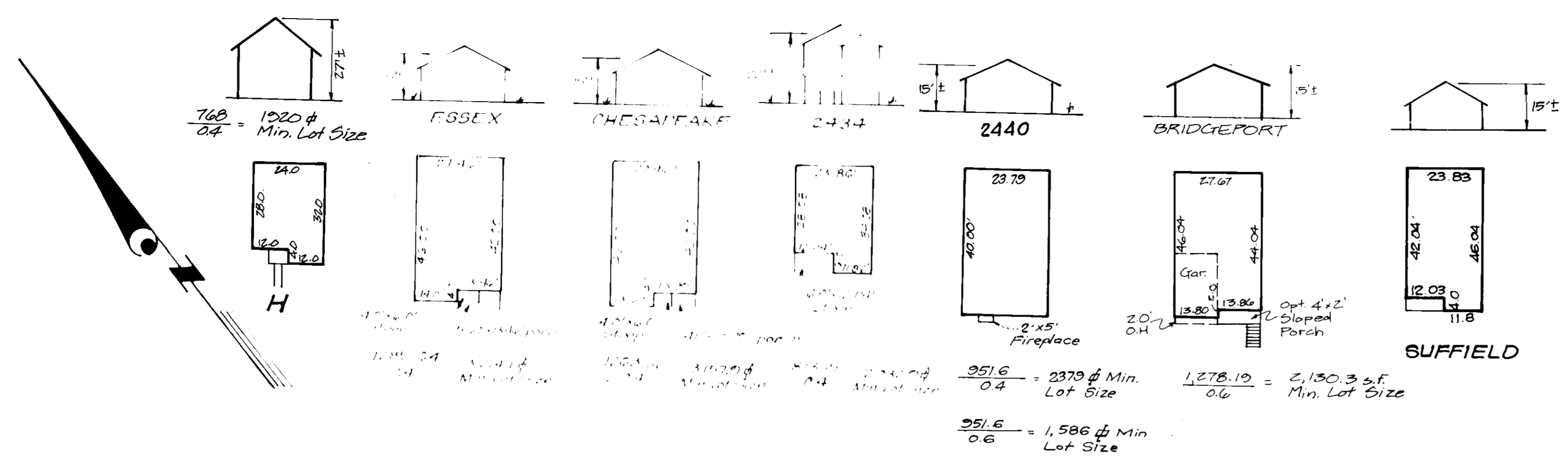
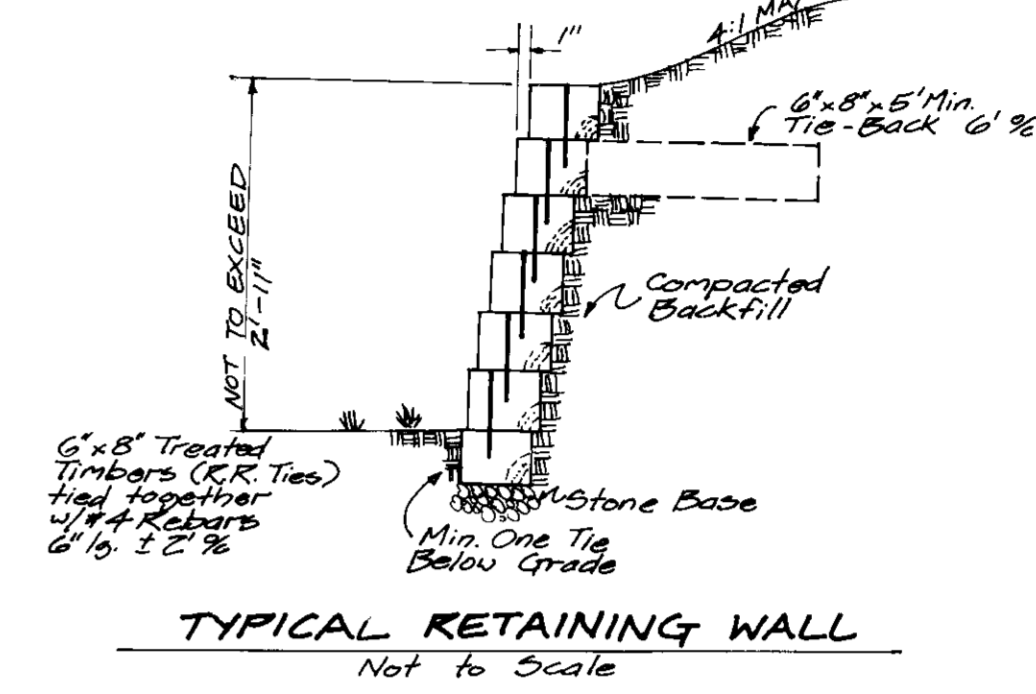
