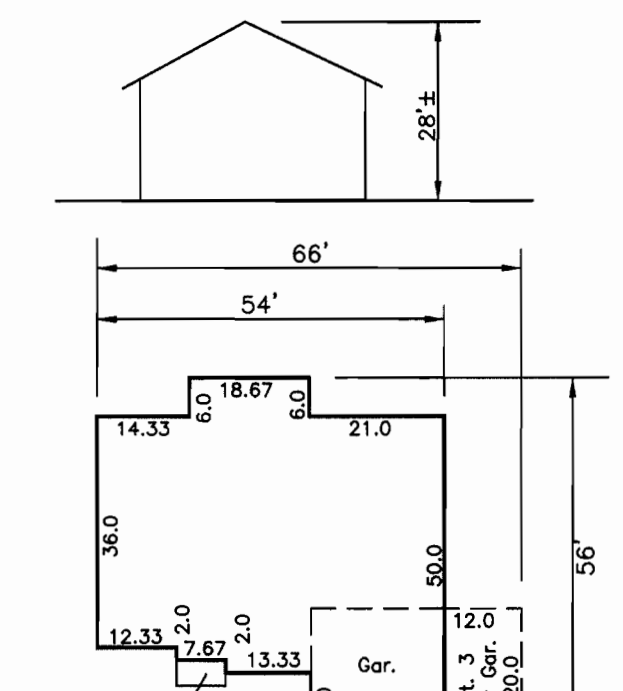


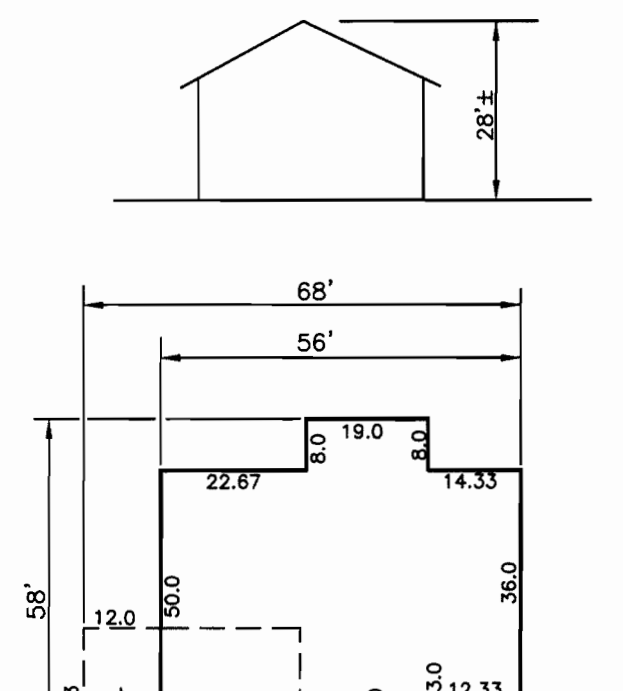
BERKELEY

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



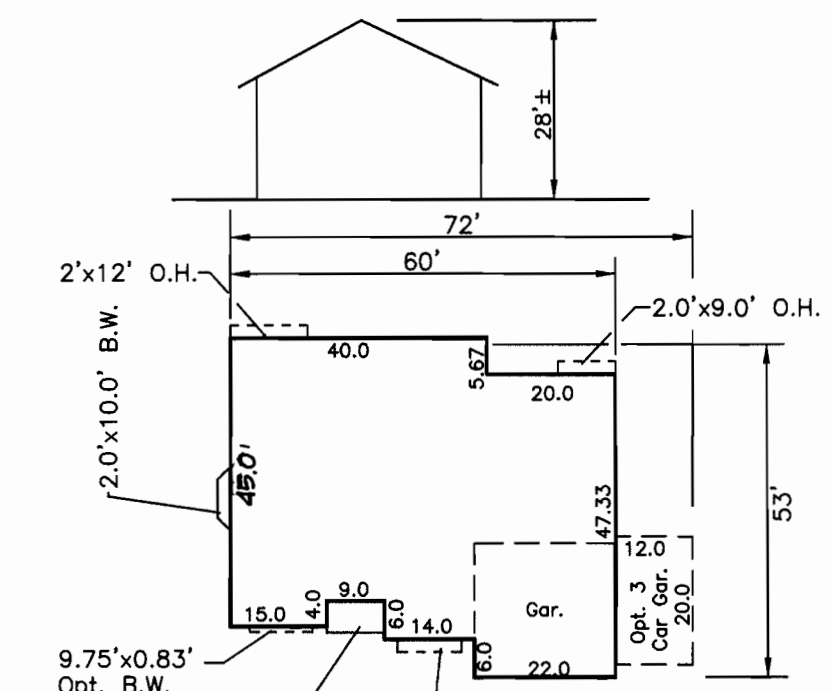
BERKELEY I

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



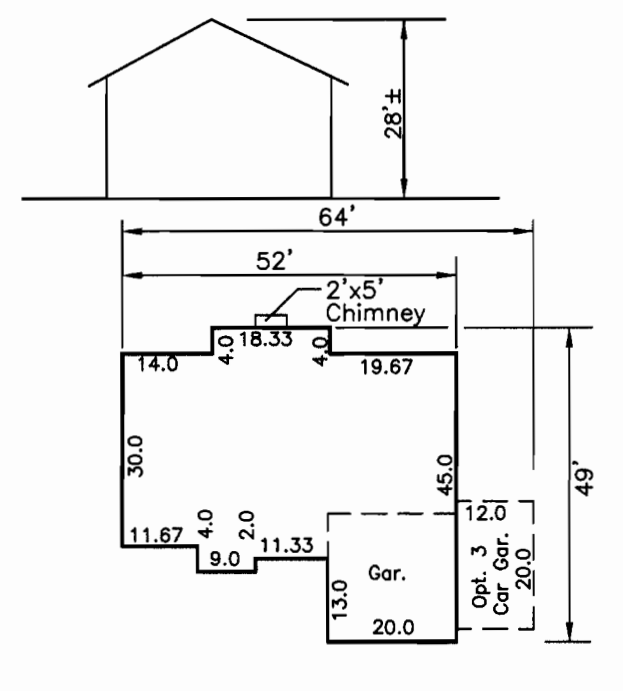
BERKELEY II

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



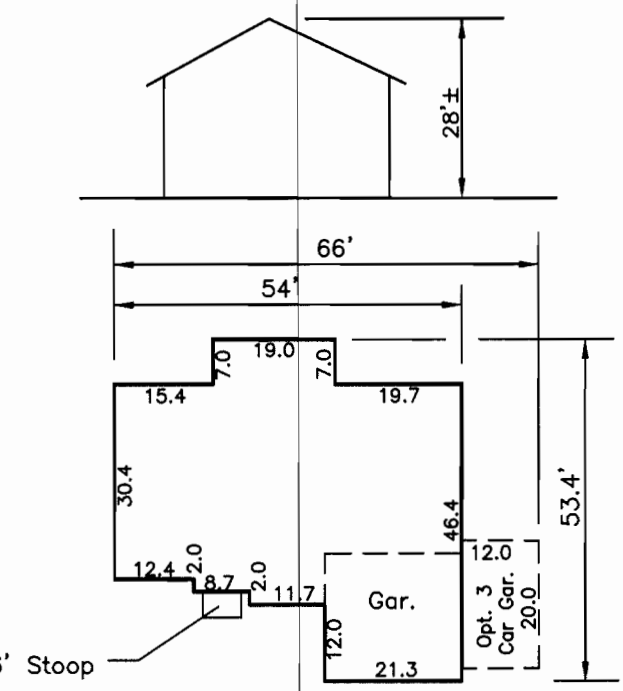
CALIFORNIA

3005.69 SF = 10019.0 SF
0.3 Min. Lot Size
3165.69 SF = 10552.3 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck



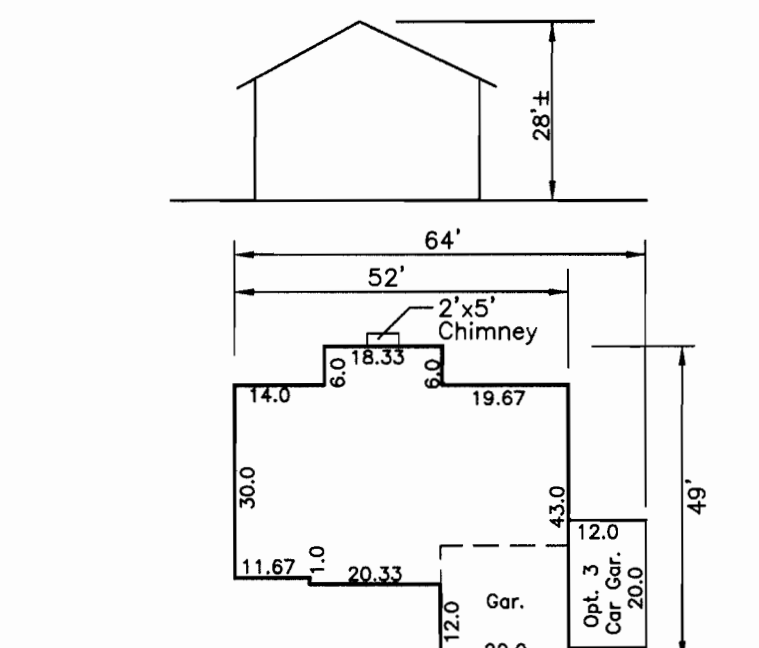
