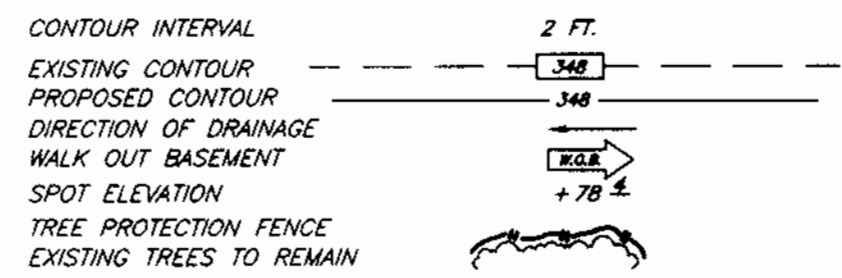


LEGEND



SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT & EROSION CONTROL PLAN	2 OF 2

PLANT SCHEDULE

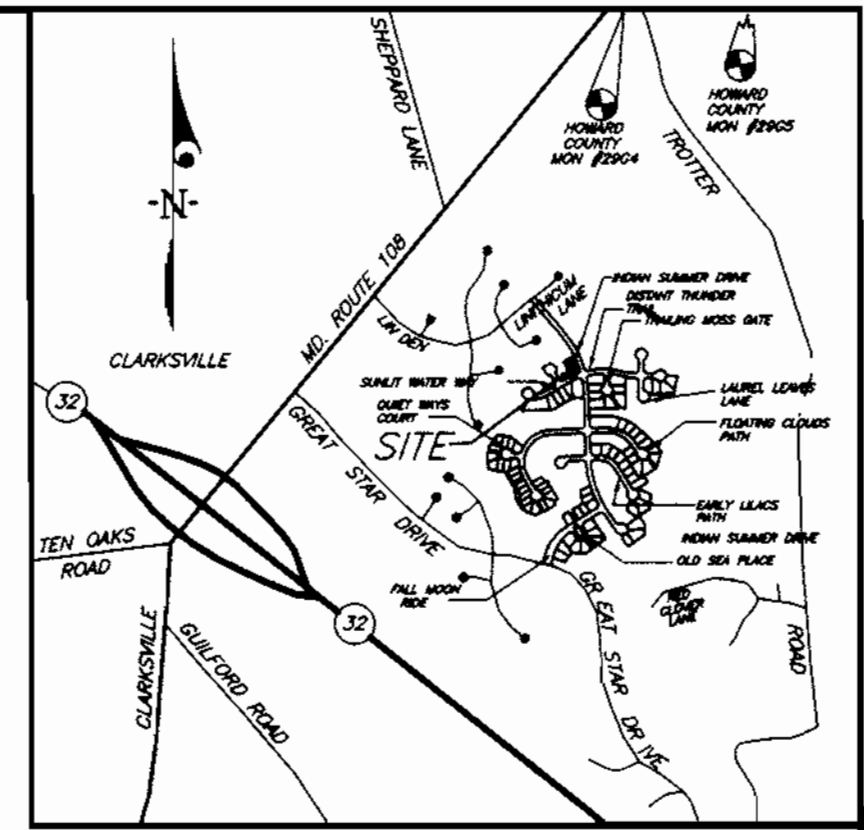
KEY	PLANT NAME	SIZE	QUAN.	REMARK
AR	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL. 12'-14' HT.	2	B&B
PS	PINUS STROBILUS WHITE PINE	6'-8' HT.	3	B&B

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
245	5840 Indian Summer Drive
246	5844 Indian Summer Drive
247	12100 Sunlit Water Way

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

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



VICINITY MAP
Scale: 1"=2000'

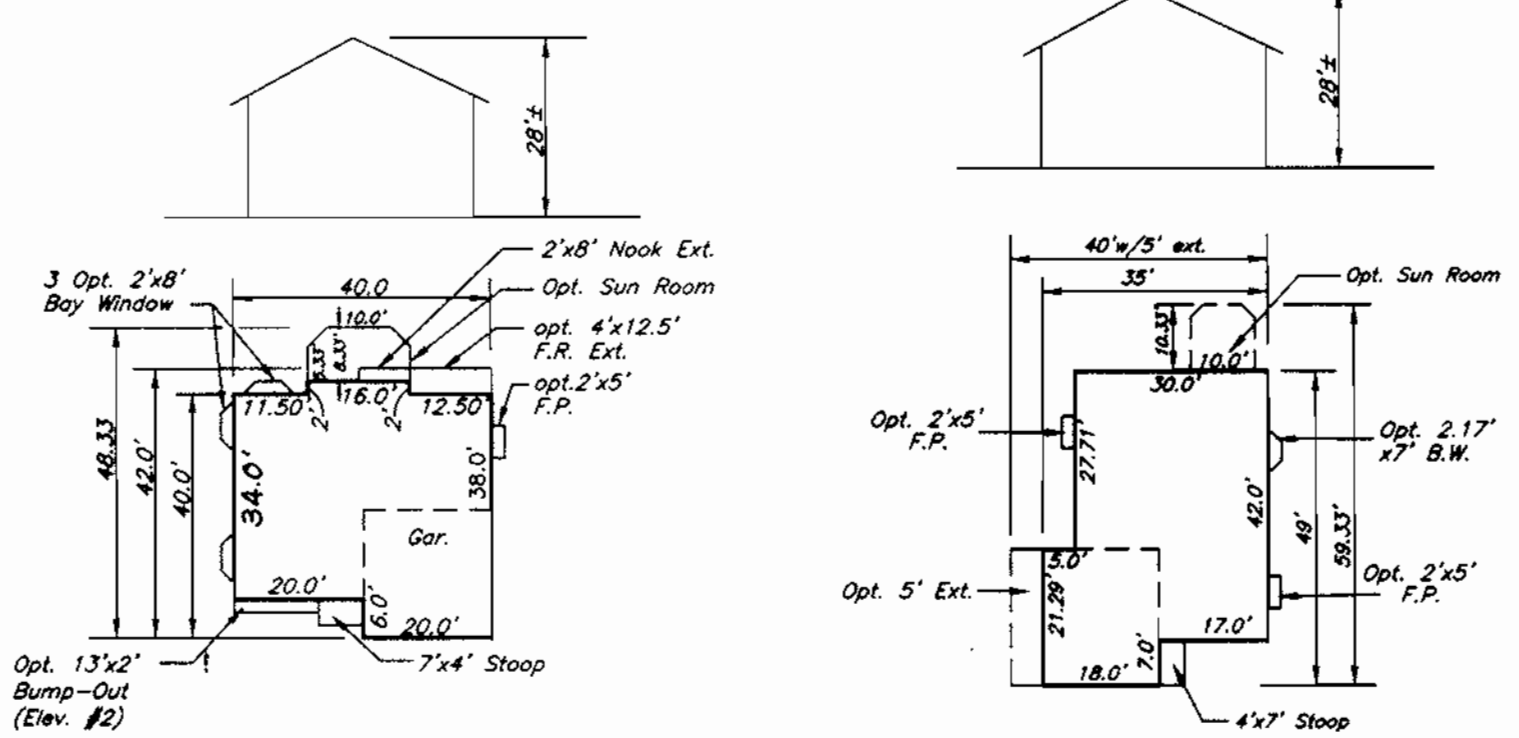
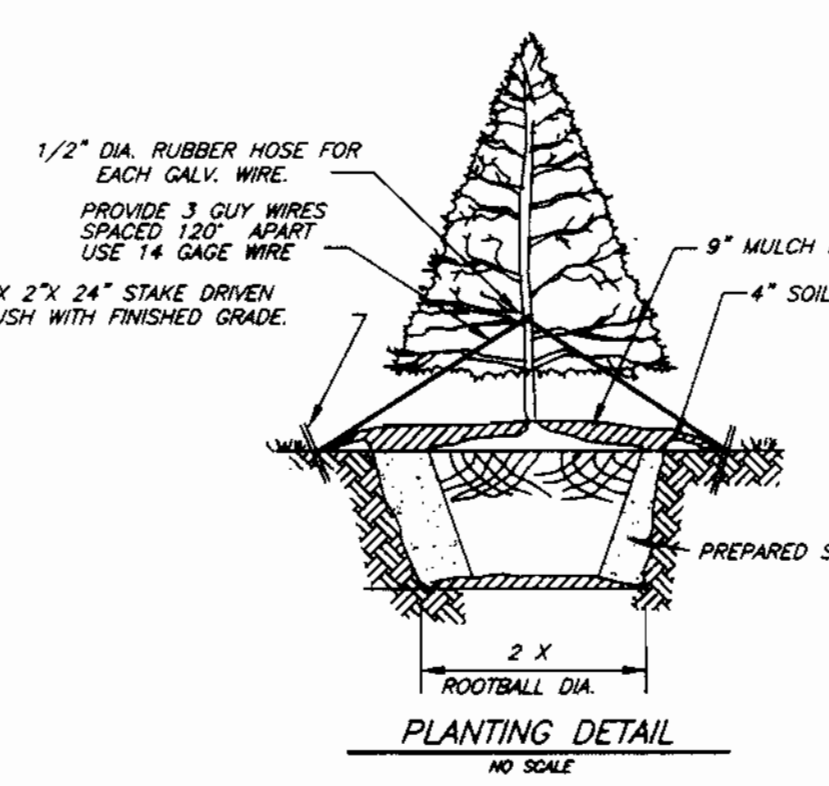
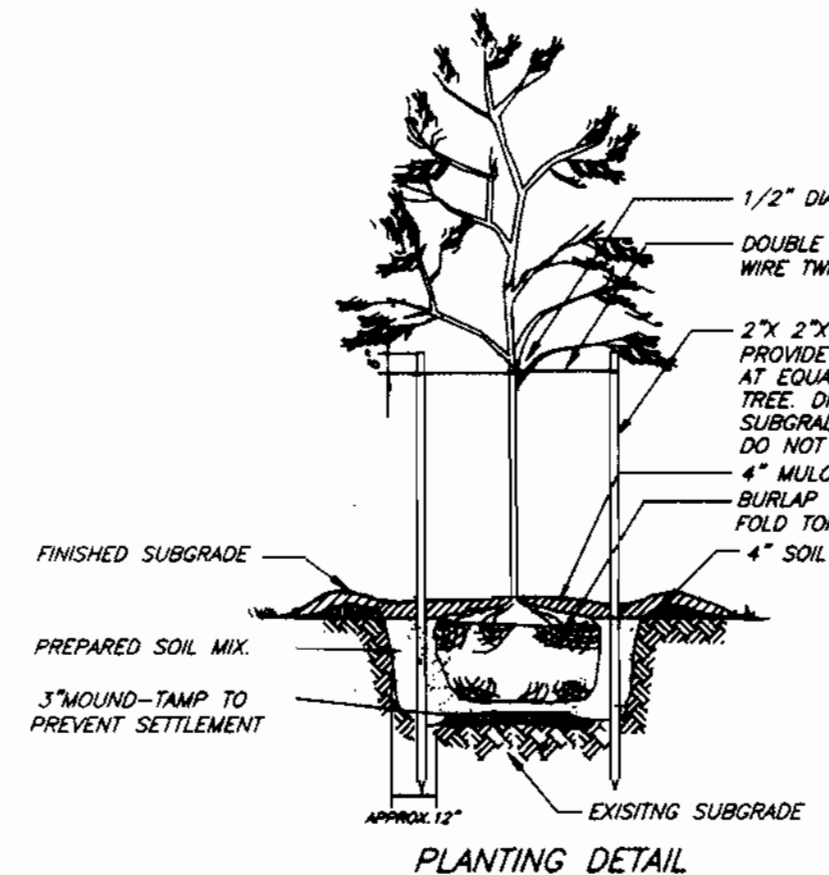
SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	LOT 247
Landscape Type		B
Frontage/Perimeter		124'
Number of Plants Required		
Shade Trees	(1/50)	2
Evergreen Trees	(1/40)	3
Shrubs		
Number of Plants Provided		
Shade Trees		2
Evergreen Trees		3
Surety Amounts		\$1,050.00

* Comments: 1. Planting to be provided per Sec. 16.124 of the Howard County Code and Landscape Plan.
2. Surety will be provided at time of grading permit application.

