

DENSITY TABULATION										
Section/ Area	Useable** Open Space	Open Space Required	Open Space Provided Less Parking	Gross Area	Flood Plain/ Steep Slopes	Net Area	No. of Dwelling Units Allowed	No. of Dwelling Units from Flood Plain Lot Adjust.	Total No. of Dwelling Units Allowed	Density Per Acre
1/1	5.8 Ac.	4.81 Ac.	10.8 Ac.	24.07 Ac.	Flood Plain 3.86 Ac.	20.21 Ac.	80.84	9.63	90.47	2.24
1/2	2.2 Ac.	4.98 Ac.	4.2 Ac.	24.63 Ac.	Steep Slopes 0.30 Ac.	24.33 Ac.	97.32	5.81	103.13	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	7.83
2	8.7 Ac.	4.33 Ac.	11.8 Ac.	21.66 Ac.	None	21.66 Ac.	86.64	None	86.64	4.71
TOTAL	20.1 Ac.	16.57 Ac.	31.9 Ac.	82.88 Ac.	4.16 Ac.	78.72 Ac.	314.88	15.44	330.32	3.98

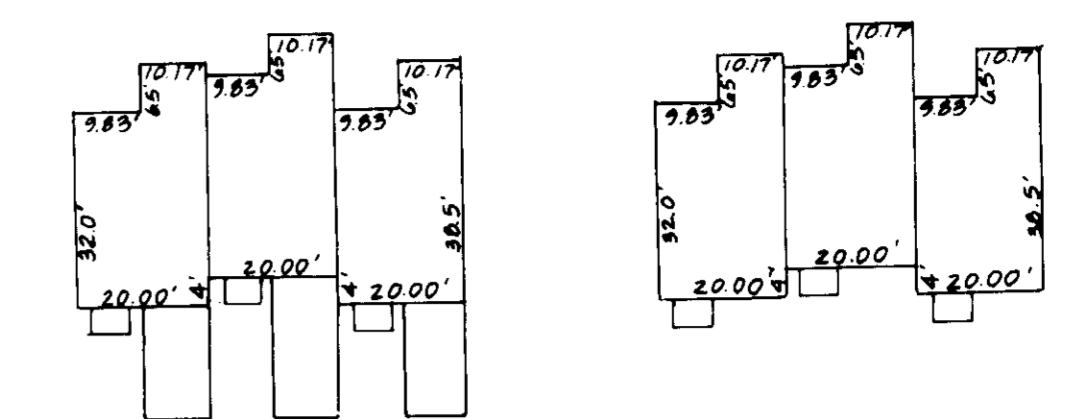
** Does not include re-subdivided areas of Section 1/2, or 1/3, or re-subdivided lots of Section 1/2. Four (4) buildable lots, 2 open space lots, 1 road right-of-way and 1 bulk parcel are re-subdivided hereon from Sections 1/2 and 1/3.

