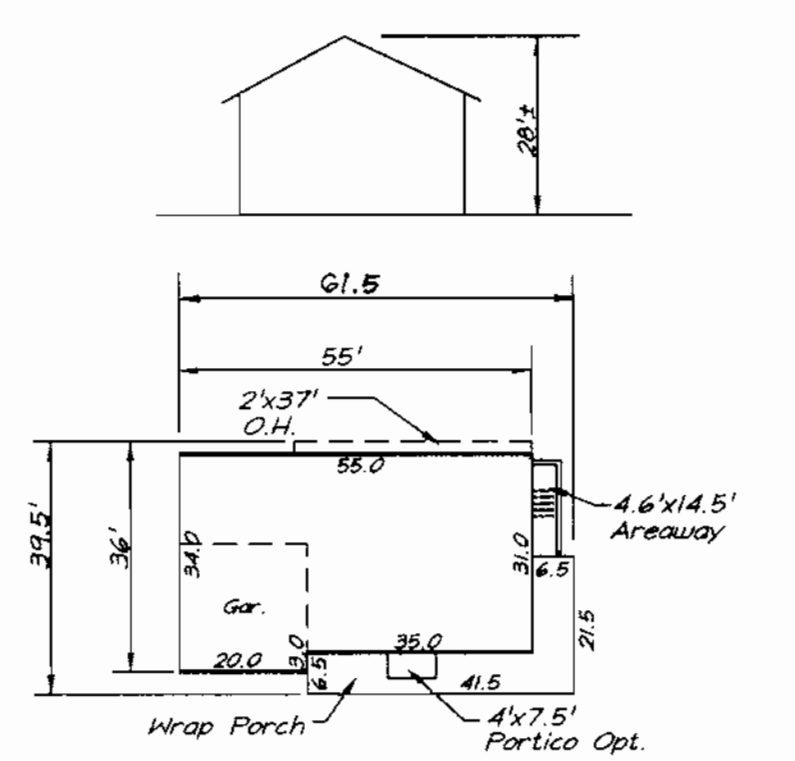


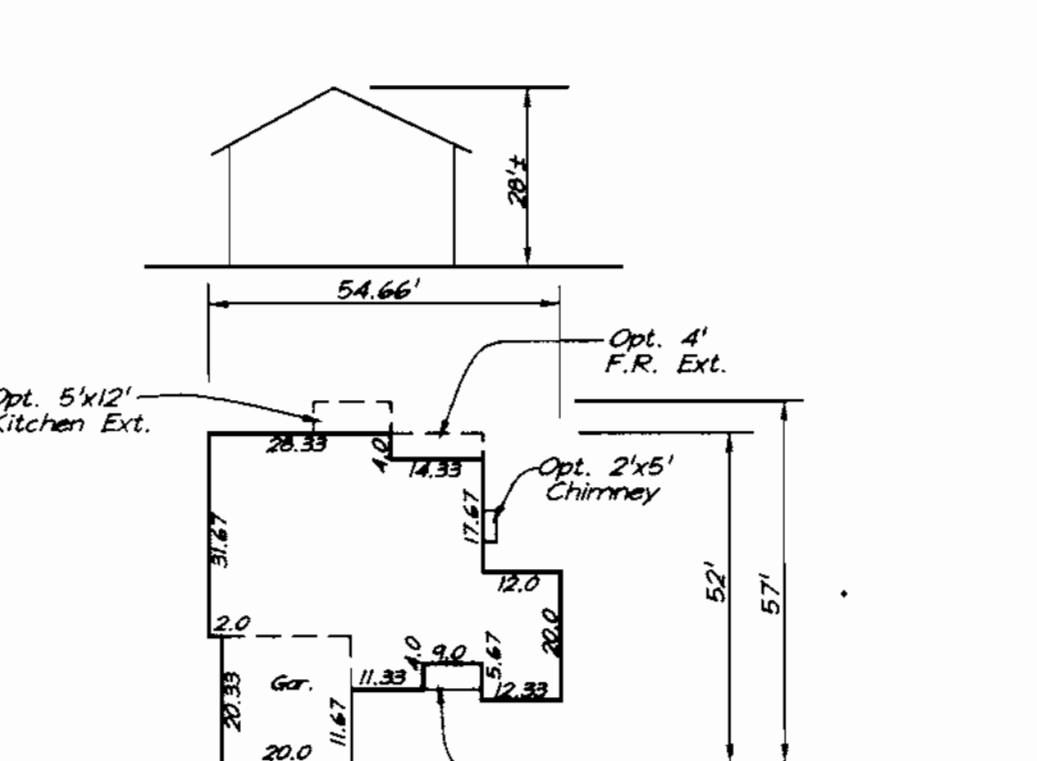
**CAMBRIDGE**  
 2778.82 SF • 8262.73 SF  
 0.3 Min. Lot Size w/all Options  
 3054.82 SF • 10,182.73 SF  
 0.3 Min. Lot Size w/all Options w/12x23' Deck

**TIDEWATER**  
 2477.26 SF • 8257.53 SF  
 0.3 Min. Lot Size w/all Options  
 2637.26 SF • 8740.87 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck

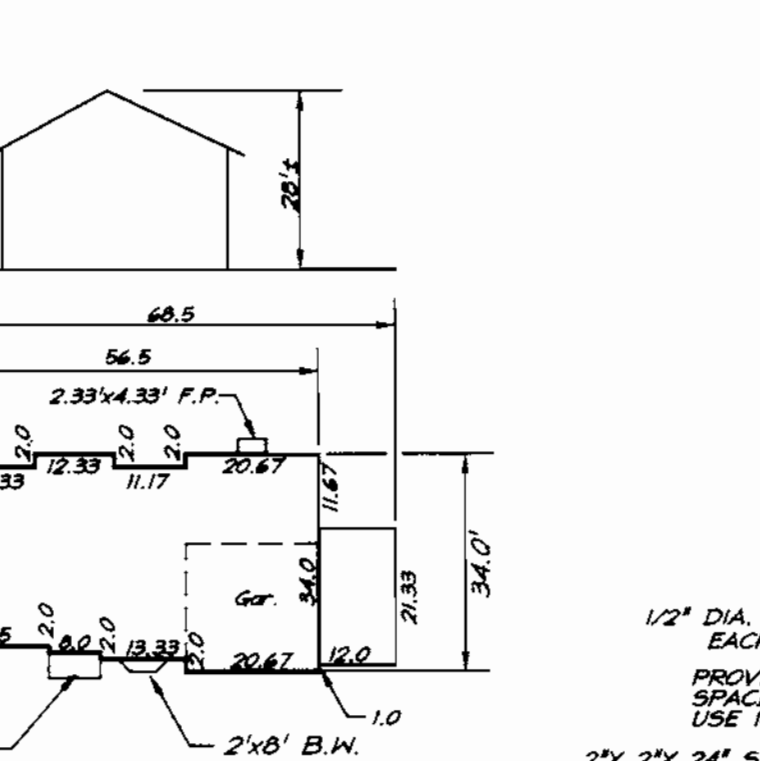
**SEAFORD**  
 2237.60 SF • 7458.07 SF  
 0.3 Min. Lot Size w/all Options  
 2327.60 SF • 7508.00 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



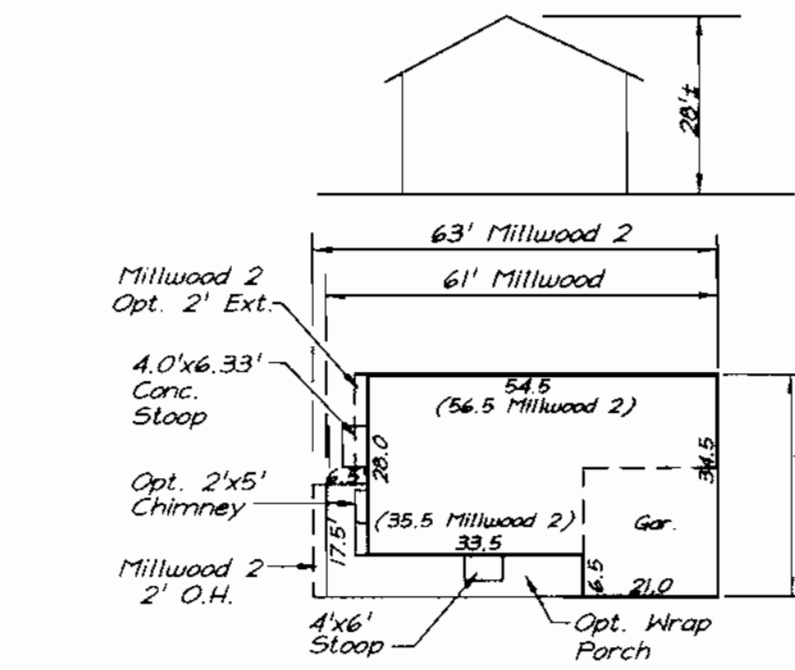
**SALISBURY**  
 2316.25 SF • 7720.83 SF  
 0.3 Min. Lot Size w/all Options  
 2476.25 SF • 8254.17 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



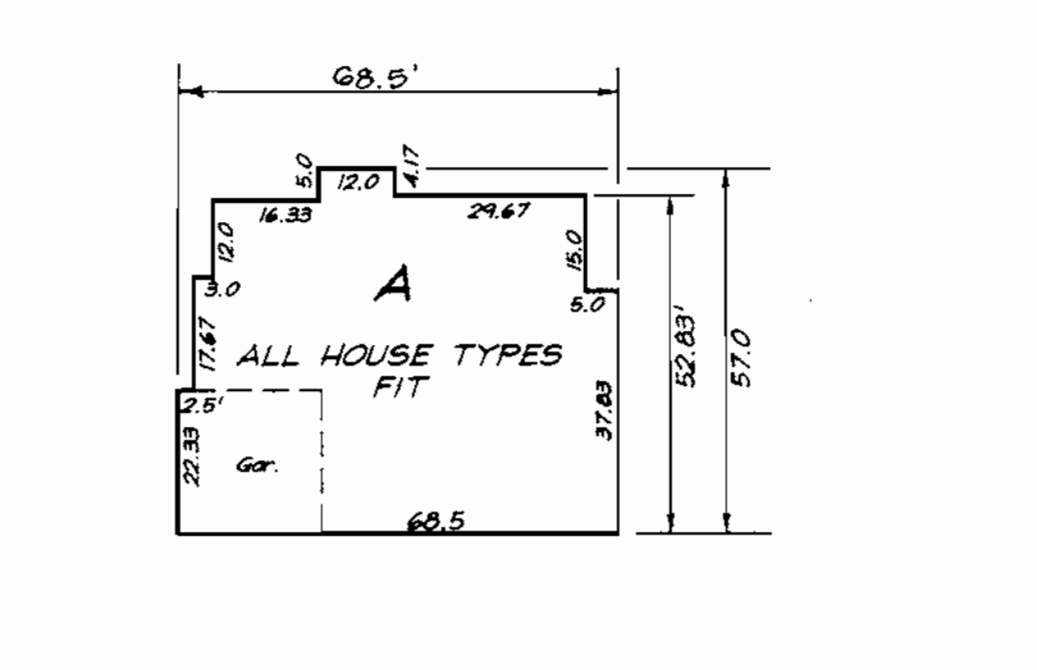
**TALBOT**  
 2233.69 SF • 7446.63 SF  
 0.3 Min. Lot Size w/all Options  
 2393.69 SF • 7978.97 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



**RIVER HILL**  
 1960.43 SF • 6534.93 SF  
 0.3 Min. Lot Size w/all Options  
 2120.43 SF • 7068.1 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



**MILLWOOD**  
 2411.18 SF • 7197.27 SF  
 0.3 Min. Lot Size w/all Options  
 2301.18 SF • 7670.60 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



**MILLWOOD 2**  
 2210.32 SF • 7367.73 SF  
 0.3 Min. Lot Size w/all Options  
 2370.32 SF • 7901.07 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck



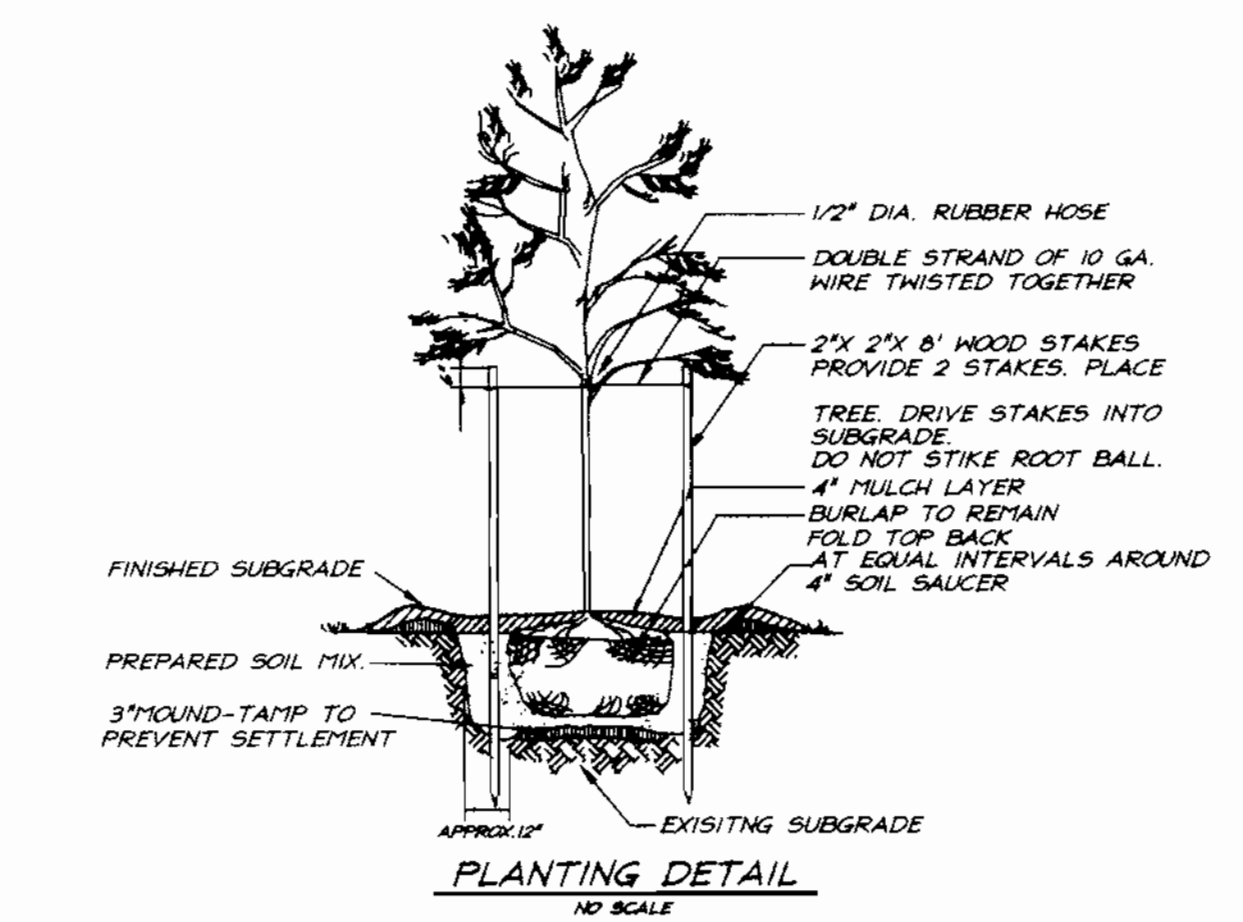
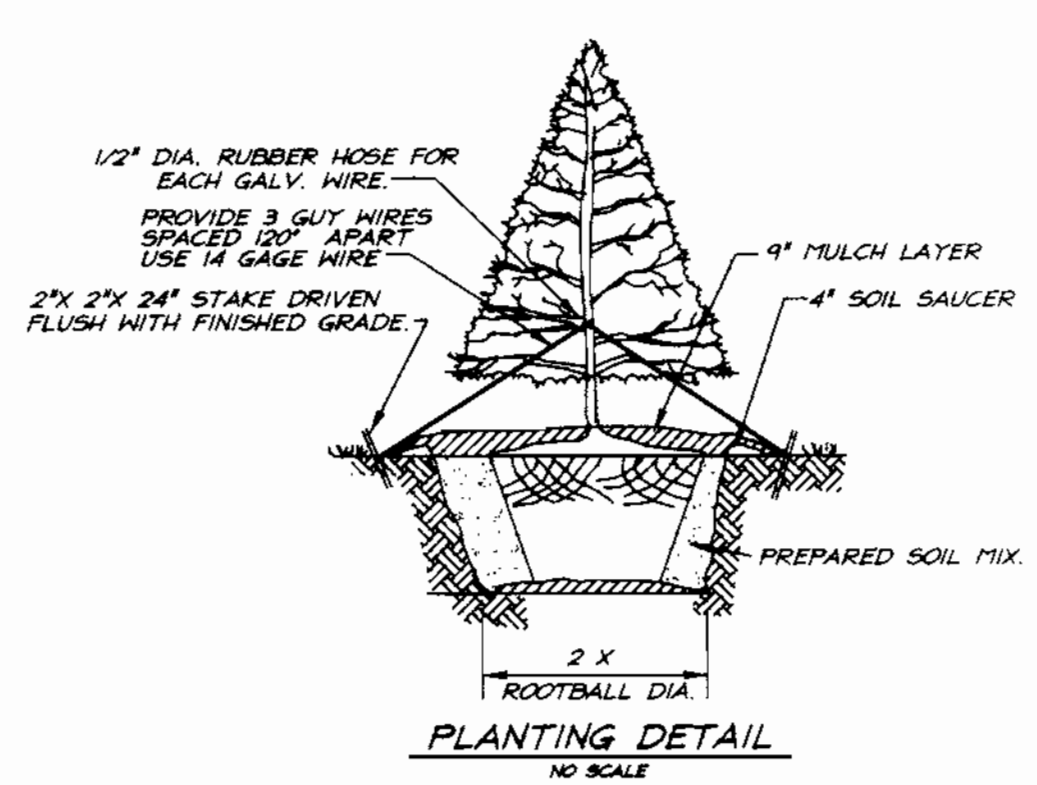
**MILLWOOD 2**  
 2210.32 SF • 7367.73 SF  
 0.3 Min. Lot Size w/all Options  
 2370.32 SF • 7901.07 SF  
 0.3 Min. Lot Size w/all Options w/10x16' Deck

| KEY  | PLANT NAME               | SIZE           | QUAN. | REMARKS |
|------|--------------------------|----------------|-------|---------|
| (AR) | ACER RUBRUM 'RED SUNSET' | 2 1/2"-3" CAL. | 6     | B&B     |
|      | RED SUNSET MAPLE         | 12"-14" HT.    |       |         |
| (PS) | PINUS STROBUS            | 6'-8' HT.      | 7     | B&B     |
|      | WHITE PINE               |                |       |         |

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AAN 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 |   | LOT 3     | LOT 239   |
|-------------------------------------|---|-----------|-----------|
| Category                            | Adjacent to Roadways                                  | B         | B         |
| Landscape Type                      |   | B         | B         |
| Frontage/Perimeter                  |   | 146       | 125       |
| Number of Plants Required           |   |           |           |
| Shade Trees                         | (1/30)  | 3         | 3         |
| Evergreen Trees                     | (1/40)  | 4         | 3         |
| Shrubs                              |   |           |           |
| Number of Plants Provided           |   |           |           |
| Shade Trees                         |   | 3         | 3         |
| Evergreen Trees                     |   | 4         | 3         |
| Surety Amounts                      | (Shade Trees @ \$300 ea.)<br>(Evergreens @ \$180 ea.) | \$1500.00 | \$1350.00 |

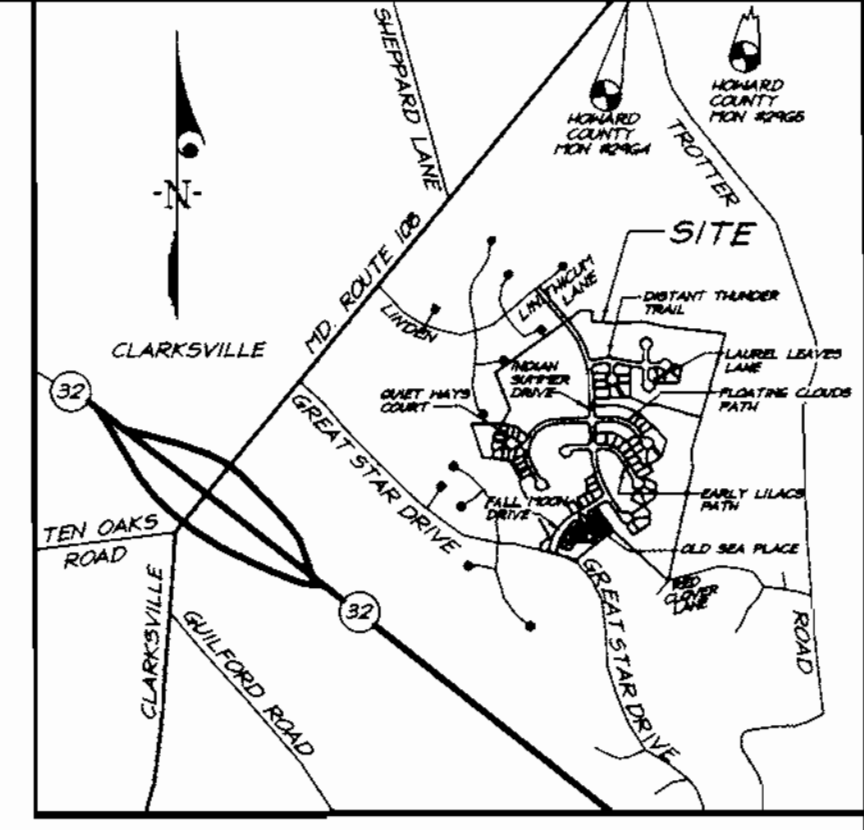
\* Comments: Planting to be provided per the New Town Alternative Compliance method.



| SHEET INDEX                     |           |
|---------------------------------|-----------|
| DESCRIPTION                     | SHEET NO. |
| Cover Sheet                     | 1 of 3    |
| Site Development Plan           | 2 of 3    |
| Sediment & Erosion Control Plan | 3 of 3    |

| ADDRESS CHART |                     |
|---------------|---------------------|
| LOT NUMBER    | STREET ADDRESS      |
| 1             | 5007 Fall Moon Ride |
| 2             | 5011 Fall Moon Ride |
| 3             | 5800 Old Sea Place  |
| 4             | 5804 Old Sea Place  |
| 5             | 5808 Old Sea Place  |
| 6             | 5802 Old Sea Place  |
| 239           | 5025 Fall Moon Ride |
| 240           | 5805 Old Sea Place  |

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



VICINITY MAP  
 Scale: 1"=2000'

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is 2.38 Acres.
  - The total number of lots included in this submission is : 8
  - 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-95-11, F-96-130, F-98-120
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, 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 Daft, Maune, Walker Inc. 7-10-97
  - The coordinates shown herein 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 IV, 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. \*(Continued below)
  - Stormwater Management is provided per: F-96-130
  - 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 Landscape Manual. Financial Surety for the trees in schedule A in the amount of \$2850.00 shall be part of the grading permit application.

\* Exterior stairways/areaways may not project into any setbacks and wrap around porches on the typical house models may not project into any side yard setbacks.

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

**SPECIAL NOTE:**  
 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-96-130 and/or approved Water and Sewer Plans Contract #34-3420-D.

|                  |                                |                |         |              |                            |
|------------------|--------------------------------|----------------|---------|--------------|----------------------------|
| SUBDIVISION NAME | COLUMBIA VILLAGE OF RIVER HILL | SECTION/AREA   | 4/4     | LOTS         | 1, 2, 3, 4, 5, 6, 239, 240 |
| PLAT NO.         | 12924 and 13286                | BLOCK NO.      | 1       | ZONE         | NTSFLD                     |
| TAX MAP NO.      | 35                             | ELECTION DIST. | 5TH     | CENSUS TRACT | 6055                       |
| WATER CODE       | 110                            | SEWER CODE     | 6653000 |              |                            |

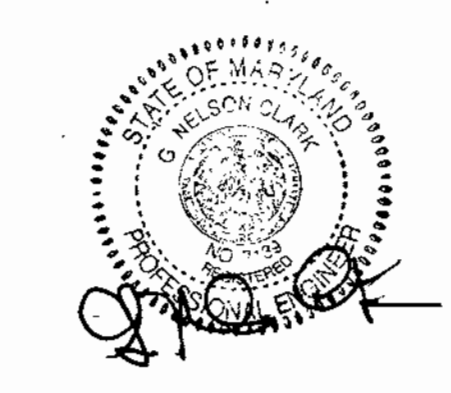
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|          |   |          |          |
|----------|---|----------|----------|
| DESIGNED | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 1 Thru 6, 239 & 240<br><b>COLUMBIA VILLAGE OF RIVER HILL</b><br>SECTION 4 AREA 4<br>FIFTH (5TH) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE    | 1" = 30' |
| DRAWN    |   | DRAWING  | 1 of 3   |
| CHECKED  |   | JOB NO.  | 00-004   |
| DATE     |   | FILE NO. | 00-004-X |

FOR: NU-HOMES INC.  
 10630 Little Patuxent Parkway, Suite 146  
 Columbia, Maryland 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division: *[Signature]* 5/2/00  
 Chief, Division of Land Development: *[Signature]* 5/4/00  
 Director: *[Signature]* 5/14/00

**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: 4-18-00



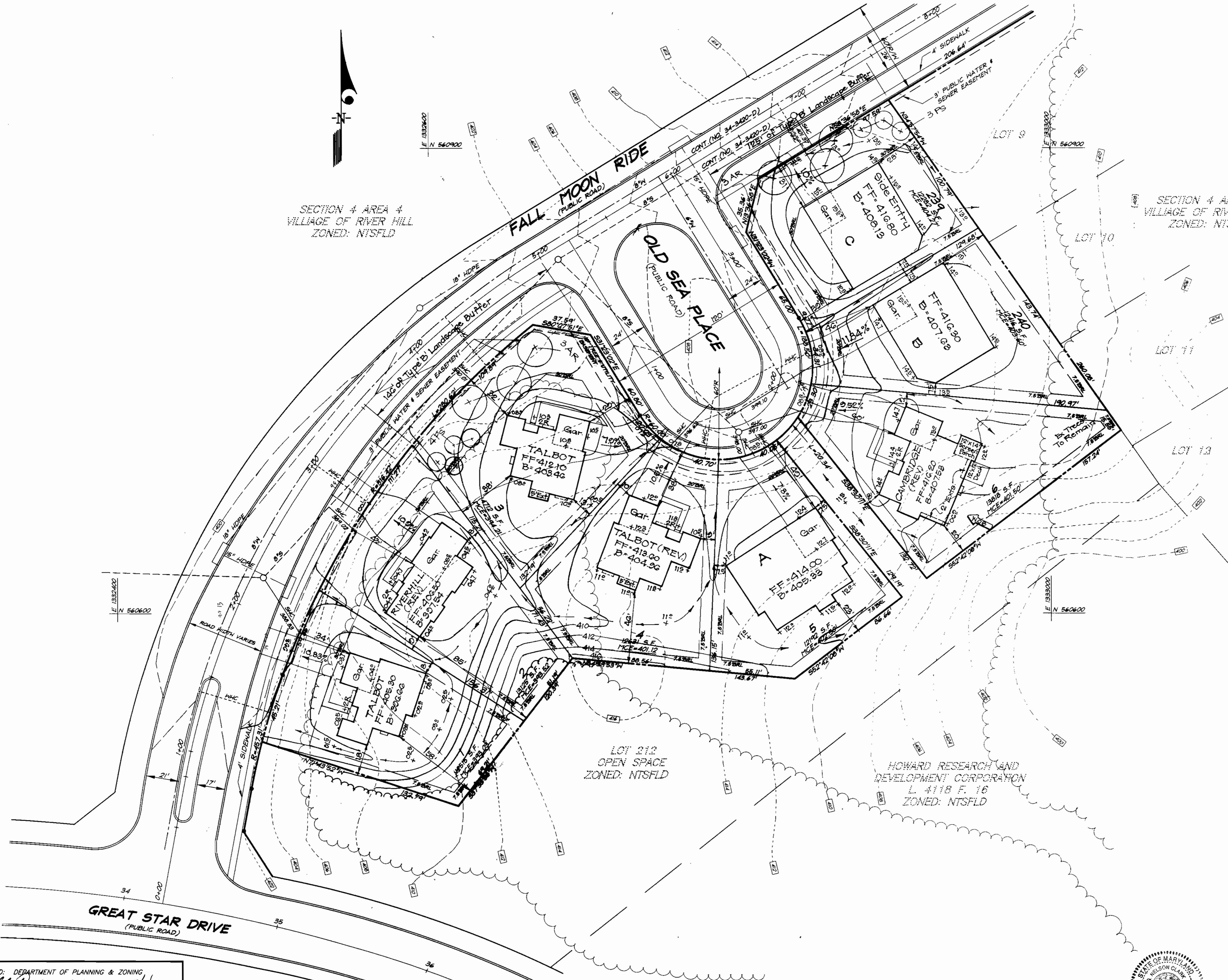


**LEGEND**

|                          |       |
|--------------------------|-------|
| CONTOUR INTERVAL         | 2 FT. |
| EXISTING CONTOUR         | 346   |
| PROPOSED CONTOUR         | 346   |
| DIRECTION OF DRAINAGE    |       |
| WALK OUT BASEMENT        |       |
| SPOT ELEVATION           |       |
| EXISTING TREES TO REMAIN |       |
| TREE PROTECTION FENCE    |       |

