

PLAN
SCALE: 1" = 50'

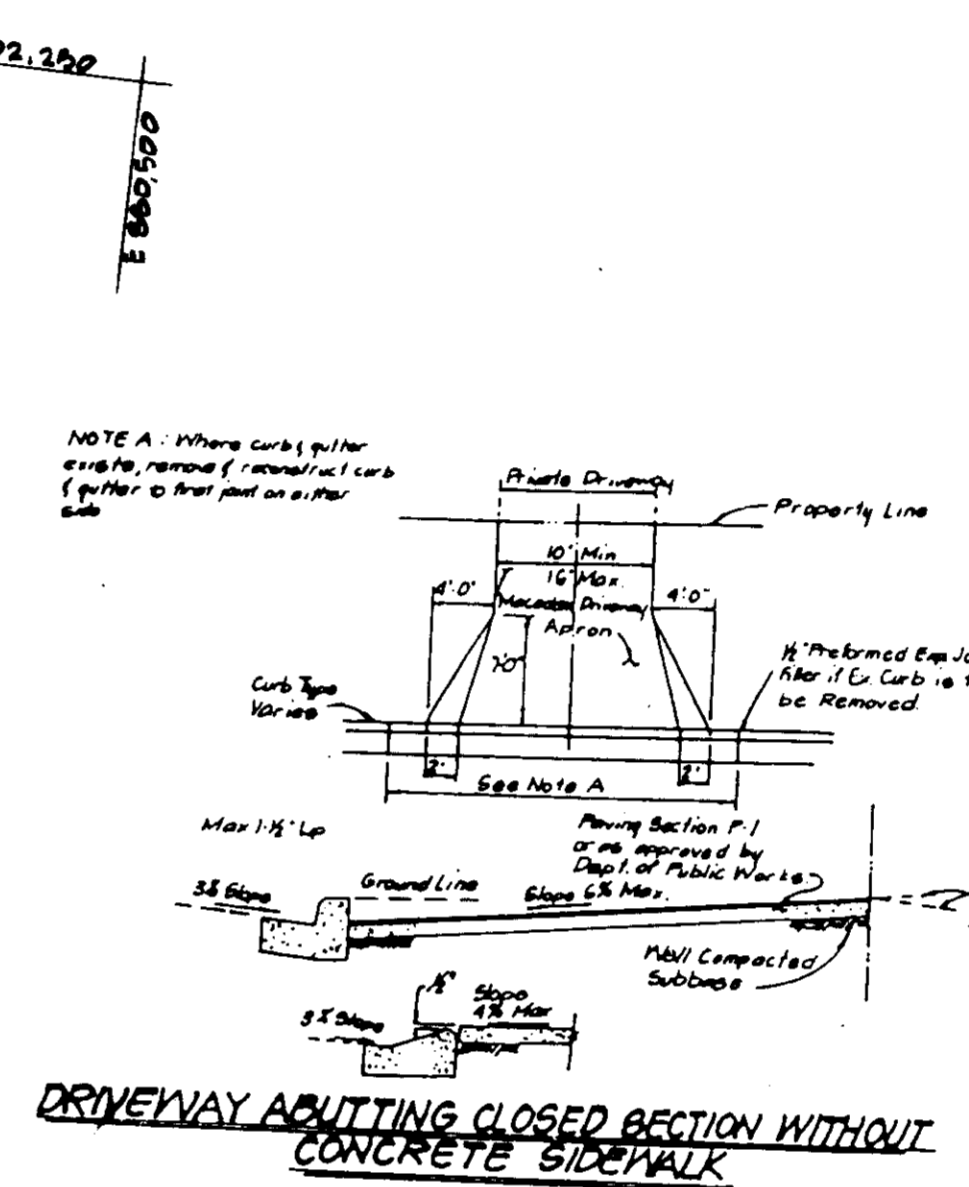
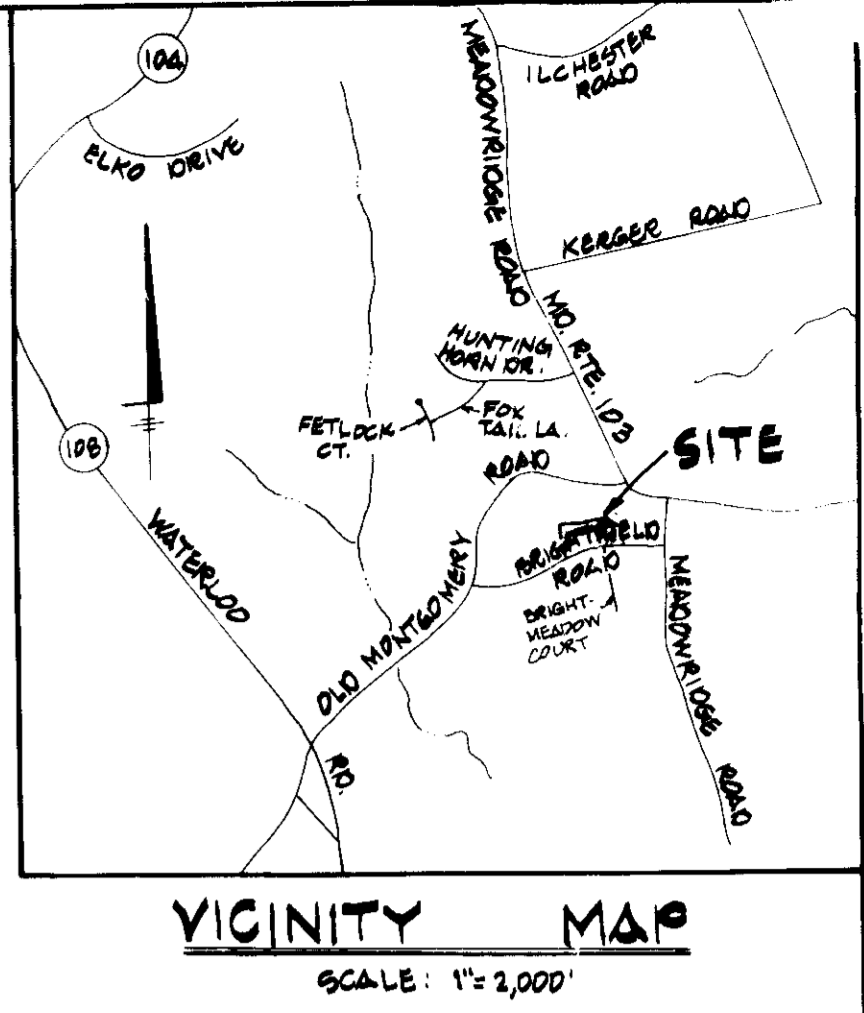
SEWER HOUSE CONNECTION TABLE					
LOTS	INVERT	MIN. C	LOTS	INVERT	MIN. C
104/105	304.0	307.2	114/115	306.6	309.8
106/107	304.2	307.4	116/117	306.7	312.1
108/109	304.4	307.7	118/119	310.2	315.5
110/111	304.8	308.0	120/121	311.9	315.2
112/113	305.3	308.5	122	312.1	315.3

