

BENCH MARKS
 T.P. 3167 ELEV. 315.38
 N. 173.981.506
 E. 419.619.2145
 LOC. NEAR THE INTERSECTION
 OF GORMAN RD. & STEVENS RD.
 T.P. 3167 ELEV. 339.00
 N. 174448.1549
 E. 419.864.0345
 LOC. NEAR I-95 BRIDGE
 ALONG GORMAN ROAD

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	4904 ELLIS LANE
2	4908 ELLIS LANE
3	4912 ELLIS LANE
4	4916 ELLIS LANE
5	4920 ELLIS LANE
6	4924 ELLIS LANE
7	4928 ELLIS LANE
8	4932 ELLIS LANE
9	4936 ELLIS LANE
10	4940 ELLIS LANE
11	4944 ELLIS LANE
12	4948 ELLIS LANE
13	4952 ELLIS LANE
14	4956 ELLIS LANE
15	4960 ELLIS LANE
16	4964 ELLIS LANE
17	4968 ELLIS LANE
18	4972 ELLIS LANE
19	4976 ELLIS LANE
20	4980 ELLIS LANE
21	4984 ELLIS LANE
22	4988 ELLIS LANE
23	4992 ELLIS LANE
24	4996 ELLIS LANE
25	5000 ELLIS LANE
26	5004 ELLIS LANE
27	4997 ELLIS LANE
28	4993 ELLIS LANE
29	4989 ELLIS LANE
30	4985 ELLIS LANE
31	4981 ELLIS LANE
32	4977 ELLIS LANE
33	4973 ELLIS LANE
34	4969 ELLIS LANE
35	4965 ELLIS LANE
36	4961 ELLIS LANE
37	4957 ELLIS LANE
38	4953 ELLIS LANE
39	4949 ELLIS LANE
40	4945 ELLIS LANE
41	4941 ELLIS LANE
42	4937 ELLIS LANE
43	4933 ELLIS LANE
44	4929 ELLIS LANE
45	4925 ELLIS LANE
46	4921 ELLIS LANE

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE REZONING PLAN.
- TOTAL AREA OF BUILDABLE LOTS: 15,749 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 45
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-02-05, P-01-13, S-98-15F-03-170, WAS CONT. "14-3976-D.
- THIS PLAN IS BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 22, 1997 BY FISHER COLLINS & CARTER, INC. AND ROAD CONSTRUCTION PLANS F-02-05.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 3167 N 173996.1506 E 419619.2145
- HOWARD COUNTY MONUMENT 3167 N 174448.1549 E 419864.0345
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-05.
- AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3976-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 370 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES PER F-02-05.
- THE STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PRIVATE AND BY A WET POND WITH WATER QUALITY PROVIDED BY RETENTION IN AN EASEMENT WITH OPERATION AND MAINTENANCE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
- A FINANCIAL SURETY IN THE AMOUNT OF \$30,600.00 FOR THE 102 REQUIRED STREET TREES IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- A LANDSCAPE SURETY IN THE AMOUNT OF \$35,450.00 FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE AFFORESTATION. THE ON-SITE FOREST CONSERVATION SURETY IS IN THE AMOUNT OF \$40,510.00. THE OFF-SITE FOREST CONSERVATION SURETY IS \$113,256.00 (SEE F-03-12).
- FOR DRIVE WAY ENTRANCE DETAILS REFER TO HO. CODES/MAN.VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- IN ACCORDANCE WITH SECTION 128 (LAND) OF THE HO. CODE ZONING REGULATION, BAYWINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- USE-IN-COMMON DRIVEWAYS) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (4 1/2" MINIMUM)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS
 - STRUCTURE - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACES
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- PRIVATE LINE OF SIGHT EASEMENT WITHIN LOTS 1011 AND OPEN SPACE LOT 50 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER TO ALLOW UNOBSTRUCTED VEHICULAR LINE OF SIGHT ALONG ELLIS DRIVE, FROM THE ROAD ACCESS TO THE HINTZ PARCEL VIA PARCEL "A" SHOWN HEREON.
- RECREATIONAL OPEN SPACE REQUIRED: 9200SF
- RECREATIONAL OPEN SPACE PROVIDED: 9005 SF
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.

MINIMUM LOT AREA TABLE

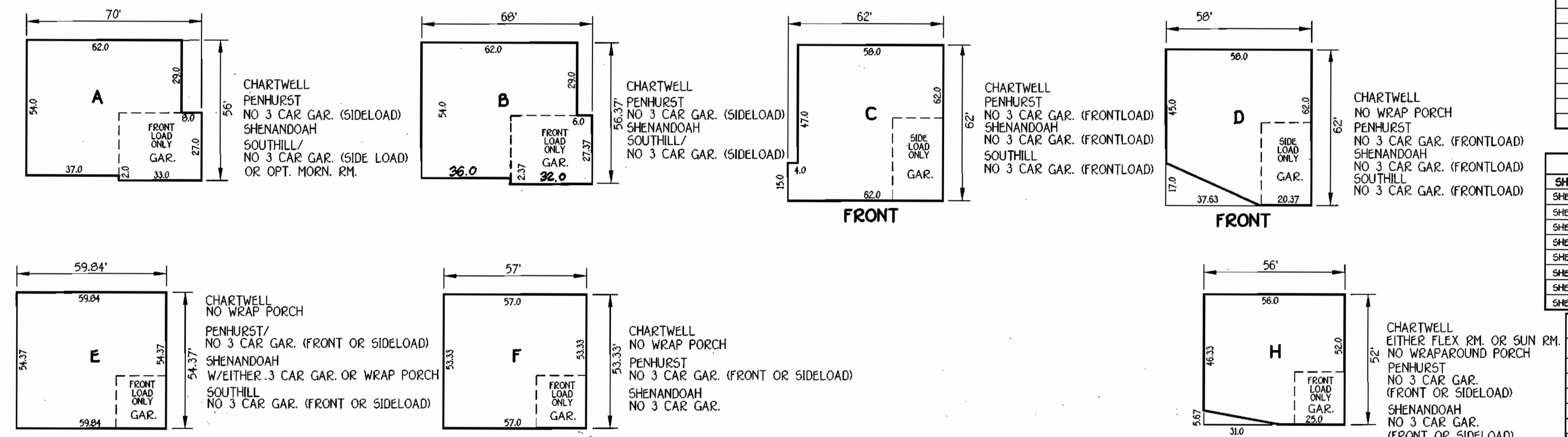
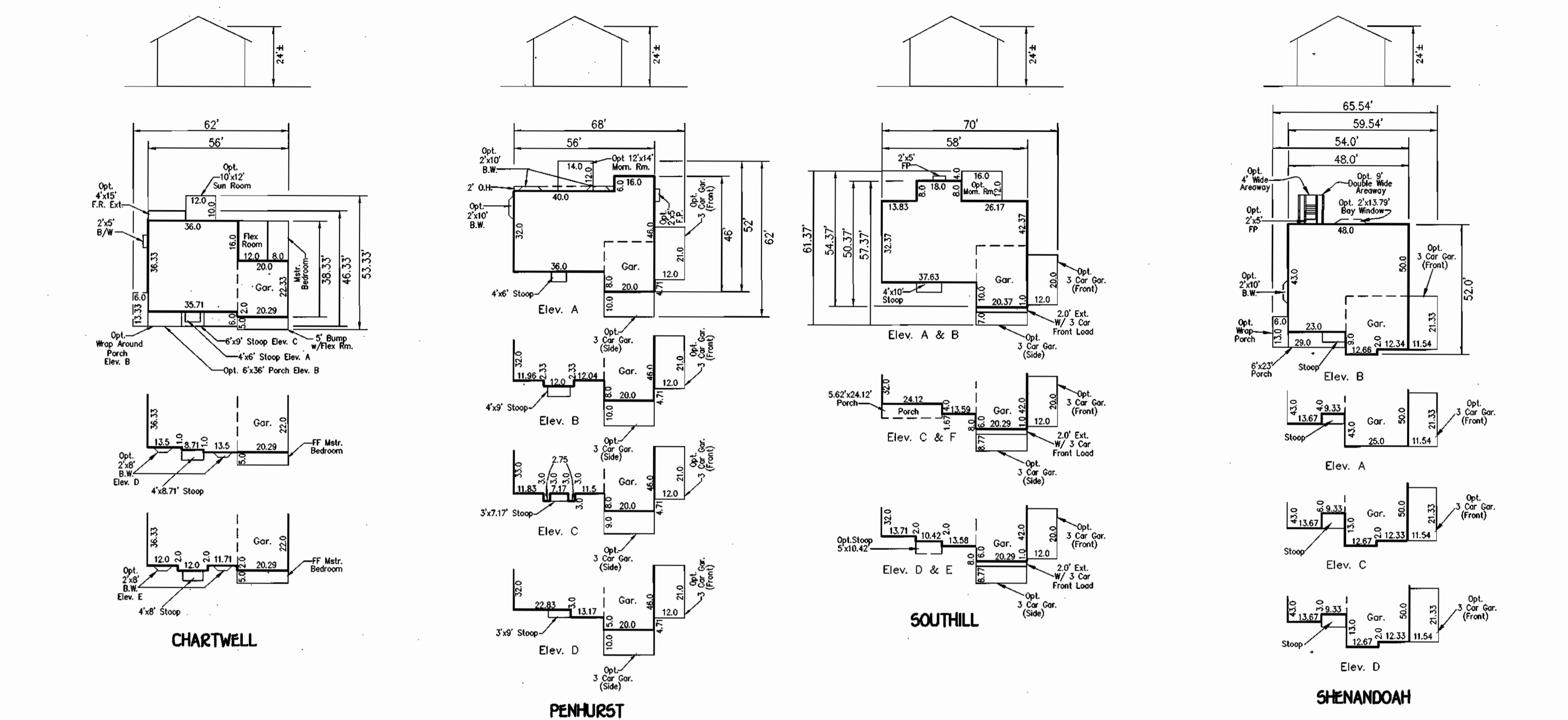
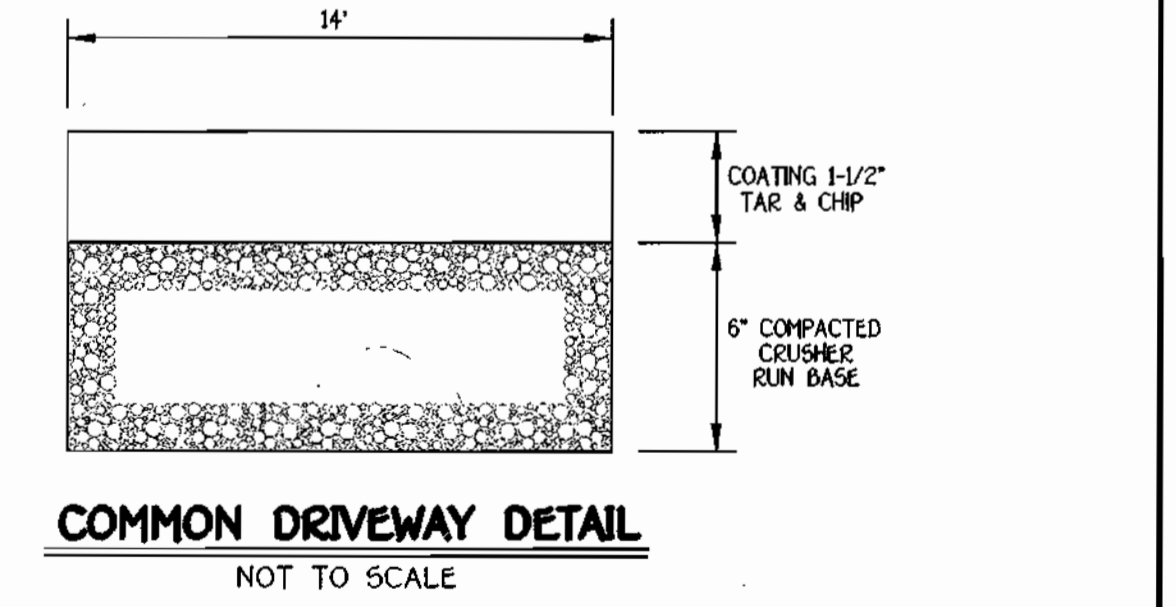
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
15	17,602 SQ.FT.*	1,042 SQ.FT.*	15,840 SQ.FT.*
16	16,543 SQ.FT.*	1,055 SQ.FT.*	14,688 SQ.FT.*
19	16,560 SQ.FT.*	1,072 SQ.FT.*	14,688 SQ.FT.*
20	16,560 SQ.FT.*	1,072 SQ.FT.*	14,688 SQ.FT.*
23	16,560 SQ.FT.*	1,072 SQ.FT.*	14,688 SQ.FT.*
24	15,567 SQ.FT.*	1,446 SQ.FT.*	14,121 SQ.FT.*
26	16,592 SQ.FT.*	2,349 SQ.FT.*	14,233 SQ.FT.*
37	21,497 SQ.FT.*	3,353 SQ.FT.*	18,144 SQ.FT.*
44	16,574 SQ.FT.*	1,653 SQ.FT.*	14,921 SQ.FT.*
45	16,071 SQ.FT.*	1,659 SQ.FT.*	15,212 SQ.FT.*

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS
SHEET 4	SITE DEVELOPMENT PLAN, LOTS
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 7	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 8	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DRAINAGE FLOW
+362.5	SPOT ELEVATION
-SF - SF	SILT FENCE
-SOF - SOF	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	EXISTING TREES TO BE SAVED
---	FOREST CONSERVATION RETENTION EASEMENT
---	EXISTING STREET TREE TAKEN FROM F-02-05
---	EXISTING PERIMETER LS TAKEN FROM F-02-05



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21828
 (410) 461-2200

STATE OF MARYLAND
 PROFESSIONAL ENGINEERS

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 6-16-03

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Padgett* Date: 6-16-03

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Messersmith* Date: 6/23/03
 U.S.D.A.-Natural Resource Conservation Service
 Signature: *John K. Roberts* Date: 6/23/03
 HOWARD SOIL CONSERVATION DISTRICT
 HOWARD SCD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Chris Hammett* Date: 6/27/03
 Chief, Department of Planning and Zoning
 Signature: *Steve Collins* Date: 6/30/03
 Acting Director, Department of Planning and Zoning

PROJECT: GLYNCHESTER FARM SECTION: N/A LOTS NO.: 1 THRU 34 & 36 THRU 46

PLAT: 15590 thru 15591, 15529 ZONE: R-20 TAX/ZONE: 31 ELEC. DIST.: 1ST CENSUS TR.: 6011.01

WATER CODE: G-09 SEWER CODE: 1254550

TITLE SHEET

SINGLE FAMILY DETACHED

GLYNCHESTER FARM

BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No: 31 PARCEL: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2003
 SHEET 1 OF 8

SDP-03-118



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SERVICE OFFICE, P.O. BOX 10272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21242
 410 421 - 2995

NO.	REVISION	DATE

STATE OF MARYLAND

ROBERT PADGETT
 PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE
 "I 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 of Engineer: Earl D. Collins Date: 6-19-03

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this 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."
 Signature of Developer: Robert Padgett Date: 6-19-03

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 Date: 6/19/03
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: 6/19/03

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: Steph Lally Date: 6/30/03
 Chief Planning and Zoning
 Chief, Planning and Zoning
 Date: 6/27/03
 Chief, Development Engineering Division
 Date: 6/25/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO.	BLOCK NO.	ZONE
15586	16	R-20
THRU 15591		
WATER CODE	TAX/ZONE	ELEC. DIST.
G-09	31	1ST
		CENSUS TR.
		601.01
SEWER CODE		
1254550		

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8



FOR CONTINUATION
SE SHEET 2 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CUSTOMER SERVICE OFFICE FAX - 410-272-9400 NATIONAL FAX
ELKOTTS CITY, MARYLAND 21842
410-461-2855



ENGINEER'S CERTIFICATE
"I 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 of Engineer: *Earl D. Collins* Date: *6-19-03*

DEVELOPER'S CERTIFICATE
"I/we certify that all development and construction will be done according to this 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."
Signature of Developer: *Robert Padgett* Date: *6-19-03*

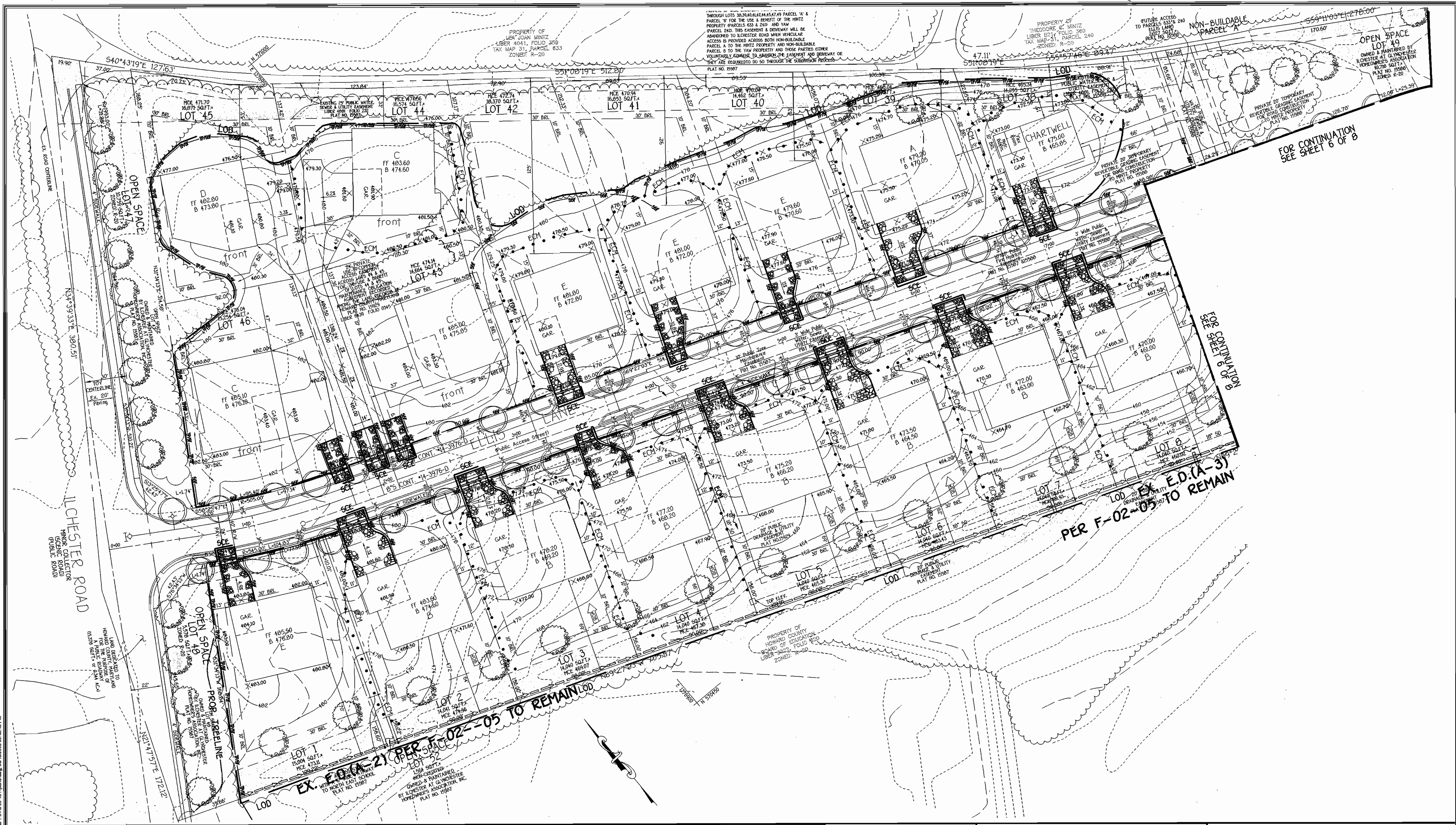
Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service Date: _____
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. *JWC*
Howard SCD Date: _____

