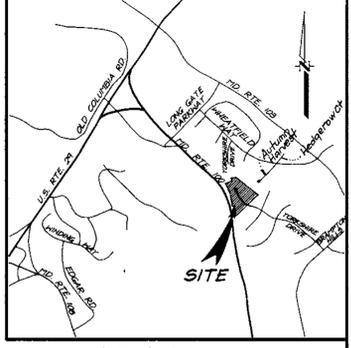




LEGEND

- Contour Interval 2 FF
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Ex. Trees To Remain
- Tree Protection Fence
- Silt Fence
- Super Silt Fence
- Earth Dike
- Erosion Control Matting
- Stabilized Construction Entrance



TRAP NO 1 TYPE 50ST

Drainage Area 1.9 Acres
 Wet Storage Required 3420 CF
 Wet Storage Provided 3468 CF
 Wet Storage Elev. 391.0
 Stone Outlet Elev. 391.0
 Dry Storage Required 3420 CF
 Dry Storage Provided 3528 CF
 Dry Storage Elev. 393.0
 Top of Dam Elev. 393.5
 Crest Length 8.0'
 Bottom Elev. 388.0
 Bottom Dimensions 28'x28'
 Side Slopes 2:1
 Cleanout Elev. 390.0

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
Cheryl Simmons 4/1/99
 Signature Date
 U.S. Natural Resources Conservation Service

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

John R. Roberts 4/1/99
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

"I, We certify that all development and construction will be done according to this plan of development and plan 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 inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Terry Stevens 12-29-98
 NAME DATE
 TERRY STEVENS

OWNER / DEVELOPER
 ECO DEVELOPMENT INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 409
 ELLICOTT CITY, MARYLAND 21041

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
BRAMPTON HILLS WEST	N/A	2 thru 15
PLAT NO. 13405 and 13402	BLOCK NO. G	TAX MAP NO. R-20
		ELECTION DIST. 2ND
		CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TO	SCALE
DRAWN BY	DRAWING
CHECKED BY	JOB NO.
DATE	FILE NO.
DEC. 1998	98-154-92

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cheryl Simmons 4/9/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
Angela S. Sailer 4/9/99
 DIRECTOR

BRAMPTON HILLS SECTION 3 AREA 1
 PLAT NO. 6301
 ZONED: R-20

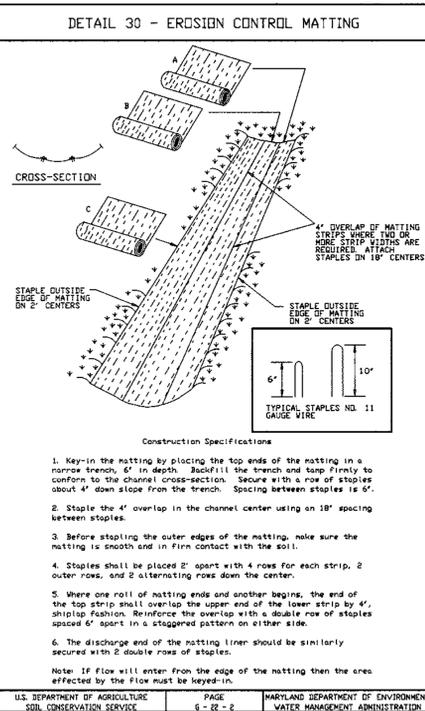
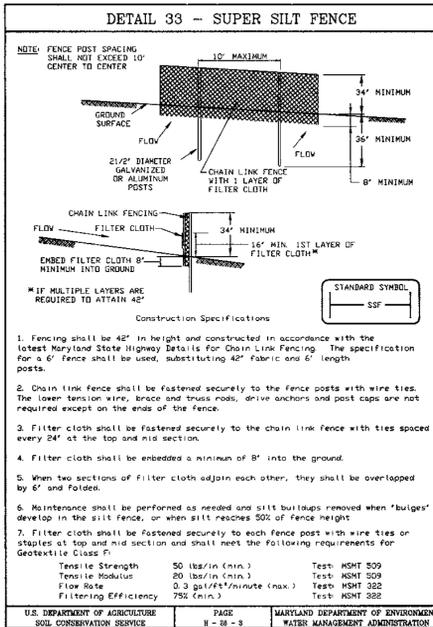
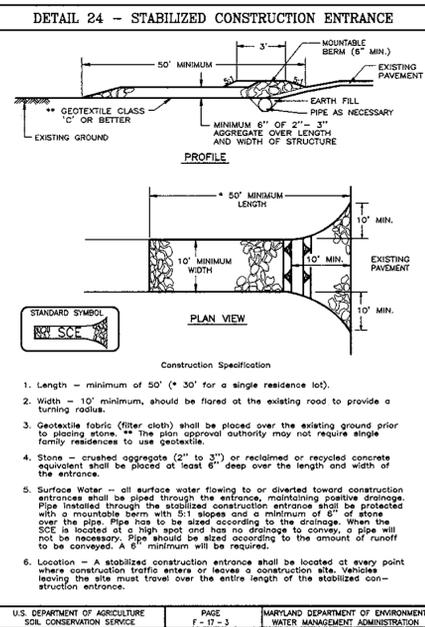
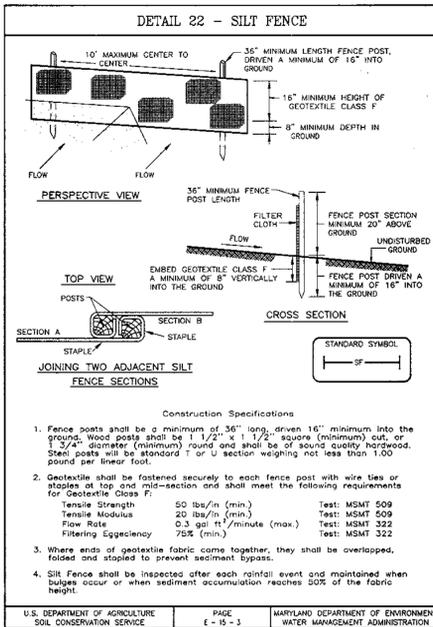
SHEET INDEX
 Site Development Plan Sheet 1
 Sediment, Erosion Control Plan and Details Sheets 2 & 3