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- DRAINAGE DIRECTION
- WALK-OUT BASEMENT
- 100 YR. FLOODPLAIN ELEV.
- EX. TREES
- WETLANDS BUFFER

TYPICAL BUILDING
(plan and elev.)

20' Overhang
0.61% Roof Slope
33'33" x 20' = 1178' Min Lot Size



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RSC PER 8-2-85 COMPREHENSIVE ZONING PLAN. PROPOSED STRUCTURES ARE SINGLE-FAMILY ATTACHED UNITS.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS NO. 2644004 AND NO. 2644005.
 - BRIGHTFIELD ROAD AND BRIGHTMEADOW COURT ARE PUBLIC AND EXISTING. BRIGHT WIND COURT IS PRIVATE.
 - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - TOTAL AREA INCLUDED: 93,012.5E = 0.7579 AC. (LOTS ONLY)
 - TOTAL NUMBER OF LOTS: 19; AREA OF UNITS = 0.28 AC. (12,97 SF)
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION, 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 792-2630.
 - REFERENCE FILE NOS. S-87-30, F-87-149, S-86-35, P-87-06, P-88-56, VP-87-46, P.B. CASE #230. PLAT NOS. 8585 THRU 8588, F-89-19.
 - THE ARTICLES OF INCORPORATION IDENTIFICATION NO. 27814 FOR BRIGHTFIELD ASSOCIATION IS DATED 1-16-87.
 - PARKING SPACES: REQUIRED-36; PROPOSED-47.
 - LOT COVERAGE: PERMITTED-60%; PROPOSED-36.9%.
 - PROJECT COVERAGE: PERMITTED-36%; PROPOSED-07% (0.7% @ 1.1% STORMWATER MANAGEMENT PROVIDED IN CENTRAL FACILITY UNDER F-89-19.
 - EXISTING TOPOGRAPHY BASED UPON F-81-19.
- SPECIAL NOTES**
- APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR ALL PUBLIC UTILITIES.
 - THE WATER SEWER SHOWN IS FOR REFERENCE ONLY. FOR MORE DETAILED INFORMATION, SEE WATER AND SEWER PLANS CONTRACT NO. 14-1576-D AND 14-1911-D.
 - THE WATER AND SEWER HOUSE CONNECTIONS NOT INCLUDED IN A "DEVELOPER'S AGREEMENT" SHALL CONFORM TO HOWARD COUNTY PLUMBING CODE. THE ON-SITE W/C SHALL BE ONE INCH COPPER AND THE S/C SHALL BE FOUR INCH IRON.
 - STORMWATER MANAGEMENT PROVIDED IN CENTRAL FACILITY UNDER F-89-19.
 - THE WETLAND BUFFER INDICATED ON THIS SDP DOES NOT AFFECT 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 PERMITTED.

