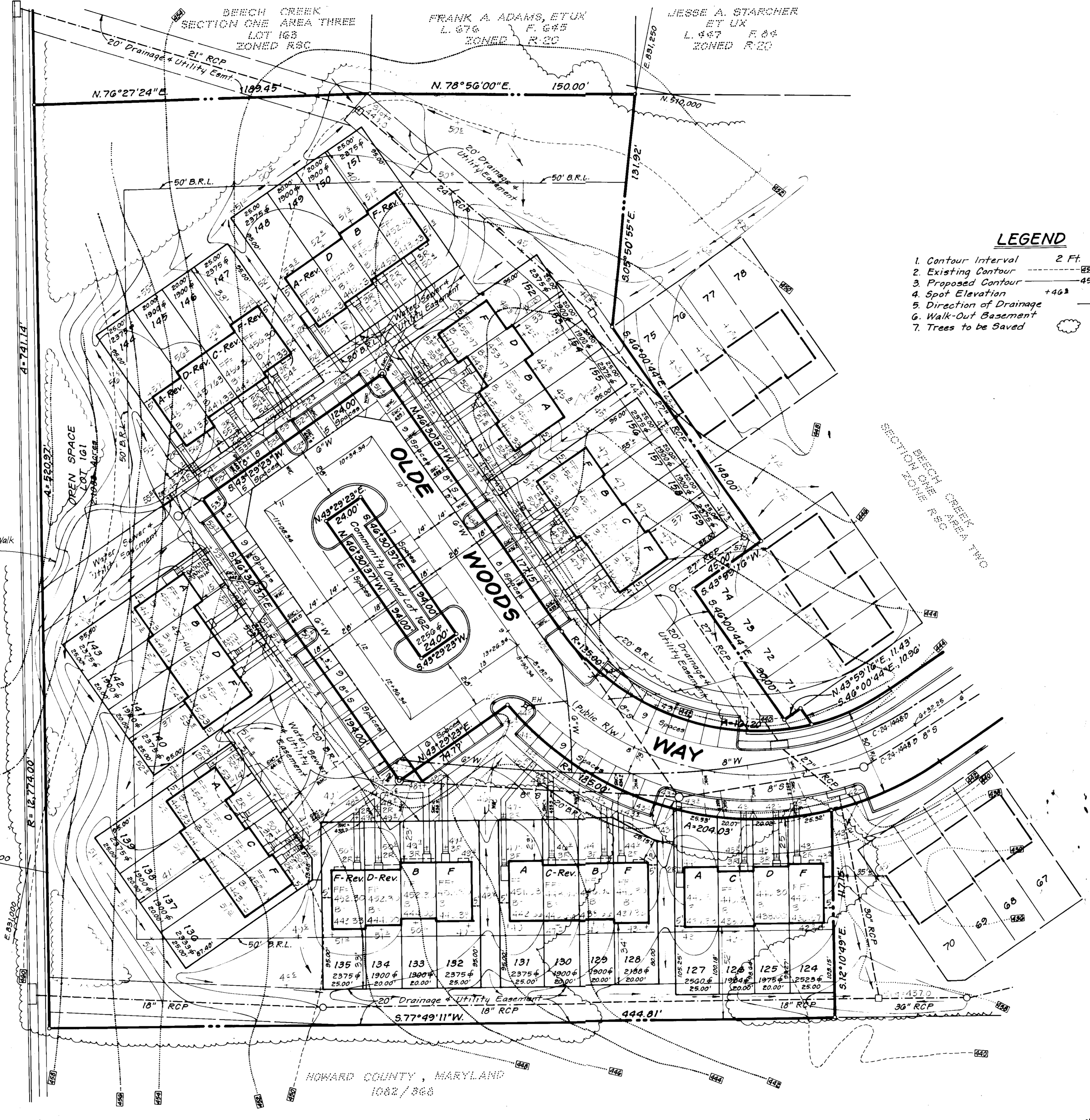


NOTE: Maximum Building Coverage: 40%
 Townhouse Units:
 $A = 36.42' \times 20.42' = \frac{743.7}{0.4} = 1859\text{ sq ft}$
 $C+F = 20' \times 36' = \frac{720}{0.4} = 1800\text{ sq ft}$
 $B+D = 36.42' \times 20' = \frac{728.4}{0.4} = 1821\text{ sq ft}$