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD



GREAT STAR DRIVE  
(PUBLIC ROAD)

LOT 212  
OPEN SPACE  
ZONED: NTSFLD

HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L. 4118 F. 16  
ZONED: NTSFLD

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*Chris Davidson* 5/2/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Cindy Hammit* 5/4/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*James S. Sackett* 5/4/00  
 DIRECTOR



|  |  |                     |
|--|--|---------------------|
| <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |  |                     |
| DESIGNED<br><i>K.P.B.</i>  | SITE DEVELOPMENT PLAN  | SCALE<br>1" = 30'   |
| CHECKED<br><i>K.P.B.</i>   | LOTS 1 Thru 6, 239 & 240<br><b>COLUMBIA<br/>VILLAGE OF RIVER HILL</b>                      | DRAWING<br>2 of 3   |
| DATE<br>2-1-00   | SECTION 4 AREA 4<br>FIFTH (5th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND               | JOB NO.<br>00-004   |
|  | FOR: NU-HOMES INC.<br>10630 Little Patuxent Parkway, Suite 146<br>Columbia, Maryland 21044 | FILE NO.<br>00-004X |



**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 shall be installed prior to the start of any construction (312-1855).
- All repetitive and structural provisions are to be installed according to the provisions of this plan and are to be in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions therein.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, unless otherwise noted 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 perimeter in accordance with Section 7 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seeding, see temporary seeding and mulching (See 6).
- Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grass.
- All sediment control structures are to remain in place and are to be maintained in operative condition until approved by their removal has been obtained from the Howard County Sediment Control Inspector.
- SOIL ANALYSIS:
 

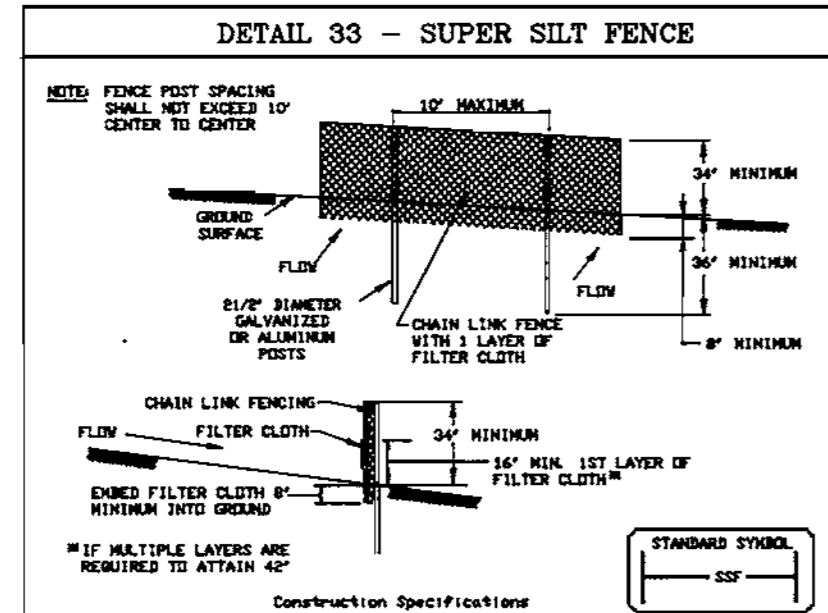
|                                      |          |
|--------------------------------------|----------|
| Total Area of Site:                  | 5.28 Ac. |
| Area to be seeded:                   | 1.84 Ac. |
| Area to be vegetatively stabilized:  | 1.84 Ac. |
| Total Seeding:                       | 3.68 Ac. |
| Off-site Water/Borrow Area Location: |          |
- Any sediment control measures 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 Department of Inspections, Licenses and Permits.
- On all sites with disturbed areas in excess of 2 acres, approval of the Howard County Department of Inspections, Licenses and Permits of particular erosion and sediment controls, but not limited to, is required. Other handling or grading approval may not be authorized until final approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe depths or that which shall be located and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 6,641 LF
- The total amount of silt fence = 213 LF
- The total amount of earth area = 213 LF

**CONSTRUCTION SEQUENCE**

- | NO. OF DAYS  | NO. OF DAYS |
|--|-------------|
| 1. Initial grading   | 7           |
| 2. Install silt fence  | 7           |
| 3. Install erosion control devices and stabilize   | 14          |
| 4. Excavate for foundations, rough grade and temporarily stabilize                                       | 14          |
| 5. Construct foundations, rough grade and temporarily stabilize  | 14          |
| 6. Final grade and stabilize in accordance with 312 and 313  | 14          |
| 7. Upon approval of the erosion control device remove sediment and erosion control devices and stabilize | 7           |
- \* Delay construction of houses on lot.

**PERMANENT SEEDING NOTES**

- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
- SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging 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 800 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Horrow or disc into upper three inches of soil at the time of seeding, apply 400 lbs. per acre 30-0-10 ureameter fertilizer (8 lbs./1000 sq. ft.).
  - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq. ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Horrow 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. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.5 lbs./1000 sq. ft.) of annual ryegrass. During the period of May 1 thru July 31, seed with 2 lbs. per acre (0.5 lbs./1000 sq. ft.) of annual ryegrass and 2 lbs. per acre (0.5 lbs./1000 sq. ft.) of annual ryegrass. (2) Use seed mixture with 80 lbs. per 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 certified small grain straw immediately after seeding. Another mulch immediately after application using mulch anchoring tool or 215 gallons per acre (0.95/1000 sq. ft.) of emulsified asphalt on flat areas, 50 slopes 8 feet or higher, use 348 gallons per acre (0.95/1000 sq. ft.) for anchoring.
- MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.
- TEMPORARY SEEDING NOTES
- SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging 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 1 thru November 15, seed with 2 1/2 lbs. per acre (0.625 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.5 lbs./1000 sq. ft.) of annual ryegrass. For the period November 1 thru February 28, project site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.
- MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of certified small grain straw immediately after seeding. Another mulch immediately after application using mulch anchoring tool or 215 gallons per acre (0.95/1000 sq. ft.) of emulsified asphalt on flat areas, 50 slopes 8 feet or higher, use 348 gallons per acre (0.95/1000 sq. ft.) for anchoring.
- REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



Construction Specifications

- Fencing shall be 48\"/>

|                      |                             |                |
|----------------------|-----------------------------|----------------|
| Tensile Strength     | 30 lbs/in. (min.)           | Test: MSMT 509 |
| Tensile Modulus      | 20 lbs/in. (min.)           | Test: MSMT 509 |
| Flow Rate            | 0.5 gal/1000 sq. ft. (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.)                  | Test: MSMT 322 |

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NISFLD

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ZONED: NISFLD

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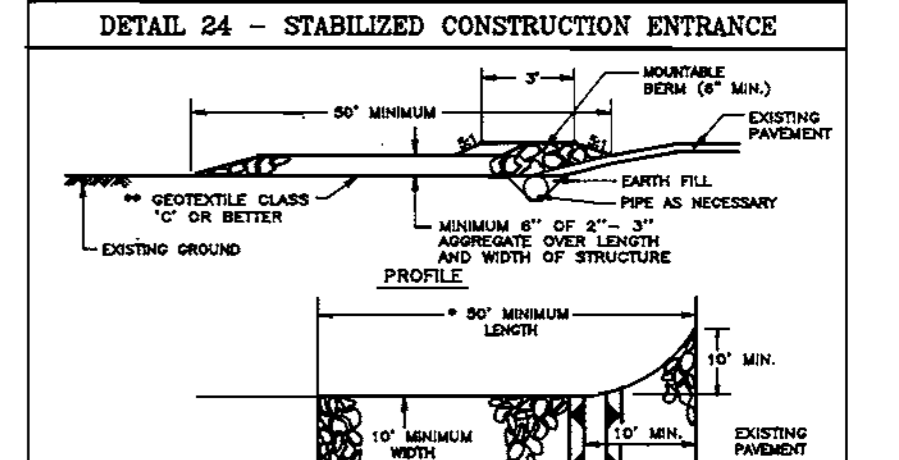
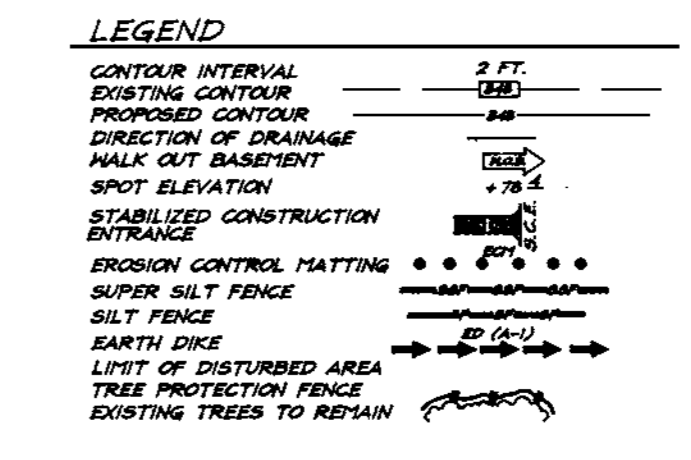
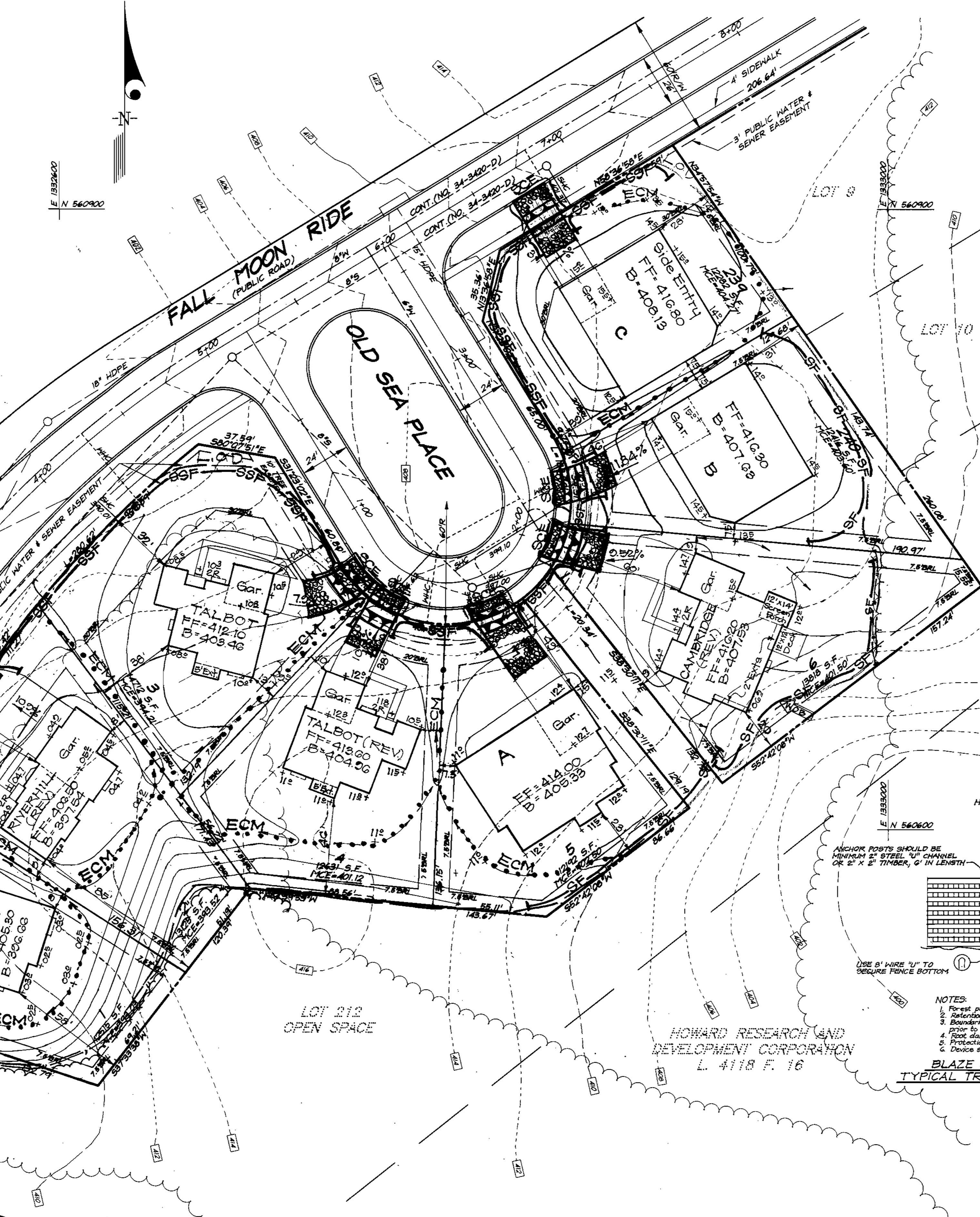
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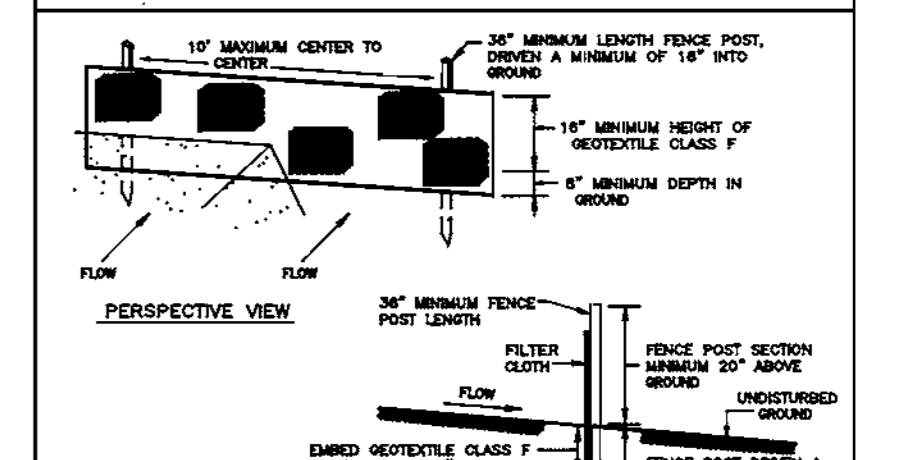
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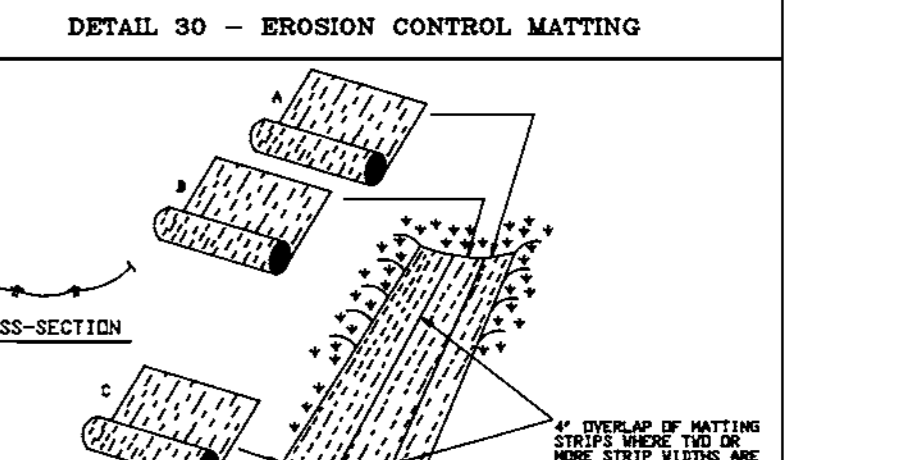
SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NISFLD



