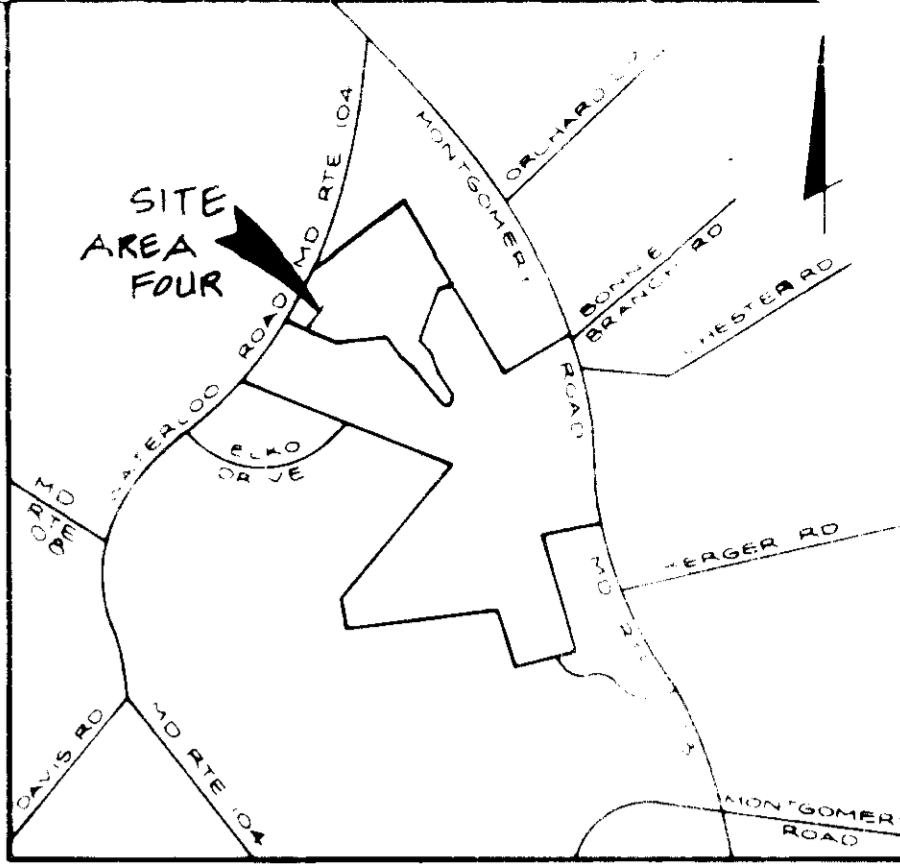
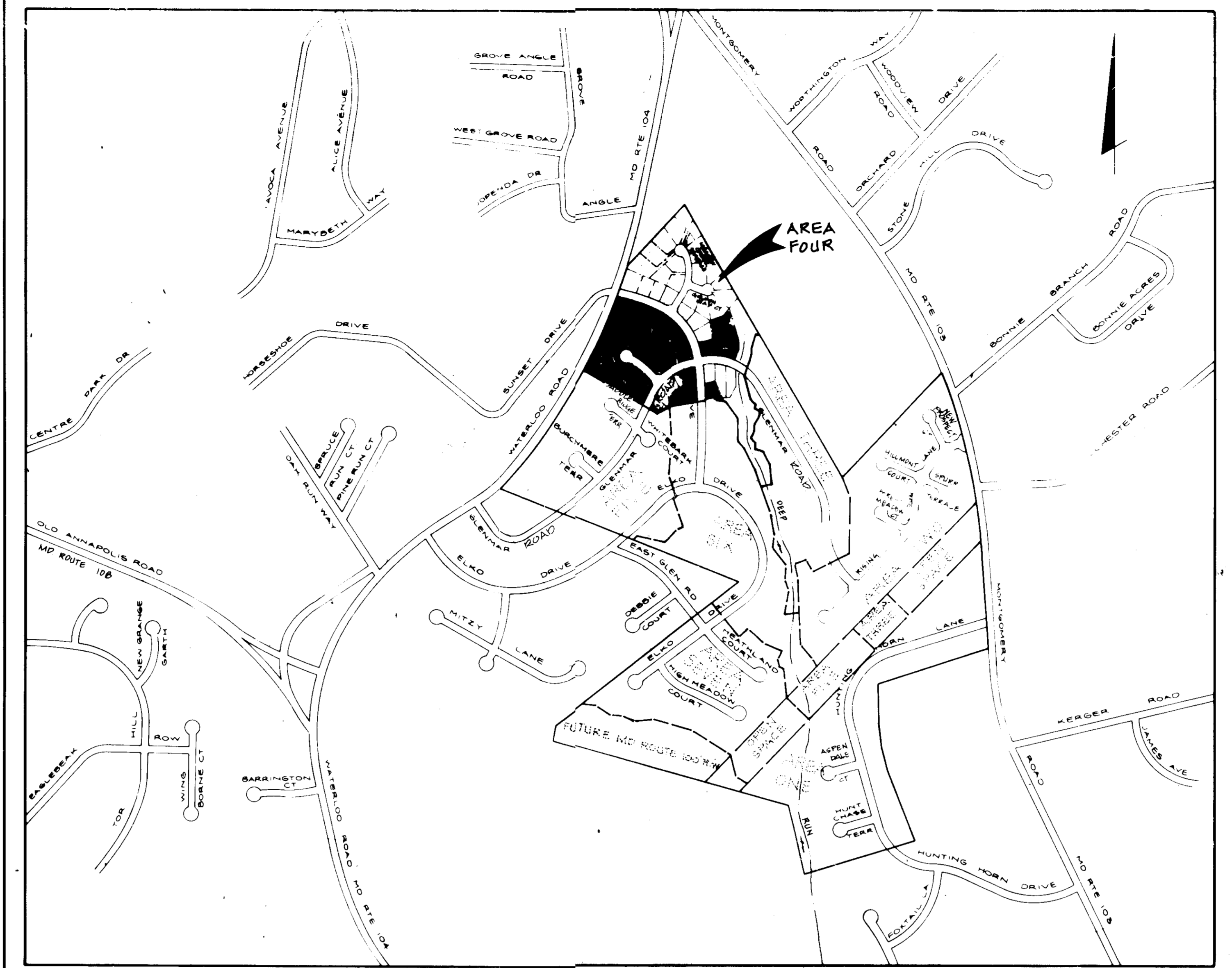


ADDRESS CHART	
LOT No.	ADDRESS
215	222A GLENMARK ROAD
216	222B " "
217	222C " "
218	222D " "
219	222E " "
220	222F " "
221	222G " "
222	222H " "
223	222I " "
224	222J " "
225	222K " "
226	222L " "
227	222M " "
228	222N " "
229	222O " "
230	222P " "
231	222Q " "
232	222R " "
233	222S " "
234	222T " "
235	222U " "
236	222V " "
237	222W " "
238	222X " "
239	222Y " "
240	222Z " "
241	222A " "
242	222B " "
243	222C " "
244	222D " "
245	222E " "
246	222F " "
247	222G " "
248	222H " "
249	222I " "
250	222J " "
251	222K " "
252	222L " "
253	222M " "
254	222N " "
255	222O " "
256	222P " "
257	222Q " "
258	222R " "
259	222S " "
260	222T " "
261	222U " "
262	222V " "
263	222W " "
264	222X " "
265	222Y " "
266	222Z " "
267	222A " "
268	222B " "
269	222C " "
270	222D " "
271	222E " "
272	222F " "
273	222G " "
274	222H " "
275	222I " "
276	222J " "
277	222K " "
278	222L " "
279	222M " "
280	222N " "
281	222O " "
282	222P " "
283	222Q " "
284	222R " "
285	222S " "
286	222T " "
287	222U " "
288	222V " "
289	222W " "
290	222X " "
291	222Y " "
292	222Z " "
293	222A " "
294	222B " "
295	222C " "
296	222D " "
297	222E " "
298	222F " "
299	222G " "
300	222H " "



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- 1. THE PROPERTY IS LOCATED ON TAX MAP 31, PARCEL 423.
- 2. PRESENT ZONING OF THE PROPERTY IS R-20.
- 3. SUBDIVISION IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, PLAT NO. 9157-9159.
- 4. LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.130 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 5. PUBLIC WATER AND SEWERAGE ARE TO BE UTILIZED.
- 6. STREET TREES ARE TO BE PROVIDED 40' O/C IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS.
- 7. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK (792-7272).
- 8. REFER TO F-88-190 FOR FINAL ROAD CONSTRUCTION PLANS.
- 9. SEMI-PERMANENT STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-88-190.
- 10. PERMANENT STORMWATER MANAGEMENT HAS BEEN APPROVED UNDER F-89-44.
- 11. BOUNDARY AND TOPO SHOWN HEREON IS FIELD RUN DATA.

