

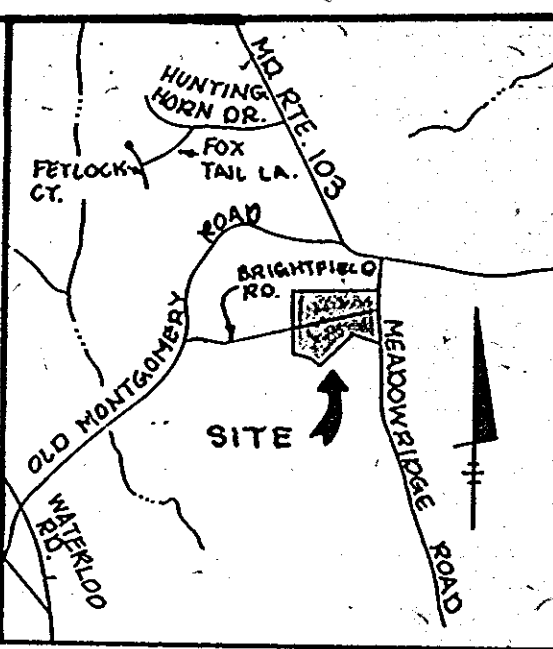
**DENSITY TABULATION**

Section/ Area	Usable # of Open Space	Open Space Required	Open Space Provided	Gross Area	Flood Plain	Net Area	No. of Dwelling Units Allowed	No. of Dwelling Units from Flood Plain	Total No. of Dwelling Units	Total No. of Dwelling Units Proposed	Density Per Acre
1/2	5.8 Ac.	4.81 Ac.	10.8 Ac.	24.07 Ac.	Flood Plain 3.80 Ac.	20.27 Ac.	80.84	9.63	90.47	54	2.24
1/3	2.2 Ac.	4.93 Ac.	4.2 Ac.	24.63 Ac.	Sheep Slopes 0.80 Ac.	24.83 Ac.	97.32	5.81	103.13	76	3.09
1/3	3.4 Ac.	2.50 Ac.	5.1 Ac.	12.52 Ac.	None	12.52 Ac.	50.08	None	50.08	29	7.83
2	8.9 Ac.	4.33 Ac.	11.8 Ac.	21.66 Ac.	None	21.66	86.44	None	86.44	102	4.71
<b>TOTAL</b>	<b>20.1 Ac.</b>	<b>16.57 Ac.</b>	<b>31.9 Ac.</b>	<b>82.88</b>	<b>4.6</b>	<b>78.28</b>	<b>314.88</b>	<b>15.44</b>	<b>330.32</b>	<b>330</b>	<b>3.98</b>

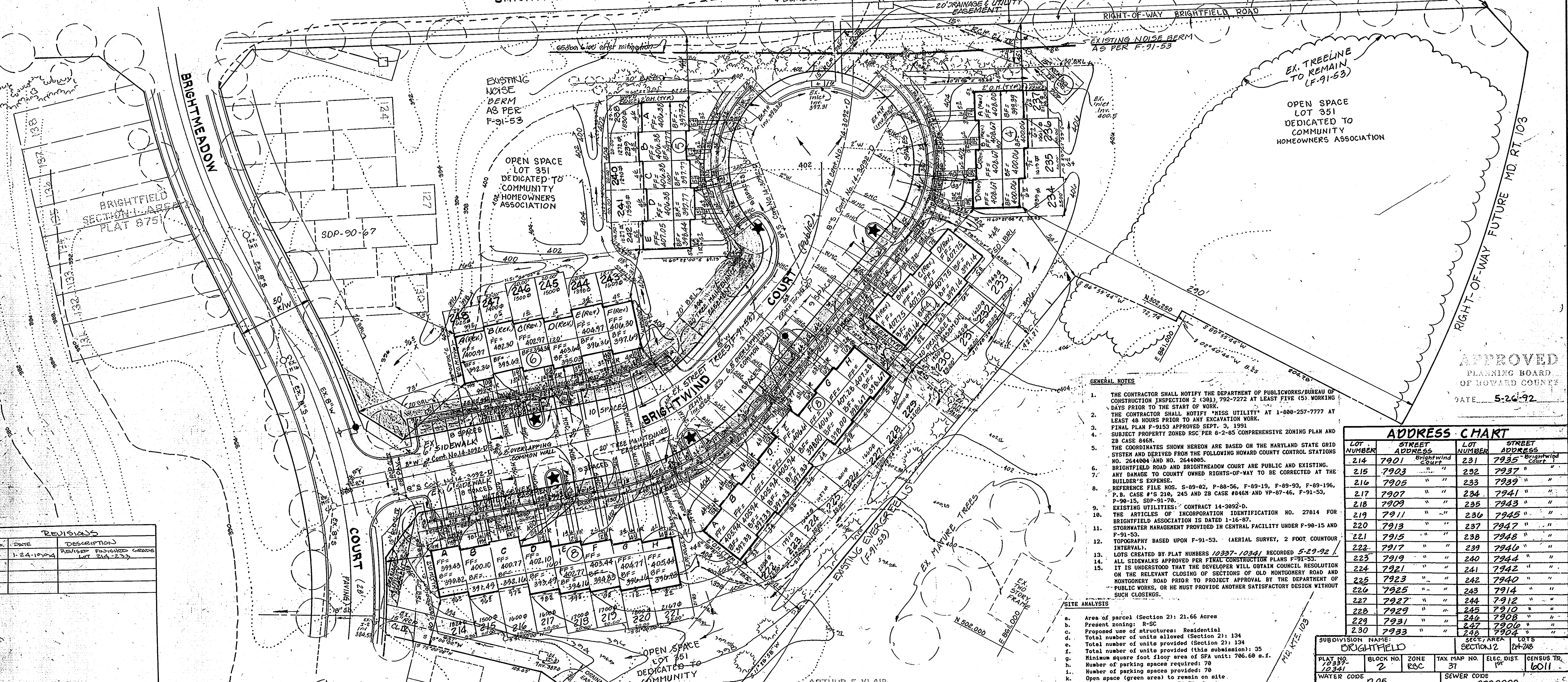
Does not include subdivided areas of section 1/2, or 1/3, or resubdivided lots of section 1/2. Four (4) buildable lots. 2 open space lots, 1 road right-of-way and one with parcel are resubdivided hereon from sections 1/2 and 1/3.

