

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
76	4501	RED LEAF COURT
77	4505	RED LEAF COURT
78	4509	RED LEAF COURT
102	4583	DONCASTER DRIVE
103	4387	DONCASTER DRIVE
104	4391	DONCASTER DRIVE
106	4395	DONCASTER DRIVE
108	4399	DONCASTER DRIVE
110	4605	TALL MAPLE COURT
111	4609	TALL MAPLE COURT
112	4613	TALL MAPLE COURT
113	4617	TALL MAPLE COURT
114	4621	TALL MAPLE COURT
115	4625	TALL MAPLE COURT
116	4629	TALL MAPLE COURT
117	4633	TALL MAPLE COURT
118	4637	TALL MAPLE COURT
119	4641	TALL MAPLE COURT
120	4645	TALL MAPLE COURT
121	4649	TALL MAPLE COURT
122	4653	TALL MAPLE COURT
123	4657	TALL MAPLE COURT
124	4661	TALL MAPLE COURT
134	4624	TALL MAPLE COURT
135	4620	TALL MAPLE COURT
136	4616	TALL MAPLE COURT
137	4612	TALL MAPLE COURT
138	4608	TALL MAPLE COURT
139	4604	TALL MAPLE COURT
140	4600	TALL MAPLE COURT
141	4419	DONCASTER DRIVE
142	4423	DONCASTER DRIVE
143	4427	DONCASTER DRIVE
144	4431	DONCASTER DRIVE
145	4435	DONCASTER DRIVE
146	4439	DONCASTER DRIVE

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLANS	1, 2 & 3 OF 6
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 OF 6

GENERAL NOTES:

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.4 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: SP-96-15, S-99-01, P-98-10, F-99-45, W & S Contract #14-3729-D.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-99-45 prepared by the Hildenberg, Boender & Assoc., 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: 3147 and 3148.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 315-1880 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 or chimneys 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-99-45. Control will be provided by extended detention facilities which will be privately owned and maintained by H.O.A.
- All grading and Limits of Disturbance will be in accordance with the approved road drawings. F-99-45
- Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F99-45. Landscape surety has been made a part of the Developers Agreement.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100-year Flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- The Forest Conservation Easements have been established to fulfill the requirements of section 16.1001 of the Howard County Forest Conservation Act. Clearing, grading, or construction is not permitted within the Forest Conservation Easement, except as shown on approved Road Construction Drawing F-99-45 or Site Development Plan. Forest Management Practices described in the Deed of Forest Conservation Easements are permitted.

SPECIAL NOTES:

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-99-45 and/or approved Water and Sewer Plans Contract #14-3729-D

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	76-78, 102-106, 110-124 & 134-146
PLAT NO. 13891 - 13893	BLOCK NO. 3	ZONE R-ED TAX MAP NO. 31 ELECTION DIST. 2ND CENSUS TRACT 13896 & 13897
WATER CODE E-18	SEWER CODE 7602000	

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

DESIGNED	JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 AND 134-146	SCALE	1" = 30'
DRAWN	BLP		DRAWING	1 of 6
CHECKED	JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 # 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	99-051
DATE	6-3-99	FOR: RYAN HOMES, INC. 11460 Cronridge Drive, Suite 128 Cwings Mills, Maryland 21117	FILE NO.	99-051-X

APPROVED DEPARTMENT OF PLANNING & ZONING
 Chief Development Engineering Division
 Chief, Division of Land Development

1/7/00 DATE
 1/13/00 DATE
 1/13/00 DATE



DONALD CARROLL WAGNER
 MARCIA ANN HILL
 L2385 F.537
 P.285
 ZONED R-20

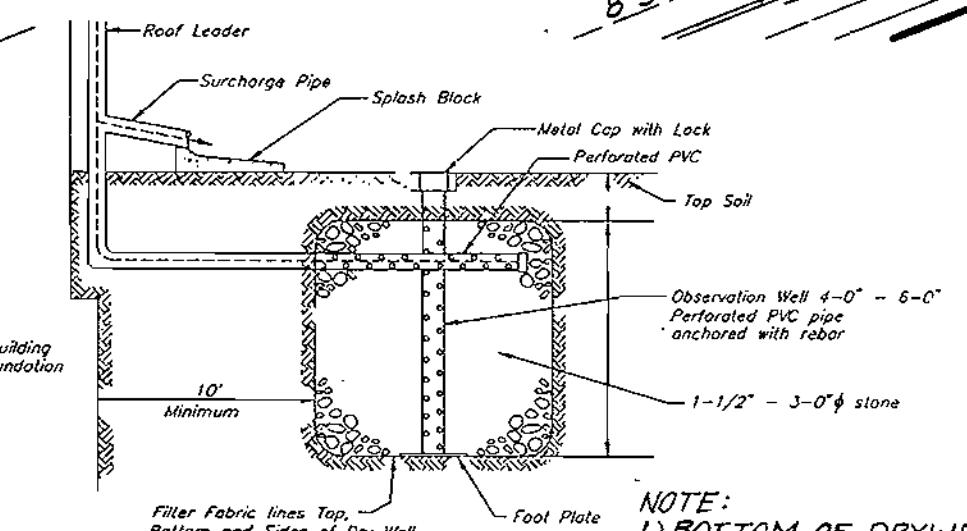


BULK PARCEL "A"
 ZONED R-ED



DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
76	225.84 CF	225.5 CF	2	7'x7'x2.75'
77	225.84 CF	225.5 CF	2	7'x7'x2.75'
78	314.42 CF	318.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'x6'x2.8'
145	235 CF	237 CF	2	6'x6'x2.8'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'x7'x3.25'
141	125 CF	125 CF	1	7'x7'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



NOTE:
 1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
 2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E. TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/7/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/12/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/13/00
 DIRECTOR

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

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

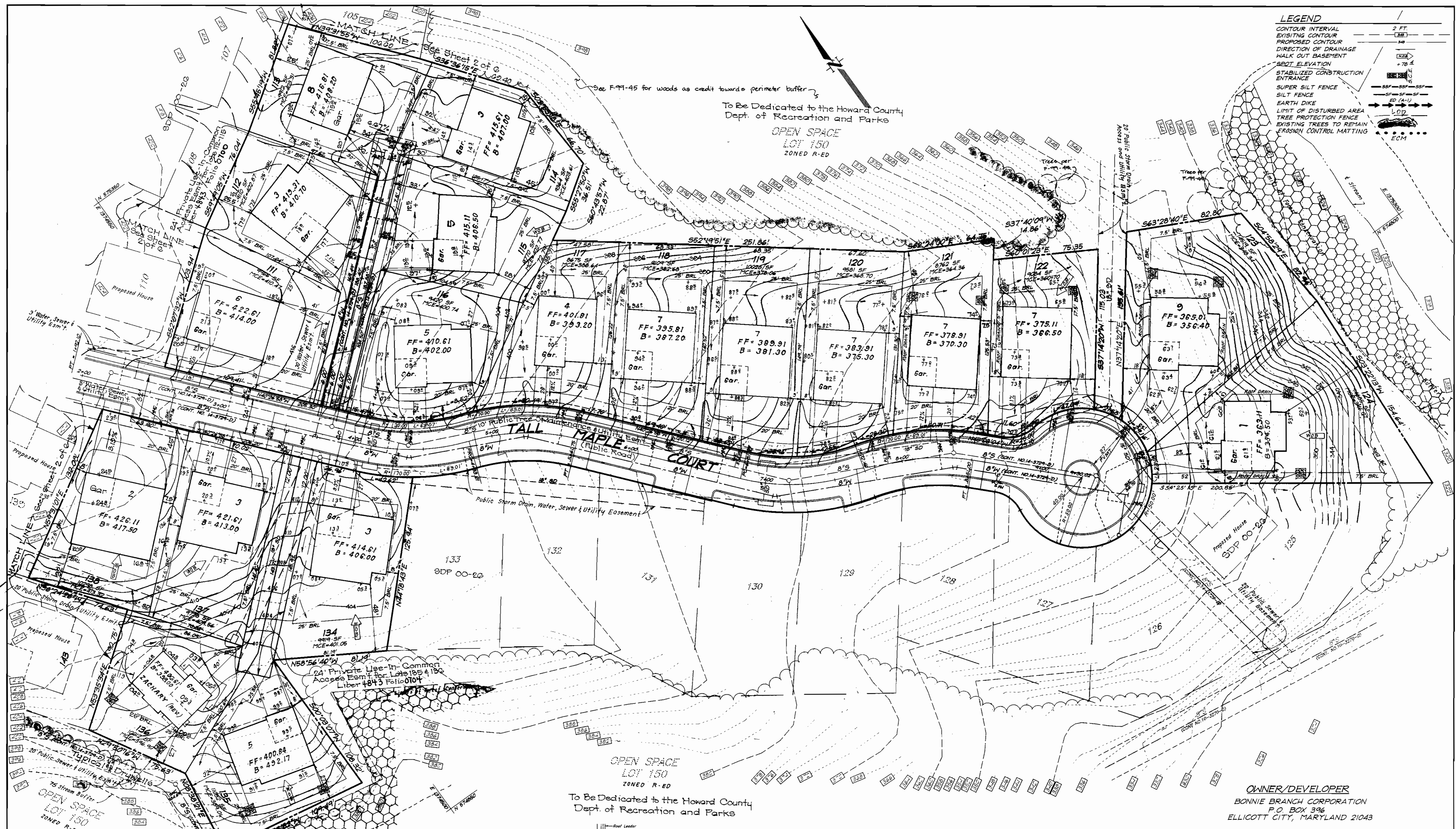
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146	SCALE 1" = 30'
DRAWN BLP		DRAWING 2 of 6
CHECKED JME	TAX MAP 31 SECTION 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-051
DATE 7-6-99		FOR: RYAN HOMES, INC. 11460 Cronridge Drive, Suite 128 Columbia, MD 21114, Maryland 21117



LEGEND

- CONTOUR INTERVAL: 2 FT
- EXISTING CONTOUR: ---
- PROPOSED CONTOUR: - - -
- DIRECTION OF DRAINAGE: →
- WALK OUT BASEMENT: [Symbol]
- SPOT ELEVATION: +78.4
- STABILIZED CONSTRUCTION ENTRANCE: [Symbol]
- SUPER SILT FENCE: ---SSF---SSF---
- SILT FENCE: ---SF---SF---
- EARTH DIKE: [Symbol]
- LIMIT OF DISTURBED AREA: [Symbol]
- TREE PROTECTION FENCE: [Symbol]
- EXISTING TREES TO REMAIN: [Symbol]
- EROSION CONTROL MATTING: [Symbol]
- ECM: [Symbol]



OPEN SPACE
LOT 150
ZONED R-ED
To Be Dedicated to the Howard County
Dept. of Recreation and Parks

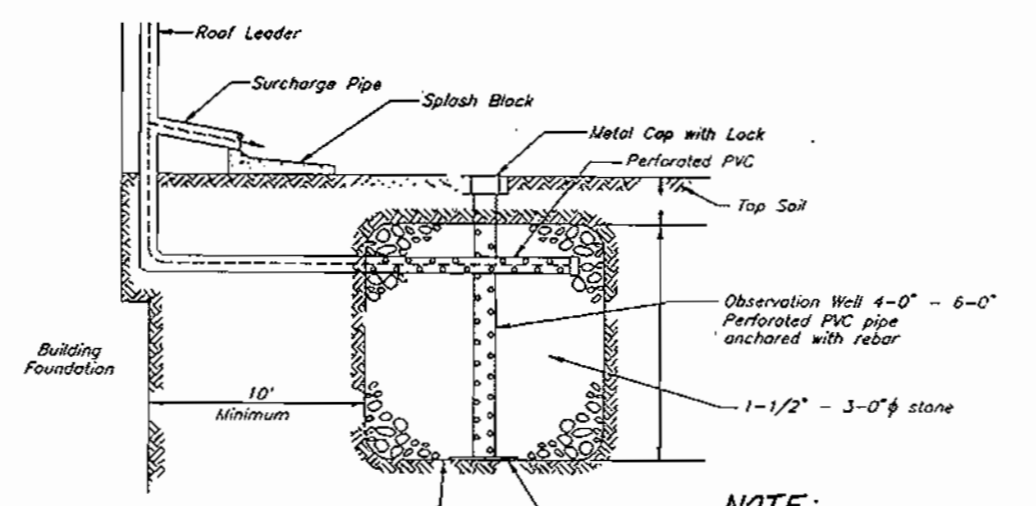
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CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146 SCALE: 1" = 30'
DRAWN BLP	AUTUMN VIEW DRAWING: 3 OF 6
CHECKED JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECTION 5 JOB NO.: 99-051
DATE 7-6-99	FOR: RYAN HOMES, INC. 11460 Cranridge Drive, Suite 128 Cwings Mills, Maryland 21117 FILE NO.: 99-051-X

DRY WELL CHART

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
123	250 cF	250 cF	2	7'4" x 2.5'
124	216 cF	216 cF	2	6'6" x 6"
125	22.5 cF	250 cF	2	6'6" x 6"
126	164.72 cF	181.5 cF	2	6'6" x 6"
121	250 cF	250 cF	1	7'4" x 2.5'
122	250 cF	250 cF	1	7'4" x 2.5'



NOTE:
1) DRYWELL BOTTOM SHALL NOT BE LOCATED ON FILL MATERIAL.
2) DRYWELL LOCATION IS RELATIVE TO FINAL HOUSE-TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
Chief, Development Engineering Division
Cindy Hamilton
Chief, Division of Land Development
1/13/00 DATE
1/13/00 DATE
1/13/00 DATE



DONALD CARROLL WAGNER
MARCIA ANN HILL
L.2385 F.531
P.285
ZONED R-20



Existing Earth Dike on Lot 78 to be removed with prior approval of Inspector

Existing Earth Dike A-2 per F-99-45 to be removed with prior approval of Inspector

Existing Silt Fence per F-99-45 to be removed with prior approval of Inspector

Existing Super Silt Fence per F-99-45 to be shifted for Final Lot Grading

Reviewed for HOWARD, S.C.D. and meets Technical Requirements
Cheryl Summers 1/6/99
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
J.P. Roberts 1/6/99
Approved Date

DEVELOPER'S/BUILDERS CERTIFICATE

"I/we certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Michael Shearer 8/11/99
Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

I hereby 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.

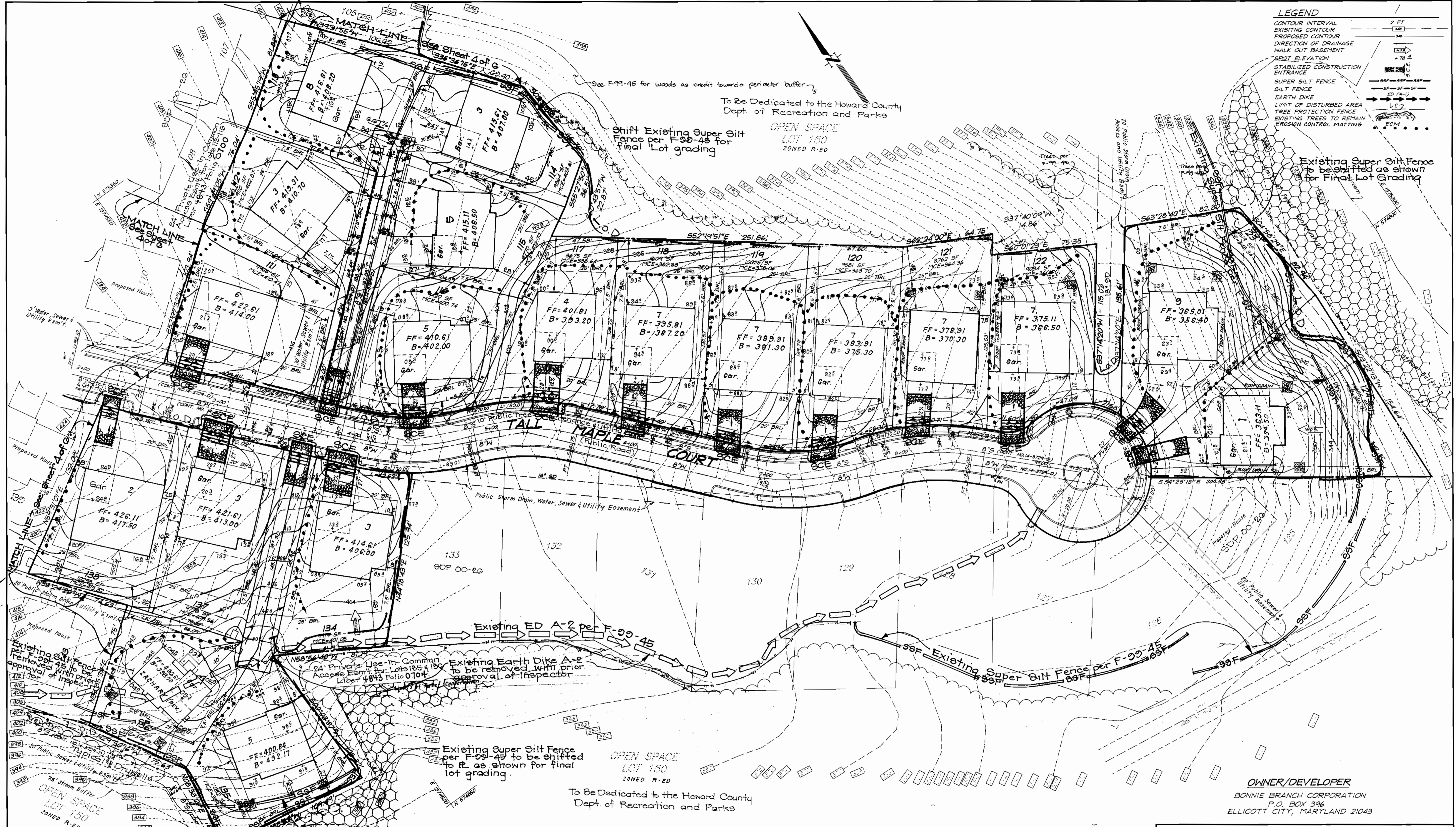
G. Nelson Clark 10-7-99
G. NELSON CLARK DATE

NOTE: For Existing Sediment Controls refer to F-99-45, sheets 7 thru 10

APPROVED DEPARTMENT OF PLANNING & ZONING
Cheryl Summers 1/7/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Andy Hamilton 1/13/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John T. Smith 1/13/00
DIRECTOR DATE

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED JME	SEDIMENT & EROSION CONTROL PLAN LOTS 76-78, 102-106, 110-124 & 134-146 SCALE 1" = 30'
DRAWN BLP	AUTUMN VIEW DRAWING 4 of 6
CHECKED JME	TAX MAP 31 SECTION 3 PARCELS 5, 13 AND P/O 4 & 504 JOB NO. 99-051
DATE 7-6-99	FOR: RYAN HOMES, INC. 11460 Cranidge Drive, Suite 128 Quings Mills, Maryland 21117 FILE NO. 99-051-34c





LEGEND

CONTOUR INTERVAL	2 FT
EXISTING CONTOUR	(---)
PROPOSED CONTOUR	(- - -)
DIRECTION OF DRAINAGE	(→)
WALK OUT BASEMENT	(---)
SPOT ELEVATION	(•)
STABILIZED CONSTRUCTION ENTRANCE	(---)
SUPER SILT FENCE	(---)
SILT FENCE	(---)
EARTH DIKE	(---)
LIMIT OF DISTURBED AREA	(---)
TREE PROTECTION FENCE	(---)
EXISTING TREES TO REMAIN	(•)
EROSION CONTROL MATTING	(---)

To Be Dedicated to the Howard County Dept. of Recreation and Parks

Shift Existing Super Silt Fence per F-99-45 for final Lot grading

OPEN SPACE LOT 150 ZONED R-ED

Existing Super Silt Fence to be shifted as shown for Final Lot Grading

To Be Dedicated to the Howard County Dept. of Recreation and Parks

OPEN SPACE LOT 150 ZONED R-ED

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 1/7/00
 [Signature] 1/13/00
 [Signature] 1/13/00

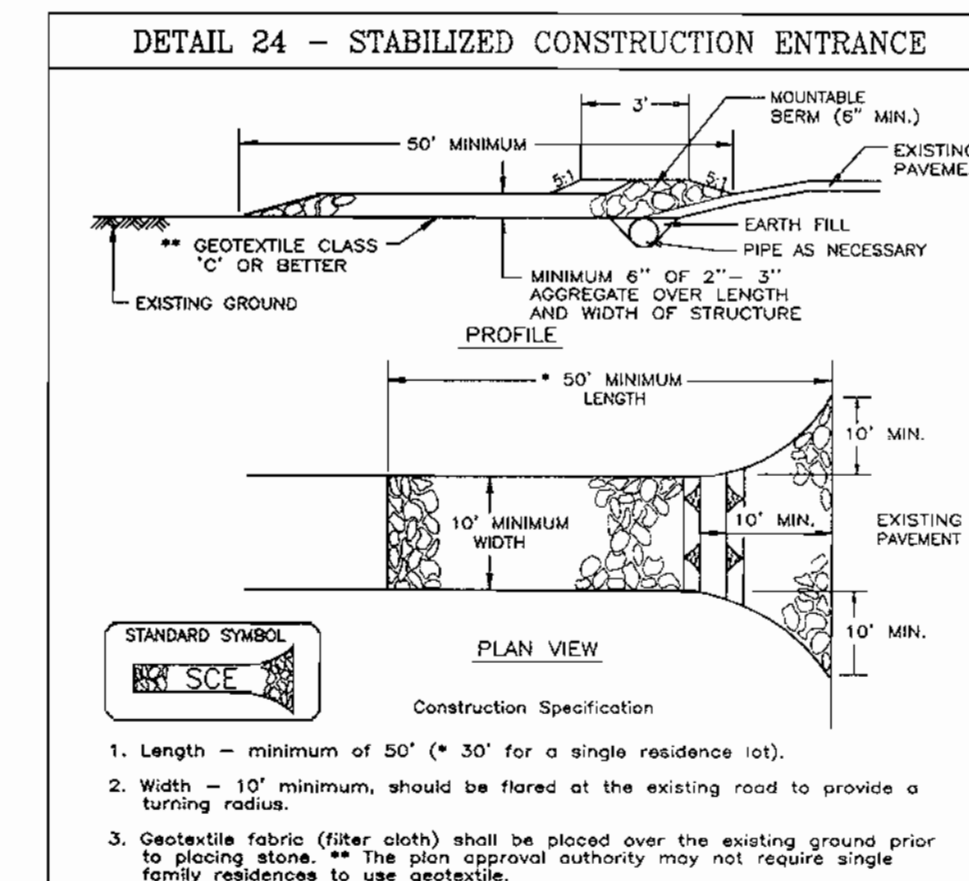
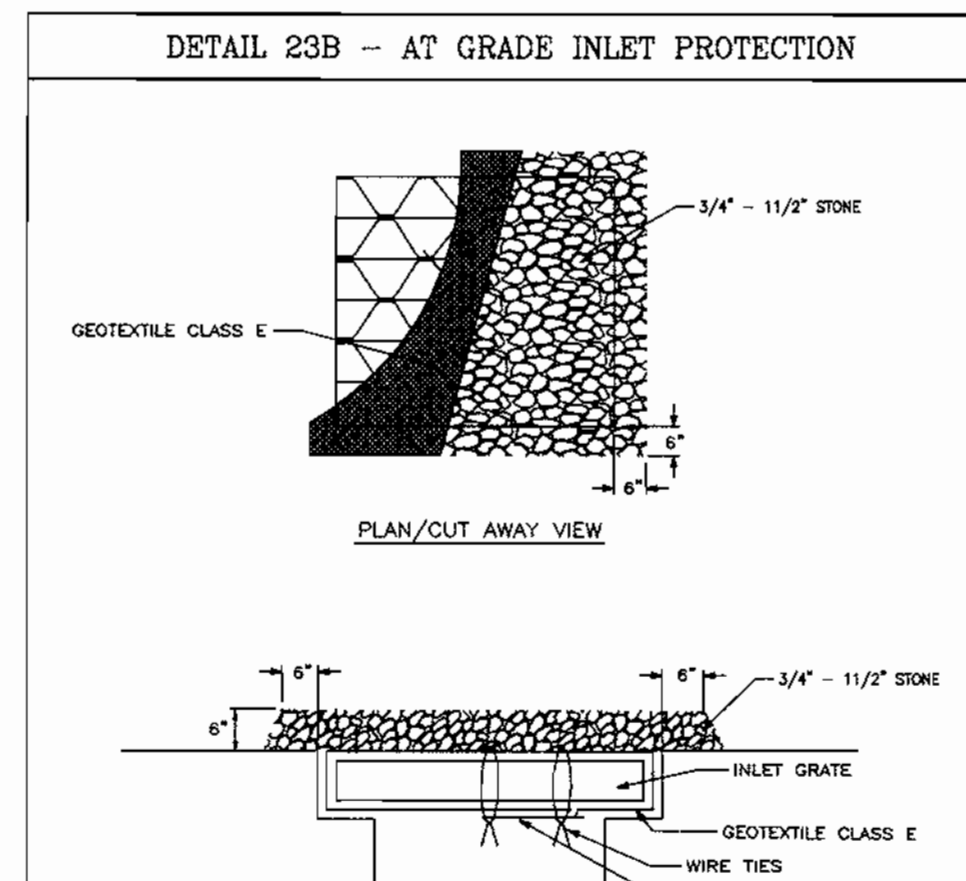
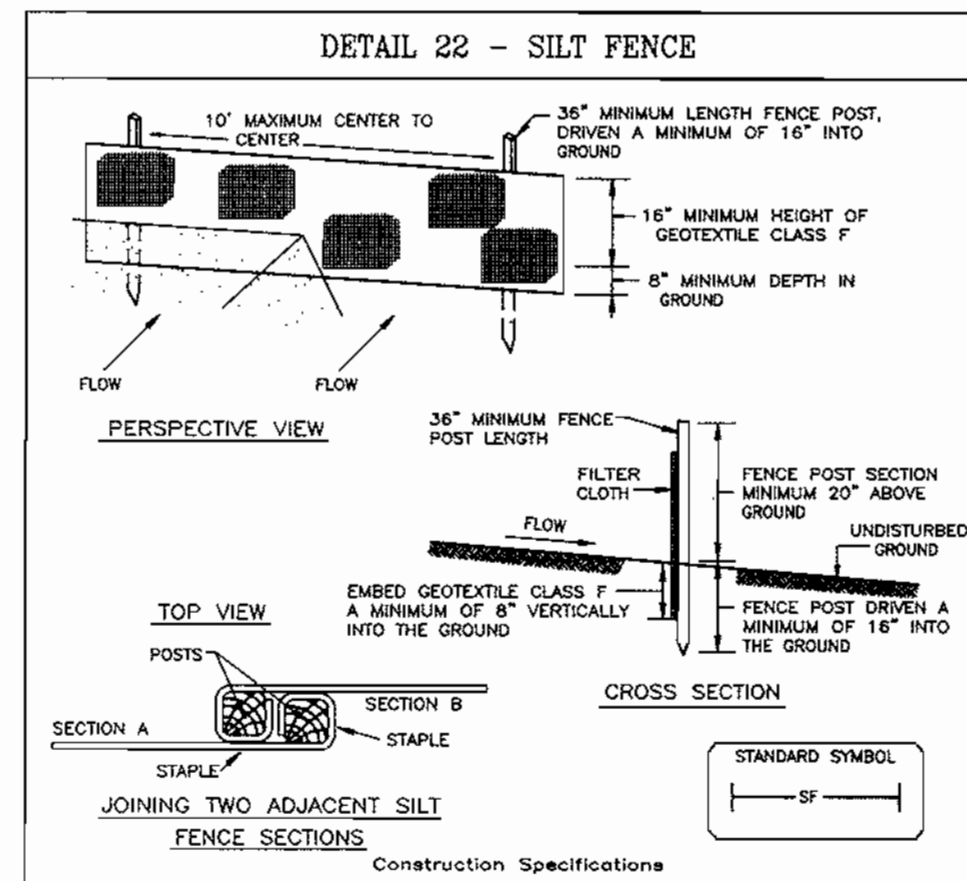
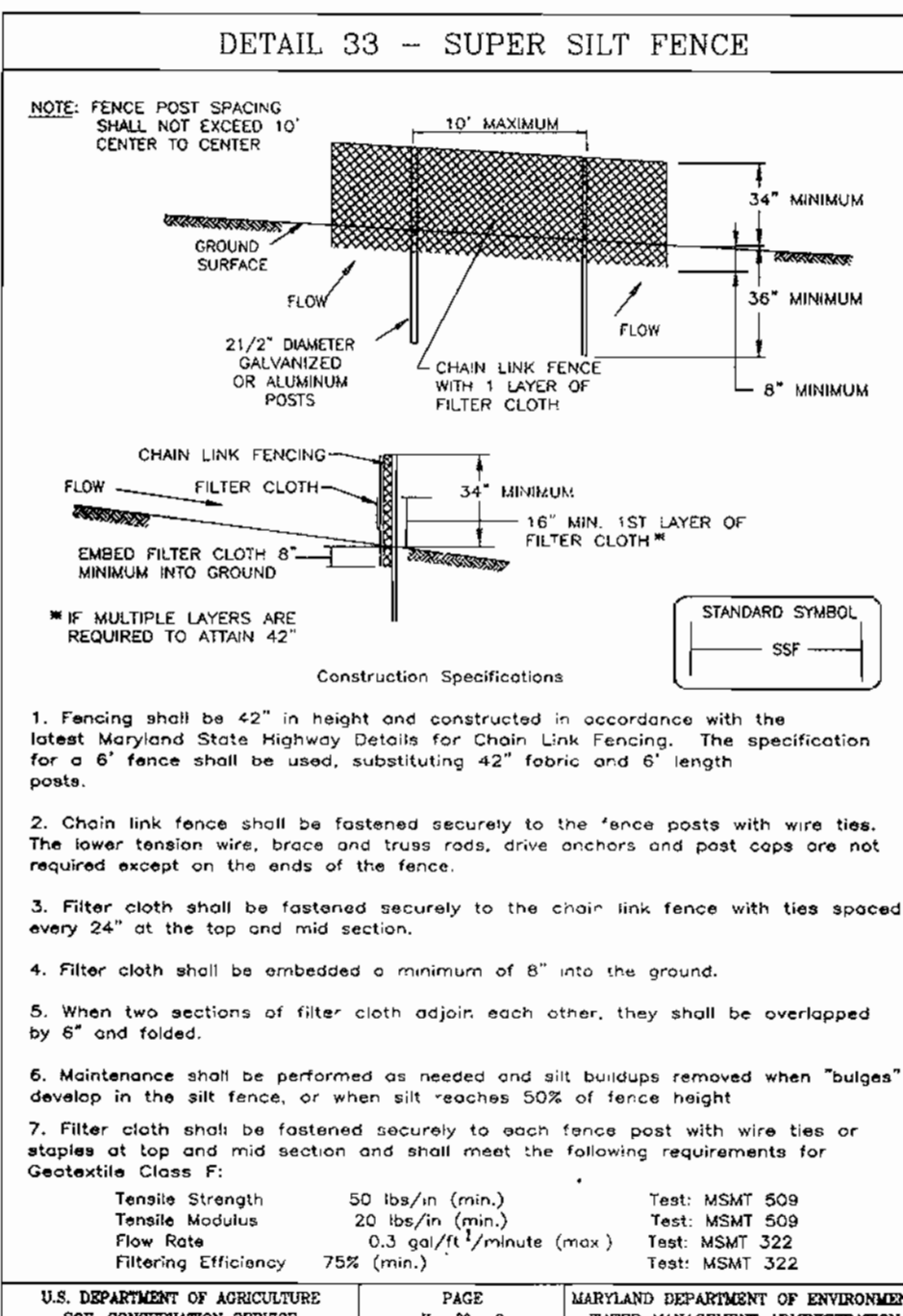
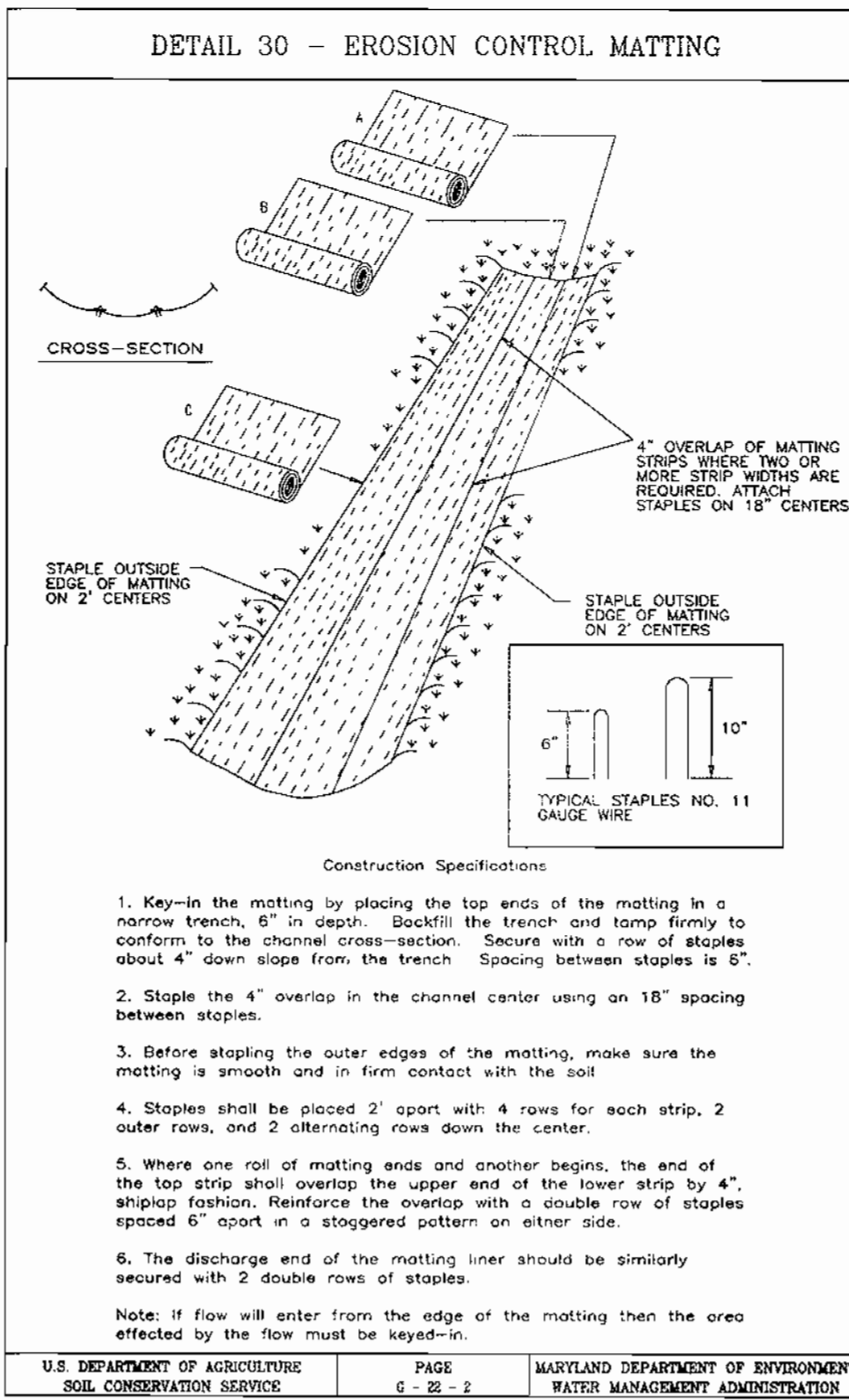
Reviewed for HOWARD S.C.D. and meets Technical Requirements.
 [Signature] 1/14/99
 Signature Date
 U.S. Natural Resources Conservation Service
 For Soil Erosion and Sediment Control By The Howard Soil Conservation District
 [Signature] 1/14/99
 Approved Date

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 erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary.
 [Signature] 8/11/99
 Signature Date

ENGINEER'S CERTIFICATE
 I hereby 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] 10-7-99
 G. NELSON CLARK DATE



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 30'
DESIGNED JIME	SEDIMENT & EROSION CONTROL PLAN LOTS 76-78, 102-106, 110-124 & 134-146 AUTUMN VIEW	DRAWING 5 OF 6
DRAWN BLP		JOB NO. 99-051
CHECKED JIME	TAX MAP 31 PARCELS 5, 7, 8 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 99-051-01E
DATE 7-6-99	FOR: RYAN HOMES, INC. 11460 Grange Drive, Suite 128 Quince Mills, Maryland 21117	



APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 1/7/00 DATE

[Signature] 1/13/00 DATE

[Signature] 1/13/00 DATE

1/7/00 DATE

1/13/00 DATE

1/13/00 DATE

Reviewed for: HOWARD S.C.D.

