

APPROVED: DEPARTMENT OF PLANNING & ZONING
 DATE: 7/20/00
 DATE: 7/27/00
 DATE: 7/31/00

SCHEDULE A PERIMETER LANDSCAPE EDGE

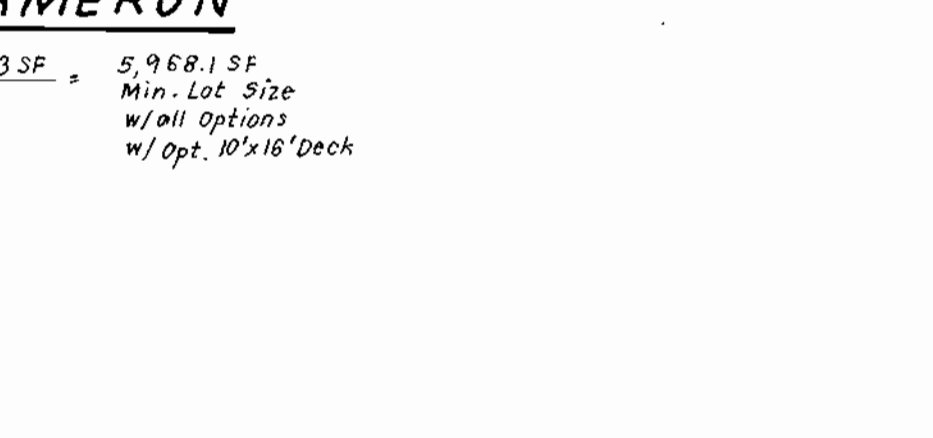
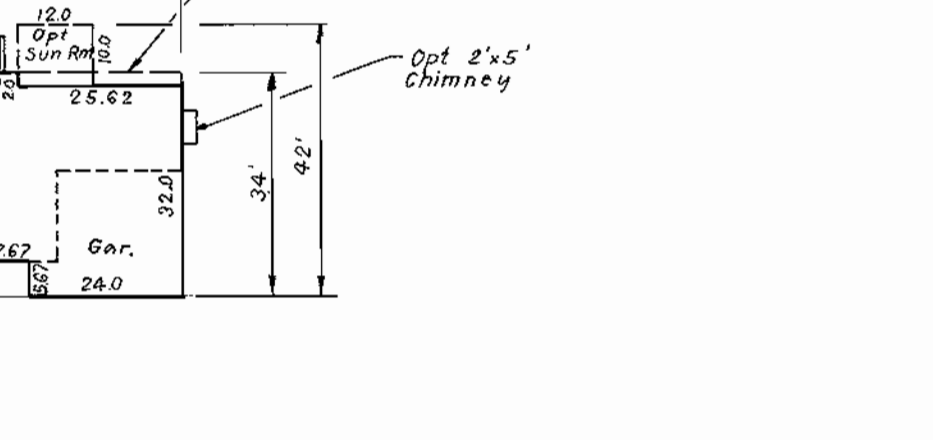
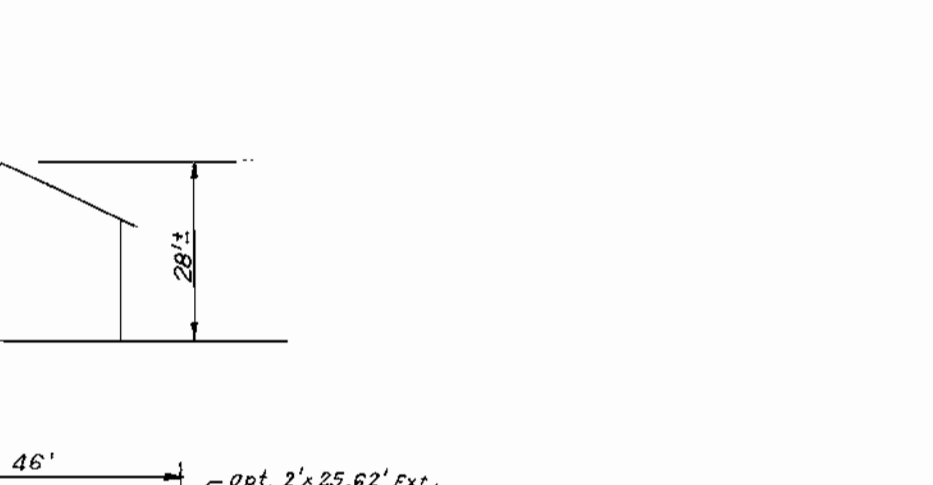
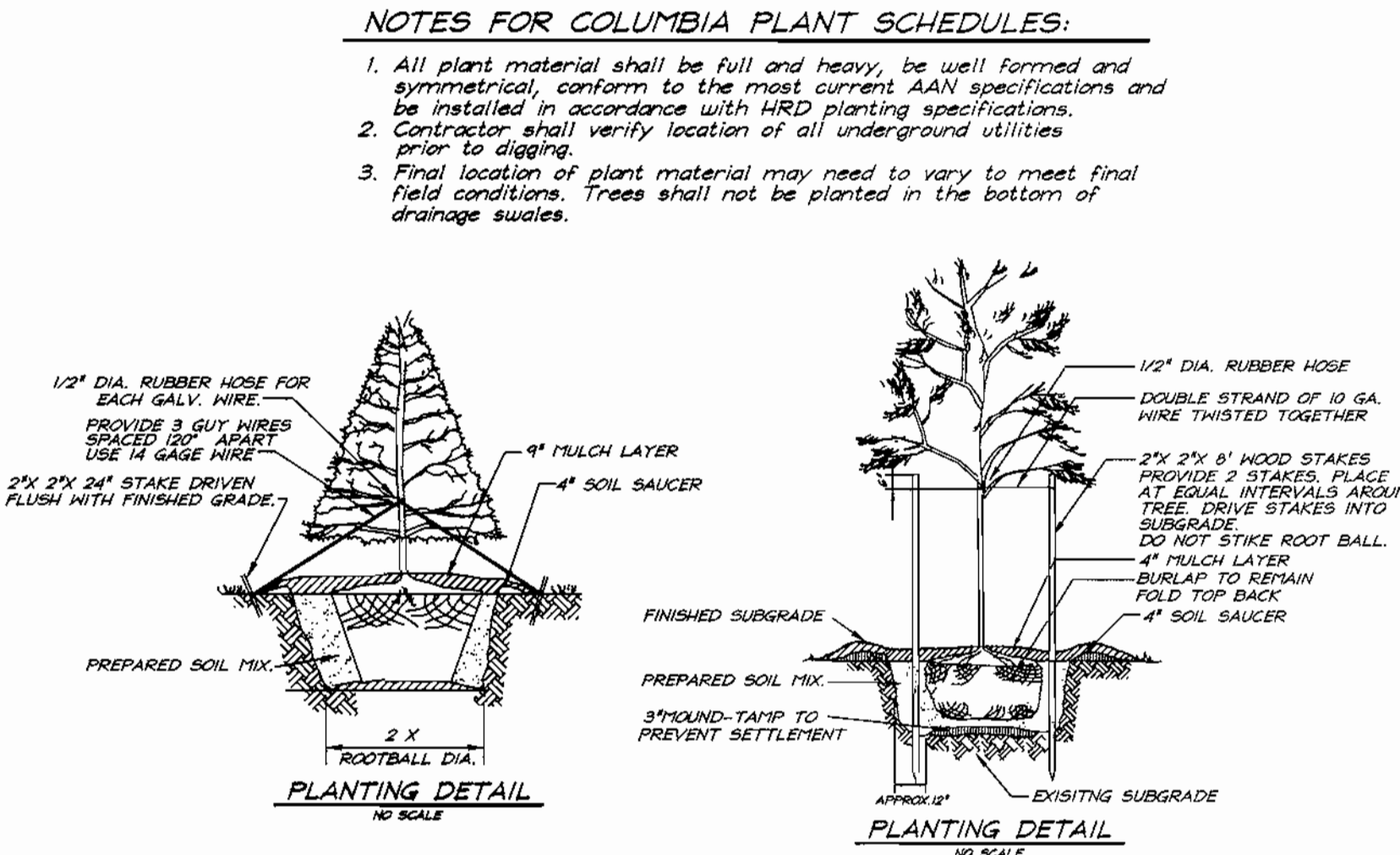
CATEGORY	ADJACENT TO ROADWAYS	LOT 24
LANDSCAPE TYPE	B	142.31'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		
NUMBER OF PLANTS REQUIRED		
SHADE TREES		3
EVERGREEN TREES		4
NUMBER OF PLANTS PROVIDED		
SHADE TREES		3
EVERGREEN TREES		4
Surety Amounts		\$1500.00

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-30" CAL	3	SHB
	RED MAPLE	12-15" HT.	3	SHB
PS	PINUS STROBUS	6-8" HT.	4	SHB
	WHITE PINE			

NOTES FOR COLUMBIA PLANT SCHEDULES:

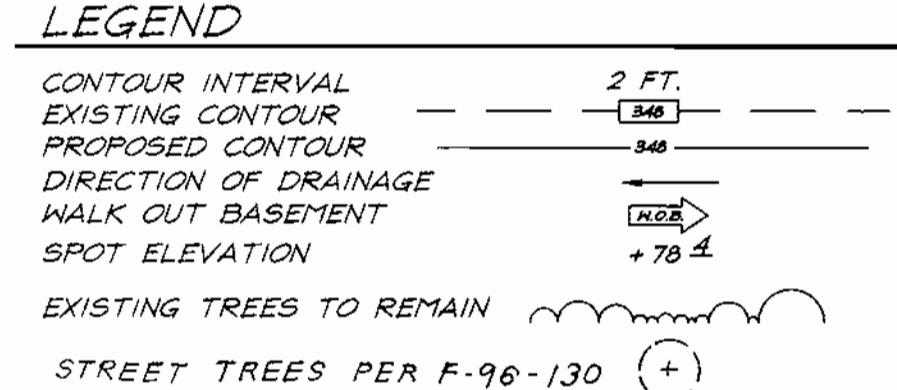
- All plant material shall be full and heavy, be well formed and symmetrical, conform to the most current ANSI specifications and be installed in accordance with HRD planting specifications.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material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



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: *Rob Adgett* Date: 5-1-00

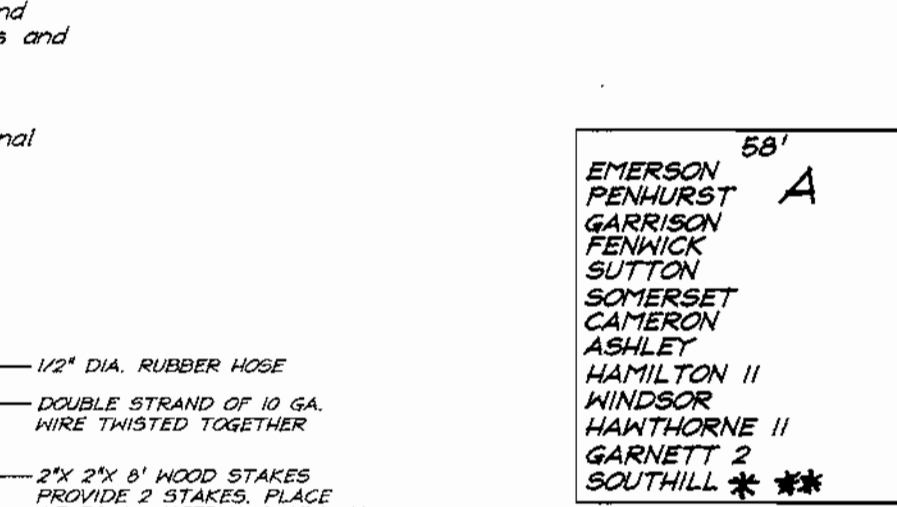
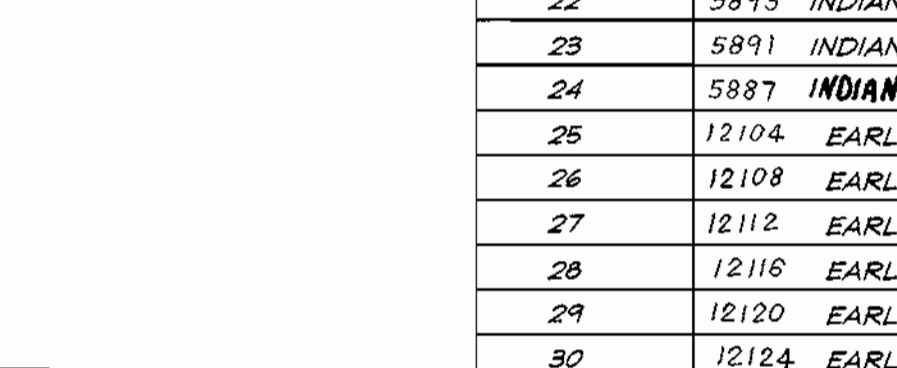


SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 and 2 of 4
SEDIMENT AND EROSION CONTROL PLANS	3 and 4 of 4

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
16	5919 INDIAN SUMMER DRIVE
17	5915 INDIAN SUMMER DRIVE
18	5911 INDIAN SUMMER DRIVE
19	5907 INDIAN SUMMER DRIVE
20	5903 INDIAN SUMMER DRIVE
21	5899 INDIAN SUMMER DRIVE
22	5895 INDIAN SUMMER DRIVE
23	5891 INDIAN SUMMER DRIVE
24	5887 INDIAN SUMMER DRIVE
25	12104 EARLY LILACS PATH
26	12108 EARLY LILACS PATH
27	12112 EARLY LILACS PATH
28	12116 EARLY LILACS PATH
29	12120 EARLY LILACS PATH
30	12124 EARLY LILACS PATH



* Lot 23 due to lot coverage limitation: Southhill with no options except 10x16 deck
 ** No wrap-around porch on Lots 16 to 19

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: 388 Acres.
- The total number of lots included in this submission is: 15
- 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.
- 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 Dept. McCune and Walker in March 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 details R.6.03 & R.6.05.
- In accordance with FDP-Phase 222, 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. Exterior stairways/areaways may not project into any setbacks.
- Stormwater Management quantity and quality for the improvements from Bright Flow Meads, area North of Distant Thunder Trail DA to M304 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase 1, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater Management quantity for the improvements East of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Requardt & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
- SHC Elevations shown are at the property lines.
- This property is exempt from the forest conservation requirements per section 16.120(b)(1)(iv) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.
- 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 \$1500.00 shall be part of the grading permit for Lot 24.

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

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

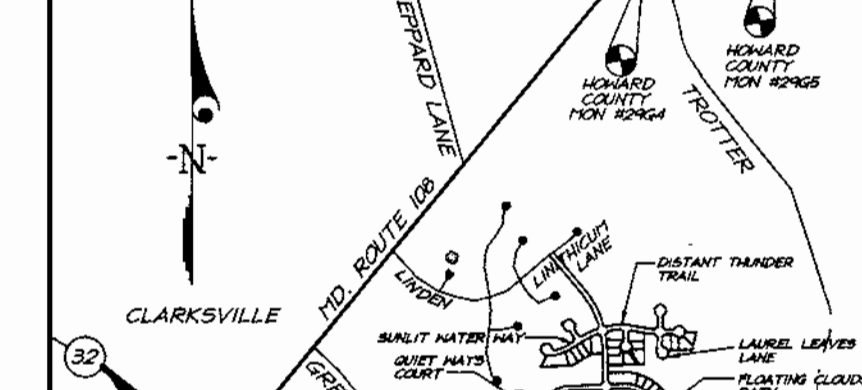
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	4/4	16 thru 30
PLAT NO. 12925	BLOCK NO. 7	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5TH	CENSUS TRACT 6055
WATER CODE 110	SEWER CODE 6653000	

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

DESIGNED	SCALE
BAL	1" = 30'
DRAWN	DRAWING
ZH	1 of 4
CHECKED	JOB NO.
BAL	00-039
DATE	FILE NO.
5-2-00	00-039X

SITE DEVELOPMENT PLAN
 LOTS 16 THRU 30
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 4
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: RYLAND GROUP, INC.
 7250 PARKWAY DRIVE
 HANOVER, MARYLAND 21076



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
16	5919 INDIAN SUMMER DRIVE
17	5915 INDIAN SUMMER DRIVE
18	5911 INDIAN SUMMER DRIVE
19	5907 INDIAN SUMMER DRIVE
20	5903 INDIAN SUMMER DRIVE
21	5899 INDIAN SUMMER DRIVE
22	5895 INDIAN SUMMER DRIVE
23	5891 INDIAN SUMMER DRIVE
24	5887 INDIAN SUMMER DRIVE
25	12104 EARLY LILACS PATH
26	12108 EARLY LILACS PATH
27	12112 EARLY LILACS PATH
28	12116 EARLY LILACS PATH
29	12120 EARLY LILACS PATH
30	12124 EARLY LILACS PATH

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 388 Acres.
- The total number of lots included in this submission is: 15
- 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.
- 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 Dept. McCune and Walker in March 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 details R.6.03 & R.6.05.
- In accordance with FDP-Phase 222, 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. Exterior stairways/areaways may not project into any setbacks.
- Stormwater Management quantity and quality for the improvements from Bright Flow Meads, area North of Distant Thunder Trail DA to M304 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase 1, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater Management quantity for the improvements East of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Requardt & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
- SHC Elevations shown are at the property lines.
- This property is exempt from the forest conservation requirements per section 16.120(b)(1)(iv) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.
- 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 \$1500.00 shall be part of the grading permit for Lot 24.

