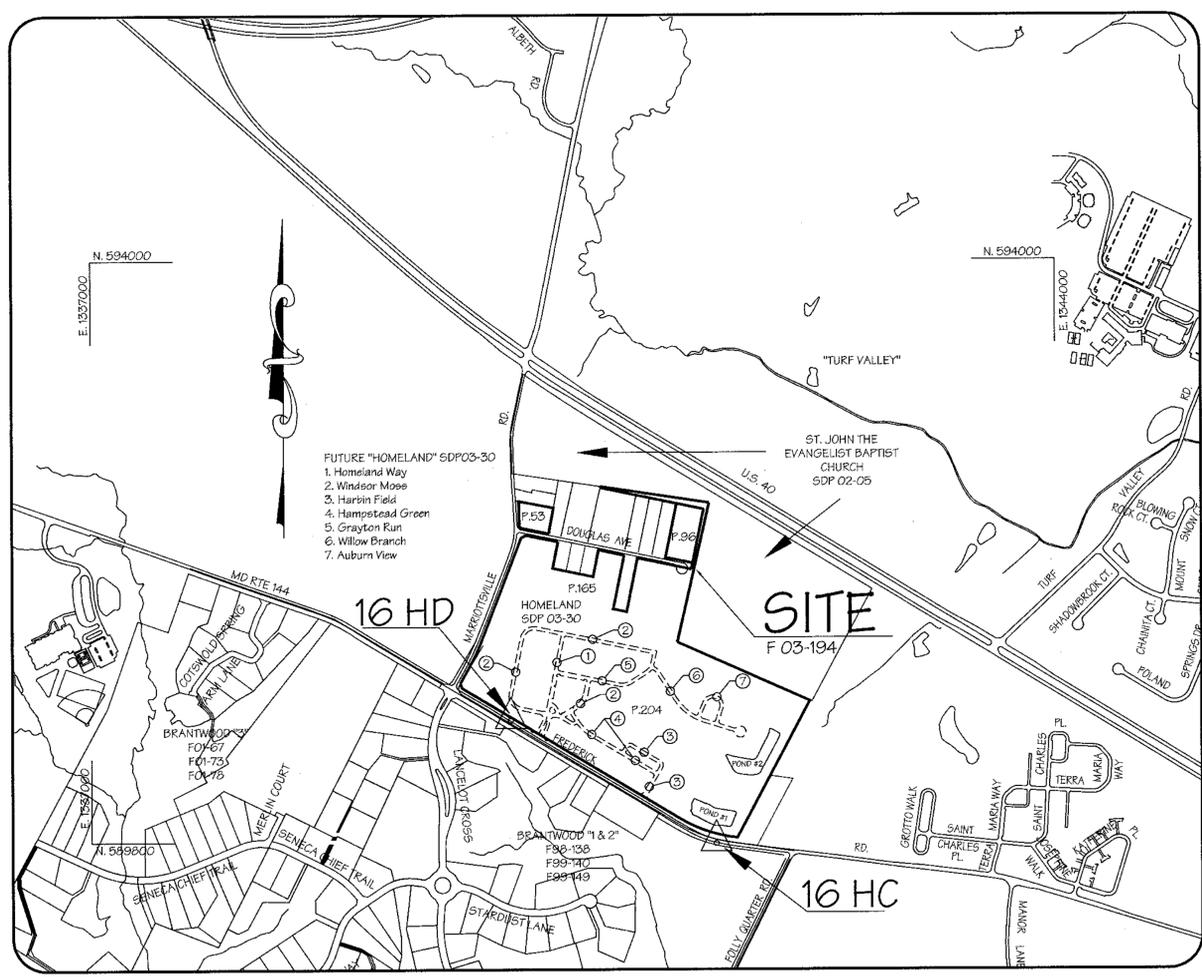


INDEX OF SHEETS	
No.	Description
1	Cover Sheet
2	Douglas Avenue Cul-De-Sac - Plan & Profile
3	Drainage Area Map
4	Grading and Soil Erosion & Sediment Control Plan
5	Grading and Soil Erosion & Sediment Control Plan - Details
6	Road Construction & Grading and Soil Erosion & Sediment Control Plan - Details
7	Landscape Plan

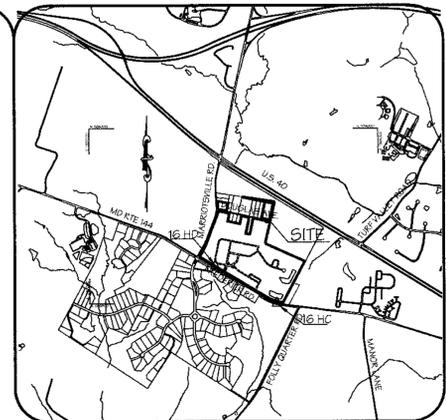
BENCHMARKS

HOWARD COUNTY GEODETIC CONTROL: 16HC
 Elevation: 449.451
 Northing: 589780.908 Easting: 13341530.147
 Station is a standard stamped disc set on top of concrete monument. Located on the southern boundary of Maryland Route 144, 0.1 Mile west of Folly Quarter Road.

HOWARD COUNTY GEODETIC CONTROL: 16HD
 Elevation: 512.208
 Northing: 590674.171 Easting: 1340043.586
 Station is a standard stamped disc set on top of concrete monument. Located 43' east of BGE Pole # 331.666 near the Maryland Route 144 and Marriottville Road intersection. 3' from the edge of Maryland Route 144 paving and 25.5' from the Marriottville Road street sign. Station is flush with surface.



LOCATION MAP
 Scale: 1" = 600'



VICINITY MAP
 Scale: 1" = 2000'

GENERAL NOTES

- Project Background: Location: Ellicott City, Maryland; Tax Map: 16; Parcel: 53, 96, 165, and 204; Grid: 4; Election District: 3rd
- The subject property is zoned RC / DEO (Rural Conservation - Density Exchange Option) per the 10/18/93 Comprehensive Zoning Plan.
- This plan is subject to 5/16/96 Howard County Zoning Regulations and to the 5th Edition of the Howard County Subdivision and Land Development Regulations.
- Deed Reference: Parcel 53: L. 5199 F. 402 - 1.14 Acres; Parcel 96: L. 4987 F. 674 - 1.04 Acres; Parcel 165: L. 4008 F. 453 - 10.52 Acres; Parcel 204: L. 4249 F. 452 - 61.72 Acres
- All construction shall be in accordance with the latest Standards and Specifications of Howard County plus MSHA Standards and Specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days 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 being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1995)." A minimum spacing of 20' shall be maintained between any street light and any tree.
- The property shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October 1999.
- The topography shown hereon was compiled by Harford Aerial, January 2002 and spot checked for accuracy by field run topography by LDE, Inc.; April 2002.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 16 HC and 16 HD were used for this project.
- Water, is an existing public water main. Contract # 44-3480.
- The sewer systems along Douglas Avenue are private septic systems. The future units per SDP 03-30 will utilize the private septic system as shown on the aforementioned Site Development Plan.
- Stormwater management will be accomplished under approved SDP 03-30. The controls will be privately owned and maintained.
- The existing utilities shown hereon are located from field surveys and construction drawings of record. The contractor shall locate existing utilities to his own satisfaction and well in advance of any construction activities. Additionally, the contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service. Any damage incurred to utilities or existing features due to contractor's operation shall be repaired immediately at the contractor's expense.
- There may be additional utilities not shown on these plans. The engineer assumes no responsibility for utility locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer of any discrepancies, prior to the start of construction.
- Any damage caused by the contractor to existing public right-of-way, existing paving, existing utilities, etc. shall be corrected at the contractor's expense in accordance with the Howard County Standards and Specifications.
- Deviations from these plans and specifications without prior written consent of the civil engineer may cause the work to be unacceptable.
- All utility poles within the limit of construction shall be braced prior to the start of work. Contractor shall contact Utility Companies prior to bracing, adjustment or relocation.
- Adjustments to the sequence of construction shall be approved by the Howard County Department of Inspections, Licenses and Permits, prior to such adjustments.
- All fill shall be rolled to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-180.
- The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement.
- There is no floodplain on this site. The floodplain study for the "Homeland" project was approved under SDP 03-30.
- There are no wetlands on this site. The wetland delineation for the "Homeland" project was approved under SDP 03-30.
- No traffic study is required for this project. The traffic studies for the "Homeland" project was approved under SDP 03-30.
- The Contractor shall maintain vehicular access and utility service to the existing dwelling (#1110 Douglas Avenue) during all phases of construction.
- The Existing Fire Hydrant shall be relocated by Advance Deposit Order (A.D.O.). The contractor shall coordinate this with Howard County Bureau of Utilities.

FINAL ROAD CONSTRUCTION PLANS HOMELAND

3rd ELECTION DISTRICT - HOWARD COUNTY, MD

By	Date	No.	Description
REVISIONS			

APPROVED: DEPARTMENT OF PUBLIC WORKS

William Z. White, Jr.
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 2-3-04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer
 HOWARD SOIL CONSERVATION DISTRICT
 DATE: 1/29/04

ENGINEER'S CERTIFICATE

I hereby certify that this plan and profile represents a practical and workable plan based on the conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Bruce D. Bowman
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 1/14/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Polutson
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/5/04

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

John R. Polutson
 HOWARD SOIL CONSERVATION DISTRICT
 DATE: 1/29/04

DEVELOPER'S CERTIFICATE

We certify that all development and construction will be done according to this plan of development for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance as 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 inspections by the Howard Soil Conservation District.

John R. Polutson
 DATE: 1/14/04

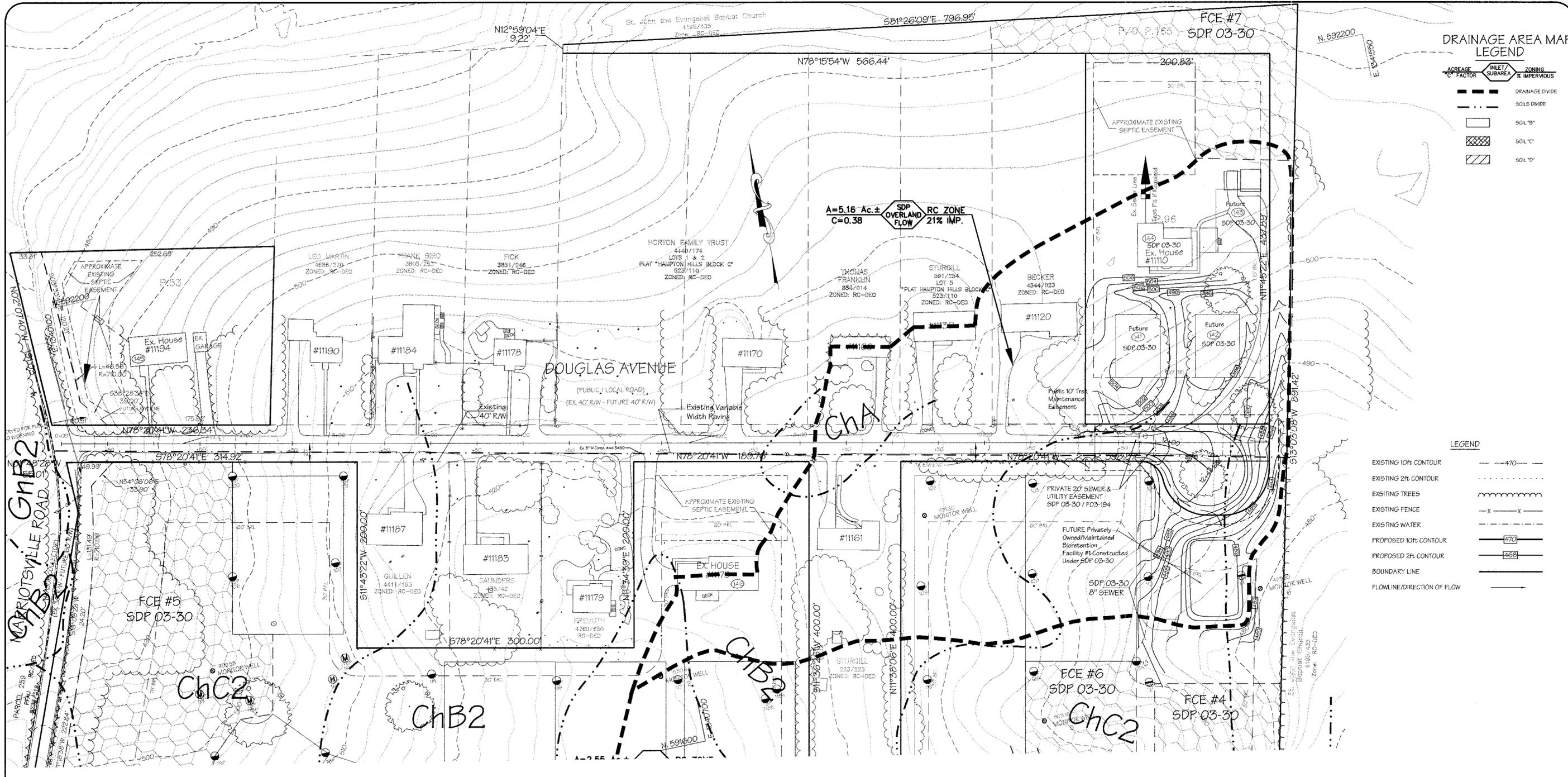


OWNERS:

- Parcel 53: Hugh F. Cole, Jr. and John F. Liparini, 8825 P Columbia 100 Pkwy, Columbia, Md. 21045
- Parcel 96: Brantwood LLC, 8825 P Columbia 100 Pkwy, Columbia, Md. 21045
- Parcel 165 & 204: Andrew J. & Martha Harbin, 9726 Old Frederick Road, Ellicott City, Maryland 21042

LDE, INC.
 9250 Rumsey Road, Suite 106, Columbia, MD. 21045
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: EDS	COVER SHEET HOMELAND Tax Map No. 16 - Grid No. 4 - P/O Parcel 165 3rd Election District - Zoning RC-DEO Howard County, Maryland PREVIOUS SUBMITTALS: BA 00-52E, WP 03-128, SDP 03-30	SCALE: AS SHOWN
DRAWN: JLM, JDR		DRAWING: 1 OF 7
CHECKED: BDB		JOB NO.: 99-051.20
DATE: 1/20/04		FILE NO.: F 03-194



DRAINAGE AREA MAP LEGEND

ACREAGE C FACTOR	INLET/SUBAREA	ZONING % IMPERVIOUS
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

LEGEND

EXISTING 10ft CONTOUR	---
EXISTING 2ft CONTOUR	---
EXISTING TREES	---
EXISTING FENCE	---
EXISTING WATER	---
PROPOSED 10ft CONTOUR	---
PROPOSED 2ft CONTOUR	---
BOUNDARY LINE	---
FLOWLINE/DIRECTION OF FLOW	---

NOTES: 1.) This sheet shall not be used for grading purposes.
 2.) If no Time of Concentration is shown, 5 min Tc was used.

By	Date	No.	Description
REVISIONS			

APPROVED: DEPARTMENT OF PUBLIC WORKS

William Z. White 2/3/04
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. ... 2/9/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Murray 1/29/04
 USED NATURAL RESOURCES CONSERVATION SERVICE

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

John R. Robertson 1/29/04
 HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

I hereby certify that this plan and specifications represent a practical and workable plan based on my personal knowledge and that it was prepared in accordance with the provisions of the Soil Conservation District Act.

Bruce D. Burton 1/14/04
 PROFESSIONAL ENGINEER

DEVELOPER'S CERTIFICATE

I/we certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.

John P. ... 1/14/04
 SIGNATURE OF DEVELOPER

STATE OF MARYLAND

David ... 1/14/04
 REGISTERED PROFESSIONAL ENGINEER

OWNERS:

Parcel 53
 Hugh F. Cole, Jr. and John F. Lipani
 8835 P Columbia 100 Pkwy
 Columbia, Md. 21045

Parcel 96
 Brantwood LLC
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 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: EDS
 DRAWN: JLM/JDR
 CHECKED: BDB
 DATE: 1/2004

Drainage Area Map
HOMELAND

Tax Map No. 16 - Grid No. 4 - P/O Parcel 165
 3rd Election District - Zoning RC-DEO
 Howard County, Maryland

PREVIOUS SUBMITTALS: BA 00-52E, WP 03-128, SDP 03-30

DEVELOPER: Land Source / Brantly, LLC
 8835-P Columbia 100 Parkway
 Columbia, Maryland 21045
 410-750-0810

SCALE: 1" = 50'
 DRAWING: 3 of 7
 JOB NO.: 99-051.20
 FILE NO.: F 03-194

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HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

- 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).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
- Following initial construction or disturbance or redistribution, permanent or temporary stabilization shall be completed within a 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1934 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section G) for permanent seeding, sod, temporary seeding, and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	2.00 Acres
Area Disturbed	2.00 Acres
Area to be roofed or paved	0.17 Acres
Area to be vegetatively stabilized	1.80 Acres
Total Cut	5,000 Cu. Yds.
Total Fill	5,000 Cu. Yds.
Offsite waste/borrow area location	SDF 03-30
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- PREFERRED** -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000sq. ft.).
- ACCEPTABLE** -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

SEEDING -- For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre (1.4 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (.05 lbs/1000sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - Use sod. Option (3) - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch 2 tons / acre well anchored straw.

MULCHING -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 21B gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 34B gallons per acre (8 gal/1000sq. ft.) for anchoring.

MAINTENANCE -- Inspect all seeding areas and make needed repairs, replacements and reseeding.

HOWARD SOIL CONSERVATION DISTRICT
TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

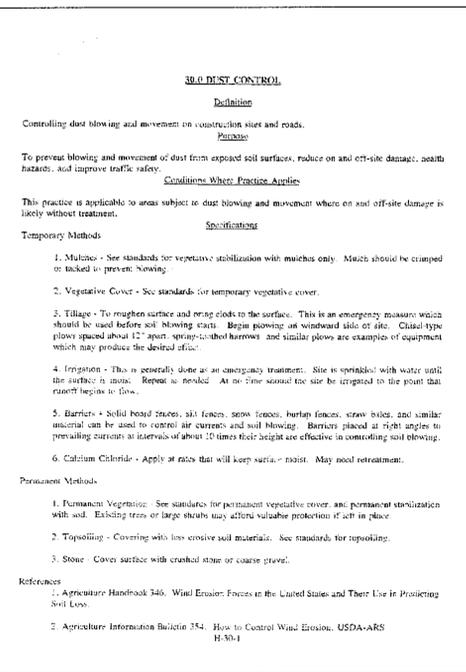
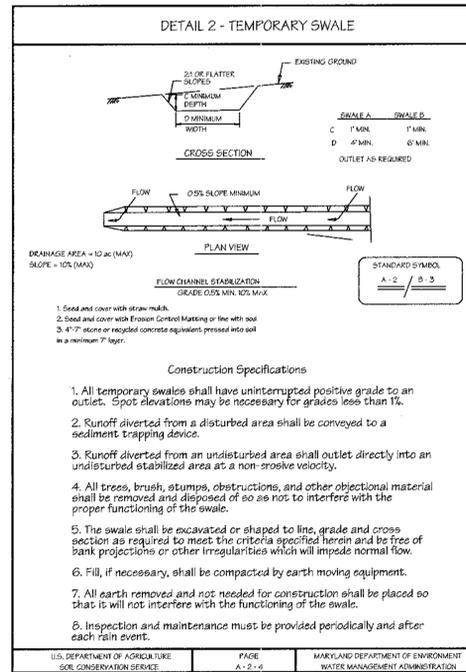
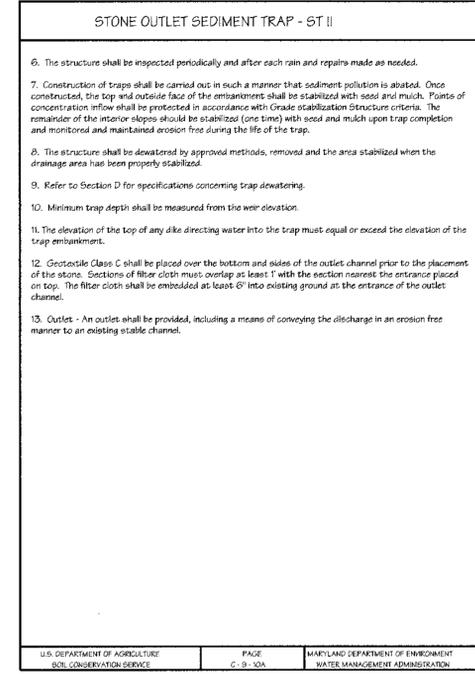
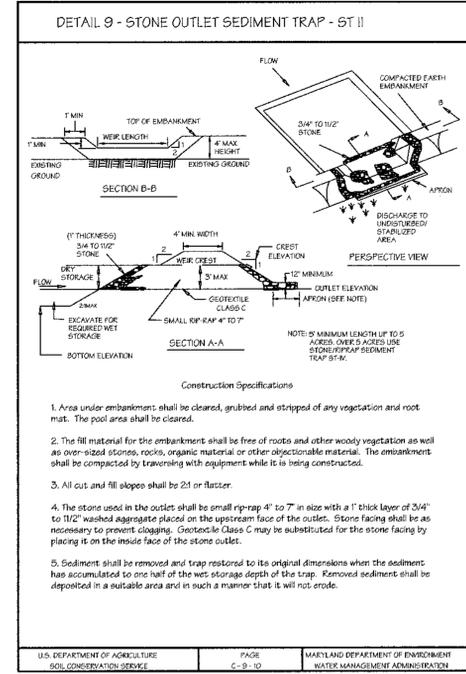
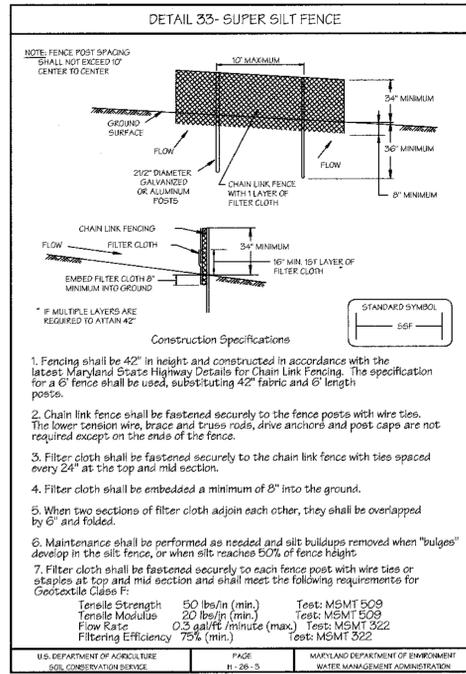
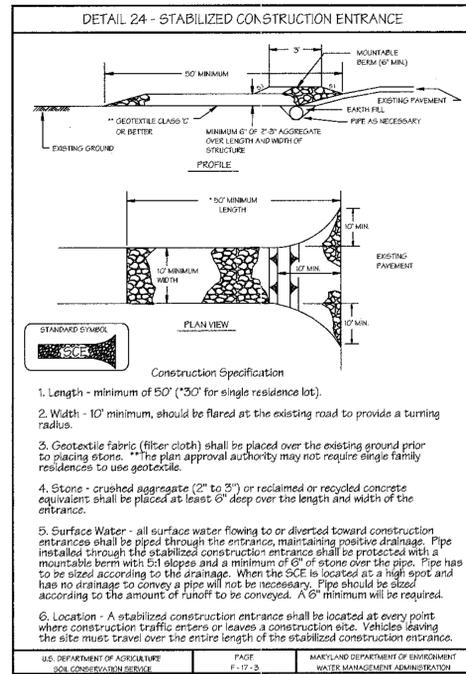
SEEDBED PREPARATION: -- Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: -- Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000sq. ft.).

SEEDING -- For periods March 1 thru April 30, and from August 15 thru October 15 seed with 2-1/2 bushels per acre of annual rye (3.2 lbs/1000sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs/1000sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 21B gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 34B gallons per acre (8 gal/1000sq. ft.) for anchoring.

Refer to the 1934 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

Purpose: To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications:

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other material larger than 1-1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Notes: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

V. Topsoil Application:

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fences and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - instead of applying the full amount of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sodding, MD-WA, Pub.#1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

By	Date	No.	Description
REVISIONS			

APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. Mahoney 2-3-04
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. Polunski 2/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Myer 1/29/04
USDA NATURAL RESOURCE CONSERVATION SERVICE

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

John P. Polunski 1/29/04
HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

I hereby certify that this plan was prepared in accordance with the standards and specifications of the Howard Soil Conservation District, and that it was prepared in accordance with the standards and specifications of the Howard Soil Conservation District.

Bruce D. Evers 1/14/04
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE

We certify that all development and construction will be done according to this plan of development for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance as 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 inspections by the Howard Soil Conservation District.