INDEX OF SHEETS	
SHEET No.	TITLE
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	NOTES AND DETAILS

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. INSPECT EXISTING SEDIMENT AND EROSION CONTROL DEVICES AND MAKE ANY NECESSARY REPAIRS OR MAINTENANCE TO THE DEVICES PRIOR TO BEGINNING ANY WORK SHOWN HEREON.
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- 3. INSTALL SILT FENCE AS REQUIRED.
- 4. CONSTRUCT SEDIMENT TRAP ON LOTS 236 AND 227 AND INSTALL FENCE AND WARNING SIGNS AROUND TRAPS IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL.
- 5. INSTALL INLET PROTECTION AT ALL INLETS.
- 6. EXCAVATE FOR FOUNDATION AND POUR SLABS FOR ALL UNITS EXCEPT LOTS 236 AND 227. CONSTRUCTION ON LOTS 236 AND 227 WILL NOT BEGIN UNTIL THE SEDIMENT TRAPS ARE REMOVED AS AUTHORIZED BY THE SEDIMENT CONTROL INSPECTOR.
- 7. CONSTRUCT ALL UNITS EXCEPT LOTS 236 AND 227.
- 8. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL STRUCTURES IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 9. REMOVE SEDIMENT FROM ROADWAYS AND DRESS STONE CONSTRUCTION ENTRANCES AS REQUIRED.
- 10. FINE GRADE LOTS AND STABILIZE.
- 11. RESTORE SWALES AT BOTH SEDIMENT TRAPS TO FINAL ELEVATIONS AND STABILIZE.
- 12. EXCAVATE FOR FOUNDATION AND POUR SLABS FOR LOTS 236 AND 227.
- 13. CONSTRUCT UNITS ON LOTS 236 AND 227.
- 14. REMOVE INLET PROTECTION, STABILIZE CONSTRUCTION ENTRANCES, REMOVE SILT FENCE AND STABILIZE.

MONTGOMERY MEADOWS

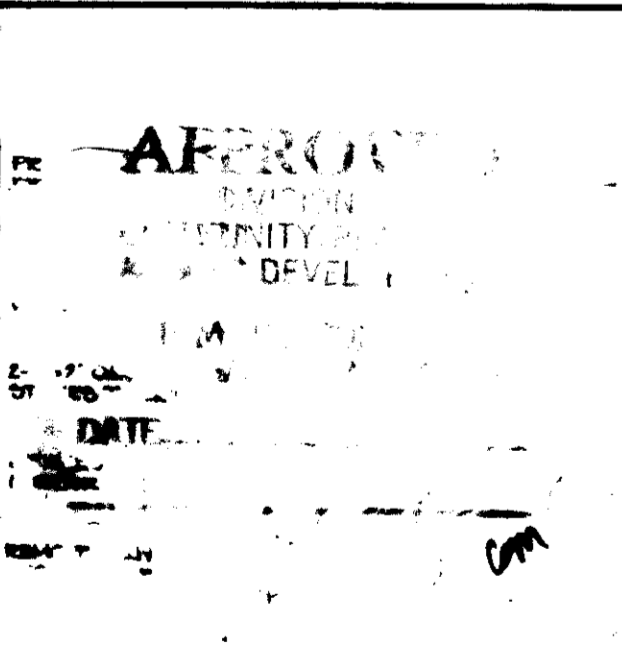
SECTION ONE AREA FOUR

SITE DEVELOPMENT PLAN

1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

NOTE: THE WETLAND AND/OR STREAM BUFFER INDICATED ON THIS PLAT DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING, AND UTILITIES IS PERMITTED.

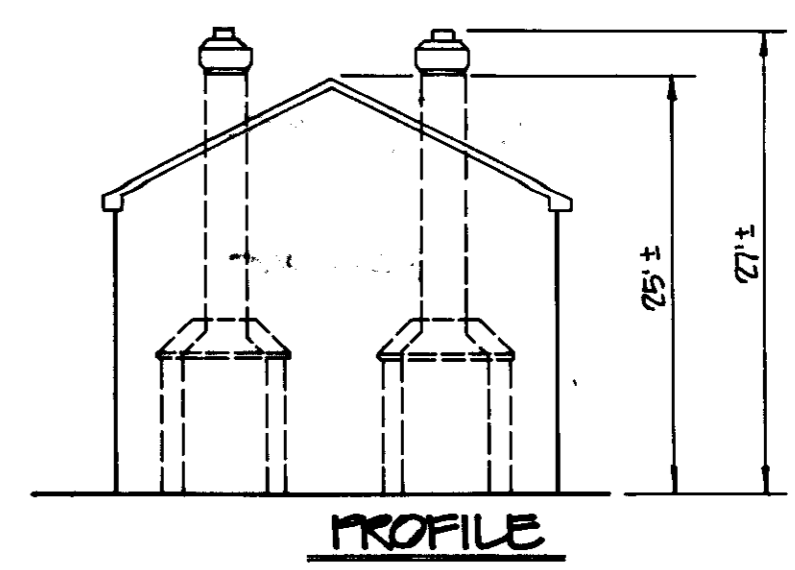
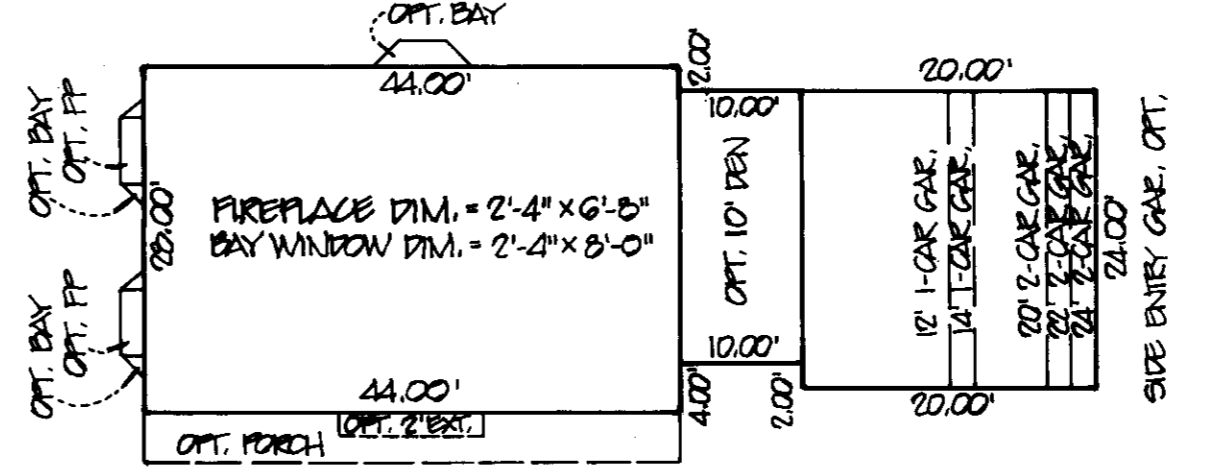
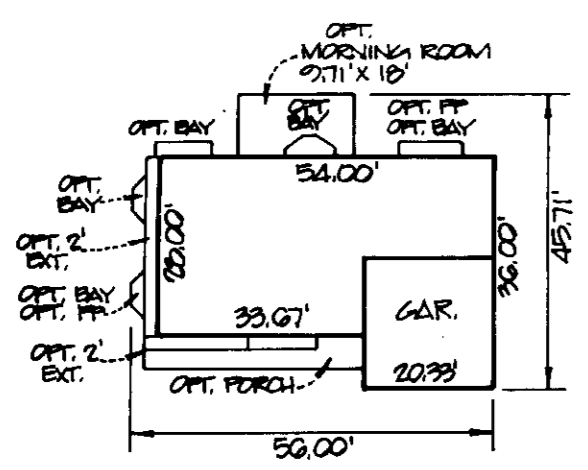