OWNER/BUILDER/DEVELOPER
RYLAND GROUP
7250 FARWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Sharon Wilkins, Acting Director Date: *6/30/03*
Director - Department of Planning and Zoning
Greg Hester Date: *6/27/03*
Chief, Planning and Development
Chris Dammann Date: *6/25/03*
Chief, Development Engineering Division

SUBDIVISION GLYNCHESTER FARM		SECTION/AREA N/A	LOT NO. 1 THRU 34 & 36 THRU 46
PLAT NO. 15596 THRU 15591, 15599	BLOCK NO. 16	ZONE R-20	TAX/ZONE 31
WATER CODE G-09		ELEC. DIST. 1ST	CENSUS TR. 601.01
SEWER CODE 1254550			

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 3 OF 8



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1672 BALTIMORE NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2555

NO.	REVISION	DATE



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: 6-19-03

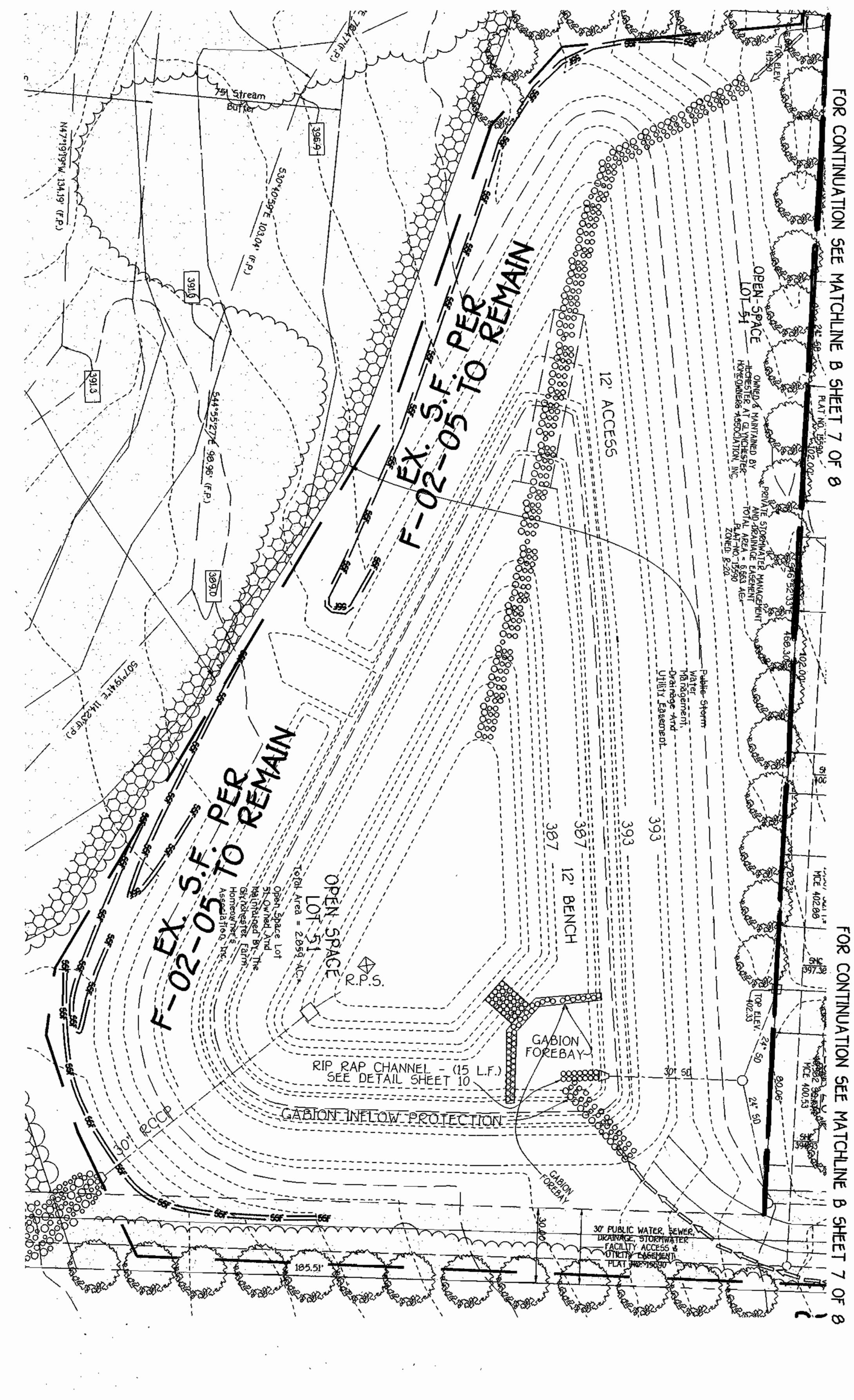
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training 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.
 Signature of Developer: *Robert Padgett* Date: 6-19-03

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Murray* Date: 6/23/03
 U.S.D. Natural Resources Conservation Service
 Signature: *John K. Lovison* Date: 6/23/03
 Howard SCD
OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Paul Galletta* Acting Director Date: 6/30/03
 Director, Department of Planning and Zoning
 Signature: *Andy Krametz* Date: 6/23/03
 Chief, Development Engineering Division
 Signature: *John K. Lovison* Date: 6/23/03
 Chief, Development Engineering Division
 SUBDIVISION: GLYNCHESTER FARM SECTION/AREA: N/A LOT NO.: 1 THRU 34 & 36 THRU 46
 PLAT NO.: 152986 THROUGH 152991 + 152999 TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 WATER CODE: G-09 SEWER CODE: 1254550 FIRST ELECTION DISTRICT: 1ST CENSUS TR.: 6011.01
 DATE: FEBRUARY, 2003

SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: 1ST CENSUS TR.: 6011.01
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 5 OF 8

K:\Drawings\330621_Ellis - Lichester Road\SDP\61619 Site Plan 154 & 36-49 Ryland.dwg, 06/19/2003 03:43:48 PM



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2895



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6-19-03**
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6-19-03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 Date: **6/23/03**
 U.S.A. - Natural Resource Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: **6/23/03**
 HOWARD SCD

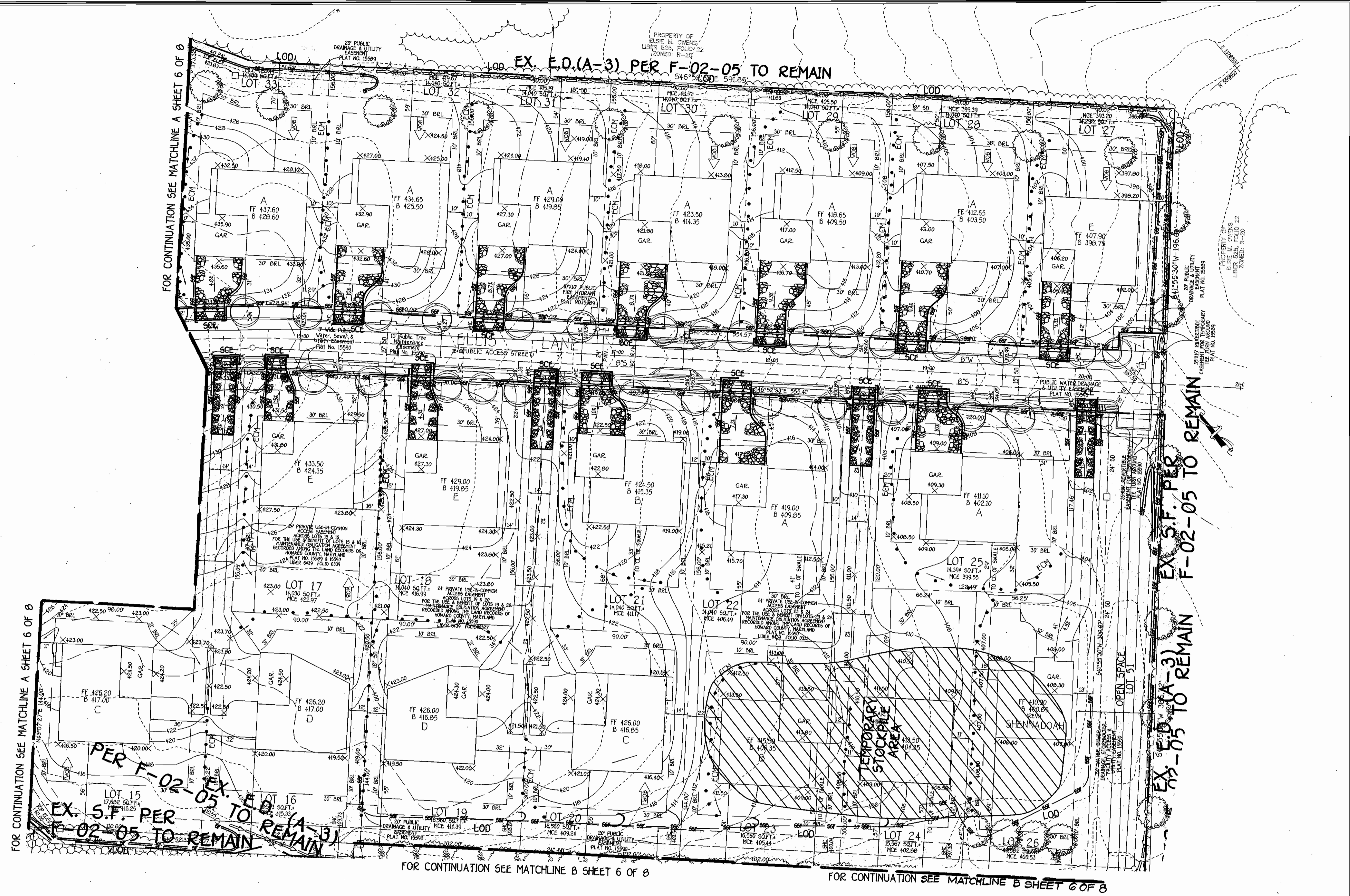
OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: *David Williams, Acting Director* Date: **6/30/03**
 Chief, Division of Land Development: *David Williams* Date: **6/23/03**
 Chief, Development Engineering Division: *David Williams* Date: **6/23/03**



SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO.	BLOCK NO.	ZONE
15506	16	R-20
THRU 15591-15941		.31
WATER CODE	SEWER CODE	ELEC. DIST.
G-09	1254550	1ST
		CENSUS TR.
		60101

SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 6 OF 8

SDP-03-118



K:\Drawings\330621\Elis - Lynchester Road\SDP61819 See tabs 1-34 & 36-46 Ryland.dwg, 06/18/2003 09:47:00 PM

 FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS <small>CENTRAL SQUARE OFFICE PARK - 10232 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 4100 461 - 2899</small>	 EARL D. COLLINS PROFESSIONAL ENGINEER	ENGINEER'S CERTIFICATE I 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 of Engineer: <i>Earl D. Collins</i> Date: 6-19-03	DEVELOPER'S CERTIFICATE I/We certify that all development and construction will be done according to this 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. Signature of Developer: <i>Robert Padgett</i> Date: 6-19-03	Reviewed for HOWARD SCD and meets Technical Requirements. <i>Jim Murray</i> 6/23/03 U.S.D. Natural Resources Conservation Service Date:	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Debra L. Pappas, Acting Director</i> 6/30/03 Director, Department of Planning and Zoning Date:
OWNER/BUILDER/DEVELOPER RYLAND GROUP 7250 PARKWAY DRIVE SUITE 520 HANOVER, MARYLAND 21076 410-712-7012		This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. <i>John D. Roberts</i> 6/23/03 Howard SCD Date:		SUBDIVISION: GLYNCHESTER FARM SECTION/AREA: N/A LOT NO.: 1 THRU 34 & 36 THRU 46 PLAT NO.: 15566 BLOCK NO.: 16 ZONE: R-20 TAX/ZONE: 31 ELEC. DIST.: 1ST CENSUS TR.: 6011.01 WATER CODE: G-09 SEWER CODE: 1254550	

SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED

GLYNCHESTER FARM

BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 7 OF 8

SDP-03-118

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

Vegetative stabilization is the application of seed, mulch and other materials to a soil surface to prevent erosion and to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to absorb infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plan and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetation for short duration (one to two years), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary soil stabilizations, cleared areas having left side between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas of final grade, former stubble and spilling areas.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on water quality, sedimentation volumes and rates of runoff, infiltration, evaporation, transpiration, percolation and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediments, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed soils over 5 acres.
- Soil Amendment (Soil Test and Application Rates)**
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer grade must be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall not be delivered to the site fully banded according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone hydrated or burnt lime but shall be substituted which contains at least 50% total calcium oxide plus magnesium oxide. The maximum particle size shall be such that 90% will pass through a 100 mesh sieve and 90-100% will pass through a 20 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.
- Seeded Preparation**
 - Temporary Seeding**
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be eroded or dropped smoothly but left in the roughened condition. Sloped areas (greater than 3%) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.
 - Permanent Seeding**
 - Minimum soil conditions required for permanent vegetative establishment shall be as follows:
 - Soil shall be between 6.0 and 7.5 pH.
 - Soil shall contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soil site, adding topsoil is required. In accordance with Section 21.0 Standard and Specification for Topsoil.
 - Areas previously graded to conformance with the drawings shall be maintained in a true and even grade, (there should be otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area) and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Fix soil amendments into the top 3-5" of topsoil by disk or other suitable means. Lawn areas should be rolled to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application, where site conditions not permit normal seeded preparation loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes greater than 3:1 should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-5" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.
- Seed Specifications**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to inspection by a recognized authority. All seed shall have been tested within the 6 months immediately preceding the date of sowing such material on the job.
 - Seed lots shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant** - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of the appropriate bacteria prescribed specifically for the species. Inoculant shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. It is very important to use inoculant as soon as possible, until use. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.
- Methods of Seeding**
 - Hydroseeding** - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer, broadcast or drop seeded) or a conditioner seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: maximum of 100 lbs per acre of soluble nitrogen (P205 phosphorus) 200 lbs/acre; K2O (potassium) 200 lbs/acre.
 - Lime - use only ground agricultural limestone (up to 100 lbs per acre) may be applied by hydroseeding. Normally, not more than 2 lbs. lime should be applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding** - This includes use of conventional drop or broadcast spreaders.
 - Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 20.0 or 20.1. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - When fertilizer is being applied, the fertilizer shall be applied to each other. Apply half the seeding rate in each direction.
 - Drill or Conditioner Seeding** - Mechanized seeding to apply and cover seed with soil.
 - Conditioning seeds are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering specifically for firm after one year.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- Mulch Specifications (in order of preference)**
 - Straw shall consist of thoroughly threshed wheat, rice or oat straw, restorable bright in color and shall not be more than 1/2" thick and shall be free of noxious weed seeds.
 - Wood cellulose fiber mulch (WCFM)
 - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM shall be at least green or contain a green dye in the package that will provide a minimum of 12 months of protection from the sun and the effects of the weather.
 - WCFM including dye, shall contain no germination or growth inhibiting factors.
 - WCFM material shall be manufactured such that it will be processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a barrier-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length to be minimum of 10 mm, pH range of 4.0 to 9.5, ash content of 1.8% maximum and water holding capacity of 50% minimum.