**SHEET INDEX**

SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SEDIMENT & EROSION CONTROL PLAN
SHEET 3	SEDIMENT & EROSION CONTROL & SITE DETAILS



**VICINITY MAP**  
Scale: 1"=2,000'



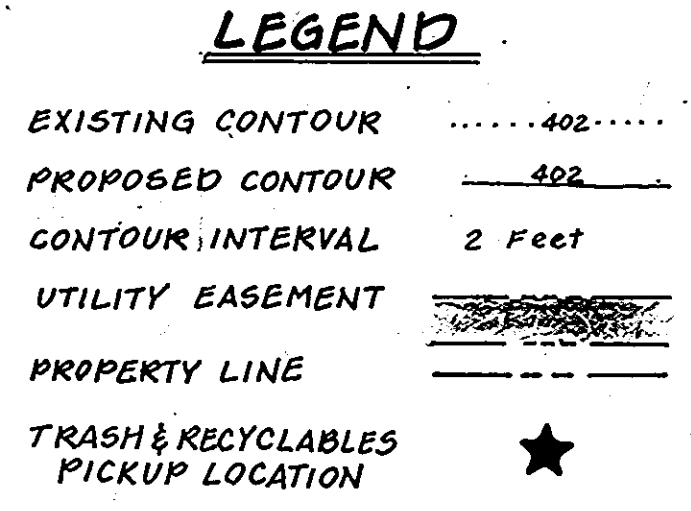
- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLICWORKS/BUREAU OF CONSTRUCTION INSPECTION 2 (381), 792-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - FINAL PLAN F-9153 APPROVED SEPT. 3, 1991
  - SUBJECT PROPERTY ZONED RSC PER 8-2-85 COMPREHENSIVE ZONING PLAN AND ZB CASE 8468.
  - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS NO. 2644004 AND NO. 2644005.
  - BRIGHTFIELD ROAD AND BRIGHTMEADOW COURT ARE PUBLIC AND EXISTING. ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT THE BUILDER'S EXPENSE.
  - REFERENCE FILE NOS. S-89-02, P-88-56, F-89-19, F-89-93, F-89-196, P.B. CASE #'S 210, 245 AND ZB CASE #8468 AND YP-87-46, F-91-53, P-90-15, SDP-91-70.
  - EXISTING UTILITIES: CONTRACT 14-3092-D.
  - THE ARTICLES OF INCORPORATION IDENTIFICATION NO. 27814 FOR BRIGHTFIELD ASSOCIATION IS DATED 1-16-87.
  - STORMWATER MANAGEMENT PROVIDED IN CENTRAL FACILITY UNDER F-90-15 AND F-91-53.
  - TOPOGRAPHY BASED UPON F-91-53. (AERIAL SURVEY, 2 FOOT CONTOUR INTERVAL).
  - LOTS CREATED BY PLAT NUMBERS 10337-10341 RECORDED 5-29-92.
  - ALL SIDEWALKS APPROVED PER FINAL CONSTRUCTION PLANS F-91-53.
  - IT IS UNDERSTOOD THAT THE DEVELOPER WILL OBTAIN COUNCIL RESOLUTION ON THE RELEVANT CLOSING OF SECTIONS OF OLD MONTGOMERY ROAD AND MONTGOMERY ROAD PRIOR TO PROJECT APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, OR HE MUST PROVIDE ANOTHER SATISFACTORY DESIGN WITHOUT SUCH CLOSINGS.

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
214	7901	231	7935
215	7903	232	7937
216	7905	233	7939
217	7907	234	7941
218	7909	235	7943
219	7911	236	7945
220	7913	237	7947
221	7915	238	7949
222	7917	239	7951
223	7919	240	7953
224	7921	241	7955
225	7923	242	7957
226	7925	243	7959
227	7927	244	7961
228	7929	245	7963
229	7931	246	7965
230	7933	247	7967

**SITE ANALYSIS**

- Area of parcel (Section 2): 21.66 Acres
- Present zoning: R-SC
- Proposed use of structures: Residential
- Total number of units allowed (Section 2): 134
- Total number of units provided (this submission): 35
- Minimum square foot floor area of SFA unit: 706.60 s.f.
- Number of parking spaces provided: 70
- Open space (green area) to remain on site (Section 2): 11.8 acres or 54.5% of net area.
- Building coverage of site:
  - Building area: 35.33' x 20' = 706.60 s.f. x 35 units = 24,731 s.f.
  - Gross area of lots: 1,336 Ac.
  - Percent coverage: 24,731 s.f. / 1.36 Ac. = 42% (Maximum permitted = 60%)
  - Smallest lot building coverage: 706.6 / 1272 = 56%
  - Largest lot building coverage: 706.6 / 2167 = 33%



**OWNER/DEVELOPER**  
KING'S HEADE LTD. PARTNERSHIP  
10620 GUILFORD RD., SUITE 200  
JESSUP, MARYLAND 20794

**LAND DESIGN ENGINEERING, INC.**  
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794  
(301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 604-6735 (Fax.)