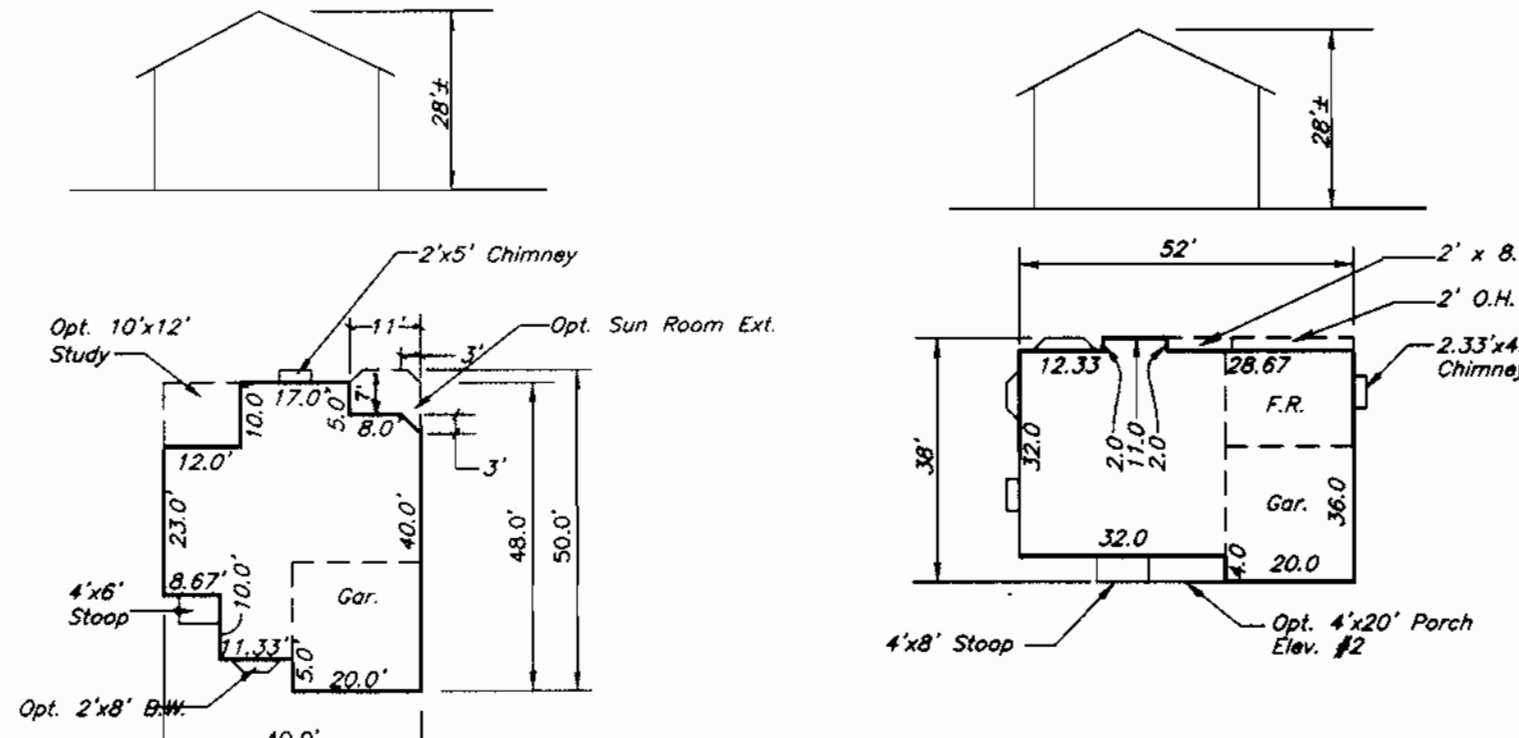
GENERAL NOTES:

- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 0.5201 Acres.
- The total number of lots included in this submission is: 3
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted is: 30% per FDP Phase 222-A, Part IV
- Department of Planning and Zoning reference file numbers: S-93-21, P-95-11, F-96-130, F-98-120
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-0, approved Road work 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 Dafi, McCune and Walker in March 1996.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Mass 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 detail R.6.03.
- In accordance with FDP-Phase 222-A, Part IV bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks.
- 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 \$1,050.00 shall be posted as part of the Builders Grading Permit Application.
- This property is exempt from the forest conservation requirements per section 16.202(b)(1)(v) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.



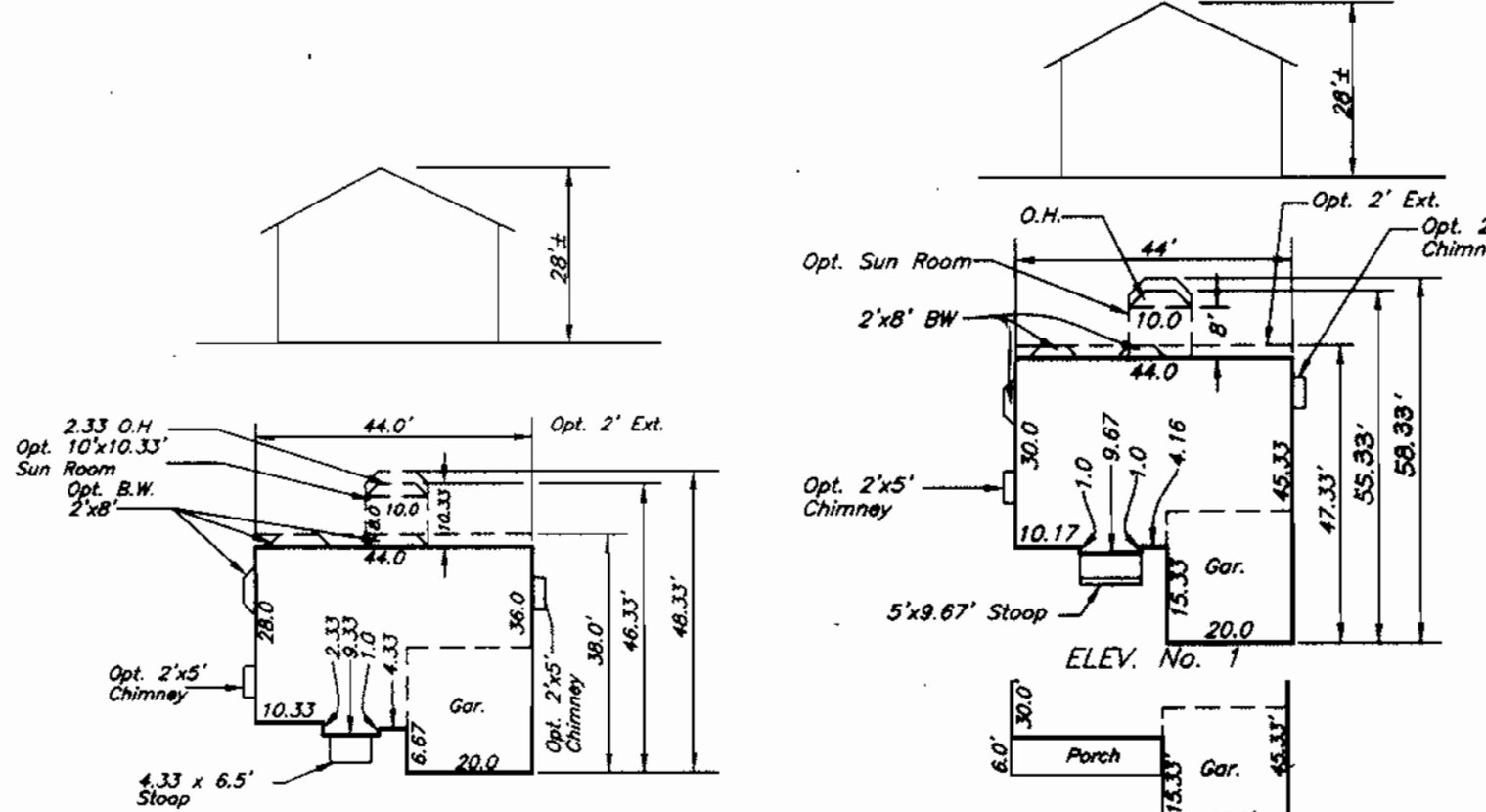
B-99
1830.28 SF = 6100.98 sf Min. lot size w/all options w/10'x16' deck.

F-99
1884.98 SF = 6283.20 sf Min. lot size w/all options w/10'x16' deck.



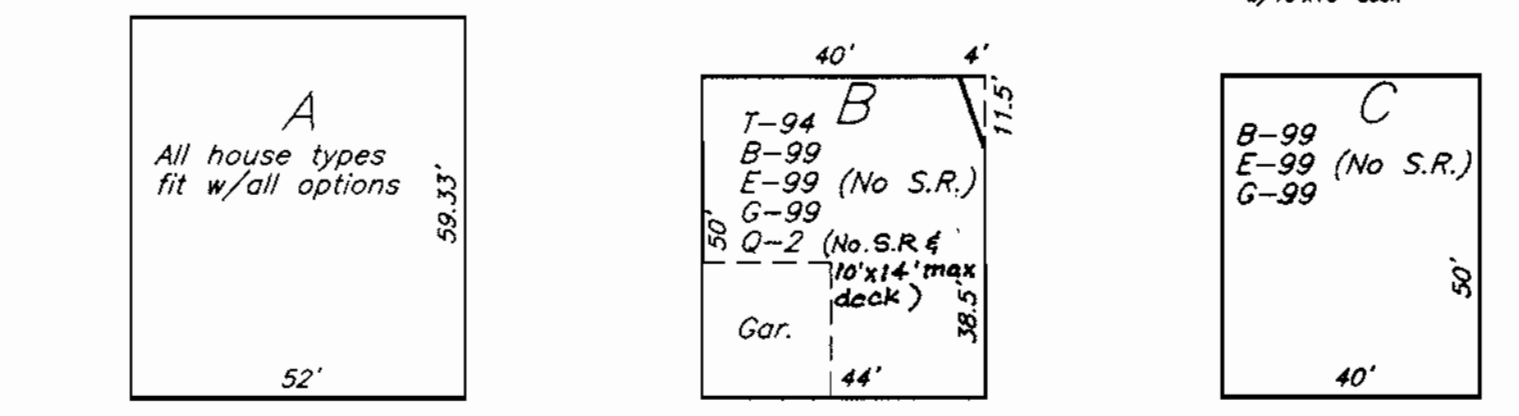
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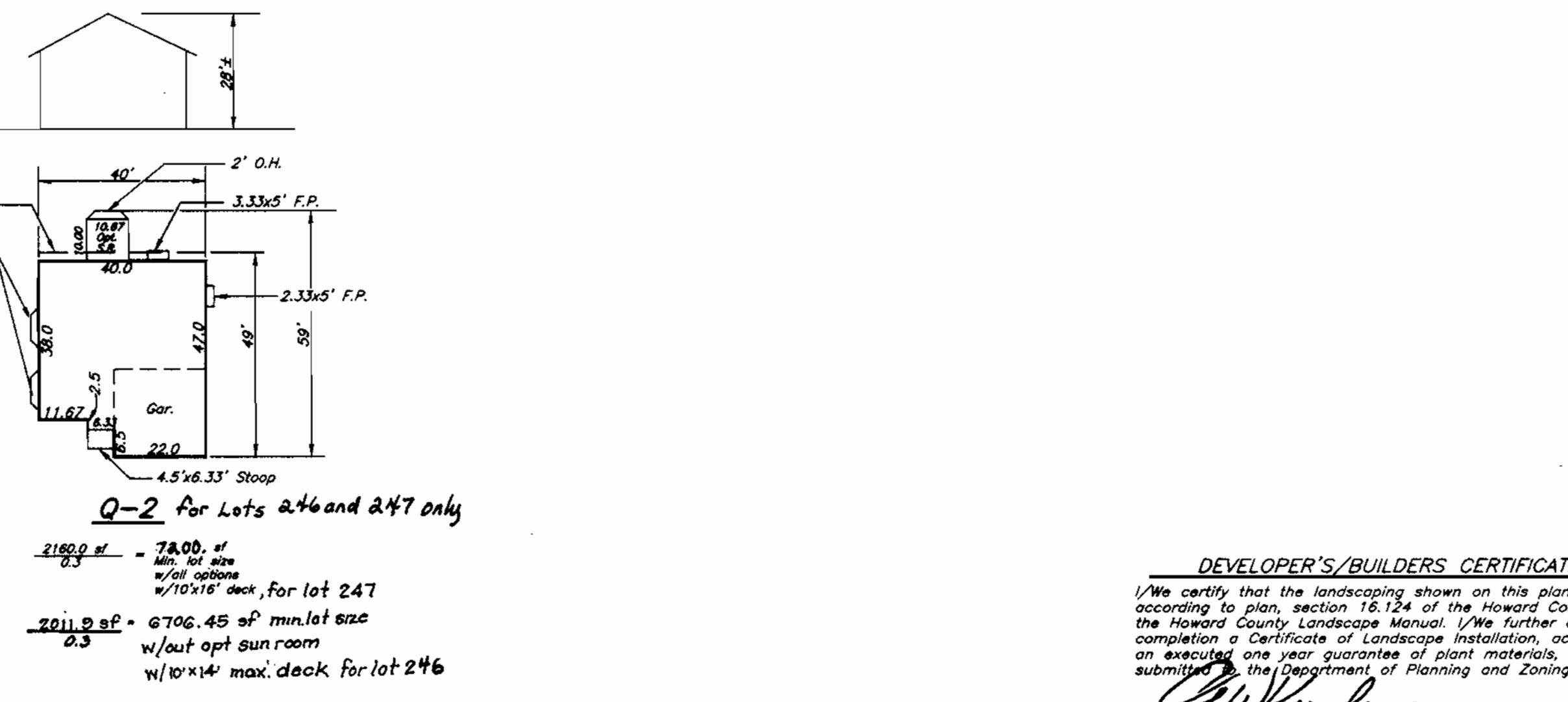
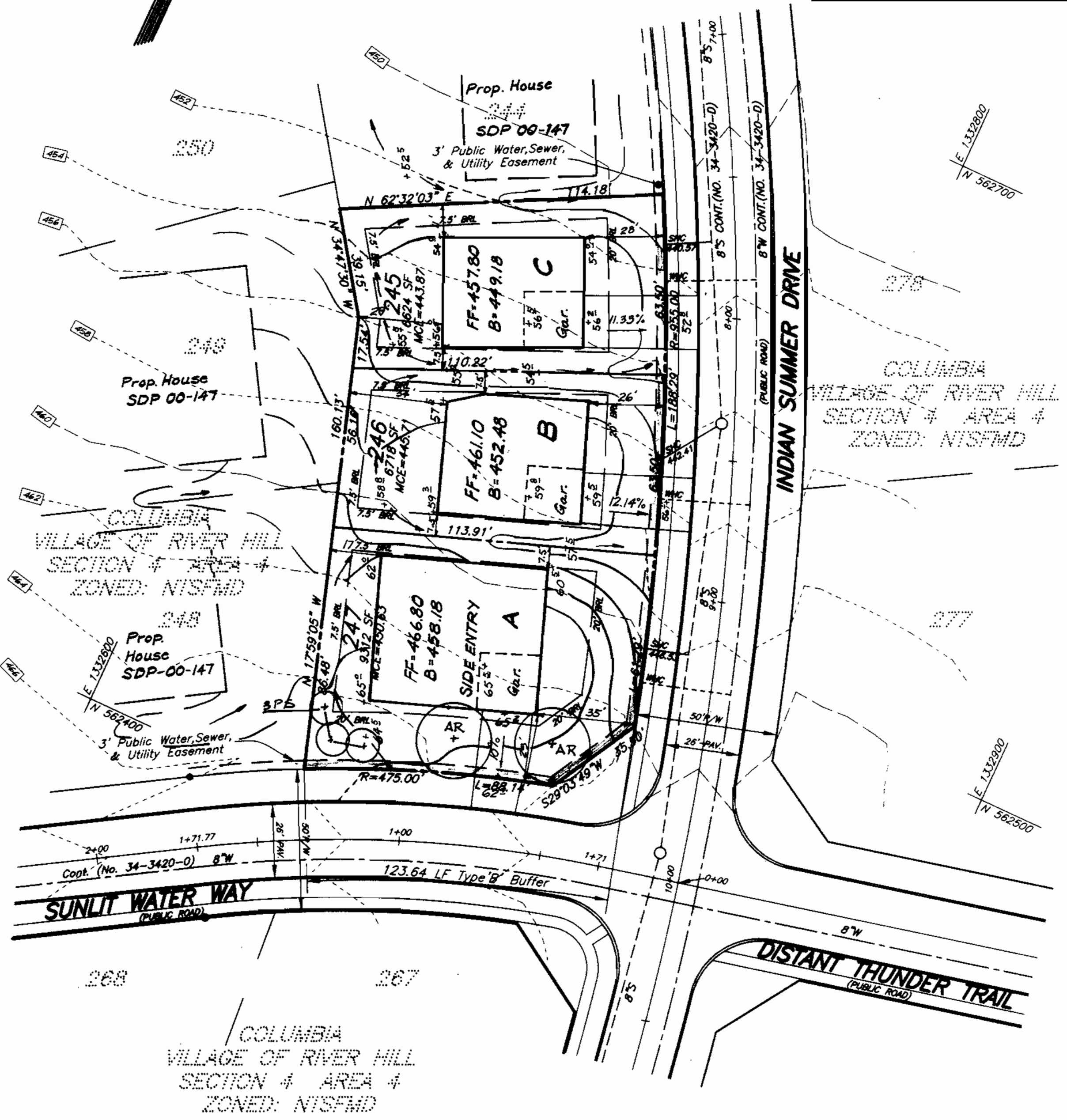