SEEDING NOTES

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SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT	7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN	7 DAYS
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4. INSTALL TEMPORARY SEEDING	2 DAYS
5. CONSTRUCT BUILDINGS	60 DAYS
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE	14 DAYS
7. REMOVE SEDIMENT CONTROL DEVICES AS UPDRAINED AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY EROSION CONTROL INSPECTOR	7 DAYS

PERMANENT SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
 - LOOSEN UPPER THREE INCHES OF SOIL BY DRAGGING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
 - SOIL AMENDMENTS:
 - APPLY 100 LBS PER ACRE OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER.
 - APPLY 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
 - APPLY 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER OR 1/2 LB/LF OF 0-20-20 FERTILIZER.
 - FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER. FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER.
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SEDIMENT CONTROL NOTES

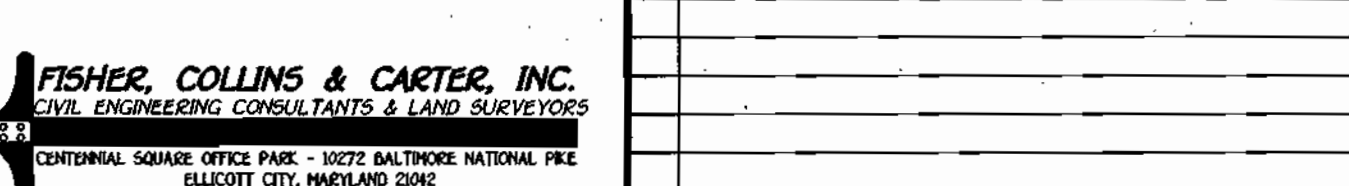
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AREA DISTURBED	18,378 ACRES
AREA TO BE SOOPEL OR PAVED	4,752 ACRES
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TOTAL CUT	10,023 CU.YDS.
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- OFFSITE WASTE/BORROW AREA LOCATION: N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
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- ON ALL SITES WITH DISTURBED AREAS OF 2 ACRES OR MORE, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF UTILITIES AND SOIL EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR CONSTRUCTION. I also authorize periodic on-site inspection APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS LITERAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
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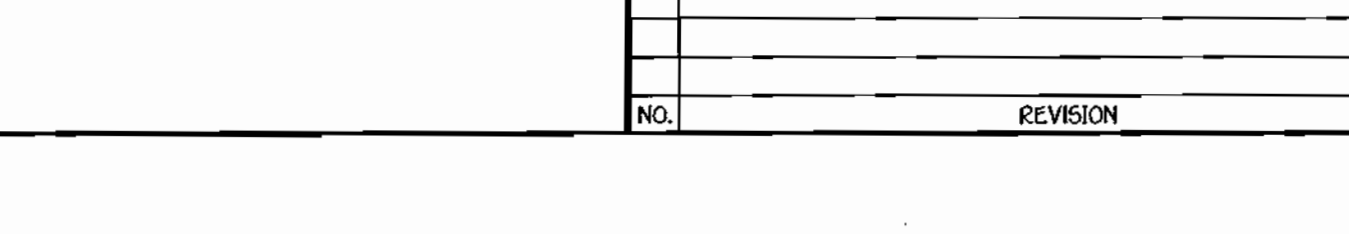
TREE PROTECTION DETAIL



STABILIZED CONSTRUCTION ENTRANCE



EROSION CONTROL MATTING



AT GRADE INLET PROTECTION



SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT	7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN	7 DAYS
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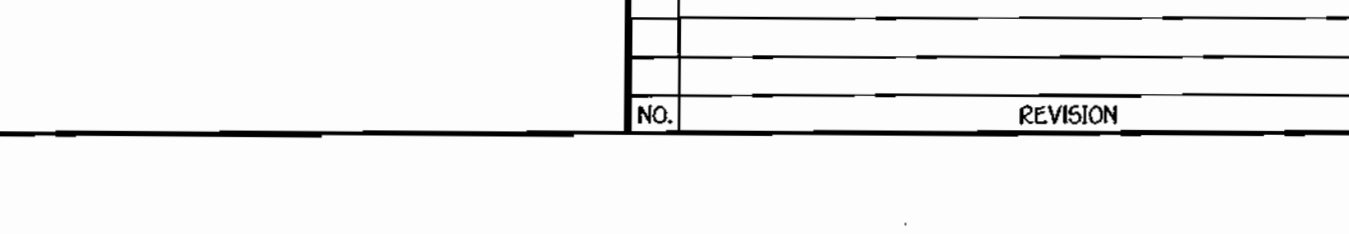
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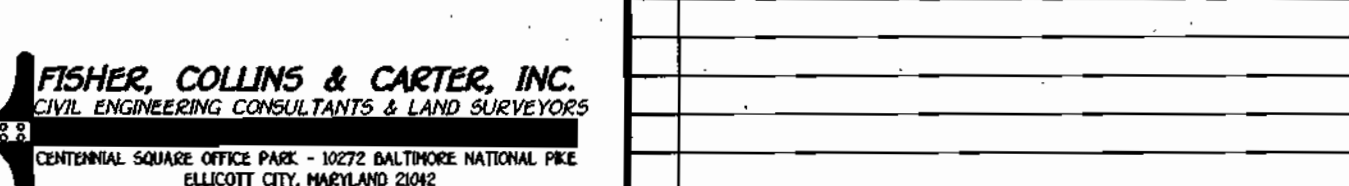
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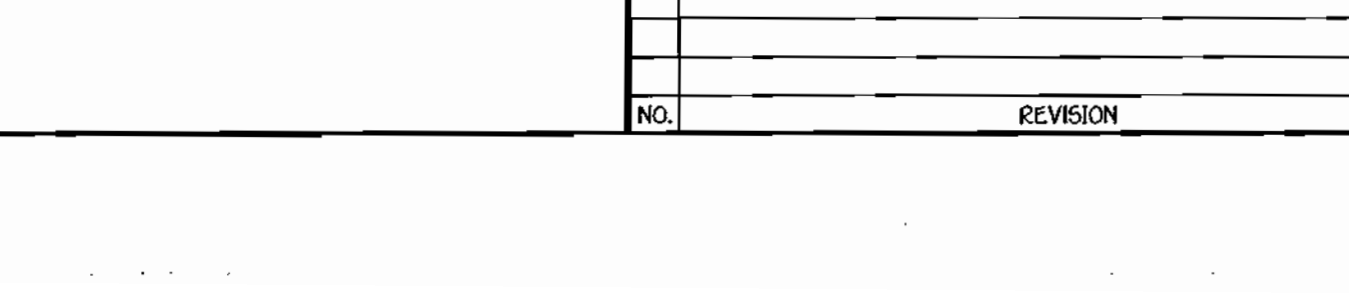
STABILIZED CONSTRUCTION ENTRANCE



EROSION CONTROL MATTING



AT GRADE INLET PROTECTION



SEQUENCE OF CONSTRUCTION

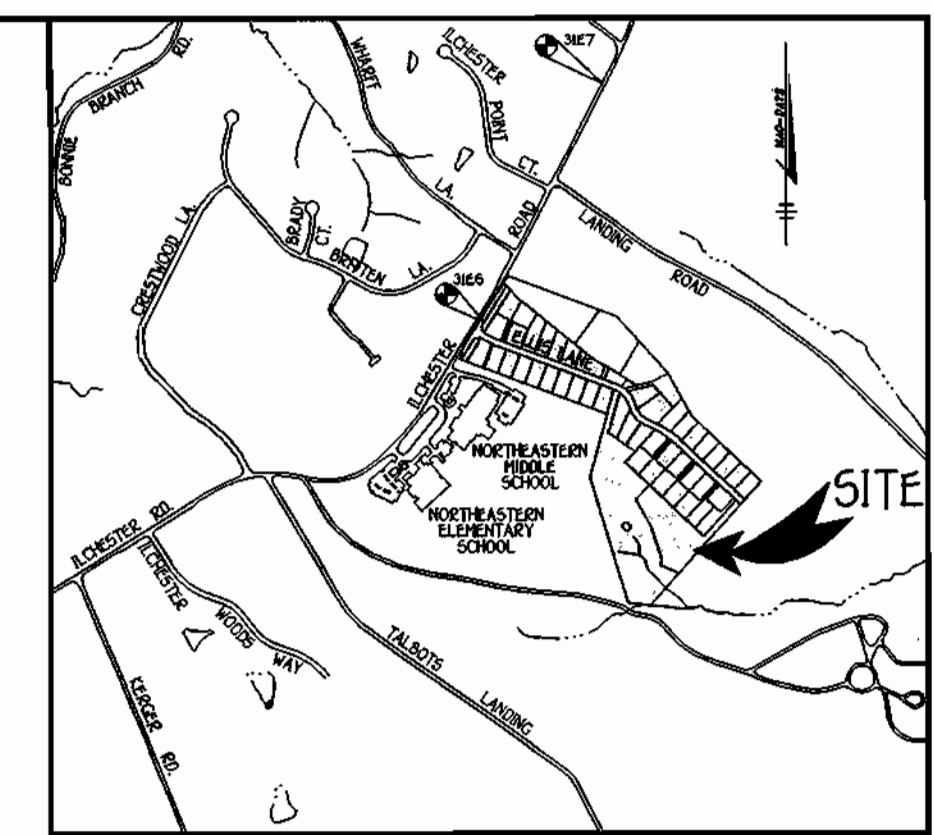
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 - LOOSEN UPPER THREE INCHES OF SOIL BY DRAGGING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
 - SOIL AMENDMENTS:
 - APPLY 100 LBS PER ACRE OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER.
 - APPLY 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
 - APPLY 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER OR 1/2 LB/LF OF 0-20-20 FERTILIZER.
 - FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER. FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER.
 - APPLY 1 TO 2 TONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
 - ANCHOR MULCH IMMEDIATELY AFTER SEEDING.
 - APPLY 200 GALLONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
- ANCHOR MULCH IMMEDIATELY AFTER SEEDING.
- APPLY 200 GALLONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.

TEMPORARY SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
 - LOOSEN UPPER THREE INCHES OF SOIL BY DRAGGING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
 - SOIL AMENDMENTS:
 - APPLY 100 LBS PER ACRE OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER.
 - APPLY 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
 - APPLY 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER OR 1/2 LB/LF OF 0-20-20 FERTILIZER.
 - FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER. FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 31, SEED WITH 80 LBS PER ACRE OF 123 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LB/LF OF 0-20-20 FERTILIZER AND 400 LBS PER ACRE OF 0-20-20 URACAFOM FERTILIZER.
 - APPLY 1 TO 2 TONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
 - ANCHOR MULCH IMMEDIATELY AFTER SEEDING.
 - APPLY 200 GALLONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.
- ANCHOR MULCH IMMEDIATELY AFTER SEEDING.
- APPLY 200 GALLONS PER ACRE OF 100 LB/LF OF SOLUBLE NITROGEN (OR 1/2 LB/LF) AND 600 LBS PER ACRE OF 0-20-20 FERTILIZER AT TIME OF SEEDING.



VICINITY MAP
SCALE: 1" = 200'

BENCH MARKS
 T.P. 316 ELEV. 315.38
 N. 173,996.1566
 E. 419,619.2145
 LOC. NEAR THE INTERSECTION
 OF GORMAN RD. & STEVENS ROAD.
 T.P. 317 ELEV. 339.00
 N. 174440.1549
 E. 419,864.3345
 LOC. NEAR I-95 BRIDGE
 ALONG GORMAN ROAD

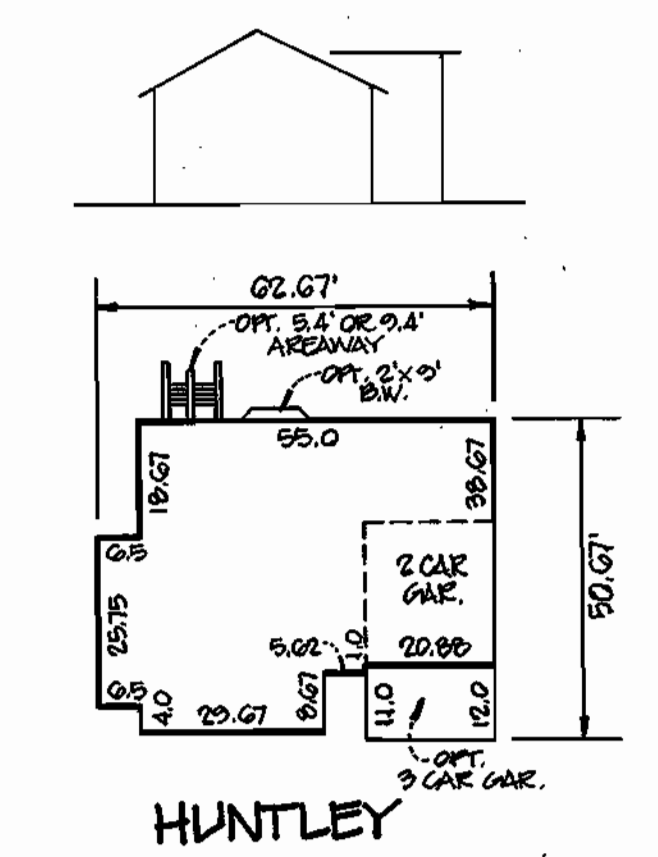
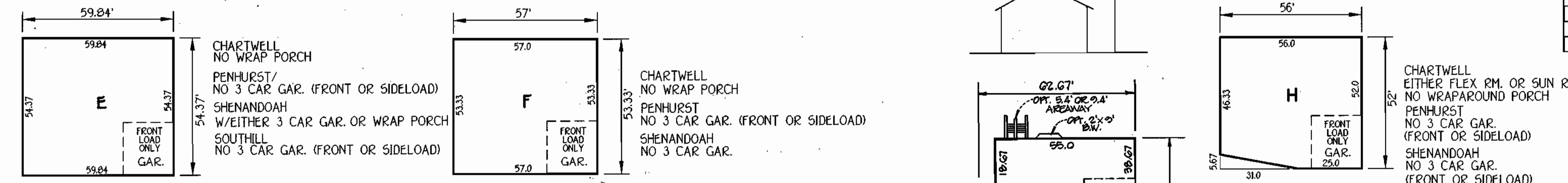
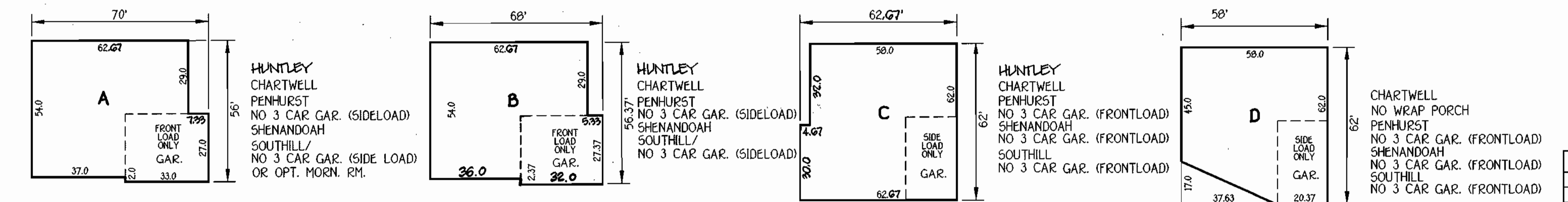
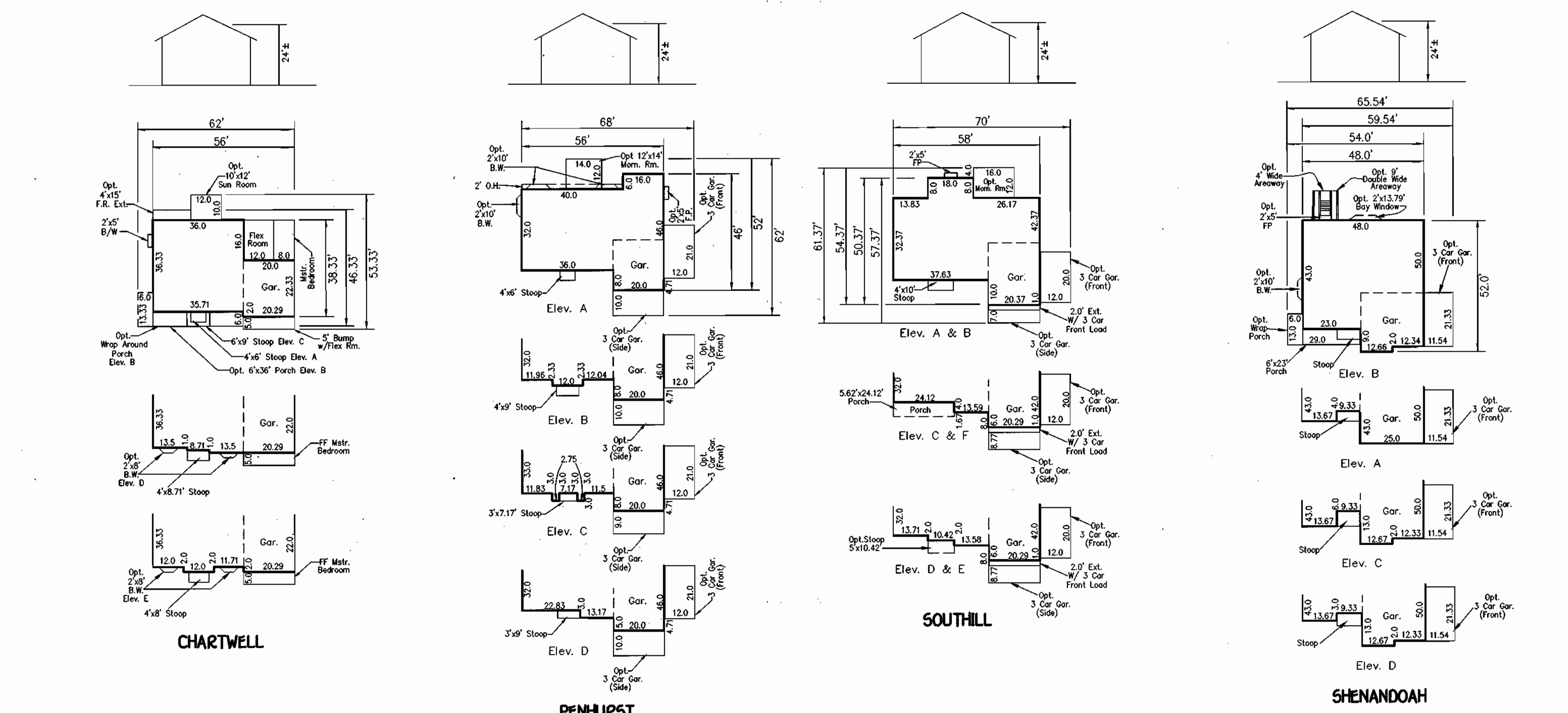
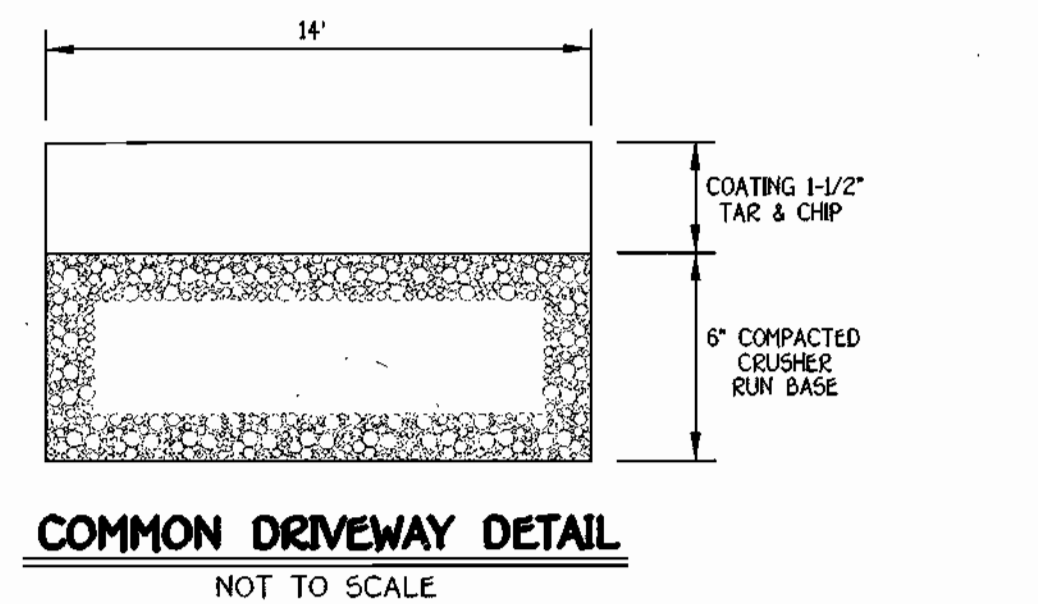
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	4904 ELLIS LANE
2	4908 ELLIS LANE
3	4912 ELLIS LANE
4	4916 ELLIS LANE
5	4920 ELLIS LANE
6	4924 ELLIS LANE
7	4928 ELLIS LANE
8	4932 ELLIS LANE
9	4936 ELLIS LANE
10	4940 ELLIS LANE
11	4944 ELLIS LANE
12	4948 ELLIS LANE
13	4952 ELLIS LANE
14	4956 ELLIS LANE
15	4960 ELLIS LANE
16	4964 ELLIS LANE
17	4968 ELLIS LANE
18	4972 ELLIS LANE
19	4976 ELLIS LANE
20	4980 ELLIS LANE
21	4984 ELLIS LANE
22	4988 ELLIS LANE
23	4992 ELLIS LANE
24	4996 ELLIS LANE
25	5000 ELLIS LANE
26	5004 ELLIS LANE
27	4997 ELLIS LANE
28	4993 ELLIS LANE
29	4989 ELLIS LANE
30	4985 ELLIS LANE
31	4981 ELLIS LANE
32	4977 ELLIS LANE
33	4973 ELLIS LANE
34	4969 ELLIS LANE
35	4965 ELLIS LANE
36	4961 ELLIS LANE
37	4957 ELLIS LANE
38	4953 ELLIS LANE
39	4949 ELLIS LANE
40	4945 ELLIS LANE
41	4941 ELLIS LANE
42	4937 ELLIS LANE
43	4933 ELLIS LANE
44	4929 ELLIS LANE
45	4925 ELLIS LANE
46	4921 ELLIS LANE