DECLARATION OF MAINTENANCE OBLIGATIONS FOR USE-IN COMMON ACCESS AREA RECEIPTS NUMBERS
LOTS 215 + 216 RECEIPT # 056510

OWNER
NY LAND, INC.
9175 GUILFORD ROAD
SUITE 302
COLUMBIA, MD. 21046
(301) 604-1552

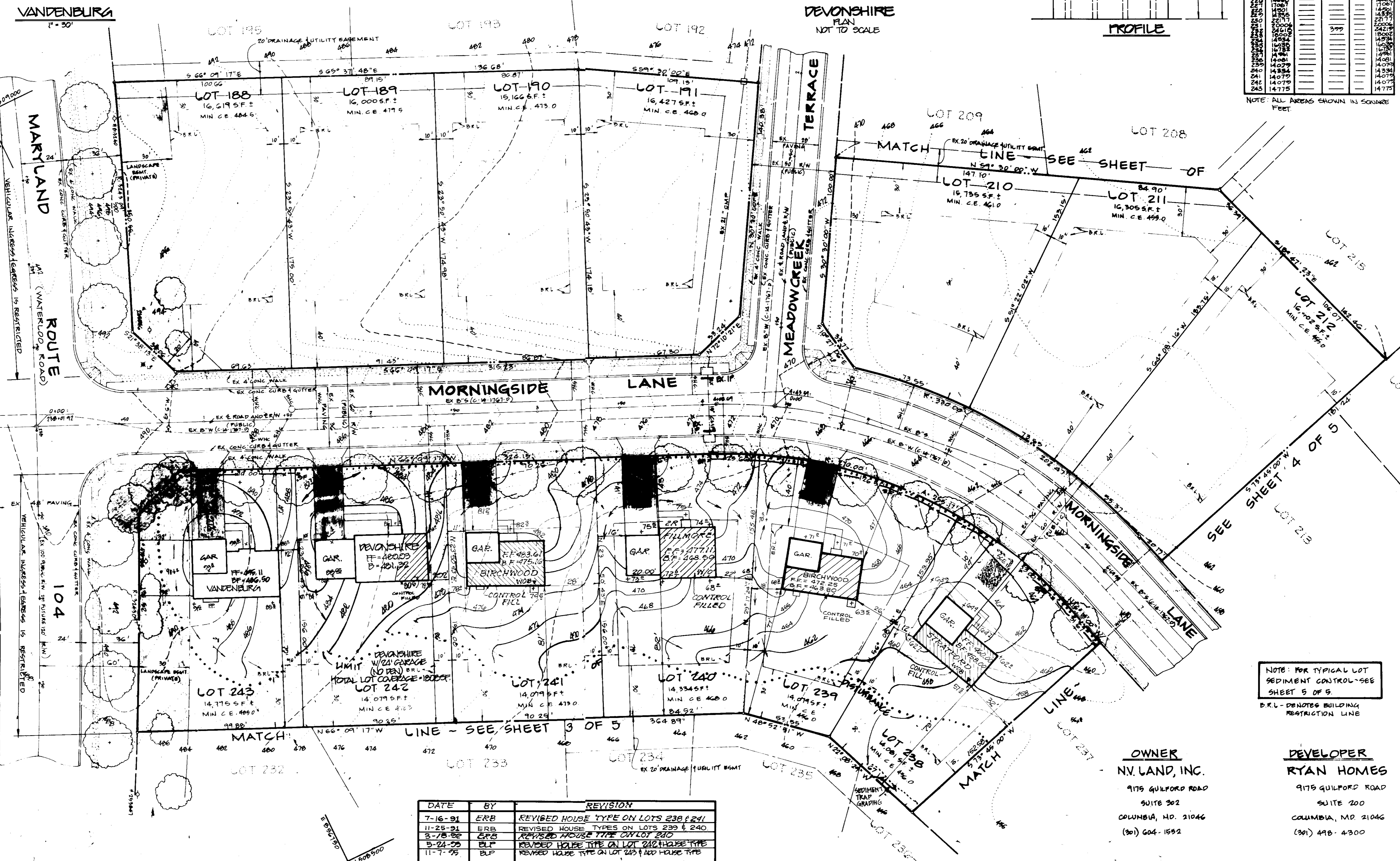
DEVELOPER
RYAN HOMES
9175 GUILFORD ROAD
SUITE 200
COLUMBIA, MD 21046
(301) 448-4300

Dewberry & Davis ARCHITECTS ENGINEERS PLANNERS SURVEYORS 300 HARRY S. THUMAN PARKWAY, SUITE 300 ANNAPOLIS, MARYLAND 21401 (301) 841-6811 (METRO) 261-8707 John S.C. FARMORE ME 10. 3113 2/20/90	ENVIRONMENT B 7/3/99	REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS. James M. Helms/MLL 4/16/90 US SOIL CONSERVATION SERVICE DATE THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. APPROVED: John L. Blanton 4/16/90 HOWARD SOIL CONSERVATION DISTRICT	DEPARTMENT PLANNING AND ZONING 4.30.90 DATE Derek S. Stapp 4/23/90 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT APPROVED FOR HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND SEWERAGE SYSTEMS. Joseph Bruden 4-21-90	DEPARTMENT OF PUBLIC WORKS PUBLIC WORKS AND SEWERAGE DATE James J. [Signature] 4/23/90 CHIEF BUREAU OF ENGINEERING APPROVED MONTGOMERY MEADOWS SECTION/AREA LOT NUMBERS 1/4 LOTS 215 THRU 217 AND 9157 9158 BLOCK NO. 11 & 20 ZONE R-20 TAX/ZONE ELEC. DIST. CENSUS TR. 31 1ST 6011 WATER CODE 601 SEWER CODE 290000	TITLE SHEET MONTGOMERY MEADOWS SECTION ONE AREA FOUR LOTS 215 THRU 217 AND LOTS 221 THRU 243 TAX MAP 31 P/O PARCEL 423 1ST ELECTION DISTRICT HOWARD COUNTY, MD SCALE AS SHOWN DATE MAY 15 1999 SHEET 1 OF 5 DRAWN W.D.B. DESIGNED B.D.B. CHECKED R.B.B. APPROVED T.L.W. S.D.P.-890-04
---	--------------------------------	--	---	--	--



LOT NO.	TOTAL AREA	FLOOD PLAIN	STREET FRONTAGE	PIPE SIZE	NET AREA
219	14020				14020
218	14020				14020
217	14020				14020
216	14020				14020
215	14020				14020
214	14020				14020
213	14020				14020
212	14020				14020
211	14020				14020
210	14020				14020
209	14020				14020
208	14020				14020
207	14020				14020
206	14020				14020
205	14020				14020
204	14020				14020
203	14020				14020
202	14020				14020
201	14020				14020
200	14020				14020
199	14020				14020
198	14020				14020
197	14020				14020
196	14020				14020
195	14020				14020
194	14020				14020
193	14020				14020
192	14020				14020
191	14020				14020
190	14020				14020
189	14020				14020
188	14020				14020
187	14020				14020
186	14020				14020
185	14020				14020
184	14020				14020
183	14020				14020
182	14020				14020
181	14020				14020
180	14020				14020
179	14020				14020
178	14020				14020
177	14020				14020
176	14020				14020
175	14020				14020

NOTE: ALL AREAS SHOWN IN SQUARE FEET.



- LEGEND**
- SEMI-CIRCULAR CONSTRUCTION ENTRANCE (S.C.E.) (SEE SHEET 5 OF 5 FOR TYPICAL LOT SEDIMENT CONTROL)
 - LIMIT PROTECTION (LP)
 - LIMIT OF DISTURBANCE
 - EARTH DIKE (ED)
 - DRAINAGE FLOW
 - DRAINAGE AREA

APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 MARYLAND
 DATE: _____

DATE	BY	REVISION
7-16-91	ERB	REVISED HOUSE TYPE ON LOTS 238 & 241
11-25-91	ERB	REVISED HOUSE TYPES ON LOTS 239 & 240
3-16-92	ERB	REVISED HOUSE TYPE ON LOT 240
5-24-92	ELP	REVISED HOUSE TYPE ON LOT 242 HOUSE TYPE
11-7-92	ELP	REVISED HOUSE TYPE ON LOT 243 AND HOUSE TYPE

NOTE: FOR TYPICAL LOT SEDIMENT CONTROL-SEE SHEET 5 OF 5.
 B.R.L. - DENOTES BUILDING RESTRICTION LINE

OWNER
 NV. LAND, INC.
 9175 GUILFORD ROAD
 SUITE 302
 COLUMBIA, MD. 21046
 (301) 604-1592

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

Dewberry & Davis
 ARCHITECTS ENGINEERS PLANNERS SURVEYORS
 HARRY S. TRUMAN PARKING GARAGE
 WASHINGTON, MARYLAND 20004
 (301) 841-6811 (METRO) 261-8700

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS AND SEEDMENT CONTROL REPRESENT A HONEST AND REASONABLE PLAN AND SPECIFICATIONS AND SEEDMENT CONTROL AND THAT I WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 JOHN E. C. PATMORE 2/20/90

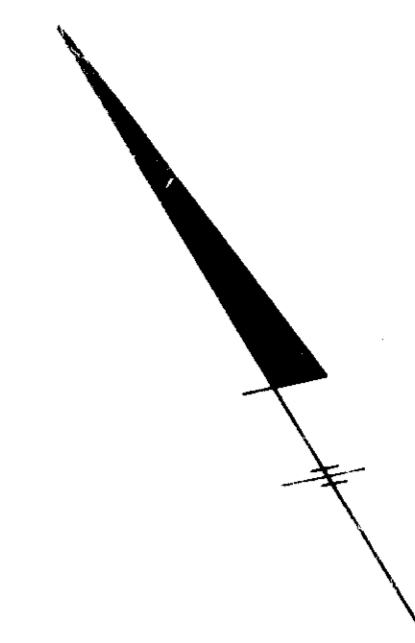
DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DEVELOPMENT AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLAN OF DEVELOPMENT AND SPECIFICATIONS AND SEEDMENT CONTROL AND THAT ALL RESPONSIBILITIES AND OBLIGATIONS INCURRED IN THE CONSTRUCTION PROJECT WILL BE ASSUMED BY THE DEVELOPER AND THAT I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE CONSTRUCTION OF THE PROJECT. I ALSO HEREBY CERTIFY THAT I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE CONSTRUCTION OF THE PROJECT.
 B. J. JONES 7/5/87

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 JAMES M. DELANEY 4/10/90
 U.S. SOIL CONSERVATION SERVICE
 THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 JOHN P. JONES 4/10/90
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT PLANNING AND ZONING
 PLANNING DIRECTOR DATE 4-20-90
 APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DIRECTOR, PUBLIC WORKS DATE 4-23-90
 CHIEF, BUREAU OF ENGINEERING DATE 4-23-90
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS.
 HEALTH OFFICER DATE 8-27-90

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 DIRECTOR, PUBLIC WORKS DATE 4-23-90
 CHIEF, BUREAU OF ENGINEERING DATE 4-23-90
 SUBDIVISION NAME: MONTGOMERY MEADOWS SECTION/AREA: 1/8 LOT NUMBERS: LOTS 219 THRU 241 AND LOTS 243 THRU 245
 PLAT NO.: 9182 BLOCK NO.: 14 & 20 ZONE: R-20 TAX/ZONE: 51 ELEC. DIST.: 104 CENSUS TR.: 6011
 WATER CODE: G01 POWER CODE: 2900000

SITE DEVELOPMENT PLAN
MONTGOMERY MEADOWS
 SECTION ONE AREA FOUR
 LOTS 219 THRU 241 AND LOTS 221 THRU 243
 TAX MAP NO. 31 P/O PARCEL 423
 191 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: _____
 SHEET 3 OF 5
 DRAWN: J.A.U. DESIGNER: B.R.B. CHECKED: B.D.B. APPROVED: T.L.V.
S.D.P. - 90-04



SEE SHEET 2 OF 5



ST-V SEDIMENT TRAP #1
 DRAINAGE AREA 3.0 ACRES
 STORAGE REQUIRED 5400 FT.³
 STORAGE PROVIDED 5400 FT.³
 TRAP WIDTH 15 FT.
 UPSTREAM TRAP DEPTH 3.0 FT.
 DOWNSTREAM TRAP DEPTH 3.0 FT.
 TRAP LENGTH 120 FT.

