

TYPICAL DWELLING ELEVATIONS
NO SCALE

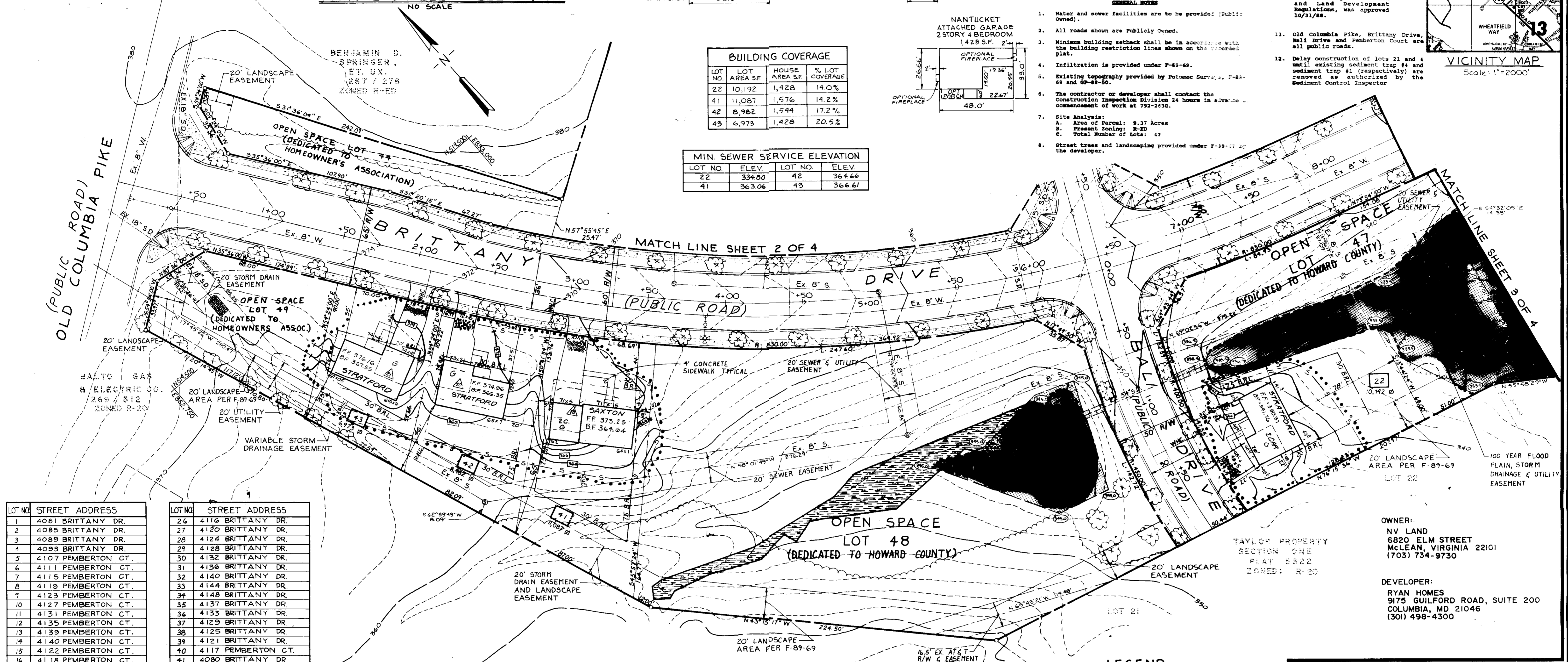
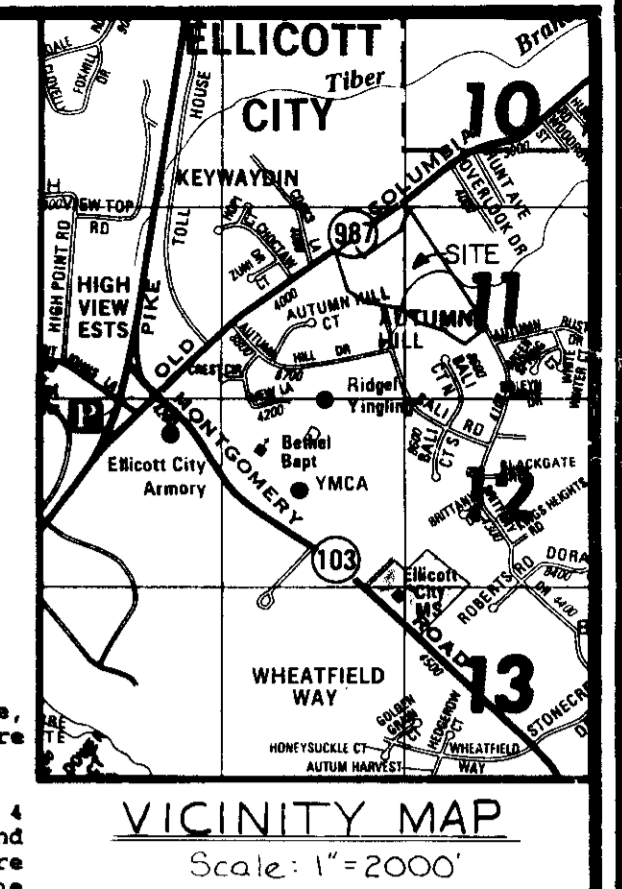
BUILDING COVERAGE

LOT NO.	LOT AREA S.F.	HOUSE AREA S.F.	% LOT COVERAGE
22	10,192	1,428	14.0%
41	11,087	1,576	14.2%
42	8,982	1,544	17.2%
43	6,973	1,428	20.5%

MIN. SEWER SERVICE ELEVATION

LOT NO.	ELEV.	LOT NO.	ELEV.
22	334.00	42	364.66
41	363.06	43	366.61

- GENERAL NOTES**
- Water and sewer facilities are to be provided (Public Owned).
 - All roads shown are Publicly Owned.
 - Minimum building setback shall be in accordance with the building restriction lines shown on the recorded plat.
 - Infiltration is provided under F-89-69.
 - Existing topography provided by Potomac Survey, F-89-69 and G-88-50.
 - The contractor or developer shall contact the Construction Inspection Division 24 hours in advance of commencement of work at 792-2630.
 - Site Analysis:
A. Area of Parcel: 9.37 Acres
B. Present Zoning: R-ED
C. Total Number of Lots: 43
 - Street trees and landscaping provided under F-89-69 by the developer.



LOT NO.	STREET ADDRESS
1	4081 BRITANNIA DR.
2	4085 BRITANNIA DR.
3	4089 BRITANNIA DR.
4	4093 BRITANNIA DR.
5	4107 PEMBERTON CT.
6	4111 PEMBERTON CT.
7	4115 PEMBERTON CT.
8	4119 PEMBERTON CT.
9	4123 PEMBERTON CT.
10	4127 PEMBERTON CT.
11	4131 PEMBERTON CT.
12	4135 PEMBERTON CT.
13	4139 PEMBERTON CT.
14	4140 PEMBERTON CT.
15	4122 PEMBERTON CT.
16	4118 PEMBERTON CT.
17	4114 PEMBERTON CT.
18	4110 PEMBERTON CT.
19	4106 PEMBERTON CT.
20	4102 PEMBERTON CT.
21	4105 PEMBERTON CT.
22	8678 BALI DR.
23	4104 BRITANNIA DR.
24	4108 BRITANNIA DR.
25	4112 BRITANNIA DR.

