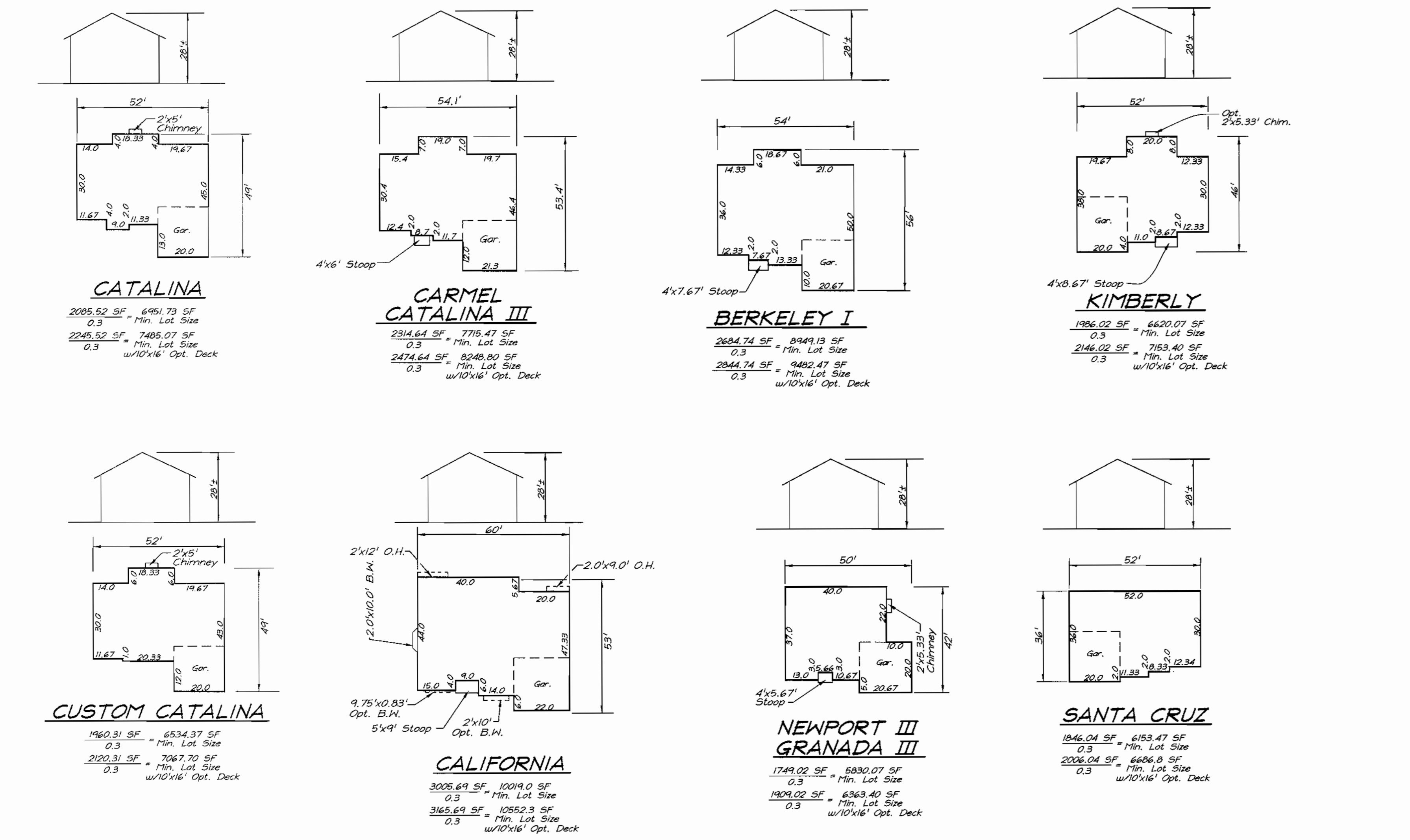
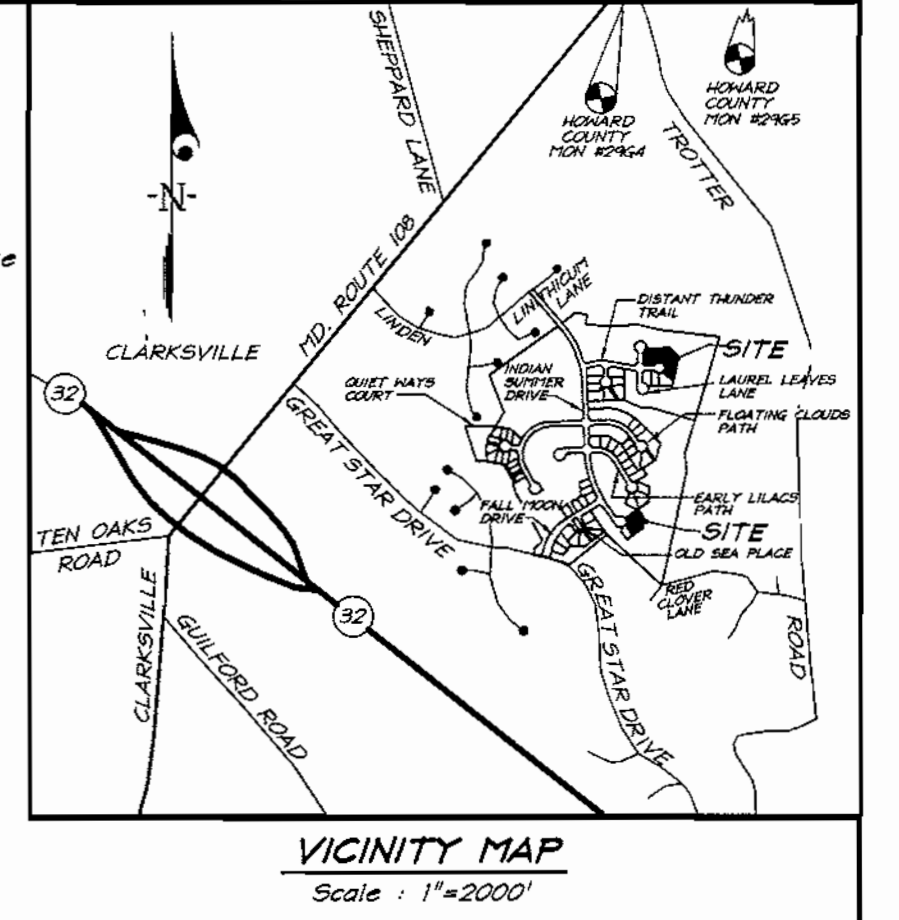


ADDRESS CHART

LOT NUMBER	STREET ADDRESS
78	12040 DISTANT THUNDER TRAIL
79	12037 DISTANT THUNDER TRAIL
80	12033 DISTANT THUNDER TRAIL
81	5900 TALL BRANCHES PASS
82	5904 TALL BRANCHES PASS
15	5923 INDIAN SUMMER DRIVE
241	5927 INDIAN SUMMER DRIVE



SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	1 of 4
SITE DEVELOPMENT / LANDSCAPE PLAN	2 of 4
SEDIMENT AND EROSION CONTROL PLAN	3 of 4
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is 2.42 Acres.
 - The total number of lots included in this submission is: 7
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers: 9-93-21, 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, McInnis, Walker Inc. 7-10-97
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 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 4 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/arabways may not project into any setbacks.
 - Stormwater Management quantity and quality for the improvements from Bright Flow Meas. 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 Summit 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 \$1,250.00 shall be part of the Builders Grading Permit Application.
 - This property is exempt from the Forest Conservation requirements per section 16.1202 (b)(1)(i) of the Howard County Code because it is part of a planned unit Development with preliminary plan approval prior to 12/31/92

SCHEDULE A PERIMETER LANDSCAPE EDGE

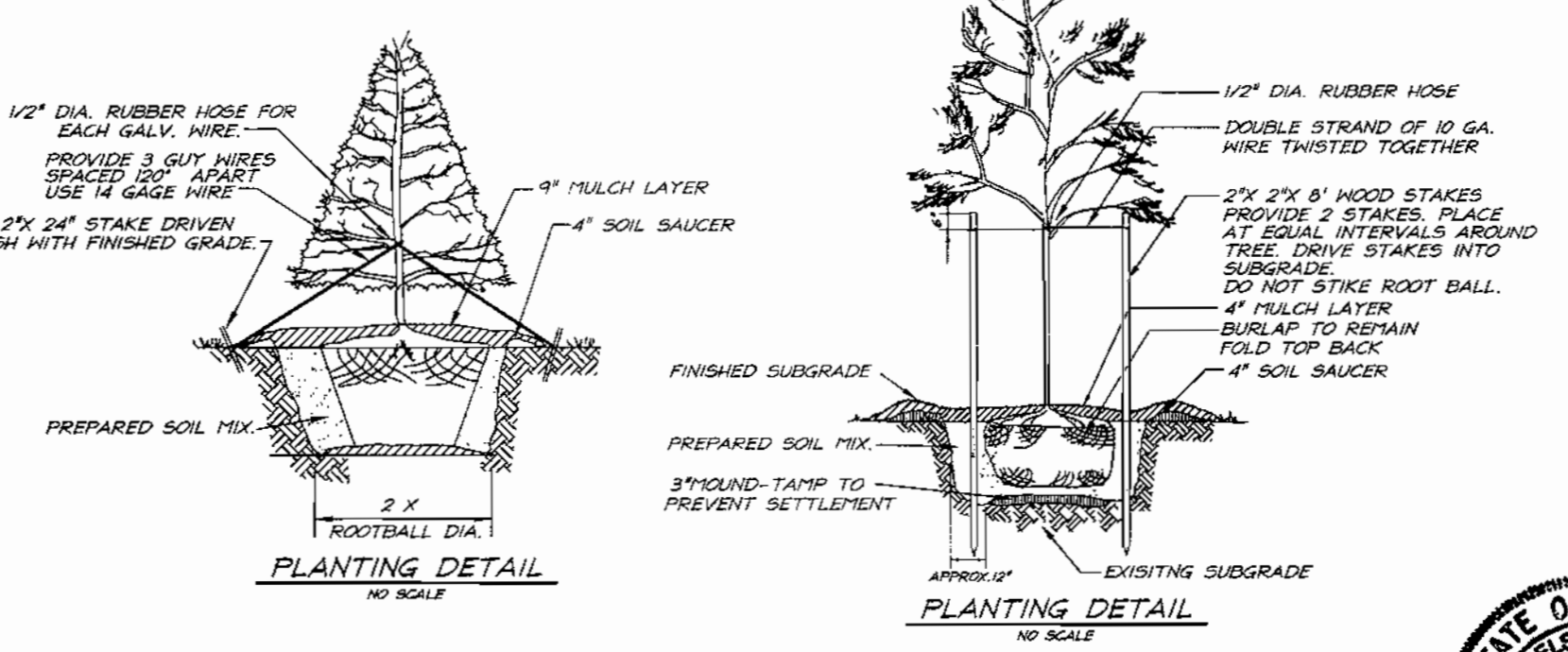
CATEGORY	ADJACENT TO ROADWAYS	LOT 81
LANDSCAPE TYPE		B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		175
NUMBER OF PLANTS REQUIRED		4
SHADE TREES		6
EVERGREEN TREES		4
NUMBER OF PLANTS PROVIDED		8
SHADE TREES		4
EVERGREEN TREES		4
Surety Amounts		\$1950.00