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

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

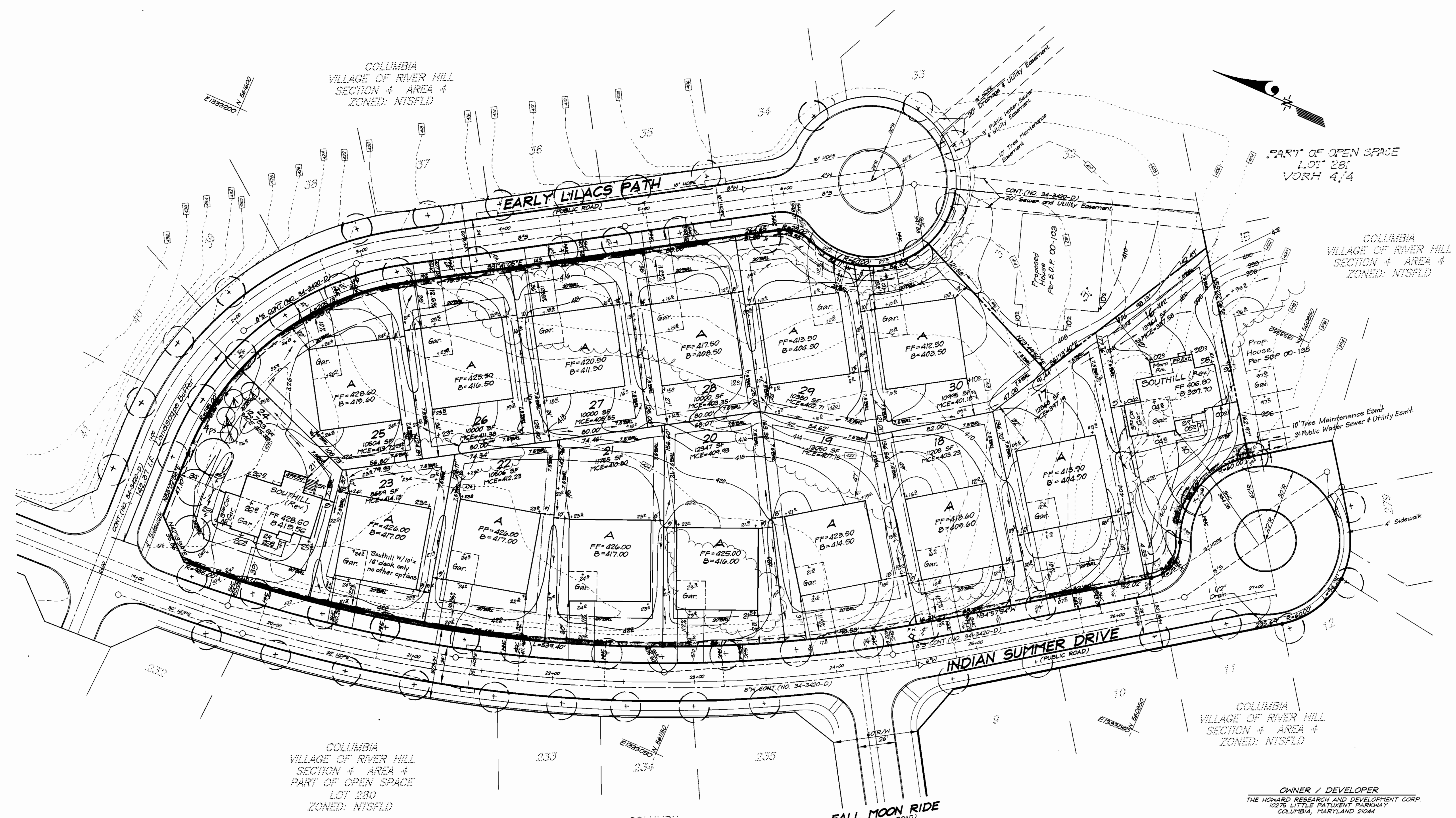
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
COLUMBIA VILLAGE OF RIVER HILL	4/4	16 thru 30
PLAT NO. 12925	BLOCK NO. 7	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5TH	CENSUS TRACT 6055
WATER CODE 110	SEWER CODE 6653000	

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

DESIGNED	SCALE
BAL	1" = 30'
DRAWN	DRAWING
ZH	1 of 4
CHECKED	JOB NO.
BAL	00-039
DATE	FILE NO.
5-2-00	00-039X

SITE DEVELOPMENT PLAN
 LOTS 16 THRU 30
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 4
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: RYLAND GROUP, INC.
 7250 PARKWAY DRIVE
 HANOVER, MARYLAND 21076



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

7/26/00
 7/27/00
 7/31/00

NO	REVISIONS	Date
1	Rev. hse. f. gard. lots 16 f. 24	8-11-00

COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 PART OF OPEN SPACE LOT 280 ZONED: NISFLD

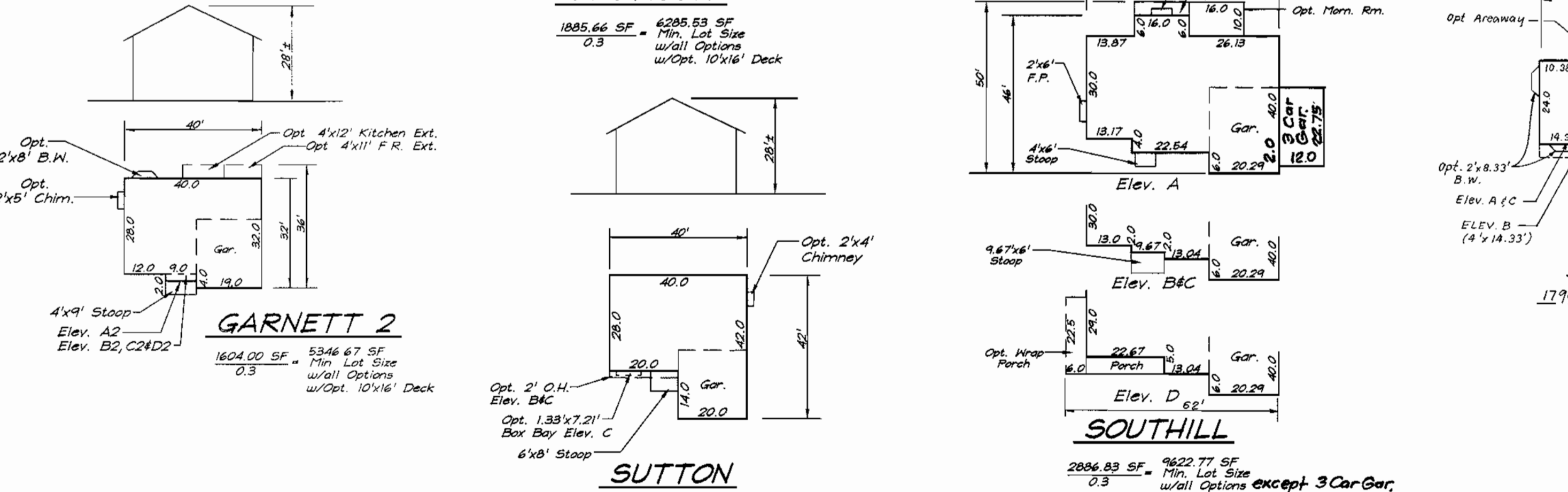
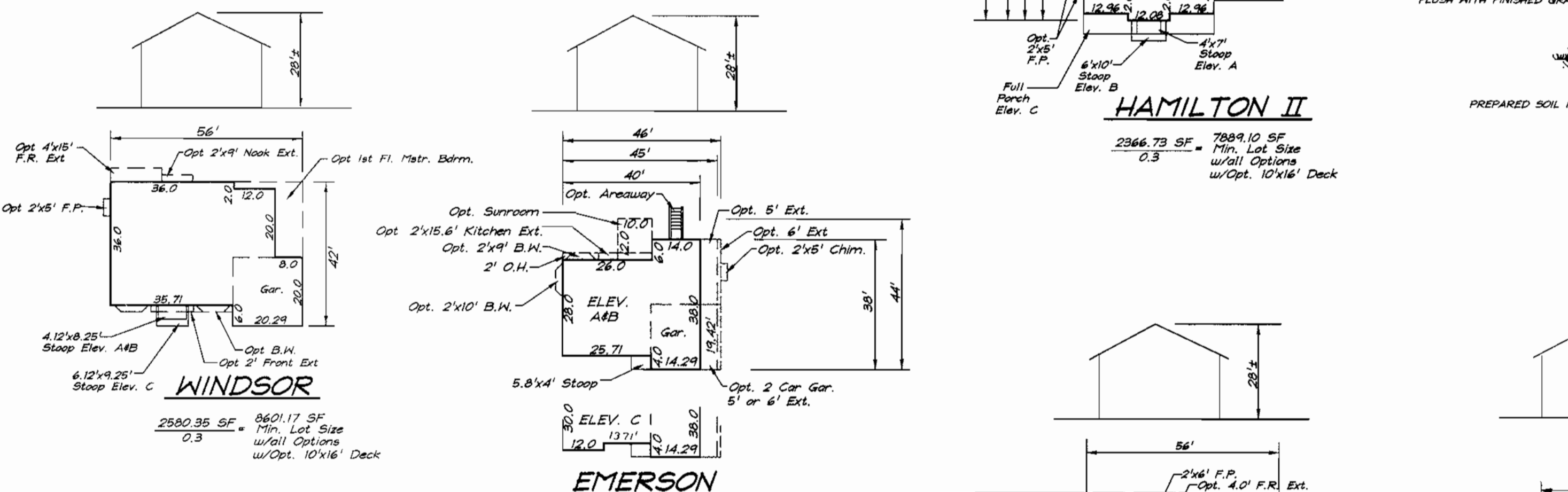
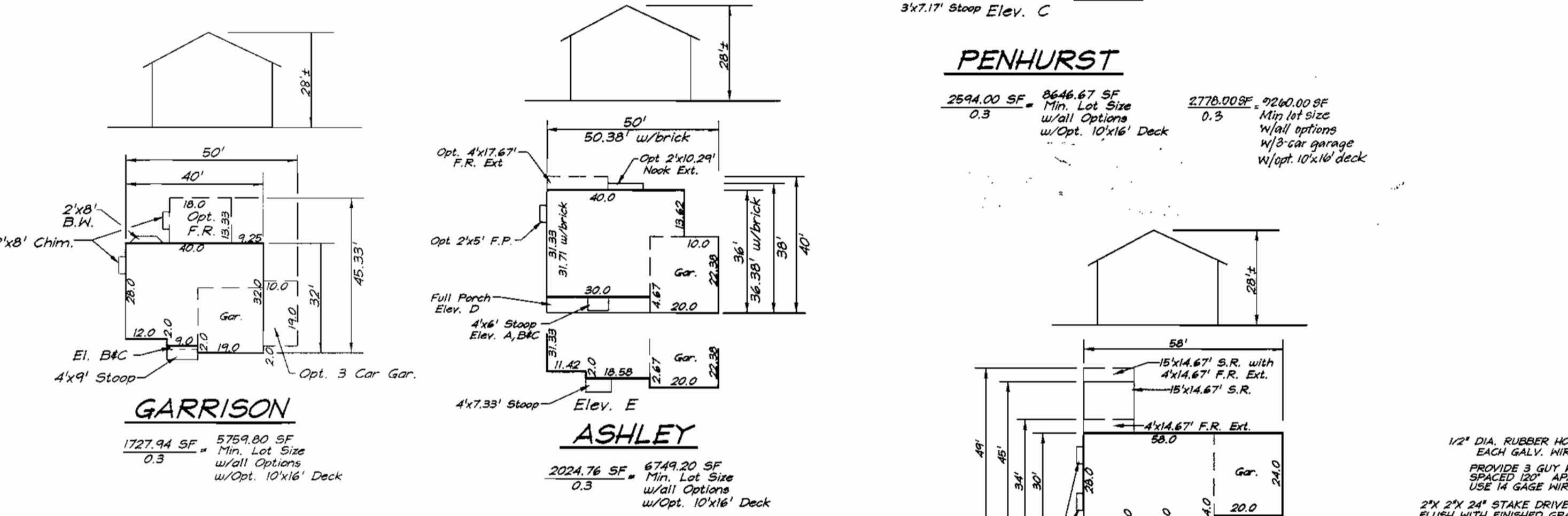
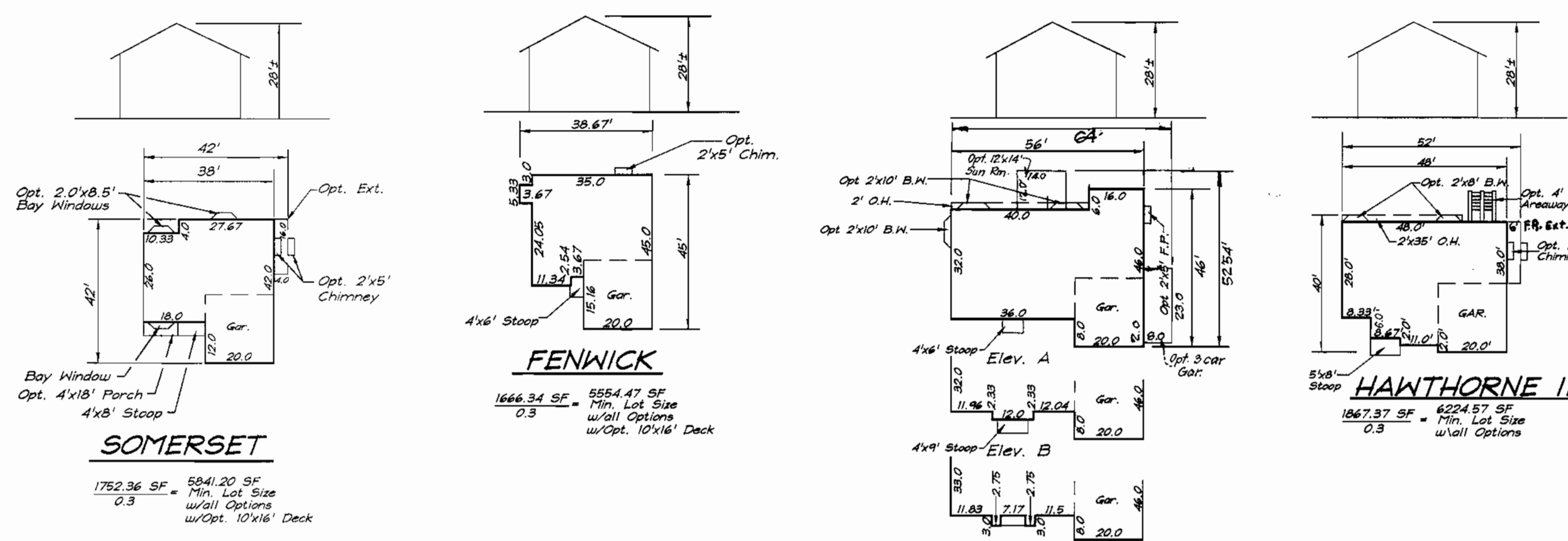
COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 ZONED: NISFLD

COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 ZONED: NISFLD

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	B.A.L.	SITE DEVELOPMENT PLAN LOTS 16 THRU 30 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'
		DRAWN	K.B.		DRAWING	2 of 4
CHECKED	B.A.L.	JOB NO.	00-039	FILE NO.	00-039 X	
DATE	5-3-00	FOR: RYLAND GROUP, INC.	7250 PARKWAY DRIVE HANOVER, MARYLAND 21076			





APPROVED: DEPARTMENT OF PLANNING & ZONING

DATE: 7/20/00
DATE: 7/27/00
DATE: 7/31/00

REVISIONS

3	Add 3 Car to Penhurst hse type	7-8-00
2	Add 3 Car Gar to Southhill hse type	8-11-00
1	Added hse option 4x22 F.R. Ext to Penhurst	8-4-00

REVISIONS

No	REVISIONS	DATE
----	-----------	------

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	LOT 24
LANDSCAPE TYPE	B	142.31'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		
NUMBER OF PLANTS REQUIRED		
SHADE TREES	3	
EVERGREEN TREES	3	
NUMBER OF PLANTS PROVIDED		
SHADE TREES	3	
EVERGREEN TREES	3	
Surety Amounts		\$1500.00

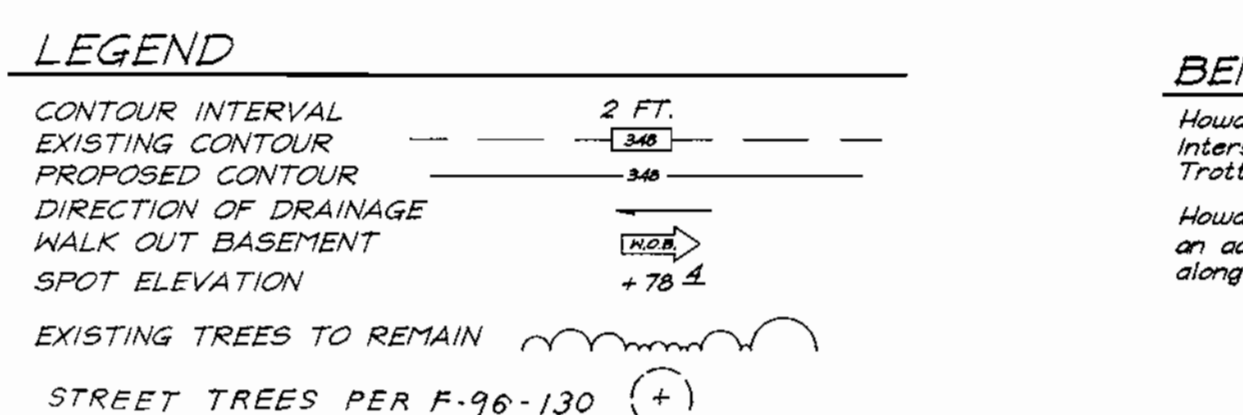
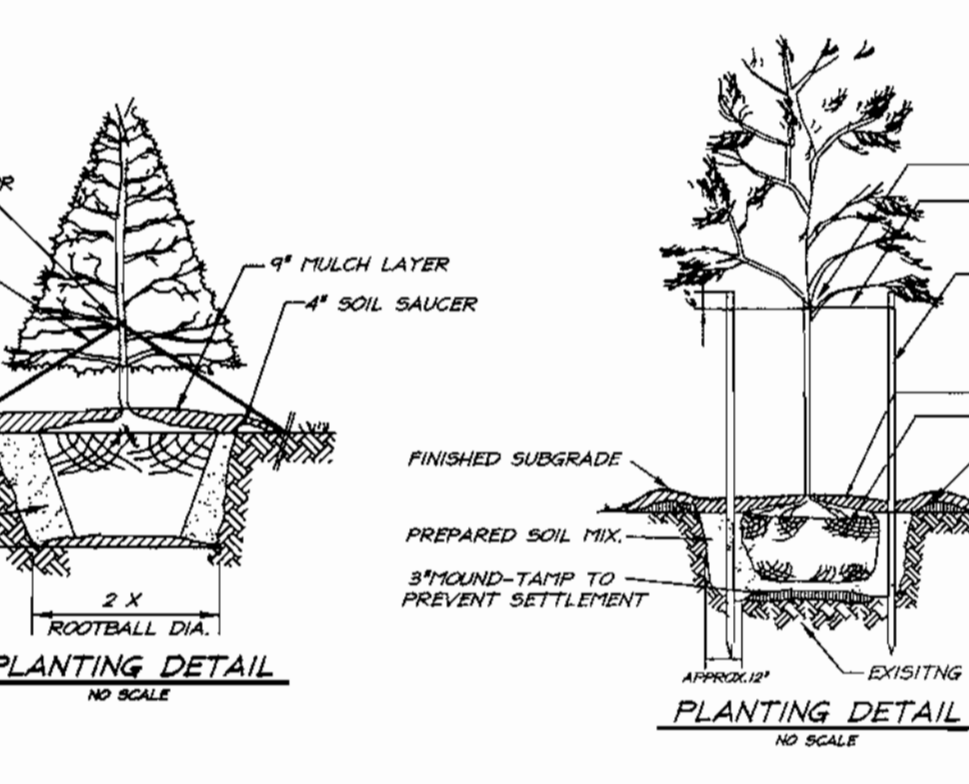
* Comments: Planting to be provided per the New Town Alternative Compliance method.

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-31" CAL	3	B&B
AR	RED MAPLE	12-18" HT.	3	B&B
PS	PINUS STROBUS WHITE PINE	6-8" HT.	4	B&B

NOTES FOR COLUMBIA PLANT SCHEDULES:

- All plant material shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with HRD 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.