John P. Polunski 1/29/04
SIGNATURE OF DEVELOPER

OWNERS:

Parcel 63
Hugh F. Cole Jr. and John F. Lipanti
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 96
Brantwood LLC
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

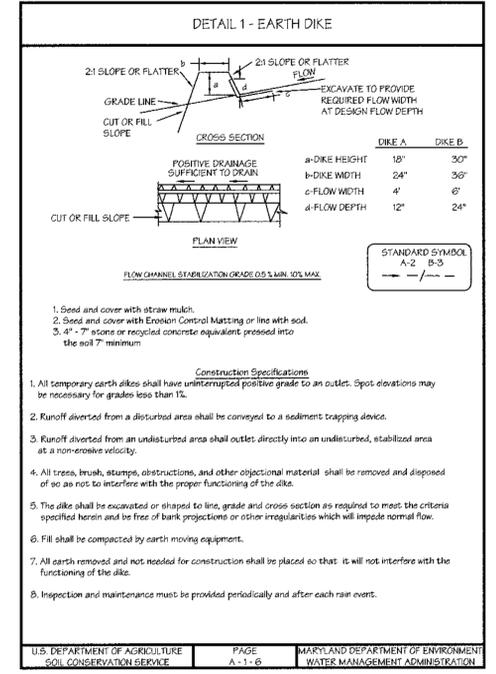
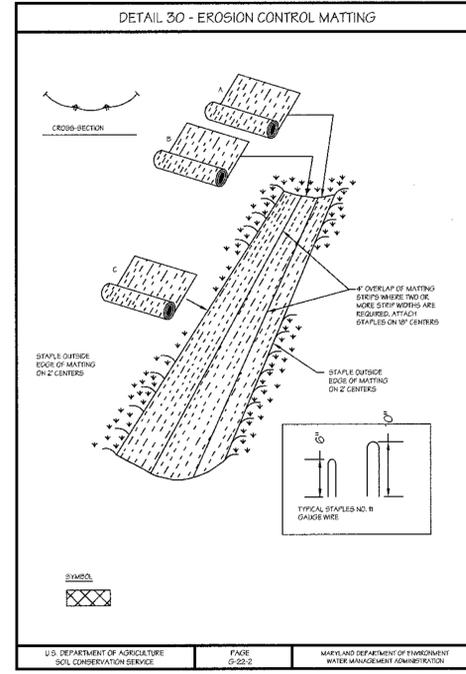
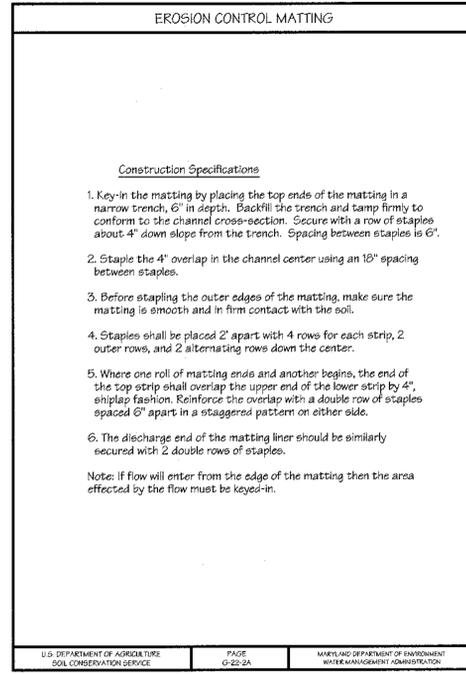
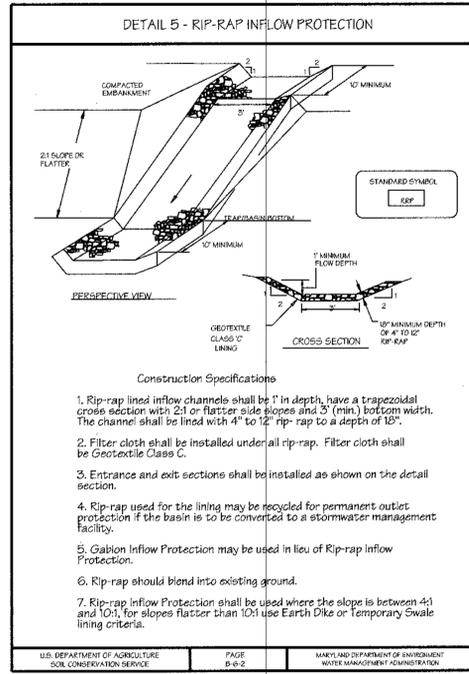
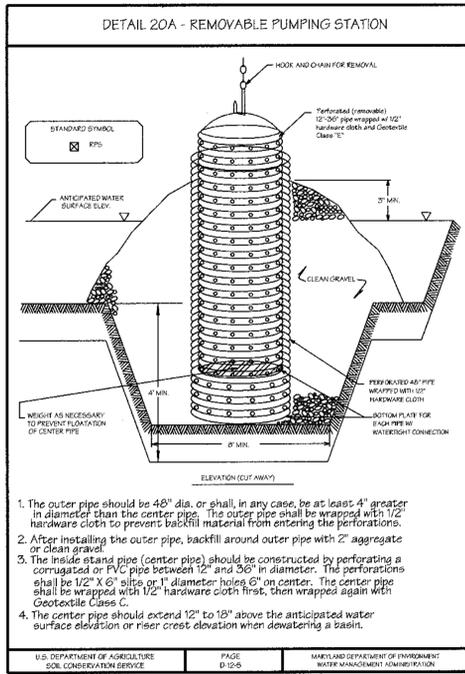
Parcel 165 & 204
Andrew J. & Martha Harbin
9726 Old Frederick Road
Ellicott City, Maryland 21042

LDE, INC.
9250 Rumsley Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED	EDS	GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN - DETAILS	SCALE	AS SHOWN
DRAWN	JLW JDR			5 OF 7
CHECKED	BDB			99-051.20
DATE	1/2004	PREVIOUS SUBMITTALS: BA 00-52, WP 03-128, SDF 03-30	FILE NO.	F 03-194

Tax Map No. 16 - Grid No. 4 - P10 Parcel 165
3rd Election District - Zoning RC-DEO
Howard County, Maryland

Land Source / Brantwood, LLC
8835 P Columbia 100 Parkway
Columbia, Maryland 21045
410-730-0810



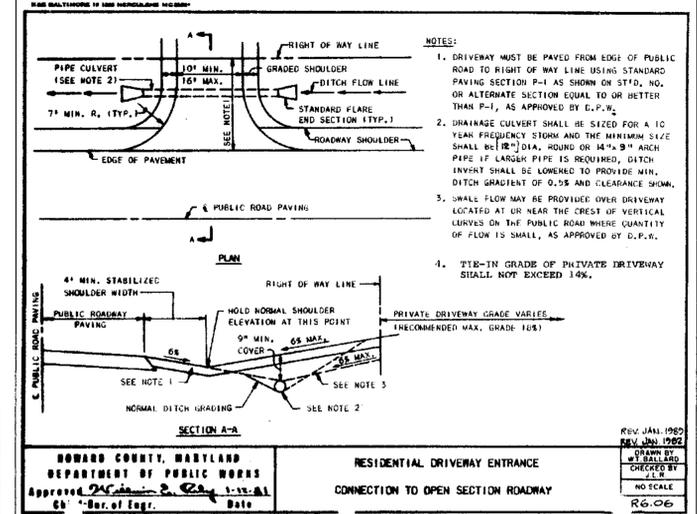
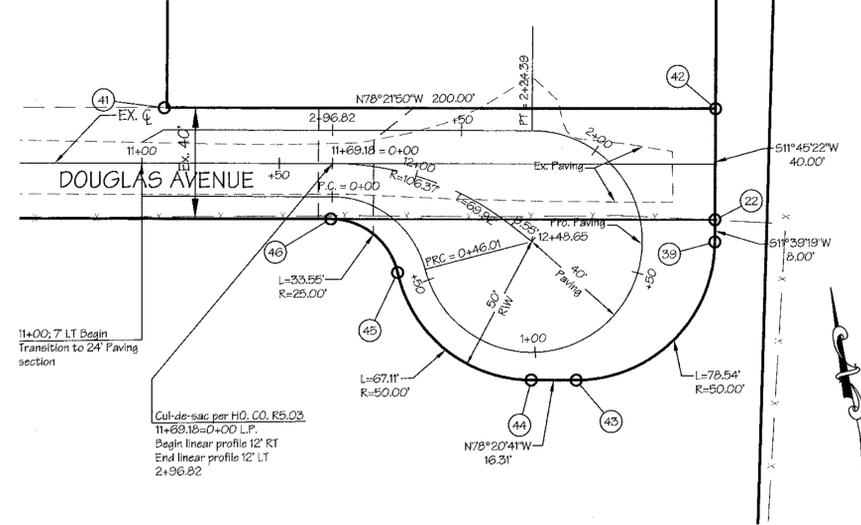
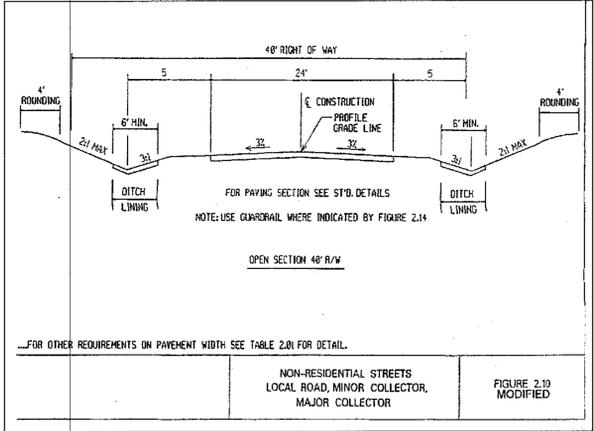
SEQUENCE OF CONSTRUCTION

NOTE: THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS AND UTILITY SERVICE TO THE EXISTING DWELLING (#1110 DOUGLAS AVENUE) DURING ALL PHASES OF CONSTRUCTION.

1. Obtain Grading Permit. - 1 day
2. Stakeout limits of disturbance. - 1 day
3. Install stabilized construction entrance. - 1 day
4. Install perimeter controls (SGF) common to Trap construction. - 1 day
5. Construct sediment Trap #1. Trap to remain in place until converted under SDP 03-30. The Sediment Trap Constructed under this Contract shall remain in place and maintained during all phases of construction until the Sediment Control Inspector authorizes conversion to a Bio-Retention Facility under SDP-03-30 - 2 days
6. The sediment trap shall be dewatered by pumping. The accumulated sediment from the structure shall be placed up grade from the structure in such a manner as not to interfere with construction operations or cause erosion down grade from the structure (See "Temporary Stockpile Areas"). - 2 days
7. The sediment shall be removed from the Sediment Trap when the cleanout elevation has been reached. - 2 days
8. Install remainder of perimeter controls (Earth Dikes, SGF and Temporary Swales) where shown hereon or where directed by the sediment control inspector to direct "dirty" water into TRAP #1. - 3 days
9. All sediment controls are in place prior to beginning construction activity.
10. Remove existing paving within Limits of Disturbance and grade area required for the construction of the Douglas Avenue Cul-De-Sac. Refer to NOTE above. - Daily
11. With site disturbed, take precautions onsite with regards to "Dust Control" see specifications on sheet 6. - 1 day
12. Relocate existing Fire hydrant. Fire Hydrant to be relocated by Advance Deposit Order (A.D.O.) (See SDP-03-30) - 2 days
13. Install private sewer manhole & gravity system under Douglas Avenue - 3 days
14. Install paving and dress existing driveway for Parcel 96 per detail R 6.06 - 2 days
15. Fine grade any remaining road supporting slopes and areas disturbed by road construction activities. Stabilize these disturbed areas with permanent seeding mixture and straw mulch. - 1 day

COORDINATE TABLE

22	591770.9506	1341356.5569
39	591763.1157	1341256.9408
41	591850.4510	1341170.8173
42	591810.1116	1341366.7065
43	591724.2480	1341287.8706
44	591727.5430	1341281.8869
45	591775.2506	1341242.0140
46	591799.1043	1341222.0726



PAVING SECTION P-2

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-2	RESIDENTIAL ZONES LOCAL CUL-DE-SACS, ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL HOMES	1 1/2" BIT. CONC. SURFACE	1 1/2" BIT. CONC. BASE
	APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO MORE THAN 10 HIGH TRUCK TRIPS DAY	2" BIT. CONC. BASE	4" GRADED AGGREGATE BASE (GAB)

STRAVEWAYS ARE DEFINED AS THE ROADWAYS LEADING TO THE PARKING BAYS.
STREET TRUCKS ARE DEFINED AS THOSE WITH 4 WHEEL OR MORE INCLUDING GARAGE TRUCKS.