ADDRESS CHART

LOT	STREET ADDRESS
104	8040 BRIGHTFIELD ROAD
105	8035 BRIGHTFIELD ROAD
106	8030 BRIGHTFIELD ROAD
107	8025 " "
108	8020 " "
109	8015 " "
110	8010 " "
111	8005 " "
112	8000 " "
113	7995 " "
114	7990 " "
115	7985 " "
116	7980 " "
117	7975 " "
118	7970 " "
119	7965 " "
120	7960 " "
121	7955 " "
122	7950 " "

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

James Boyden 10-27-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John 2-23-90
PLANNING DIRECTOR DATE

James J. Carroll 11/1/89
CHIEF DIVISION COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

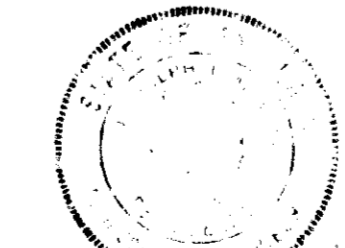
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Carroll 10-24-89
DIRECTOR DATE

James J. Carroll 10-24-89
CHIEF BUREAU OF ENGINEERING DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-16-89
T.B.

REV. NO.	REVISION	DATE
WJ1	GRADING	7-25-91



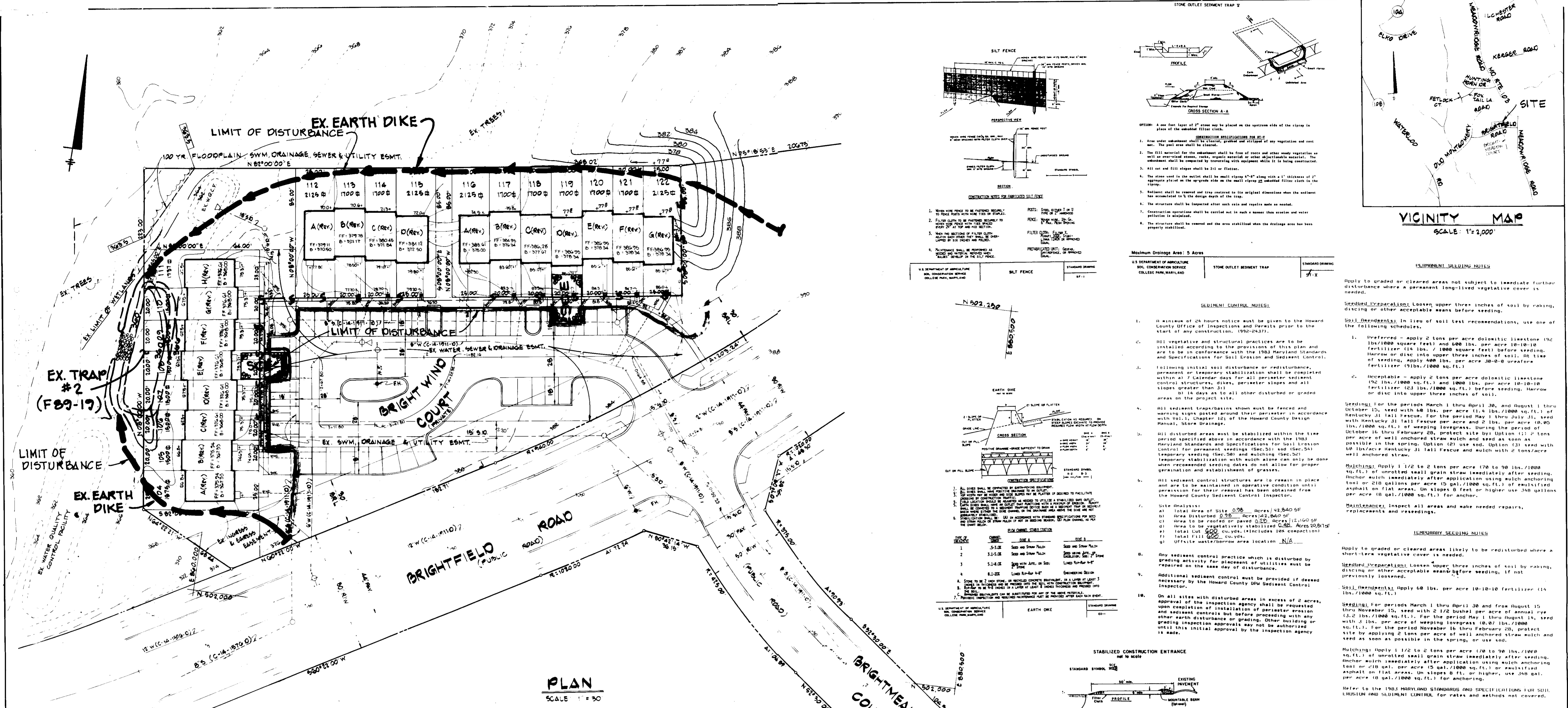
OWNER
KINGS MEADE LTD. PARTNERSHIP
8030 Red Branch Road Ste 110
Columbia, Maryland 21045
(301) 730-0810