BRAMPTON HILLS SECTION 1 AREA 1
 PLAT NO. 4643
 ZONED: R-20

ENGINEER'S CERTIFICATE
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G. Nelson Clark 12-29-98
 G. NELSON CLARK DATE



SDP 99-66

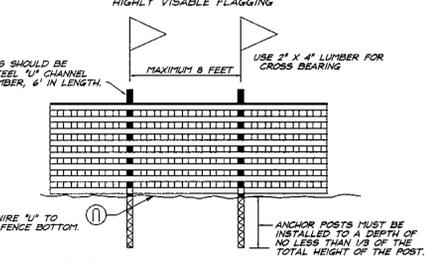


Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature: [Handwritten] Date: 4/19/99
 U.S. Natural Resources Conservation Service

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

Signature: [Handwritten] Approved

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Handwritten] Date: 4/19/99
 Chief, Division of Land Development: [Handwritten] Date: 4/19/99
 Director: [Handwritten] Date: 4/19/99



NOTES:
 1. Forest protection device only.
 2. Retention area will be met as part of the review process.
 3. Boundaries of retention area should be staked and flagged prior to installing device.
 4. Road damage should be avoided.
 5. Protection signage should be used.
 6. Device should be maintained throughout construction.

BLAZE ORANGE PLASTIC MESH
 TYPICAL TREE PROTECTION FENCE DETAIL
 NO SCALE

21.0 STANDARDS 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 vegetable 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.

II. 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 Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

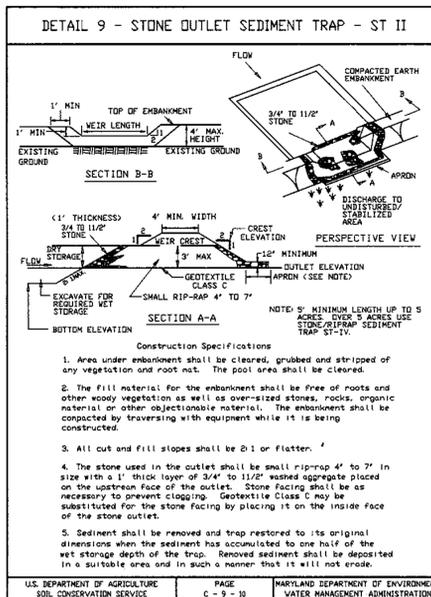
i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of clays, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. 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.

II. For sites having disturbed areas under 5 acres:

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



DEVELOPER'S/BUILDER'S CERTIFICATE

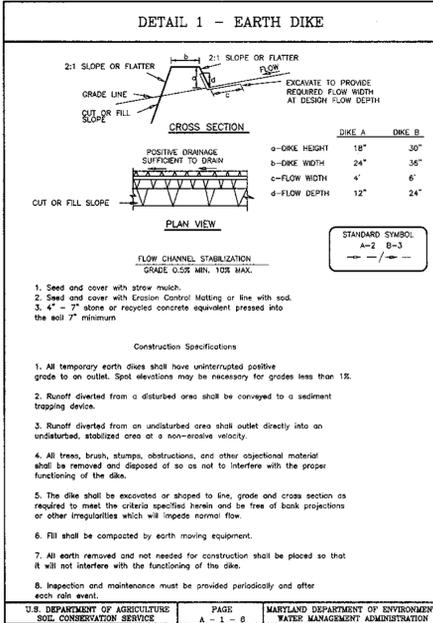
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Signature: [Handwritten] Terry Stevens
 NAME: TERRY STEVENS
 DATE: 12-29-98

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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: [Handwritten] G. Nelson Clark
 NAME: G. NELSON CLARK
 DATE: 12-29-98



CONSTRUCTION SEQUENCE:

- Obtain grading permit.
- Install tree protection fence.
- Install sediment and erosion control devices and stabilize.
- Excavate for foundations, rough grade and temporarily stabilize.
- Construct structures, sidewalks and driveways.
- Final grade and stabilize in accordance with Sids. and Specs.
- Install Erosion Control Matting if shown.
- Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.

* Delay construction of houses on lot: 8

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, 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./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureamorph fertilizer (9 lbs./1000 sq.ft.).
 - Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 15 thru February 28, protect site by Option (1) 2 tons per acre 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 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.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing 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 November 15, seed with 2 1/2 bushel 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 1 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION 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 (315-1853).

All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - 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 for permanent seedings, sod, temporary seeding and mulching (Sec. 6). 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:	5.19 AC.
Area Disturbed:	3.62 AC.
Area to be roofed or paved:	1.17 AC.
Area to be vegetatively stabilized:	2.50 AC.
Total Cut:	4321 CY.
Total Fill:	8662 CY.
Offsite Waste/Borrow Area Location:	

Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance of grasses.

Additional sediment control must be provided, if deemed necessary by the Howard County DPW 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 shall be back-filled and stabilized within one working day, whichever is shorter.

