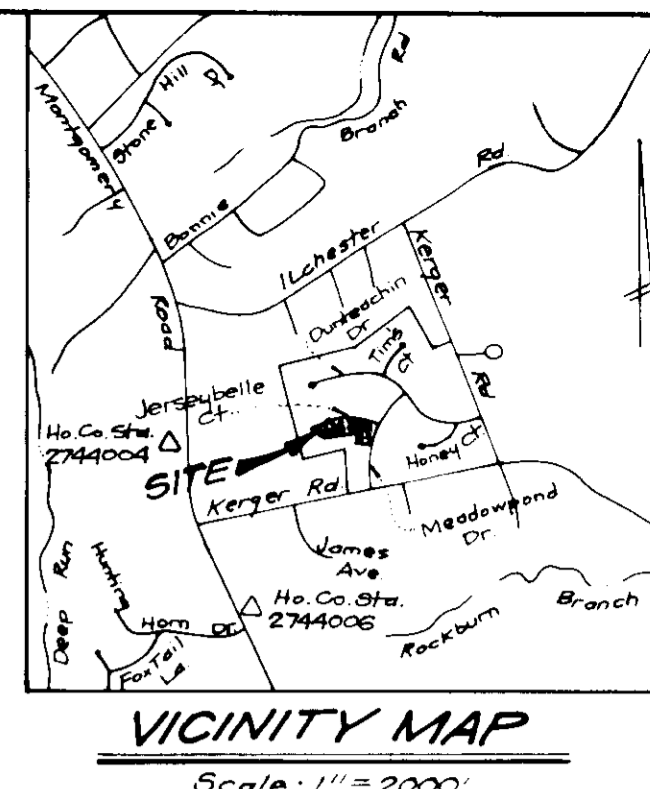
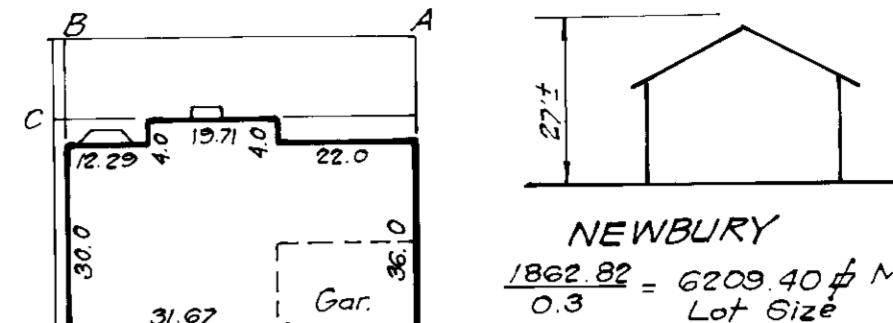


№	REVISIONS	Date
1	Add Plymouth house typical	12-28-93
2	Rev. hse. and grade lot 11	2-18-93
3	Rev. hse. and grade lot 10, Add hse. typical	5-24-94
4	Rev. hse. and grade lot 15, Rev. hse. typical	9-29-94

MINIMUM LOT SIZE TABLE						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPED	MINIMUM LOT SIZE
9	12758	N/A	N/A	N/A	N/A	12758 sq
10	14728	N/A	14728	N/A	N/A	14728 sq
11	12682	N/A	12682	N/A	N/A	12682 sq
12	12615	N/A	12615	N/A	N/A	12615 sq
13	13585	N/A	13585	307	N/A	12678 sq
14	15697	N/A	15697	2567	N/A	13130 sq
15	12803	N/A	12803	131	N/A	12872 sq