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

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-3" CAL.	4	B4B
	RED MAPLE	12-15' HT.		
PS	PINUS STROBUS	6-8' HT.	5	B4B
	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 WRD 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.

C. Allan Urshak
Name
5-31-00
Date



APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 8/10/00
DATE

[Signature] 8/10/00
DATE

[Signature] 8/17/00
DATE

SPECIAL NOTES:

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

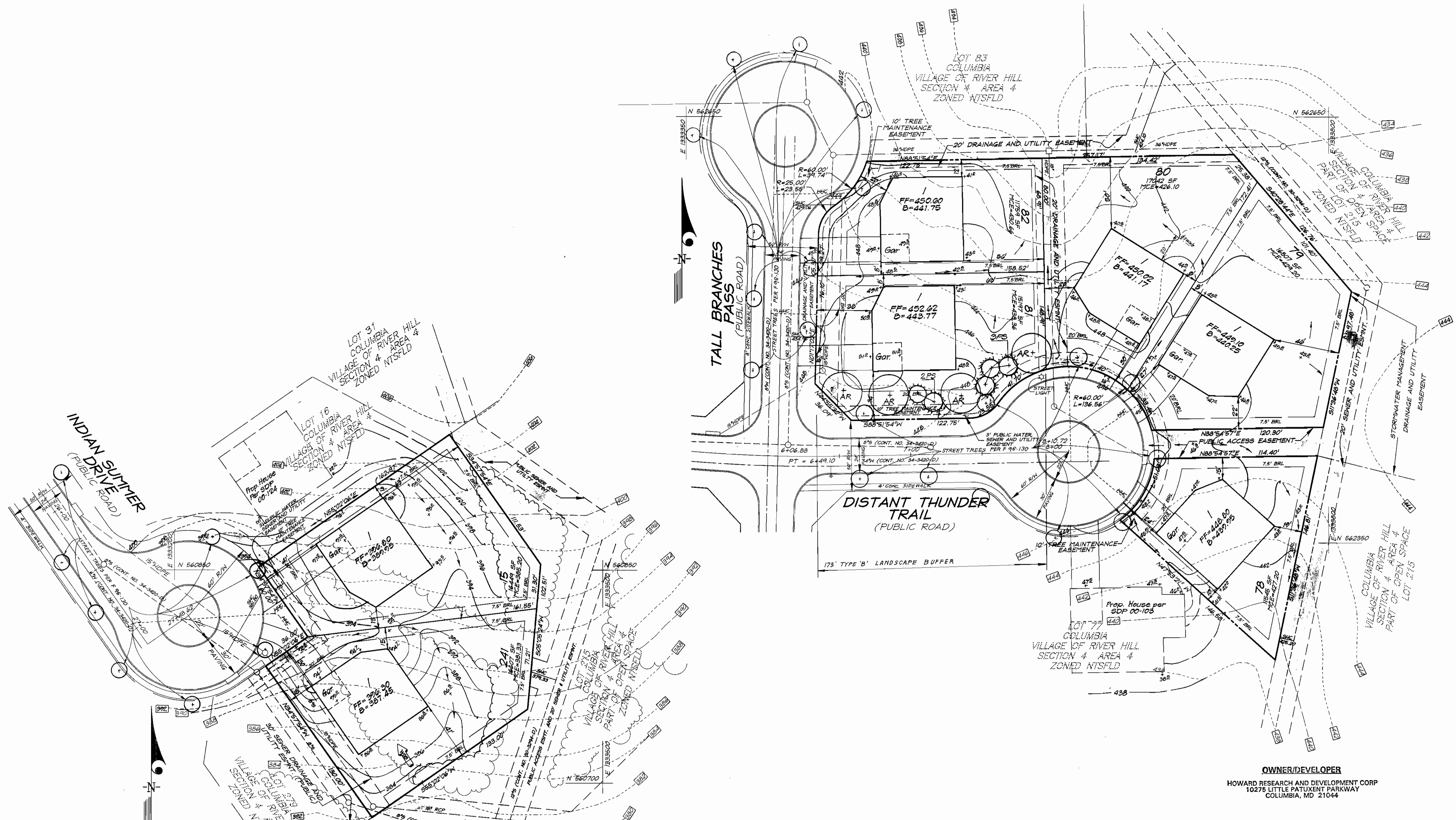
OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

SUBMISSION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	78-82, 15 and 241
PLAT NO.	12927, 13287, 12925	BLOCK NO.	1	ZONE	NTSFLD
		TAX MAP NO.	35	ELECTION DIST.	5TH
				CENSUS TRACT	6055
WATER CODE	110	SEWER CODE	6653000		

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

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

DESIGNED	B.A.L.	SEDIMENT AND EROSION CONTROL PLAN	SCALE
DRAWN	K.B.	SITE DEVELOPMENT PLAN	1" = 30'
CHECKED	B.A.L.	LOTS 78-82, 15 and 241	DRAWING
DATE	5-31-00	COLUMBIA VILLAGE OF RIVER HILL	1 of 4
		SECTION 4 AREA 4	JOB NO.
		FIFTH (5th) ELECTION DISTRICT	00-006
		HOWARD COUNTY, MARYLAND	FILE NO.
		FOR: ALLAN HOMES	00-006-X
		10260 Old Columbia Rd.	
		Suite 200	
		Columbia MD, 21046	

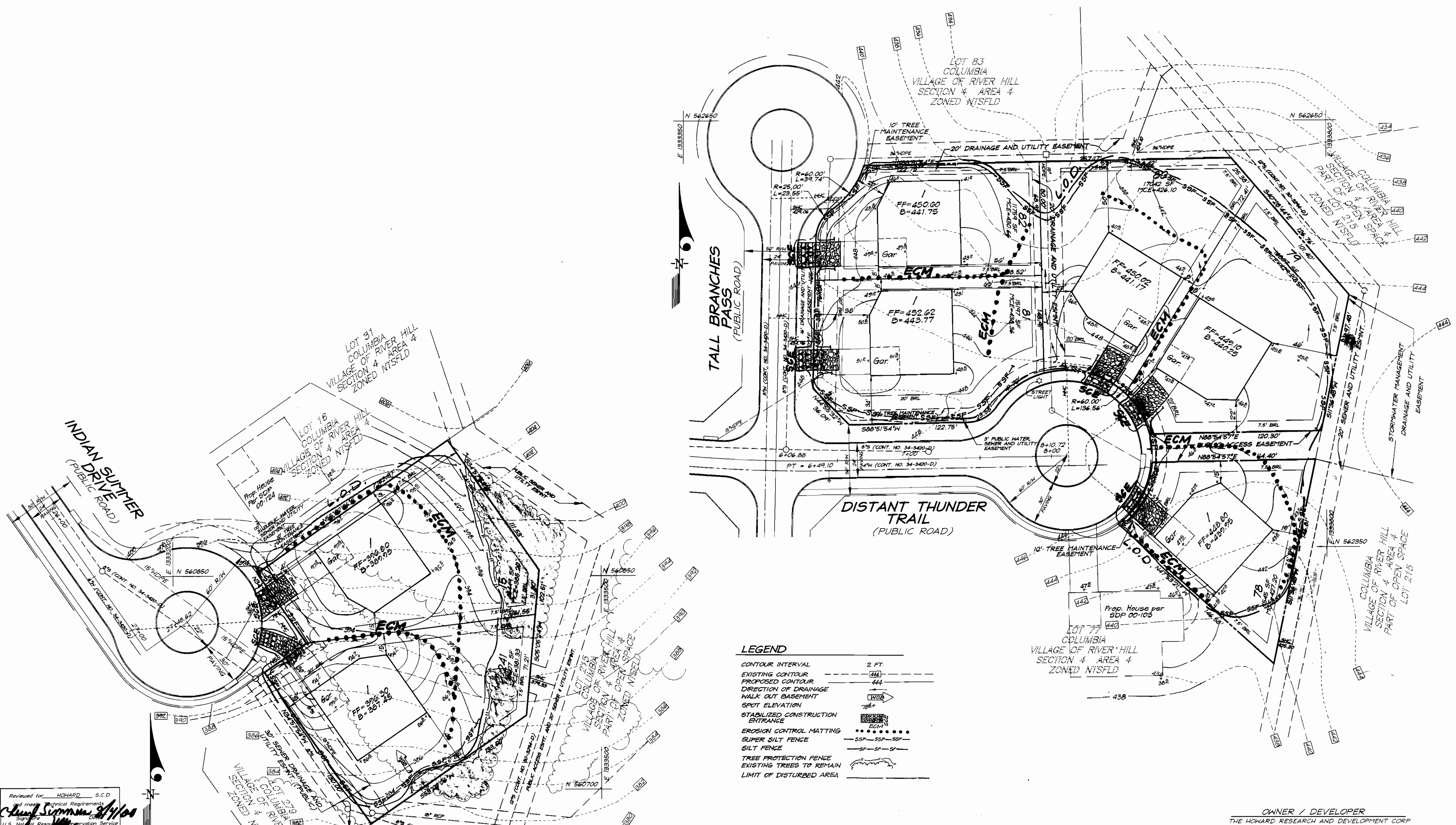


OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BAL	SITE DEVELOPMENT LANDSCAPE PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046	SCALE 1" = 30'
DRAWN ZAH		DRAWING 2 of 4
CHECKED BAL		JOB NO. 99-006
DATE 5-31-00		FILE NO. 00-006-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 8/1/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 8/1/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE
 8/1/00
 DATE



LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	--- 444 ---
PROPOSED CONTOUR	--- 444 ---
DIRECTION OF DRAINAGE	→
WALK OUT BASEMENT	WOB
SPOT ELEVATION	78+
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
EROSION CONTROL MATTING	[Symbol]
SUPER SILT FENCE	SSP-SSP-SSP
SILT FENCE	SF-SF-SF
TREE PROTECTION FENCE	[Symbol]
EXISTING TREES TO REMAIN	[Symbol]
LIMIT OF DISTURBED AREA	[Symbol]

Reviewed for: HOWARD S.C.D.
 and meet Technical Requirements
Clayton Summers 8/4/00
 Sign: [Signature]
 U.S. National Resource Conservation Service

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

John R. Hamilton 8/4/00
 Approved

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 8/10/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/14/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/14/00
 DIRECTOR 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.

C. Allen White
 NAME DATE 5-31-00

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.

G. Nelson Clark
 G. NELSON CLARK DATE 6-1-00

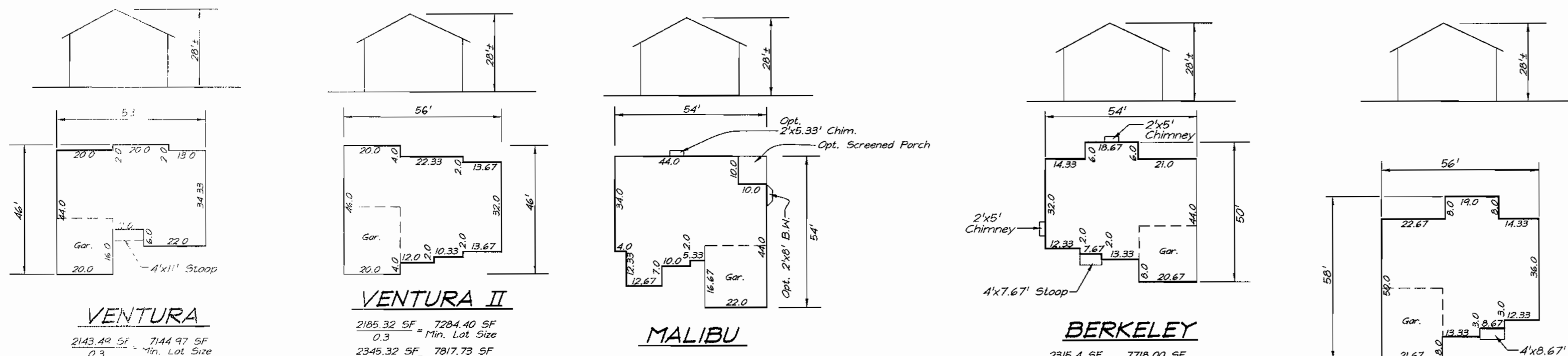


OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY

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

DESIGNED PAC	SEDIMENT AND EROSION CONTROL PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN ZAH		DRAWING 3 of 4
CHECKED PAC		JOB NO. 99-006
DATE 5-31-00		FILE NO. 00-006-X
		FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046

SDP 00-138 (7) F-DRAWINGS/0006/LARGELOTS



VENTURA

2143.49 SF = 7144.97 SF
0.3 Min. Lot Size
2302.49 SF = 7676.3 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

VENTURA II

2185.32 SF = 7284.40 SF
0.3 Min. Lot Size
2345.32 SF = 7817.73 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

MALIBU

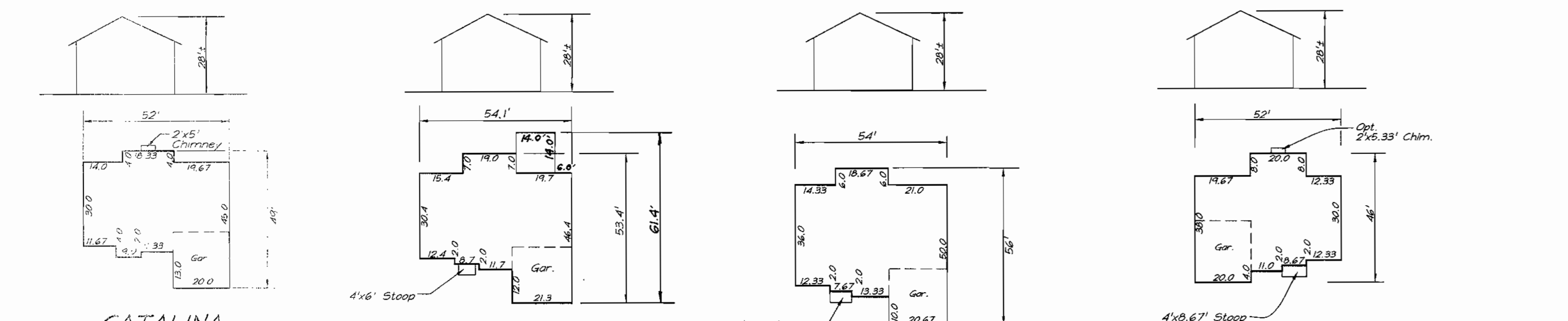
2525.18 SF = 8417.27 SF
0.3 Min. Lot Size
2475.4 SF = 8251.33 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

BERKELEY

2315.4 SF = 7718.00 SF
0.3 Min. Lot Size
2475.4 SF = 8251.33 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

BERKELEY II

3052.01 SF = 10173.37 SF
0.3 Min. Lot Size
3212.01 SF = 10706.7 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck



CATALINA

2085.52 SF = 6951.73 SF
0.3 Min. Lot Size
2245.52 SF = 7485.07 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

CARMEL CATALINA III

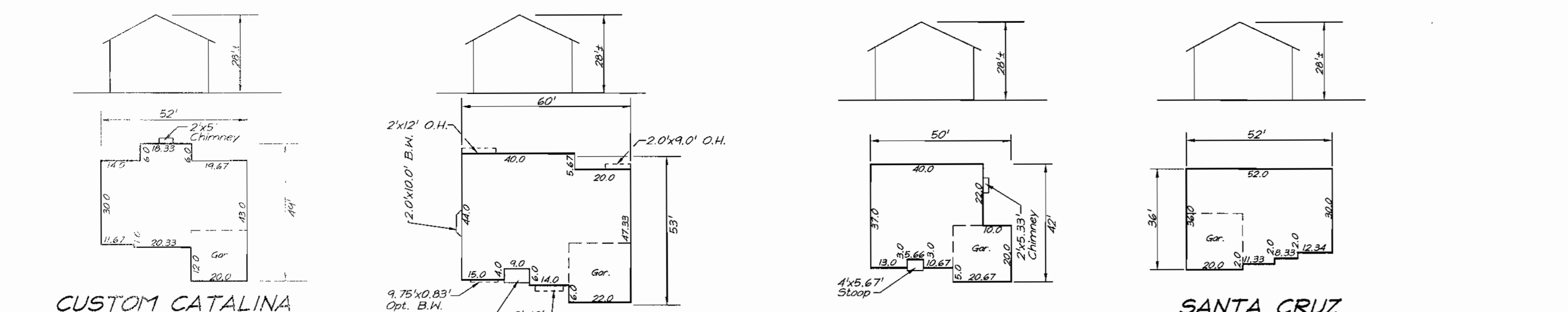
2314.64 SF = 7715.47 SF
0.3 Min. Lot Size
2474.64 SF = 8248.80 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