- Construction Specifications
- Length - minimum of 50' (40' for a single residence lot).
  - Width - 10' minimum, should be flared at the exiting road to provide a turning radius.
  - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone on the plan approval authority may require single fabric reinforcement to geotextile.
  - Stone - crushed aggregate (3\"/>
- U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE
- MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION



- Construction Specifications
- Fence posts shall be a minimum of 1 1/2\"/>
- U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE
- MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION



- Construction Specifications
- Key-in the matting by placing the top ends of the matting in a narrow trench, 6\"/>
- U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE
- MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

5/6/00  
5/4/00  
5/4/00

Reviewed for HOWARD S.C.D.  
 and made Technical Requirements  
 and made Technical Requirements  
 U.S. National Resources Conservation Service

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

Approved

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.

HARRY A. BOWEN  
 NAME HARRY A. BOWEN

2-9-00  
 DATE

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan drawn 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  
 DATE 2-1-00



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

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

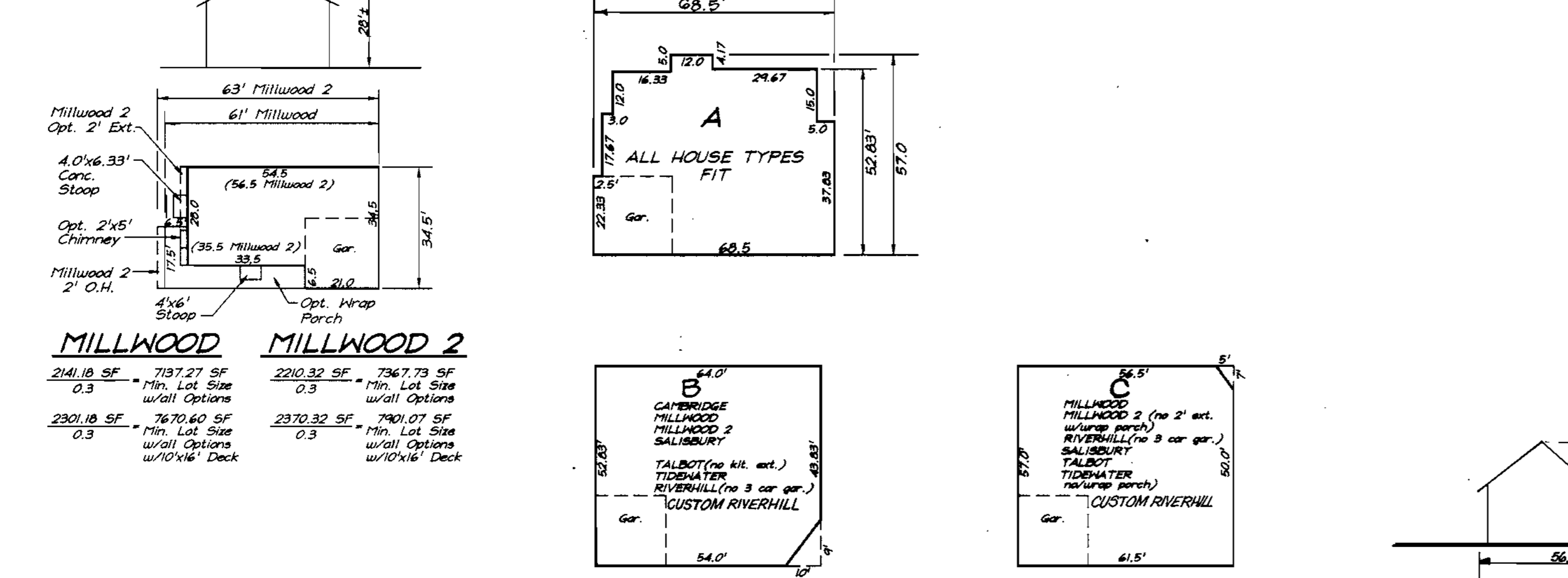
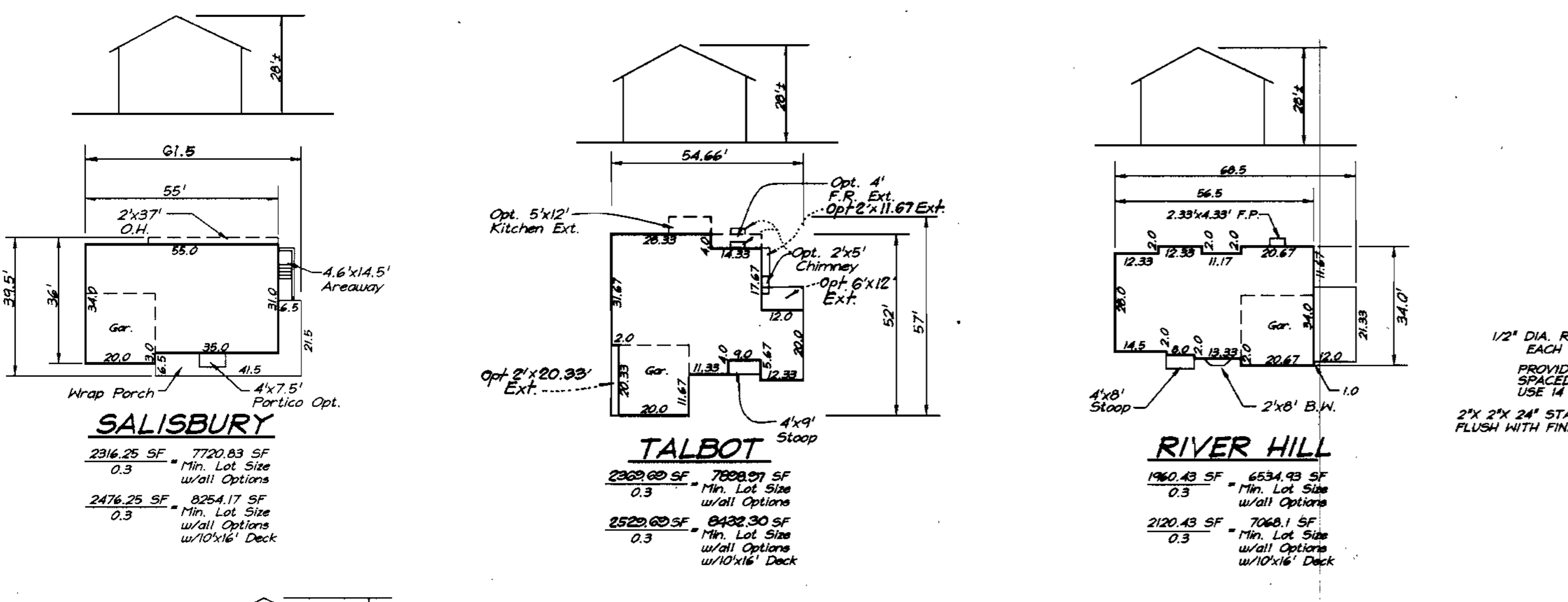
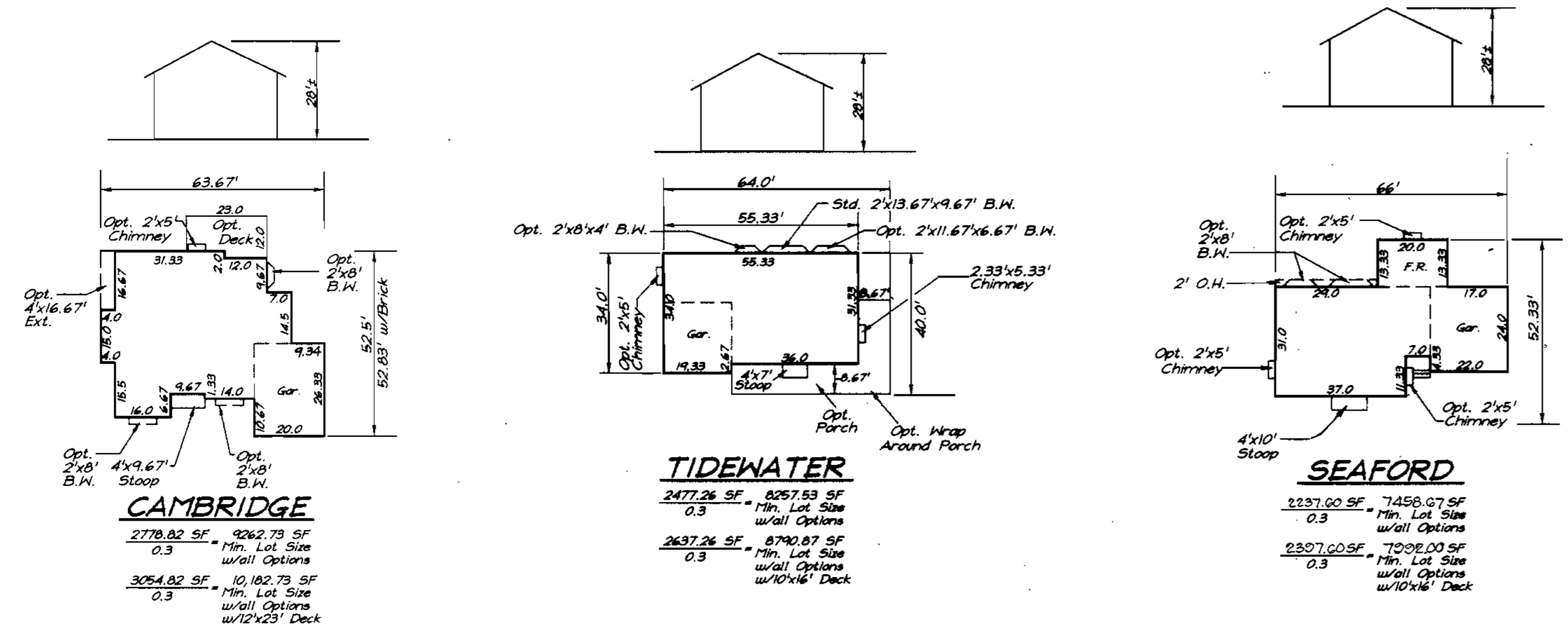
|                 |                    |
|-----------------|--------------------|
| DESIGNED<br>PC  | SCALE<br>1" = 30'  |
| DRAWN<br>K.F.B. | DRAWING<br>3 of 3  |
| CHECKED<br>RGC  | JOB NO.<br>00-004  |
| DATE<br>2-1-00  | FILE NO.<br>00-004 |

FOR: NU-HOMES INC.  
 10630 Little Patuxent Parkway, Suite 146  
 Columbia, Maryland 21044