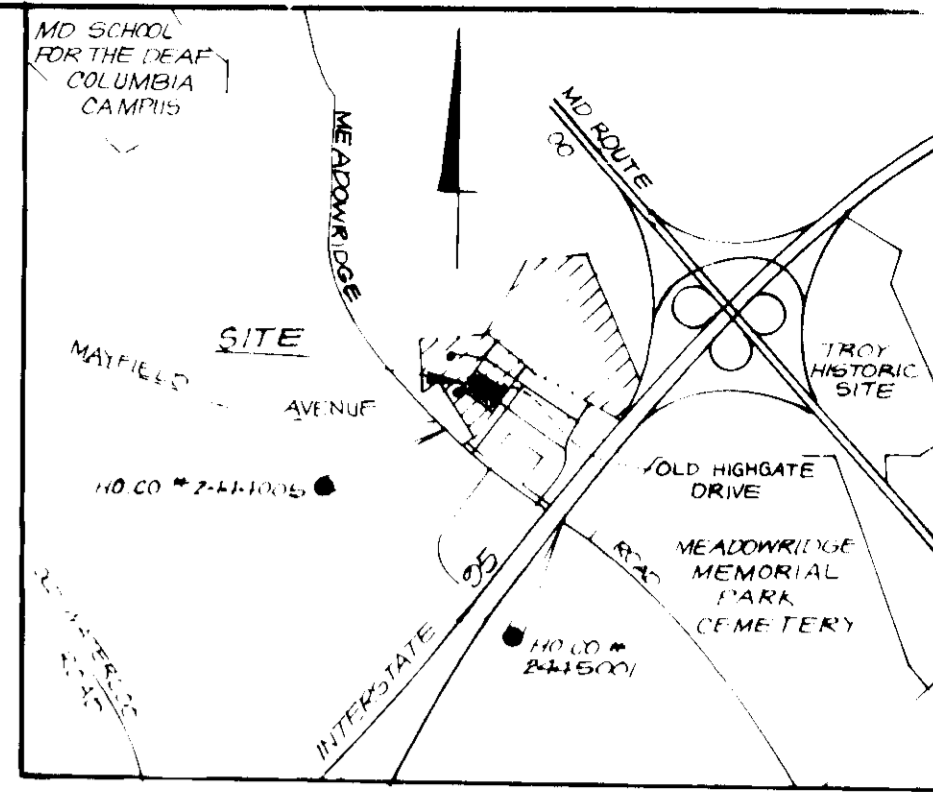