[Signature] 1/13/00 DATE

U.S. Natural Resources Conservation Service

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

[Signature] 1/13/00 DATE

Approved: NAME DATE

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 construction. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed

[Signature] 8/11/99 DATE

[Signature] 8-10-99 DATE

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] 8-10-99 DATE

[Signature] 8-10-99 DATE

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

i. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.

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

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, 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 1 - Vegetative Stabilization Methods and Materials.

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./100 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 (8 lbs/1000 sq.ft.).
- Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs/100 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 (14 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 well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. 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 unrattled 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 August 15 thru November 15, seed with 1/2 bushel per acre of annual rye (3.2 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 seed.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled 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 (313-1055).
- 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 perimeters in accordance with Vol. I, 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. 2). 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	8.4 AC
Area Disturbed	2.9 AC
Area to be seeded or paved	2.9 AC
Area to be vegetatively stabilized	5.3 AC
Total Cut	3.3 CY
Total Fill	6.176 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.
- Additional sediment control must be provided, if deemed necessary by the Howard County Civil 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 = 225 L.F.
- The total amount of super silt fence = 1624 L.F.
- The total amount of earth dike =

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.

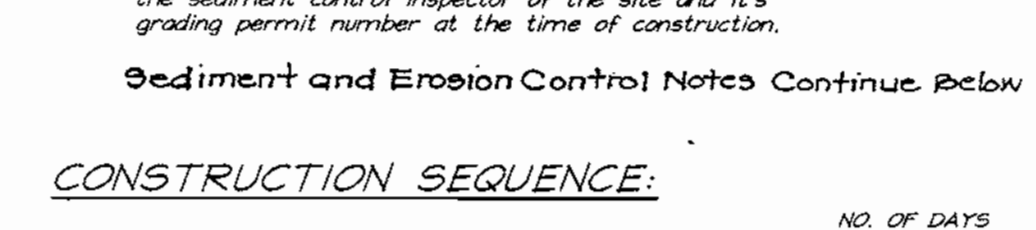
Sediment and Erosion Control Notes Continue Below

CONSTRUCTION SEQUENCE:

- Obtain grading permit. NO. OF DAYS: 7
- Install tree protection fence. NO. OF DAYS: 7
- Install sediment and erosion control devices and stabilize. NO. OF DAYS: 14
- Excavate for foundations, rough grade and temporarily stabilize. NO. OF DAYS: 60
- Construct structures, sidewalks and driveways. NO. OF DAYS: 60
- Final grade and stabilize in accordance with Sds. and Specs. NO. OF DAYS: 14
- Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize. NO. OF DAYS: 7

NOTES CONT'D:

- The Storm Drain system is being used to convey sediment laden runoff to SNM Ponds / Sediment Basins 1 and 2.
- The builder is responsible for protecting constructed and stabilized lots from sediment laden runoff.



ANCHOR POSTS SHOULD BE MINIMUM 2" STEEL 1/2" CHANNEL OR 2" X 4" TIMBER, 4' IN LENGTH.

ANCHOR POSTS MUST BE SET TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF THE POST.

NOTES:

- Forest protection device only.
- Retention area shall be set as part of the review process.
- Boundaries of retention area should be staked and flagged prior to construction.
- Excavate for foundations, rough grade and temporarily stabilize.
- Root damage should be avoided.
- Protection signage should be used.
- Device should be maintained throughout construction.

BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

NO SCALE

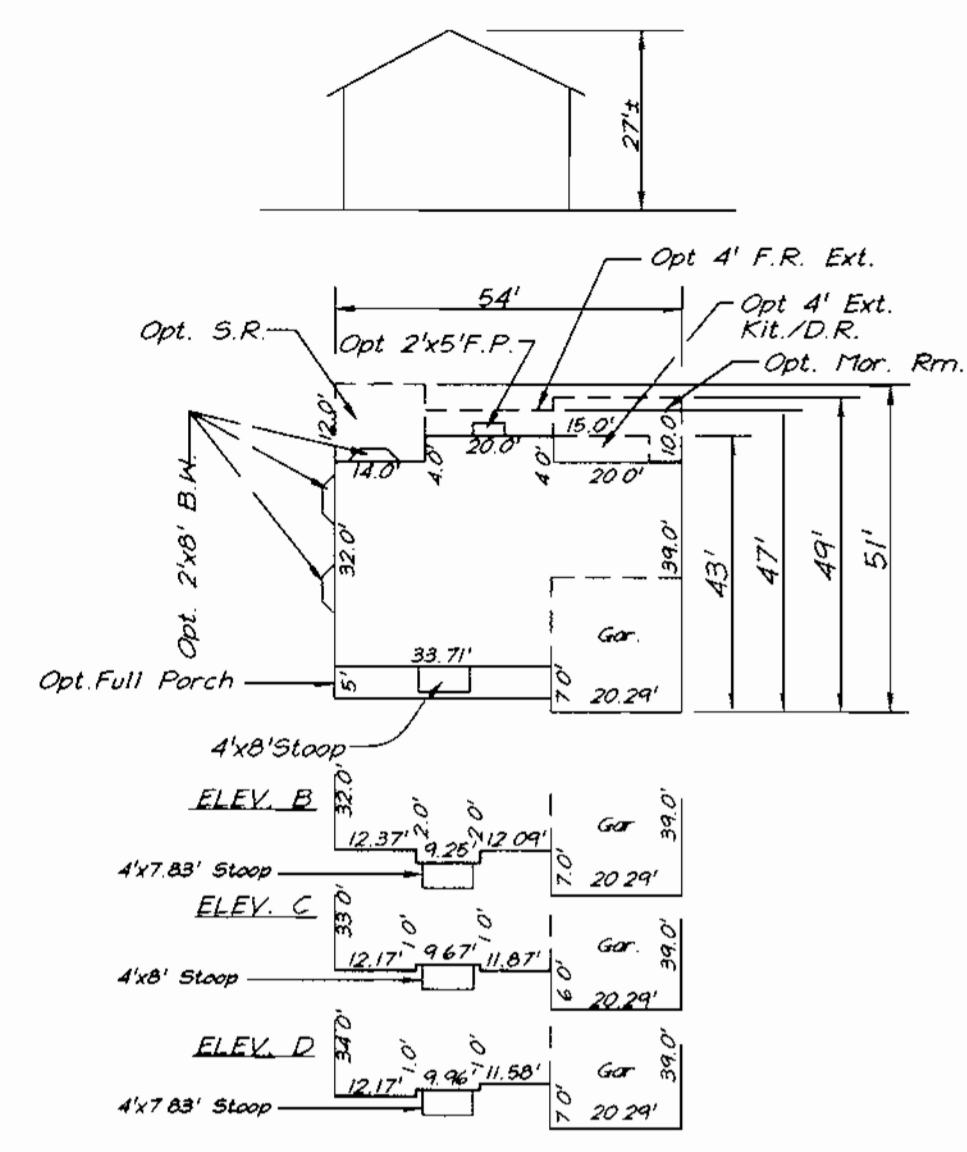
OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

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

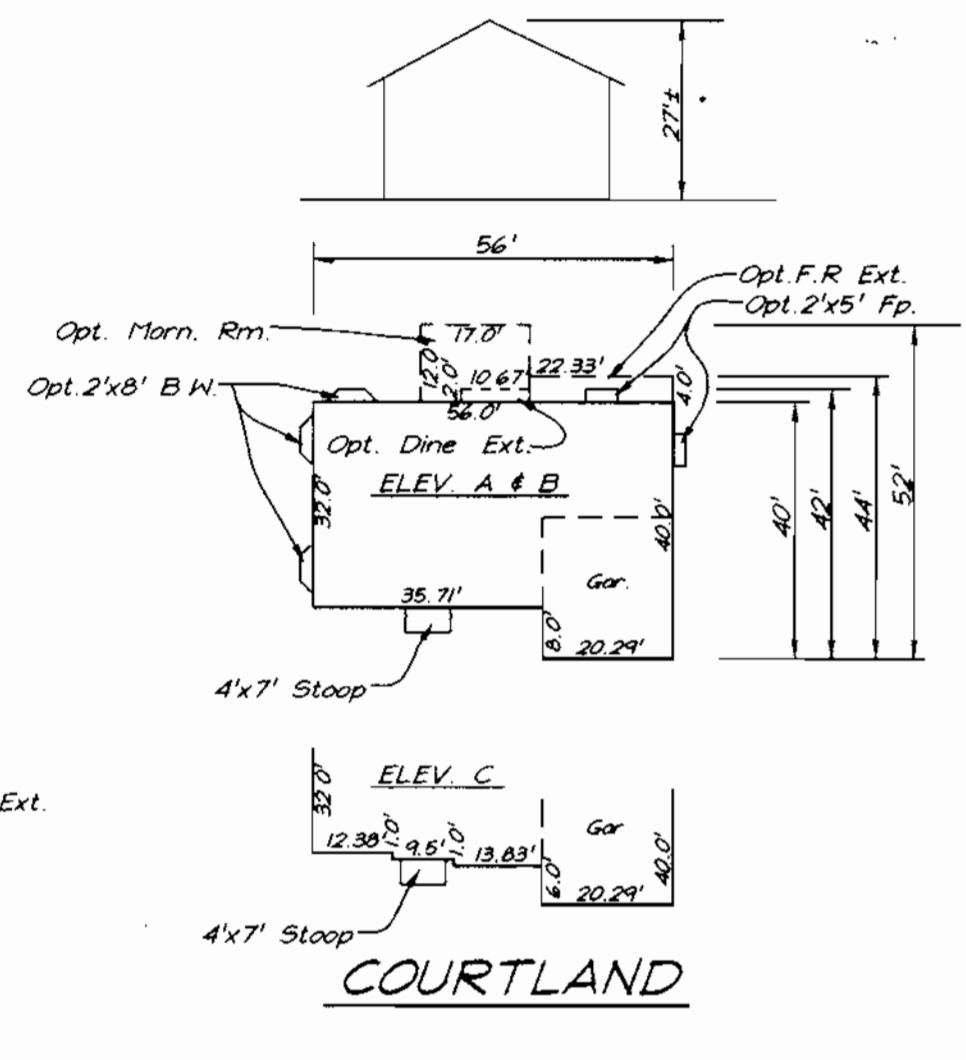
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED P.C.	SEDIMENT & EROSION CONTROL PLAN LOTS 76-78, 102-106, 110-124 AND 134-146	SCALE 1" = 30'
DRAWN DSV	AUTUMN VIEW	DRAWING 6 of 6
CHECKED P.C.	TAX MAP 31 PARCELS 5,13 AND P/O 4 # 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-051
DATE 8-9-99	FOR: RYAN HOMES, INC. 11460 Cronridge Drive, Suite 128 Quings Mills, Maryland 21117	FILE NO. 99-051-SE

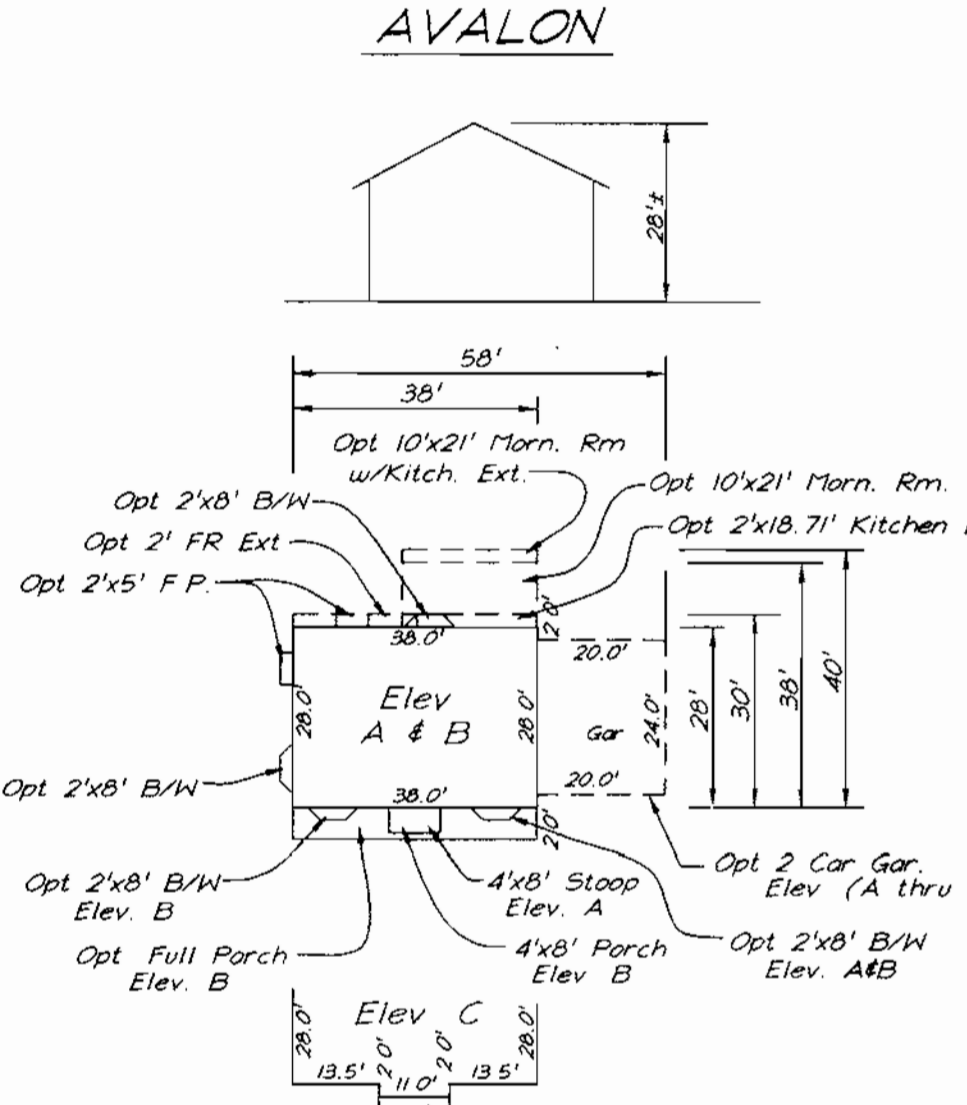
NO.	REVISIONS	DATE
1	Added Belvedere hse. typ.	7/20/00



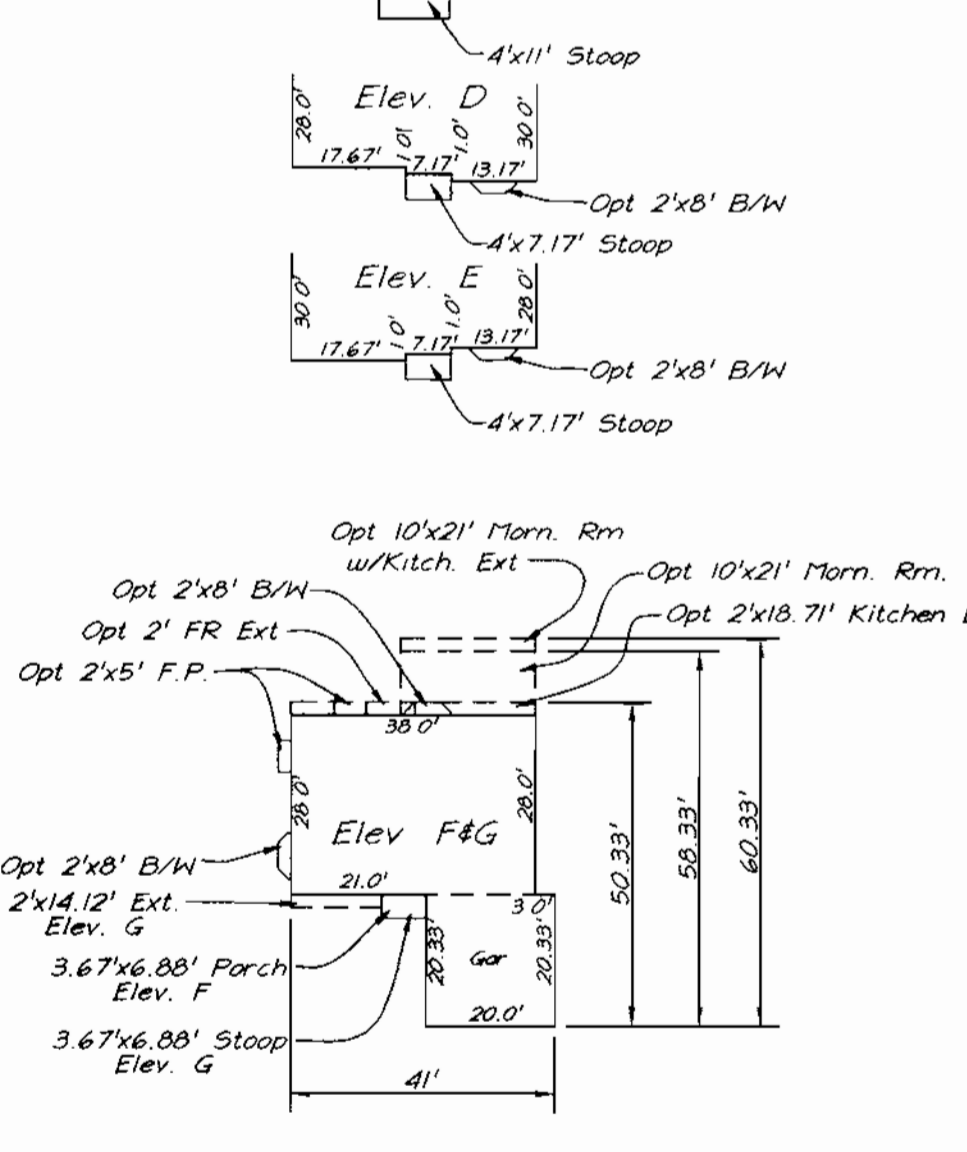
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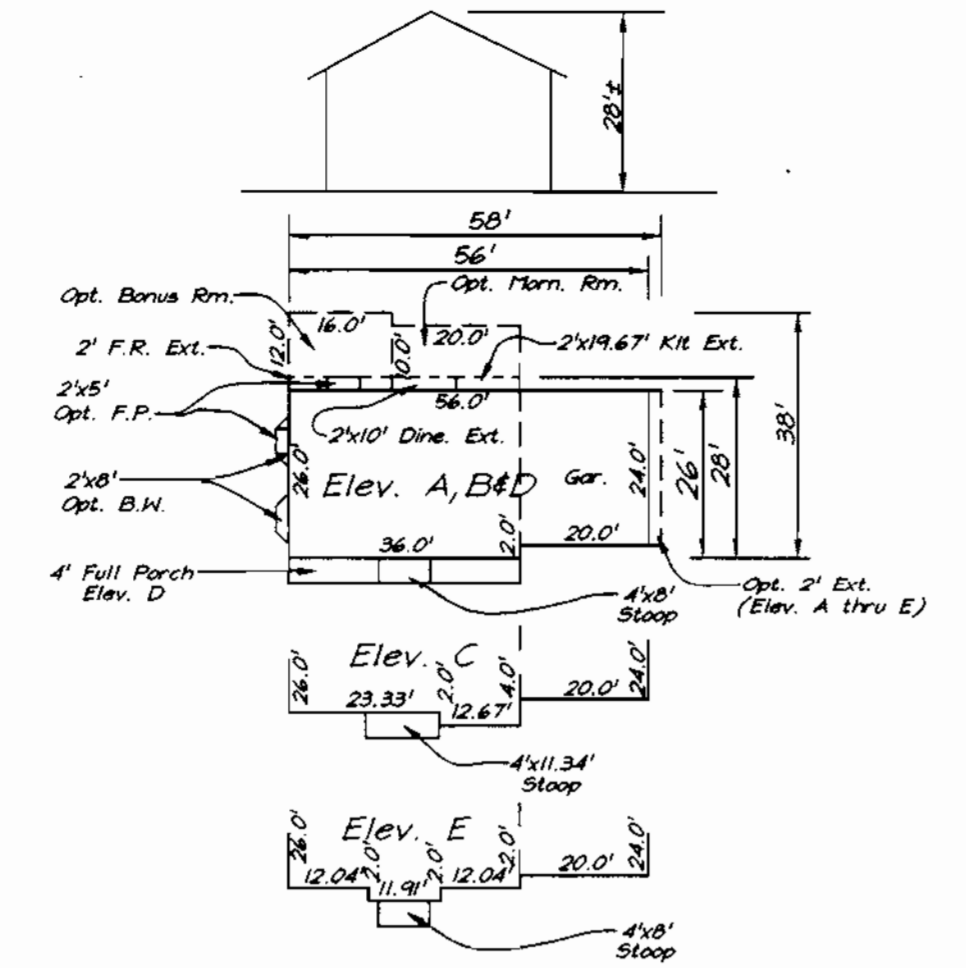
COURTLAND



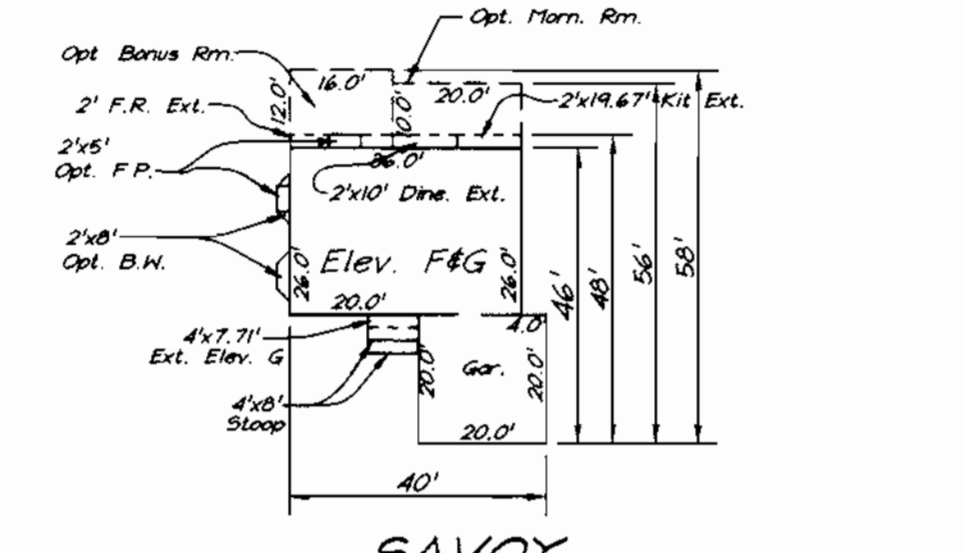
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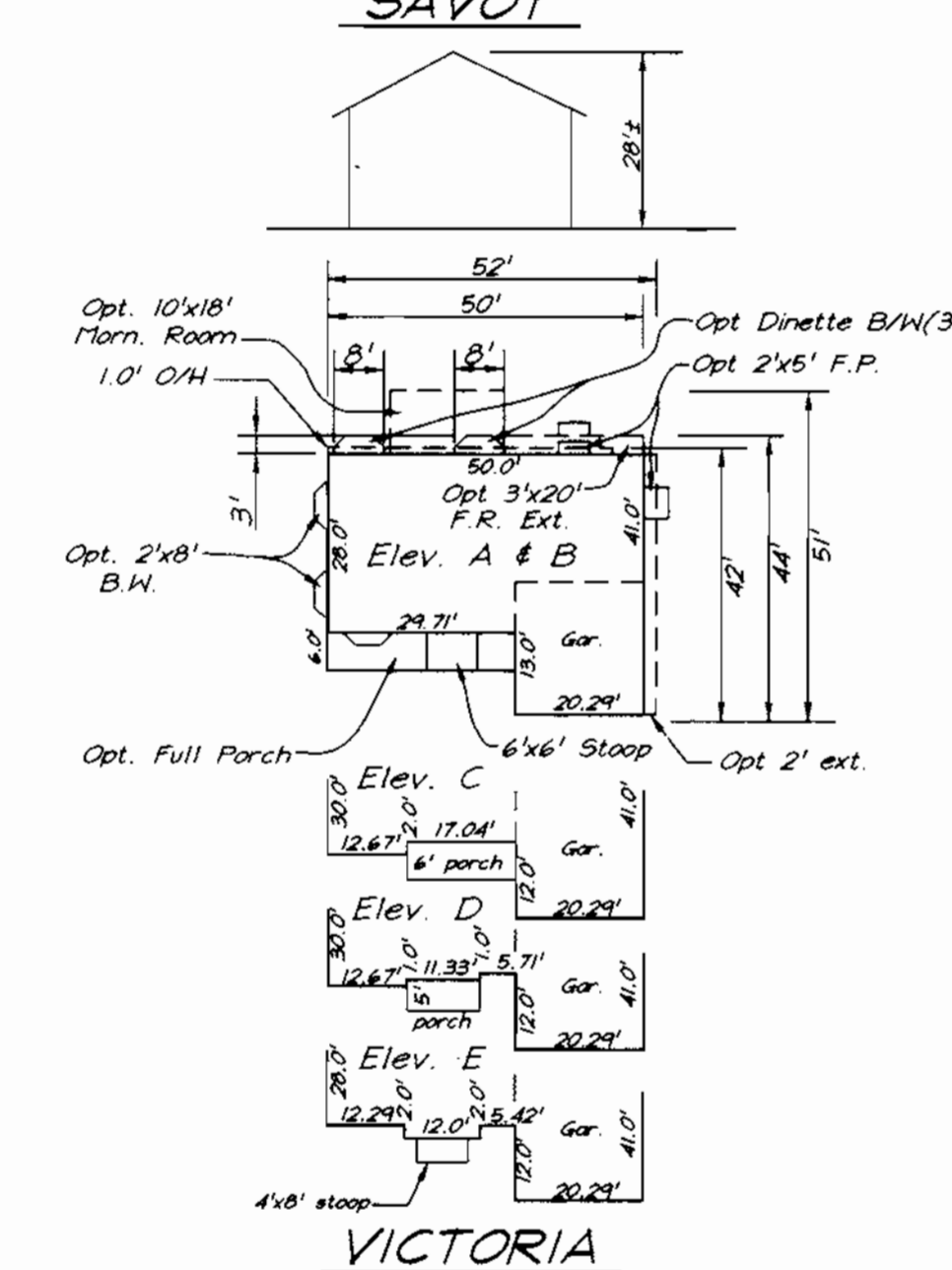
BAINBRIDGE