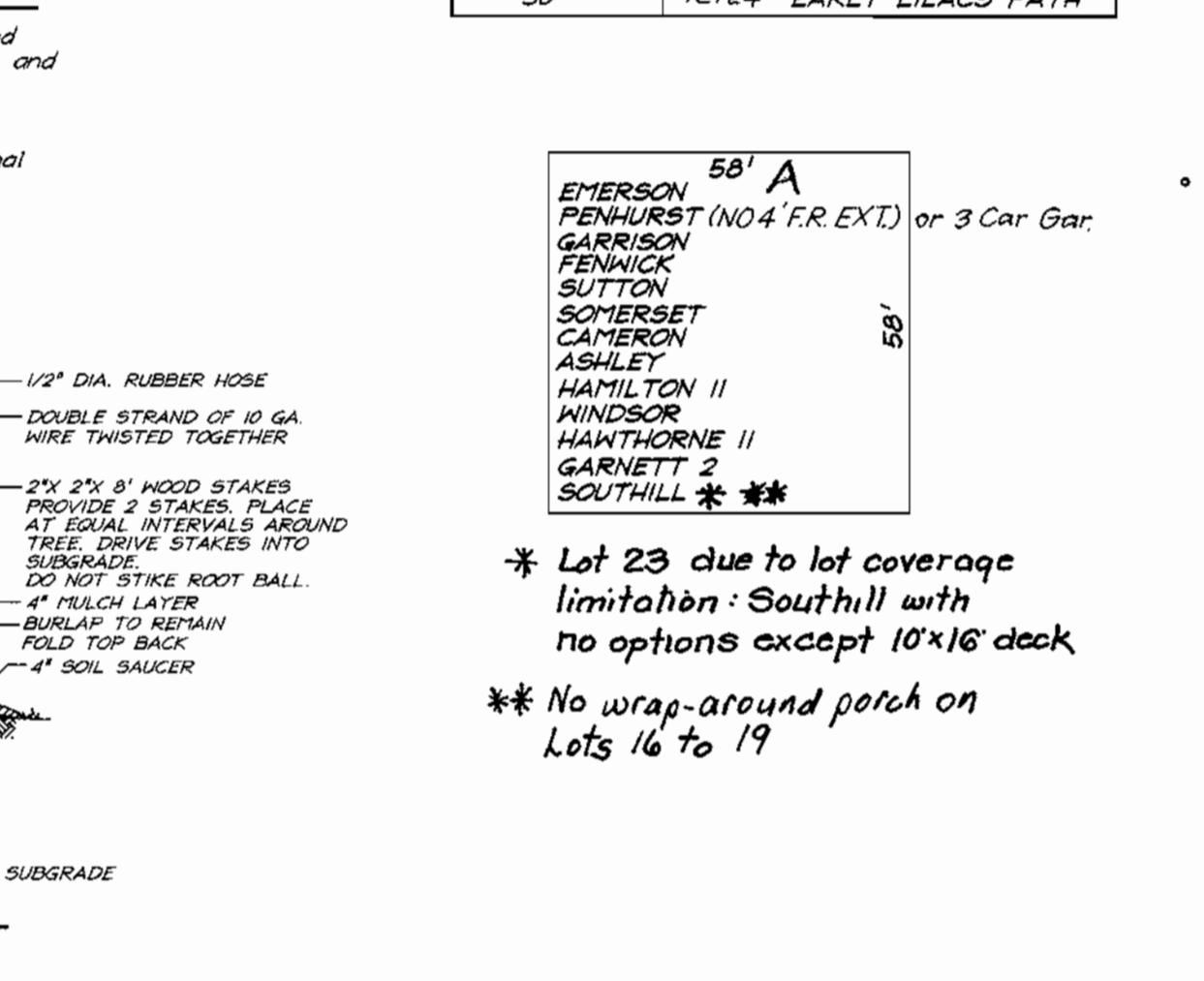


SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 and 2 of 4
SEDIMENT AND EROSION CONTROL PLANS	3 and 4 of 4

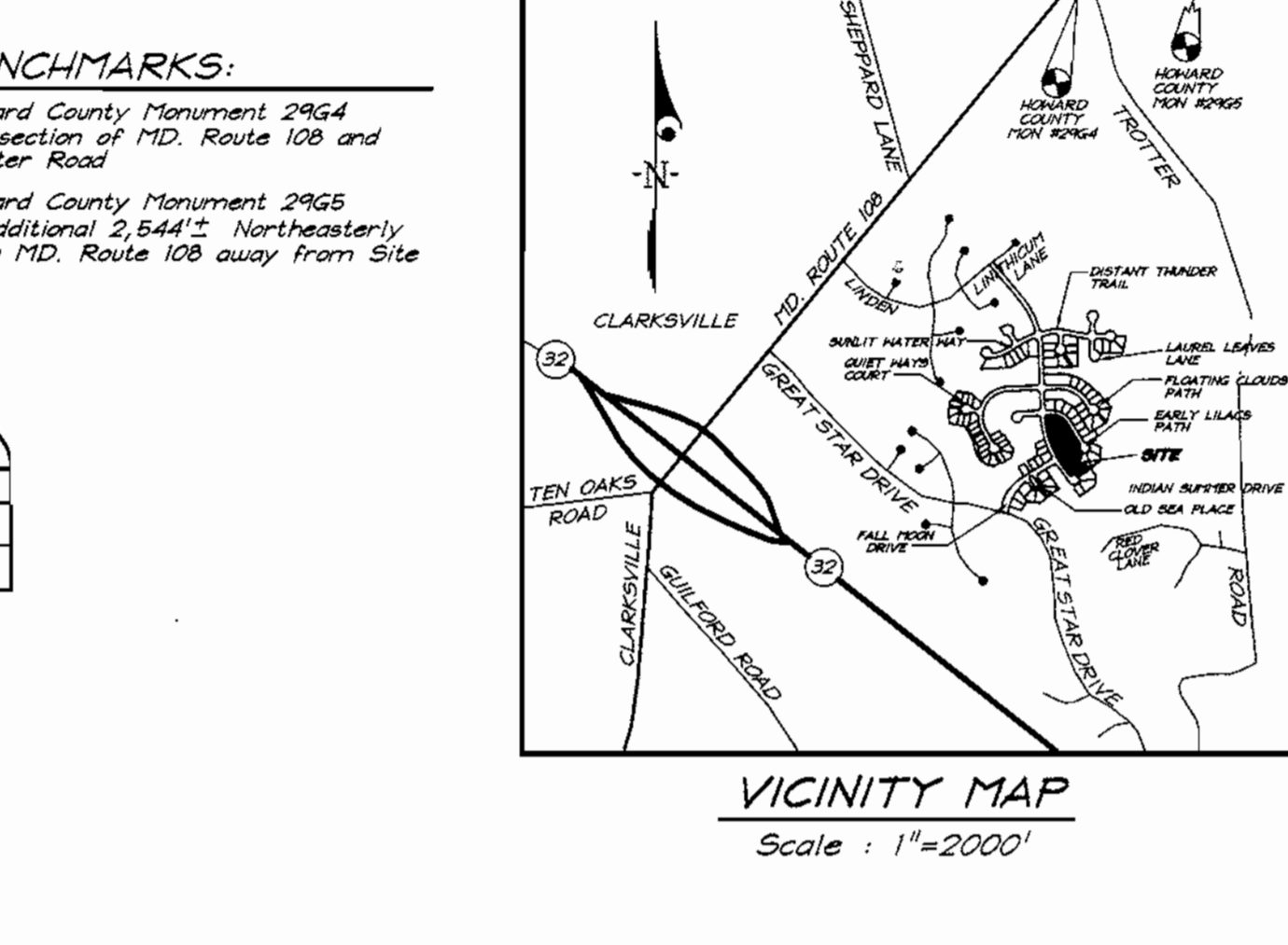
ADDRESS CHART

LOT NUMBER	STREET ADDRESS
16	5919 INDIAN SUMMER DRIVE
17	5915 INDIAN SUMMER DRIVE
18	5911 INDIAN SUMMER DRIVE
19	5907 INDIAN SUMMER DRIVE
20	5903 INDIAN SUMMER DRIVE
21	5899 INDIAN SUMMER DRIVE
22	5895 INDIAN SUMMER DRIVE
23	5891 INDIAN SUMMER DRIVE
24	5887 INDIAN SUMMER DRIVE
25	12104 EARLY LILACS PATH
26	12108 EARLY LILACS PATH
27	12112 EARLY LILACS PATH
28	12116 EARLY LILACS PATH
29	12120 EARLY LILACS PATH
30	12124 EARLY LILACS PATH



EMERSON 58' A
EMERSON
PENHURST (NO 4' F.R. EXT.) or 3 Car Gar.
GARRISON
FENWICK
SUTTON
CAMERON
ASHLEY
HAMILTON II
WINDSOR
HAWTHORNE II
GARNETT 2
SOUTHILL ***

* Lot 23 due to lot coverage limitation: Southhill with no options except 10x16 deck
** No wrap-around porch on Lots 16 to 19



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 388 Acres.
 - The total number of lots included in this submission is: 15
 - 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.
 - 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 Darl, McCune and Walker in March 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 details R.6.03 & R.6.05.
 - In accordance with FDP-Phase 222, 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. Exterior stairways/arawayes may not project into any setbacks.
 - Stormwater Management quantity and quality for the improvements from Bright Flow Mews, area North of Distant Thunder Trail DA to M309 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase 1, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater Management quantity for the improvements East of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Reardon & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
 - SHC Elevations shown are at the property lines.
 - This property is exempt from the forest conservation requirements per section 16.1202(b)(1)(iv) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.
 - 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 \$1500.00 shall be part of the grading permit for Lot 24.

SPECIAL NOTE:

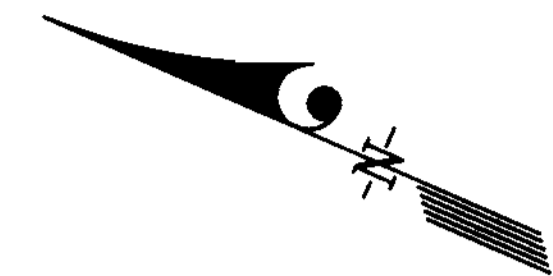
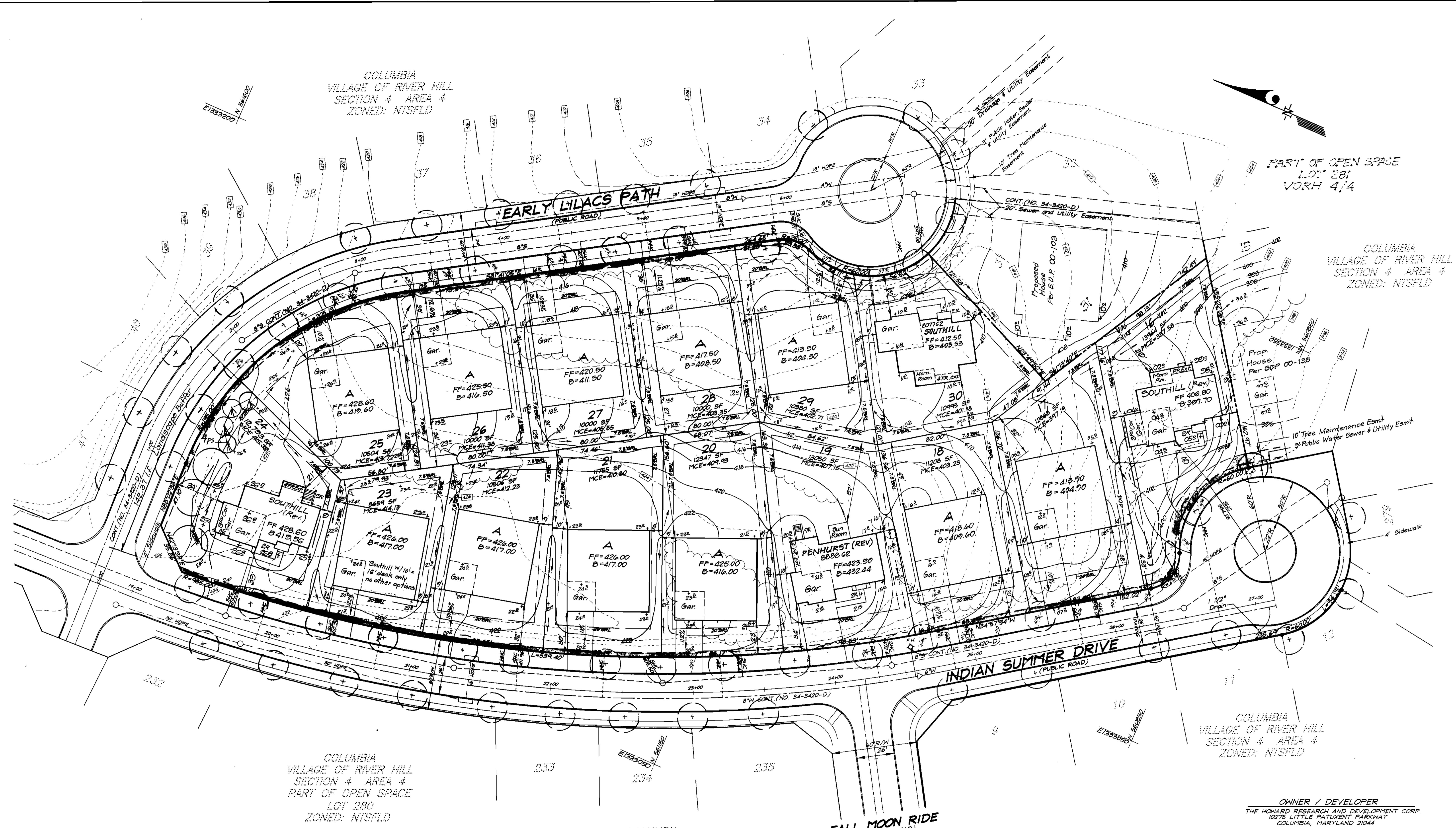
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-130 and/or approved Water and Sewer Plans Contract #34-3420-D.

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

SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	16 thru 30
PLAT NO.	12925	BLOCK NO.	7	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	BAL	SITE DEVELOPMENT PLAN	SCALE
DRAWN	ZH	LOTS 16 THRU 30	1" = 30'
CHECKED	BAL	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
		SECTION 4 AREA 4	1 of 4
		FIFTH (5th) ELECTION DISTRICT	JOB NO.
		HOWARD COUNTY, MARYLAND	00-039
DATE	5-2-00	FOR: RYLAND GROUP, INC. 7250 PARKWAY DRIVE HANOVER, MARYLAND 21076	FILE NO.
			00-039X



COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

PART OF OPEN SPACE
LOT 28:
VORH 4/4

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
PART OF OPEN SPACE
LOT 28
ZONED: NISFLD

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

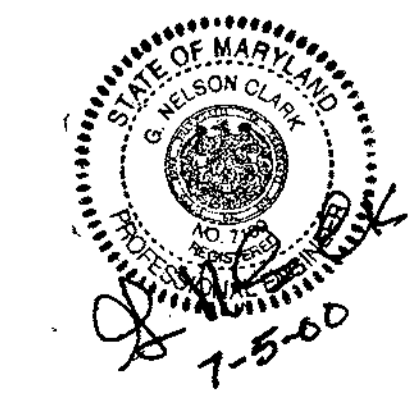
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10278 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

APPROVED DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/26/00
 DATE: 7/27/00
 DATE: 7/31/00