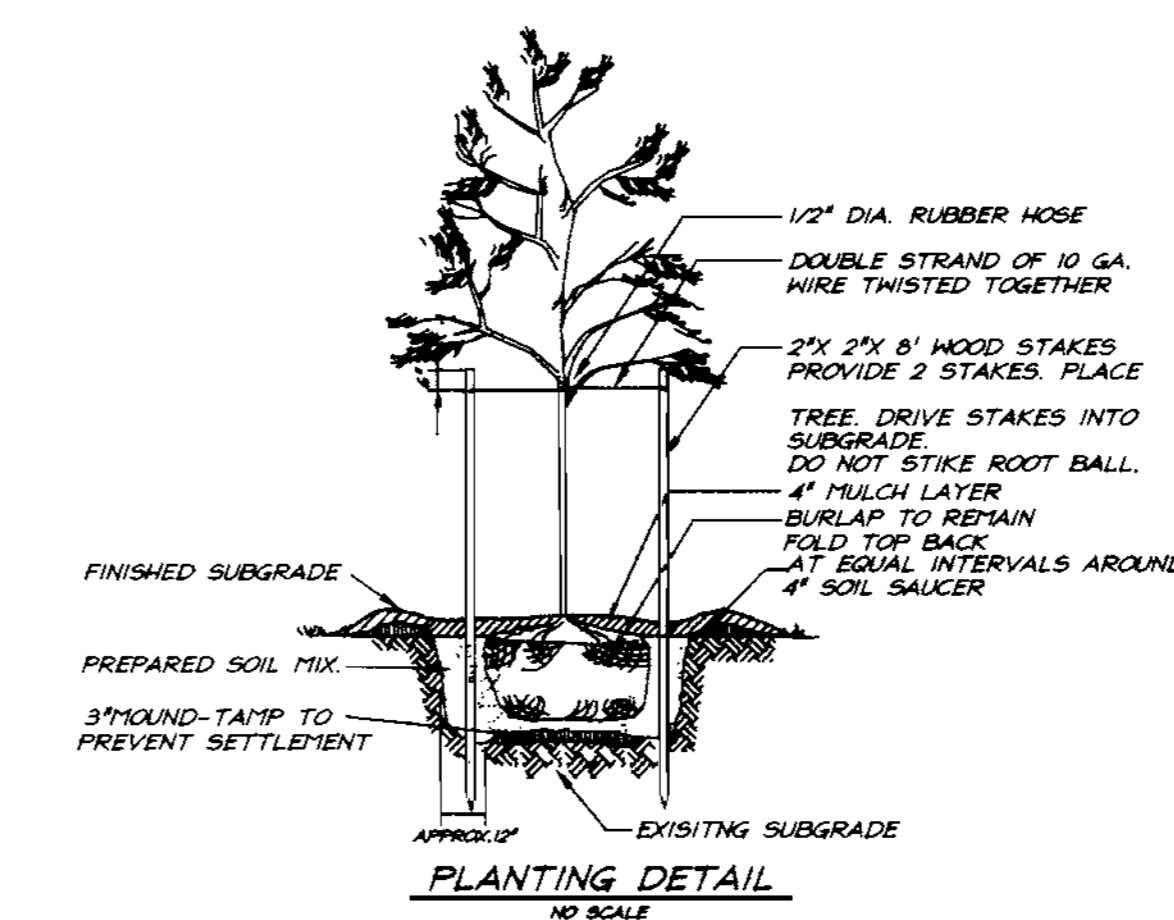
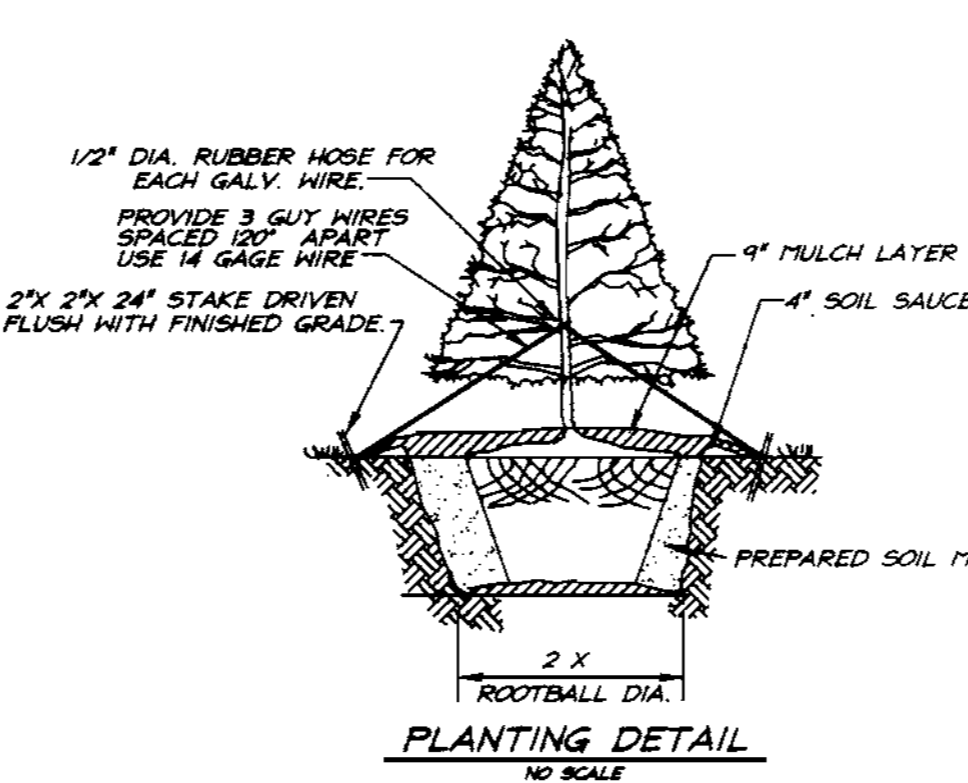


| KEY  | PLANT NAME               | SIZE           | QUAN. | REMARKS |
|------|--------------------------|----------------|-------|---------|
| (AR) | ACER RUBRUM 'RED SUNSET' | 2 1/2"-3" CAL. | 6     | B&B     |
| (AR) | RED SUNSET MAPLE         | 12"-14" HT.    |       |         |
| (PS) | PINUS STROBUS            | 6'-8' HT.      | 7     | B&B     |
| (PS) | WHITE PINE               |                |       |         |

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical conform to the most current AAN 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.

| Category                  | Adjacent to Roadways                              | LOT      | LOT      |
|---------------------------|---|----------|----------|
|                           |   | 3        | 239      |
| Perimeter Landscape Edge  |   |          |          |
| Landscape Type            |   | B        | B        |
| Frontage/Perimeter        |   | 146      | 125      |
| Number of Plants Required |   |          |          |
| Shade Trees (1/30)        |   | 3        | 3        |
| Evergreen Trees (1/40)    |   | 4        | 3        |
| Shrubs                    |   |          |          |
| Number of Plants Provided |   |          |          |
| Shade Trees               |   | 3        | 3        |
| Evergreen Trees           |   | 4        | 3        |
| Surety Amounts            | (Shade Trees @ \$300 ea<br>Evergreens @ \$150 ea) | \$150000 | \$135000 |

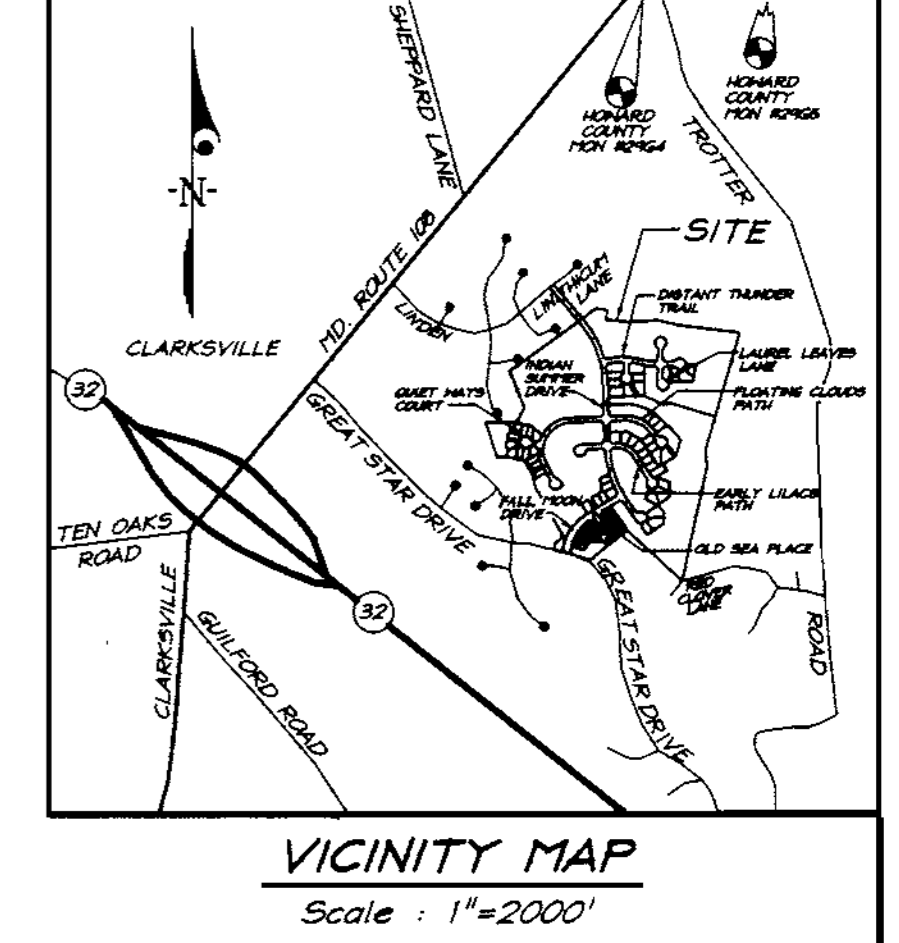
\* Comments: Planting to be provided per the New Town Alternative Compliance method.



| DESCRIPTION                     | SHEET NO. |
|---------------------------------|-----------|
| Cover Sheet                     | 1 of 3    |
| Site Development Plan           | 2 of 3    |
| Sediment & Erosion Control Plan | 3 of 3    |

| LOT NUMBER | STREET ADDRESS      |
|------------|---------------------|
| 1          | 5807 Fall Moon Ride |
| 2          | 5811 Fall Moon Ride |
| 3          | 5800 Old Sea Place  |
| 4          | 5804 Old Sea Place  |
| 5          | 5808 Old Sea Place  |
| 6          | 5805 Old Sea Place  |
| 239        | 5825 Fall Moon Ride |
| 240        | 5805 Old Sea Place  |

**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: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is 2.38 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: 5-93-21, P-95-11, F-96-130, F-98-120
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, 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 Daft, Maune, Walker Inc. 7-10-97
  - The coordinates shown herein 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 IV 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. \*(Continued below)
  - Stormwater Management is provided per: F-96-130
  - 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 Landscape Manual. Financial Surety for the trees in schedule A in the amount of \$2850.00 shall be part of the grading permit application.

\* Exterior stairways/areaways may not project into any setbacks and wrap around porches on the typical house models may not project into any side yard setbacks.

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

**SPECIAL NOTE:**  
 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-96-130 and/or approved Water and Sewer Plans Contract #34-3420-D.

| SUBDIVISION NAME      | COLUMBIA        | SECTION/AREA       | LOTS                       |
|-----------------------|-----------------|--------------------|----------------------------|
| VILLAGE OF RIVER HILL |                 | 4/4                | 1, 2, 3, 4, 5, 6, 239, 240 |
| PLAT NO.              | 12924 and 13286 | BLOCK NO. 1        | ZONE NTSFLD                |
|                       |                 | TAX MAP NO. 35     | ELECTION DIST. 5TH         |
|                       |                 |                    | CENSUS TRACT 6055          |
| WATER CODE 110        |                 | 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: [Signature] DATE: 5/2/02  
 DRAWN: K.P.B. DATE: 5/4/02  
 CHECKED: [Signature] DATE: 5/7/02

**SITE DEVELOPMENT PLAN**  
 LOTS 1 Thru 6, 239 & 240  
**COLUMBIA**  
**VILLAGE OF RIVER HILL**  
 SECTION 4 AREA  
 FIFTH (5TH) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 DRAWING: 1 of 3  
 JOB NO.: 00-004  
 FILE NO.: 00-004-X

DATE: 2-1-00 FOR: NU-HOMES INC.  
 10630 Little Patuxent Parkway, Suite 146  
 Columbia, Maryland 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] DATE: 5/2/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] DATE: 5/4/02  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] DATE: 5/7/02  
 DIRECTOR

| NO. | REVISIONS                                   | Date     |
|-----|---|----------|
| 2   | Added Custom Riverhill house typical        | 2-23-01  |
| 1   | Add Options & Rev lot coverage calculations | 12-14-00 |

**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.  
 [Signature] DATE: 4-18-00  
 Name: HARRY A. BOWIE





| No. | REVISIONS                | Date     |
|-----|--------------------------|----------|
| 1   | Rev. hse. & grd. lot 5   | 10-9-00  |
| 2   | Rev. hse. & grd. lot 240 | 12-14-00 |