CATALINA

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



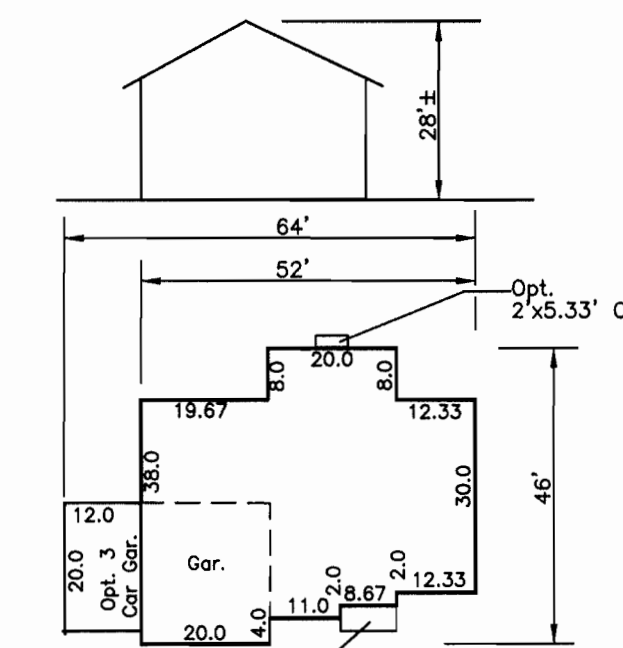
CARMEL CATALINA III

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



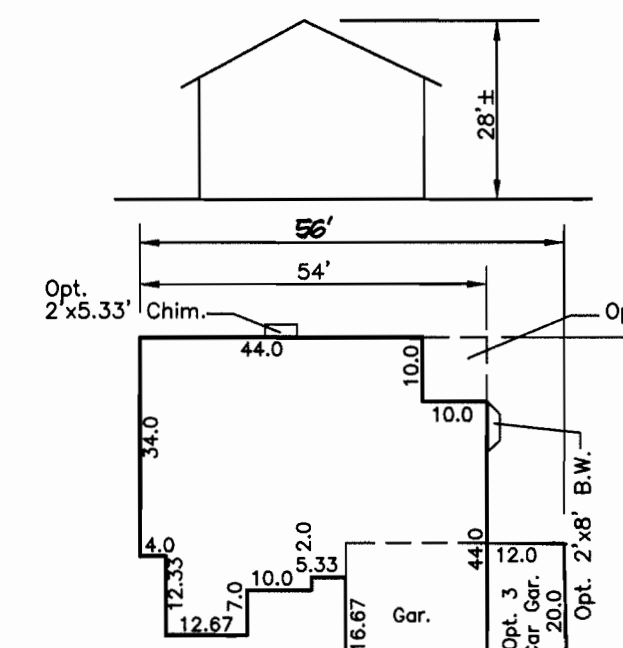
CUSTOM CATALINA

1960.31 SF = 6534.37 SF
0.3 Min. Lot Size
2120.31 SF = 7067.70 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck



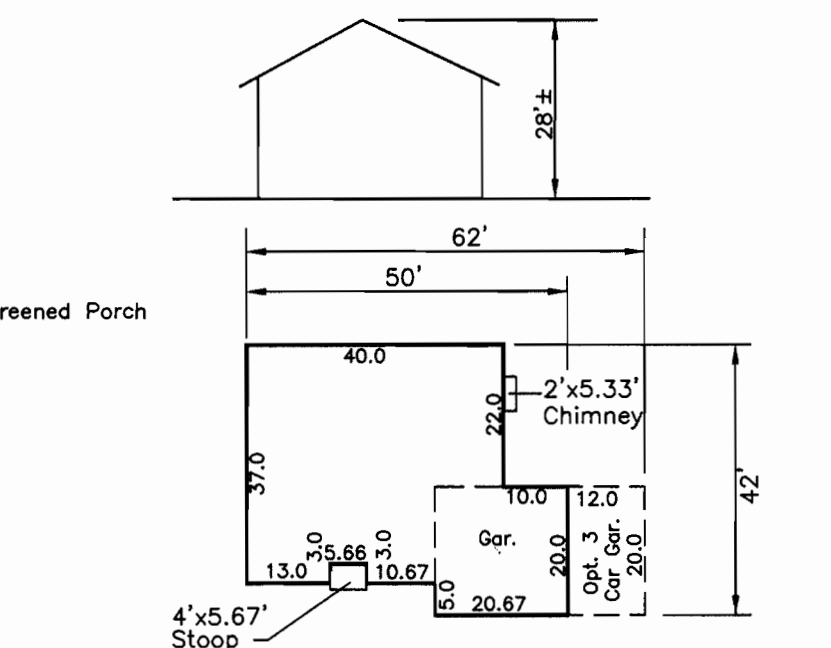
KIMBERLY

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



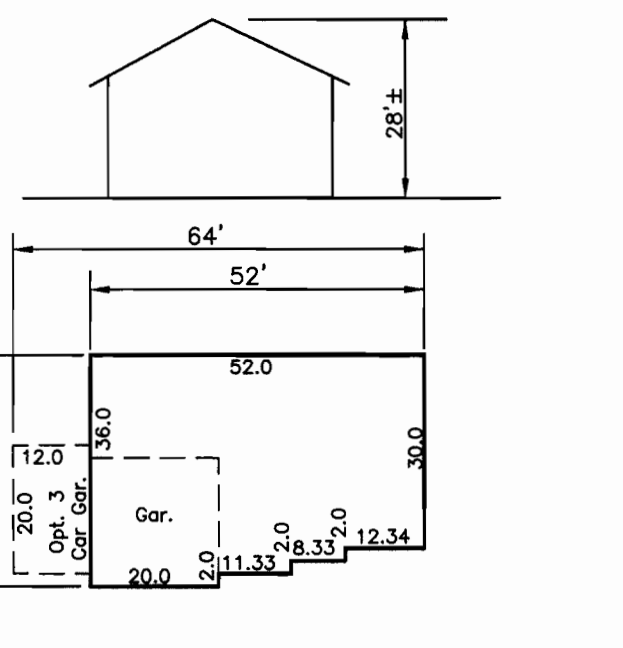
MALIBU

2525.18 SF = 8417.27 SF
0.3 Min. Lot Size