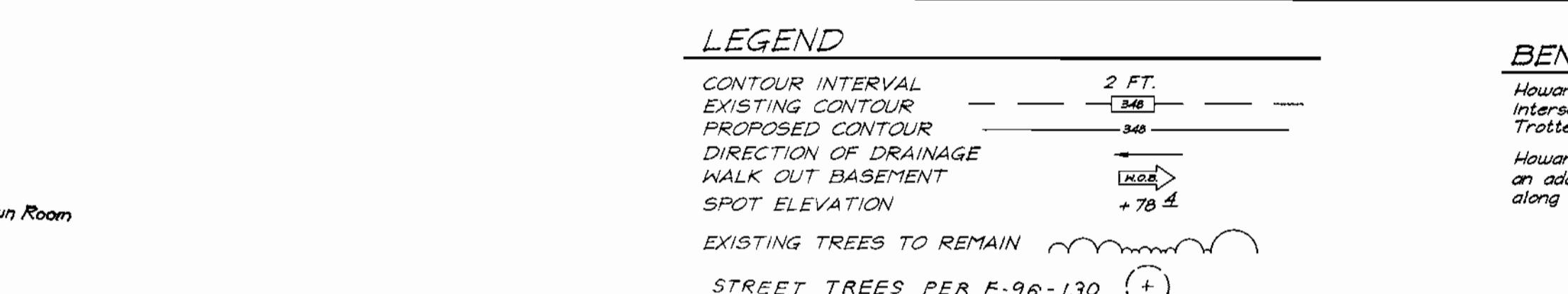
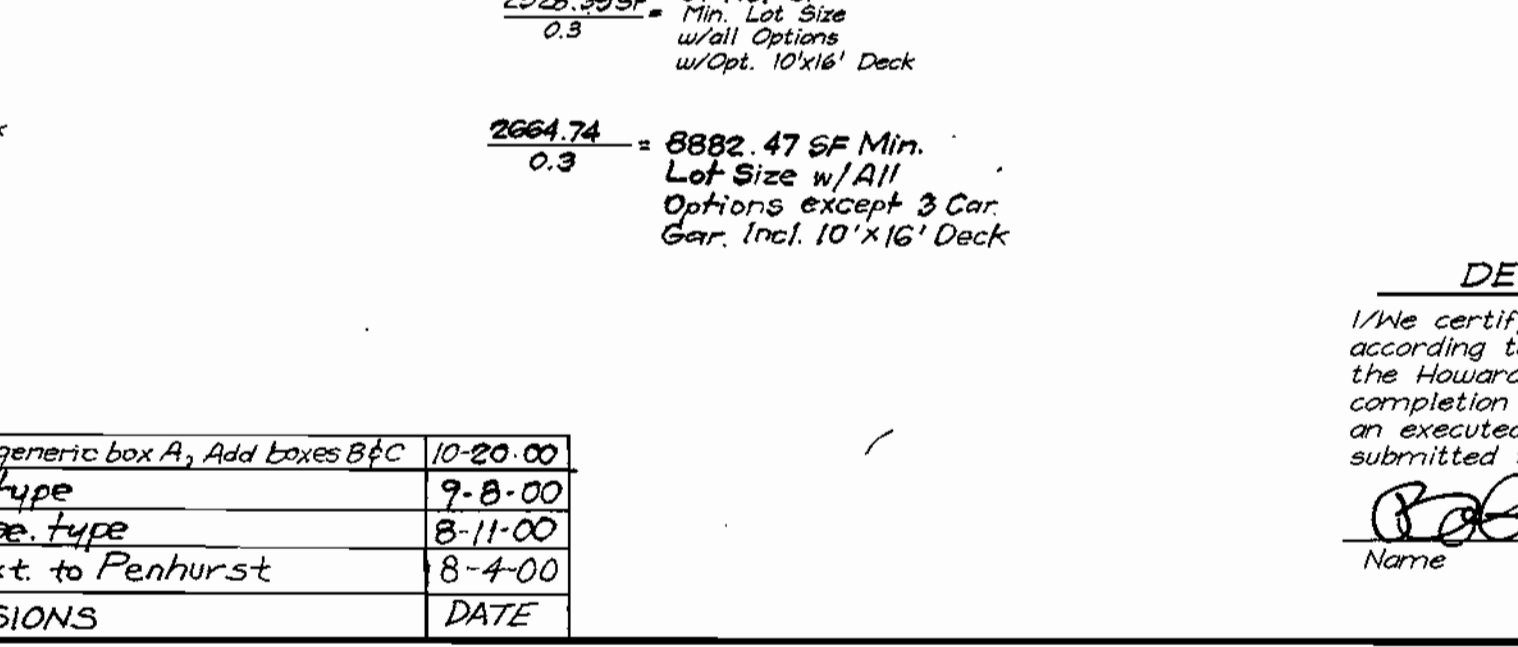
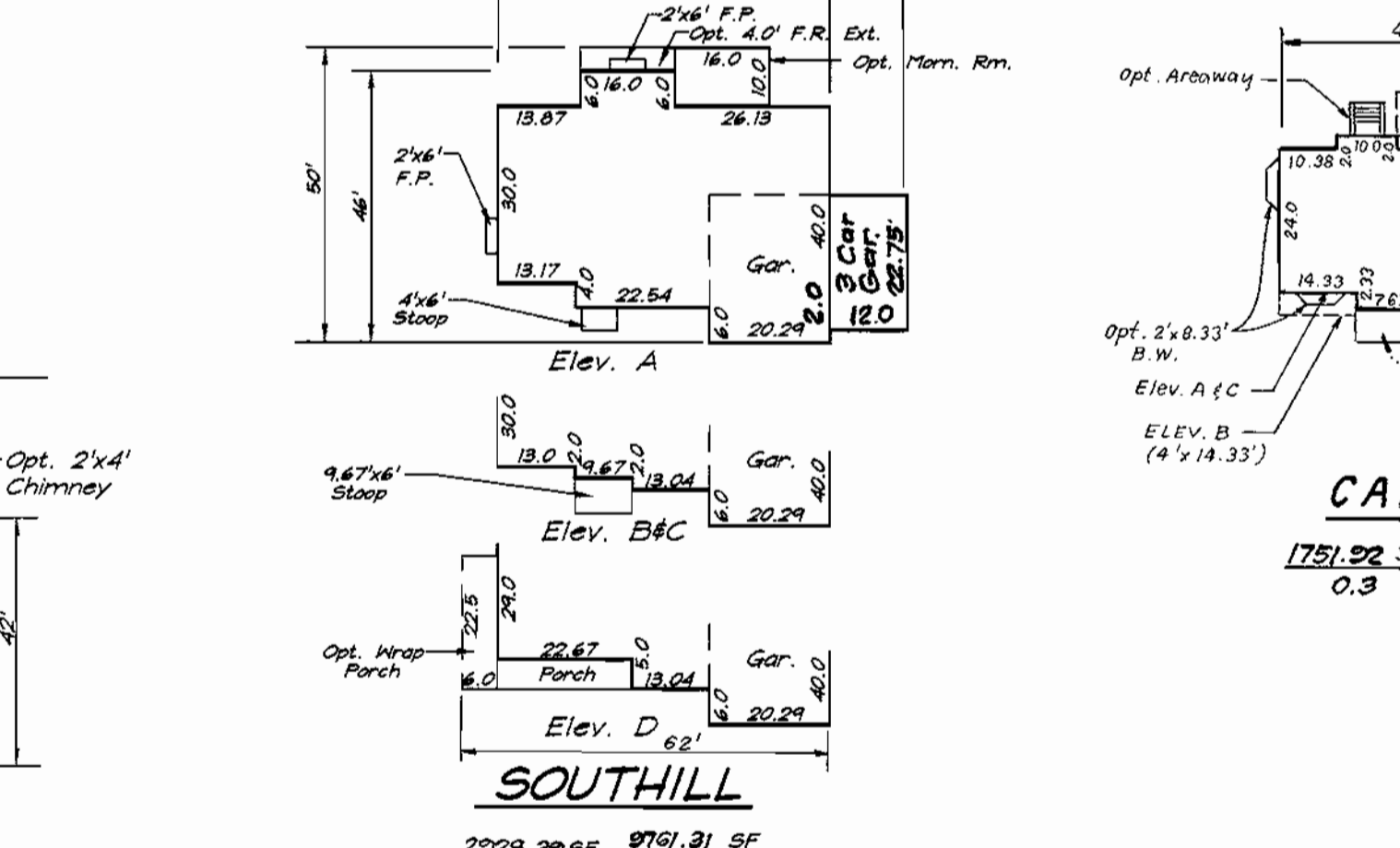
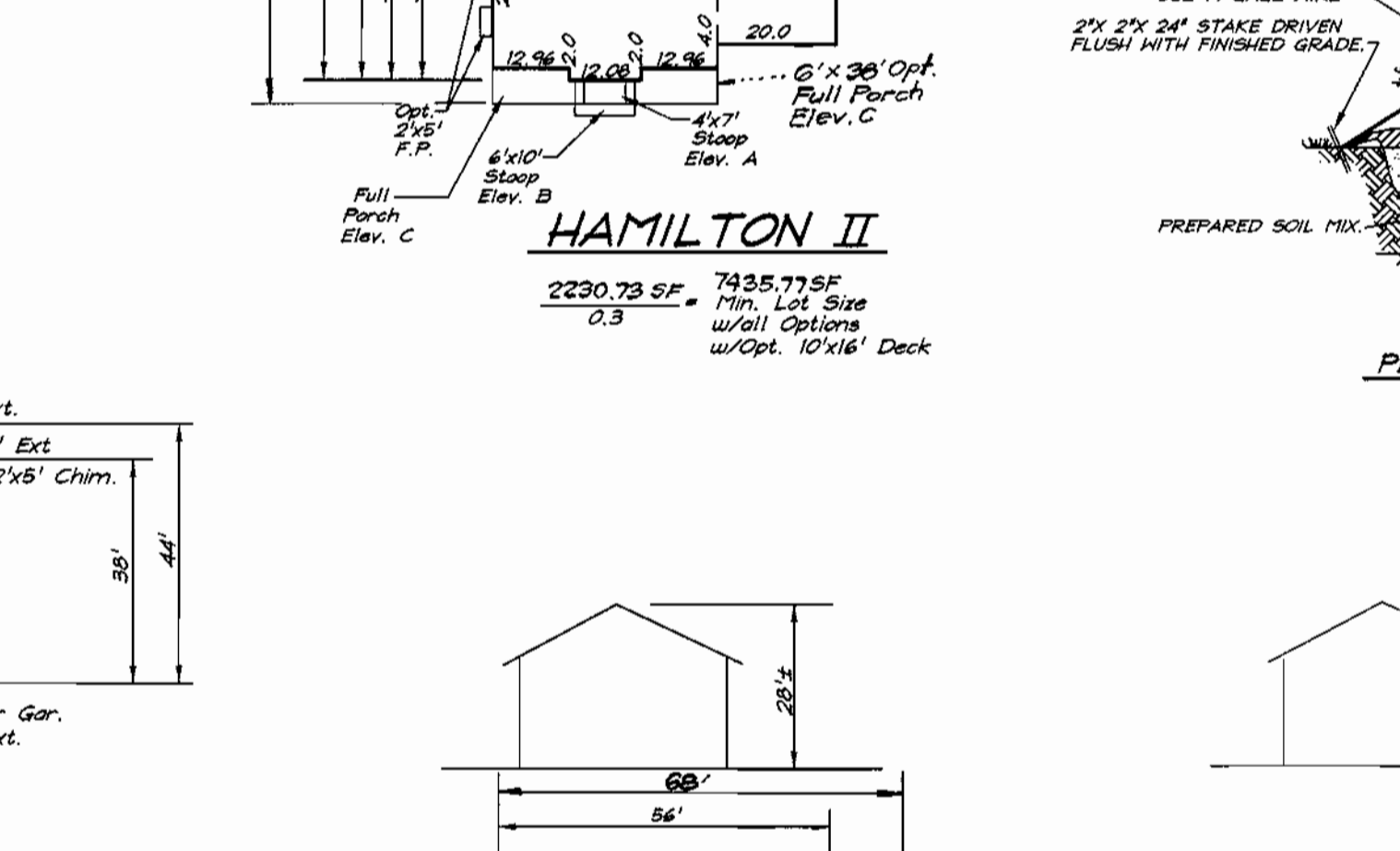
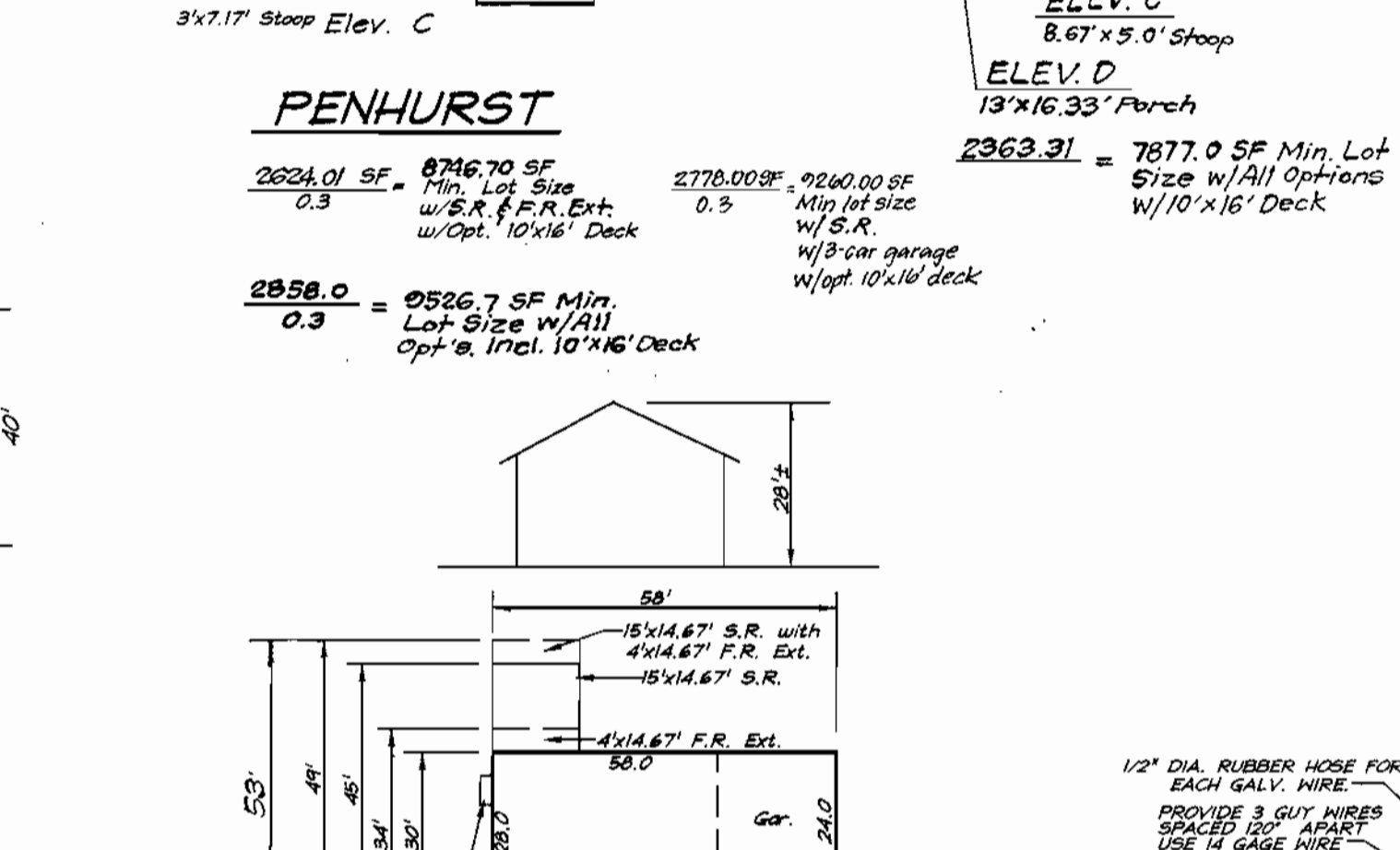
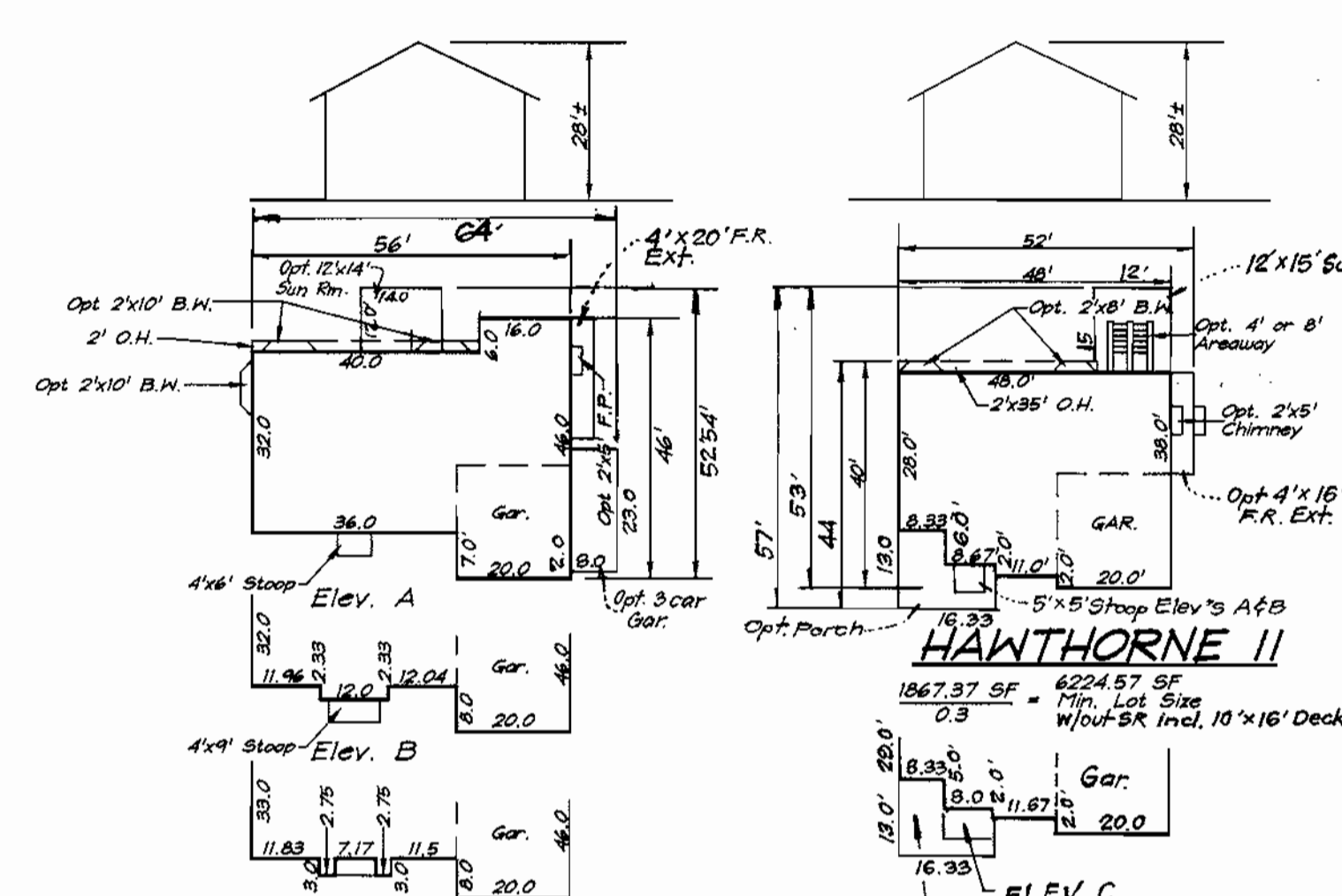
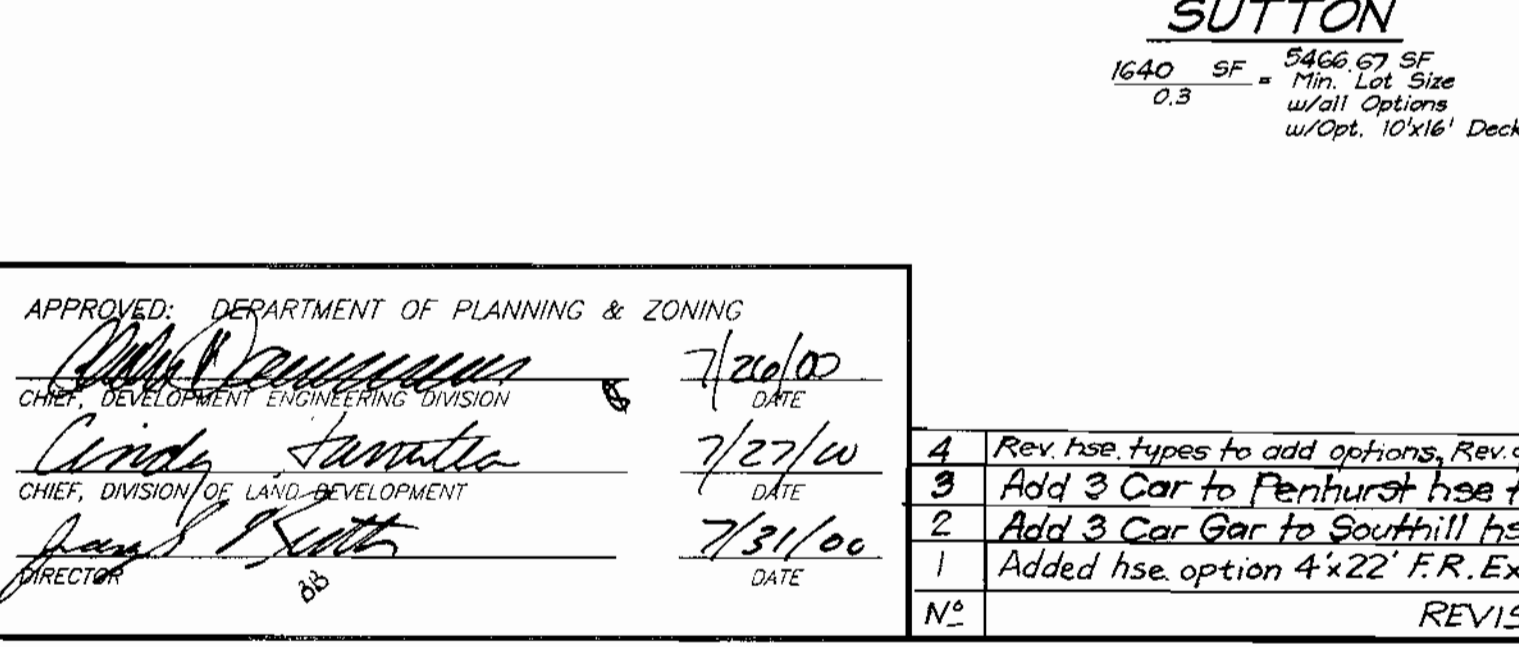
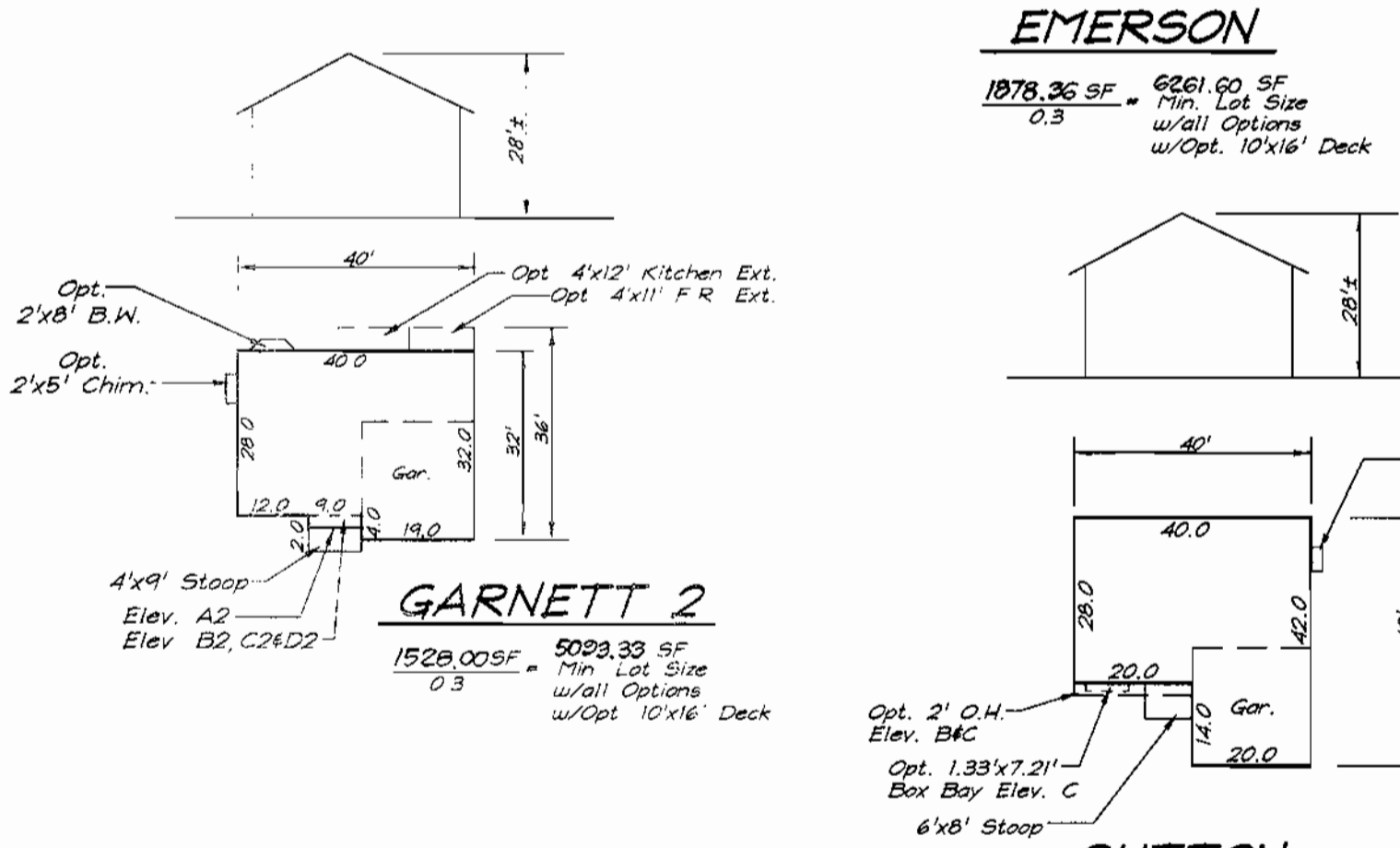
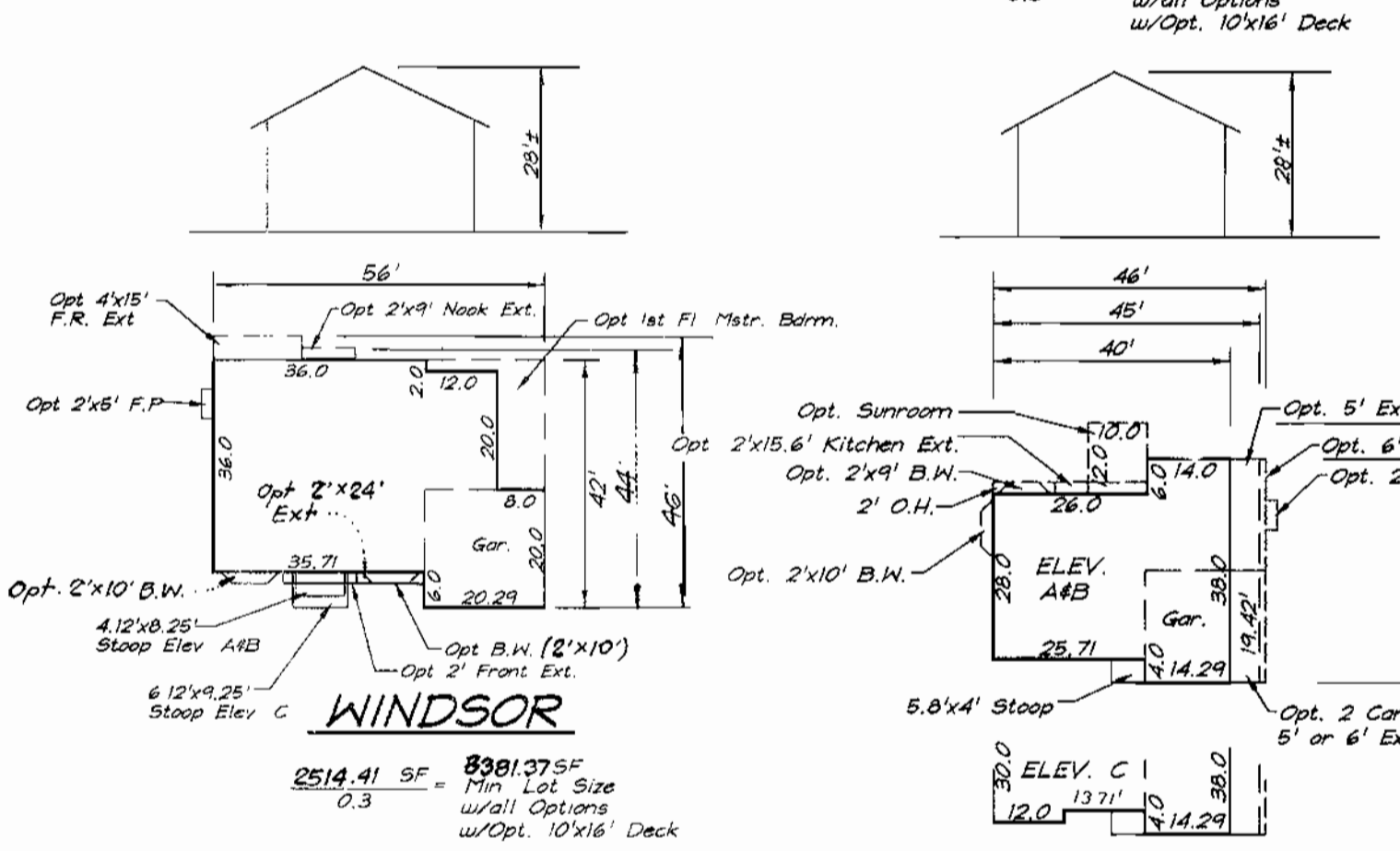
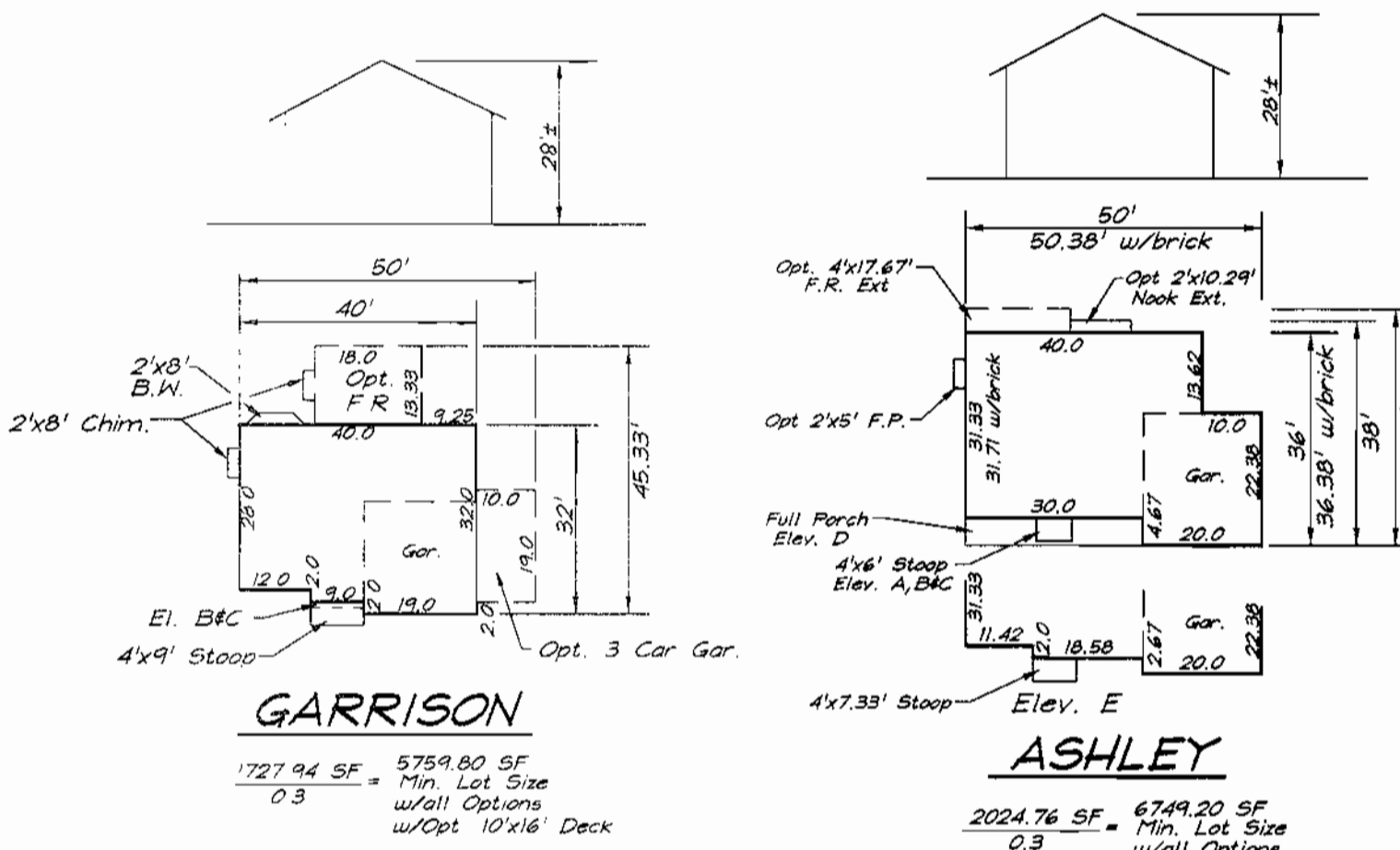
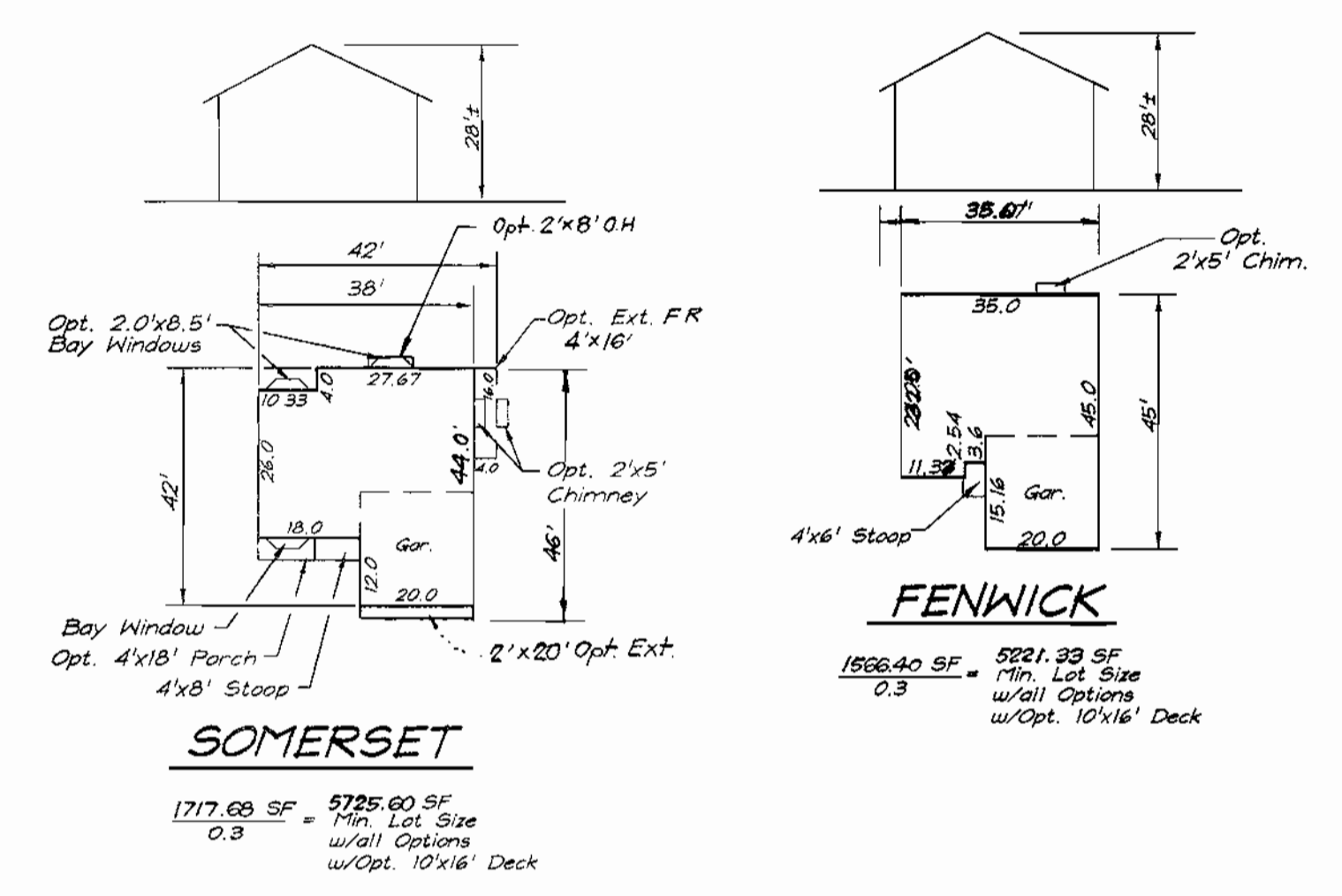
NO	REVISIONS	Date
1	Rev. hse location & grd lot 19	7-8-00
2	Rev. hse & grd. lot 30 from A box to Southhill	7-8-00
2	Rev. hse & grd., Lots 16 & 24	8-11-00
1	Rev. hse option Lot 19, added 4' F.R. Ext. to Penhurst	8-16-00



