

LOT	ADDRESS
244	6240 APRIL BROOK CIRCLE
245	6241 APRIL BROOK CIRCLE
24	6242 APRIL BROOK CIRCLE
25	6243 APRIL BROOK CIRCLE
26	6244 APRIL BROOK CIRCLE
27	6245 APRIL BROOK CIRCLE
28	6246 APRIL BROOK CIRCLE
29	6247 APRIL BROOK CIRCLE
30	6248 APRIL BROOK CIRCLE
31	6249 APRIL BROOK CIRCLE
32	6250 APRIL BROOK CIRCLE
33	6251 APRIL BROOK CIRCLE
34	6252 APRIL BROOK CIRCLE
35	6253 APRIL BROOK CIRCLE
36	6254 APRIL BROOK CIRCLE
37	6255 APRIL BROOK CIRCLE
38	6256 APRIL BROOK CIRCLE
39	6257 APRIL BROOK CIRCLE
40	6258 APRIL BROOK CIRCLE
41	6259 APRIL BROOK CIRCLE
42	6260 APRIL BROOK CIRCLE

CHAMBERLAIN
1156.0 # = 3853.33 #
0.3 Min. Lot Size

CHESTERFIELD
(Reversed)
1300.0 # = 4024.67 #
0.3 Min. Lot Size

ENTERPRISE
1526.0 # = 5086.23 #
0.3 Min. Lot Size

BELMONT
1146.0 # = 3822.50 #
0.3 Min. Lot Size

DOVER
1142.0 # = 3800.0 # Min. Lot Size
0.3 Min. Lot Size

NEWPORT
1476.0 # = 4922.26 #
0.3 Min. Lot Size

MANSFIELD
1460.0 # = 4833.33 #
0.3 Min. Lot Size

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Director: [Signature] DATE: 5/1/95
Chief Development Engineering: [Signature] DATE: 9/1/95

REVISIONS

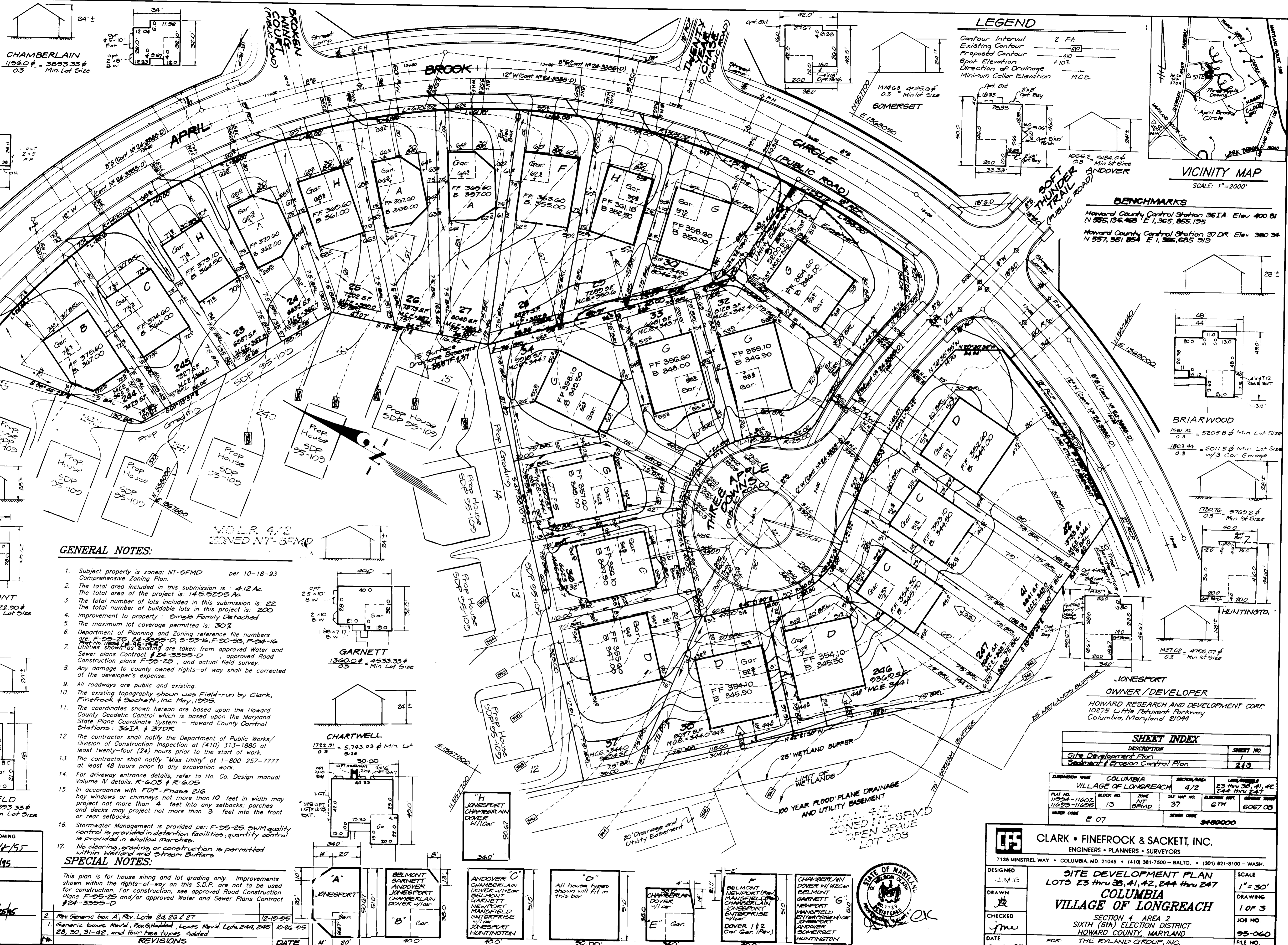
NO.	DESCRIPTION	DATE
1	Rev. Generic box A, Rev. Lots 24, 26 & 27	12-10-95
2	Generic boxes Rev'd, Paved, Hatched, Boxes Rev'd, Lots 244, 245, 28, 30, 31-42, and four base types Added	10-26-95