**LEGEND**

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR 340

PROPOSED CONTOUR 340

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

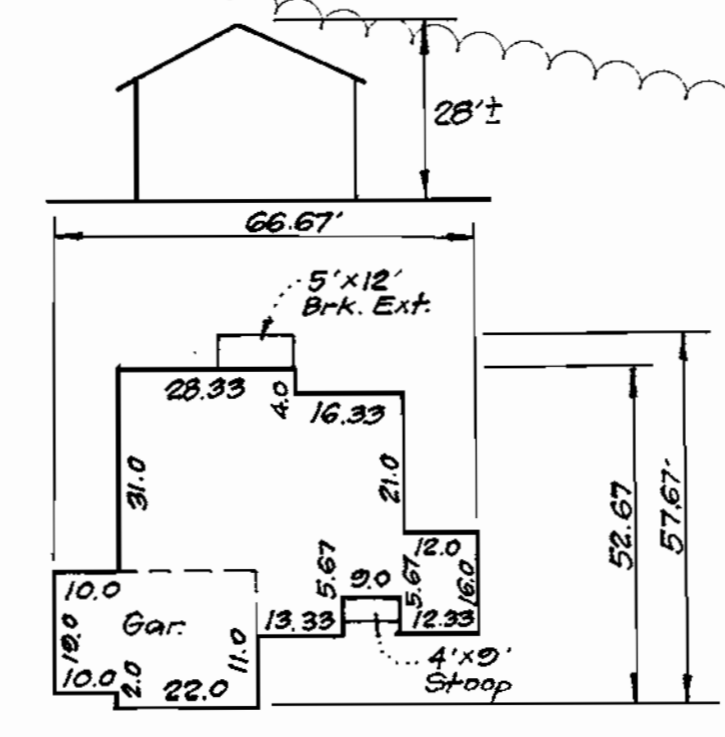
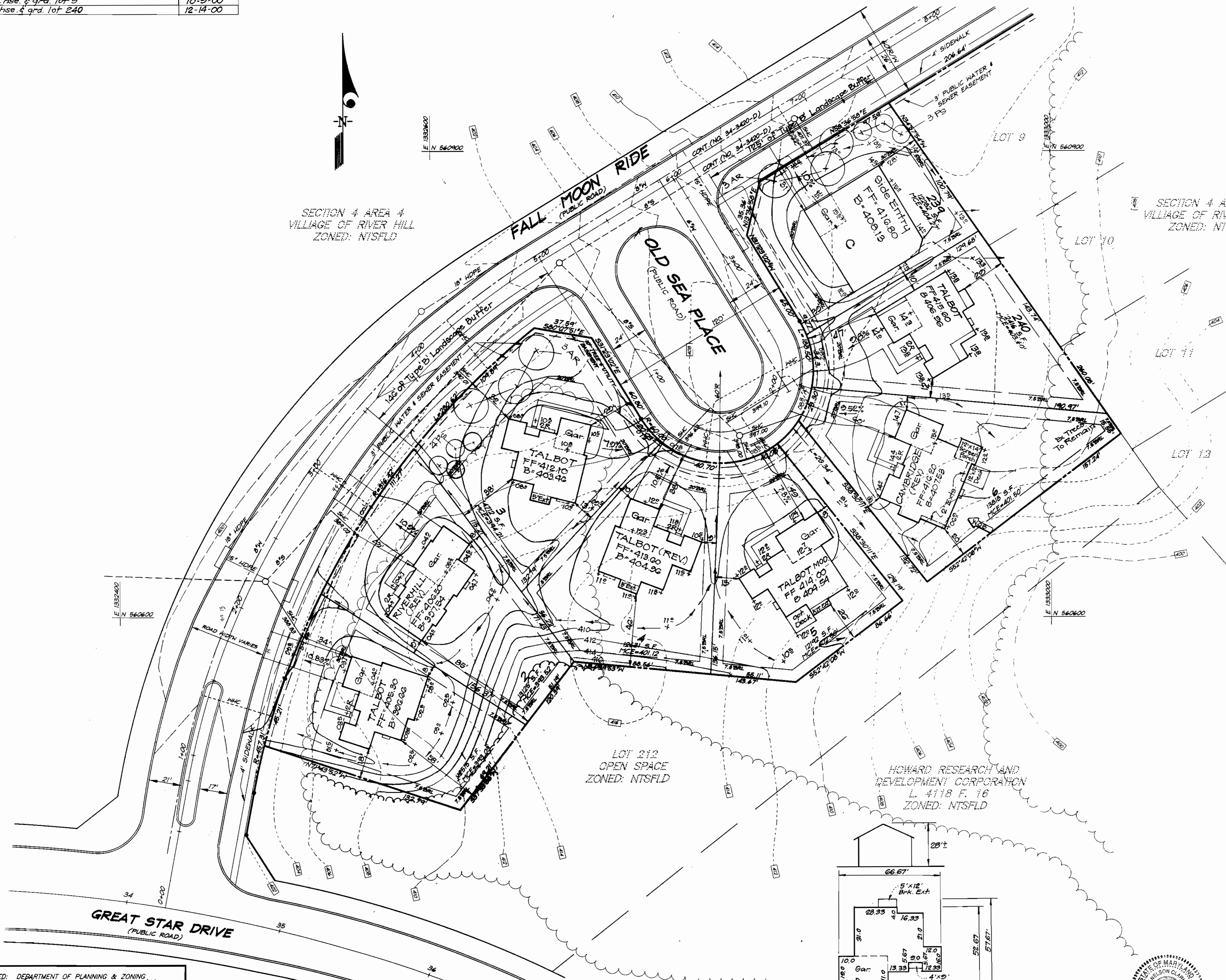
SPOT ELEVATION

EXISTING TREES TO REMAIN

TREE PROTECTION FENCE

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD



**TALBOT MOD.**  
2520 = 8430 SF Min. Lot Size  
w/All Options incl. 10'x16'  
Deck



APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 5/14/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/14/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/14/00 DATE

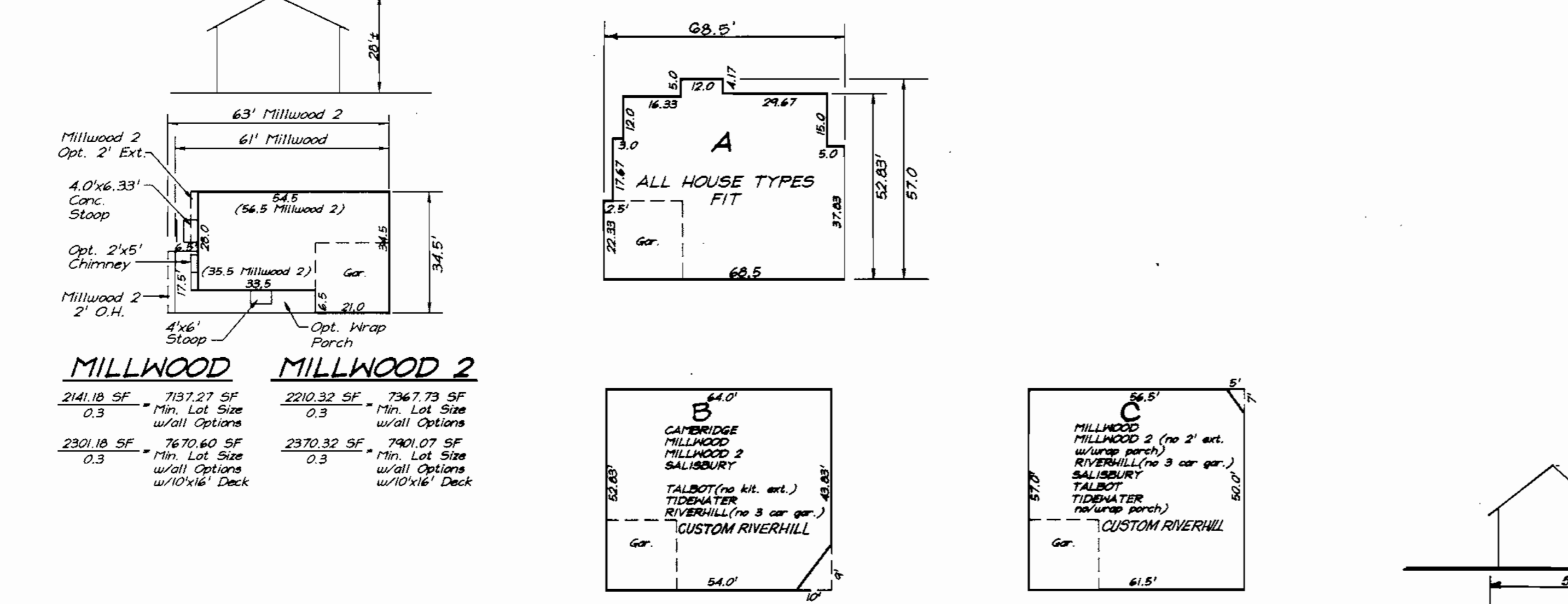
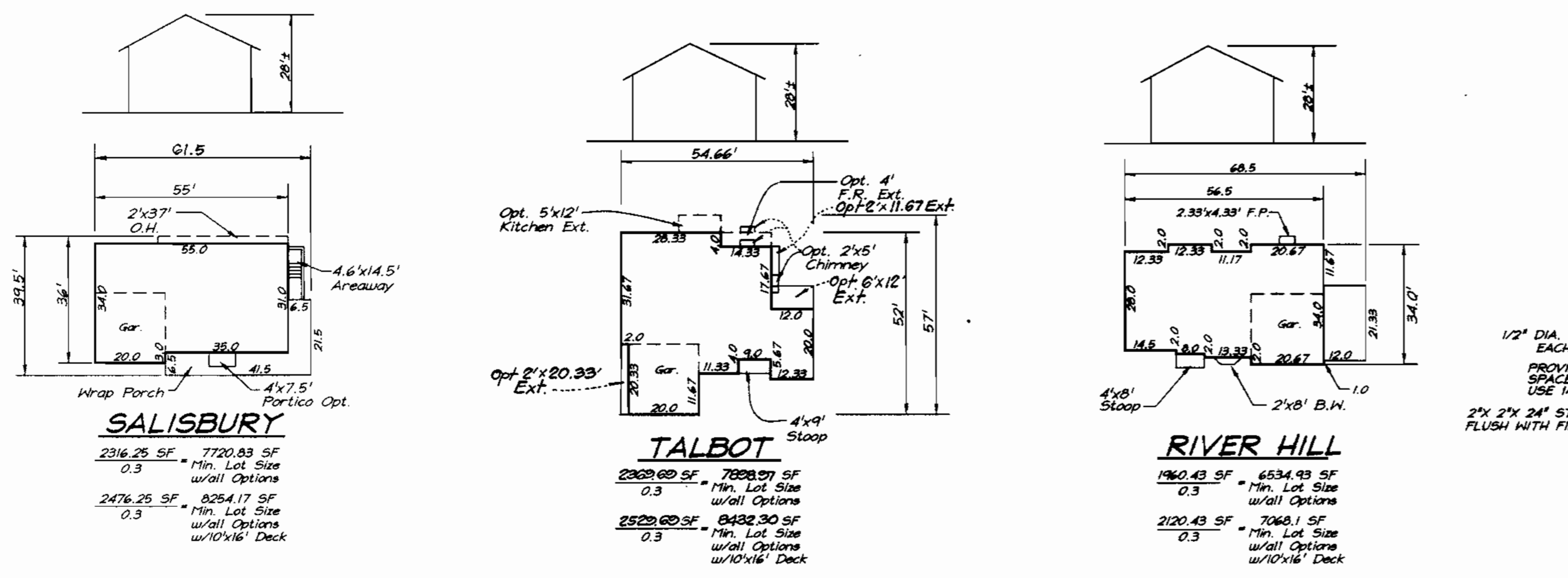
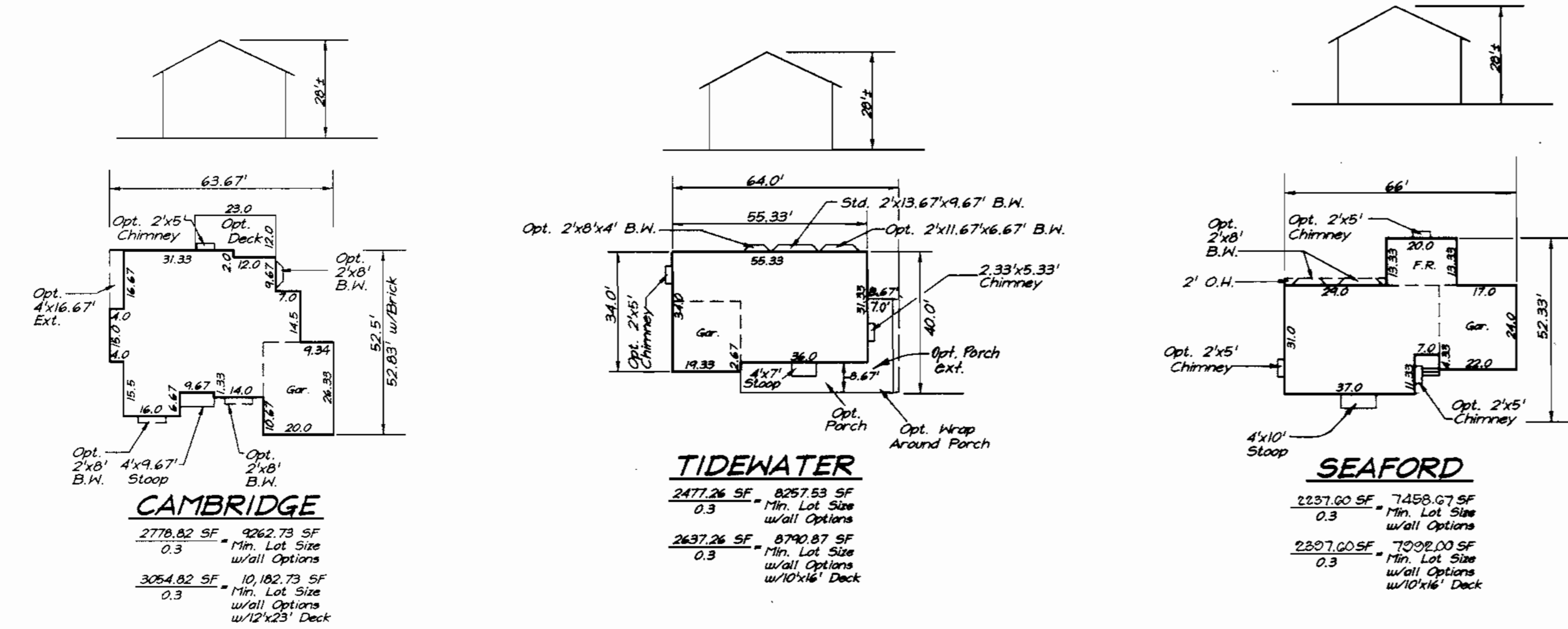
DIRECTOR

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

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

|                                |  |                      |
|--------------------------------|--|----------------------|
| DESIGNED<br><i>[Signature]</i> | SITE DEVELOPMENT PLAN  | SCALE<br>1" = 30'    |
| DRAWN<br><i>[Signature]</i>    | LOTS 1 Thru 6, 239 & 240   | DRAWING<br>2 of 3    |
| CHECKED<br><i>[Signature]</i>  | <b>COLUMBIA</b><br>VILLAGE OF RIVER HILL   | JOB NO.<br>00-004    |
| DATE<br>2-1-00                 | SECTION 4 AREA 4<br>FIFTH (5th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND               | FILE NO.<br>00-004-X |
|                                | FOR: NU-HOMES INC.<br>10630 Little Patuxent Parkway, Suite 146<br>Columbia, Maryland 21044 |                      |