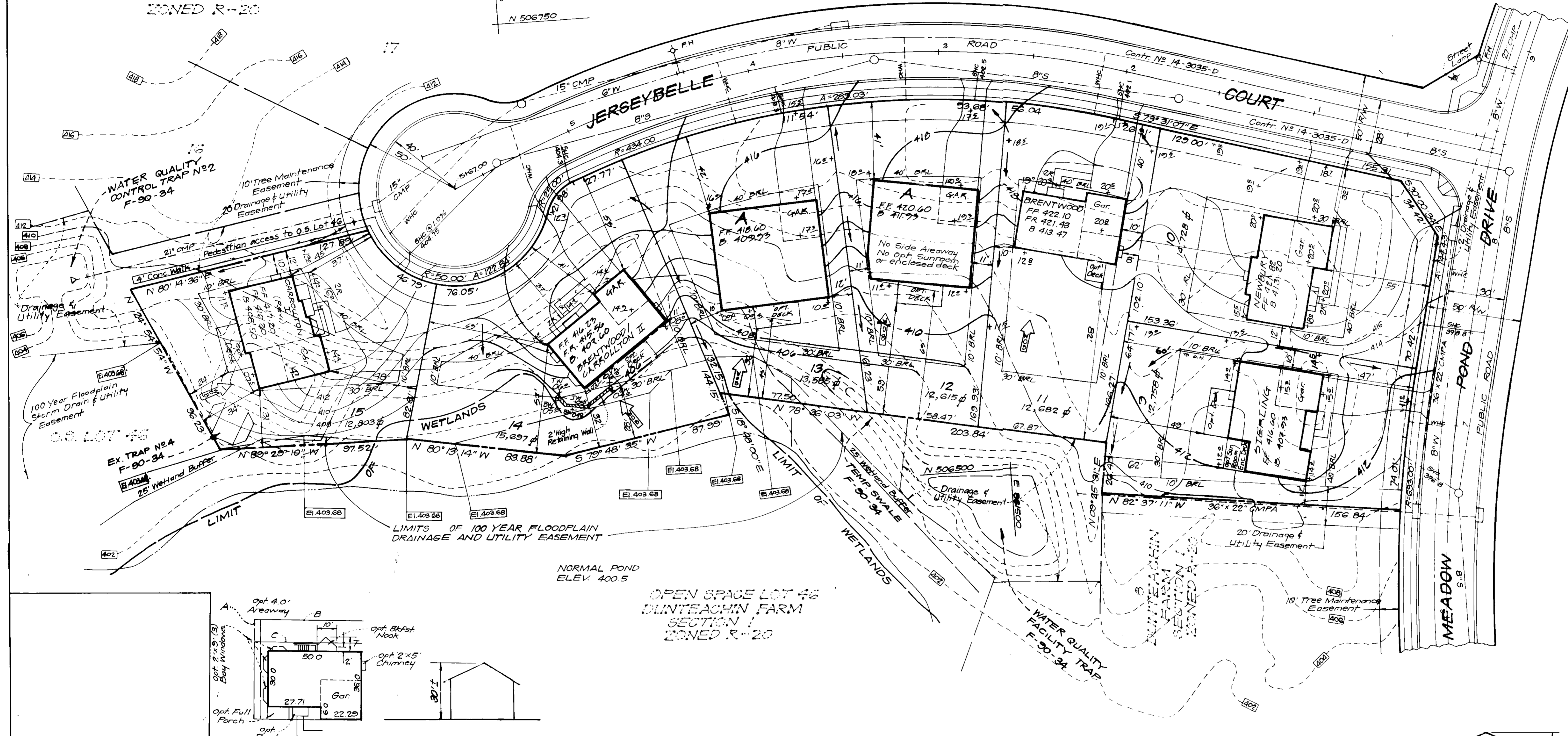
LEGEND

Contour Interval 2 Ft
 Existing Contour ---
 Proposed Contour - - -
 Spot Elevation + 0.2 ±
 Direction of Drainage →



Ho Co Control Station 2744004 - Elev. 415.367 34' Reber 0.8' below surface 7' E of the 103 & 100' S of intersection with Ilchester Road
 Ho Co Control Station 2744006 - Elev. 400.537 cont. Mon. 0.4' below surface 8' E of Route 103 & 700' ± S of Kerper Rd. 18.3' E. off E. Route 103.