REV. OCT 1990
REV. JAN 1993
DRAWN BY: [Signature]
CHECKED BY: [Signature]
NO SCALE
P-2-21
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature]
CHIEF, BUREAU OF HIGHWAYS
DATE: 2-3-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/19/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
[Signature]
USDA NATURAL RESOURCE CONSERVATION SERVICE
DATE: 1/29/04

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
HOWARD SOIL CONSERVATION DISTRICT
DATE: 1/29/04

ENGINEER'S CERTIFICATE
I hereby certify that this plan, specification and report represents a practical and workable plan based on my own knowledge and the conditions and that it was prepared in accordance with the provisions of the Professional Engineering and Surveying Act of 1916 and the Professional Engineering and Surveying Act of 1949.
[Signature]
SIGNATURE OF ENGINEER
DATE: 1/14/04

DEVELOPER'S CERTIFICATE
We certify that all development and construction will be done according to the plan of development 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 inspections by the Howard Soil Conservation District.
[Signature]
SIGNATURE OF DEVELOPER
DATE: 1/14/04

OWNERS:
Parcel 53
Hugh F. Cole Jr. and John F. Liparini
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 96
Brantwood LLC
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 165 & 204
Andrew J. & Martha Harbin
9736 Old Frederick Road
Columbia, Maryland 21045
410-750-0290

Road Name	Station to Station	Class	R/W	Design Speed	Paving Section
Douglas Avenue	12+16.62 to 12+96.82	Local	40'	25	P-2

By	Date	No.	Description
			REVISIONS

LDE, INC.
9250 Rumsby Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

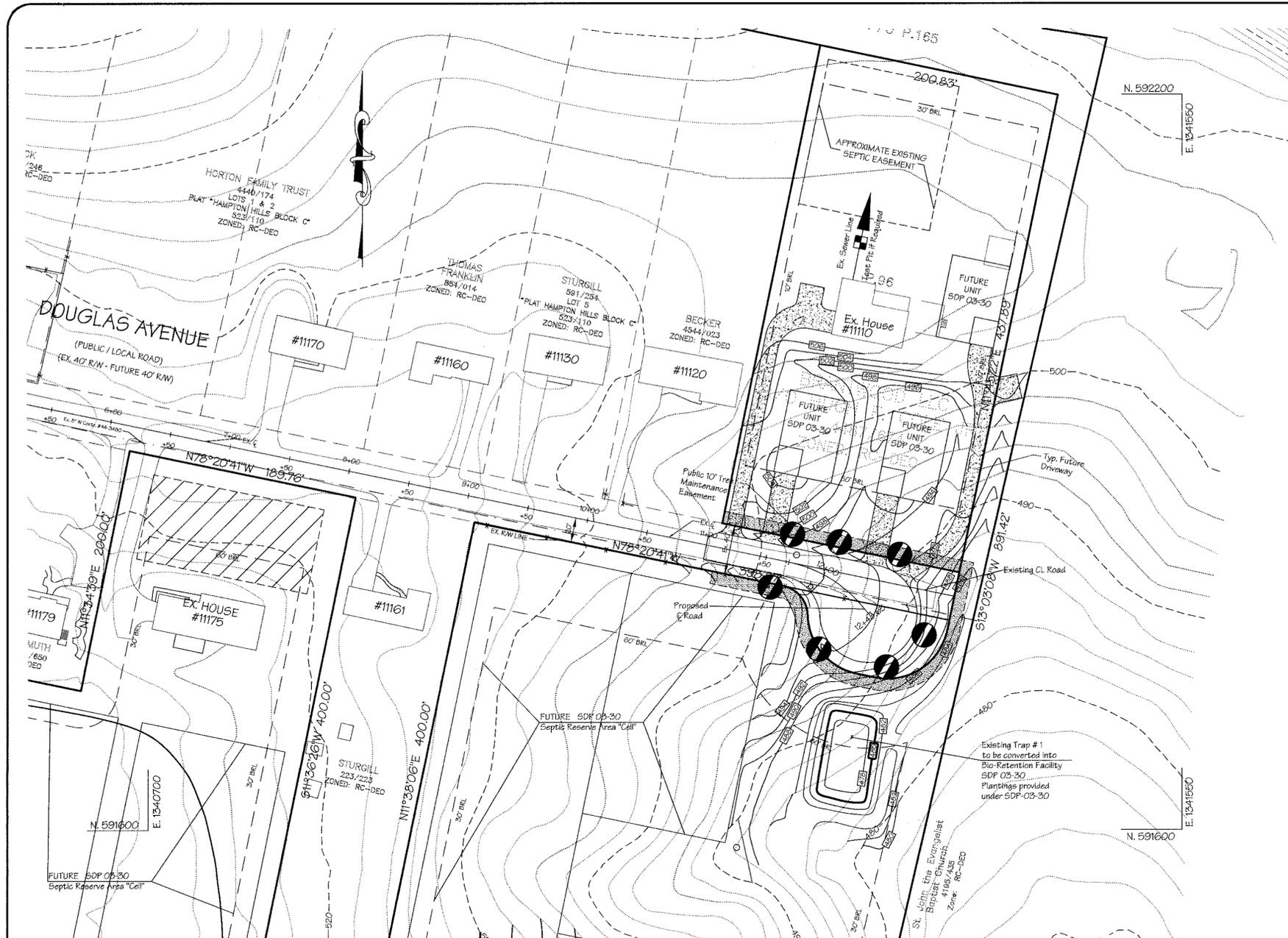
DESIGNED: EDS
DRAWN: JLM/JDR
CHECKED: BDB
DATE: 1/2004

SCALE: AS SHOWN
DRAWING: 6 OF 7
JOB NO.: 99-051.20
FILE NO.: F 03-194

Tax Map No. 16 - Grid No. 4 - P/O Parcel 165
3rd Election District - Zoning RC-DEO
Howard County, Maryland

PREVIOUS SUBMITTALS: BA 00-52E, WF 03-12B, SDP 03-30

DEVELOPER: Land Source / Brantley, LLC
8835 P Columbia 100 Parkway
Columbia, Maryland 21045
410-750-0290

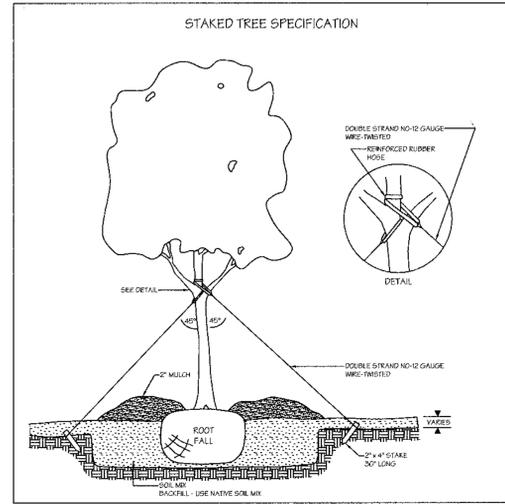


STREET TREE REQUIREMENTS = 1 PER 40'
Douglas Avenue --- 7 Provided

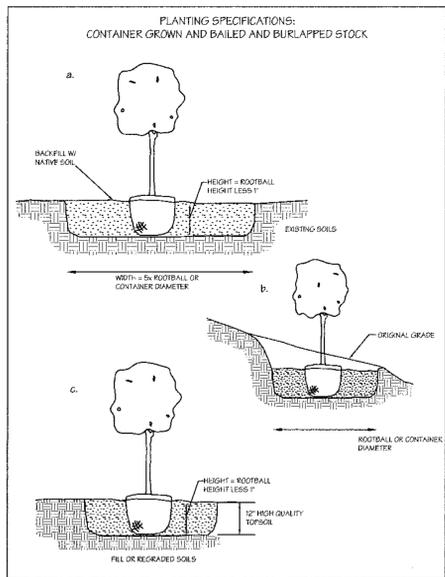
STREET TREE PLANTING SCHEDULE				
NO.	KEY	BOTANICAL / COMMON NAME	SIZE	COMMENT
7	●	Acer rubrum 'October Glory' October Glory Red Maple	2 to 2-1/2" - 3" cal. B&B	
7		Total Street Trees		
7		Proposed Street Trees Along Existing Douglas Avenue		

TREE PLANTING NOTES

Notify "Miss Utility" 72 hours prior to installation of all plant material.
Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting. A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
Trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
Balled and burlapped plant material shall not be accepted if ball is cracked or broken before or during planting. Protect all plants from drying by either sun or wind.
Tree pits shall be backfilled with 50% topsoil, 25% peat 25% sand with one pound of 10-10-10 fertilizer per pit.
Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks, etc. Peat moss shall be commercial with pH 4.5 to 5.5, free of woody material or harmful minerals.
All plants shall be watered at planting with weekly watering thereafter for the first 30 days. Watering shall continue bimonthly or as necessary to maintain plants in a healthy condition during the guarantee period.
Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
Maintenance shall begin immediately after planting and continue to the end of guaranteed period.
Maintenance consists of pruning, watering, weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and stakes as needed.



Staking of trees may be used only when transplanting in areas of high winds for trees larger than eight feet in height. Stakes and wires should be removed after the first growing season.



NOTES:
1. This plan has been prepared in accordance with provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
2. Landscaping surety is not required for this plan.
3. The Owner / Developer is responsible for the planting of all street trees and plant material required to meet the standards established by the Howard County Landscape Manual.
4. Landscape Obligations for Perimeter Plantings are Not Applicable for this plan. Please refer to SDF 03-30 for the "Homeland" project obligations.

LEGEND

EXISTING 10ft CONTOUR	— 470 —
EXISTING 2ft CONTOUR	— ····· —
EXISTING TREES	— (tree symbol) —
EXISTING FENCE	— (dashed line) —
EXISTING WATER	— (wavy line) —
PROPOSED 10ft CONTOUR	— 470 —
PROPOSED 2ft CONTOUR	— 468 —
PROPOSED WATER/WHC	— (dashed line) —
PROPOSED SANITARY SEWER/SWC	— (dashed line) —
BOUNDARY LINE	— (solid line) —
FLOWLINE/DIRECTION OF FLOW	— (arrow) —

APPROVED: DEPARTMENT OF PUBLIC WORKS
William T. Wilson
CHIEF, BUREAU OF HIGHWAYS
DATE: 2/3/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Jim May
USDA NATURAL RESOURCE CONSERVATION SERVICE
DATE: 1/29/04

ENGINEER'S CERTIFICATE
I hereby certify that this plan represents a practical and workable plan based on my personal knowledge and that it was prepared in accordance with the standards of the Professional Engineering Board of the State of Maryland.
Bruce D. Eulzer
SIGNATURE OF ENGINEER
DATE: 1/14/04

DEVELOPER'S CERTIFICATE
We certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.
John L. Spitzer
SIGNATURE OF DEVELOPER
DATE: 1/14/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John L. Spitzer
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/1/04

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John L. Spitzer
HOWARD SOIL CONSERVATION DISTRICT
DATE: 1/29/04

DEVELOPER'S CERTIFICATE
We certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.
John L. Spitzer
SIGNATURE OF DEVELOPER
DATE: 1/14/04

OWNERS:
Parcel 63
Hugh F. Cole Jr. and John F. Liparini
8835 P Columbia 100 Pkwy
Columbia, Md. 21045
Parcel 96
Brantwood LLC
8835 P Columbia 100 Pkwy
Columbia, Md. 21045
Parcel 165 & 204
Andrew J. & Martha Harbin
9736 Old Frederick Road
Howard County, Maryland
21042

By	Date	No.	Description
REVISIONS			

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD, 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED	LANDSCAPE PLAN	SCALE
EDS	HOMELAND	1" = 50'
DRAWN		DRAWINGS
JLM		7 OF 7
CHECKED		JOB NO.
BDB		99-05120
DATE	DEVELOPER	FILE NO.
1/2004	Land Source / Brantley, LLC 8835 P Columbia 100 Parkway Columbia, Maryland 21045 410-750-0890	F 03-194

PREVIOUS SUBMITTALS: BA 00-52E, WP 03-12S, SDF 03-30
Tax Map No. 16 - Grid No. 4 - P10 Parcel 165
2nd Election District - Zoning RC-DEO
Howard County, Maryland

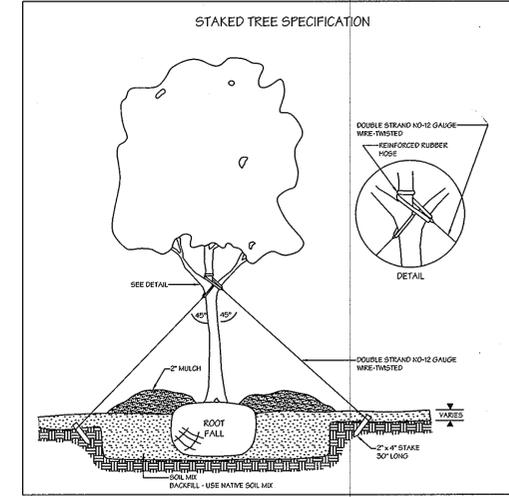


STREET TREE REQUIREMENTS= 1 PER 40'
Douglas Avenue --- 7 Provided

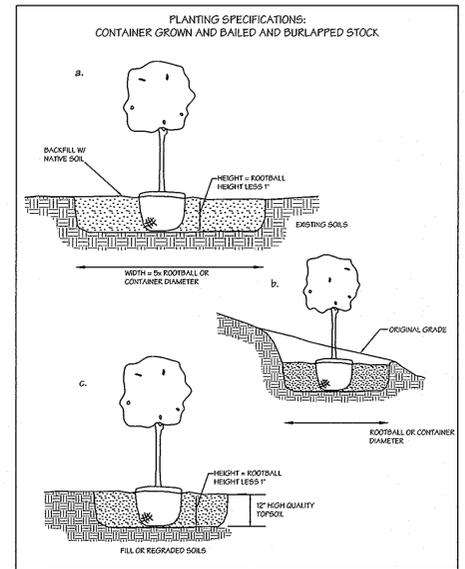
STREET TREE PLANTING SCHEDULE				
NO.	KEY	BOTANICAL / COMMON NAME	SIZE	COMMENT
7	●	Acer rubrum 'October Glory' October Glory Red Maple	2 to 2-1/2" - 3" cal. D&B	
7		Total Street Trees		
7		Proposed Street Trees Along Existing Douglas Avenue		

TREE PLANTING NOTES

Notify "Miss Utility" 72 hours prior to installation of all plant material.
Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting. A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
Trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
Balled and burlapped plant material shall not be accepted if ball is cracked or broken before or during planting. Protect all plants from drying by either sun or wind.
Tree pits shall be backfilled with 50% topsoil, 25% peat 25% sand with one pound of 10-10-10 fertilizer per pit.
Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks, etc. Peat moss shall be commercial with pi 4.5 to 5.5, free of woody material or harmful minerals.
All plants shall be watered at planting with weekly watering thereafter for the first 90 days. Watering shall continue bimonthly or as necessary to maintain plants in a healthy condition during the guarantee period.
Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
Maintenance shall begin immediately after planting and continue to the end of guaranteed period.
Maintenance consist of pruning, watering weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and staked as needed.



