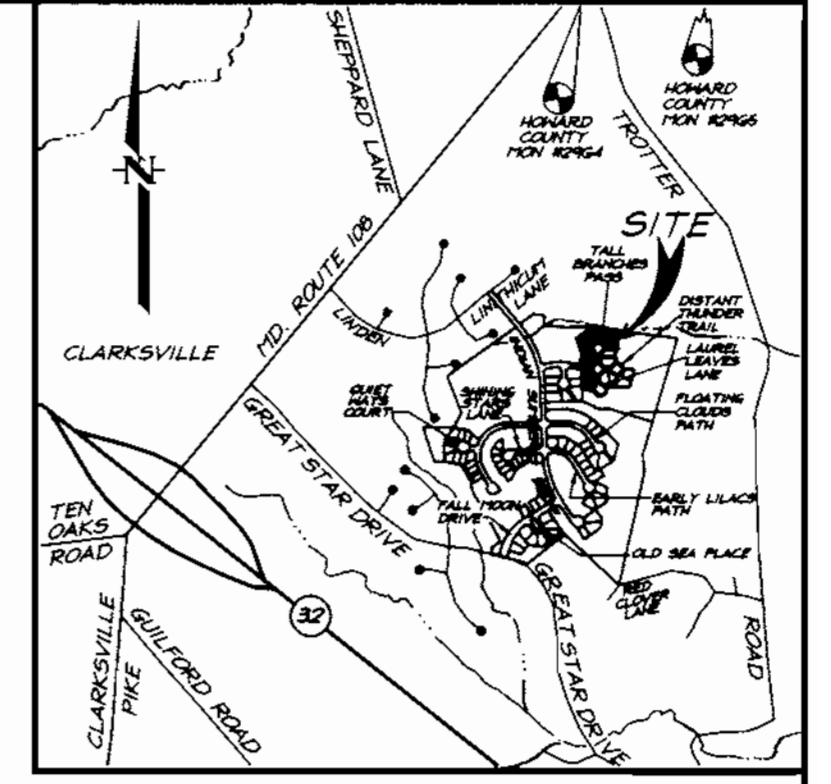
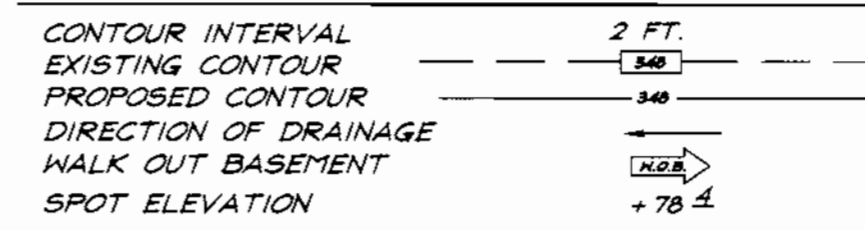
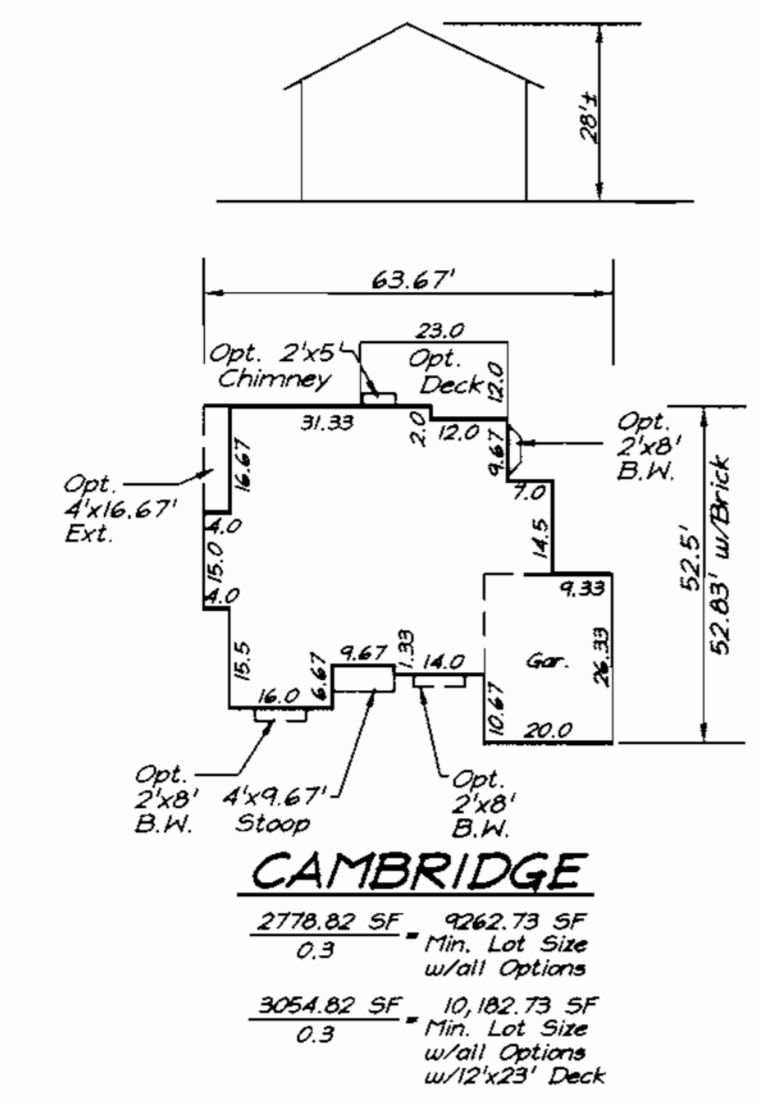


LEGEND

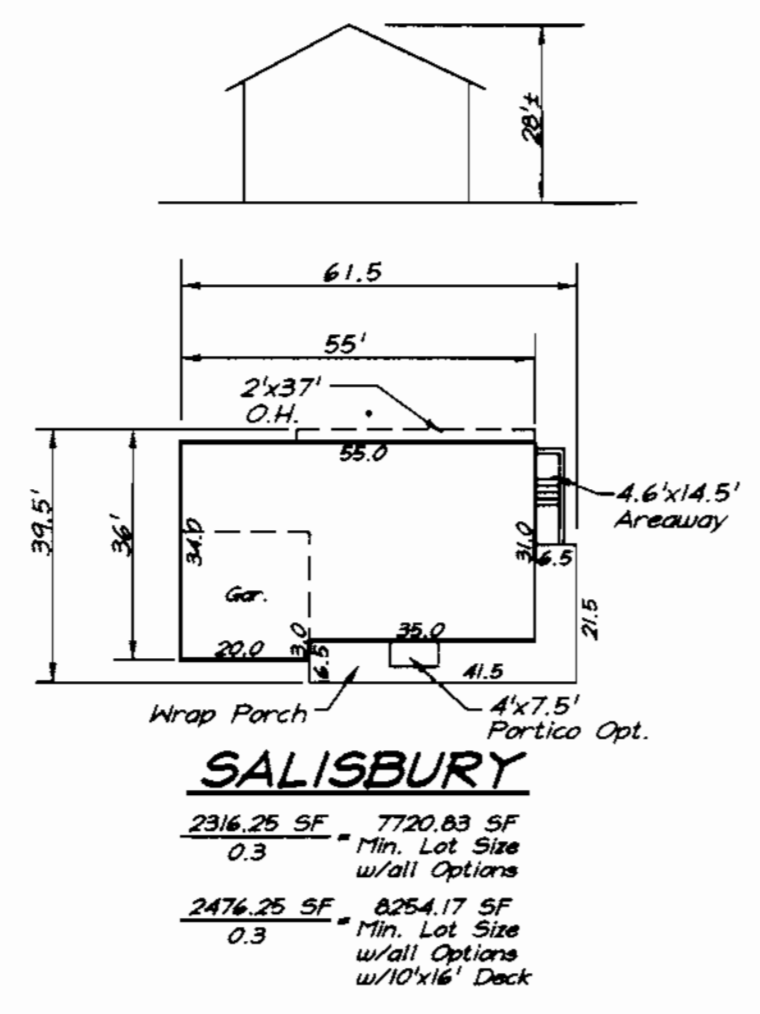


VICINITY MAP
Scale: 1"=2000'

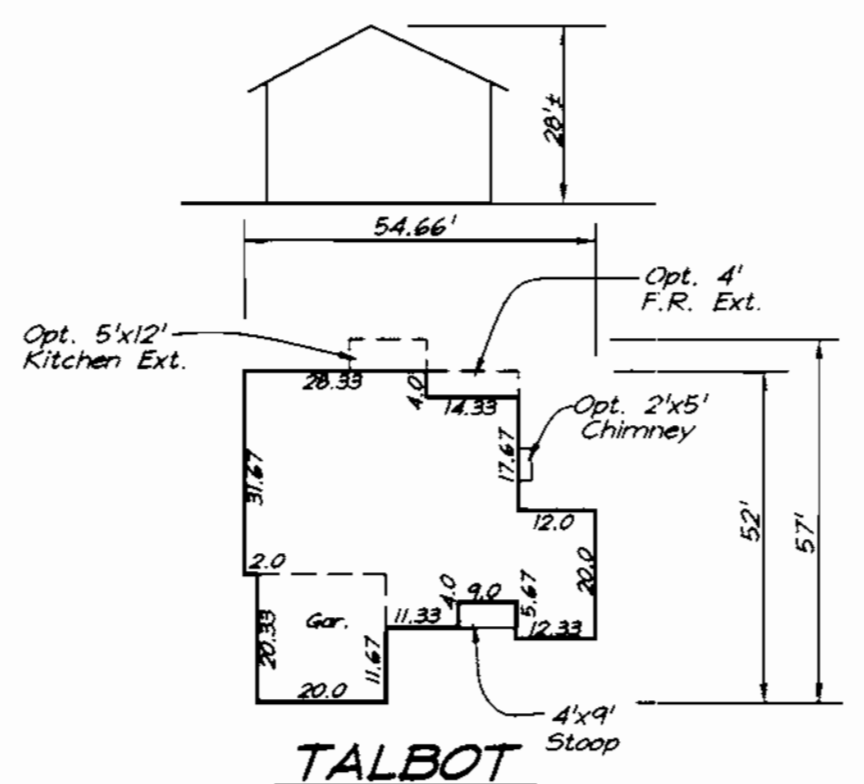
BENCHMARKS:
Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2965
an additional 2,544'± Northeastly along MD. Route 108 away from Site



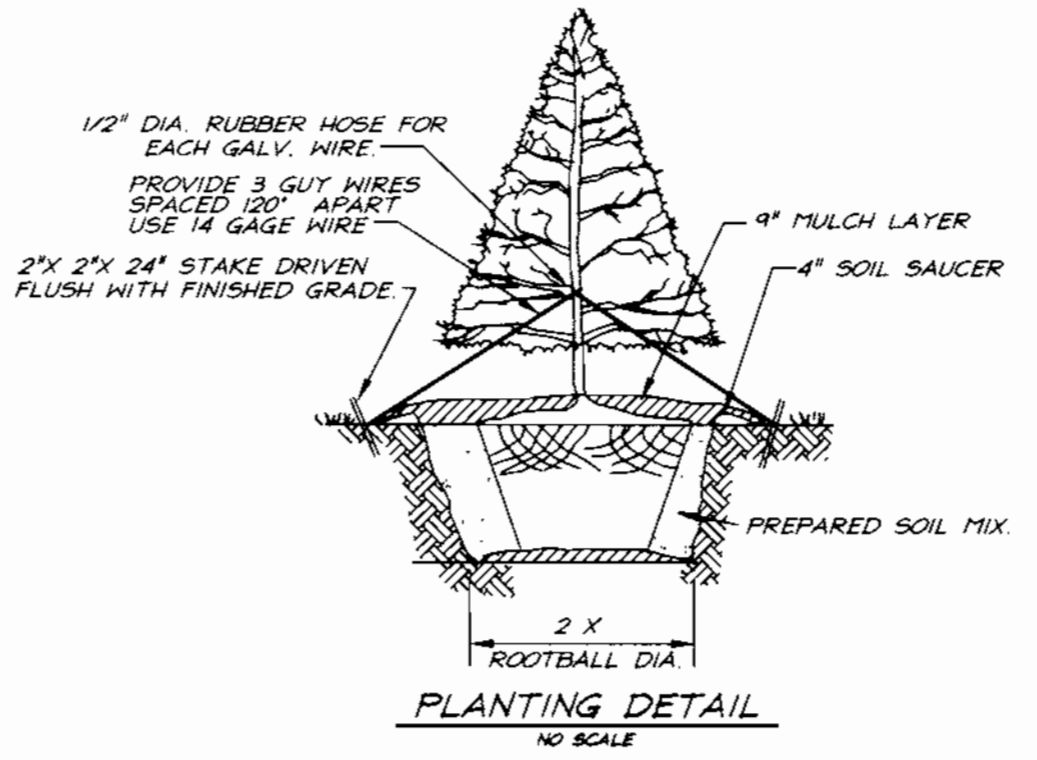
CAMBRIDGE
2778.82 SF = 9262.73 SF
0.3 Min. Lot Size w/all Options
3054.82 SF = 10,182.73 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



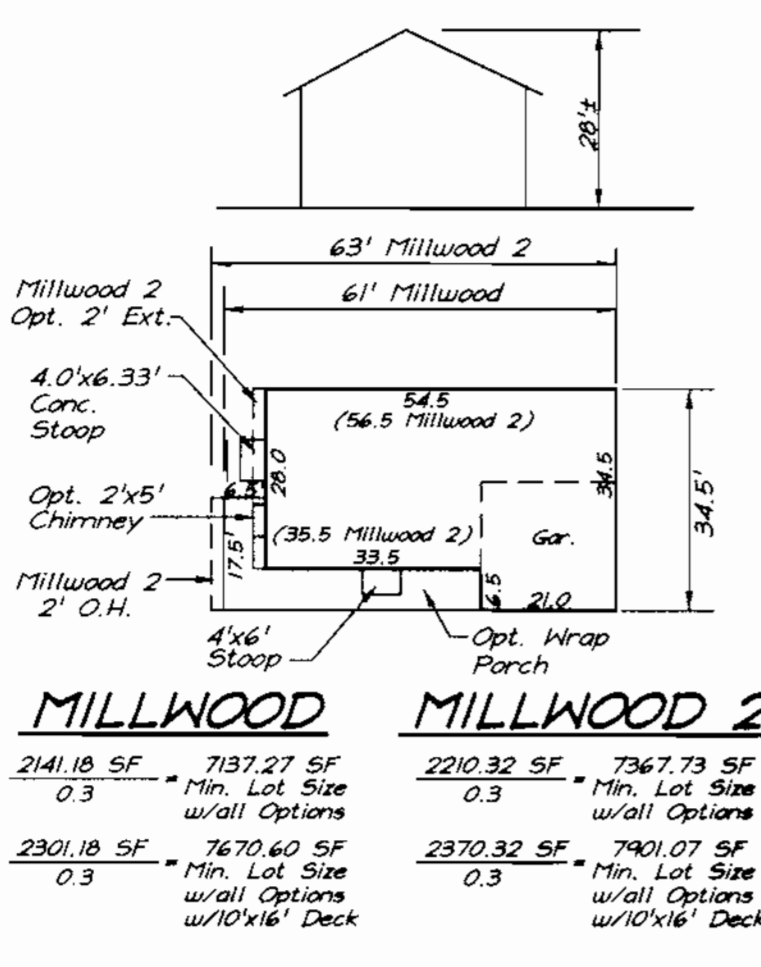
SALISBURY
2316.25 SF = 7720.83 SF
0.3 Min. Lot Size w/all Options
2476.25 SF = 8054.17 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



TALBOT
2233.69 SF = 7445.63 SF
0.3 Min. Lot Size w/all Options
2393.69 SF = 7978.97 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

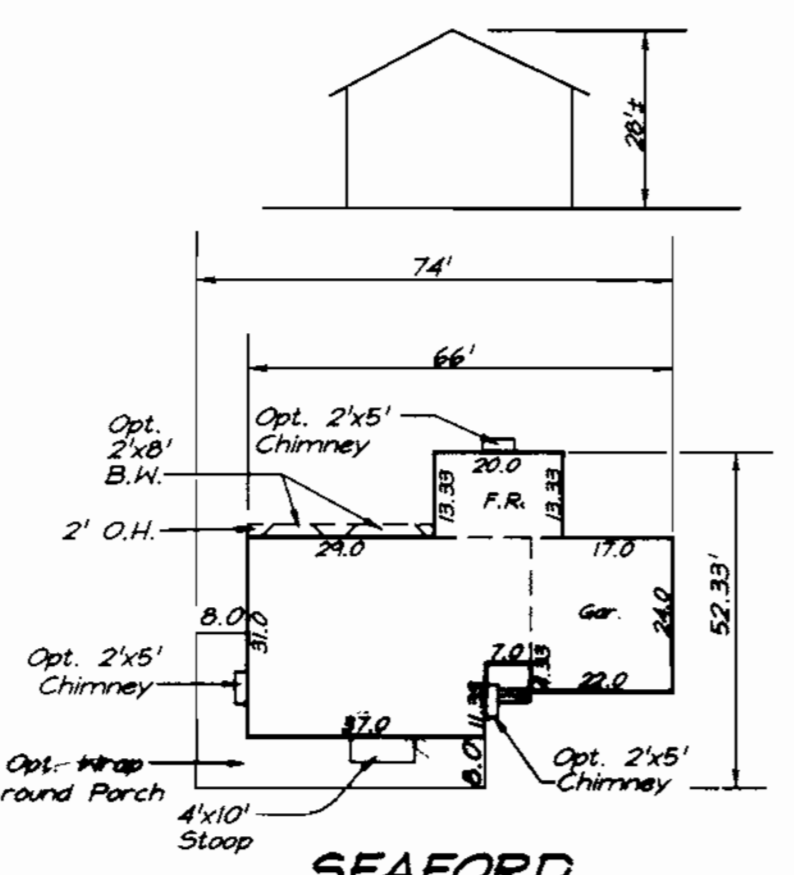


PLANTING DETAIL
NO SCALE

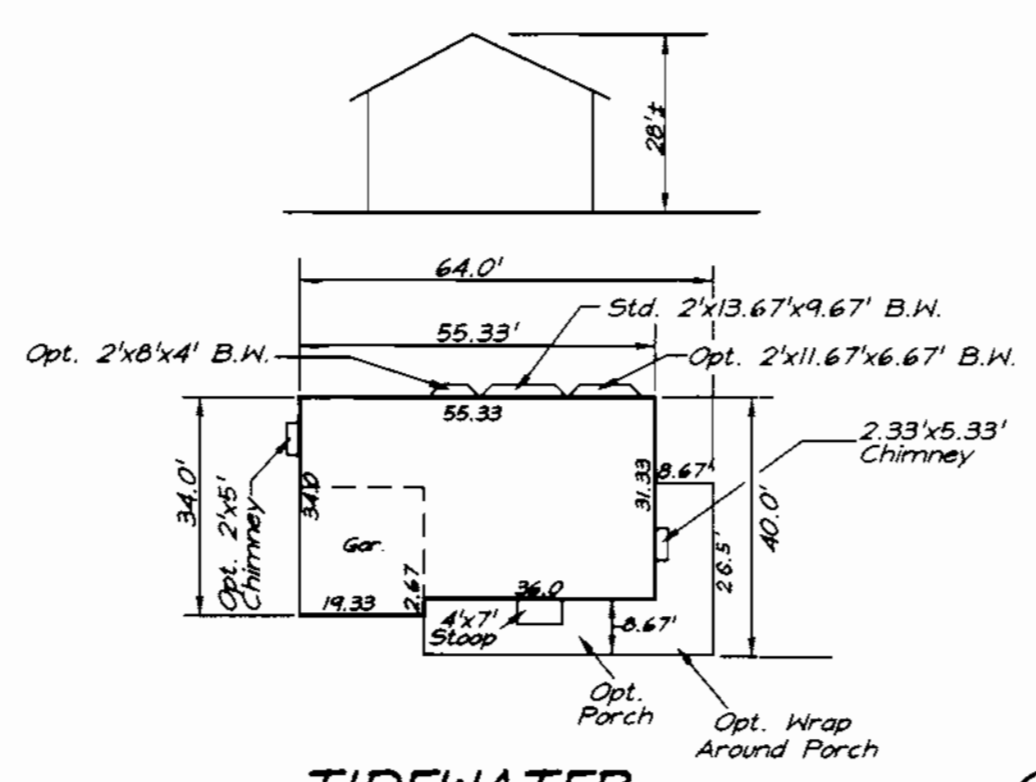


MILLWOOD
2141.19 SF = 7137.27 SF
0.3 Min. Lot Size w/all Options
2301.19 SF = 7670.60 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

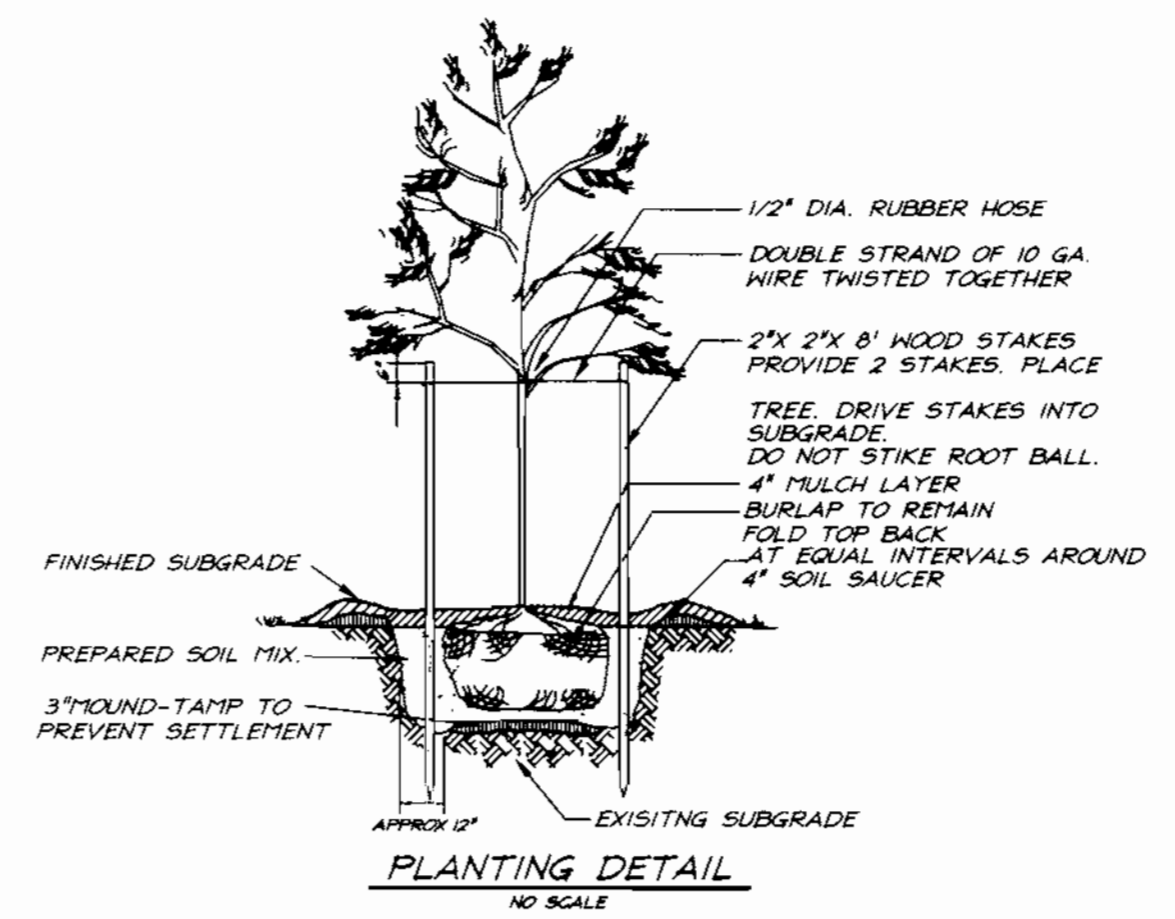
MILLWOOD 2
2210.32 SF = 7367.73 SF
0.3 Min. Lot Size w/all Options
2370.32 SF = 7901.07 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



SEAFORD
2369.60 SF = 7898.67 SF
0.3 Min. Lot Size w/all Options
2529.60 SF = 8432.00 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



TIDEWATER
2471.26 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/10'x16' Deck



PLANTING DETAIL
NO SCALE

PLANT SCHEDULE				
KEY	PLANT NAME	SIZE	QUAN.	REMARKS
(AR)	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	6	BMB
(AR)	RED SUNSET MAPLE	12'-14' HT.	6	BMB
(PS)	PINUS STROBUS	6'-8' HT.	8	B4B
(PS)	WHITE PINE	6'-8' HT.	8	B4B

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 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.

ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
83	5908	TALL BRANCHES PASS
84	5912	TALL BRANCHES PASS
85	5913	TALL BRANCHES PASS
86	5909	TALL BRANCHES PASS
87	5905	TALL BRANCHES PASS
88	5901	TALL BRANCHES PASS
89	5800	LAUREL LEAVES LANE
70	5804	LAUREL LEAVES LANE

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 of 4
SEDIMENT & EROSION CONTROL PLAN	3 & 4 of 4

SCHEDULE A PERIMETER LANDSCAPE EDGE			
Category	Adjacent to Roadways	LOT 69	LOT 88
Landscape Type		8	8
Number of Plants Required		135	155
Shade Trees	(1/30)	3	3
Evergreen Trees	(1/40)	4	4
Shrubs			
Number of Plants Provided		3	3
Shade Trees		4	4
Evergreen Trees		4	4
Surety Amounts		\$1500.00	\$1500.00

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



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: Thom B. Bouie Date: 9-15-00

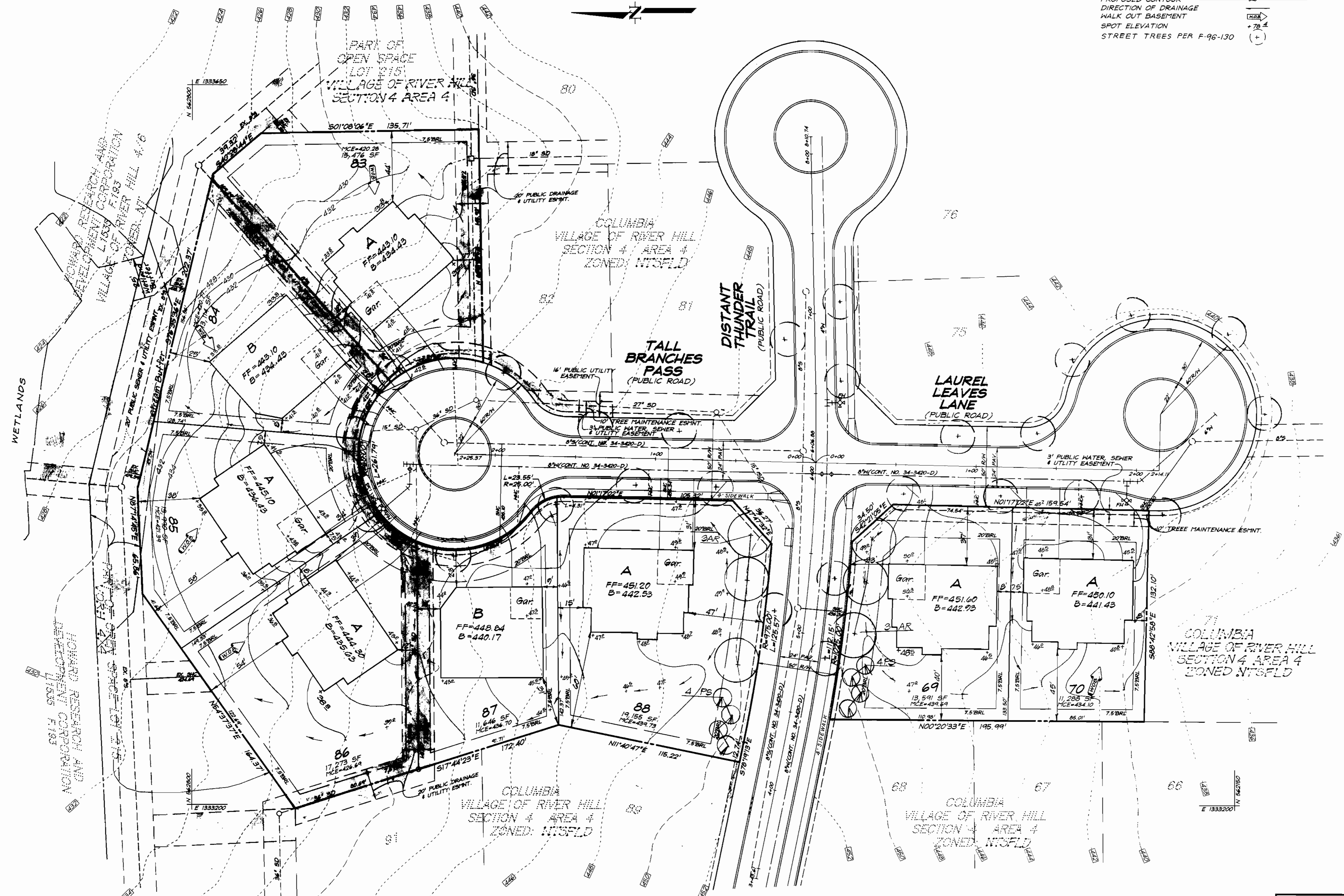
OWNER / DEVELOPER					
THE HOWARD RESEARCH AND DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044					
SUBDIVISION NAME	COLUMBIA	SECTION/AREA	LOTS/PARCELS	69, 70 & 83-88	
VILLAGE OF RIVER HILL					
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12927	1 & 2	NTSFLD	35	5TH	6055
WATER CODE	SEWER CODE				
110	6653000				

CLARK • FINEFROCK & SACKETT, INC.		
ENGINEERS • PLANNERS • SURVEYORS		
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	SITE DEVELOPMENT PLAN	
BAL	LOTS 69, 70 & 83-88	
DRAWN	SCALE	
KB	1" = 30'	
CHECKED	DRAWING	
JME	1 of 4	
DATE	JOB NO.	
5-15-00	00-004	
	FILE NO.	
	00-004-X	

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: [Signature] DATE: 7/6/00
 Chief, Division of Land Development: [Signature] DATE: 7/10/00
 Director: [Signature] DATE: 7/10/00

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR 2 FT.
- PROPOSED CONTOUR 2 FT.
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET TREES PER F-96-130



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

APPROVED: DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7/6/00

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/11/00

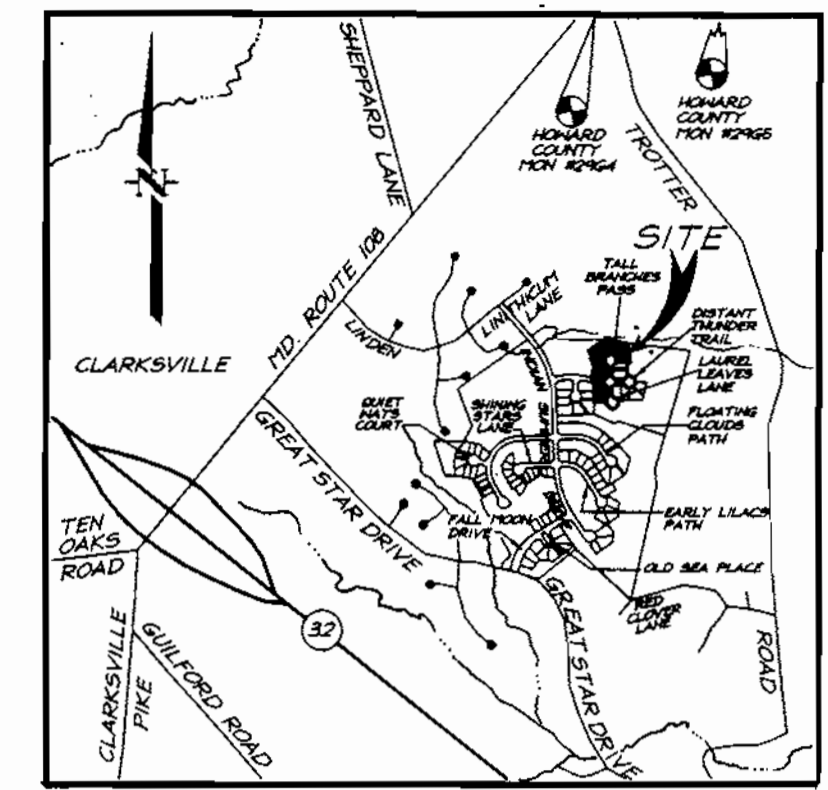
 DIRECTOR DATE: 7/10/00



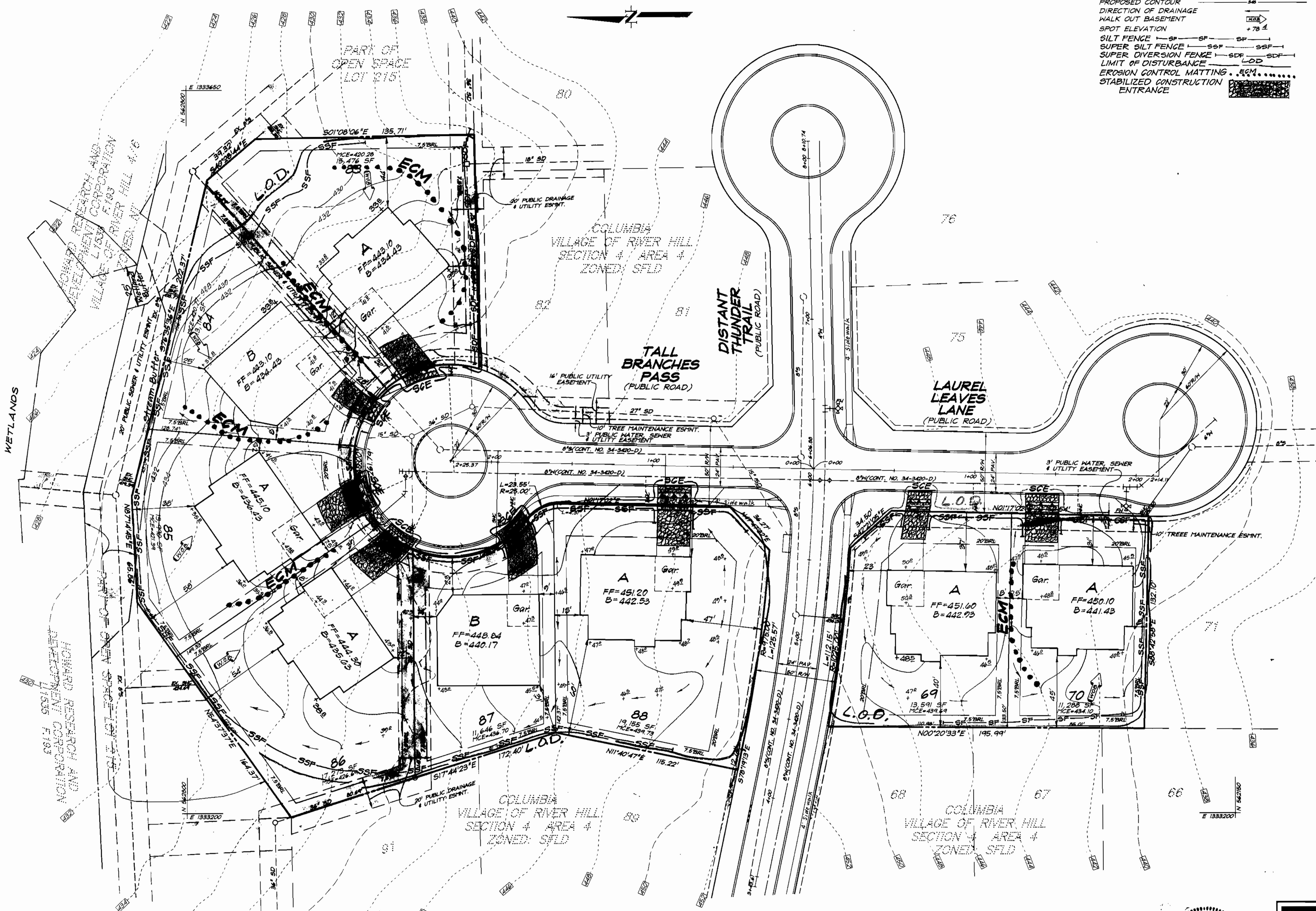
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BAL	SITE DEVELOPMENT PLAN LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 OF 4
CHECKED JME		JOB NO. 00-004
DATE 5-15-00	FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044	FILE NO. 00-004-X

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- SILT FENCE
- SUPER SILT FENCE
- SUPER DIVERSION FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE



VICINITY MAP
Scale: 1"=2000'



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

APPROVED: DEPARTMENT OF PLANNING & ZONING
7/16/00
DATE
7/16/00
DATE
7/16/00
DATE

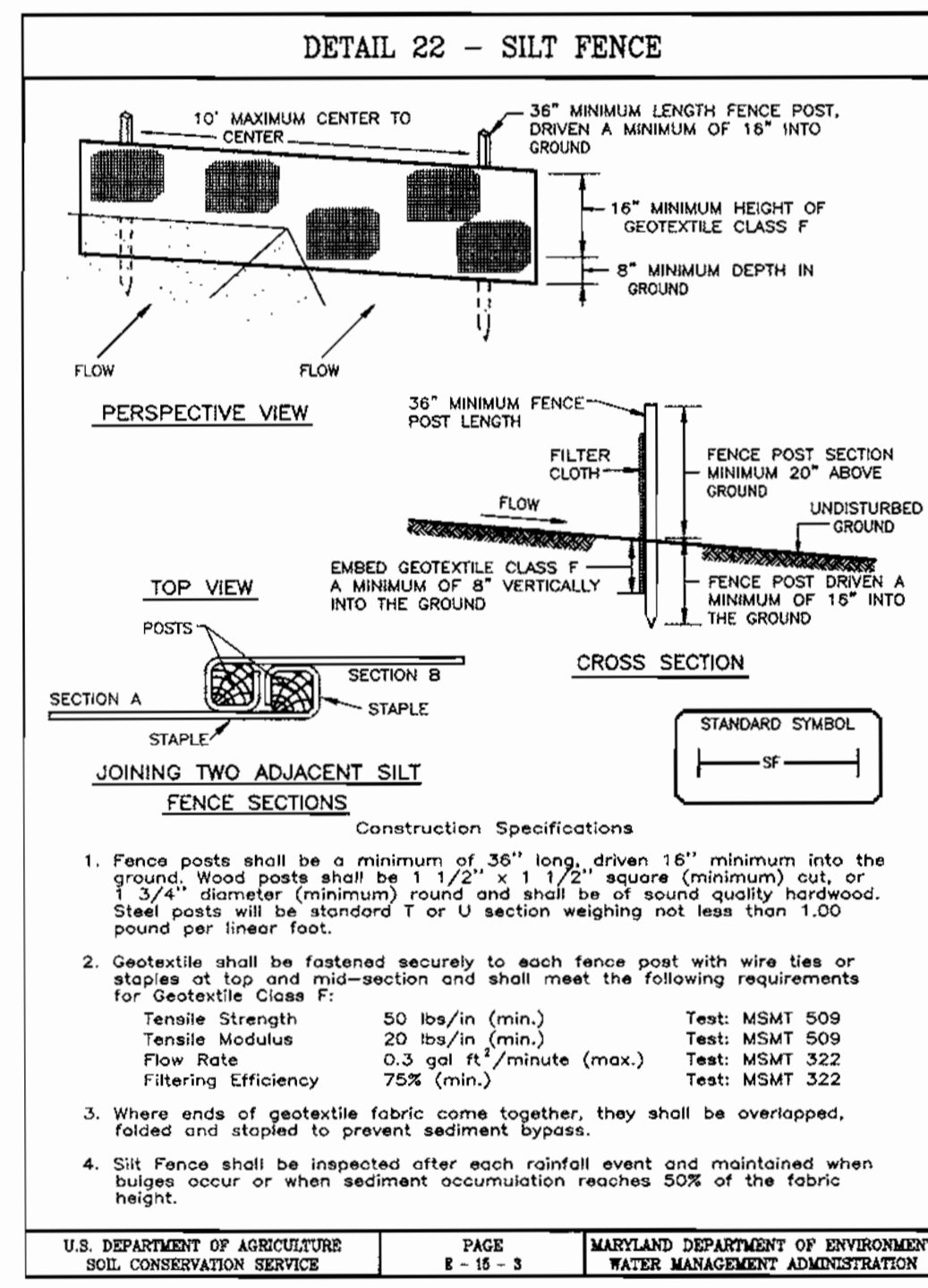
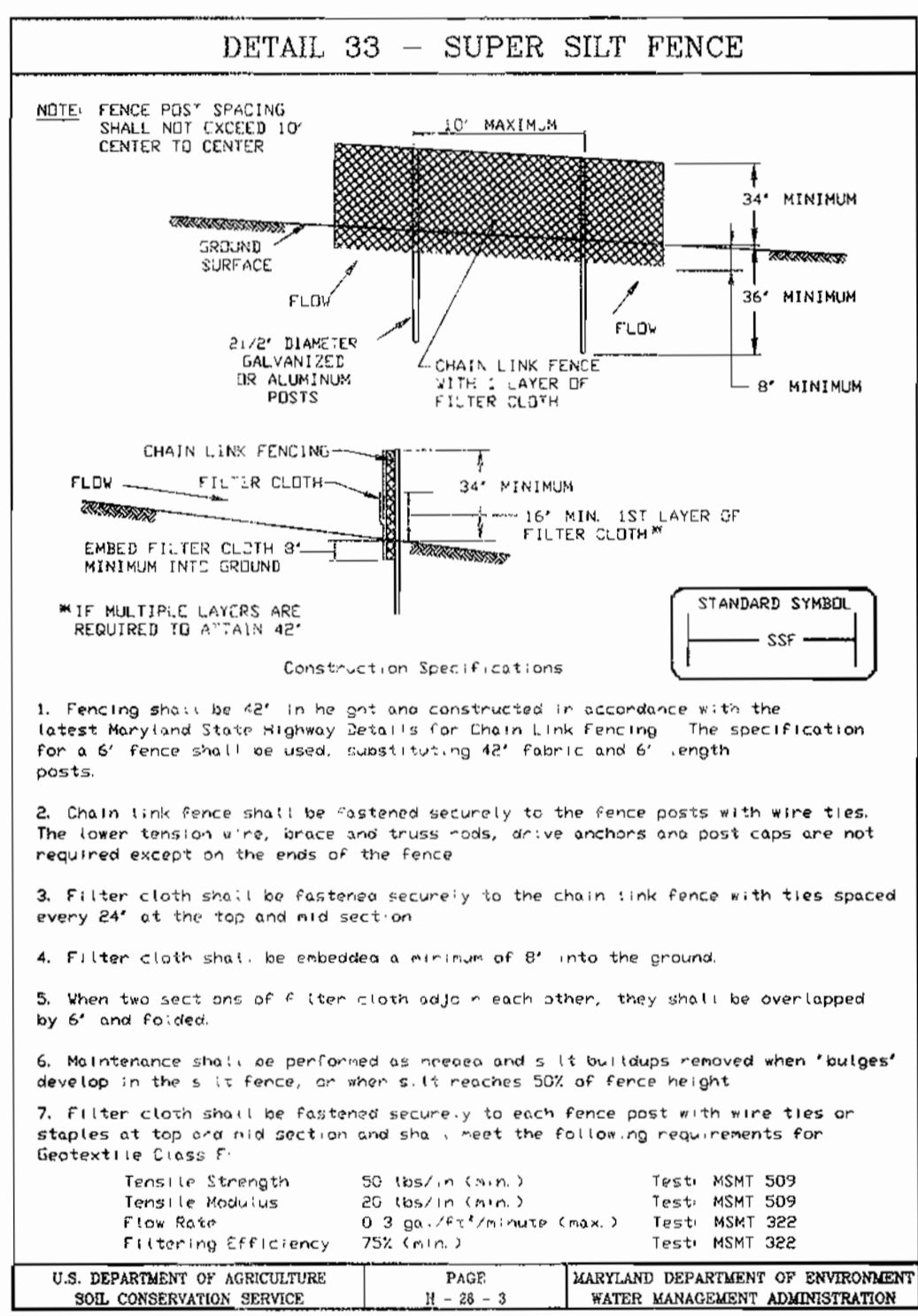
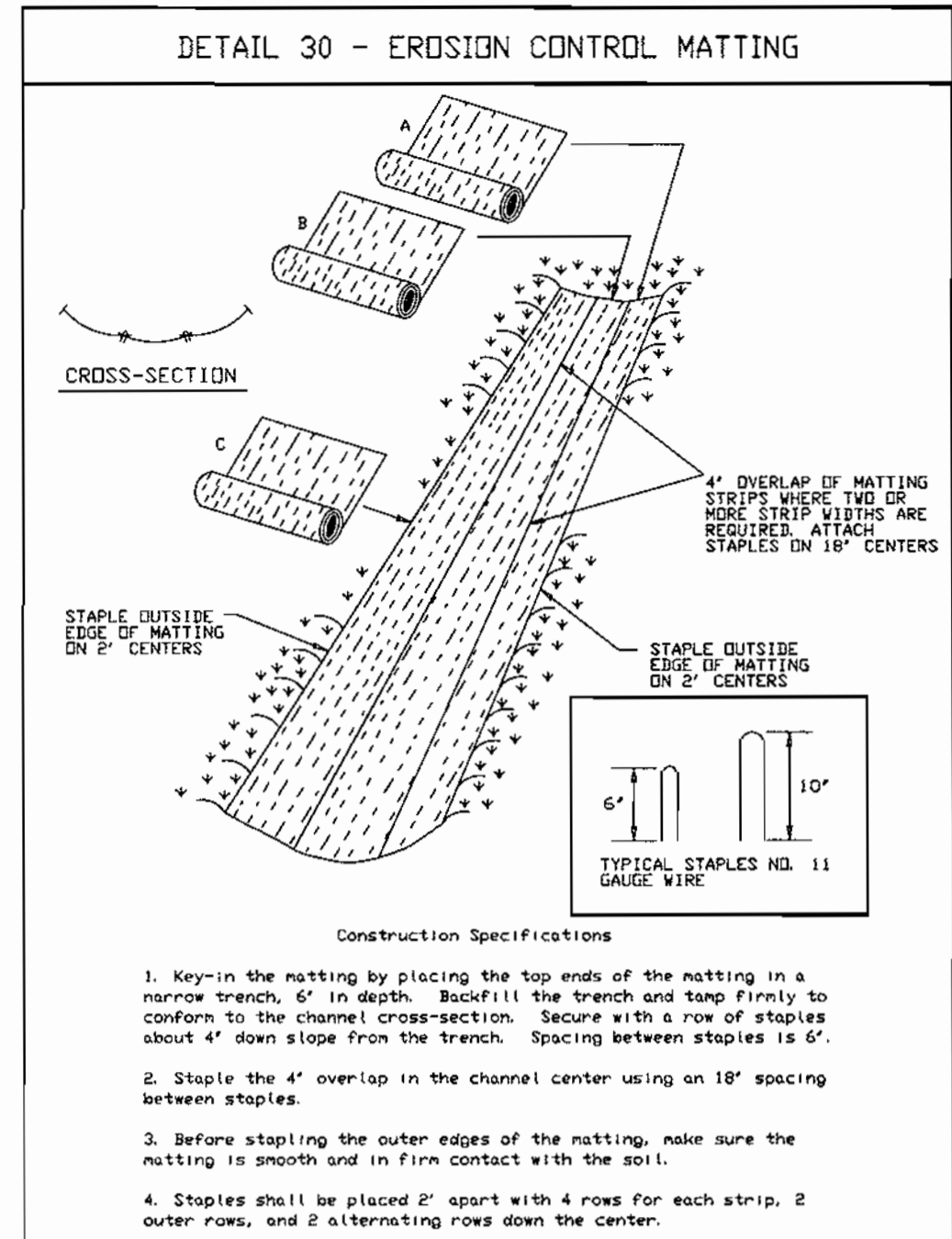
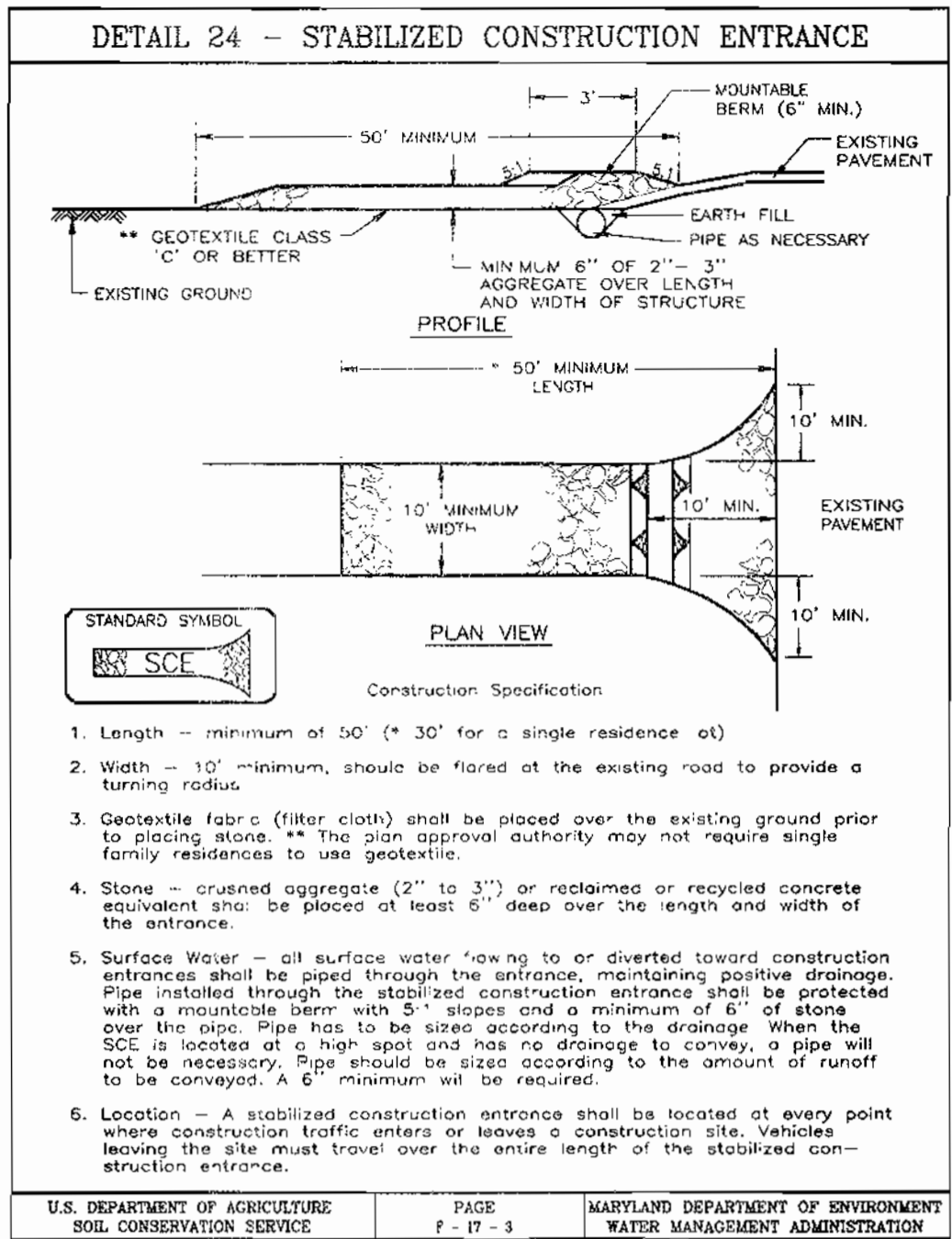
Reviewed for HOWARD S.C.D.
Conservation District
Signature: *Heffey Schwing* 7/13/00
Date: 7/13/00
Signature: *Heffey Schwing* 7/13/00
Date: 7/13/00