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE REZONING PLAN.
 - TOTAL AREA OF BUILDABLE LOTS 157,497 ACRES
 - TOTAL NUMBER OF LOTS SUBMITTED: 45
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-02-05, P-01-13, S-98-15-F-03-170, WAS CONT. "H-3976-D".
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 22, 1997 BY FISHER COLLINS & CARTER, INC. AND ROAD CONSTRUCTION PLANS F-02-05.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
HOWARD COUNTY MONUMENT 3167 N 173996.1566 E 419619.2145
HOWARD COUNTY MONUMENT 3167 N 174440.1549 E 419864.3345
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-05.
AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. H-3976-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 379 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES PER F-02-05.
 - THE STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PRIVATE AND BY A WET POND WITH WATER QUALITY PROVIDED BY RETENTION IN AN EASEMENT WITH OPERATION AND MAINTENANCE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
 - A FINANCIAL SURETY IN THE AMOUNT OF \$30,000.00 FOR THE 102 REQUIRED STREET TREES IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
 - A LANDSCAPE SURETY IN THE AMOUNT OF \$35,460.00 FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.102 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 3.4 ACRES AND PLANTING (AFFORESTATION) IN THE AMOUNT OF 0.5 ACRES. THE REMAINING FOREST CONSERVATION OBLIGATION IS LOCATED OFF-SITE IN NON-BUILDABLE PRESERVATION PARCEL 'B' OF FRIENDSHIP FARMS SUBDIVISION RECORDED AS PLAT NOS. 13642 AND 13645 BY PROVIDING 5.2 ACRES OF AFFORESTATION. THE ON-SITE FOREST CONSERVATION SURETY IS IN THE AMOUNT OF \$40,510.00. THE OFF-SITE FOREST CONSERVATION SURETY IS \$13,250.00 (SEE F-03-12).
 - FOR DRIVE WAY ENTRANCE DETAILS REFER TO HO. CODES/MAN.VOL. IV DETAILS R.6.03 & R.6.05.
 - SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS
 - THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS
 - IN ACCORDANCE WITH SECTION 120 (A)(1) OF THE HO. CO. ZONING REGULATION, BAYWINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
 - USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND OCCUPANCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MINIMUM)
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS
 D) STRUCTURE - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (1025-LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACES
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
 - RECREATIONAL OPEN SPACE PROVIDED: 9200SF
RECREATIONAL OPEN SPACE PROVIDED: 9005 SF
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.

MINIMUM LOT AREA TABLE		
LOT NO.	GROSS AREA	PIPESTEM AREA
15	17,682 SQ.FT.	1,842 SQ.FT.
16	16,543 SQ.FT.	1,895 SQ.FT.
19	16,560 SQ.FT.	1,872 SQ.FT.
20	16,560 SQ.FT.	1,872 SQ.FT.
23	16,560 SQ.FT.	1,872 SQ.FT.
24	15,567 SQ.FT.	1,446 SQ.FT.
26	16,582 SQ.FT.	2,349 SQ.FT.
37	21,977 SQ.FT.	3,353 SQ.FT.
44	16,574 SQ.FT.	1,653 SQ.FT.
45	16,071 SQ.FT.	1,659 SQ.FT.

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS
SHEET 4	SITE DEVELOPMENT PLAN, LOTS
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 7	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 8	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DRAINAGE FLOW
+362.5	SPOT ELEVATION
-SF-SF-	SILT FENCE
-SSF-SSF-	SUPER SILT FENCE
WALK	PROPOSED WALKOUT
ECH	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
---	EXISTING TREES TO BE SAVED
---	FOREST CONSERVATION RETENTION EASEMENT
---	EXISTING STREET TREE TAKEN FROM F-02-05
---	EXISTING PERIMETER L5 TAKEN FROM F-02-05



NO.	REVISION	DATE
1	REV. GENERAL BOXES A, B, C TO ADD HUNTLEY HSE. TYPE	8/10/03

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 6-16-03
 EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Padgett* Date: 6-16-03
 ROBERT PADGETT

Requested for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Meyer* Date: 6/23/03
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John C. Roberts* Date: 6/23/03
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Chris Hanrahan* Date: 6/23/03
 Chris Hanrahan, Director of Planning and Zoning
 Signature: *Steph Collins* Date: 6/30/03
 Steph Collins, Acting Director
 Director of Department of Planning and Zoning

PROJECT: GLYNCHESTER FARM SECTION: N/A LOTS: 1 THRU 34 & 36 THRU 46

PLAT: 15986 thru 15991, 15929 BLOCK NO.: 16 ZONE: R-20 TAX/ZONE: 31 ELEC. DIST.: 1ST CENSUS TR.: 6011.01

WATER CODE: G-09 SEWER CODE: 1254550

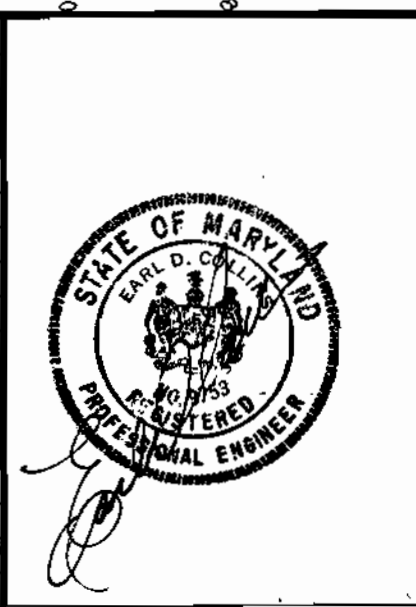
TITLE SHEET
 SINGLE FAMILY DETACHED
GLYNCHESTER FARM
 BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No: 31 PARCEL: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2003
 SHEET 1 OF 8





FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 SUITE 201 - PICO BLVD. - BALTIMORE, MD 21286
 (410) 668-2000

NO.	REVISION	DATE
1	REV. C BOXES ON LOTS 43, 44 & 46	8/10/03



ENGINEER'S CERTIFICATE
 "I 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 of Engineer: *Earl D. Collins* Date: 6-19-03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this 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."
 Signature of Developer: *Robert Padgett* Date: 6-19-03
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service Date: _____
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Howard SCD Date: _____

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Steph Collette, Acting Director Date: 6/30/03
 Director, Department of Planning and Zoning

Paul Hamill Date: 6/2/03
 Chief, Development Engineering Division Date: 6/2/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15296	16	R-20	31	1ST	6011.01

WATER CODE: G-09
 SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

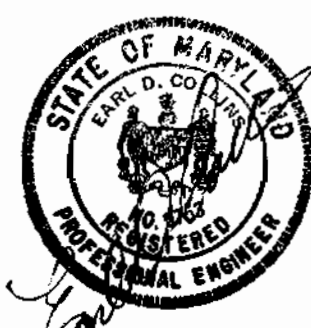
TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8



FOR CONTINUATION
SEE SHEET 3 OF 8

FOR CONTINUATION
SEE SHEET 3 OF 8

NO.	REVISION	DATE
1	REV. 6 BOXES ON LOTS 15 & 20	6/19/03



ENGINEER'S CERTIFICATE
I 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 of Engineer: *Earl D. Collins* Date: 6/19/03

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this 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.
Signature of Developer: *Robert Padgett* Date: 6/19/03

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A. Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Signature]* Date: _____
Howard SCD

OWNER/BUILDER/DEVELOPER
RYLAND GROUP
7250 PARKWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director: *[Signature]* Date: 6/30/03
City Engineer: *[Signature]* Date: 6/27/03
Chief Development Engineer: *[Signature]* Date: 6/25/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15566	16	R-20	31	15T	6011.01

WATER CODE: G-09
SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 4 OF 8

X:\Drawings\3100521.Ellis - Winchester Road\SDP16 1919 Sdp.dwg, 09/16/2003 03:39:41 PM

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410-418-2855



K:\Drawings\3036251 - Glynchester Farm\SDP-03-118.dwg, 09/19/2003 03:33:50 PM

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELLSVILLE CITY, MARYLAND 21042
 410-461-2555

NO.	REVISION	DATE
2	Rev. base grid Lot 38 to show as-built conditions	8/27/03
1	REV. C BOXES ON LOTS 13, 14 & 15	8/10/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6/9/03**
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6/19/03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 Date: _____
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: _____
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

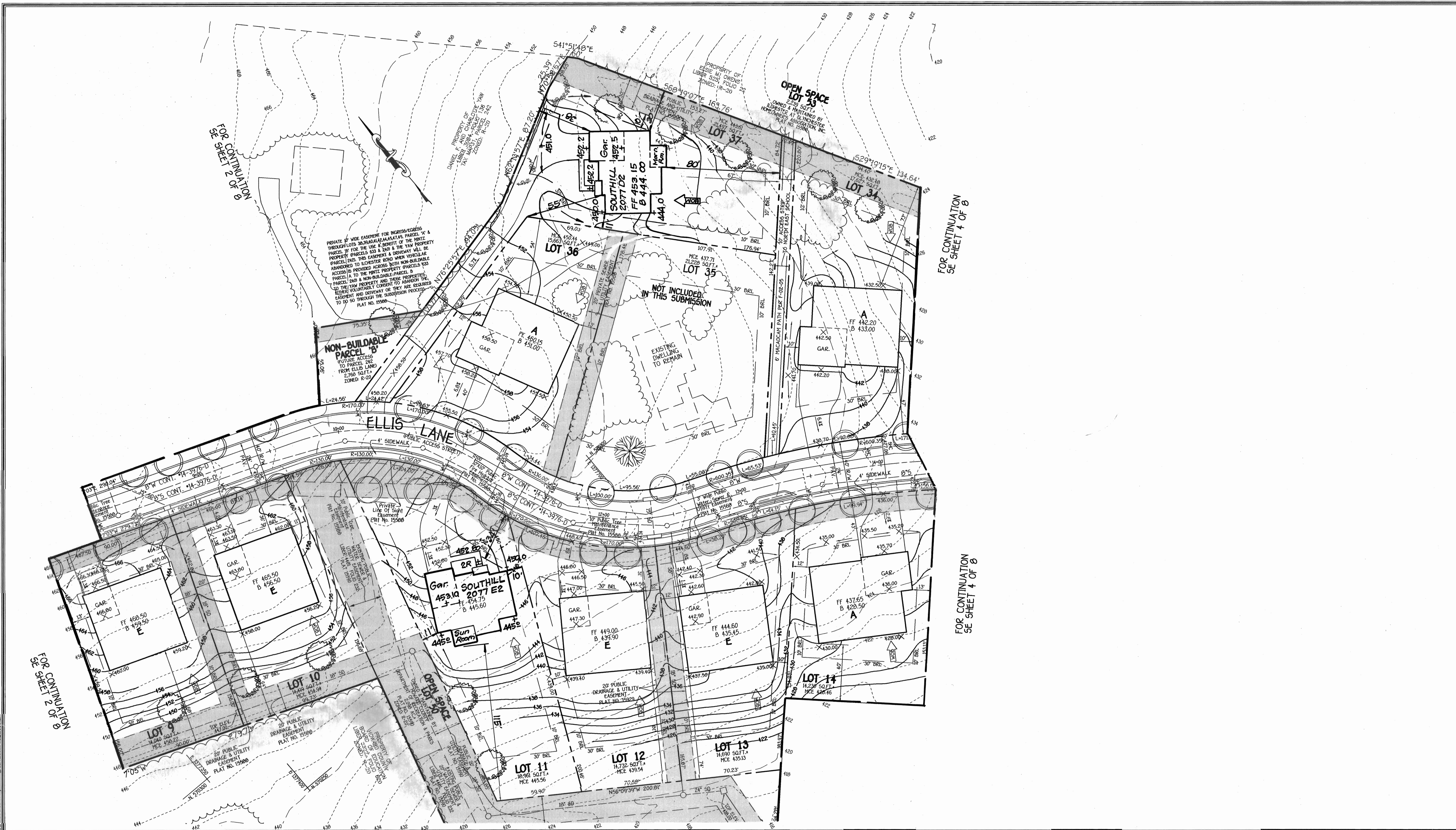
Dr. John Collette, Acting Director Date: **6/30/03**
 Director, Department of Planning and Zoning

Chris Hamstra Date: **6/27/03**
 Chief, Development and Design Division
Chris Hamstra Date: **6/25/03**
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.			
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15929	16	R-20	31	1ST	601L01
WATER CODE	SEWER CODE				
G-09	1254550				

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8



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FOR CONTINUATION
SE SHEET 2 OF 8

FOR CONTINUATION
SE SHEET 2 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
410.461.2200



NO.	REVISION	DATE
2	Rev. hse. & grad. lot 37	5.25.04
1	Rev. hse. & grad. lot 11	2.19.04

ENGINEER'S CERTIFICATE
I 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 of Engineer: *Earl D. Collins* Date: 6.19.03
Earl D. COLLINS

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this 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.

Signature of Developer: *Robert Padgett* Date: 6.19.03
ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: _____

OWNER/BUILDER/DEVELOPER
RYLAND GROUP
7250 PARWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: *Stephen Lafferty* Date: 6/30/03

Chief of Planning and Development: *John Starnes* Date: 6/27/03

Chief, Development Engineering Division: *Robert Padgett* Date: 6/25/03

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15586 THRU 15591	16	R-20	31	1ST	6011.01

WATER CODE: G-09 SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 3 OF 8



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE BLDG - 10272 LANTANA NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 (410) 486-2995

NO.	REVISION	DATE
3	Rev. hse type lots 40 & 41 to show As-Built Cond.	5-21-04
2	Rev. hse 1st rd Lot 36 to show as-built conditions	4-27-04
1	REV. C BOXES ON LOTS 43, 44 & 46	8/10/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: 6-19-03
 EARL D. COLLINS Date

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: 6-19-03
 ROBERT PADGETT Date

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: _____ Date: _____
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 220
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Calletta, Acting Director Date: 6/30/03
 Director, Department of Planning and Zoning

James Hamish Date: 6/27/03
 Chief, Planning and Development

[Signature] Date: 6/25/03
 Chief, Development Engineering Division

SUBDIVISION	BLOCK NO.	TAX/ZONE	ELEC. DIST.	CENSUS TR.
GLYNCHESTER FARM <td>16</td> <td>R-20</td> <td>31</td> <td>15T</td>	16	R-20	31	15T

SECTION/AREA	LOT NO.
N/A	1 THRU 34 & 36 THRU 46

PLAT NO.	BLOCK NO.	TAX/ZONE	ELEC. DIST.	CENSUS TR.
155986	16	R-20	31	15T

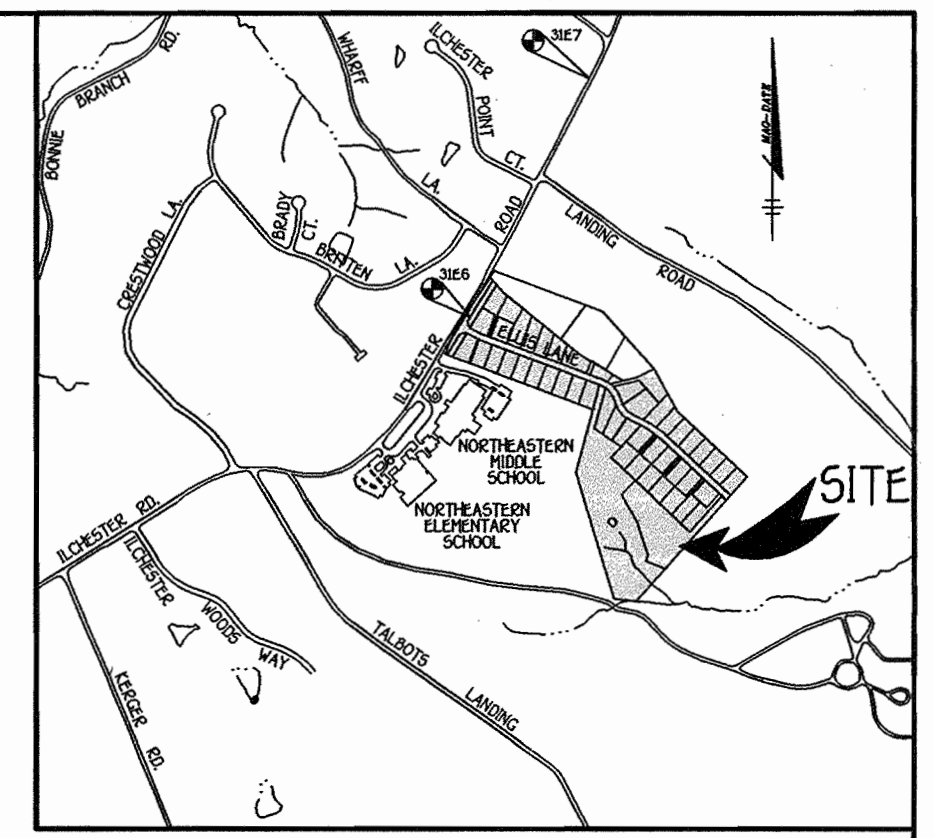
WATER CODE: G-09 SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	4904 ELLIS LANE
2	4908 ELLIS LANE
3	4912 ELLIS LANE
4	4916 ELLIS LANE
5	4920 ELLIS LANE
6	4924 ELLIS LANE
7	4928 ELLIS LANE
8	4932 ELLIS LANE
9	4936 ELLIS LANE
10	4940 ELLIS LANE
11	4944 ELLIS LANE
12	4948 ELLIS LANE
13	4952 ELLIS LANE
14	4956 ELLIS LANE
15	4960 ELLIS LANE
16	4964 ELLIS LANE
17	4968 ELLIS LANE
18	4972 ELLIS LANE
19	4976 ELLIS LANE
20	4980 ELLIS LANE
21	4984 ELLIS LANE
22	4988 ELLIS LANE
23	4992 ELLIS LANE
24	4996 ELLIS LANE
25	5000 ELLIS LANE
26	5004 ELLIS LANE
27	4997 ELLIS LANE
28	4993 ELLIS LANE
29	4989 ELLIS LANE
30	4985 ELLIS LANE
31	4981 ELLIS LANE
32	4977 ELLIS LANE
33	4973 ELLIS LANE
34	4969 ELLIS LANE
35	4965 ELLIS LANE
36	4961 ELLIS LANE
37	4957 ELLIS LANE
38	4953 ELLIS LANE
39	4949 ELLIS LANE
40	4945 ELLIS LANE
41	4941 ELLIS LANE
42	4937 ELLIS LANE
43	4933 ELLIS LANE
44	4929 ELLIS LANE
45	4925 ELLIS LANE
46	4921 ELLIS LANE