Staking of trees may be used only when transplanting in areas of high winds for trees larger than eight feet in height. Stakes and wires should be removed after the first growing season.



- NOTES:**
- This plan has been prepared in accordance with provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
 - Landscaping surety is not required for this plan.
 - The Owner / Developer is responsible for the planting of all street trees and plant material required to meet the standards established by the Howard County Landscape Manual.
 - Landscape Obligations for Perimeter Plantings are Not Applicable for this plan. Please refer to SDF 03-30 for the "Homeland" project obligations.

LEGEND

EXISTING 10ft CONTOUR	—470—
EXISTING 2ft CONTOUR
EXISTING TREES	~~~~~
EXISTING FENCE	— — — — —
EXISTING WATER	~~~~~
PROPOSED 10ft CONTOUR	—470—
PROPOSED 2ft CONTOUR	—468—
PROPOSED WATER/WHC	~~~~~
PROPOSED SANITARY SEWER/SHC	~~~~~
BOUNDARY LINE	— — — — —
FLOWLINE/DIRECTION OF FLOW	—————>

AS-BUILT

OWNERS:

Parcel 53
Hugh F. Cole Jr. and
John F. Liparini
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 96
Brantwood LLC
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 165 & 204
Andrew J. & Martha Harbin
9736 Old Frederick Road
Ellicott City, Maryland 21042

APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. Whitlock Jr. 2-3-04 DATE
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. ... 2/9/04 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

John P. ... 2/17/04 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 1/29/04 DATE
USDA NATURAL RESOURCE CONSERVATION SERVICE

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

John P. ... 1/29/04 DATE
HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

I hereby certify that this plan represents a practical and workable plan based on my personal knowledge and that it was prepared in accordance with the provisions of the Howard County Code.

Bruce D. Burton 1/14/04 DATE
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE

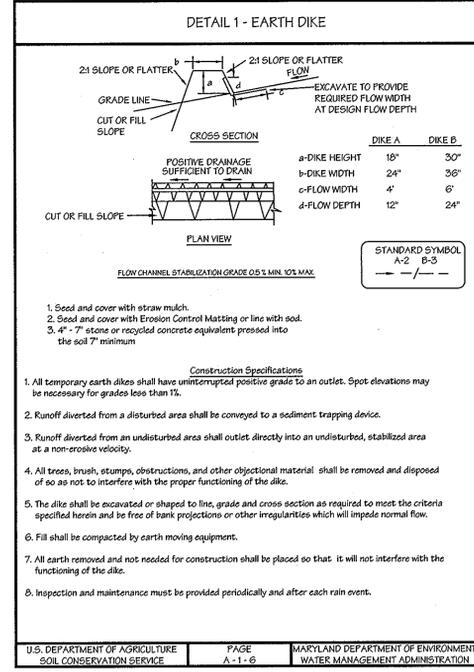
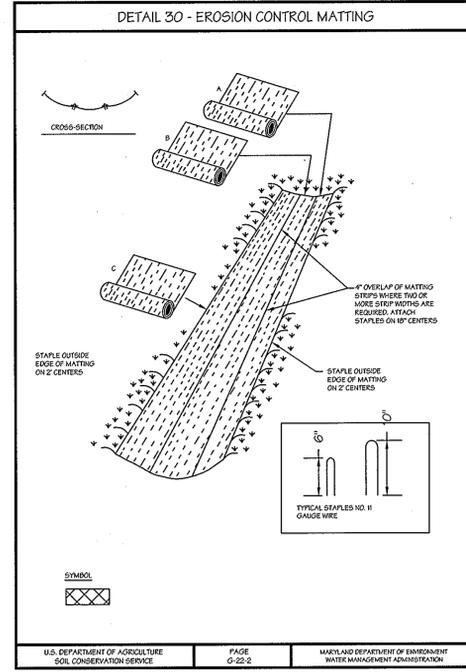
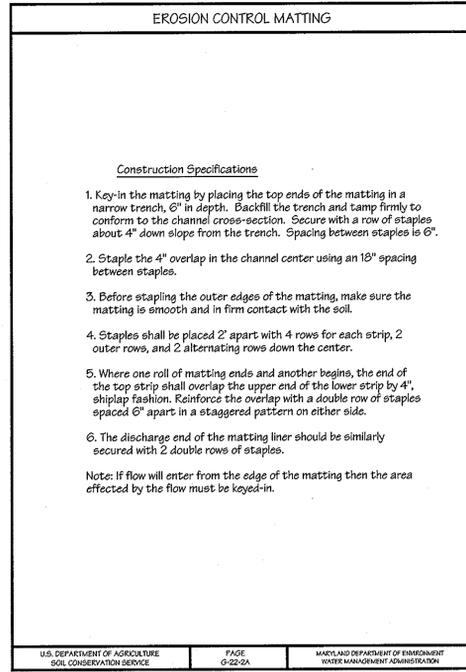
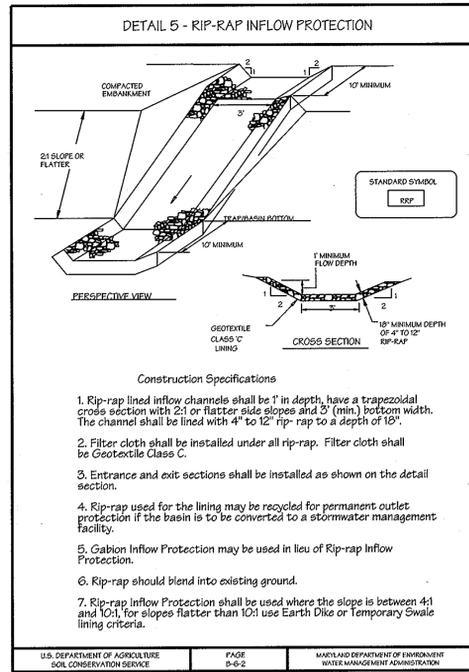
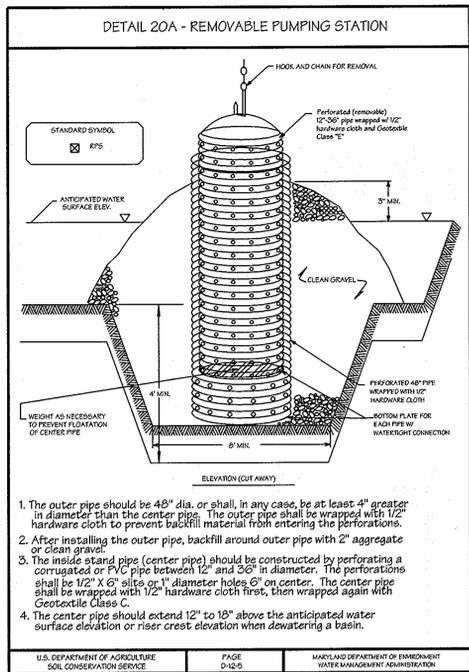
I hereby certify that all development and construction will be done according to this plan of development for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

John P. ... 1/14/04 DATE
SIGNATURE OF DEVELOPER

STATE OF MARYLAND PROFESSIONAL ENGINEER

John P. ... 1/14/04 DATE

By	Date	No.	Description
REVISIONS			
LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)			
DESIGNED	EDS	LANDSCAPE PLAN	
DRAWN	JLM JDR	HOMELAND	
CHECKED	BDB	Tax Map No. 16 - Grid No. 4 - P10 Parcel 165 3rd Election District - Zoning RC-DEO Howard County, Maryland	
DATE	1/20/04	PREVIOUS SUBMITTALS:	BA 00-52E, WP 03-12B, SDF 03-30
		DEVELOPER	Land Source / Brantly, LLC 8835-P Columbia 100 Parkway Columbia, Maryland 21045 410-730-0910
		SCALE	1" = 50'
		DRAWING	7 OF 7
		JOB NO.	99-051.20
		FILE NO.	F 03-194



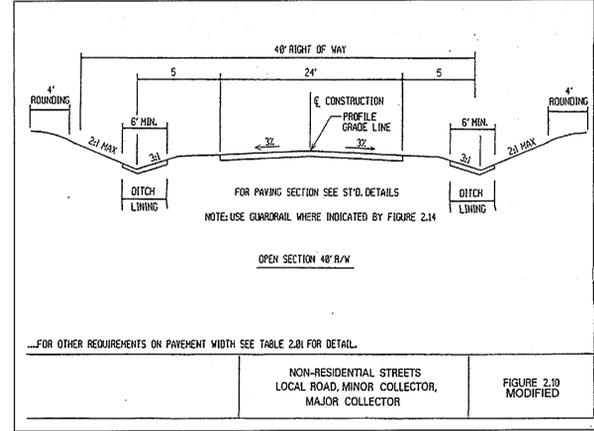
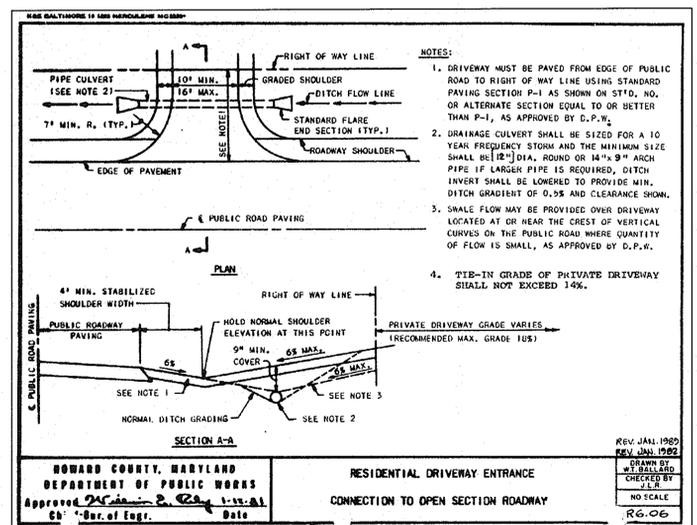
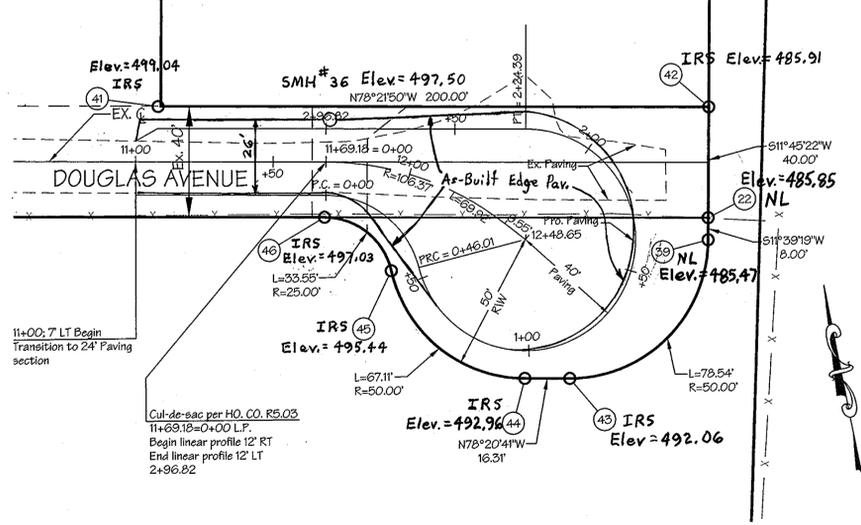
SEQUENCE OF CONSTRUCTION

NOTE: THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS AND UTILITY SERVICE TO THE EXISTING DWELLING (#1110 DOUGLAS AVENUE) DURING ALL PHASES OF CONSTRUCTION.