- The total amount of silt fence = 670 LF
- The total amount of super silt fence = 926 LF
- The total amount of silt dike = 640 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

OWNER / DEVELOPER

ECO DEVELOPMENT INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 408
 ELLICOTT CITY, MARYLAND 21041

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
BRAMPTON HILLS WEST	A/a	2 to 15
PLAT NO. 13405 and 13406	BLOCK NO. 6	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 60A3.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

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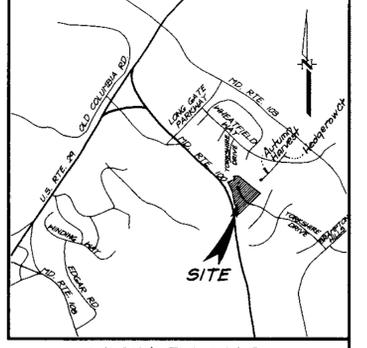
DESIGNED	SEDIMENT & EROSION CONTROL NOTES AND DETAILS	SCALE
BAL	LOT 2 THRU 15	AS SHOWN
DRAWN	BRAMPTON HILLS WEST	DRAWING
BLP		3 of 3
CHECKED	SECOND (2ND) ELECTION DISTRICT	JOB NO.
JME	HOWARD COUNTY, MARYLAND	98-154
DATE	FOR: SHC BRAMPTON HILLS, LLC	FILE NO.
DEC. 1998	1681 Crofton Boulevard, Suite 7 Crofton, Maryland 21114	98-154-X

SDP 99-66



LEGEND

- Contour Interval 2 Ft.
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Ex. Trees to Remain
- Tree Protection Fence
- Silt Fence
- Super Silt Fence
- Earth Dike
- Erosion Control Matting
- Stabilized Construction Entrance



TRAP #1 TYPE 50ST

Drainage Area	1.9 Acres
Wet Storage Required	3420 CF
Wet Storage Provided	3468 CF
Wet Storage Elev.	391.0
Spill Outlet Elev.	391.0
Dry Storage Required	3420 CF
Dry Storage Provided	3528 CF
Dry Storage Elev.	393.0
Top of Dam Elev.	393.5
Crest Length	8.0'
Bottom Elev.	388.0
Bottom Dimensions	28'x28'
Side Slopes	2:1
Cleanout Elev.	390.0

No	REVISIONS	Date
1	Rev. lot No's. per resub plat, add Ingress & Egress Easmt For lots 7, 8, 21 & 22	9-7-00

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Cheryl Simmons 4/1/99
Signature _____ Date
U.S. Natural Resources Conservation Service

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

John R. Roberts 4/1/99
Approved

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Terry Stevens 12-29-98
NAME TERRY STEVENS DATE

OWNER / DEVELOPER
ECO DEVELOPMENT INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 408
ELLCOTT CITY, MARYLAND 21041

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
BRAMPTON HILLS WEST	N/A	5-8, 11-14 & 18-23
PLAT NO. 13405 and 13406, 13883	BLOCK NO. G	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	



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G. Nelson Clark 12-29-98
G. NELSON CLARK DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION *Chris Hamilton* 4/9/99
CHIEF, DIVISION OF LAND DEVELOPMENT *Joseph J. Sailer* 4/9/99
DIRECTOR

BRAMPTON HILLS
SECTION 3 AREA 1
PLAT NO. 6301
ZONED: R-20

SHEET INDEX

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

BRAMPTON HILLS
SECTION 1 AREA 1
PLAT NO. 4643
ZONED: R-20

21.0 STANDARDS 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 vegetable 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

1. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. 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.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

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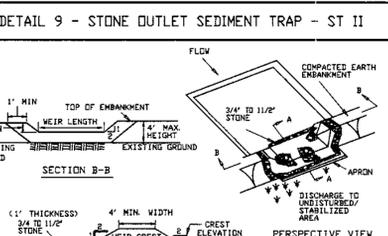
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iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

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

v. For sites having disturbed areas under 5 acres:



Construction Specifications

1. Area under embankment shall be cleared, grubbed and stripped of all vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small rip-rap 4" to 7" in size with a 1" thick layer of 3/4" to 1 1/2" washed aggregate placed on the upstream face of the outlet. Stone facing shall be as necessary to prevent clogging. Geotextile Class C may be substituted for the stone facing by placing it on the inside face of the stone outlet.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to one half of the wet storage depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

NOTE: 5' MINIMUM LENGTH UP TO 5 ACRES; OVER 5 ACRES USE STONE/RIPPRAP SEDIMENT TRAP ST-IV.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C-9-10	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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NAME TERRY STEVENS DATE 12-29-98

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G. NELSON CLARK DATE 12-29-98

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, if not previously loosened.

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./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)
- 2) Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 15 thru February 28, protect site by Option (1) 2 tons per acre 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 mulch anchoring tool or 215 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.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing 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 November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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 215 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

1. 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 (31.3-185).

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 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

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 perimeters in accordance with Vol. 1, Chapter 7, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for perimeter sediment control structures, sod, temporary seeding and mulching (Sec. G). 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: 5.18 AC.
Area Disturbed: 3.62 AC.
Area to be roofed or paved: 1.17 AC.
Area to be vegetatively stabilized: 2.50 AC.
Total Cut: 4.821 CY
Offsite Waste/Borrow Area Location: 6662.67

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 DPW 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. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

12. The total amount of silt fence = 670 LF
13. The total amount of super silt fence = 925 LF
14. The total amount of earth dike = 640 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

No.	REVISIONS	NO. OF DAYS
1.	Obtain grading permit.	7
2.	Install tree protection fence.	7
3.	Install sediment and erosion control devices and stabilize.	14
4.	Excavate for foundations, rough grading and temporarily stabilize.	30
5.	Construct structures, sidewalks and driveways.	60
6.	Final grade and stabilize in accordance with Stds. and Specs.	14
7.	Install Erosion Control Matting if shown.	14
8.	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7
* Delay construction of houses on lot 8		

