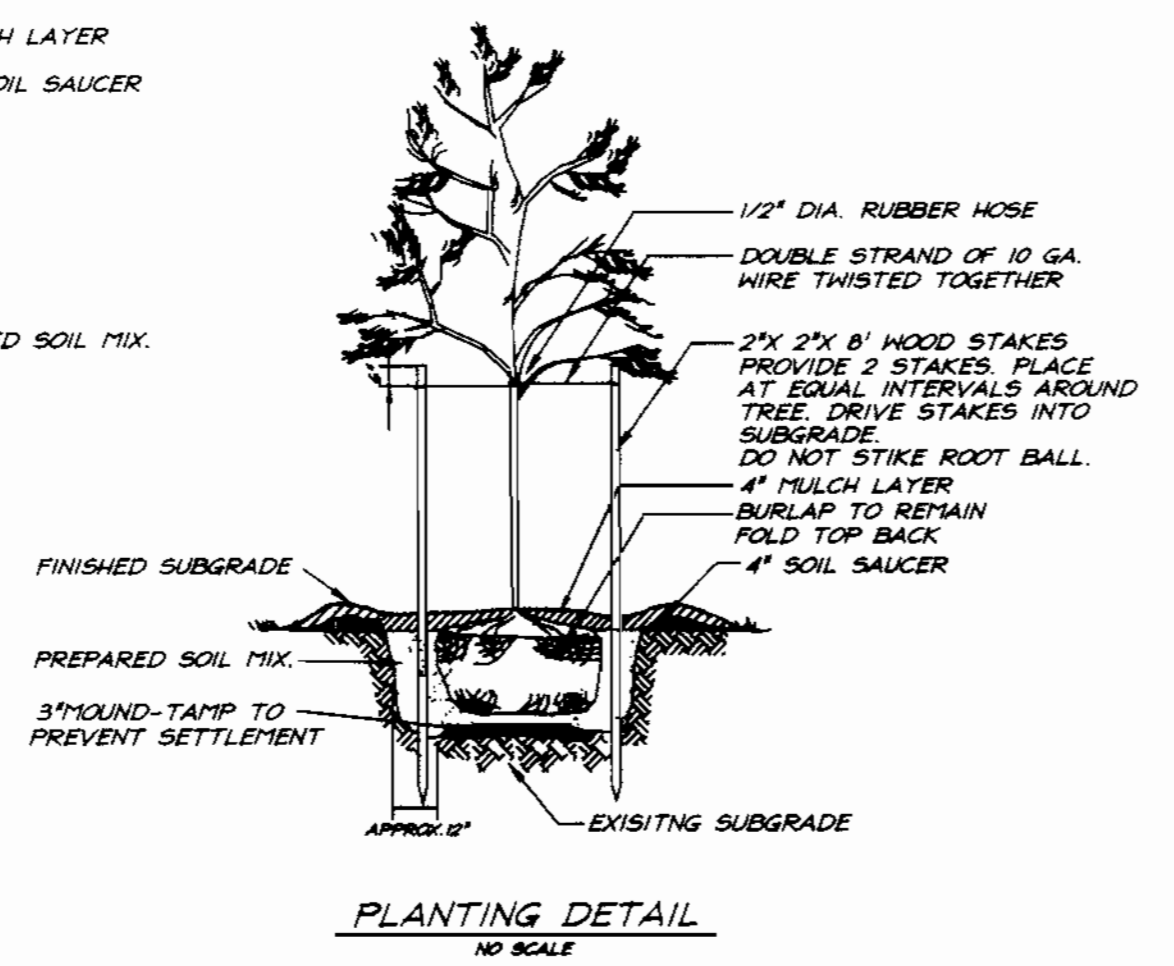
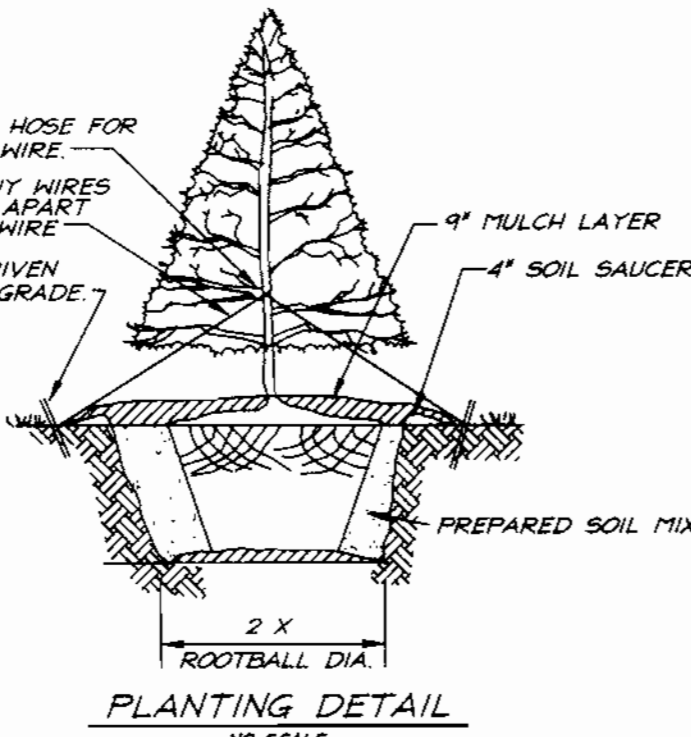
SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 AND 2 OF 4
SEDIMENT AND EROSION CONTROL PLAN	3 AND 4 OF 4

- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan, FDP-Phase 222-A - Part V
 - The total area included in this submission is: 3.12 Acres.
 - The total number of lots included in this submission is: 17
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers: 5-93-21; P-95-12; F-96-102; F-96-89 and WP 95-70.
 - 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 field run by Clark, Finefrock and Sackett, Inc.
 - 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 Hd. Co. Design Manual Volume IV details R.6.03 & R.6.05.
 - In accordance with FDP-Phase 222 - A - Part V 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. No areaways may project into any setback area.
 - Stormwater Management is provided per: F-96-102, Quantity Stormwater Management for Section 4, Area 5 is provided by three facilities; the refurbished 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 three facilities: A Forebay North of SWM Pond #1 (F-96-89), 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 1 Watershed.
 - SHC Elevations shown are at the property lines.
 - 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 landscaping must be posted as part of the Grading Permit in the amount of \$2,050.00.
 - In accordance with FDP-Phase 222 - A - Part V, Section 9A, driveways on lots 61-65 shall be 18' wide.

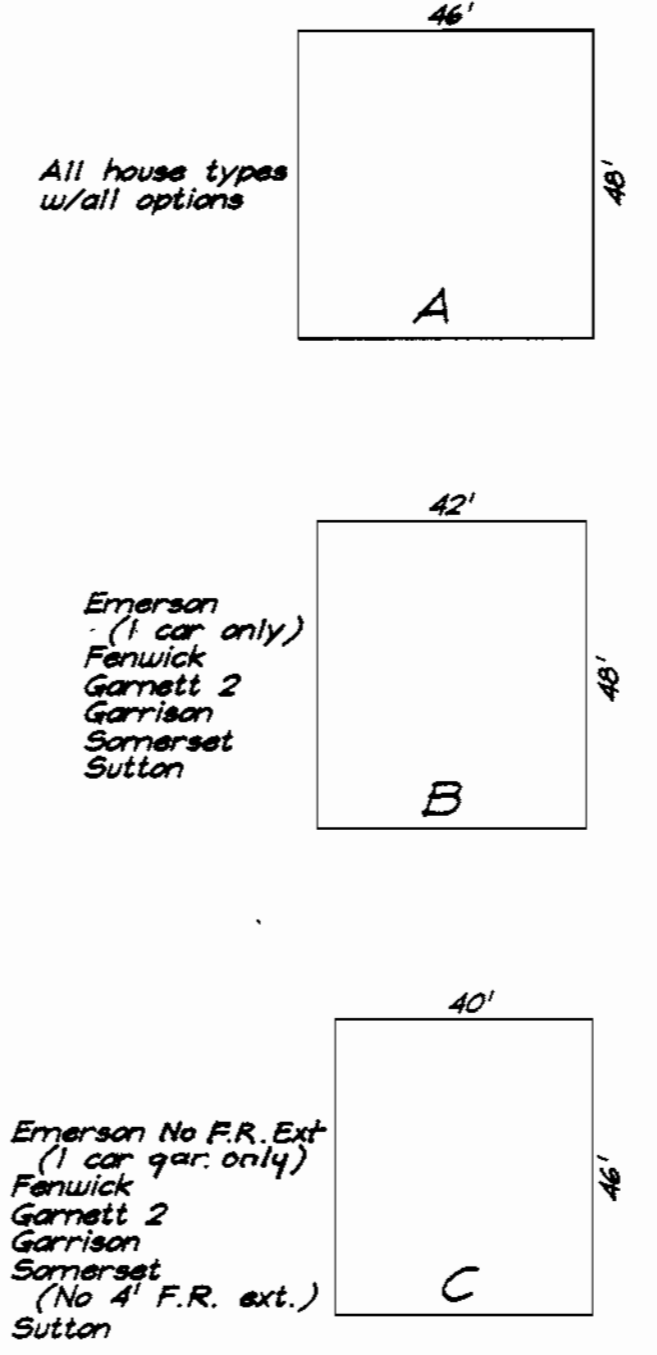
KEY	PLANT NAME	SIZE	QUAN.	REMARK
(AR)	ACER RUBRUM	2 1/2"-3" CAL	6	10' H
(RM)	RED MAPLE	12"-14" HT.	1	Heavy
(PS)	PINUS STROBUS	6"-8" HT.	7	10' H
(WP)	WHITE PINE			Heavy

- NOTES:**
- All plant materials shall be full and heavy, be well formed and asymmetrical, conform to the most current AAN specifications and be installed in accordance with MPO planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. These shall not be planted in the bottom of drainage swales.