2685.18 SF = 8950.60 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck



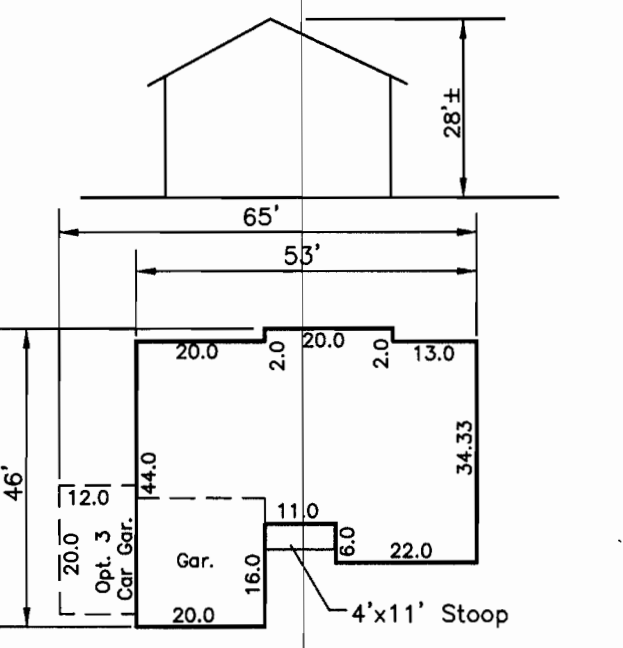
NEWPORT III GRANADA III

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



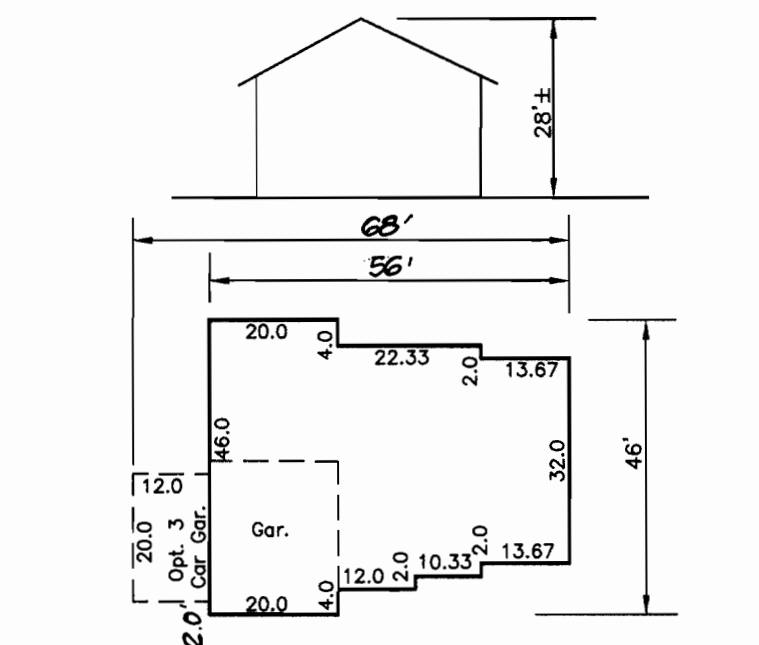
SANTA CRUZ

1846.04 SF = 6153.47 SF
0.3 Min. Lot Size
2006.04 SF = 6866.8 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck



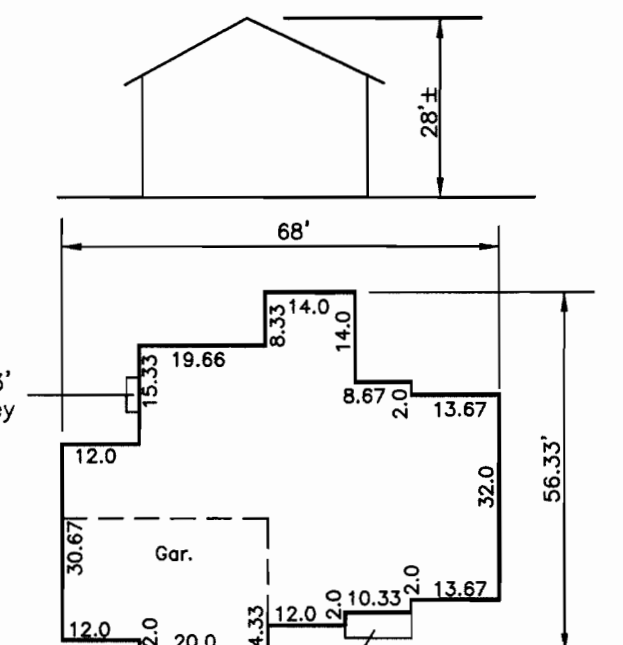
VENTURA

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



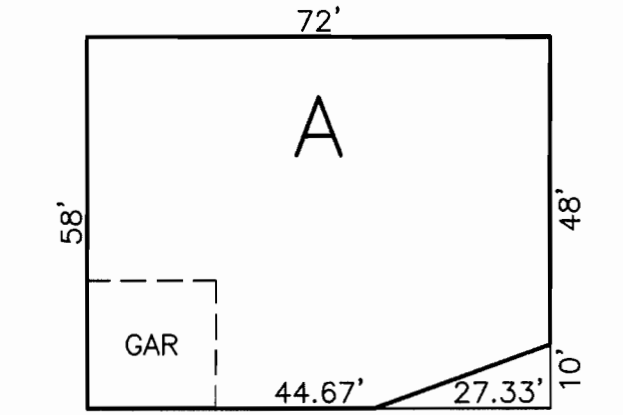
VENTURA II

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