**SITE DEVELOPMENT PLAN (CFA UNITS)**  
LOTS 214 THRU 248  
**BRIGHTFIELD**  
SECTION 2  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR CONTRACT PURCHASER/DEVELOPER  
RAY HAMES, INC., 9175 GUILFORD RD., STE. 200  
COLUMBIA, MARYLAND 21046 (410) 653-6070

DESIGNED LM  
DRAWN WJ/LM  
CHECKED RM  
DATE 4-92

SCALE 1"=30'  
DRAWING 10F3  
JOB NO. 90-403  
FILE NO. SDP 92-99

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1-24-1992	REVISED FLOODING CURVES PER 204-233

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT**  
James M. [Signature] 6/17/92  
County Health Officer

**APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING**  
Mark [Signature] 6/21/92  
Director

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS**  
James G. [Signature] 6/15/92  
Director

**APPROVED: BUREAU OF ENGINEERING**  
[Signature] 6-12-92  
Date

**SDP 92-99**







**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.

**Soil 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/1000 sq. 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/1000 sq. ft.).
- 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. 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/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq. 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/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**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 auto anchoring tool or 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 3/4 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

**Maintenance:** Inspect all seeding areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

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

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

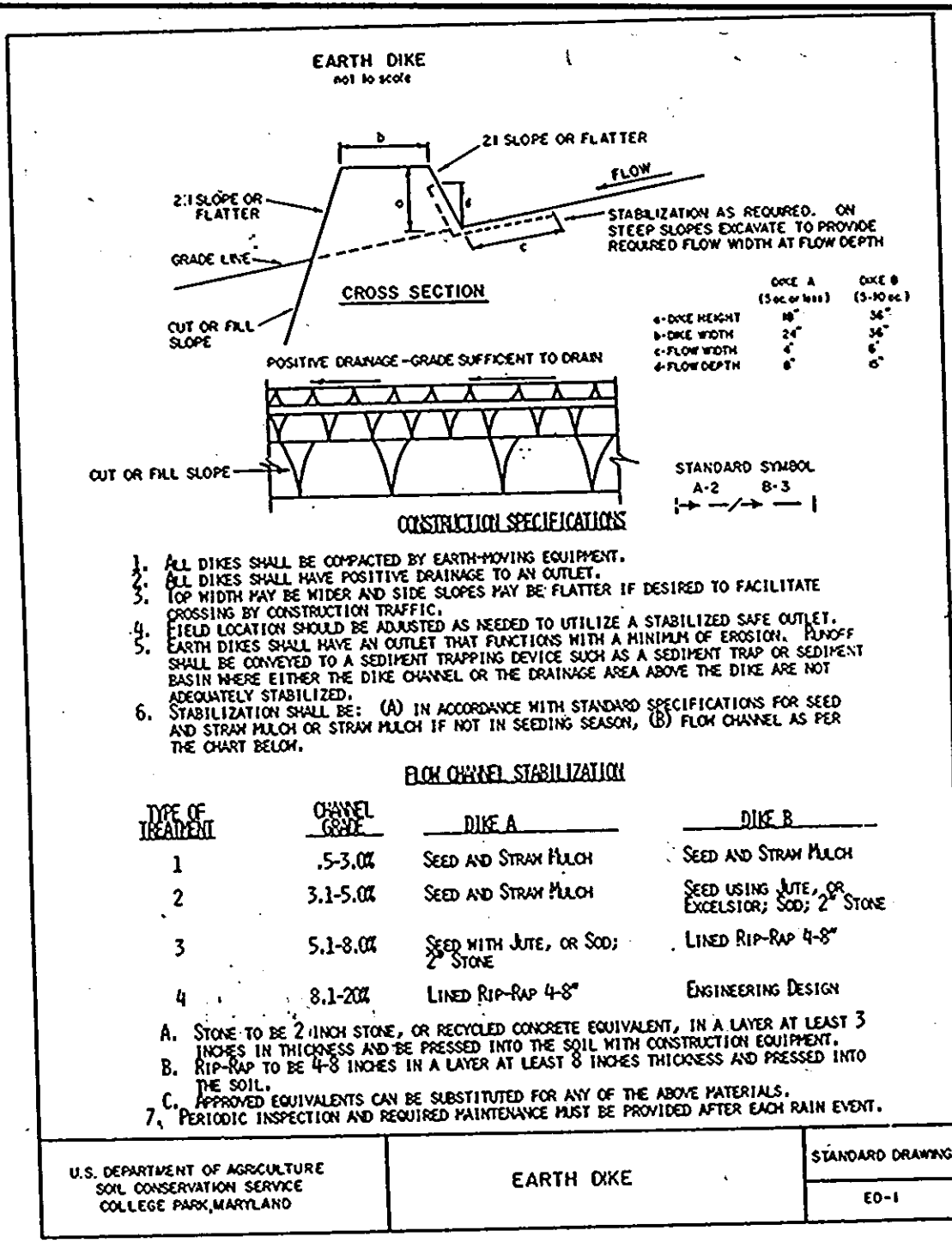
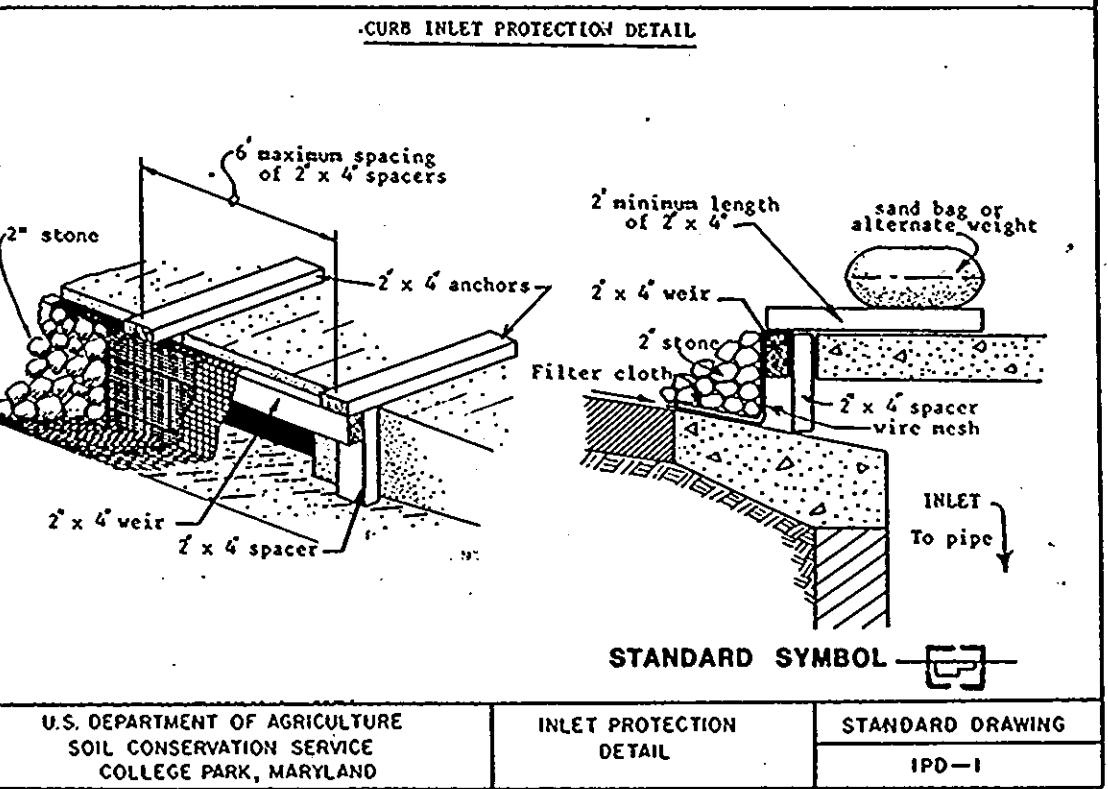
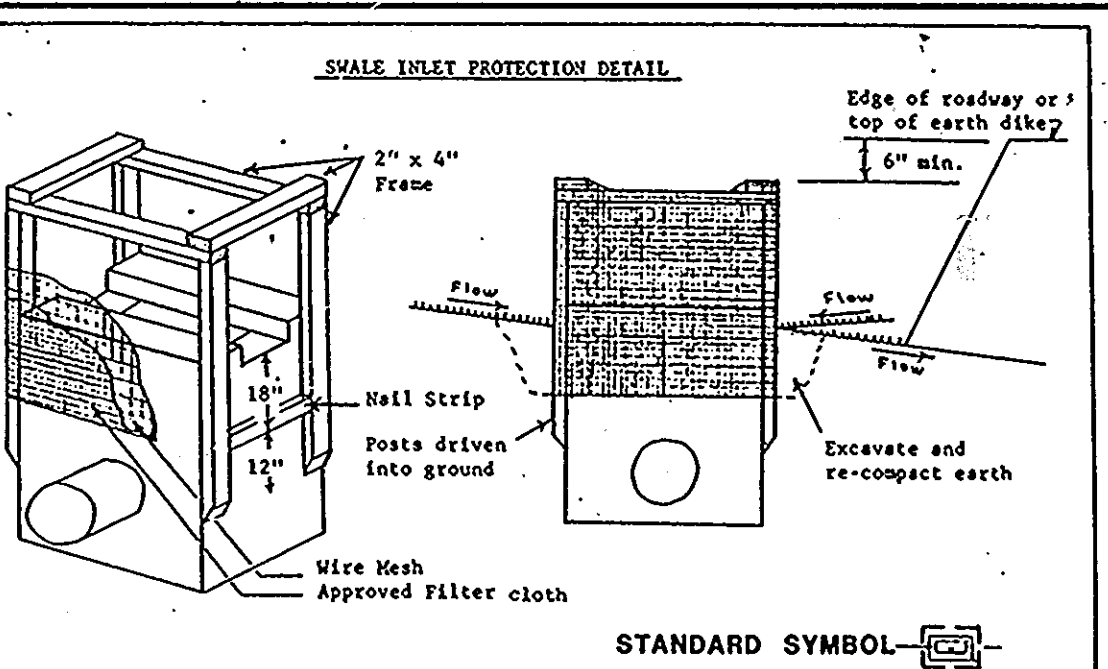
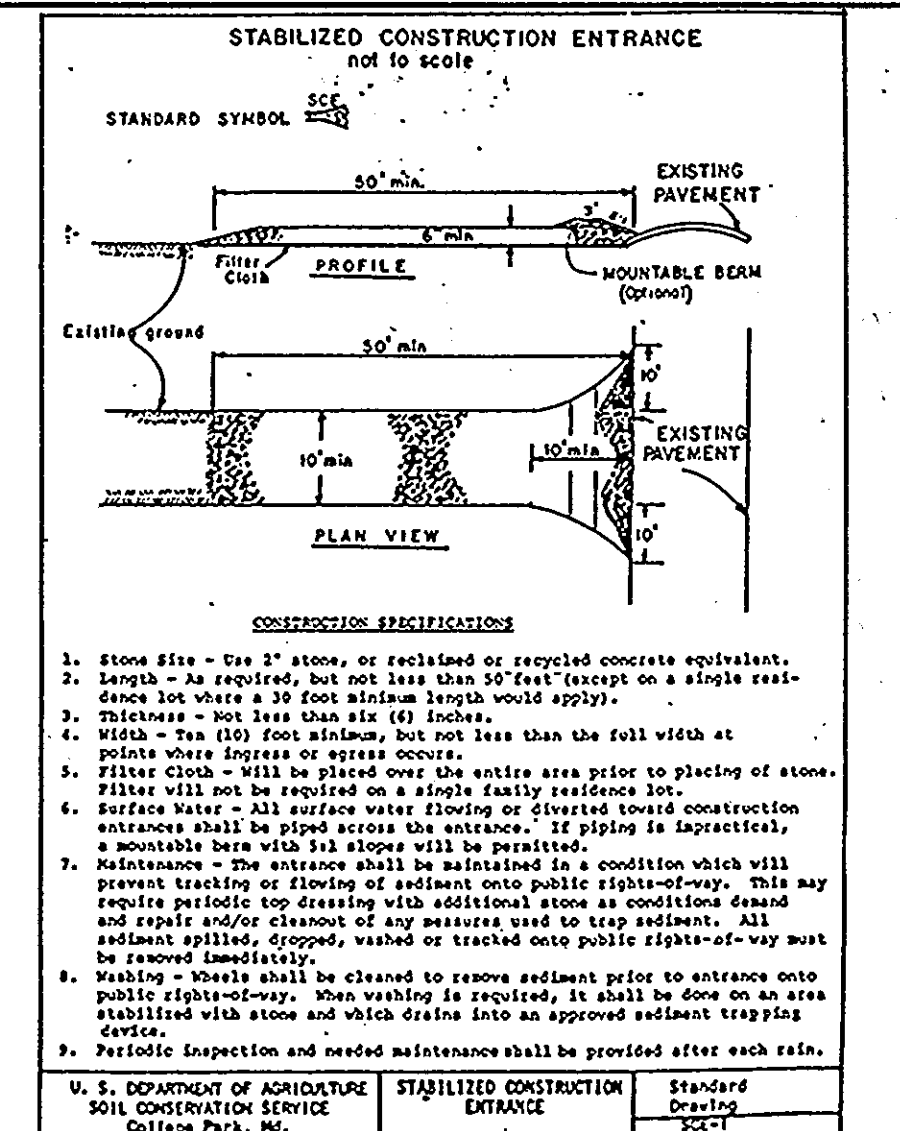
**Soil Amendments:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).