BENCH MARKS
 T.P. 31E6 ELEV. 315.38
 N. 173.996.1506
 E. 419.619.2145
 LOC. NEAR THE INTERSECTION
 OF GORMAN RD. & STEVENS ROAD.
 T.P. 31E7 ELEV. 339.00
 N. 174440.1549
 E. 419.864.0345
 LOC. NEAR I-95 BRIDGE
 ALONG GORMAN ROAD



VICINITY MAP
 SCALE: 1" = 2000'

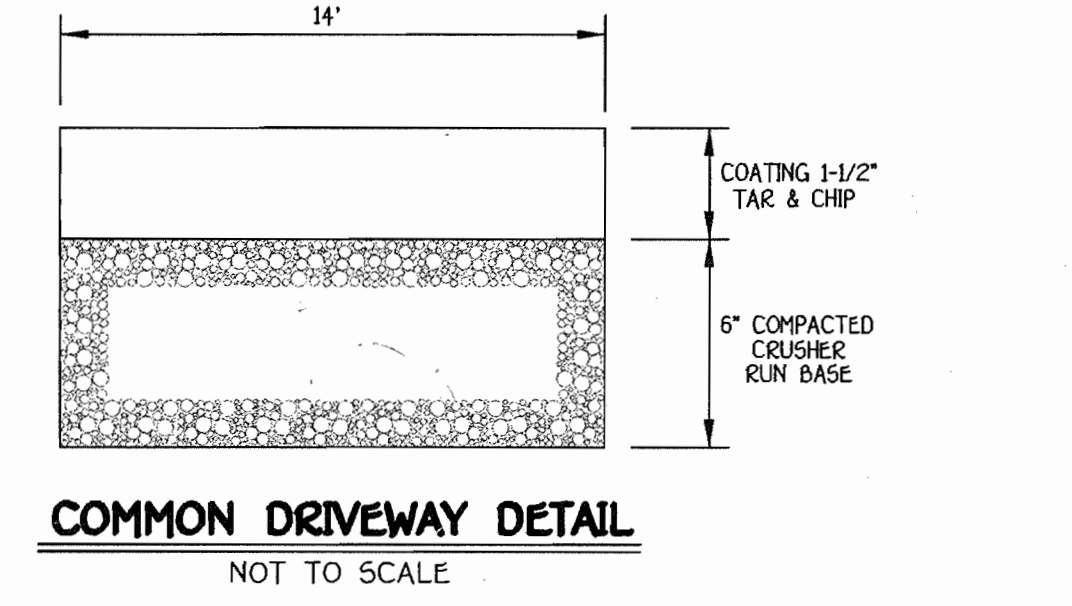
GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE REZONING PLAN.
- TOTAL AREA OF BUILDABLE LOTS: 15.7497 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 45
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- HOWARD COUNTY MONUMENT 31E7 N 174440.1549 E 419.864.0345
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-02-05, P-01-13, 5-98-15F-03-170, W&S CONT. 14-3976-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 22, 1997 BY FISHER COLLINS & CARTER, INC. AND ROAD CONSTRUCTION PLANS F-02-05.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 31E6 N 173996.1506 E 419.619.2145
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-05, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3976-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES PER F-02-05.
- THE STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PRIVATE AND BY A WET POND WITH WATER QUALITY PROVIDED BY RETENTION IN AN EASEMENT WITH OPERATION AND MAINTENANCE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
- A FINANCIAL SURETY IN THE AMOUNT OF \$30,600.00 FOR THE 102 REQUIRED STREET TREES IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- A LANDSCAPE SURETY IN THE AMOUNT OF \$35,450.00 FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE AFFORESTATION. THE ON-SITE FOREST CONSERVATION SURETY IS IN THE AMOUNT OF \$40,510.00. THE OFF-SITE FOREST CONSERVATION SURETY IS \$113,256.00 (SEE F-03-12).
- FOR DRIVE WAY ENTRANCE DETAILS REFER TO HO. CODES.MAN.VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- IN ACCORDANCE WITH SECTION 12B (A)(D) OF THE HOCO. ZONING REGULATION, BAYWINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS
 - STRUCTURE - (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 SURFACES
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- PRIVATE LINE OF SIGHT EASEMENT WITHIN LOTS 1031 AND OPEN SPACE LOT 50 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER TO ALLOW UNOBSTRUCTED VEHICULAR LINE OF SIGHT ALONG ELLIS DRIVE, FROM THE ROAD ACCESS TO THE HINTZ PARCEL VIA PARCEL 'A' SHOWN HEREON.
- RECREATIONAL OPEN SPACE REQUIRED: 9200SF RECREATIONAL OPEN SPACE PROVIDED: 9000SF
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.

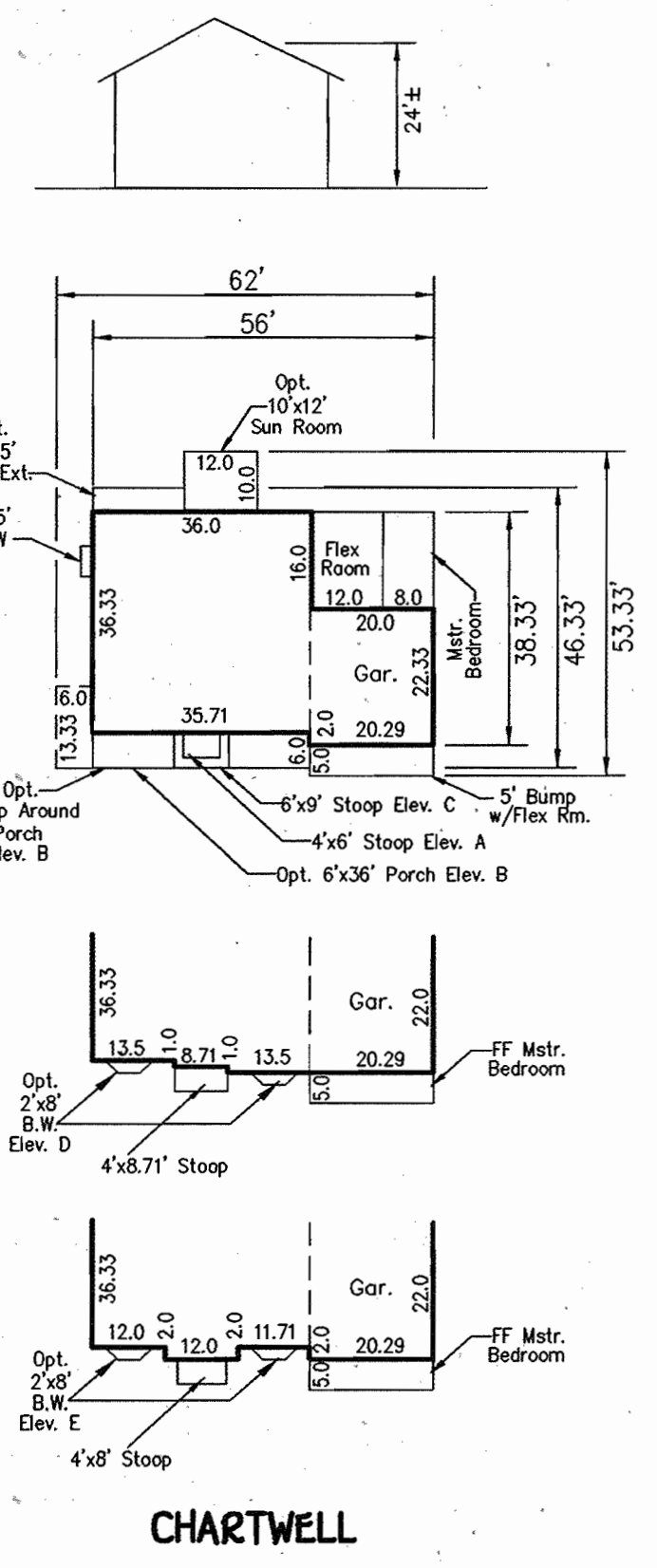
MINIMUM LOT AREA TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
15	17,682 SQ.FT.	1,842 SQ.FT.	15,840 SQ.FT.
16	16,543 SQ.FT.	1,855 SQ.FT.	14,688 SQ.FT.
19	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
20	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
23	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
24	15,567 SQ.FT.	1,446 SQ.FT.	14,121 SQ.FT.
26	16,582 SQ.FT.	2,349 SQ.FT.	14,233 SQ.FT.
37	21,497 SQ.FT.	3,353 SQ.FT.	18,144 SQ.FT.
44	16,574 SQ.FT.	1,653 SQ.FT.	14,921 SQ.FT.
45	16,871 SQ.FT.	1,659 SQ.FT.	15,212 SQ.FT.

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS
SHEET 4	SITE DEVELOPMENT PLAN, LOTS
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 7	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 8	SEDIMENT/EROSION CONTROL NOTES & DETAILS

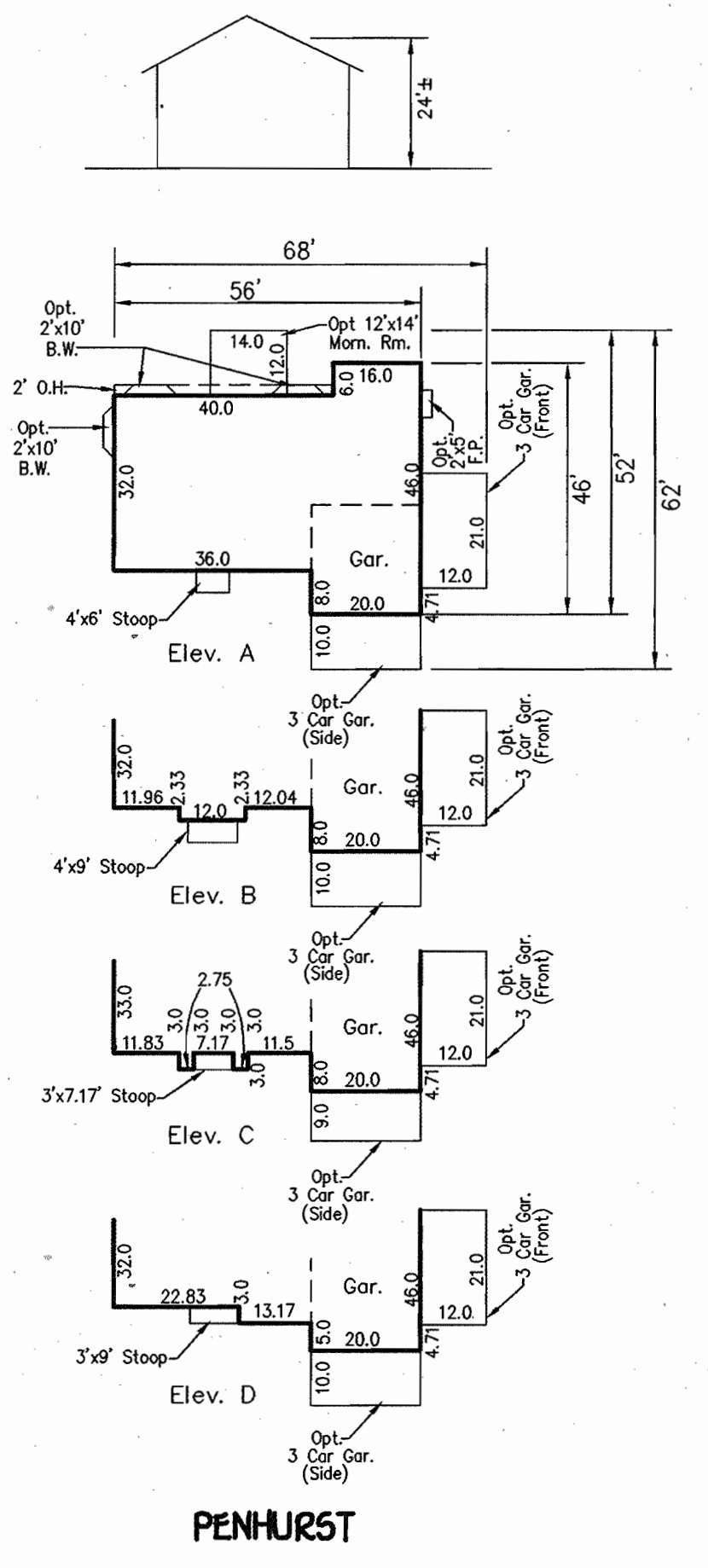
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DRAINAGE FLOW
+362.5	SPOT ELEVATION
-3F - 5F	SILT FENCE
-50F - 55F	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	LOD
---	LIMIT OF DISTURBANCE
---	EXISTING TREES TO BE SAVED
---	FOREST CONSERVATION RETENTION EASEMENT
---	EXISTING STREET TREE TAKEN FROM F-02-05
---	EXISTING PERIMETER LS TAKEN FROM F-02-05