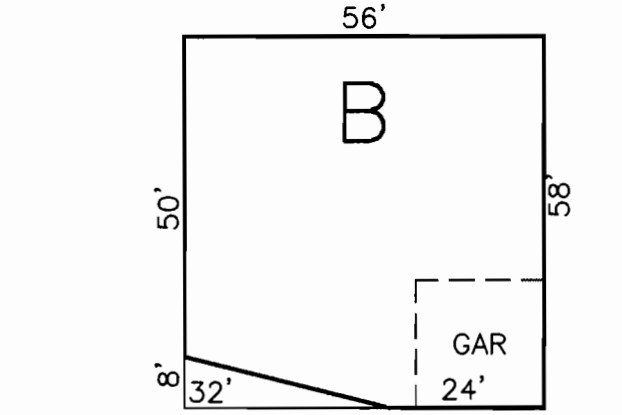


CUSTOM VENTURA

2975.19 SF = 9917.30 SF
0.3 Min. Lot Size
3135.19 SF = 10450.63 SF
0.3 Min. Lot Size
w/10'x16' Opt. Deck



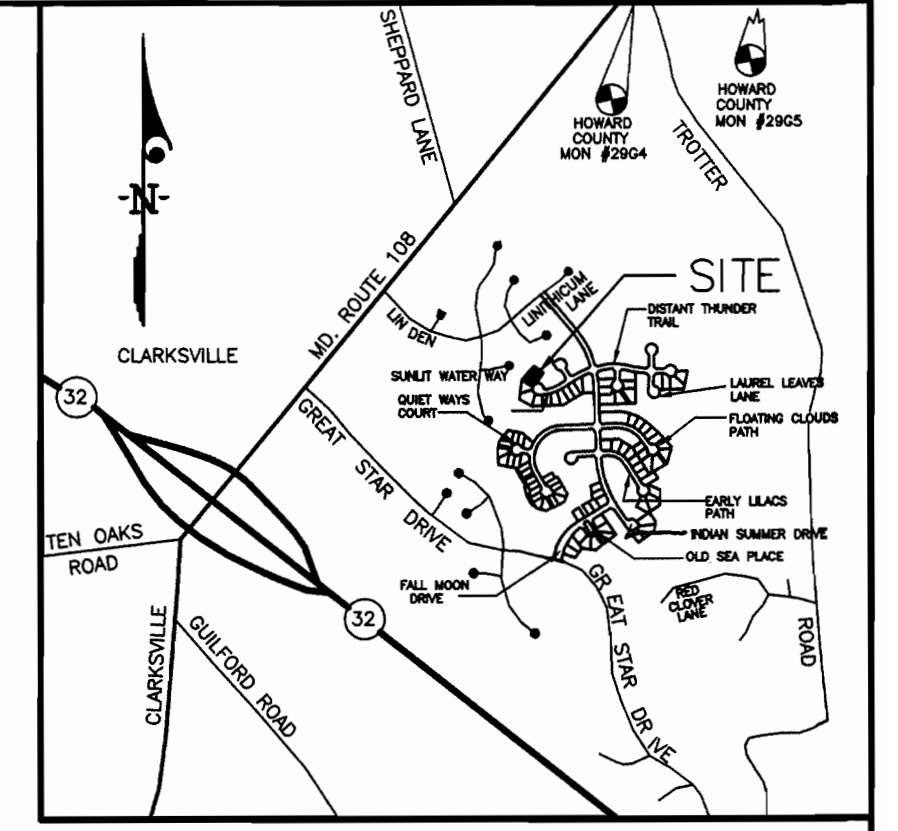
ALL HOUSE TYPES FIT W/ALL OPTIONS



BERKELEY (w/o 3 Car Gar.)
BERKELEY I (w/o 3 car gar.)
BERKELEY II (w/o 3 car gar.)
CATALINA (w/o 3 Car Gar.)
CARMEL/CATALINA III (w/o 3 Car Gar.)
CUSTOM CATALINA (w/o 3 Car Gar.)
KIMBERLY (w/o 3 Car Gar.)
MALIBU (w/o 3 Car Gar.)
NEWPORT III / GRANADA III (w/o 3 Car Gar.)
SANTA CRUZ (w/o 3 Car Gar.)
VENTURA (w/o 3 Car Gar.)
VENTURA II (w/o 3 Car Gar.)