GENERAL NOTES:

- Subject property is zoned: NT-5FMD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 4.12 Ac.
- The total area of the project is: 145,922.5 Ac.
- The total number of lots included in this submission is: 22
- The total number of buildable lots in this project is: 200
- Improvement to property - Single Family Detached
- The maximum lot coverage permitted is: 30%
- Department of Planning and Zoning reference file numbers are: F-25-25, 24-3355-D, B-25-16, F-20-55, F-24-16, etc.
- Utilities shown on this plan are taken from approved Water and Sewer plans Contract # 24-3355-D, approved Road Construction plans F-25-25, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography shown was field-run by Clark, Fineprock & Sackett, Inc. May, 1995.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control Stations: 361A & 371K.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
- For driveway entrance details, refer to Ho. Co. Design manual Volume IV details: R-603 & R-605.
- In accordance with FDP-Phase 216 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 3 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-25-25 SWM quality control is provided in detention facilities; quantity control is provided in shallow marshes.
- No clearing, grading or construction is permitted within Wetland and Stream Buffers.

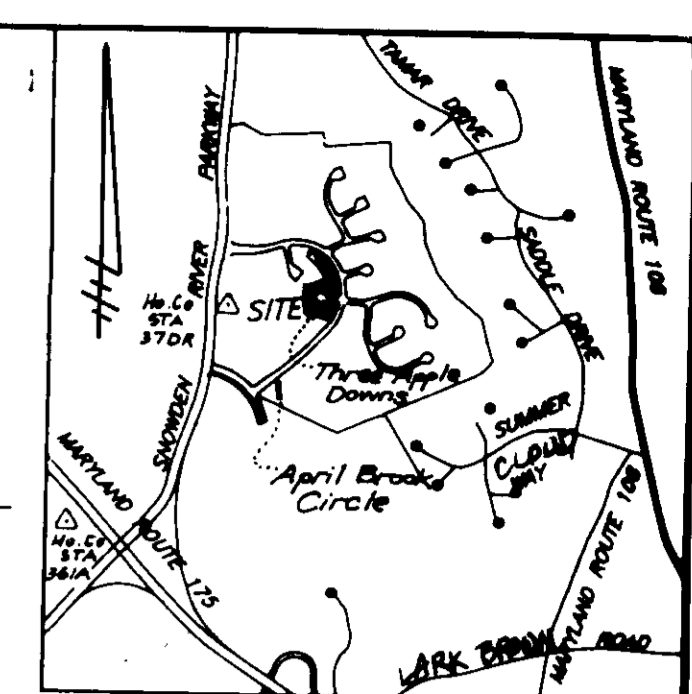
SPECIAL NOTES:

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-25-25 and/or approved Water and Sewer Plans Contract # 24-3355-D