T-94
1833.39 SF = 6111.31 sf Min. lot size w/all options w/10'x16' deck.

T-2
2171.87 SF = 7239.57 sf Min. lot size w/all options w/10'x16' deck.



APPROVED: DEPARTMENT OF PLANNING & ZONING
11/21/00
11/22/00
11/25/00



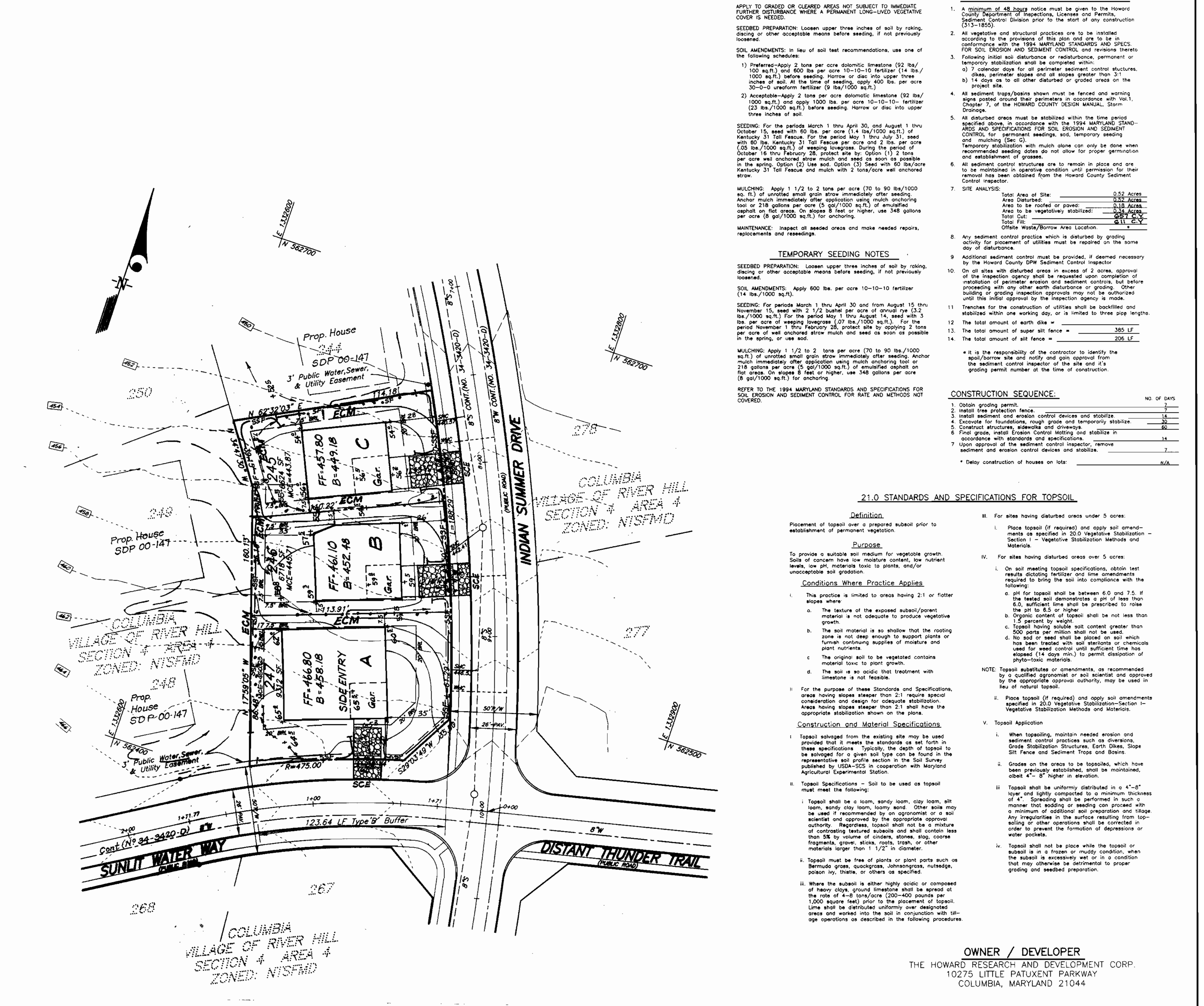
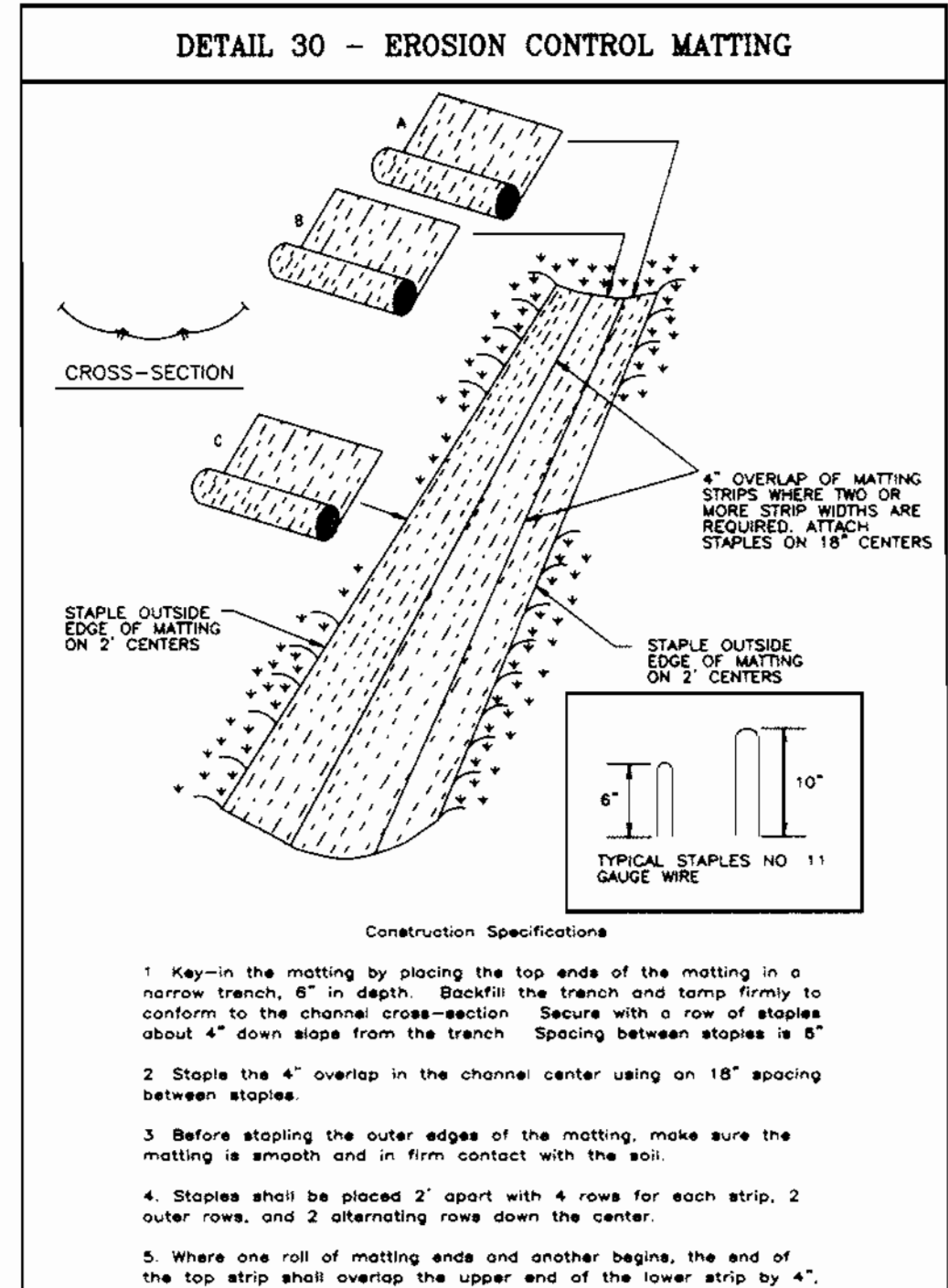
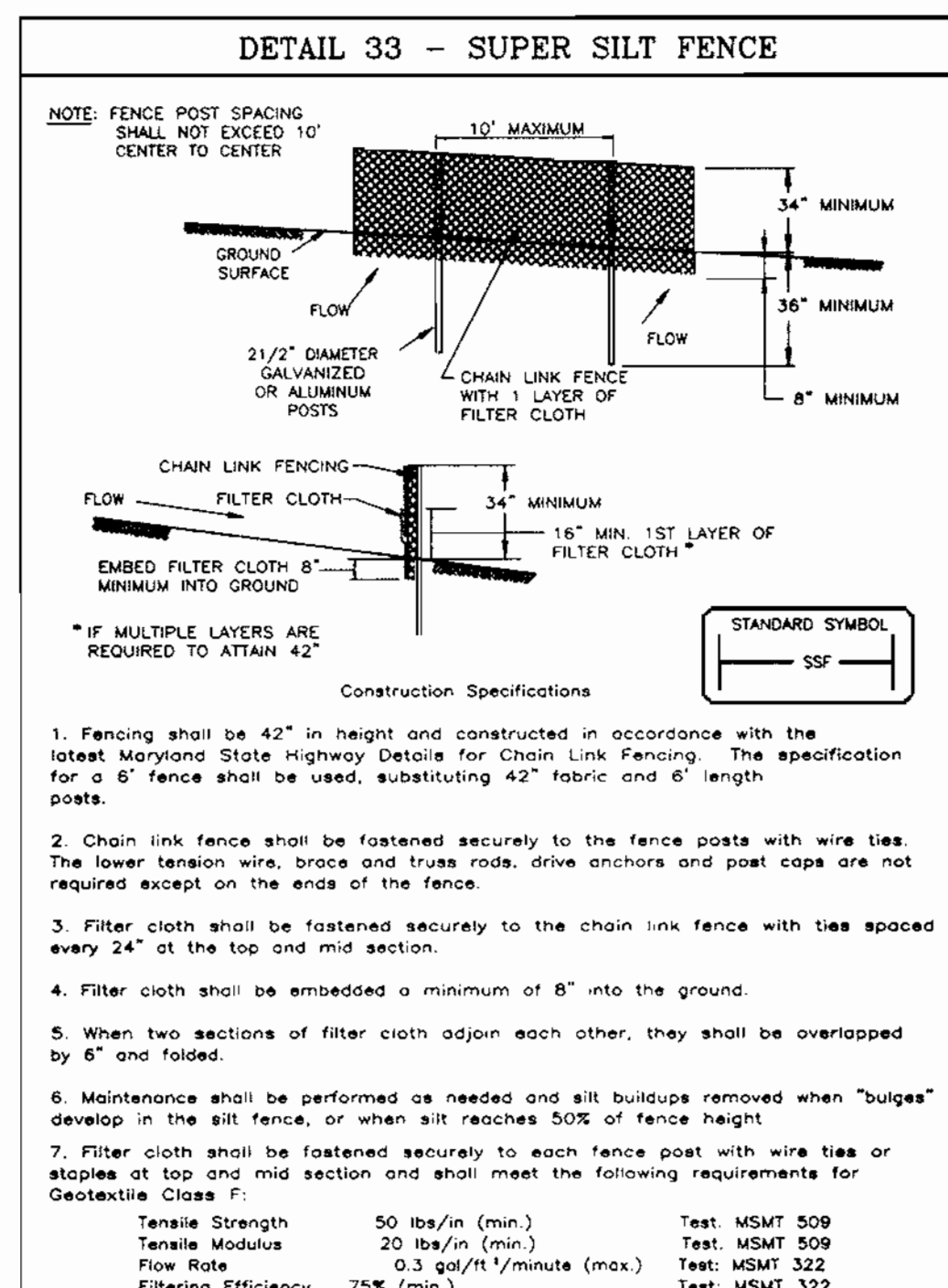
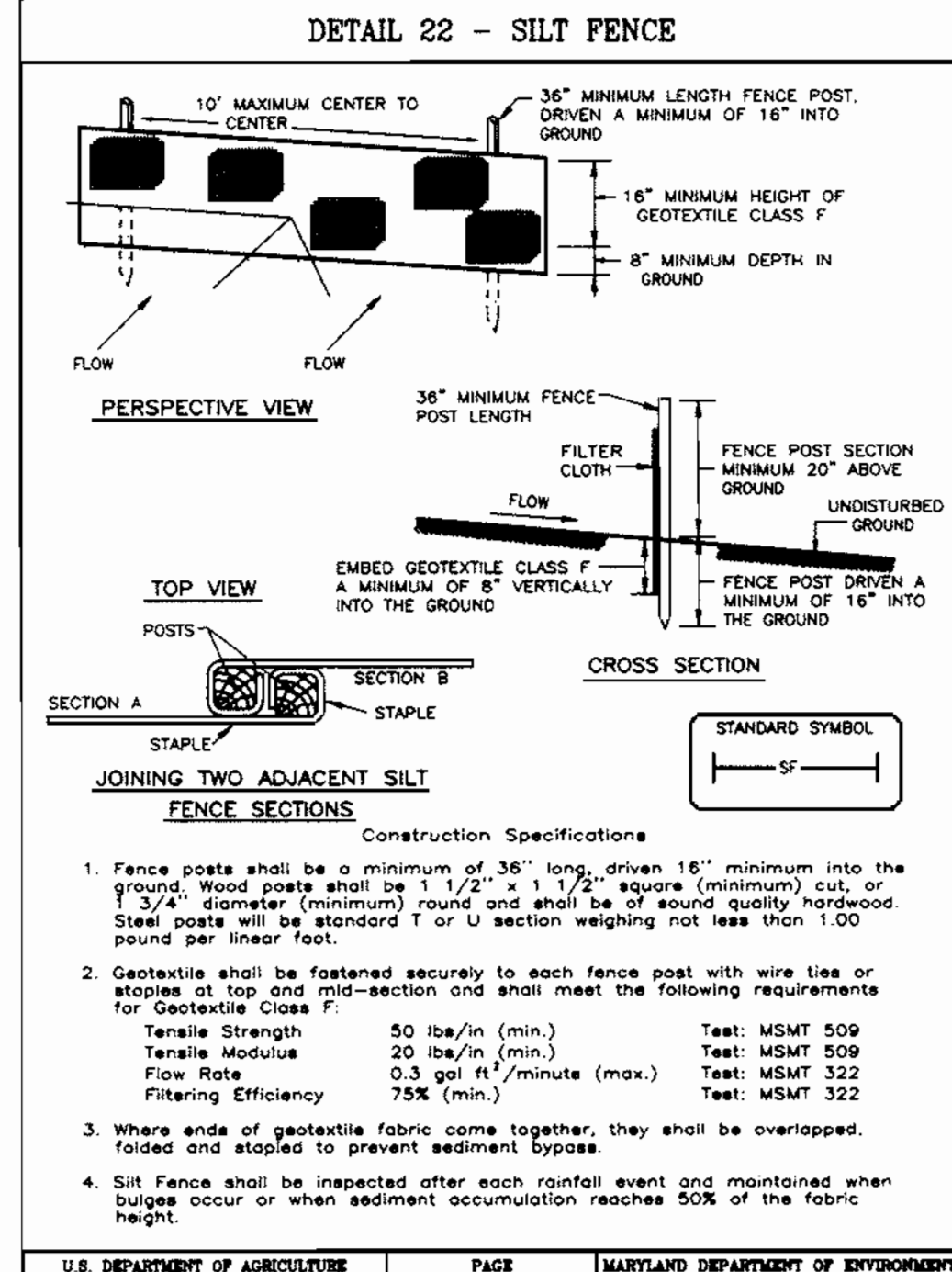
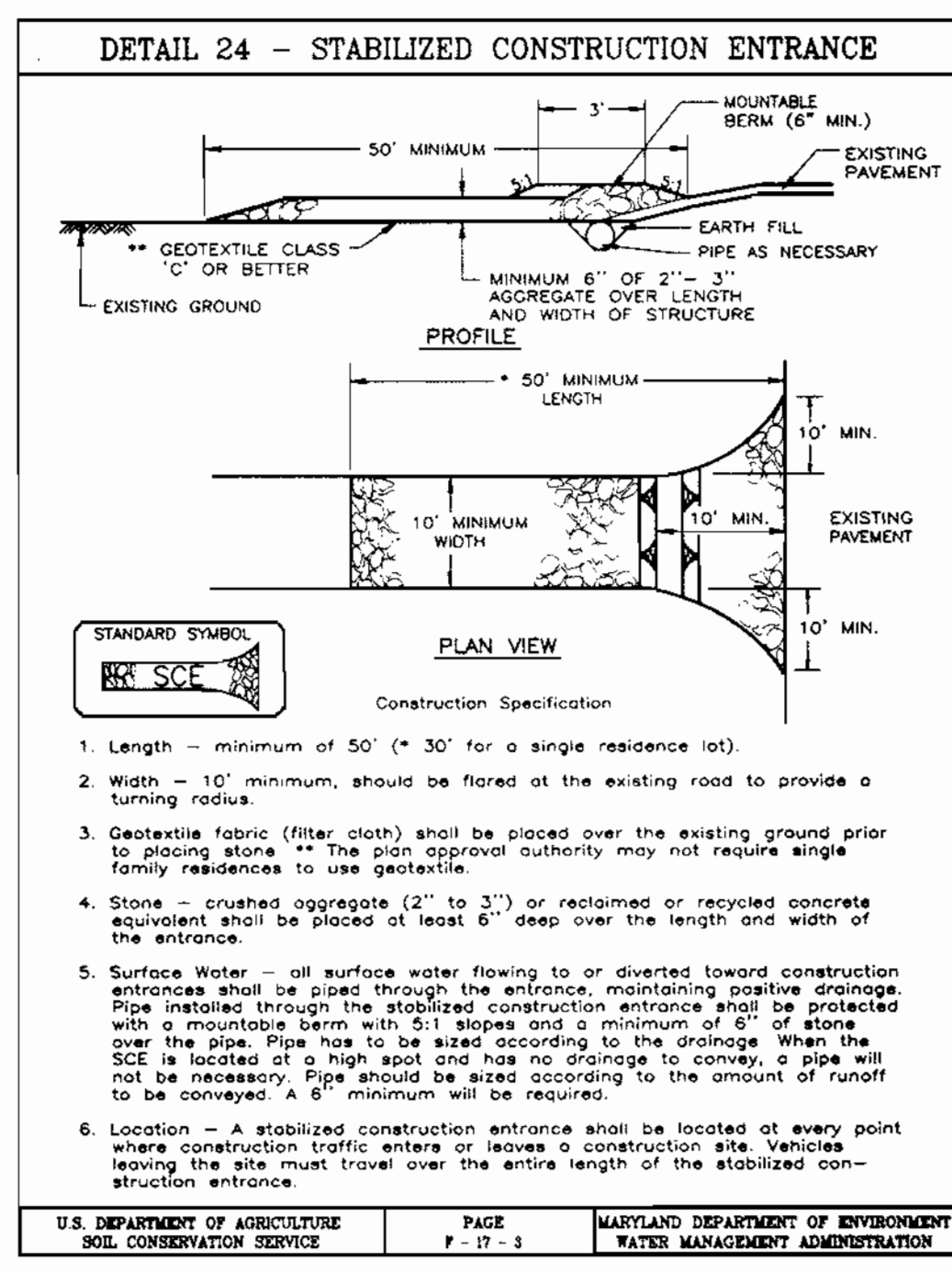
Q-2 for Lots 246 and 247 only
2182.0 SF = 7400.0 sf Min. lot size w/all options w/10'x16' deck, for lot 247
2011.9 SF = 6706.45 sf min. lot size w/out opt sun room w/10'x14' max. deck for lot 246

