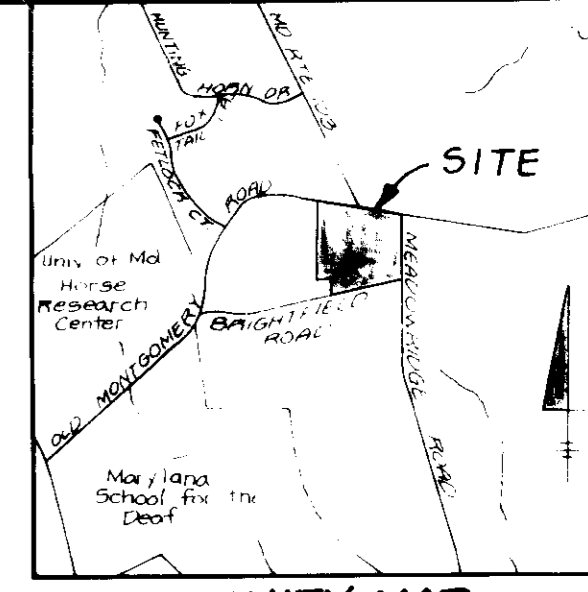


SHEET INDEX

SHEET 1 SITE DEVELOPMENT PLAN
SHEET 2 SEDIMENT AND EROSION CONTROL PLAN

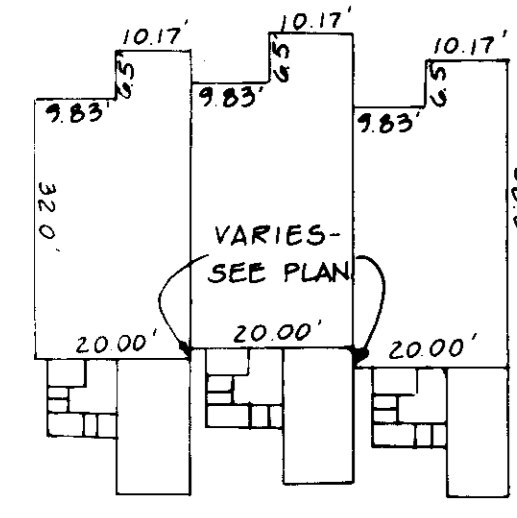


VICINITY MAP
SCALE 1" = 2000'

DENSITY TABULATION

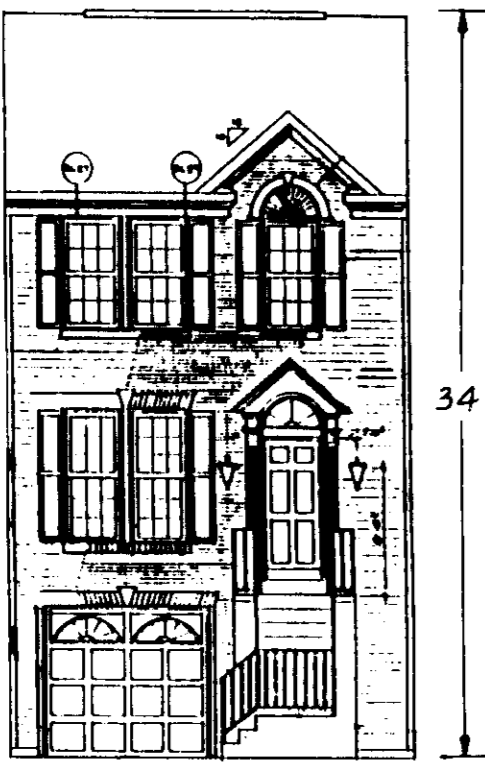
Section/ Area	Usable** Open Space	Open Space Required	Open Space Provided Less Parking	Gross Area	Flood Plain/ Steep Slopes	Net Area	No. of Dwelling Units Allowed	No. of Dwelling Units from Flood Plain Lot Adjust	Total No. of Dwelling Units Allowed	Total No. of Dwelling Units Proposed	Density Per Acre	Net Acre
1/1	5.8 Ac.	4.81 Ac.	10.8 Ac.	24.07 Ac.	Flood Plain 3.86 Ac.	20.21 Ac.	80.84	9.63	90.47	54	2.24	2.67
1/2	2.2 Ac.	4.98 Ac.	4.2 Ac.	24.63 Ac.	Steep Slopes 0.30 Ac.	24.33 Ac.	97.32	5.81	103.13	76	3.09	3.12
1/3	3.4 Ac.	2.50 Ac.	5.1 Ac.	12.52 Ac.	None	12.52 Ac.	50.08	None	50.08	98	7.83	7.83
2	8.7 Ac.	4.33 Ac.	11.8 Ac.	21.66 Ac.	None	21.66 Ac.	86.64	None	86.64	102	4.71	4.71
TOTAL	20.1 Ac.	16.57 Ac.	31.9 Ac.	82.88 Ac.	4.16 Ac.	78.72 Ac.	314.88	15.44	330.32	330	3.98	4.15

** Does not include reasubdivided areas of Section 1/2, or 1/3, or reasubdivided lots of Section 1/2. Four (4) buildable lots, 2 open space lots, 1 road right-of-way and 1 bulk parcel are reasubdivided hereon from Sections 1/2 and 1/3.