TYPICAL HOUSES



LEGEND

- CONTINUOUS INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF MAINWAY
- WALK-UP PLACEMENT
- EXISTING WATER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING TREE TO REMAIN



GENERAL NOTES:

- Subject property is zoned R-MH per 8-2-85 Comprehensive Zoning Plan.
- The total area included in this submission is:
- The total number of lots included in this submission are:
- Improvement to property: Single family detached
- The maximum lot coverage permitted is:
- Department of Planning and Zoning reference file numbers are: SDP-88-255, F-87-156, WP-92-110, F-92-35
- Utilities shown as existing are taken from approved water and sewer plan Contract #14-1656-D, approved road construction plans F-92-35, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- Storm water management is provided per: SDP-86-234
- All roadways are public and existing.
- The existing topography shown was taken from plans prepared by TSA Group, Inc. F-92-35. The contour interval is 2 feet.
- The coordinates shown hereon are based upon the Howard County Geodetic Control System which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos. 2444005 and 2445001.
- The contractor shall notify the Department of Public Works, Bureau of Construction Inspection a (301) 792-7272 at least five (5) 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.
- In accordance with Section 12B of the Zoning Regulations, decks and porches may extend up to 10 feet into the required front setback.
- The wetland stream buffer indicated on this plan does not affect the initial construction of a residential unit on any lot. It does prohibit subsequent clearing, grading or construction the buffer area. Maintenance of residences, landscaping and utilities is permitted.
- For driveway entrance details refer to Howard County Design Volume IV standard details R-6.05 & R-6.03.

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-92-35 and/or approved Water and Sewer Plans Contract #C-14-1656-D.