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.
Signature: *Stamp P. Pruis*
Date: 5-15-00

ENGINEER'S CERTIFICATE
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature: *G. Nelson Clark*
Date: 5-15-00



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED PAC	SEDIMENT AND EROSION CONTROL PLAN LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAWN ZAH	SCALE 1" = 30' DRAWING 3 of 4
CHECKED PAC	JOB NO. 00-004
DATE 5-15-00	FILE NO. 00-004-5E



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (4 lbs./1000 sq.ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (14 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using anchoring tool or 218 gallons per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

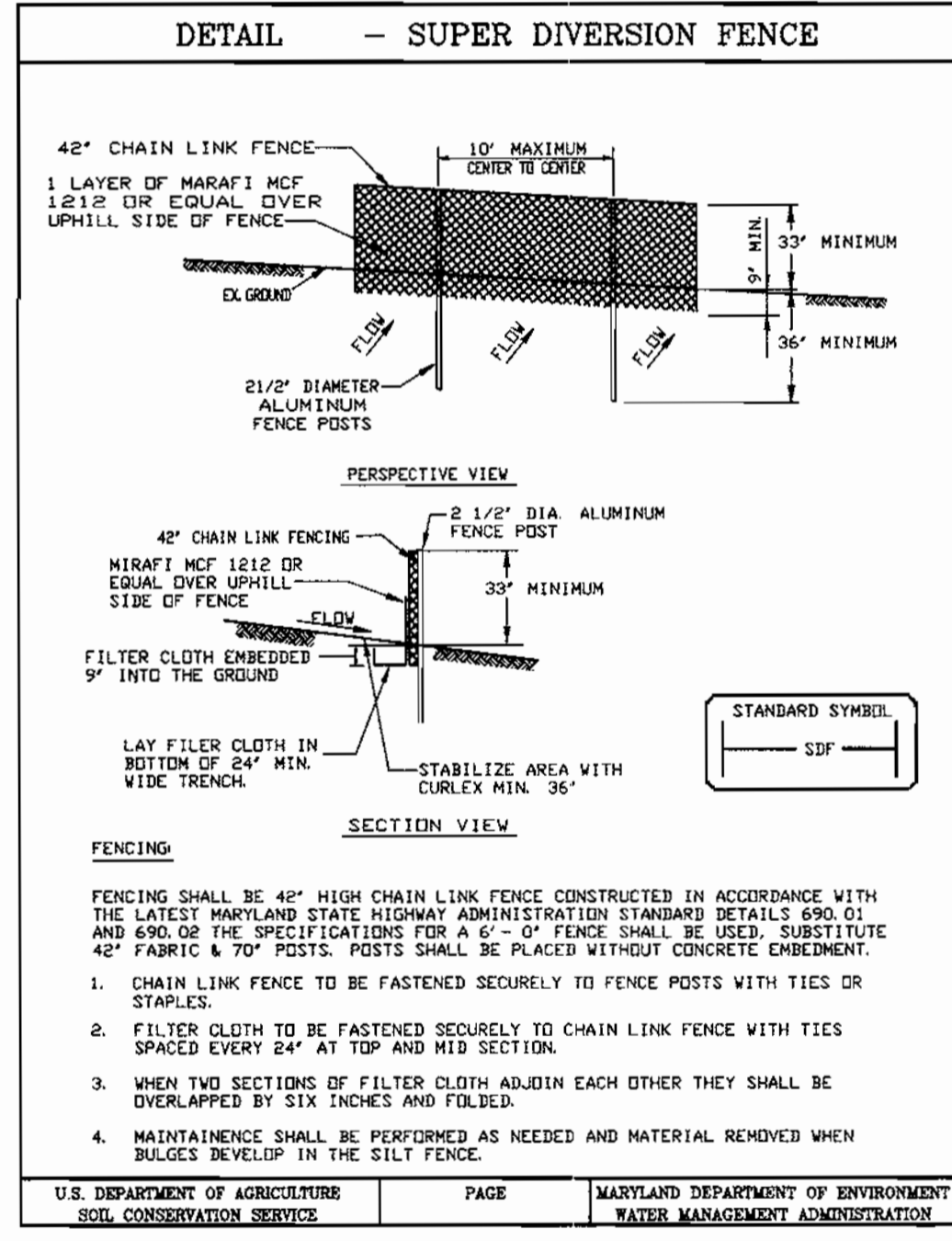
SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.)

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using anchoring tool or 218 gallons per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



2.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose: To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - 14 days for all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec G).
- Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

SITE ANALYSIS:

Total Area of Site:	2.65 Acres
Area Disturbed:	2.39 Acres
Area to be seeded or paved:	0.74 Acres
Area to be vegetatively stabilized:	1.65 Acres
Total Cut:	1172 cu yd
Total Fill:	6182 cu yd

Offsite Waste/Borrow Area Location: _____

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
- The total amount of silt fence = 125 LF
- The total amount of super silt fence = 125 LF
- The total amount of super diversion fence = 145 LF

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

CONSTRUCTION SEQUENCE:

1. Obtain grading permit.	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade, install Erosion Control Matting and stabilize in accordance with standards and specifications.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay construction of houses on lots: N/A

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 7/6/00 DATE

[Signature] 7/6/00 DATE

[Signature] 7/6/00 DATE

Reviewed for HOWARD S.C.D. and Technical Requirements

[Signature] 7/3/00 DATE

U.S. Natural Resources Conservation Service

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

[Signature] 7/3/00 DATE

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.

[Signature] 5-15-00 DATE

ENGINEER'S CERTIFICATE

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

[Signature] 5-15-00 DATE

OWNER / DEVELOPER

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

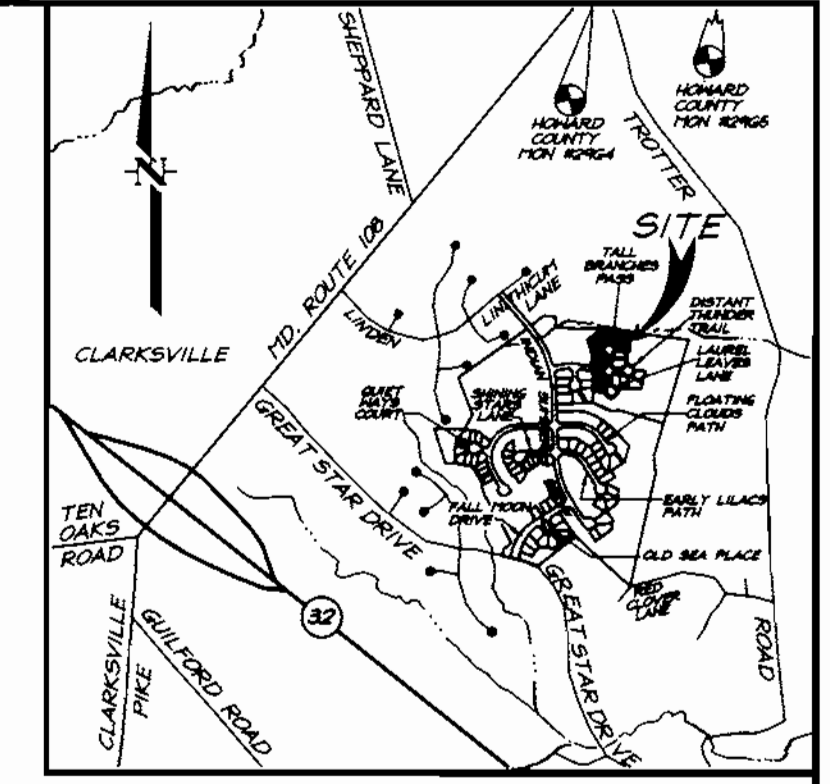
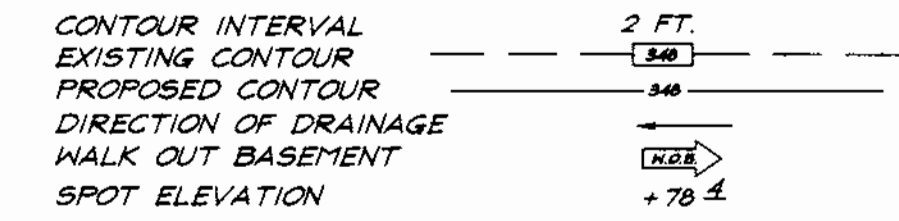
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

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

DESIGNED	PAC	SEDIMENT AND EROSION CONTROL DETAILS	SCALE
DRAWN	ZAH	LOTS 69, 70, 83-88	Not to Scale
CHECKED	PAC	COLUMBIA VILLAGE OF RIVER HILL	DRAWING
DATE	5-15-00	SECTION 4 AREA 4	4 of 4
		FOURTH (4th) ELECTION DISTRICT	JOB NO.
		HOWARD COUNTY, MARYLAND	00-004
		FOR: NU HOMES, INC.	FILE NO.
		10630 Little Patuwent Parkway, Suite 146	00-0045E
		Columbia, Maryland 21044	

SDP 00-133 (7) F:/Library/Seed-details/seed-detail-base

LEGEND



VICINITY MAP
Scale: 1"=2000'

BENCHMARKS:

Howard County Monument 29G4
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 29G5
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: 2.65 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, HWS Cont.No.34-3420-D per FDP 222-A, Part III.
- 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, McIne, 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: 29G4 & 29G5.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 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 III, 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 and wrap around porches on the typical house models may not project into any side yard 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, 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 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 \$ 3,000 shall be part of the Builders Grading Permit Application.
- 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 planned unit development with preliminary plan approval prior to 12/31/92.

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 PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

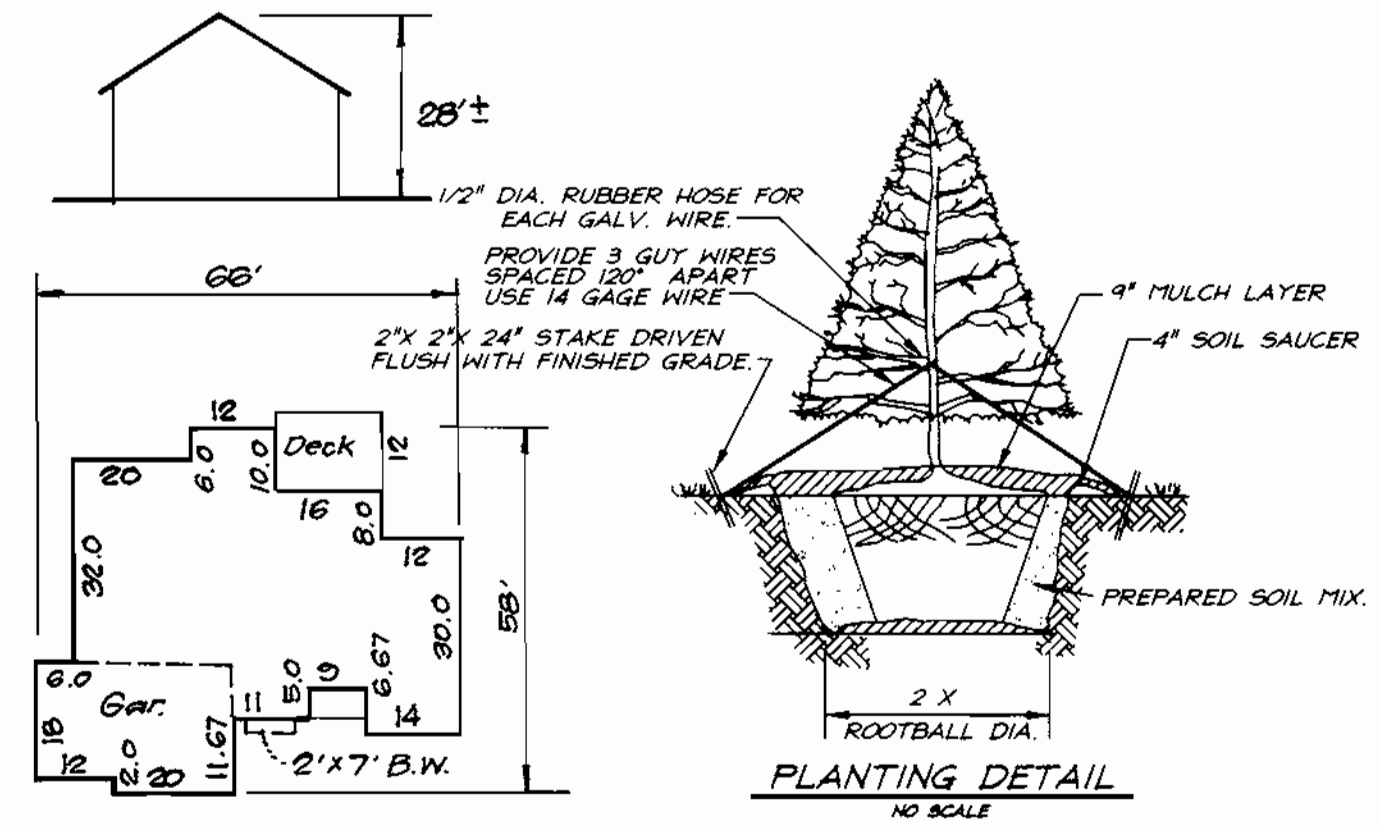
SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	69, 70 & 83-88
PLAT NO.	12927	BLOCK NO.	1 & 2	ZONE	NTSFLD
WATER CODE	110	TAX MAP NO.	35	ELECTION DIST.	5TH
		CENSUS TRACT			6055
		SEWER CODE			6653000

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

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

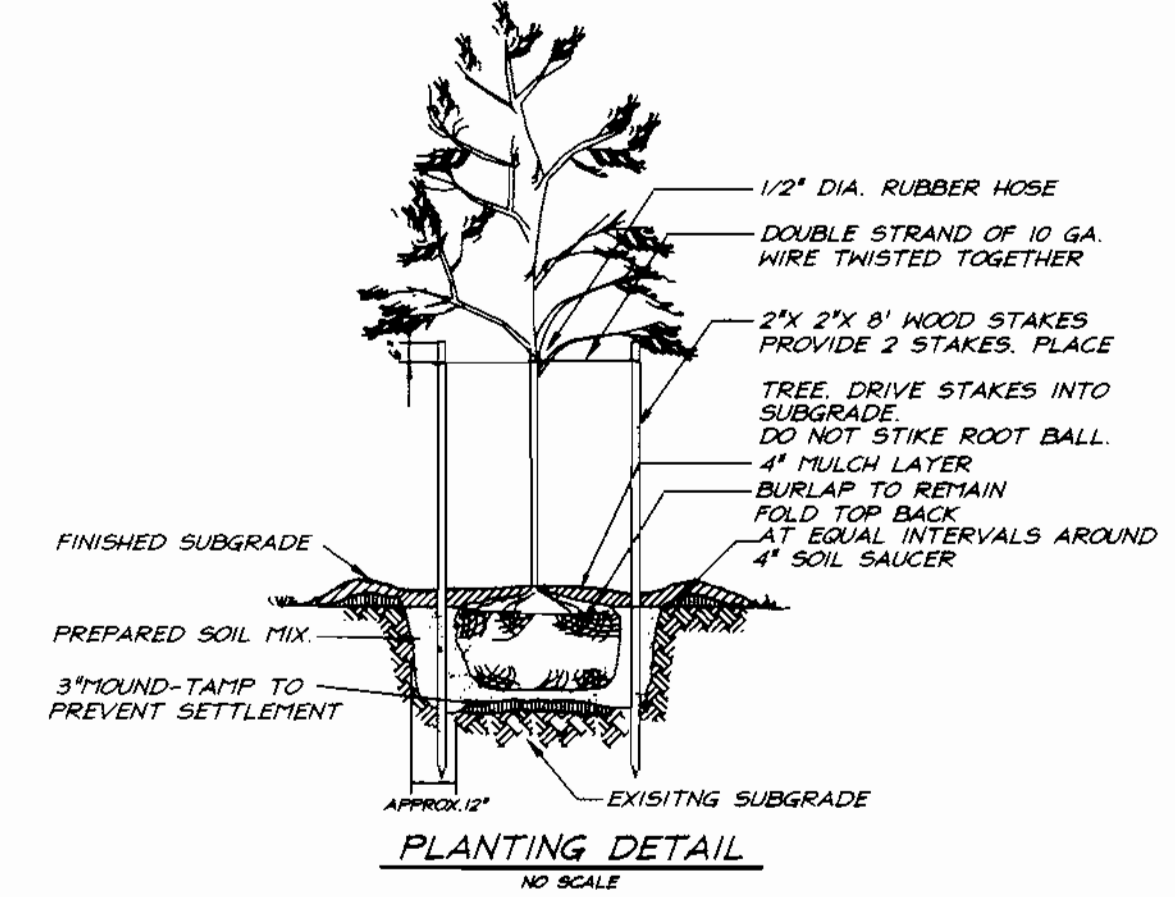
DESIGNED	BAL	SITE DEVELOPMENT PLAN	SCALE	1" = 30'
DRAWN	KB	LOTS 69, 70 & 83-88	DRAWING	1 of 4
CHECKED	JME	COLUMBIA VILLAGE OF RIVER HILL	JOB NO.	00-004
DATE	5-15-00	SECTION 4 AREA 4	FILE NO.	00-004-X

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



TALBOT FOR LOT 85 ONLY

3031.50 / 0.3 = 10,105 SF Min Lot Size w/ All Options incl. 12'x16' Deck



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
(AR)	ACER RUBRUM 'RED SUNSET'	2 1/2" - 3" CAL.	b	B4B
(AR)	RED SUNSET MAPLE	12'-14' HT.	b	B4B
(PS)	PINUS STROBUS WHITE PINE	6'-8' HT.	β	B4B

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 PERMETER LANDSCAPE EDGE

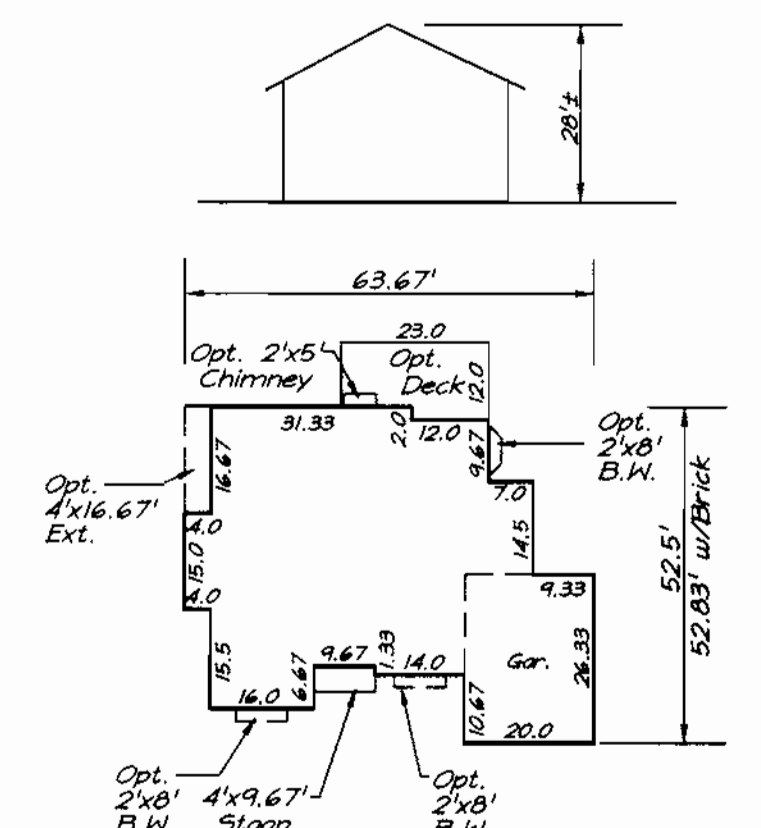
Category	Adjacent to Roadways	LOT 69	LOT 88
Landscape Type		B	B
Frontage/Perimeter		135	155
Number of Plants Required			
Shade Trees	(1/30)	3	3
Evergreen Trees	(1/40)	4	4
Shrubs			
Number of Plants Provided			
Shade Trees		3	3
Evergreen Trees		4	4
Surety Amounts		\$1500.00	\$1500.00

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

DEVELOPER'S/BUILDERS CERTIFICATE

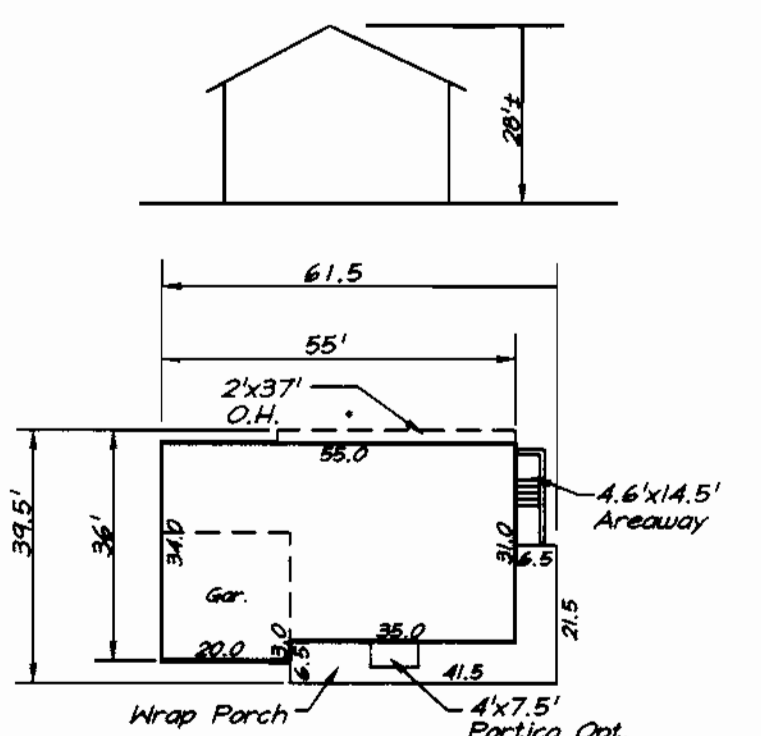
I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Henry L. Bove
Name Date 5-15-00



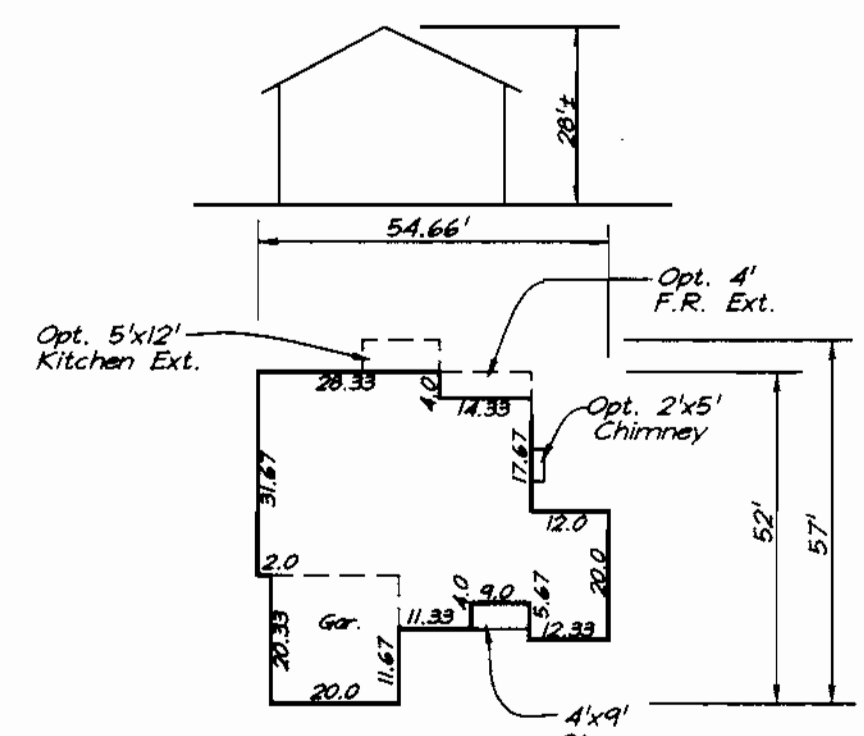
CAMBRIDGE

2770.02 SF / 0.3 = 9262.73 SF Min. Lot Size w/all Options
3054.02 SF / 0.3 = 10,182.73 SF Min. Lot Size w/all Options w/10'x16' Deck