BERKELEY I

2684.74 SF = 8949.13 SF
0.3 Min. Lot Size
2844.74 SF = 9482.47 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

KIMBERLY

1986.02 SF = 6620.07 SF
0.3 Min. Lot Size
2146.02 SF = 7153.40 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck



CUSTOM CATALINA

1960.3 SF = 6534.37 SF
0.3 Min. Lot Size
2120.3 SF = 7067.70 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

CALIFORNIA

3005.69 SF = 10019.0 SF
0.3 Min. Lot Size
3165.69 SF = 10582.3 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

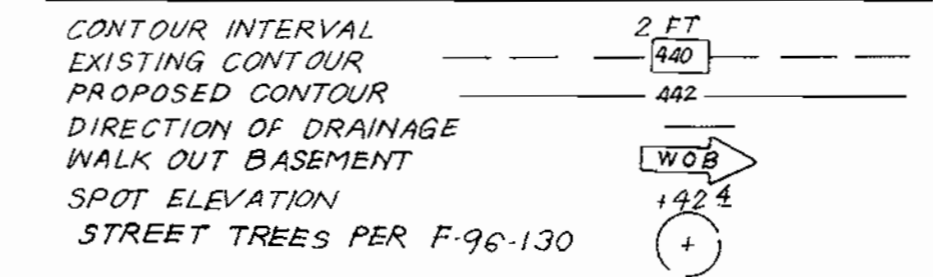
NEWPORT III GRANADA III

1749.02 SF = 5830.07 SF
0.3 Min. Lot Size
1909.02 SF = 6363.40 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

SANTA CRUZ

1846.04 SF = 6153.47 SF
0.3 Min. Lot Size
2006.04 SF = 6696.0 SF
0.3 Min. Lot Size
w/10x16' Opt. Deck

LEGEND



ADDRESS CHART

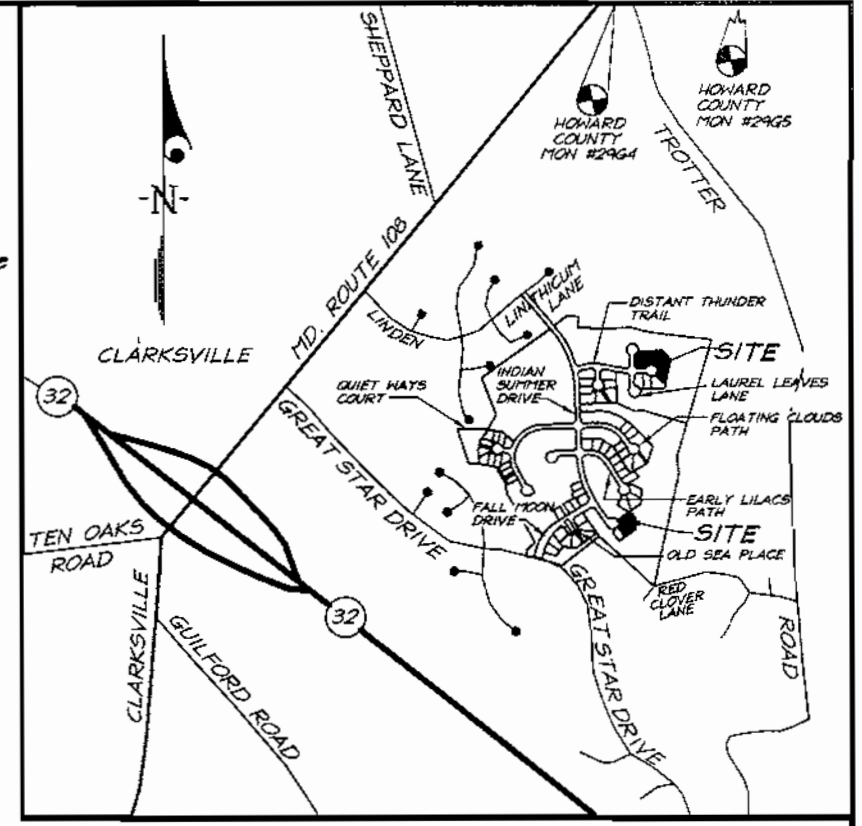
LOT NUMBER	STREET ADDRESS
76	12040 DISTANT THUNDER TRAIL
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80	12033 DISTANT THUNDER TRAIL
81	5900 TALL BRANCHES PASS
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241	5927 INDIAN SUMMER DRIVE

SHEET INDEX

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BENCHMARKS:

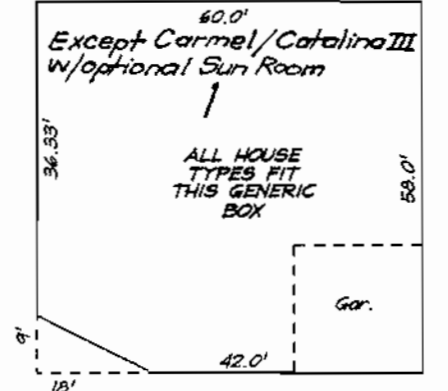
Howard County Monument 29G4
Intersection of MD. Route 108 and
Trotter Road
Howard County Monument 29G5
on additional 2.544' Northeastly
along MD. Route 108 away from Site



VICINITY MAP
Scale: 1"=2000'

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 2.42 Acres.
- The total number of lots included in this submission is: 7
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted is: 30%
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SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	LOT 81
LANDSCAPE TYPE		5
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		175
NUMBER OF PLANTS REQUIRED		4
SHADE TREES		5
EVERGREEN TREES		4
NUMBER OF PLANTS PROVIDED		4
SHADE TREES		5
EVERGREEN TREES		5
Surety Amounts		\$1250.00

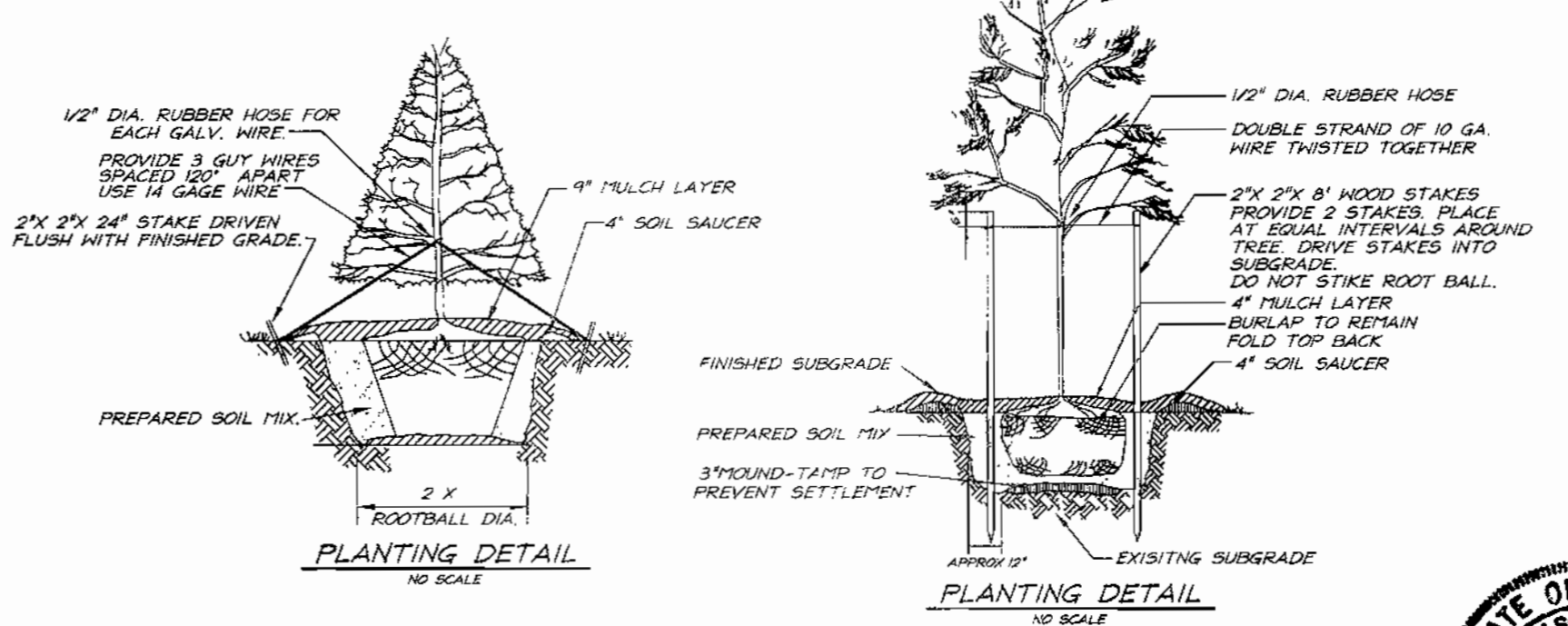
* Comments: Planting to be provided per the New Town Alternative Compliance method

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN	REMARKS
AR	AGER RUBRUM	24-3" CAL	4	SHB
RM	RED MAPLE	12-18" HT.	1	SHB
PS	PINUS STROBUS WHITE PINE	6-8" HT	5	SHB

NOTES FOR COLUMBIA PLANT SCHEDULES:

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C. Allan Washak
Name Date 5-31-00



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: *[Signature]* 8/10/00
 Chief, Division of Land Development: *[Signature]* 8/10/00
 Director: *[Signature]* 8/10/00

REVISIONS

No.	Description	Date
1	Add Sun Room Option to Carmel/Catalina III	10-17-00
2		

SPECIAL NOTES:

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

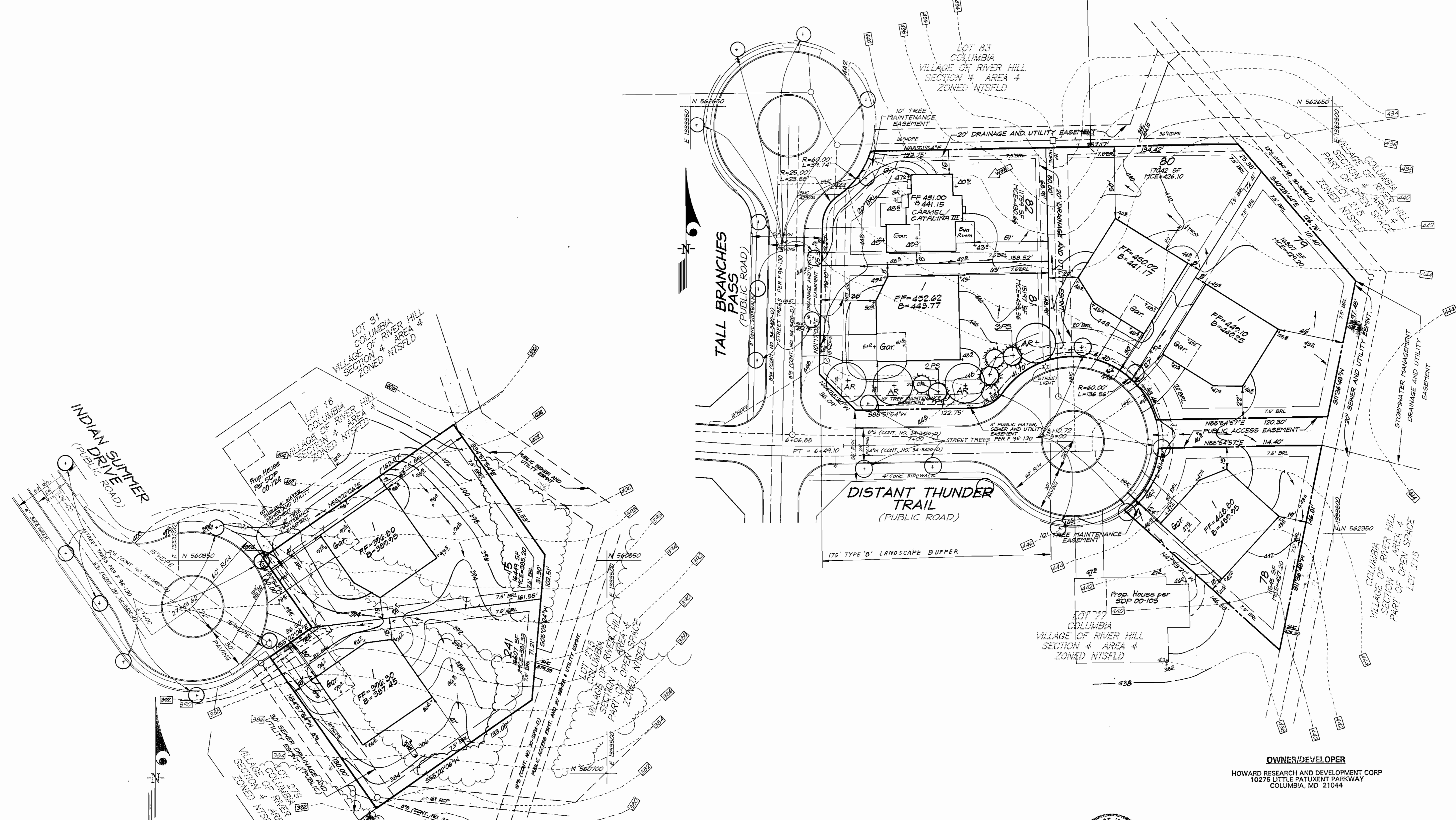
SUBDIVISION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	4/4	LOTS/PARCELS	78-82, 15 and 241
PLAT NO.	12927/13287/12925	BLOCK NO.	1	ZONE	NTSFLD
TAX MAP NO.	35	ELECTION DIST.	5TH	CENSUS TRACT	6055
WATER CODE	110	SEWER CODE	6653000		

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

DESIGNED: B.A.L. DATE: 8/10/00
 DRAWN: K.B. DRAWING: 1 of 4
 CHECKED: B.A.L. JOB NO.: 00-006
 DATE: 5-31-00 FILE NO.: 00-006-X

SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
 LOTS 78-82, 15 and 241
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 4
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: ALLAN HOPES
 10260 Old Columbia Rd.
 Rivers Corporate Park
 Columbia MD, 21046

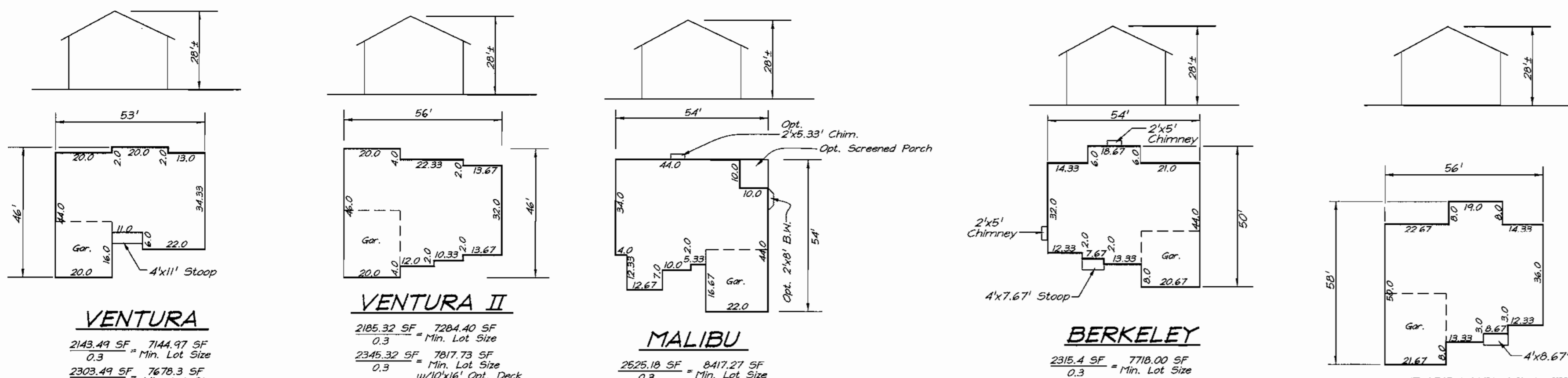


OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 8/7/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/11/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/19/00
 DIRECTOR



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8700 WASH.			
DESIGNED BAL	SITE DEVELOPMENT, LANDSCAPE PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN ZAH		DRAWING 2 of 4	
CHECKED BAL		JOB NO. 99-006	
DATE 5-31-00		FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046	FILE NO. 00-006-X



VENTURA

2143.49 SF = 7144.97 SF
0.3 = Min. Lot Size
2303.49 SF = 7678.3 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

VENTURA II

2185.32 SF = 7284.40 SF
0.3 = Min. Lot Size
2345.32 SF = 7817.73 SF
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MALIBU

2625.18 SF = 8417.27 SF
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2475.4 SF = 8251.33 SF
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BERKELEY

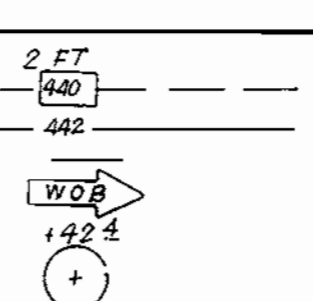
2315.4 SF = 7710.00 SF
0.3 = Min. Lot Size
2475.4 SF = 8251.33 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

BERKELEY II

3052.01 SF = 10173.37 SF
0.3 = Min. Lot Size
3212.01 SF = 10706.7 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

LEGEND

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

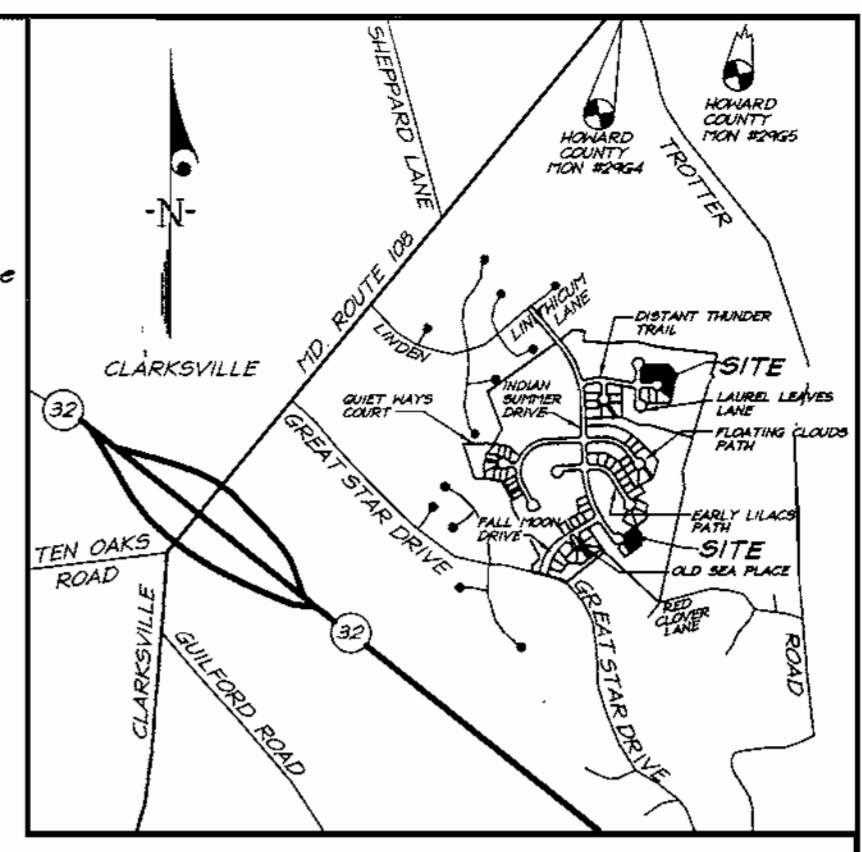


ADDRESS CHART

LOT NUMBER	STREET ADDRESS
78	12040 DISTANT THUNDER TRAIL
79	12037 DISTANT THUNDER TRAIL
80	12033 DISTANT THUNDER TRAIL
81	5900 TALL BRANCHES PASS
82	5904 TALL BRANCHES PASS
15	5923 INDIAN SUMMER DRIVE
241	5927 INDIAN SUMMER DRIVE

BENCHMARKS:

Howard County Monument 2944
Intersection of MD. Route 108 and Trotter Road
Howard County Monument 2945
an additional 2,544' Northeastly along MD. Route 108 away from Site