TYPICAL BUILDING - PLAN
(NO SCALE)

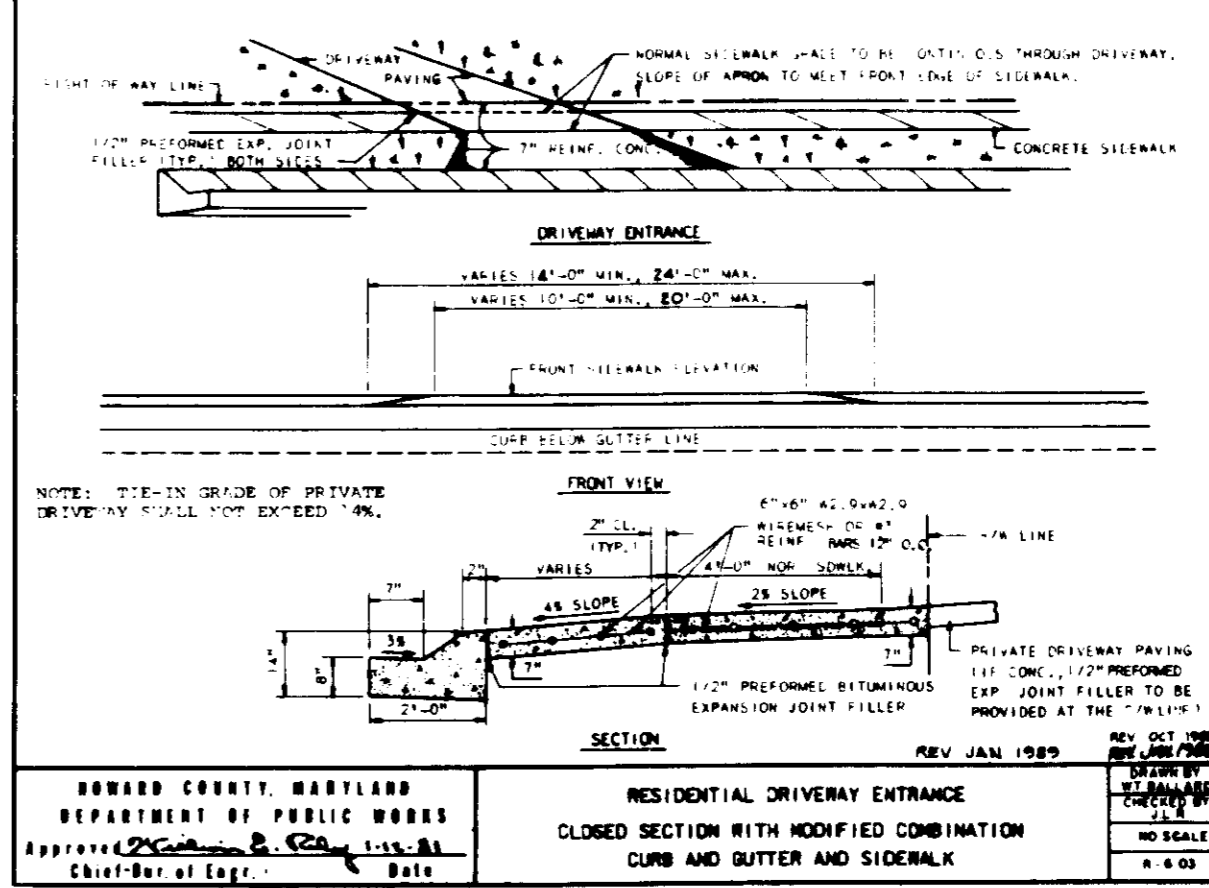
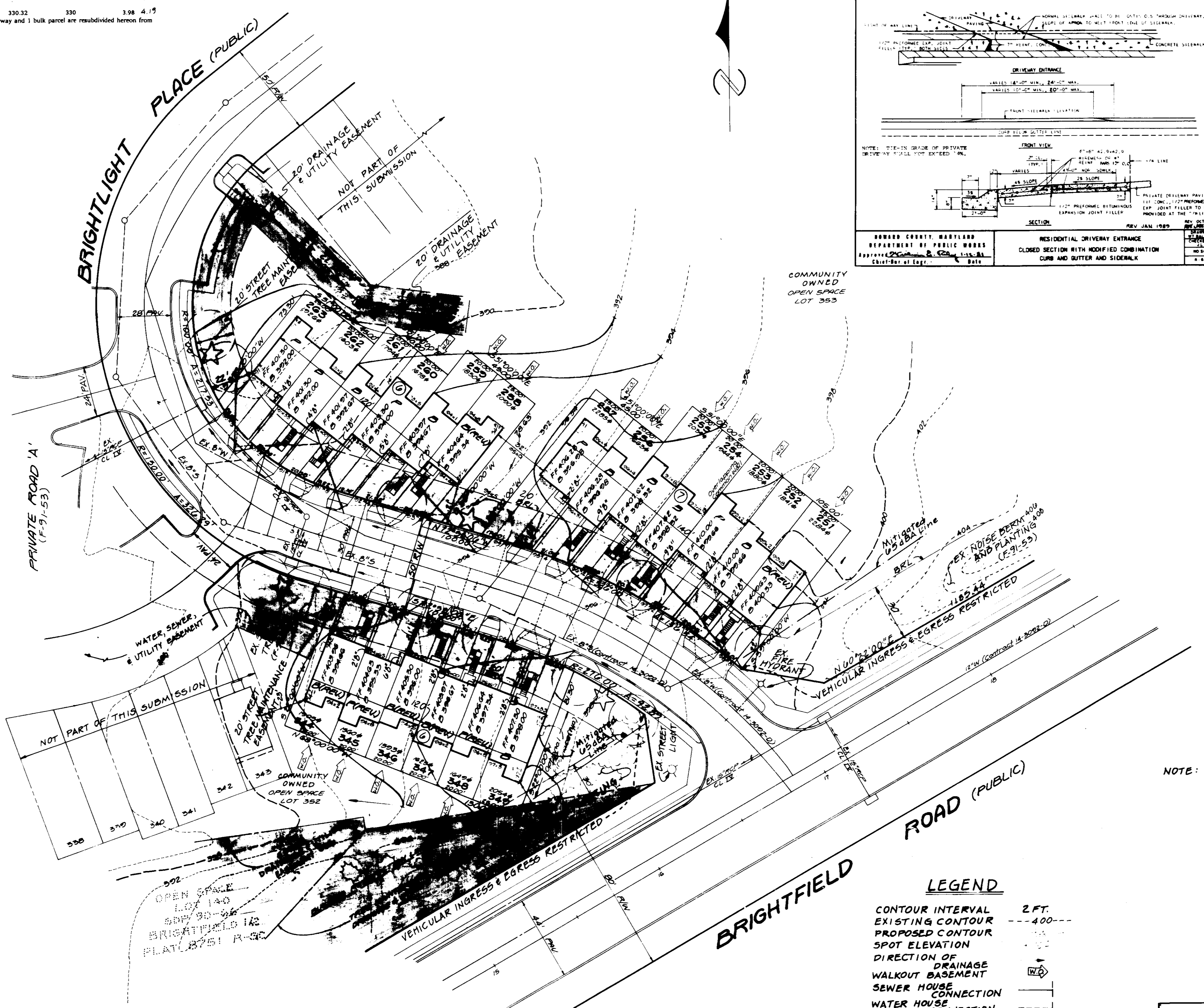
$(32' \times 20') + (10.17' \times 6.5') = 706.11 / 6 = 117.685 \text{ @}$
MINIMUM LOT SIZE