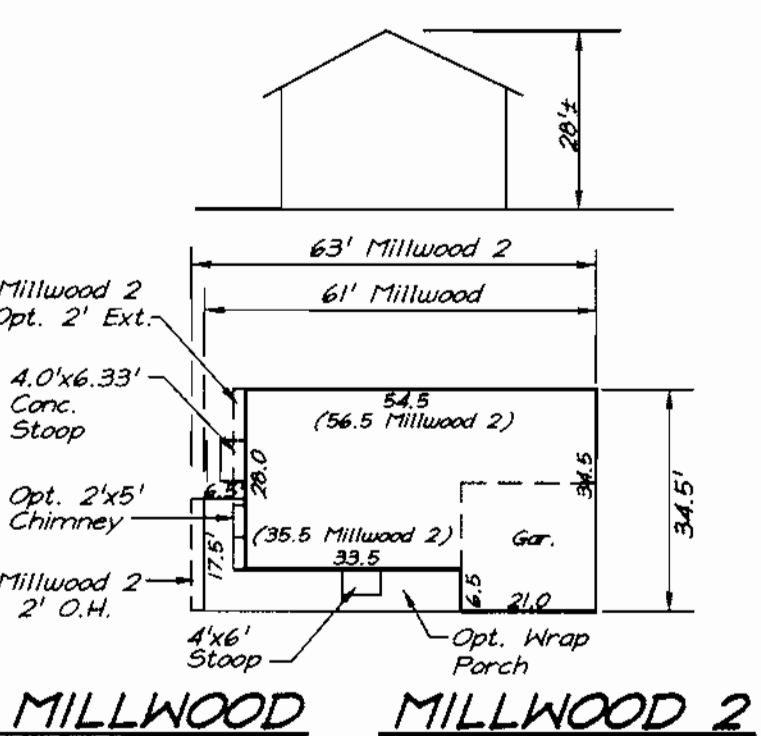
SALISBURY

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



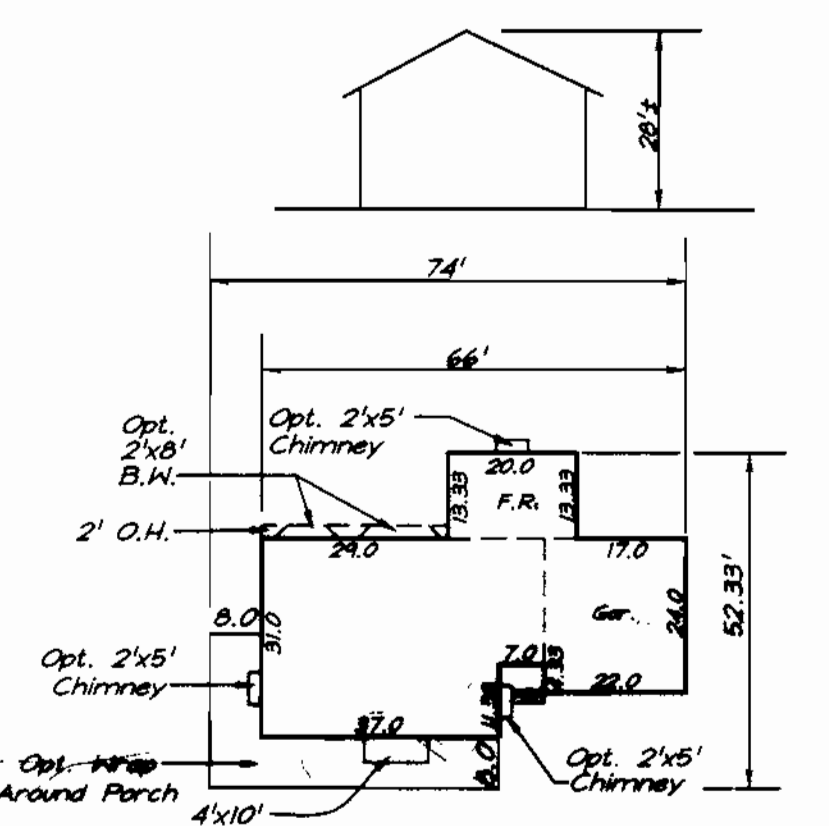
TALBOT

2233.64 SF / 0.3 = 7445.63 SF Min. Lot Size w/all Options
2393.64 SF / 0.3 = 7978.97 SF Min. Lot Size w/all Options w/10'x16' Deck



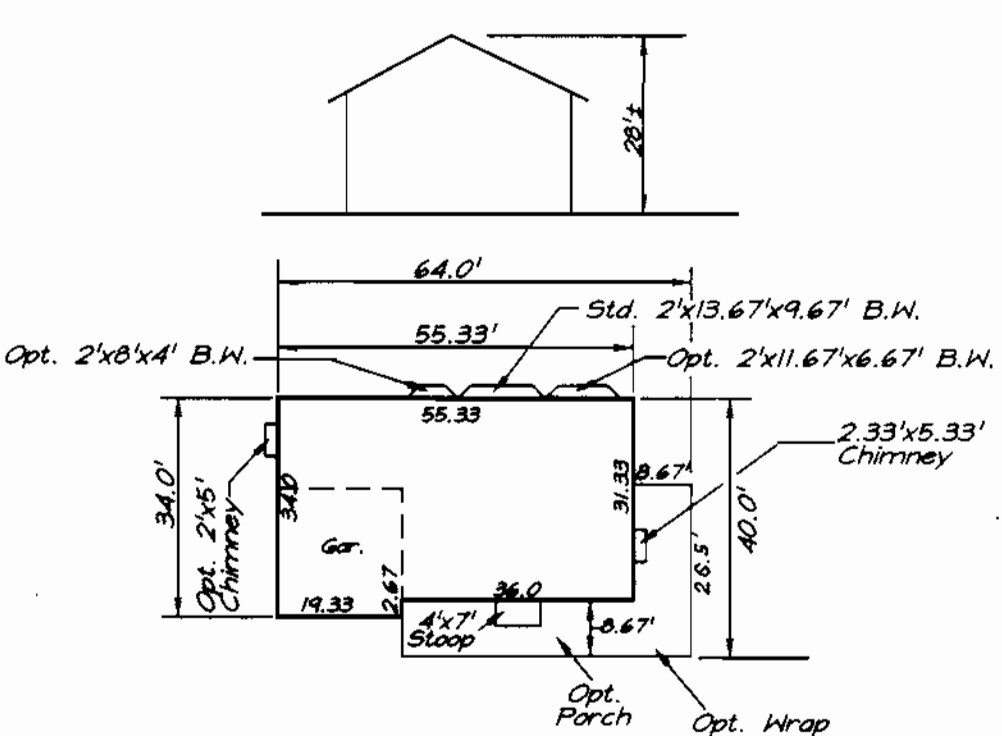
MILLWOOD 2

2418.18 SF / 0.3 = 7897.27 SF Min. Lot Size w/all Options
2301.18 SF / 0.3 = 7670.60 SF Min. Lot Size w/all Options w/10'x16' Deck



SEAFORD

2369.60 SF / 0.3 = 7898.67 SF Min. Lot Size w/all Options
2529.60 SF / 0.3 = 8432.00 SF Min. Lot Size w/all Options w/10'x16' Deck



TIDEWATER

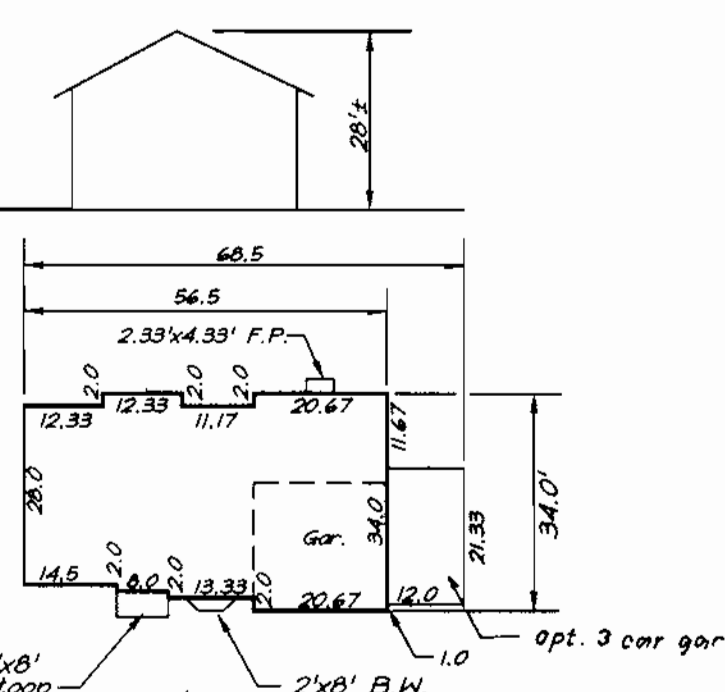
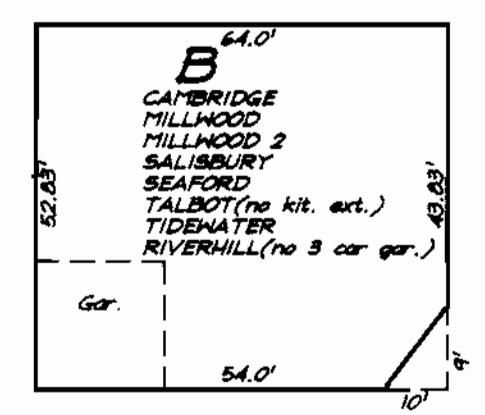
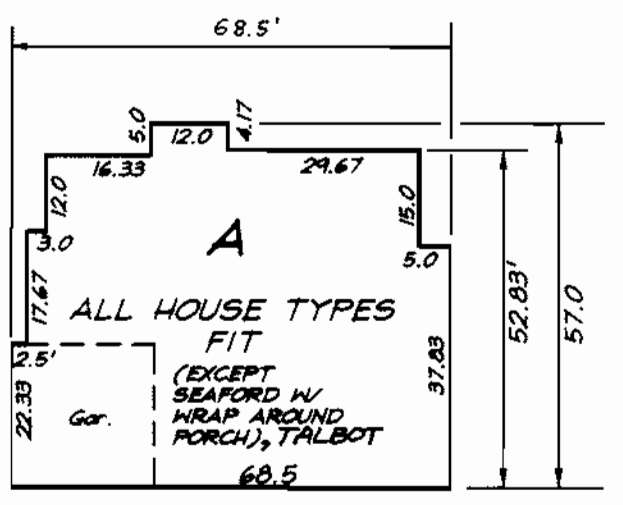
2472.26 SF / 0.3 = 8257.53 SF Min. Lot Size w/all Options
2637.26 SF / 0.3 = 8790.87 SF Min. Lot Size w/all Options w/10'x16' Deck

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
83	5908 TALL BRANCHES PASS
84	5912 TALL BRANCHES PASS
85	5913 TALL BRANCHES PASS
86	5909 TALL BRANCHES PASS
87	5905 TALL BRANCHES PASS
88	5901 TALL BRANCHES PASS
69	5800 LAUREL LEAVES LANE
70	5804 LAUREL LEAVES LANE

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 of 4
SEDIMENT & EROSION CONTROL PLAN	3 & 4 of 4



RIVER HILL

1460.43 SF / 0.3 = 6534.93 SF Min. Lot Size w/all Options
2120.43 SF / 0.3 = 7068.1 SF Min. Lot Size w/all Options w/10'x16' Deck

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 7/6/00 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/6/00 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

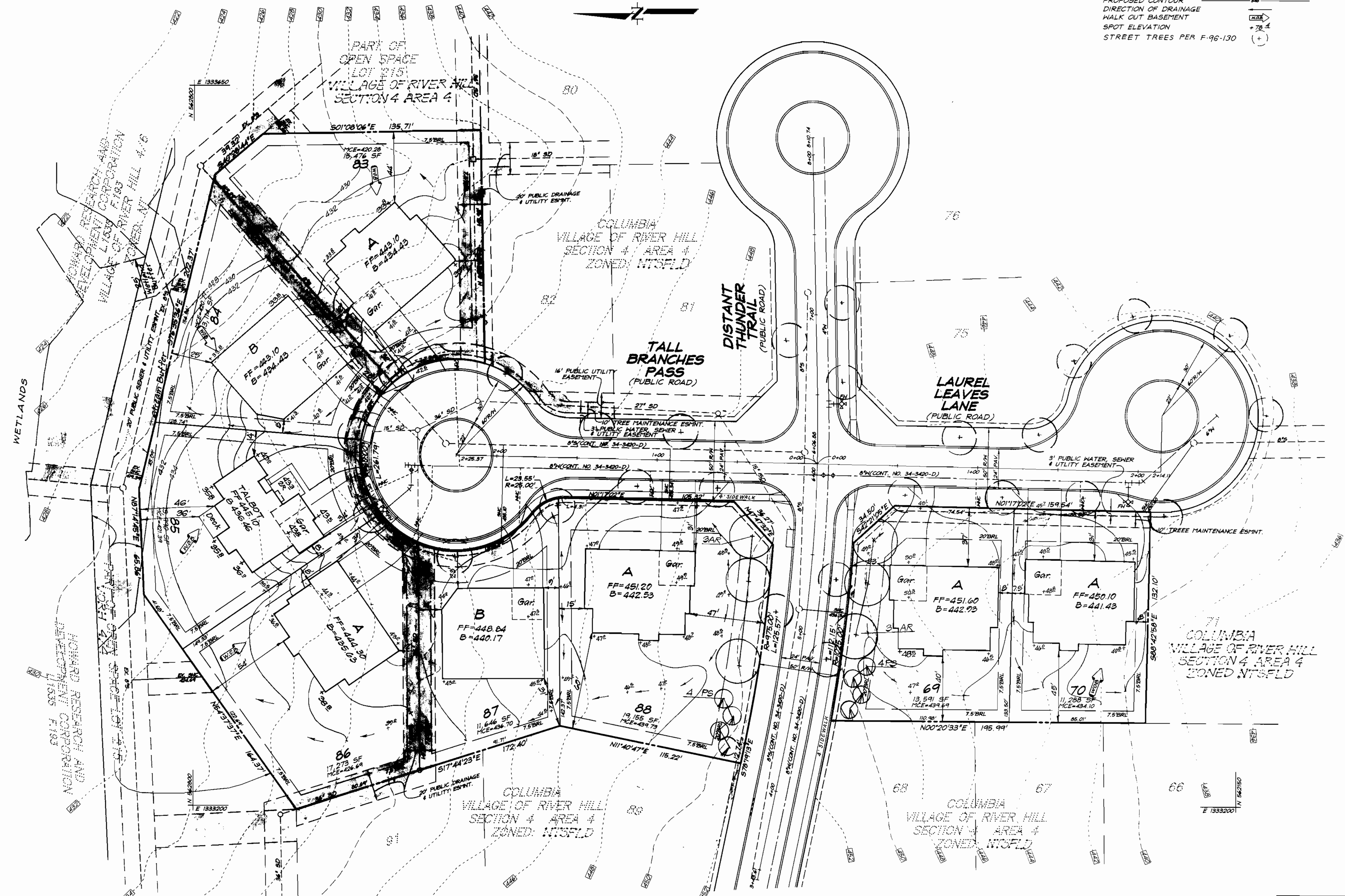
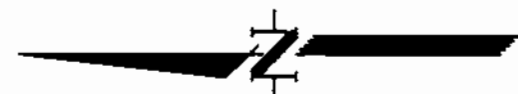
[Signature] 7/6/00 DATE
DIRECTOR

REVISIONS

1	Add TALBOT tree typical	10-6-00
2	REVISIONS	Date

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET TREES PER F-96-130



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

APPROVED DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

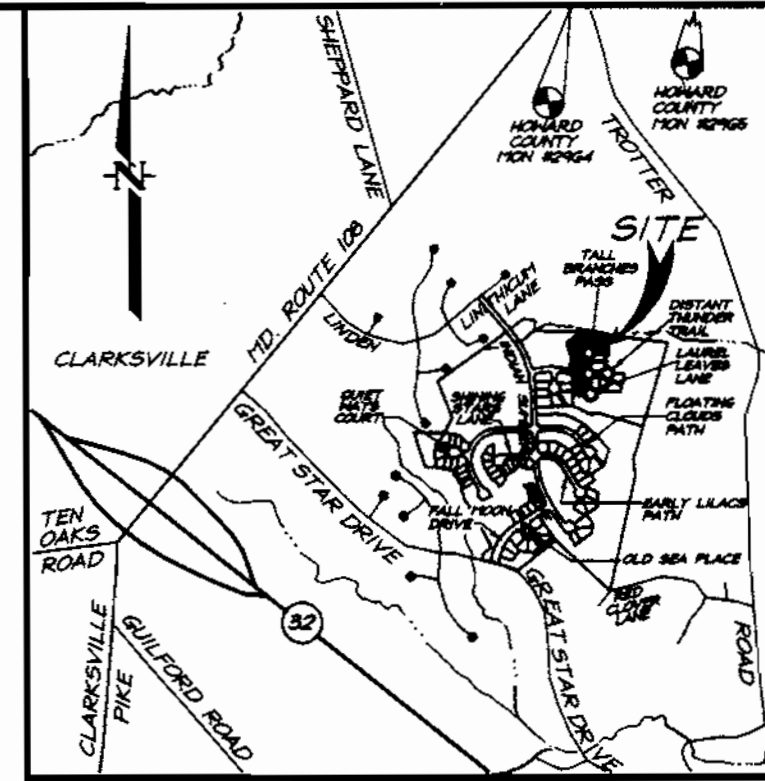
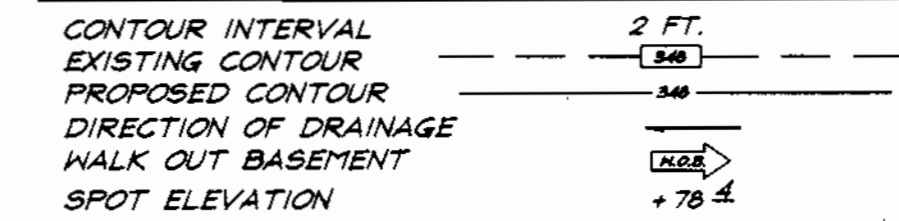
7/6/00
 7/10/00
 7/10/00

NO	REVISIONS	Date
1	Rev. hse. & grad. lot 88	10.6.00



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 LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 of 4
CHECKED JME		JOB NO. 00-004
DATE 5-15-00		FILE NO. 00-004-X
FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044		

LEGEND



VICINITY MAP
Scale: 1"=200'

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: 2.65 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-18-211, S-18-11, F-96-130, H&S Cont. No. 34-3420-D per P.D.P. 222-A, Part III
- 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. Meune, 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 II, 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/porches may not project into any setbacks and wrap around porches on the typical house models may not project into any side yard setbacks.
- Stormwater Management quantity and quality for the improvements from Bright Flow Meads, area North of Distant Thunder Trail DA to 1809 from Section 4 Area 5, F-96-102 will be provided by an excavated pond at 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, 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 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 \$ 3,000 shall be part of the Builders Grading Permit Application.
- 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 development with preliminary plan approval prior to 12/31/92.

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.

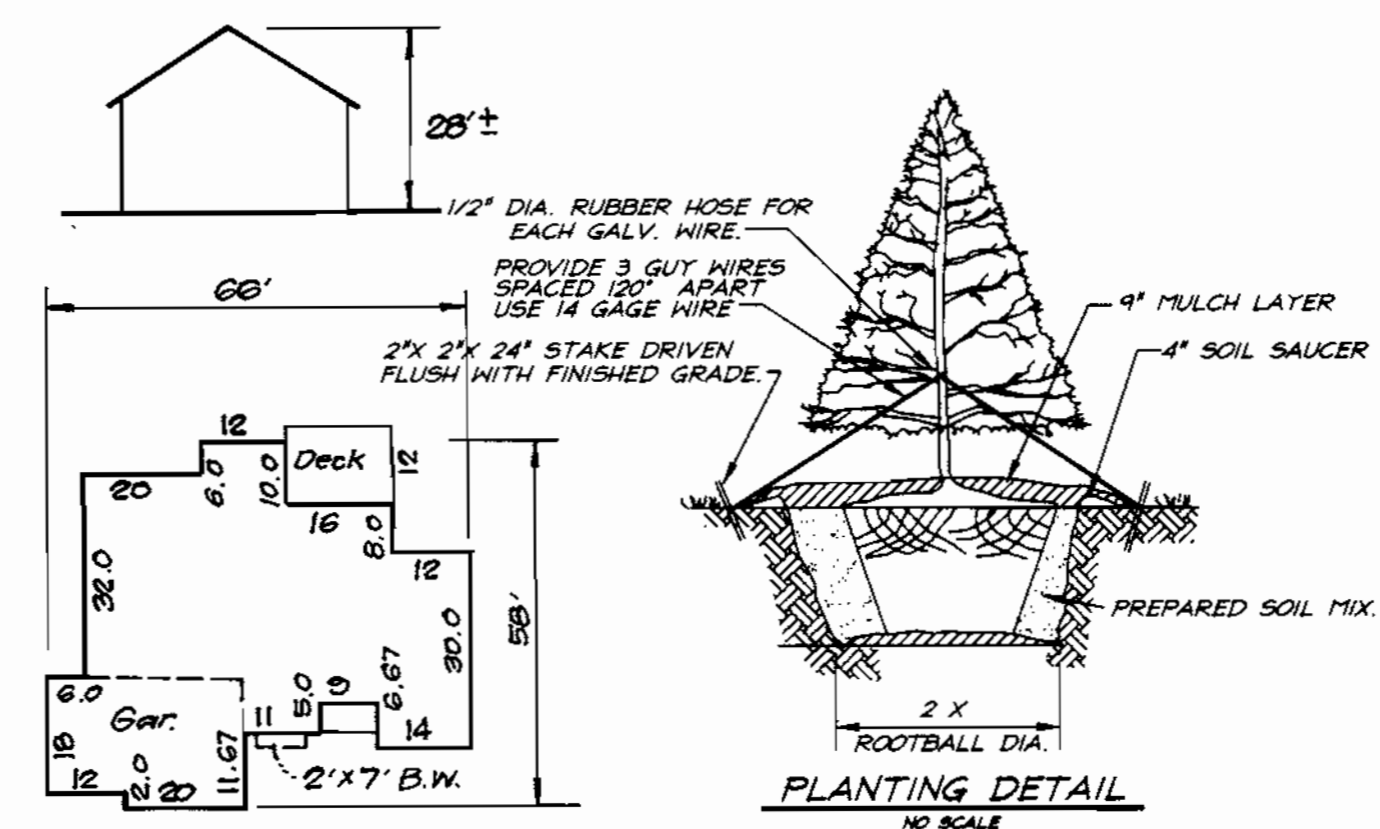
OWNER / DEVELOPER

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

SUBDIVISION NAME		SECTION/AREA		LOTS/PARCELS	
VILLAGE OF RIVER HILL		69.70 & 83-88		69.70 & 83-88	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12927	1 & 2	NTSFLD	35	5TH	6055
WATER CODE			SEWER CODE		
110			6653000		

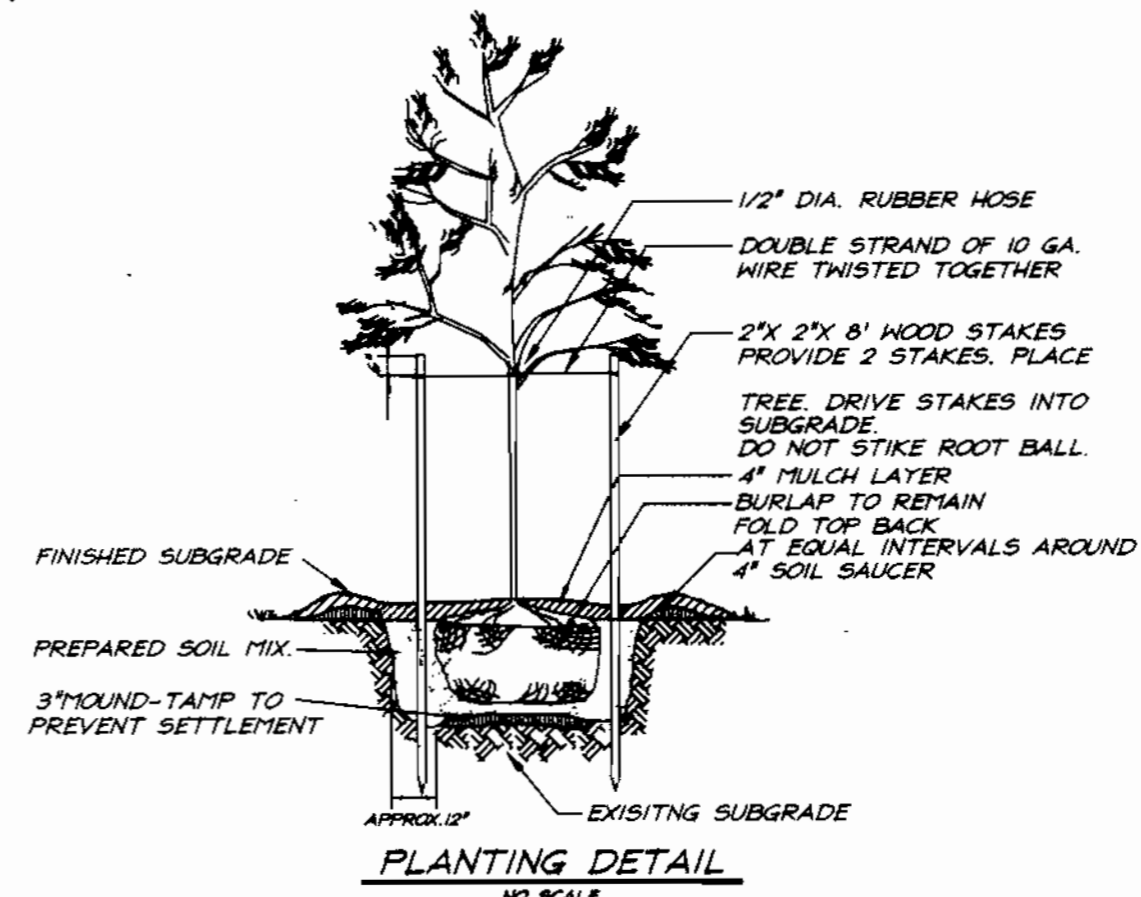
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT PLAN		SCALE
BAL	LOTS 69.70 & 83-88		1" = 30'
DRAWN	COLUMBIA		DRAWING
KB	VILLAGE OF RIVER HILL		1 OF 4
CHECKED	SECTION 4 AREA 4		JOB NO.
JME	FIFTH (5TH) ELECTION DISTRICT		00-004
DATE	HOWARD COUNTY, MARYLAND		FILE NO.
5-15-00	FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044		00-004-X



TALBOT FOR LOT 85 ONLY

3031.80 = 10,105 SF Min Lot Size
0.3 w/ All Options incl. 12'x16' Deck



PLANTING DETAIL

PLANT SCHEDULE					
KEY	PLANT NAME	SIZE	QUAN.	REMARKS	
(AR)	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL. 12'-14' HT.	6	B4B	
(PS)	PINUS STROBUS WHITE PINE	6'-8' HT.	8	B4B	

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.