ST-V SEDIMENT TRAP #2
 DRAINAGE AREA 0.35 ACRE
 STORAGE REQUIRED 6.30 FT.³
 STORAGE PROVIDED 6.88 FT.³
 TRAP WIDTH 5 FT.
 UPSTREAM TRAP DEPTH 3 FT.
 DOWNSTREAM TRAP DEPTH 2 FT.
 TRAP LENGTH 55 FT.

- LEGEND**
- STABILIZED CONSTRUCTION ENTRANCE (SCE)
 - INLET PROTECTION (IP)
 - LIMIT OF DISTURBANCE
 - SILT FENCE (SF)
 - EARTH DIKE (ED)
 - DRAINAGE FLOW
 - DRAINAGE AREA
 - TEMPORARY GRADING FOR SEDIMENT TRAPS

REVISION		
BY	DATE	DESCRIPTION
PN	5-29-91	RESITED HOUSES; LOTS 233 & 235
ERB	7-16-91	REV. HOUSE TYPE ON LOTS 227, 228 & 230
ERB	11-25-91	REVISED HOUSE TYPE ON LOTS 229, 232 & 236
ERB	1-18-92	REVISED HOUSE TYPE ON LOTS 226, 228, 227 & 231

OWNER
 NY LAND, INC.
 9175 GUILFORD ROAD
 SUITE 202
 COLUMBIA, MD. 21046
 (301) 604-1592

DEVELOPER
 RYAN HOMES
 7175 GUILFORD ROAD
 SUITE 200
 COLUMBIA, MD 21046
 (301) 496-4300

NOTE FOR TYPICAL LOT
 SEDIMENT CONTROL - SEE
 SHEET 5 OF 5

Dewberry & Davis
 ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS
 200 HARRY S. TRUMAN PARKWAY, SUITE 200
 ANNAPOLIS, MARYLAND 21401
 (301) 841-6811 (METRO) 261-8797

ENVIRONMENTAL ENGINEERING

John E. ...

John E. ...

PROVIDING FOR HOWARD SOIL CONSERVATION DISTRICT ALL NECESSARY TECHNICAL REGULATIONS

James M. ... 4/10/90

John E. ... 4/10/90

DEPARTMENT OF PUBLIC WORKS

Urb... 4.30.90

John U. ... 4/27/90

John ... 4-25-90

RECORDING ENGINEERING

James P. ... 4-23-90

SENDER CODE 2900000

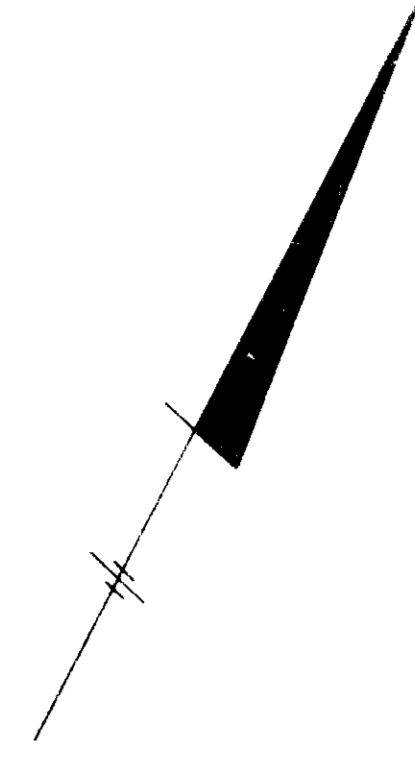
SITE DEVELOPMENT PLAN
 MONTGOMERY MEADOWS

SECTION AREA FOUR
 LOTS 219 THRU 217 & LOTS 221 THRU 213

TAX MAP NO. 31
 14TH ELECTION DISTRICT
 SCALE: 1"=50'

SHEET 3 OF 5

DESIGNED: D.D.B. CHECKED: D.B.B. APPROVED: T.L.



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (S.C.E.) (SEE SHEET 5 OF 5 FOR TYPICAL LOGS/MENT CONTROL)
- INLET PROTECTION (IP)
- LIMIT OF DISTURBANCE
- SILT FENCE (SF)
- EARTH DIKE (ED)
- DRAINAGE FLOW
- DRAINAGE AREA

BY	DATE	REVISION	DESCRIPTION
PN	5-29-91	RESITED HOUSES; LOTS 217, 221, 222 & 237	
ERB	7-16-91	REV. HOUSE TYPE ON LOT 214	
ERB	11-25-91	REV. HOUSE TYPE ON LOT 223	
ERB	12-8-91	REV. HOUSE TYPES ON LOTS 218, 219, 210	
ERB	4-15-92	REV. HOUSE TYPE ON LOT 215	

OWNER
 N.V. LAND, INC.
 2115 GUILFORD RD
 SUITE 302
 COLUMBIA, MD 21046
 (301) 604-1557

DEVELOPER
 RYAN HOMES
 2115 GUILFORD RD
 SUITE 100
 COLUMBIA, MD 21046
 (301) 478-2700

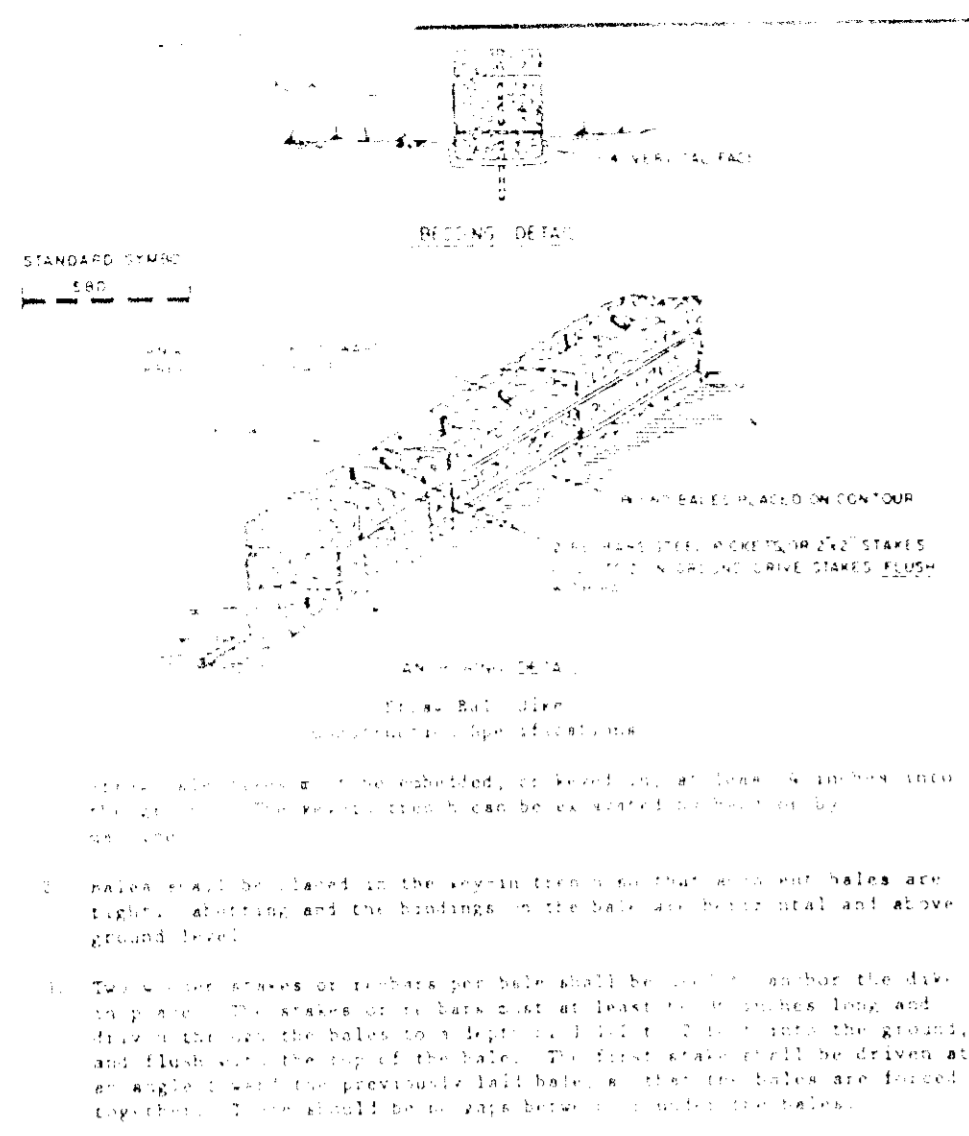
LOT NO.	SEWER IN PROPERTY LINE	DEPTH OF SEWER TAP	EXF OF DIST
212	445.43		
214	437.38	8.4	
215	446.40	10.7	
216	446.41	11.3	
217	437.30		
221	437.40	4.8	
222	437.87	11.7	
223	437.94	11.8	
224	438.01	11.4	
225	438.07	13.0	
226	440.89	7.2	
227	441.58		
228	441.27	5.1	
229	451.17	10.3	
230	451.87	9.6	
231	451.57	9.6	
232	451.41	9.8	
233	451.41	9.8	
234	441.70	12.1	
235	441.74	12.7	
236	441.81	12.8	
237	445.36	10.4	
238	450.16	10.4	
239	450.16	10.4	
241	447.36	10.1	
242	447.36	10.1	
243	447.36	10.1	