DUNTEACHIN FARM SECTION I ZONED R-20



- GENERAL NOTES:**
- Subject property is zoned: R-20 per 8-2-85 Comprehensive Zoning Plan.
 - The total area included in this submission is: 94,828 sq ft or 2.18 Ac.
 - The total number of lots included in this submission are: 7
 - Improvement to property: Single family detached
 - The maximum lot coverage permitted is: 30%
 - Department of Planning and Zoning reference file numbers are: 6-88-113, P. 89-43, F-90-34, F-92-16, W.P. 91-69 (grants approved 9/1/91, 11/1/92, no other recent platings/recordings).
 - Utilities shown as existing are taken from approved water and sewer plan Contract #14-3035-10, approved road construction plans F-90-34, 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: F-90-34
 - All roadways are public and existing.
 - The existing topography shown was taken from road construction plans F90-34 prepared by Deuberry & Davis, Inc.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2744005 & 2744006.
 - The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 513-8170 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 Sections 12B A, B and C of the Zoning Regulations, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setback.
 - For driveway entrance details, refer to Ho Co Design Manual Volume III detail R-6.01.
 - 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 in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

SPECIAL NOTES:

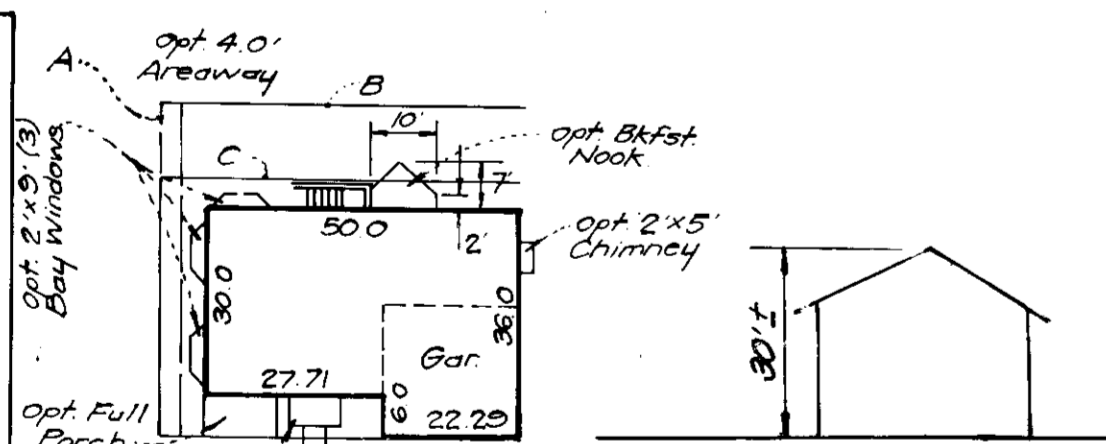
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-90-34 and/or approved Water and Sewer Plans Contract #14-3035-10-W5. SHC elevations shown are of the property line.

ADDRESS CHART		
LOT №	STREET ADDRESS	STREET ADDRESS
9	5439	Meadow Pond Drive
10	5401	Jersey Belle Court
11	5405	Jersey Belle Court
12	5409	" " "
13	5413	" " "
14	5417	" " "
15	5421	" " "