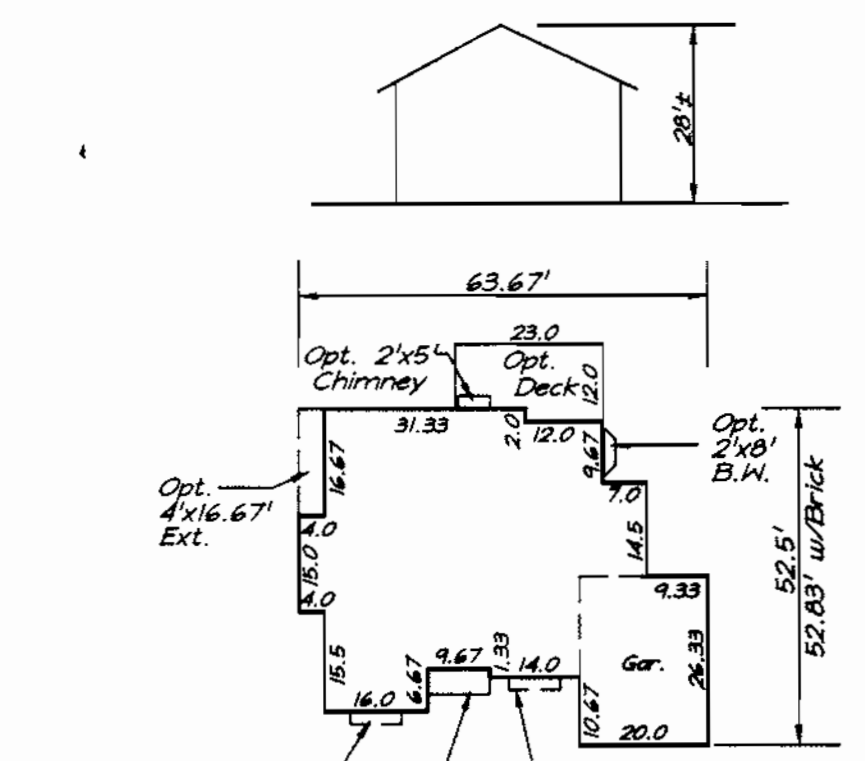
SCHEDULE A PERMETER LANDSCAPE EDGE			
Category	Adjacent to Roadways	LOT 69	LOT 88
Perimeter/Perimeter		135	155
Number of Plants Required			
Shade Trees	(1/20)	3	3
Evergreen Trees	(1/40)	4	4
Shrubs			
Number of Plants Provided			
Shade Trees		3	3
Evergreen Trees		4	4
Surety Amounts		\$1500.00	\$1500.00

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

DEVELOPER'S/BUILDERS CERTIFICATE

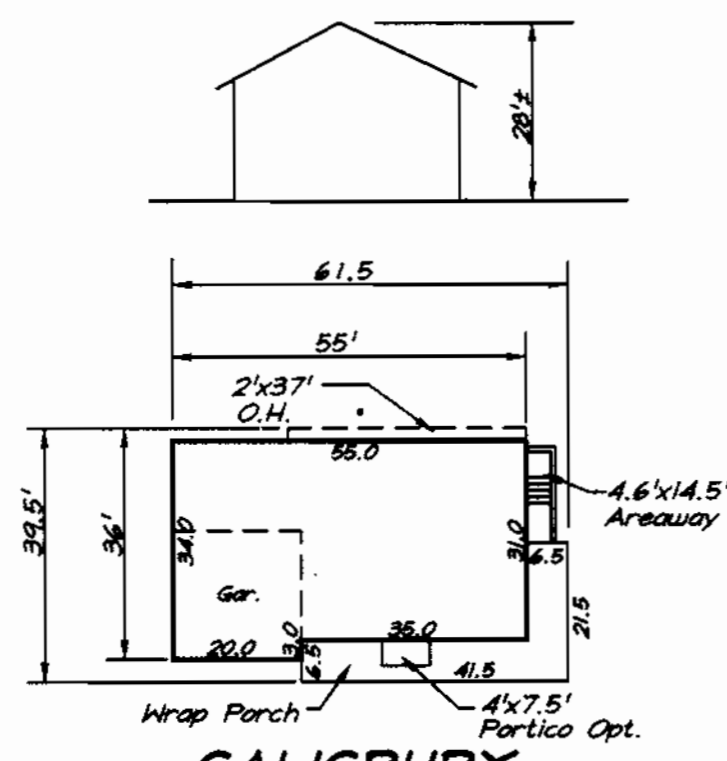
I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: Samuel P. Bouie Date: 5-15-00



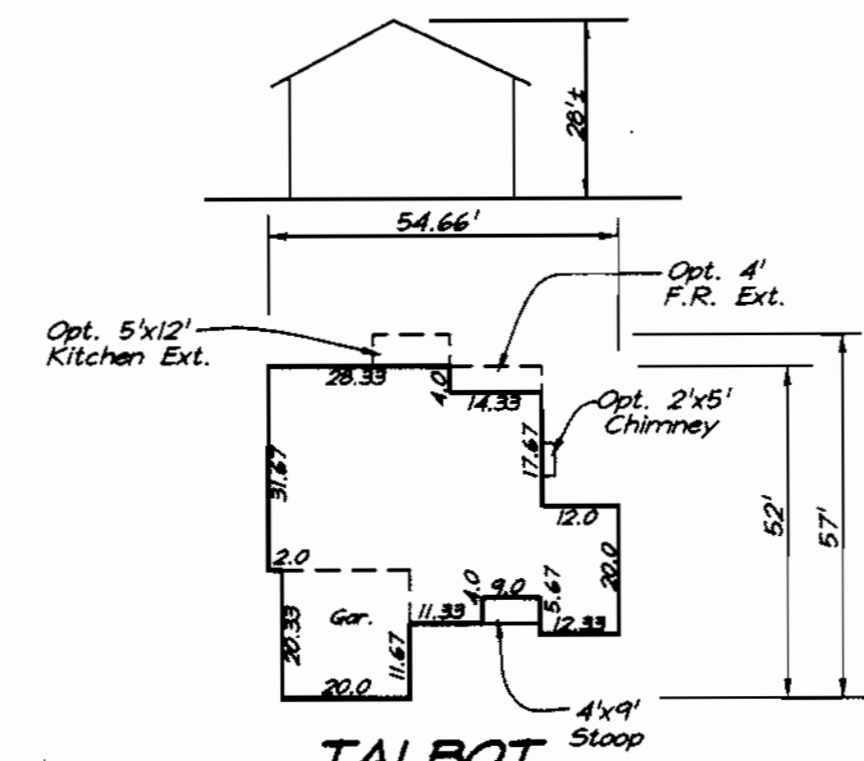
CAMBRIDGE

2778.82 SF = 9262.73 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/12'x23' Deck



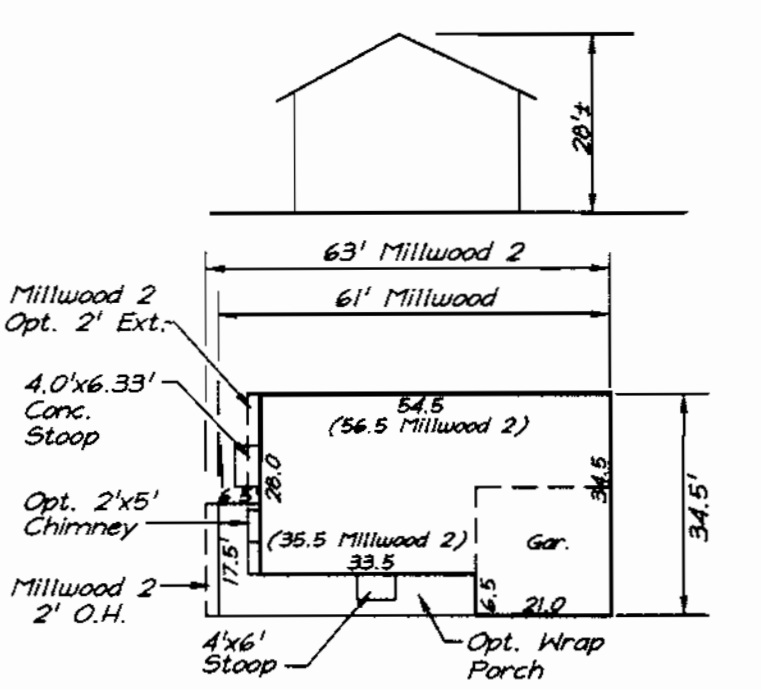
SALISBURY

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/10'x16' Deck



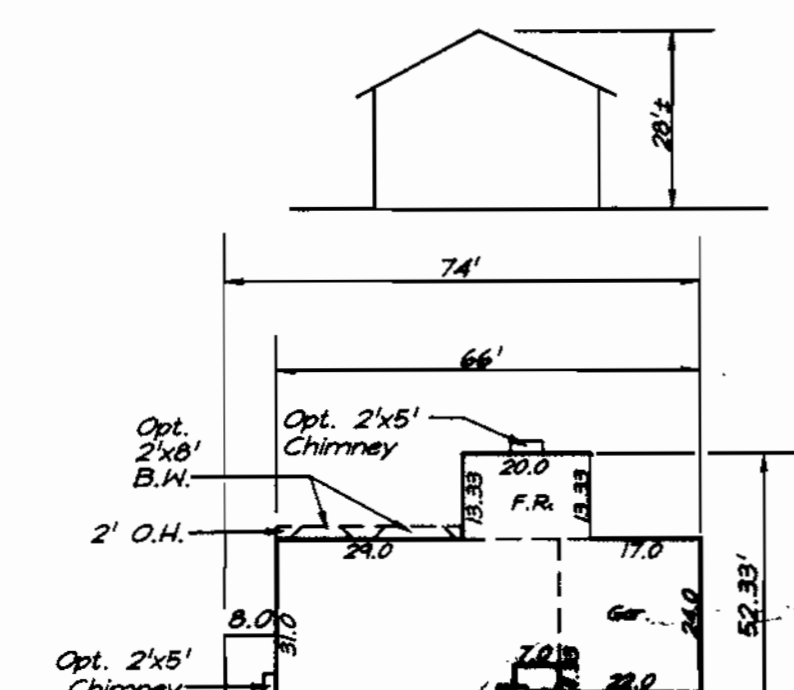
TALBOT

2233.69 SF = 7445.63 SF
0.3 Min. Lot Size w/all Options
2393.69 SF = 7978.97 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



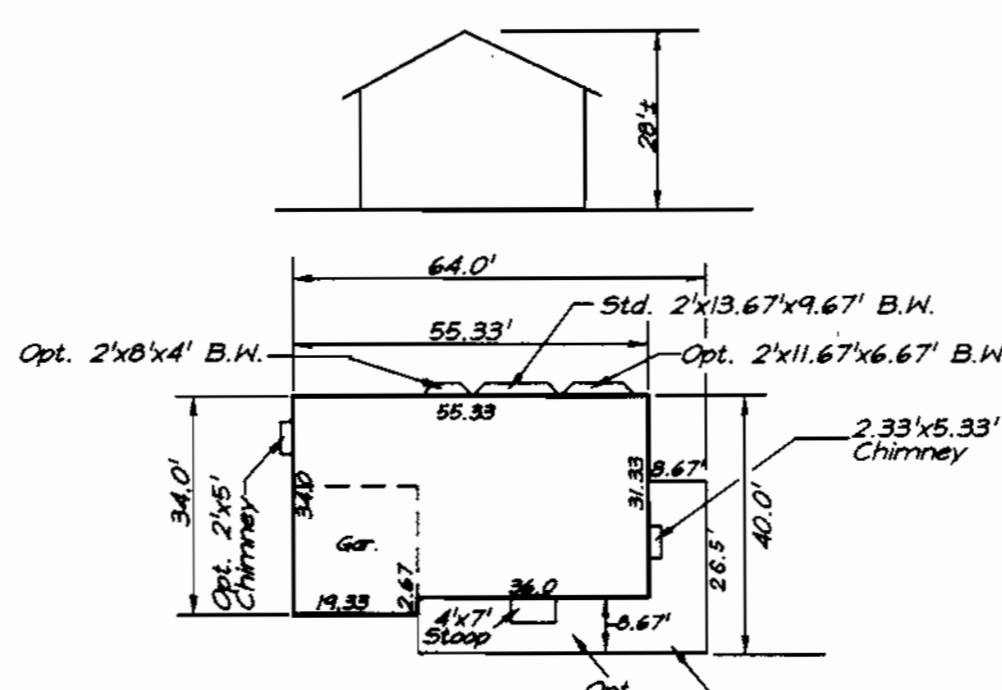
MILLWOOD 2

2411.18 SF = 7937.27 SF
0.3 Min. Lot Size w/all Options
2301.18 SF = 7670.40 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



SEAFORD

2369.60 SF = 7898.67 SF
0.3 Min. Lot Size w/all Options
2529.60 SF = 8432.00 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

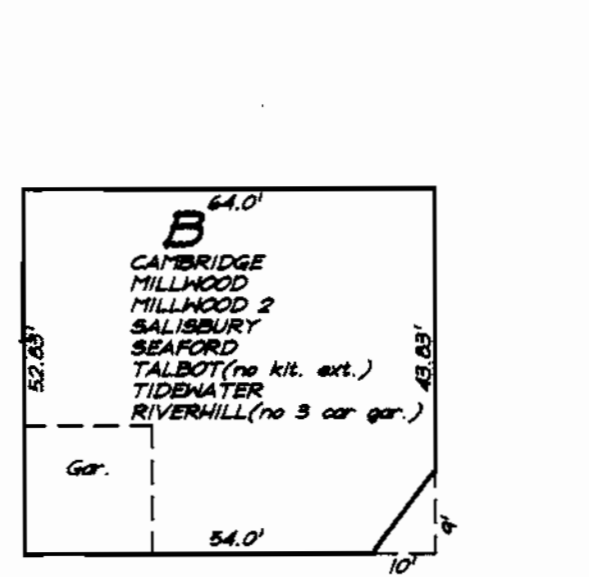
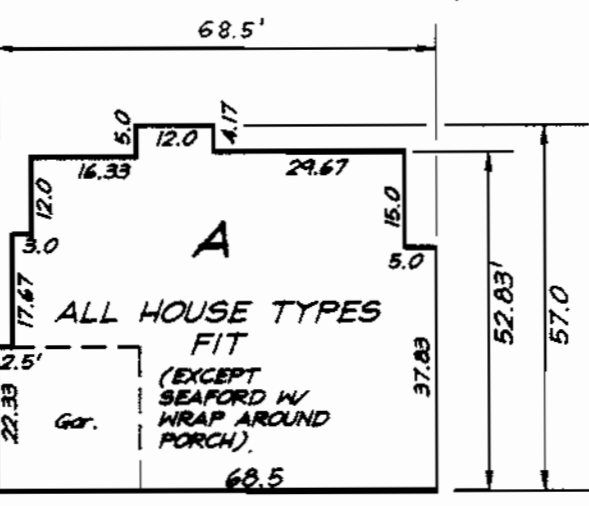


TIDEWATER

2472.26 SF = 8257.53 SF
0.3 Min. Lot Size w/all Options
2637.26 SF = 8790.87 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS		
83	5908 TALL BRANCHES PASS		
84	5912 TALL BRANCHES PASS		
85	5913 TALL BRANCHES PASS		
86	5909 TALL BRANCHES PASS		
87	5905 TALL BRANCHES PASS		
88	5901 TALL BRANCHES PASS		
89	5800 LAUREL LEAVES LANE		
70	5804 LAUREL LEAVES LANE		

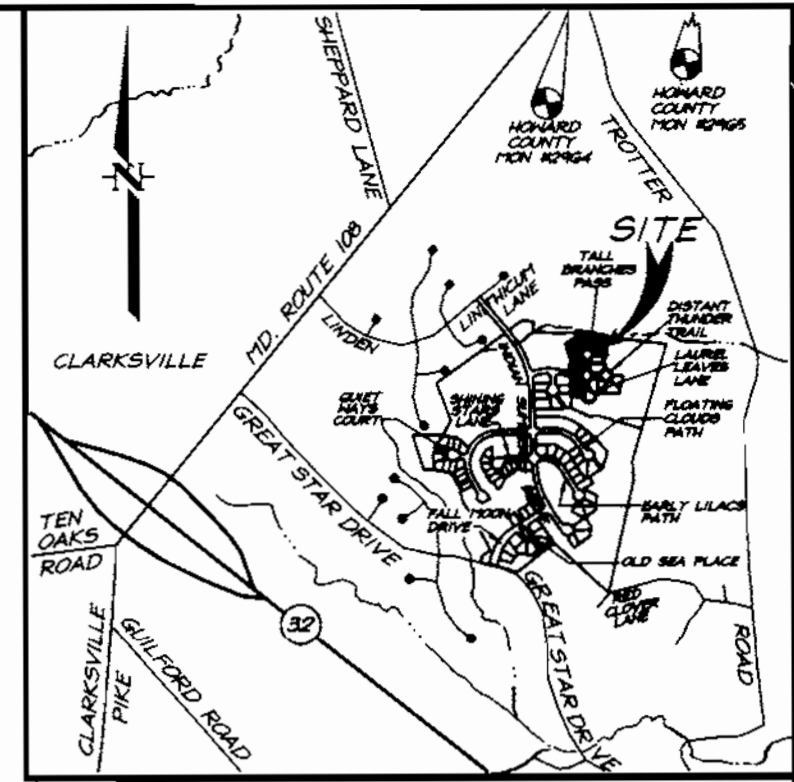
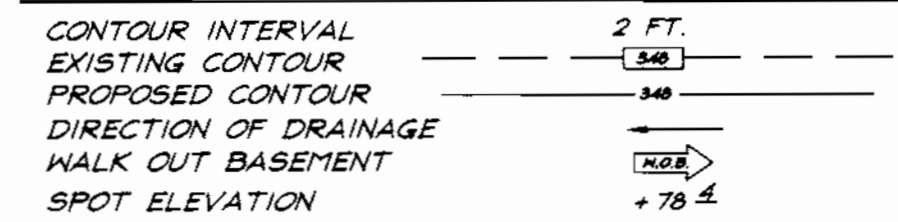
SHEET INDEX		
DESCRIPTION	SHEET NO.	
SITE DEVELOPMENT PLAN	1 & 2 of 4	
SEDIMENT & EROSION CONTROL PLAN	3 & 4 of 4	



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: 7/6/00
 Chief, Division of Land Development: 7/6/00
 Director: 7/6/00

NO.	REVISIONS	DATE
2	Add TALBOT MOD. hse typical	11-3-00
1	Add TALBOT hse typical	10-6-00

LEGEND



VICINITY MAP
Scale: 1"=2000'

BENCHMARKS:

Howard County Monument 2964
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2965
an additional 2.54' ± Northwesterly 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: 2.65 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: 5-13-21, 18-11, 18-130, 18S Cont. No. 34-3420-D per FDP 221-A, Part II
- 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. Moore, 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 II, 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/porchways may not project into any setbacks and wrap around porches on the typical house models may not project into any side yard setbacks.
- Stormwater Management quantity and quality for the improvements from Bright Flow Meads, area North of Distant Thunder Trail DA to 1309 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 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 \$ 3,000 shall be part of the Builders Grading Permit Application.
- This property is exempt from the Forest Conservation requirements per Section 16.102 (b)(1)(iv) of the Howard County Code because it is part of a land development with preliminary plan approval prior to 12/31/92.

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.