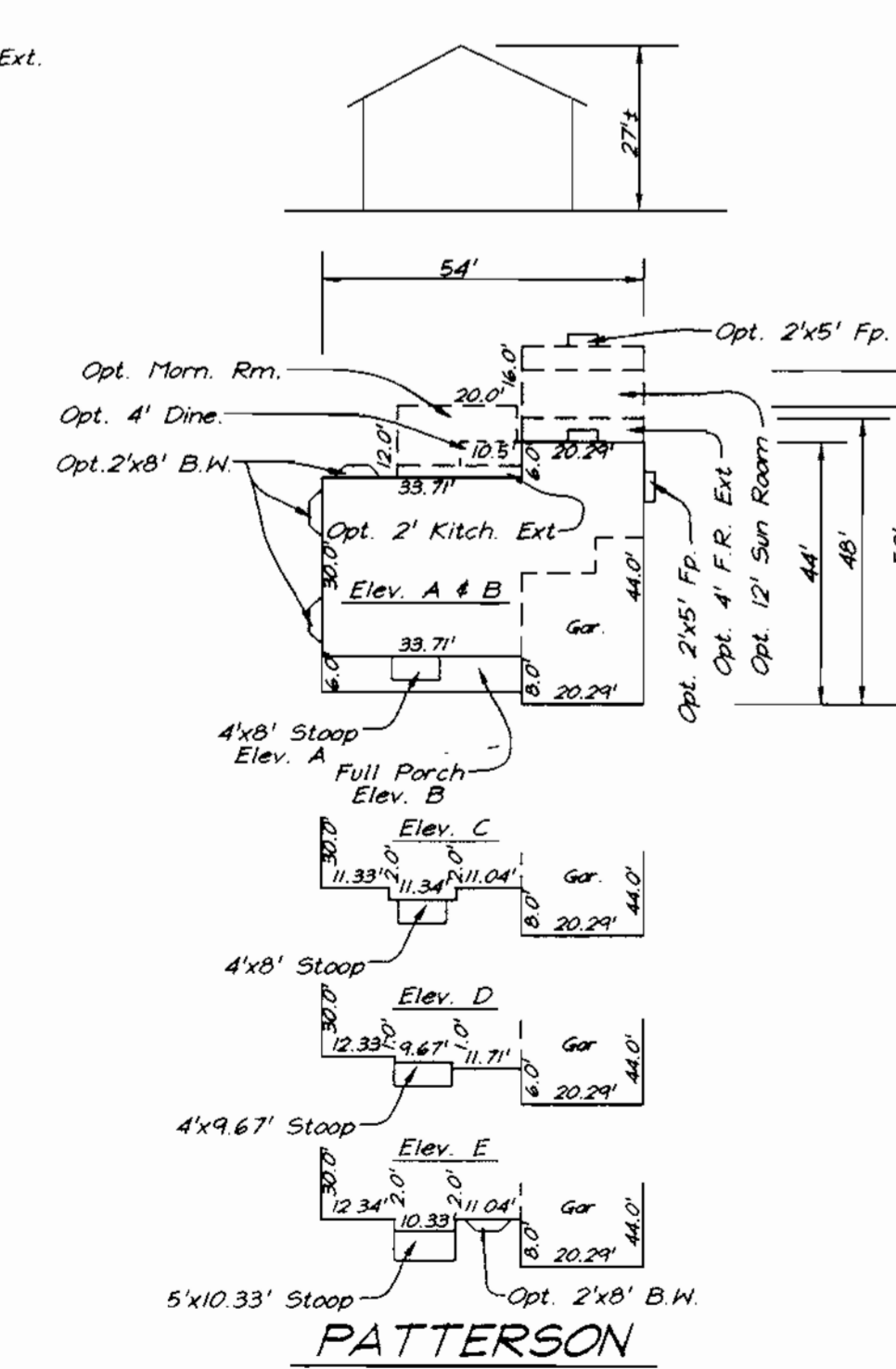
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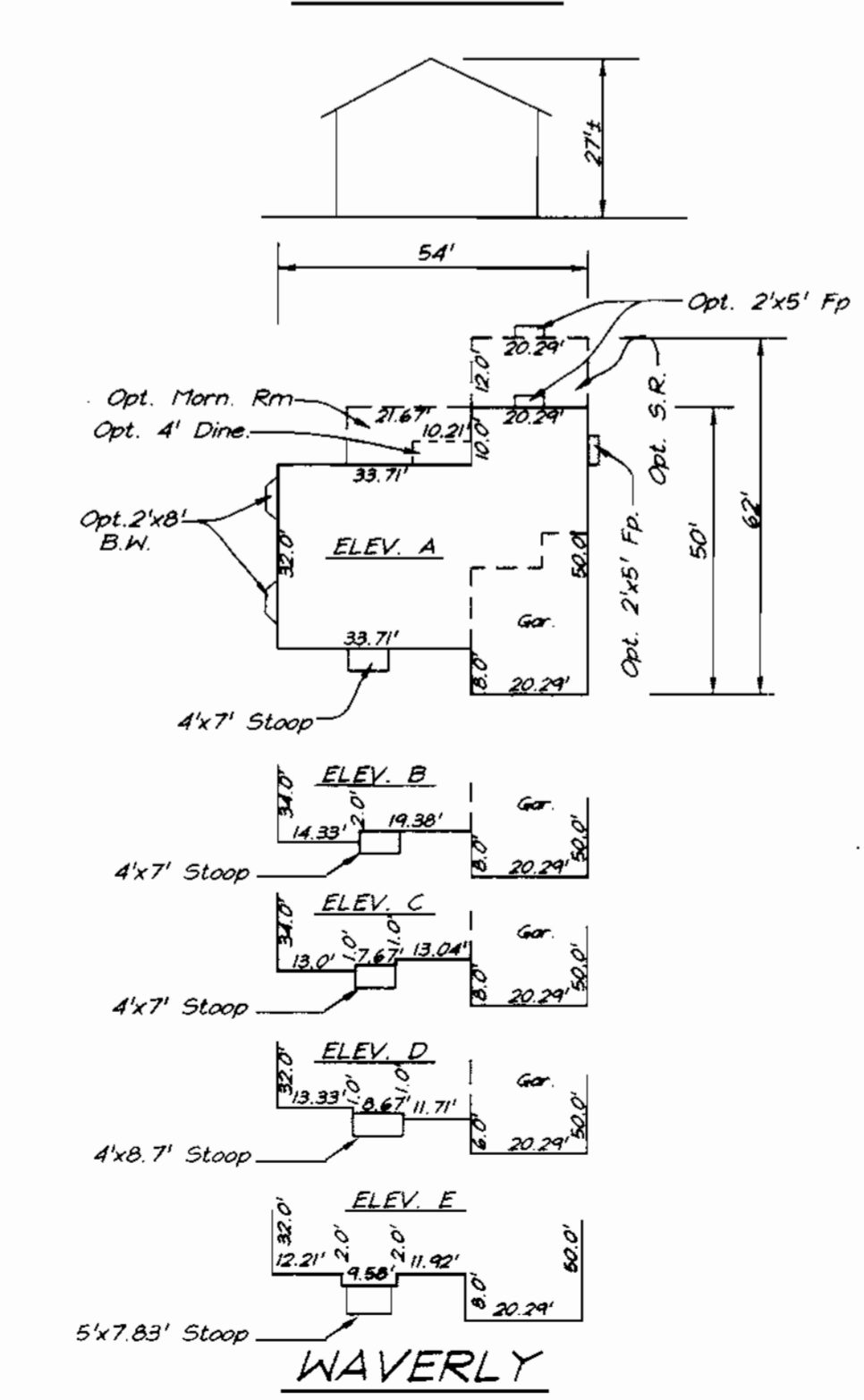
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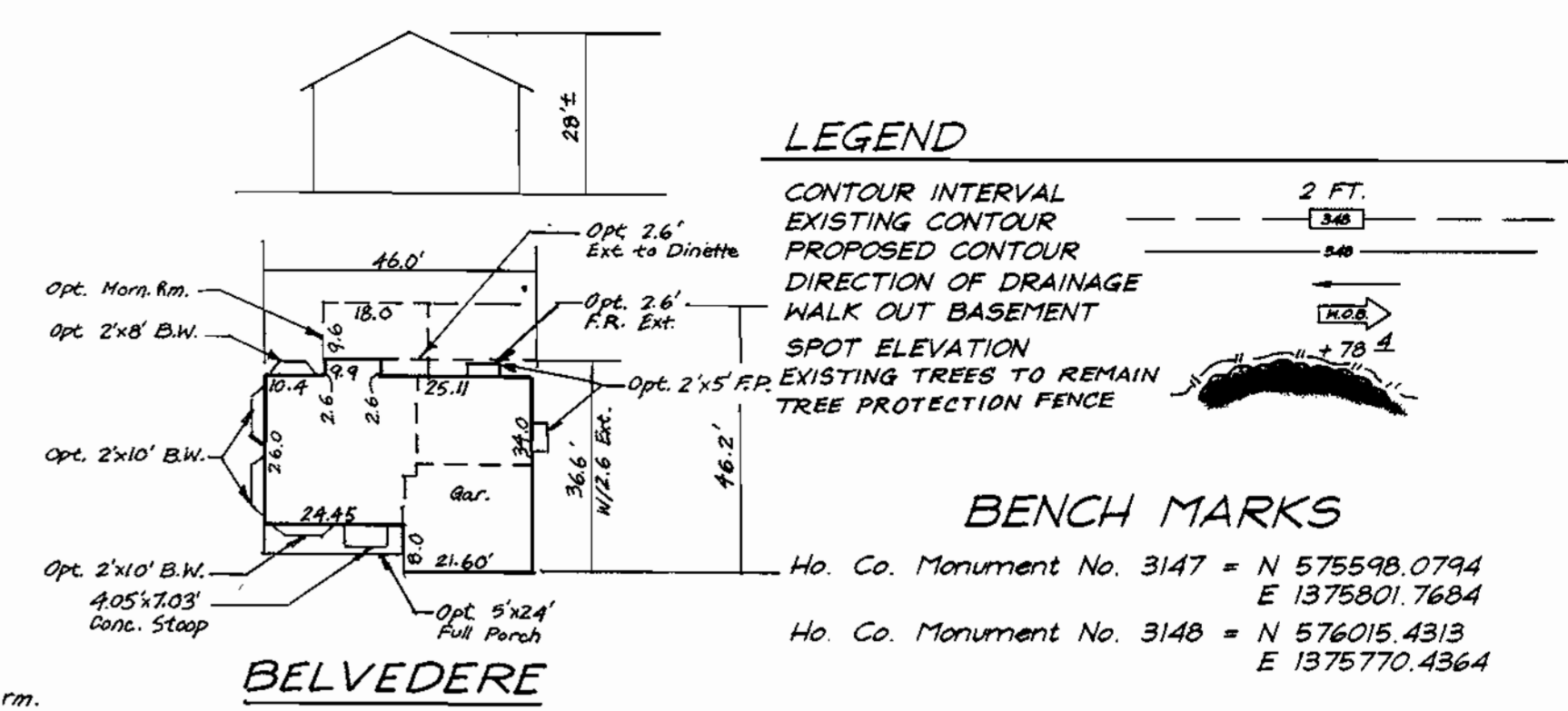
VICTORIA



PATTERSON



WAVERLY

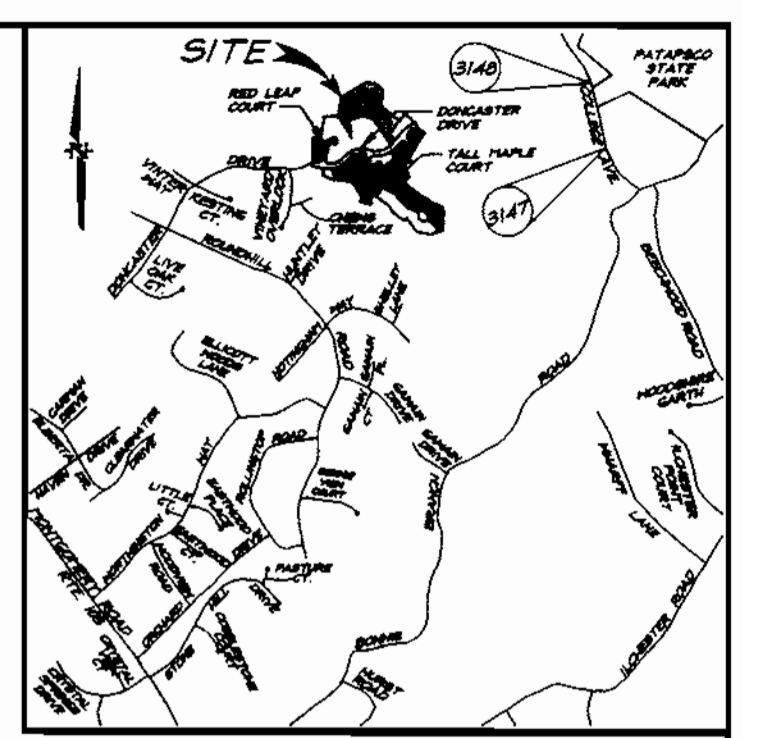


LEGEND

CONTOUR INTERVAL
EXISTING CONTOUR
PROPOSED CONTOUR
DIRECTION OF DRAINAGE
WALK OUT BASEMENT
SPOT ELEVATION
EXISTING TREES TO REMAIN
TREE PROTECTION FENCE

BENCH MARKS

Ho. Co. Monument No. 3147 = N 575598.0794
E 1375801.7684
Ho. Co. Monument No. 3148 = N 576015.4313
E 1375770.4364



VICINITY MAP
Scale: 1"=200'

GENERAL NOTES:

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.4 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: SP-96-15, S-99-01, P-98-10, F-99-45, W & S Contract #14-3729-D.
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- In accordance with Sect. 12B of the Ho. Co. Supplementary Zoning Dist. Regs., bay windows or chimneys 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-99-45. Control will be provided by extended detention facilities which will be privately owned and maintained by H.O.A.
- All grading and Limits of Disturbance will be in accordance with the approved road drawings, F-99-45.
- Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape surety has been made a part of the Developers Agreement.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100-year Flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation Act. Clearing, grading, or construction is not permitted within the Forest Conservation Easement, except as shown on approved Road Construction Drawing F-99-45 or Site Development Plan. Forest Management Practices described in the Deed of Forest Conservation Easements are permitted.

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MARYLAND 21043

LOT NUMBER	STREET ADDRESS
76	4501 RED LEAF COURT
77	4505 RED LEAF COURT
78	4509 RED LEAF COURT
102	4385 DONCASTER DRIVE
103	4387 DONCASTER DRIVE
104	4391 DONCASTER DRIVE
106	4395 DONCASTER DRIVE
108	4399 DONCASTER DRIVE
110	4603 TALL MAPLE COURT
111	4605 TALL MAPLE COURT
112	4613 TALL MAPLE COURT
113	4617 TALL MAPLE COURT
114	4621 TALL MAPLE COURT
115	4625 TALL MAPLE COURT
116	4629 TALL MAPLE COURT
117	4633 TALL MAPLE COURT
118	4637 TALL MAPLE COURT
119	4641 TALL MAPLE COURT
120	4645 TALL MAPLE COURT
121	4649 TALL MAPLE COURT
122	4653 TALL MAPLE COURT
123	4657 TALL MAPLE COURT
124	4661 TALL MAPLE COURT
124	4624 TALL MAPLE COURT
125	4620 TALL MAPLE COURT
126	4616 TALL MAPLE COURT
127	4612 TALL MAPLE COURT
128	4608 TALL MAPLE COURT
129	4604 TALL MAPLE COURT
140	4600 TALL MAPLE COURT
141	4419 DONCASTER DRIVE
142	4423 DONCASTER DRIVE
143	4427 DONCASTER DRIVE
144	4431 DONCASTER DRIVE
145	4435 DONCASTER DRIVE
146	4439 DONCASTER DRIVE

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLANS	1, 2 & 3 OF 6
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 OF 6



APPROVED DEPARTMENT OF PLANNING & ZONING
 [Signature] 1/13/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/13/00 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/13/00 DATE
 DIRECTOR

SPECIAL NOTES:

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-99-45 and/or approved Water and Sewer Plans Contract #14-3729-D.

SUBDIVISION NAME AUTUMN VIEW	SECTION/AREA THREE	LOTS/PARCELS 76-78, 102-106, 110-124 & 134-146
PLAT NO. 13891 - 13893 13896 & 13897	BLOCK NO. 3	ZONE R-ED
TAX MAP NO. 13896 & 13897	ELECTION DIST. 31	CENSUS TRACT 2ND 6027
WATER CODE E-18	SEWER CODE 7602000	

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

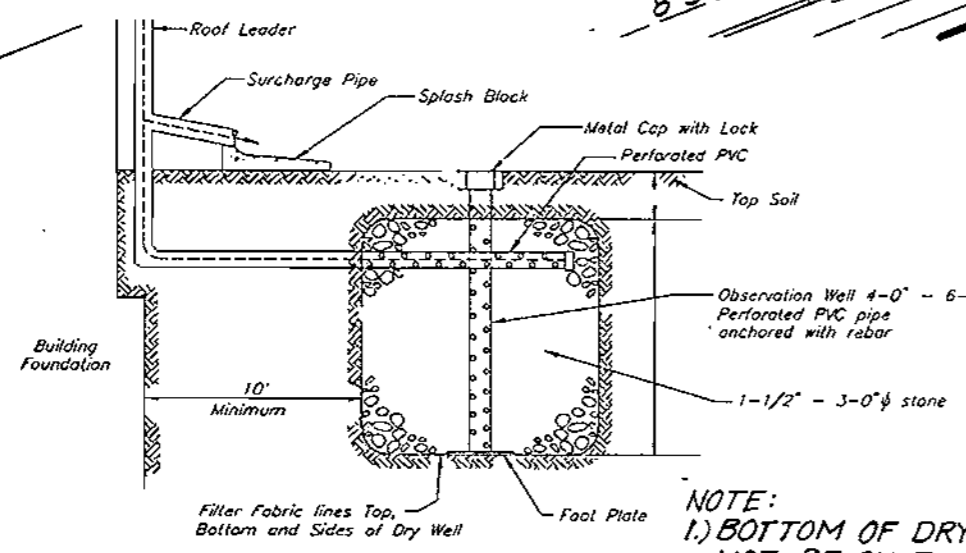
DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 AND 134-146	SCALE 1" = 30'
DRAWN BLP		DRAWING 1 of 6
CHECKED JME	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECTION 3 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-051
DATE 6-3-99		FOR: RYAN HOMES, INC. 11460 Cronridge Drive, Suite 128 Cwings Mills, Maryland 21117

DONALD CARROLL WAGONER
 MARCIA ANN HILL
 L3385 F3337
 P.285
 ZONED R-20



DRY WELL CHART

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
70	205.84 CF	205.5 CF	2	7'x7'x2.75'
77	205.84 CF	205.5 CF	2	7'x7'x2.75'
78	314.42 CF	318.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'6"x6'5"x2.8'
145	235 CF	237 CF	2	6'6"x6'5"x2.8'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'5'x3.25'
141	125 CF	125 CF	1	7'5'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



NOTE:
 1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
 2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/7/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/15/00

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

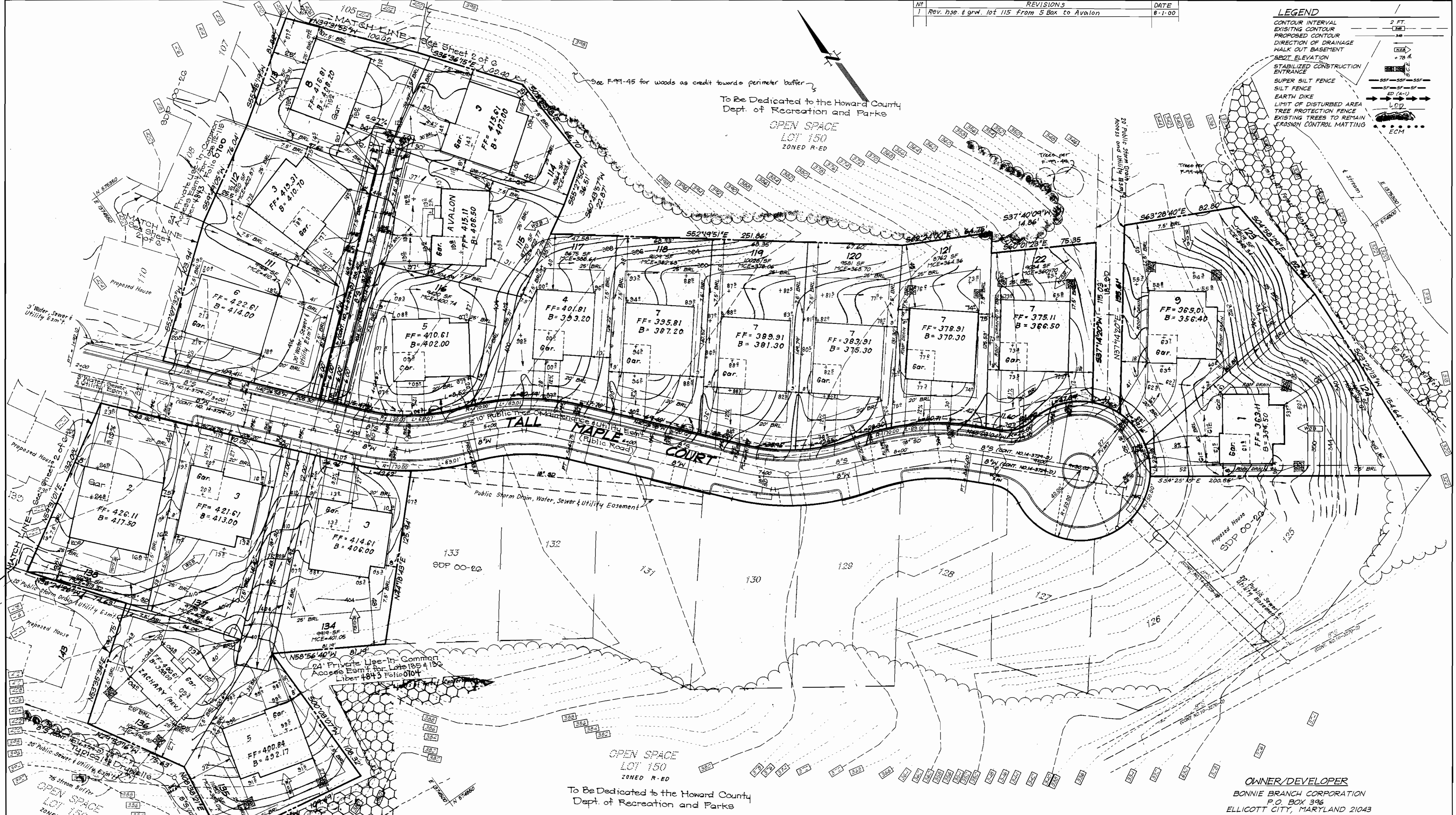
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 521-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146 AUTUMN VIEW TAX MAP 31 PARCELS 3, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 11460 Cranidge Drive, Suite 128 Owings Mills, Maryland 21117	SCALE 1" = 30'
DRAWN BLP		DRAWING 2 OF 6
CHECKED JME		JOB NO. 99-051
DATE 7-6-99		FILE NO. 99-051-X



LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN
- EROSION CONTROL MATTING
- ECM



APPROVED: DEPARTMENT OF PLANNING & ZONING

Chad Dammann 1/7/00 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

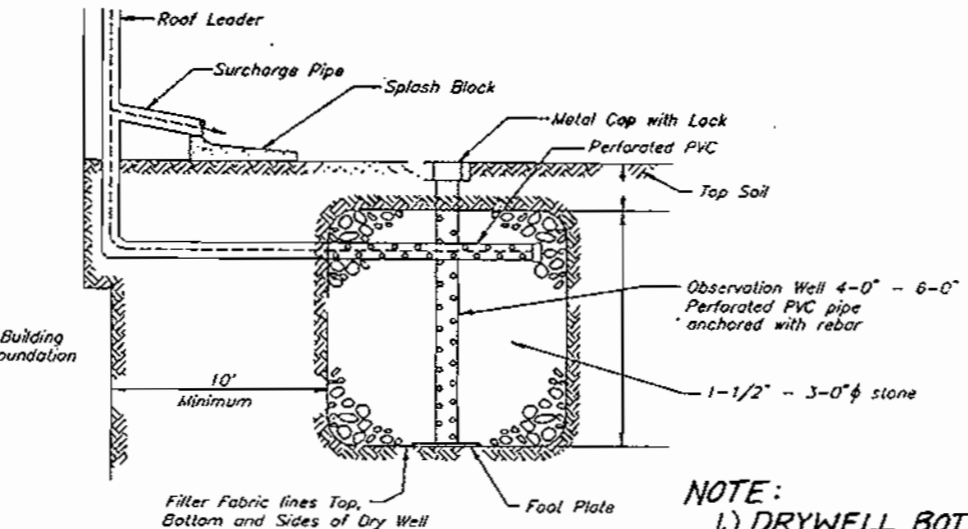
Linda Kammer 1/13/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

Frank Kutter 1/13/00 DATE

DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
123	250 cF	250 cF	2	7'7" x 2'55"
124	216 cF	216 cF	2	6'1" x 6'1" x 6'1"
125	220.50 cF	220.50 cF	2	6'6" x 6'6" x 7'5"
126	104.72 cF	181.5 cF	2	6'6" x 6'6" x 7'5"
121	250 cF	250 cF	1	7'7" x 2'55"
122	250 cF	250 cF	1	7'7" x 2'55"



NOTE:

- 1) DRYWELL BOTTOM SHALL NOT BE LOCATED ON FILL MATERIAL
- 2) DRYWELL LOCATION IS RELATIVE TO FINAL HOUSE TYPE SITED FOR LOT.

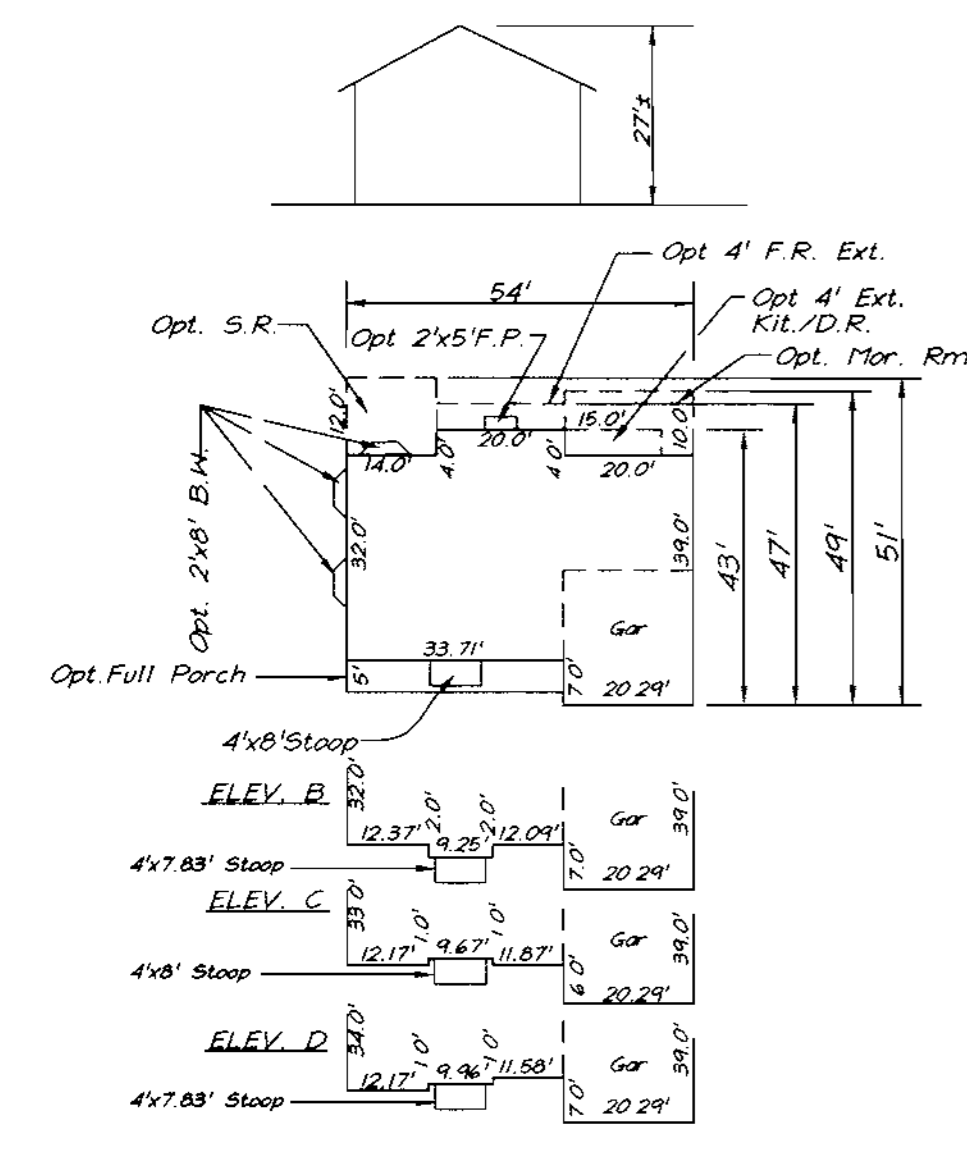


CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

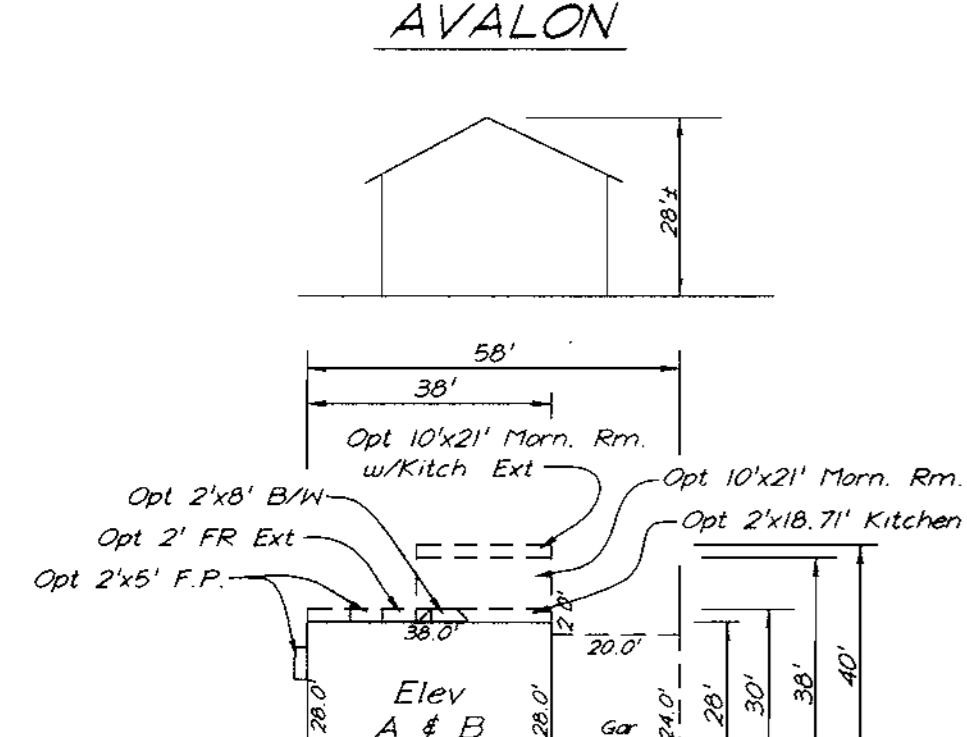
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146	SCALE 1" = 30'
DRAWN BLP		DRAWING 3 of C
CHECKED JME	TAX MAP 31 PARCELS 5, 7, 8 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 99-051
DATE 7-6-99	FOR: RYAN HOMES, INC. 11460 Cranidge Drive, Suite 128 Cvinge Mills, Maryland 21117	FILE NO. 99-051-X

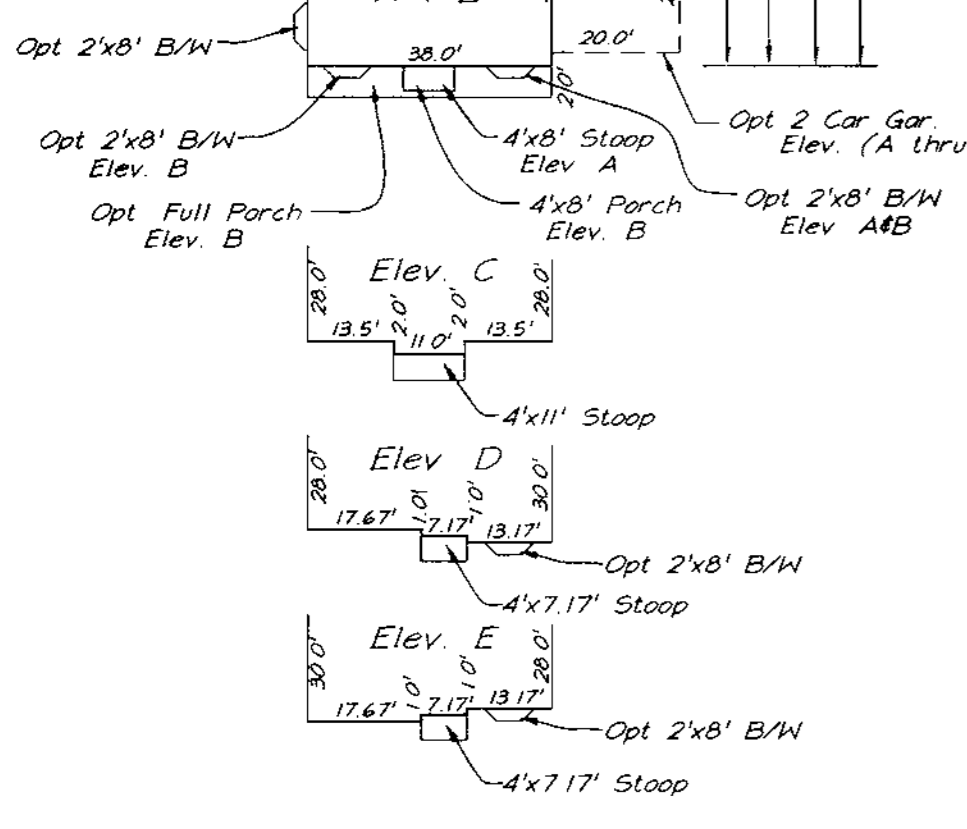
NO.	REVISIONS	DATE
1	Added Belvedere hse. typ.	7-20-00
2	Added 4' F.R. Ext. to Zachary hse. typ.	3-27-01