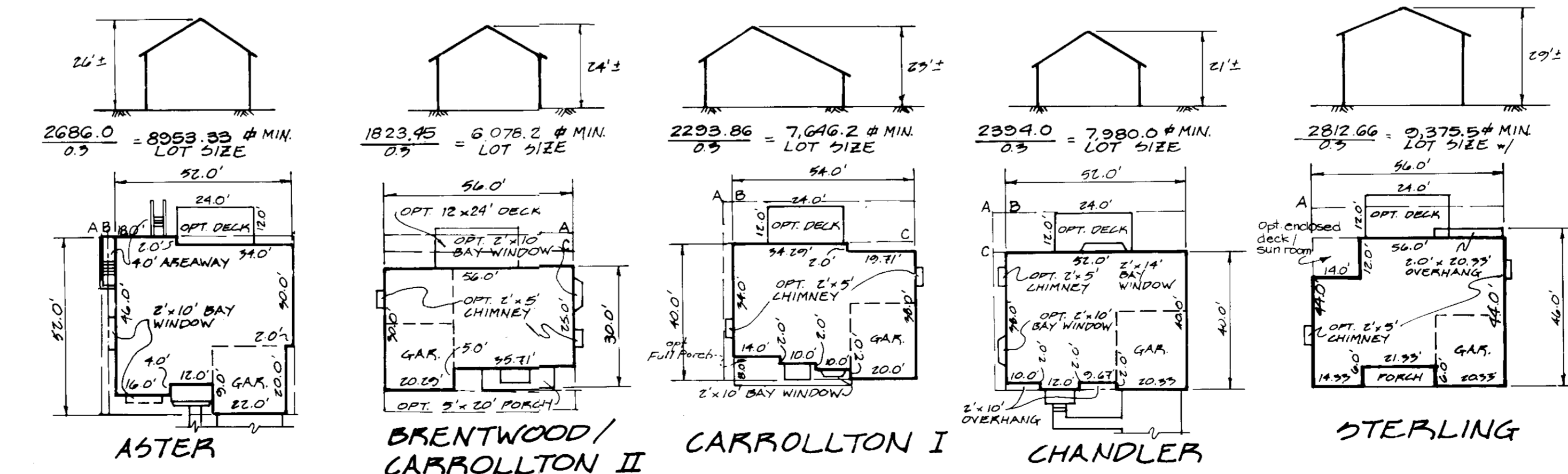
Jeffrey Schuler 8/17/93

OWNER/DEVELOPER
 THE RYLAND GROUP INC.
 7130 Minstrel Way #215
 Columbia, MD 21045

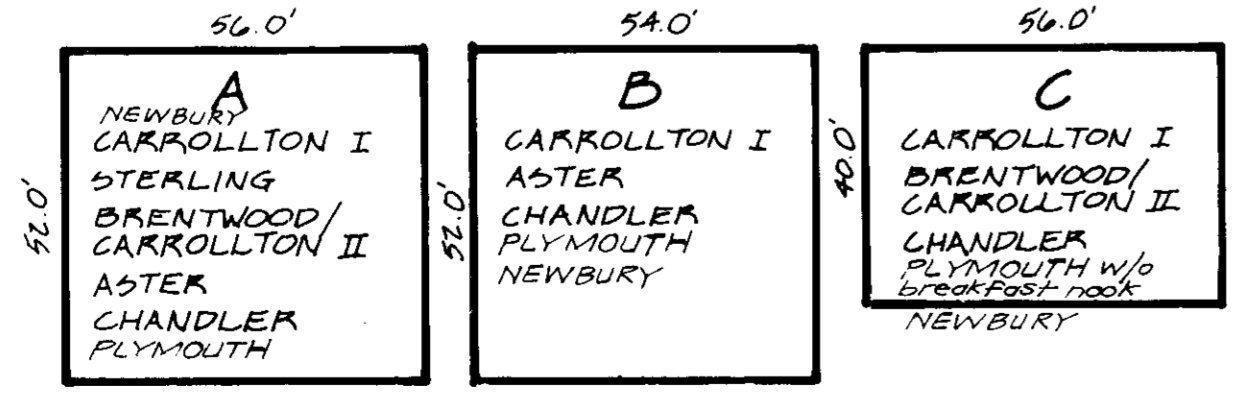
SHEET INDEX
 SHEET 1: SITE DEVELOPMENT PLAN
 SHEETS 2-3: SEDIMENT & EROSION CONTROL PLAN



NOTE: MINIMUM LOT SIZES SHOWN INCLUDE ALL OPTIONS



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *John S. ...* 9/13/93
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *James S. ...* 9/20/93
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: *Carl ...* 9/20/93
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James S. ...* 9/2/93
 CHIEF BUREAU OF ENGINEERING: *M.K. ...*



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 481-7600 • BALTO. • (410) 621-8100 • WASH.