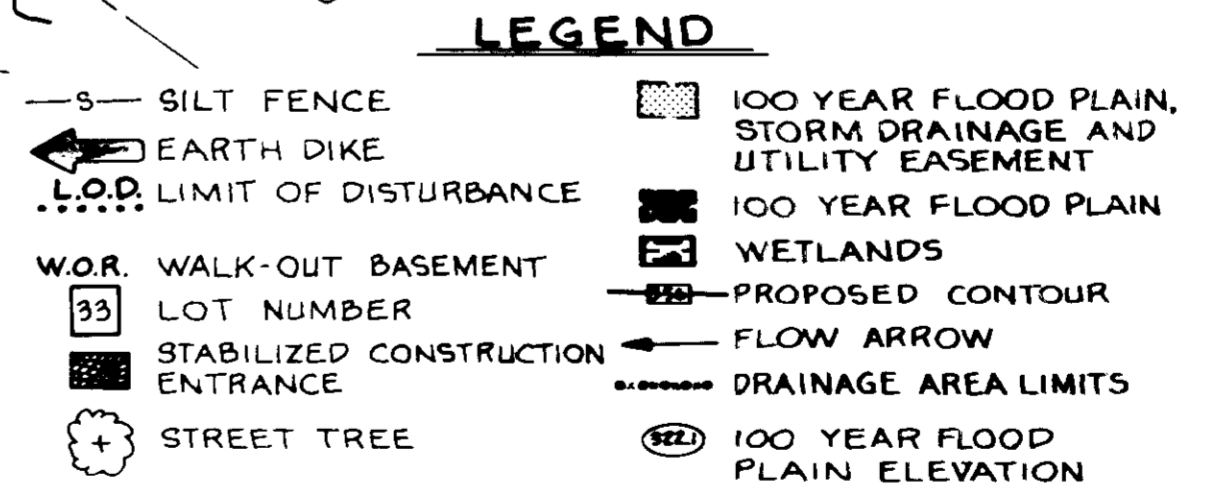
LOT NO.	STREET ADDRESS
26	4116 BRITANNIA DR.
27	4120 BRITANNIA DR.
28	4124 BRITANNIA DR.
29	4128 BRITANNIA DR.
30	4132 BRITANNIA DR.
31	4136 BRITANNIA DR.
32	4140 BRITANNIA DR.
33	4144 BRITANNIA DR.
34	4148 BRITANNIA DR.
35	4137 BRITANNIA DR.
36	4133 BRITANNIA DR.
37	4129 BRITANNIA DR.
38	4125 BRITANNIA DR.
39	4121 BRITANNIA DR.
40	4117 PEMBERTON CT.
41	4080 BRITANNIA DR.
42	4076 BRITANNIA DR.
43	4072 BRITANNIA DR.

SEWER HOUSE CONN. INV. @ PROP. LINE

LOT NO.	ELEV.	LOT NO.	ELEV.
22	329.90	41	360.26
41	360.26	42	361.66
42	361.66	43	363.91

MINIMUM LOT SIZE CHART

LOT NO.	PIPESTEM AREA (S.F.)	25% OR GREATER SLOPES (S.F.)	MINIMUM LOT SIZE (S.F.)
22	1,827	8,365	8,365
41	1,757	9,330	9,330
42	586	8,396	8,396
43	865	6,108	6,108



BRITANNIA MANOR
SITE DEVELOPMENT PLAN

REF. NO. F-89-69 LOTS 1-43 543/670
TAX MAP 24 SECT. 1 PARCEL 651
2ND ELECTION DISTRICT HOWARD COUNTY, MD.

JOHN E. HARMS JR. AND ASSOCIATES INC.
CONSULTING ENGINEERS PLANNERS SURVEYORS

8818 CENTRE PARK DRIVE SUITE 208
COLUMBIA MARYLAND 21045 TELEPHONE 1301 740 5200

DESIGNED BY J.G.H.
DRAWN BY R.P.E.
CHECKED BY R.H.V.
DATE 2/89
SCALE 1"=30'
W.O. NO. 44-88-009A SHEET OF 4

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

4-12-89
SIGNATURE OF ENGINEER: Robert H. Wood DATE: 2/29/89

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS DEEMED NECESSARY.

BRAND TATE
SIGNATURE OF DEVELOPER: Brand Tate DATE: 6/20/89

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

James M. Taylor
U.S. SOIL CONSERVATION SERVICE DATE: 2/22/89

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

APPROVED: Howard Soil Conservation District DATE: 2/22/89

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: James R. Smith DATE: 2/15/89

APPROVED: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

Director: James R. Smith DATE: 2/15/89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: James R. Smith DATE: 2-15-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Director: James R. Smith DATE: 2/15/89

CHIEF BUREAU OF ENGINEERING: James R. Smith DATE: 2-15-89

BRITANNIA MANOR SECTION AREA PARCEL NUMBER
PLAT NO. BLOCK NO. ZONE TAX ZONE ELEC. DIST. CENSUS TR.
8676-8679 R-ED 24 2nd 6024
WATER CODE F04, F16 SEWER CODE 1400520

LOT NO.	ELEV.	LOT NO.	ELEV.
1	367.00	12	359.40
2	358.50	13	359.80
3	356.70	14	360.51
4	348.30	15	356.70
5	351.70	16	356.60
6	363.50	17	359.50
7	363.30	18	359.80
8	359.20	19	353.90
9	360.80	20	348.80
10	360.90	21	337.31
11	362.00		

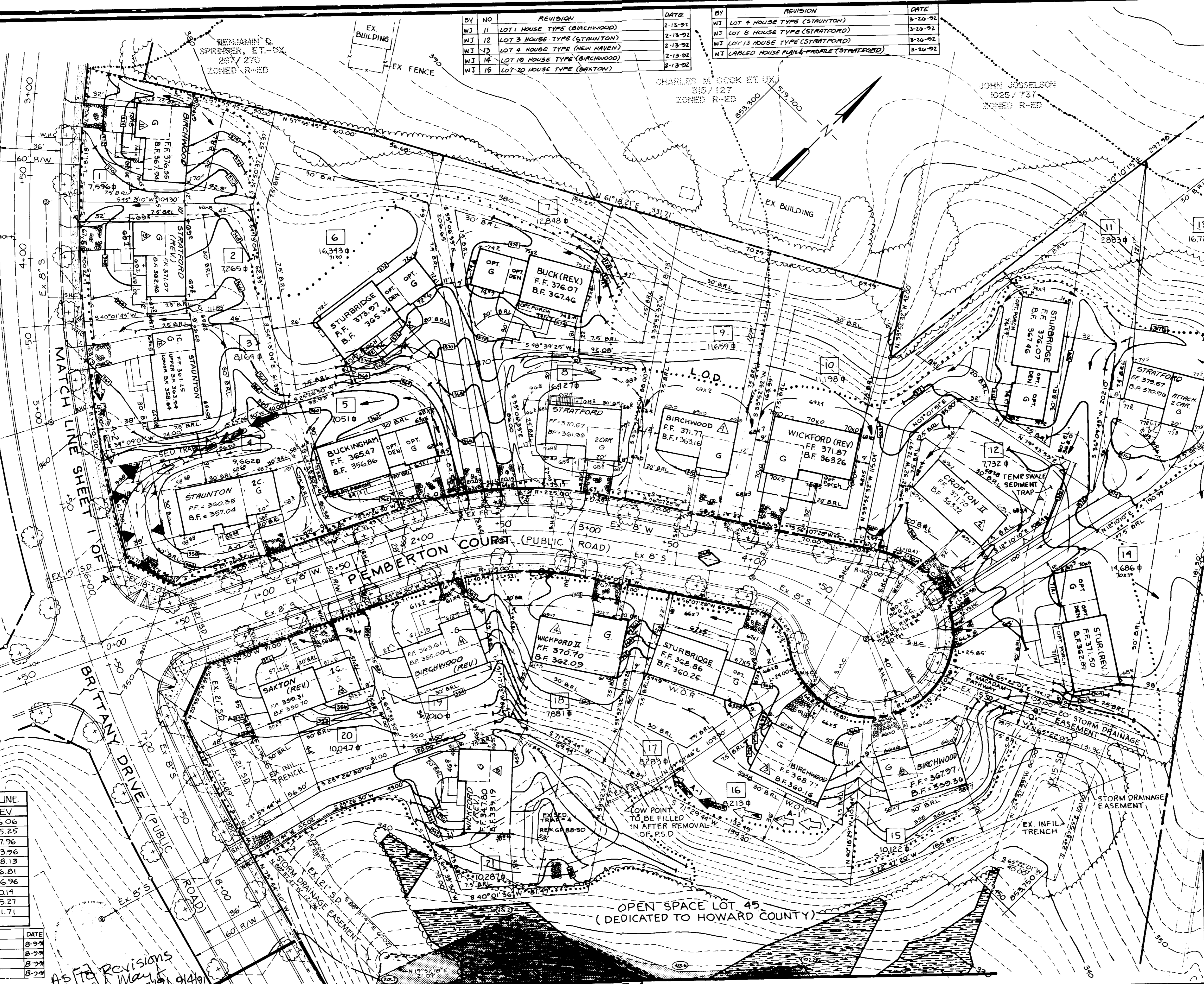
TEMPORARY SEDIMENT TRAP #1
 TYPE OF TRAP: STONE OUTLET ST-V
 DRAINAGE AREA (A_c): 2.2 AC
 STORAGE REQUIRED: 3,960 FT³
 STORAGE PROVIDED: 4,000 FT³
 STORAGE ELEVATION: 352.00
 STORAGE DEPTH: 4.0'
 WEIR LENGTH: 9.0'
 BOTTOM ELEVATION: 348.0
 CLEANOUT ELEVATION: 350.0
 CREST ELEVATION: 353.0
 TOP ELEVATION: 354.0
 BOTTOM DIMENSIONS: SEE PLAN