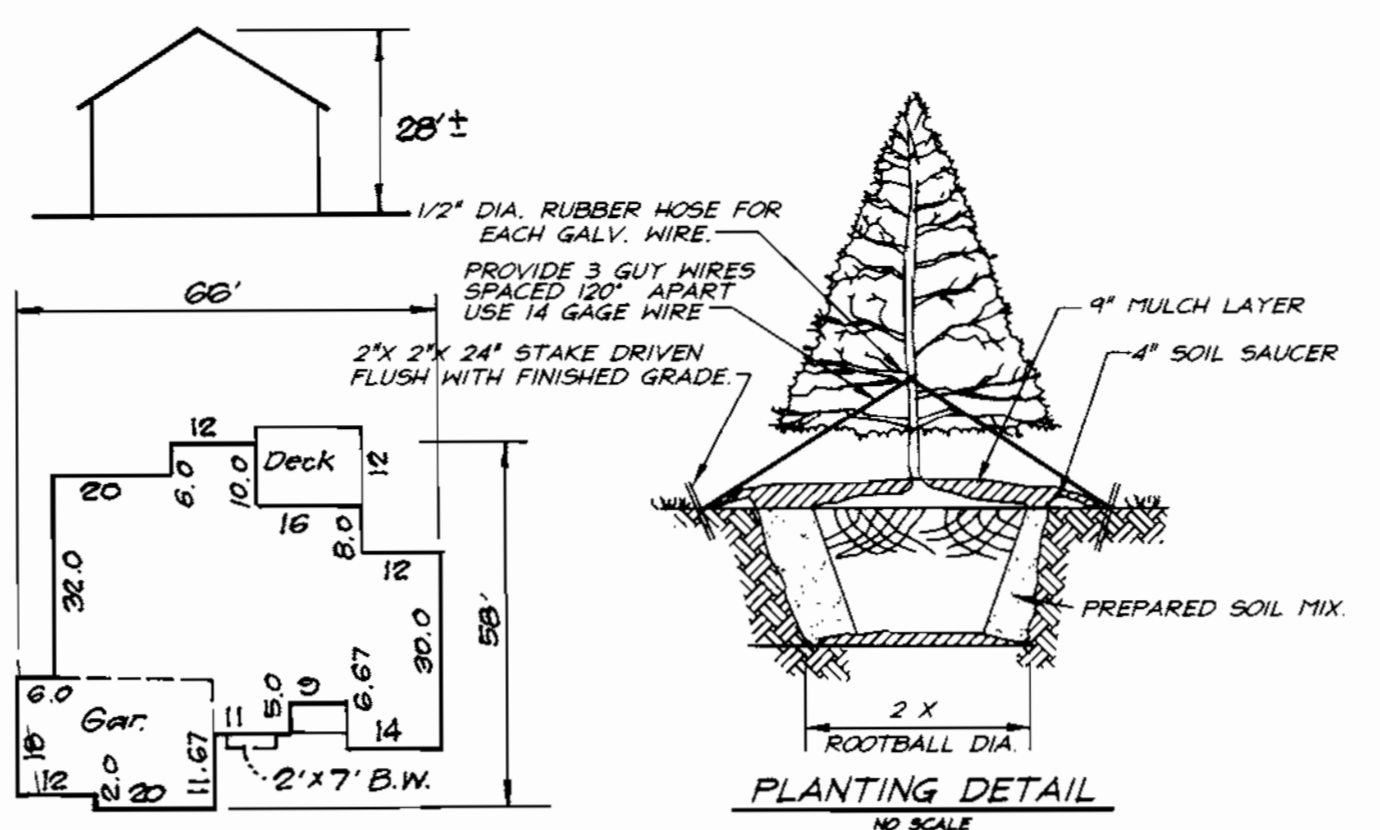
OWNER / DEVELOPER

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

SUBDIVISION NAME		COLUMBIA	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL			69, 70 & 83-88	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.
12927	1 & 2	NTSFLD	35	5TH
CENSUS TRACT		6055		
WATER CODE		SEWER CODE		
110		6653000		

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

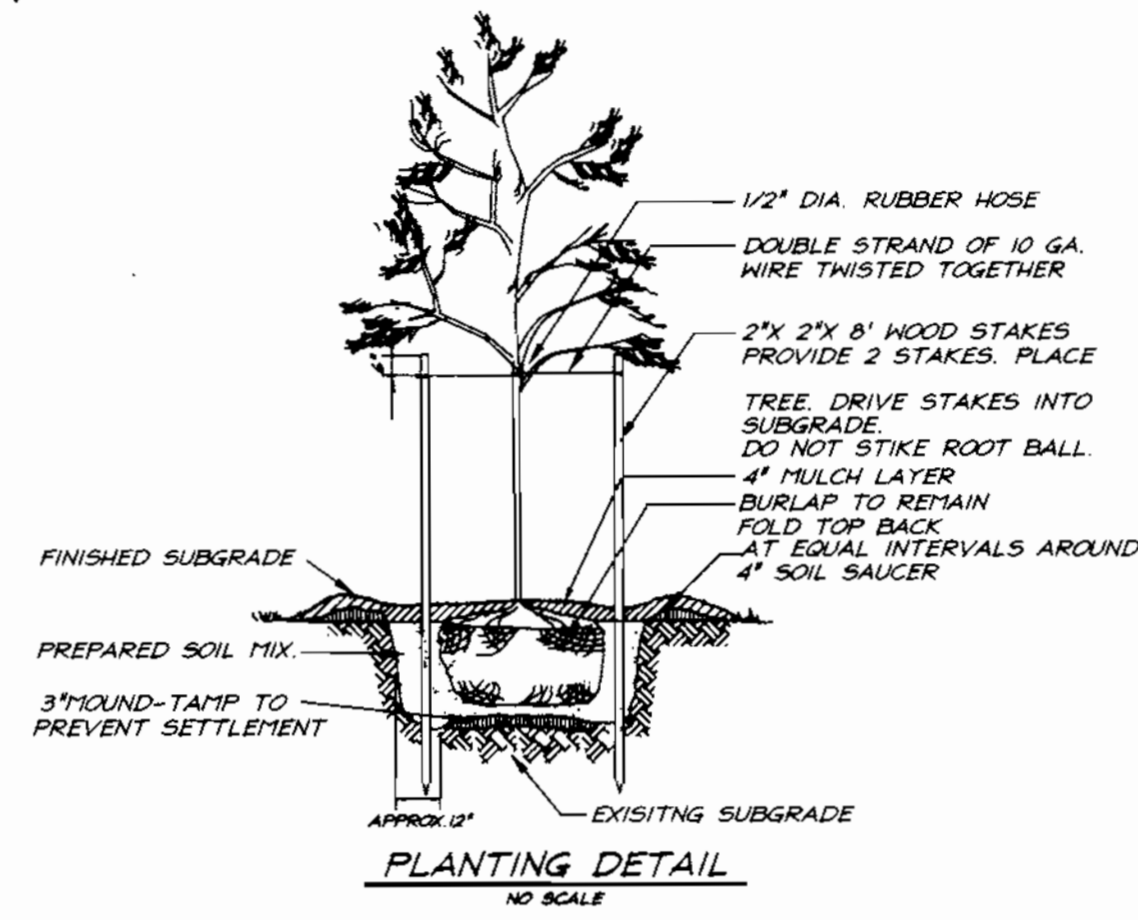
DESIGNED	BAL	SITE DEVELOPMENT PLAN		SCALE
DRAWN	KB	LOTS 69, 70 & 83-88		1" = 30'
CHECKED	JME	COLUMBIA VILLAGE OF RIVER HILL		DRAWING
DATE	5-15-00	SECTION 4 AREA 4		1 of 4
		FIFTH (5TH) ELECTION DISTRICT		JOB NO.
		HOWARD COUNTY, MARYLAND		00-004
		FOR: NU HOMES, INC.	FILE NO.	
		10630 Little Patuxent Parkway, Suite 146	00-004-X	
		Columbia, Maryland 21044		



PLANTING DETAIL
NO SCALE

TALBOT FOR LOT 85 ONLY

3031.50 / 0.3 = 10,105 SF Min Lot Size
w/ All Options incl. 12'x16' Deck



PLANTING DETAIL
NO SCALE

PLANT SCHEDULE				
KEY	PLANT NAME	SIZE	QUAN.	REMARKS
(AR)	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	b	B4B
(AR)	RED SUNSET MAPLE	12'-14' HT.	b	B4B
(PS)	PINUS STROBUS	6'-8' HT.	b	B4B
(PS)	WHITE PINE		b	B4B

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 HRP planting specifications.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

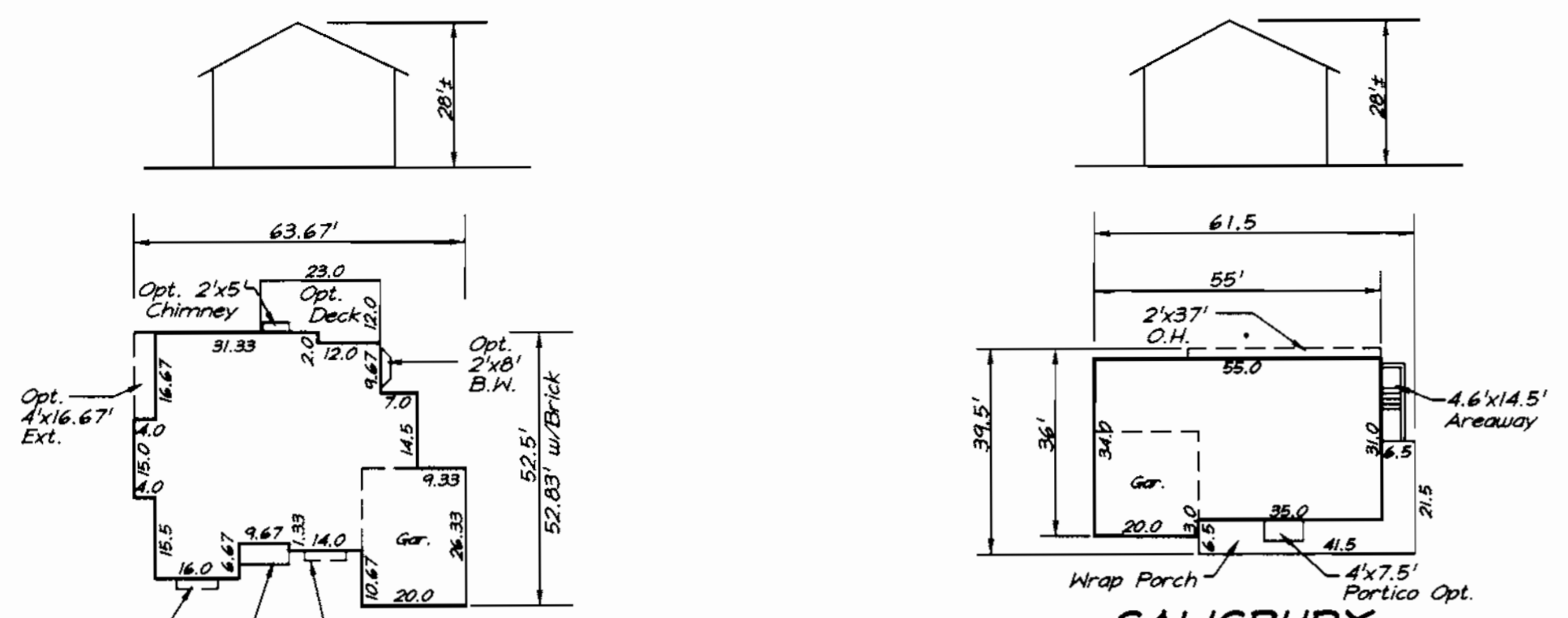
SCHEDULE A PERIMETER LANDSCAPE EDGE			
Category	Adjacent to Roadways	LOT 69	LOT 88
Landscape Type		B	B
Perimeter		135	155
Number of Plants Required			
Shade Trees (1/30)		3	3
Evergreen Trees (1/40)		4	4
Shrubs			
Number of Plants Provided			
Shade Trees		3	3
Evergreen Trees		4	4
Surety Amounts		\$1500.00	\$1500.00

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

DEVELOPER'S/BUILDERS CERTIFICATE

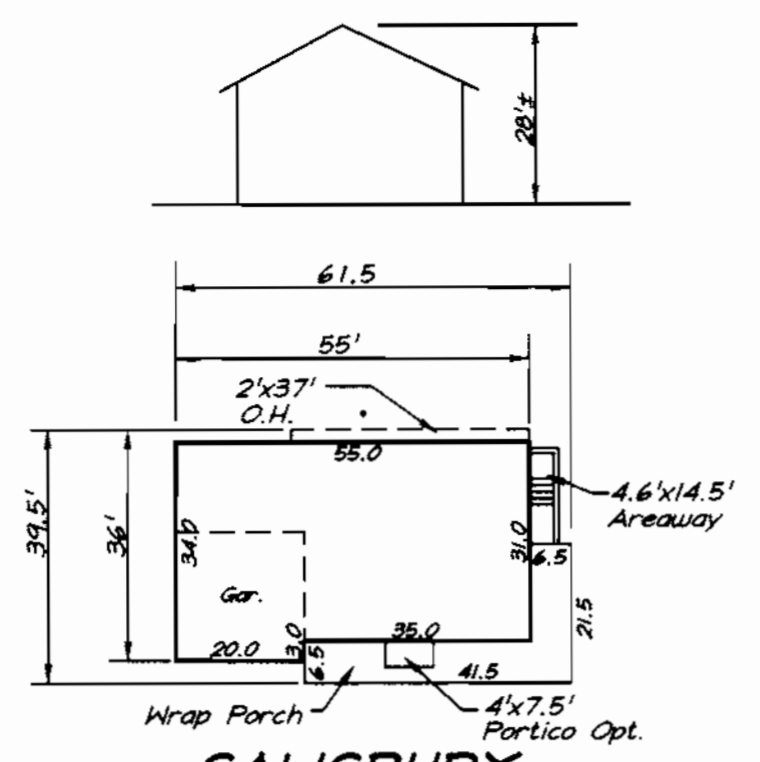
I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: Samuel B. Bowie Date: 9-15-00



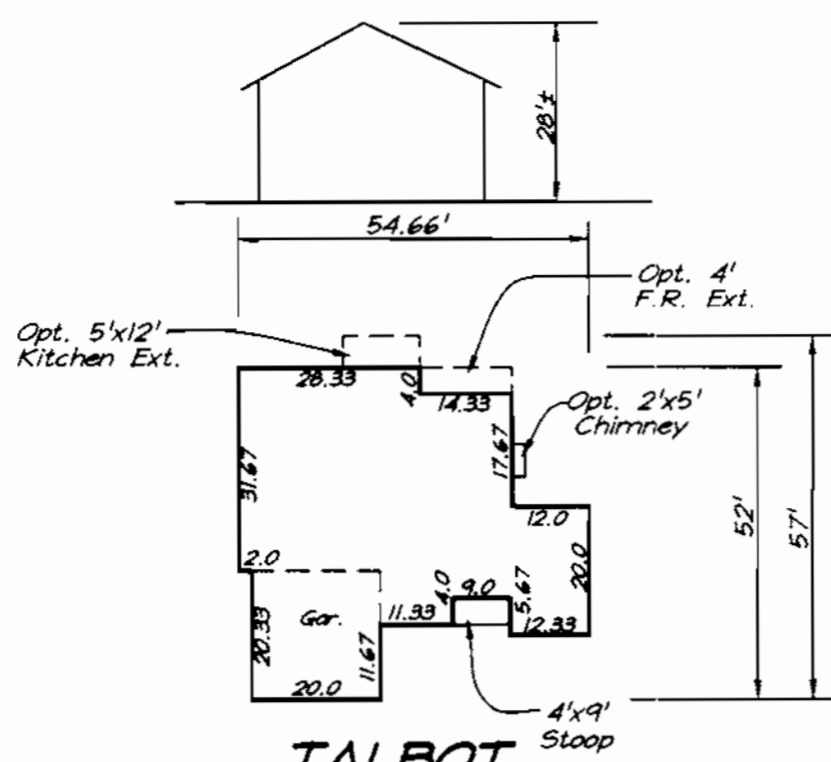
CAMBRIDGE

2778.82 SF = 9262.73 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/12'x23' Deck



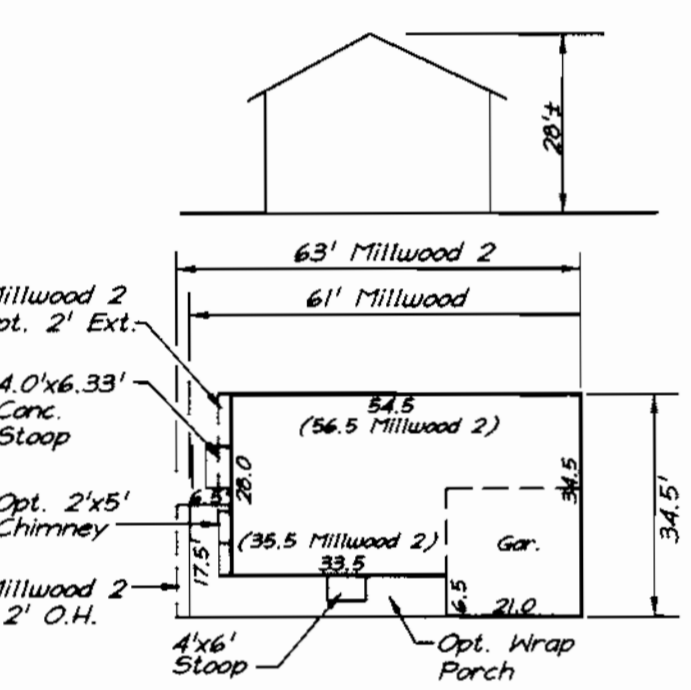
SALISBURY

2316.26 SF = 7720.83 SF
0.3 Min. Lot Size w/all Options
2476.26 SF = 8254.17 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



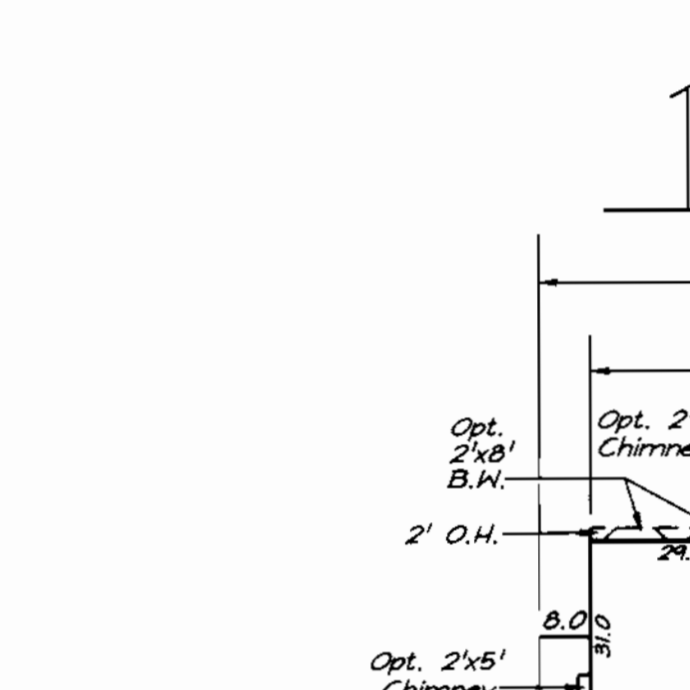
TALBOT

2233.69 SF = 7445.63 SF
0.3 Min. Lot Size w/all Options
2393.69 SF = 7978.97 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



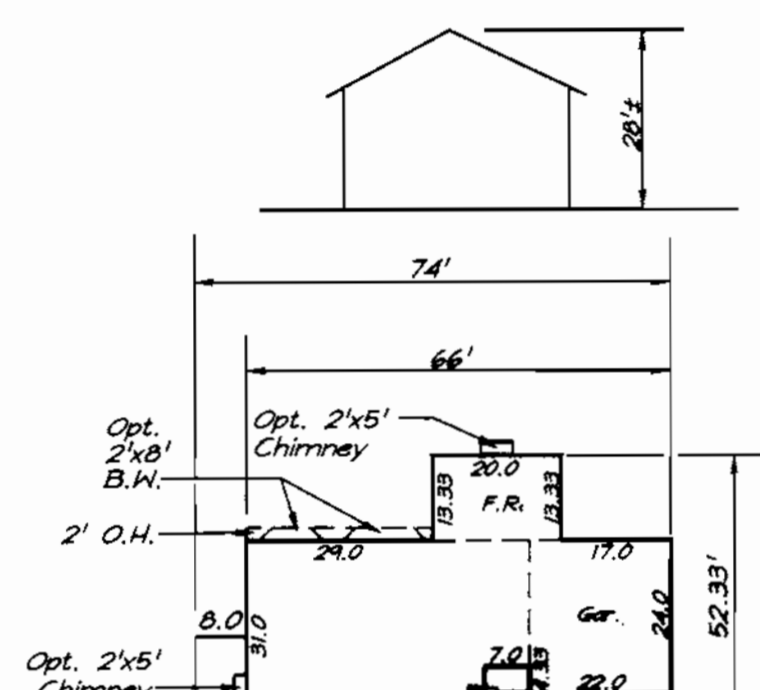
MILLWOOD

2141.18 SF = 7157.27 SF
0.3 Min. Lot Size w/all Options
2301.18 SF = 7670.60 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck



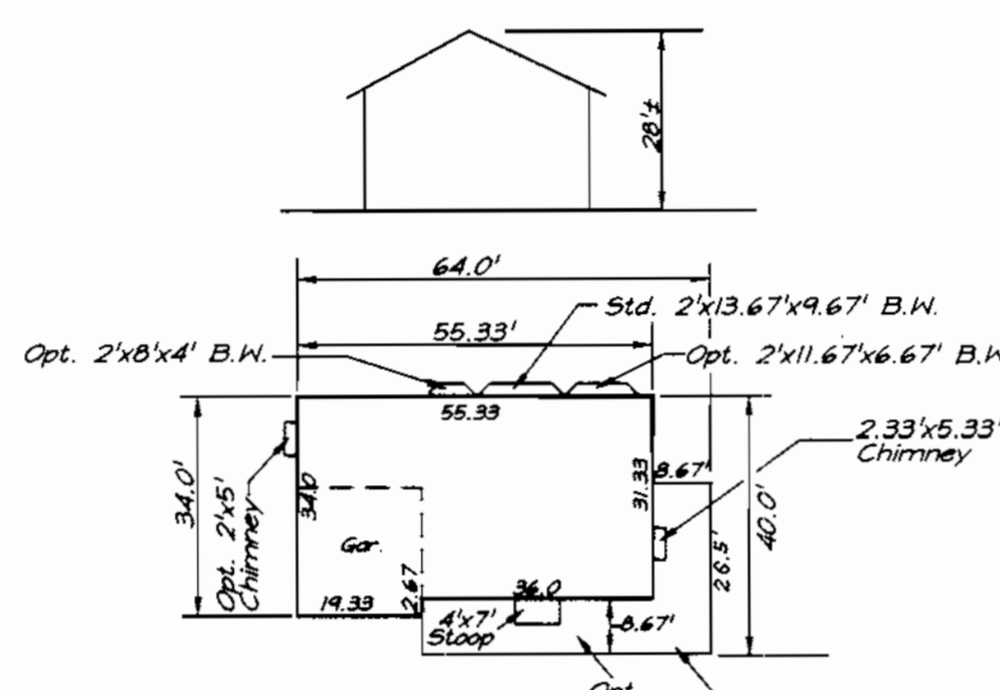
MILLWOOD 2

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/10'x16' Deck



SEAFORD

2369.60 SF = 7898.67 SF
0.3 Min. Lot Size w/all Options
2529.60 SF = 8432.00 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

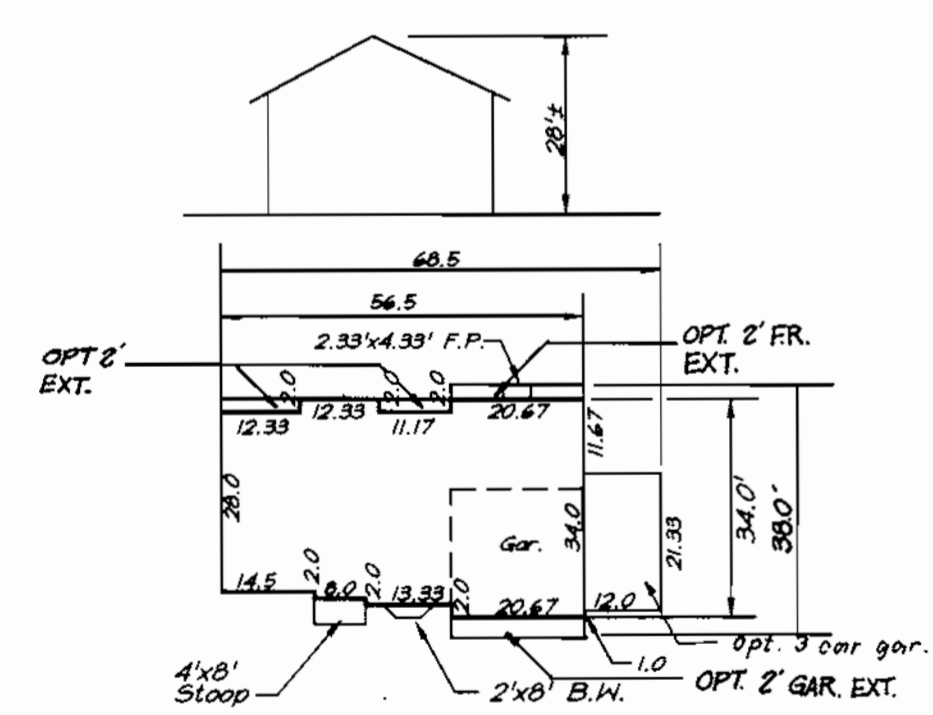
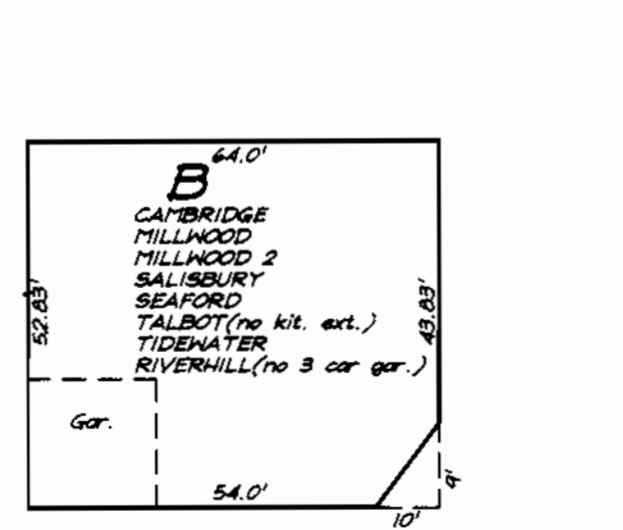
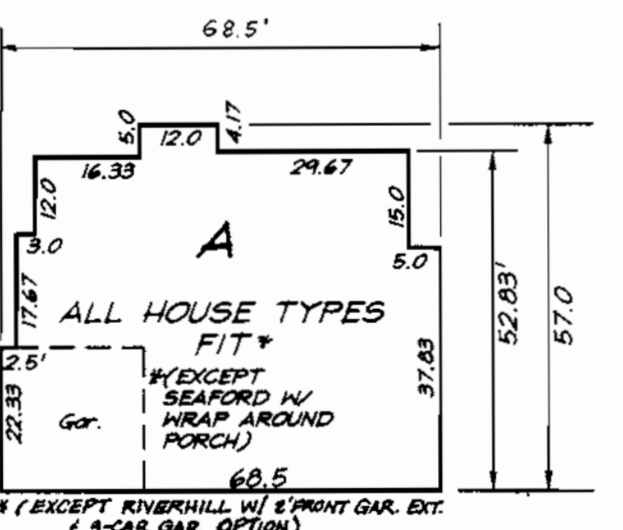


TIDEWATER

2471.26 SF = 8257.83 SF
0.3 Min. Lot Size w/all Options
2637.26 SF = 8740.87 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
83	5908 TALL BRANCHES PASS
84	5912 TALL BRANCHES PASS
85	5913 TALL BRANCHES PASS
86	5909 TALL BRANCHES PASS
87	5905 TALL BRANCHES PASS
88	5901 TALL BRANCHES PASS
89	5800 LAUREL LEAVES LANE
70	5804 LAUREL LEAVES LANE