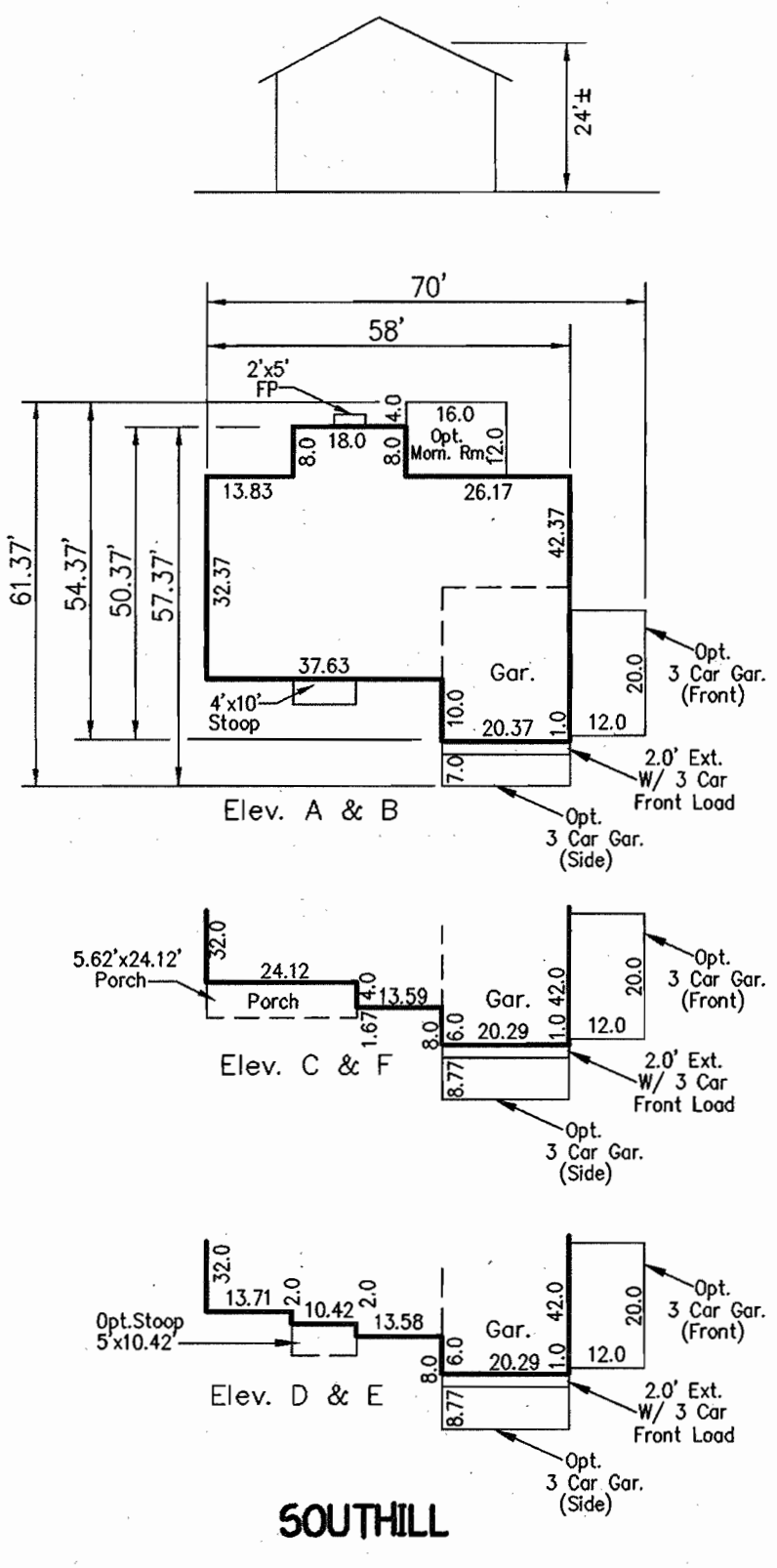
COMMON DRIVEWAY DETAIL
 NOT TO SCALE



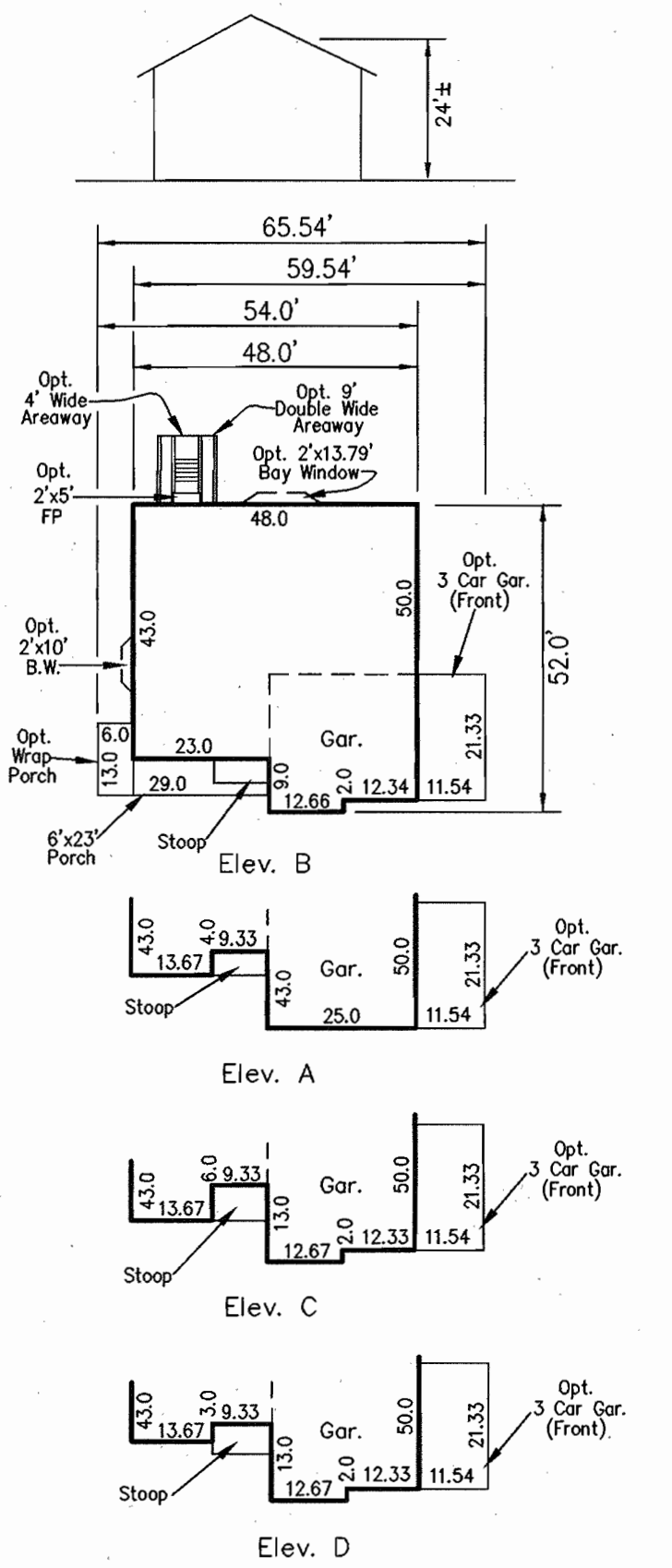
CHARTWELL



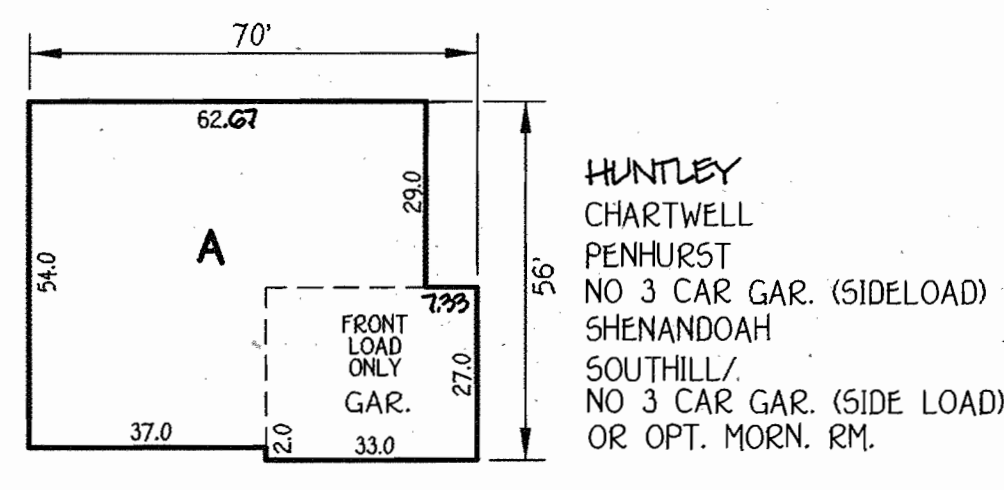
PENHURST



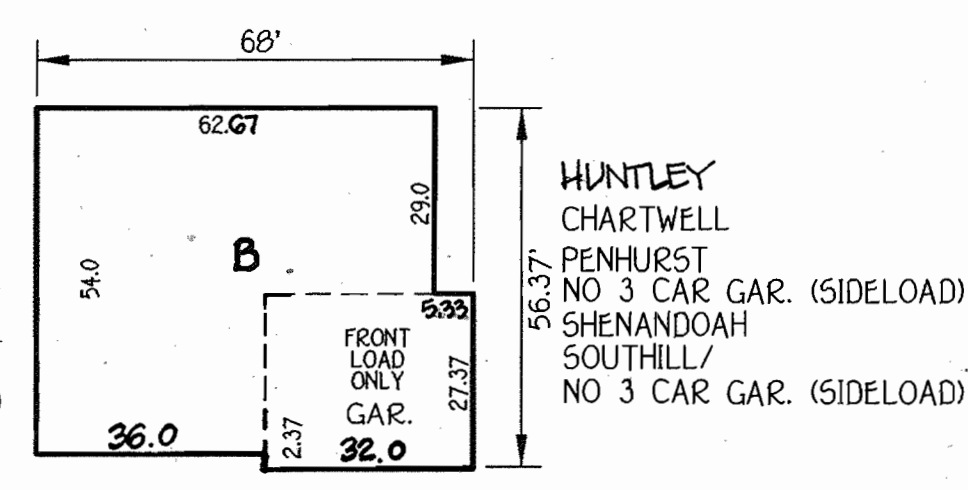
SOUTHILL



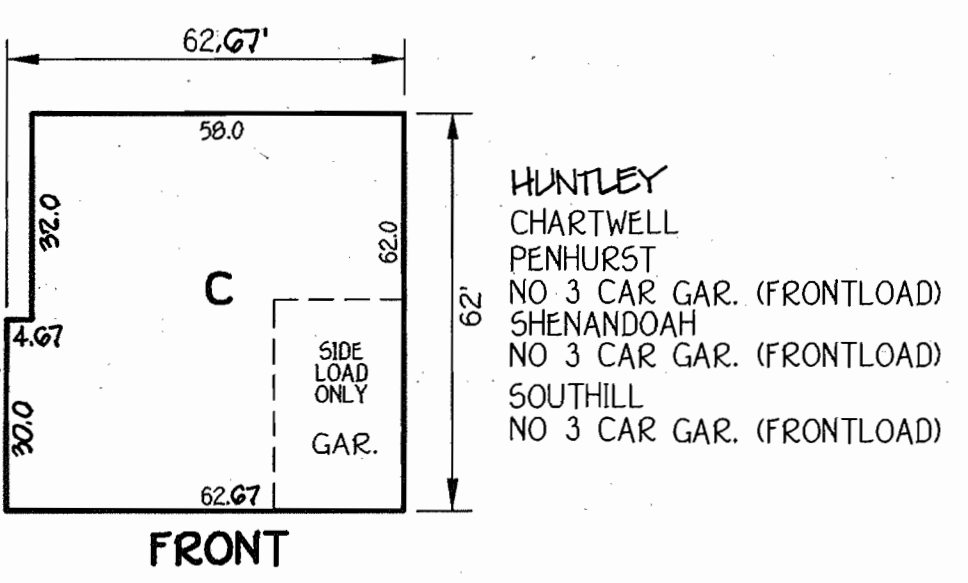
SHENANDOAH



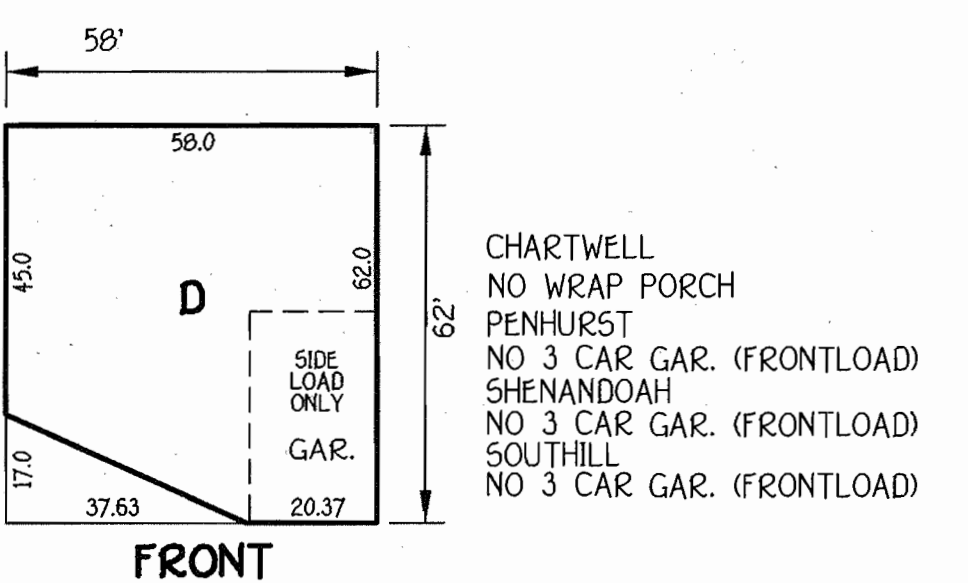
HUNTLEY CHARTWELL
 NO 3 CAR GAR. (SIDELOAD)
 SHENANDOAH SOUTHILL/
 NO 3 CAR GAR. (SIDE LOAD)
 OR OPT. MORN. RM.



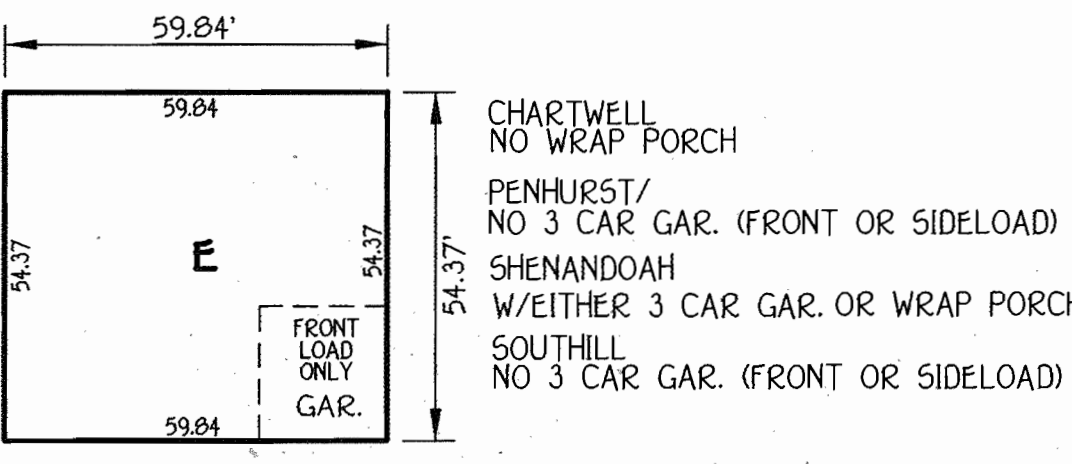
HUNTLEY CHARTWELL
 NO 3 CAR GAR. (SIDELOAD)
 SHENANDOAH SOUTHILL/
 NO 3 CAR GAR. (SIDELOAD)



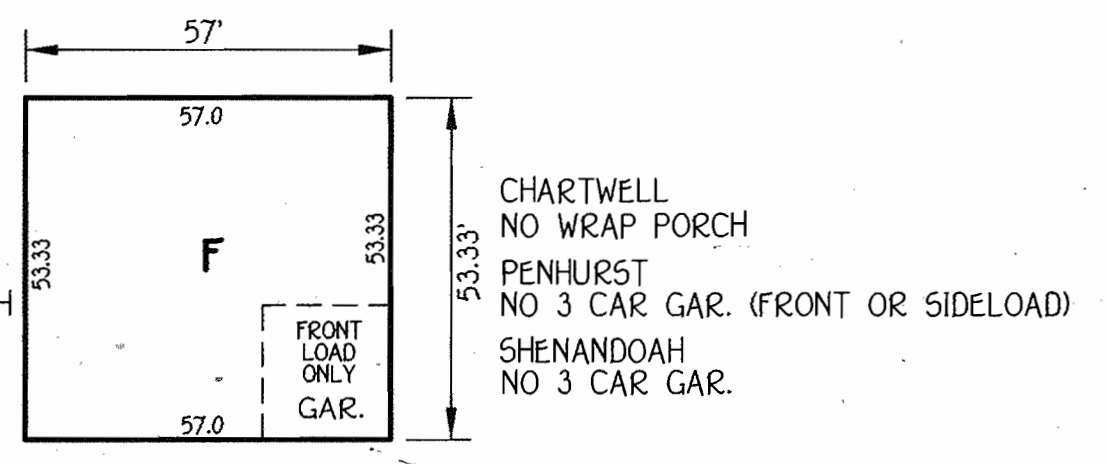
HUNTLEY CHARTWELL
 NO 3 CAR GAR. (FRONTLOAD)
 SHENANDOAH SOUTHILL/
 NO 3 CAR GAR. (FRONTLOAD)
 SOUTHILL
 NO 3 CAR GAR. (FRONTLOAD)



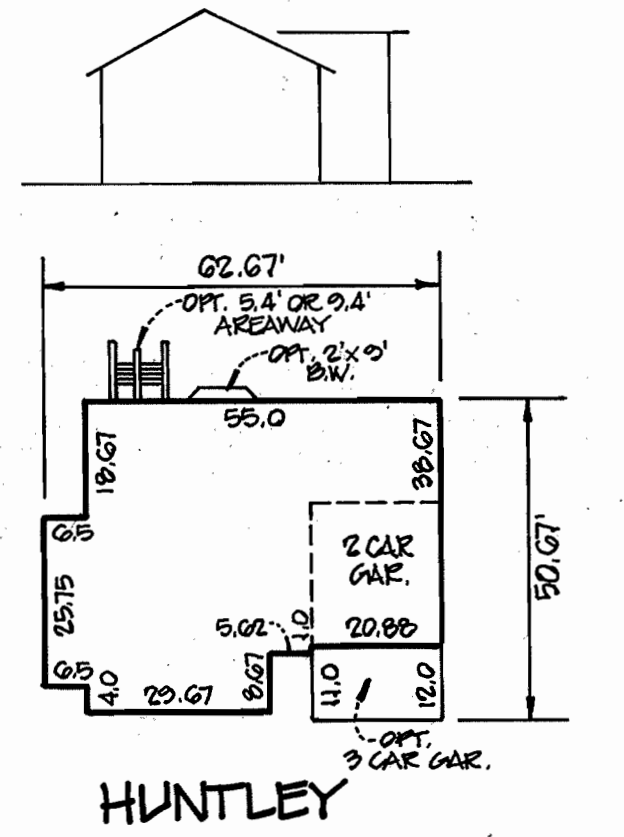
CHARTWELL
 NO WRAP PORCH
 PENHURST NO 3 CAR GAR. (FRONTLOAD)
 SHENANDOAH NO 3 CAR GAR. (FRONTLOAD)
 SOUTHILL NO 3 CAR GAR. (FRONTLOAD)



CHARTWELL
 NO WRAP PORCH
 PENHURST/ NO 3 CAR GAR. (FRONT OR SIDELOAD)
 SHENANDOAH W/EITHER 3 CAR GAR. OR WRAP PORCH
 SOUTHILL NO 3 CAR GAR. (FRONT OR SIDELOAD)



CHARTWELL
 NO WRAP PORCH
 PENHURST NO 3 CAR GAR. (FRONT OR SIDELOAD)
 SHENANDOAH NO 3 CAR GAR.