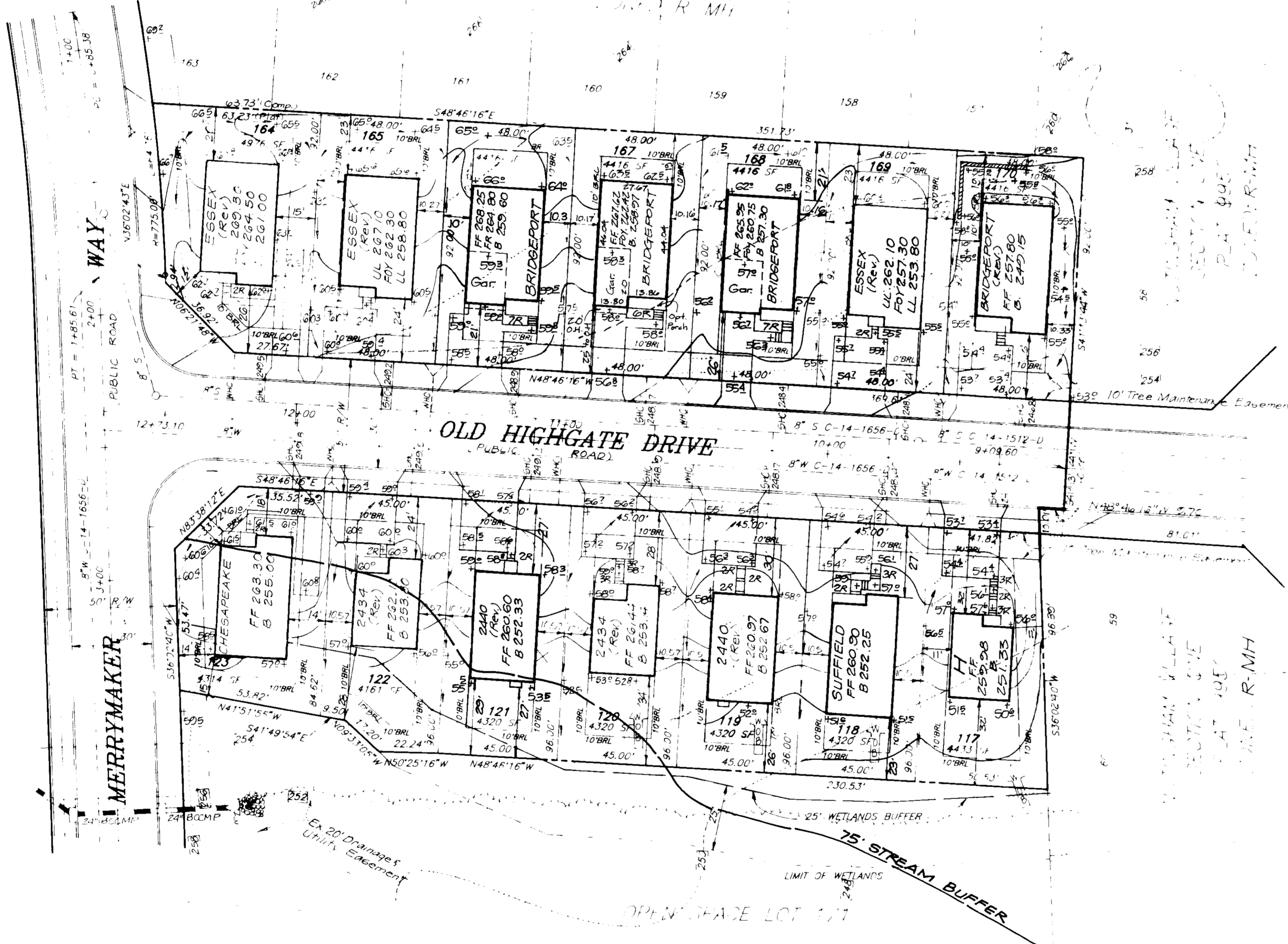
SHEET INDEX

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
117	6426 Old Highgate Drive
118	6422 " " " "
119	6418 " " " "
120	6414 " " " "
121	6410 " " " "
122	6406 " " " "
123	6402 " " " "
124	6403 " " " "
125	6407 " " " "
126	6411 " " " "
127	6415 " " " "
128	6419 " " " "
129	6423 " " " "
130	6427 Old Highgate Drive

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
NOTTINGHAM VILLAGE	2	117-123 & 124-170

PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
10702	1G	R-MH	37	1ST	G011-01

WATER CODE	SEWER CODE
2153000	DOG



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

[Signature] 2-19-93
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 2-26-93
DIRECTOR DATE

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

[Signature] 2-11-93
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING
[Signature] 2-10-93
DATE

REVISIONS

NO.	DATE	DESCRIPTION
8	10-5-96	Rev. hse. & grd. Lot 117; Add H. house typical
7	3-1-95	Rev. hse. & grd. Lot 118; Add hse typical
6	2-14-95	Rev. hse. & grd. Lot 120
5	12-12-94	Rev. hse. & grd. Lot 128
4	11-28-94	Rev. hse. & grd. Lot 170; Add Retaining Wall detail
3	8-2-94	Rev. hse. & grd. Lot 121
2	8-11-94	Rev. hse. & grd. Lot 127; Add House Typical
1	4-19-94	Rev. hse. & grd. Lot 119; Add hse typical

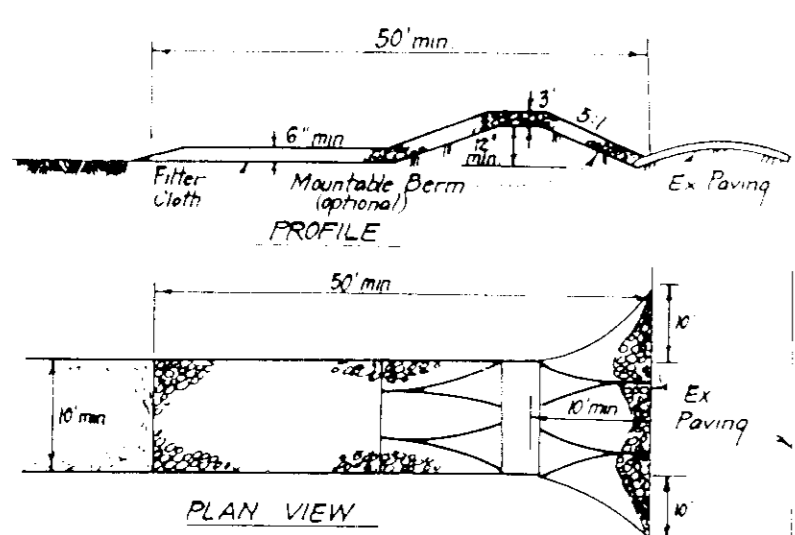
OWNER / DEVELOPER:
SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLCOTT CITY, MD. 21043

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7130 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 981-7500 • BALTO. • (301) 634-1100 • WASH.