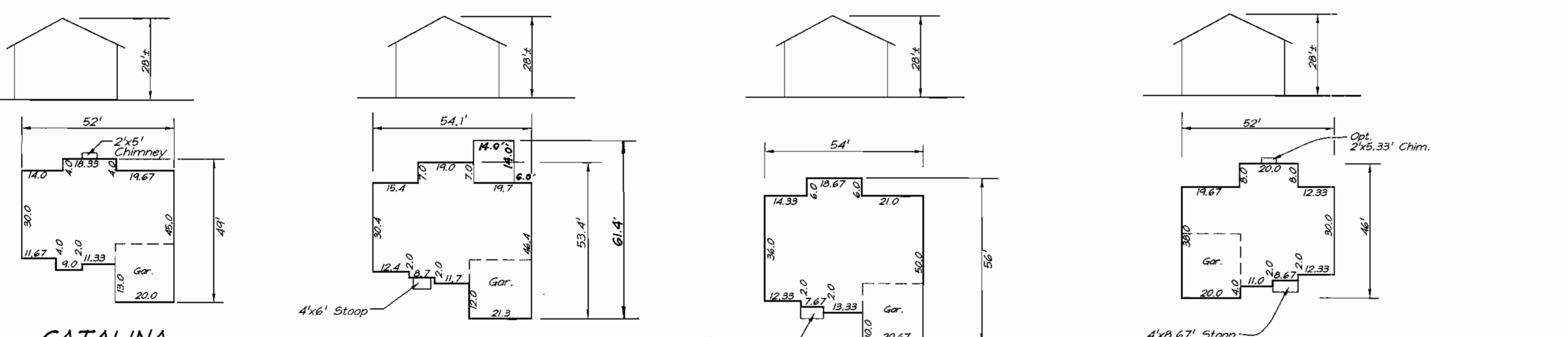
VICINITY MAP
Scale: 1"=2000'

GENERAL NOTES:

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is 2.42 Acres.
- The total number of lots included in this submission is: 7
- 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 Dept. Moore, Walker, Inc. 7-10-97
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2944 & 2945
- 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 1-800-267-7777 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 4 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.
- Stormwater Management quantity and quality for the improvements from Bright Flow News, 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 \$1250.00 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 unit Development with preliminary plan approval prior to 12/31/92

SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	1 of 4
SITE DEVELOPMENT / LANDSCAPE PLAN	2 of 4
SEDIMENT AND EROSION CONTROL PLAN	3 of 4
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4



CATALINA

2085.52 SF = 6951.73 SF
0.3 = Min. Lot Size
2245.52 SF = 7485.07 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

CARMEL CATALINA III

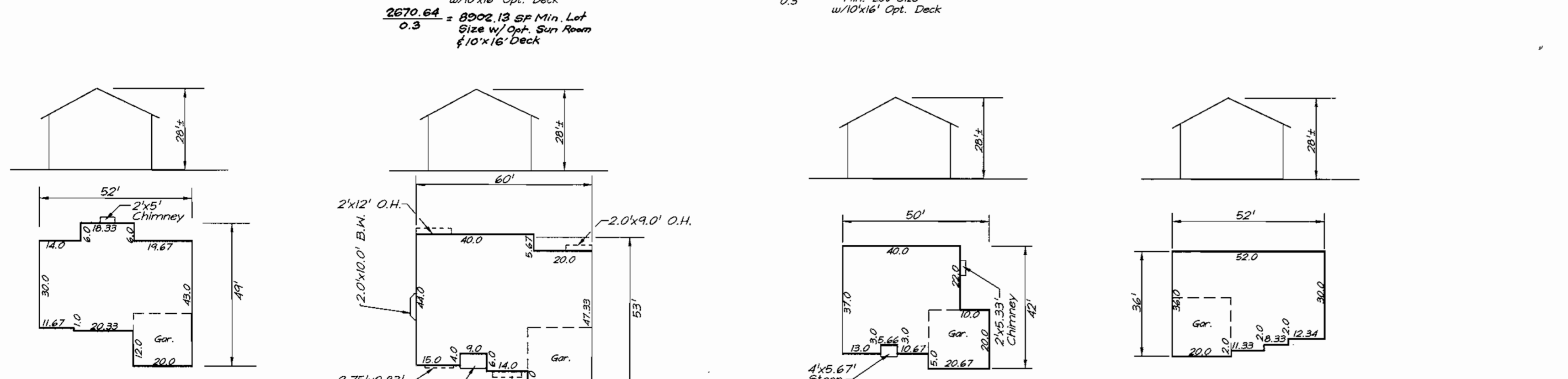
2314.64 SF = 7715.47 SF
0.3 = Min. Lot Size
2474.64 SF = 8248.00 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

BERKELEY I

2684.74 SF = 8449.13 SF
0.3 = Min. Lot Size
2844.74 SF = 9482.47 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

KIMBERLY

1986.02 SF = 6620.07 SF
0.3 = Min. Lot Size
2146.02 SF = 7153.40 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck



CUSTOM CATALINA

1960.31 SF = 6334.37 SF
0.3 = Min. Lot Size
2120.31 SF = 7067.70 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

CALIFORNIA

3025.89 SF = 10019.0 SF
0.3 = Min. Lot Size
3165.89 SF = 10552.3 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

NEWPORT III GRANADA III

1749.02 SF = 5830.07 SF
0.3 = Min. Lot Size
1909.02 SF = 6363.40 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

SANTA CRUZ

1846.04 SF = 6153.47 SF
0.3 = Min. Lot Size
2006.04 SF = 6686.8 SF
0.3 = Min. Lot Size w/10'x16' Opt. Deck

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	LOT 81
LANDSCAPE TYPE		B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		175
NUMBER OF PLANTS REQUIRED		4
EVERGREEN TREES		5
NUMBER OF PLANTS PROVIDED		4
EVERGREEN TREES		5
Surety Amounts		\$1750.00

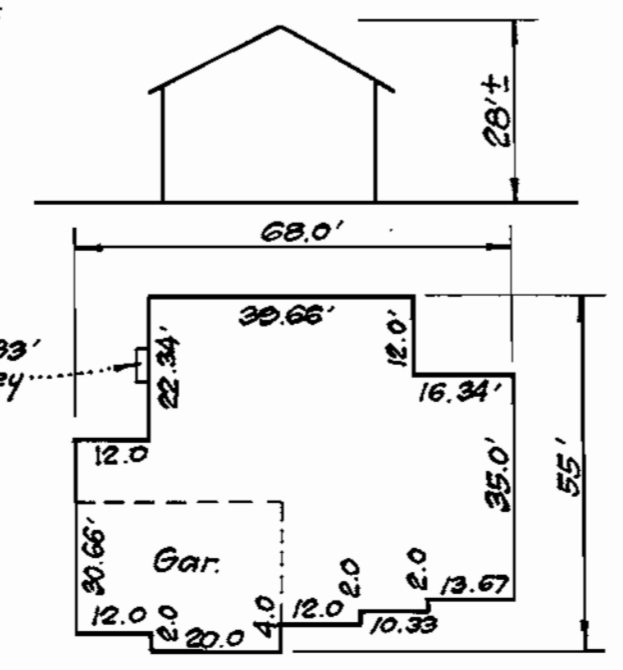
* Comments: Planting to be provided per the New Town Alternative Compliance method.

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	2 1/2-3' CAL.	4	BMB
	RED MAPLE	12-13' HT.	4	BMB
PS	PINUS STROBUS	6-8' HT.	5	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.



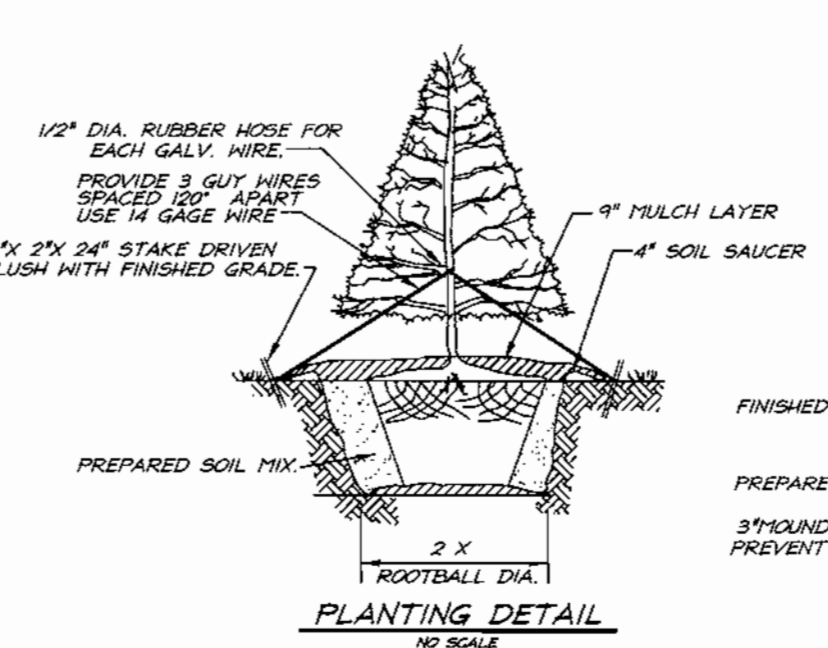
CUSTOM VENTURA

3182.50 = 10,641.67 SF Min. Lot Size
0.3 = w/opt. 10'x16' Deck

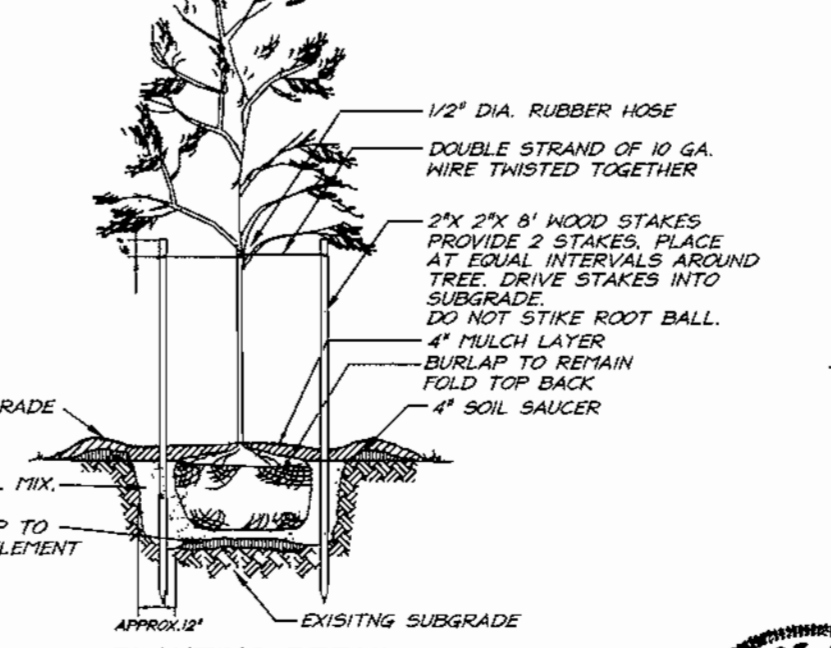
DEVELOPER'S/BUILDERS CERTIFICATE

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.

