

### TIDEWATER

1997.43 SF  
6650.10 SF  
Min. Lot Size w/all Options  
2157.43 SF  
7191.43 SF  
Min. Lot Size w/all Options w/10'x16' Deck

### SEAFORD

2367.24 SF  
7890.97 SF  
Min. Lot Size w/all Options  
2527.24 SF  
8424.30 SF  
Min. Lot Size w/all Options w/10'x16' Deck

### SALISBURY

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

### CAMBRIDGE

2712.14 SF  
9040.47 SF  
Min. Lot Size w/all Options  
3052.14 SF  
10173.8 SF  
Min. Lot Size w/all Options w/10'x16' Deck

### MILLWOOD

2141.18 SF  
7137.27 SF  
Min. Lot Size w/all Options  
2301.18 SF  
7810.40 SF  
Min. Lot Size w/all Options w/10'x16' Deck

### MILLWOOD 2

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

### TALBOT

2471 = 8237 sq. ft. Min. Lot Size w/all options incl. 10'x16' Deck not shown.

### TALBOT MODIFIED

2573 = 8570 SF Min. Lot Size w/10'x16' Deck

### LEGEND

CONTOUR INTERVAL  
EXISTING CONTOUR  
PROPOSED CONTOUR  
DIRECTION OF DRAINAGE  
WALK OUT BASEMENT  
SPOT ELEVATION  
EXISTING TREES TO REMAIN  
Tree Protection Fence

### BENCHMARKS:

Howard County Monument 296A  
Intersection of MD. Route 108 and Trotter  
Howard County Monument 2965  
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 : 3.2 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 : 5-93-21; P-95-10; WP-95-32; WP-95-78; WP-95-114; F-96-89; F-96-110; F-96-124;
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3445-D, approved Road Construction plans F-96-124, 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 Gutschick, Little & Weber, P.A. in November 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 : 296A & 2965
  - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
  - In accordance with FDP-Phase 222 Part 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.
  - Stormwater Management is provided per : F-96-124.
  - SHC Elevations shown are at the Property lines.
  - SWM Quantity will be provided by the existing Stream Valley Upstream of the Great Star Culvert and by having credit for the storage upstream of the existing SBA culverts under MD. Route 345 as described in a report prepared by Whitman, Segurist and Assoc. SWM Quality will be provided by natural ground cover as a filtering buffer prior to the streams. These systems will be expanded under a future submission and will have permanent water quality facilities constructed as a part of that expansion. Financial surety for the required landscaping must be posted as part of the grading permit in the amount of \$1600.00.

### ADDRESS CHART

LOT NUMBER	STREET ADDRESS
60	6101 EVERY SAIL PATH
61	6105
62	6109
63	6113
64	6117
65	6108
66	6104
67	6100

### SHEET INDEX

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

### OWNER / DEVELOPER

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

### 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-96-124 and/or approved Water and Sewer Plans Contract #34-3445-D.

### REVISIONS

No.	Rev. hse. & grid. lot	Rev. hse. & grid. lot	Date
1	Rev. hse. & grid. lot 61	4-11-97	
2	Rev. hse. & grid. lot 64. Add hse. typical	3-22-98	
3	REV. HSE. & GRID. LOT 65 & ADD HSE. TYP. & RETAINING WALL DETAIL	12-02-98	
4	Rev. hse. & grid. lot 60	8-24-98	
5	Rev. hse. & grid. lot 62, Rev. hse. typical	5-22-98	