DESIGNED	SITE DEVELOPMENT PLAN	SCALE
VLP	LOTS 117 THRU 123 AND 164 THRU 170	1" = 30'
DRAWN	NOTTINGHAM VILLAGE	DRAWING
KJ/WMS		1 of 2
VLP		
CHECKED	SECTION 2	JOB NO.
JME	1ST ELECTION DISTRICT	01-051
	HOWARD COUNTY, MARYLAND	FILE NO.
	FOR: THE RYLAND GROUP, INC.	
	7130 MINSTREL WAY #215	
	COLUMBIA, MD. 21045	01-051-X

DATE: Dec., 1992

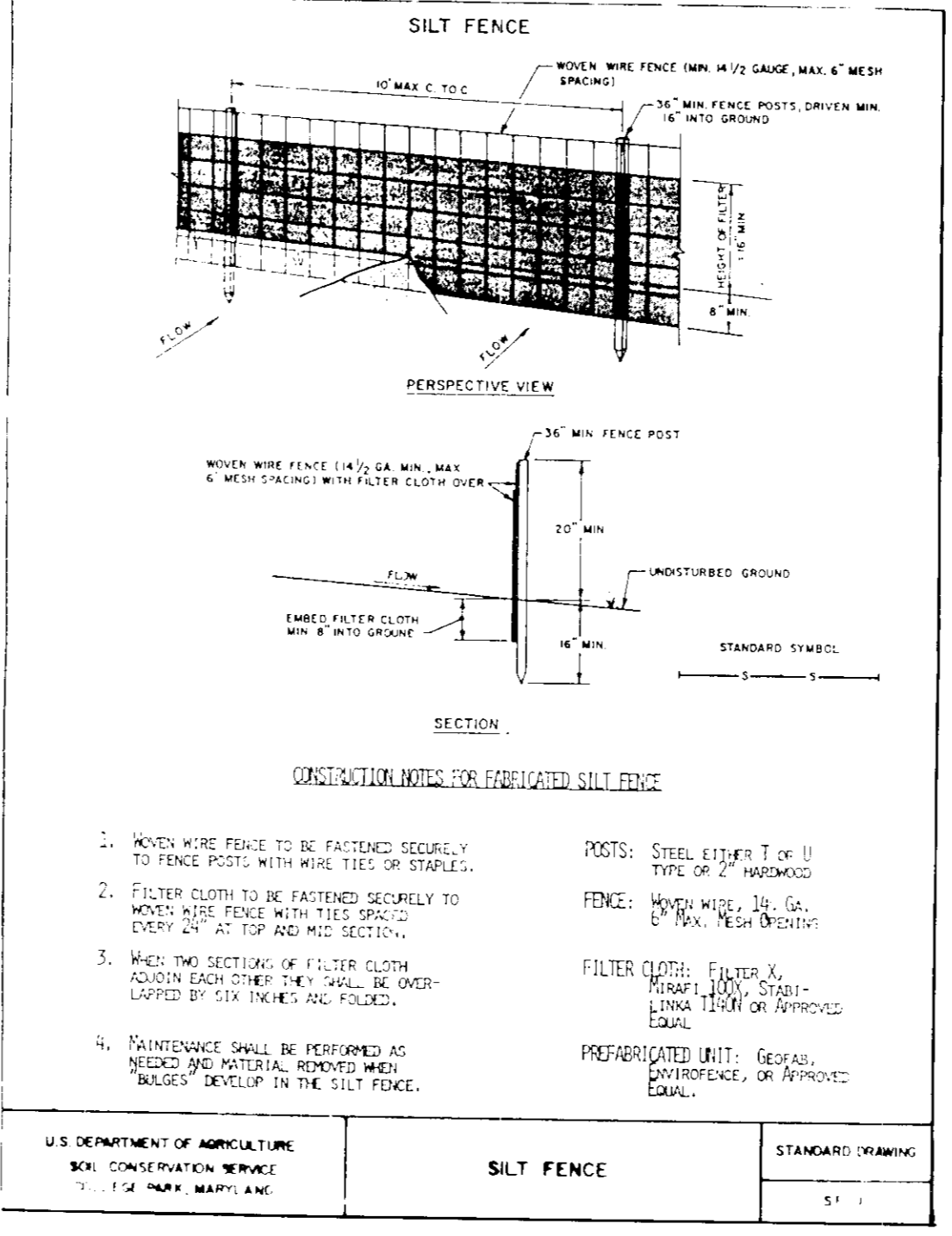


- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2" stone, or equivalent or rounded concrete equivalent.
 2. Length - As required, but not less than 50 feet, except on a single residence lot where a 30 foot minimum length would apply.
 3. Thickness - Not less than six (6) inches.
 4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 6. Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mound of earth with 5" slopes will be permitted.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment into public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any structures used to trap sediment. All sediment should be trapped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)

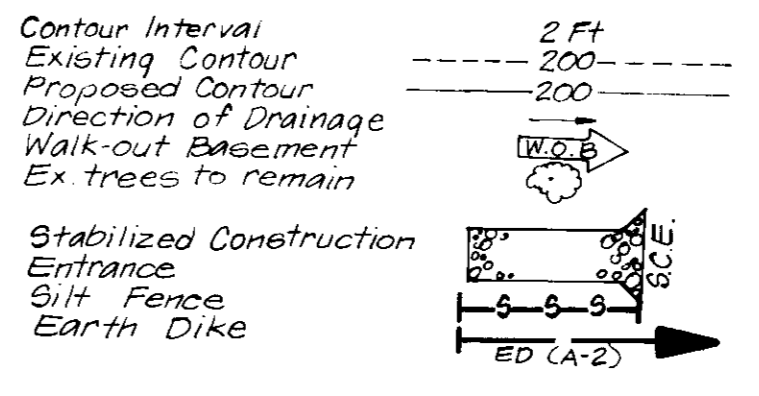
- CONSTRUCTION SPECIFICATIONS:**
1. Filter cloth shall be supported by metal retaining equipment.
 2. All filter cloth shall have positive drainage to an outlet.
 3. The mesh may be wider and side slopes may be flatter if checked & approved by the inspection agency.
 4. Filter cloth shall be supported by metal retaining equipment.
 5. Earth dikes shall be constructed as needed to utilize a stabilized area until such time as a permanent roadway structure such as a street, driveway or sidewalk is constructed. Earth dikes shall be constructed on the side of the area to be stabilized.
 6. Earth dikes shall be constructed on the side of the area to be stabilized.
 7. Periodic inspection and needed maintenance shall be provided after each rain.

EARTH DIKE DETAIL (E.D.)



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE 114 NORTH MARYLAND	SILT FENCE	STANDARD DRAWING 51-1
---	------------	--------------------------

LEGEND



PERMANENT SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE AND WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
- SEEDING 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) **Preferred:** Apply 2 tons per acre dolomitic limestone (82 lbs/1000 sq ft) before seeding and 800 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Apply 400 lbs per acre 30-0-0 urea-formaldehyde fertilizer (9 lbs/1000 sq ft) soon after seeding.
 - 2) **Acceptable:** Apply 2 tons per acre dolomitic limestone (82 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.
- SEEDING:** For periods March 1 thru April 30 and August 1 thru October 15, seed with 80 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre of 28 percent site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use 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 unrattled 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.