TEMPORARY SEDIMENT TRAP #2
 TYPE OF TRAP: SWALE SEDIMENT ST-V
 DRAINAGE AREA (A_c): 0.8 AC
 STORAGE REQUIRED: 2,000 FT³
 STORAGE PROVIDED: 2,000 FT³
 STORAGE ELEV. VARIES (SEE PLAN)
 STORAGE DEPTH: 2.0' AVG.
 WEIR LENGTH: N/A
 BOTTOM ELEV. VARIES (SEE PLAN)
 CLEANOUT ELEVATION: N/A
 CREST ELEVATION: 367.0
 TOP ELEVATION: N/A
 BOTTOM DIMENSIONS: SEE PLAN

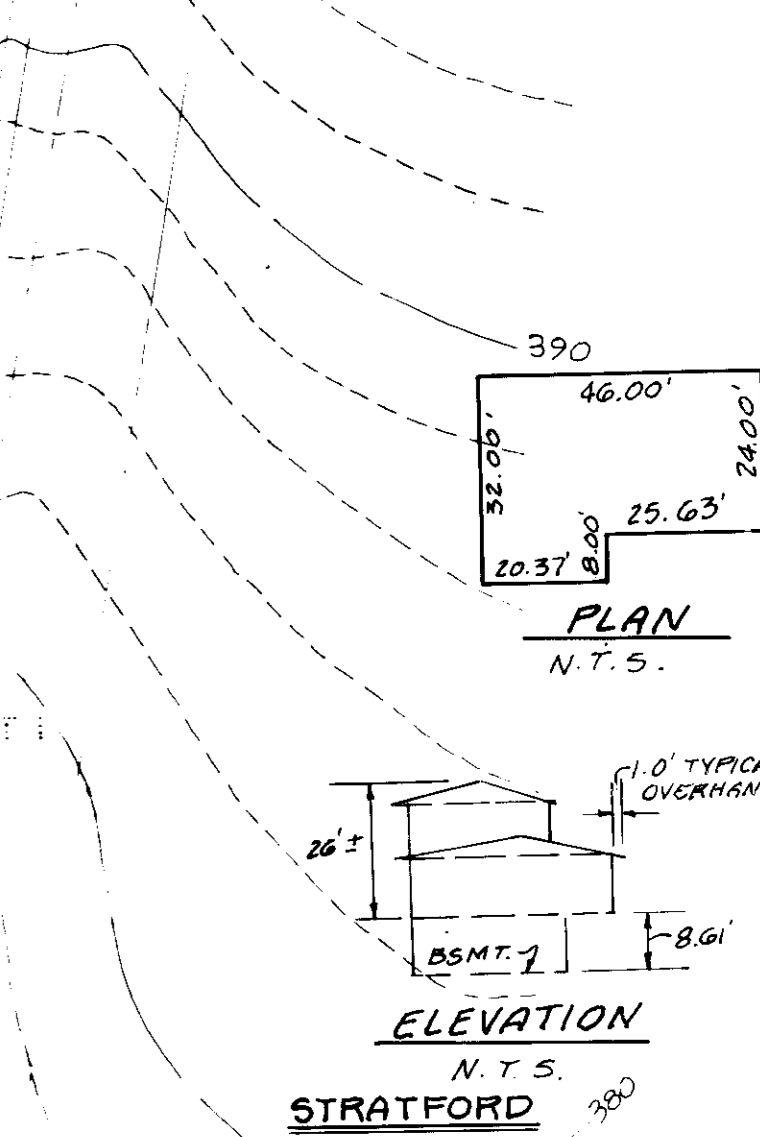
LOT NO.	LOT AREA SF	HOUSE AREA SF	% LOT COVERAGE
1	7,596	1,428	18.8%
2	7,265	1,428	19.7%
3	8,164	1,576	19.3%
4	9,662	1,656	17.1%
5	7,051	1,718	24.4%
6	16,343	1,830	11.2%
7	12,848	1,718	13.4%
8	6,427	1,428	22.2%
9	11,659	1,576	13.5%
10	11,198	1,576	14.1%
11	12,885	1,830	14.2%
12	7,732	1,428	18.5%
13	16,724	1,576	9.4%
14	14,686	1,830	12.5%
15	10,122	1,544	15.3%
16	8,213	1,576	19.2%
17	8,283	1,630	19.7%
18	7,881	1,544	19.6%
19	7,010	1,656	23.6%
20	10,047	1,718	17.1%
21	10,287	1,544	15.0%

LOT NO.	ELEV.	LOT NO.	ELEV.
1	362.00	12	356.06
2	355.00	13	355.25
3	353.18	14	357.96
4	345.27	15	343.96
5	348.13	16	348.13
6	354.50	17	356.81
7	356.40	18	356.96
8	357.01	19	350.14
9	358.96	20	345.27
10	357.96	21	331.71
11	357.41		

BY NO.	REVISION	DATE
WJ 1	LOT 9 HOUSE TYPE (BIRCHWOOD)	8-29
WJ 2	LOT 12 HOUSE TYPE (CROFTON II)	8-29
WJ 3	LOT 16 HOUSE TYPE (BIRCHWOOD)	8-29
WJ 4	LOT 18 HOUSE TYPE (WICKFORD II)	8-29



LOT NO.	PIPESTEM AREA (SQ. FT.)	2% OR GREATER SLOPES (SQ. FT.)	MINIMUM LOT SIZE (SQ. FT.)
1	760	6,836	
2	300	6,965	
3	879	7,285	
4	300	9,362	
5	915	6,136	
6	1,692	2,985	11,666
7	1,720	4,770	6,358
8	420	6,007	
9	3,487	8,172	
10	3,055	8,143	
11	1,459	46,45	6,779
12			7,732
13	2,169	3,125	11,430
14		2,539	12,147
15		4,073	6,049
16		1,060	7,153
17		767	7,516
18		1,850	6,031
19		992	6,018
20		700	9,347
21	2,080	1,814	6,393



OWNER:
 NV LAND
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101
 (703) 734-9730

DEVELOPER:
 RYAN HOMES
 9175 GUILFORD ROAD, SUITE 200
 COLUMBIA, MD 21046
 (301) 498-4300

BRITTANY MANOR
 SITE DEVELOPMENT PLAN

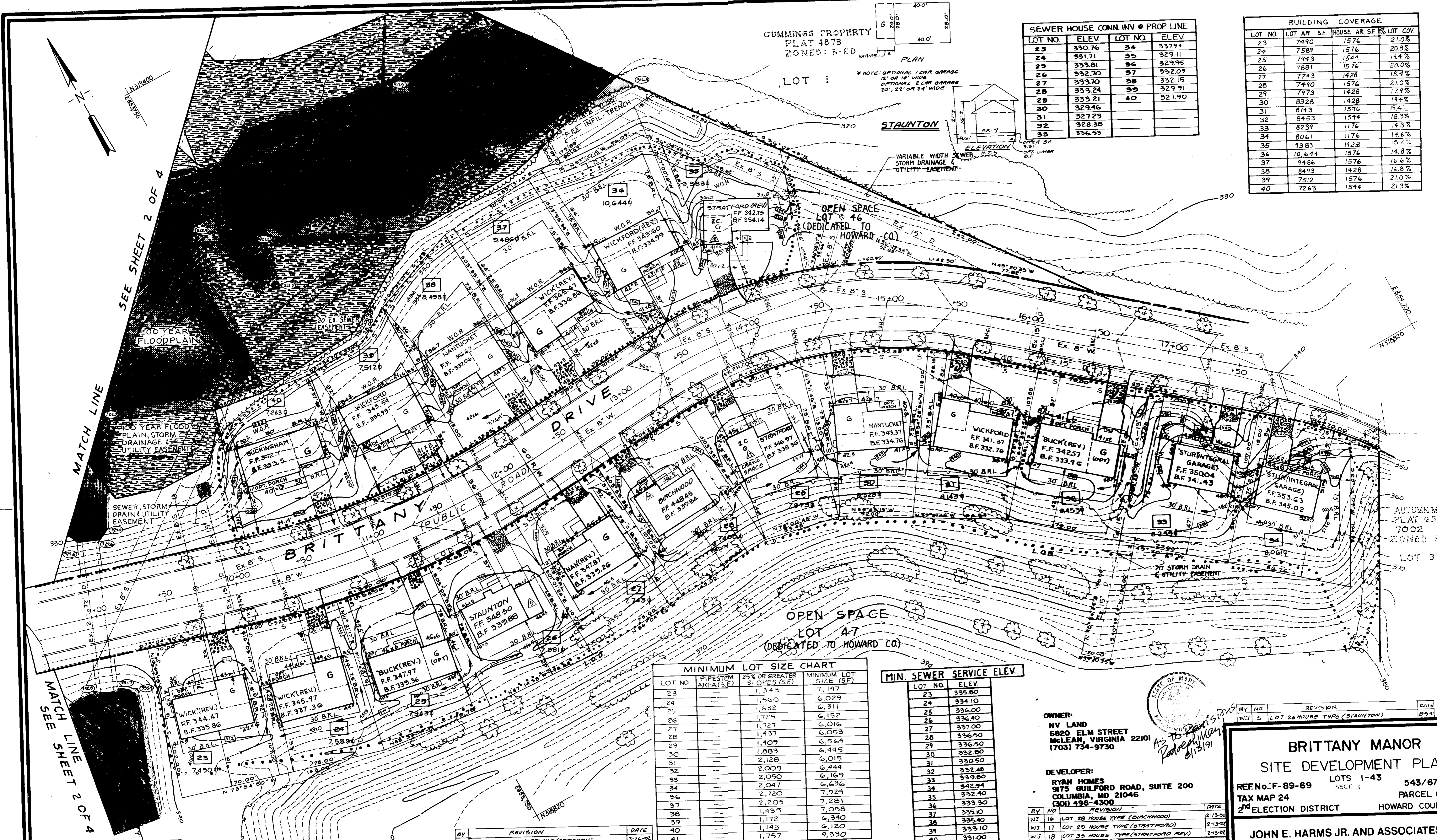
REF. No.: F-89-69 LOTS 1-43 543/670
 TAX MAP 24 SECT. 1 PARCEL 651
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.