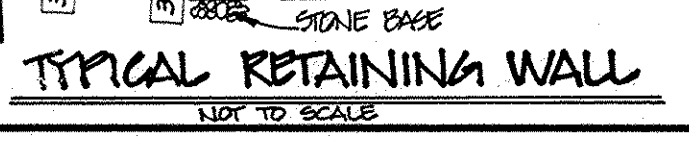
### SCHEDULE 'B' PERIME

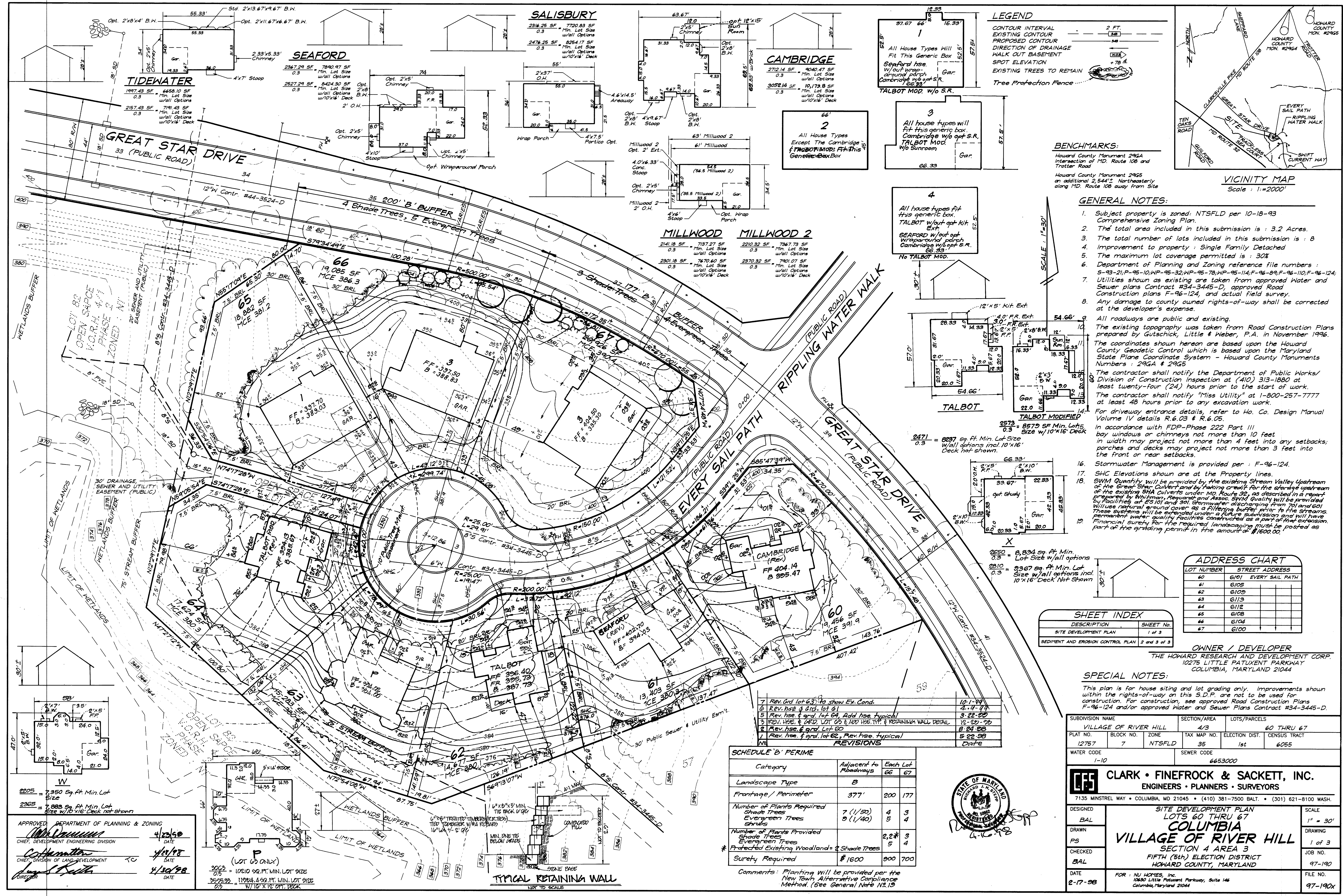
Category	Adjacent to Roadways	Each Lot 66	Each Lot 67
Landscape Type	B		
Frontage/ Perimeter	377'	200	177
Number of Plants Required			
Shade Trees	7 (1/50)	4	3
Evergreen Trees	9 (1/40)	5	4
Number of Plants Provided			
Shade Trees		2,2*	3
Evergreen Trees		5	4
Protected Existing Woodland= 2 Shade Trees			
Surety Required	\$1600	900	700