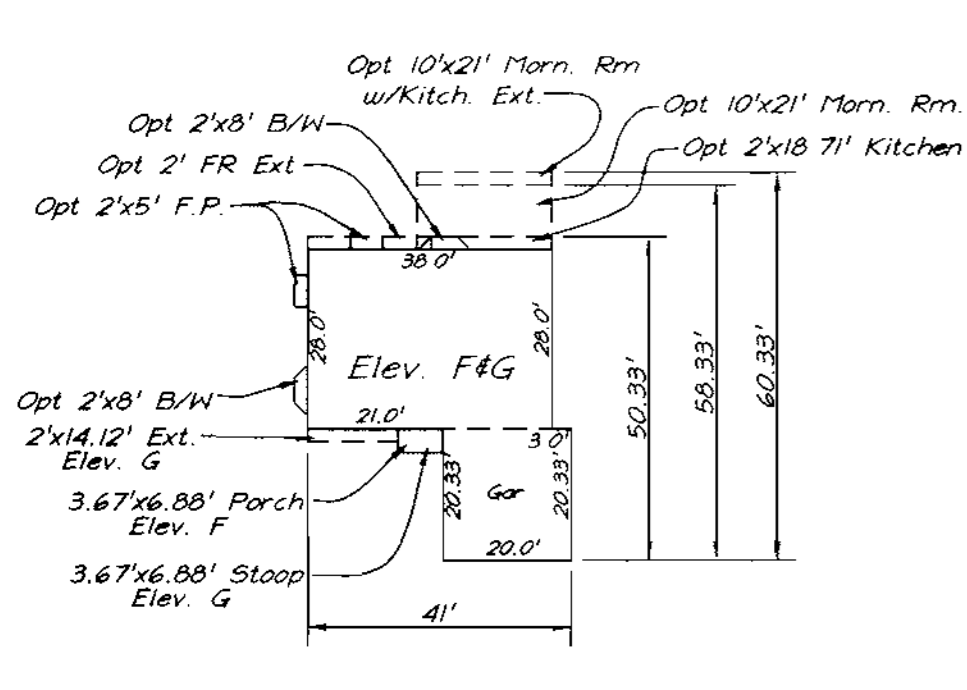
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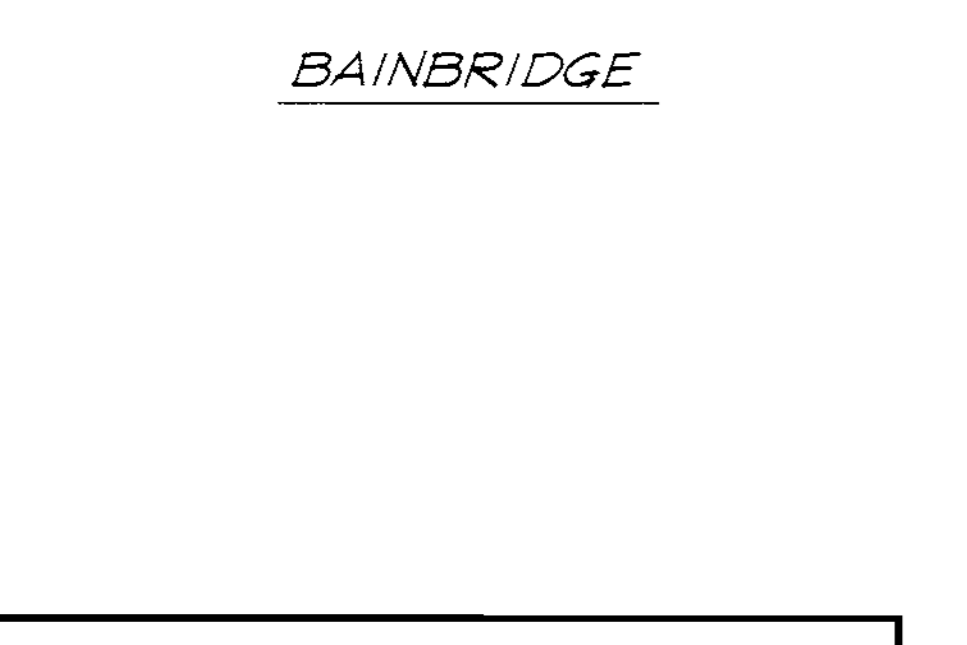
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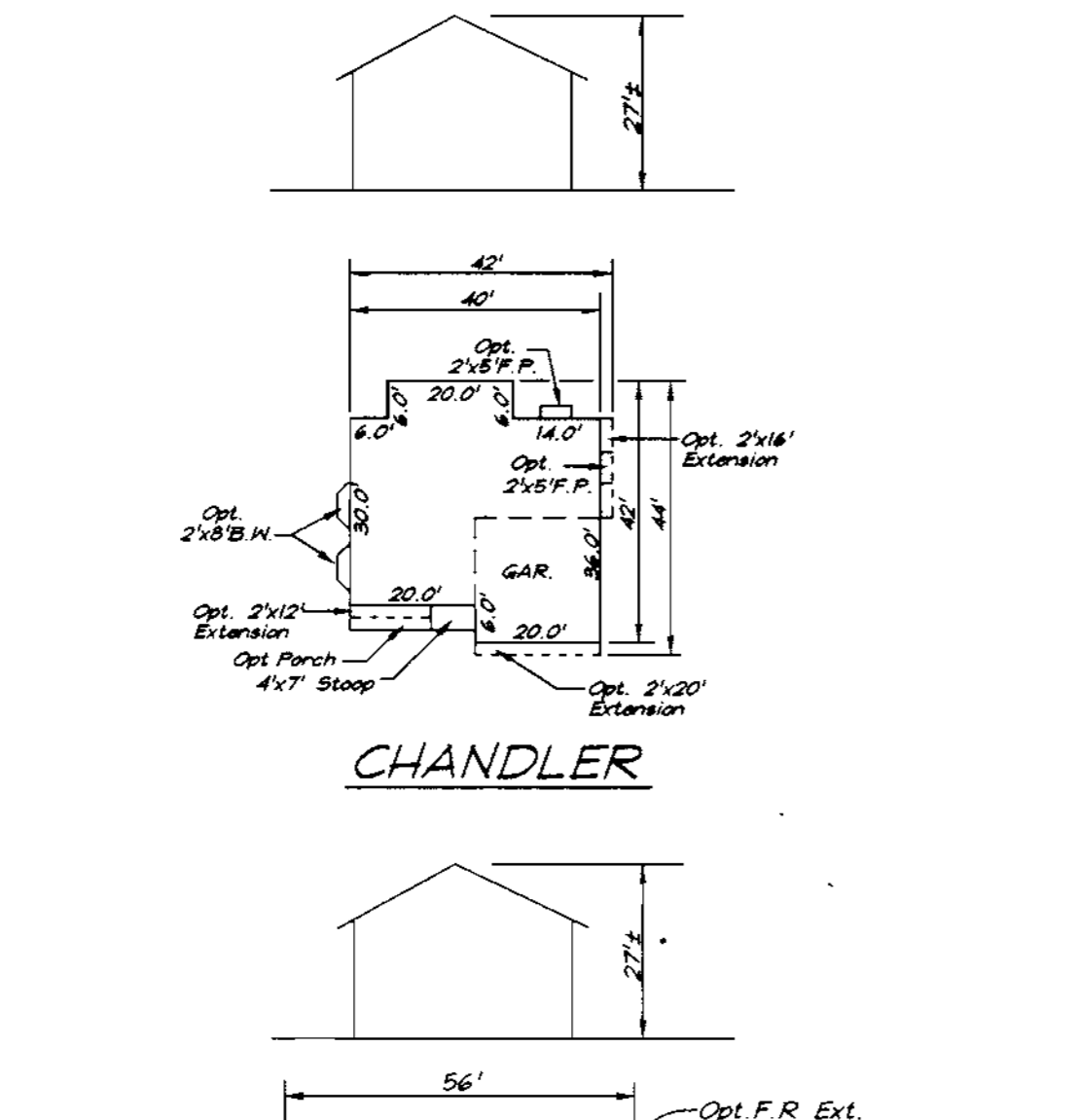
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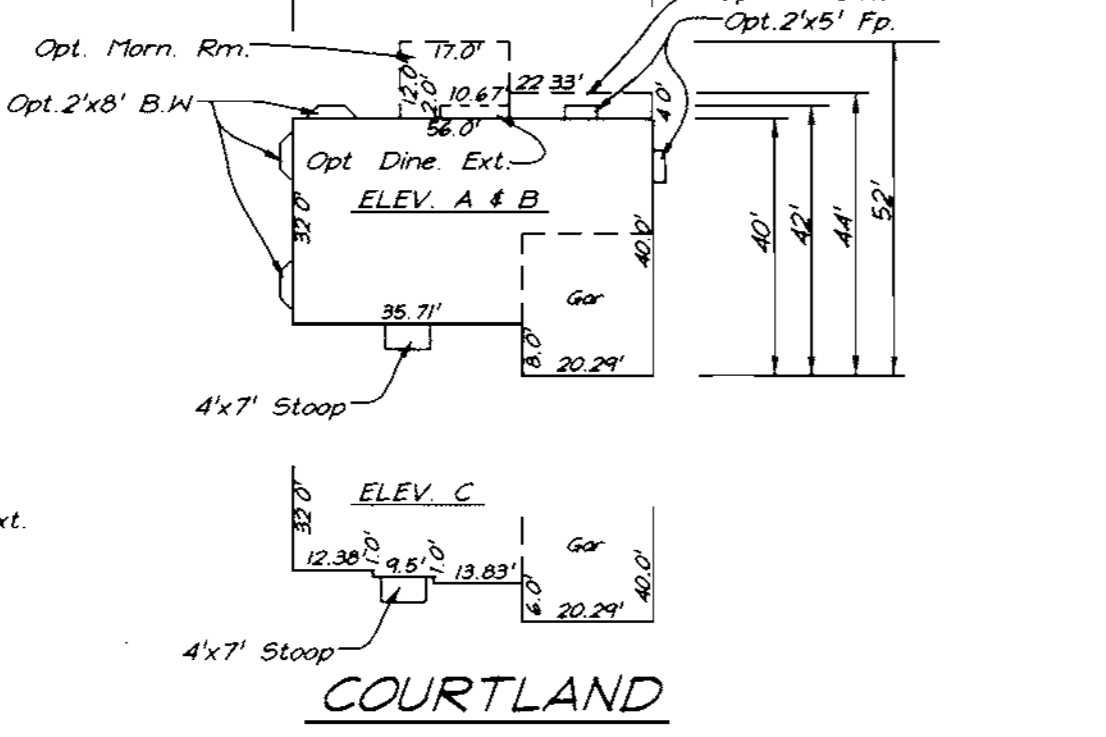
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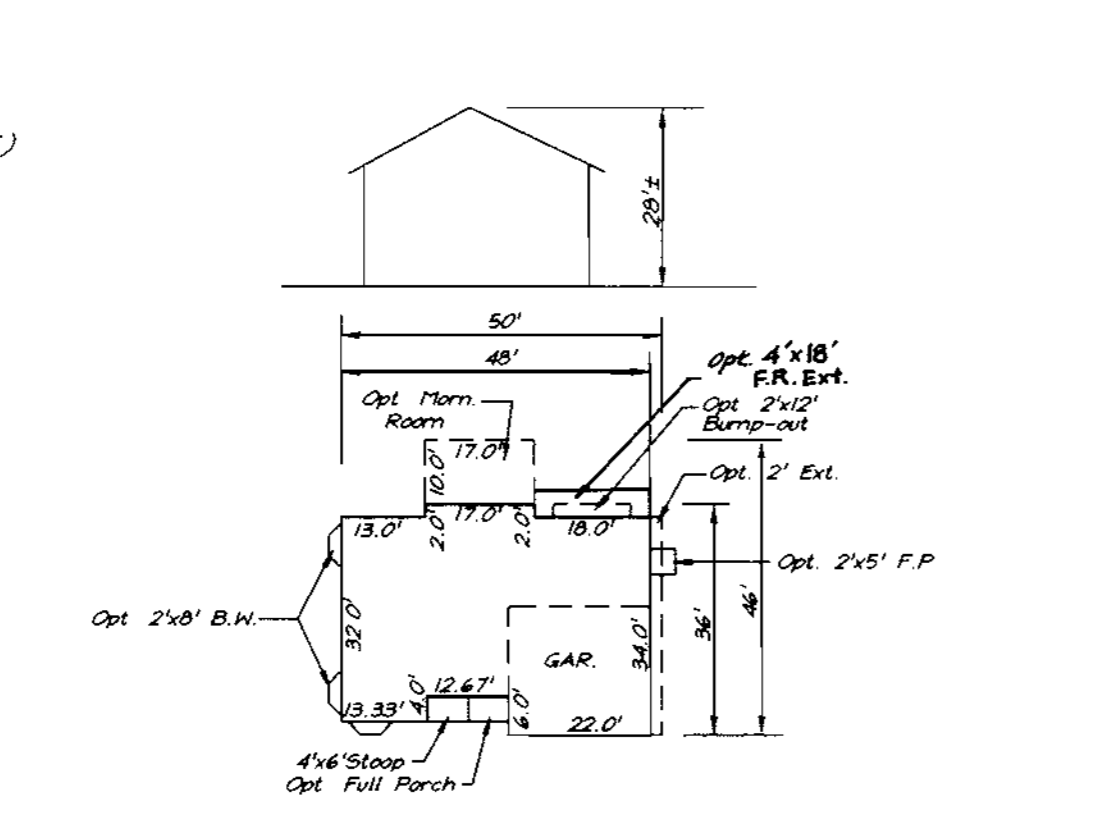
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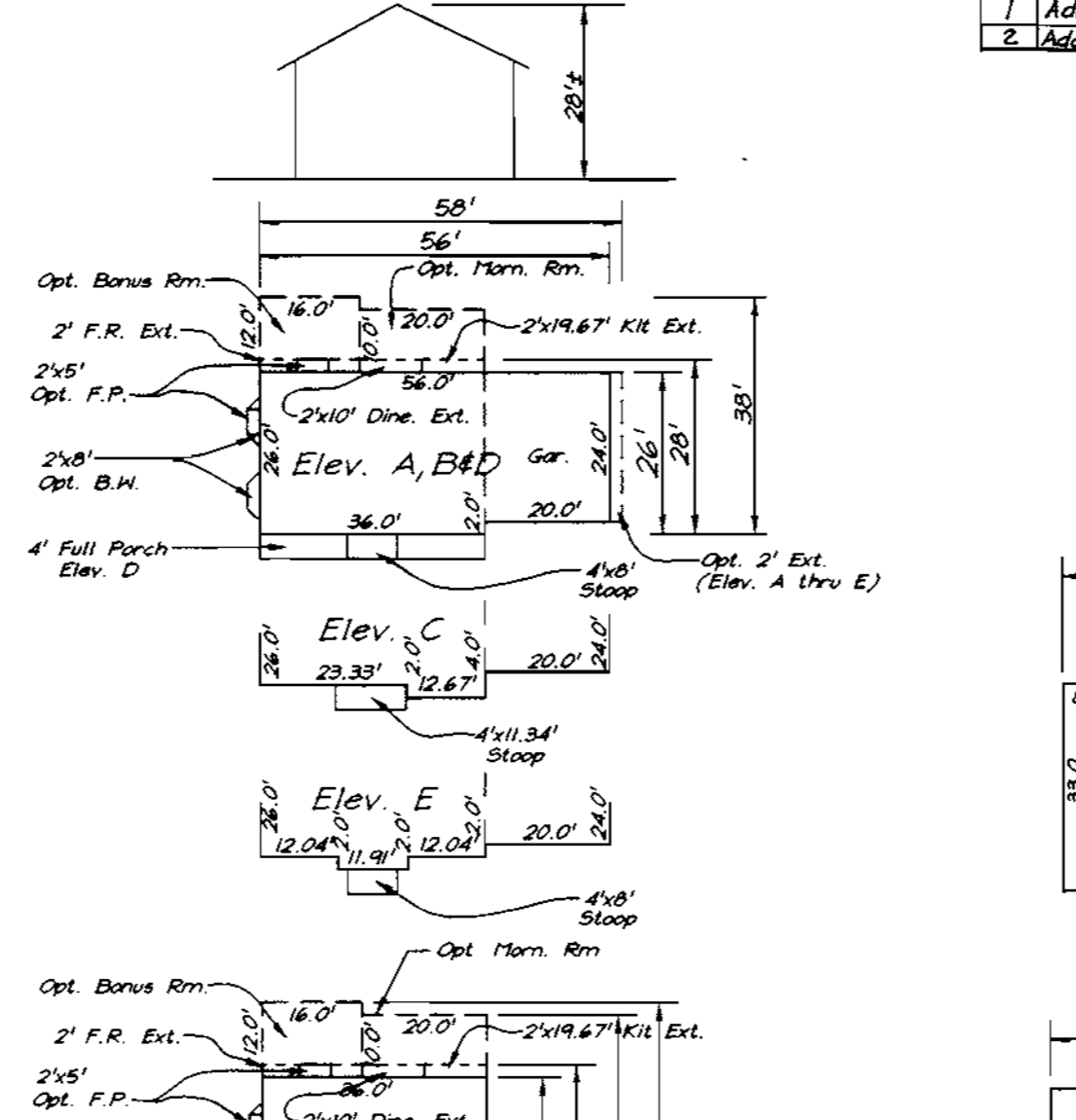
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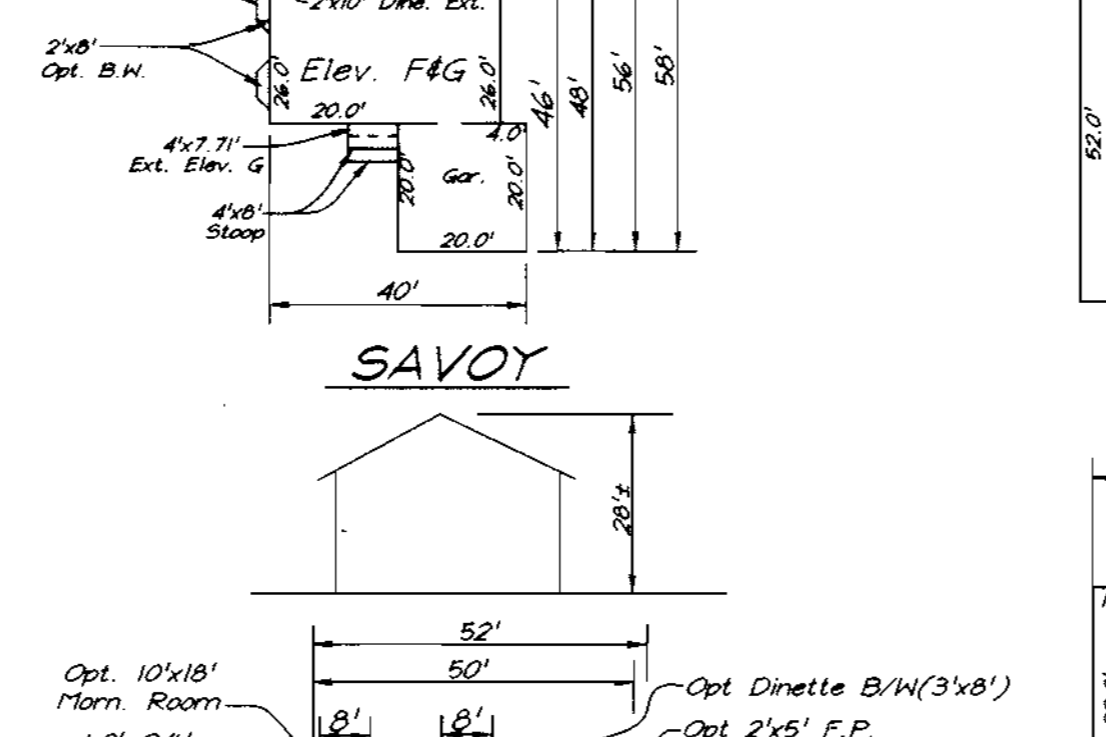
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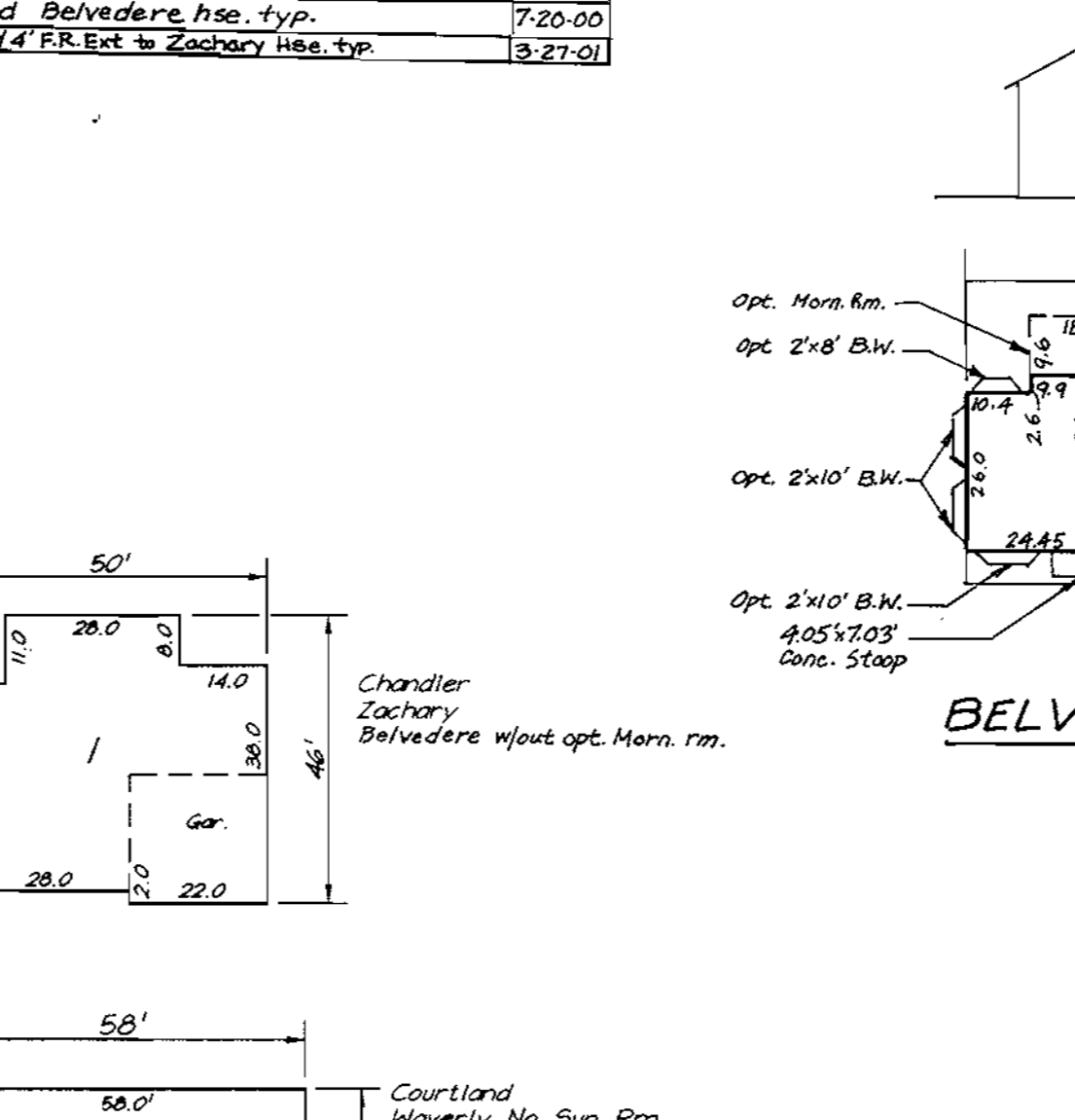
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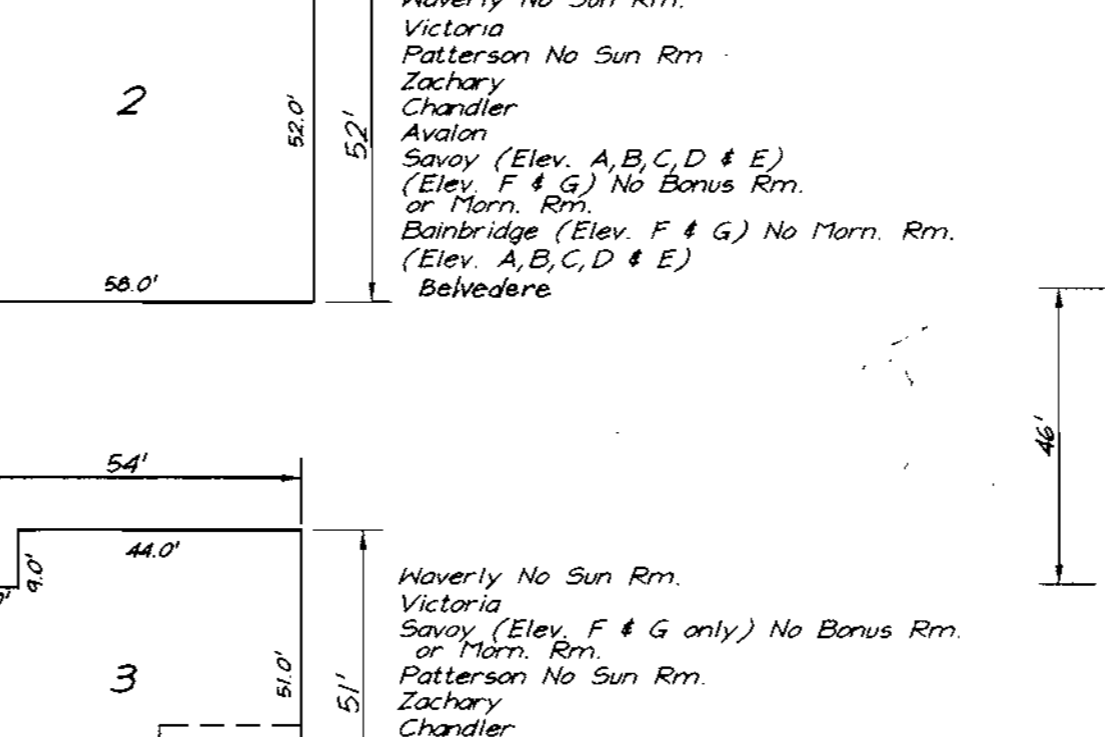
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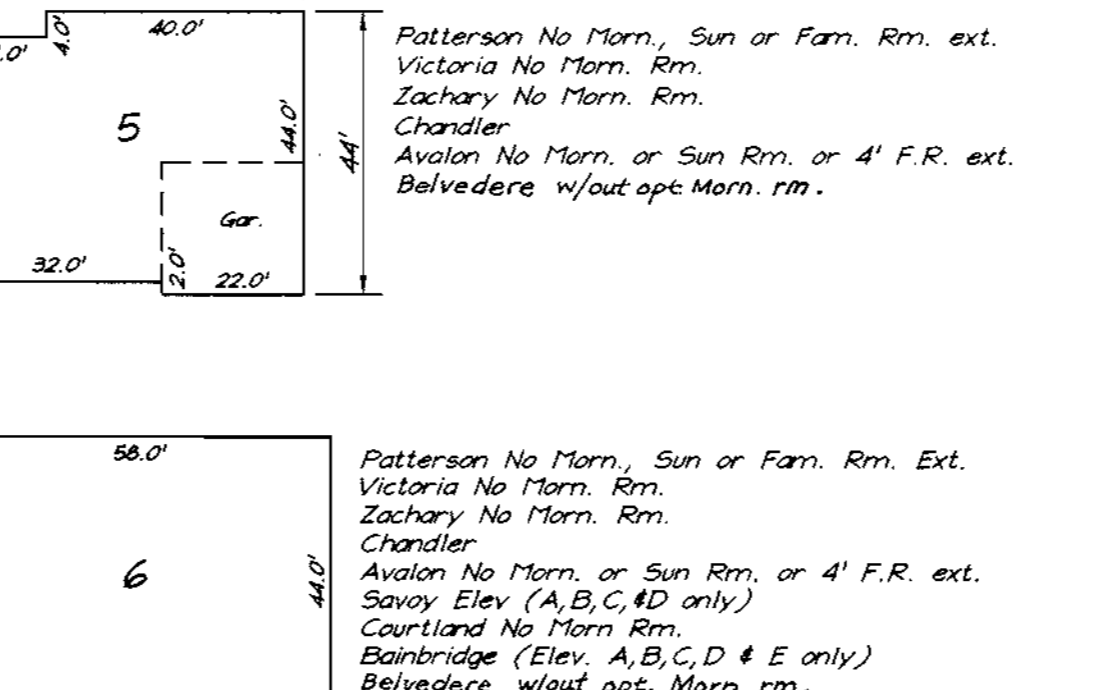
WAVERLY