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

DEVELOPER'S/BUILDERS CERTIFICATE
1/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. 1/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: R.W. KUNKLE
Date: 11-7-00



SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS			
VILLAGE OF RIVER HILL	4/4	245 - 247			
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
13288	7	NTSFMD	35	5th	6055
WATER CODE	SEWER CODE				
1-10	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 LOTS 245, 246, AND 247				SCALE
D.M.					1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL				DRAWING
K.Q.L.					1 of 2
CHECKED	SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND				JOB NO.
D.M.					00-046
DATE	FDR: PATRIOT HOMES P.O. BOX 1018 COLUMBIA, MARYLAND 21044				FILE NO.
11-7-00					00-046X



Reviewed for HOWARD S.C.D. and meets Technical Requirements
J.R. Roberts 4/17/00
U.S. Natural Resources Conservation Service

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

J.R. Roberts 4/17/00
Approved

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cindy H. Hensler 4/21/00
CINDY HENSLER 4/21/00
DIRECTOR

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-11-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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."

R.W. Kunkle 10-6-00
NAME R.W. KUNKLE DATE 10-6-00

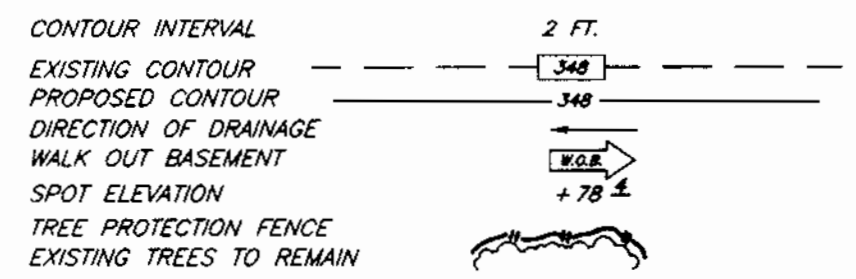
ENGINEER'S CERTIFICATE

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 10-6-00
G. NELSON CLARK DATE 10-6-00

STATE OF MARYLAND
G. NELSON CLARK
10-6-00

LEGEND



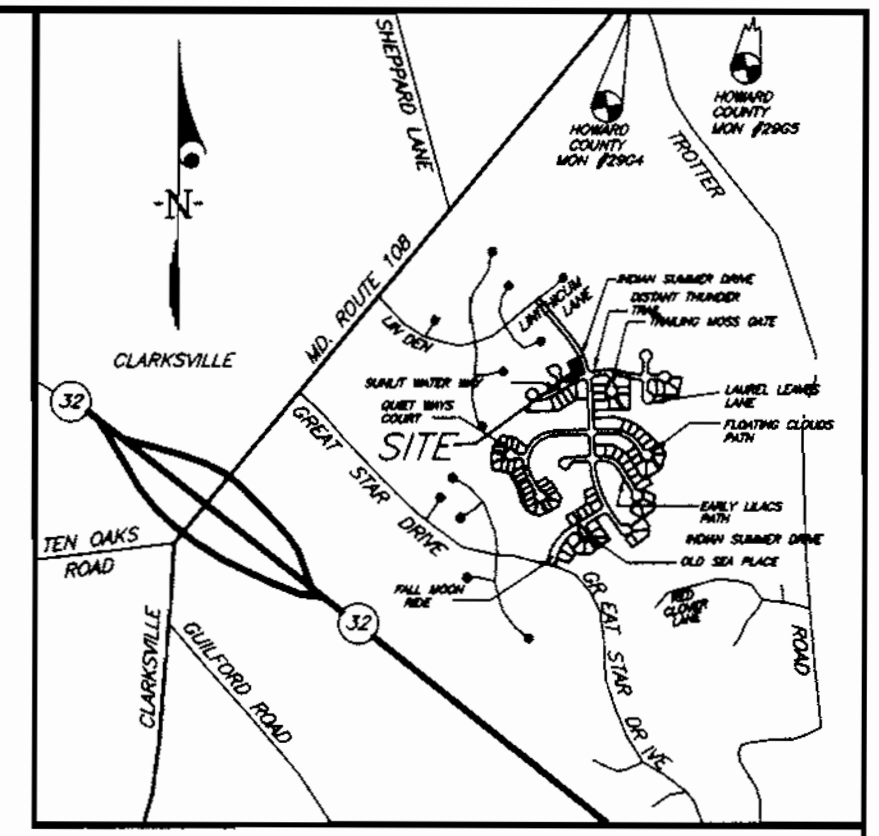
SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT & EROSION CONTROL PLAN	2 OF 2

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

ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
245	5840 Indian Summer Drive	
246	5844 Indian Summer Drive	
247	12100 Sunlit Water Way	

- 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.

