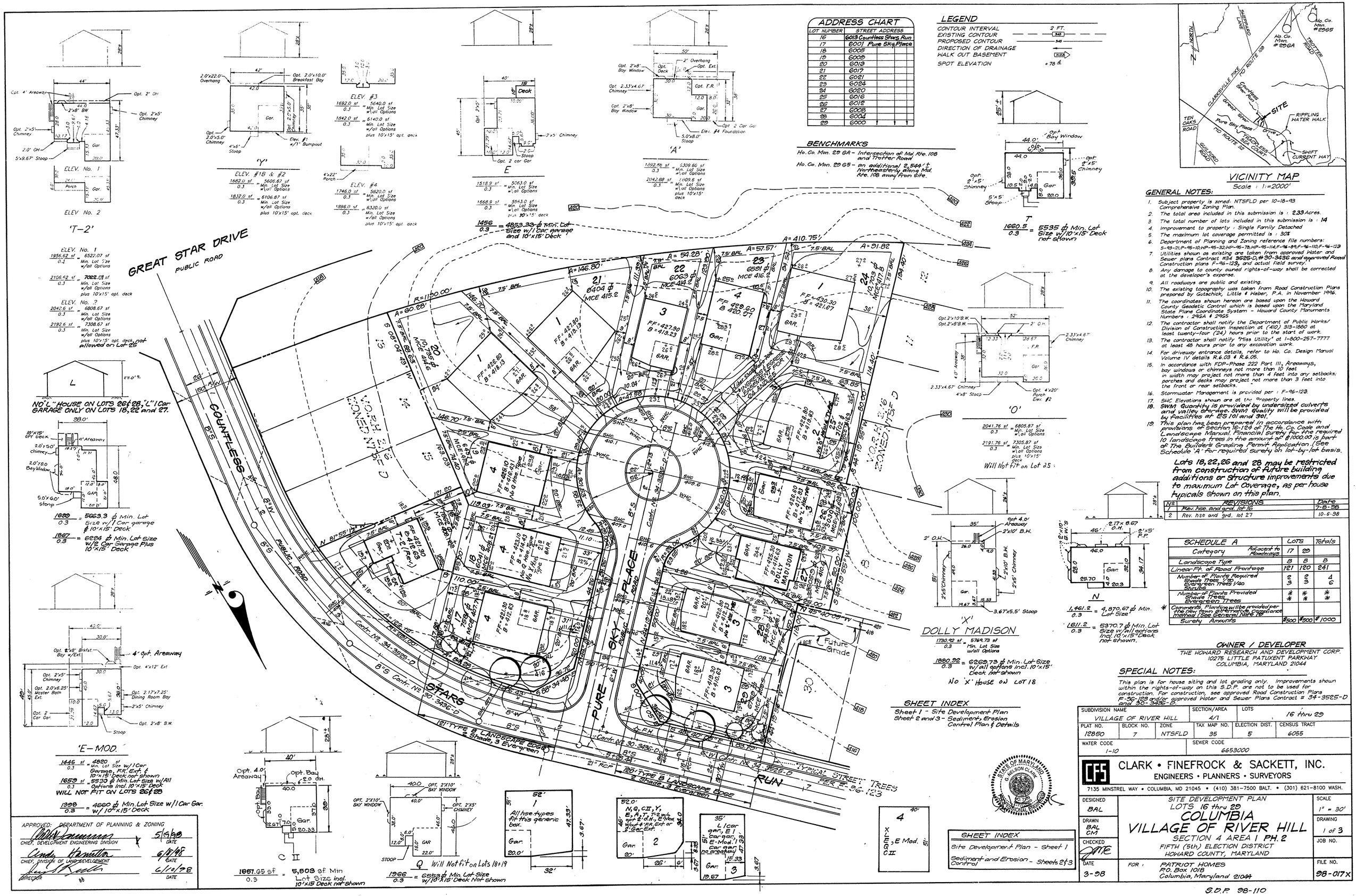

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
16	6013 Countless Stars Run
17	6001 Pure Sky Place
18	6005
19	6009
20	6013
21	6017
22	6021
23	6024
24	6020
25	6016
26	6012
27	6008
28	6004
29	6000