SUBDIVISION NAME: DUNTEACHIN FARM
SECTION/AREA: ONE
LOT NO: 9-15

PIAT NO: 10117 (1992-16)
BLOCK NO: 21
ZONE: R-20
TAX MAP NO: 31
ELEC DIST: 1B
GEN. SURVEY: 6011.01

WATER CODE: D.03
SEWER CODE: 21550000

DESIGNED: VLP
DRAWN: BAL
CHECKED: JME
DATE: JUNE 1993

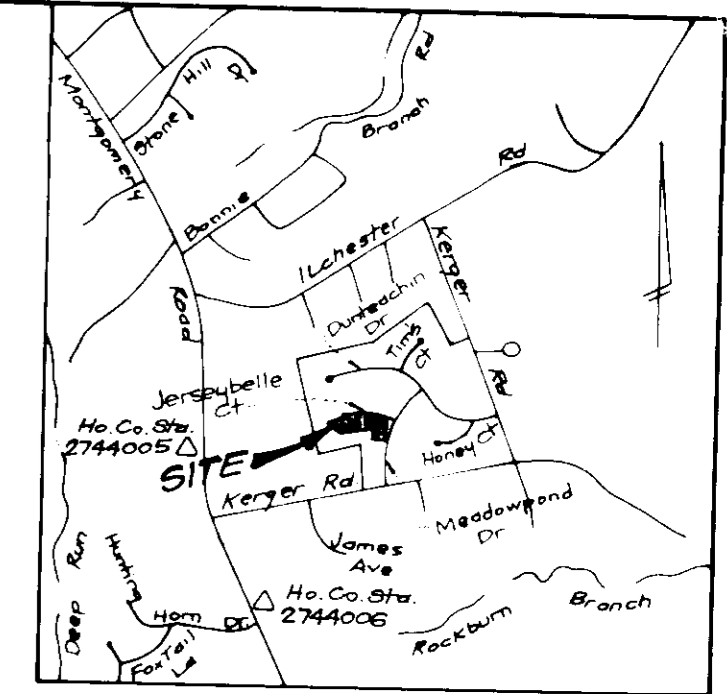
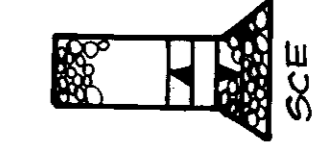
SCALE: 1" = 30'
DRAWING: 1 OF 3
JOB NO: 93-113
FILE NO: 93-113X