TYPICAL BUILDING - ELEVATION
(NO SCALE)

SEWER HOUSE CONNECTION CHART

LOT NO.	INV @ PL	MIN. BSMT	PROP. BSMT
251	390.78	394.18	400.33
252	390.68	394.08	399.60
253	390.00	393.40	399.60
254	388.78	392.18	398.32
255	388.18	391.58	398.32
256	386.35	389.75	396.28
257	386.73	390.13	396.28
258	384.91	388.31	395.34
259	383.09	387.09	394.67
260	382.95	386.35	394.00
261	381.96	385.36	392.67
262	381.35	384.75	392.00
263	378.39	381.79	392.00
344	383.87	387.27	394.60
345	384.78	388.18	395.33
346	385.40	388.88	396.00
347	385.95	389.35	396.67
348	386.65	390.05	397.34
349	387.34	390.74	398.00



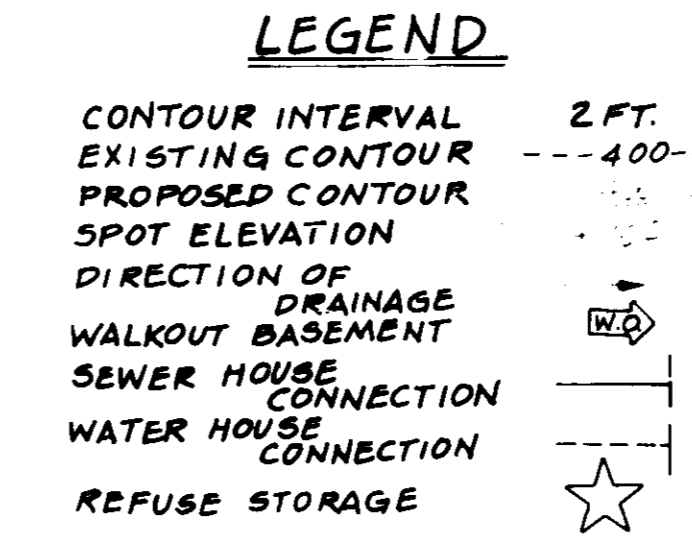
RESIDENTIAL DRIVEWAY ENTRANCE
CLOSED SECTION WITH MODIFIED COMBINATION CURB AND GUTTER AND SIDEWALK

- GENERAL NOTES
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION (410) 792-7211 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-207-7977 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - FINAL PLAN F-91-53 APPROVED SEPT. 3, 1991.
 - SUBJECT PROPERTY ZONED RSC PER 8-2-85 COMPREHENSIVE ZONING PLAN AND 28 CASE 846R.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS NO. 2644884 AND NO. 2644885. (MAD 27)
 - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT THE BUILDER'S EXPENSE.
 - REFERENCE FILE NOS. S-89-82, P-88-56, F-89-19, F-89-53, F-89-196, P. B. CASE #15 218, 245 AND 28 CASE 8848 AND WP-87-46, P-88-15, F-91-53, SUP-91-78, SDP-92-59, SDP-93-29, SDP-93-35, WP-91-33, WP-91-95.
 - EXISTING UTILITIES: CONTRACT 14-0892-D.
 - THE ARTICLES OF INCORPORATION IDENTIFICATION NO. 27814 FOR BRIGHTFIELD ASSOCIATION IS DATED 1-16-87.
 - STORMWATER MANAGEMENT PROVIDED IN CENTRAL FACILITY UNDER F-98-15 AND F-91-53.
 - TOPOGRAPHY BASED UPON F-91-53. (AERIAL SURVEY, 2 FOOT CONTOUR INTERVAL).
 - LOTS CREATED BY PLAT NUMBERS 10337-10341 RECORDED 5-29-92.
 - ALL SIDEWALKS APPROVED PER FINAL CONSTRUCTION PLANS F-91-53.
 - WP-91-33: WAIVE SECTION 16.119, A APPROVED NOVEMBER 19, 1998 SUBJECT TO COUNTY COUNCIL ACTION TO ABANDON MOUNTAINVIEW ROAD WEST OF CAL-DE-SAC. WAIVE SECTION 16.121.A.1 DENIED NOVEMBER 19, 1998.
 - WP-91-95: WAIVE SECTION 16.129 (SIDEWALKS) APPROVED 2-7-91 SUBJECT PORTION OF MD. RT. 183 DENIED.
 - IN ACCORDANCE WITH ZONING REGULATIONS, THE GARAGE IS REQUIRED TO BE USED FOR PARKING ONLY.

- SITE ANALYSIS
- Area of parcel (Section 2): 21.66 Acres Total
 - Limit of Submission: 0894 Ac.
 - Present zoning: R-SC (Residential-Single Cluster)
 - Proposed use of structures: Residential/Single Family attached
 - Total number of units allowed (Section 2): 134
 - Total number of units provided (this submission): 19
 - Total number of units provided (this submission): 19
 - Minimum square foot floor area of SPA unit: 786.11 s.f.
 - Open space (green area) to remain on site (Section 2): 11.8 acres or 54.3% of net area.
 - Building coverage: 35% (Residential-Single Cluster)
 - Building area: $(32' \times 20') \times (18.17 \times 6.58) = 786.11 \text{ s.f.} \times 19 \text{ units} = 13,436.09 \text{ s.f.}$
 - Gross area of lot: $35,258 \text{ s.f.} \times 0.894 = 31,494 \text{ s.f.}$
 - Percent coverage: $13,436.09 \text{ s.f.} / 31,494 \text{ s.f.} = 42.7\%$
 - (Maximum permitted = 68%)
 - Smallest lot building coverage: $786.11 / 19 = 41.37\%$
 - Largest lot building coverage: $786.11 / 1 = 78.61\%$
 - Parking required: 2 spaces per unit $(19) \times 2 = 38$
 - Parking provided: 38 spaces, 19 in driveways, 19 in garages.