LAND DESIGN ENGINEERING, INC.
8030 Red Branch Road • Suite 100 • Columbia • Maryland 21045 • (301) 730-0810

DESIGNED MVO	SITE DEVELOPMENT PLAN (SFA UNITS) LOTS 104 THRU 122 SECTION 1 AREA 2 BRIGHTFIELD 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 9175 GUILDFORD ROAD SUITE 200 COLUMBIA, MARYLAND 21046	SCALE: 1" = 30'
DRAWN KLB		DRAWING 1 OF 3
CHECKED RLM		JOB NO. 89-401
DATE 7-12-89		FILE NO.
FOR DEVELOPER/ CONTRACTOR RECORDS		

WATER CODE: D05 SEWER CODE: 2720000

SDP 90-14



CONSTRUCTION SEQUENCE:

- OBTAIN GRADING PERMIT AND INSTALL SEDIMENT AND EROSION CONTROL MEASURES, AND STABILIZE. 5 DAYS (MODIFY EXISTING TRAP AS SHOWN)
- EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE AND TEMPORARILY STABILIZE. 15 DAYS
- CONSTRUCT STRUCTURES AND SIDEWALKS. 180 DAYS
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STDs. AND SPECS. 5 DAYS
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE. 5 DAYS

LEGEND

- EXISTING CONTOUR 360
- PROPOSED CONTOUR 360
- CONTOUR INTERVAL 2 FT.
- SPOT ELEVATION +360.0
- DRAINAGE DIRECTION
- WALK-OUT-BASEMENT
- 100 YR. FLOODPLAIN ELEV.
- EX. TREES
- EX. EARTH DIKE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

BY	REVISION	DATE
WST	GRADING	7-25-87

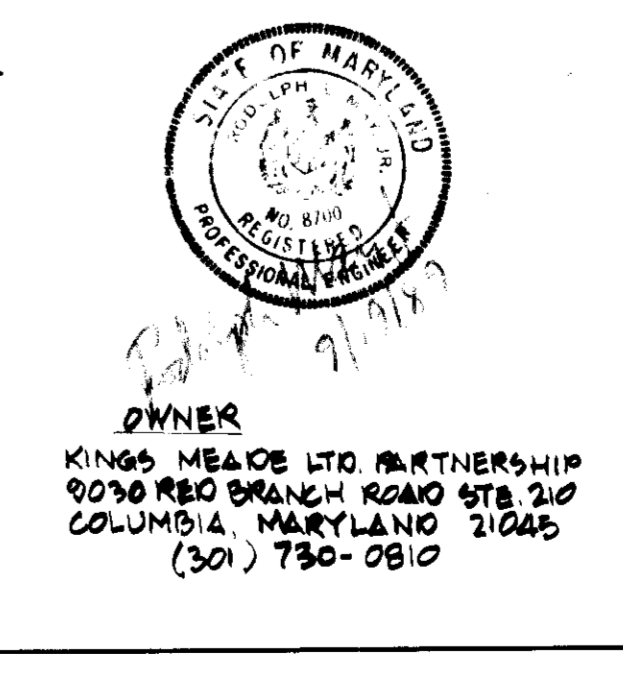
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *James Boylan* 10-27-88
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 PLANNING DIRECTOR: *Mark L. Cangel* 2-23-90
 CHIEF DIVISION COMMUNITY PLANNING AND LAND DEVELOPMENT: *Mark L. Cangel* 11/14/89
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James P. Cline* 10-24-89
 CHIEF BUREAU OF ENGINEERING: *William E. Ridge* 10-24-89