LEGEND

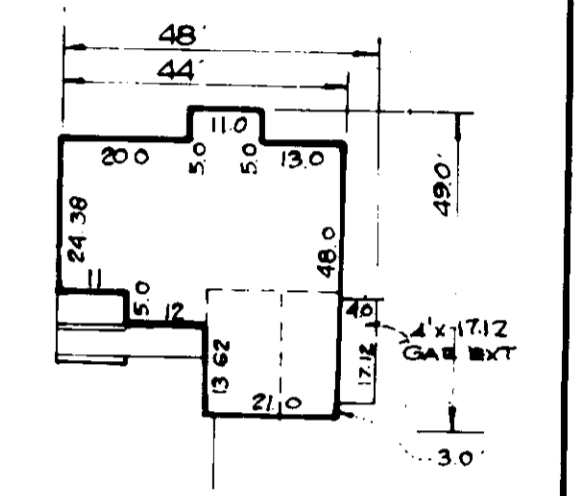
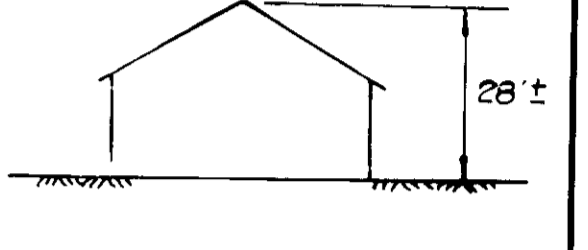
Contour Interval	2 Ft.
Existing Contour	(Solid line)
Proposed Contour	(Dashed line)
Spot Elevation	+10'
Direction of Drainage	(Arrow)
Minimum Cellar Elevation	M.C.E.



BENCHMARKS

Howard County Control Station 361A Elev. 400.81
N 555, 136,468 E 1,365, 855 195

Howard County Control Station 371K Elev. 380.34
N 557, 951 054 E 1,366, 685 919



JONESPORT OWNER/DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATENT PARKWAY
COLUMBIA, MARYLAND 21044

SHEET INDEX

DESCRIPTION	SHEET NO.
Site Development Plan	219
Sediment & Erosion Control Plan	219

SUBDIVISION NAME	COLUMBIA	SECTION/AREA	4/2	DATE	23 thru 30, 41, 42
VILLAGE OF LONGREACH <td></td> <td></td> <td></td> <td></td> <td></td>					
PLAN NO.	11524-11623	BLOCK NO.	13	ZONE	GMMD
MAP NO.	11623-11625	LOT NO.	37	ELECTRIC DIST.	6067.03
WATER CODE	E-07	SEWER CODE			3480000

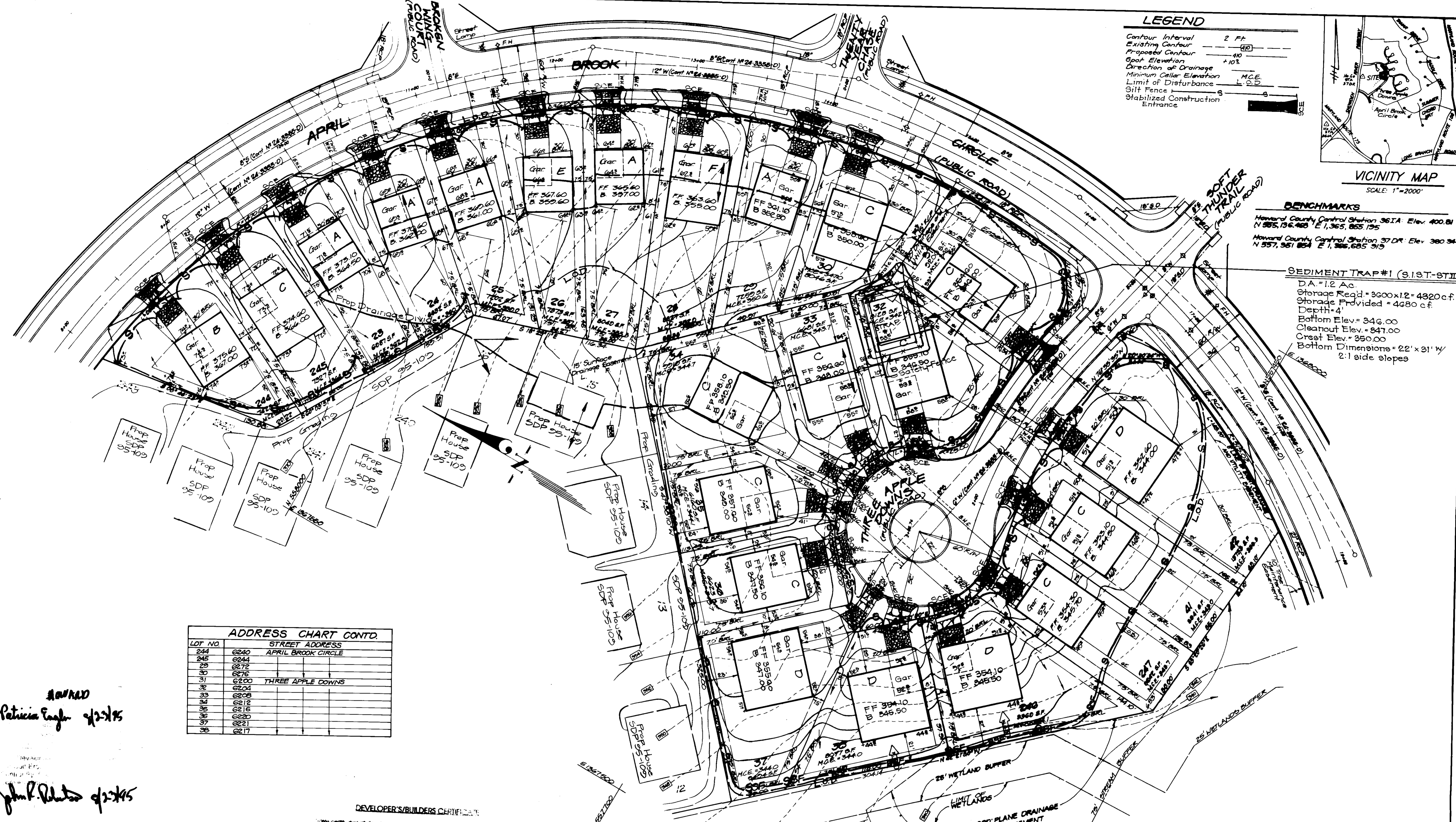
CLARK • FINEPROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