1. Obtain Grading Permit. - 1 day
2. Stakeout limits of disturbance. - 1 day
3. Install stabilized construction entrance. - 1 day
4. Install perimeter controls (SSF) from to Trap construction. - 1 day
5. Construct sediment Trap #1. Trap to remain in place until converted under SDP 03-30. The Sediment Trap Constructed under this Contract shall remain in place and maintained during all phases of construction until the Sediment Control Inspector authorizes conversion to a Bio-Retention Facility under SDP-03-30 - 2 days
6. The sediment trap shall be dewatered by pumping. The accumulated sediment from the structure shall be placed up grade from the structure in such a manner as not to interfere with construction operations or cause erosion down grade from the structure (See "Temporary Stockpile Areas"). - 2 days
7. The sediment shall be removed from the Sediment Trap when the cleanout elevation has been reached. - 2 days
8. Install remainder of perimeter controls (Earth Dikes, SSF and Temporary Swales) where shown hereon or where directed by the sediment control inspector to direct "dirty" water into TRAF #1. - 3 days
9. All sediment controls are in place prior to beginning construction activity.
10. Remove existing paving within Limits of Disturbance and grade area required for the construction of the Douglas Avenue Cul-De-Sac. Refer to NOTE above. - Daily
11. With site disturbed, take precautions onsite with regards to "Dust Control" see specifications on sheet 6. - 1 day
12. Relocate existing Fire hydrant. Fire Hydrant to be relocated by Advance Deposit Order (A.D.O.) (See SDP-03-30) - 2 days
13. Install private sewer manhole & gravity system under Douglas Avenue - 3 days
14. Install paving and dress existing driveway for Parcel 96 per detail R.6.06 - 2 days
15. Fine grade any remaining road supporting slopes and areas disturbed by road construction activities. Stabilize these disturbed areas with permanent seeding mixture and straw mulch. - 1 day

COORDINATE TABLE

22	591770.9506	1341359.5569
39	591763.1157	1341356.3408
41	591850.4510	1341170.8173
42	591810.1116	1341366.7066
43	591724.2480	1341297.8705
44	591727.5430	1341281.8969
45	591775.2506	1341242.0140
46	591799.1043	1341222.0726



PAVING SECTION P-2

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRAULAR BASE ALTERNATES
P-2	RESIDENTIAL ZONES LOCAL CUL-DE-SAC STS. ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL TRAVELETS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO MORE THAN 10 NEW TRUCKS PER DAY	1 1/2\"/>	

APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. Mahan Jr. 2/3/04 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. Roberts 2/3/04 DATE

John P. Roberts 2/3/04 DATE

ENGINEER'S CERTIFICATE

I hereby certify that this plan and specification represents a practical and workable plan based on my professional judgment and the conditions and that it was prepared in accordance with the laws and regulations of the State of Maryland and the Department of the Environment and Soil Conservation District.

Bruce Burton 1/14/04 DATE

DEVELOPER'S CERTIFICATE

We certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.

John P. Roberts 1/14/04 DATE

AS-BUILT

Road Name	Station to Station	Class	R/W	Design Speed	Paving Section
Douglas Avenue	11+00.00 to 12+96.82	Local	40	25	P-2

OWNERS:

Parcel 53
Hugh F. Cole Jr. and John F. Liparini
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 96
Brantwood LLC
8835 P Columbia 100 Pkwy
Columbia, Md. 21045

Parcel 165 & 204
Andrew J. & Martha Harbin
9736 Old Frederick Road
Ellicott City, Maryland 21042

REVISIONS

By	Date	No.	Description

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED	EDS	SCALE	AS SHOWN
DRAWN	JLM JDR	DRAWING	6 OF 7
CHECKED	BDB	JOB NO.	99-051.20
DATE	1/20/04	FILE NO.	F 03-194

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

- 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, (303-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section G) for permanent seeding, sod, temporary seeding, and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	2.00 Acres
Area Disturbed	2.00 Acres
Area to be roofed or paved	0.17 Acres
Area to be vegetatively stabilized	1.80 Acres
Total Cut	5,000 Cu. Yds.
Total Fill	5,000 Cu. Yds.
Off-site waste/borrow area location	SDP 03-30
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

- SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:
- PREFERRED -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000sq. ft.).
 - ACCEPTABLE -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

SEEDING -- For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (14 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre (14 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.5 lbs/1000sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - Use sod. Option (3) - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch 2 tons / acre well anchored straw.

MULCHING -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 340 gallons per acre (5 gal/1000sq. ft.) for anchoring.

MAINTENANCE -- Inspect all seeding areas and make needed repairs, replacements and reseedings.

HOWARD SOIL CONSERVATION DISTRICT
TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

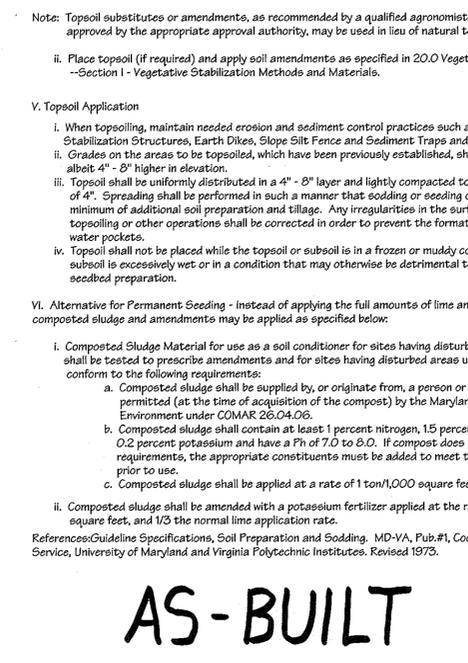
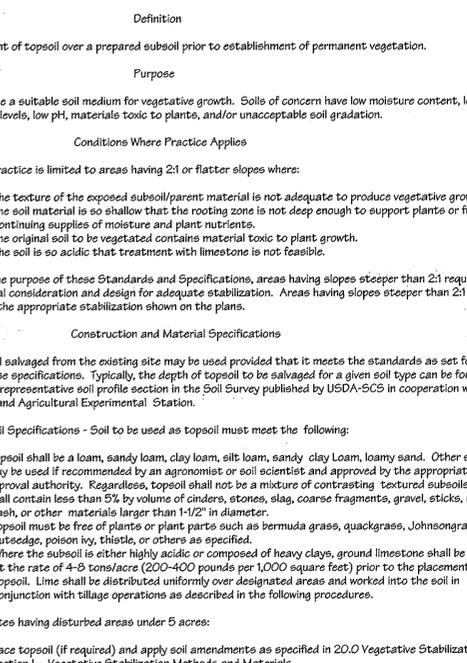
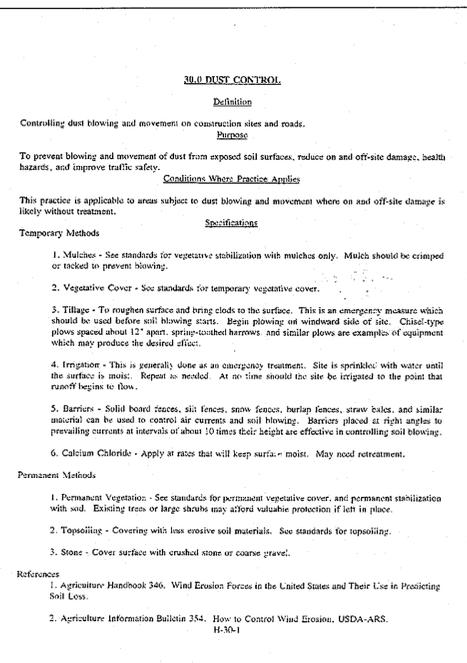
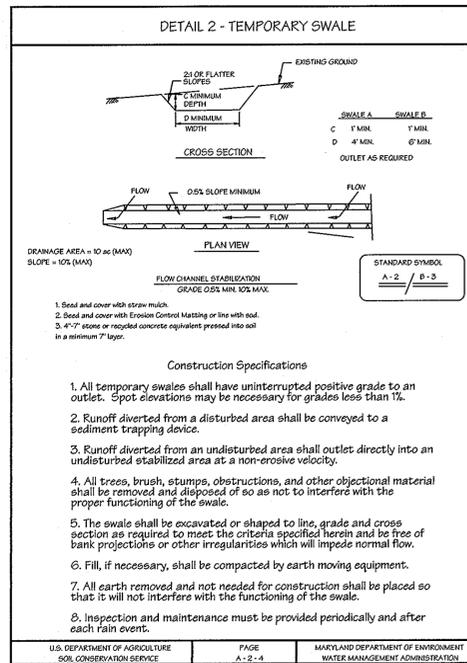
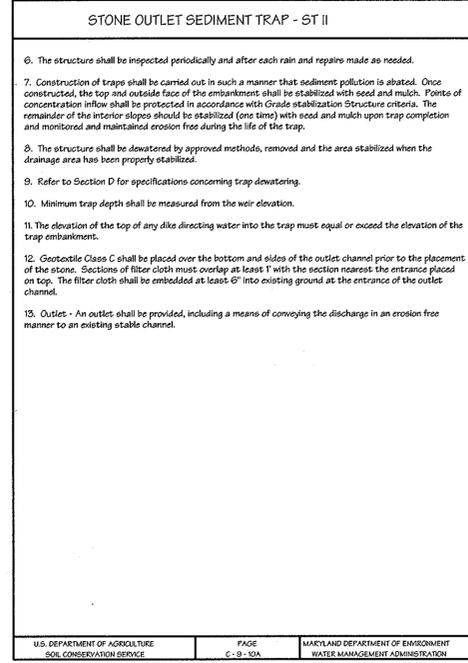
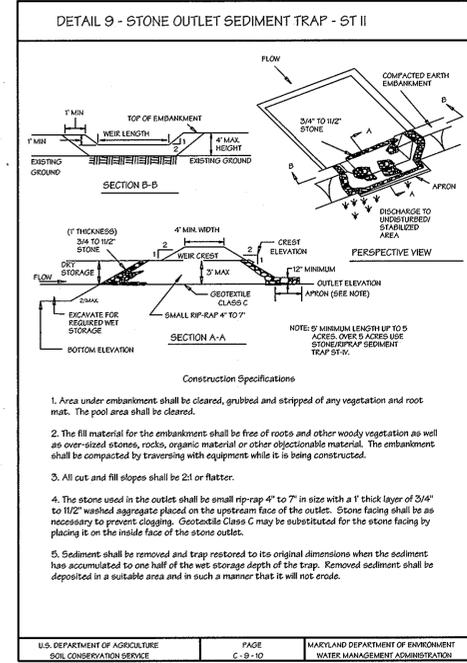
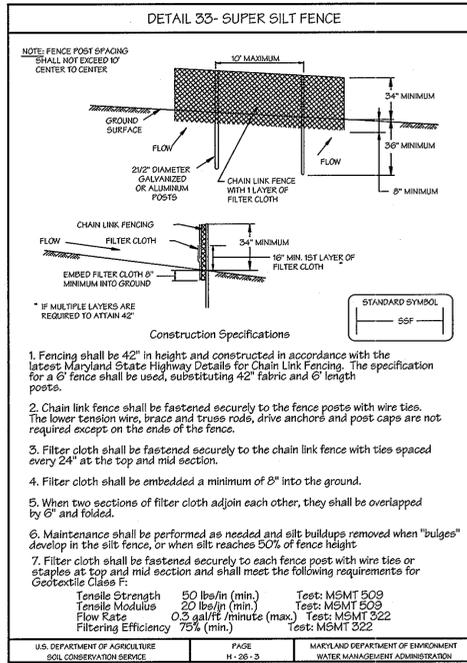
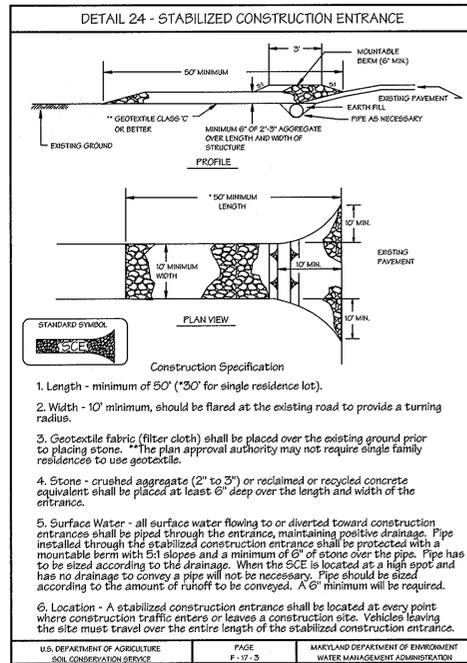
SEEDBED PREPARATION: -- Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: -- Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000sq. ft.).