JOHN E. HARMS JR. AND ASSOCIATES INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS
 8818 CENTRE PARK DRIVE NORTH 20 B
 COLUMBIA MARYLAND 21045 TELEPHONE 301 740 5200

DESIGNED BY: J.G.H.	DATE: 7/26/89
DRAWN BY: D.G.H.	DATE: 7/25/89
CHECKED BY: R.H.V.	DATE: 7/25/89
SCALE: 1"=30'	
W.D. NO. 44-88-009A	2 SHEET OF 4

MATCH LINE SHEET 3 OF 4

<p>ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p>4-12-89</p> <p>Signature of Engineer: [Signature] DATE: 6/29/89</p>	<p>DEVELOPER'S CERTIFICATE</p> <p>I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.</p> <p>Signature of Developer: [Signature] DATE: 6/29/89</p>	<p>REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.</p> <p>Signature: [Signature] DATE: 7/26/89</p> <p>U.S. SOIL CONSERVATION SERVICE</p> <p>THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p>APPROVAL: [Signature] DATE: 7/31/89</p> <p>HOWARD SOIL CONSERVATION DISTRICT</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.</p> <p>Signature: [Signature] DATE: 8/1/89</p> <p>DIRECTOR</p> <p>Signature: [Signature] DATE: 8/1/89</p> <p>CHIEF, BUREAU OF ENGINEERING</p>	<p>APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS</p> <p>Signature: [Signature] DATE: 7/25/89</p> <p>DIRECTOR</p> <p>Signature: [Signature] DATE: 7/25/89</p> <p>CHIEF, BUREAU OF ENGINEERING</p>
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CUMMINGS PROPERTY
PLAT 4878
ZONED: R-ED

SEWER HOUSE CONN INV @ PROP LINE

LOT NO	ELEV	LOT NO	ELEV
23	330.76	34	337.94
24	331.71	35	329.11
25	333.81	36	322.95
26	332.70	37	332.07
27	333.70	38	332.15
28	333.24	39	329.91
29	333.21	40	327.90
30	329.46		
31	327.23		
32	328.38		
33	336.53		

BUILDING COVERAGE

LOT NO.	LOT AR.	SF	HOUSE AR.	SF	% LOT COV.
23	7490	1576	1576	21.0%	
24	7589	1576	1576	20.8%	
25	7943	1544	1544	19.4%	
26	7881	1576	1576	20.0%	
27	7743	1428	1428	18.4%	
28	7490	1576	1576	21.0%	
29	7973	1428	1428	17.9%	
30	8328	1428	1428	19.4%	
31	8143	1576	1576	19.4%	
32	8453	1544	1544	18.3%	
33	8239	1176	1176	14.3%	
34	8061	1176	1176	14.6%	
35	9383	1428	1428	15.2%	
36	10,644	1576	1576	14.8%	
37	9486	1576	1576	16.6%	
38	8493	1428	1428	16.8%	
39	7512	1576	1576	21.0%	
40	7263	1544	1544	21.3%	

MINIMUM LOT SIZE CHART

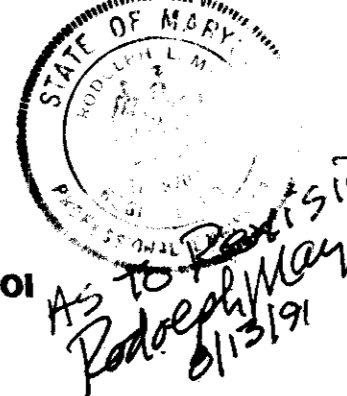
LOT NO	PIPESTEM AREA (S.F.)	25% OR GREATER SLOPES (S.F.)	MINIMUM LOT SIZE (S.F.)
23	1,343	6,029	7,147
24	1,560	6,311	7,147
25	1,632	6,152	7,147
26	1,729	6,016	7,147
27	1,727	6,053	7,147
28	1,437	6,564	7,147
29	1,409	6,445	7,147
30	1,883	6,015	7,147
31	2,128	6,444	7,147
32	2,009	6,169	7,147
33	2,050	6,636	7,147
34	2,047	7,924	7,147
36	2,720	7,281	7,147
37	2,205	7,058	7,147
38	1,435	6,340	7,147
39	1,172	6,120	7,147
40	1,143	9,330	7,147
41	1,757		9,330

MIN. SEWER SERVICE ELEV.

LOT NO.	ELEV.
23	335.80
24	334.10
25	336.00
26	336.40
27	337.00
28	336.50
29	336.50
30	332.00
31	330.50
32	332.48
33	339.80
34	342.94
35	332.40
36	333.30
37	335.10
38	335.40
39	333.10
40	331.00

OWNER:
NV LAND
6820 ELM STREET
MCLEAN, VIRGINIA 22101
(703) 734-9730

DEVELOPER:
RYAN HOMES
9175 GUILFORD ROAD, SUITE 200
COLUMBIA, MD 21046
(301) 498-4300



BY	NO.	REVISION	DATE
WJ	5	LOT 26 HOUSE TYPE (STANTON)	8-9-91

BRITTANY MANOR
SITE DEVELOPMENT PLAN
REF. NO. F-89-69 LOTS 1-43 543/670
TAX MAP 24 SECT. 1 PARCEL 651
2ND ELECTION DISTRICT HOWARD COUNTY, MD.

JOHN E. HARMS JR. AND ASSOCIATES INC.
CONSULTING ENGINEERS - PLANNERS - SURVEYORS
8818 CENTRE PARK DRIVE SUITE 206
COLUMBIA MARYLAND 21045 TELEPHONE (301) 740-5200

DESIGNED BY J.G.H.
DRAWN BY R.A.M.
CHECKED BY R.H.V.
DATE 2/89
SCALE 1"=30'
W.C. NO. 44-88-009A 3 SHEET OF 4

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
4-12-89
Signature of Engineer: [Signature]
DATE: 2/12/89

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.
Signature of Developer: [Signature]
DATE: 6/28/89

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
U.S. SOIL CONSERVATION SERVICE DATE: 7/26/89
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: [Signature]
HOWARD SOIL CONSERVATION DISTRICT DATE: 7/26/89

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] DATE: 8/1/89
APPROVED: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
[Signature] DATE: 8/1/89
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE: 7/31/89
COUNTY HEALTH OFFICER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] DATE: 7/26/89
DIRECTOR
[Signature] DATE: 7-25-89
CHIEF, BUREAU OF ENGINEERING

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector
- 7) Site Analysis:
 Total Area of Site: 9.37 Acres
 Area Disturbed: 5.31 Acres
 Area to be roofed or paved: 1.76 Acres
 Area to be vegetatively stabilized: 3.53 Acres
 Total Cut: 13,100 Cu. yds *
 Total Fill: 6,800 Cu. yds *
 Offsite waste/borrow area location: _____

- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 * These quantities are for the convenience of the reviewing agencies only. Contractor shall determine his own quantities for bidding purposes.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

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

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules.