Comments: Planting will be provided per the New Town Alternative Compliance Method. (See General Note N2.15)

APPROVED: DEPARTMENT OF PLANNING & ZONING  
4/23/98  
4/21/98  
4/30/98

(LOT 65 ONLY)  
3002 = 10210 SQ. FT. MIN. LOT SIZE  
3525.33 = 11926.4 SQ. FT. MIN. LOT SIZE w/10'x16' DECK





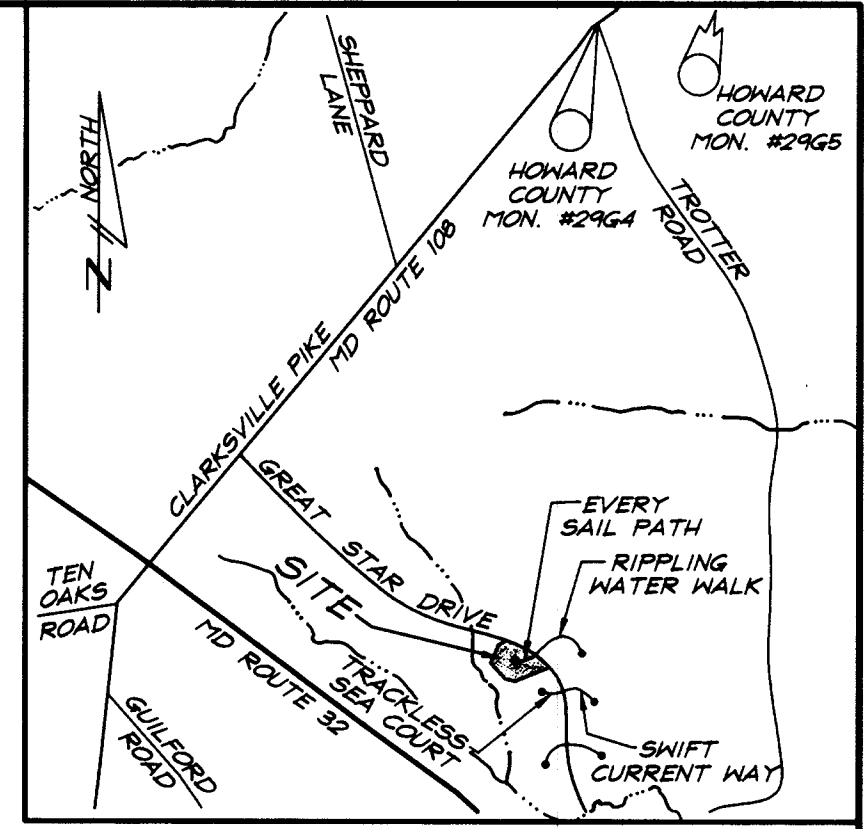
**SALISBURY**  
 2316.25 SF 7720.83 SF  
 0.3 Min. Lot Size w/all Options  
 2476.25 SF 8264.17 SF  
 0.3 Min. Lot Size w/all Options w/10'x16' Deck

**SEAFORD**  
 2367.29 SF 7890.97 SF  
 0.3 Min. Lot Size w/all Options  
 2527.29 SF 8424.30 SF  
 0.3 Min. Lot Size w/all Options w/10'x16' Deck

**TIDEWATER**  
 1997.43 SF 6450.10 SF  
 0.3 Min. Lot Size w/all Options  
 2157.43 SF 7191.43 SF  
 0.3 Min. Lot Size w/all Options w/10'x16' Deck

**CAMBRIDGE**  
 2712.14 SF 8040.47 SF  
 0.3 Min. Lot Size w/all Options  
 3052.14 SF 10,179.8 SF  
 0.3 Min. Lot Size w/all Options w/10'x16' Deck

**LEGEND**  
 CONTOUR INTERVAL 2 FT.  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 DIRECTION OF DRAINAGE  
 WALK OUT BASEMENT  
 SPOT ELEVATION  
 EXISTING TREES TO REMAIN  
 Tree Protection Fence