Dewberry & Davis
 CONSULTING ENGINEERS, PLANNERS, ARCHITECTS
 200 HARRY S. TRUMAN PARKWAY, SUITE 200
 ANNAPOLIS, MARYLAND 21401
 (201) 861-5811 (METRO) 261-8707

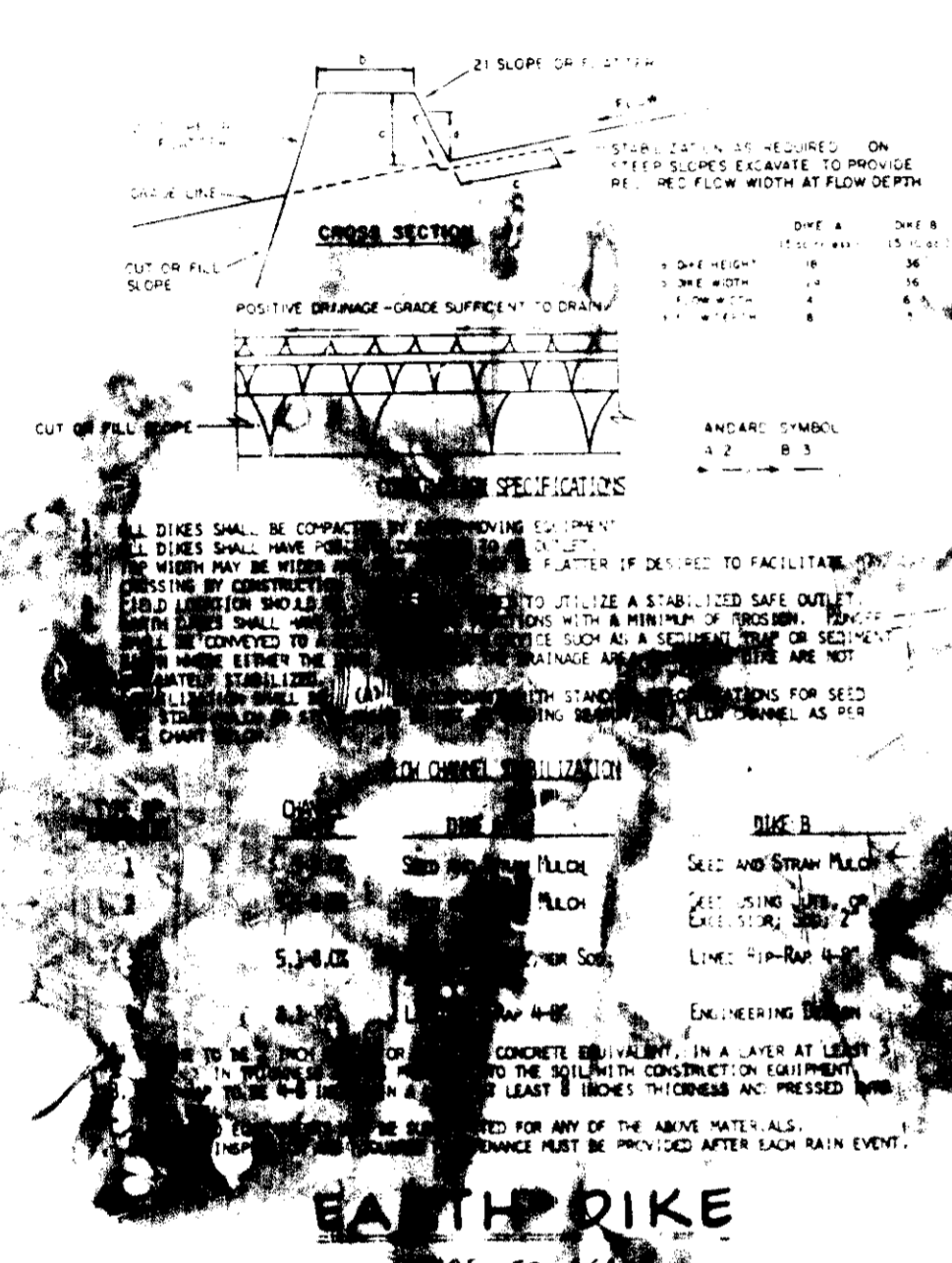
ENVIRONMENT	THE	James M. Helm / JMH	4/10/90	Ullrich	4.30.90	James J. Law	4/28/90
		James J. DeAngelis	4/23/90	William E. Ray	4.23.90		
		Ben Tates	7/5/89	Joseph Boyce	4.25.90		
		Mark Robertson	1/10/90				