- 1) Preferred -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of seeding lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

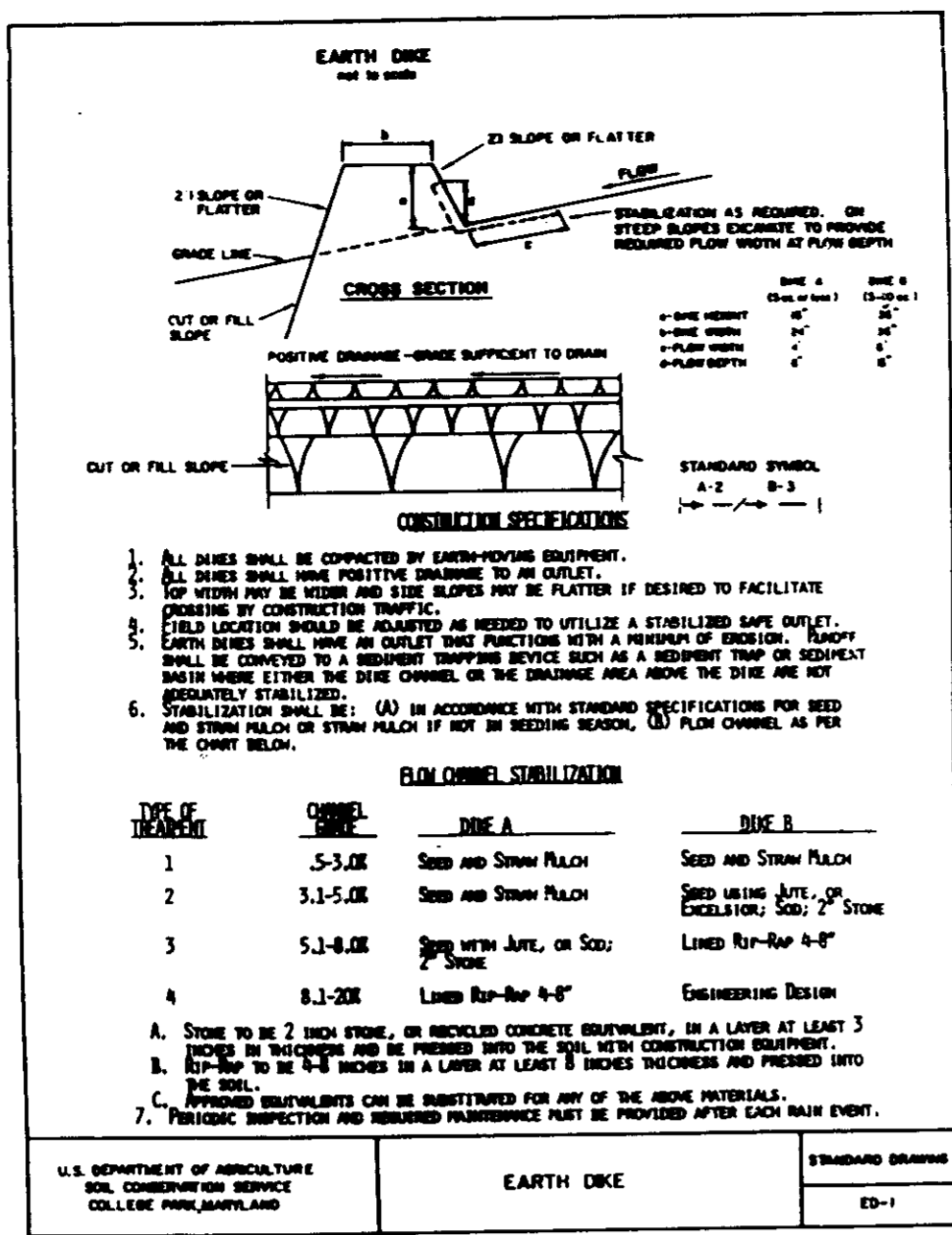
Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 60 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

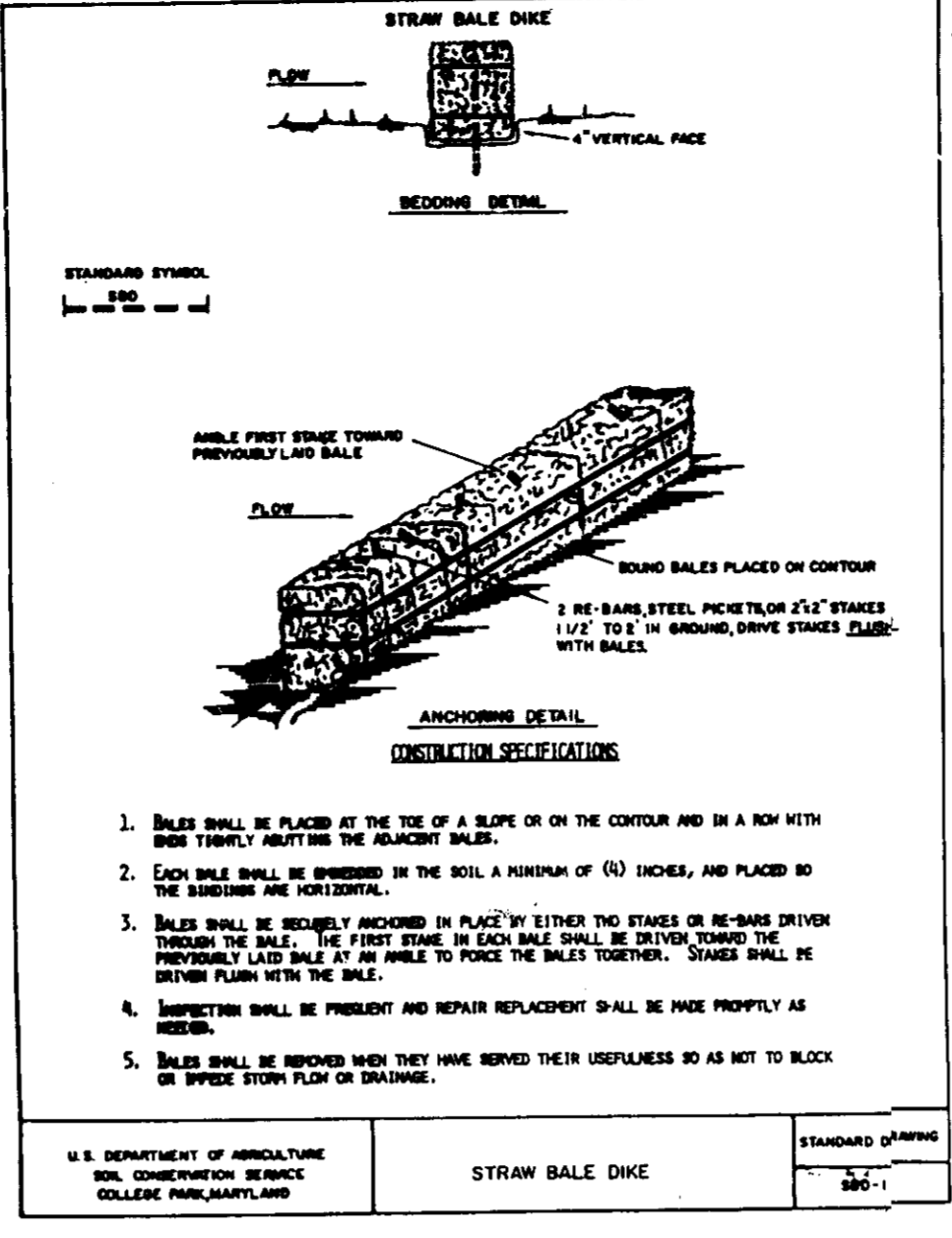
Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