**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 ryegrass (.7 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 wood floor sawdust immediately after seeding. Anchor mulch immediately after application using auto anchoring tool or 210 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 3/4 gal per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

REV 1/91

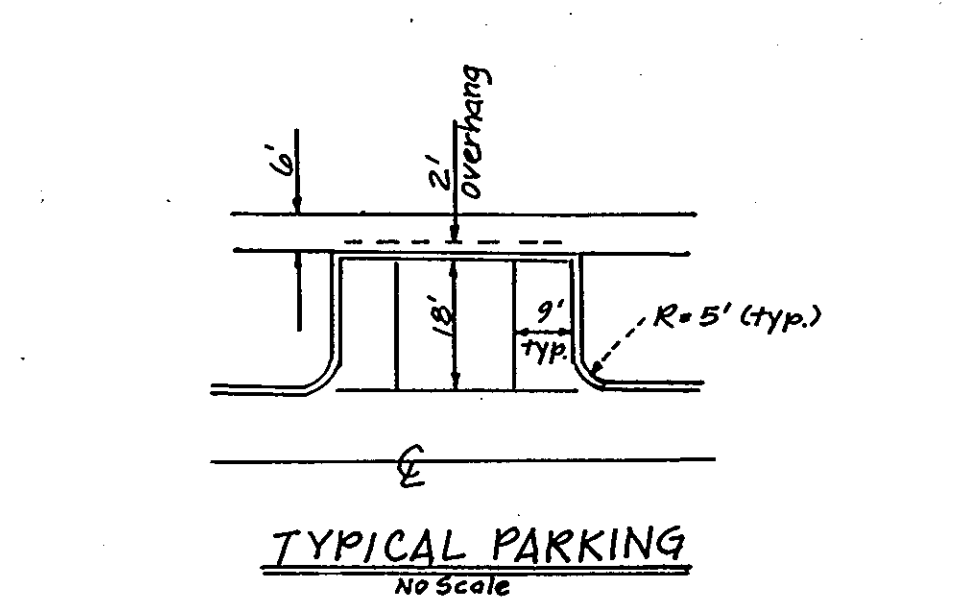
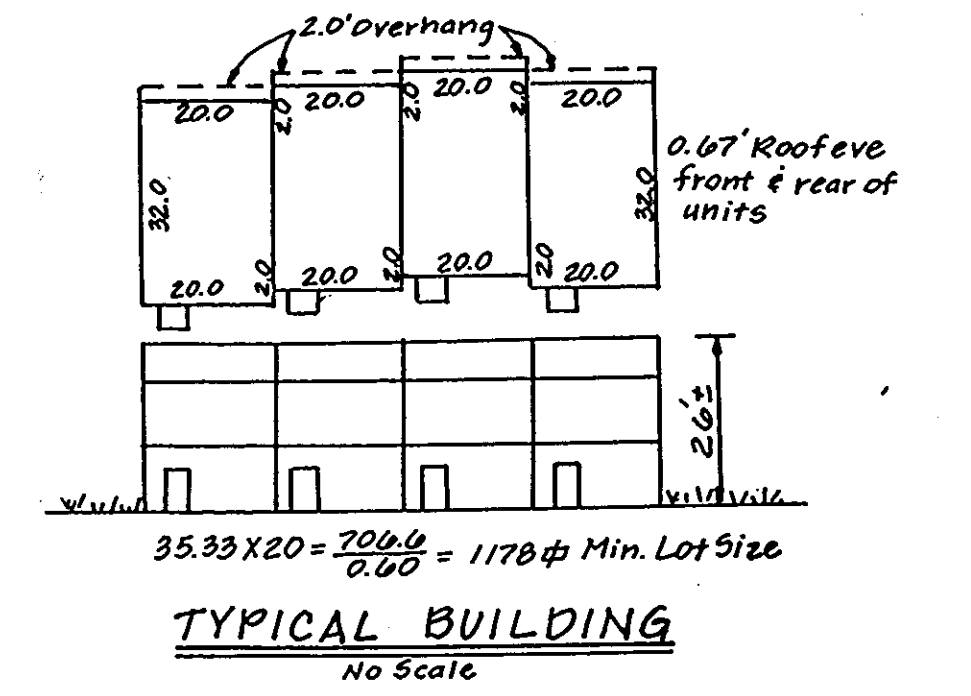
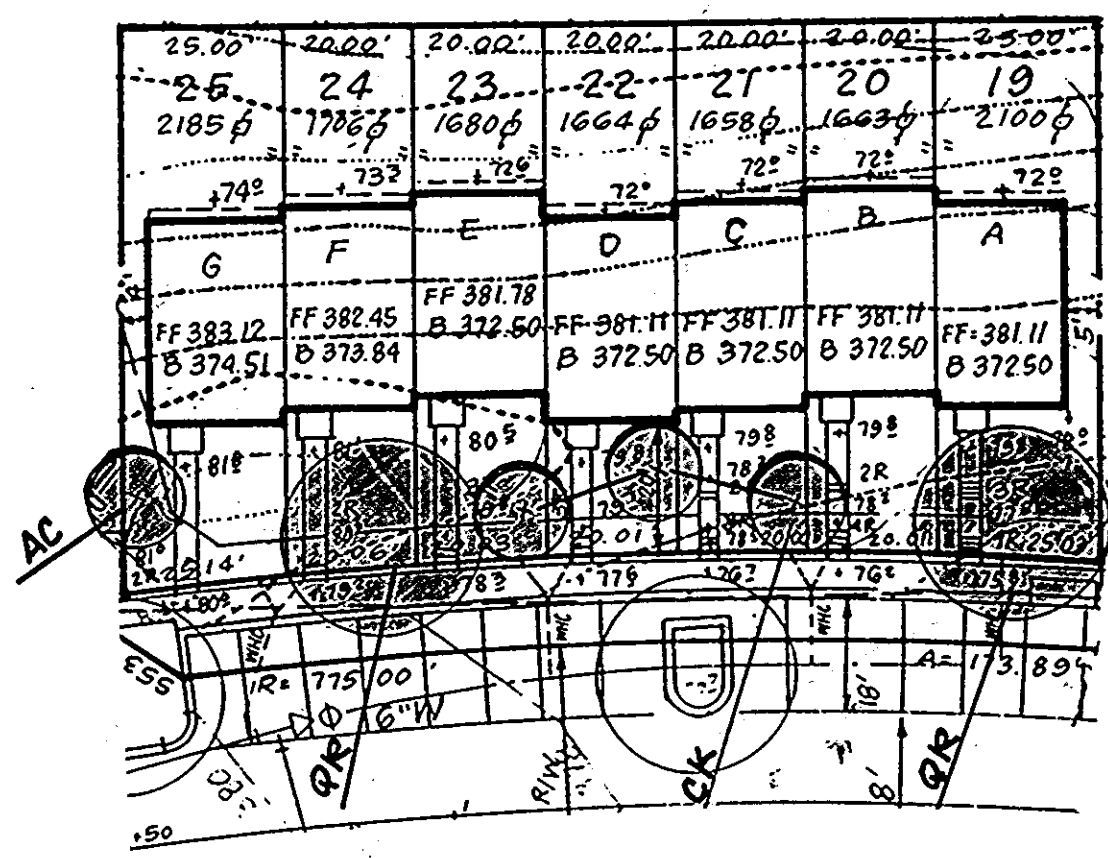
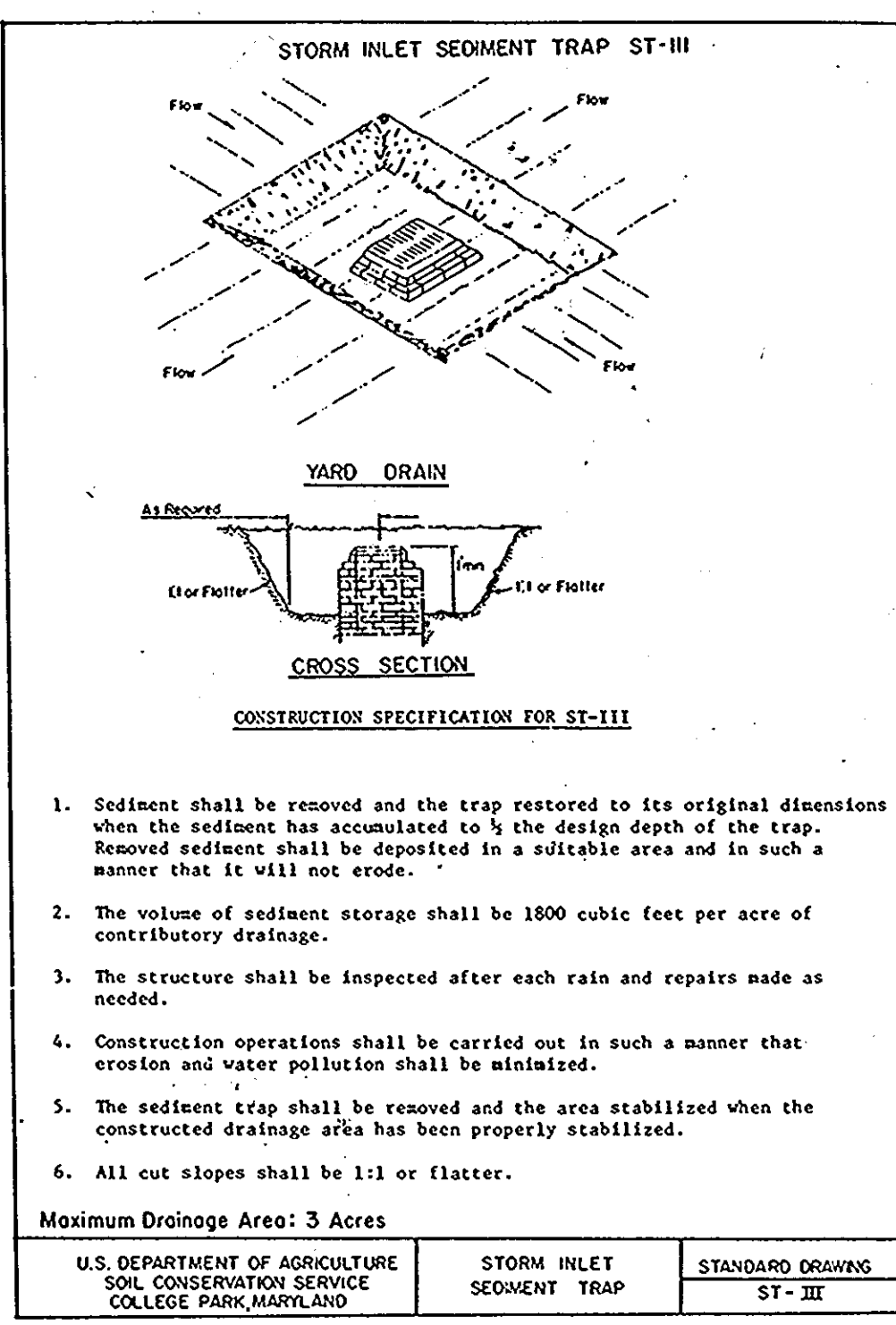
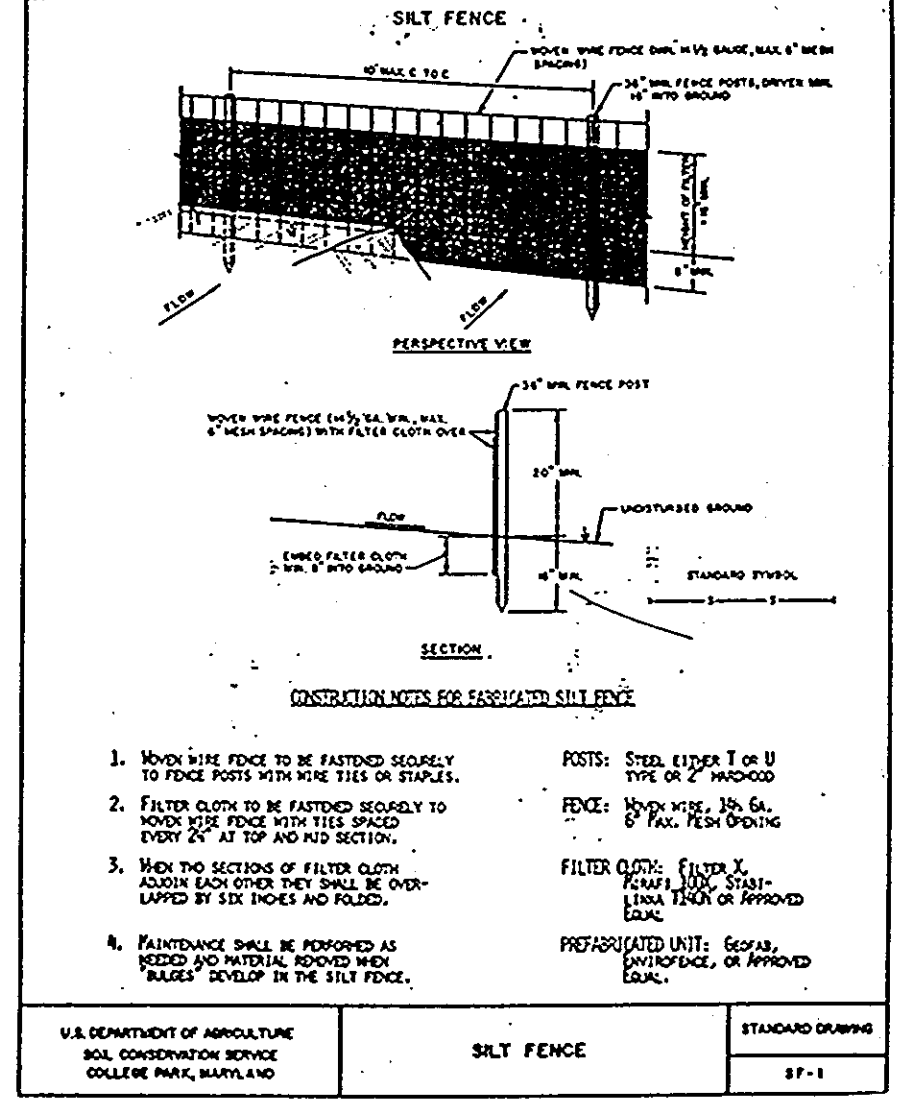