SITE DEVELOPMENT PLAN
MONTGOMERY MEADOWS

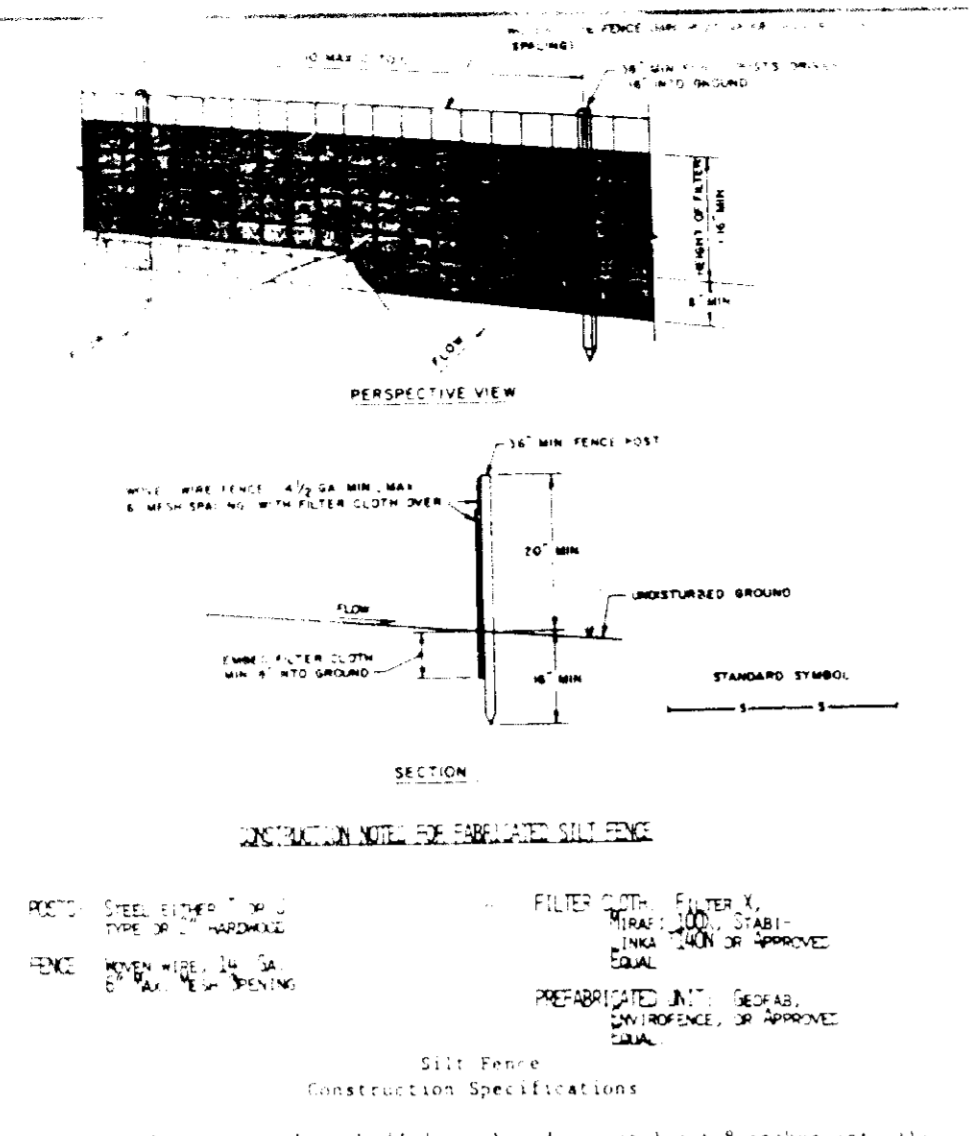
SECTION ONE AREA
 2115 GUILFORD RD AND 2115 GUILFORD RD
 SHEET 4 OF 5
 2900000



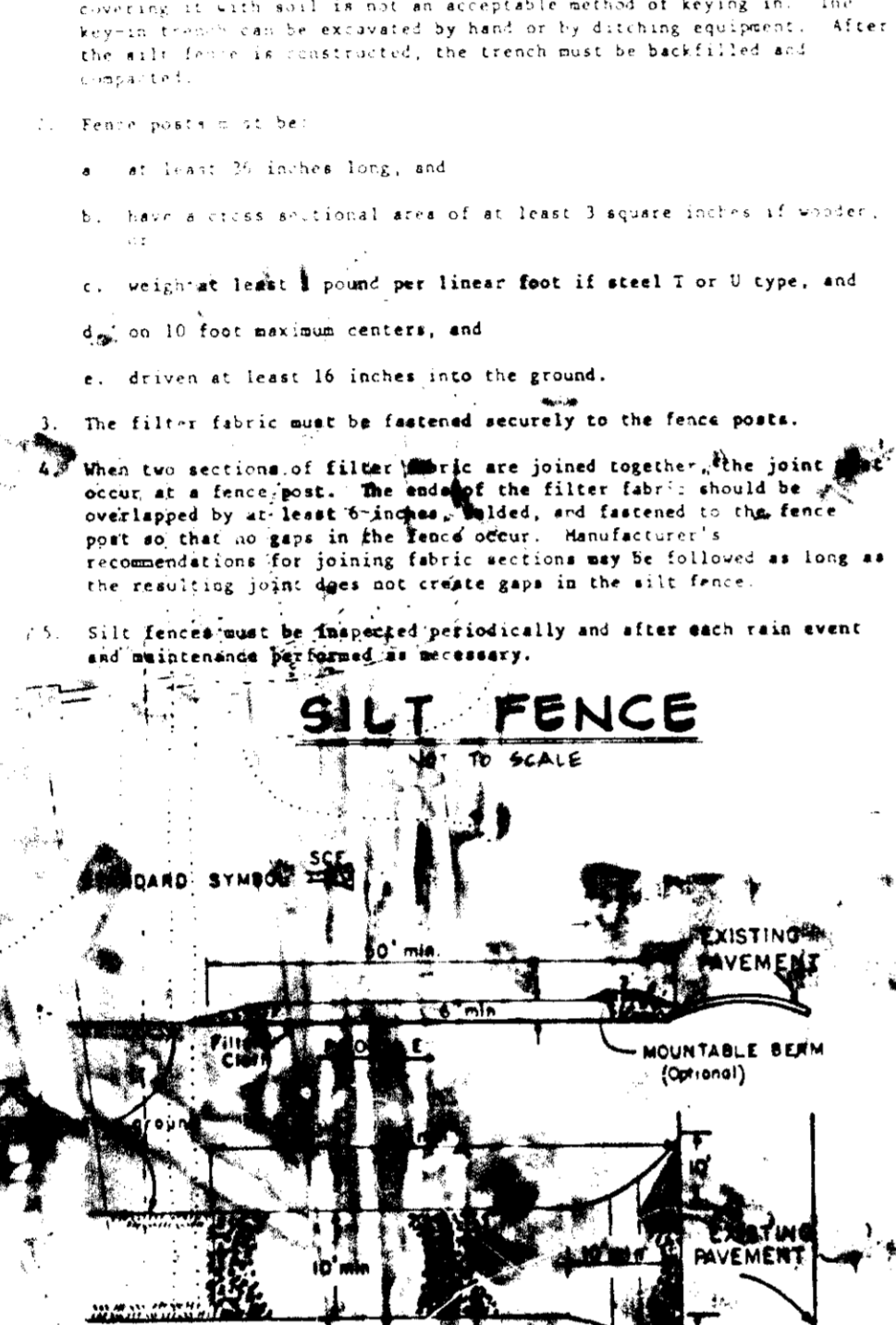
STRAW BALE DIKE
NOT TO SCALE



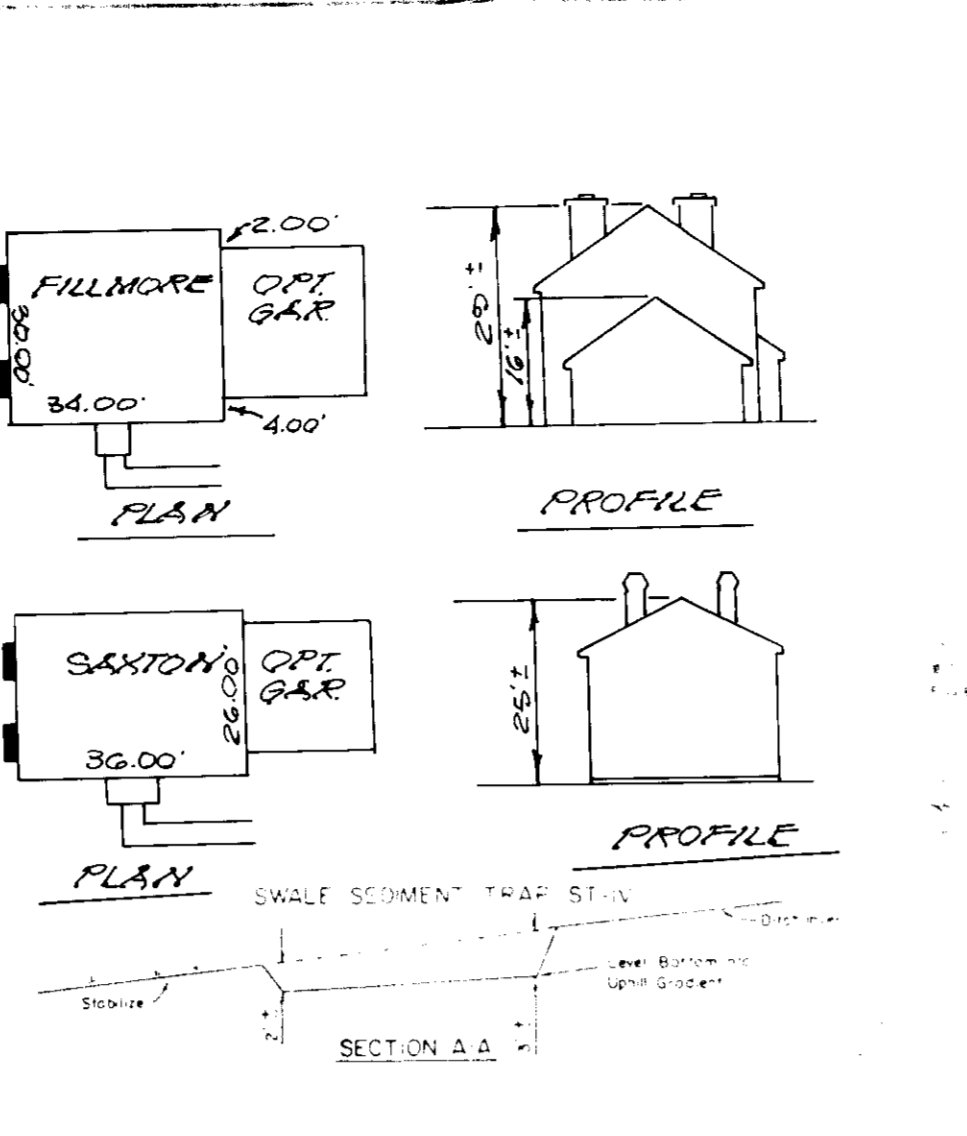
EARTH DIKE
NOT TO SCALE



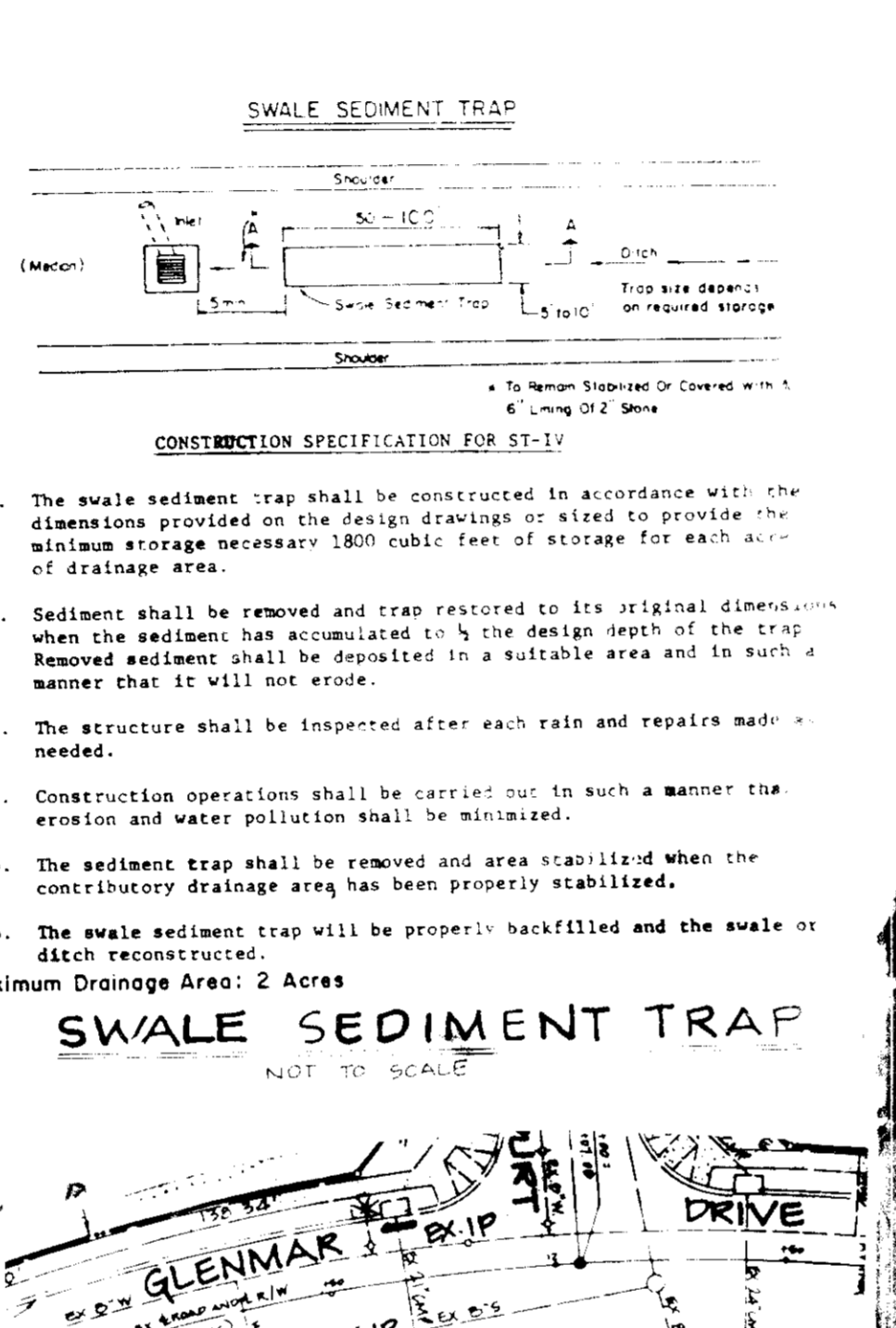
SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