SHEET INDEX

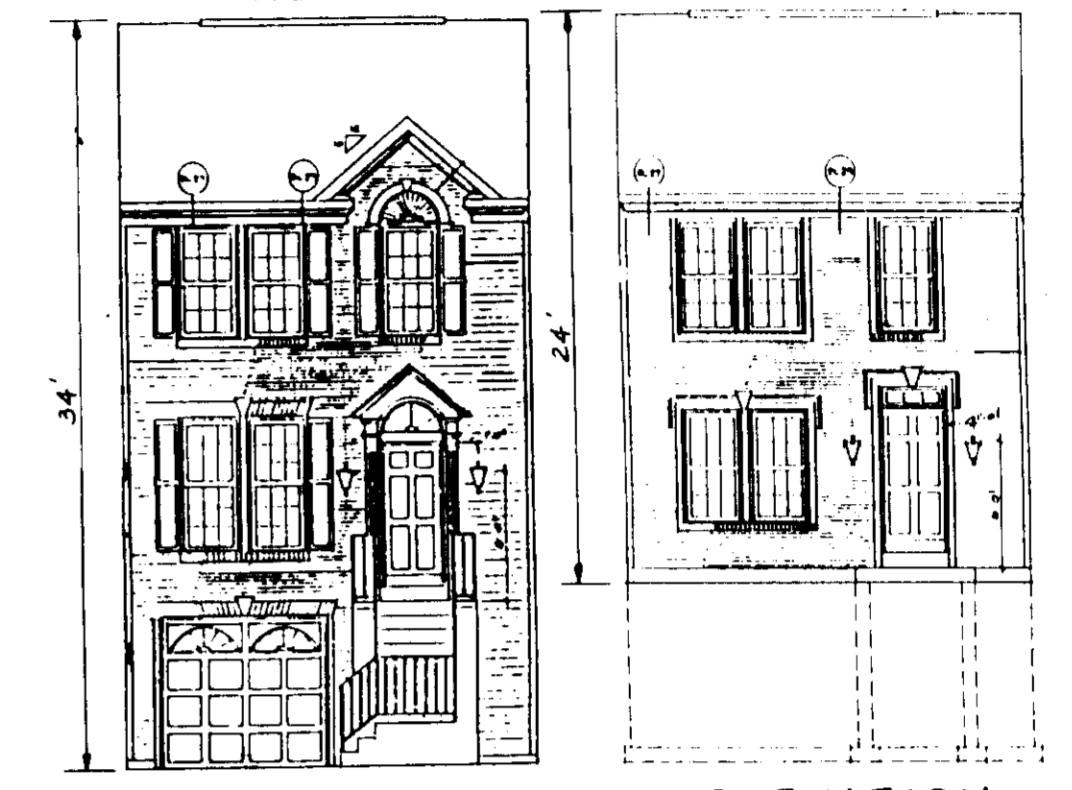
- SHEET 1 SITE DEVELOPMENT PLAN
- SHEET 2 SEDIMENT AND EROSION CONTROL PLAN

TYPICAL BUILDINGS

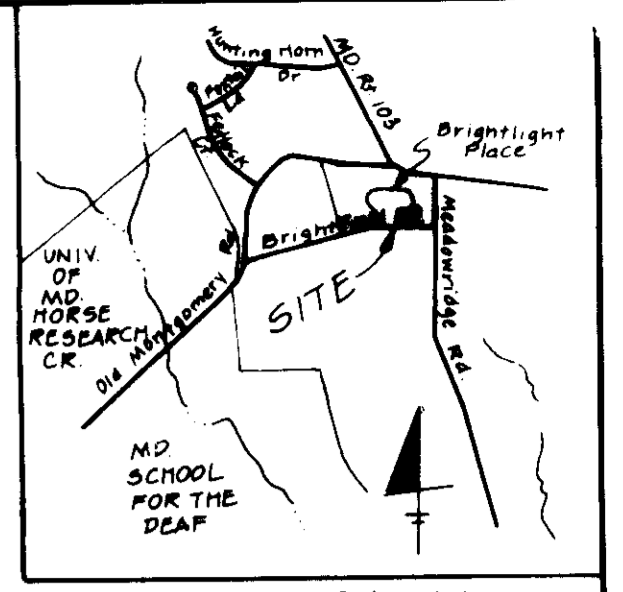
LOTS 264-273 LOTS 274-285



PLAN SCALE 1"=30'
 PLAN SCALE 1"=30'
 (52'x20') + (10.17'x6.9') = 706.11 sq ft
 706.11 / 4 = 176.53 sq ft MIN LOT SIZE



ELEVATION NO SCALE
 ELEVATION NO SCALE



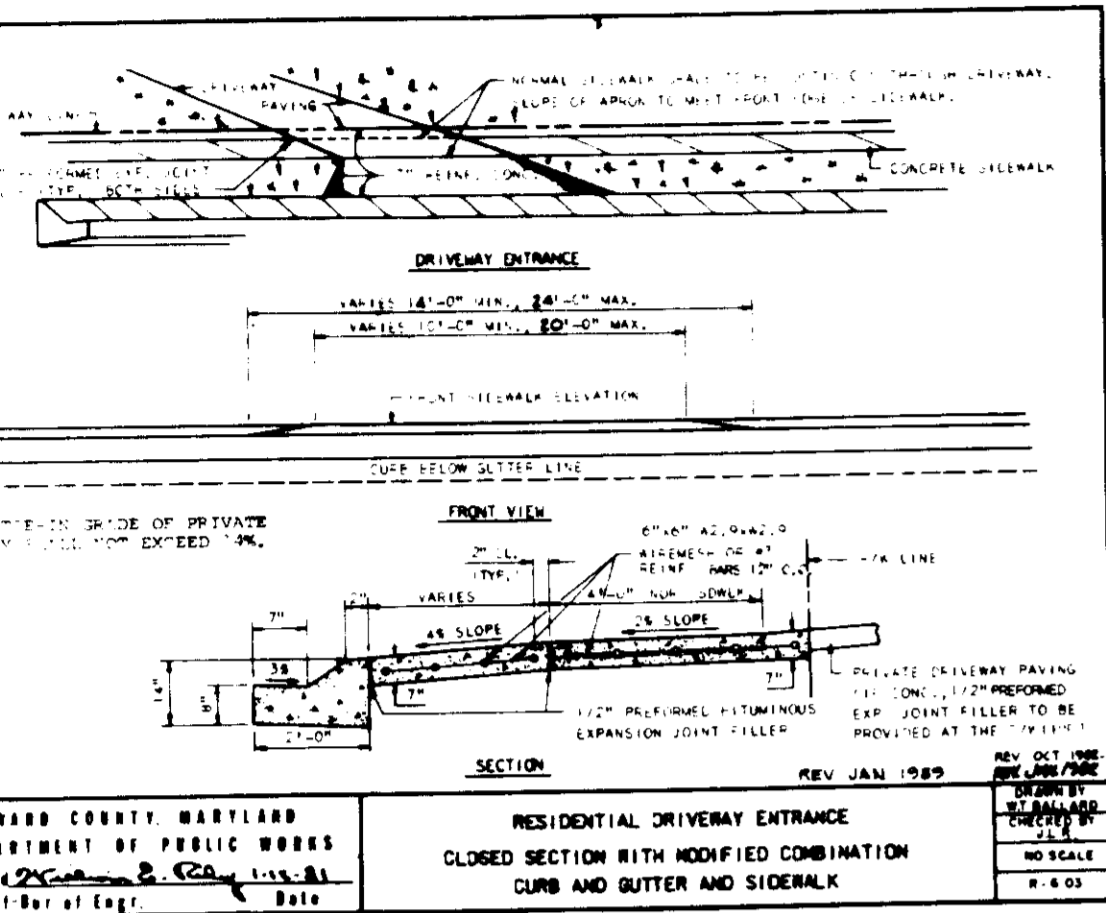
VICINITY MAP
 SCALE 1"=2000'