SITE DEVELOPMENT PLAN
LOTS 23 thru 30, 41, 42, 244 thru 247
COLUMBIA VILLAGE OF LONGREACH
SECTION 4, AREA 2
SIXTH (6TH) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP, INC.
14417 YORK RD., # 705
LUTHERVILLE, MD 21095

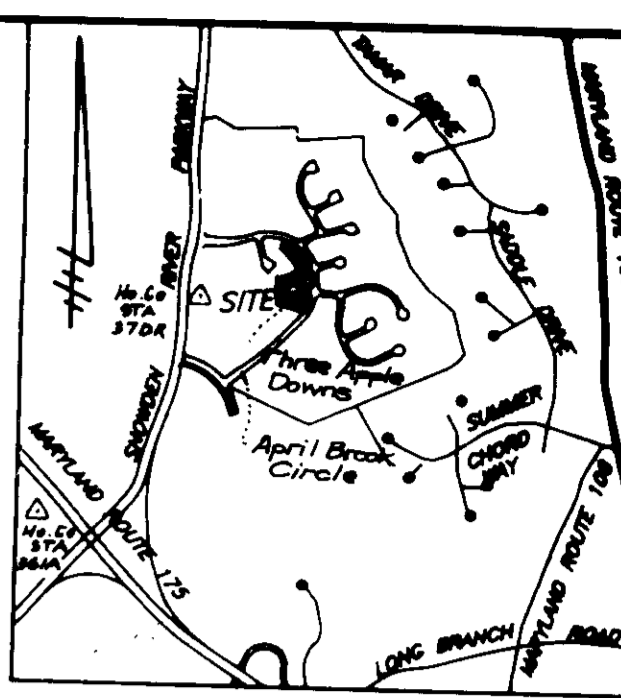
DESIGNED: J.M.E. SCALE: 1"=30'
DRAWN: [Signature] DRAWING: 1 OF 3
CHECKED: [Signature] JOB NO.: 95-060
DATE: 6-13-95 FILE NO.: 95-060





LEGEND

- Contour Interval: 2 Ft.
- Existing Contour:
- Proposed Contour:
- Spot Elevation: +10'
- Direction of Drainage:
- Minimum Cellar Elevation: M.C.E.
- Limit of Disturbance: L.O.D.
- Silt Fence:
- Stabilized Construction Entrance:



BENCHMARKS

Howard County Control Station 361A Elev. 400.81
N 985,136.460 E 1,365,855.135

Howard County Control Station 37 DR Elev. 380.94
N 957,951.854 E 1,366,685.919

SEDIMENT TRAP #1 (S.1ST-ST.11)

D.A. = 1.2 Ac.
Storage Req'd = 3600 x 12 = 4320 c.f.
Storage Provided = 4680 c.f.
Depth = 4'
Bottom Elev. = 346.00
Clearout Elev. = 347.00
Crest Elev. = 350.00
Bottom Dimensions = 22' x 31' w/
2:1 side slopes

ADDRESS CHART CONTD.