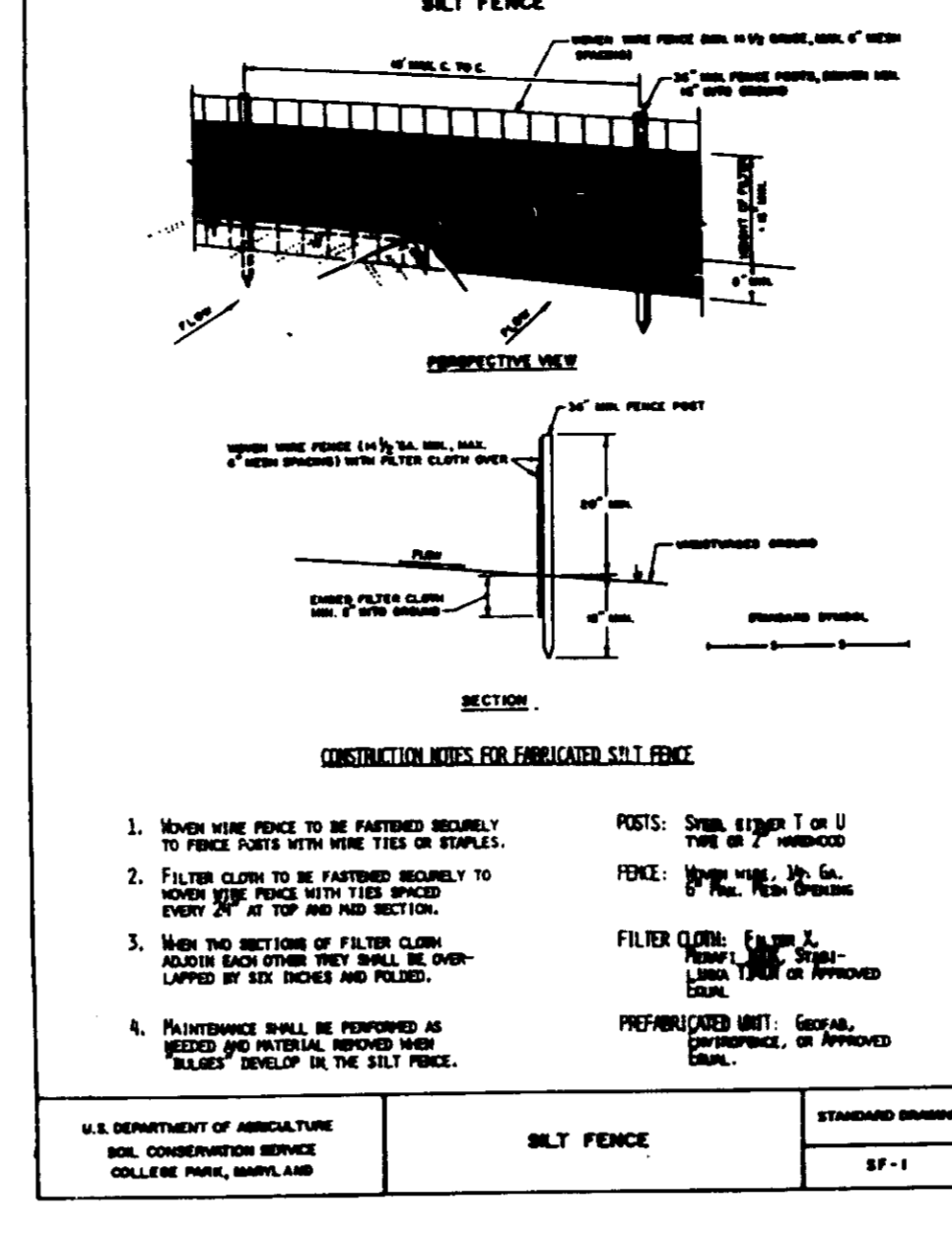
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



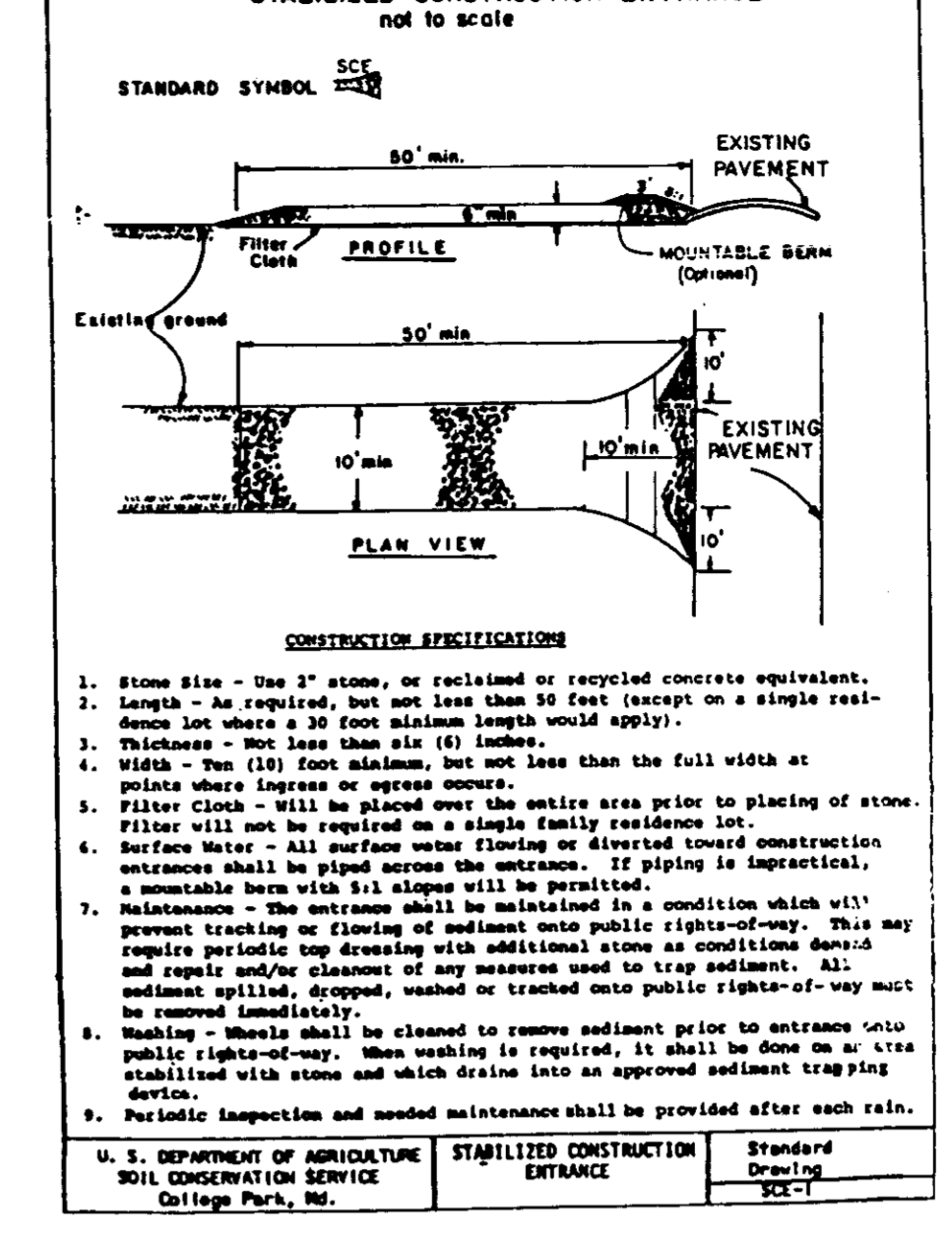
TYPE OF DIKE	HEIGHT	TOE	TYPE	NOTE
1	5.5'-0"	3'	Soil and Straw Pallet	Soil and Straw Pallet
2	3.5'-0"	3'	Soil and Straw Pallet	Soil and Straw Pallet
3	5.5'-0"	3'	Soil and Straw Pallet	Soil and Straw Pallet
4	3.5'-0"	3'	Soil and Straw Pallet	Soil and Straw Pallet