SCHEDULE A PERIMETER LANDSCAPE EDGE		LOT 49	LOT 60
Category	Adjacent to Roadways	0	0
Landscape Type		0	0
Perimeter/Perimeter		169'	125'
Number of Plants Required			
Shade Trees (1/20)		3	3
Evergreen Trees (1/40)		4	3
Number of Plants Provided			
Shade Trees		3	3
Evergreen Trees		4	3
Surety Amounts		\$1500	\$1500



DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: [Signature] Date: 7-28-99



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 10/16/99
 [Signature] 10/20/99
 [Signature] 10/22/99

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	4/5	49-65
PLAT NO. 12858/2089	TAX MAP NO. 35	ELECTION DIST. 5TH
WATER CODE 1-10	SEWER CODE 6653000	CENSUS TRACT 6055

CLARK • FINEFROCK & SACKETT, INC.		SCALE	
ENGINEERS • PLANNERS • SURVEYORS		1" = 30'	
DESIGNED	DM	SITE DEVELOPMENT PLAN	
DRAWN	DV	LOTS 49-65	
CHECKED	DM	DRAWING 1 of 4	
DATE	7-28-99	JOB NO. 99-008	
FOR: RYLAND GROUP, INC. 7250 Parkway Drive Hanover, Maryland 21076		FILE NO. 99-008-x	



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

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED DM	SITE DEVELOPMENT PLAN LOTS 49-65	SCALE 1" = 30'
DRAWN DV/LAI	COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 5 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 2 of 4
CHECKED DM		JOB NO. 99-008
DATE 7-28-99	FOR: RYLAND GROUP, INC. 7250 PARKWAY DRIVE HANOVER, MARYLAND 21076	FILE NO. 99-008-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 10/10/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 11/20/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 10/22/99
 DIRECTOR

1 Rev. hse. & grad. lot 50 1-28-00
 N/S Date