LOT NO.	STREET ADDRESS
244	6240 APRIL BROOK CIRCLE
245	6244 APRIL BROOK CIRCLE
29	6272
30	6276
31	6280 THREE APPLE DOWNS
32	6284
33	6208
34	6212
35	6216
36	6220
37	6224
38	6217

AWARD
Patricia Engle 9/2/95

John P. Roberts 9/2/95

DEVELOPER'S/BUILDERS CERTIFICATE

I hereby certify that all development and construction will be done according to the plan of development and plan for erosion and sediment control, and that all responsible personnel involved in the construction of this project have a Certificate of Attendance at a Dept. of the Environment and Planning Program for the Control of Sediment and Erosion before the project. I also authorize periodic on-site inspection by the Conservation District or their authorized agencies, as set forth in the plan.

Derek A. McDaniel 9-16-95

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.

Jeffrey J. Schwab 9-19-95



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Director: *John J. ...* 9/14/95
DATE: 9/15/95

Chief, Division of Land Development, Planning and Research: *John J. ...* 9/15/95
DATE: 9/15/95

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7300 - BALTO. • (301) 821-8100 - WASH.

DESIGNED: J.L.S.
DRAWN: J.S.
CHECKED: J.S.
DATE: 9-19-95

**SECTION 4 AREA 2
SIXTH (6th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

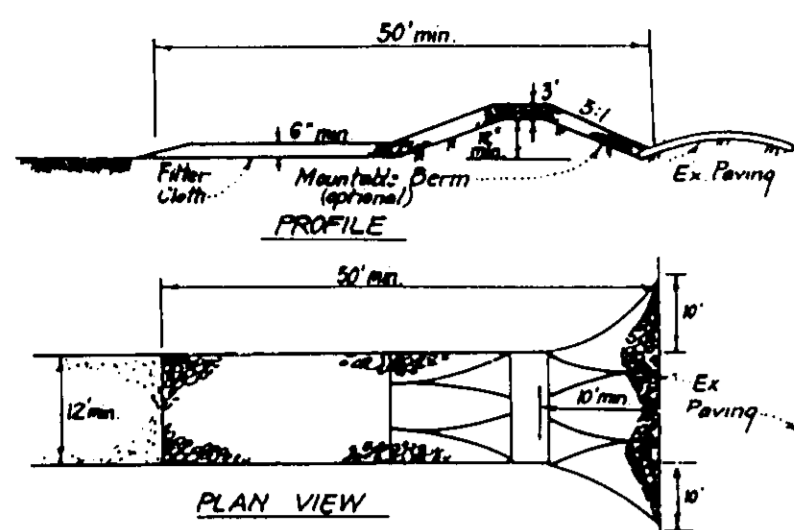
**SEDIMENT & EROSION CONTROL PLAN
LOTS 23 thru 38, 41, 42, 244 thru 247**

COLUMBIA VILLAGE OF LONGREACH

FOR: THE RYLAND GROUP, INC.
1447 York Rd., #705
Lutherville, MD 21095

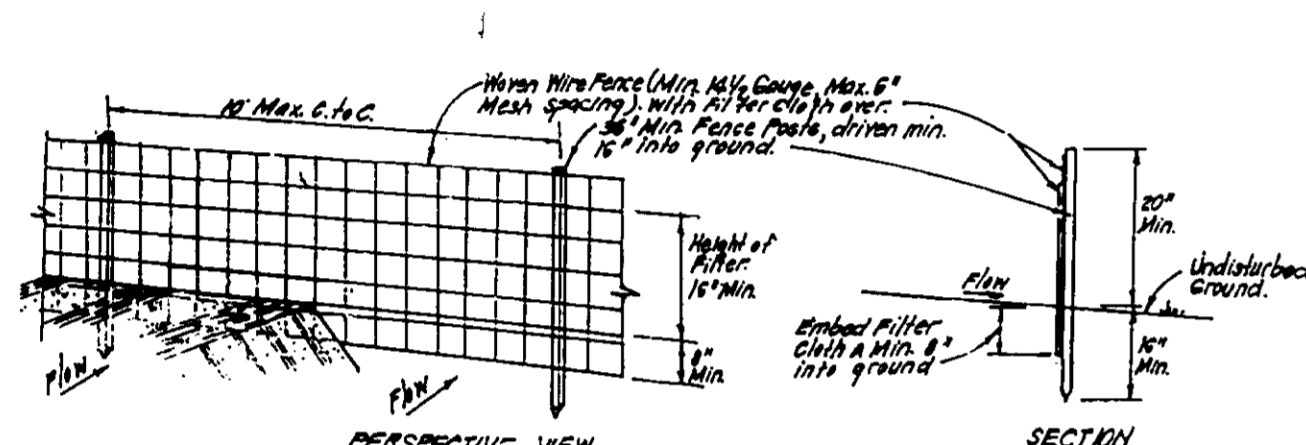
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DRAWING: 2 OF 3
JOB NO.: 95-060
FILE NO.: 95-060