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 of 4
SEDIMENT & EROSION CONTROL PLAN	3 & 4 of 4



RIVER HILL

2090.11 SF = 6961.03 SF
0.3 Min. Lot Size w/all Options
2250.11 SF = 7500.51 SF
0.3 Min. Lot Size w/all Options w/10'x16' Deck

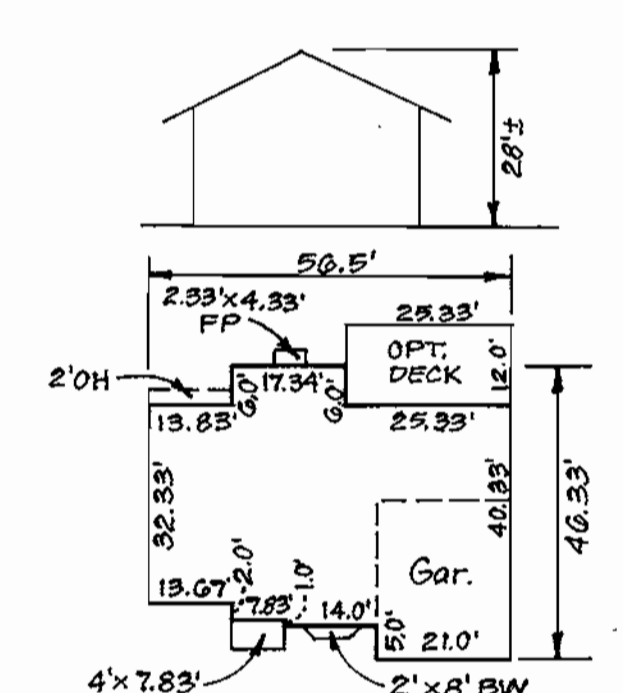
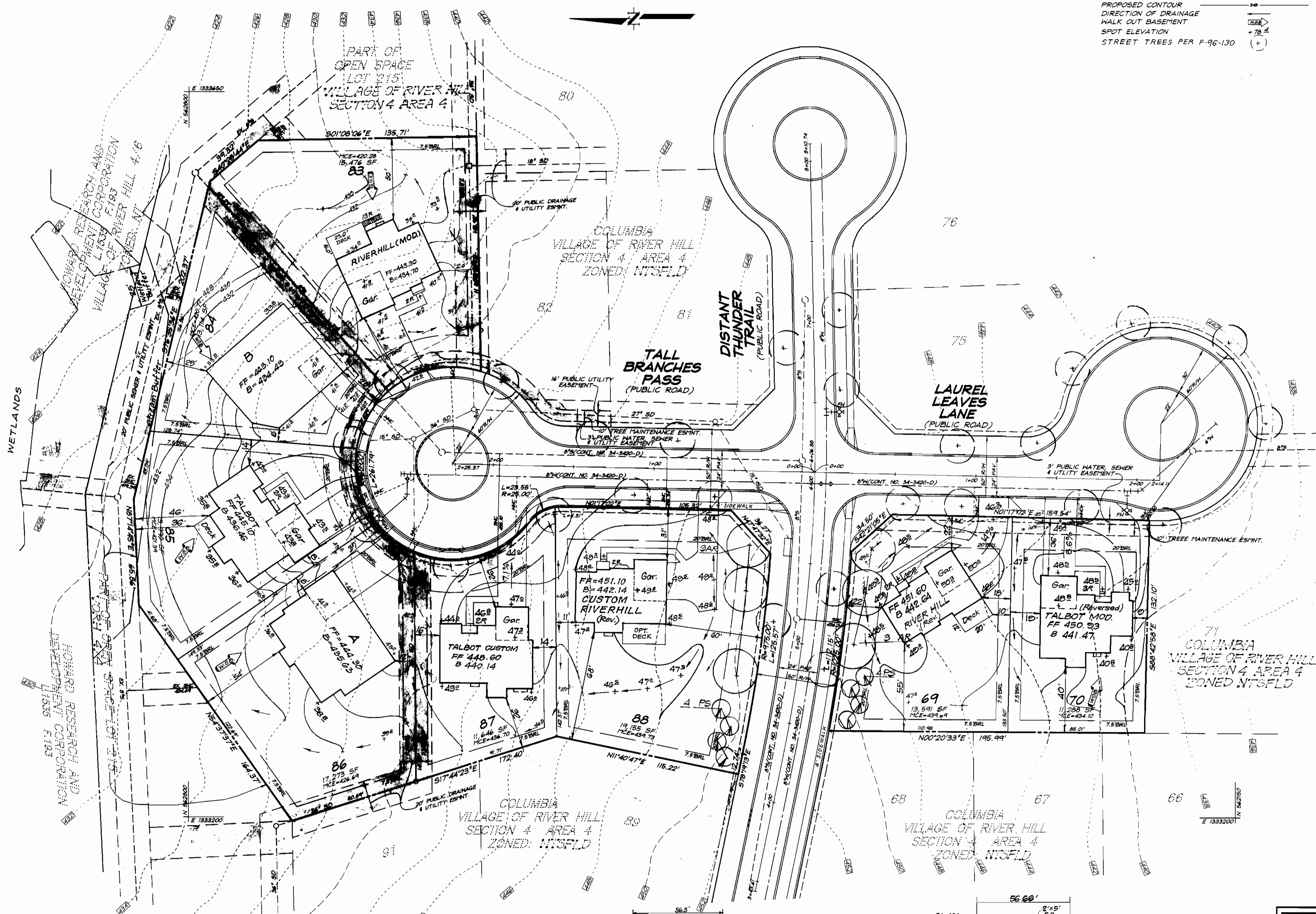
APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

7/6/00
7/14/00
7/16/00

3	Add Options to Riverhill Hse.typ	10-16-01
2	Add TALBOT MOD. hse.typical	11-3-00
1	Add TALBOT hse.typical	10-6-00
REV	REVISIONS	Date

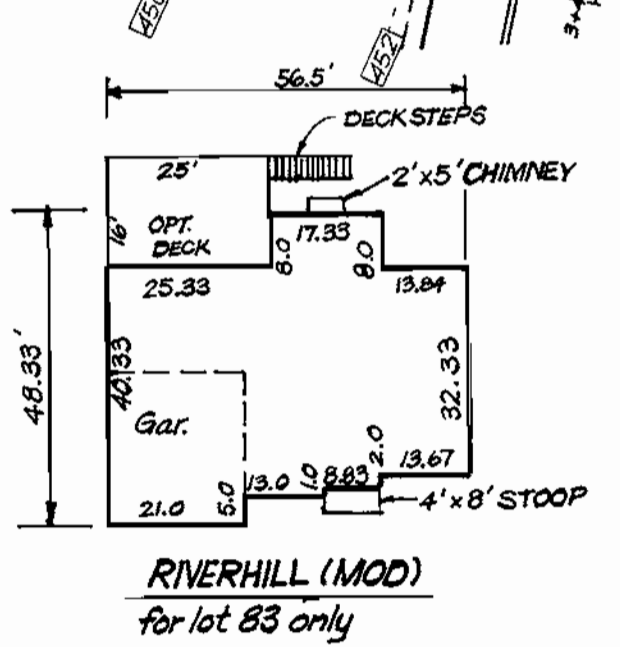
LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	
PROPOSED CONTOUR	
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	
SPOT ELEVATION	
STREET TREES PER F-96-130	

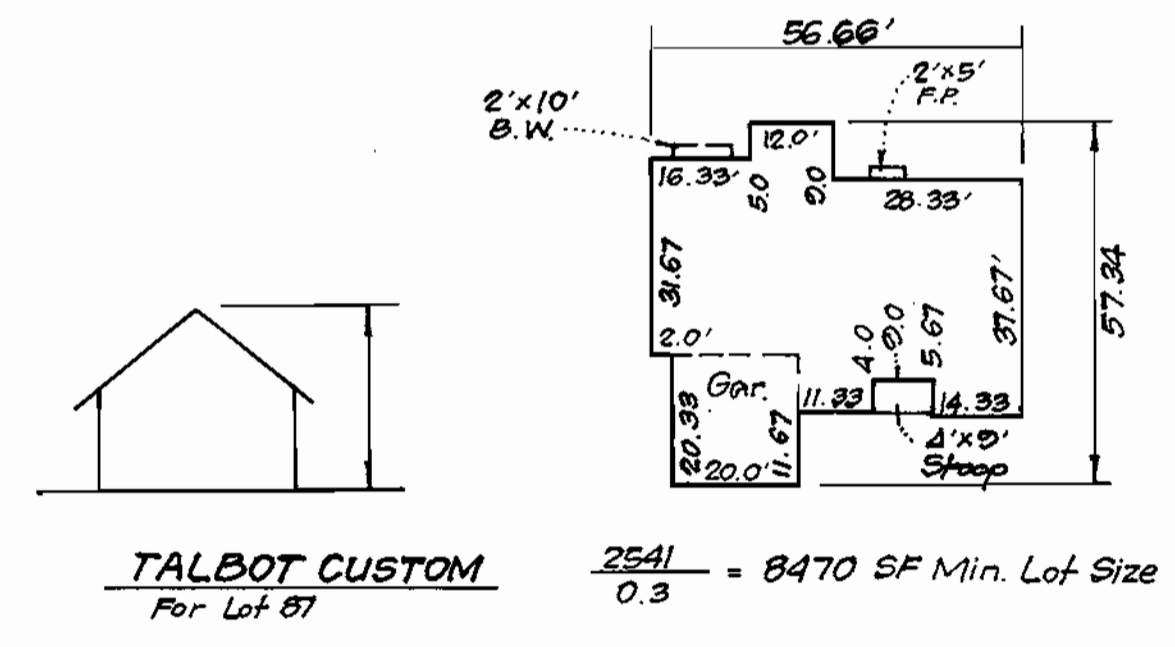


CUSTOM RIVER HILL
FOR LOT 88
2545.37 SF = 8484.58 SF
0.3
Min. Lot Size
w/ all Options
plus 12'x25.38'
Deck

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



RIVERHILL (MOD)
For lot 83 only



TALBOT CUSTOM
For Lot 87
2541 = 8470 SF Min. Lot Size
0.3



APPROVED, DEPARTMENT OF PLANNING & ZONING
7/6/02
7/14/02
7/14/02
7/14/02

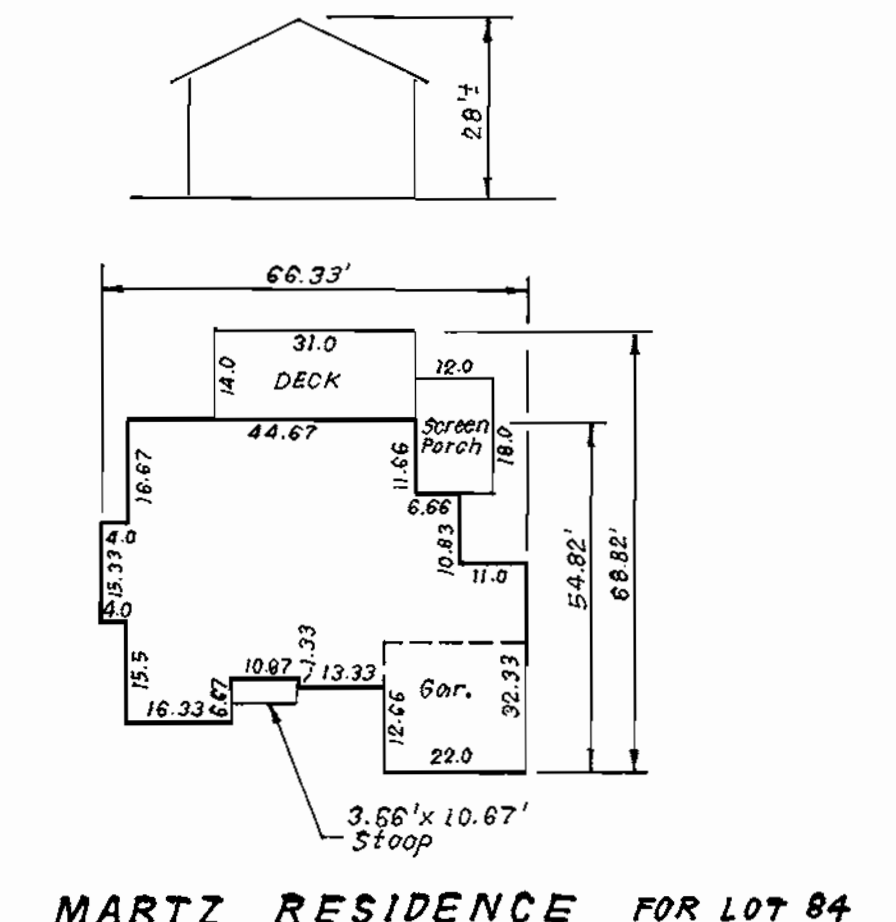
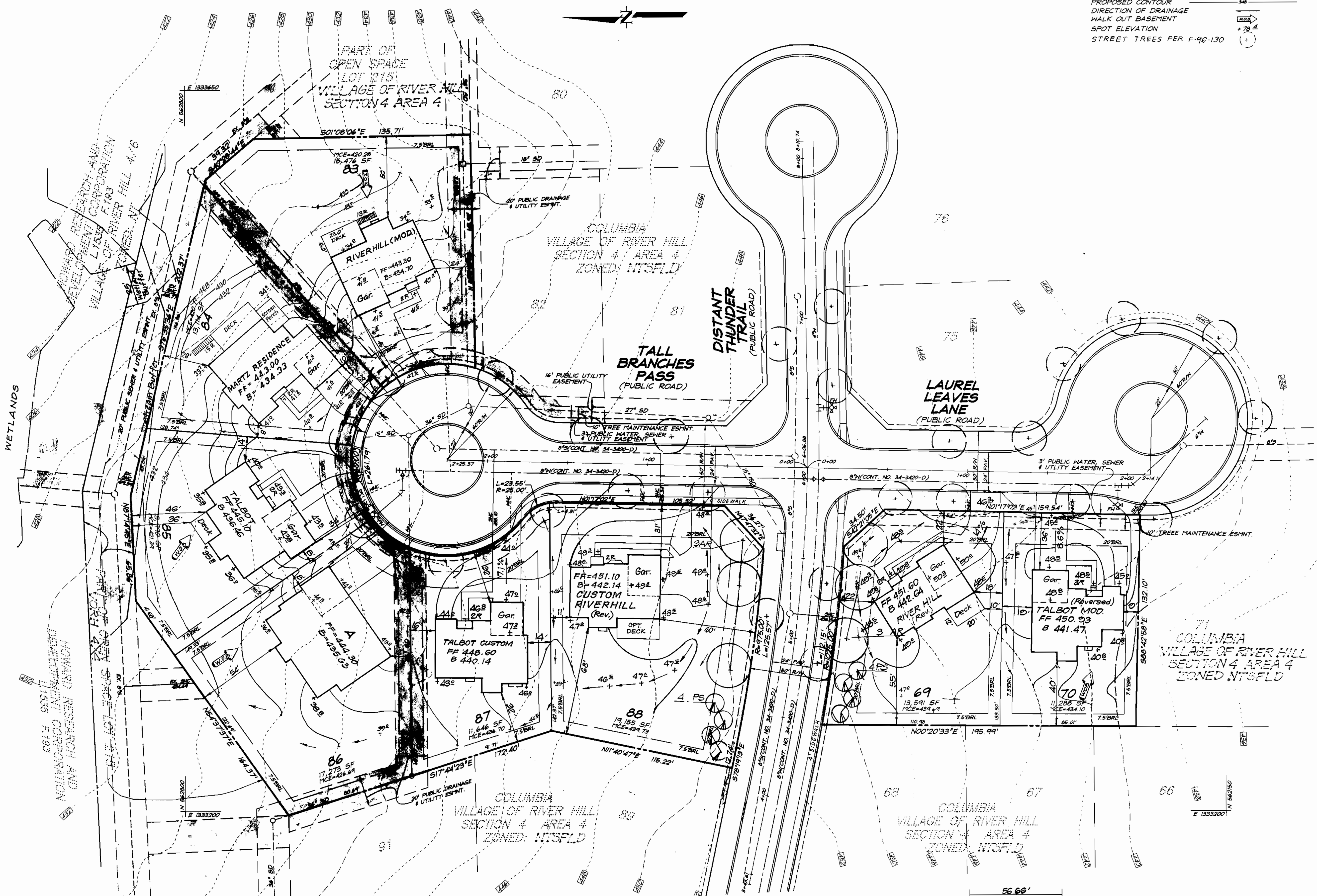
NO	REVISIONS	Date
5	Rev. hse. & grd. Lot 88 & add Custom River Hill hse. typ.	1-19-01
4	Rev. hse. & grd. lot 83, from 'A' box to Riverhill (Mod.) hse. typical	12-7-00
3	Rev. hse. & grd. lots 69 & 87, Add Talbot Custom hse. typical	11-20-00
2	Rev. hse. & grd. lot 70	11-3-00
1	Rev. hse. & grd. lot 85	10-6-00

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 LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4, AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 of 4
CHECKED JME		JOB NO. 00-004
DATE 5-15-00		FILE NO. 00-004-X
FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044		

LEGEND

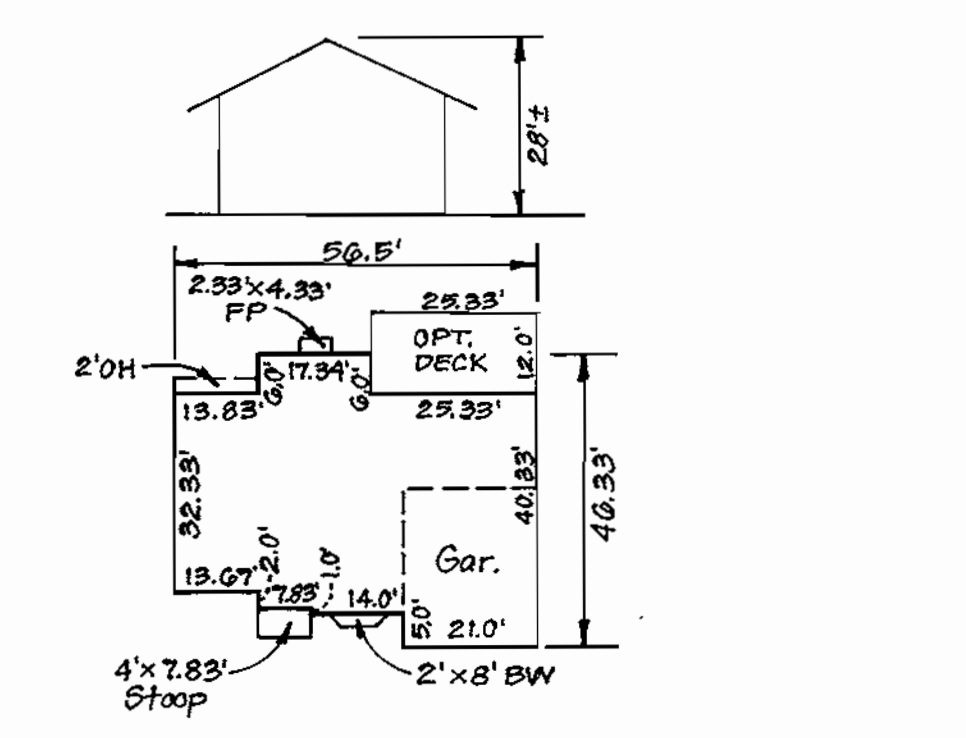
- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET TREES PER F-96-130



MARTZ RESIDENCE FOR LOT 84

3755.98 SF = 12,519.93 SF
0.3 Min. Lot Size
w/ all Options + 14' x 31' Deck

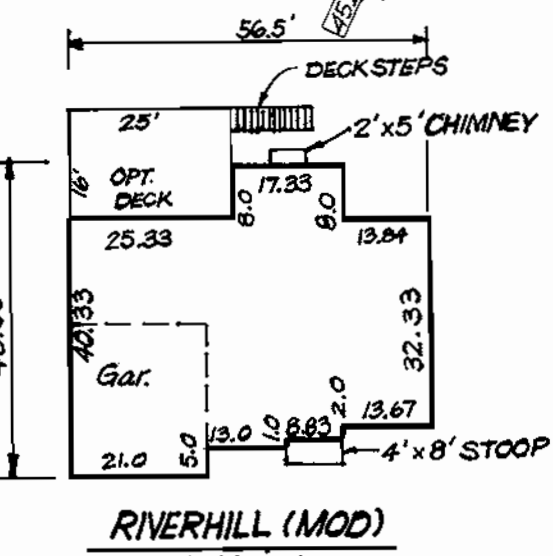
3481.98 SF = 11,606.80 SF
0.3 Min. Lot Size
w/ all Options
w/ 10' x 16' Deck



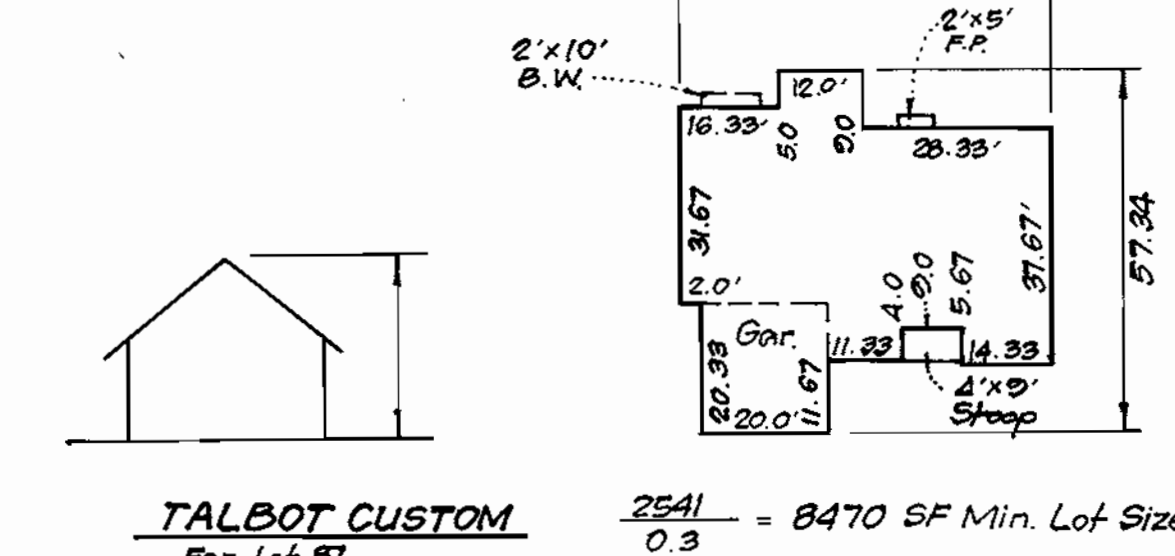
CUSTOM RIVER HILL FOR LOT 88

2545.37 SF = 8484.58 SF
0.3 Min. Lot Size
w/ all Options
plus 12' x 25.38' Deck

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



RIVERHILL (MOD) for lot 83 only



TALBOT CUSTOM For Lot 87

2541.03 = 8470 SF Min. Lot Size



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 LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 of 4
CHECKED JME		JOB NO. 00-004
DATE 5-15-00		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] 7/6/00