No.	REVISIONS	Date
1	Rev. lot No's. per resub plat	9-7-00

OWNER / DEVELOPER

ECO DEVELOPMENT INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 408
ELLICOTT CITY, MARYLAND 21041

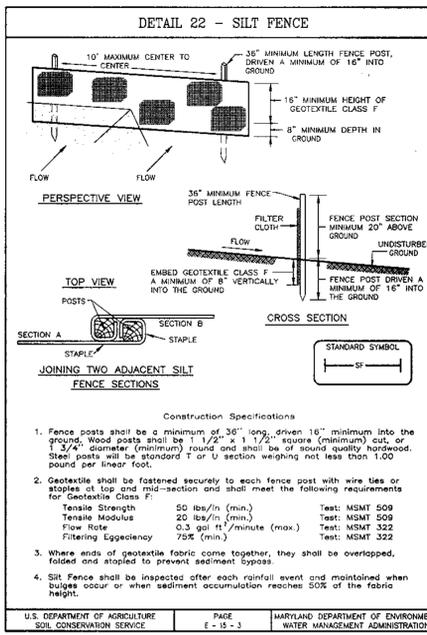
SUBDIVISION NAME BRAMPTON HILLS WEST	SECTION/AREA N/A	LOTS/PARCELS 5-8, 11-14 & 18-23
PLANNING 134.05 and 134.06.12003	BLOCK NO. 6	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED BAL	SEDIMENT & EROSION CONTROL NOTES AND DETAILS	SCALE AS SHOWN
DRAWN BLP	LOTS 5-8, 11-14 & 18-23	DRAWING 3 of 3
CHECKED JME	SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 98-154
DATE DEC. 1998	FOR: SHC BRAMPTON HILLS, LLC 1481 Crofton Boulevard, Suite 7 Crofton, Maryland 21114	FILE NO. 98-154-X

SDP 99-66



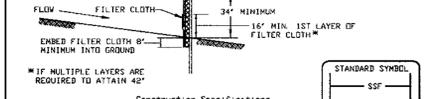
Construction Specifications

1. Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 2" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1 or 1 1/2 section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
Flow Rate 0.3 gal/ft²/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

PAGE
E-15-3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION



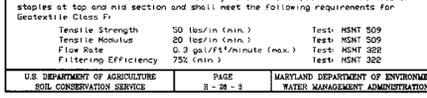
Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt bulges removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
Flow Rate 0.3 gal/ft²/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

PAGE
B-28-3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION



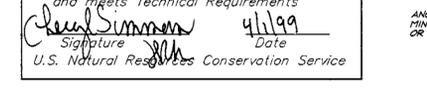
Construction Specifications

1. Length - minimum of 50' (* 30' for a single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require concrete curbs or stone to be used to protect the site by Option (1) 2 tons per acre 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.
4. The soil is so acidic that treatment with limestone is not feasible.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

PAGE
F-17-3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION



Construction Specifications

1. Forest protection device only.
2. Retention area will be set as part of the review process.
3. Boundaries of retention area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protection signage should be used.
6. Device should be maintained throughout construction.

BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

PAGE
C-9-10

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

APPROVED: DEPARTMENT OF PLANNING AND ZONING	4/7/99
Chief, Development Engineering Division	Date
Chief, Division of Land Development	4/9/99
Date	4/9/99
Date	Date

SPECIAL NOTES CONTINUED

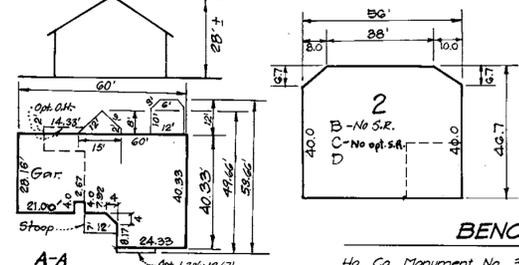
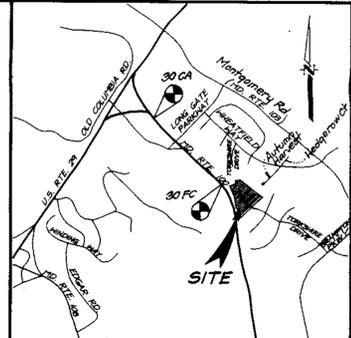
- A Design Manual Waiver not to construct the noise berm along the rear of lots 7, 11, 12 and 13 was approved on Dec. 10, 1997, subject to the following three conditions:
 - The waiver request to fully satisfy the noise requirement was approved consistent with Howard County Resolution No. 99-1005.
 - Lots 7, 11, 12 and 13 are in a noise sensitive area and prolonged outdoor exposure may result in hearing impairment.
 - Provide mitigation within each proposed dwelling via acceptable acoustical soundproofing techniques, sufficient to lower internal levels so that its sound transition class (STC) is 45 at 500 Hz.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 13 TREES IN THE AMOUNT OF \$10,000 IS PART OF THE DEVELOPER'S BUILDERS GRADING PERMIT APPLICATION. * See Chart under V.I.M. for lot bylot surety.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	4679 YORKSHIRE DRIVE
3	4675 YORKSHIRE DRIVE
4	4671 YORKSHIRE DRIVE
5	4667 YORKSHIRE DRIVE
6	4663 YORKSHIRE DRIVE
7	4659 YORKSHIRE DRIVE
8	4655 YORKSHIRE DRIVE
9	4651 YORKSHIRE DRIVE
10	4647 YORKSHIRE DRIVE
11	4643 YORKSHIRE DRIVE
12	4639 YORKSHIRE DRIVE
13	4635 YORKSHIRE DRIVE
14	4631 YORKSHIRE DRIVE
15	4627 YORKSHIRE DRIVE

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	18,951SF	601SF	18,350SF			18,350SF
3	19,039SF	1,290SF	17,749SF			17,749SF
4	17,581SF	1,153SF	16,428SF			16,428SF
5	14,429SF	542SF	13,887SF			13,887SF
6	15,822SF	584SF	15,238SF			15,238SF
7	16,782SF	1,284SF	15,498SF			15,498SF
8	15,240SF	971SF	14,269SF			14,269SF
9	16,595SF	1,188SF	15,407SF			15,407SF
10	14,322SF	1,241SF	13,081SF			13,081SF



BENCH MARKS

Ho. Co. Monument No. 30CA = N575083.45(meters) Elev.=380.14
E1364681.79(meters)