APPROVED PLANNING BOARD & HOWARD COUNTY
 DATE: 3-16-89
 T.B.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT MEET THE REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 ENGINEER'S CERTIFICATE: *John H. Robertson* 11/16/89
 THESE PLANS FOR SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED: *John H. Robertson* 11/16/89
 HOWARD SOIL CONSERVATION DISTRICT
 PLAN NUMBER

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: *Robert M...* DATE: 7/15/90

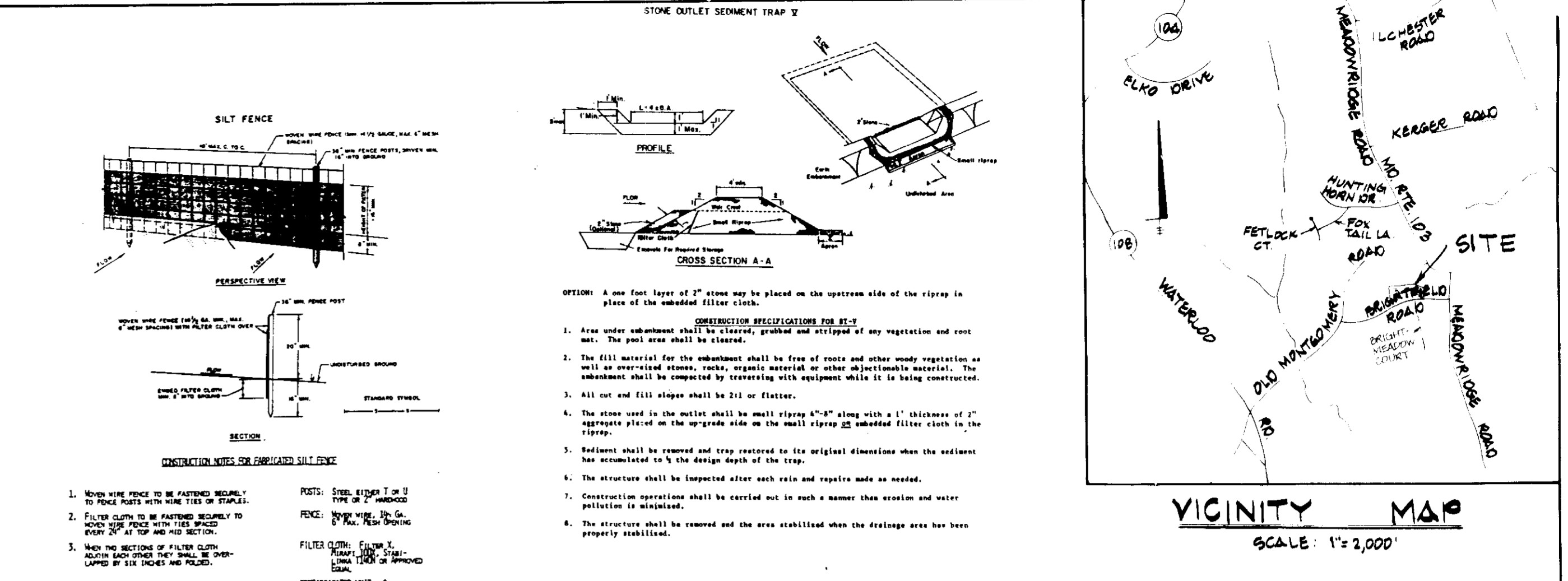
DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL 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 ARE DEEMED NECESSARY."
 SIGNATURE OF DEVELOPER: *Christopher S. Kindron* DATE: 7/15/90