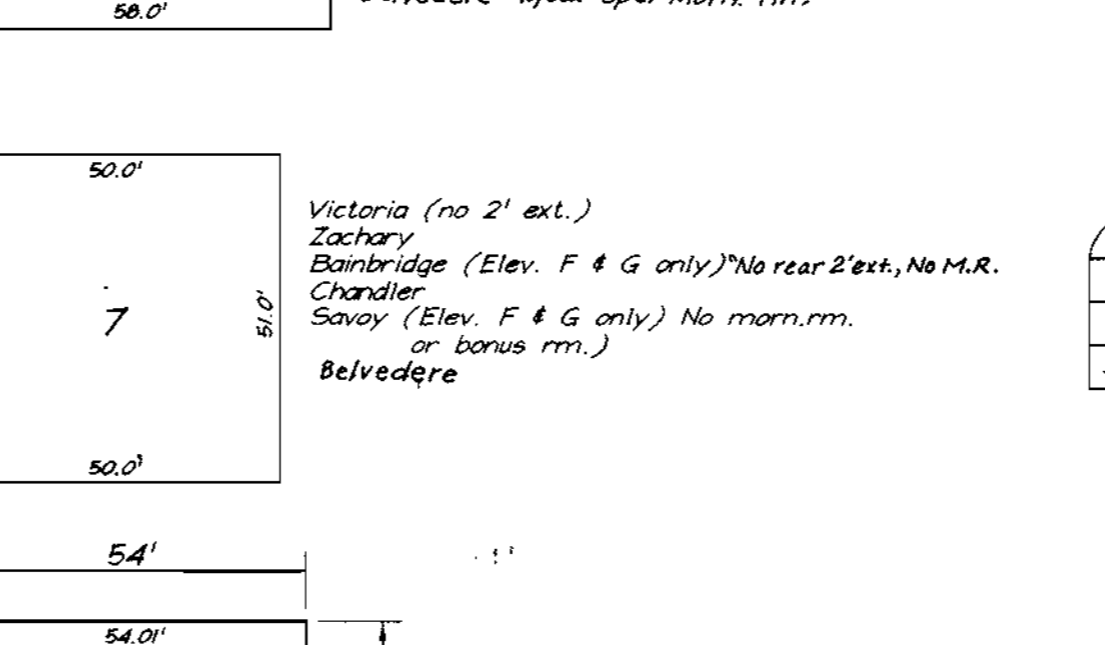
CHANDLER



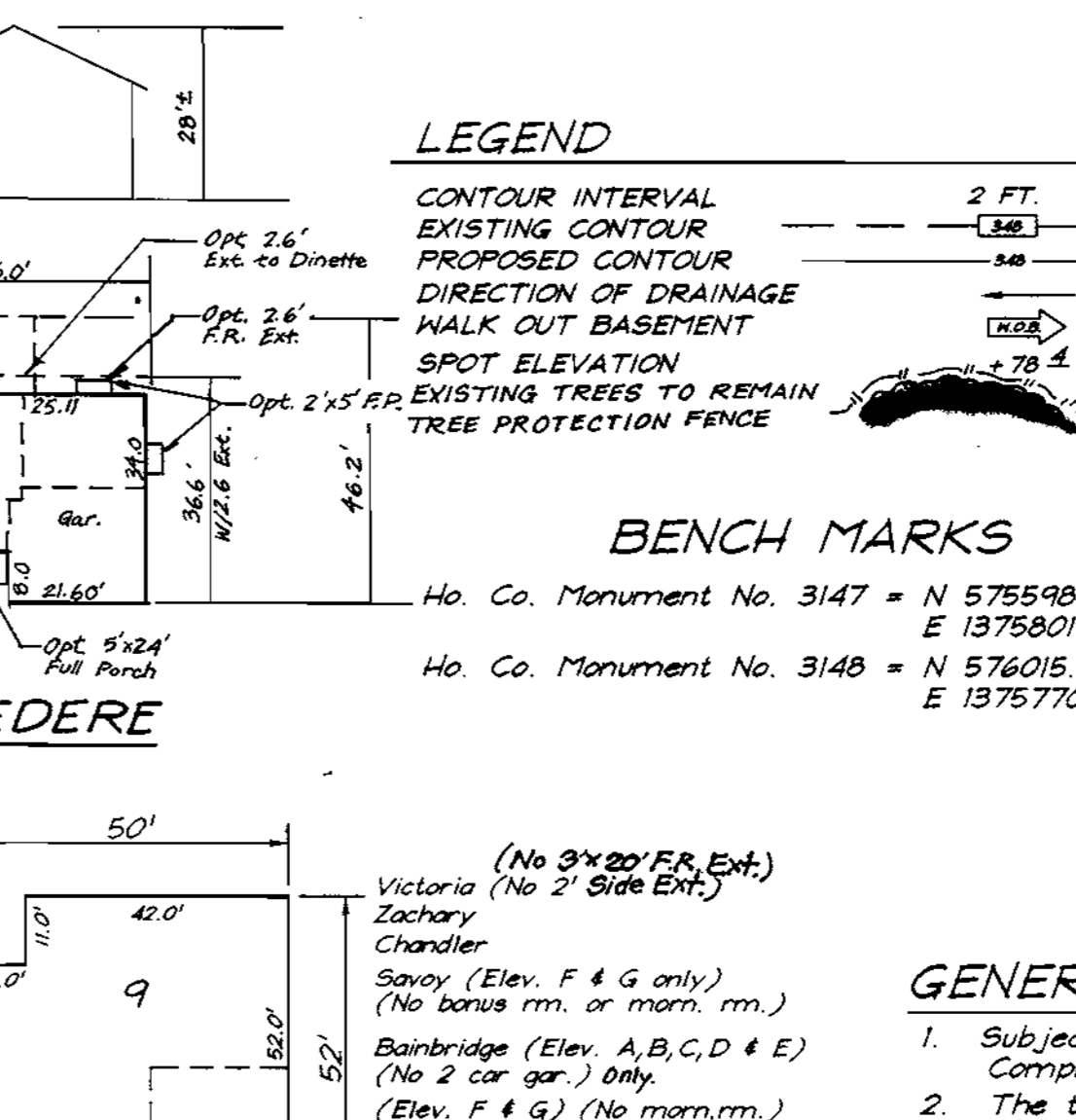
VICTORIA



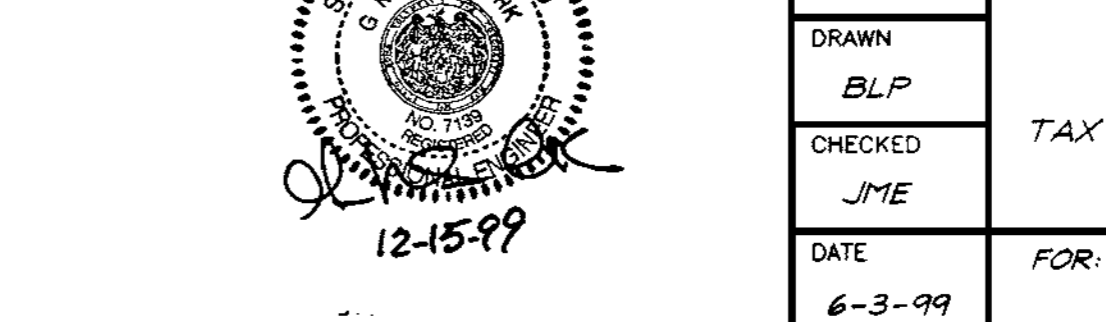
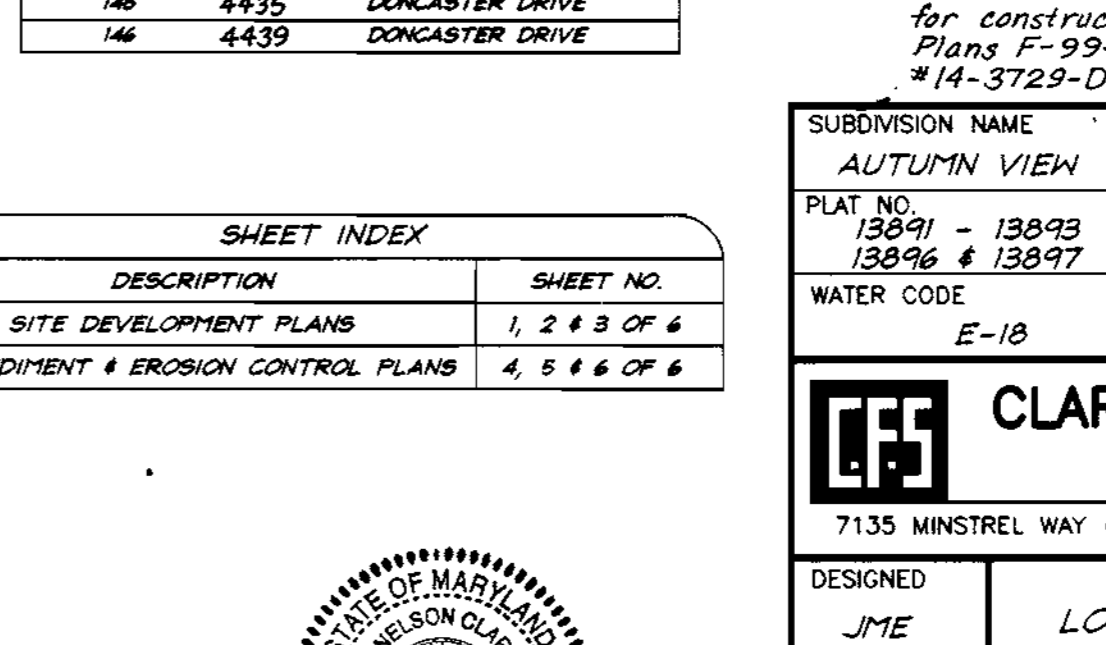
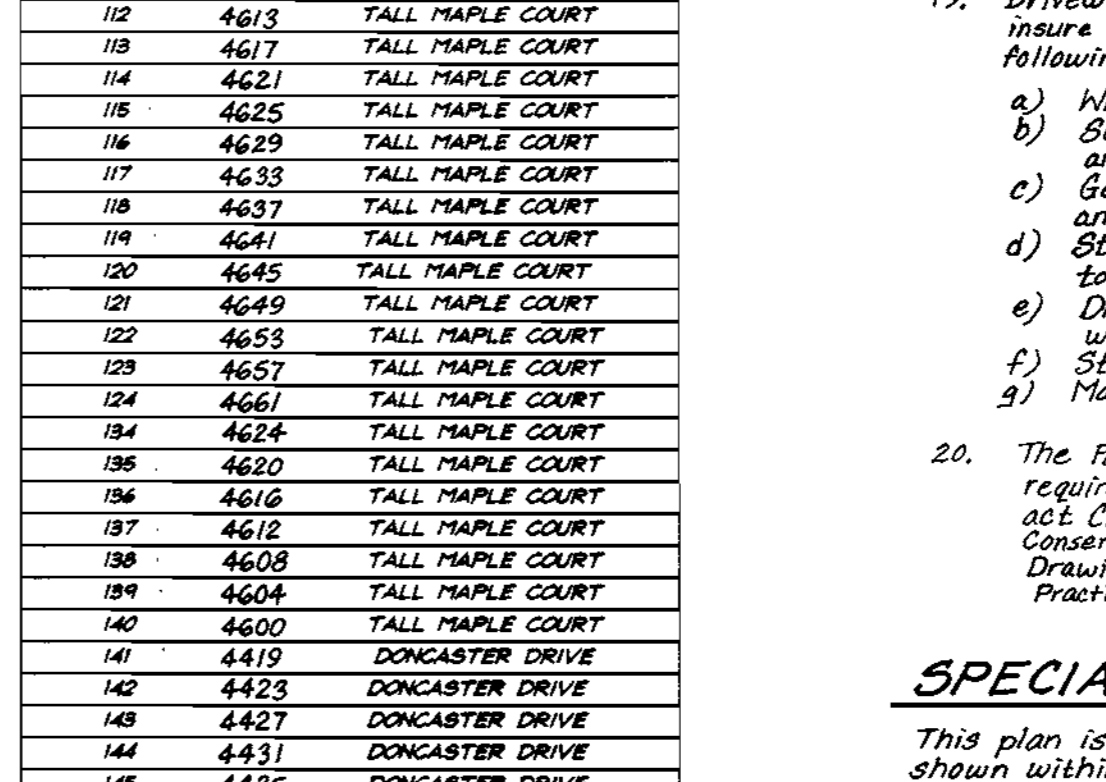
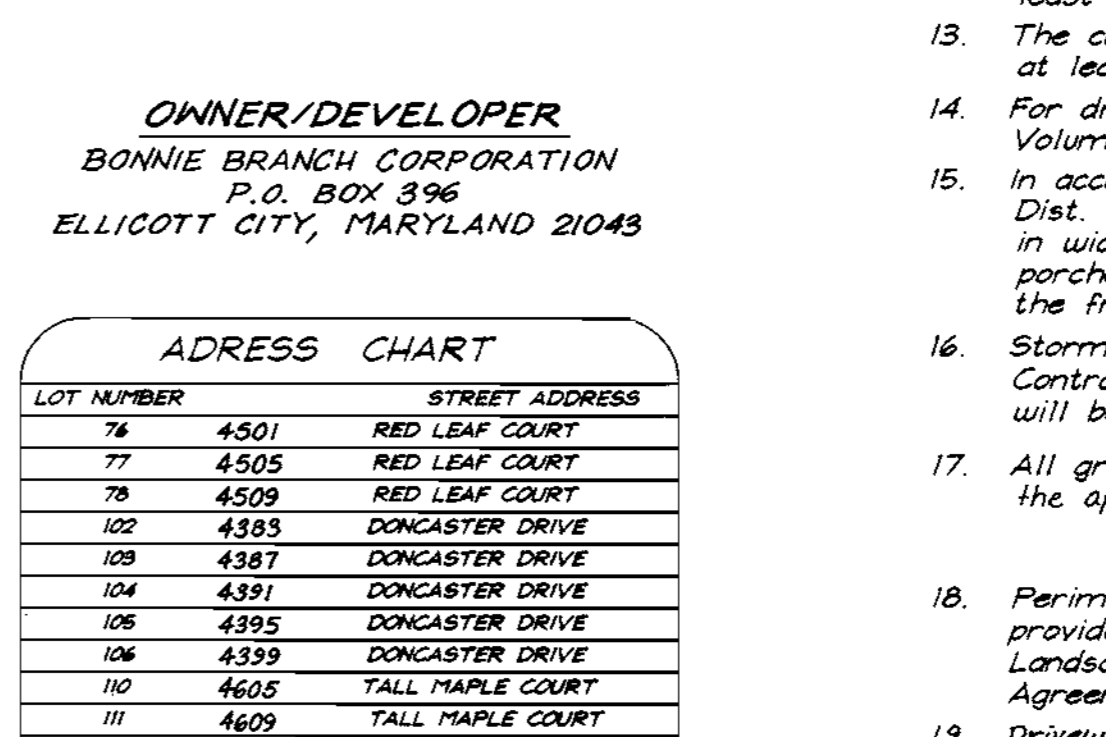
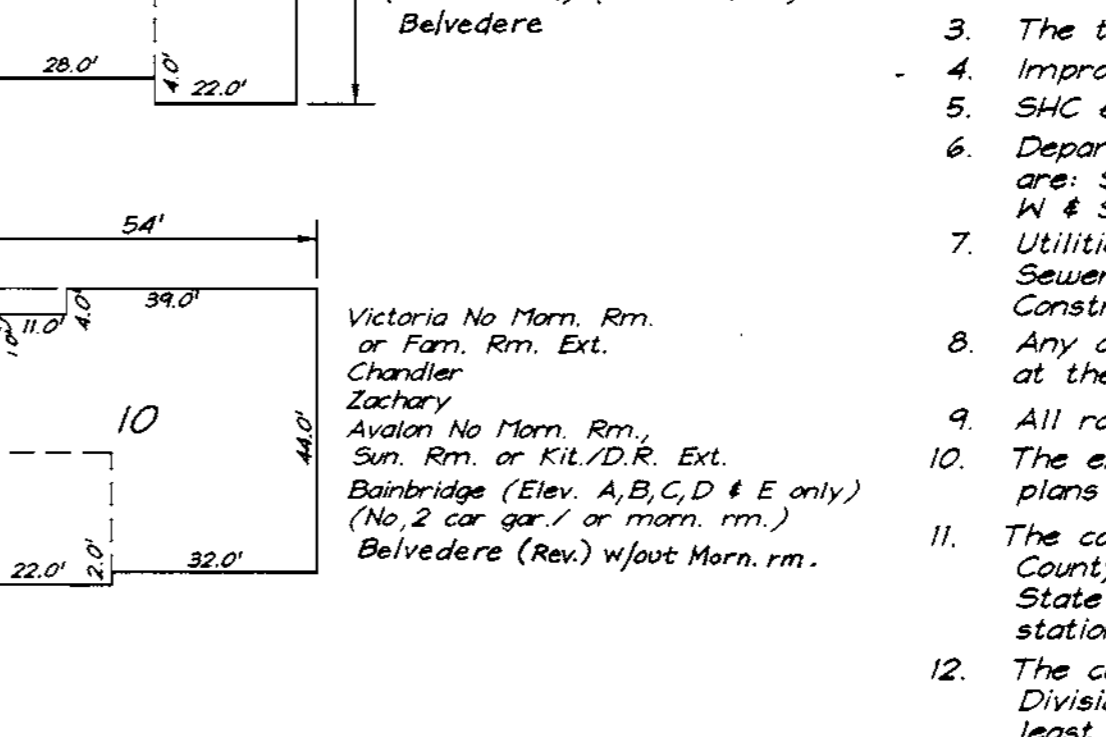
VICTORIA



VICTORIA



BELVEDERE

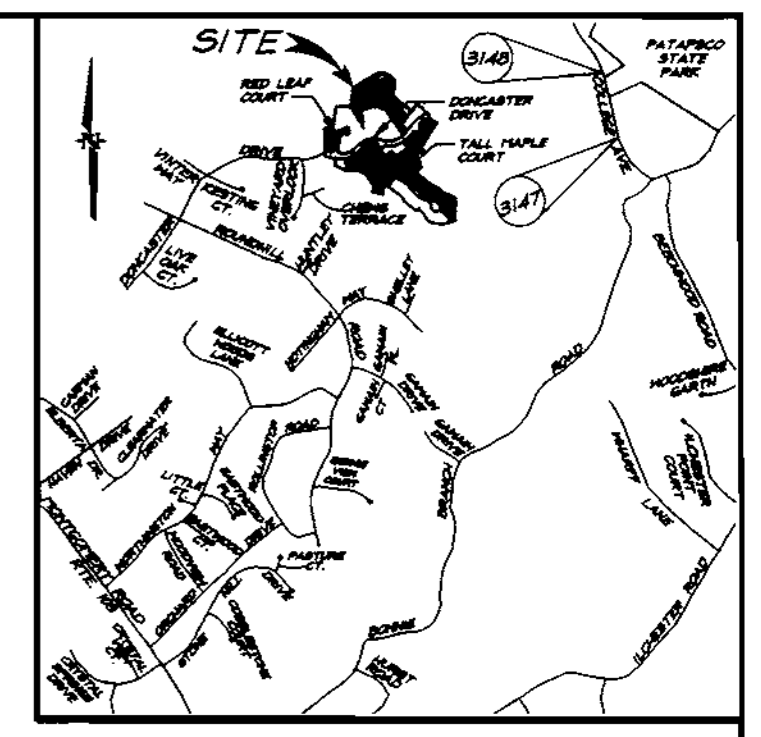


LEGEND

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- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
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E 1375801.7684
Ho. Co. Monument No. 3148 = N 576015.4313
E 1375770.4364



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Scale: 1"=2000'

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- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (125 loading).
 - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- The Forest Conservation Easements have been established to fulfill the requirements of section 16.1200 of the Howard County Forest Conservation Act. Clearing, grading, or construction is not permitted within the Forest Conservation Easement except as shown on approved Road Construction Drawing F-99-45 or Site Development Plan, Forest Management Practices described in the Deed of Forest Conservation Easements are permitted.

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MARYLAND 21043

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
76	4501 RED LEAF COURT
77	4505 RED LEAF COURT
78	4509 RED LEAF COURT
102	4383 DONCASTER DRIVE
109	4387 DONCASTER DRIVE
124	4391 DONCASTER DRIVE
126	4395 DONCASTER DRIVE
128	4399 DONCASTER DRIVE
110	4605 TALL MAPLE COURT
111	4609 TALL MAPLE COURT
112	4613 TALL MAPLE COURT
113	4617 TALL MAPLE COURT
114	4621 TALL MAPLE COURT
115	4625 TALL MAPLE COURT
116	4629 TALL MAPLE COURT
117	4633 TALL MAPLE COURT
118	4637 TALL MAPLE COURT
119	4641 TALL MAPLE COURT
120	4645 TALL MAPLE COURT
121	4649 TALL MAPLE COURT
122	4653 TALL MAPLE COURT
123	4657 TALL MAPLE COURT
124	4661 TALL MAPLE COURT
134	4624 TALL MAPLE COURT
135	4628 TALL MAPLE COURT
136	4632 TALL MAPLE COURT
137	4636 TALL MAPLE COURT
138	4640 TALL MAPLE COURT
139	4644 TALL MAPLE COURT
140	4600 TALL MAPLE COURT
141	4419 DONCASTER DRIVE
142	4423 DONCASTER DRIVE
143	4427 DONCASTER DRIVE
144	4431 DONCASTER DRIVE
145	4435 DONCASTER DRIVE
146	4439 DONCASTER DRIVE

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLANS	1, 2 & 3 OF 6
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 OF 6



APPROVED DEPARTMENT OF PLANNING & ZONING
 [Signature] 1/7/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/13/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/13/00
 DIRECTOR

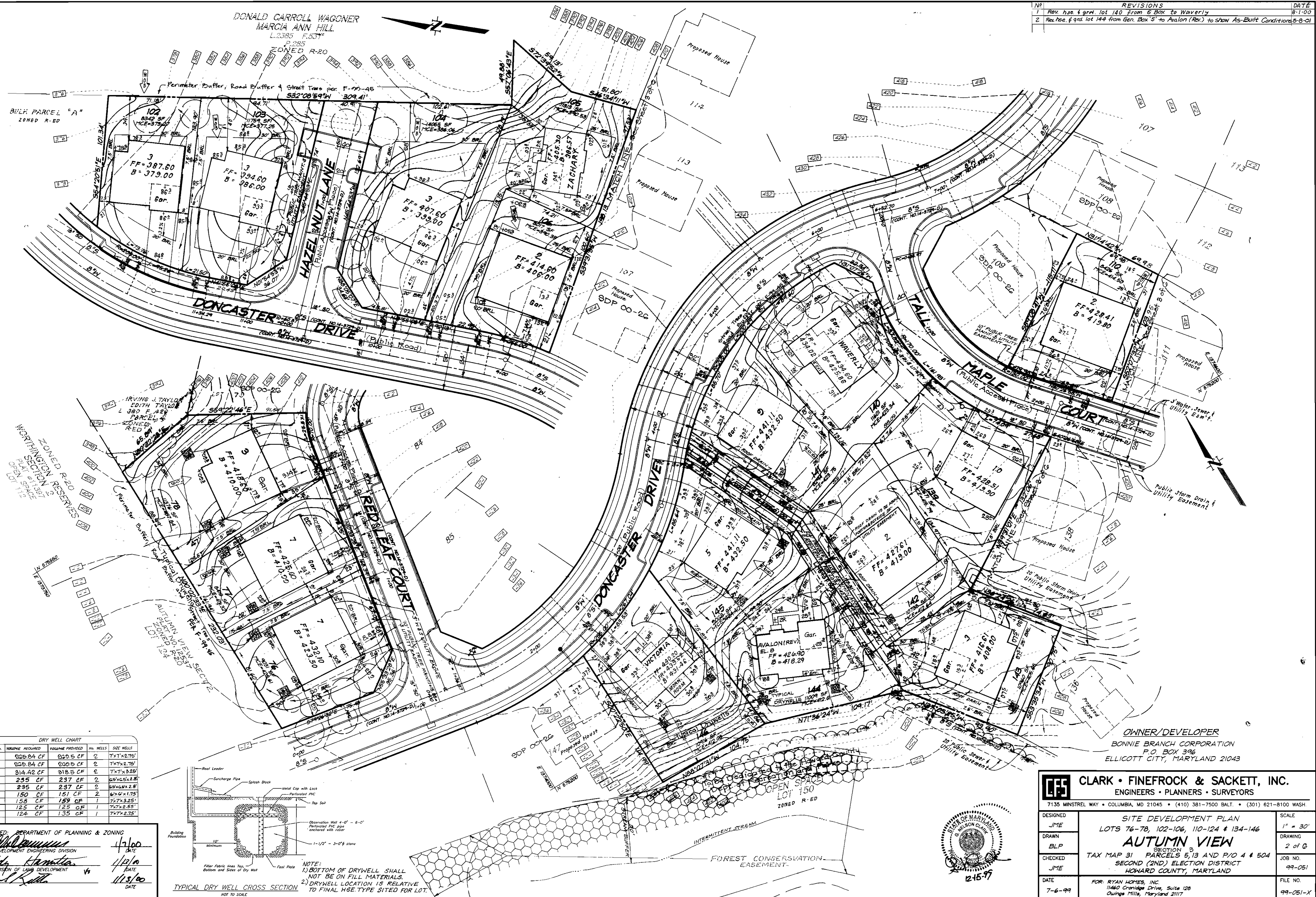
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	76-78, 102-106, 110-124 & 134-146
PLAT NO. 13891 - 13893	BLOCK NO. 3	ZONE R-ED
13894 - 13897	TAX MAP NO. 31	ELECTION DIST. 2ND
	SEWER CODE	CENSUS TRACT 6027
WATER CODE E-18	SEWER CODE	7602000

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

DESIGNED	SITE DEVELOPMENT PLAN	SCALE
JME	LOTS 76-78, 102-106, 110-124 AND 134-146	1" = 30'
DRAWN	AUTUMN VIEW	DRAWING
BLP	SECTION 3	1 of 6
CHECKED	TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504	JOB NO.
JME	SECOND (2ND) ELECTION DISTRICT	99-051
DATE	FOR: RYAN HOMES, INC.	FILE NO.
6-3-99	11460 Grondie Drive, Suite 128	99-051-X
	Cwings Mills, Maryland 21117	

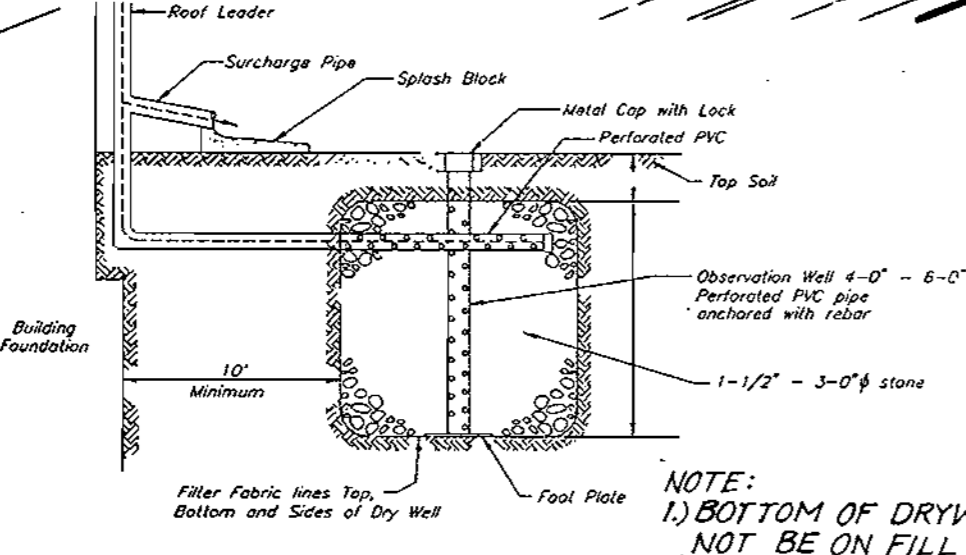
NO.	REVISIONS	DATE
1	Rev. hse & grnd lot 140 from 6 Box to Waverly	8-1-00
2	Rev. hse & grnd lot 144 from Gen. Box 5 to Avalon (Rev.) to show As-Built Conditions 5-8-01	

DONALD CARROLL WAGONER
MARCIA ANN HILL
L2385 F.537
P.285
ZONED R-20



DRY WELL CHART

LOT No.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
76a	225.84 CF	225.5 CF	2	7'x7'x2.75'
77	225.84 CF	225.5 CF	2	7'x7'x2.75'
78	314.42 CF	318.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'x6'x1.8'
145	235 CF	237 CF	2	6'x6'x1.8'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'x7'x3.25'
141	125 CF	125 CF	1	7'x7'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



NOTE:
1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 1/7/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/12/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/13/00