LOT	Inv. at R.	Min. B.	BASEMENT ELEV.
214	385.13	388.53	390.82
215	385.26	389.36	391.49
216	386.57	389.97	392.16
217	387.29	390.49	393.49
218	388.12	391.52	394.16
219	388.85	392.25	394.83
220	389.40	392.86	395.16
221	390.18	393.58	396.83
222	390.73	394.13	397.33
223	390.90	394.30	397.33
224	391.28	394.48	397.33
225	391.64	395.04	397.33
226	391.88	395.28	398.00
227	392.07	395.47	398.00
228	392.38	395.78	398.67
229	392.57	395.99	398.67
230	393.20	396.60	399.14
231	393.42	396.82	399.14
232	393.84	397.23	399.14
233	394.16	397.56	399.14
234	394.51	397.91	400.06
235	394.55	397.95	400.06
236	394.47	397.87	400.06
237	394.47	397.87	399.39
238	394.37	397.77	397.77
239	394.22	397.62	397.77
240	394.07	397.47	397.77
241	394.06	397.46	397.77
242	393.74	397.14	398.44
243	393.48	396.88	397.69
244	389.70	393.16	396.36
245	389.15	392.55	395.03
246	388.42	391.82	394.36
247	387.87	390.99	393.69
248	386.87	390.27	392.36