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

DESIGNED B.A.L.	SITE DEVELOPMENT PLAN LOTS 16 THRU 30 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN K.B.		DRAWING 2 of 4
CHECKED B.A.L.		JOB NO. 00-039
DATE 5-3-00		FILE NO. 00-039-X

FOR: RYLAND GROUP, INC.
 7260 PARKWAY DRIVE
 HANOVER, MARYLAND 21076



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	LOT 24
LANDSCAPE TYPE	B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		142.31'
NUMBER OF PLANTS REQUIRED		
SHADE TREES		3
EVERGREEN TREES		4
NUMBER OF PLANTS PROVIDED		
SHADE TREES		3
EVERGREEN TREES		4
Surety Amounts		\$1500.00

ADDRESS CHART

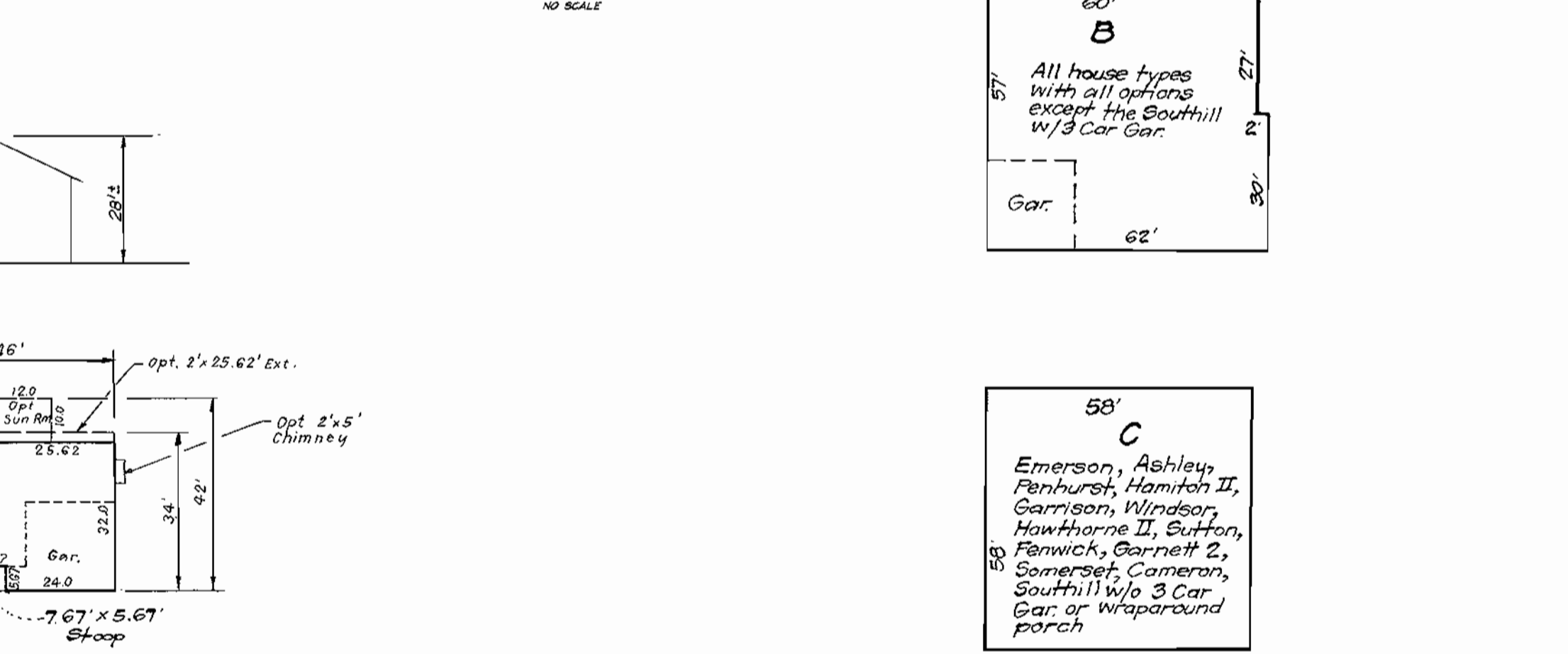
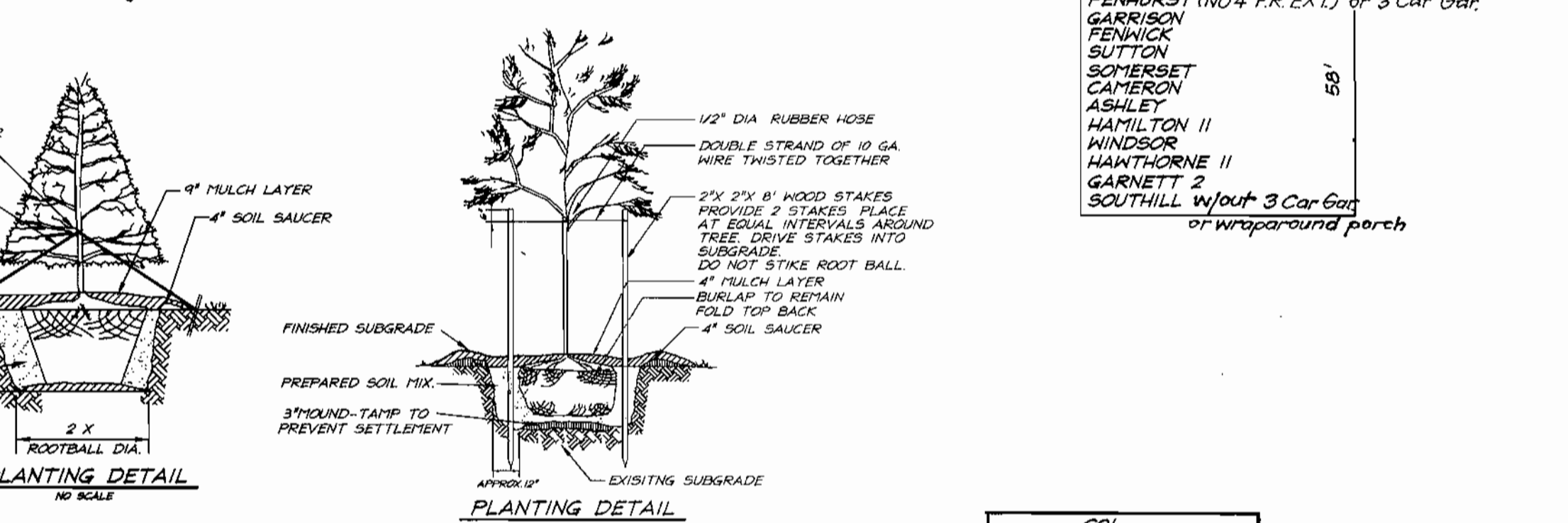
LOT NUMBER	STREET ADDRESS
16	5919 INDIAN SUMMER DRIVE
17	5915 INDIAN SUMMER DRIVE
18	5911 INDIAN SUMMER DRIVE
19	5907 INDIAN SUMMER DRIVE
20	5903 INDIAN SUMMER DRIVE
21	5899 INDIAN SUMMER DRIVE
22	5895 INDIAN SUMMER DRIVE
23	5891 INDIAN SUMMER DRIVE
24	5887 INDIAN SUMMER DRIVE
25	12104 EARLY LILACS PATH
26	12108 EARLY LILACS PATH
27	12112 EARLY LILACS PATH
28	12116 EARLY LILACS PATH
29	12120 EARLY LILACS PATH
30	12124 EARLY LILACS PATH