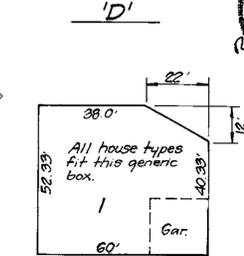
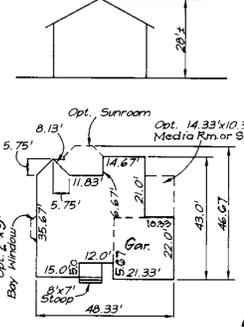
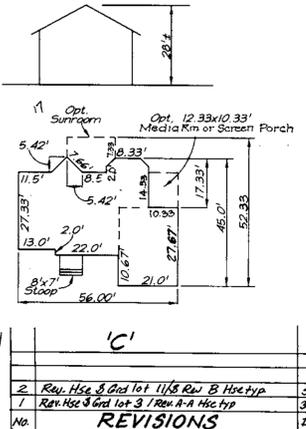
Ho. Co. Monument No. 30FC = N5724.53(meters) Elev.=386.93
E1364670.17(meters)

GENERAL NOTES:

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 5.10 ac
- The total number of lots included in this submission is: 14
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: S-96-19, P-98-05, F-98-104, W & S Cont.#24-3647-D.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3647-D and approved Road Construction plans F-98-104.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- No clearing, grading or construction is permitted within Wetland and Stream Buffers or Forest Conservation Areas.
- The existing topography was taken from Road Construction plans F-98-104 prepared by Riemer Muegge & Associates, Inc.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 30CA and 30FC.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
- In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows, chimneys and areaways not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per F-98-104 SWM Facility proposed for this site is an extended detention hazard class 'A' facility. The facility is publicly owned and will be jointly maintained by the Home Owners Association and Howard County.

SPECIAL NOTE

1. This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-104 and/or approved Water and Sewer Plans Contract #24-3647-D.



OWNER / DEVELOPER

ECO DEVELOPMENT INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 408
ELLCOTT CITY, MARYLAND 21041

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
BRAMPTON HILLS WEST	N/A	2 thru 15
PLAT NO. 13405 and 13406	BLOCK NO. 6	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SCALE
BAL	1" = 30'
DRAWN	DRAWING
BAL	1 of 3
CHECKED	JOB NO.
JME	98-154
DATE	FILE NO.
DEC. 1998	98-154-X

SDP 99-66

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT-ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 4/9/99

DATE: 4/5/99

BRAMPTON HILLS WEST
SECTION 3 AREA 1
PLAT NO. 6307
ZONED: R-20

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

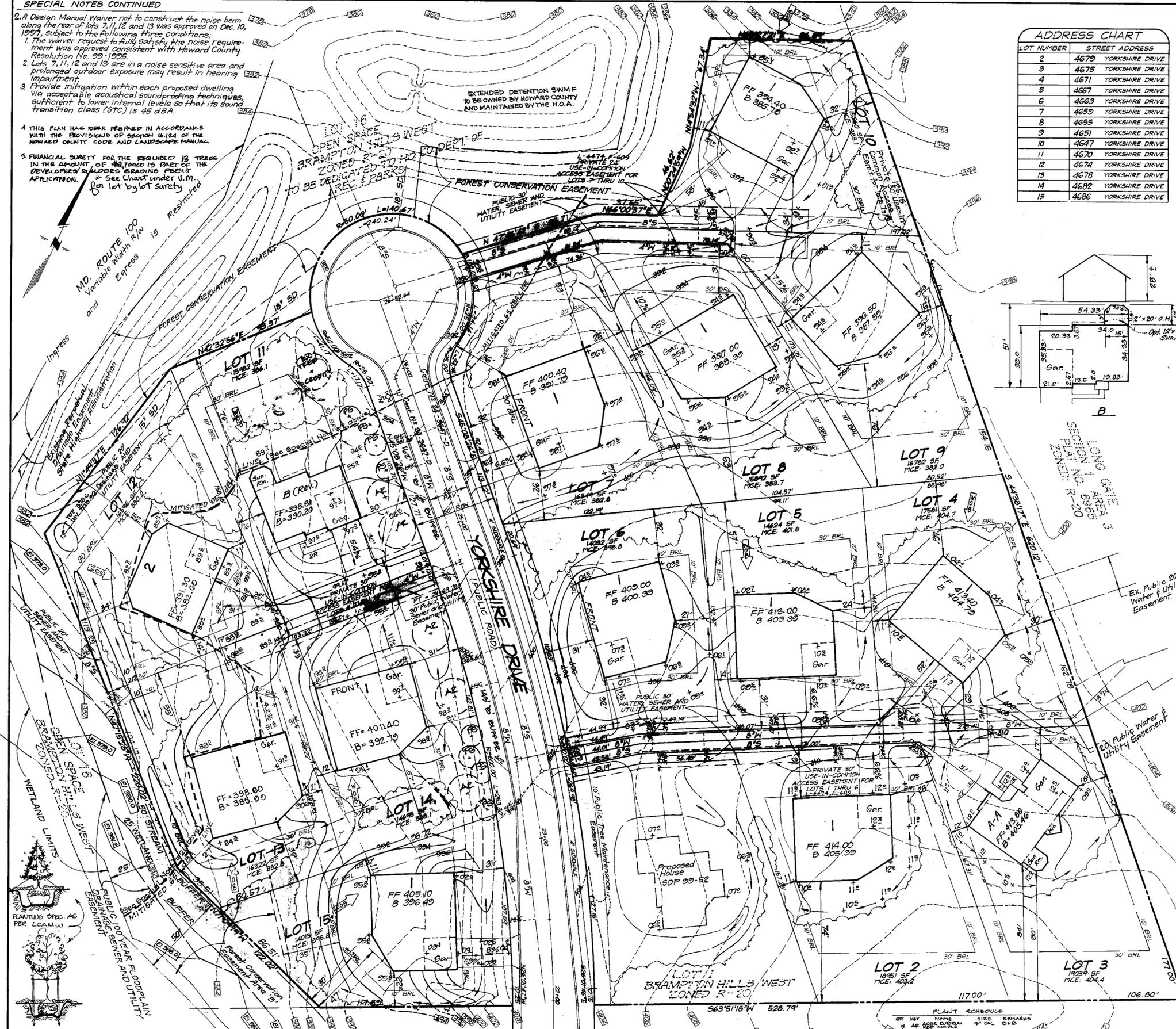
SHEET INDEX

Site Development Plan Sheet 1

Settlement, Erosion Control Plan and Details Sheets 2 & 3

BRAMPTON HILLS WEST
SECTION 1 AREA 1
PLAT NO. 4643
ZONED: R-20

- LEGEND**
- PLANTS TO BE PULLED & HEAVY CONTOUR TO BE REMOVED
 - CONTRACTOR TO LOCATE UTILITIES PRIOR TO PLANTING
 - FINAL LOCATION OF TREES MAY BE ADJUSTED IN THE FIELD DO NOT PLACE TREES IN THE BOTTOM OF DRAINAGE SHALES.
 - EXISTING TREES TO REMAIN