BENCHMARKS:
 Howard County Monument 2904
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 2905
 on additional 2.54' ± Northeastly along MD. Route 108 away from Site



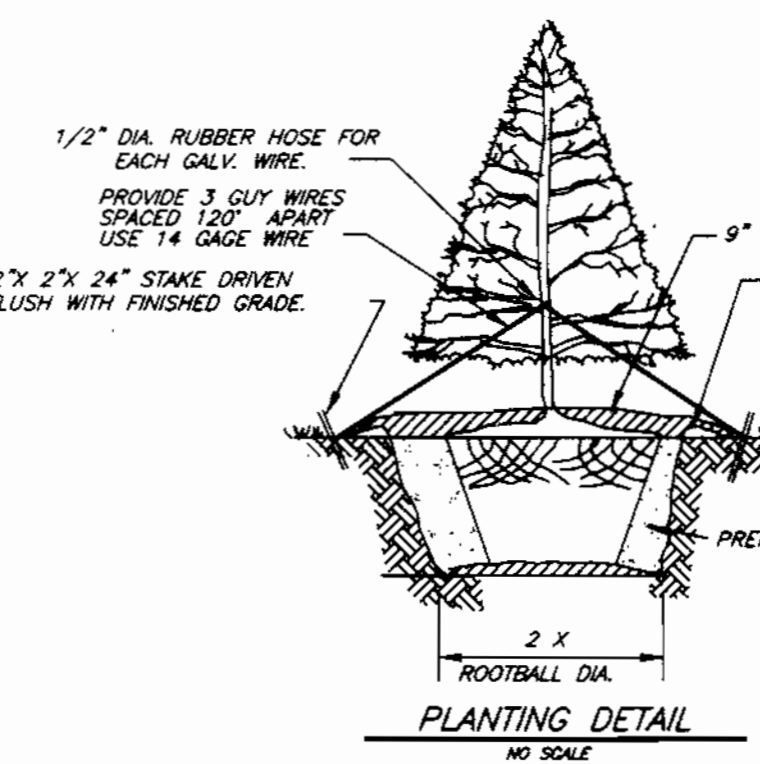
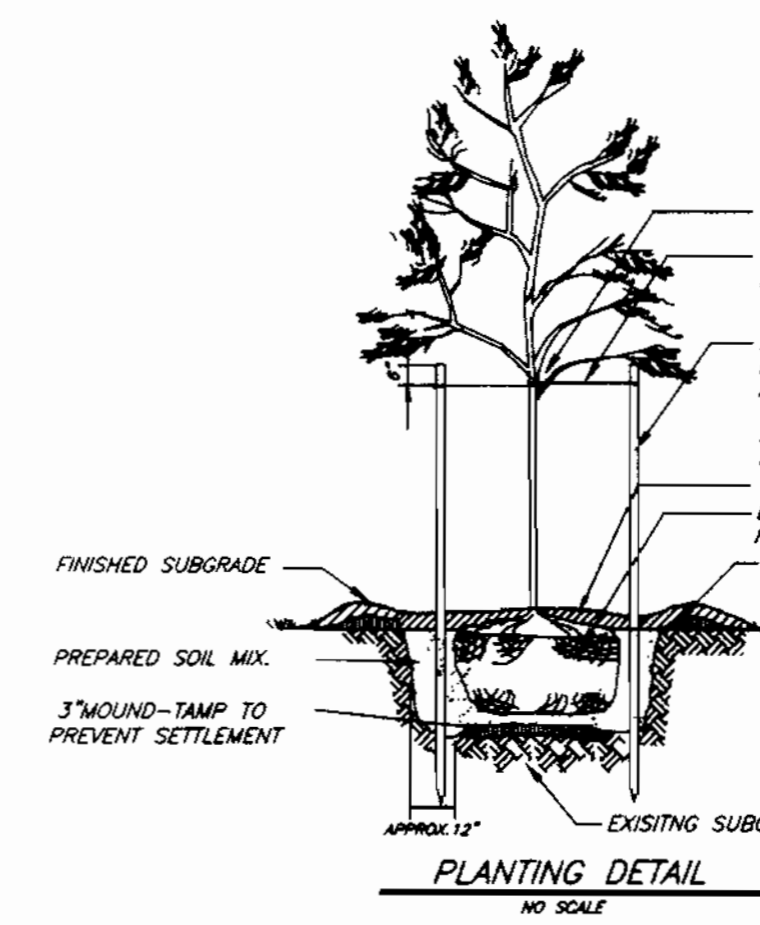
VICINITY MAP
Scale: 1"=2000'

SCHEDULE A PERIMETER LANDSCAPE EDGE		LOT 247
Category	Adjacent to Roadways	
Landscape Type		B
Frontage/Perimeter		124'
Number of Plants Required		
Shade Trees	(1/50)	2
Evergreen Trees	(1/40)	3
Number of Plants Provided		
Shade Trees		2
Evergreen Trees		3
Surety Amounts		\$1,050.00

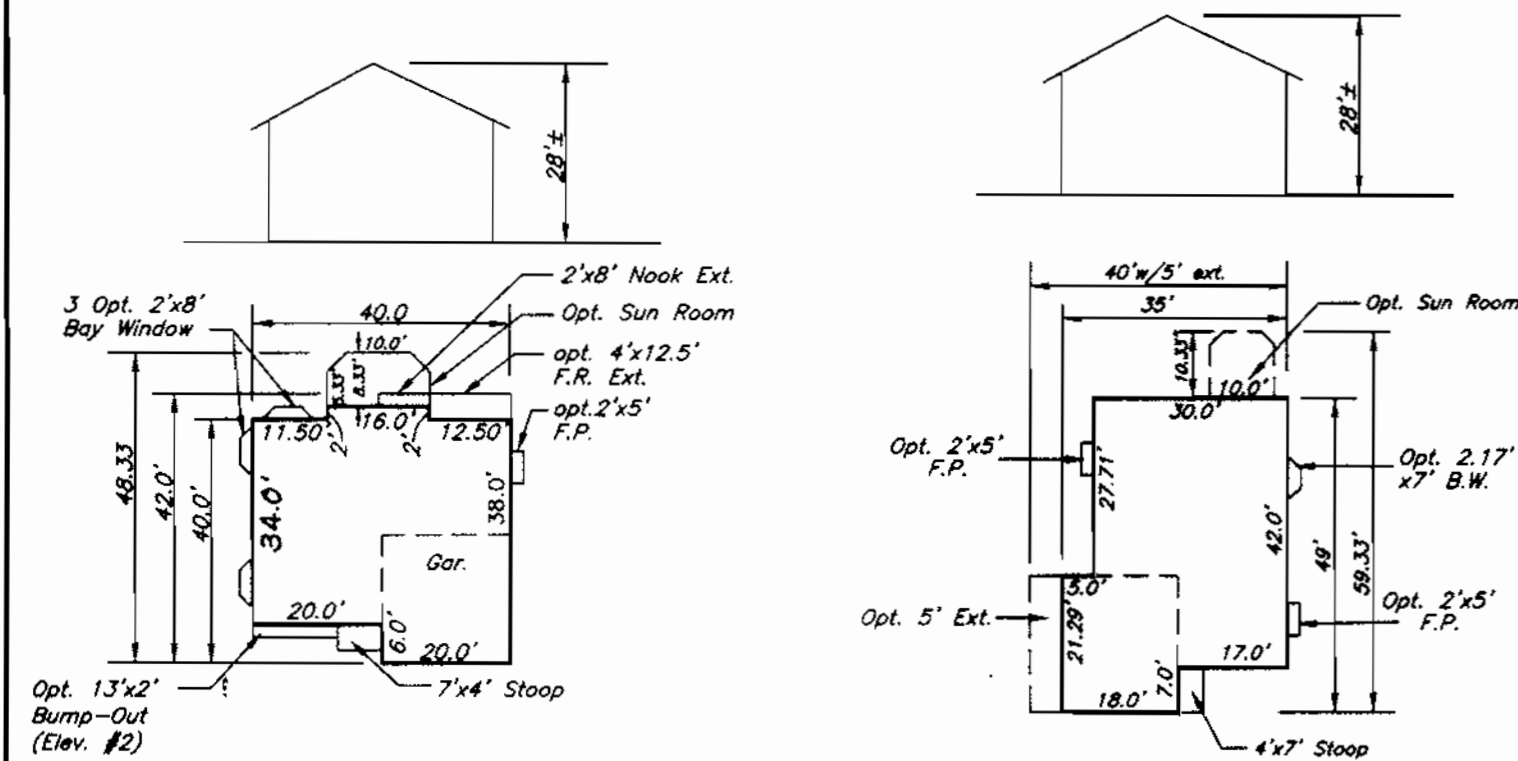
*Comments: 1. Planting to be provided per Sec. 16.124 of the Howard County Code and Landscape Plan.
 2. Surety will be provided at time of grading permit application.

GENERAL NOTES:

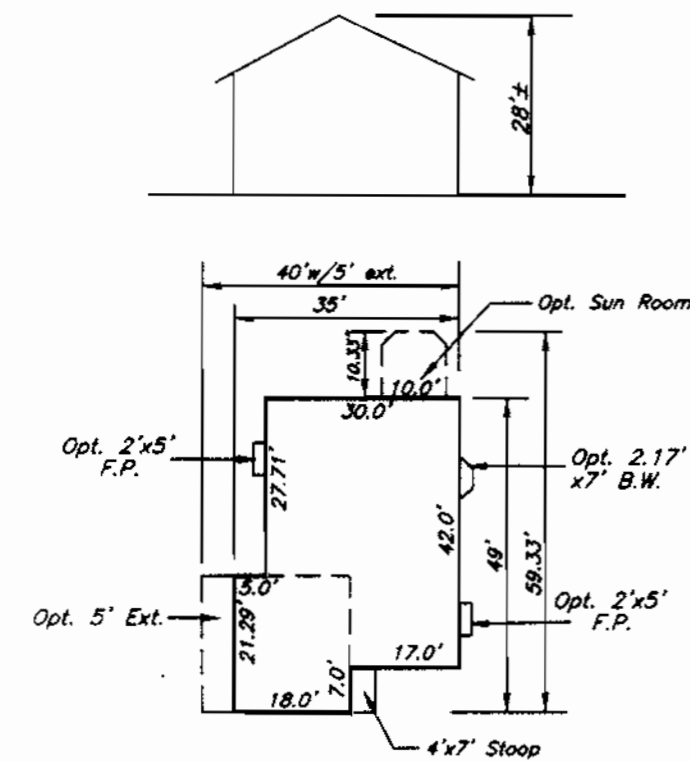
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- The total area included in this submission is: 0.5201 Acres.
- The total number of lots included in this submission is: 3
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted is: 30% per FDP Phase 222-A, Part IV
- Department of Planning and Zoning reference file numbers: S-93-21, P-95-11, F-96-130, F-98-120
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, and actual field survey.
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- 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 \$1,050.00 shall be posted as 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.



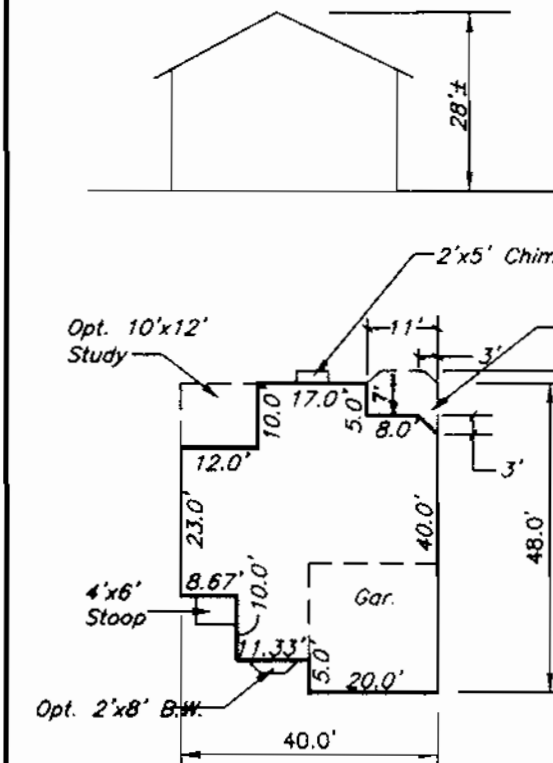
REVISIONS		
N ^o	DESCRIPTION	DATE
1	Rev. h.s.e. & grad. lot 245 from 'C' Box to 'A-I' to show As-Built Conds.	3-23-01



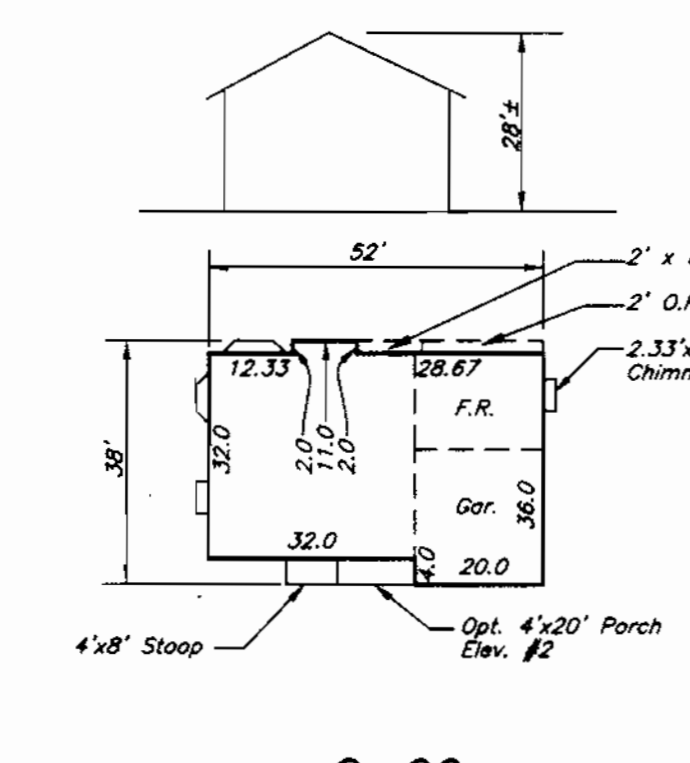
B-99
1830.28 SF = 6100.98 sf Min. lot size w/all options w/10'x16' deck.