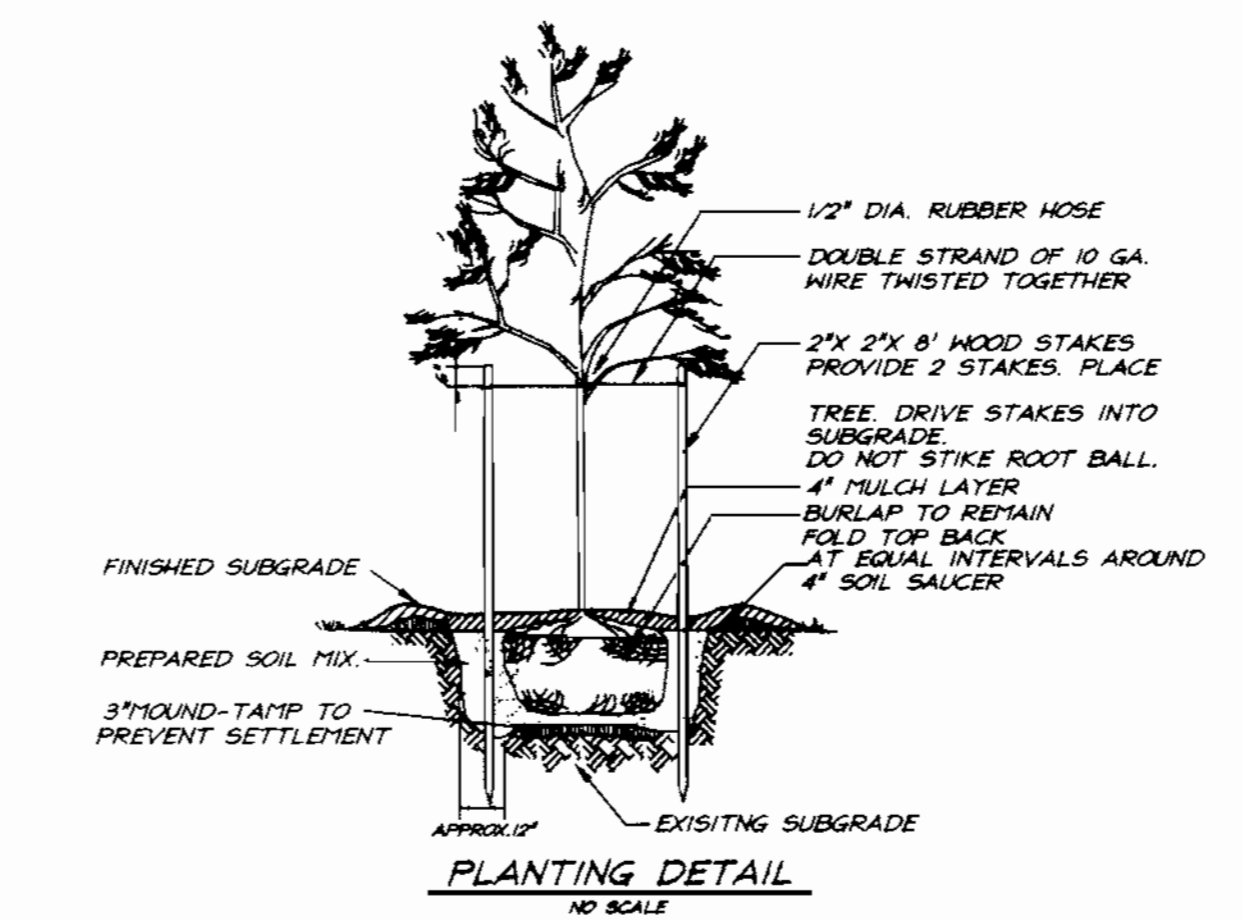
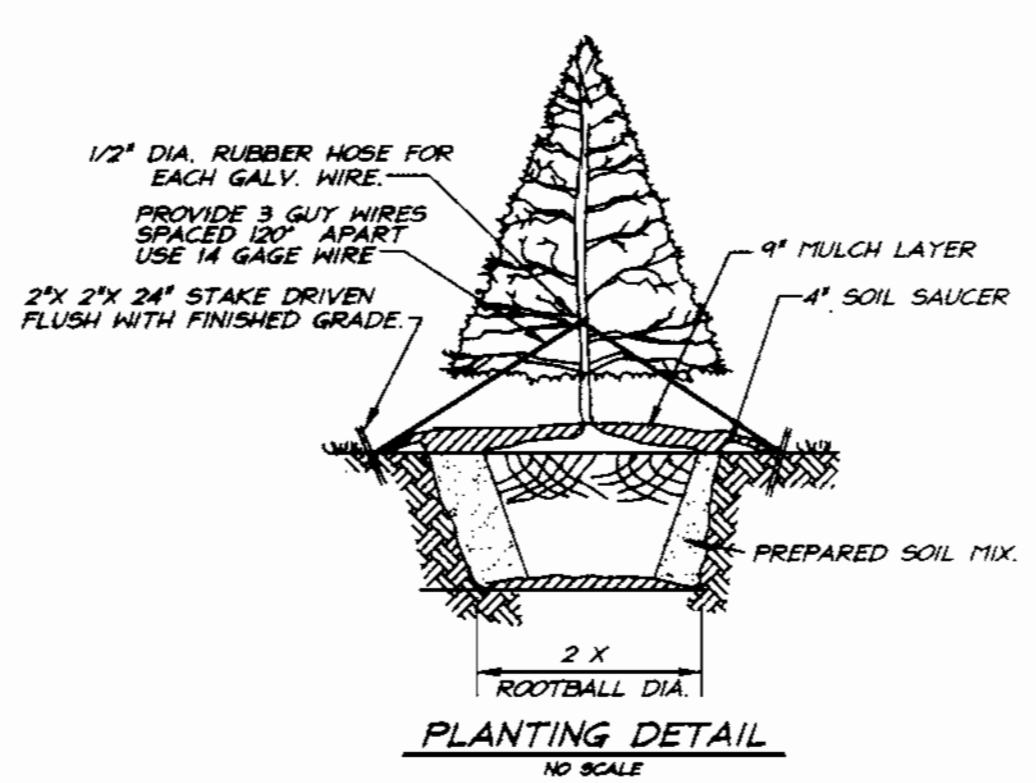


| KEY  | PLANT NAME               | SIZE                      | QUAN. | REMARKS |
|------|--------------------------|---------------------------|-------|---------|
| (AR) | ACER RUBRUM 'RED SUNSET' | 2 1/2"-3" CAL. 12-14' HT. | 6     | BAB     |
| (PS) | PINUS STROBUS WHITE PINE | 6'-8' HT.                 | 7     | BAB     |

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical conform to the most current AAN specifications and be installed in accordance with HMD 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 |  | LOT 3     | LOT 239   |
|-------------------------------------|--|-----------|-----------|
| Category                            | Adjacent to Roadways                             |           |           |
| Landscape Type                      |  | B         | B         |
| Frontage/Perimeter                  |  | 146       | 125       |
| Number of Plants Required           |  |           |           |
| Shade Trees                         | (1/30)   | 3         | 3         |
| Evergreen Trees                     | (1/40)   | 4         | 3         |
| Number of Plants Provided           |  |           |           |
| Shade Trees                         |  | 3         | 3         |
| Evergreen Trees                     |  | 4         | 3         |
| Surety Amounts                      | (Shade Trees @ \$500 ea. Evergreens @ \$150 ea.) | \$1500.00 | \$1350.00 |

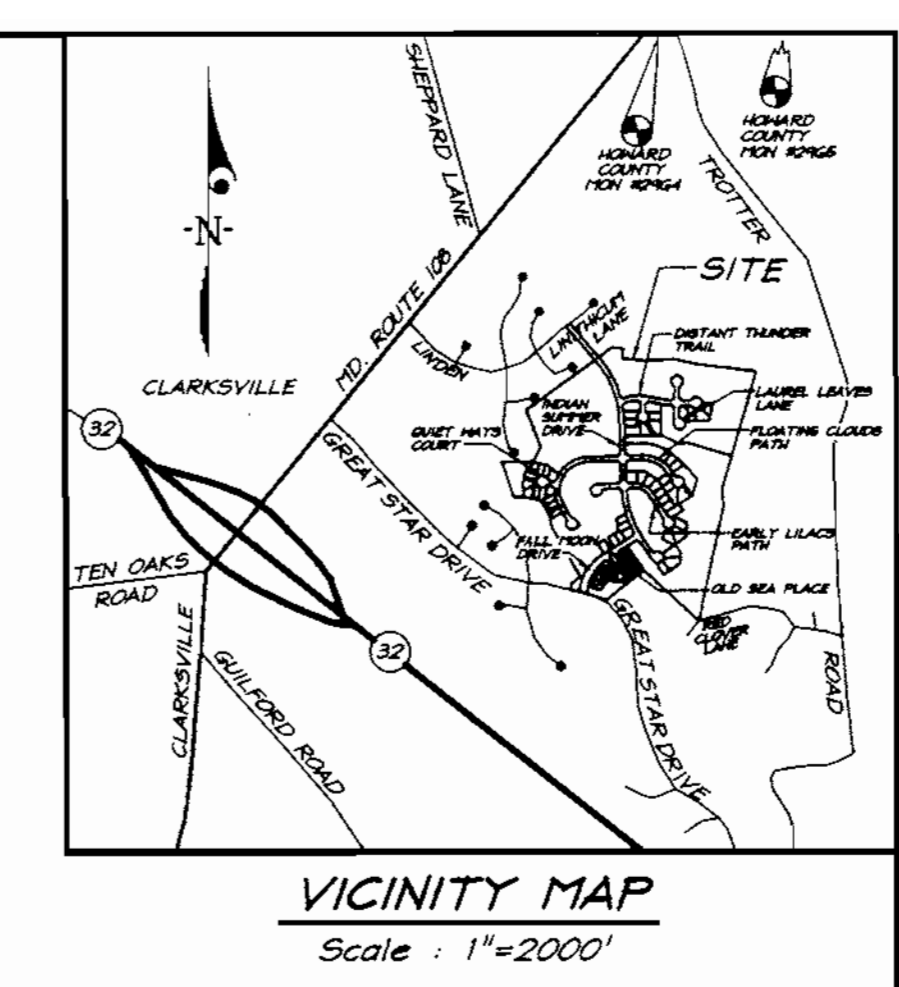
\* Comments: Planting to be provided per the New Town Alternative Compliance method.



| SHEET INDEX                     |           |
|---------------------------------|-----------|
| DESCRIPTION                     | SHEET NO. |
| Cover Sheet                     | 1 of 3    |
| Site Development Plan           | 2 of 3    |
| Sediment & Erosion Control Plan | 3 of 3    |

| ADDRESS CHART |                     |
|---------------|---------------------|
| LOT NUMBER    | STREET ADDRESS      |
| 1             | 5007 Fall Moon Ride |
| 2             | 5011 Fall Moon Ride |
| 3             | 5004 Old Sea Place  |
| 4             | 5004 Old Sea Place  |
| 5             | 5008 Old Sea Place  |
| 6             | 5009 Old Sea Place  |
| 239           | 5025 Fall Moon Ride |
| 240           | 5005 Old Sea Place  |

**BENCHMARKS:**  
 Howard County Monument 29G4  
 Intersection of MD. Route 108 and Trotter Road  
 Howard County Monument 29G5  
 an additional 2,544'± Northeastly along MD. Route 108 away from Site



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is 2.38 Acres.
  - The total number of lots included in this submission is : 8
  - 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-95-11, F-96-130, F-98-120
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, 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 Daft, Maune, Walker Inc. 7-10-97
  - 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 details R.6.03 & R.6.05.
  - In accordance with FDP-Phase 222-A, Part IV, 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. \*(Continued below)
  - Stormwater Management is provided per: F-96-130
  - 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 Landscape Manual. Financial Surety for the trees in schedule A in the amount of \$2850.00 shall be part of the grading permit application.

\* Exterior stairways/areaways may not project into any setbacks and wrap around porches on the typical house models may not project into any side yard setbacks.

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

**SPECIAL NOTE:**  
 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-96-130 and/or approved Water and Sewer Plans Contract #34-3420-D.

| SUBDIVISION NAME | COLUMBIA VILLAGE OF RIVER HILL | SECTION/AREA   | 4/4     | LOTS         | 1, 2, 3, 4, 5, 6, 239, 240 |
|------------------|--------------------------------|----------------|---------|--------------|----------------------------|
| PLAT NO.         | 12924 and 13226                | BLOCK NO.      | 1       | ZONE         | NTSFLD                     |
| TAX MAP NO.      | 35                             | ELECTION DIST. | 5TH     | CENSUS TRACT | 6055                       |
| WATER CODE       | 110                            | 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 | BY     | SITE DEVELOPMENT PLAN                    | SCALE    |
| DRAWN    | BY     | LOTS 1 Thru 6, 239 & 240                 | 1" = 30' |
| CHECKED  | BY     | <b>COLUMBIA VILLAGE OF RIVER HILL</b>    | DRAWING  |
| DATE     | 2-1-00 | SECTION 4 AREA 4                         | 1 of 3   |
|          |        | FIFTH (5th) ELECTION DISTRICT            | JOB NO.  |
|          |        | HOWARD COUNTY, MARYLAND                  | 00-004   |
|          |        | FOR: NU-HOMES INC.                       | FILE NO. |
|          |        | 10630 Little Patuxent Parkway, Suite 146 | 00-004-X |
|          |        | Columbia, Maryland 21044                 |          |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DIRECTOR

5/2/00 DATE  
 5/4/00 DATE  
 5/14/00 DATE  
 4/ DATE

| No | REVISIONS                                    | Date     |
|----|--|----------|
| 3  | Added porch option to Tidewater hse. typical | 4-27-01  |
| 2  | Added Custom Riverhill house typical         | 2-23-01  |
| 1  | Add Options & Rev. lot coverage calculations | 12-14-00 |

**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.

*Harry A. Bowie*  
 Name HARRY A. BOWIE Date 4-18-00





| No. | REVISIONS                | Date     |
|-----|--------------------------|----------|
| 1   | Rev. hse. & grd. lot 5   | 10-9-00  |
| 2   | Rev. hse. & grd. lot 240 | 12-14-00 |
| 3   | Rev. hse. & grd. lot 3   | 2-23-01  |