CEDAR LANE (60' R/W)



LEGEND

- Contour Interval 2 Ft.
- Existing Contour
- Proposed Contour +450
- Spot Elevation +462
- Direction of Drainage
- Walk-Out Basement
- Trees to be Saved

GENERAL NOTES

- The Land included is zoned: RSC
- Horizontal Control is based on Howard County Monuments 2839002 and 2839003.
- All Roads are public and existing.
- Any damage to county owned rights-of-way shall be corrected at developer's expense.
- The total area included: 3333 Acres
- The total number of Buildable Lots: 36
- The total number of units shown: 36
The total number of parking spaces required: 72 Provided: 83
- Stormwater Management provided for in central facility located in Beech Creek, Section 1 Area 1, approved plans F-85-138

NOTE: Approved Road Construction Plans shall be used for Installation of Public Utilities. F- Public Water and Sewer shown for Reference Only. See Water and Sewer Plans Contract No.

NOTE: The Contractor or Developer shall contact the Construction Inspection/Survey Division, 24 Hours in advance of commencement of work at 792-7272.

ADDRESS CHART			
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
124	10863 Olde Woods Way	142	10907 Olde Woods Way
125	10865 " " "	143	10909 " " "
126	10867 " " "	144	10911 " " "
127	10869 " " "	145	10913 " " "
128	10871 " " "	146	10915 " " "
129	10873 " " "	147	10917 " " "
130	10875 " " "	148	10919 " " "
131	10877 " " "	149	10921 " " "
132	10879 " " "	150	10923 " " "
133	10881 " " "	151	10925 " " "
134	10883 " " "	152	10927 " " "
135	10885 " " "	153	10929 " " "
136	10887 " " "	154	10931 " " "
137	10889 " " "	155	10933 " " "
138	10891 " " "	156	10935 " " "
139	10893 " " "	157	10937 " " "
140	10895 " " "	158	10939 " " "
141	10897 " " "	159	10941 " " "

OWNER / DEVELOPER Beech Creek Associates 3907 Ducks Foot Lane Ellicott City, Maryland 21043	SUBDIVISION NAME BEECH CREEK	SECT./AREA 1 3	LOT / PARCEL # 124-159
PLAT # 6855	BLOCK # 17	ZONE R8C	TAX / ZONE MAP / ELEC. DIST. / CENSUS TRACT 29 5th 6052.01
WATER CODE I-09	SEWER CODE 5583C00		

CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED: BAF
 DRAWN: LAI
 CHECKED: JME
 DATE: March, 1986

SCALE: 1" = 30'
 DRAWING: 1 of 3
 JOB NO.: 85-049
 FILE NO.: 85-049A

SITE DEVELOPMENT PLAN
 LOTS 124 THRU 159 AND
 OPEN SPACE LOTS 161 AND 162
BEECH CREEK
 SECTION 1 AREA 3
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP (Columbia Div.)
 7130 Minstral Way, Suite 215
 Columbia, Maryland 21045

APPROVED: *[Signature]* 9-10-86
 COUNTY HEALTH OFFICER
 APPROVED: *[Signature]* 9-18-86
 PLANNING DIRECTOR
 APPROVED: *[Signature]* 9-18-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED: *[Signature]* 9-11-86
 DIRECTOR
 APPROVED: *[Signature]* 9-11-86
 CHIEF BUREAU OF ENGINEERING