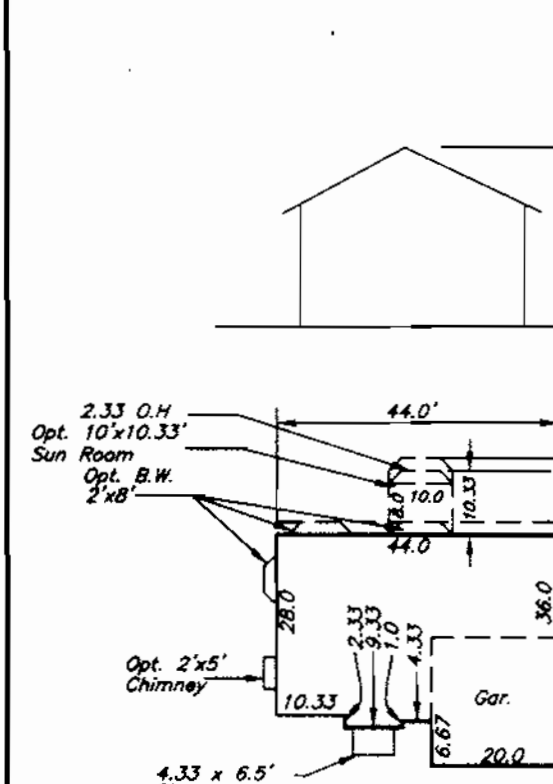
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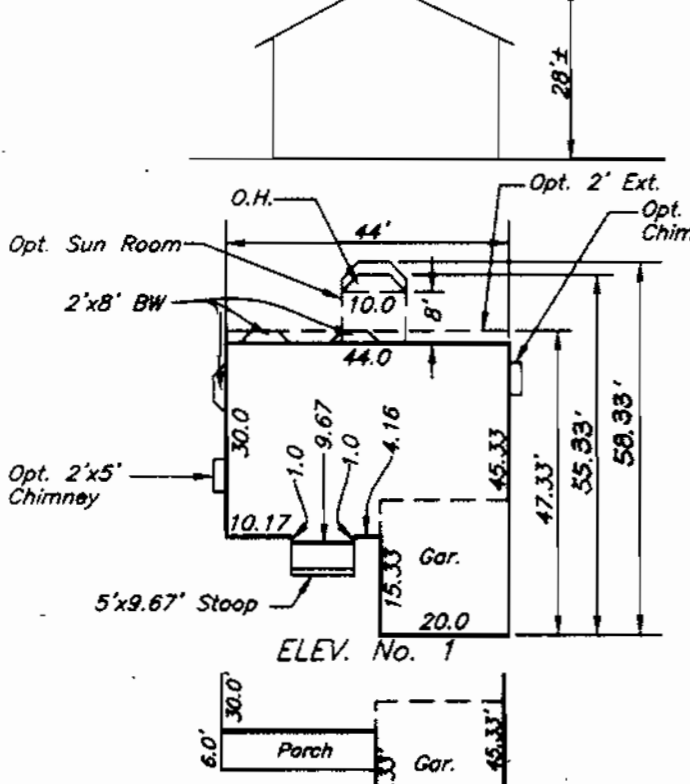
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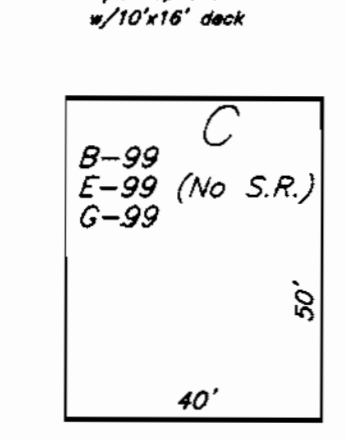
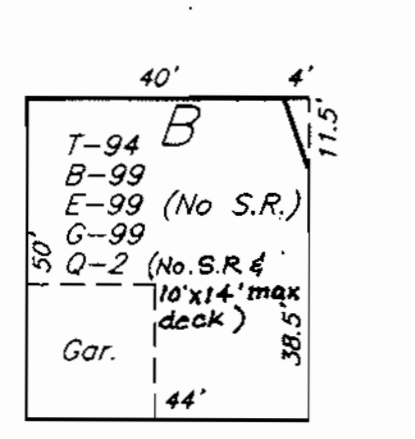
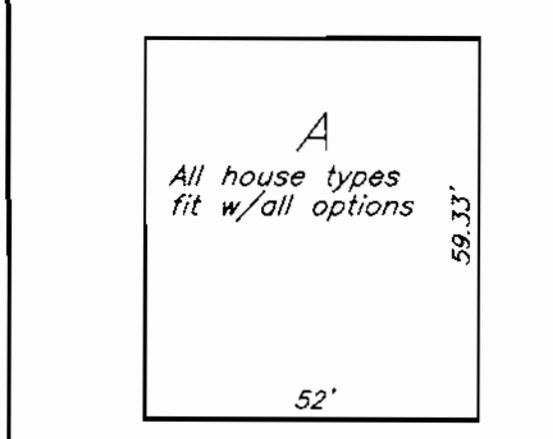
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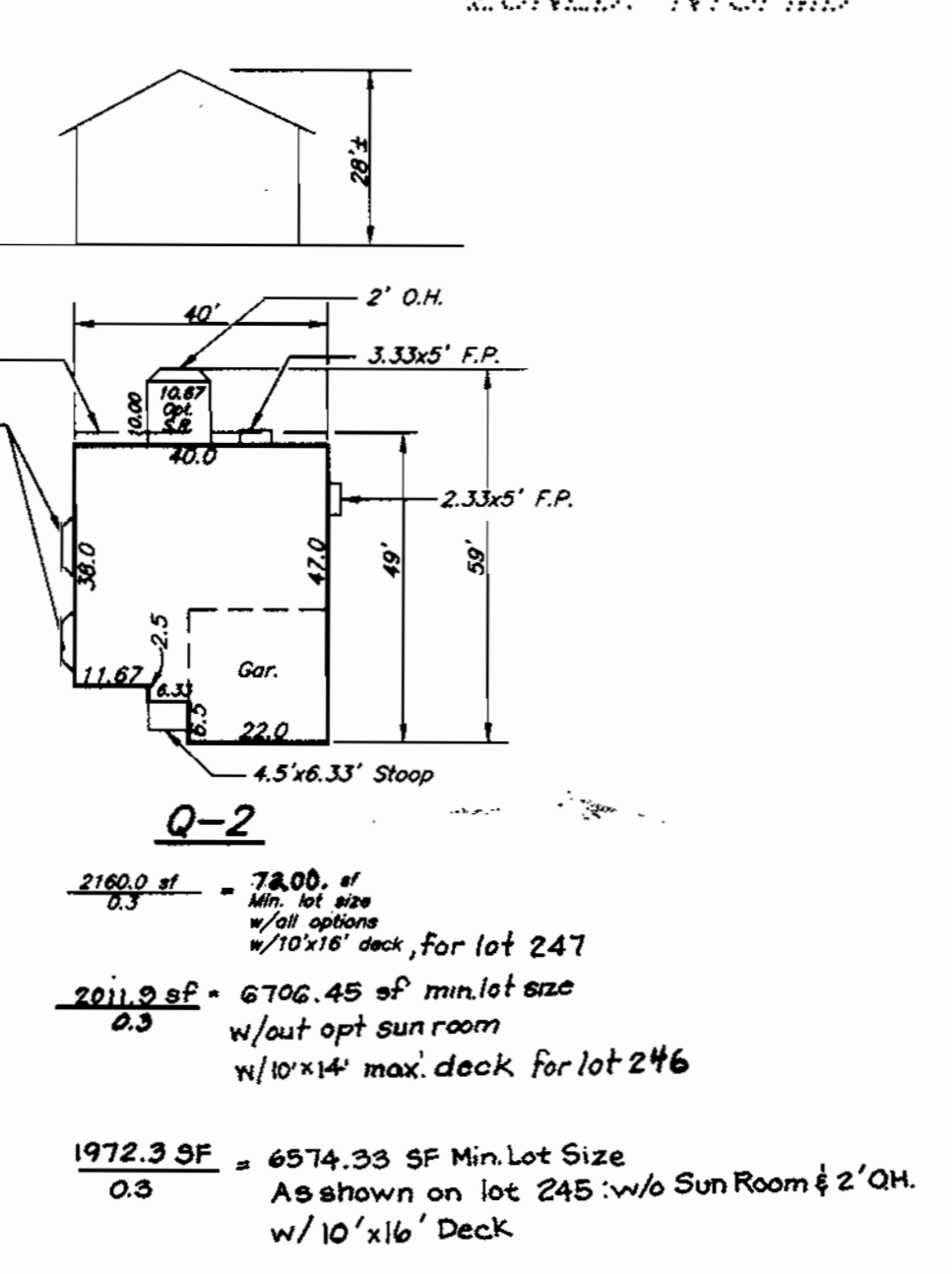
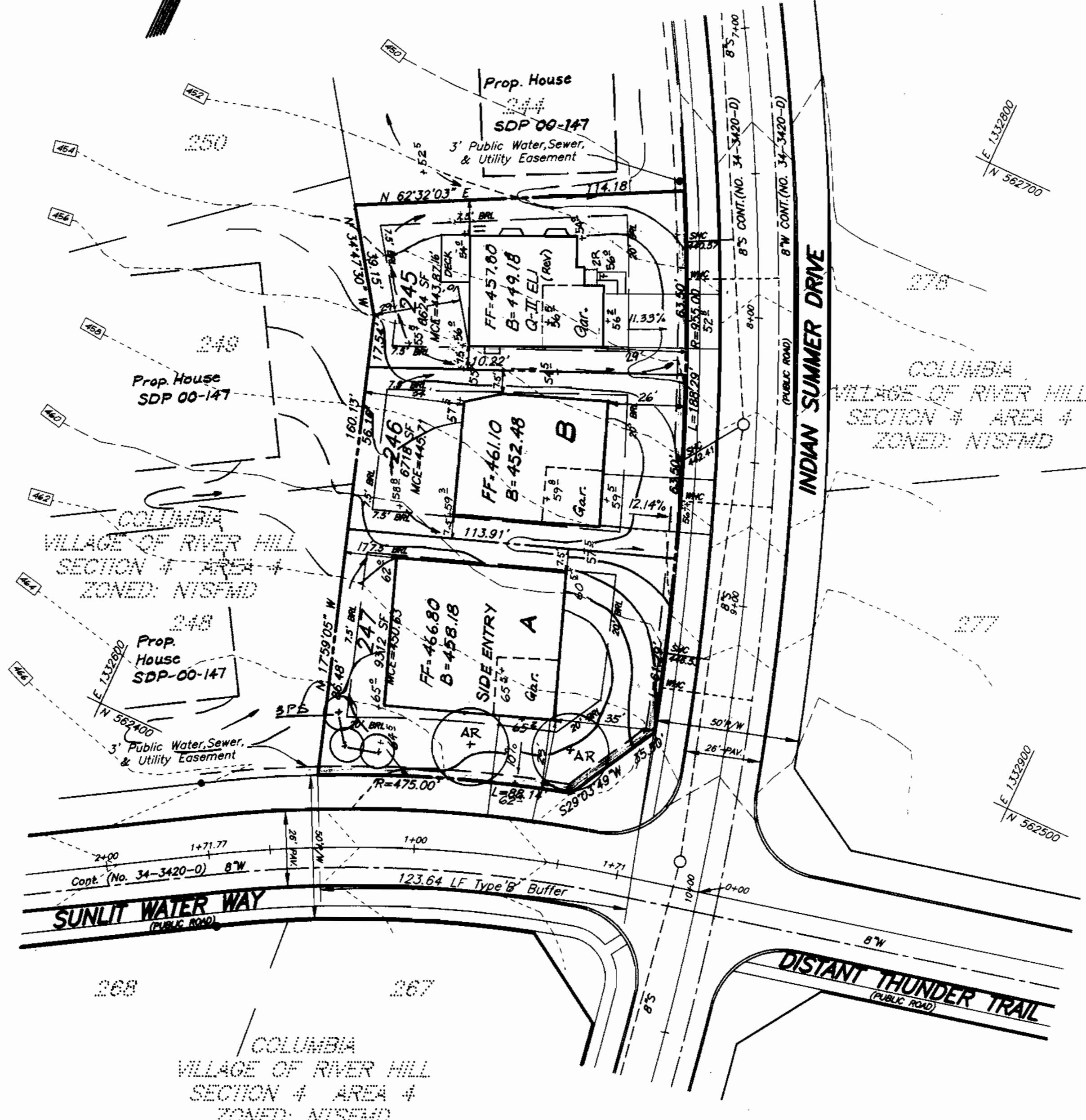
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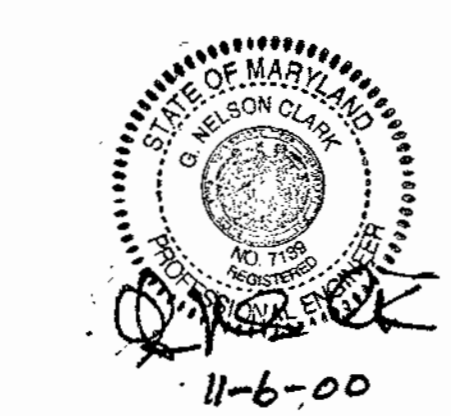
APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 4/21/00
 4/27/00
 10/29/00