FOR DOUGLAS HOMES
 P.O. BOX 629
 ELLICOTT CITY, MD 21043

SDP 93-127

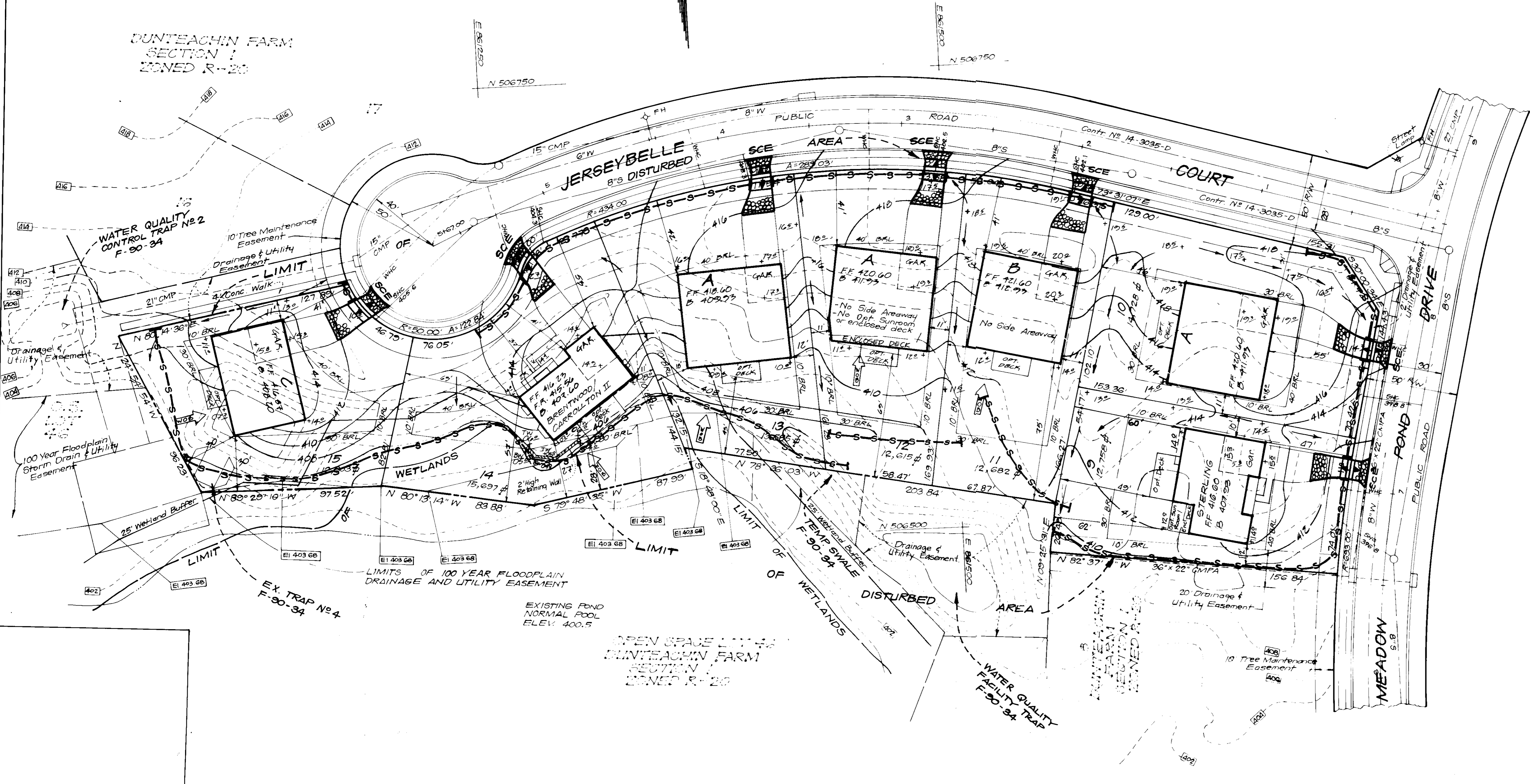
LEGEND

- Contour Interval 2 Ft
- Existing Contour 400
- Proposed Contour
- Spot Elevation + 02±
- Direction of Drainage
- Silt Fence
- Stabilized Construction Entrance w/ Movable Berm



Ho Co Control Station 2744008 - Elev. 415.967 ±
 Rebar 0.8' below surface 7' E of Sta 103+1400
 8' of Intersection with Ichester Road
 Ho Co Control Station 2744006 - Elev. 400.537 ±
 Man 0.4' below surface 8' E of Route 103+700 ± S
 of Kerper Rd 18.3' E of E. Route 103.

DUNTEACHIN FARM
 SECTION 1
 ZONED R-20



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *James M. Helms* 9-13-93
 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR *James Schutte* 9/20/93
 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT & RESEARCH
 AND RESEARCH *Gina Summery* 9/20/93
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *James J. ...* 9/30/93
 DATE
 COUNTY BUREAU OF ENGINEERING M.K. 09/11/93
 DATE

Reviewed for HOWARD S.C.D.
 Name
James M. Helms 8/30/93
 Signature Date
 US Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED
 FOR SOIL EROSION AND SEDIMENT
 CONTROL BY THE HOWARD SOIL
 CONSERVATION DISTRICT.
John R. Robertson 8/30/93
 Approved

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."