SPECIAL NOTES CONTINUED

- A Design Manual Waiver not to construct the noise berm along the rear of lots 7, 11, 12 and 13 was approved on Dec. 10, 1997, subject to the following three conditions:
 - The waiver request to fully satisfy the noise requirement was approved consistent with Howard County Resolution No. 99-1925.
 - Lots 7, 11, 12 and 13 are in a noise sensitive area and prolonged outdoor exposure may result in hearing impairment.
 - Provide mitigation within each proposed dwelling via acceptable acoustical soundproofing techniques sufficient to lower internal levels so that its sound transition class (STC) is 45 dBA.

4 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

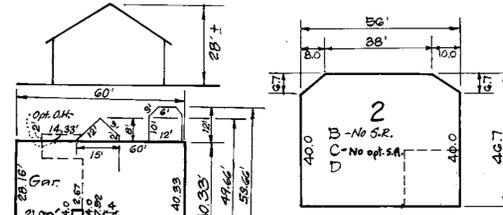
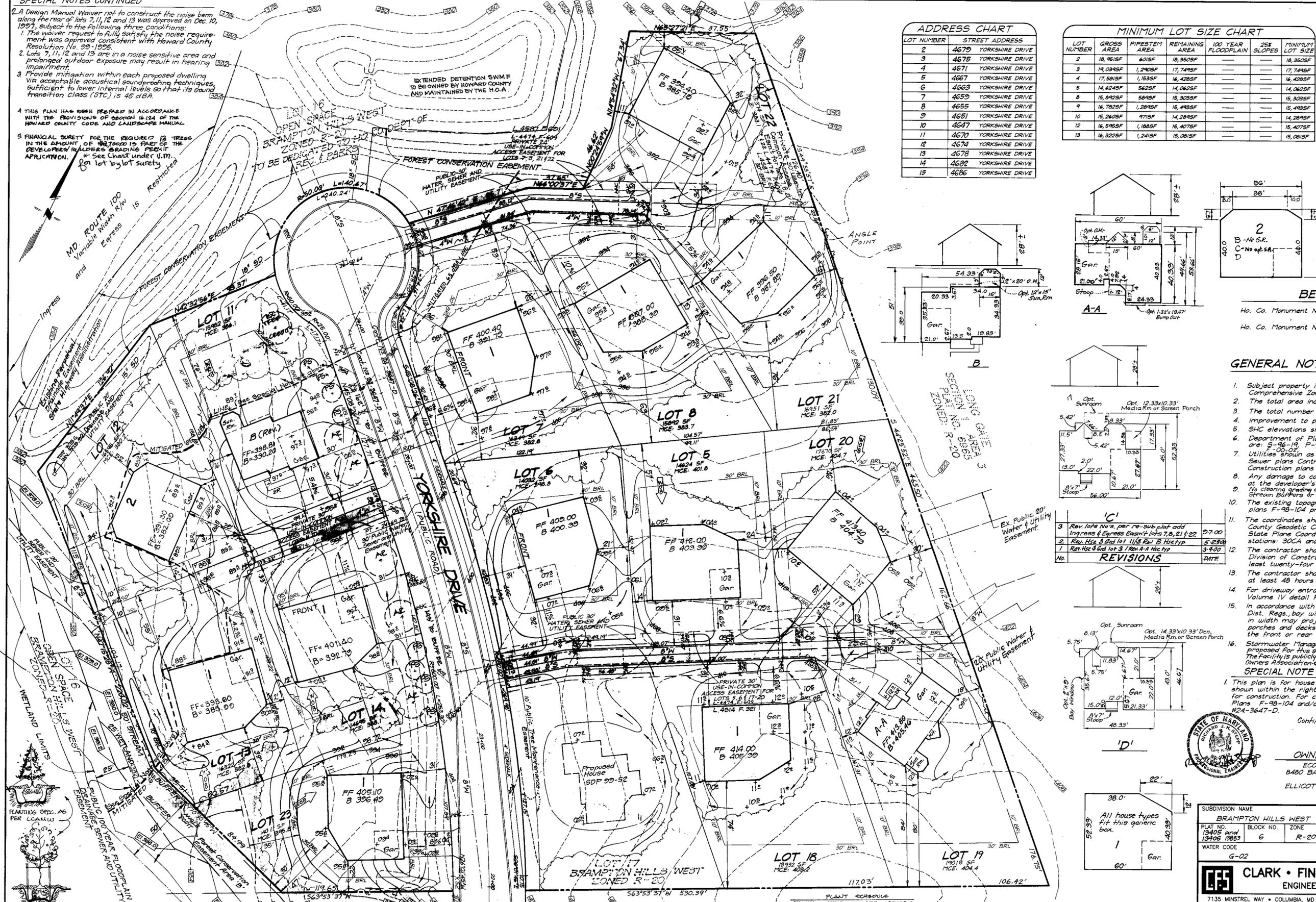
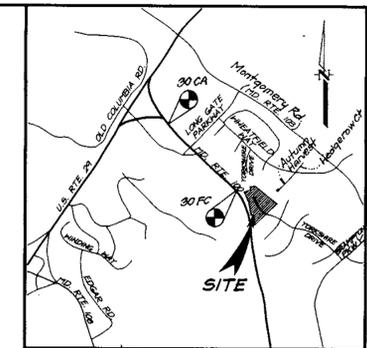
5 FINANCIAL SURETY FOR THE REQUIRED 12 TREES IN THE AMOUNT OF \$90,000 IS PART OF THE DEVELOPER'S GRADING PERMIT * See Chart under U.T.M. APPLICATION.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	4679 YORKSHIRE DRIVE
3	4675 YORKSHIRE DRIVE
4	4671 YORKSHIRE DRIVE
5	4667 YORKSHIRE DRIVE
6	4663 YORKSHIRE DRIVE
7	4659 YORKSHIRE DRIVE
8	4655 YORKSHIRE DRIVE
9	4651 YORKSHIRE DRIVE
10	4647 YORKSHIRE DRIVE
11	4643 YORKSHIRE DRIVE
12	4639 YORKSHIRE DRIVE
13	4635 YORKSHIRE DRIVE
14	4631 YORKSHIRE DRIVE
15	4627 YORKSHIRE DRIVE