LEGEND

CONTOUR INTERVAL 2 FT.
EXISTING CONTOUR 548
PROPOSED CONTOUR 540
DIRECTION OF DRAINAGE
WALK OUT BASEMENT W.O.B.
SPOT ELEVATION +78.4

BENCHMARKS

Ho. Co. Mon. 29 GA - Intersection of Md. Rte. 108 and Trotter Road.

Ho. Co. Mon. 29 GS - an additional 2,544'± Northeasterly along Md. Rte. 108 away from Site.

GENERAL NOTES:

1. Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 2.33 Acres.
3. The total number of lots included in this submission is : 14
4. Improvement to property : Single Family Detached
5. The maximum lot coverage permitted is : 30%
6. Department of Planning and Zoning reference file numbers: S-93-21;P-95-10;WP-95-32;WP-95-78;WP-95-114;F-96-89;F-96-110;F-96-123
7. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34 3525-D, # 30-3436 and approved Road Construction plans F-96-123, and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction Plans prepared by Gutschick, Little & Weber, P.A. in November 1996.
11. 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 : 29GA & 29GS
12. 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.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
15. In accordance with FDP-Phase 222 Part III, Areaways, 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.
16. Stormwater Management is provided per : F-96-123.
17. SHC Elevations shown are at th: Property lines.
18. SWM Quantity is provided by undersized culverts and valley storage. SWM Quality will be provided by facilities at ES 101 and 301.
19. This plan has been prepared in accordance with provisions of Section 16.124 of The Ho. Co. Code and Landscape Manual. Financial Surety for the required 10 landscape trees in the amount of $1000.00 is part of The Builder's Grading Permit Application. (See Schedule 'A' for required surety on lot-by-lot basis.

Lots 18, 22, 26 and 28 may be restricted from construction of future building additions or structure improvements due to maximum Lot Coverage, as per house typicals shown on this plan.

No	REVISIONS	Date
1	Rev. hse. and grd. lot 16	7-8-98
2	Rev. hse and grd. lot 27	10-6-98

SCHEDULE A		LOTS		Totals
Category	Adjacent to Roadways	17	29	
Landscape Type		8	8	8
Linear Ft. of Road Frontage		121	120	241
Number of Plants Required	Shade Trees 1/30	2	2	4
	Evergreen Trees 1/40	3	3	6
	Shrubs			
Number of Plants Provided	Shade Trees	*	*	*
	Evergreen Trees	*	*	*
Comments	Planting will be provided per the new street trees ordinance. Compliance method (See General Note 19)			
Surety Amounts		$500	$500	$1000

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-96-123 and/or approved Water and Sewer Plans Contract # 34-3525-D and 30-3436-D.

SHEET INDEX

Sheet 1 - Site Development Plan
Sheet 2 and 3 - Sediment, Erosion Control Plan & Details

SHEET INDEX

Site Development Plan - Sheet 1
Sediment and Erosion Control - Sheets 2 & 3

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5/19/98
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6/5/98
DIRECTOR — DATE 6/10/98

SUBDIVISION NAME		SECTION/AREA	LOTS	
VILLAGE OF RIVER HILL		4/1	16 thru 29	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12850	7	NTSFLD	35	5	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 BAL	SITE DEVELOPMENT PLAN LOTS 16 thru 29 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 1 PH. 2 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN BAL CM		DRAWING 1 of 3
CHECKED		JOB NO.
DATE 3-98	FOR : PATRIOT HOMES P.O. Box 1018 Columbia, Maryland 21044	FILE NO. 98-017X

S.D.P. 98-110