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
258	12128 SUNLIT WATER WAY
259	12132 SUNLIT WATER WAY

BENCHMARKS:
Howard County Monument 2904
Intersection of MD. Route 108 and
Trotter Road
Howard County Monument 2905
an additional 2.54' ± 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 : 0.7723 Acres
- The total number of lots included in this submission is : 2
- Improvement to property : Single Family Detached
- The maximum lot coverage permitted is : 30% per FDP 222-A, Part IV
- Department of Planning and Zoning reference file numbers : S-93-21P-95-11F-96-130;WP-98-120.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, #30-3693-D approved Road Construction plans F-96-102, 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, Walker, Inc. on July 10, 1997.
- 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 : 2904 & 2905
- 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.6.05.
- In accordance with FDP-Phase 222-A Part IV by 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 basement areaways/stairways may not encroach into any Building Restriction Line.
- Stormwater Management is provided per : F-96-102.
- SHC Elevations shown are at the Property lines.

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-96-102 and/or approved Water and Sewer Plans Contract #34-3420-D and #30-3693-D.

OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10725 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/4	LOT 260-264
PLAT NO. 13288	BLOCK NO. 1	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE I-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 BL	SITE DEVELOPMENT PLAN COVER SHEET LOTS 258 & 259 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 4 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN KQL		DRAWING 1 of 2
CHECKED BAL		JOB NO. 00-006
DATE 2-27-01		FILE NO. 00-006-X

FOR : ALLAN HOMES, INC.
10260 OLD COLUMBIA ROAD
RIVERS CORPORATE PARK
COLUMBIA, MARYLAND 21044

SP01-110

APPROVED: DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

DATE: 5/23/01
DATE: 5/24/01
DATE: 5/25/01



SEDIMENT AND EROSION CONTROL NOTES

- 1. 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).

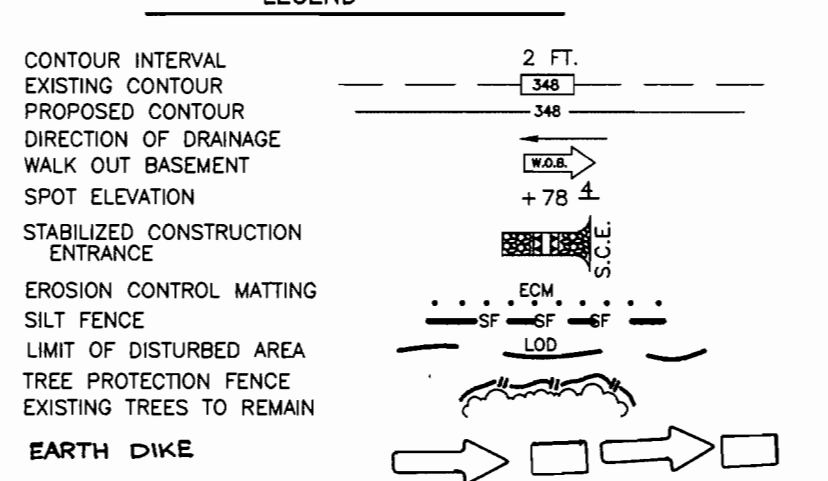
PERMANENT SEEDING NOTES

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

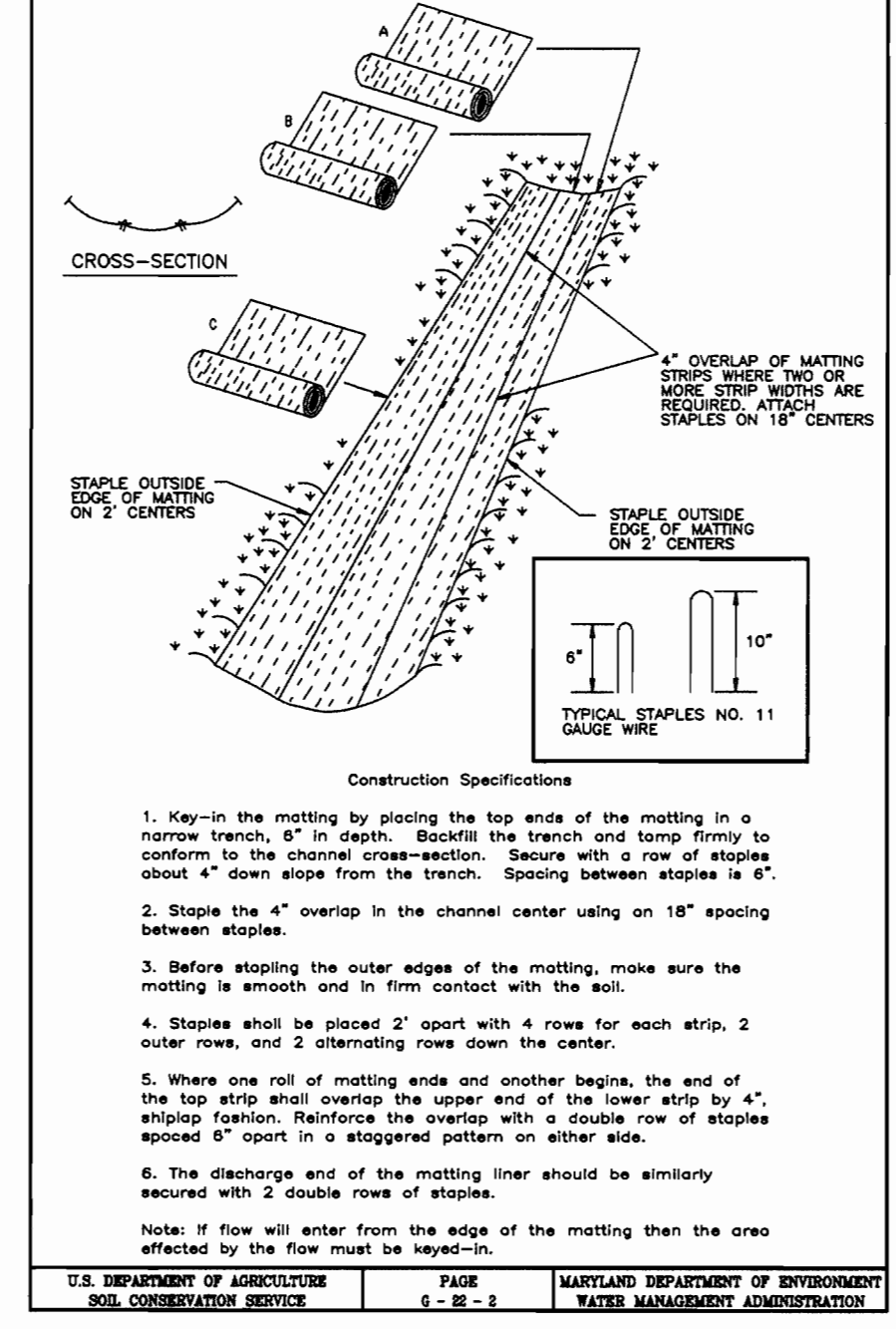
21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