MINIMUM LOT SIZE CHART

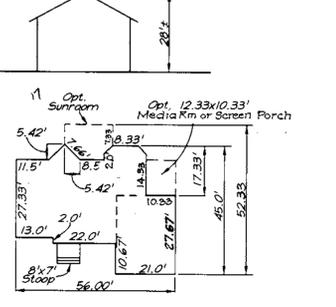
LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
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3	19,039SF	1,290SF	17,749SF			17,749SF
4	17,581SF	1,135SF	16,446SF			16,446SF
5	14,624SF	542SF	14,082SF			14,082SF
6	15,822SF	589SF	15,233SF			15,233SF
7	16,782SF	1,295SF	15,487SF			15,487SF
8	15,262SF	971SF	14,291SF			14,291SF
9	16,545SF	1,085SF	15,460SF			15,460SF
10	16,322SF	1,241SF	15,081SF			15,081SF



BENCH MARKS

Ho. Co. Monument No. 30CA = N575283.45(meters) Elev.=380.14
E1364681.79(meters)

Ho. Co. Monument No. 30FC = N5724.53(meters) Elev.=386.93
E1364670.17(meters)



- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 5.19 ac
 - The total number of lots included in this submission is: 14
 - Improvement to property: Single Family Detached
 - SHC elevations shown are located at the property line.
 - Department of Planning and Zoning reference file numbers are: S-96-19, P-98-05, F-98-104, W & S Cont.#24-3647-D.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3647-D and approved Road Construction plans F-98-104.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - No clearing, grading or construction is permitted within Wetland and Stream Buffers or Forest Conservation Areas.
 - The existing topography was taken from Road Construction plans F-98-104 prepared by Riemer Muegge & Associates, Inc..
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 30CA and 30FC.
 - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
 - In accordance with Sect. 128 of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows, chimneys and areaways not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-98-104 SWM Facility proposed for this site is an extended detention hazard class 'A' facility. The facility is publicly owned and will be jointly maintained by the Home Owners Association and Howard County.

SPECIAL NOTE

1. This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-104 and/or approved Water and Sewer Plans Contract #24-3647-D.



OWNER / DEVELOPER

ECO DEVELOPMENT INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 408
ELLICOTT CITY, MARYLAND 21041

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
BRAMPTON HILLS WEST	N/A	5-8, 11-14 & 18-23
PLAT NO. 13405 and 13406 (2883)	BLOCK NO. 6	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SCALE
BAL	1" = 30'
DRAWN	
BAL	
BLP	
CHECKED	
JME	
DATE	
DEC. 1998	

SITE DEVELOPMENT PLAN

LOTS 5-8, 11-14 & 18-23

BRAMPTON HILLS WEST

SECTION (2ND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: SHC Brampton Hills, LLC
1681 Crofton Boulevard, Suite 7
Crofton, Maryland 21114

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamstra 4/9/99

CHIEF, DIVISION OF LAND DEVELOPMENT

David Sackett 4/3/99

BRAMPTON HILLS
SECTION 3 AREA 1
PLAT NO. 6301
ZONED: R-20

We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

BRAMPTON HILLS
SECTION 1 AREA 1
PLAT NO. 4643
ZONED: R-20

SHEET INDEX

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

LEGEND

PLANTS TO BE FULL & HEAVY, COMPARED TO ANNUAL LIGHT SPECIFICATIONS

CONTRACTOR TO LOCATE UTILITIES PRIOR TO PLANTING

FINAL LOCATION OF TREES MAY BE ADJUSTED IN THE FIELD DO NOT PLACE TREES IN THE BOTTOM OF DRAINAGE SHALES.

CONTOUR INTERVAL EXISTING INTERVAL

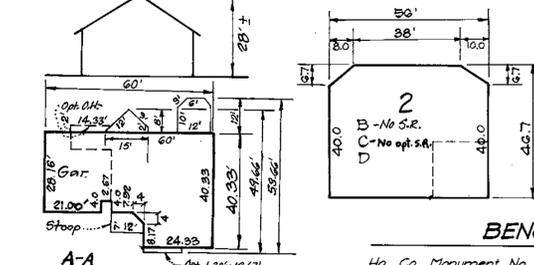
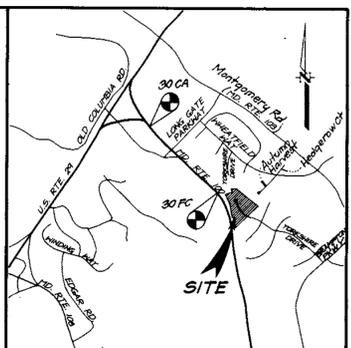
PROPOSED CONTOUR DIRECTION OF DRAINAGE WALK OUT BASEMENT SPOT ELEVATION Existing Trees To Remain