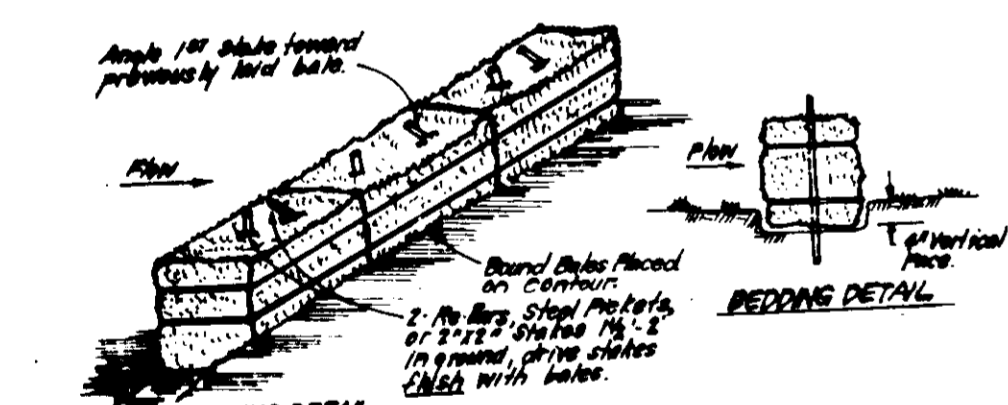
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 APPROVED: *[Signature]* 9-18-86
 PLANNING DIRECTOR
 APPROVED: *[Signature]* 9-18-86
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED: *[Signature]* 9-11-86
 DIRECTOR
 APPROVED: *[Signature]* 9-11-86
 CHIEF BUREAU OF ENGINEERING



SEDIMENT CONTROL

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1981 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3) 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.
4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1981 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6) 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.
7) Site Analysis:
Total Area of Site 3.025 Acres
Area Disturbed 3.047 Acres
Area to be roofed or paved 2.017 Acres
Area to be vegetatively stabilized 2.490 Acres
Total Cut 5625 Cu. yds
Total Fill 7125 Cu. yds
Offsite waste/borrow area location N/A
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9) Additional sediment control must be provided, if deemed necessary by the Howard County DEP sediment control inspector.
10) 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.
11) If houses are to be constructed on an "As-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented. N/A
12) All pipes to be blocked at the end of each day (see detail below). N/A
13) The total amount of straw bale dikes/silt fence equals 840 L.F.

CONSTRUCTION SEQUENCE table with columns: Activity, No. of Days. Includes items like Obtain Grading Permit, Excavate for Foundations, Construct Structures, Final Grade and Stabilize, and Upon Approval of the Sediment Control Inspector.



REINFORCEMENT SPECIFICATIONS:
1. Bedding shall be placed at the top of a slope or on the contour and in a row with ends roughly parallel to the proposed final grade.
2. Each bedding shall be covered in the soil a min. of 4" and placed so the bedding are horizontal.
3. Bedding shall be secured in place by either 2 stakes or 10 lbs driven steel rods thru the bedding.
4. The bedding shall be driven into the soil at an angle to the bedding.
5. Bedding shall be replaced and repair replacement shall be made promptly as needed.
6. Bedding shall be removed when they have served their usefulness as well as back or impact storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)

APPROVED FOR PUBLIC WATER AND PUBLIC BEVERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. Includes signatures and dates for various officials.

APPROVED PLANNING BOARD OF HOWARD COUNTY 4-30-86

DEVELOPER'S/BUILDER'S CERTIFICATE

We certify that all development and construction will be done in accordance with this plan, its amendments and plan for erosion and sediment control. All work shall be done in accordance with the construction specifications and standards of the Howard County Department of Planning and Zoning.