LEGEND



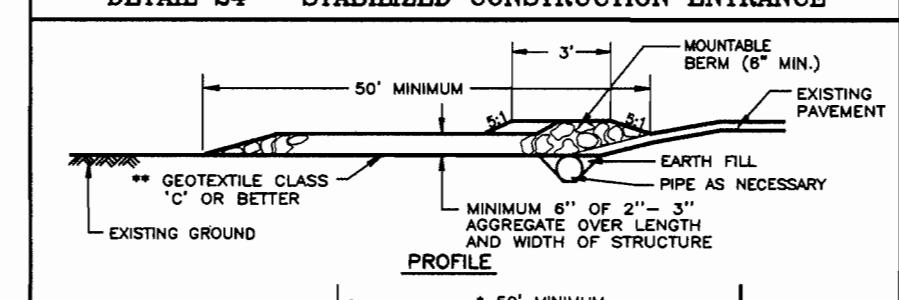
DETAIL 30 - EROSION CONTROL MATTING



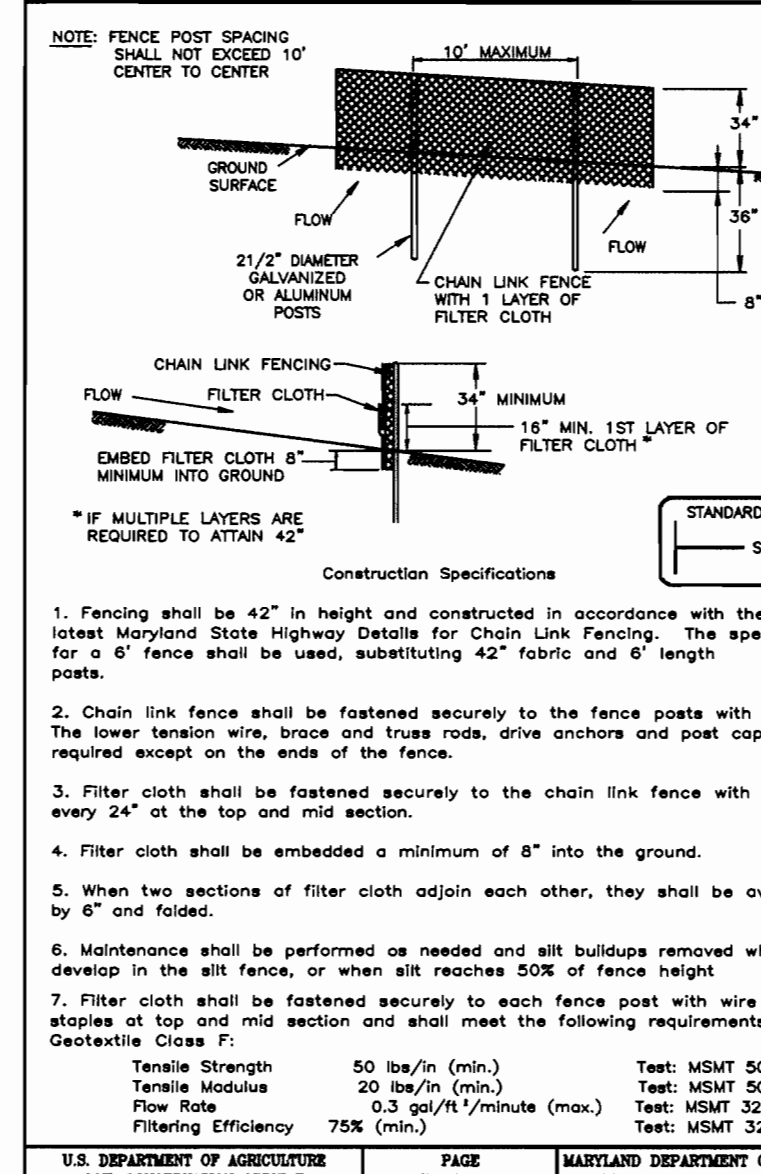
CONSTRUCTION SEQUENCE:

- 1. Obtain grading permit.
2. Install tree protection fence.
3. Install sediment and erosion control devices and stabilize.