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-3" CAL.	3	B&B
	RED MAPLE	12-15" HT.		
PS	PINUS STROBUS	6-8" HT.	4	B&B
	WHITE PINE			

NOTES FOR COLUMBIA PLANT SCHEDULES:

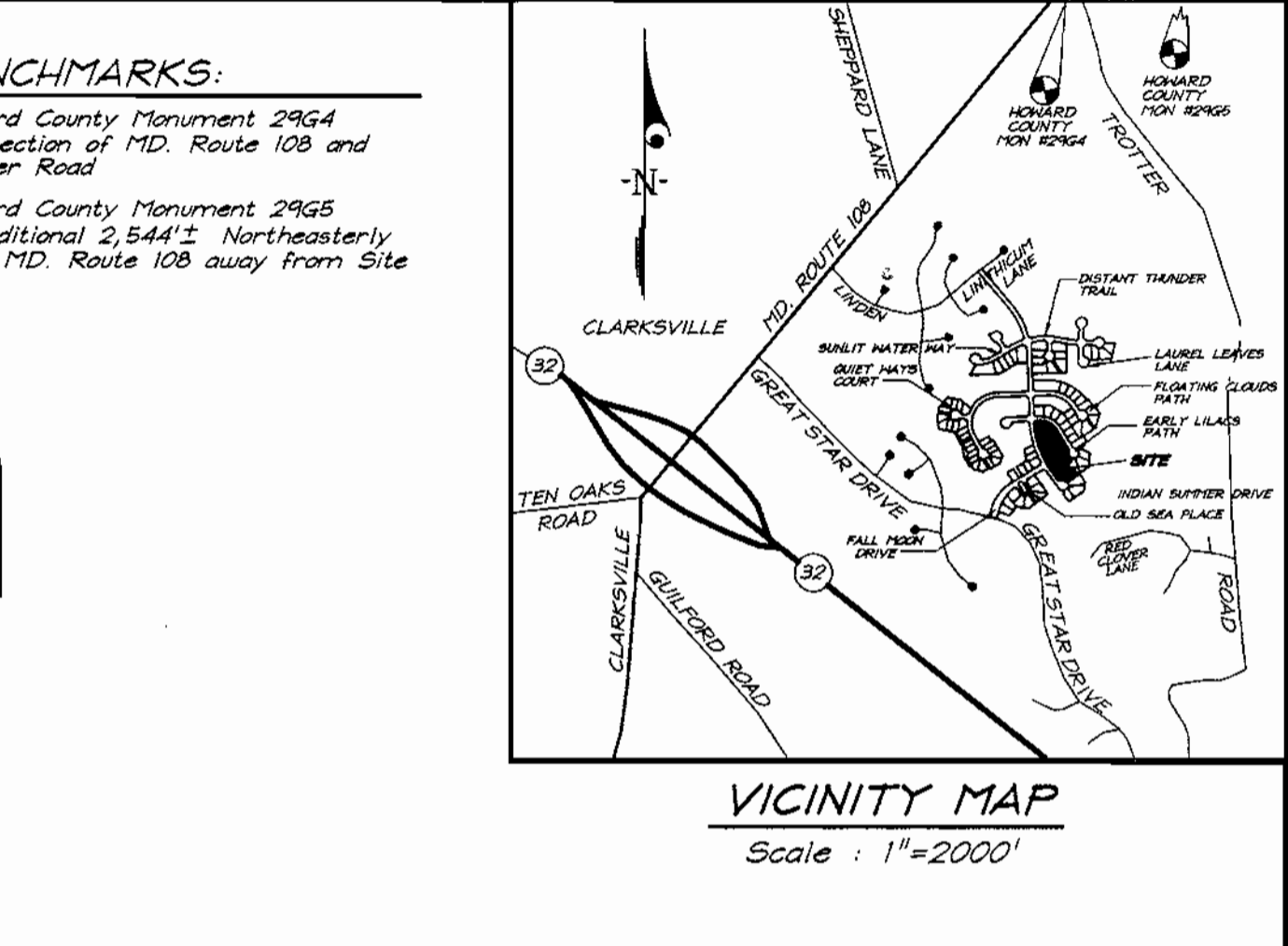
- All plant material shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with H&D planting specifications.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material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



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: *Bob Radgett* Date: 5-1-00



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 388 Acres.
 - The total number of lots included in this submission is: 15
 - 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.
 - 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, McGuire and Walker in March 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: 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, 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. Exterior stairways/areaways may not project into any setbacks.
 - Stormwater Management quantity and quality for the improvements from Bright Flow Mews, area North of Distant Thunder Trail DA to M309 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Requardt & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
 - SHC Elevations shown are at the property lines.
 - This property is exempt from the forest conservation requirements per section 16.1202(b)(1)(iv) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.
 - 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 \$1500.00 shall be part of the grading permit for Lot 24.

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

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

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/4		16thru 30
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.
12925	7	NTSFLD	35
WATER CODE	SEWER CODE	ELECTION DIST.	CENSUS TRACT
110	6653000	5TH	6055