SEEDING -- For periods March 1 thru April 30, and from August 15 thru October 15 seed with 2-12 bushels per acre of annual rye (3.2 lbs/1000sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (07 lbs/1000sq. ft.). For the period November 15 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 340 gallons per acre (5 gal/1000sq. ft.) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.



APPROVED: DEPARTMENT OF PUBLIC WORKS
William F. ... 2/3/04
 CHIEF, BUREAU OF HIGHWAYS

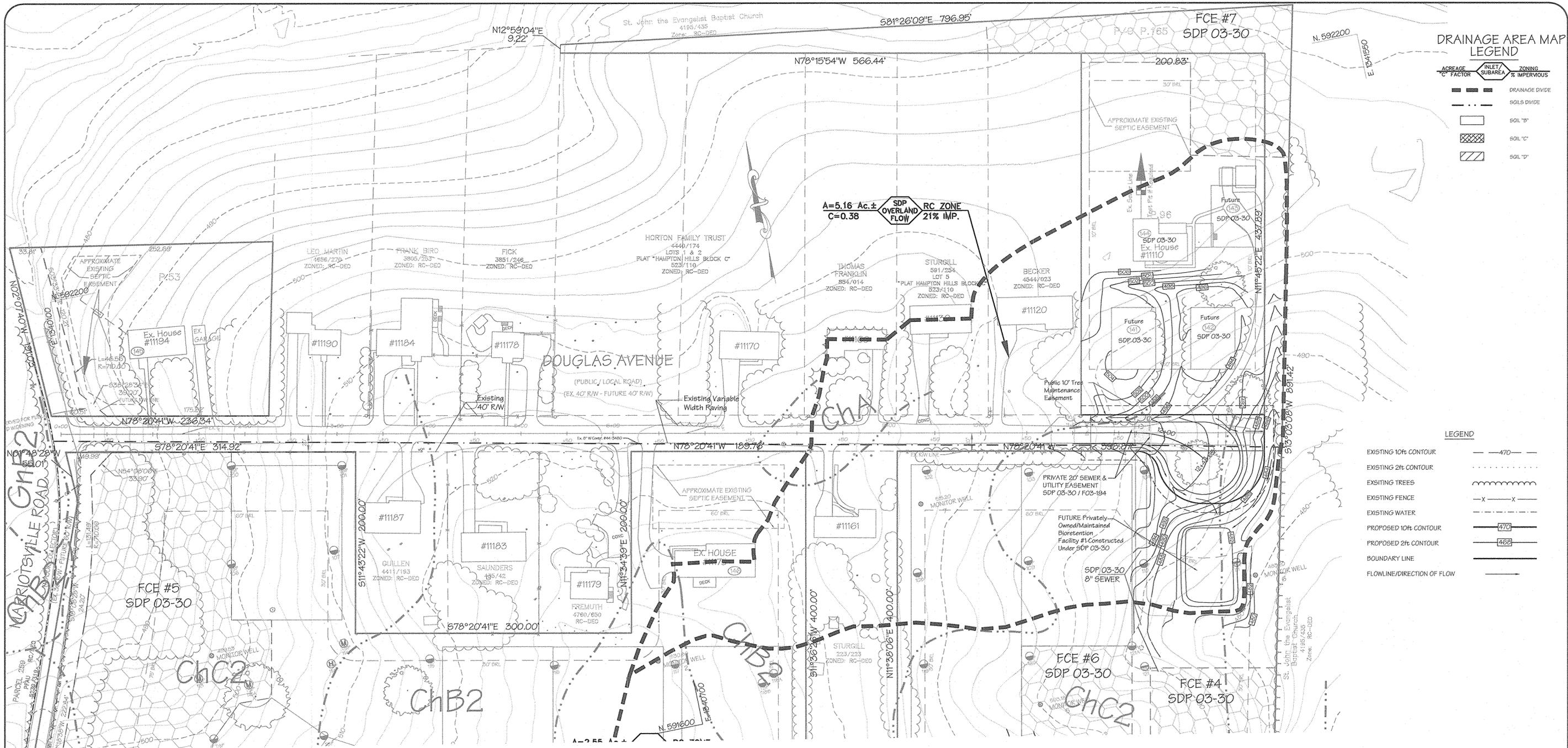
APPROVED: DEPARTMENT OF PLANNING AND ZONING
John E. ... 2/9/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
John E. ... 1/29/04
 CHIEF, HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
 I hereby certify that this plan represents a practical and workable plan based on my knowledge of the conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Bruce D. ... 1/14/04
 SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE
 I do hereby certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.
John E. ... 1/14/04
 SIGNATURE OF DEVELOPER

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
Bruce D. ... 1/14/04



DRAINAGE AREA MAP LEGEND

ACREAGE C FACTOR	INLET SUBAREA	ZONING % IMPERVIOUS
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

LEGEND

EXISTING 10ft CONTOUR	---
EXISTING 2ft CONTOUR	---
EXISTING TREES	---
EXISTING FENCE	---
EXISTING WATER	---
PROPOSED 10ft CONTOUR	---
PROPOSED 2ft CONTOUR	---
BOUNDARY LINE	---
FLOWLINE/DIRECTION OF FLOW	---

AS-BUILT

NOTES: 1) This sheet shall not be used for grading purposes.
2) If no Time of Concentration is shown, 5 min Tc was used.

By	Date	No.	Description
			REVISIONS

APPROVED: DEPARTMENT OF PUBLIC WORKS
William Z. White 2-3-04
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John P. ... 2/9/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Jim Murray 1/29/04
 USDA NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. ... 1/29/04
 HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
 I hereby certify that this plan represents a practical and workable plan based on my professional judgment and that it was prepared in accordance with the requirements of the Professional Engineering Act of 1998.
Bruce D. Burtin 1/14/04
 REGISTERED PROFESSIONAL ENGINEER

DEVELOPER'S CERTIFICATE
 We certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.
John P. ... 1/14/04
 SIGNATURE OF DEVELOPER

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
John P. ... 1/14/04

OWNERS:

Parcel 53
 Hugh F. Cole Jr. and John F. Lipari
 8835 P Columbia 100 Pkwy
 Columbia, Md. 21045

Parcel 96
 Brantwood LLC
 8835 P Columbia 100 Pkwy
 Columbia, Md. 21045

Parcel 165 & 204
 Andrew J. & Martha Harbin
 9736 Old Frederick Road
 Ellicott City, Maryland 21042

LDE, INC.
 9250 Rumsey Road, Suite 106, Columbia, MD. 21045
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

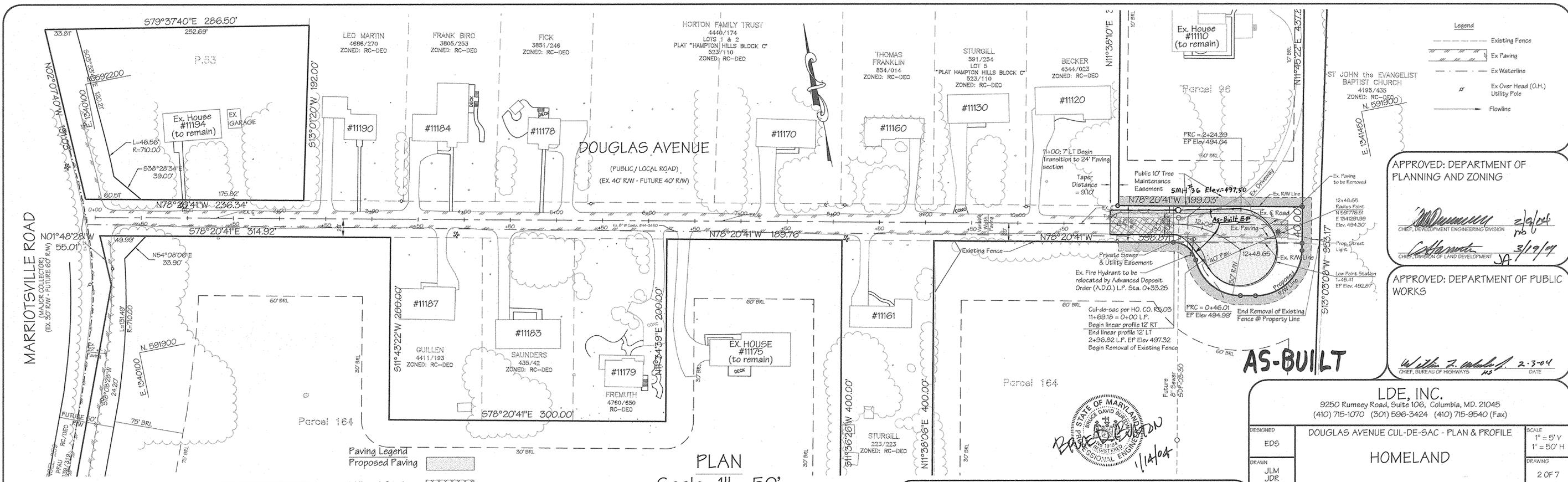
DESIGNED: EDS
 DRAWN: JLM/JDR
 CHECKED: BDB
 DATE: 1/20/04

SCALE: 1" = 50'
 DRAWING: 3 of 7
 JOB NO.: 99-051.20
 FILE NO.: F 03-194

PREVIOUS SUBMITTALS: BA 00-52E, WF 03-12B, SDP 03-30

DEVELOPER: Land Source / Brantly, LLC
 8835 P Columbia 100 Parkway
 Columbia, Maryland 21045
 410-730-0810

File Path: C:\Users\jdr\My Documents\Projects\2004\2004-03-19\2004-03-19-03-19-04.dwg, PLOT: 1/14/04, 2:58:51 PM



By	Date	No.	Description
REVISIONS			

Paving Legend

Proposed Paving: [Symbol]

Mill and Overlay: [Symbol]

Existing Paving: [Symbol]

Existing Paving to be Removed: [Symbol]

Note: For Douglas Avenue Cul-de-sac Road Dedication and Right-of-way detail see sheet 6 of 7.

PLAN
Scale: 1" = 50'

Street Name	Symbol	C Station	Offset	Lamp Type	Fixture Type	Pole Type
Douglas Avenue	[Symbol]	1+80.26	5.0' RT	100 W HPS VAPOR	PREMER POST TOP	30' BRONZE FIBERGLASS

CURVE DATA						
Name & Station	Radius	Delta	Length	Tangent	Chord Bearing & Dist.	
Linear Profile - 0+00 - 0+46.01	35.00'	75°19'30"	46.01'	27.01'	N40°40'56"W - 42.77'	
Linear Profile - 0+46.01 - 2+24.39	40.00'	255°30'06"	178.37'	-51.66'	N49°13'46"W - 63.25'	
CL Road 1+69.18 PC - PT 12+39.10	106.37'	37°39'44"	69.92'	36.28'	N59°20'49"W - 66.67'	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/9/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PUBLIC WORKS

[Signature] 2-3-04
CHIEF, BUREAU OF HIGHWAYS

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: EDG
DRAWN: JLM, JDR
CHECKED: BDB
DATE: 1/2004

DOUGLAS AVENUE CUL-DE-SAC - PLAN & PROFILE

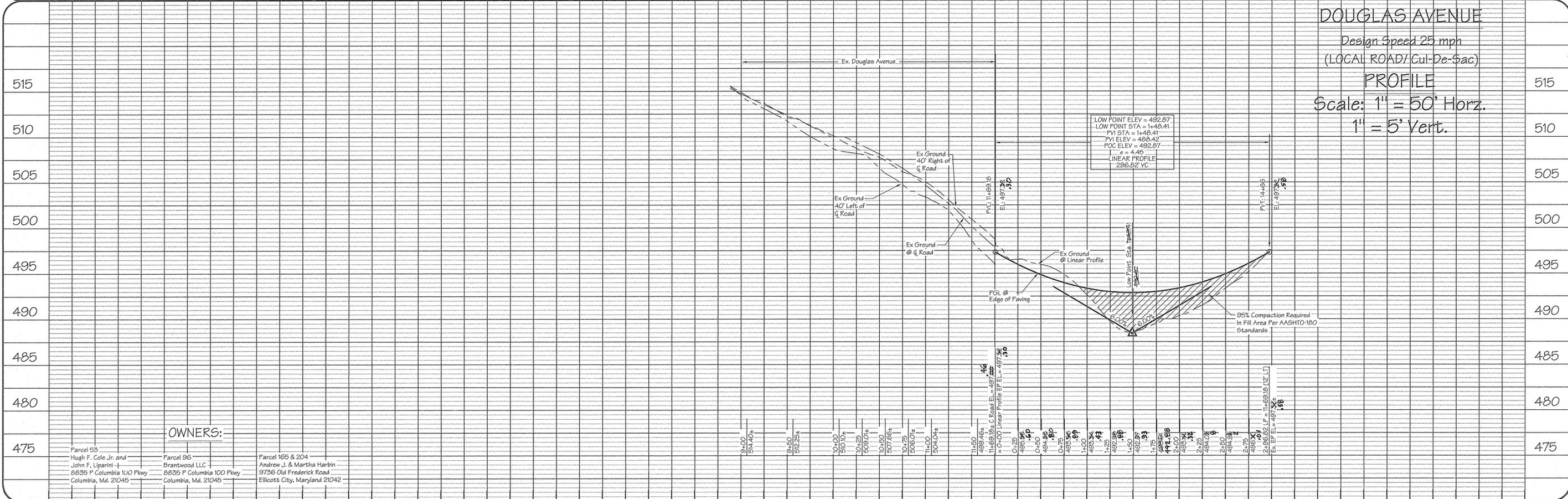
HOMELAND

Tax Map No. 16 - Grid No. 4 - P/O Parcel 165
3rd Election District - Zoning RC-DEO
Howard County, Maryland

PREVIOUS SUBMITTALS: BA 00-52E, WP 03-128, SDP 03-30

DEVELOPER: Land Source / Brantly, LLC
8835-P Columbia 100 Parkway
Columbia, Maryland 21045
410-730-0810

SCALE: 1" = 5' V, 1" = 50' H
DRAWING: 2 OF 7
JOB NO.: 99-051.20
FILE NO.: F 03-194



DOUGLAS AVENUE
Design Speed 25 mph
(LOCAL ROAD/ Cul-De-Sac)
PROFILE
Scale: 1" = 50' Horiz.
1" = 5' Vert.