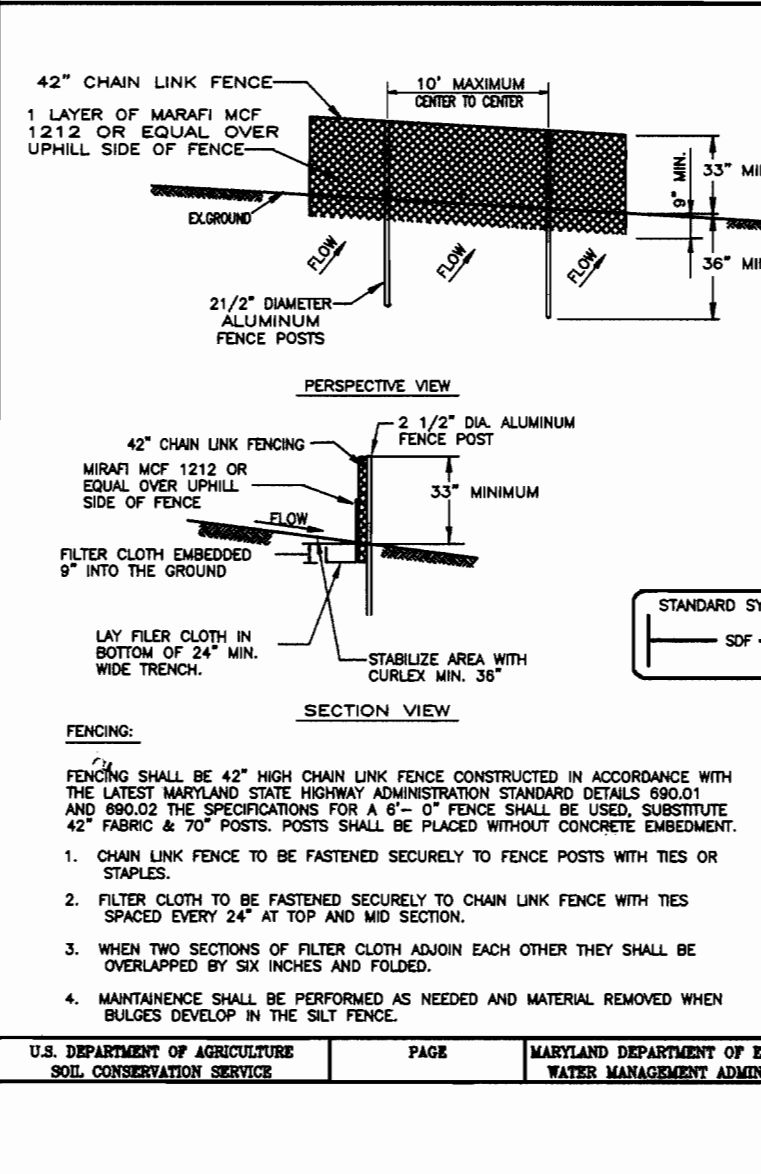
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