HUNTLEY

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: EARL D. COLLINS Date: 6-16-03
BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: ROBERT PADGETT Date: 6-16-03

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: Jim L. Coward Date: 6/23/03
OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Department of Planning and Zoning
 Signature: [Signature] Date: 6/21/03
 Chief, Department of Planning and Zoning
 Signature: [Signature] Date: 6/20/03
 Director, Department of Planning and Zoning
 Signature: [Signature] Date: 6/30/03

TITLE SHEET
 SINGLE FAMILY DETACHED
GLYNCHESTER FARM
 BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No: 31 PARCEL: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2003
 SHEET 1 OF 8

K:\Drawings\330621-Elis - Ilichester Road\SDP\61819 Cover.cib - 1-34 & 36-46.dwg, 06/13/2003 03:15:50 PM



NO.	REVISION	DATE
1	REV. GENERIC BOXES A, B, C TO ADD HUNTLEY HSE. TYPE	6/10/03



FOR CONTINUATION
SEE SHEET 3 OF 8

FOR CONTINUATION
SEE SHEET 3 OF 8



ENGINEER'S CERTIFICATE
 I 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.
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 Date: 6-19-03

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]*
 Date: _____

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

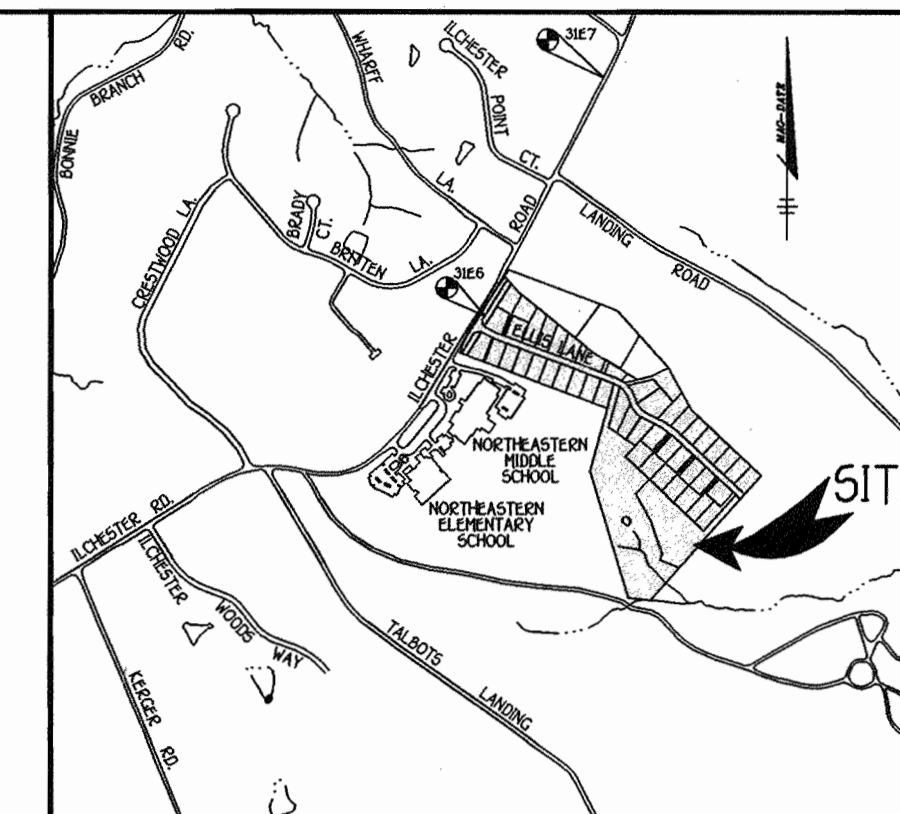
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: *Debra L. Lippert*
 Date: 6/30/03
 Chief, Development Engineering Division: *Debra Lippert*
 Date: 6/27/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO. 15586	BLOCK NO. 16	ZONE R-20
TAXU 15591-15929	TAX/ZONE 31	ELEC. DIST. 15T
WATER CODE G-09	SEWER CODE 1254550	CENSUS TR. 6011.0

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No. 31 PARCELS No. 239 & 740 GRID: 15
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 4 OF 8

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 410-461-2900

NO.	REVISION	DATE
2	Rev. hse. type Lot 24	6-8-04
1	REV. 6 BOXES ON LOTS 15 & 20	6/19/03



BENCH MARKS
 T.P. 316 ELEV. 315.38
 N. 173.996.1596
 E. 419.619.2145
 LOC. NEAR THE INTERSECTION
 OF GORMAN RD. & STEVENS ROAD.
 T.P. 317 ELEV. 339.00
 N. 174448.1549
 E. 419.804.0345
 LOC. NEAR I-95 BRIDGE
 ALONG GORMAN ROAD

VICINITY MAP
 SCALE: 1" = 2000'

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
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4	4916 ELLIS LANE
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8	4932 ELLIS LANE
9	4936 ELLIS LANE
10	4940 ELLIS LANE
11	4944 ELLIS LANE
12	4948 ELLIS LANE
13	4952 ELLIS LANE
14	4956 ELLIS LANE
15	4960 ELLIS LANE
16	4964 ELLIS LANE
17	4968 ELLIS LANE
18	4972 ELLIS LANE
19	4976 ELLIS LANE
20	4980 ELLIS LANE
21	4984 ELLIS LANE
22	4988 ELLIS LANE
23	4992 ELLIS LANE
24	4996 ELLIS LANE
25	5000 ELLIS LANE
26	5004 ELLIS LANE
27	4997 ELLIS LANE
28	4993 ELLIS LANE
29	4989 ELLIS LANE
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33	4973 ELLIS LANE
34	4969 ELLIS LANE
35	4965 ELLIS LANE
36	4961 ELLIS LANE
37	4957 ELLIS LANE
38	4953 ELLIS LANE
39	4949 ELLIS LANE
40	4945 ELLIS LANE
41	4941 ELLIS LANE
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46	4921 ELLIS LANE

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE REZONING PLAN.
- TOTAL AREA OF BUILDABLE LOTS: 15,797 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 45
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1890 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-02-05, P-01-13, S-98-15-F-03-170, WAS CONT. #14-3976-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 22, 1997 BY FISHER COLLINS & CARTER, INC. AND ROAD CONSTRUCTION PLANS F-02-05.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 HOWARD COUNTY MONUMENT 3167 N 173996.1596 E 419619.2145
 HOWARD COUNTY MONUMENT 3167 N 174448.1549 E 419804.0345
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-05, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3976-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES PER F-02-05.
- THE STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PRIVATE AND BY A WET POND WITH WATER QUALITY PROVIDED BY RETENTION IN AN EASEMENT WITH OPERATION AND MAINTENANCE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
- A FINANCIAL SURETY IN THE AMOUNT OF \$30,600.00 FOR THE 102 REQUIRED STREET TREES IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- A LANDSCAPE SURETY IN THE AMOUNT OF \$35,460.00 FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION PER F-02-05.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE ON-SITE AFFORESTATION. THE ON-SITE FOREST CONSERVATION SURETY IS IN THE AMOUNT OF \$40,510.00. THE OFF-SITE FOREST CONSERVATION SURETY IS \$113,256.00 (SEE F-03-12).
- FOR DRIVE WAY ENTRANCE DETAILS REFER TO HO. CODES/MAN.VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- IN ACCORDANCE WITH SECTION 128 (A)(4) OF THE HO.C.O. ZONING REGULATION, BAYWINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM)
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS D) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING) E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACES
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- PRIVATE LINE OF SIGHT EASEMENT WITHIN LOTS 1011 AND OPEN SPACE LOT 50 SHALL BE RECORDED AS PLAT NOS. 13642 AND 13645 BY PROVIDING 5.2 ACRES OF AFFORESTATION. THE ON-SITE FOREST CONSERVATION SURETY IS IN THE AMOUNT OF \$40,510.00.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.

MINIMUM LOT AREA TABLE

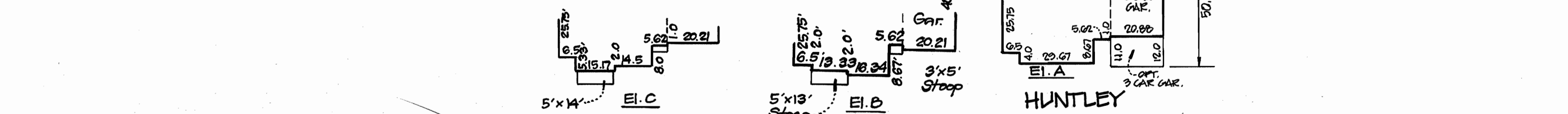
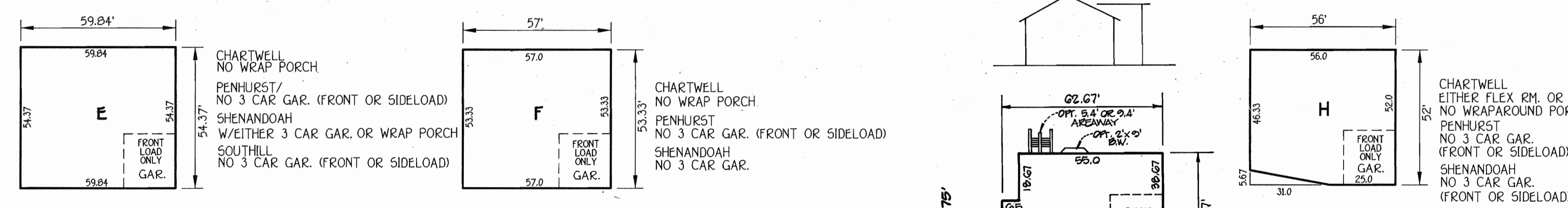
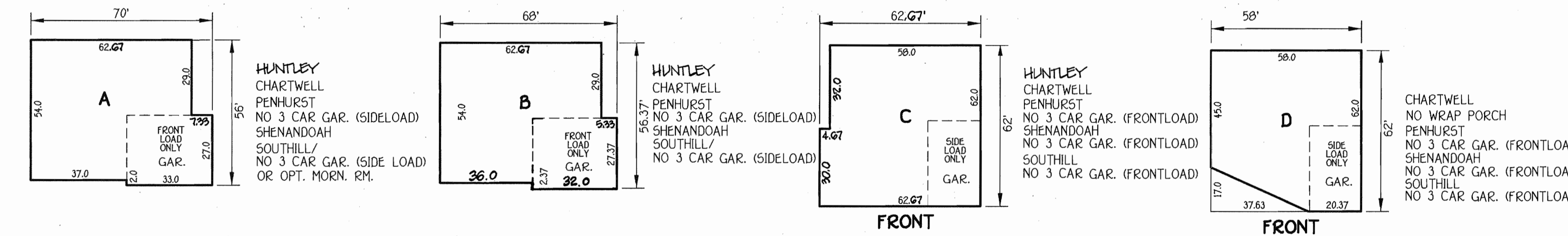
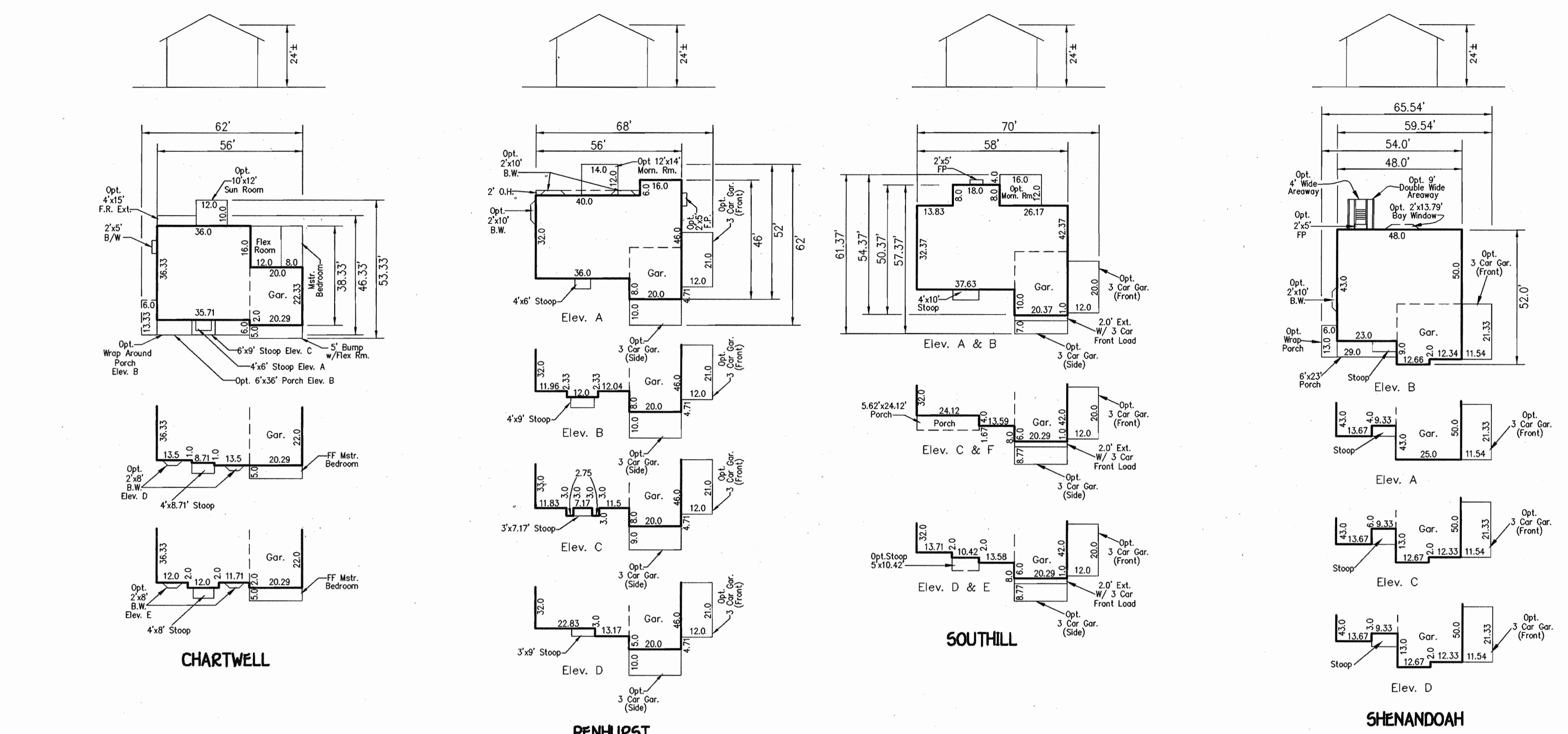
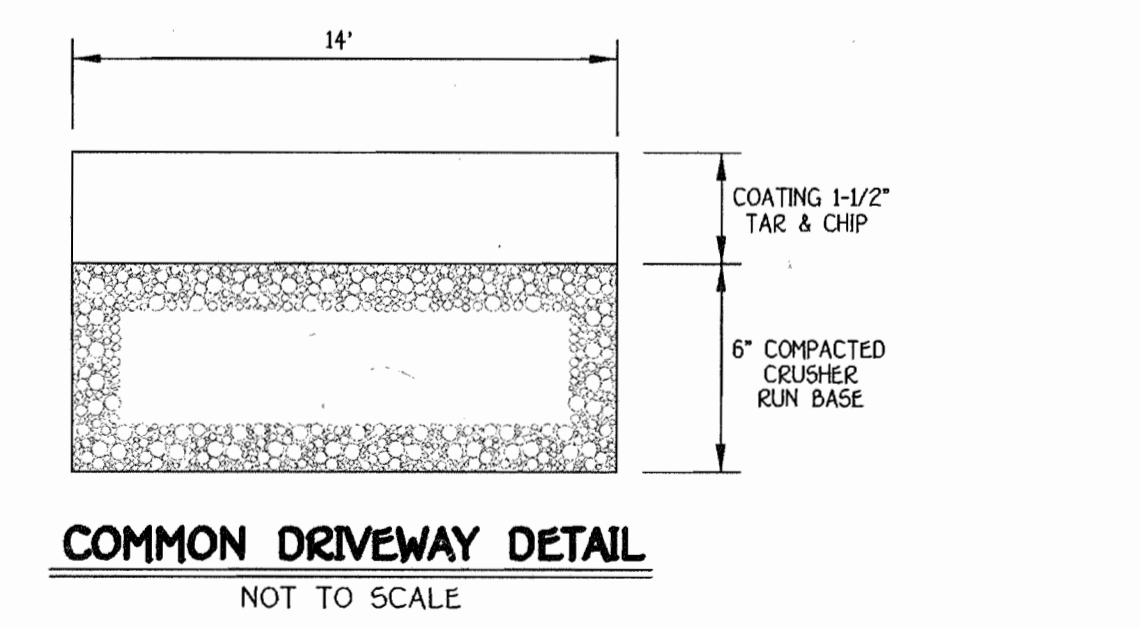
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
15	17,682 SQ.FT.	1,842 SQ.FT.	15,840 SQ.FT.
16	16,543 SQ.FT.	1,855 SQ.FT.	14,688 SQ.FT.
19	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
20	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
23	16,560 SQ.FT.	1,872 SQ.FT.	14,688 SQ.FT.
24	15,567 SQ.FT.	1,446 SQ.FT.	14,121 SQ.FT.
26	16,582 SQ.FT.	2,349 SQ.FT.	14,233 SQ.FT.
37	21,497 SQ.FT.	3,353 SQ.FT.	18,144 SQ.FT.
44	16,574 SQ.FT.	1,653 SQ.FT.	14,921 SQ.FT.
45	16,871 SQ.FT.	1,659 SQ.FT.	15,212 SQ.FT.

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS
SHEET 4	SITE DEVELOPMENT PLAN, LOTS
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 7	SEDIMENT/EROSION CONTROL PLAN, LOTS
SHEET 8	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR
---	DRAINAGE FLOW
+362.5	SPOT ELEVATION
-SF-SF	SILT FENCE
-SSF-SSF	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	EXISTING TREES TO BE SAVED
---	FOREST CONSERVATION RETENTION EASEMENT
---	EXISTING STREET TREE TAKEN FROM F-02-05
---	EXISTING PERIMETER LS TAKEN FROM F-02-05



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 6-16-03
 EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Padgett* Date: 6-16-03
 ROBERT PADGETT

REVISIONS

NO.	REVISION	DATE
2	Add Huntley Hse. Typical	6-12-04
1	REV. GENERIC BOXES A, B, C TO ADD HUNTLEY HSE. TYPE	6-19-03

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim McGraw* Date: 6/23/03
 JIM MCGRAW
 U.S.D.A.-Natural Resource Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John L. Roberts* Date: 6/23/03
 JOHN L. ROBERTS
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Department of Planning and Zoning: *Chris Hamant* Date: 6/27/03
 Chief, Department of Engineering: *John J. Williams* Date: 6/25/03
 Director, Department of Planning and Zoning: *John Collins* Date: 6/30/03

TITLE SHEET
 SINGLE FAMILY DETACHED
GLYNCHESTER FARM
 BUILDABLE LOTS 1 THRU 34 & 36 THRU 46
 TAX MAP No: 31 PARCEL: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2003
 SHEET 1 OF 8

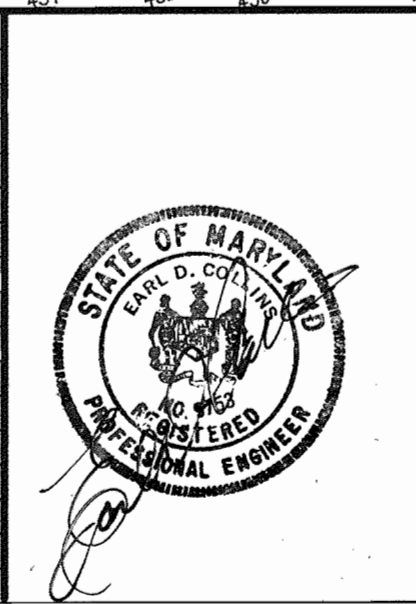
COMMON DRIVEWAY DETAIL
 NOT TO SCALE

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 MALTBORE NATIONAL PIKE
 ELKOTT CITY, MARYLAND 22842
 4100 461 - 2255

NO.	REVISION	DATE
3	Rev. hse. \$grd. lot 10 to show As-Built Cond.	8-13-04
2	Rev. hse. \$grd. lot 37	5-25-04
1	Rev. hse. \$grd. lot 11	2-19-04



ENGINEER'S CERTIFICATE
 "I 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 of Engineer: *Earl D. Collins* Date: *6-19-03*

DEVELOPER'S CERTIFICATE
 "I/we certify that all development and construction will be done according to this 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."
 Signature of Developer: *Robert Padgett* Date: *6-19-03*

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *JAN* Date: _____

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 220
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning: *Stephen Lafferty, Acting Director* Date: *6/30/03*
 Chief, Department of Planning and Zoning: *John H. ...* Date: *6/27/03*
 Chief, Development Engineering Division: *...* Date: *6/25/03*

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15596	16	R-20	31	15T	6011.01