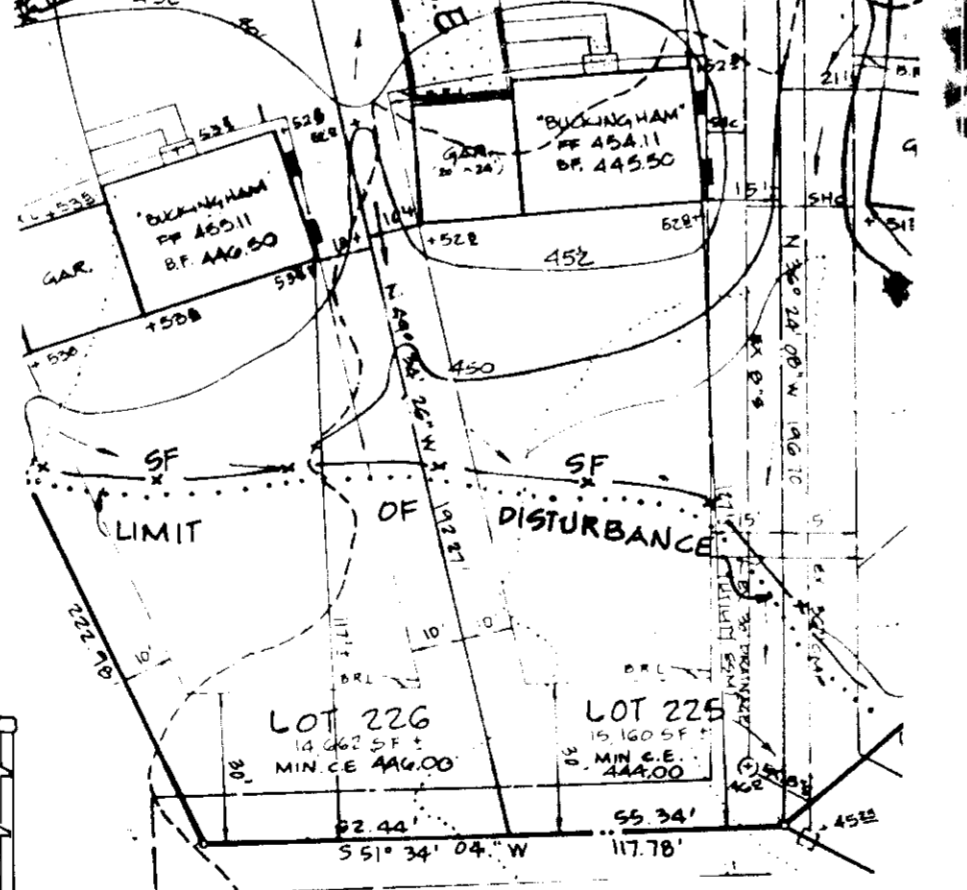


TYPICAL DRIVEWAY ENTRANCE W/SIDEWALK
NOT TO SCALE

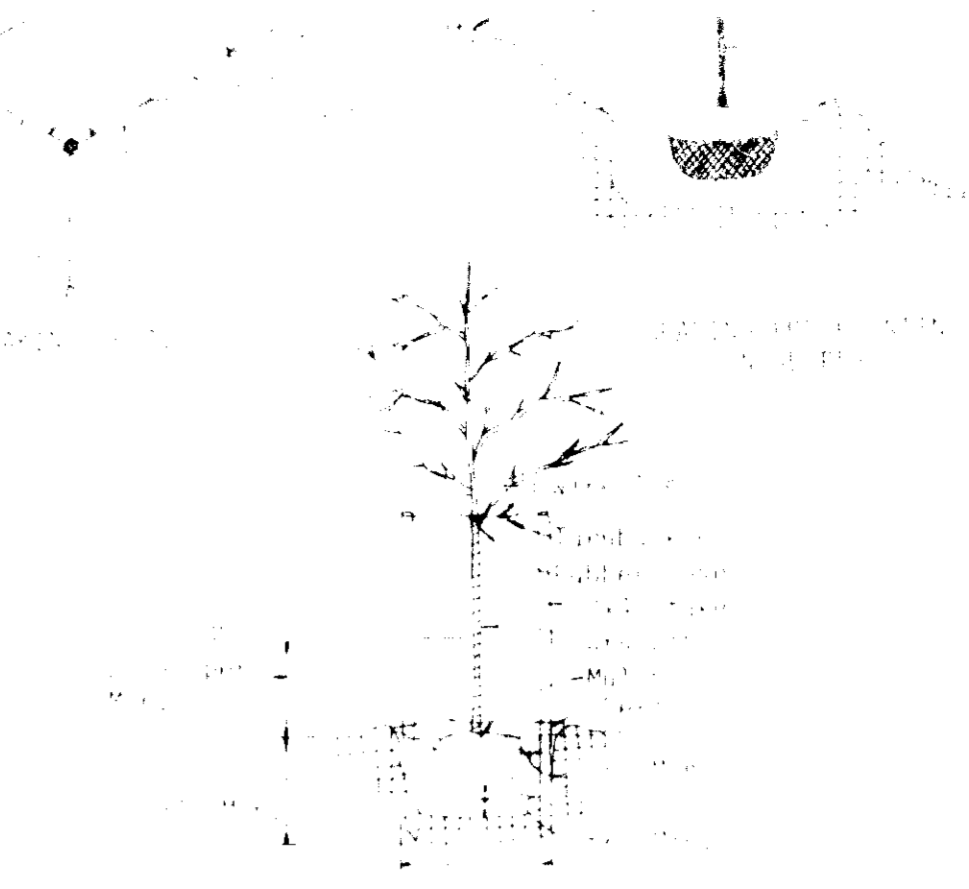
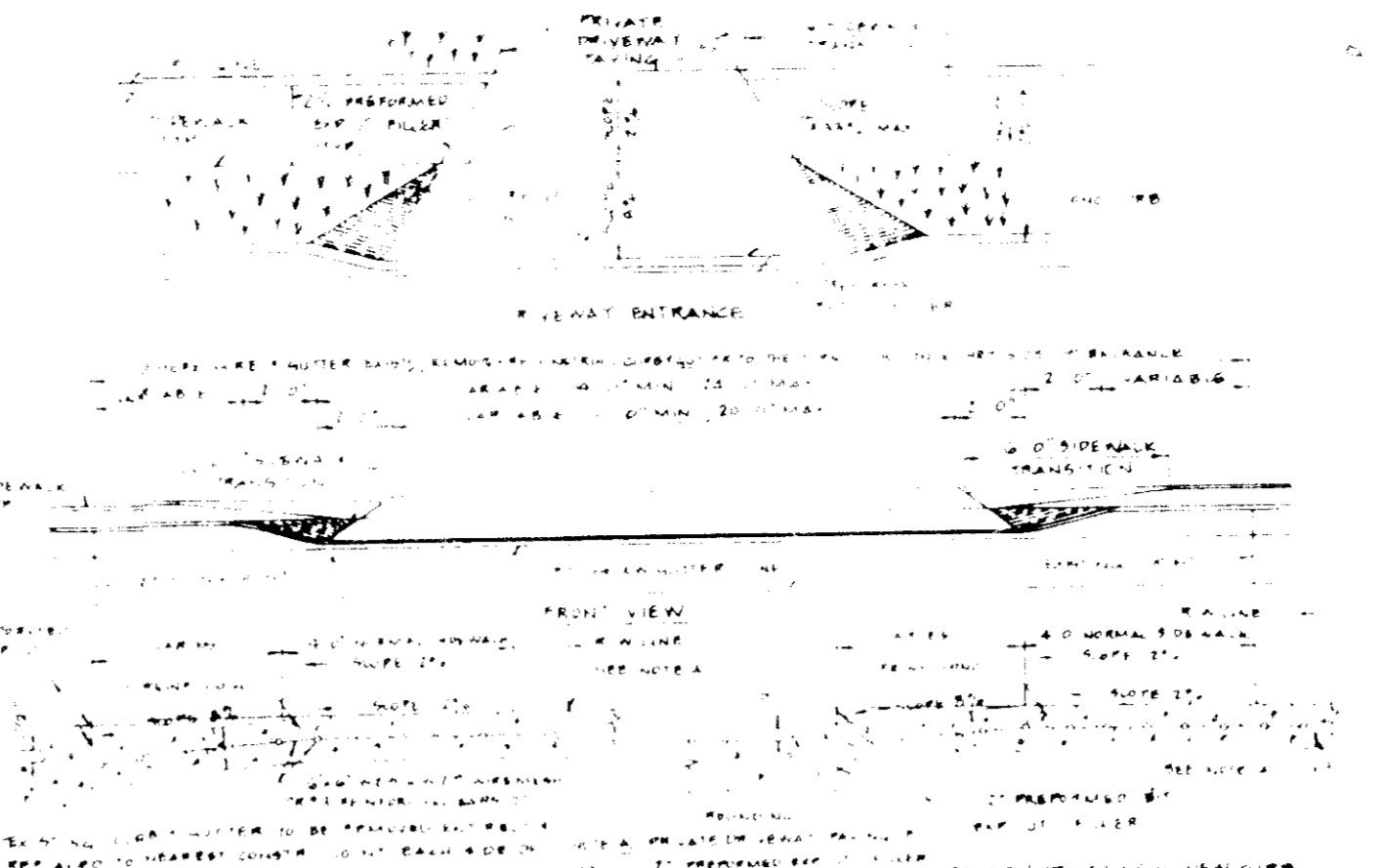