S.D.P. 95-125



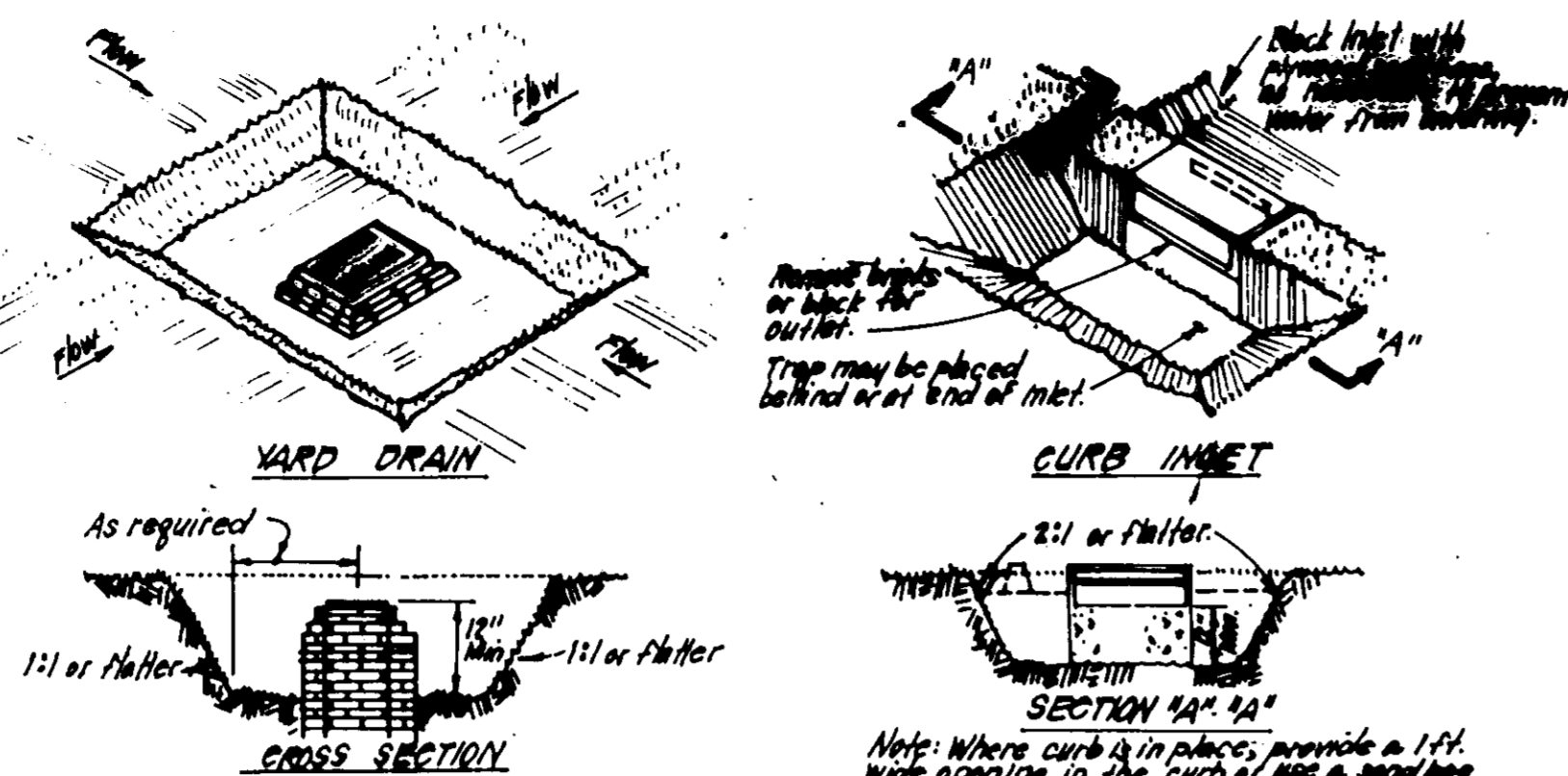
- CONSTRUCTION SPECIFICATIONS:**
- Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) feet minimum, but not less than the full width of points where ingress or egress occurs.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required in a single family residential lot.
 - Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounted curb with 3" slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment applied, trapped, washed or tracked onto public rights-of-way must be removed immediately.
 - Wheeled - Vehicles 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.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