**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'

**GENERAL NOTES:**

- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is : 3.2 Acres.
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- Improvement to property : Single Family Detached
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 The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.  
 For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05  
 In accordance with FDP-Phase 222 Part 111 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 is provided per : F-96-124.
- SHC Elevations shown are at the Property lines.
- BWM Quantity will be provided by the existing Stream Valley Upstream of the Great Star Culvert and by making credit for the grading upstream of the existing SHA Culverts under MD. Route 32, as described in a report by Whittier, Reigart and Assoc. SHM Quality will be provided by facilities at E5101 and 301. Stormwater discharging from 301 and 601 will use natural ground cover as a filtering buffer prior to the streams. These systems will be installed under a future submission and will have permanent water quality facilities constructed as a part of that extension. Financial surety for the required landscaping must be posted as part of the grading permit in the amount of \$1600.00.

**2**  
 All House Types Except The Cambridge & Talbot MOD. Fit This Generic Box

**3**  
 All house types will fit this generic box. Cambridge w/o opt S.R. TALBOT MOD. w/o Sunroom

**4**  
 All house types fit this generic box. TALBOT w/out opt Kit. Ext. SEAFORD w/out opt wrap-around porch. Cambridge w/o opt S.R. TALBOT MOD. No TALBOT MOD.

**MILLWOOD**  
 2141.18 SF 7187.27 SF  
 0.3 Min. Lot Size w/all Options  
 2301.18 SF 7490.07 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 7900.07 SF  
 0.3 Min. Lot Size w/all Options w/10'x16' Deck

**TALBOT**  
 2471 = 8237 sq. Ft. Min. Lot Size w/all options incl. 10'x16' Deck not shown.

**TALBOT MODIFIED**  
 2573 = 8579 SF Min. Lot Size w/all options incl. 10'x16' Deck

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
60	6101 EVERY SAIL PATH
61	6105
62	6109
63	6113
64	6117
65	6121
66	6125
67	6129

**SHEET INDEX**

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

**SPECIAL NOTES:**

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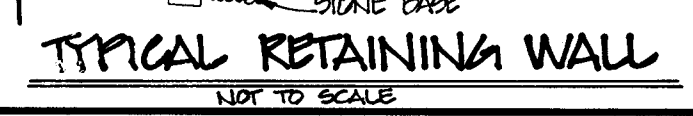
**REVISIONS**

NO.	REV. HSE. / GRD. LOT	DATE
1	Rev. Grd lot 63 to show Ex. Cond.	10-1-98
2	Rev. hse & grad lot 61	12-1-98
3	Rev. hse & grad lot 64	3-22-99
4	REV. HSE. & GRD. LOT 62 & ADD HSE. TYPICAL	10-12-98
5	REV. HSE. & GRD. LOT 65 & ADD HSE. TYP. & RETAINING WALL DETAIL	8-24-99
6	Rev. hse & grad lot 60	5-22-99
7	Rev. hse. & grad. lot 62, Rev. hse. typical	Date

**SCHEDULE 'B' PERIMETRE**

Category	Adjacent to Roadways	Each Lot
Landscape Type	B	66 67
Frontage / Perimeter	377'	200 177
Number of Plants Required		
Shade Trees	7 (1/50)	4 3
Evergreen Trees	9 (1/40)	5 4
shrubs		
Number of Plants Provided		
Shade Trees		2,2*
Evergreen Trees		5 4
* Protected Existing Woodlands & Shade Trees		
Surety Required	\$1600	900 700

Comments: Planting will be provided per the New Town Alternative Compliance Method. (See General Note N2.13)



**APPROVED DEPARTMENT OF PLANNING & ZONING**  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 4/23/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 4/29/98  
 DIRECTOR  
 DATE: 4/30/98

(LOT 65 ONLY)  
 3062 = 10210 SQ. FT. MIN. LOT SIZE  
 3625.22 = 11028.4 SQ. FT. MIN. LOT SIZE  
 0.3 W/10'x16' DECK