C. Allan Urbshak
Name Date 5-31-00



PLANTING DETAIL



PLANTING DETAIL



SPECIAL NOTES:

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

OWNER / DEVELOPER

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

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	4/4	LOTS/PARCELS	78-82, 15 and 241
VILLAGE OF RIVER HILL					
PLAT NO.	12427, 13287, 12428	BLOCK NO.	1	ZONE	NTSFLD
		TAX MAP NO.	35	ELECTION DIST.	5TH
				CENSUS TRACT	6055
WATER CODE	110	SEWER CODE			6653000

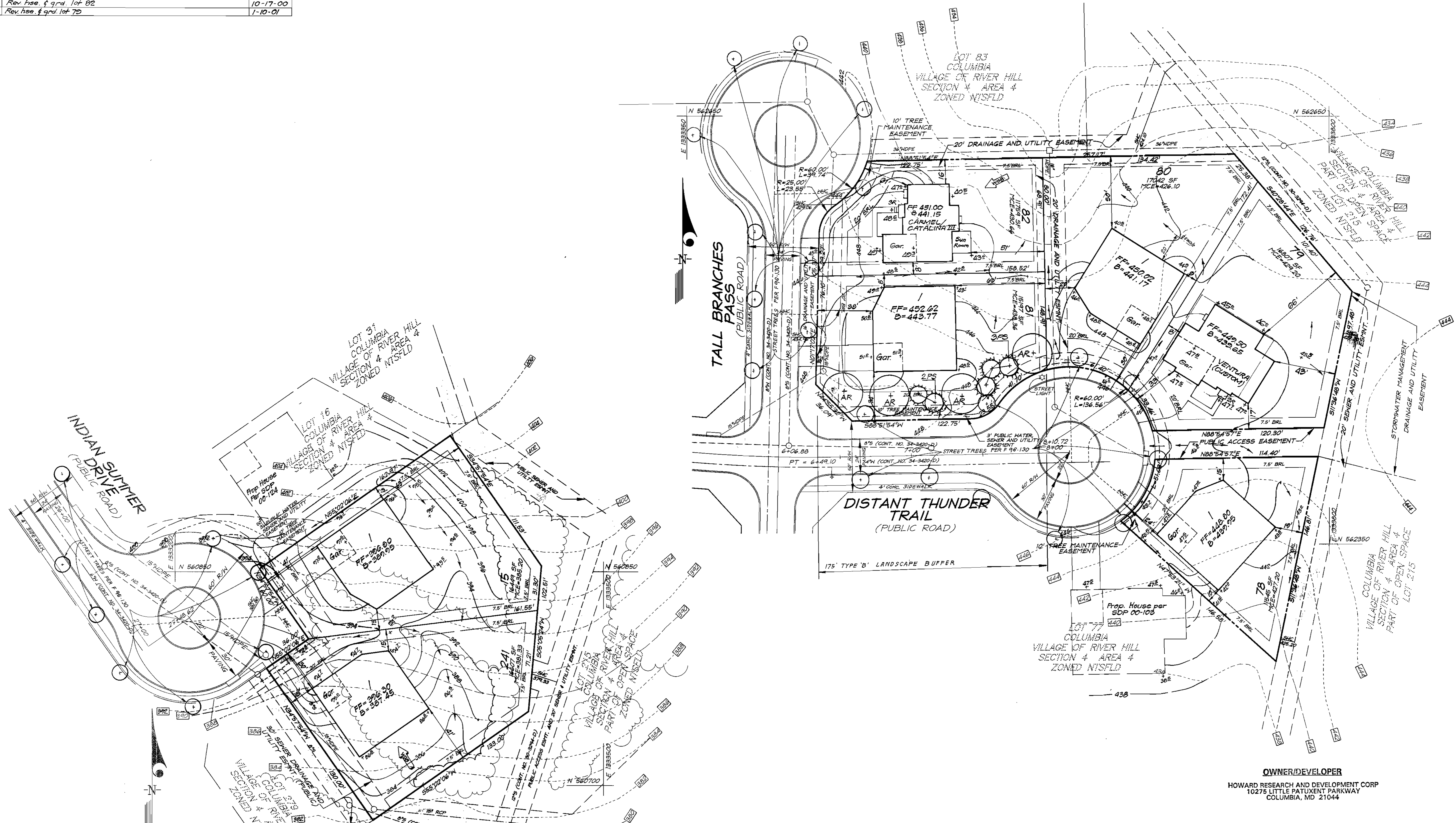
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED	SCALE
B.A.L.	1" = 30'
DRAWN	DRAWING
K.B.	1 of 4
CHECKED	JOB NO.
B.A.L.	00-006
DATE	FILE NO.
5-31-00	00-006-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/10/00
 DATE: 5/14/00

NO.	REVISIONS	Date
2	Add Custom Ventura hse. Typical	1-09-01
1	Add Sun Room Option to Carmel/Catalina III	10-17-00

No	REVISIONS	Date
1	Rev. hse. & grd. lot 82	10-17-00
2	Rev. hse. & grd. lot 78	1-10-01



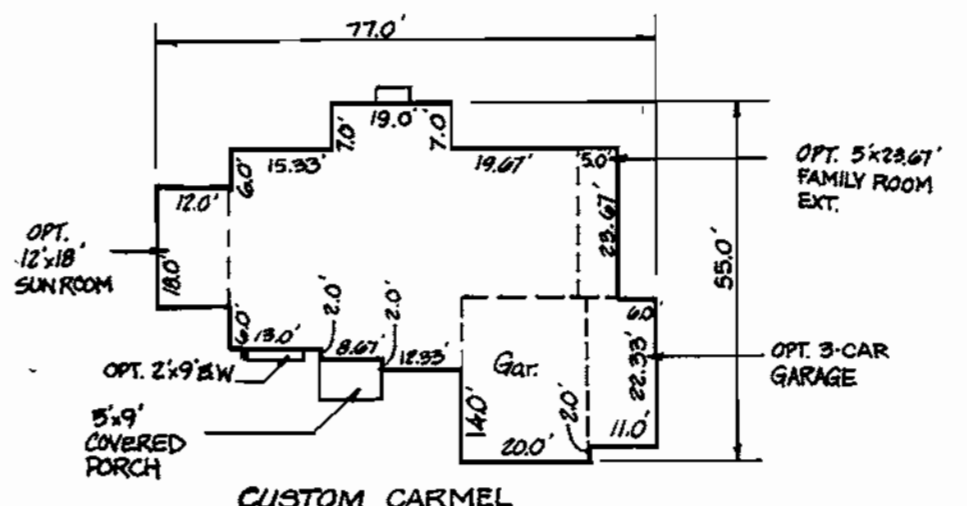
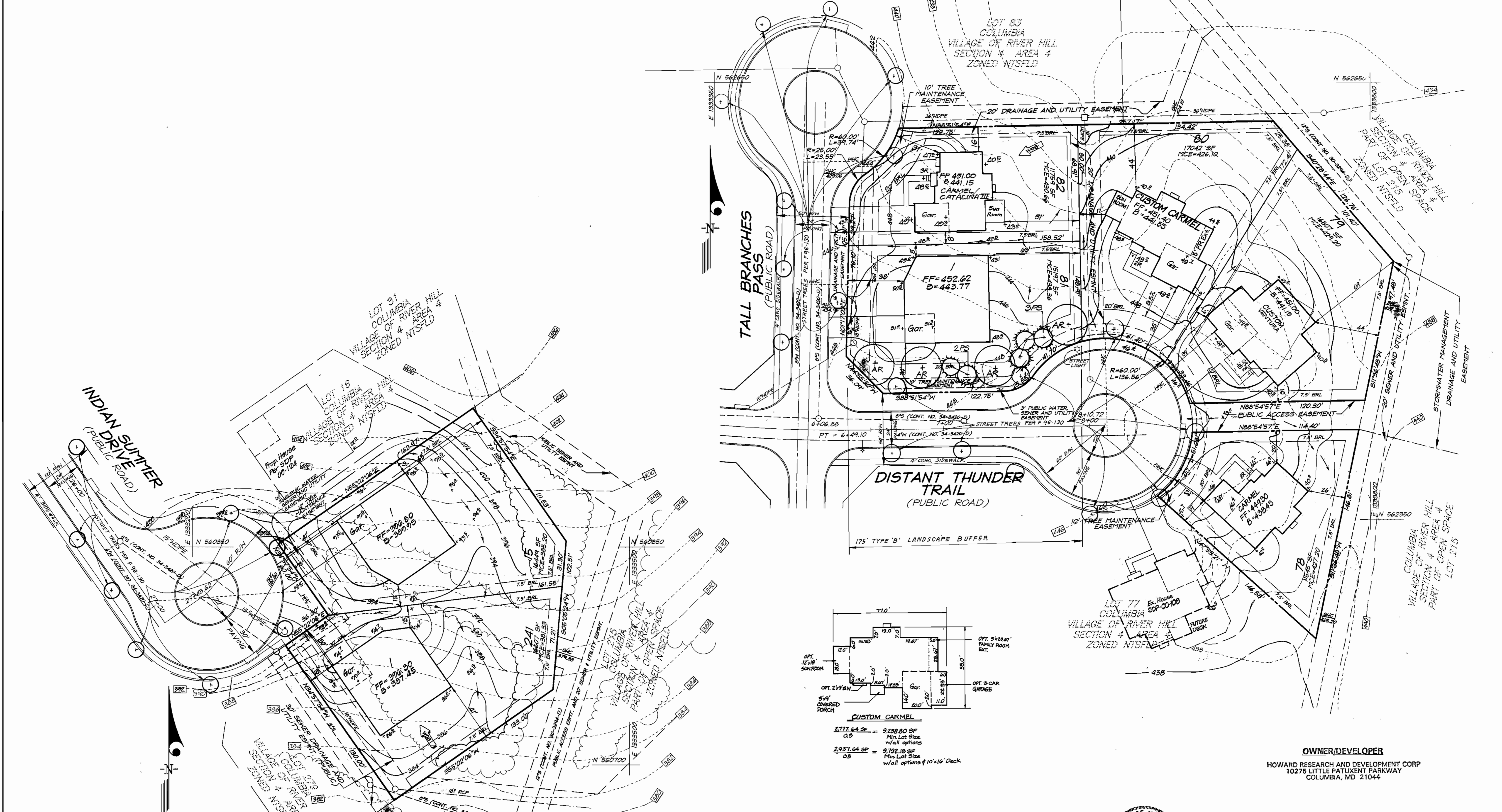
OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BAL	SITE DEVELOPMENT, LANDSCAPE PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN ZAH		DRAWING 2 of 4
CHECKED BAL		JOB NO. 99-006
DATE 5-31-00		FILE NO. 00-006-X
FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046		