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION (410) 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-91-53 APPROVED SEPT. 3, 1991
- SUBJECT PROPERTY ZONED RSC PER 8-2-85 COMPREHENSIVE ZONING PLAN AND 28 CASE 846N.
- 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. (NAD 27)
- 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 28 CASE #846N AND VP-87-46, P-90-15, F-91-53, SDP-91-77, SDP-92-99, SDP-93-29, SDP-93-33, WP-91-33, WP-91-95.
- EXISTING UTILITIES: CONTRACT 14-8922-D.
- THE ARTICLES OF INCORPORATION IDENTIFICATION NO. 27814 FOR BRIGHTFIELD ASSOCIATION IS DATED 1-16-87.
- STORMWATER MANAGEMENT PROVIDED IN CENTRAL FACILITY UNDER P-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.
- In accordance with zoning regulations, garages are to be used for parking only. Two (2) parking spaces are required per unit on each lot.

SITE ANALYSIS

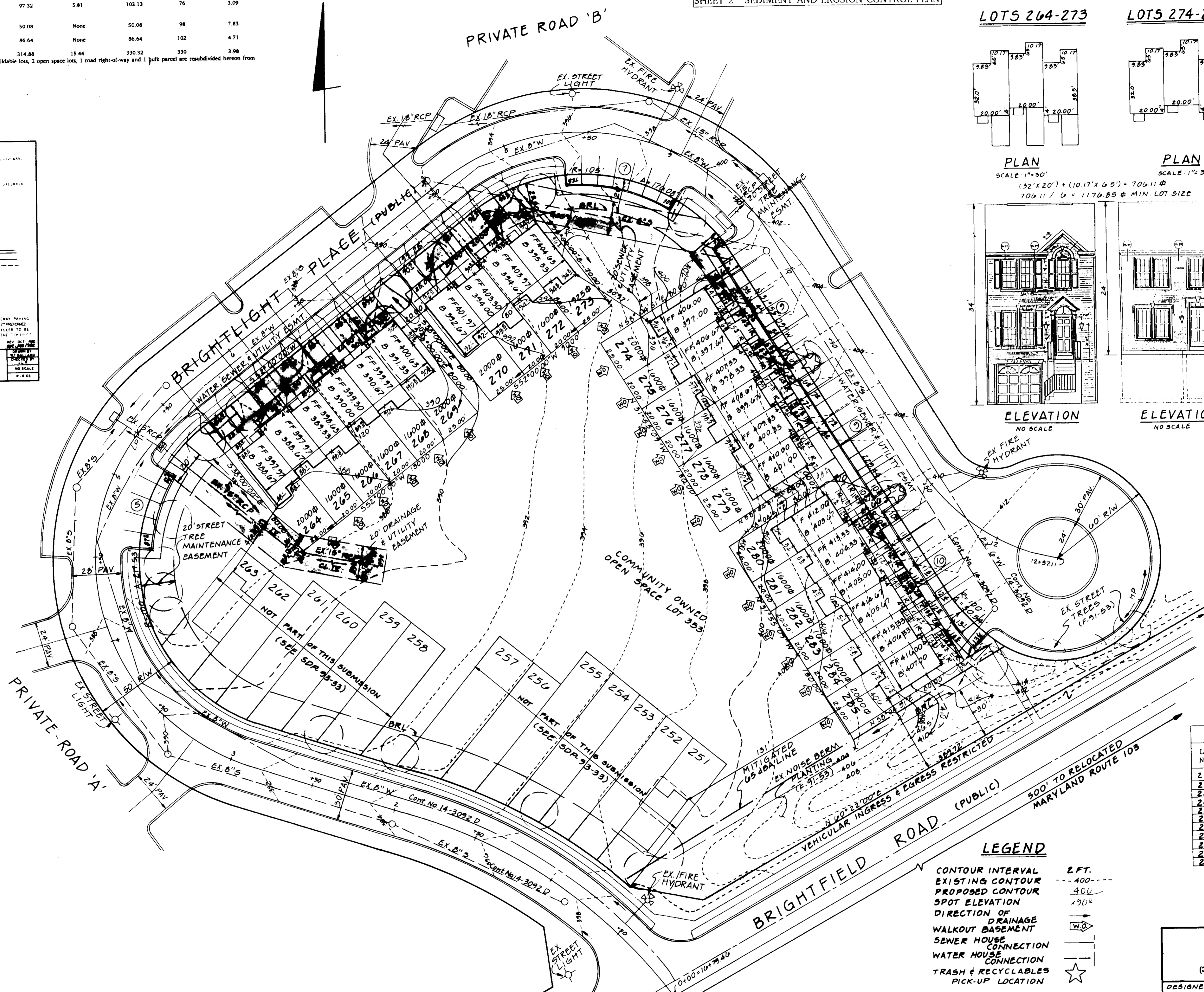
- Area of parcel (Section 2): 21.66 Acres Total
- Limit of Subdivision: 8798 Ac.
- Present zoning: R-SC (Residential-Single Cluster)
- Proposed use of structures: Residential/Single Family Attached
- Total number of units allowed (Section 2): 134
- Total number of units provided (Section 2): 134
- Total number of units provided (this submission): 22
- Minimum square foot floor area of SFA unit: 706.11 s.f.
- No. of parking spaces required: two per unit
- Minimum = 44
- No. of parking spaces provided: 10 garage + 10 driveway + 400/foot x 400
- 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: (32' x 28') x (10.17 x 6.98) = 706.11 s.f. x 22 units = 15,334.42 s.f. = .3566 Ac.
 - Gross area of Lots: 8798 Ac.
 - Percent coverage: .3566 Ac. / 8798 Ac. = 41% (Maximum permitted = 60%)
 - Smallest lot building coverage: 706.11 / 1680 = 44%
 - 706.11 / 2800 = 35%
- Largest lot building coverage:
 - 1680 = 44%
 - 706.11 = 35%
 - 2800 = 35%