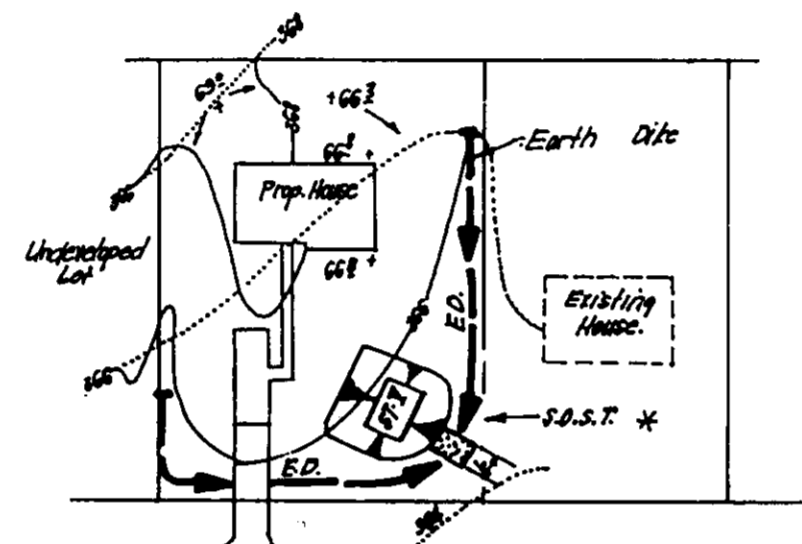
- CONSTRUCTION SPECIFICATIONS:**
- When wire fence is to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to wire fence with wire spaced every 24" at top and mid section.
 - When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and stapled.
 - Maintenance shall be performed as needed and material removed when "blow" develops in silt fence.
 - Silt fence to be replaced at 3" to 5" intervals.

SILT FENCE DETAIL (S)
NO SCALE



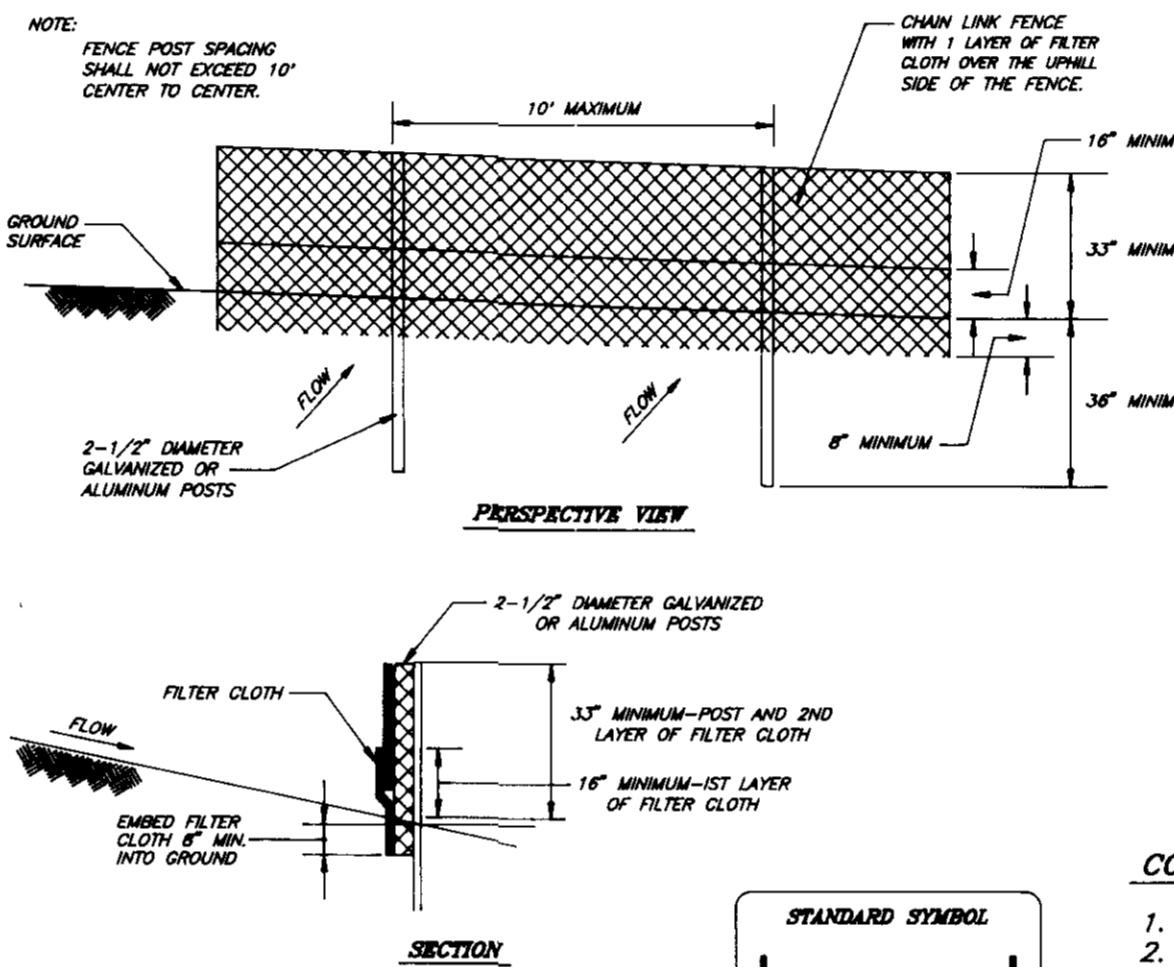
- CONSTRUCTION SPECIFICATIONS:**
- Sediment shall be removed and the trap restored to its original dimensions when sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The volume of sediment storage shall be 1000 cu ft/acre of contributory drainage.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction specifications shall be carried out in such a manner that erosion and water pollution shall be minimized.
 - The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
 - All cut slopes shall be 1:1 or flatter.