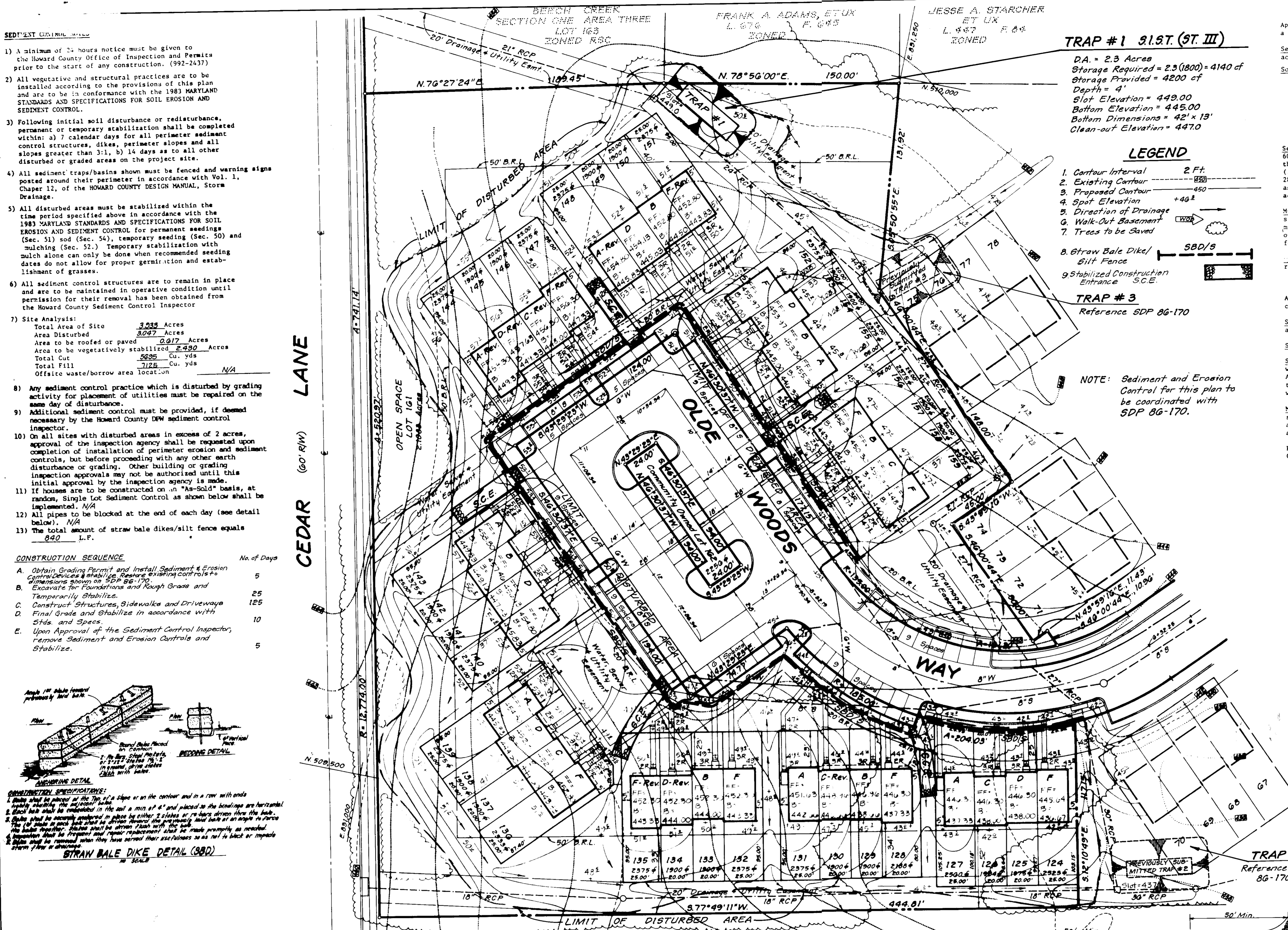
Signatures and dates for Maurice M. Simpkins and Richard H. Stepp.

Reviewed for HOWARD S.C.D. and meets Technical Requirements. Includes signature and date for U.S. Soil Conservation Service.

CONSTRUCTION SPECIFICATIONS

- 1. Stone size - Use 2" Stone or reclaimed/recycled concrete equivalent.
2. Length - As required, but not less than 30 feet, except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - Not less than 6 inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress and egress occur.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on single family residence lots.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be placed across the entrance, if piping is impractical, a mountable berm with filter cloth shall be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require cleaning or flushing of sediment onto public rights-of-way. This may require tracking or flushing of sediment onto public rights-of-way. This may require tracking or flushing of sediment onto public rights-of-way.