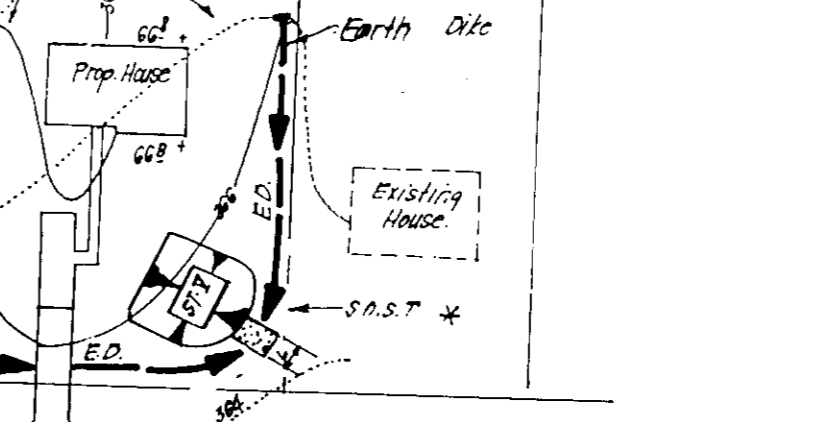
TEMPORARY SEEDING NOTES

- SEEDING 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 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 1 ton per acre of winter annual ryegrass (27 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 unrattled 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.

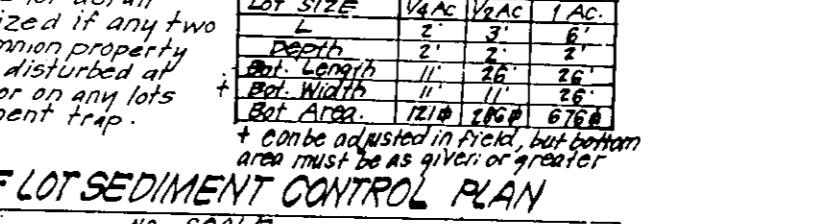
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR THE EROSION AND SEDIMENT CONTROL PER RATE AND METHOD N.1 (USE 4).



TRAP#2 S.O.S.T. ST-V
D.A. = 0.70 AC (EX) PROP.
STORAGE PROVIDED = 1260 CF
DEPTH = 3 FT
TOP OF STONE WEIR = 293.0
CLEAN OUT ELEV. = 285.5
BOTTOM ELEV. = 245.0
BOTTOM DIMENSIONS = 24' X 8'
2:1 SIDE SLOPES
L = 4'



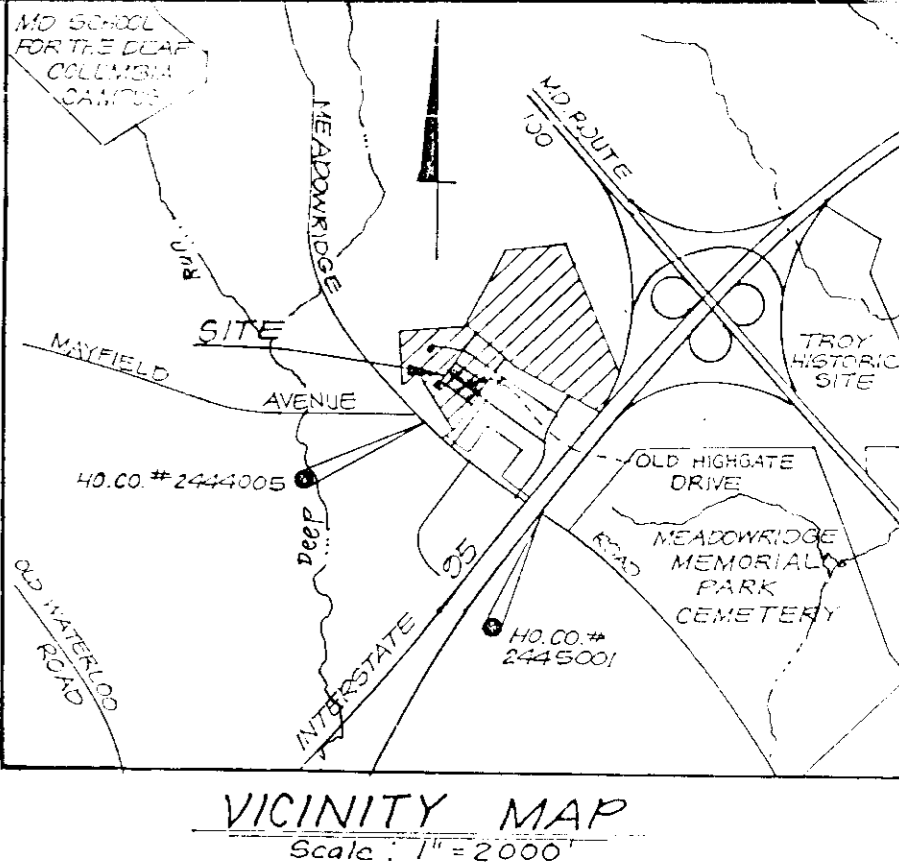
TRAP#1 S.O.S.T. ST-V
D.A. = 0.70 AC (EX) PROP.
STORAGE PROVIDED = 1260 CF
DEPTH = 3 FT
TOP OF STONE WEIR = 248.0
CLEAN OUT ELEV. = 245.5
BOTTOM ELEV. = 245.0
BOTTOM DIMENSIONS = 24' X 8'
2:1 SIDE SLOPES
L = 4'