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

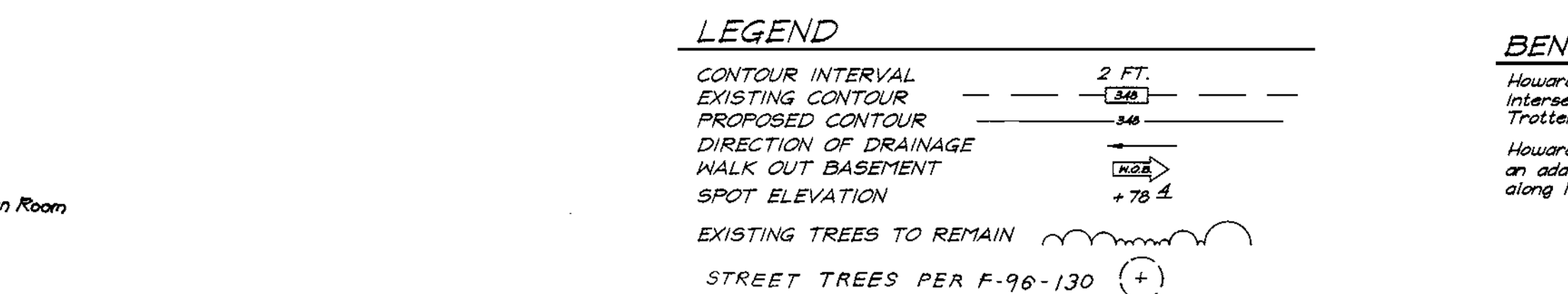
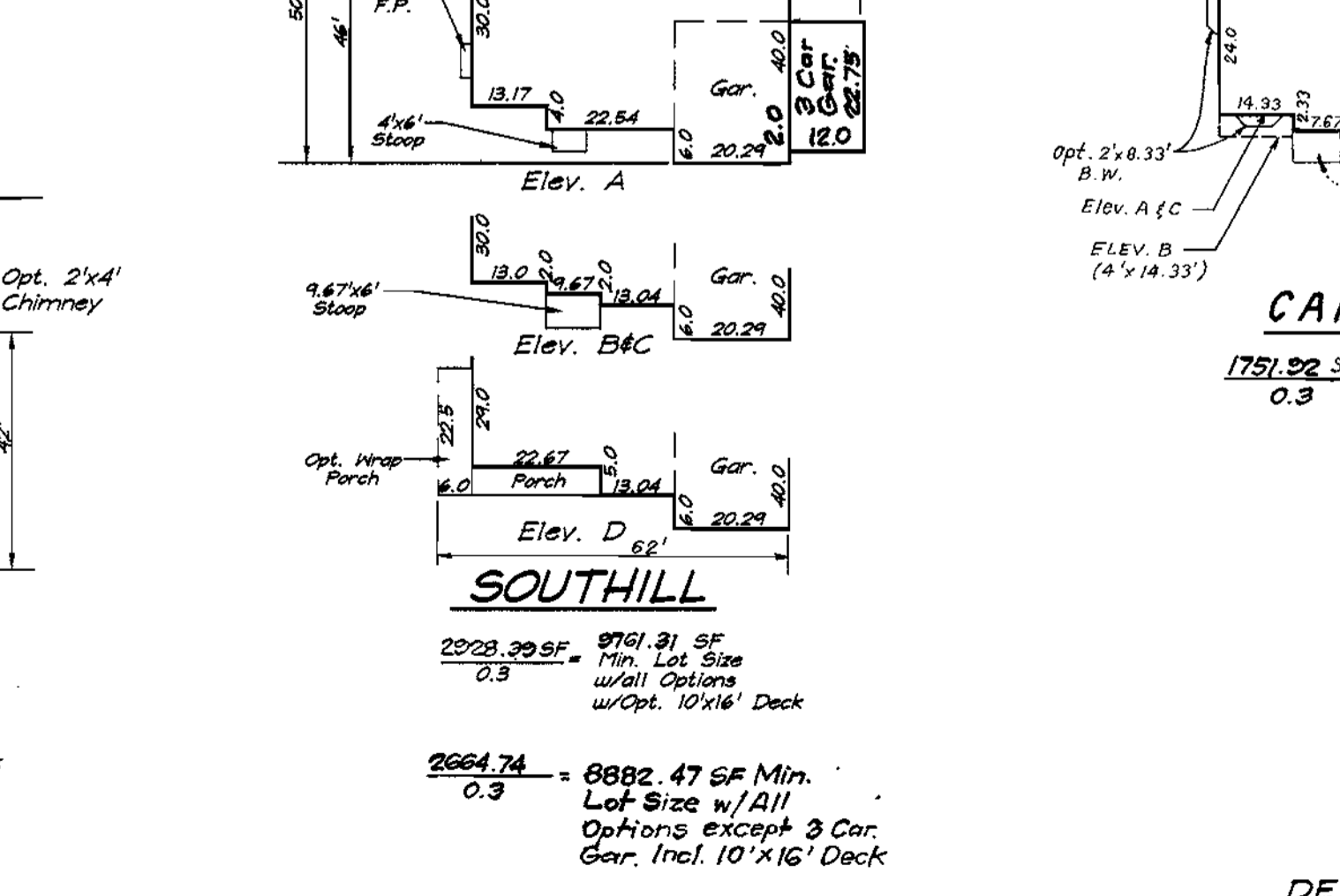
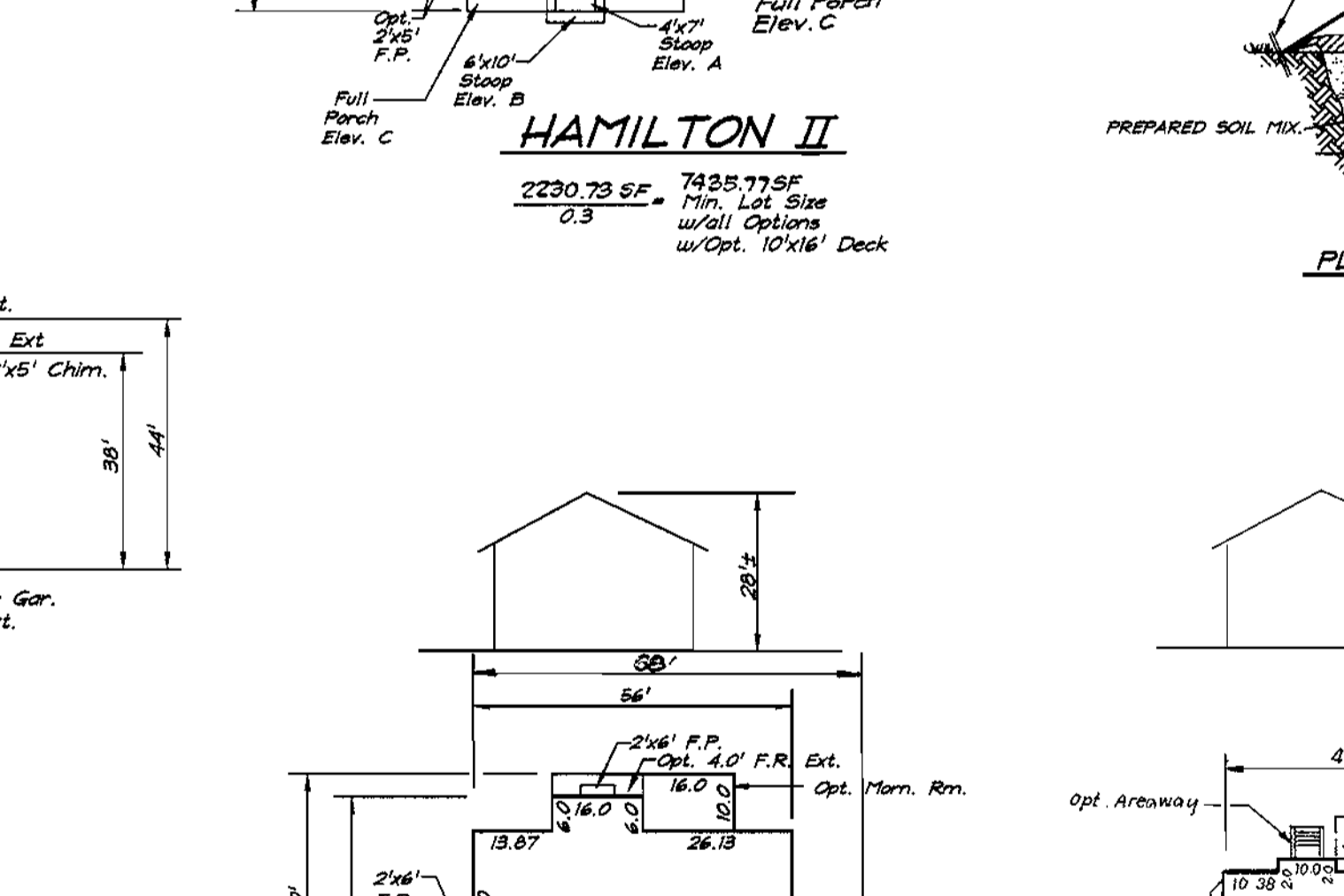
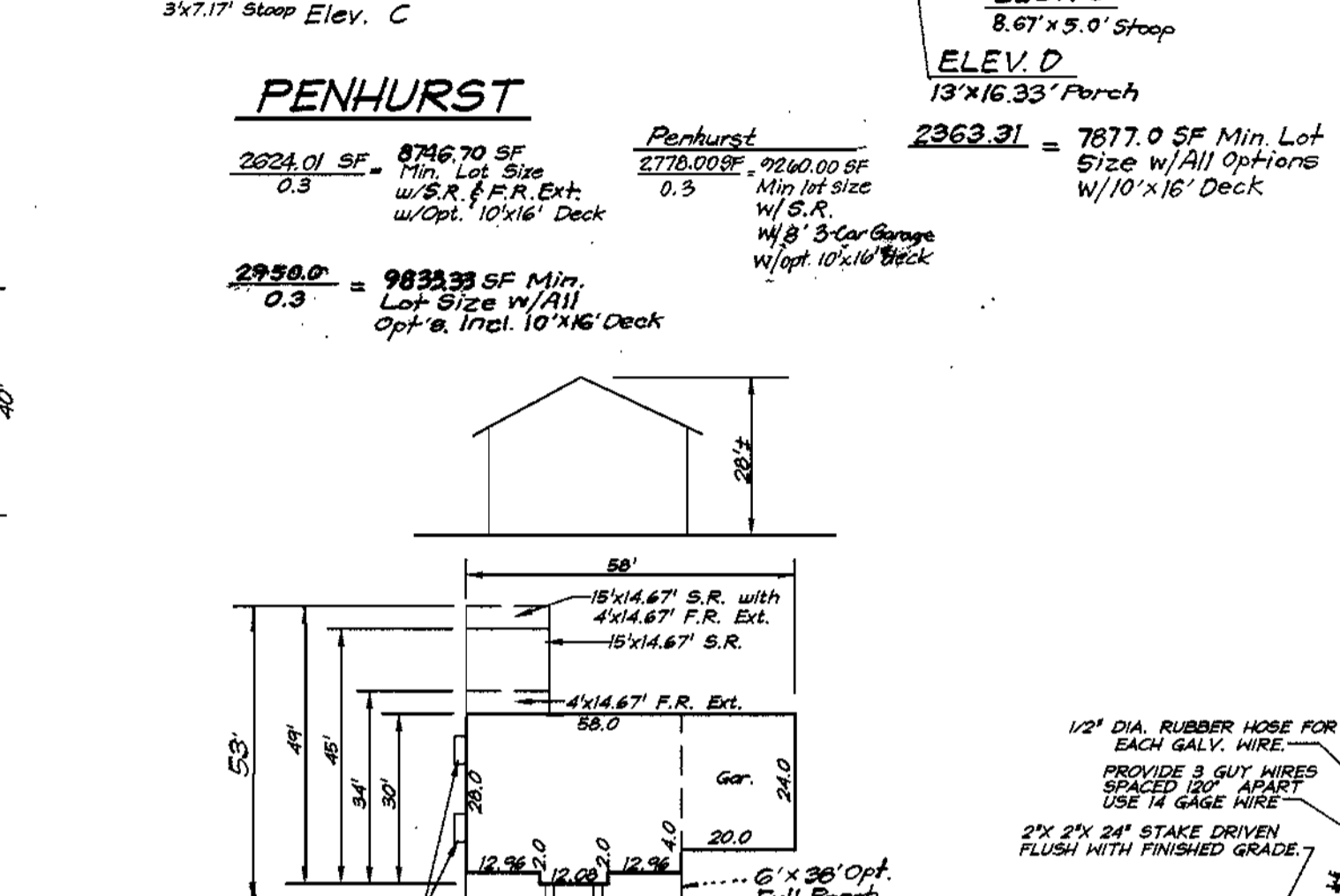
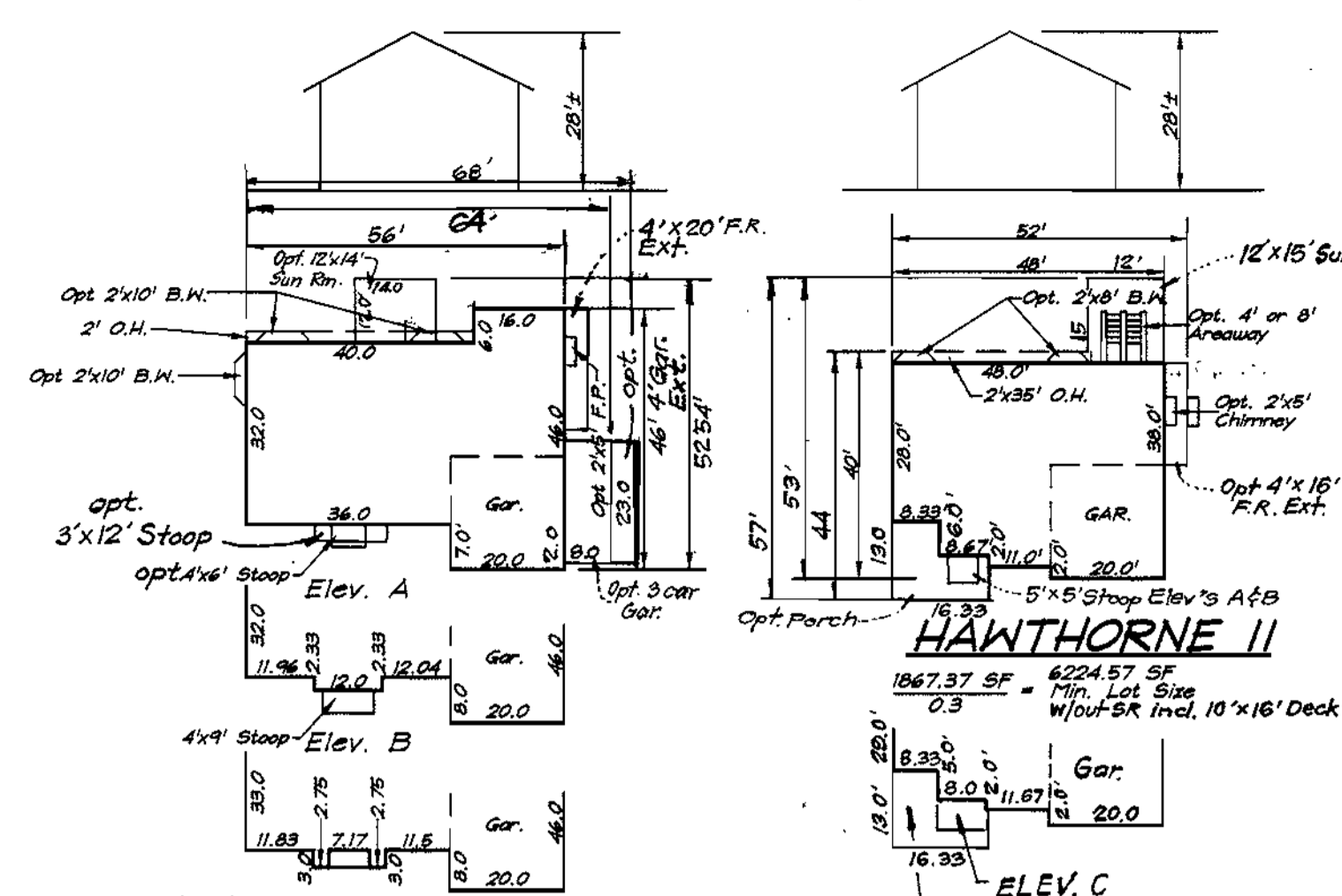
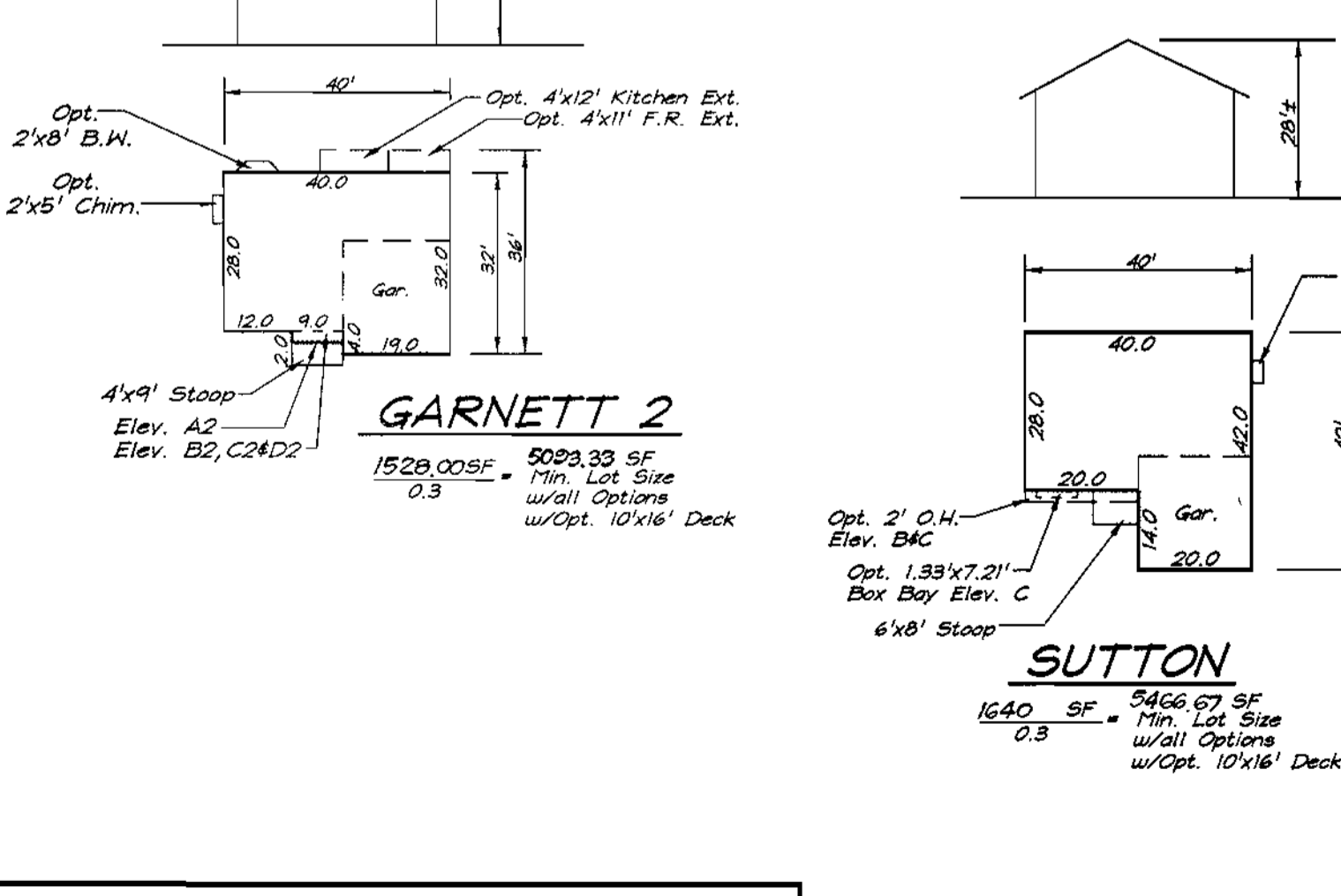
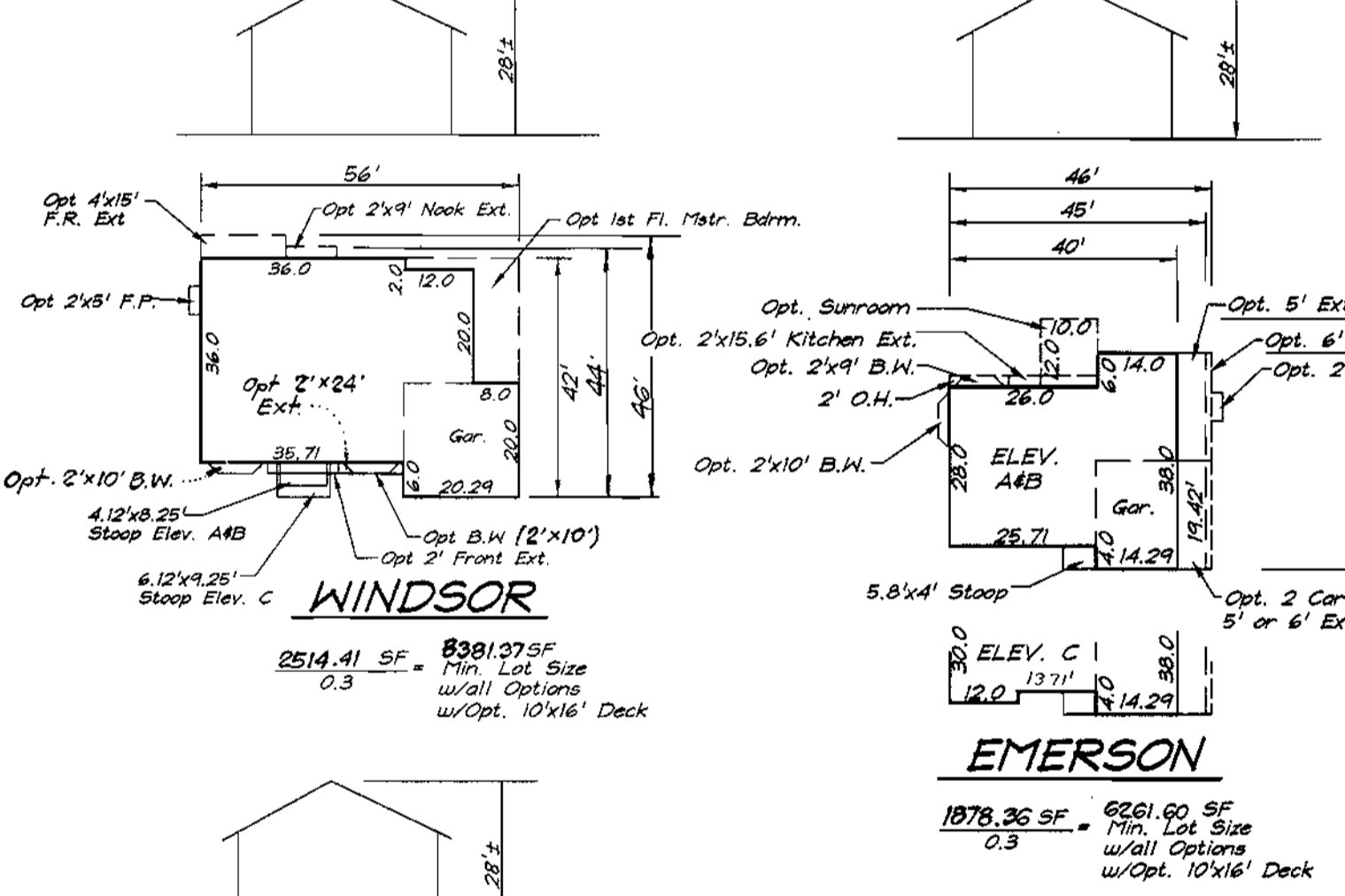
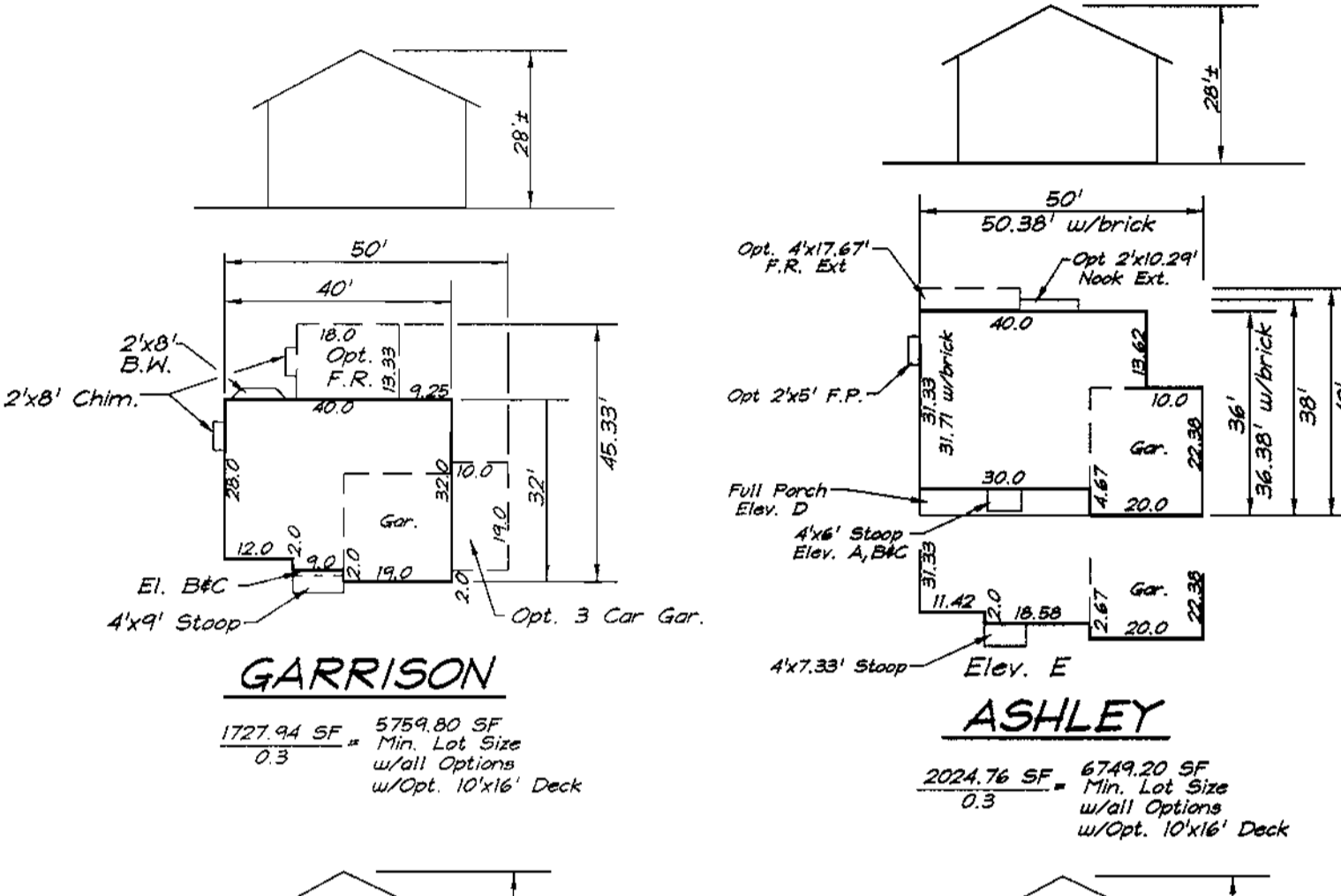
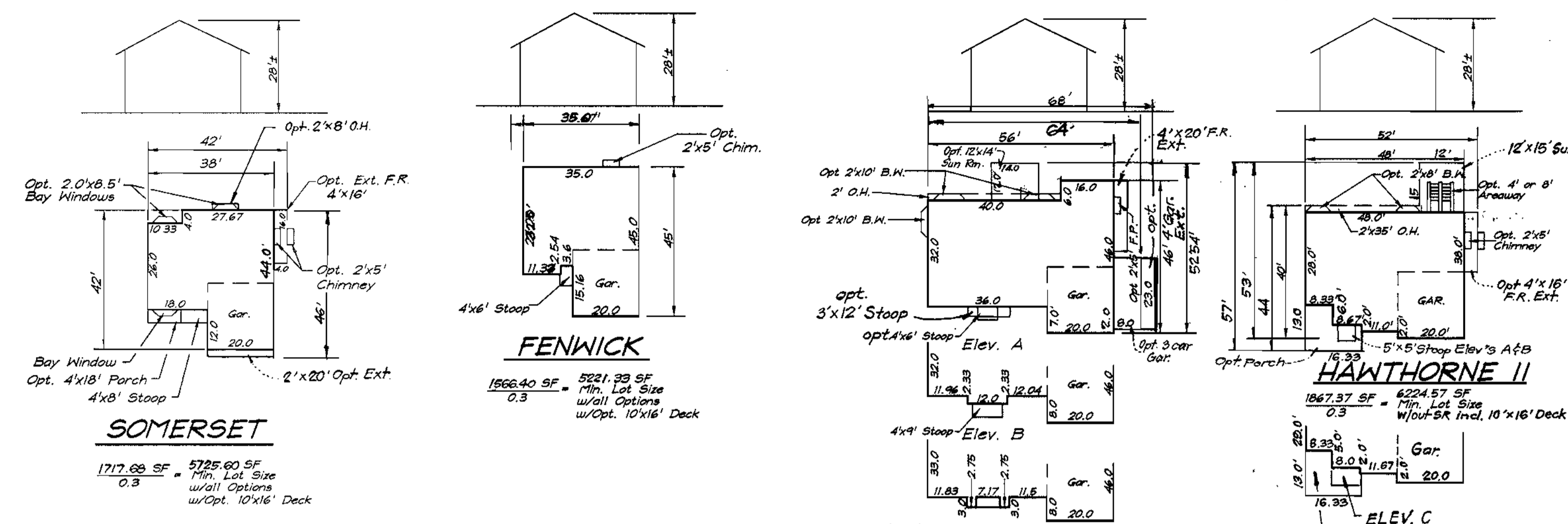
DESIGNED	BAL	SITE DEVELOPMENT PLAN	SCALE
DRAWN <td>ZH <td>LOTS 16 THRU 30 <td>1" = 30'</td> </td></td>	ZH <td>LOTS 16 THRU 30 <td>1" = 30'</td> </td>	LOTS 16 THRU 30 <td>1" = 30'</td>	1" = 30'
CHECKED <td>BAL <td>COLUMBIA</td> <td>DRAWING</td> </td>	BAL <td>COLUMBIA</td> <td>DRAWING</td>	COLUMBIA	DRAWING
		VILLAGE OF RIVER HILL	1 of 4
DATE <td>5-2-00 <td>SECTION 4 AREA 4 <td>JOB NO. </td></td></td>	5-2-00 <td>SECTION 4 AREA 4 <td>JOB NO. </td></td>	SECTION 4 AREA 4 <td>JOB NO. </td>	JOB NO.
		FIFTH (5th) ELECTION DISTRICT <td>00-039</td>	00-039
		HOWARD COUNTY, MARYLAND <td>FILE NO. </td>	FILE NO.
		FOR: RYLAND GROUP, INC. <td>00-039X</td>	00-039X
		7280 PARKWAY DRIVE <td></td>	
		HANDOVER, MARYLAND 21076 <td></td>	

APPROVED: DEPARTMENT OF PLANNING & ZONING

Signature: *[Official Seal]* Date: 7/20/00
 Signature: *[Official Seal]* Date: 7/27/00
 Signature: *[Official Seal]* Date: 7/31/00

REVISIONS

No	DATE	REVISIONS
4	10-20-00	Rev hse types to add options, Rev generic box A, Add boxes BFC
3	9-8-00	Add 3 Car to Penthurst hse type
2	8-11-00	Add 3 Car Gar to Southhill hse type
1	8-4-00	Added hse option 4x22' F.R. Ext to Penthurst



SCHEDULE A PERIMETER LANDSCAPE

CATEGORY	ADJACENT TO ROADWAYS	LOT 24
LANDSCAPE TYPE	B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	142.31'	
NUMBER OF PLANTS REQUIRED		
SHADE TREES	3	
EYEBROW TREES	4	
NUMBER OF PLANTS PROVIDED		
SHADE TREES	3	
EYEBROW TREES	4	
Surety Amounts		\$150,000