RESIDENTIAL DRIVEWAY ENTRANCE
 CLOSED SECTION WITH MODIFIED COMBINATION CURB AND GUTTER AND SIDEWALK

SEWER HOUSE CONNECTION CHART

LOT NO.	INV. @ PLIN. BSMT.	PROPOSED
204	379.13	382.53
205	379.40	383.00
206	379.80	383.20
207	380.25	383.65
208	380.49	383.89
209	380.99	384.39
210	381.41	384.81
211	381.97	385.37
212	382.17	385.57
213	382.04	385.44
214	382.30	385.70
215	382.56	385.96
216	382.33	385.73
217	382.94	386.34
218	382.00	385.40
219	382.43	385.83
220	382.87	386.27
221	400.09	403.49
222	400.72	404.12
223	401.89	405.29
224	401.96	405.36
225	403.04	406.44



LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR 400'
- PROPOSED CONTOUR 400'
- SPOT ELEVATION 190'
- DIRECTION OF DRAINAGE
- WALKOUT BASEMENT
- SEWER HOUSE CONNECTION
- WATER HOUSE CONNECTION
- TRASH & RECYCLABLES PICK-UP LOCATION

ADDRESS CHART

LOT NO.	ADDRESS	LOT NO.	ADDRESS
204	7927 BRIGHTLIGHT PLACE	275	7949 BRIGHTLIGHT PLACE
205	7929 BRIGHTLIGHT PLACE	276	7951 BRIGHTLIGHT PLACE
206	7931 BRIGHTLIGHT PLACE	277	7953 BRIGHTLIGHT PLACE
207	7933 BRIGHTLIGHT PLACE	278	7955 BRIGHTLIGHT PLACE
208	7935 BRIGHTLIGHT PLACE	279	7957 BRIGHTLIGHT PLACE
209	7937 BRIGHTLIGHT PLACE	280	7959 BRIGHTLIGHT PLACE
210	7939 BRIGHTLIGHT PLACE	281	7961 BRIGHTLIGHT PLACE
211	7941 BRIGHTLIGHT PLACE	282	7963 BRIGHTLIGHT PLACE
212	7943 BRIGHTLIGHT PLACE	283	7965 BRIGHTLIGHT PLACE
213	7945 BRIGHTLIGHT PLACE	284	7967 BRIGHTLIGHT PLACE
214	7947 BRIGHTLIGHT PLACE	285	7969 BRIGHTLIGHT PLACE

PROPERTY INFORMATION

SUBDIVISION NAME	BRIGHTFIELD	SECTION/AREA	2	LOTS	204-285
PLAT NO.	10337-10341	BLOCK NO.	2	TAX MAP NO.	57
WATER CODE	D05	SEWER CODE	2720000	ELECTION DISTRICT	121
				CENSUS TRACT	6011

LAND DESIGN ENGINEERING, INC.
 10620 Guilford Road - Suite 110 - Jessup - Maryland 20794
 (301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 604-6735 (Fax.)

DESIGNED	LM/RM	SITE DEVELOPMENT PLAN LOTS 204-285 SFA UNITS BRIGHTFIELD SECTION 2	SCALE	1"=30'
DRAWN	LM		DRAWING	1 OF 2
CHECKED	RM	181 ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	91-400.3
DATE	10-92		DEVELOPER/CONTRACT PURCHASER:	FILE NO.

SDP-93-40

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Handwritten signature and date: 12/2/92

Section	Open Space	Open Space Required	Open Space Provided	Density	Flood Plain	Net Area	No. of Dwelling Units Allowed	No. of Dwelling Units from Flood Plain Lot Adjust.	Total No. of Dwelling Units Allowed	Total No. of Dwelling Units Proposed	Units Per Acre
1-2	2.2 Ac.	4.98 Ac.	4.2 Ac.	24.63 Ac.	Sleep Slopes	24.33 Ac.	92.82	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	98	7.83
2	8.7 Ac.	4.33 Ac.	11.8 Ac.	21.66 Ac.	None	21.66 Ac.	86.64	None	86.64	102	4.71
TOTAL	20.1 Ac.	14.37 Ac.	31.9 Ac.	82.88 Ac.	4.16 Ac.	78.72 Ac.	314.88	15.44	330.32	72	3.98

* Does not include proposed 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 1 bulk parcel are resubdivided hereon from Section 1/2 and 1/3.

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SETBACK CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction.
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the most current "STANDARD SYMBOLS AND SPECIFICATIONS FOR SOIL CONSERVATION DISTRICTS" and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization structures shall be installed within 72 hours of the date of disturbance. Temporary stabilization structures shall be installed within 10 days of the date of disturbance. Permanent stabilization structures shall be installed within 30 days of the date of disturbance.
- All erosion control structures shall be installed and maintained until the project is completed. Erosion control structures shall be maintained until the project is completed.
- All erosion control structures are to remain in place and are to be maintained in accordance with the provisions of this plan and are to be maintained in accordance with the provisions of this plan.