LAND DESIGN ENGINEERING, INC.
 9030 Red Branch Road • Suite 100 • Columbia • Maryland 21045 • (301) 730-0810

DESIGNED: MVO	SEDIMENT AND EROSION CONTROL PLAN	SCALE: 1"=30'
DRAWN: KLB	LOTS 104 THRU 122	DRAWING: 2 OF 3
CHECKED: RLM	SECTION 1 AREA 2	JOB NO: 89-401
DATE: 7-12-89	BRIGHTFIELD	FILE NO:
	1ST ELECTION DISTRICT	
	HOWARD COUNTY, MARYLAND	
	OWNER: RYAN HOMES, INC.	
	9175 GUILFORD ROAD SUITE 200	
	COLUMBIA, MARYLAND 21046	

SDP 90-14



Maximum Draining Area: 5 Acres

U.S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE
 COLLEGE PARK, MARYLAND

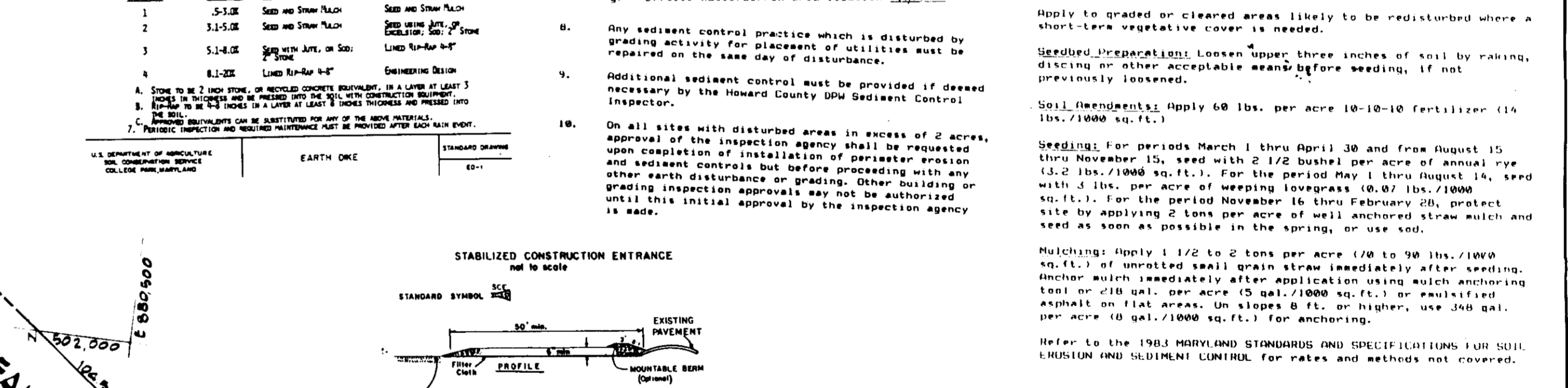
STANDARD DRAWING
 57-1

U.S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE
 COLLEGE PARK, MARYLAND

STANDARD DRAWING
 57-2

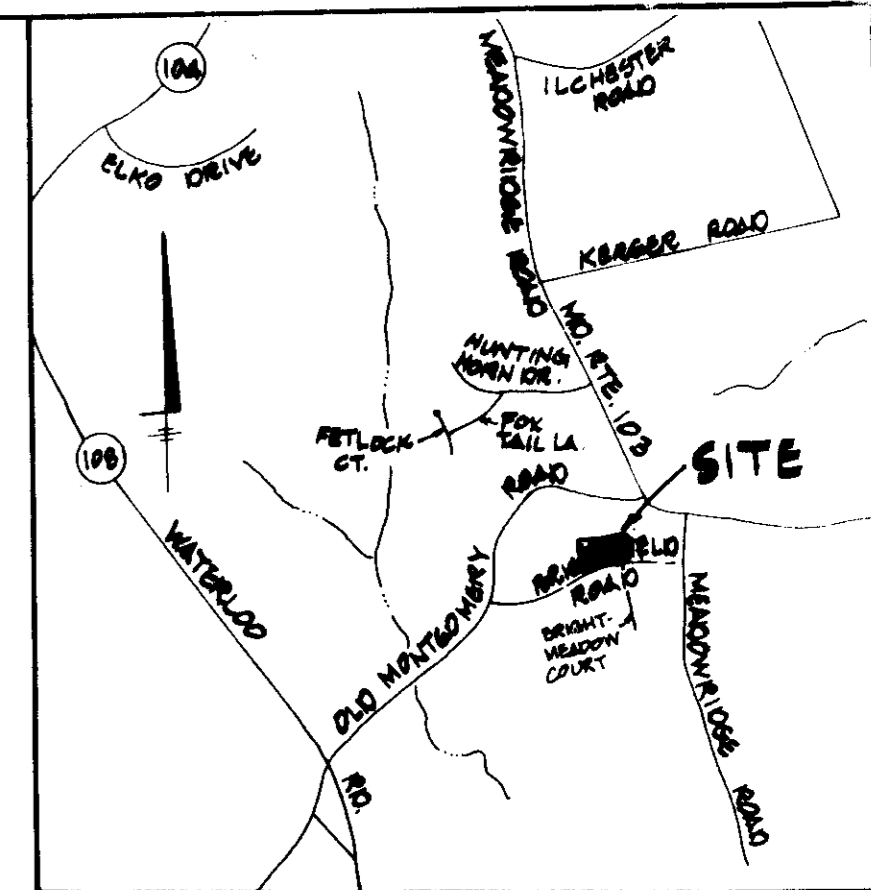
SEDIMENT CONTROL MEASURES:

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. (1992-2437).
2. All sediment control structures shall be installed in accordance with the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control. (1983-2437).
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
4. All sediment traps/basins shown shall be fenced and warning signs posted around their perimeter in accordance with 1983, Chapter 102 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 temporary seedings (Sec. 52) and mulching (Sec. 53).
6. Temporary stabilization with straw alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
7. Site Analysis:
 - a) Total Area of Site: 0.06 Acres (42,840 SF)
 - b) Area Disturbed: 0.02 Acres (14,280 SF)
 - c) Area to be seeded or paved: 0.02 Acres (14,280 SF)
 - d) Area to be vegetatively stabilized: 0.02 Acres (14,280 SF)
 - e) Total Cost: \$600.00 (includes 10% construction fee)
 - f) Total Fill: 600.00 cu. yds.
 - g) Off-site water/erosion area location: N/A
8. Any sediment control practice which is disturbed by repaired on the same day of disturbance.
9. Additional sediment control must be provided if deemed necessary by the Howard County Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, upon completion of installation of perimeter erosion control other than disturbance or grading, other disturbing or until this initial approval is not authorized by the Howard County Sediment Control Inspector.

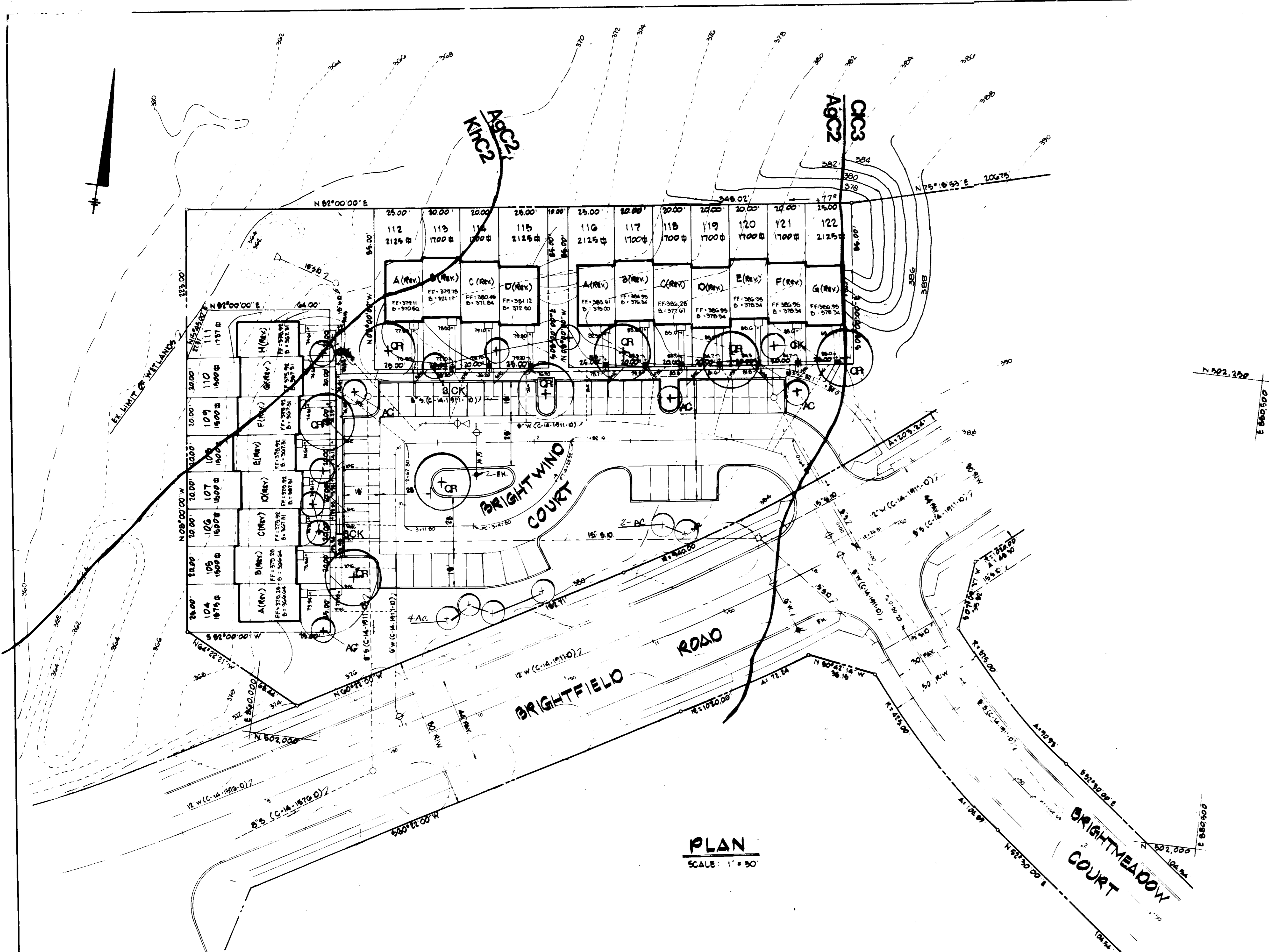


NOTE: EXISTING SEDIMENT CONTROLS SHOWN ON THIS PLAN FROM FROM F89-19 ARE TO BE UTILIZED.