ADDRESS CHART

LOT NO.	ADDRESS
251	7901 BRIGHTLIGHT PLACE
252	7903 BRIGHTLIGHT PLACE
253	7905 BRIGHTLIGHT PLACE
254	7907 BRIGHTLIGHT PLACE
255	7909 BRIGHTLIGHT PLACE
256	7911 BRIGHTLIGHT PLACE
257	7913 BRIGHTLIGHT PLACE
258	7915 BRIGHTLIGHT PLACE
259	7917 BRIGHTLIGHT PLACE
260	7919 BRIGHTLIGHT PLACE
261	7921 BRIGHTLIGHT PLACE
262	7923 BRIGHTLIGHT PLACE
263	7925 BRIGHTLIGHT PLACE
344	7910 BRIGHTLIGHT PLACE
345	7908 BRIGHTLIGHT PLACE
346	7906 BRIGHTLIGHT PLACE
347	7904 BRIGHTLIGHT PLACE
348	7902 BRIGHTLIGHT PLACE
349	7900 BRIGHTLIGHT PLACE



NOTE: ALL DRIVEWAYS SHOULD BE 2' FROM THE PROPERTY LINE AT R/W

11-24-92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *[Signature]* Date: 1-12-93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1/15/93
 Chief, Division of Community Planning and Land Development

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* Date: 1-6-93
 Chief, Bureau of Engineering

LAND DESIGN ENGINEERING, INC.
 10620 Guilford Road - Suite 210 - Jessup - Maryland 20794
 (301) 604-6264 (Wash.) (410) 880-0034 (Balto.) (301) 604-6735 (Fax.)

DESIGNED: RM/ML
 DRAWN: WJ/LM
 CHECKED: RM
 DATE: 10-92

SCALE: 1" = 30'
 DRAWING: 1 OF 2
 JOB NO: 91-406
 FILE NO:

DEVELOPER/CONTRACT PURCHASER: 18188 HEARLE LTD. PARTNERSHIP
 18188 Hearle Rd., Suite 100, Jessup, MD 20794 (301) 604-3682

OWNER: 18188 HEARLE LTD. PARTNERSHIP
 18188 Hearle Rd., Suite 100, Jessup, MD 20794 (301) 604-3682