SEQUENCE OF CONSTRUCTION

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

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEDIMENT NOTES

Apply to erosion control areas not subject to immediate further disturbance where a permanent sediment control device is required.

Soil Stabilization: Exposed upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened.

Soil Seeding: In lieu of soil stabilization, use one of the following schedules:

- Apply 2 lbs. per acre of seed mixture (100 lbs./1000 sq. ft.) and disk the soil to a depth of 2 inches.
- Apply 2 lbs. per acre of seed mixture (100 lbs./1000 sq. ft.) and disk the soil to a depth of 2 inches.
- Apply 2 lbs. per acre of seed mixture (100 lbs./1000 sq. ft.) and disk the soil to a depth of 2 inches.

12-8-92

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 1-14-93

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE: 1/15/93

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 1/16/93

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 1-14-93

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SYMBOLS

1. Stone Size - Use 2" stone, or recycled or recycled concrete equivalent.

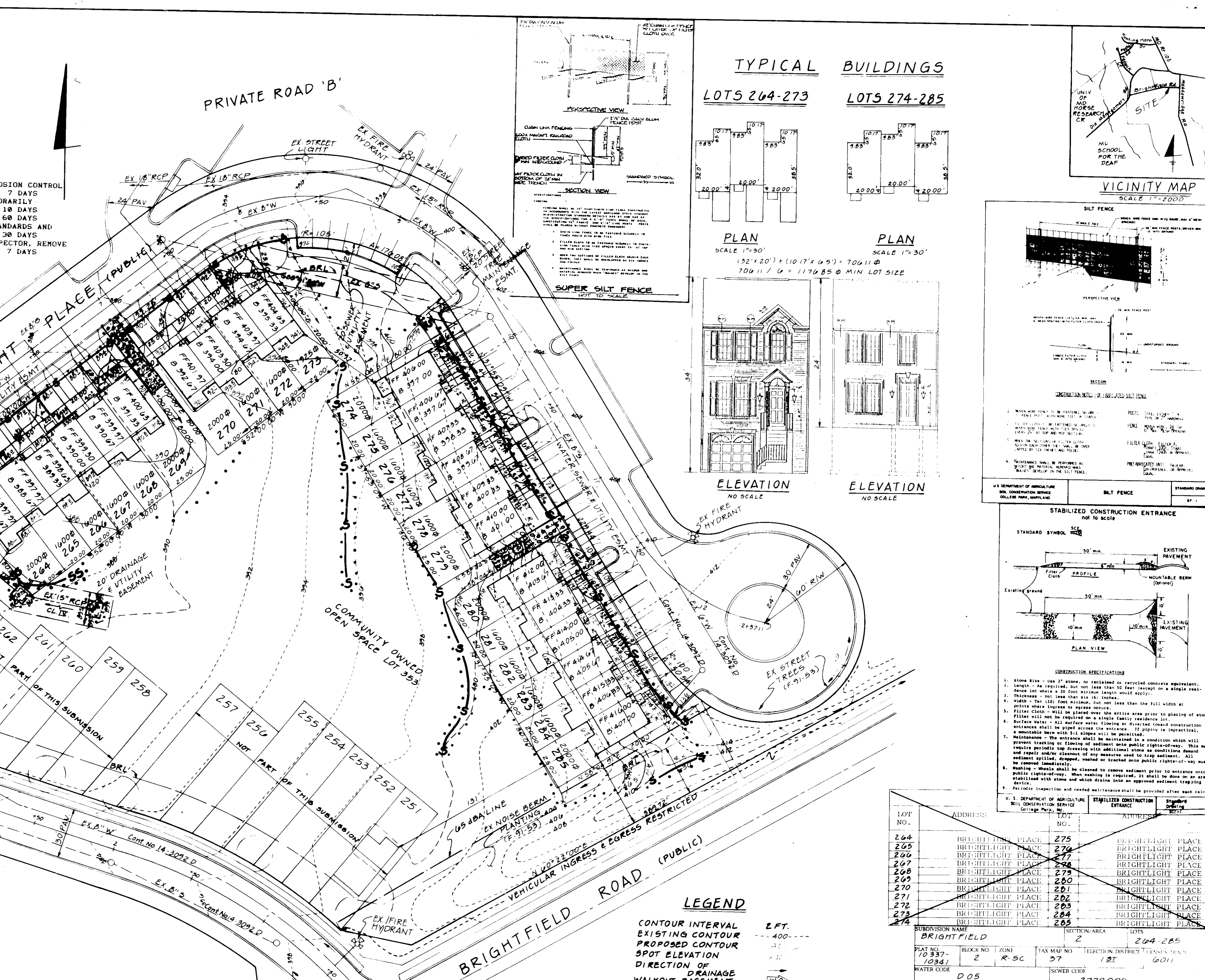
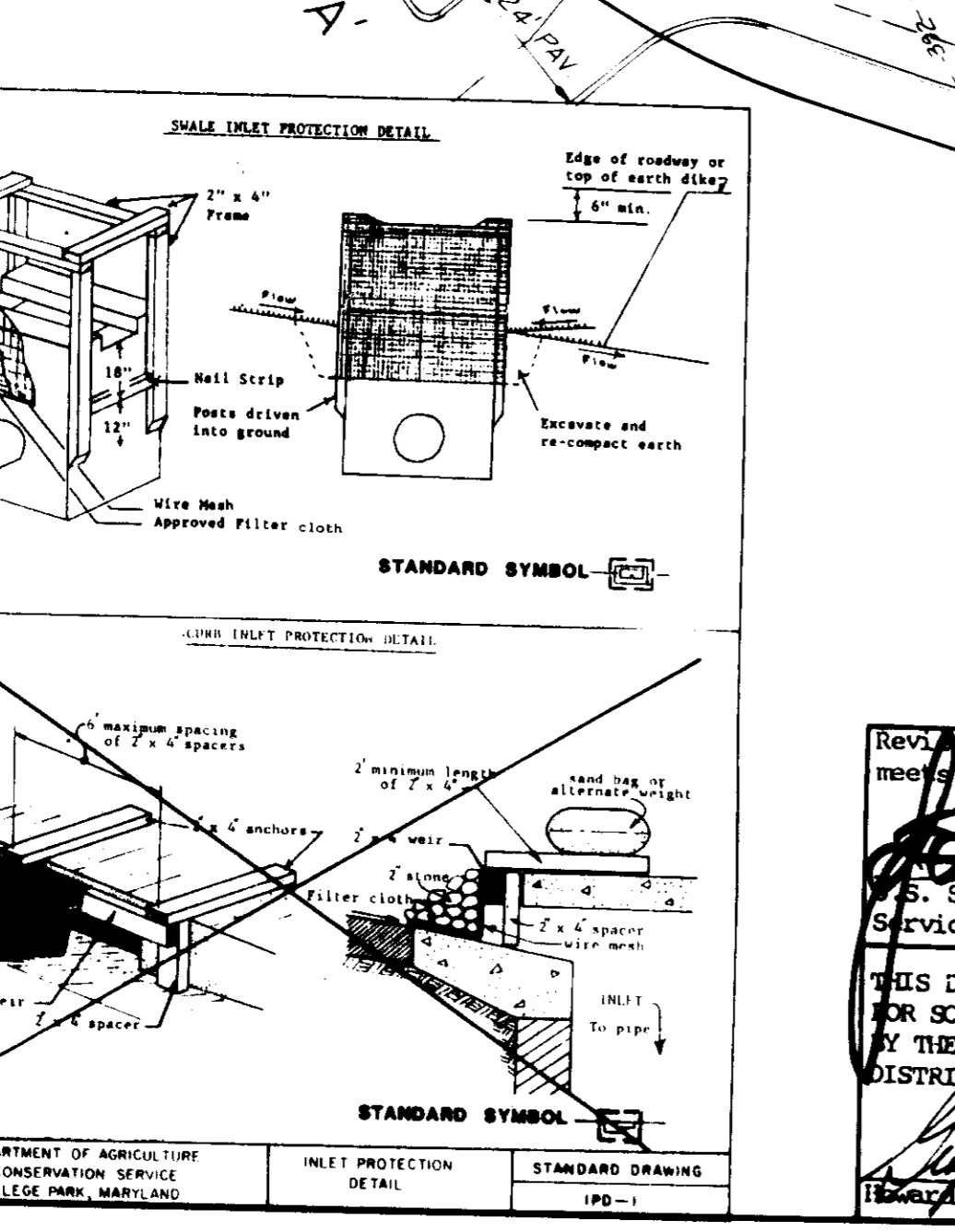
2. Filter Cloth - All surface water flowing on or through a structure shall be filtered through a filter cloth.