KINGS MEADE LTD. PARTNERSHIP HEREBY AUTHORIZES RYAN HOMES, INC. TO UTILIZE EXISTING SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN FROM F89-19. IT WILL BE RYAN HOMES, INC.'S RESPONSIBILITY TO MAINTAIN THOSE CONTROLS AND REMOVE THEM UPON COMPLETION OF HOUSE CONSTRUCTION ACTIVITIES.



VICINITY MAP
SCALE: 1" = 2,000'



PLAN
SCALE: 1" = 30'

PLANT SCHEDULE SOILS CHART

KEY	PLANT NAME	SIZE	QUANT	REMARKS
QR	QUERCUS RUBRUM RED OAK	2 1/2' - 3'	8	B+B
CK	CORNUS KOUSA KOUSA DOGWOOD	4' - 6'	8	B+B
AC	AMELANCHIER CANADENSIS SHADBLOW SERVICE BERRY	6' - 8'	10	B+B

SOILS CHART				
SYMBOL	SOIL TYPE	GENERAL SLOPE	POTENTIAL EROSION	HYDROLOGIC GROUP
AgC2	Aura Gravelly Loam	5-10%	Moderate	B
C1C3	Chillum Gravelly Loam	5-10%	Severe	B
KhC2	Keypert Silt Loam	3-10%	Moderate	C

Note: Soils are not hydric and have no hydric inclusions



OWNER
KING6 MEACE LTD. PARTNERSHIP
8030 RED BRANCH ROAD STE 210
COLUMBIA, MARYLAND 21045
(301) 790-0810

LAND DESIGN ENGINEERING, INC. 8030 Red Branch Road • Suite 100 • Columbia • Maryland 21045 • (301) 7730-0810			
DESIGNED MYD	LANDSCAPE PLAN / SOILS MAP LOTS 104 THRU 122 SECTION 1 AREA 2 BRIGHTFIELD 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'	
DRAWN KLB		DRAWING: 30F3	
CHECKED RLM		JOB NO. 89-401	
DATE 7-12-89		FOR: RTAN HOMES, INC. 9115 SUILFORD ROAD SUITE 200 COLUMBIA, MARYLAND 21046	FILE NO.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 10-27-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
PLANNING DIRECTOR: [Signature] DATE: 2-23-90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: [Signature] DATE: 10-24-89

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 8-16-89

BY	NO.	REVISION	DATE
WJ	1	GRADING	7-23-91