NO SCALE - SEE AT RIGHT FOR DIMENSIONS



TRAP #1 S.I.S.T. (ST. III)

D.A. = 2.3 Acres
Storage Required = 2.3(1800) = 4140 cf
Storage Provided = 4200 cf
Depth = 4'
Slot Elevation = 449.00
Bottom Elevation = 445.00
Bottom Dimensions = 42' x 13'
Clean-out Elevation = 447.0

LEGEND

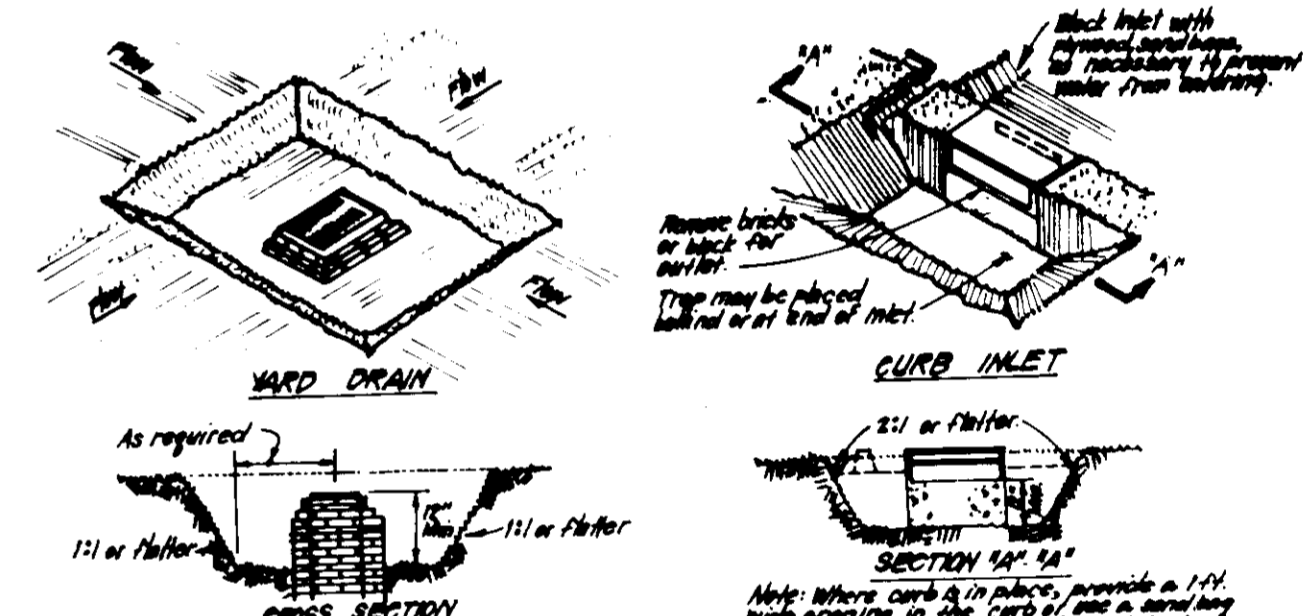
- 1. Contour Interval 2 Ft.
2. Existing Contour
3. Proposed Contour
4. Spot Elevation +46'
5. Direction of Drainage
6. Walk-Out Basement
7. Trees to be Saved
8. Straw Bale Dike / Silt Fence
9. Stabilized Construction Entrance S.C.E.

TRAP #3 Reference SDP 86-170

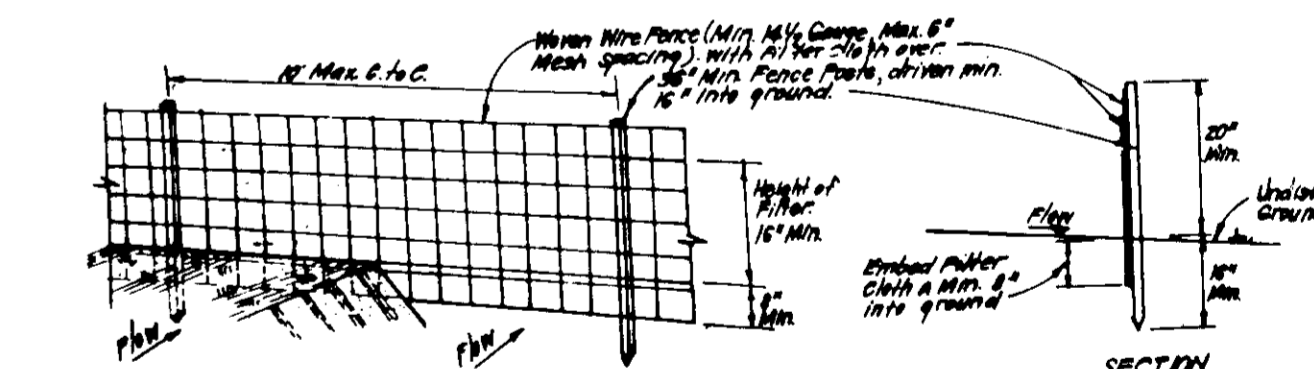
NOTE: Sediment and Erosion Control for this plan to be coordinated with SDP 86-170.