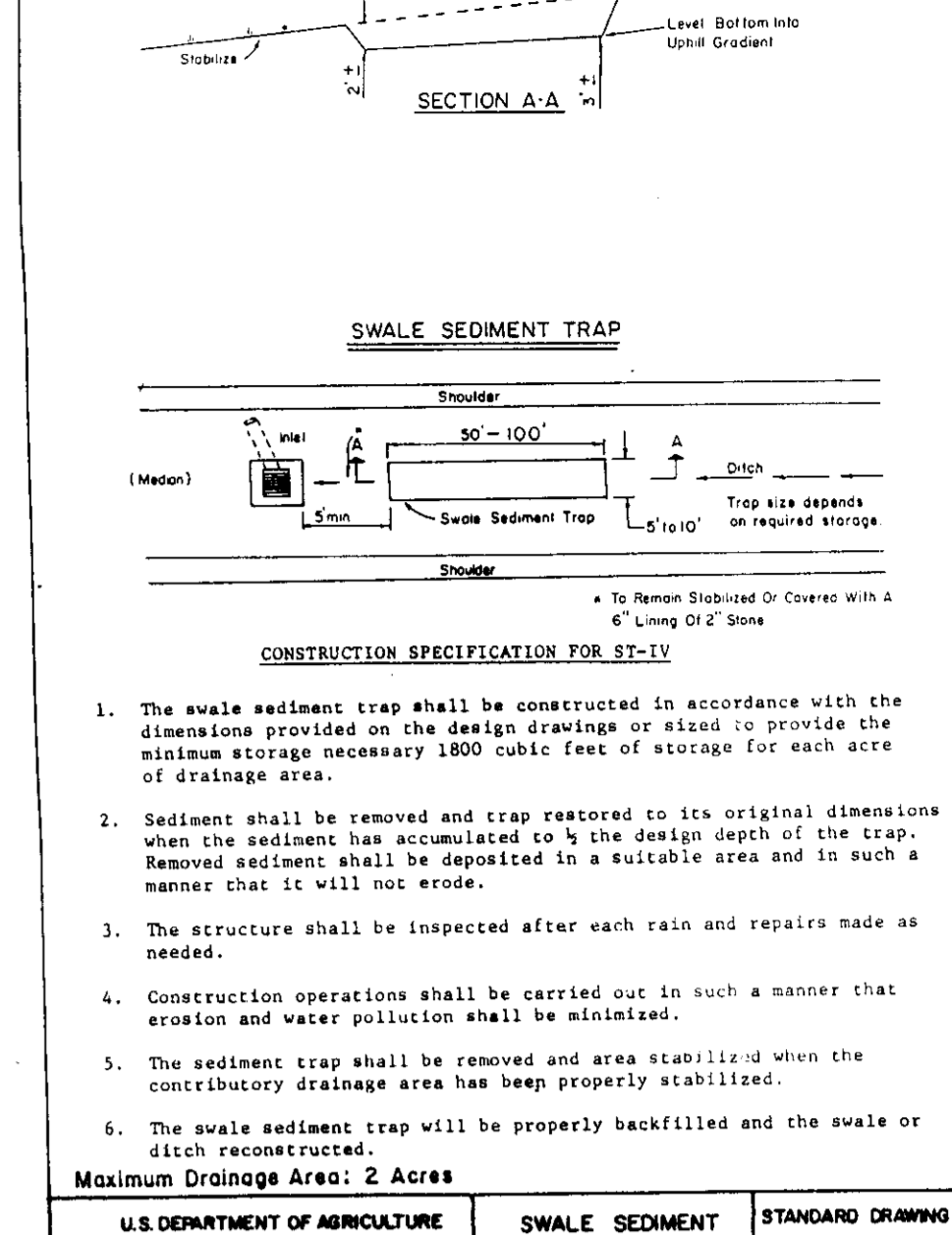
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4	3.5'-0"	3'	Soil and Straw Pallet	Soil and Straw Pallet



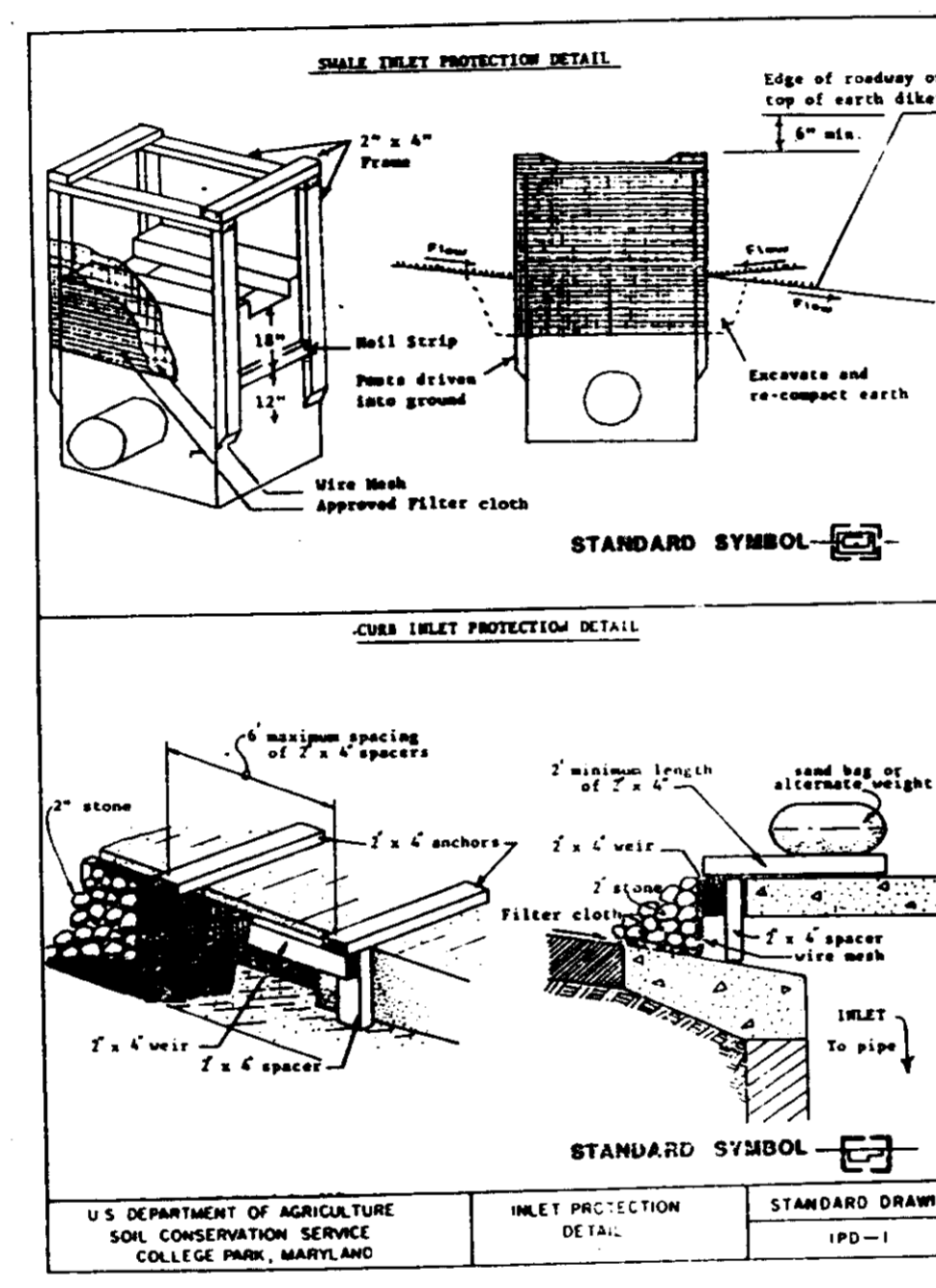
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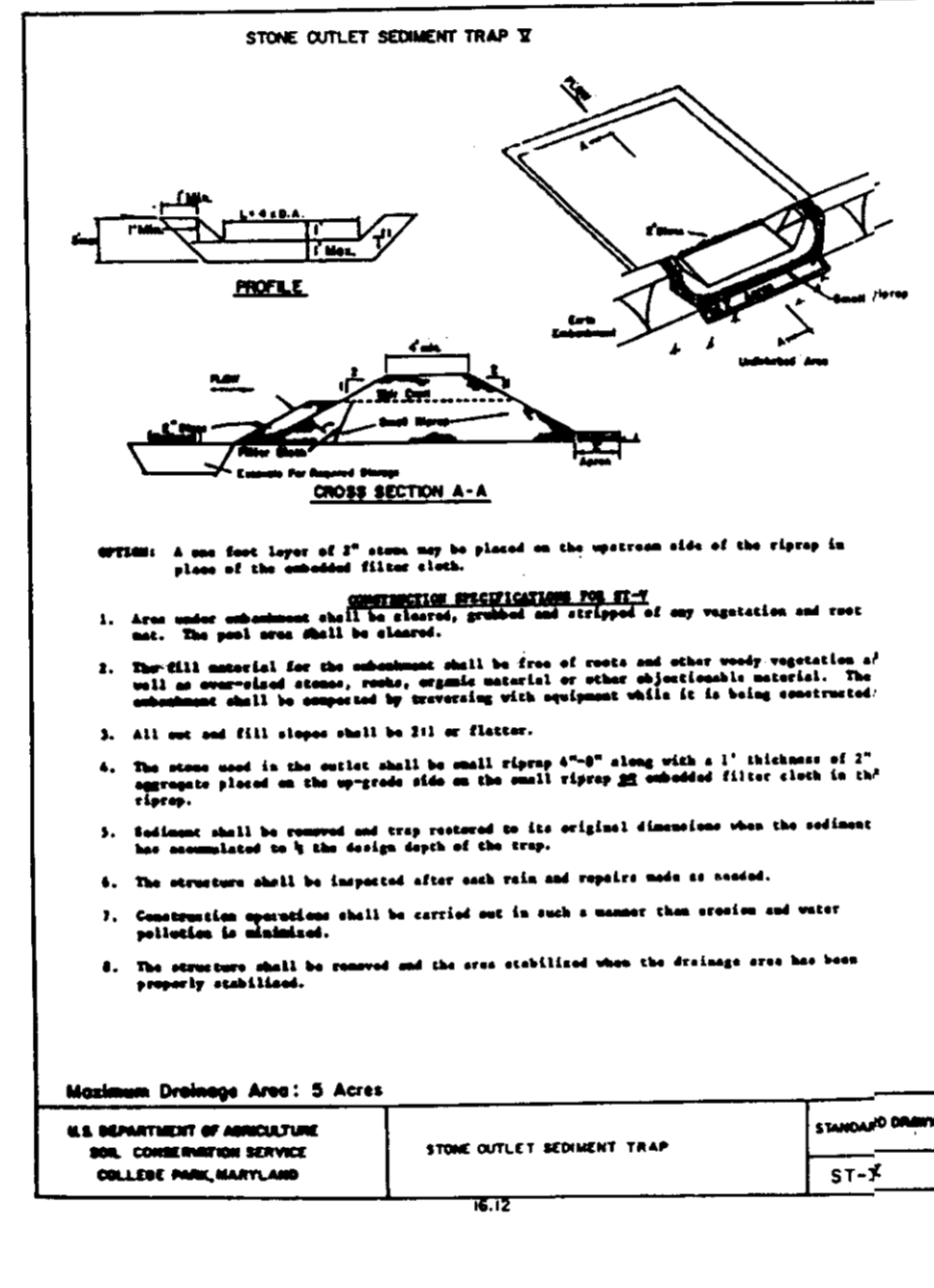
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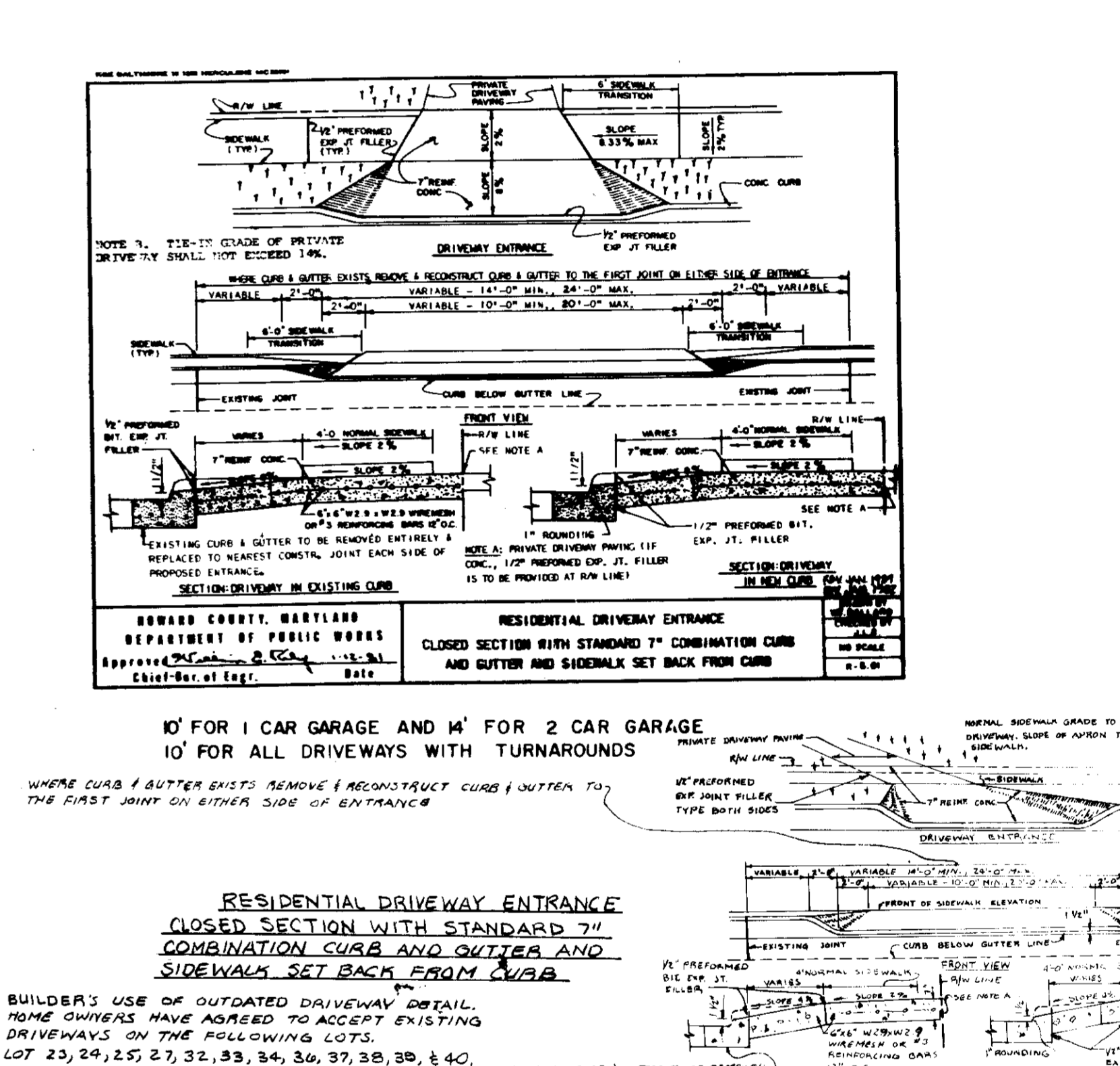