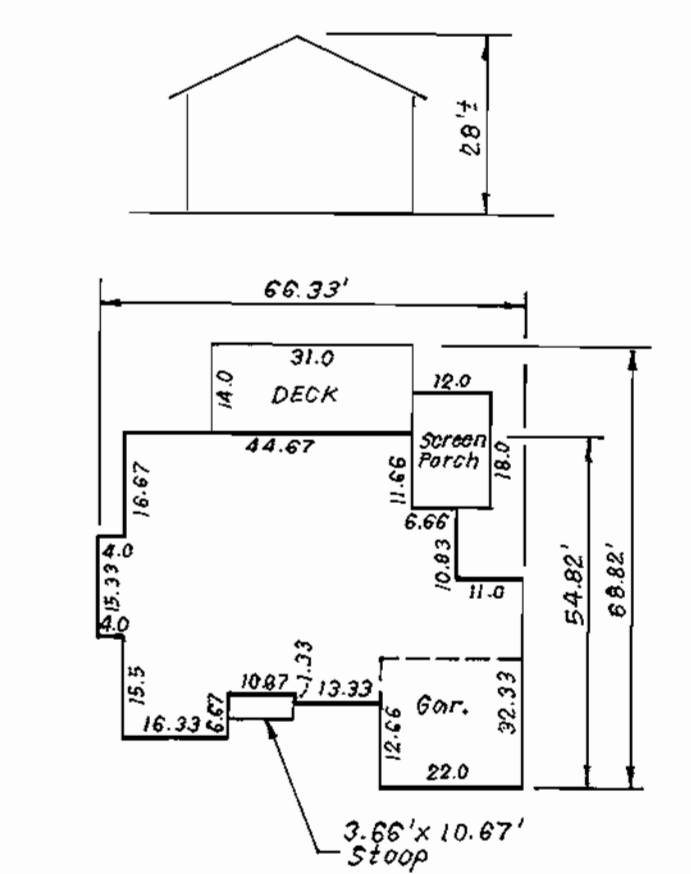
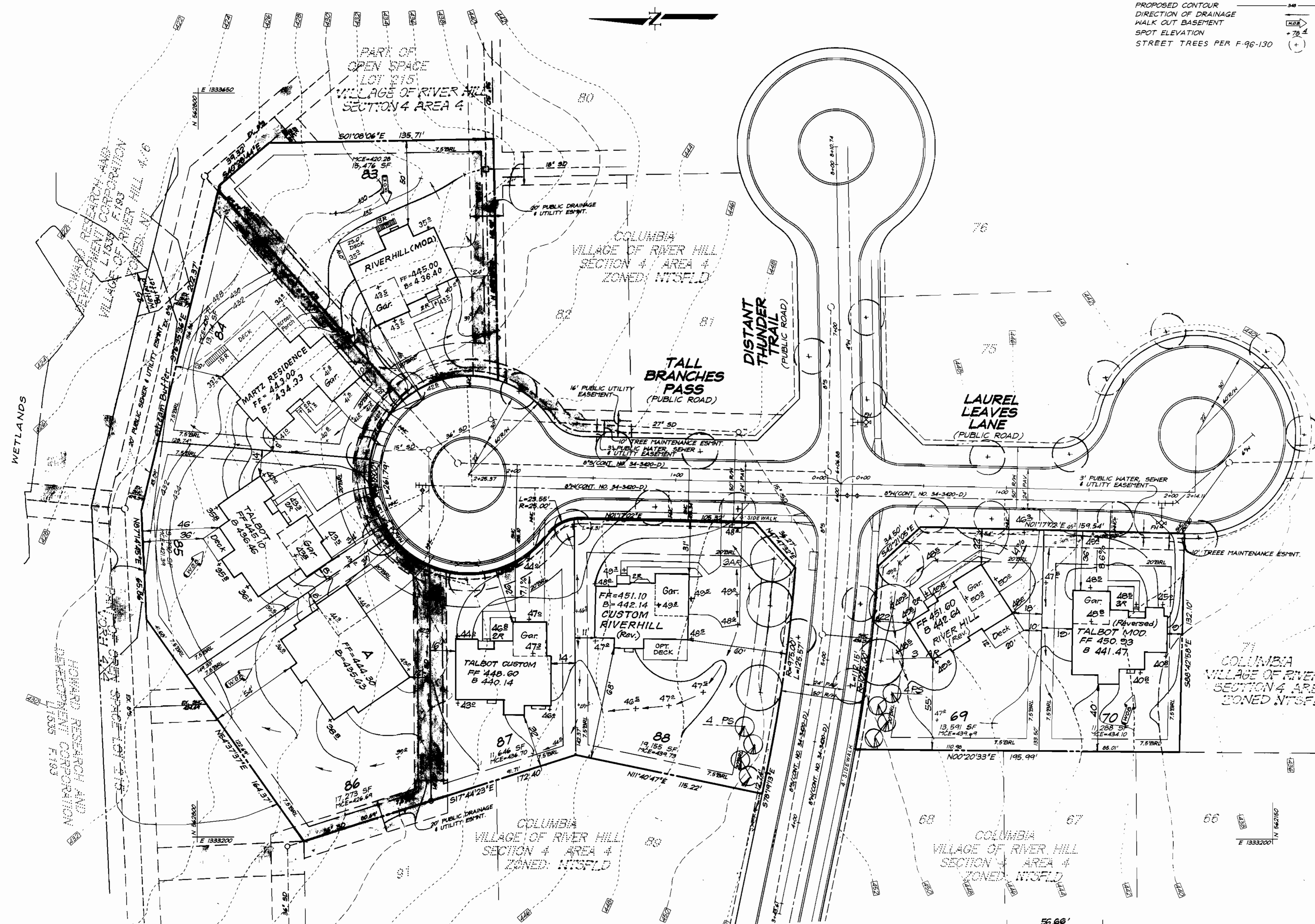
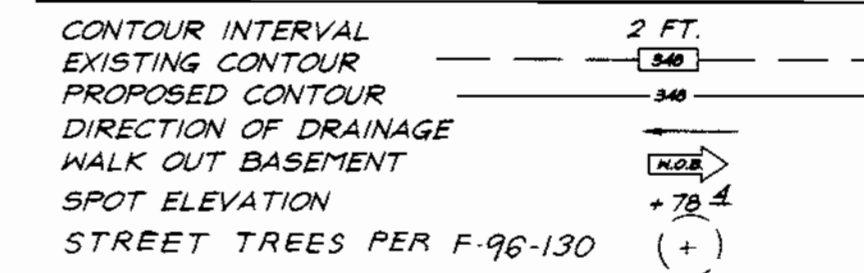
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 7/6/00

DIRECTOR
[Signature] 7/6/00

NO	REVISIONS	Date
6	Rev. hse. & grd. Lot 84 from 'B' box to Martz Residence	3-13-01
5	Rev. hse. & grd. Lot 88 & add Custom River Hill hse. typ.	1-19-01
4	Rev. hse. & grd. lot 83, from 'A' box to Riverhill (Mod), & hse. typical.	12-7-00
3	Rev. hse. & grd. lots 69 & 87, Add Talbot Custom hse. typical	11-20-00
2	Rev. hse. & grd. lot 70	11-3-00
1	Rev. hse. & grd. lot 86	10-6-00

2563.93 = 8546.48 SF
0.3 Min. Lot Size
w/ all options including
16' x 25' deck

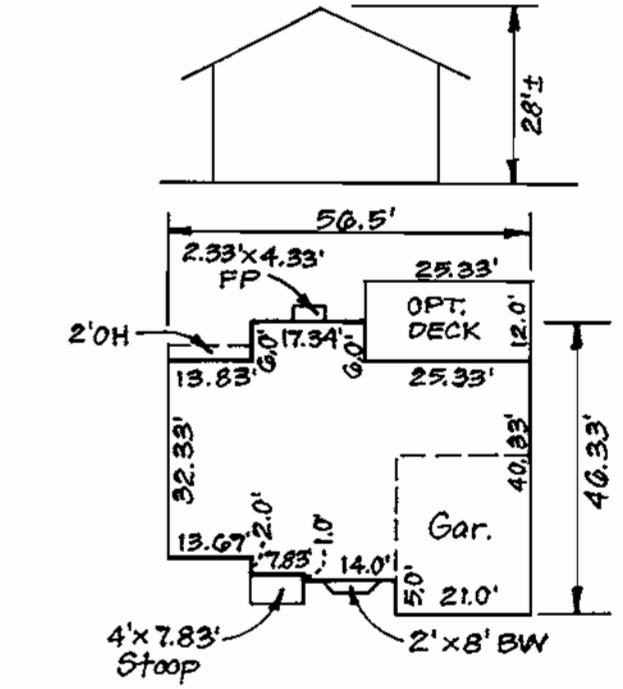
LEGEND



MARTZ RESIDENCE FOR LOT 84

3755.98 SF = 12,519.93 SF
 0.3 Min. Lot Size
 w/ all Options + 14' x 31' Deck

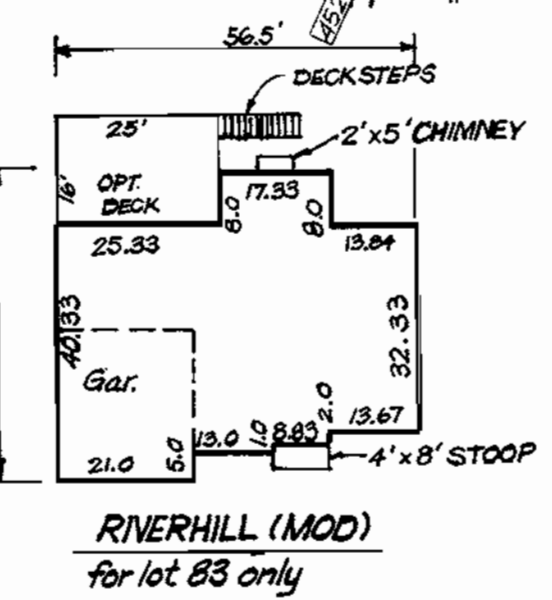
3481.98 SF = 11,606.80 SF
 0.3 Min. Lot Size
 w/ all Options
 w/ 10' x 16' Deck



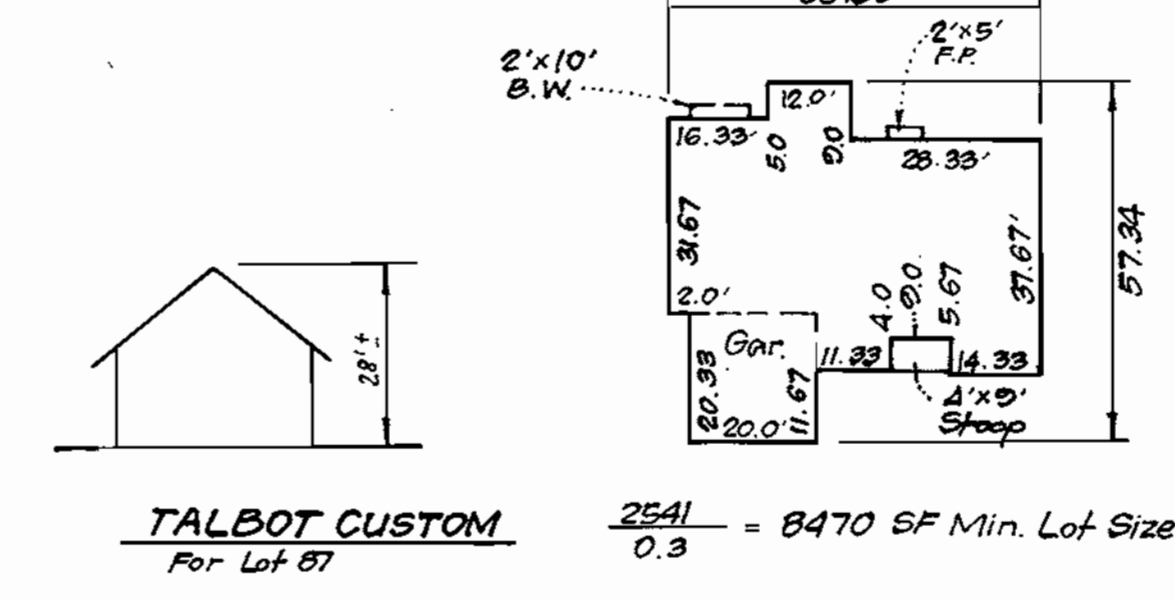
CUSTOM RIVER HILL FOR LOT 88

2545.37 SF = 8484.58 SF
 0.3 Min. Lot Size
 w/ all Options
 plus 12' x 23.33' Deck

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



RIVERHILL (MOD) For lot 83 only



TALBOT CUSTOM For Lot 87



APPROVED: *William*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/16/00

Chris Hammit
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/16/00

David Smith
 DIRECTOR
 DATE: 7/16/00

NO.	REVISIONS	Date
7	Rev. Grd. on Lot 89 to show As-Built conditions	4-12-01
6	Rev. hse. & grd. Lot 84 from 'B' box to Martz's Residence	3-73-01
5	Rev. hse. & grd. Lot 88 & add Custom River Hill hse. typ.	1-19-01
4	Rev. hse. & grd. lot 83, from 'A' box to Riverhill (Mod.) hse. typical	12-7-00
3	Rev. hse. & grd. lots 69 & 87, Add Talbot Custom hse. typical	11-20-00
2	Rev. hse. & grd. lot 70	11-3-00
1	Rev. hse. & grd. lot 85	10-6-00

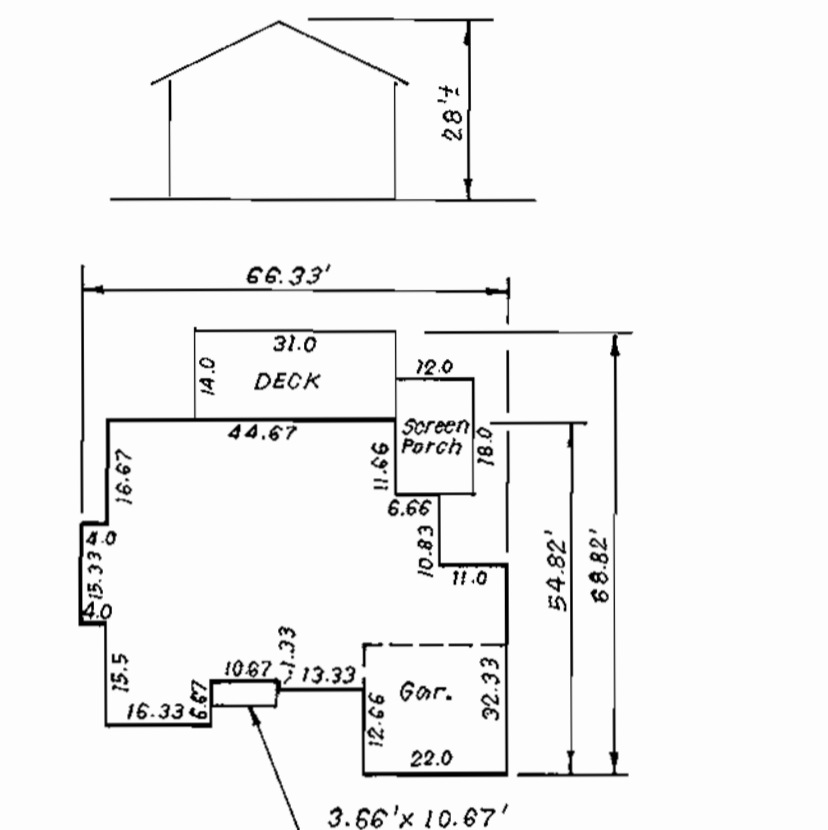
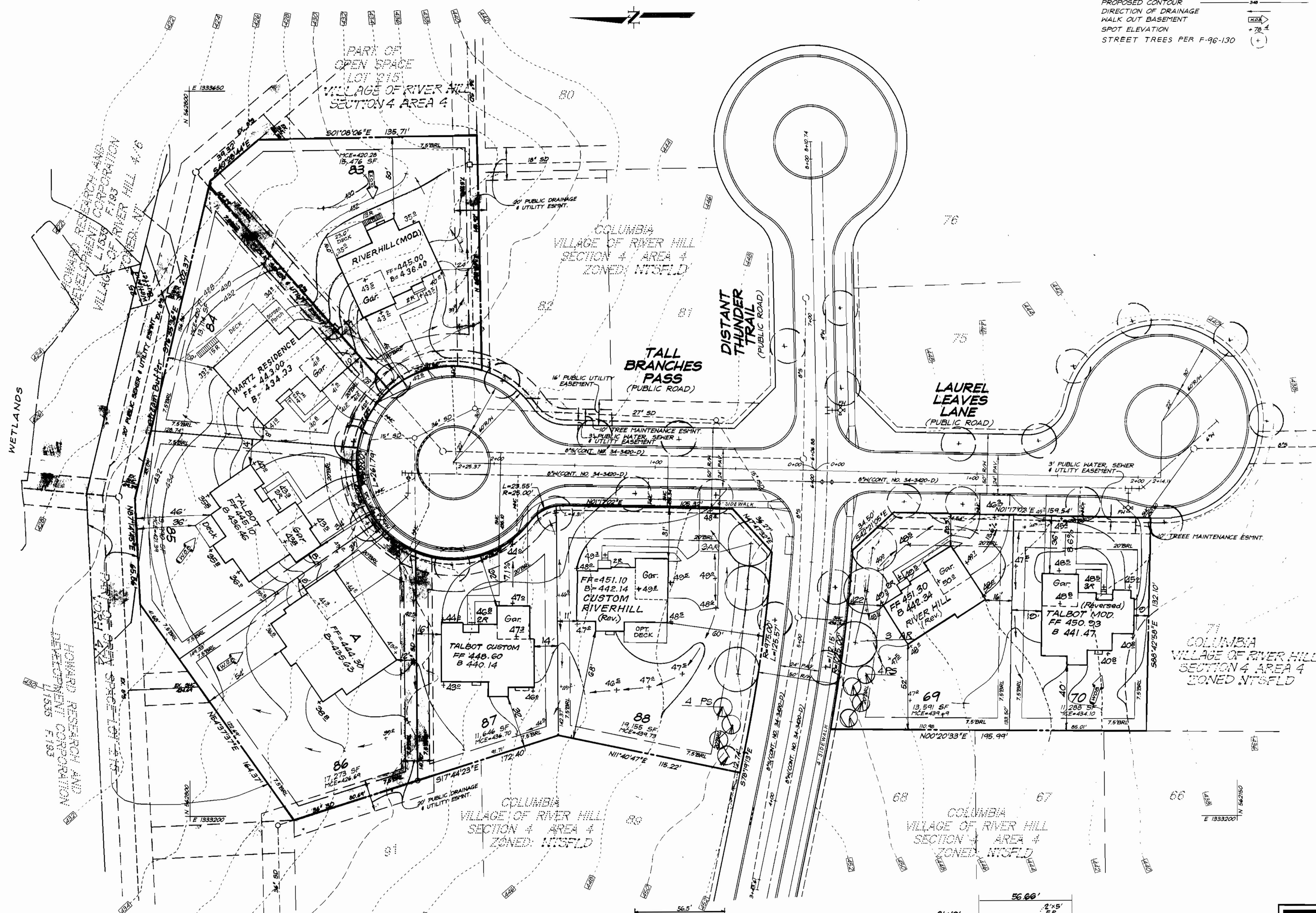
2563.93 = 8546.48 SF
 0.3 Min. Lot Size
 w/ all options including
 16' x 25' deck

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 LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 of 4
CHECKED JME		JOB NO. 00-004
DATE 5-15-00		FILE NO. 00-004-X
		FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044

LEGEND

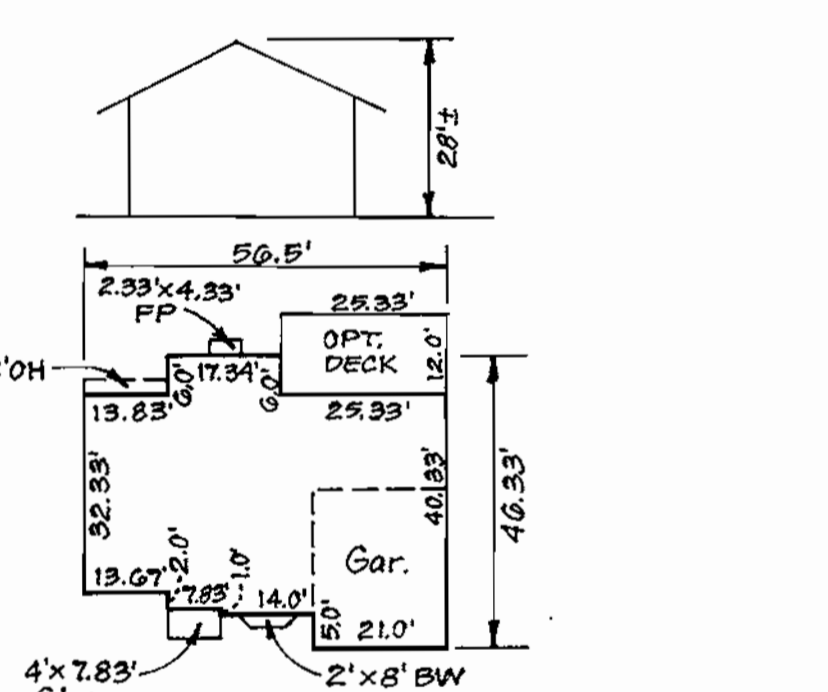
- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET TREES PER F-96-130



MARTZ RESIDENCE FOR LOT 84

3755.98 SF = 12,519.93 SF
0.3 Min. Lot Size
w/ all Options + 14' x 31' Deck

3481.98 SF = 11,606.60 SF
0.3 Min. Lot Size
w/ all Options + 11' x 16' Deck

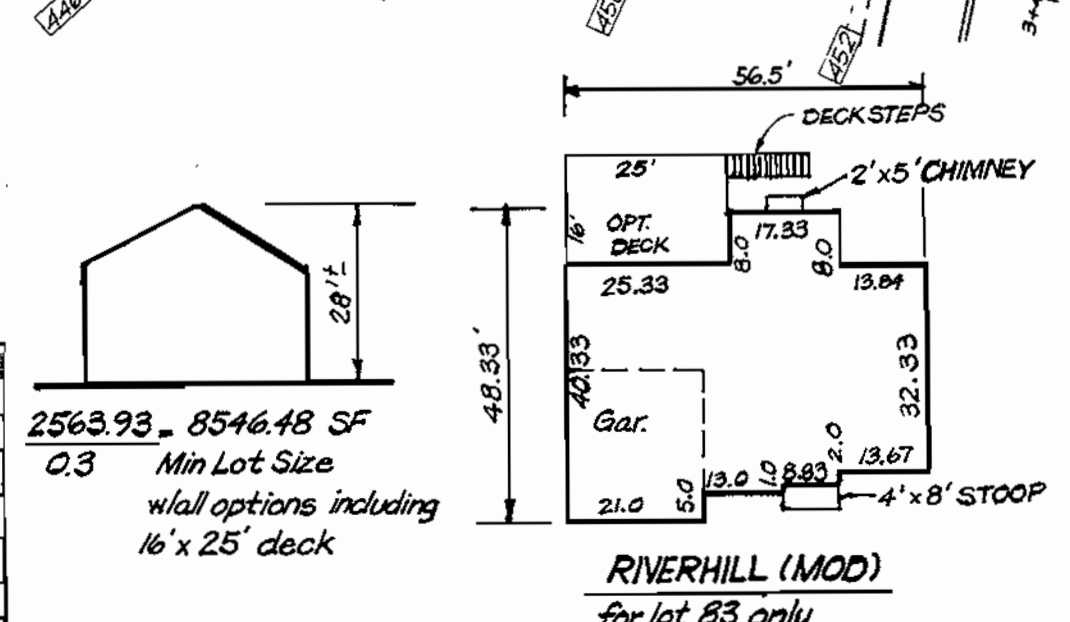


CUSTOM RIVER HILL FOR LOT 88

2545.37 SF = 8484.58 SF
0.3 Min. Lot Size
w/ all Options plus 12' x 25.38' Deck

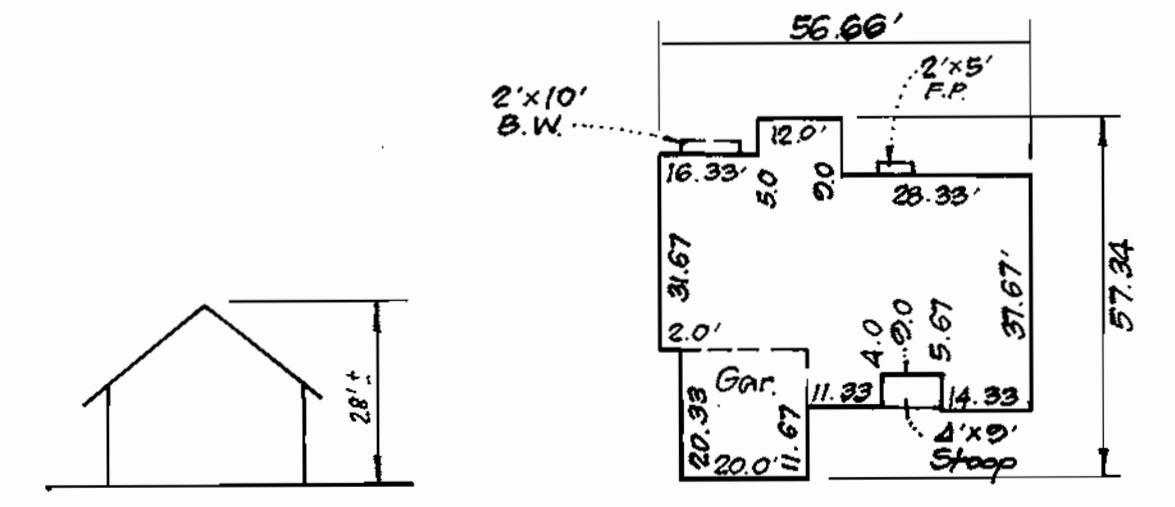
OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

NO.	REVISIONS	DATE
1	Rev. hse. & grd. lot 85	10-2-00
2	Rev. hse. & grd. lot 70	11-3-00
3	Rev. hse. & grd. lot 87, Add Talbot Custom hse. typical	11-20-00
4	Rev. hse. & grd. lot 83, from 'A' box to Riverhill (Mod.) hse. typical	12-7-00
5	Rev. hse. & grd. lot 88 & add Custom River Hill hse. typ	1-19-01
6	Rev. hse. & grd. lot 84 from 'B' box to Martz Residence	3-13-01
7	Rev. Grd. on Lot 83 to show As-Built conditions	4-12-01
8	Rev. Ord. & hse. lot 89 added options to Riverhill	11-16-01



RIVERHILL (MOD) For lot 83 only

2563.93 - 8546.48 SF
0.3 Min. Lot Size
wall options including 16' x 25' deck



TALBOT CUSTOM For Lot 87

2541.03 = 8470 SF Min. Lot Size



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 LOTS 69, 70 & 83-88 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KB		DRAWING 2 of 4
CHECKED JME		JOB NO. 00-004
DATE 5-13-00		FILE NO. 00-004-X
FOR: NU HOMES, INC. 10630 Little Patuxent Parkway, Suite 146 Columbia, Maryland 21044		