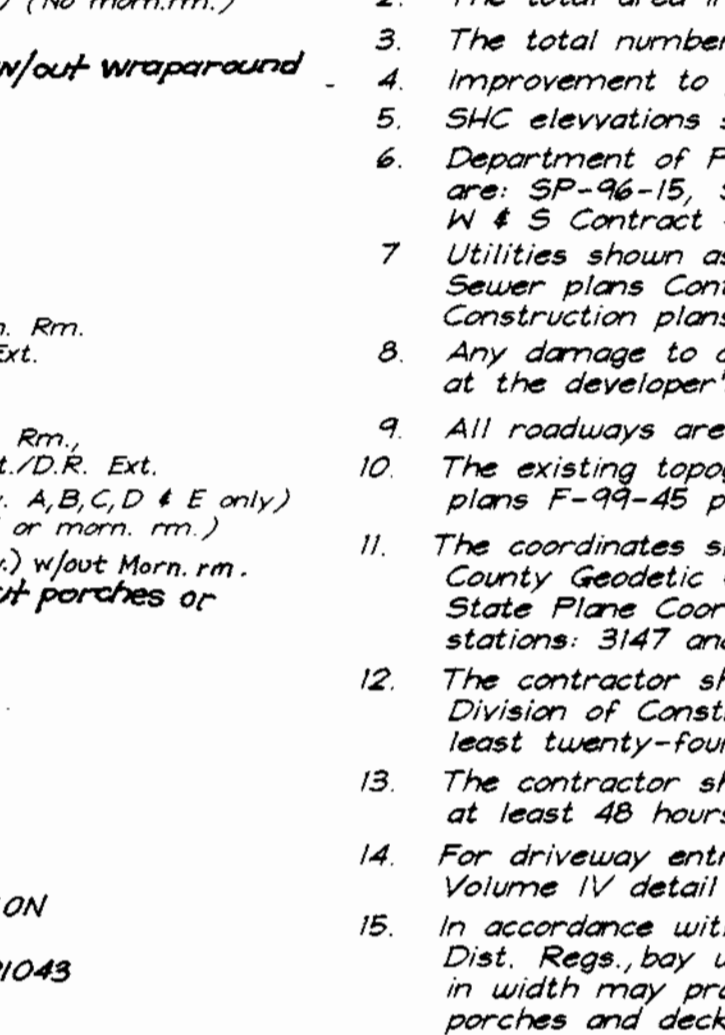
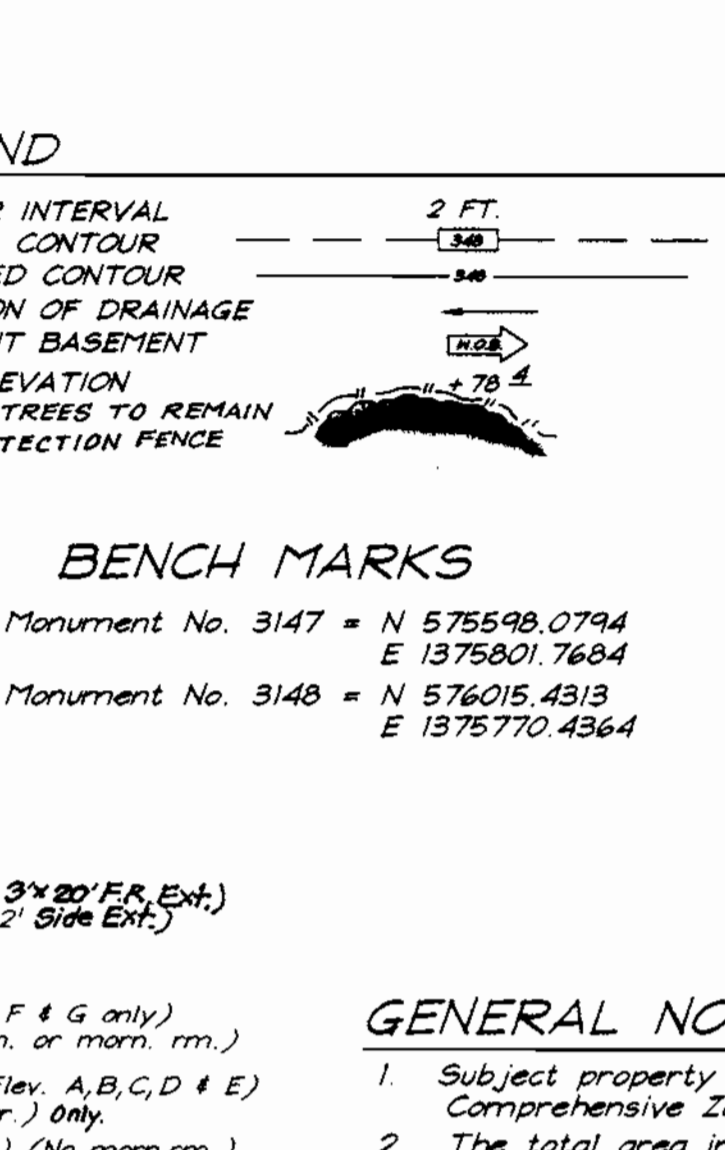
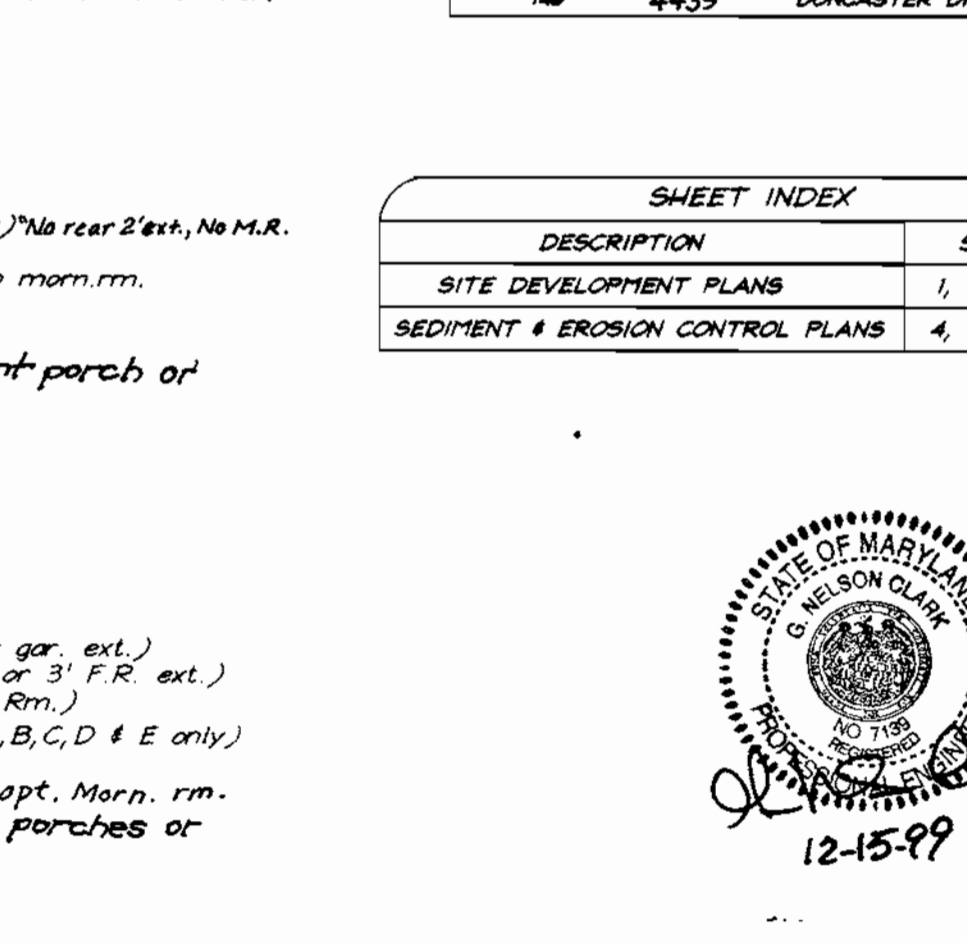
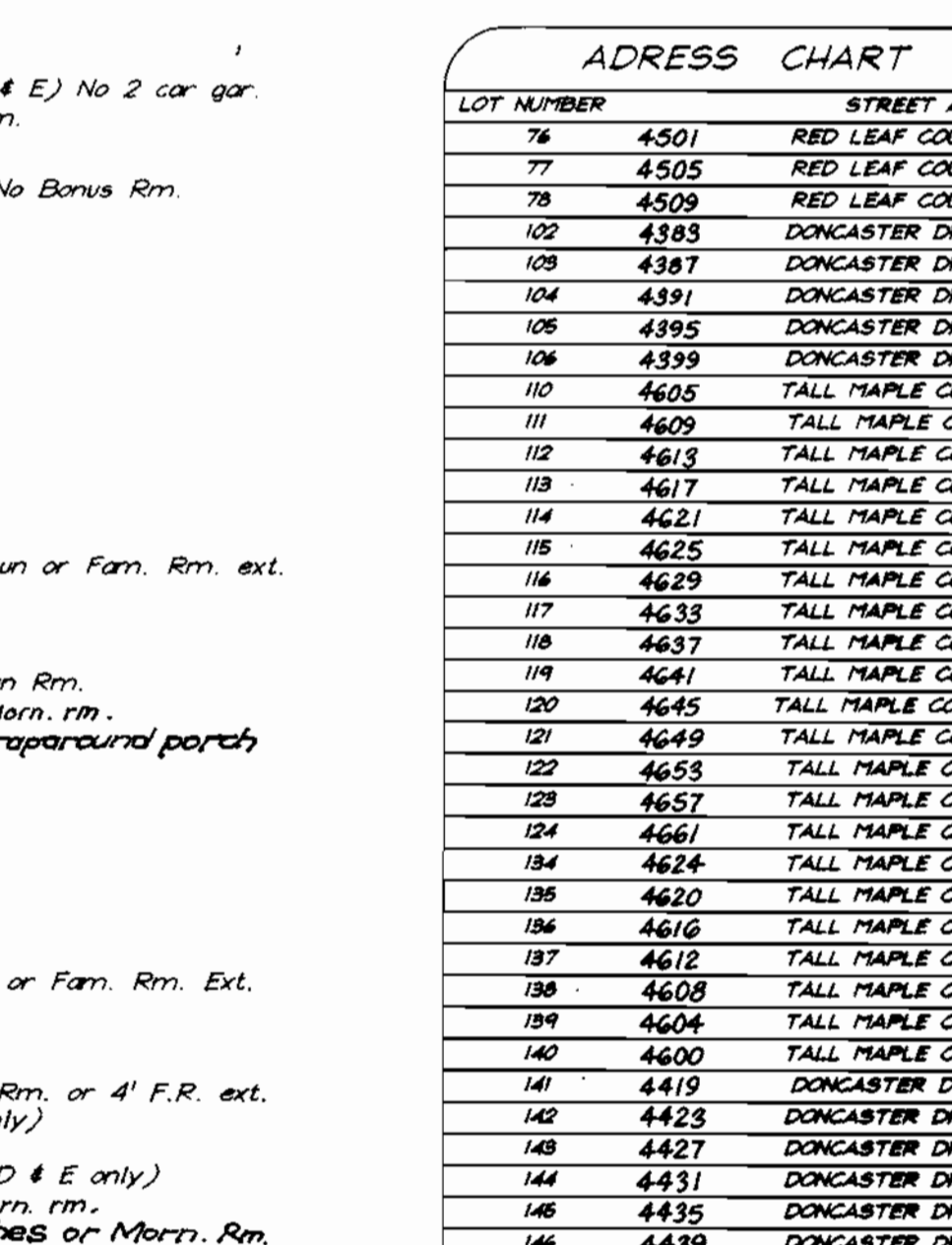
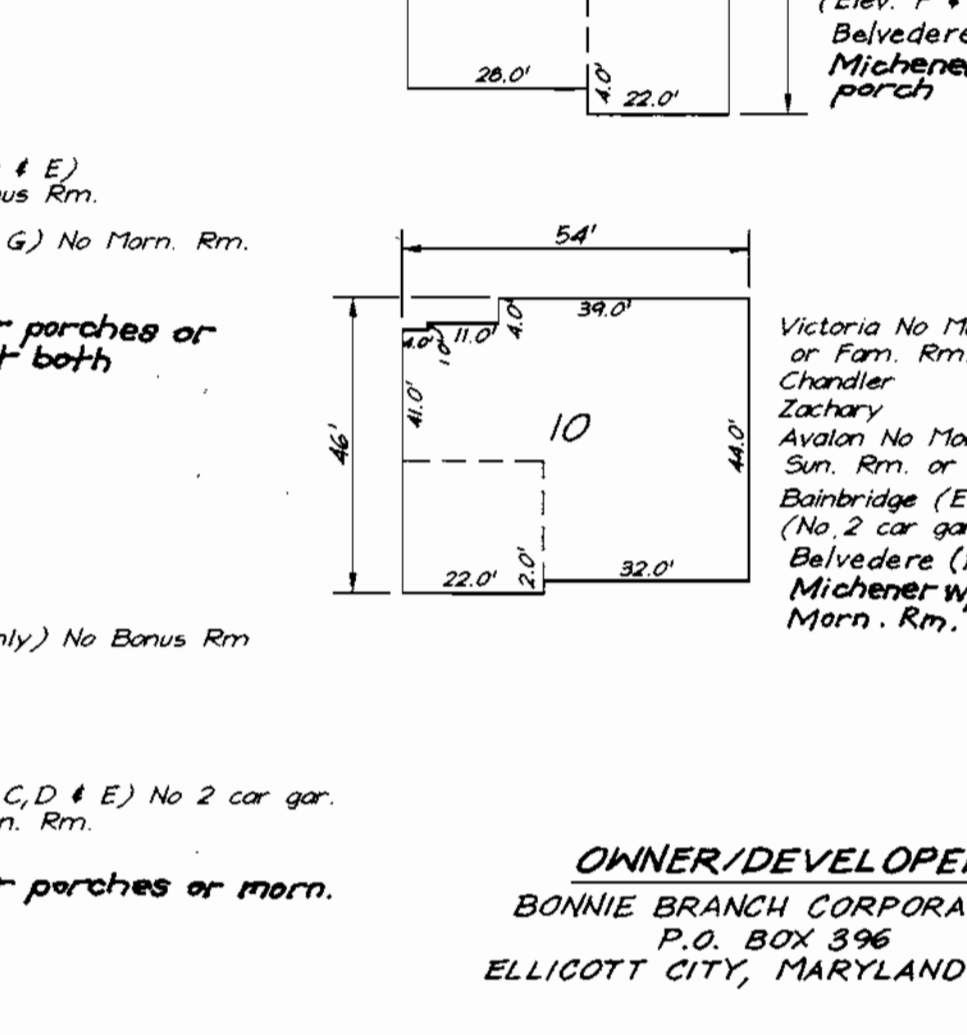
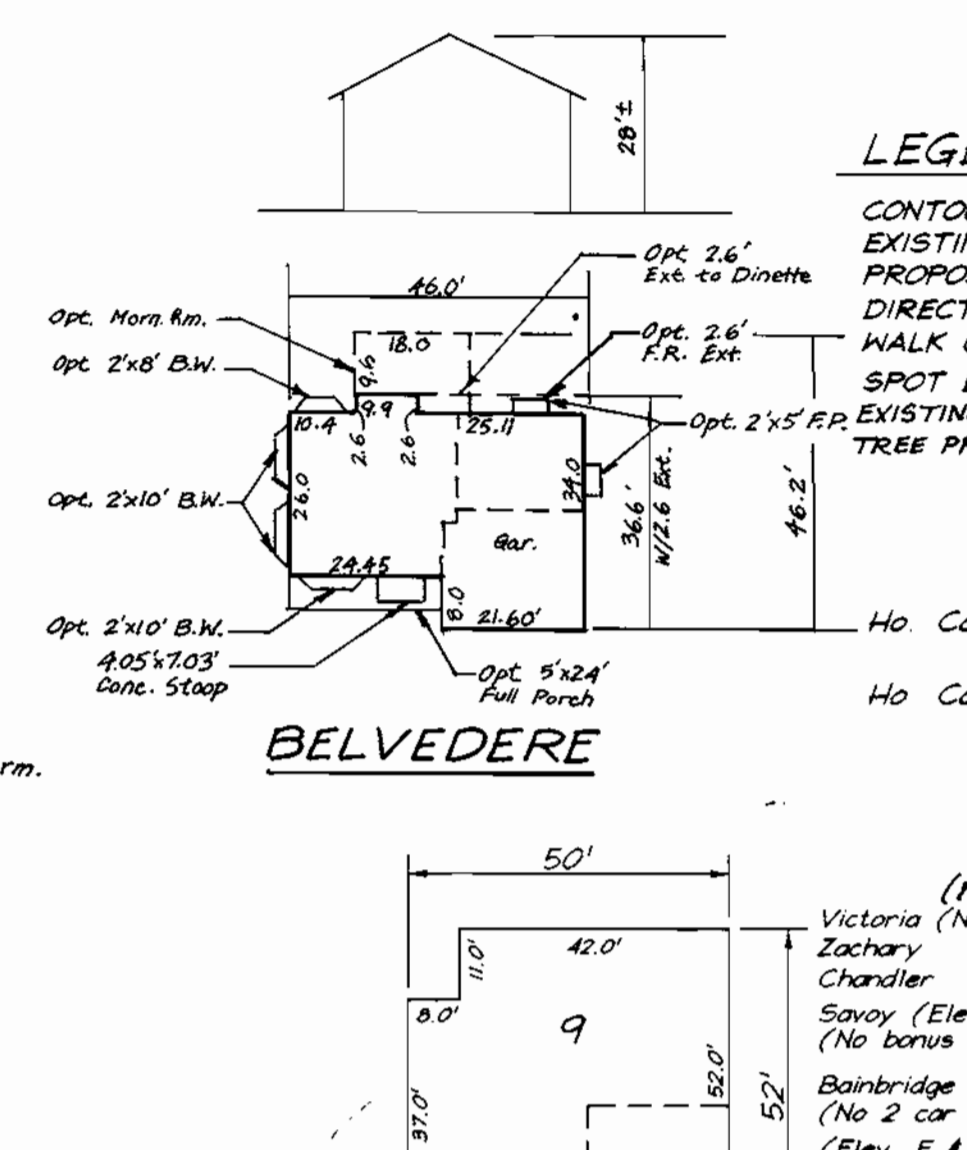
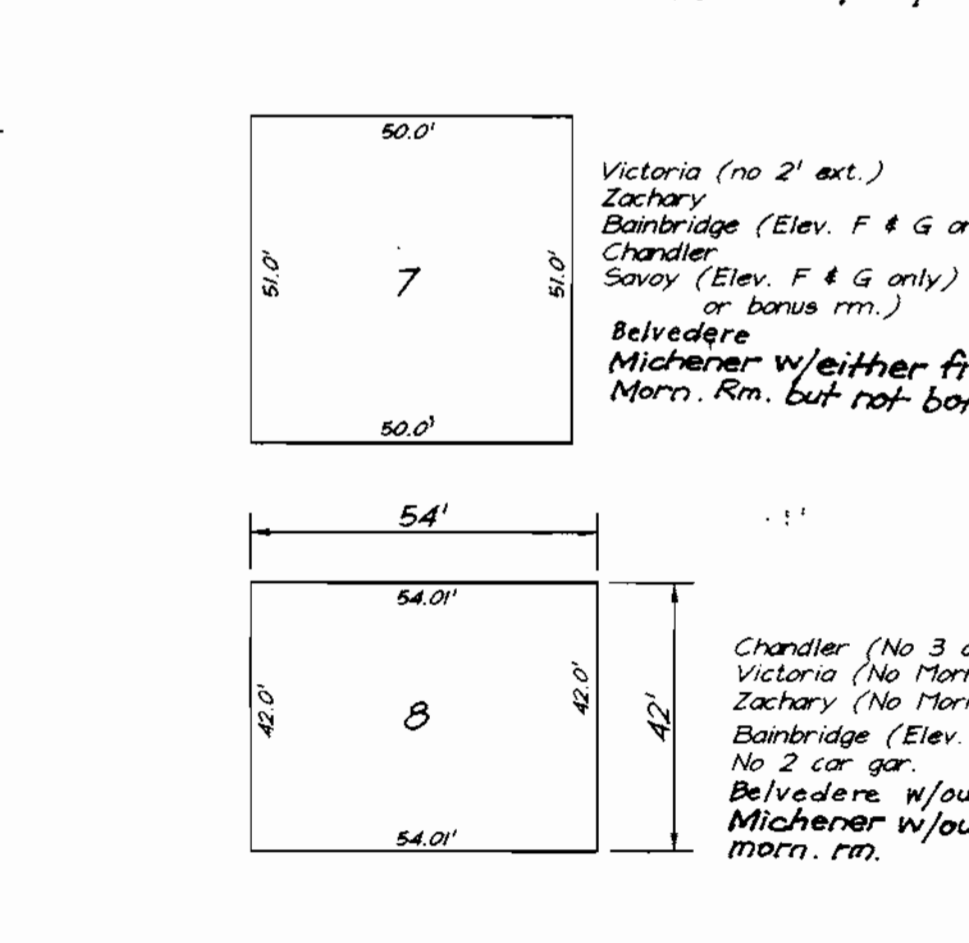
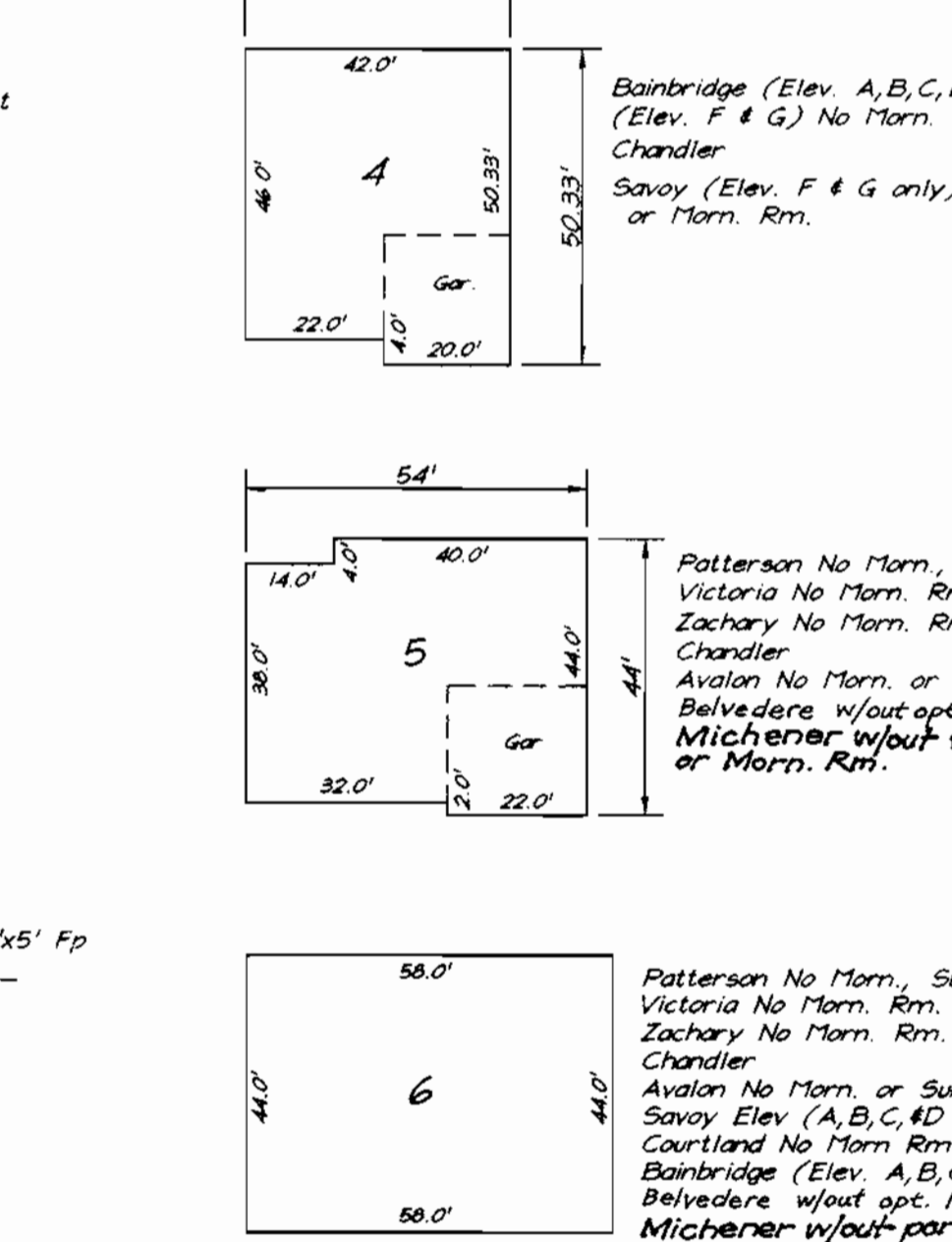
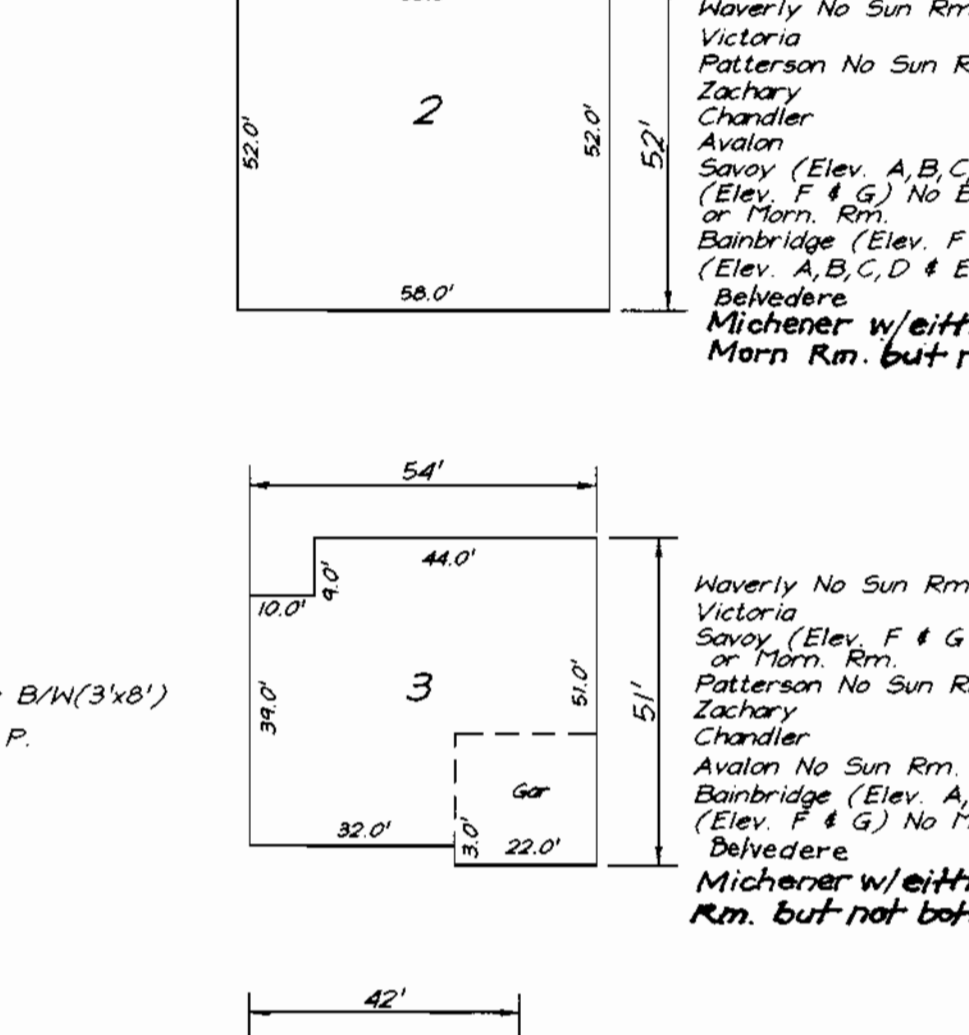
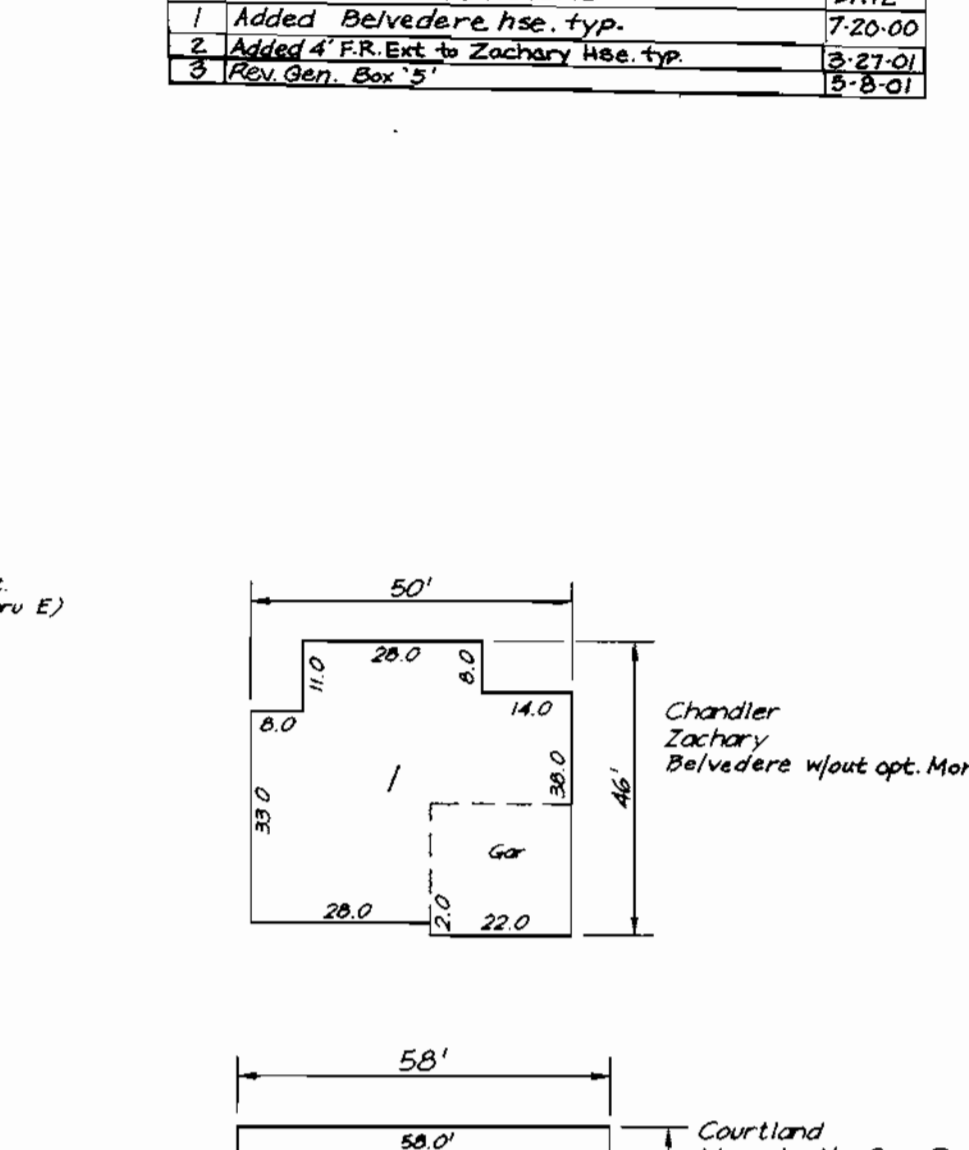
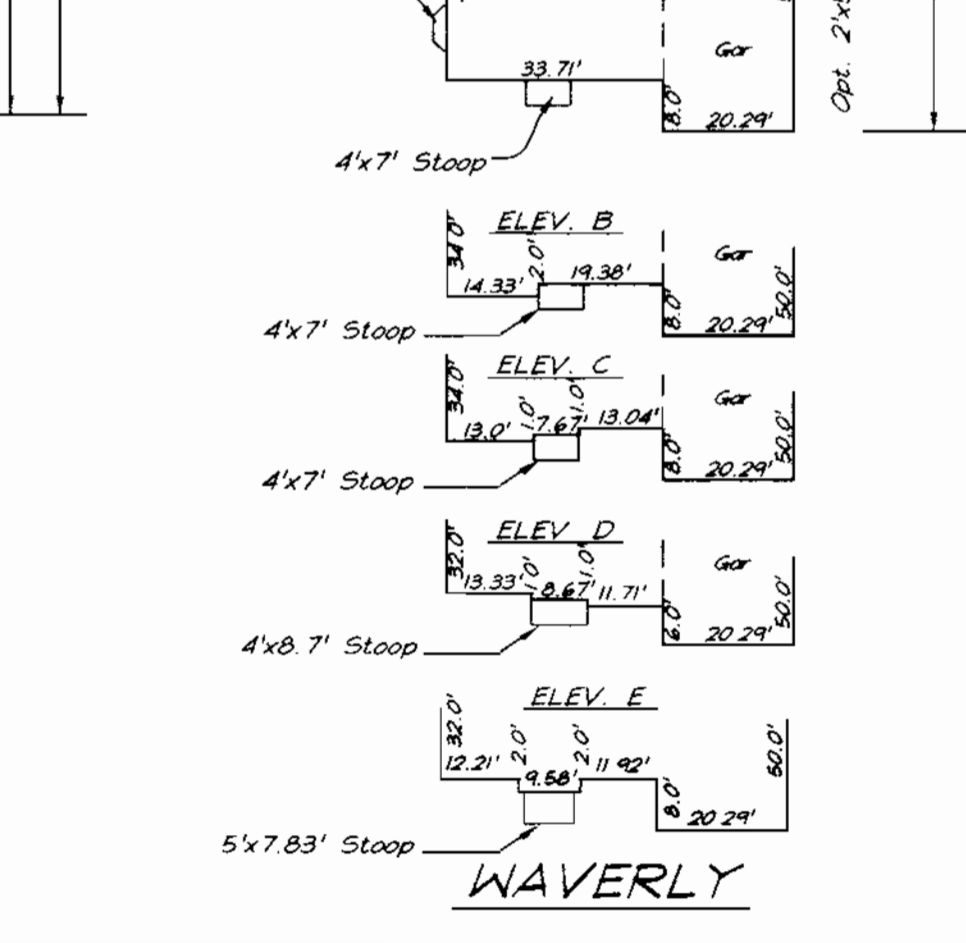
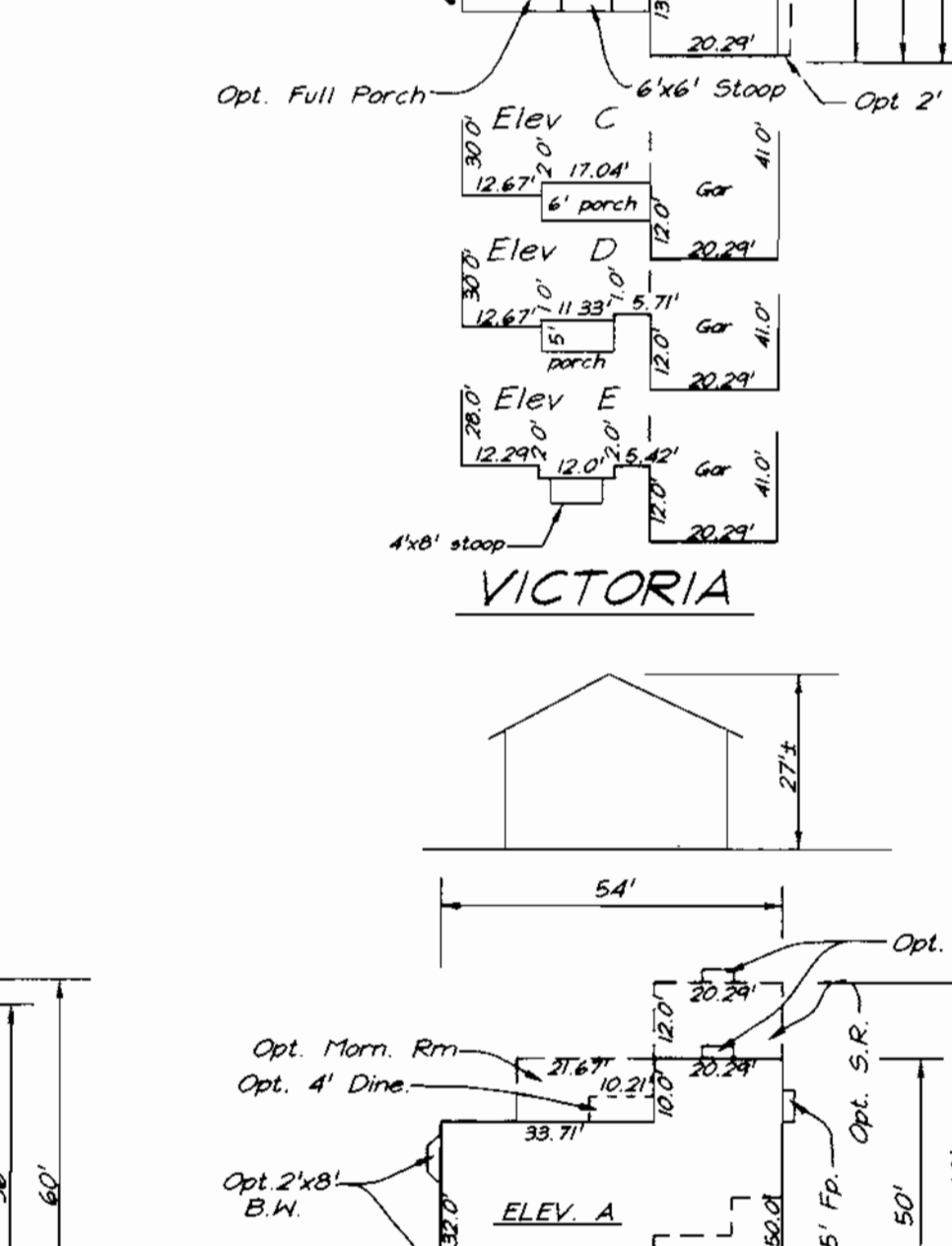
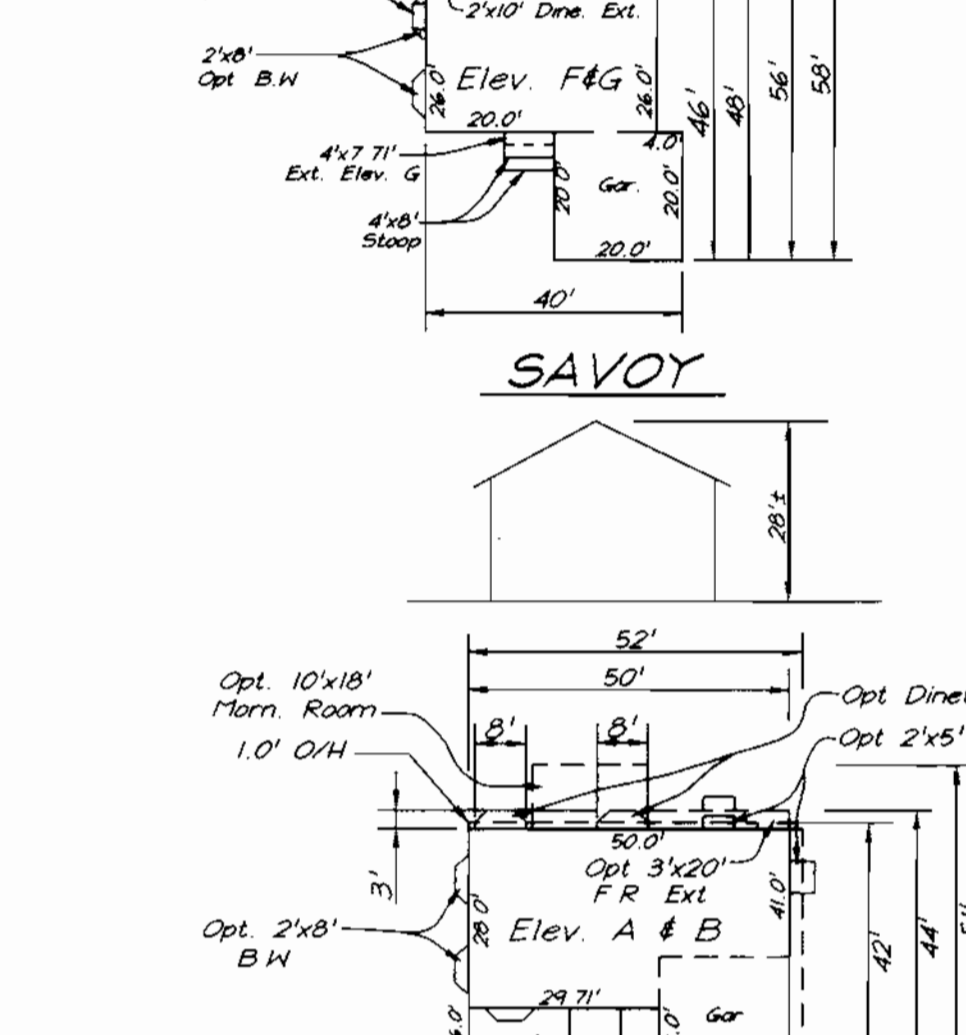
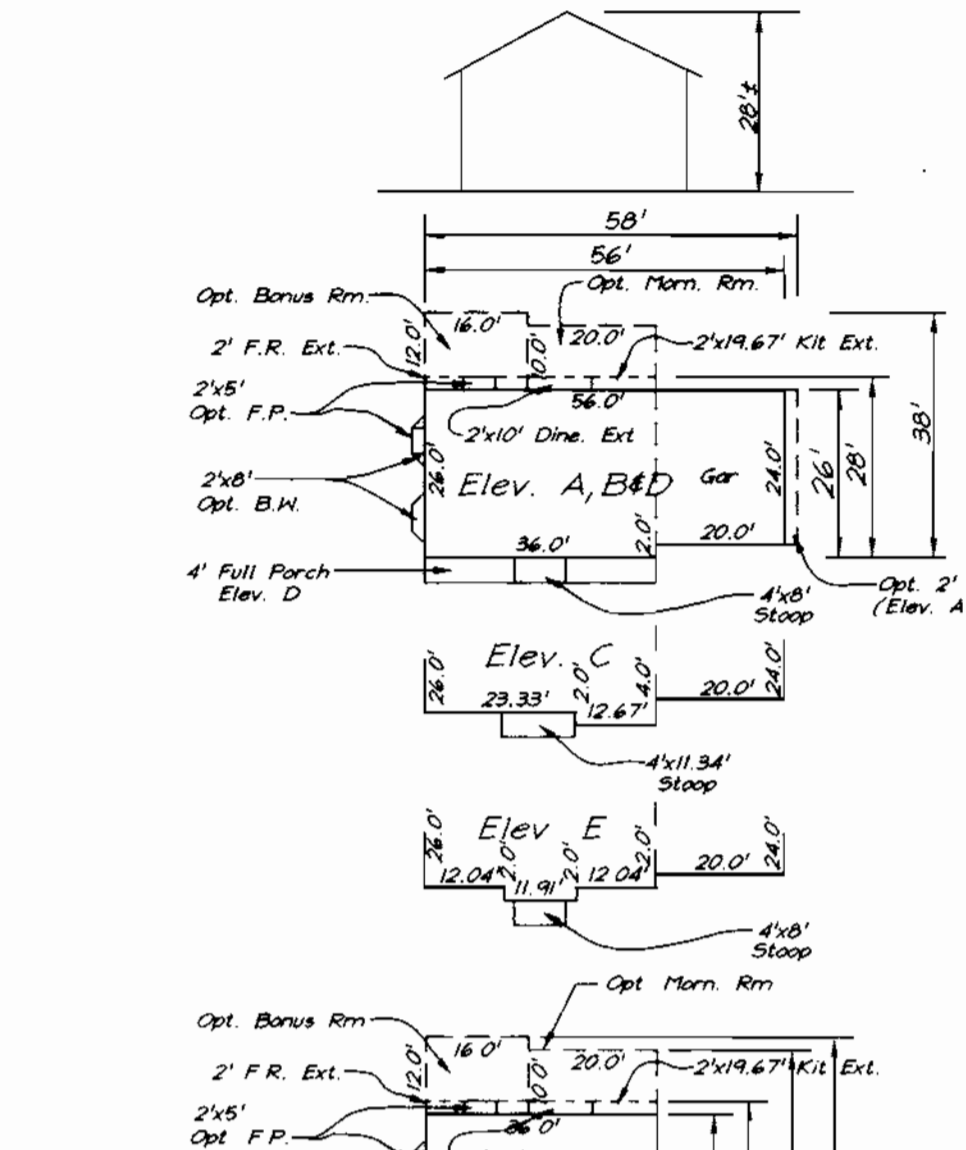
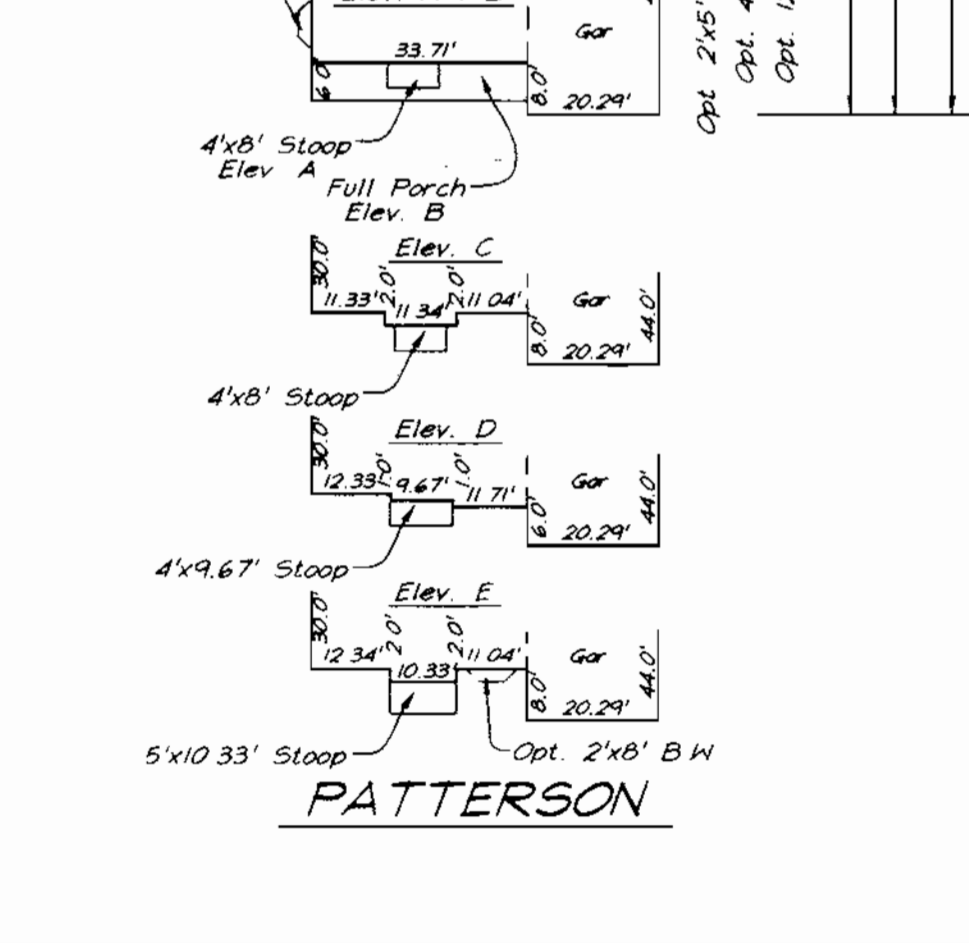
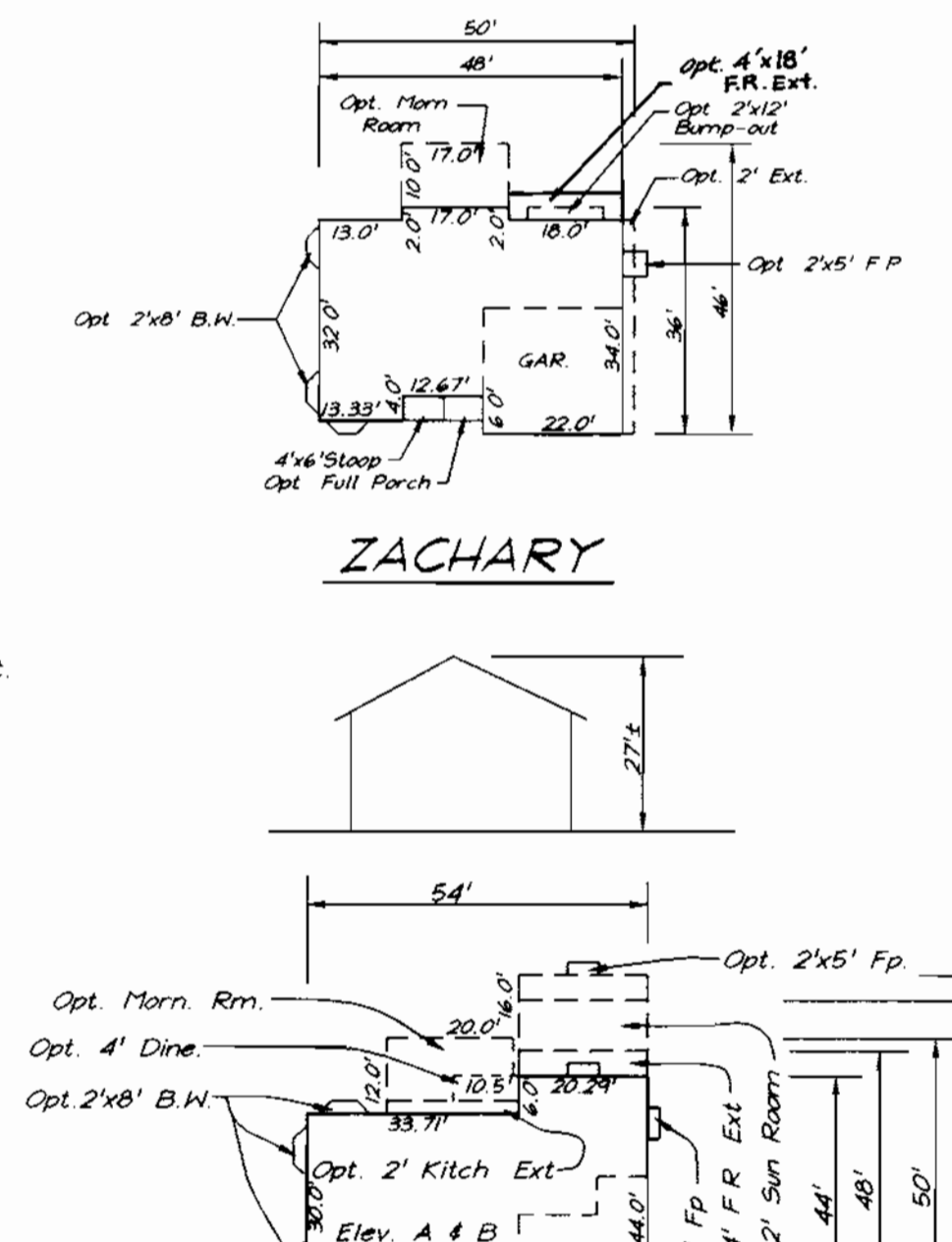
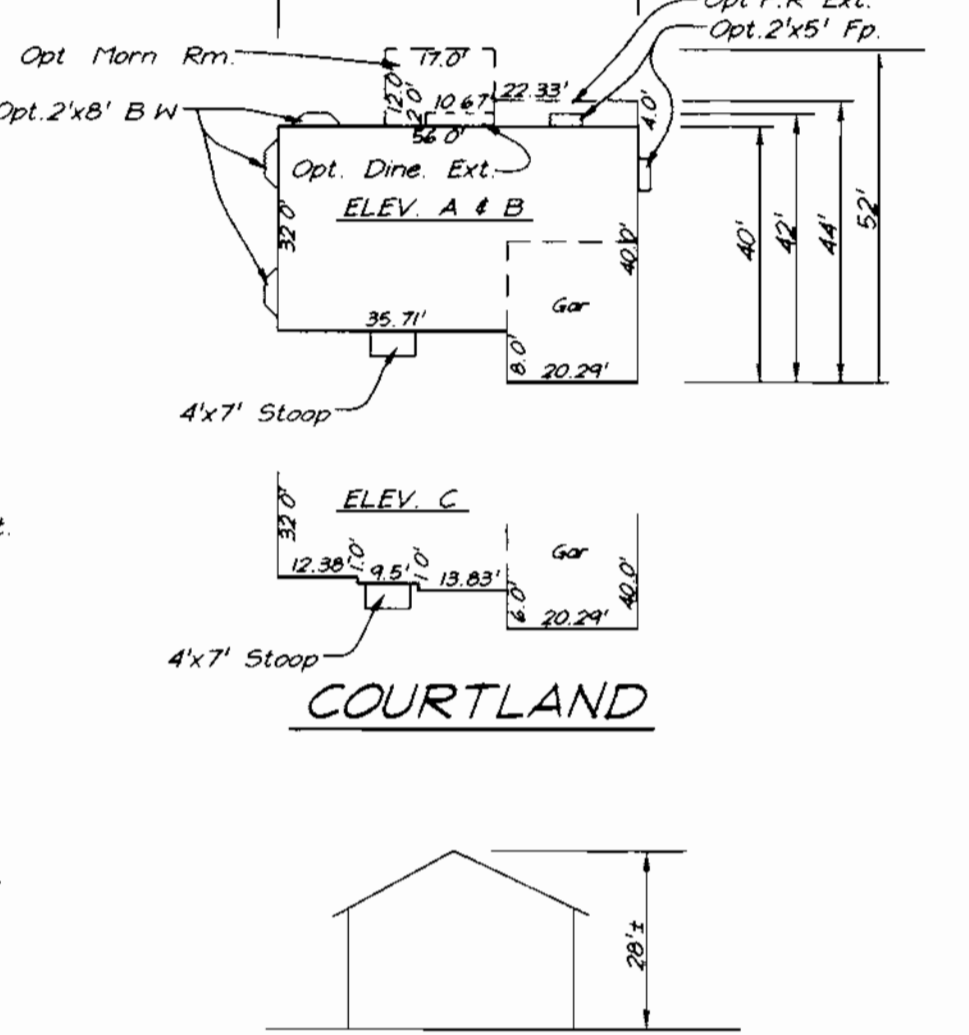
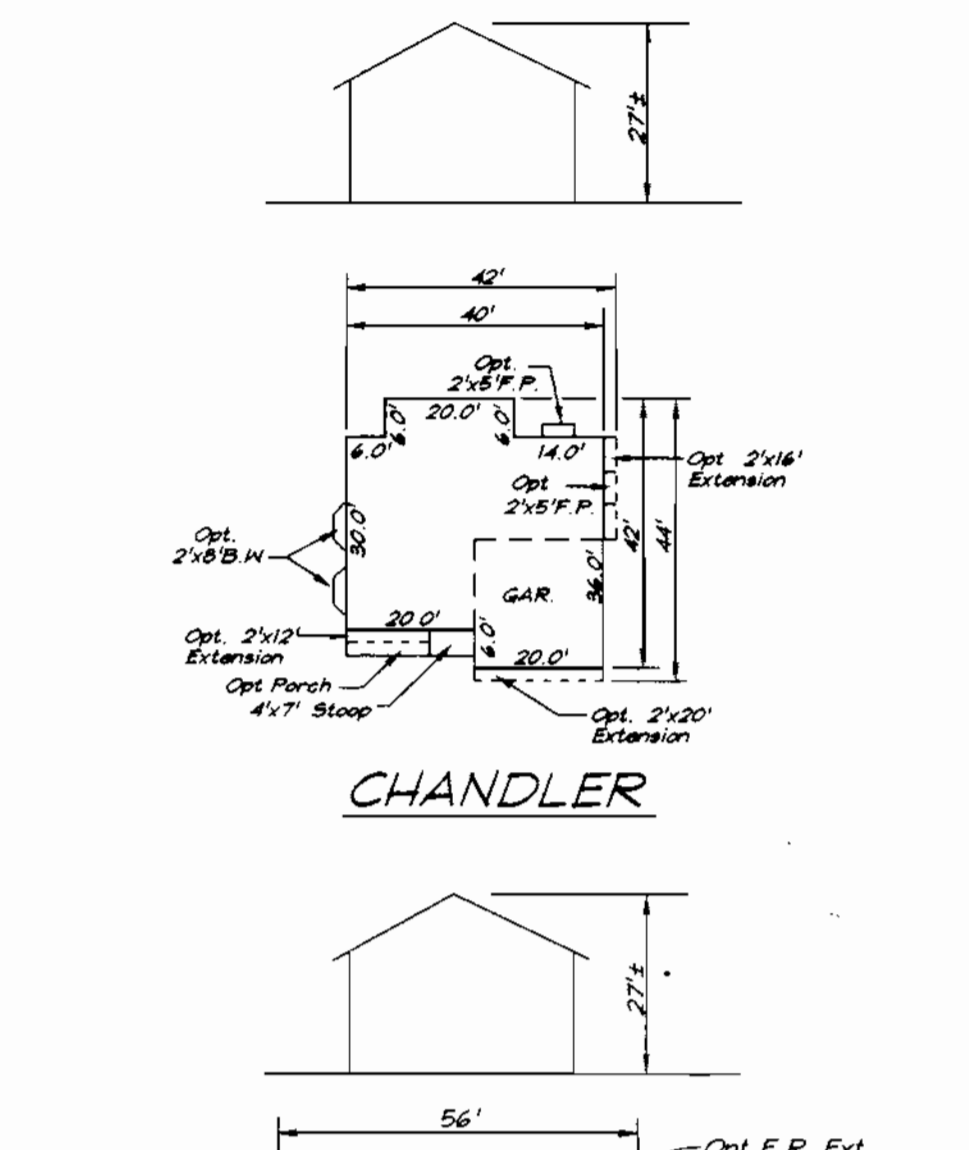
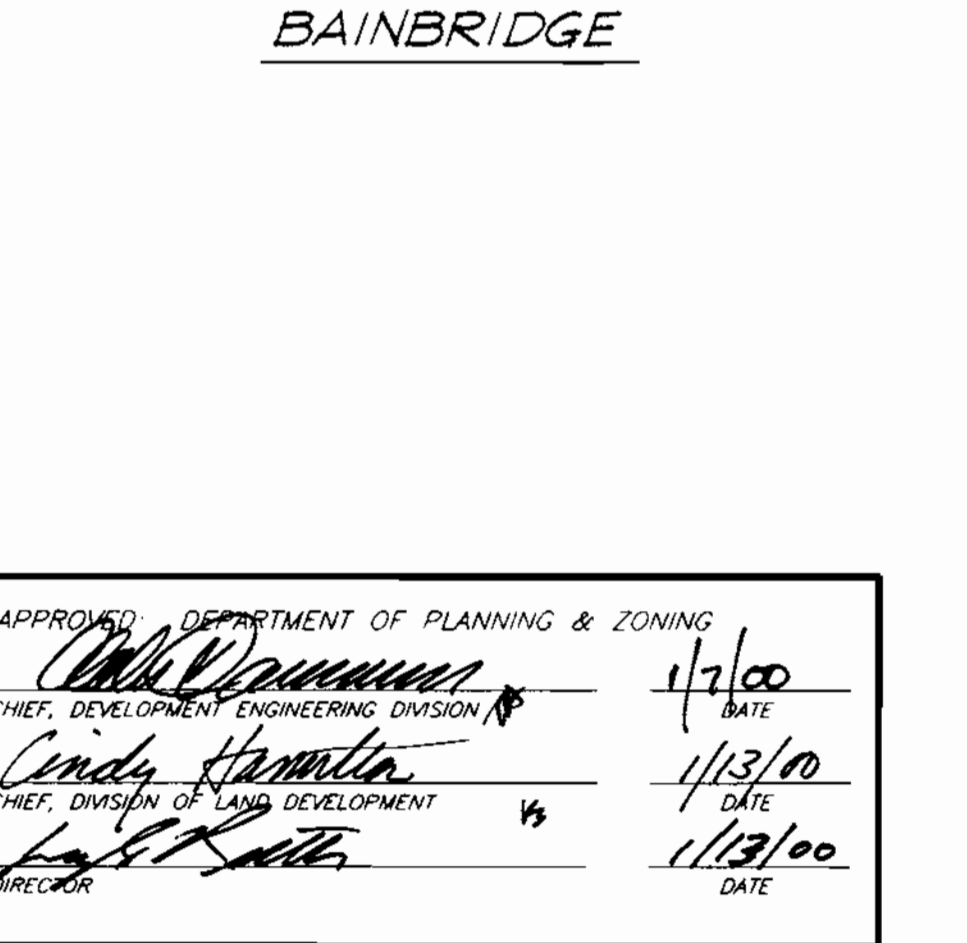
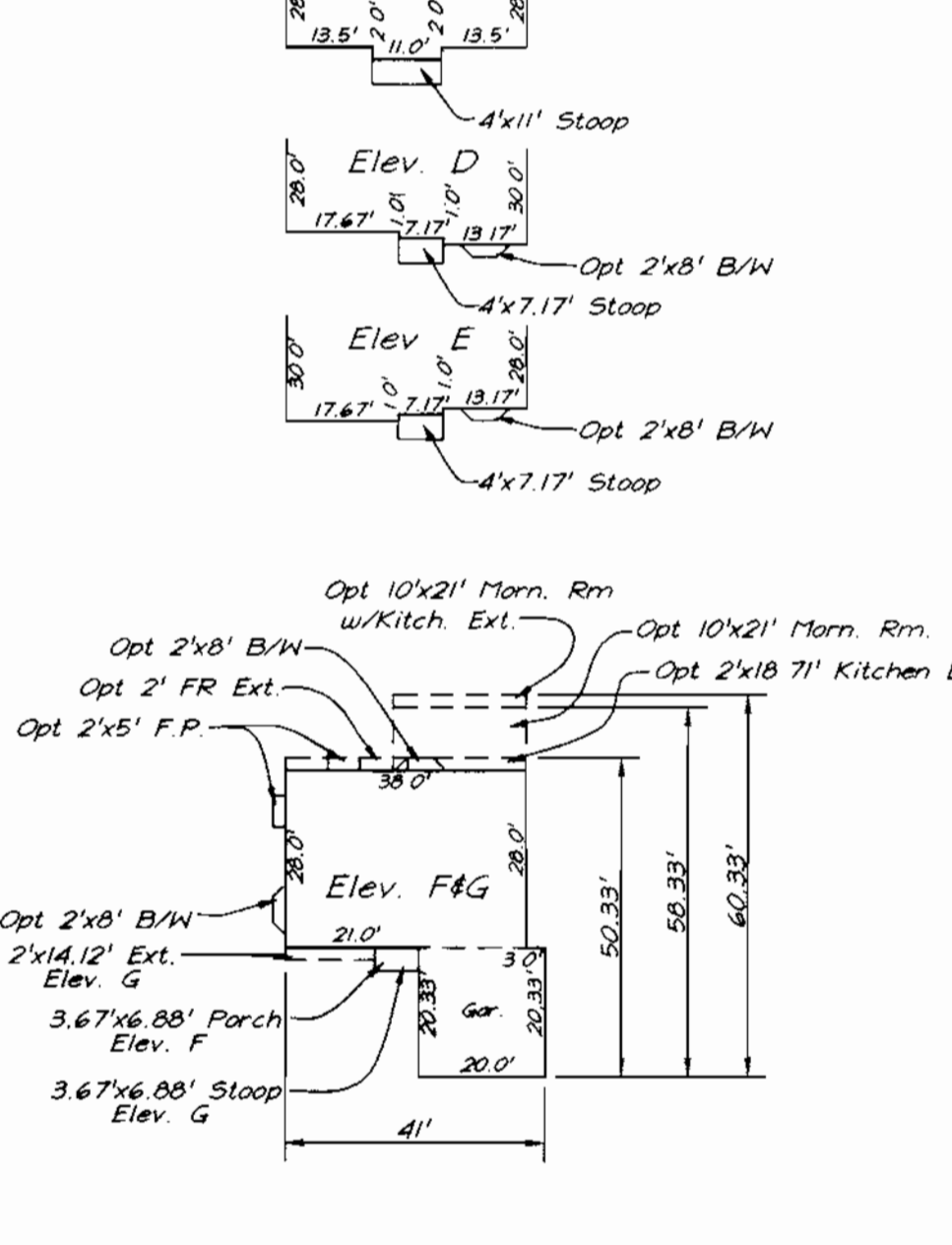
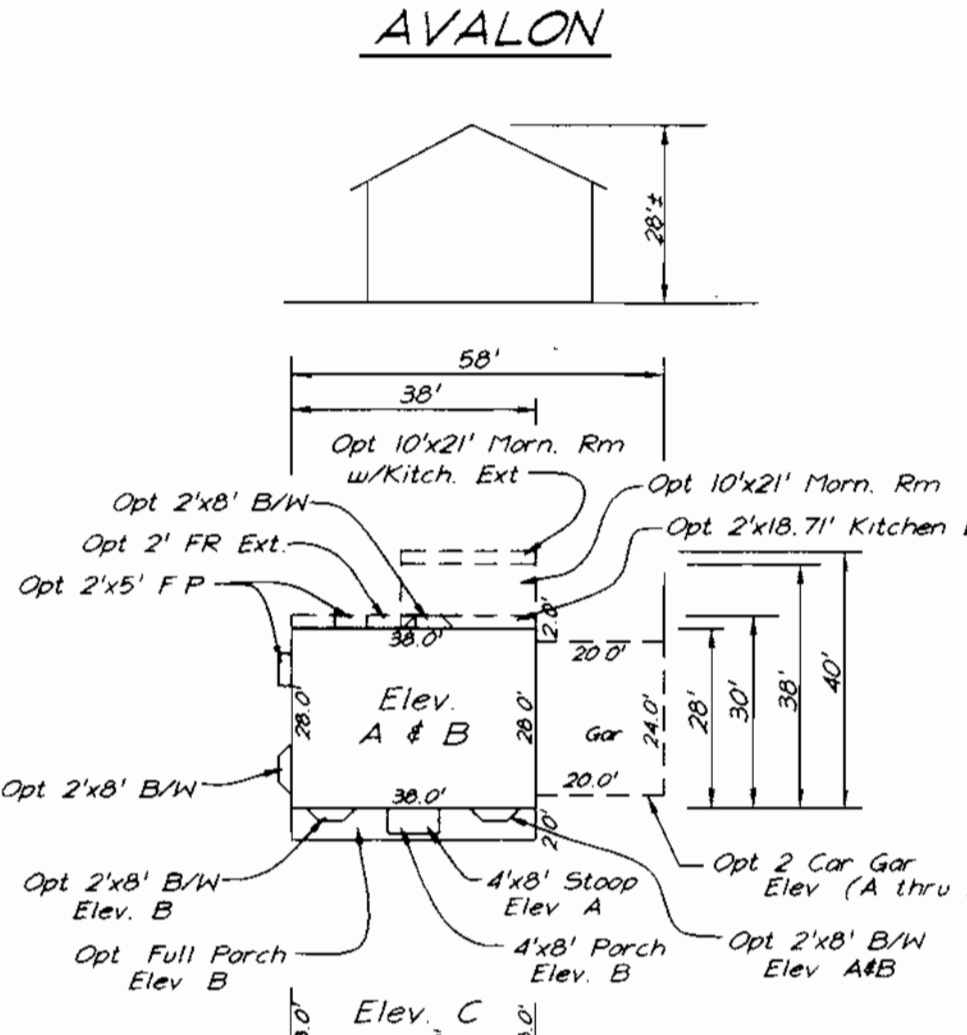
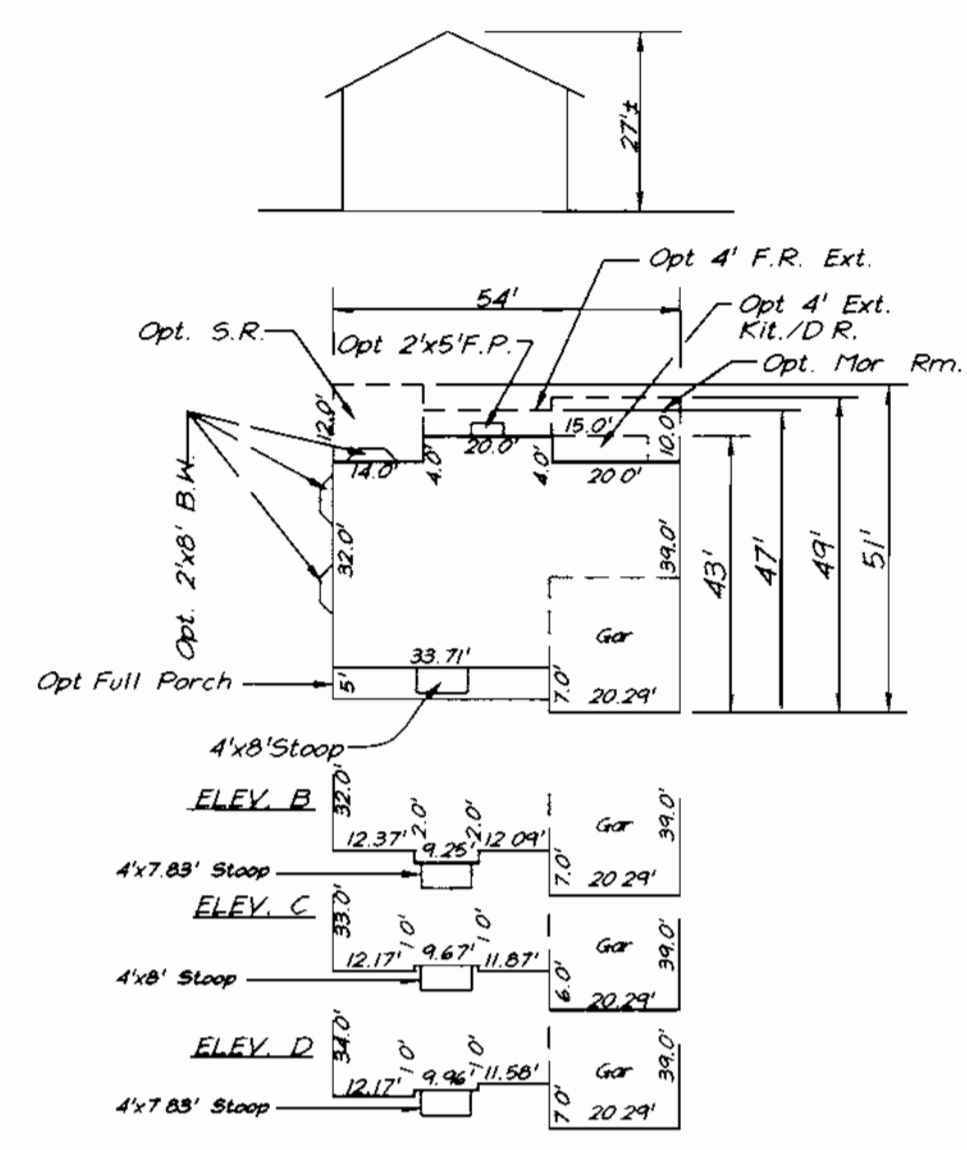
OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043