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, discing or other acceptable means before seeding.
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding.

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, discing or other acceptable means before seeding.
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushels per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq 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/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.



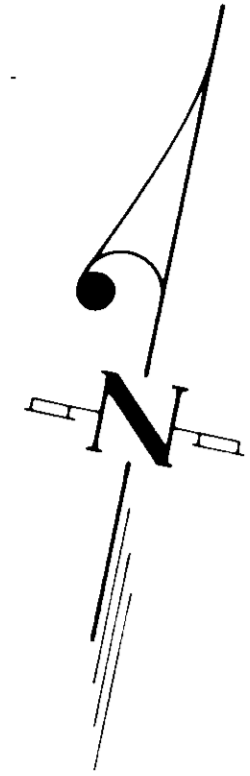
CONSTRUCTION SPECIFICATIONS:
1. Sediment shall be removed and the trap repaired to its original dimensions when sediment has accumulated to 1/4 the capacity of the trap.
2. The volume of sediment storage shall be 100% of contributing drainage.
3. The structure shall be inspected after each rain and repairs made as needed.
4. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
5. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
6. All cell slopes shall be 1:1 or flatter.



RESPECTIVE WEIR CONSTRUCTION SPECIFICATIONS:
1. Weir crest shall be finished securely to fence posts with wire ties at slopes.
2. Filter cloth is to be secured around to fence posts.
3. Filter cloth shall be placed over the entire area prior to placing of stone.
4. Maintenance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way.

SILT FENCE DETAIL - No Scale. Includes cross-section and construction details for a silt fence.

CLARK FINEFROCK & SACKETT ENGINEERS - PLANNERS - SURVEYORS. Project information for BEECH CREEK SECTION 1 AREA 3 5TH ELECTION DISTRICT.



CEDAR LANE (60' R/W)



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
⊙	TILIA COPDATA	2 1/2'-3' CAL	3	B & B
⊙	LITTLELEAF LINDEN	12-14' HT.	5	HEAVY HEADS
⊙	QUERCUS ACUTISSIMA			
⊙	SAWTOOTH OAK			
⊙	MALUS SNOWCLOUD	2-2 1/2' CAL	10	
⊙	SNOWCLOUD CRABAPPLE	8-10' HT.		
⊙	MALUS PINK PERFECTION		12	
⊙	PINK PERFECTION CRAB			
⊙	PINUS STROBILIS	6-8' HT.	4	B & B HEAVY
⊙	EASTERN WHITE PINE			
⊙	PREVIOUSLY APPROVED STREET TREES			
⊙	PREVIOUSLY APPROVED TREES			

NOTE:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ATTACHED SPECIFICATIONS.
- SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, (593-3400).

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-30-86

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 9-16-86
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 9-18-86
PLANNING DIRECTOR DATE

[Signature] 9-18-86
CHIEF DIVISION OF LAND DEVELOPMENT
AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 9-18-86
DIRECTOR DATE

[Signature] 9-18-86
CHIEF BUREAU OF ENGINEERING DATE



CLARK • FINROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED
DRAWN
CHECKED
DATE

LANDSCAPE PLANTING PLAN

LOTS 124 THRU 151 & OPEN SPACE LOT 151 & 162
BEECH CREEK

SECTION 1 AREA 3
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FORM: THE PYLARD GROUP (COLUMBIA, MD.)
7130 MINTHREL WAY, SUITE 215
COLUMBIA, MARYLAND 21045

SCALE
JOB NO.
FILE NO.

SDP-86-198