TRAP#3 S.O.S.T. ST-V
D.A. = 0.70 AC (EX) PROP.
STORAGE PROVIDED = 1260 CF
DEPTH = 3 FT
TOP OF STONE WEIR = 248.0
CLEAN OUT ELEV. = 245.5
BOTTOM ELEV. = 245.0
BOTTOM DIMENSIONS = 24' X 8'
2:1 SIDE SLOPES
L = 4'

SINGLE LOT SEDIMENT CONTROL PLAN

NO SCALE



SEDIMENT AND EROSION 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 (999-2437).
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 SPECS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or disturbance, 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 or the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters 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) sod (Sec.54), temporary seeding (Sec.50) and mulching (Sec.52). Temporary stabilization with mulch alone can only be done when recommended seeding rates 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: 1.415 AC
Area Disturbed: 1.157 AC
Area to be seeded or paved: 0.53 AC
Area to be vegetatively stabilized: 1.04 AC
Total: 2.218 AC
Total Fill: 2.78 CL
Offsite Waste/Borrow Area Location:
Area Disturbed: 1.157 AC
Area to be seeded or paved: 0.53 AC
Area to be vegetatively stabilized: 1.04 AC
Total: 2.218 AC
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 DPM 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. If houses are to be constructed on an "as shown" basis, all random, single family Sediment Control, as shown below shall be implemented.
12. The total amount of silt fence = 1140 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

NO.	DESCRIPTION	NO. OF DAYS
A.	Obtain grading permit.	7
B.	Install tree protection fence.	N/A
C.	Install sediment and erosion control devices and stabilize.	14
D.	Excavate for foundations, rough grade and temporarily stabilize.	30
E.	Construct structures, sidewalks and driveways.	60
F.	Final grade and stabilize in accordance with Stds. and Specs.	14
G.	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay Construction on Lots 117 & 170 until area draining to traps has been stabilized. See Single lot sediment control detail.

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

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

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

Reviewed for HOWARD COUNTY S.C.D. Name: Jeffrey A. Soling Date: 12/13/92

meets Technical Requirements
Signature: Jeffrey A. Soling Date: 12/13/92
US Soil Conservation Service

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary."

Maurice M. Simpkins 12/14/92 Date
Maurice M. Simpkins

ENGINEER'S CERTIFICATE

I hereby 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.

G. Nelson Clark 12-13-92 Date
G. Nelson Clark

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 351-7533 • FALTO • (410) 238-3200 • VASH.

DESIGNED BY: KI/WME
DRAWN BY: KI/WME
CHECKED BY: KI/WME
DATE: Dec, 1992

SEDIMENT & EROSION CONTROL PLAN
LOTS 117 THRU 123 AND 164 THRU 170
NOTTINGHAM VILLAGE

SECTION 2
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP, INC.
7130 MINSTREL WAY #215
COLUMBIA, MD 21045

SCALE: 1" = 30'
DRAWING: 2 of 2
JOB NO: 01-051
FILE NO: 01-051SE