Douglas J. Dieringer 6/17/93
 signature Date
 Douglas J. Dieringer

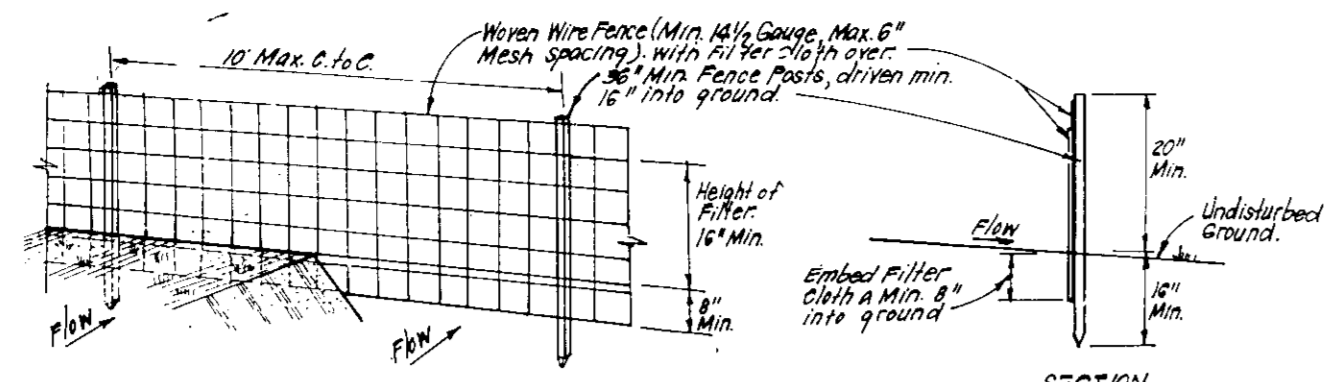
ENGINEER'S CERTIFICATE

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."

Jeffrey J. Schwab 6/16/93
 signature Date
 Jeffrey J. Schwab

CLARK • FINEPROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WA. • COLUMBIA MD 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 - WASH.		SCALE
		1" = 30'
DESIGNED	JLS	SEDIMENT & EROSION CONTROL PLAN LOTS 9 - 15 DUNTEACHIN FARM SECTION 1 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAWN	BAL	
CHECKED	JLS	JOB NO
DATE	6/16/93	93-113
FILE NO	93-113	
FOR DOUGLAS HOMES PO Box 628 Elkocott City, Md 21043		

SDP-93-127



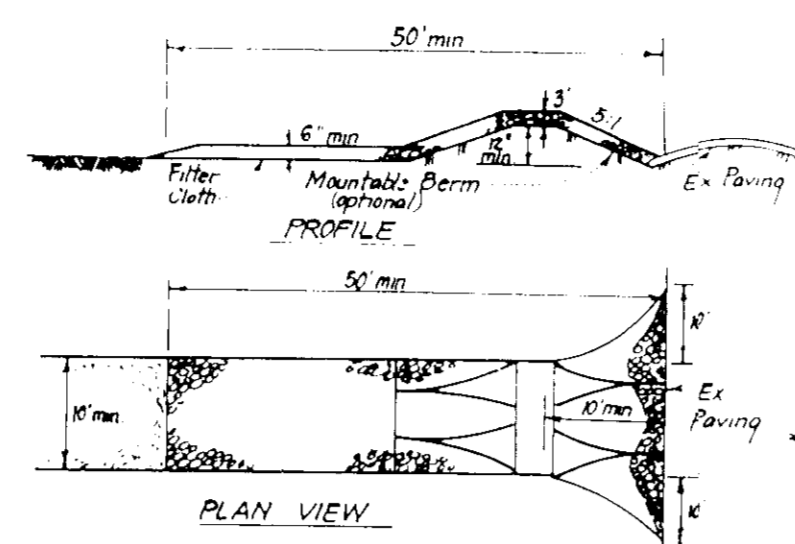
- CONSTRUCTION SPECIFICATIONS:**
1. Weave wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to weave wire fence with 1/2\"/>
- POSTS:** Steel, either Tee or U Type or 2\"/>

FENCE: Weave Wire, 1/4\"/>

FILTER CLOTH: Filter, Miraflex 800, Stabilink, T100N or Approved equivalent.