STORM INLET SEDIMENT TRAP (S/ST) ST III
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
- Fencing shall be 42 inches in height and constructed in accordance with the LATEST MARYLAND STATE HIGHWAY DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42 INCH FABRIC AND 6 FOOT LENGTH POSTS.
 - THE POLES DO NOT NEED TO SET IN CONCRETE.
 - CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
 - FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 6" INTO THE GROUND.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN "BLOW" DEVELOPS IN THE SILT FENCE.

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
- Fencing shall be 42 inches in height and constructed in accordance with the LATEST MARYLAND STATE HIGHWAY DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42 INCH FABRIC AND 6 FOOT LENGTH POSTS.
 - THE POLES DO NOT NEED TO SET IN CONCRETE.
 - CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
 - FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 6" INTO THE GROUND.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN "BLOW" DEVELOPS IN THE SILT FENCE.

SUPER SILT FENCE (SSF)
NO SCALE

SEDIMENT AND EROSION CONTROL NOTES

- 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. (313-1855).
- 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.
- Following initial soil disturbance or redistribution, 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
 - 14 days as to all other disturbed or graded areas on the project site.
- 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.
- 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 seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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.
- SITE ANALYSIS:**

Total Area of Site:	3.9864 Ac.
Area Disturbed:	2.27 Ac.
Area to be roofed or paved:	1.81 Ac.
Area to be vegetatively stabilized:	2.29 Ac.
Total Cut:	5793 cu. yd.
Total Fill:	4879 cu. yd.
Offsite Waste/Borrow Area Location:	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW 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.
- The total amount of silt fence = 1489 L.F.
The total amount of Super 6ft Fence = 300 L.F.

* 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 tree protection fence.	0
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	40
5. Construct structures, sidewalks and driveways.	90
6. Final grade and stabilize in accordance with Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay construction of houses on lot: 32
See single lot sediment control detail, this sheet.

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, 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 (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 apply 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 (0.5 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 untreated 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

- SEEDBED 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 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 (0.7 lbs./1000 sq.ft.). For the period November 1 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 untreated 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 SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Director: *[Signature]* DATE: 3/1/95

Chief Division of Land Development and Research: *[Signature]* DATE: 3/1/95

Chief Development Engineering: *[Signature]* DATE: 3/1/95

Reviewed for: HOWARD S.C.D. and meets Technical Requirements of the Howard Soil Conservation Service

Signature: *[Signature]* Date: 3/23/95

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *[Signature]* DATE: 3/23/95

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."

Name: DEBEKA MCDANIELS DATE: 6-16-95

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: *[Signature]* DATE: 6-19-95



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

7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 821-8100 - WASH.

DESIGNED J.L.S.	SEDIMENT & EROSION CONTROL DETAILS LOTS 23 thru 35, 41, 42, 244 thru 247 COLUMBIA VILLAGE OF LONGREACH	SCALE
DRAWN M.C.R.		DRAWING 3 OF 3
CHECKED J.L.S.	SECTION 4 AREA 2 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 95-060
DATE 6-19-95	FOR: THE RYLAND GROUP, INC. 1447 York Rd. #705 Lutherville, MD 21095	FILE NO. 95-060