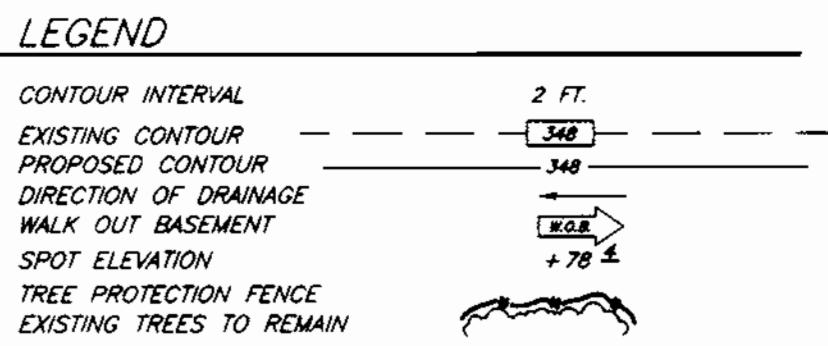
Q-2
2160.0 sf = 7400.0 sf Min. lot size w/all options w/10'x16' deck for lot 247
 2011.9 sf = 6706.45 sf Min. lot size w/out opt sun room w/10'x14' max. deck for lot 246
 1972.3 sf = 6574.33 SF Min. Lot Size As shown on lot 245 w/o Sun Room & 2' O.H. w/10'x16' Deck

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

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 Name: R.V. KUNKLE
 Date: 11-7-00



SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS	
VILLAGE OF RIVER HILL		4/4	245 - 247	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.
13288	7	NTSFMD	35	5th
WATER CODE	SEWER CODE	CENSUS TRACT		
I-10	6653000	6055		
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			SCALE
D.M.	LOTS 245, 246, AND 247			1" = 30'
DRAWN	COLUMBIA VILLAGE OF RIVER HILL			DRAWING
K.Q.L.	SECTION 4 AREA 4			1 of 2
CHECKED	FIFTH (5th) ELECTION DISTRICT			JOB NO.
D.M.	HOWARD COUNTY, MARYLAND			00-046
DATE	FOR: PATRIOT HOMES			FILE NO.
11-7-00	P.O. BOX 1018			00-046X
	COLUMBIA, MARYLAND 21044			



SHEET INDEX

DESCRIPTION	SHEET NO.
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SEDIMENT & EROSION CONTROL PLAN	2 OF 2

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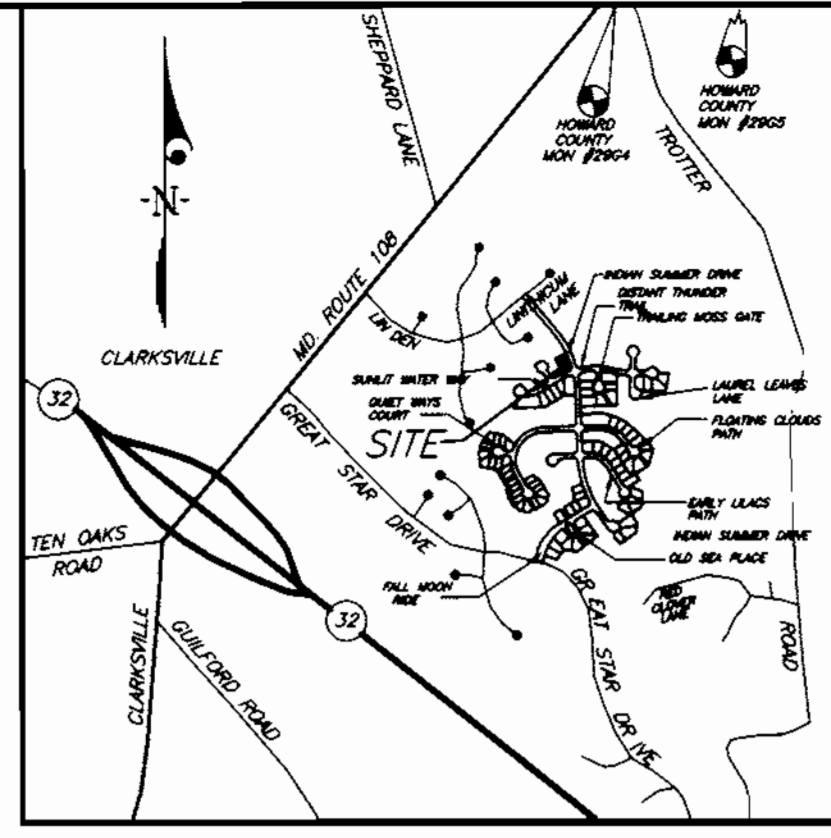
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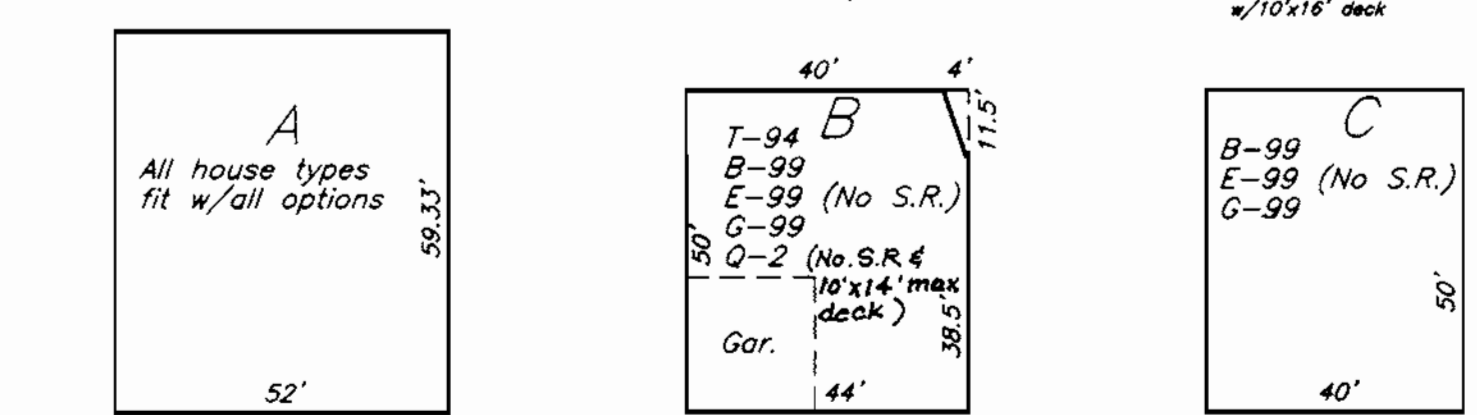
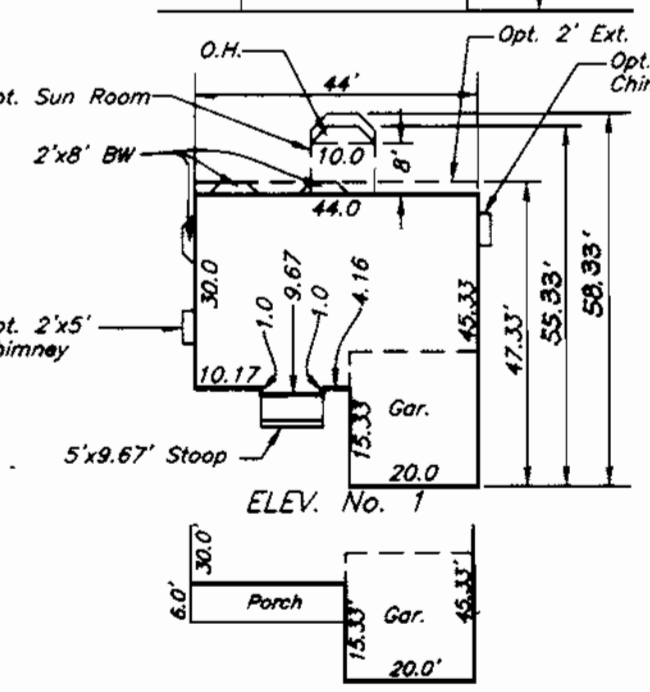
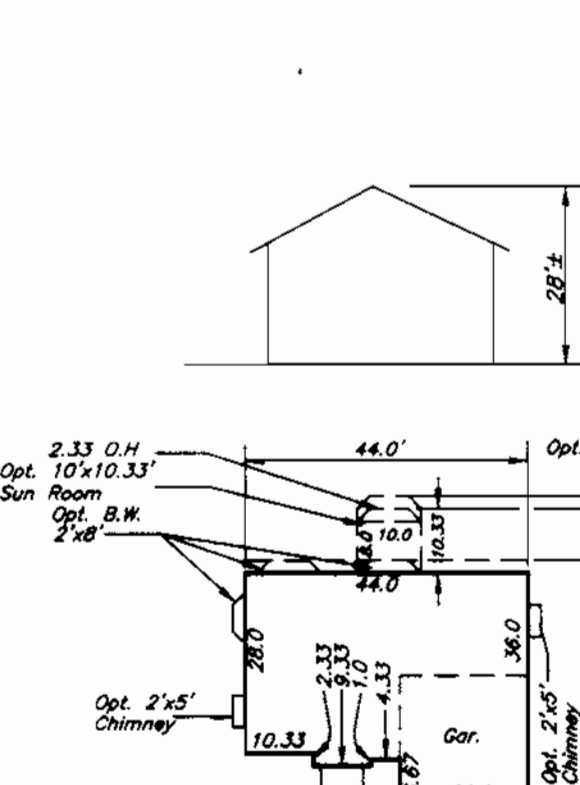
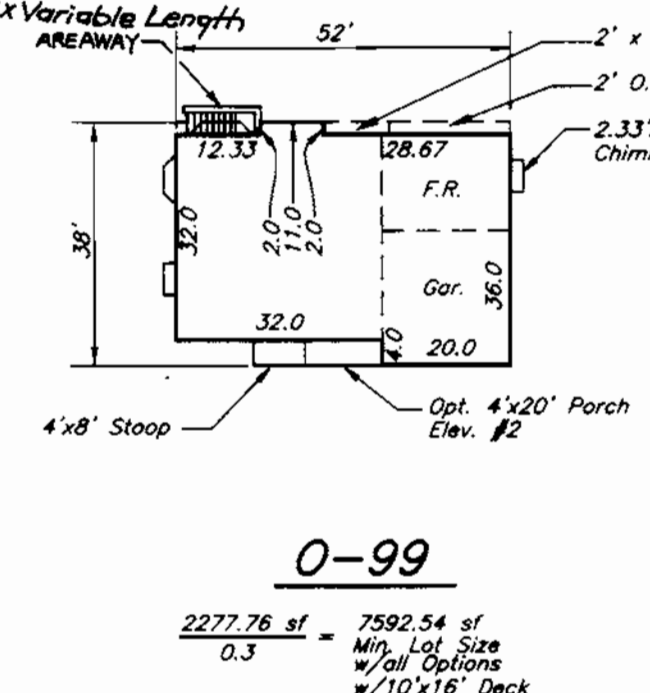
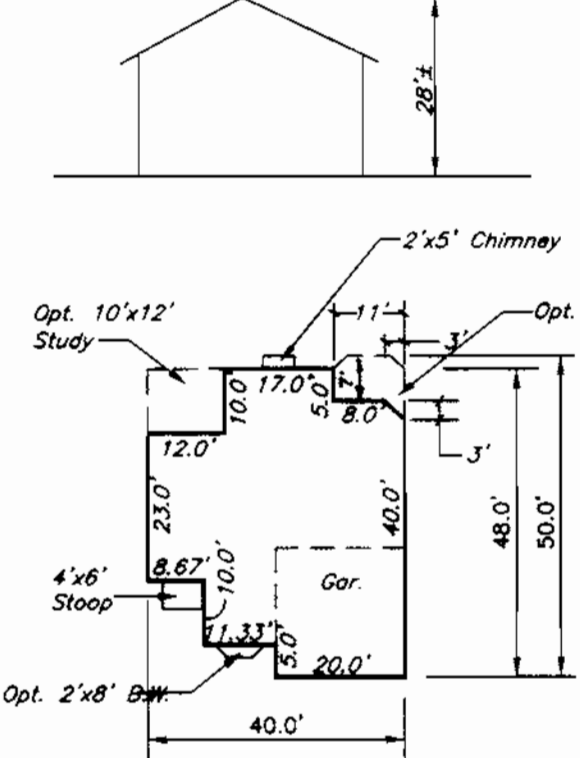
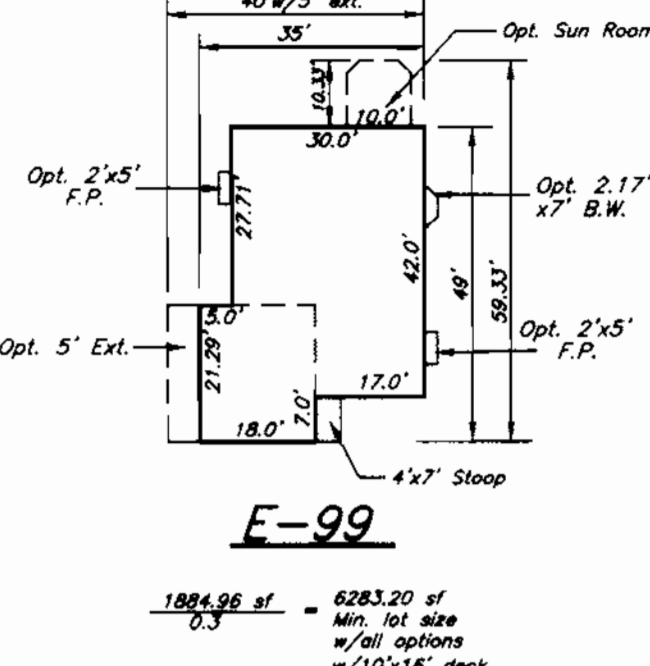
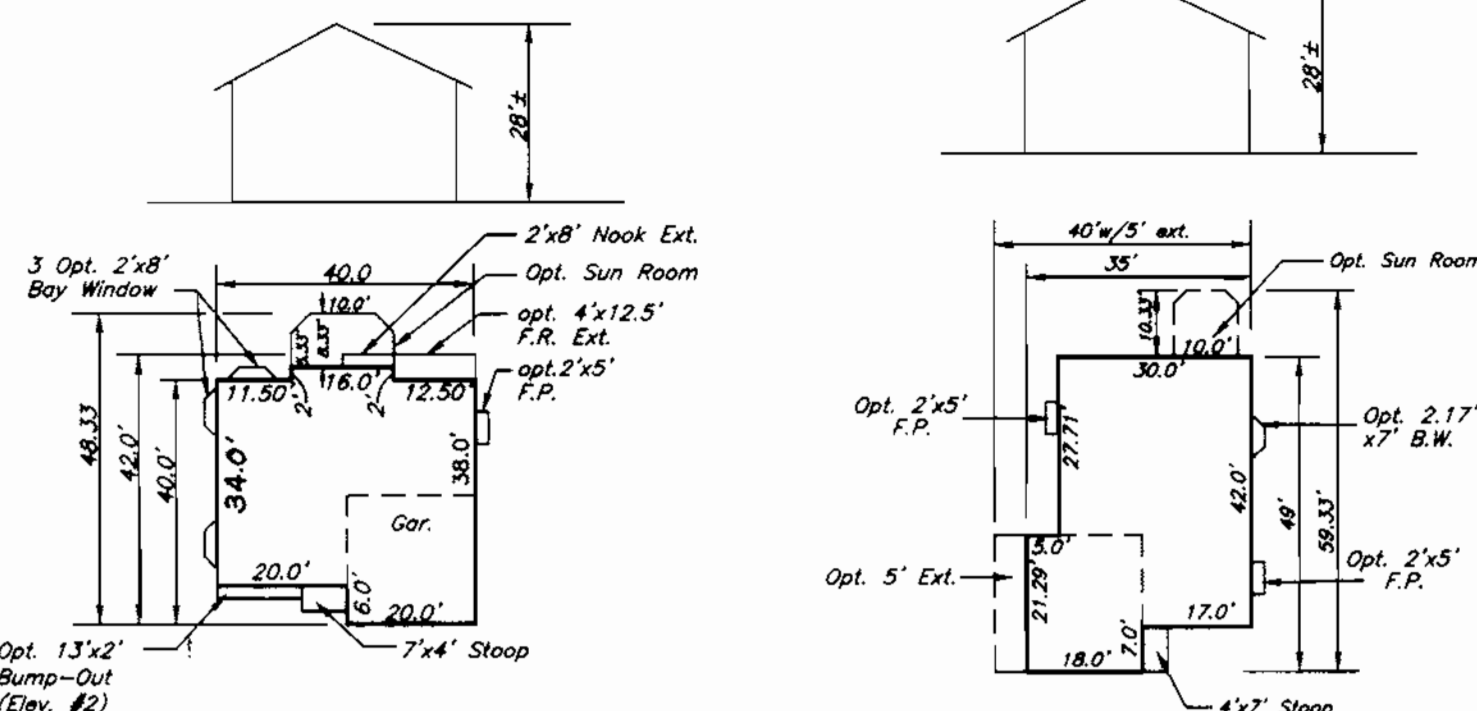
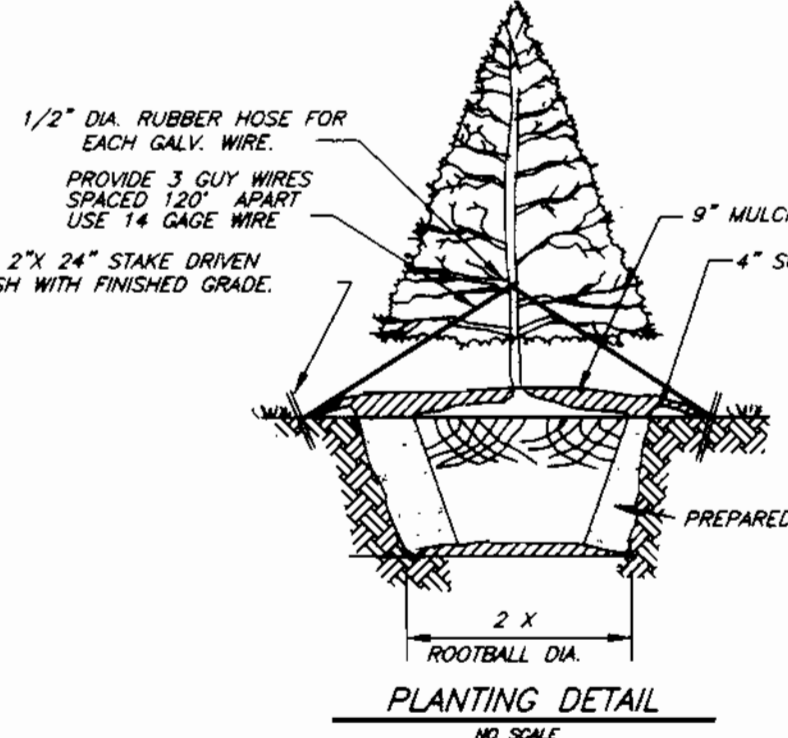
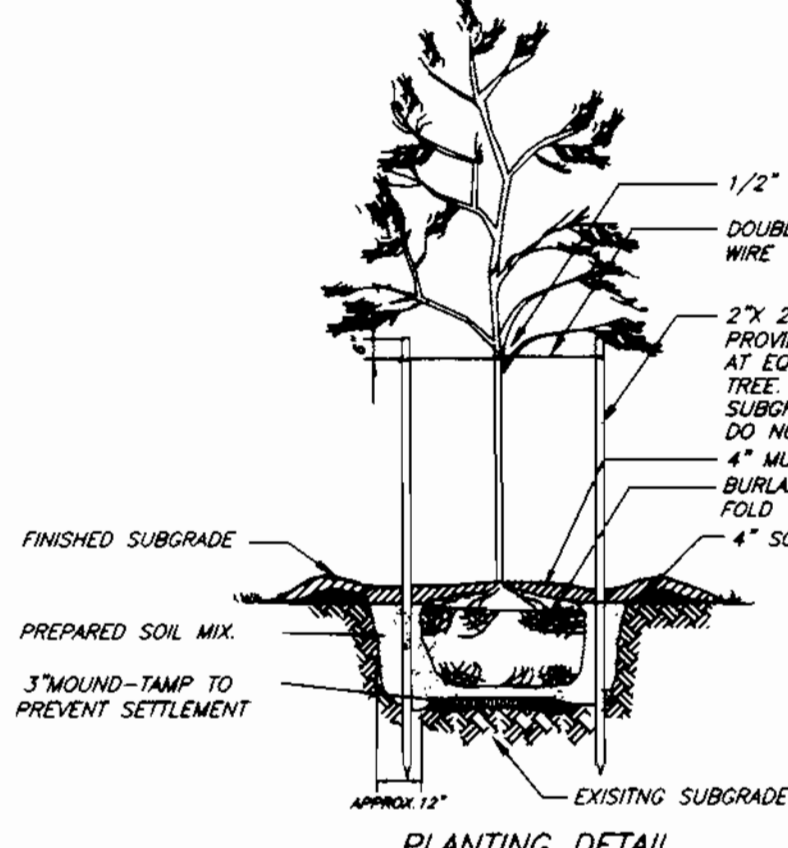