OWNERS:

Parcel 53 Hugh F. Cole Jr. and John F. Liparini - I 8835 P Columbia 100 Pkwy Columbia, Md. 21045	Parcel 96 Brantwood LLC 8835 P Columbia 100 Pkwy Columbia, Md. 21045	Parcel 165 & 204 Andrew J. & Martha Harbin 9736 Old Frederick Road Ellicott City, Maryland 21042
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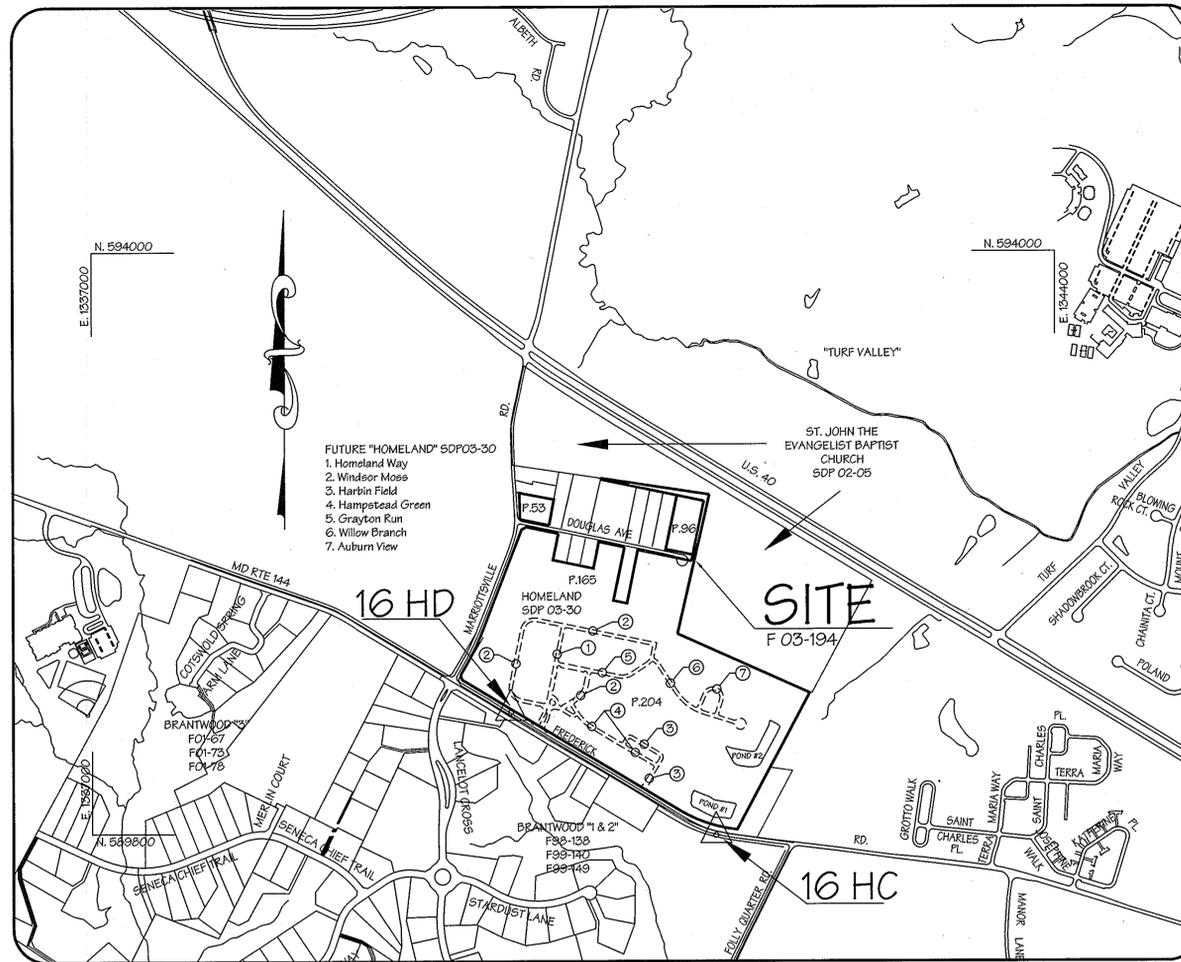
File and Project: C:\Users\kay\My Documents\Projects\03-194\Plan & Profile_1/14/2004_2:09:35 PM

INDEX OF SHEETS	
No.	Description
1	Cover Sheet
2	Douglas Avenue Cul-De-Sac - Plan & Profile
3	Drainage Area Map
4	Grading and Soil Erosion & Sediment Control Plan
5	Grading and Soil Erosion & Sediment Control Plan - Details
6	Road Construction & Grading and Soil Erosion & Sediment Control Plan - Details
7	Landscape Plan

BENCHMARKS

HOWARD COUNTY GEODETIC CONTROL: 16HC
 Elevation: 449.451
 Northing: 569780.908 Easting: 13341530.147
 Station is a standard stamped disc set on top of concrete monument. Located on the southern boundary of Maryland Route 144, 0.1 Mile west of Folly Quarter Road.

HOWARD COUNTY GEODETIC CONTROL: 16HD
 Elevation: 512.208
 Northing: 590674.171 Easting: 1340043.586
 Station is a standard stamped disc set on top of concrete monument. Located 43' east of BGE Pole # 331.656 near the Maryland Route 144 and Marriottville Road intersection. 3' from the edge of Maryland Route 144 paving and 25.5' from the Marriottville Road street sign. Station is flush with surface.

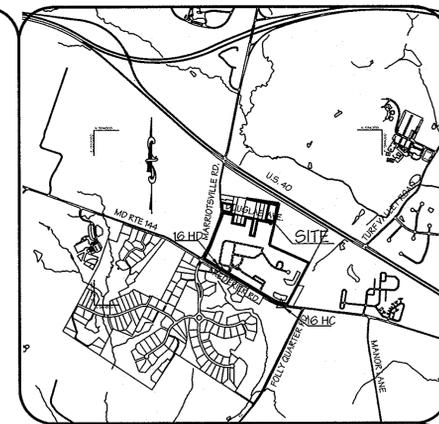


LOCATION MAP

Scale: 1" = 600'

FINAL ROAD CONSTRUCTION PLANS HOMELAND

3rd ELECTION DISTRICT - HOWARD COUNTY, MD



VICINITY MAP

Scale: 1" = 2000'

GENERAL NOTES

- Project Background:
 - Location: Ellicott City, Maryland
 - Tax Map: 16
 - Parcel: 53, 96, 165, and 204
 - Grid: 4
 - Election District: 3rd
- The subject property is zoned RC / DEO (Rural Conservation - Density Exchange Option) per the 10/18/83 Comprehensive Zoning Plan.
- This plan is subject to 5/6/96 Howard County Zoning Regulations and to the 5th Edition of the Howard County Subdivision and Land Development Regulations.
- Deed Reference:
 - Parcel 53: L. 5199 F. 402 - 1.14 Acres
 - Parcel 96: L. 4987 F. 674 - 1.84 Acres
 - Parcel 165: L. 4008 F. 453 - 10.52 Acres
 - Parcel 204: L. 4249 F. 452 - 61.72 Acres
- All construction shall be in accordance with the latest Standards and Specifications of Howard County plus MSHA Standards and Specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days 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 being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1993)". A minimum spacing of 20' shall be maintained between any street light and any tree.
- The property shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October 1999.
- The topography shown hereon was compiled by Harford Aerial, January 2002 and spot checked for accuracy by field run topography by LDE, Inc. April 2002.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 16 HC and 16 HD were used for this project.
- Water, is an existing public water main, Contract # 44-3480.
- The sewer systems along Douglas Avenue are private septic systems. The future units per SDP 03-30 will utilize the private septic system as shown on the aforementioned Site Development Plan.
- Stormwater management will be accomplished under approved SDP 03-30. The controls will be privately owned and maintained.
- The existing utilities shown hereon are located from field surveys and construction drawings of record. The contractor shall locate existing utilities to his own satisfaction and well in advance of any construction activities. Additionally, the contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service. Any damage incurred to utilities or existing features due to contractor's operation shall be repaired immediately at the contractor's expense.
- There may be additional utilities not shown on these plans. The engineer assumes no responsibility for utility locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer of any discrepancies, prior to the start of construction.
- Any damage caused by the contractor to existing public right-of-way, existing paving, existing utilities, etc. shall be corrected at the contractor's expense in accordance with the Howard County Standards and Specifications.
- Deviations from these plans and specifications without prior written consent of the civil engineer may cause the work to be unacceptable.
- All utility poles within the limit of construction shall be braced prior to the start of work. Contractor shall contact Utility Companies prior to bracing, adjustment or relocation.
- Adjustments to the sequence of construction shall be approved by the Howard County Department of Inspections, Licenses and Permits, prior to such adjustments.
- All fill shall be rolled to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-180.
- The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement.
- There is no floodplain on this site. The floodplain study for the "Homeland" project was approved under SDP 03-30.
- There are no wetlands on this site. The wetland delineation for the "Homeland" project was approved under SDP 03-30.
- No traffic study is required for this project. The traffic studies for the "Homeland" project was approved under SDP 03-30.
- The Contractor shall maintain vehicular access and utility service to the existing dwelling (#1110 Douglas Avenue) during all phases of construction.
- The Existing Fire Hydrant shall be relocated by Advance Deposit Order (A.D.O.). The contractor shall coordinate this with Howard County Bureau of Utilities.

AS-BUILT

By	Date	No.	Description
REVISIONS			

APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. White, Jr.
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 2-3-04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers
 SUPERVISOR, NATURAL RESOURCE CONSERVATION SERVICE
 DATE: 1/29/04

ENGINEER'S CERTIFICATE

I hereby certify that this plan, specification and control represents a practical and workable plan based on the conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Bruce D. Burton
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 1/14/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Robertson
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/16/04

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

John R. Robertson
 HOWARD SOIL CONSERVATION DISTRICT
 DATE: 1/29/04

DEVELOPER'S CERTIFICATE

We certify that all development and construction will be done according to this plan of development 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 inspections by the Howard Soil Conservation District.

John R. Robertson
 SIGNATURE OF DEVELOPER
 DATE: 1/14/04



OWNERS:

- Parcel 53: Hugh F. Cole Jr. and John F. Liparini, 8835 P Columbia 100 Pkwy, Columbia, Md. 21045
- Parcel 96: Brantwood LLC, 8835 P Columbia 100 Pkwy, Columbia, Md. 21045
- Parcel 165 & 204: Andrew J. & Martha Harbin, 9736 Old Frederick Road, Ellicott City, Maryland 21045

LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
DESIGNED	COVER SHEET	SCALE
EDS	HOMELAND	AS SHOWN
DRAWN		DRAWING
JLM JDR		1 OF 7
CHECKED		JOB NO.
BDB		99-051.20
DATE	PREVIOUS SUBMITTALS: BA 00-52E, WP 03-12B, SDP 03-30	FILE NO.
1/2004	DEVELOPER: Land Source / Brantley, LLC, 8835 P Columbia 100 Parkway, Columbia, Maryland 21045, 410-730-0810	F 03-194

F 03-194