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

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146 AUTUMN VIEW TAX MAP 31 SECTION 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 11460 Cranidge Drive, Suite 128 Owings Mills, Maryland 21117	SCALE 1" = 30'
DRAWN BLP		DRAWING 2 of 6
CHECKED JME		JOB NO. 99-051
DATE 7-6-99		FILE NO. 99-051-X



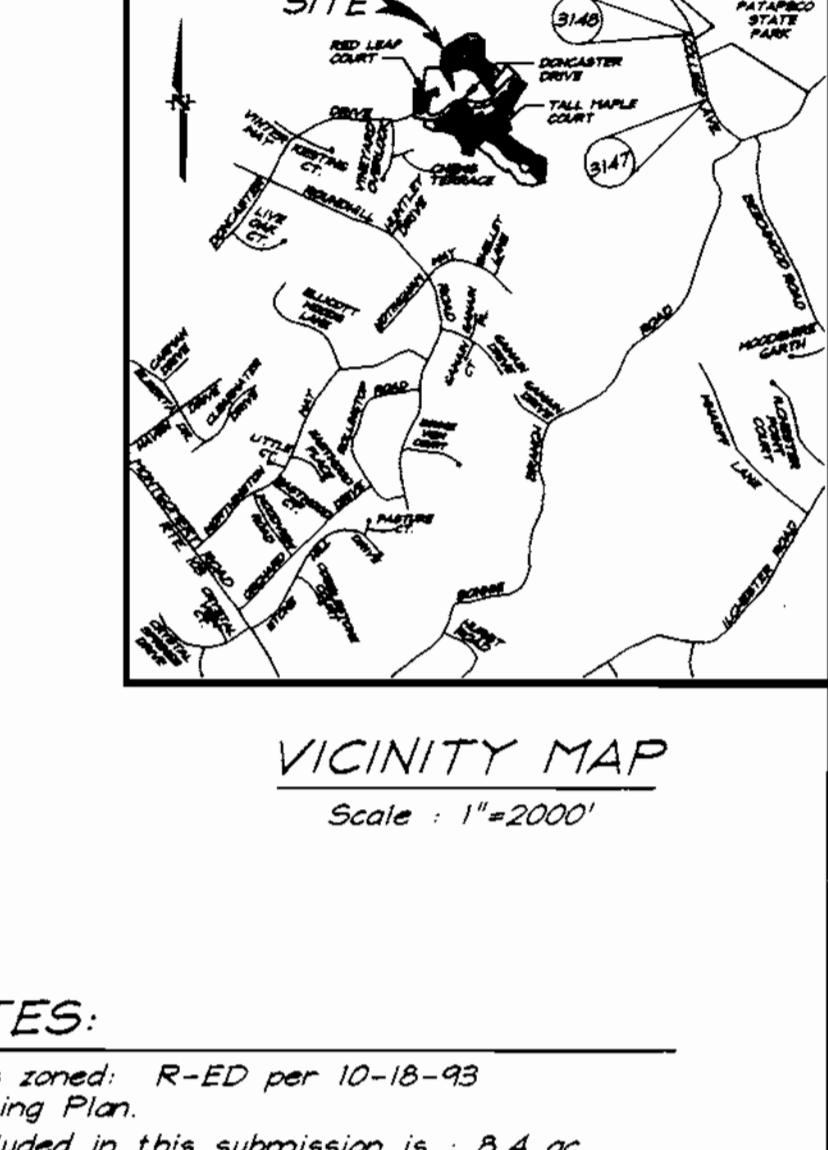
NO.	REVISIONS	DATE
1	Added Belvedere hse. typ.	7-20-00
2	Added 4' F.R. Ext. to Zachary hse. typ.	8-27-01
3	Rev. Gen. Box 'S'	8-9-01



LOT NUMBER	STREET ADDRESS
74	4501 RED LEAF COURT
77	4505 RED LEAF COURT
78	4509 RED LEAF COURT
102	4383 DONCASTER DRIVE
103	4387 DONCASTER DRIVE
104	4391 DONCASTER DRIVE
106	4395 DONCASTER DRIVE
108	4399 DONCASTER DRIVE
110	4403 TALL MAPLE COURT
111	4407 TALL MAPLE COURT
112	4411 TALL MAPLE COURT
113	4415 TALL MAPLE COURT
114	4419 TALL MAPLE COURT
115	4423 TALL MAPLE COURT
116	4427 TALL MAPLE COURT
117	4431 TALL MAPLE COURT
118	4435 TALL MAPLE COURT
119	4439 TALL MAPLE COURT
120	4443 TALL MAPLE COURT
121	4447 TALL MAPLE COURT
122	4451 TALL MAPLE COURT
123	4455 TALL MAPLE COURT
124	4459 TALL MAPLE COURT
125	4463 TALL MAPLE COURT
126	4467 TALL MAPLE COURT
127	4471 TALL MAPLE COURT
128	4475 TALL MAPLE COURT
129	4479 TALL MAPLE COURT
130	4483 TALL MAPLE COURT
131	4487 TALL MAPLE COURT
132	4491 TALL MAPLE COURT
133	4495 TALL MAPLE COURT
134	4499 TALL MAPLE COURT
135	4503 TALL MAPLE COURT
136	4507 TALL MAPLE COURT
137	4511 TALL MAPLE COURT
138	4515 TALL MAPLE COURT
139	4519 TALL MAPLE COURT
140	4523 TALL MAPLE COURT
141	4527 TALL MAPLE COURT
142	4531 TALL MAPLE COURT
143	4535 TALL MAPLE COURT
144	4539 TALL MAPLE COURT
145	4543 TALL MAPLE COURT
146	4547 TALL MAPLE COURT

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLANS	1, 2, 3 OF 4
SEDIMENT & EROSION CONTROL PLANS	4, 5, 6 OF 6

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MARYLAND 21043



GENERAL NOTES:

- Subject property is zoned: R-ED per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 8.4 ac
- The total number of lots included in this submission is: 36
- Improvement to property: Single Family Detached
- SHC elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: SP-96-15, S-99-01, P-98-10, F-99-45, W & S Contract #14-3729-D
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3729-D and approved Road Construction plans F-99-45
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-99-45 prepared by Mildenberg, Boender & Assoc., 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 3147 and 3148
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (301) 313-1830 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7747 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 or chimneys 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-99-45. Control will be provided by extended detention facilities which will be privately owned and maintained by H.O.A.
- All grading and Limits of Disturbance will be in accordance with the approved road drawings, F-99-45
- Perimeter landscaping and street side landscaping will be provided as shown on the approved road drawings, F-99-45. Landscape surety has been made a part of the Developers Agreement.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with top and chip sealing.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100-year Flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- The Forest Conservation Easements have been established to fulfill the requirements of section 16.120 of the Howard County Forest Conservation Act. Clearing, grading or construction is not permitted within the Forest Conservation Easement, except as shown on approved Road Construction Drawing F-99-45 or Site Development Plan. Forest Management Practices described in the Deed of Forest Conservation Easements are permitted.