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 2/1/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/11/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/14/00
 DIRECTOR

No	REVISIONS	Date
1	Rev. hse. & grd. lot 82	10-17-00
2	Rev. hse. & grd. lot 78	1-10-01
3	Rev. hse. & grd. on lots 78-80, & off-site grd. on lots 83 & 215 to show As-Built Cond.	9-25-01
4	Rev. hse. & grd. lot 80, from 'I' box to Custom Carmel, added Custom Carmel Hse. Type	10-26-01



CUSTOM CARMEL
 2177.64 SF = 9258.80 SF
 0.5 Min. Lot Size
 w/all options
 2937.64 SF = 9792.13 SF
 0.5 Min. Lot Size
 w/all options & 10'x16' Deck

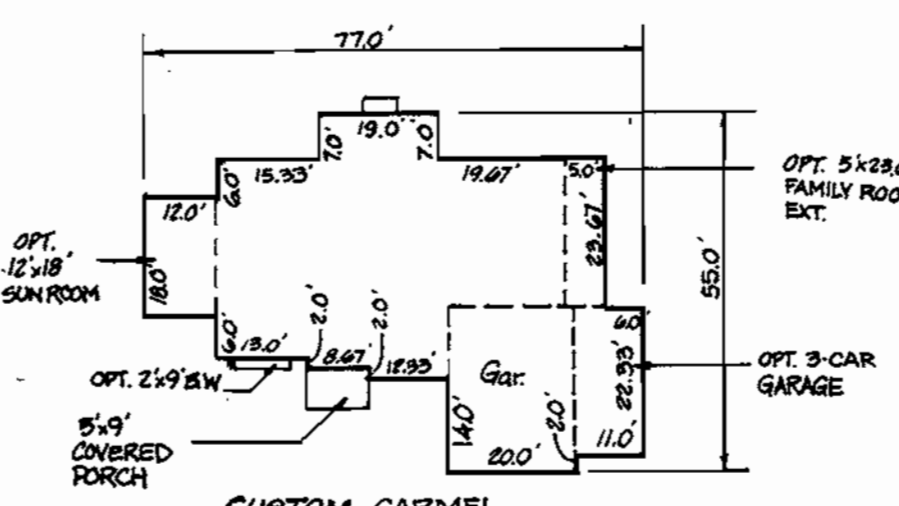
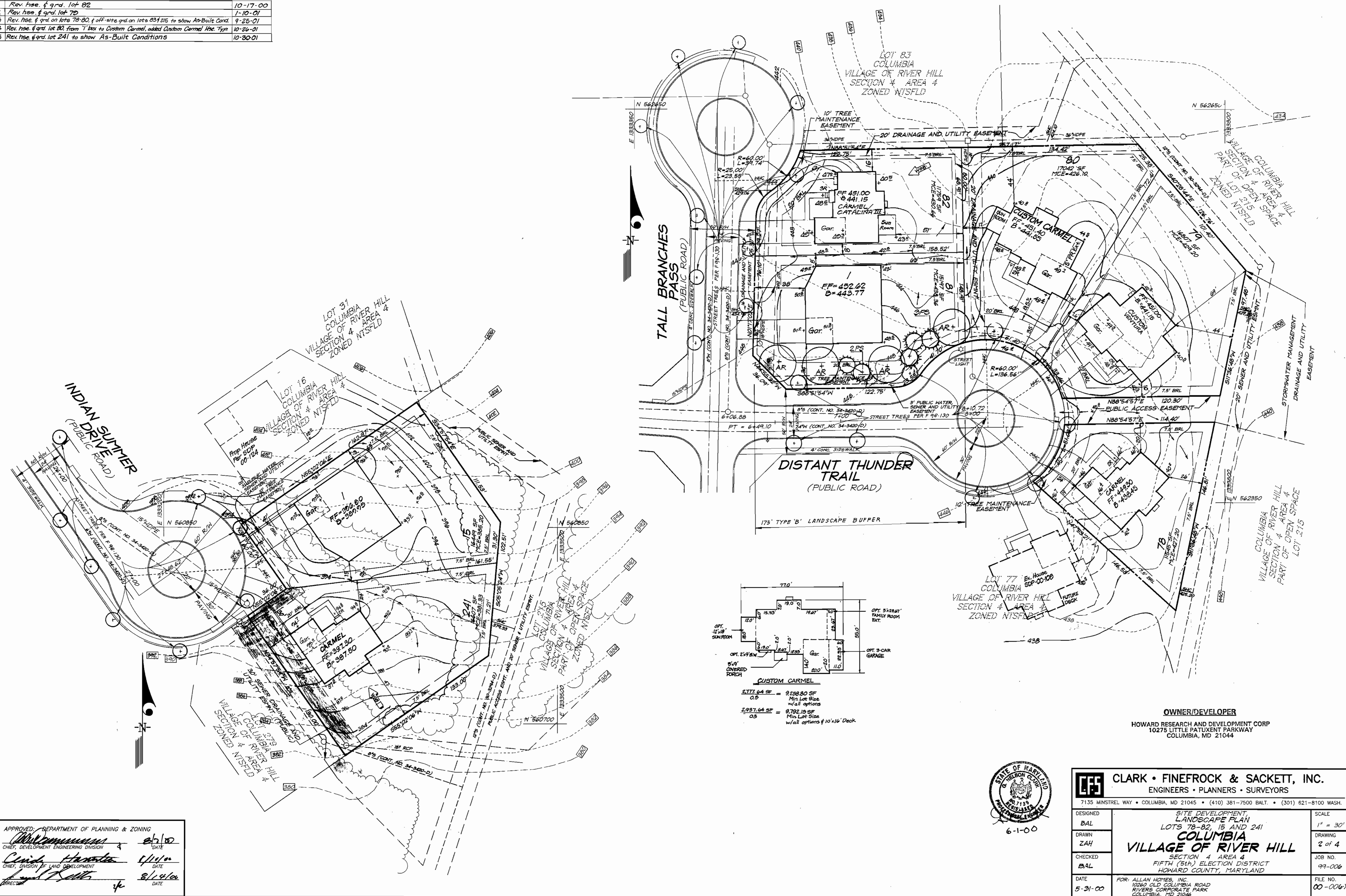
OWNER/DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 8/1/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4/11/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 8/19/00
 DIRECTOR



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 LANDSCAPE PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN ZAH		DRAWING 2 of 4	
CHECKED B.A.L		JOB NO. 99-006	
DATE 5-31-00		FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046	FILE NO. 00-006-X
			(7) F:DRAWINGS/00006/LARGELOTS

NO.	REVISIONS	Date
1	Rev. hse. of qrd. lot 82	10-17-00
2	Rev. hse. of qrd. lot 79	1-10-01
3	Rev. hse. of qrd. on lots 78-80, of off site qrd. on lots 83-215 to show As-Built Cond.	9-25-01
4	Rev. hse. of qrd. lot 80, from 'I' box to Custom Carmel, added Custom Carmel Hse. Type	10-26-01
5	Rev. hse. of qrd. lot 241 to show As-Built Conditions	10-30-01



CUSTOM CARMEL
 11.0' x 11.0' = 9,250.00 SF
 0.5 Min. Lot Size
 w/all options
 2,957.64 SF = 9,792.10 SF
 0.5 Min. Lot Size
 w/all options of 10' x 16' Deck

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



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 8/1/02 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/1/01 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/14/00 DATE

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, LANDSCAPE PLAN LOTS 78-82, 15 AND 241 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (54th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN ZAH		DRAWING 2 of 4
CHECKED BAL	DATE 5-31-00	JOB NO. 99-006
FOR: ALLAN HOMES, INC. 10260 OLD COLUMBIA ROAD RIVERS CORPORATE PARK COLUMBIA, MD 21046		FILE NO. 00-006X