**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, (880-3450).
- 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 restoration, 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 shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (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.
- 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: 21.06 Acres (Section 2)  
Area Disturbed: 2.12 Acres  
Area to be roofed or paved: .56 Acres  
Area to be vegetatively stabilized: 1.84 Acres  
Total cut: 6055 Cu. Yds.  
Total fill: 6055 Cu. Yds.  
Offsite waste/borrow area location: N/A
- Any sediment control practices 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 disturbances 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.

REV 1/91



**LANDSCAPE SCHEDULE**

KEY	PLANT NAME	SIZE	QUANTITY	REMARKS
<b>MAJOR TREE</b>				
QR	QUERCUS RUBRA	2 1/2' x 18"	18	B & B
<b>MINOR TREE</b>				
AC	AMELANCHIER CANADENSIS	4/6' x 6"	6	B & B
CK	KOUSSA DOGWOOD	4/6' x 12"	12	B & B

NOTE: SUBSTITUTIONS MAY BE PERMITTED WITH SIMILAR TREES BASED ON AVAILABILITY AT TIME OF PLANTING.

**CONSTRUCTION SEQUENCE**

- OUTLINE GRADING PERMIT AND INSTALL SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE. 7 DAYS
- EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE, AND TEMPORARILY STABILIZE. 10 DAYS
- CONSTRUCT STRUCTURES, SIDEWALKS. 60 DAYS
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STDS. AND SPECS. 30 DAYS
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROLS AND STABILIZE. 7 DAYS

**SEDIMENT TRAP SCHEDULE**

TYPE OF TRAP	STORM INLET
DRAINAGE AREA (AC.)	1.0
STORAGE REQUIRED (CY)	1800
STORAGE PROVIDED (CY)	2096
STORAGE ELEVATION (FT.)	392
STORAGE DEPTH (FT.)	2.0
INLET TOP ELEV. (FT.)	392.8
BOTTOM ELEVATION (FT.)	390
CLEANOUT ELEVATION (FT.)	391

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

James M. [Signature] 6/17/92  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 6/22/92  
Director Date

[Signature] 6/29/92  
Chief, Division Community Planning and Land Development Date

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

[Signature] 6/15/92  
Director Date

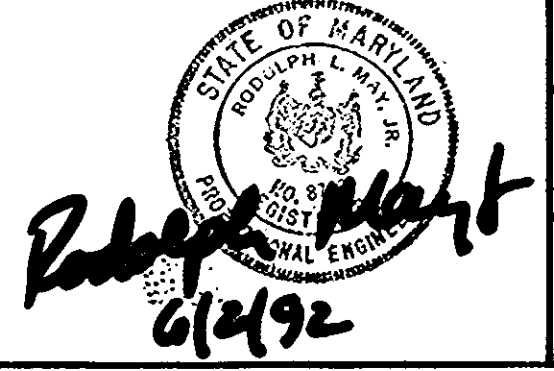
[Signature] 6-12-92  
Chief, Bureau of Engineering & Planning Date

APPROVED FOR HOWARD S.C.D. and [Signature] 6/16/92  
Reviewed for HOWARD S.C.D. and [Signature] 6/16/92  
mss Technical Requirements Date

By the Developer:  
"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
[Signature] 6/16/92  
Signature of Developer JOHN ELIPARINI Date

By the Engineer:  
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
[Signature] 6/20/92  
Signature of Engineer RODOLPH MAYOR Date

OWNER/DEVELOPER  
KING'S MEADE LTD. PARTNERSHIP  
10620 GUILFORD RD., SUITE 200  
JESSUP, MARYLAND 20794  
(410) 880-0021



**LAND DESIGN ENGINEERING, INC.**

10620 Guilford Road • Suite 210 • Jessup • Maryland 20794  
(301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 604-6735 (Fax)

DESIGNED: LM  
DRAWN: LM  
CHECKED: RM  
DATE: 4-92

**SCALE: AS SHOWN**  
**DRAWING: 3 OF 3**  
**JOB NO: 90-403**  
**FILE NO: SDP 92-99**

**SEDIMENT & EROSION CONTROL & SITE DETAILS**  
**BRIGHTFIELD**  
SECTION 2  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR CONTRACT PURCHASER & DEVELOPER  
EDWARD HOMES, INC., 9175 GUILFORD RD., SE. 200  
COLUMBIA, MARYLAND 21046  
(410) 653-6070

DATE: 5-26-92

SDP 92-99