SPECIAL NOTES CONTINUED

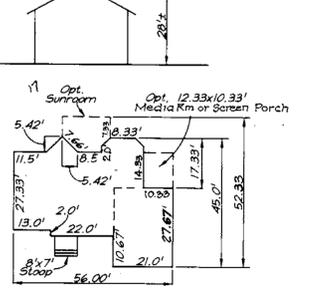
- A Design Manual Waiver not to construct the noise berm along the rear of lots 7, 11, 12 and 13 was approved on Dec. 10, 1997, subject to the following three conditions:
 - The waiver request to fully satisfy the noise requirement was approved consistent with Howard County Resolution No. 99-1925.
 - Lots 7, 11, 12 and 13 are in a noise sensitive area and prolonged outdoor exposure may result in hearing impairment.
 - Provide mitigation within each proposed dwelling via acceptable acoustical soundproofing techniques, sufficient to lower internal levels so that its sound transition class (STC) is 45 dBA.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 12 TREES IN THE AMOUNT OF \$8,000 IS PART OF THE DEVELOPER'S BUILDERS GRADING PERMIT APPLICATION. See Chart under U.T.M. Application for lot by lot surety.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
2	4679 YORKSHIRE DRIVE
3	4675 YORKSHIRE DRIVE
4	4671 YORKSHIRE DRIVE
5	4667 YORKSHIRE DRIVE
6	4663 YORKSHIRE DRIVE
7	4659 YORKSHIRE DRIVE
8	4655 YORKSHIRE DRIVE
9	4651 YORKSHIRE DRIVE
10	4647 YORKSHIRE DRIVE
11	4643 YORKSHIRE DRIVE
12	4639 YORKSHIRE DRIVE
13	4635 YORKSHIRE DRIVE
14	4631 YORKSHIRE DRIVE
15	4627 YORKSHIRE DRIVE

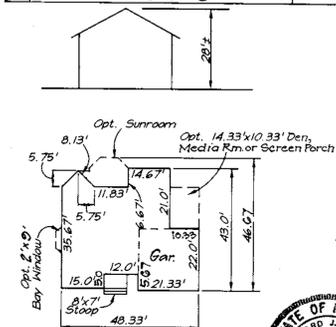
MINIMUM LOT SIZE CHART						
LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	18,461SF	601SF	18,350SF			18,350SF
3	19,039SF	1,290SF	17,749SF			17,749SF
4	17,501SF	1,153SF	16,428SF			16,428SF
5	14,824SF	542SF	14,062SF			14,062SF
6	15,825SF	599SF	15,305SF			15,305SF
7	16,782SF	1,209SF	15,493SF			15,493SF
8	15,260SF	971SF	14,289SF			14,289SF
9	16,595SF	1,088SF	15,407SF			15,407SF
10	16,322SF	1,241SF	15,081SF			15,081SF



BENCH MARKS
 Ho. Co. Monument No. 30CA = N575083.45(meters) Elev.=380.14
 E1364601.79(meters)
 Ho. Co. Monument No. 30FC = N5724.53(meters) Elev.=386.93
 E1364670.17(meters)



No.	REVISIONS	DATE
1	Rev. Hse. & grad. lot 14 to show As-Built Conditions	1/19/01
2	Rev. lots No. 6, per re-sub plot add Ingress & Egress easent lots 7, 8, 21 & 22	9/7/00
3	Rev. Hse. & grad lot 11/15 Rev. B Hse typ	5-23-00
4	Rev. Hse & grad lot 3 Rev. A Hse typ	3-9-00



- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 5.10 ac
 - The total number of lots included in this submission is: 14
 - Improvement to property: Single Family Detached
 - SHC elevations shown are located at the property line.
 - Department of Planning and Zoning reference file numbers are: S-96-19, P-98-05, F-98-104, W & S Cont.#24-3647-D.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3647-D and approved Road Construction plans F-98-104.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - No clearing, grading or construction is permitted within Wetland and Stream Buffers or Forest Conservation Areas.
 - The existing topography was taken from Road Construction plans F-98-104 prepared by Riemer Muegge & Associates, Inc.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 30CA and 30FC.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 at least twenty-four (24) hours 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.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV detail R.6.06.
 - In accordance with Sect. 12B of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows, chimneys and areaways not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-98-104, SWM Facility proposed for this site is an extended detention hazard class 'A' facility. The facility is publicly owned and will be jointly maintained by the Home Owners Association and Howard County.

SPECIAL NOTE
 1. This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-104 and/or approved Water and Sewer Plans Contract #24-3647-D.



OWNER / DEVELOPER
 ECO DEVELOPMENT INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 408
 ELLICOTT CITY, MARYLAND 21041

SUBDIVISION NAME BRAMPTON HILLS WEST	SECTION/AREA N/A	LOTS/PARCELS 5-8, 11-14 & 18-23
PLAT NO. 13405 and 13406 19883	BLOCK NO. 6	ZONE R-20
TAX MAP NO. 30	ELECTION DIST. 2ND	CENSUS TRACT 6023.02
WATER CODE G-02	SEWER CODE 5750638 & 5750639	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

SITE DEVELOPMENT PLAN
 LOTS 5-8, 11-14 & 18-23
BRAMPTON HILLS WEST
 SECOND (2ND) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: BAL
 DRAWN: BAL, BLP
 CHECKED: JME
 DATE: DEC. 1998

SCALE: 1" = 30'
 DRAWING: 1 of 3
 JOB NO.: 98-154
 FILE NO.: 98-154-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 1/6/99
 DATE: 4/9/99
 DATE: 4/9/99

BRAMPTON HILLS
 SECTION 3 AREA 1
 PLAT NO. 6301
 ZONED: R-20

We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. We further certify that upon completion a Certificate of Landscaping Installation, accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

BRAMPTON HILLS
 SECTION 1 AREA 1
 PLAT NO. 4643
 ZONED: R-20

SHEET INDEX
 Site Development Plan Sheet 1
 Sediment, Erosion Control Plan and Details Sheets 2 & 3

PLANT SCHEDULE
 OR KEY: NAME, SIZE, REMARKS
 S ARE ASER, CUREM, CAL, D+D
 P B PLANT, H+HT, D+D