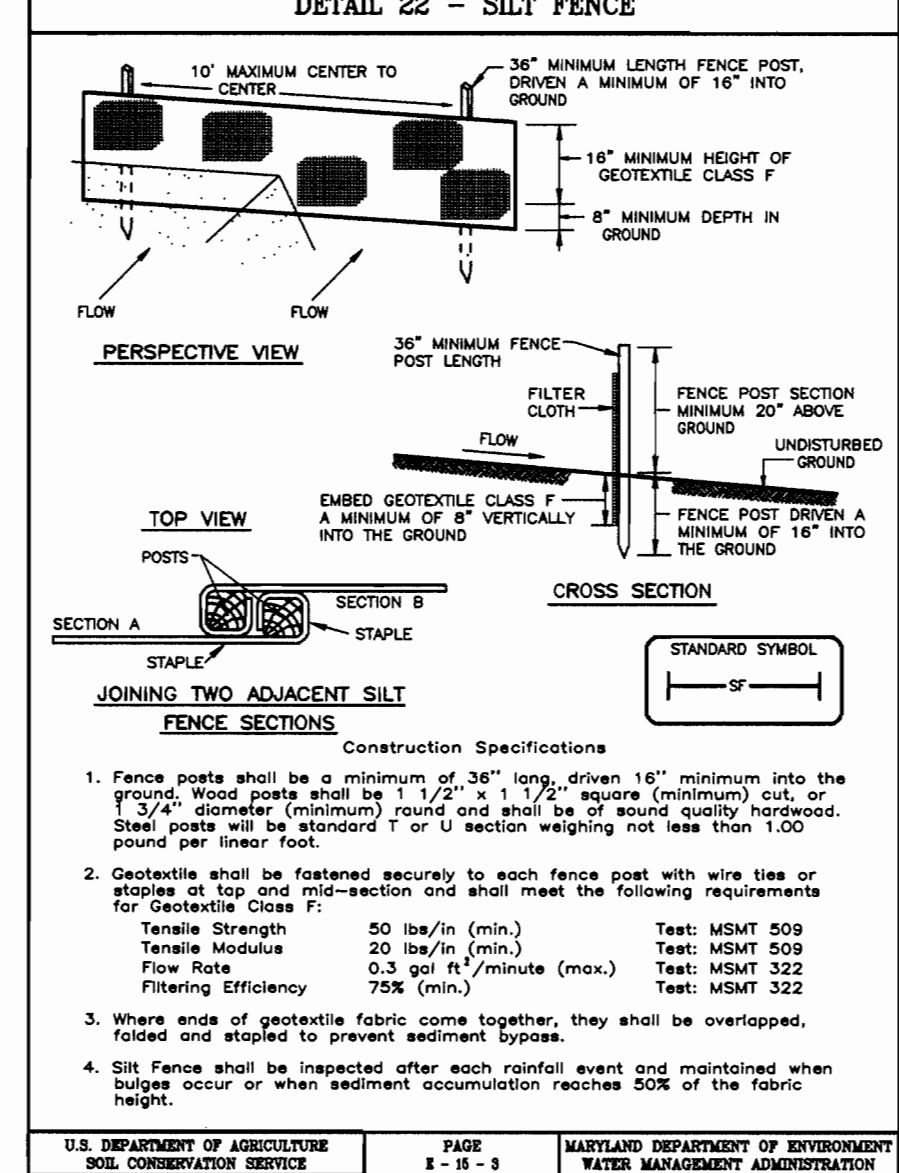
DETAIL 33 - SUPER SILT FENCE



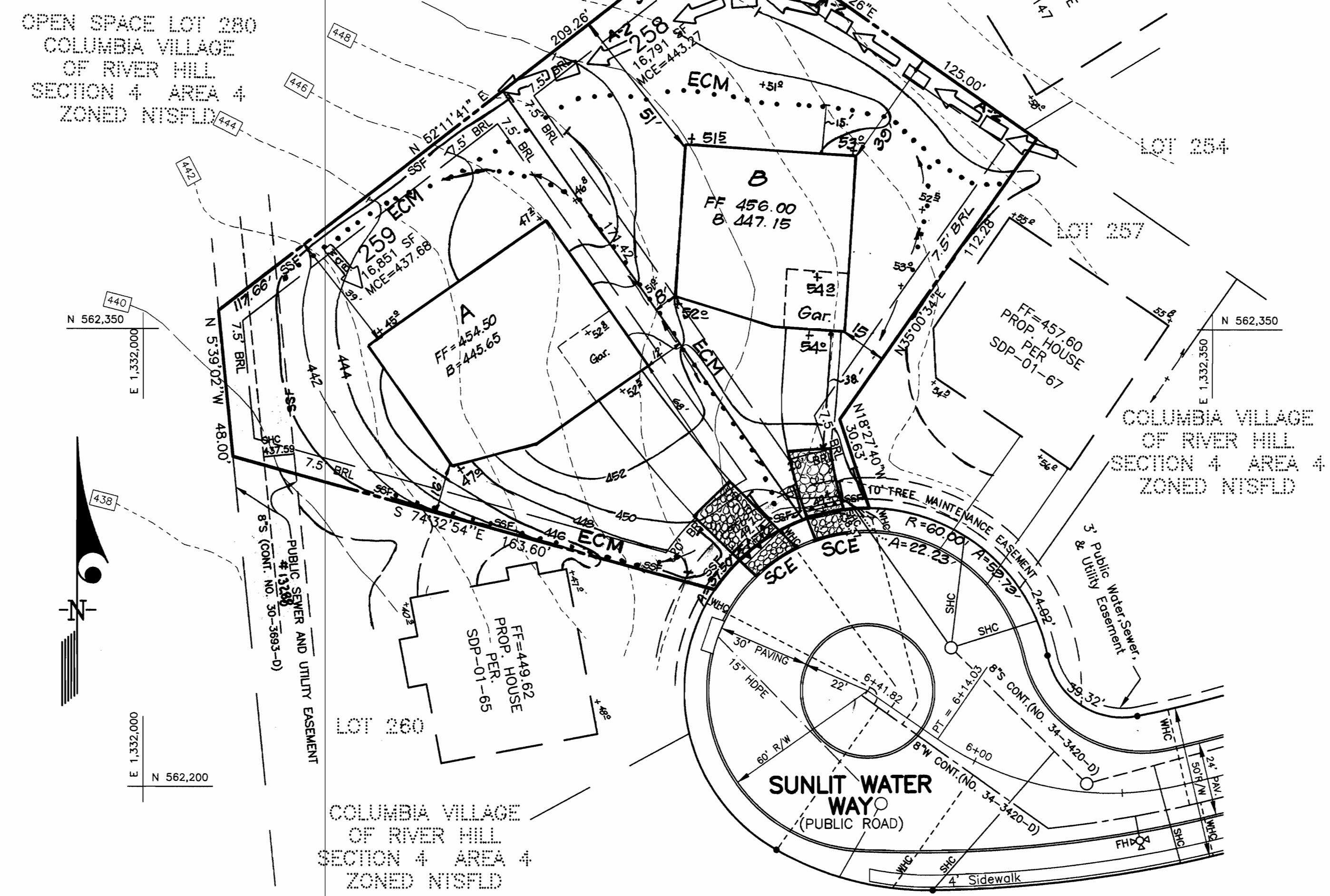
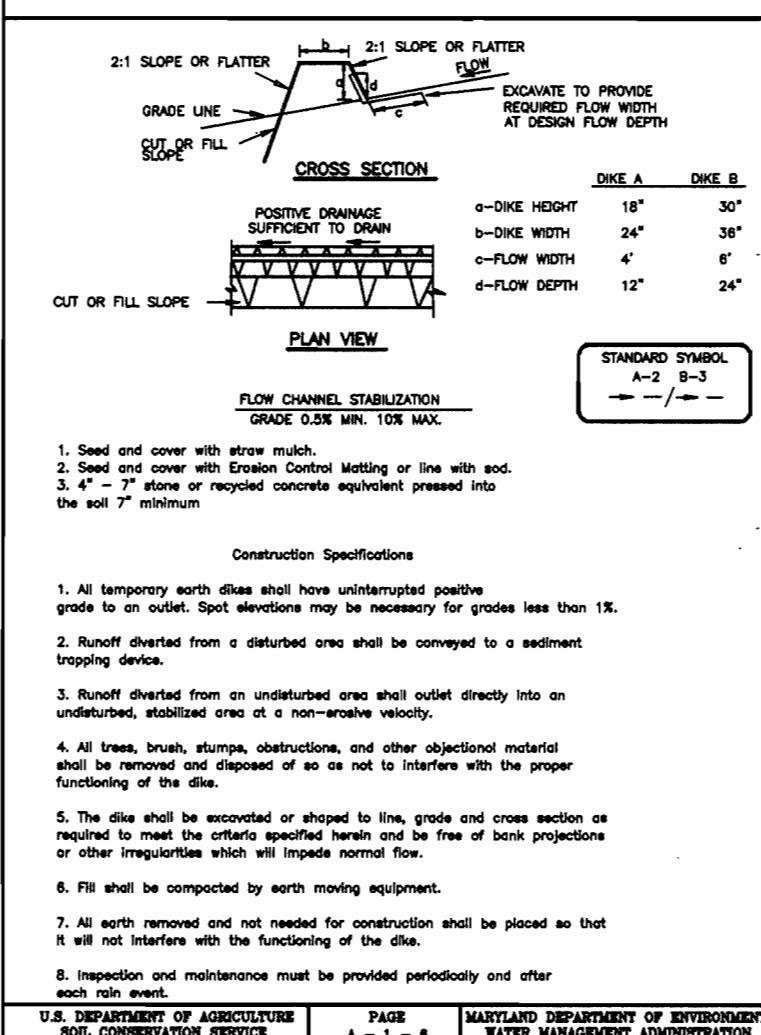
DETAIL - SUPER DIVERSION FENCE



DETAIL 22 - SILT FENCE



DETAIL 1 - EARTH DIKE



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

Reviewed for HOWARD S.C.D.
Technical Requirements
Signature: [Signature]
Date: 5/22/01
U.S. Natural Resource Conservation Service
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Approved: [Signature]
Date: 5/22/01

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.
Name: [Signature]
Date: 2-27-01

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.
Name: [Signature]
Date: 2/28/01