SDP-93-33

HOWARD SOIL CONSERVATION DISTRICT

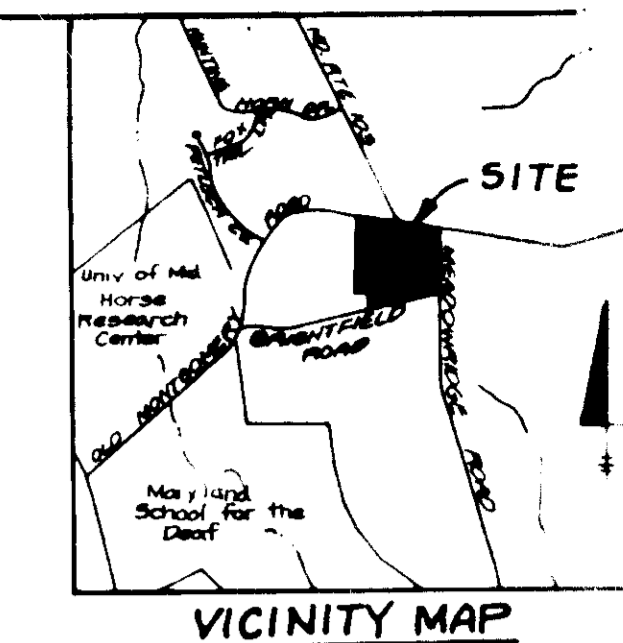
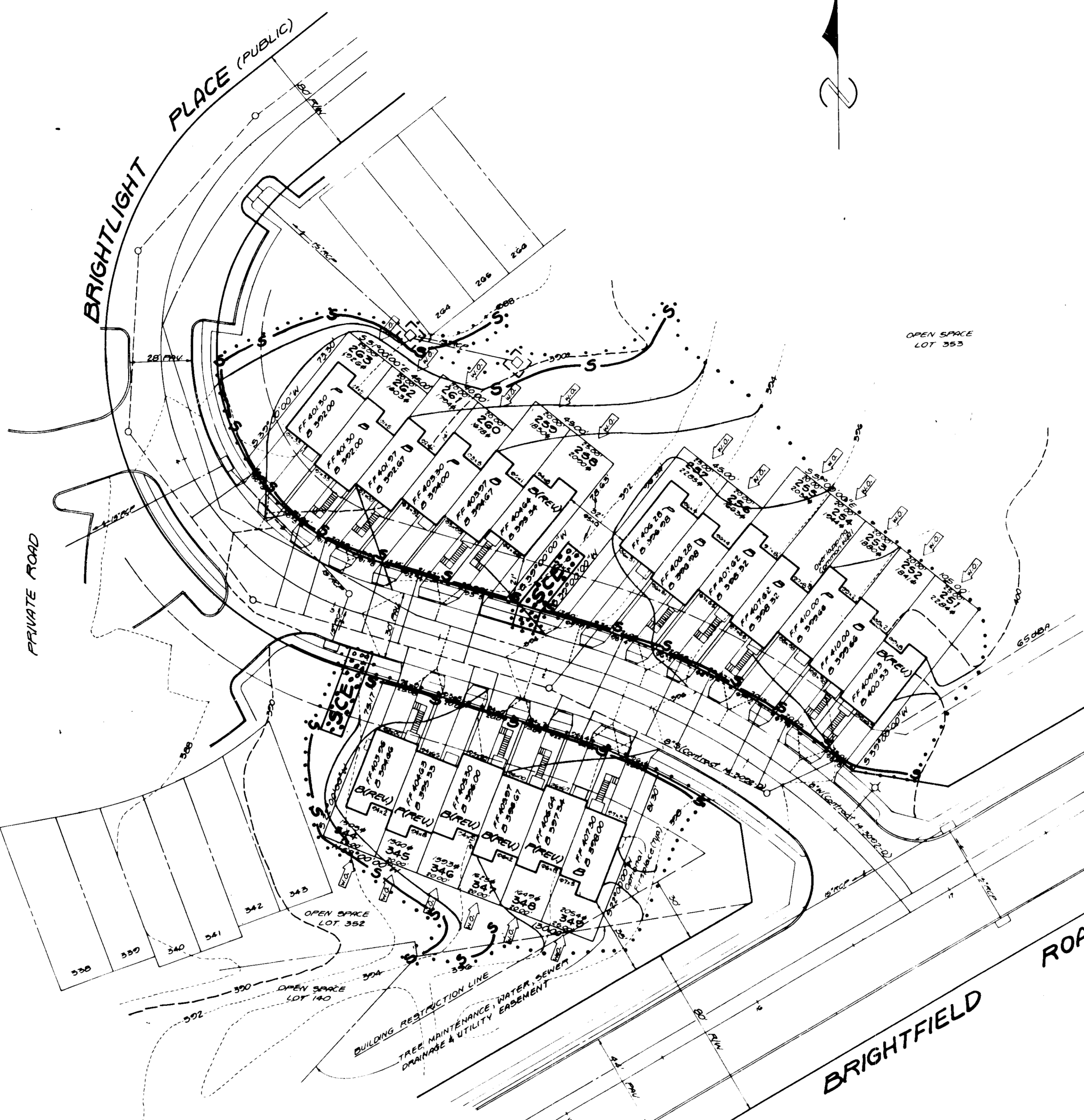
SEMI-ARID SEDIMENT CONTROL NOTES

- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction...
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the most current '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 1:1, b) 14 days as to all other disturbed or graded areas on the project site...
4) All sediment traps/basins shall 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 seeding (Sec. 51), and (Sec. 54), temporary seeding (Sec. 52) and mulching (Sec. 52). Temporary stabilization with mulch shall only be done when the weather is not likely to 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: 21.69 Acres (Section 2)
Area Disturbed: 8.52 Acres
Area to be roofed or paved: 4.4 Acres
Area to be vegetatively stabilized: 4.2 Acres
Total Cut: Cu. Yds.
Total Fill: Cu. Yds.
Offsite waste/borrow area location: F91 23 of 2-5
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be 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, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made...
11) Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT

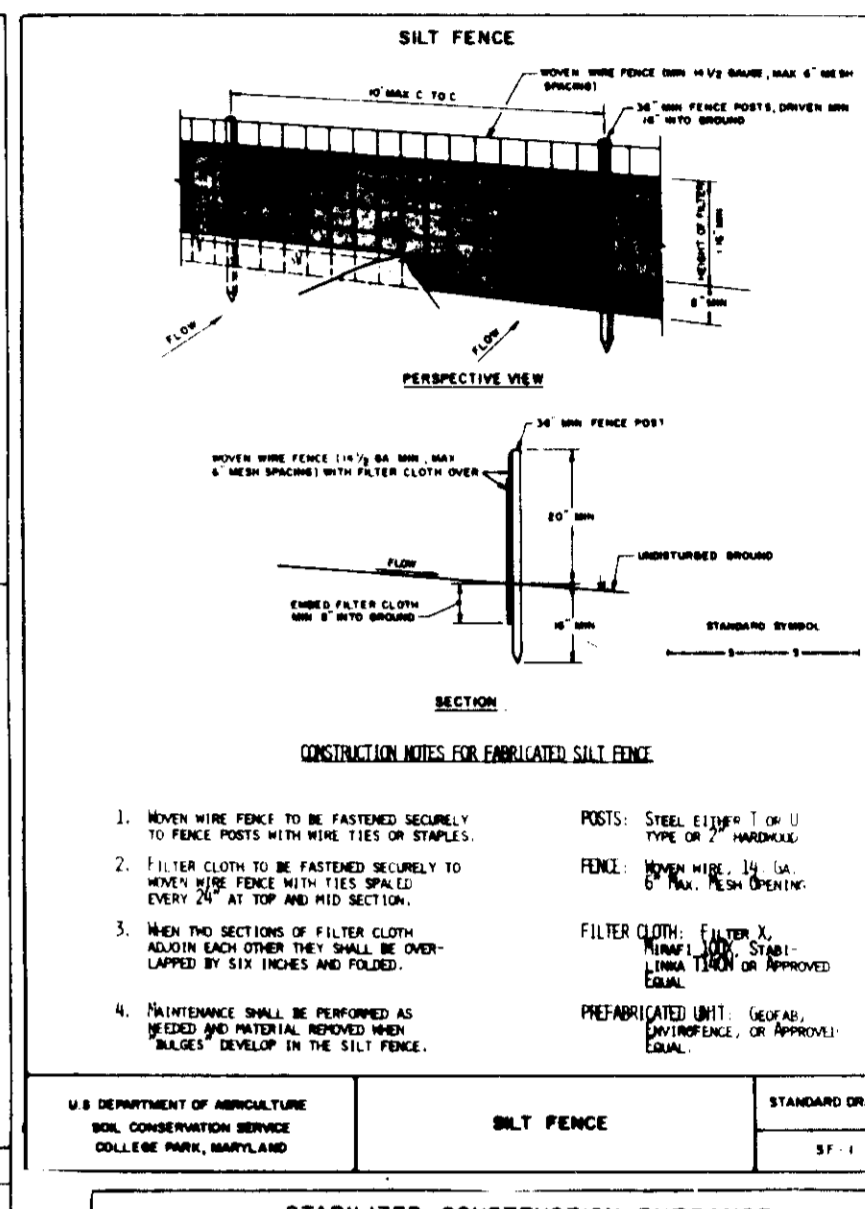
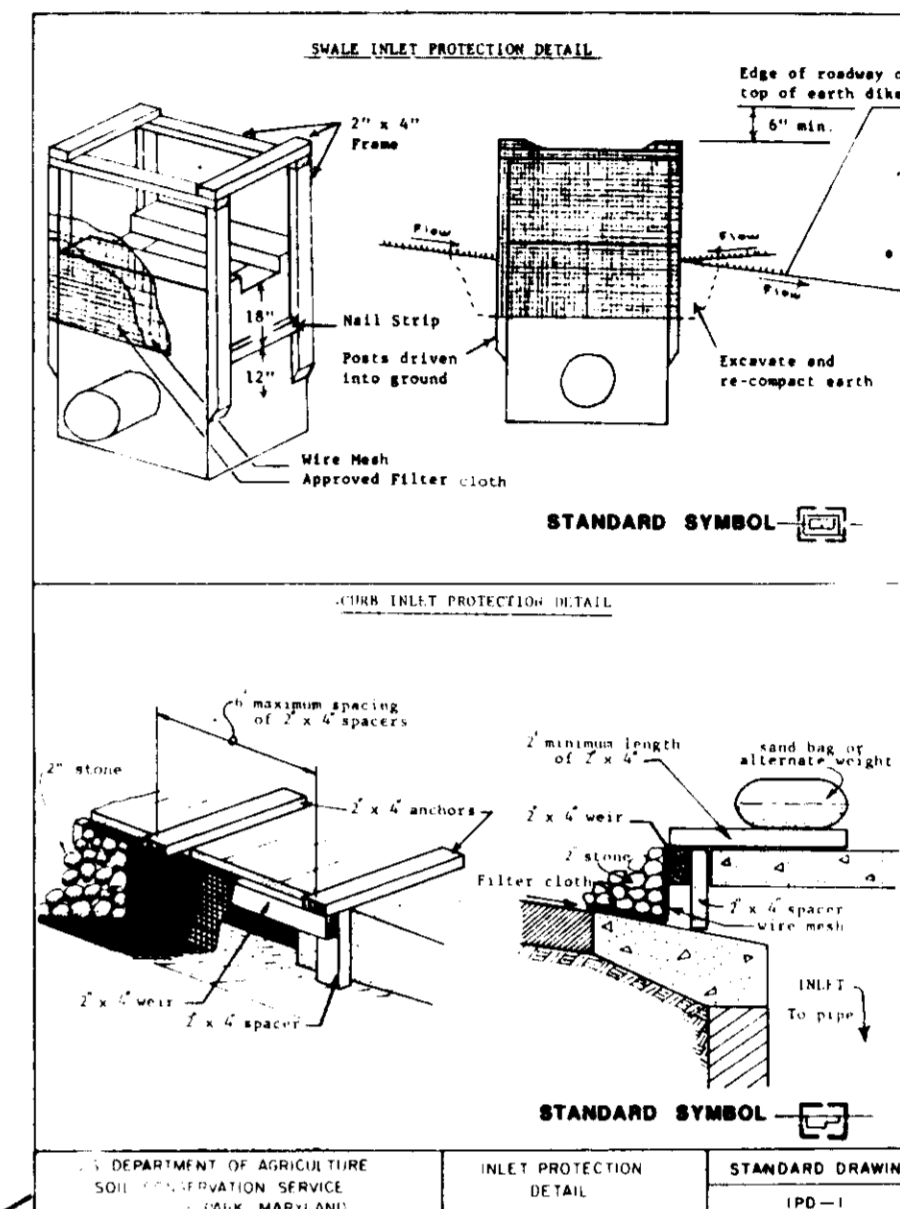
TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent live-wood vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, disking 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) Prefertrol - 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. Followed by disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 3-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.).
2) Available - 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. Followed by disk 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 per acre of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq. ft.) of seeding limestone. During the period of October 16 thru February 29, 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) - 400 lbs soil. 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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 300 gallons per acre (8 gal/1000 sq. ft.) for anchoring.
Maintenance: Inspect all seeding areas and make needed repairs, replacements and reseedings.
TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be restabilized where a short-term vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).
Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq. ft.). For the period November 1 thru February 29, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 300 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 additional rates and methods not covered.



SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT AND INSTALL SEDIMENT & EROSION CONTROL DEVICES AND STABILIZE. 3 DAYS
2. EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE. TEMPORARILY STABILIZE. 10 DAYS
3. CONSTRUCT STRUCTURES AND SIDEWALKS. 30 DAYS
4. FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS. 10 DAYS
5. UPON APPROVAL OF SEDIMENT AND EROSION CONTROL INSPECTOR, REMOVE SEDIMENT & EROSION CONTROLS AND STABILIZE. 3 DAYS



LEGEND

- CONTOUR INTERVAL 2 FT.
EXISTING CONTOUR --- 400 ---
PROPOSED CONTOUR - - - - -
SPOT ELEVATION [Symbol]
DIRECTION OF DRAINAGE [Symbol]
WALKOUT BASEMENT [Symbol]
SEWER HOUSE CONNECTION [Symbol]
WATER HOUSE CONNECTION [Symbol]
LIMIT OF DISTURBANCE [Symbol]
SILT FENCE [Symbol]
INLET PROTECTION [Symbol]
STABILIZED CONSTRUCTION ENTRANCE [Symbol]

11-24-92

Approval stamps from Howard County Health Department, Planning & Zoning, and Engineering departments, including dates and signatures.

Approval stamp from Howard S.C.D. (Soil Conservation District) dated 12/10/92.

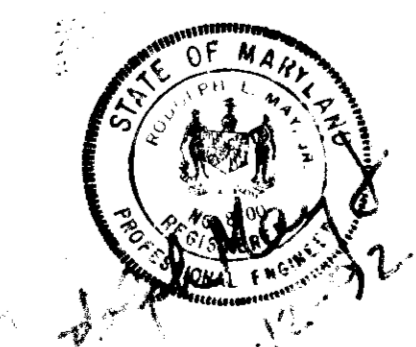
Developer's certification and signature block, including the signature of the developer and the date 10-12-92.

Engineer's certification and signature block, including the signature of the engineer and the date 10-12-92.

Table with project information: SUBDIVISION NAME (BRIGHTFIELD), SECTION/AREA (2), LOTS (251-263, 344-349), PLAT NO. (10337), BLOCK NO. (2), TAX MAP NO. (R-SC 37), ELECTION DISTRICT (131), CENSUS TRACT (6011), WATER CODE (D05), SEWER CODE (2720000).

LAND DESIGN ENGINEERING, INC.
10620 Guilford Road - Suite 210 - Jessup - Maryland 20794
(301) 604-6264 (Wash.) (410) 880-0034 (Balt.) (301) 604-8735 (Fax.)

Table with project details: DESIGNED (RM/LM), DRAWN (WJ/LM), CHECKED (RM), DATE (10-92), SEDIMENT & EROSION CONTROL PLAN AND DETAILS, LOTS 251-263, 344-349, BRIGHTFIELD SECTION 2, 131 ELECTION DISTRICT HOWARD COUNTY, MARYLAND.



SDP-93-33