SPECIAL NOTES:

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-99-45 and/or approved Water and Sewer Plans Contract #14-3729-D

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
AUTUMN VIEW	THREE	76-78, 102-106, 110-124 & 134-146
PLAT NO.	BLOCK NO.	ZONE
13891 - 13893	3	R-ED
13896 & 13897		
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	2ND	6027
WATER CODE	SEWER CODE	
E-18	7602000	

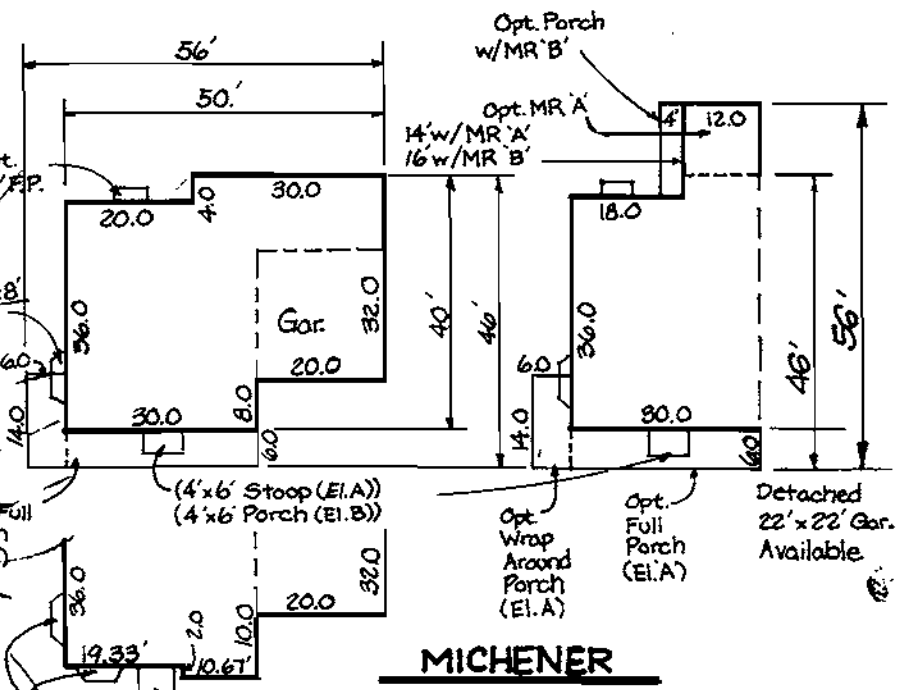
DESIGNED: JME
 DRAWN: BLP
 CHECKED: JME
 DATE: 6-3-99

APPROVED DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/13/00



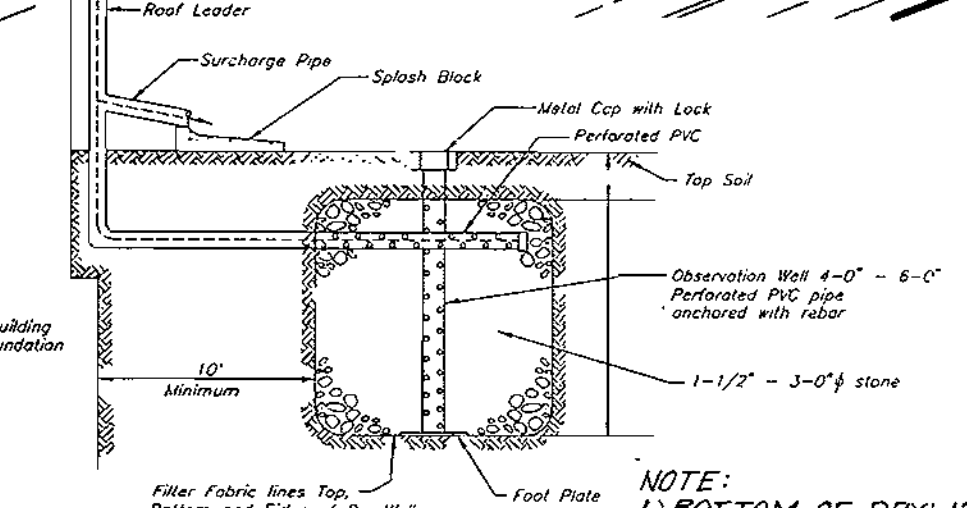
DONALD CARROLL WAGNER
MARCIA ANN HILL
L3385 EAST
P. 285
ZONED R-20

NO	REVISIONS	DATE
1	Rev. hse. & grnd. lot 140 from 6 Box to Waverly	8-1-00
2	Rev. hse. & grnd. lot 144 from Gen. Box 5 to Avalon (Rev.) to show As-Built Conditions	5-8-01
3	Rev. hse. & grnd. lot 103, from 3' Box to Michener to show As-Built Conditions Added Michener hse. typ.	6-8-01



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MARYLAND 21043

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
76	205.84 CF	200.5 CF	2	7'x7'x2.75'
77	205.84 CF	200.5 CF	2	7'x7'x2.75'
78	214.42 CF	218.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'x6'x2.8'
145	235 CF	237 CF	2	6'x6'x2.8'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'x7'x3.25'
141	125 CF	125 CF	1	7'x7'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



NOTE:
1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 1/2/00
DATE: 4/16/00
DATE: 11/3/00

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

DESIGNED: JME
DRAWN: BLP
CHECKED: JME
DATE: 7-6-99

SITE DEVELOPMENT PLAN
LOTS 76-78, 102-106, 110-124 & 134-146
AUTUMN VIEW
SECTION 5, 13 AND P/O 4 & 504
SECOND (2ND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

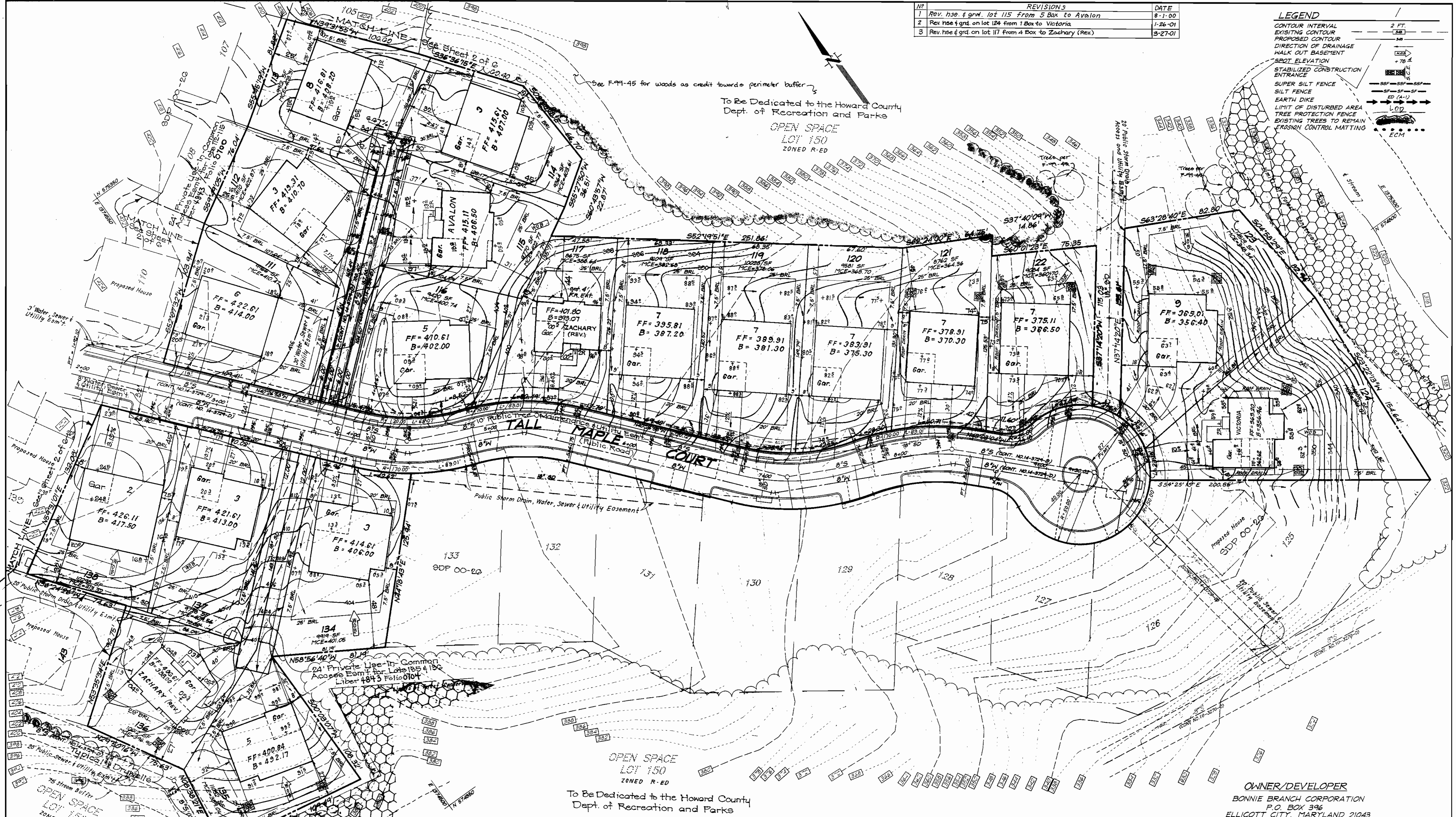
FOR: RYAN HOMES, INC.
11460 Cronridge Drive, Suite 128
Owings Mills, Maryland 21117

SCALE: 1" = 30'
DRAWING: 2 of 6
JOB NO.: 99-051
FILE NO.: 99-051-X

NO	REVISIONS	DATE
1	Rev. hse. & grd. lot 115 from 5 Box to Avalon	8-1-00
2	Rev. hse & grd. on lot 124 from 1 Box to Victoria	1-26-01
3	Rev. hse & grd. on lot 117 from 4 Box to Zachary (Rev.)	3-27-01

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN
- EROSION CONTROL MATTING
- ECM



To Be Dedicated to the Howard County Dept. of Recreation and Parks

OPEN SPACE LOT 150 ZONED R-ED

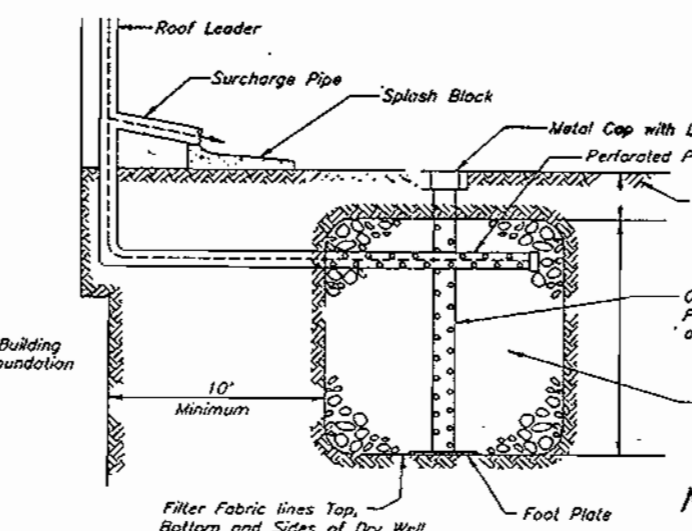
TALL MAPLE COURT (Public Road)

OPEN SPACE LOT 150 ZONED R-ED
To Be Dedicated to the Howard County Dept. of Recreation and Parks

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MARYLAND 21043

DRY WELL CHART

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
123	250 cF	250 cF	2	18" x 2.55'
124	216 cF	216 cF	2	18" x 2.55'
125	270.50 cF	232.98 cF	2	18" x 2.55'
126	104.78 cF	181.5 cF	2	18" x 2.55'
121	250 cF	250 cF	1	18" x 2.55'
122	250 cF	250 cF	1	18" x 2.55'



NOTE:
1) DRYWELL BOTTOM SHALL NOT BE LOCATED ON FILL MATERIAL
2) DRYWELL LOCATION IS RELATIVE TO FINAL HOUSE-TYPE SITED FOR LOT.

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

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 76-78, 102-106, 110-124 & 134-146 AUTUMN VIEW TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 11460 Cranidge Drive, Suite 128 Owings Mills, Maryland 21117	SCALE 1" = 30'
DRAWN BLP		DRAWING 3 of 6
CHECKED JME		JOB NO. 99-051
DATE 7-6-99		FILE NO. 99-051-X

APPROVED: DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 1/1/00
Chief, Division of Land Development 1/13/10
Director 1/13/00



No	REVISIONS	DATE
1	Rev. hse. & grd. lot 115 from 5 Box to Avalon	8-1-00
2	Rev. hse & grd. on lot 124 from 1 Box to Victoria	1-26-01
3	Rev. hse & grd. on lot 117 from 4 Box to Zachary (Rev.)	3-27-01
4	Rev. hse. & grd. lot 103 from 5 box to Victoria El. E to show As-Built Cond.	6-9-01

LEGEND

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

SUPER SILT FENCE

SILT FENCE

EARTH DIKE

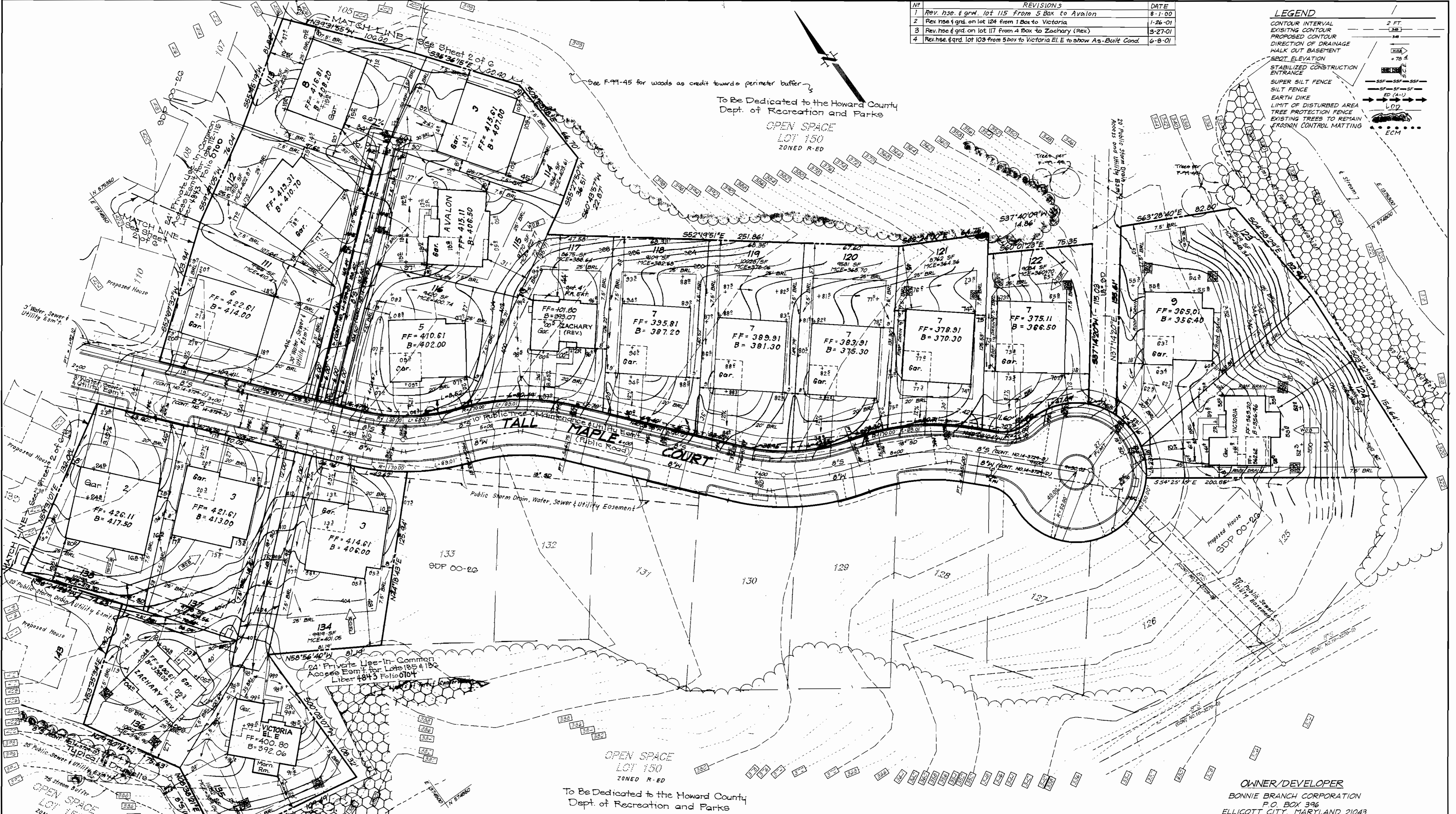
LIMIT OF DISTURBED AREA

TREE PROTECTION FENCE

EXISTING TREES TO REMAIN

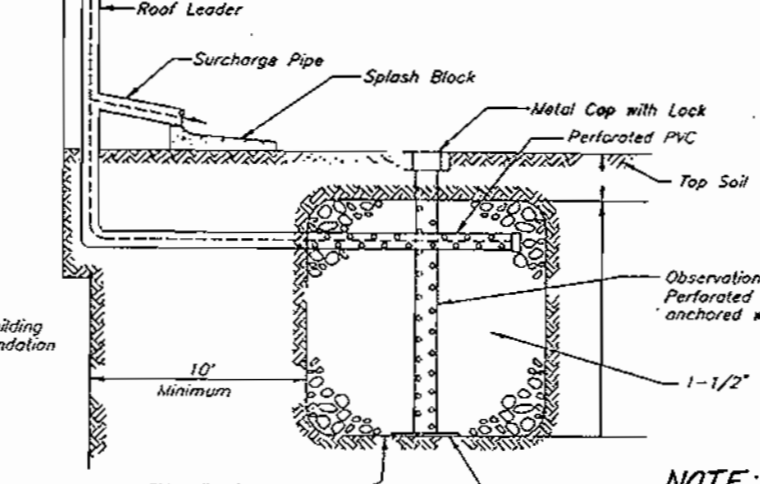
EROSION CONTROL MATTING

ECM



DRY WELL CHART

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	WELL SIZE
128	250 cF	250 cF	2	7'6" x 2'55"
124	216 cF	216 cF	2	6' x 6' x 8'
135	22,250 cF	232,000 cF	2	28' x 6' x 8'
136	104,72 cF	181,9 cF	1	60' x 6' x 8'
121	250 cF	250 cF	1	7'6" x 2'55"
122	250 cF	250 cF	1	7'6" x 2'55"



NOTE:
1) DRYWELL BOTTOM SHALL NOT BE LOCATED ON FILL MATERIAL.
2) DRYWELL LOCATION IS RELATIVE TO FINAL HOUSE TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING

1/1/00 DATE

1/13/00 DATE

1/13/00 DATE



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

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

DESIGNED: JME
DRAWN: BLP
CHECKED: JME
DATE: 7-6-99

SITE DEVELOPMENT PLAN
LOTS 76-78, 102-106, 110-124 & 134-146

AUTUMN VIEW

TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504
SECTION 8
SECOND (2ND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

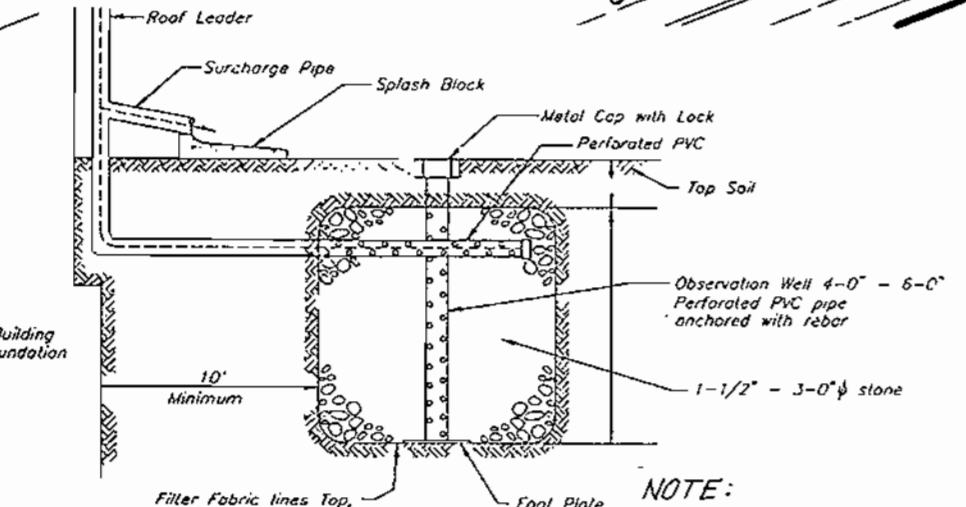
FOR: RYAN HOMES, INC.
11460 Cranidge Drive, Suite 128
Cummings Mills, Maryland 21117

1" = 30'
DRAWING: 3 OF 6
JOB NO.: 99-051
FILE NO.: 99-051-X

No.	REVISIONS	DATE
1	Rev. hse. & grnd. lot 140 from 6 Box to Waverly	8-1-00
2	Rev. hse. & grnd. lot 144 from Gen. Box 'S' to Avalon (Rev.) to show As-Built Conditions	5-8-01
3	Rev. hse. & grnd. lot 103 from 3' Box to Michener to show As-Built Conditions Added Michener hse typ	6-28-01
4	Rev. hse. & grnd. lot 103, from Side load to Front load gar. to show As-Built Conditions	6-28-01
5	Rev. hse. & grnd. lot 105 from Zachery to Belvedere to show As-Built Conditions	7-27-01
6	Rev. grnd. to show Existing Conditions on lot 128	11-18-01



LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
76*	228.84 CF	229.5 CF	2	7'x7'x2.75'
77	228.84 CF	229.5 CF	2	7'x7'x2.75'
78	214.42 CF	218.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'x6'x2.8'
145	235 CF	237 CF	2	6'x6'x2.8'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'x7'x3.25'
141	125 CF	125 CF	1	7'x7'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



NOTE:
 1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
 2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E TYPE SITED FOR LOT.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 4/7/00
 DATE: 4/19/00
 DATE: 11/15/00

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 76-78, 102-106, 110-124 & 134-146
AUTUMN VIEW
 SECTION 3
 TAX MAP 31 PARCELS 5,13 AND P/O 4 & 504
 SECOND (2ND) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: RYAN HOMES, INC.
 11460 Cranidge Drive, Suite 128
 Owings Mills, Maryland 21117

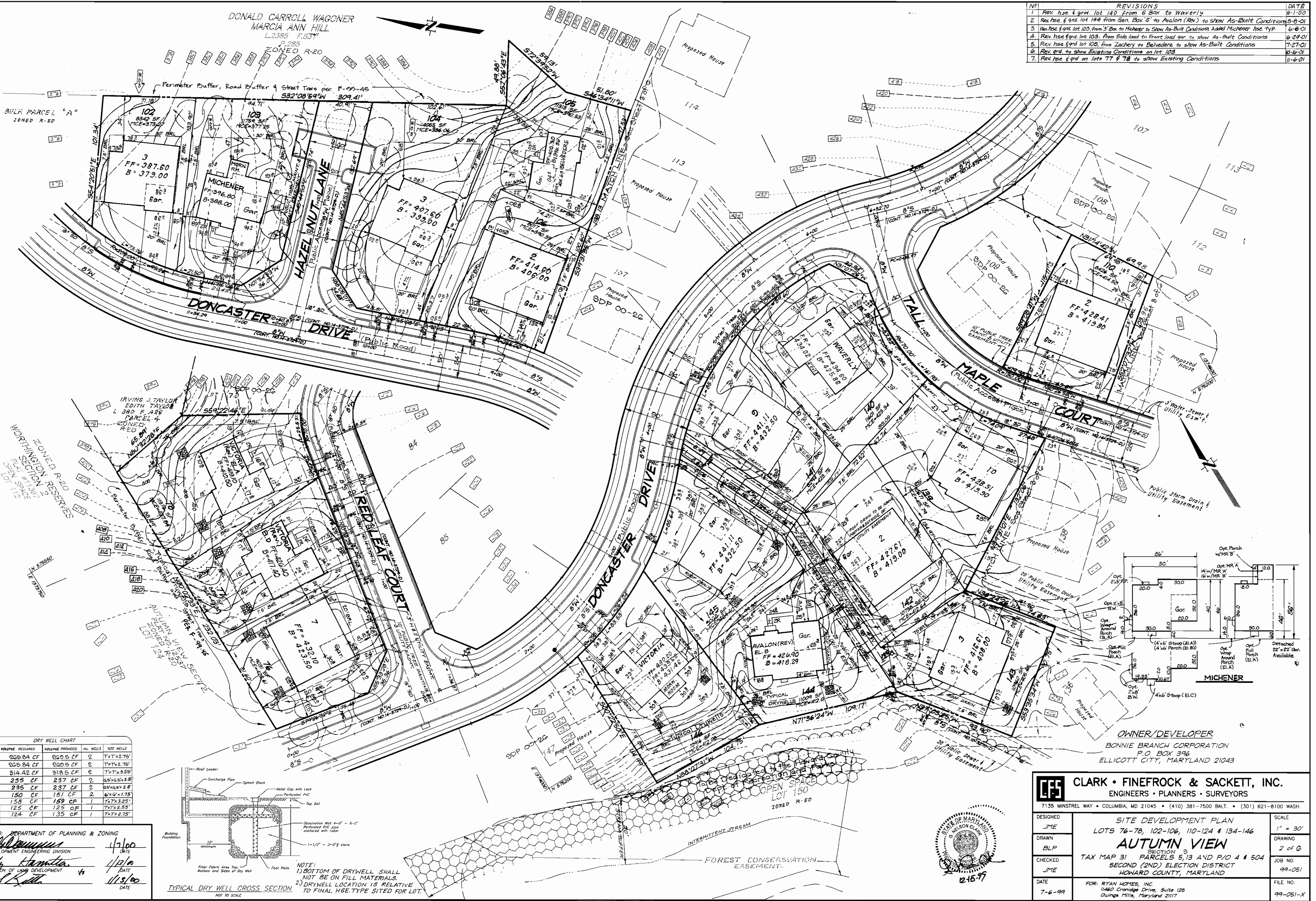
SCALE: 1" = 30'
 DRAWING: 2 of 6
 CHECKED: JME
 DATE: 7-6-99

FILE NO.: 99-051-X

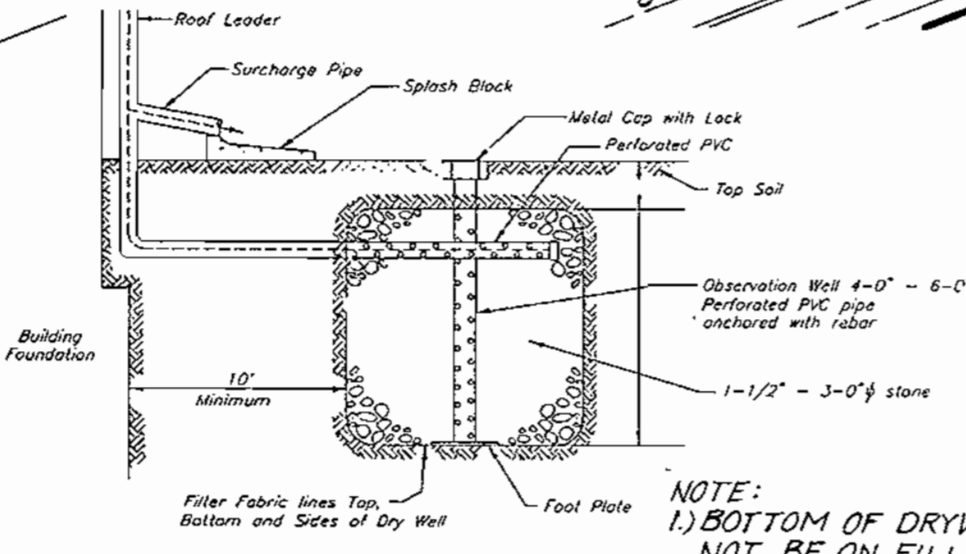


DONALD CARROLL WAGNER
 MARCIA ANN HILL
 L3385 EAST
 P.285
 ZONED R-20

NO.	REVISIONS	DATE
1	Rev. hse. & grd. lot 140 From 6 Box to Waverly	8-1-00
2	Rev. hse. & grd. lot 144 from Gen. Box 5' to Avalon (Rev.) to show As-Built Conditions	5-8-01
3	Rev. hse. & grd. lot 103 from 3' Box to Michener to show As-Built Conditions Added Michener hse typ	6-8-01
4	Rev. hse. & grd. lot 103, from Side load to Front load gar. to show As-Built Conditions	6-29-01
5	Rev. hse. & grd. lot 105, from Zachary to Belvedere to show As-Built Conditions	7-27-01
6	Rev. grd. to show Existing Conditions on lot 103	10-18-01
7	Rev. hse. & grd. on lots 77 & 78 to show Existing Conditions	11-6-01



LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	No. WELLS	SIZE WELLS
76	025.84 CF	025.5 CF	2	7'x7'x2.75'
77	025.84 CF	025.5 CF	2	7'x7'x2.75'
78	314.42 CF	318.5 CF	2	7'x7'x3.25'
144	235 CF	237 CF	2	6'x6'x1.75'
145	235 CF	237 CF	2	6'x6'x1.75'
146	150 CF	151 CF	2	6'x6'x1.75'
142	158 CF	159 CF	1	7'x7'x3.25'
141	125 CF	125 CF	1	7'x7'x2.55'
143	124 CF	135 CF	1	7'x7'x2.75'



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 11/10/01 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 11/19/01 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 11/13/00 DATE

NOTE:
 1) BOTTOM OF DRYWELL SHALL NOT BE ON FILL MATERIALS.
 2) DRYWELL LOCATION IS RELATIVE TO FINAL H&E TYPE SITED FOR LOT.

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DESIGNED: JME
 DRAWN: BLP
 CHECKED: JME
 DATE: 7-6-99

SITE DEVELOPMENT PLAN
 LOTS 76-78, 102-106, 110-124 & 134-146
AUTUMN VIEW
 SECTION 3
 TAX MAP 31 PARCELS 5, 13 AND P/O 4 & 504
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 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DRAWING: 2 of 6
 JOB NO: 99-051
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 11460 Cranridge Drive, Suite 128
 Owings Mills, Maryland 21117