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- SEQUENCE OF CONSTRUCTION**
1. Obtain grading permit. Inspect existing sediment trap number four and pipe slope drain. Make any necessary repairs or maintenance.
 2. Construct stabilized construction entrances for lots as required.
 3. Install straw bale dike or silt fence on lots as required.
 4. Install sediment trap number one, earth dikes and inlet protection.
 5. Clear and grub house sites to subgrade.
 6. Excavate for foundations and begin house construction.
 7. Sediment shall be removed from the sediment traps when the cleanout elevation has been reached.
 8. The contractor shall inspect and provide necessary maintenance on the sediment and erosion control structures shown hereon, after each rainfall and on a daily basis.
 9. The sediment trap shall be dewatered by pumping. The sediment from the traps shall be placed up-grade from the sediment traps in such a manner as not to interfere with construction operations or cause erosion down-grade from the sediment traps.
 10. Remove sediment from roadways and dress construction entrances as required.
 11. Fine grade lots and stabilize. Install drive-ways and sidewalks. Install permanent seeding as per permanent seeding notes.
 12. Remove straw bale dike or silt fence and stabilize.
 13. After permission has been given by sediment control inspector, backfill sediment traps and stabilize. Stabilize all remaining disturbed areas with permanent seeding as per permanent seeding notes.
 14. Delay construction of houses on lots 21 and 4 until the sediment traps are removed as authorized by sediment control inspector.



DESIGN DATA

SEDIMENT TRAP NO.	1	4 (EXISTING)	2
TYPE OF TRAP	STONE OUTLET	STONE OUTLET	SWALE SED.
DRAINAGE AREA (A.C.)	2.2 AC	1.2 AC	0.8 AC
STORAGE AREA (CF.)	3,960	2,160	1,440
STORAGE PROVIDED (CF.)	4,000	5,300	2,000
STORAGE ELEVATION	352.0	339.0	VARIES
STORAGE DEPTH (FT.)	4.0'	4.0'	2.0'
WEIR LENGTH (FT.)	9.0'	13.0'	N/A
BOTTOM - ELEVATION	348.0	335.0	VARIES
CLEANOUT - ELEVATION	350.0	337.0	N/A
CREST ELEVATION	353.0	340.0	367.0
TOP ELEVATION	354.0	341.0	N/A
TRAP DIMENSIONS	SEE PLAN	SEE PLAN	SEE PLAN

NOTE:
 The Engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor for safety on the job site, nor shall the Engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

OWNER:
 NY LAND
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101
 (703) 734-9730

DEVELOPER:
 RYAN HOMES
 9175 GUILFORD ROAD, SUITE 200
 COLUMBIA, MD 21046
 (301) 498-4300

BRITTANY MANOR
 SITE DEVELOPMENT PLAN
 REF. NO. F-89-69 LOTS 1-43 543/670
 TAX MAP 24 SECT. 1 PARCEL 651
 2ND ELECTION DISTRICT HOWARD COUNTY, MD.

JOHN E. HARMS JR AND ASSOCIATES INC.
 JGH
 JRM.
 R.H.V.
 2/89
 AS SHOWN
 44-88-009A 4 4

4-12-89

Robert H. Osgood
 6/29/89

Brian J. Jeter
 6/29/89

James M. Fehn
 7/2/89

Howard S. Kottler
 8/15/89
 8/11/89
 7-31-89

James J. Lewis
 7/26/89
 7-25-89