**LEGEND**

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

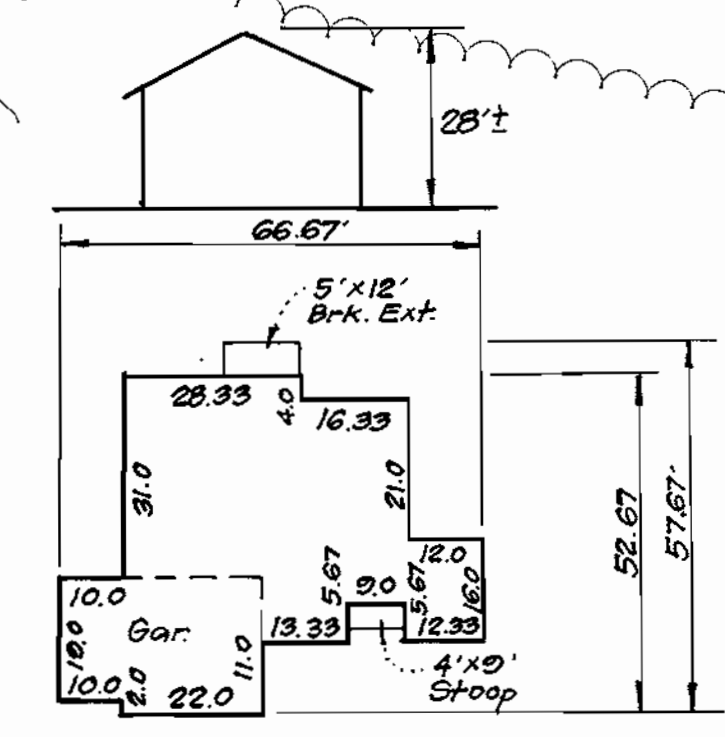
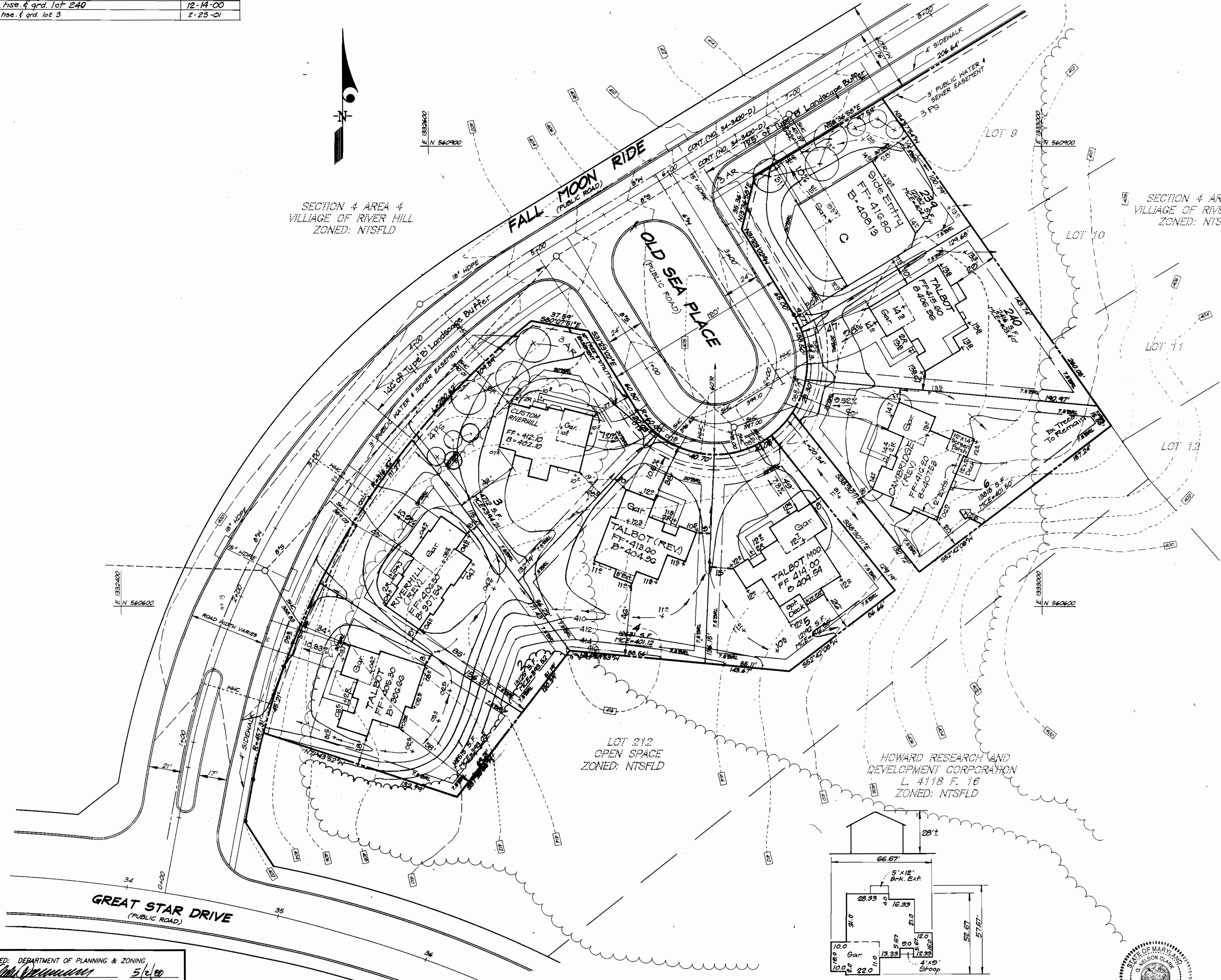
SPOT ELEVATION

EXISTING TREES TO REMAIN

TREE PROTECTION FENCE

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD



**TALBOT MOD.**  
2520 = 8430 SF Min. Lot Size  
w/All Options incl. 10'x10'  
Deck



APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 5/2/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/14/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/14/00 DATE

DIRECTOR

**CLARK • FINFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

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

|                                |  |                     |
|--------------------------------|--|---------------------|
| DESIGNED<br><i>[Signature]</i> | SITE DEVELOPMENT PLAN  | SCALE<br>1" = 30'   |
| DRAWN<br>K.P.B.                | LOTS 1 Thru 6, 239 & 240   | DRAWING<br>2 of 3   |
| CHECKED<br><i>[Signature]</i>  | <b>COLUMBIA</b><br><b>VILLAGE OF RIVER HILL</b>  | JOB NO.<br>00-004   |
| DATE<br>2-1-00                 | SECTION 4 AREA 4<br>FIFTH (5th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND               | FILE NO.<br>00-004X |
|                                | FOR: NU-HOMES INC.<br>10630 Little Patuxent Parkway, Suite 146<br>Columbia, Maryland 21044 |                     |



| No. | REVISIONS  | Date     |
|-----|--|----------|
| 1   | Rev. hse. & grd. lot 5                           | 10-9-00  |
| 2   | Rev. hse. & grd. lot 240                         | 12-14-00 |
| 3   | Rev. hse. & grd. lot 3                           | 2-23-01  |
| 4   | Rev. hse. & grd. lot 239 from C box to Tidewater | 4-2-01   |

SECTION 4 AREA 4  
VILLAGE OF RIVER HILL  
ZONED: NTSFLD

**LEGEND**

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

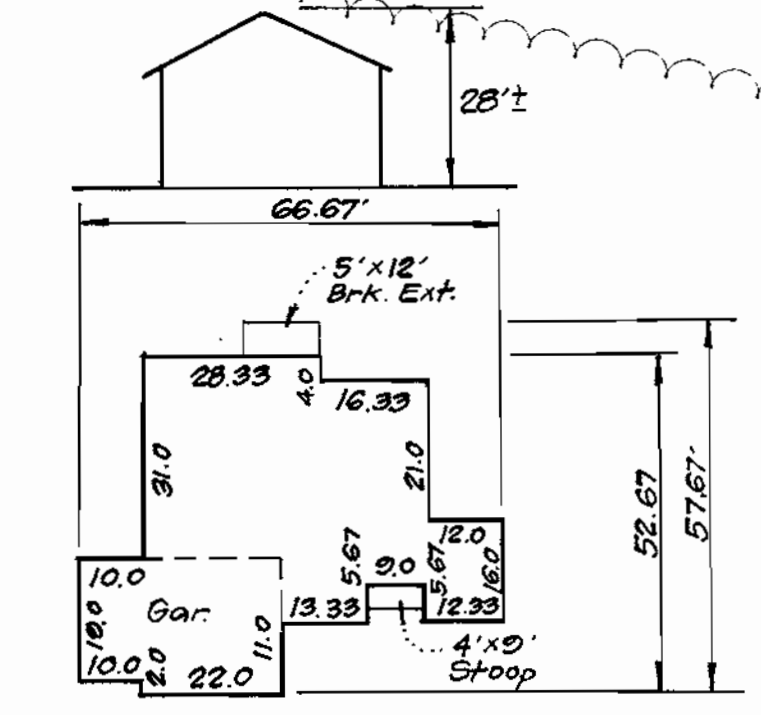
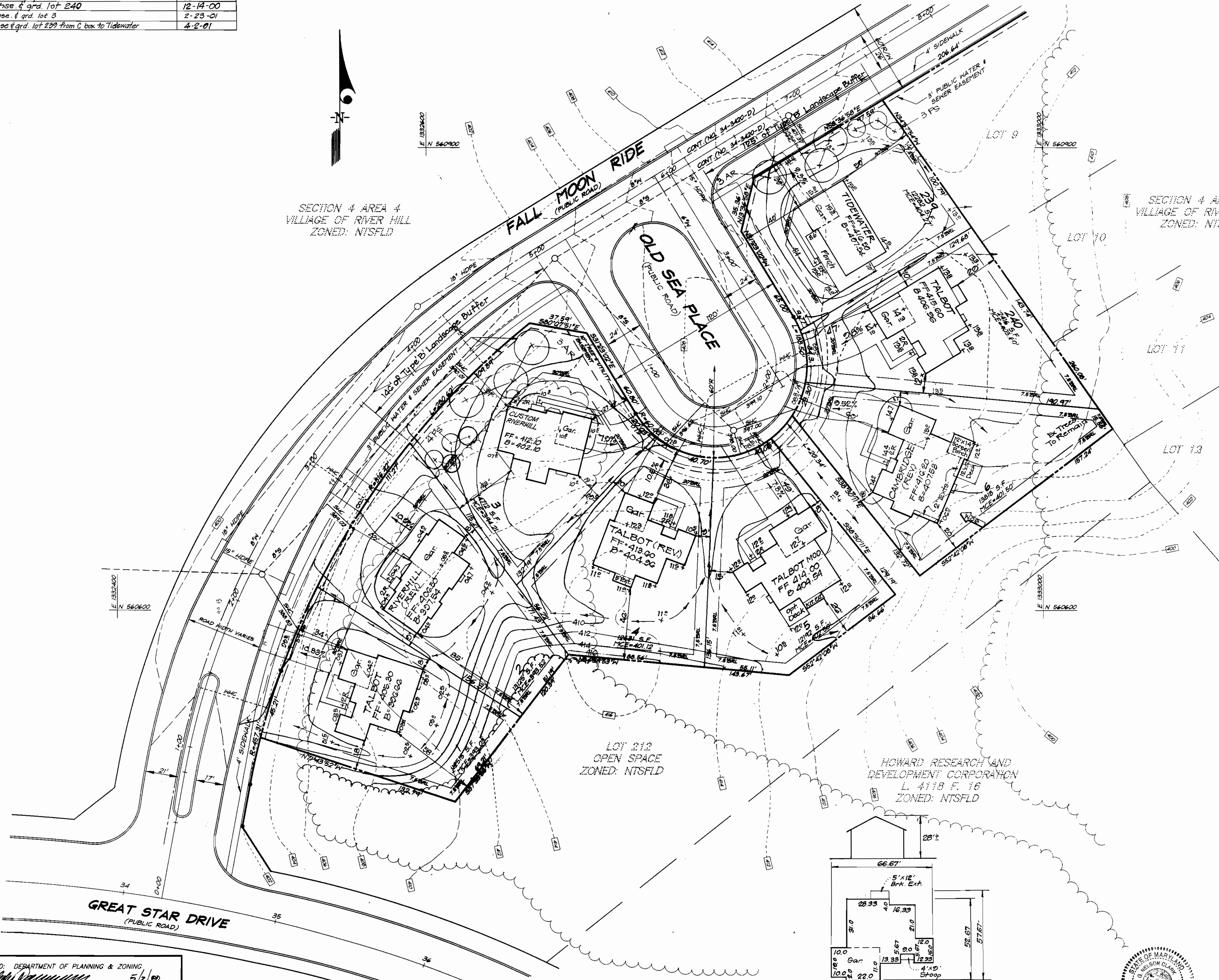
DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

EXISTING TREES TO REMAIN

TREE PROTECTION FENCE



**TALBOT MOD**  
2520 = 2430 SF Min. Lot Size  
w/All Options Incl. 10'x16'  
Check



APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 5/2/00 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/4/00 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/4/00 DATE  
DIRECTOR

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

|  |   |                     |
|--|---|---------------------|
| DESIGNED <input checked="" type="checkbox"/> | <p>SITE DEVELOPMENT PLAN</p> <p>LOTS 1 Thru 6, 239 &amp; 240</p> <p><b>COLUMBIA VILLAGE OF RIVER HILL</b></p> <p>SECTION 4 AREA 4<br/>FIFTH (5th) ELECTION DISTRICT<br/>HOWARD COUNTY, MARYLAND</p> <p>FOR: NU-HOMES INC.<br/>10630 Little Patuxent Parkway, Suite 146<br/>Columbia, Maryland 21044</p> | SCALE<br>1" = 30'   |
| DRAWN <input checked="" type="checkbox"/>    |   | DRAWING<br>2 of 3   |
| CHECKED <input checked="" type="checkbox"/>  |   | JOB NO.<br>00-004   |
| DATE<br>2-1-00                               |   | FILE NO.<br>00-004X |