ADDRESS CHART

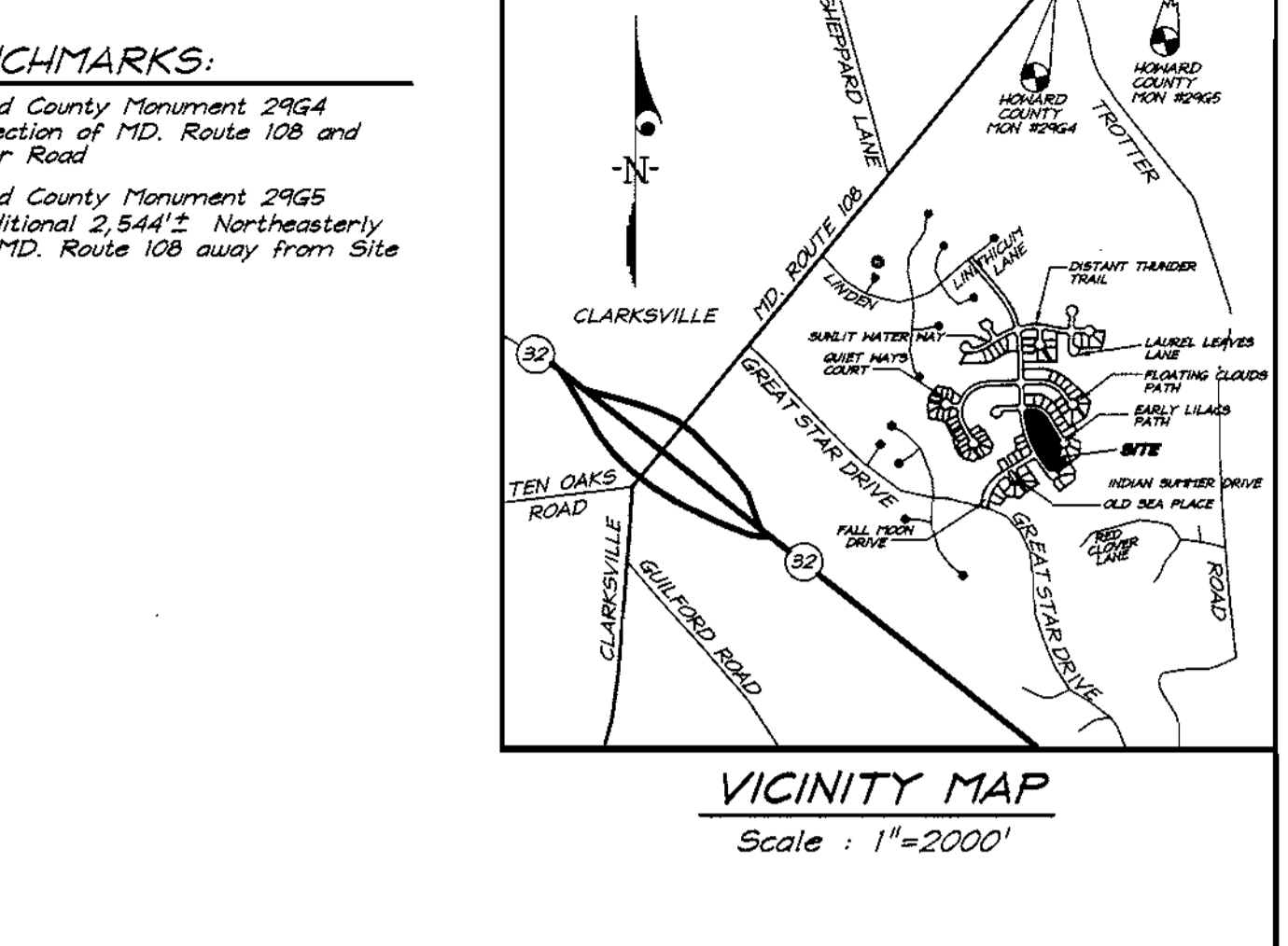
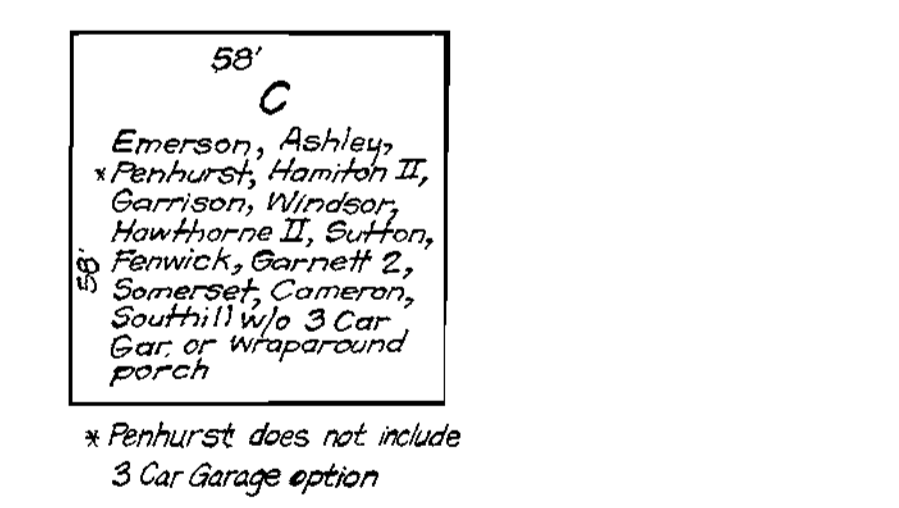
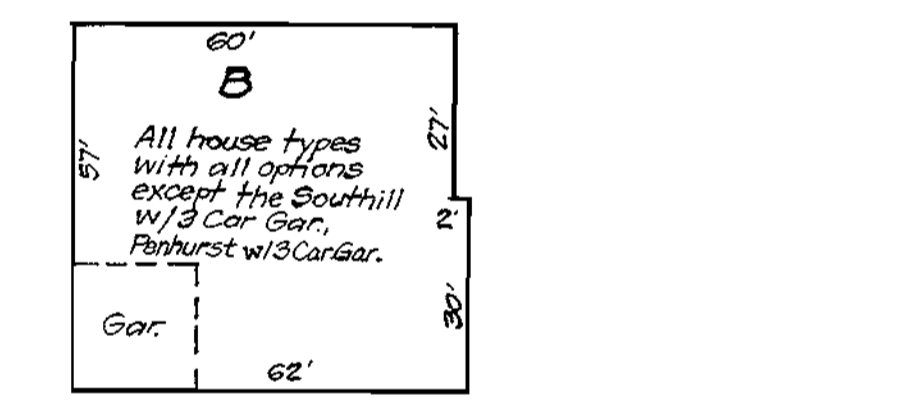
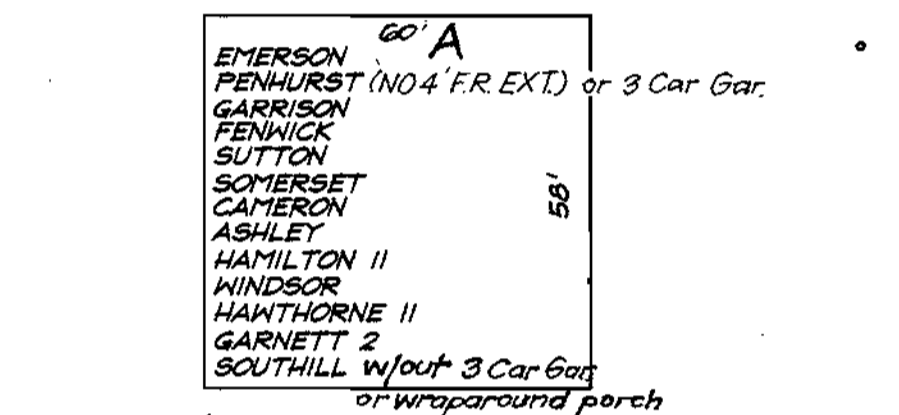
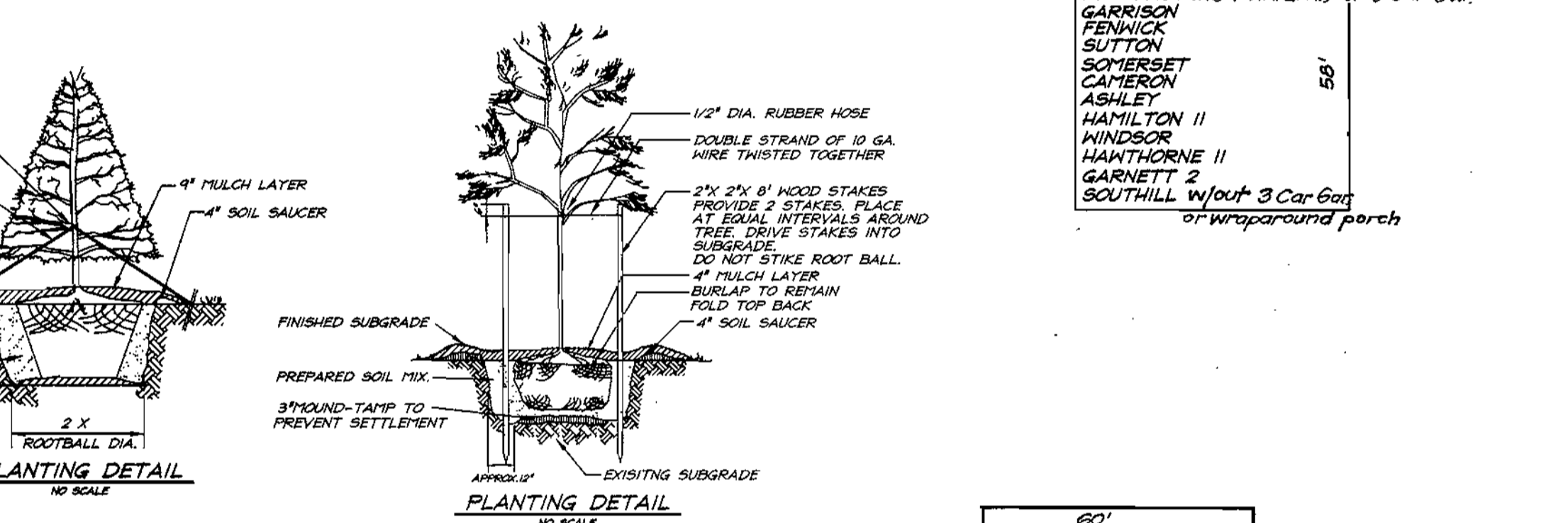
LOT NUMBER	STREET ADDRESS
16	5919 INDIAN SUMMER DRIVE
17	5915 INDIAN SUMMER DRIVE
18	5911 INDIAN SUMMER DRIVE
19	5907 INDIAN SUMMER DRIVE
20	5903 INDIAN SUMMER DRIVE
21	5899 INDIAN SUMMER DRIVE
22	5895 INDIAN SUMMER DRIVE
23	5891 INDIAN SUMMER DRIVE
24	5887 INDIAN SUMMER DRIVE
25	12104 EARLY LILACS PATH
26	12108 EARLY LILACS PATH
27	12112 EARLY LILACS PATH
28	12116 EARLY LILACS PATH
29	12120 EARLY LILACS PATH
30	12124 EARLY LILACS PATH

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN	REMARKS
AR	AGER RUBRUM	24-3" CAL.	3	BMB
	RED MAPLE	12-15" HT.	3	BMB
PS	PINUS STROBUS	6-8" HT.	4	BMB
	WHITE PINE			

NOTES FOR COLUMBIA PLANT SCHEDULES:

- All plant material shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with HRD 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.



- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 388 Acres.
 - The total number of lots included in this submission is: 15
 - 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.
 - 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, McCune and Walker in March 1996.
 - 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: 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.E.03 & R.E.05.
 - In accordance with FDP-Phase 222, Part IV, boy 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. Exterior stairways/areaways may not project into any setbacks.
 - Stormwater Management quantity and quality for the improvements from Bright Flow Maus, area North of Distant Thunder Trail DA to 17309 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase 1, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater Management quantity for the improvements East of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Reardon & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
 - SHC Elevations shown are at the property lines.
 - This property is exempt from the forest conservation requirements per section 16.1202(b)(1)(iv) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.
 - 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 \$1500.00 shall be part of the grading permit for Lot 24.

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

OWNER / DEVELOPER

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

SUBMISSION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	16thru 30
FLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12925	7	NTSFLD	35	5TH	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	BAL	SCALE	1" = 30'
DRAWN	ZH	DRAWING	1 of 4
CHECKED	BAL	JOB NO.	00-039
DATE	5-2-00	FILE NO.	00-039X

SITE DEVELOPMENT PLAN
LOTS 16 THRU 30
COLUMBIA VILLAGE OF RIVER HILL
SECTION 4 AREA 4
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: RYLAND GROUP, INC.
7250 PARKWAY DRIVE
HANOVER, MARYLAND 21076

APPROVED: DEPARTMENT OF PLANNING & ZONING

7/26/00
7/27/00
7/31/00

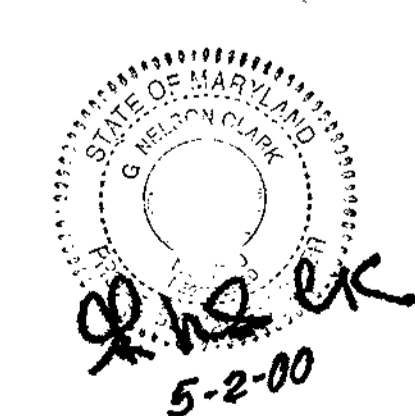
REVISIONS

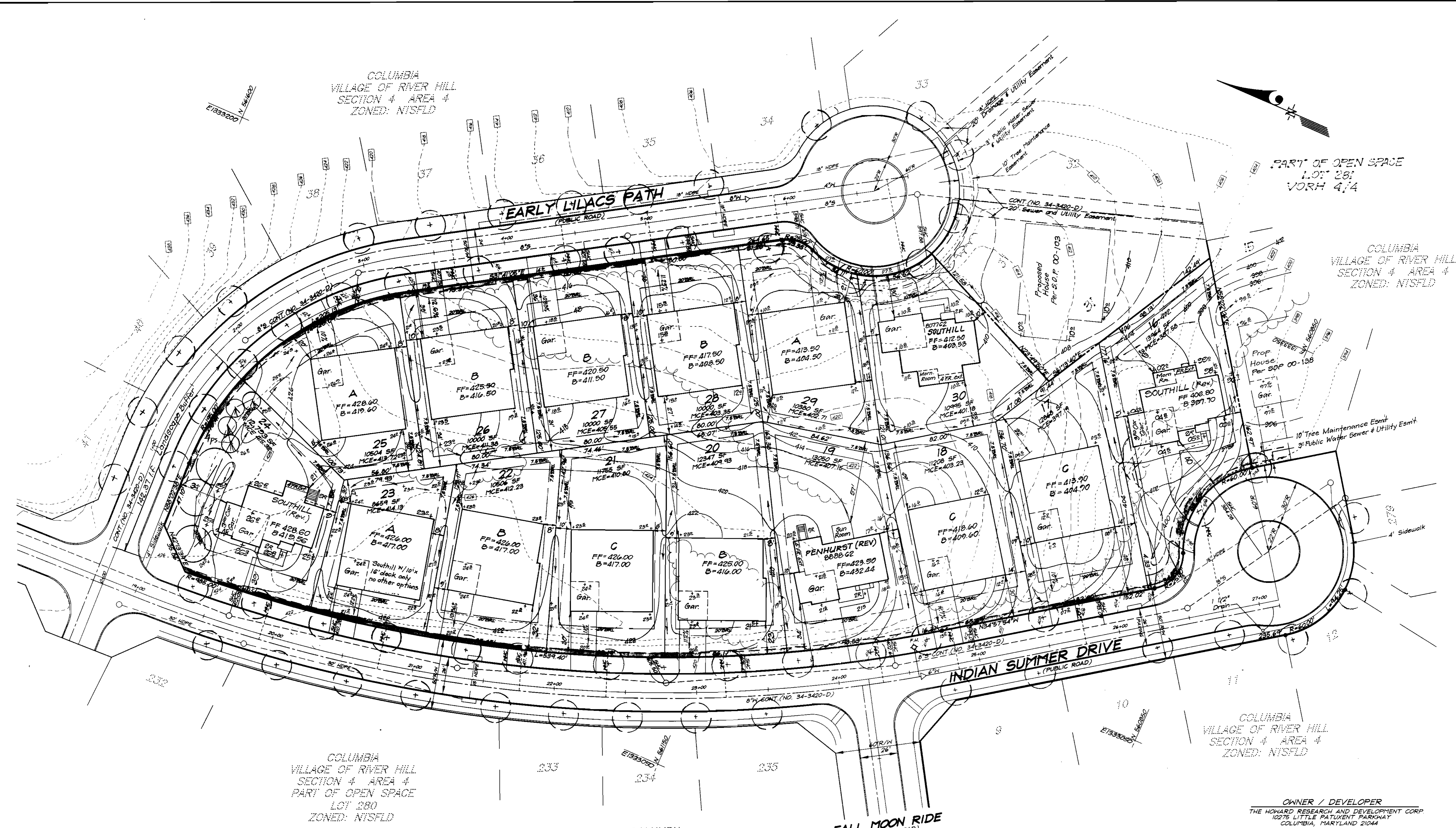
Nº	DATE	REVISIONS
5	12-19-00	Add 40' Gar. Ext. to the 3-car gar. on the Penhurst Model
4	10-20-00	Rev. hse. types to add options. Rev. generic box A, Add boxes B&C
3	9-8-00	Add 3 Car to Penhurst hse. type
2	8-11-00	Add 3 Car Gar. to Southhill hse. type
1	8-4-00	Added hse. option 4x22' F.R. Ext. to Penhurst

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: *Bob Padgett* Date: 5-1-00





APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 [Signature]
 Chief, Division of Land Development
 [Signature]
 Recorder
 [Signature]

NO	REVISIONS	Date
5	Rev. generic boxes on all lots	10-20-00
4	Rev. hse location & grd lot 19	7-8-00
3	Rev. hse & grd. lot 30 from A box to Southhill	7-8-00
2	Rev. hse. & grd., Lots 16 & 24	8-11-00
1	Rev. hse. option Lot 19, added 4' F.R. Ext. to Penhurst	8-16-00

COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 PART OF OPEN SPACE LOT 280 ZONED: NISFLD

COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 ZONED: NISFLD

COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 ZONED: NISFLD

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	B.A.L.	SITE DEVELOPMENT PLAN
DRAWN	K.B.	LOTS 16 THRU 30
CHECKED	B.A.L.	COLUMBIA VILLAGE OF RIVER HILL
DATE	5-3-00	SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE	1" = 30'	DRAWING
		2 of 4
		JOB NO.
		00-039
		FILE NO.
		00-039X



COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

PART OF OPEN SPACE
LOT 281
VORH 4/4

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

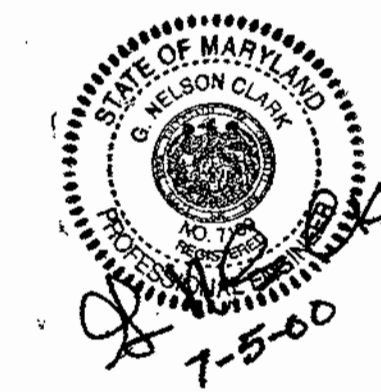
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
PART OF OPEN SPACE
LOT 280
ZONED: NISFLD



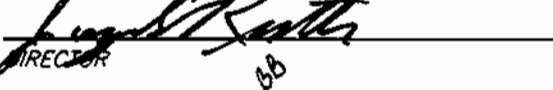
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
ZONED: NISFLD

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 B.A.L.	SITE DEVELOPMENT PLAN LOTS 16 THRU 30 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN K.B.		DRAWING 2 of 4	
CHECKED B.A.L.		JOB NO. 00-039	
DATE 5-3-00		FOR: RYLAND GROUP, INC. 7260 PARKWAY DRIVE HANOVER, MARYLAND 21076	FILE NO. 00-039X



APPROVED: DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

 CHIEF, DIVISION OF LAND DEVELOPMENT

 RECORDER

NO.	REVISIONS	Date
6	Rev. Hse. on lot 19	12-19-00
5	Rev. generic boxes on all lots	10-20-00
4	Rev. hse. location & grd. lot 19	9-8-00
3	Rev. hse. & grd. lot 30 from A box to Southhill	9-8-00
2	Rev. hse. & grd. Lots 16 & 24	8-11-00
1	Rev. hse. option Lot 19, added A.F.R. Ext. to Penhurst	8-16-00