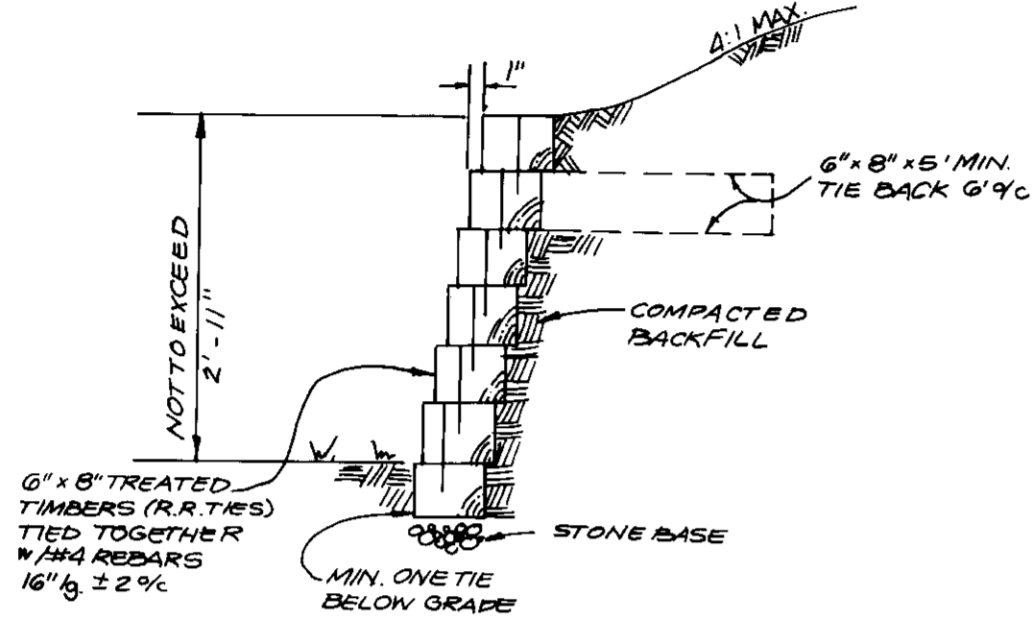
PREFABRICATED UNIT: Geotex, Envirofence, or approved equal.

SILT FENCE DETAIL (9)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2\"/>
 - 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 diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mound side berm with 5:1 slopes will be permitted.
 - 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as construction demand and repair work or cleanout of any impedes used to trap sediment. All sediment spilled, dragged, 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 in 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)
NO SCALE



TYPICAL RETAINING WALL
NO SCALE

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED 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 the 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 weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre 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 unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (3 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 reseeding.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing, 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 bushel 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 weeping 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 unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (3 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 SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

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. (S13-1810)
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 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 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.5.1) sod (Sec.5.4), temporary seeding (Sec.5.0) and mulching (Sec.5.2). 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: 2.178 Ac.
Area Disturbed: 1.957 Ac.
Area to be roofed or paved: 0.98 Ac.
Area to be vegetatively stabilized: 2.377 Ac.
Total Cut: 997 Cy.
Total Fill: 4703 Cy.
Offsite Waste/Borrow Area Location: 2
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 DFW Sediment Control Inspector. 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 sold" basis, at random, Single Family Sediment Control, as shown below shall be implemented.
12. The total amount of silt fence= 1250 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. OF DAYS
1. Obtain grading permit	7
2. Install sediment and erosion control devices and stabilize.	14
3. Excavate for foundations, rough grade and temporarily stabilize.	30
4. Construct structures, sidewalks and driveways.	60
5. Final grade and stabilize in accordance with Stds. and Specs.	14
6. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay construction of house on lot 15 until permission to remove ex. trap no. 4 has been obtained from inspector.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *Joseph Bogdan* DATE: 9-13-93
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *James A. Smith* DATE: 9/20/93
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: *Gina Strimmarck* DATE: 9/20/93
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James J. Smith* DATE: 9/3/93
 CHIEF BUREAU OF ENGINEERING: *Donald J. Smith* DATE: 9/2/93

Reviewed for HOWARD S.C.D. Name: *John M. Hester* Date: 9/29/93
 and meets Technical Requirements of US Soil Conservation Service
 Signature: *John M. Hester* Date: 9/29/93

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."

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved: *John M. Hester* 9/30/93

Signature: *Douglas J. Dieninger* Date: 6/17/93

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.

Signature: *Jeffrey L. Schwab* Date: 6/16/93

Signature: *Jeffrey L. Schwab* Date: 6/16/93

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7800 - BALTO • (301) 621-8100 - WASH.
 DESIGNED: JLS
 DRAWN: BAL
 CHECKED: JLS
 DATE: JUNE 1993
SEDIMENT & EROSION CONTROL PLAN
 LOTS 9 - 15
DUNTEACHIN FARM
 SECTION 1
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR DOUGLAS HOMES
 PO Box 628
 ELICOTT CITY, Md 21043
 SCALE: 1" = 30'
 DRAWING: 3 OF 3
 JOB NO: 93-113
 FILE NO: 93-113SE