WATER CODE: G-09
 SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

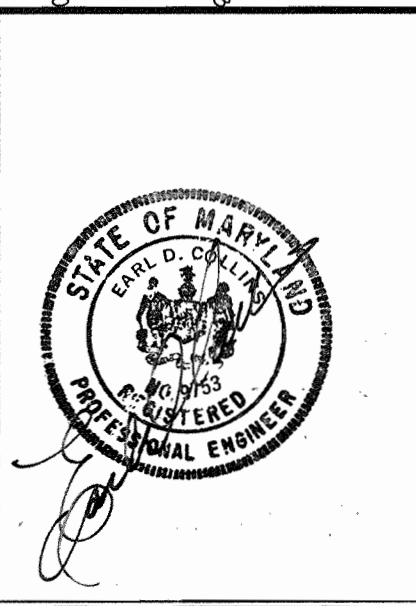
TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 3 OF 8

K:\Drawings\3396271.Ellis - Glynchester Road\SDP\61818.Sdp Job: 1-31 & 26-46 Ryland.dwg, 02/19/2003, 03:38:11 PM



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 410-481-2955

NO.	REVISION	DATE
5	Revise 6 and lot 2	8-12-04
4	Revise 6 and lot 39 to show As-Built Conditions	7-5-04
3	Revise 6 and lots 10 & 11 to show As-Built Cond.	5-21-04
2	Revise 6 and lot 36 to show As-Built conditions	4-27-04
1	REV. 6 BOXES ON LOTS 12, 13, 14 & 46	8/10/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6-9-03**
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6-19-03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. Natural Resources Conservation Service
 Date: *MM*
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: _____
 Howard SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 200
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: *Debra Callahan* Date: **6/30/03**
 Chief of Planning and Zoning
 Chief Development Engineering Division: *Chris Hanish* Date: **6/27/03**
 Date: **6/25/03**

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO.	BLOCK NO.	ZONE
15986	16	R-20
THRU 15991		
15929		
WATER CODE	TAX/ZONE	ELEC. DIST.
G-09	31	15T
	SEWER CODE	CENSUS TR.
	1254550	6011.01

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2855

NO.	REVISION	DATE
4	Rev. grd. lots 11-13 to show Ex. Conditions	6/24/04
3	Rev. hse. & grd. lot 10 to show As-Built Cond.	6/13/04
2	Rev. hse. & grd. lot 37	5/25/04
1	Rev. hse. & grd. lot 11	2/19/04



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* EARL D. COLLINS 6-19-03 Date

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* ROBERT PADGETT 6-19-03 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 Date: _____
 Signature: *JMC*
 Date: _____

Howard SCD
 Date: _____

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARKWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Stephen Collins, Acting Director 6/30/03
 Director - Department of Planning and Zoning
 Date: 6/27/03

Greg Hannon
 Chief, Planning and Development
 Chief, Development Engineering Division
 Date: 6/25/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46

PLOT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15586	16	R-20	31	1ST	601L01

WATER CODE: G-09
 SEWER CODE: 1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 3 OF 8



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 19772 BALTIMORE NATIONAL PIKE
 ELLSVILLE CITY, MARYLAND 20624
 (410) 461-2255

NO.	REVISION	DATE
6	Rev. FF & Elev. lot 36 to show Ex. Cond.	8-20-03
5	Rev. hse. 4 and lot 2	8-12-03
4	Rev. hse. 6 and lot 39 to show As-Built Conditions	7-9-03
3	Rev. hse. 6 and lots 40 & 41 to show As-Built Cond.	6-21-03
2	Rev. hse. 6 and lot 38 to show As-Built conditions	6-27-03
1	REV. C BOXES ON LOTS 13, 14 & 46	8/10/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6-19-03**
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6-19-03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. Natural Resources Conservation Service
 Date: _____
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: _____
 Howard SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Diagh Colletta, Acting Director Date: **6/30/03**
 Director, Department of Planning and Zoning

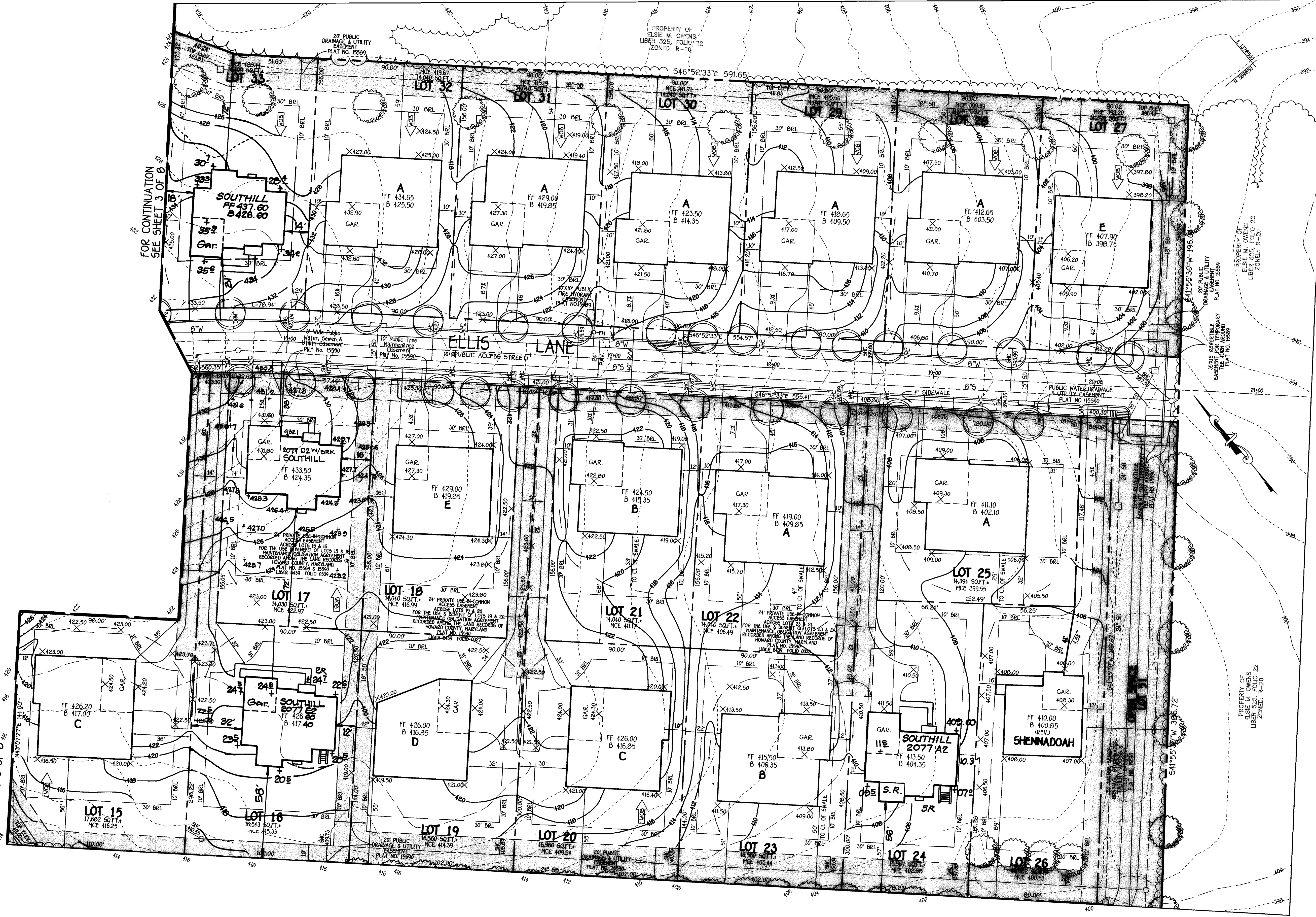
Chris Hanish Date: **6/27/03**
 Chief, Planning and Development
John D. ... Date: **6/25/03**
 Chief, Development Engineering Division

SUBDIVISION	GLYNCHESTER FARM	SECTION/AREA	N/A	LOT NO.	1 THRU 34 & 36 THRU 46
PLAT NO.	15299	BLOCK NO.	16	ZONE	R-20
WATER CODE	G-09	TAX/ZONE	31	ELEC. DIST.	1ST
		SEWER CODE	1254550	CENSUS TR.	601101

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8

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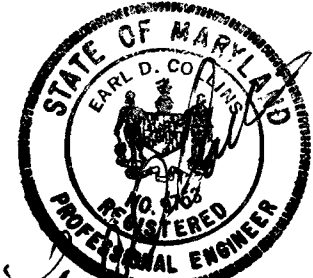


FOR CONTINUATION
SEE SHEET 3 OF 8

FOR CONTINUATION
SEE SHEET 3 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-1299

NO.	REVISION	DATE
5	Rev. hse. & grd. lot 16 to show Ex. Conditions	10-19-04
4	Rev. hse. & grd. lot 17 to show Ex. Cond.	10-8-04
3	Rev. hse. & grd. lot 23 to show As-Built Cond.	5-24-04
2	Rev. hse. Type Lot 24	6-8-04
1	REV. C BOXES ON LOTS 19 & 20	8/19/03



ENGINEER'S CERTIFICATE
I 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 of Engineer: *Earl D. Collins* EARL D. COLLINS Date: 6-19-03

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this 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.
Signature of Developer: *Robert Padgett* ROBERT PADGETT Date: 6-19-03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Signature]* Date: _____

OWNER/BUILDER/DEVELOPER
RYLAND GROUP
7250 PARKWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/30/03
Director, Department of Planning and Zoning
[Signature] 6/23/03
Chief Engineer and Development
[Signature] 6/25/03
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO. 15586	BLOCK NO. 16	ZONE R-20
THRU 15591+15429	TAX/ZONE 31	ELEC. DIST. 151
WATER CODE G-09	SEWER CODE 1254550	CENSUS TR. 6011.01

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 4 OF 8



FOR CONTINUATION
SE SHEET 2 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FOR CONTINUATION
SE SHEET 4 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINGENT OFFICE PARK - 9272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
410-481-2855

NO.	REVISION	DATE
5	REV. HSE. TYPE & GAR. LOT 14 TO SHOW AS BUILT COND.	10/9/04
4	REV. GRD. LOTS 11-13 TO SHOW EX. CONDITIONS	8/24/04
3	REV. HSE. GAR. LOT 10 TO SHOW AS-BUILT COND.	8/13/04
2	REV. HSE. GAR. LOT 37	5/25/04
1	REV. HSE. GAR. LOT 11	2/19/04



ENGINEER'S CERTIFICATE
I 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 of Engineer: *Earl D. Collins* Date: 6/19/03
Earl D. COLLINS Date: 6/19/03

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this 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.
Signature of Developer: *Robert Padgett* Date: 6/19/03
ROBERT PADGETT Date: 6/19/03

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service Date: _____
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Signature]* Date: _____
Howard SCD Date: _____

OWNER/BUILDER/DEVELOPER
RYLAND GROUP
7250 PARWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

APPROVED DEPARTMENT OF PLANNING AND ZONING
Director - Department of Planning and Zoning Date: 6/30/03
Signature: *[Signature]* Date: 6/27/03
Signature: *[Signature]* Date: 6/25/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO. 119506	BLOCK NO. 16	TAX/ZONE R-20
THRU 155211 (1998)		31 15T
WATER CODE G-09	SEWER CODE 1254550	CENSUS TR. 6011.01

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

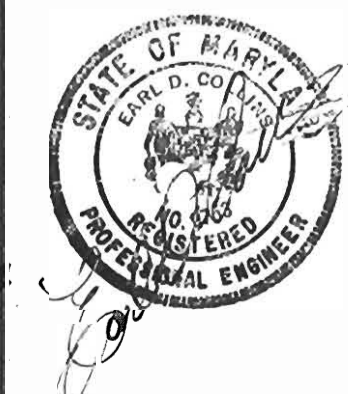
TAX MAP No.: 31 Parcel No.: 239 & 740 GRID: 16
112 ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 3 OF 8



FOR CONTINUATION
SEE SHEET 3 OF 8

FOR CONTINUATION
SEE SHEET 3 OF 8

NO.	REVISION	DATE
6	Rev. hse. & grd. lots 18, 19, 21 and 31 to show Existing Conditions	11.12.04
7	Rev. hse. & grd. lot 20 to show Ex. Conditions	11.5.04
6	Rev. hse. & grd. lot 32 to show Ex. Conditions	10.22.04
5	Rev. hse. & grd. lot 16 to show Ex. Conditions	10.19.04
4	Rev. hse. & grd. lot 17 to show Ex. Cond.	10.8.04
3	Rev. hse. & grd. lot 33 to show As-Built Cond.	9.24.04
2	Rev. hse. type Lot Ed.	6.8.04
1	REV. C BOXES ON LOTS 15 & 20	01/19/03



ENGINEER'S CERTIFICATE.
I 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 of Engineer: *Earl D. Collins* EARL D. COLLINS Date: 6.19.03

DEVELOPER'S CERTIFICATE.
I/We certify that all development and construction will be done according to this 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.

Signature of Developer: *Robert Padgett* ROBERT PADGETT Date: 6.19.03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: *[Signature]*

OWNER/BUILDER/DEVELOPER:
RYLAND GROUP
7250 PARWAY DRIVE
SUITE 520
HANOVER, MARYLAND 21076
410-716-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director: *[Signature]* Date: 6/30/03
Chief, Department of Planning and Zoning: *[Signature]* Date: 6/21/03
Chief, Planning and Zoning: *[Signature]* Date: 6/25/03

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15596	16	R-20	31	1ST	6011.01

WATER CODE	SEWER CODE
G-09	1254550

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY, 2003
SHEET 4 OF 8

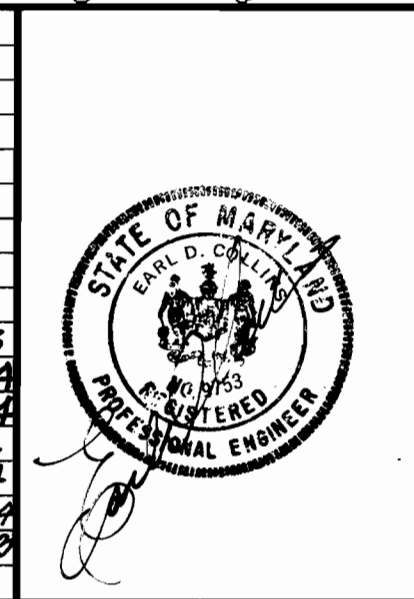
K:\Drawings\303921.Ellis - Honeater Road\SDP\1819.Sdp.plt 1:34.8 36-46 Ryland.dwg, 09/19/2003 03:39:41 PM

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELKTON CITY, MARYLAND 21828
410 461 - 2999



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK 10722 BALTIMORE NATIONAL PIKE
 ELKOTT CITY, MARYLAND 21042
 410-481-2995

NO.	REVISION	DATE
7	Rev. hse. & grd. lot 3	2/1/05
6	Rev. FF & Bsmr Elev. lot 38 to show Ex. Cond.	8/20/04
5	Rev. hse. & Bsmr Elev. lot 38	8/12/04
4	Rev. hse. & Bsmr Elev. lot 38 to show As-Built Conditions	7/29/04
3	Rev. hse. & Bsmr Elev. lot 41 to show As-Built Cond.	6/21/04
2	Rev. hse. & Bsmr Elev. lot 39 to show As-Built Conditions	6/27/04
1	REV. C BOXES ON LOTS 43, 44 & 46	8/10/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6/19/03**
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6/19/03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service Date: **6/19/03**
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John M. M...* Date: _____
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 FARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *John Lally* Acting Director Date: **6/30/03**
 Director Department of Planning and Zoning
 Signature: *Carol Hamish* Date: **6/27/03**
 Chief of Planning and Development
 Signature: _____ Date: **6/25/03**
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
GLYNCHESTER FARM	N/A	1 THRU 34 & 36 THRU 46
PLAT NO. 15586	BLOCK NO. 16	ZONE R-20
THRU 15591, 15929	TAX/ZONE .31	ELEC. DIST. 15T
WATER CODE G-09	SEWER CODE 1254550	CENSUS TR. 601101

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
GLYNCHESTER FARM
BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

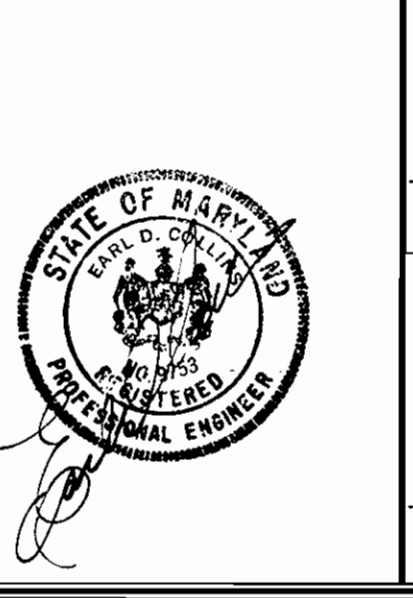
TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8

SDP-03-118



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PKWY.
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2055

NO.	REVISION	DATE
8	Rev. hse. & grd. lot 3 to show Ex. Cond.	7-25-03
7	Rev. hse. & grd. lot 3	1-21-03
6	Rev. FF & Bsm. Elev. lot 38 to show Ex. Cond.	8-20-04
5	Rev. FF & Bsm. Elev. lot 2	8-12-04
4	Rev. hse. & grd. lot 2	7-9-04
3	Rev. hse. & grd. lot 38 to show As. Built Conditions	5-21-04
2	Rev. hse. & grd. lot 38 to show As. Built Cond.	5-21-04
1	REV. C BOXES ON LOTS 43, 44 & 46	8/20/03



ENGINEER'S CERTIFICATE
 I 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 of Engineer: *Earl D. Collins* Date: **6-19-03**
 EARL D. COLLINS

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 I/we certify that all development and construction will be done according to this 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.
 Signature of Developer: *Robert Padgett* Date: **6-19-03**
 ROBERT PADGETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 Date: *MM/DD/YY*
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: _____
 HOWARD SCD

OWNER/BUILDER/DEVELOPER
 RYLAND GROUP
 7250 PARWAY DRIVE
 SUITE 520
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: *John Lally* Date: **6/30/03**
 Department of Planning and Zoning
 Chief: *Janet Hamer* Date: **6/23/03**
 Chief, Development Engineering Division
 Date: **6/23/03**

SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
GLYNCHESTER FARM	16	R-20	31	1ST	6011.01

PLAT NO. 15586
 WATER CODE G-09
 SEWER CODE 1254550

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
GLYNCHESTER FARM
 BUILDABLE LOTS 1 THRU 34 & 36 THRU 46

TAX MAP No.: 31 PARCELS No.: 239 & 740 GRID: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: FEBRUARY, 2003
 SHEET 2 OF 8