3. Surface Water - All surface water flowing on or through a structure shall be filtered through a filter cloth.

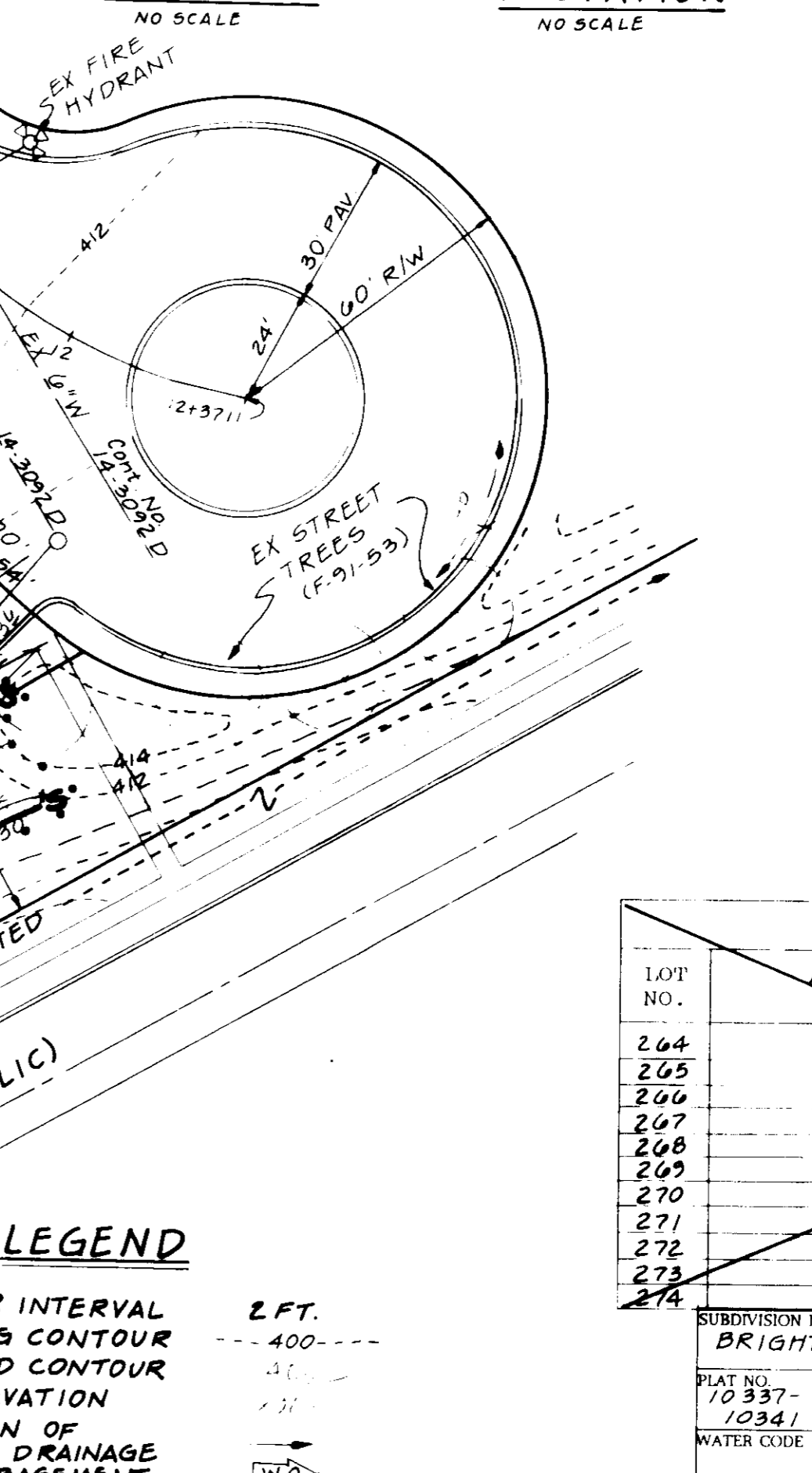
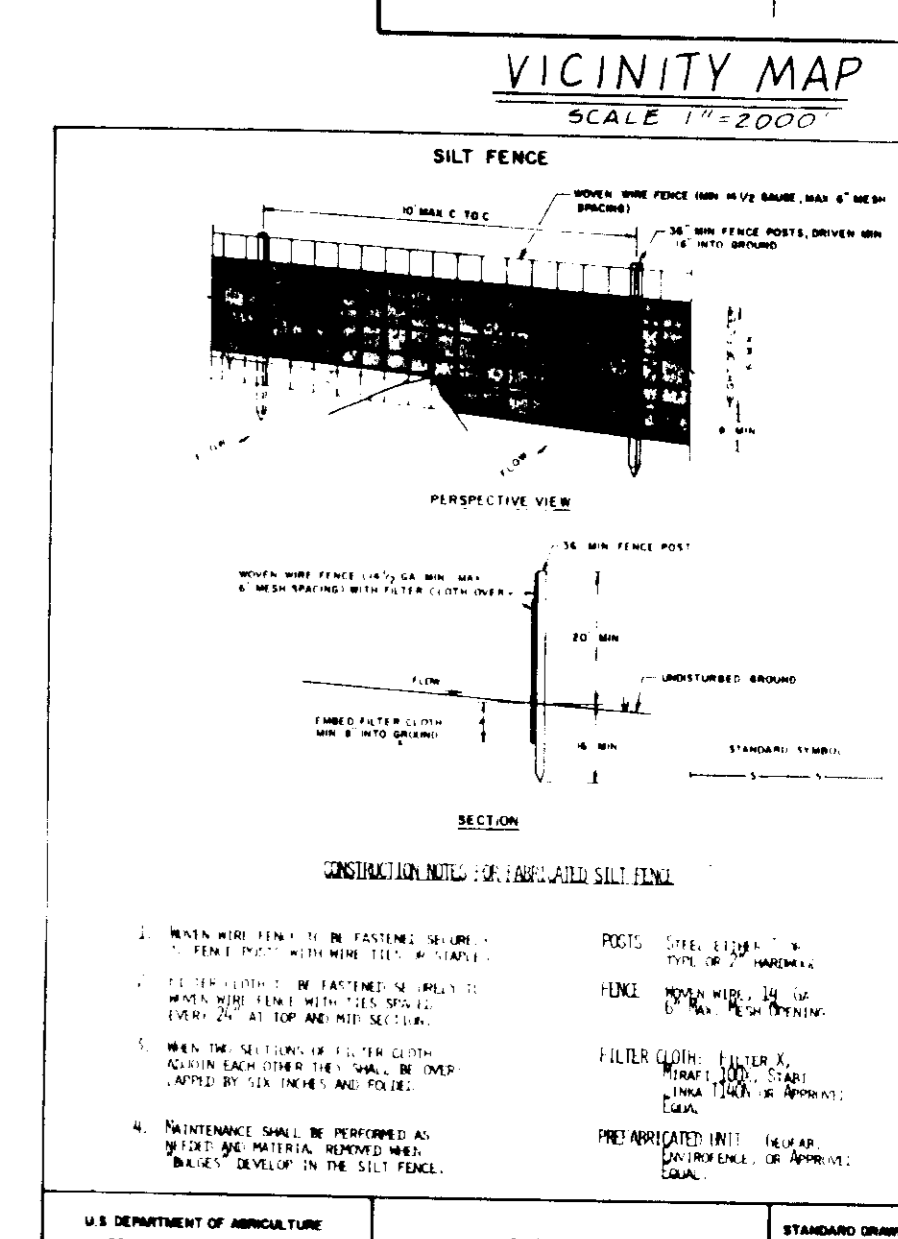
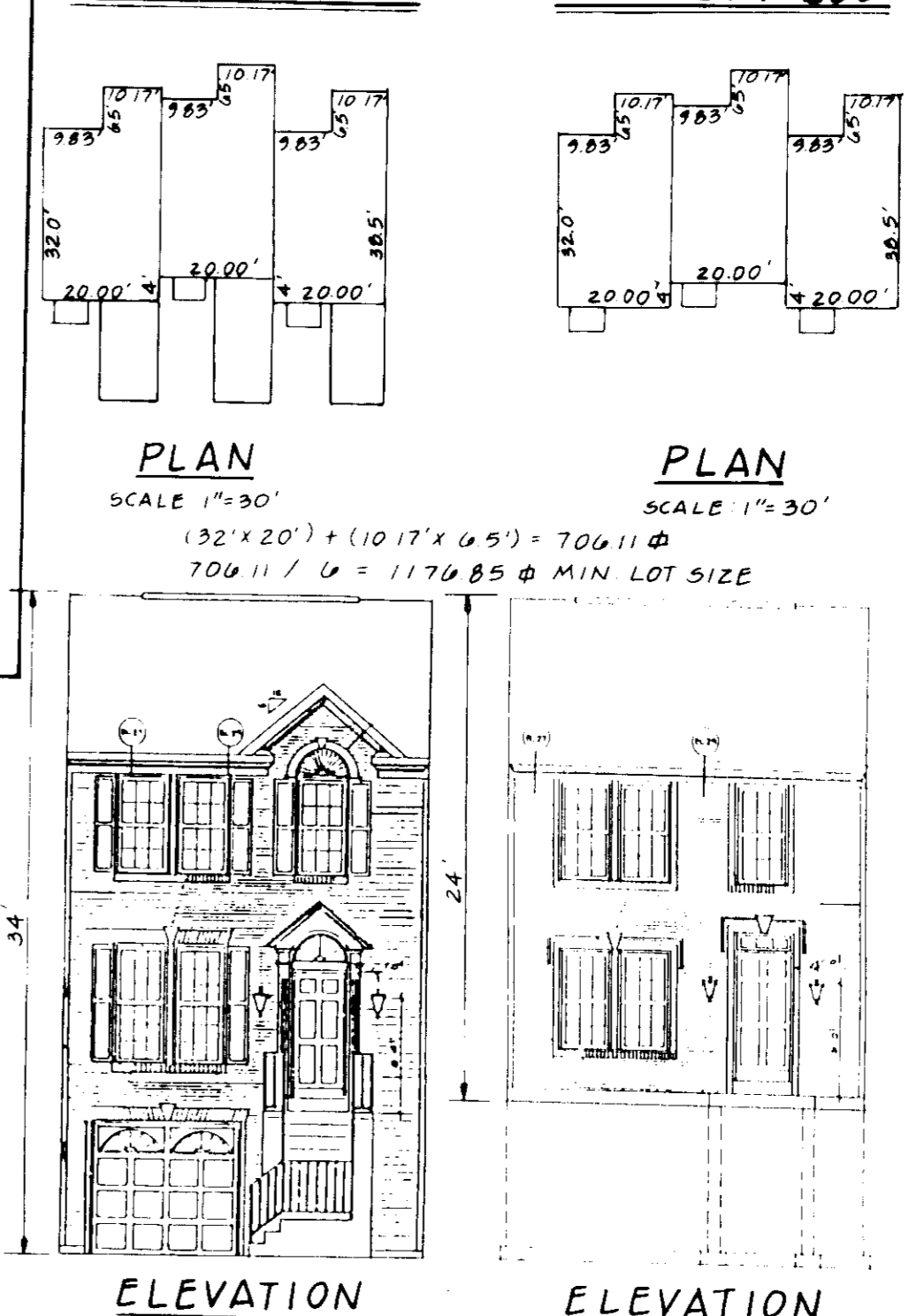
4. Sedimentation - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and regular maintenance of any structure used to collect sediment.

5. Washing - Stone shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done so as not to establish with stone and which drains into an approved sediment trap.

6. Periodic inspection and needed maintenance shall be provided after each rain.



TYPICAL BUILDINGS
LOTS 264-273
LOTS 274-285



Reviewed for HOWARD S.C.D. and meets Technical Requirements
DATE: 1/19/93
Soil Conservation Service

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

By the Developer:
"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."

By the Engineer:
"I 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."

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 10-92

SCALE 1"=30'
DRAWING 20F2
JOB NO. 91-400.3
FILE NO.

DEVELOPER/CONTRACT PURCHASER: 15215 Shady Grove Rd., Suite 304, Gaithersburg, MD 20878
OWNER: FLEMING ROAD LTO. PARTNERSHIP, 14620 Guilford Rd., Suite 100, Jessup, MD 20794