TYPICAL DRIVEWAY ENTRANCE W/O SIDEWALK
NOT TO SCALE

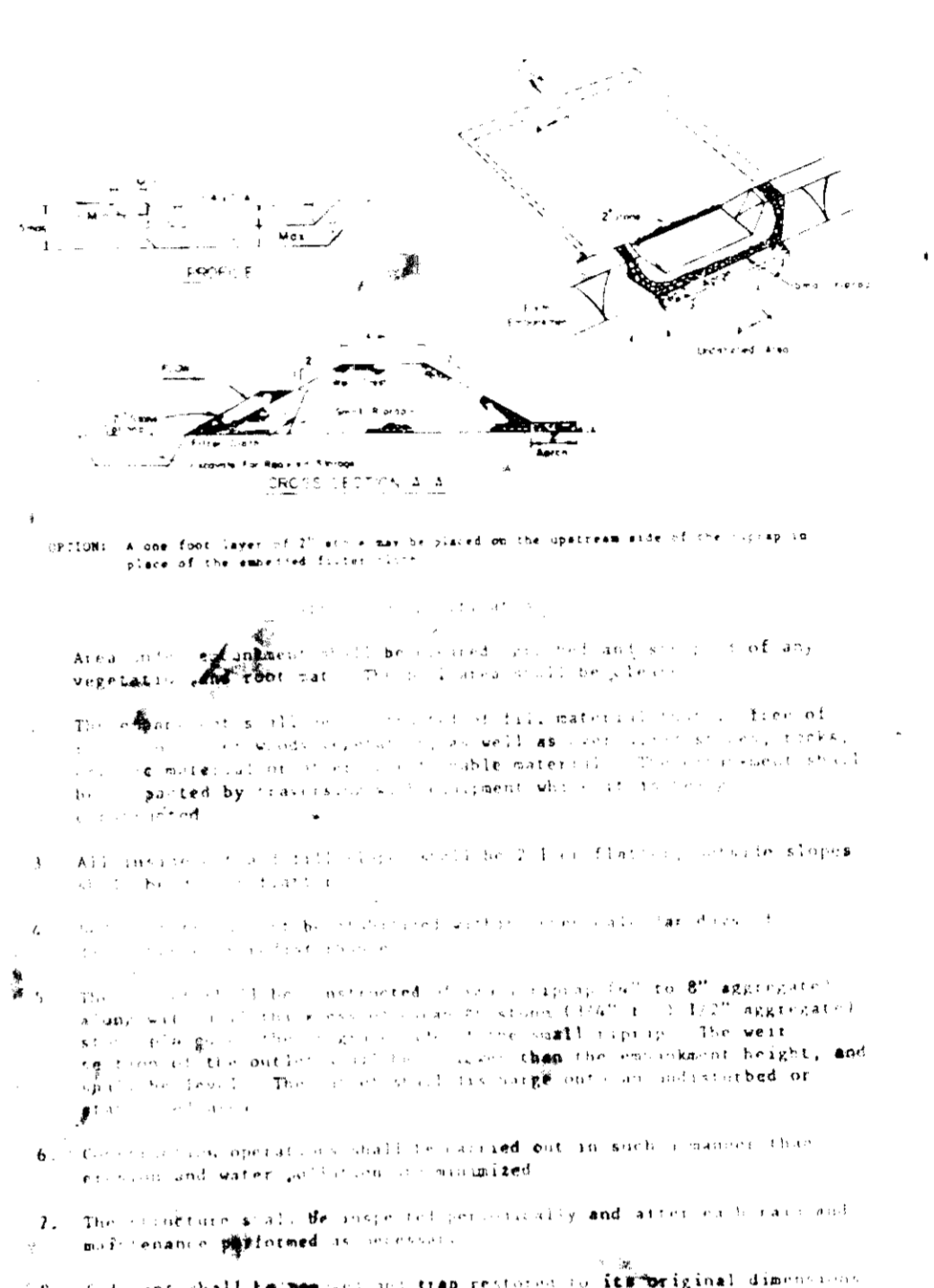
SWALE SEDIMENT TRAP
NOT TO SCALE



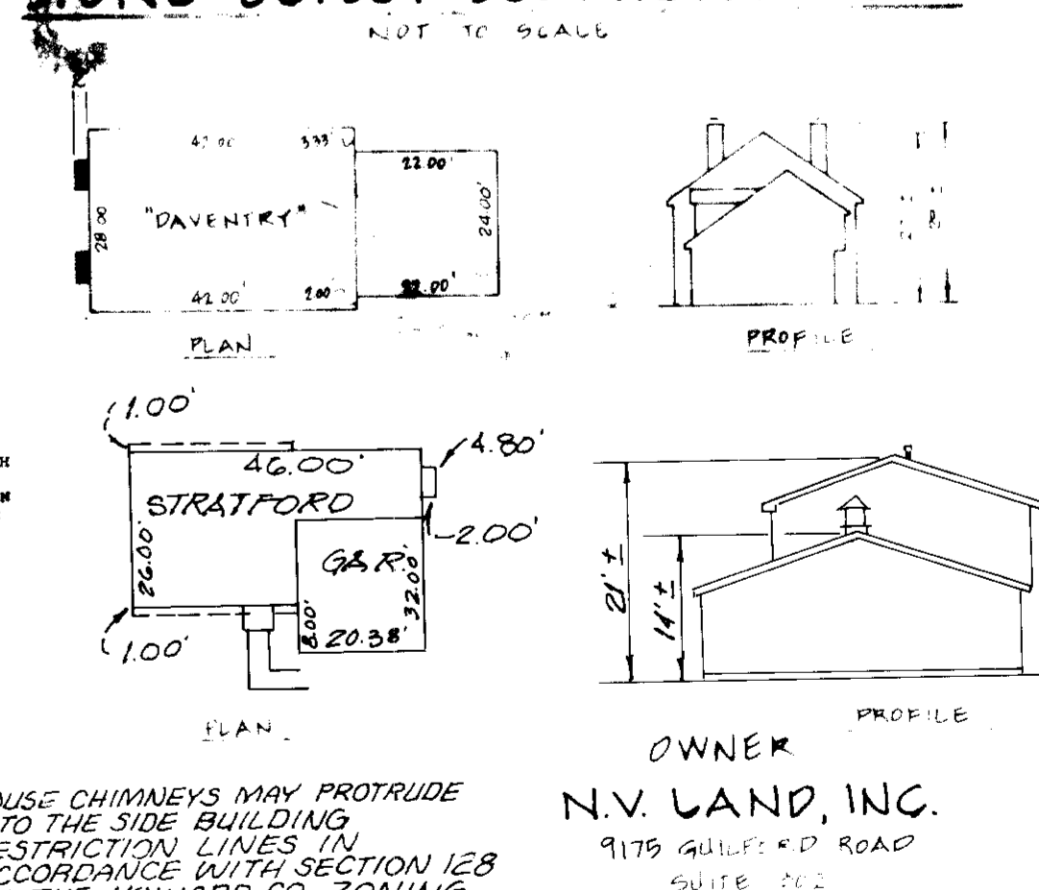
TYPICAL LOT SEDIMENT CONTROL
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



STONE OUTLET SEDIMENT TRAP
NOT TO SCALE



TYPICAL HOUSE PLANS
NOT TO SCALE

Dewberry & Davis
ARCHITECTS, ENGINEERS, PLANNERS, SERVITORS
200 HARRY S. TRUMAN PARKWAY, SUITE 200
ANNAPOLIS, MARYLAND 21401
(301) 841-0811 (METRO) 261-8707

John F. Patmore
JOHN E. C. PATMORE
7/15/09

James M. Helm
James S. D. Lang
John R. Robertson
Jozan Popic
4/10/90
4/2/90
4/10/90
4-23-90

4.30.90
4.23.90

James J. Shaw
William E. Kelly
4.23.90
4-23-90

OWNER
N.V. LAND, INC.
9175 GUILFORD ROAD
SUITE 202
COLUMBIA, MD 21046
(301) 604-1992

NOTES AND DETAILS
MONTGOMERY MEADOWS
SECT 01 ON ONE AREA FOUR
LOTS 213 THRU 217 AND 219 THRU 222
TAX MAP 31 P/O PARCEL 303
DATE
S.D.P. - 090-04