SCHEDULE A PERIMETER LANDSCAPE EDGE

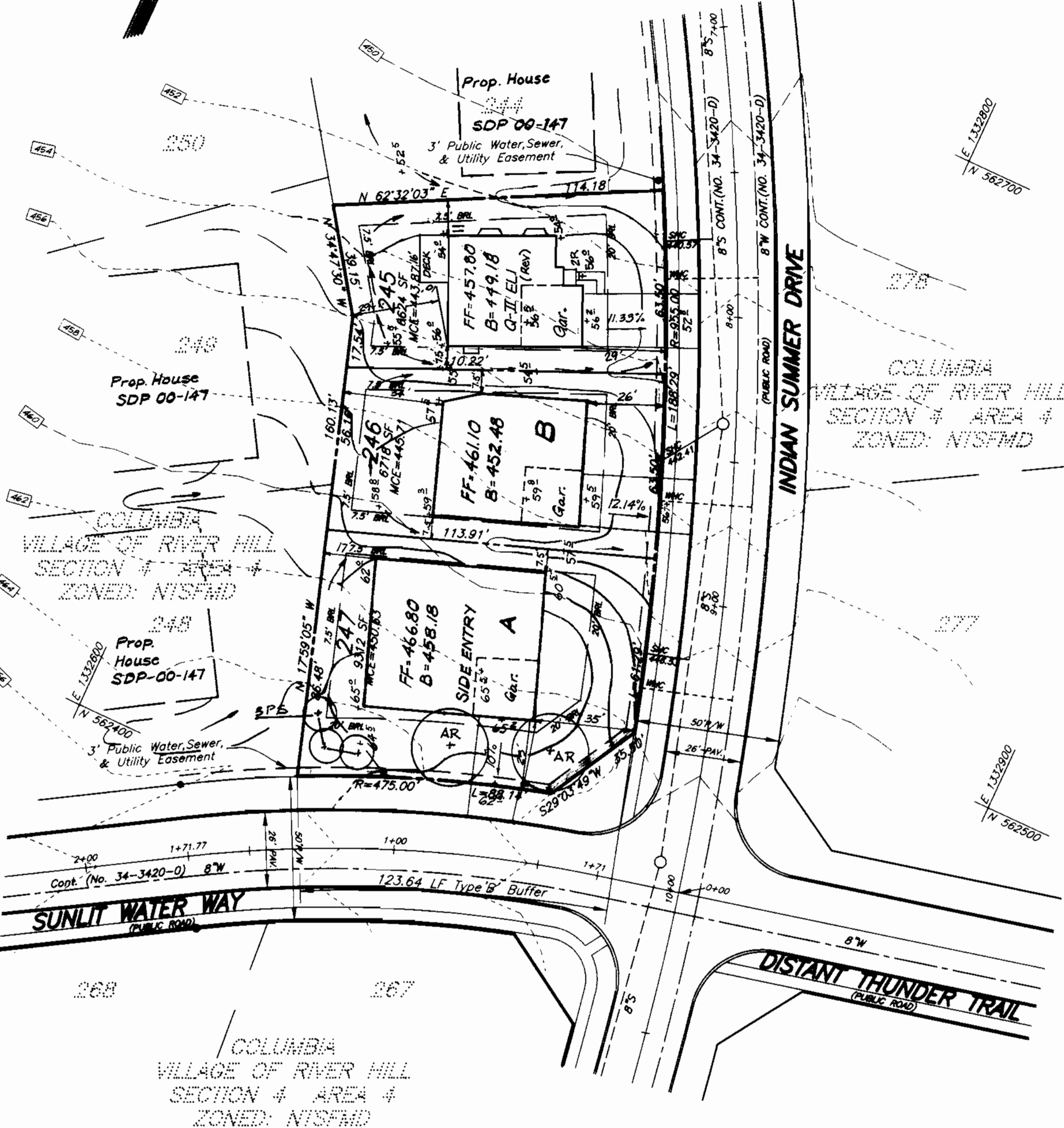
Category	Adjacent to Roadways	LOT 247
Landscape Type		B
Frontage/Perimeter		124'
Number of Plants Required		
Shade Trees	(1/50)	2
Evergreen Trees	(1/40)	3
Shrubs		
Number of Plants Provided		
Shade Trees		2
Evergreen Trees		3
Surety Amounts		\$1,050.00

*Comments: 1. Planting to be provided per Sec. 16.124 of the Howard County Code and Landscape Plan.
 2. Surety will be provided at time of grading permit application.

- GENERAL NOTES:**
- Subject property is zoned: NTSFMD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 0.5201 Acres.
 - The total number of lots included in this submission is: 3
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30% per FDP Phase 222-A, Part IV
 - Department of Planning and Zoning reference file numbers: S-93-21, P-95-11, F-96-130, F-98-120
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, approved Road Construction plans F-96-130, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by Daft, McCune and Walker in March 1996.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 2964 & 2965
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 at least four (4) 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 detail R.6.03
 - In accordance with FDP-Phase 222-A, Part IV bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks.
 - Stormwater Management quantity and quality for the improvements from Bright Flow Mews, area North of Distant Thunder Trail DA to M309 from Section 4 Area 5, F-96-102 will be provided by an excavated pond East of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater Management quantity for the improvements West of Indian Summer Drive and South of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase 1, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater Management quantity for the improvements East of Indian Summer Drive and South of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Reardon & Associates and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
 - SHC Elevations shown are at the property lines.
 - This 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 \$1,050.00 shall be posted as part of the Builders Grading Permit Application.
 - This property is exempt from the forest conservation requirements per section 16.1202(V)(1) of the Howard County Code because it is part of a planned unit development with preliminary plan approval prior to 12/31/92.



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



REVISIONS

NO.	REVISIONS	DATE
1	Rev. h.s.e. & grad. lot 246 from 'C' Box to 'A' to show As-Built Conds.	3-23-01
2	Added Arway to O-99	5-16-01

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

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 executing one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: R.W. KUNKLE
 Date: 11-7-00



SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/4	245 - 247
PLAT NO. 13288	BLOCK NO. 7	ZONE NTSFMD
TAX MAP NO. 35	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE 1-10	SEWER CODE 6653000	

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

DESIGNED D.M.	SITE DEVELOPMENT PLAN LOTS 245, 246, AND 247 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN K.Q.L.		DRAWING 1 of 2
CHECKED D.M.		JOB NO. 00-046
DATE 11-7-00	FOR: PATRIOT HOMES P.O. BOX 1018 COLUMBIA, MARYLAND 21044	FILE NO. 00-046X