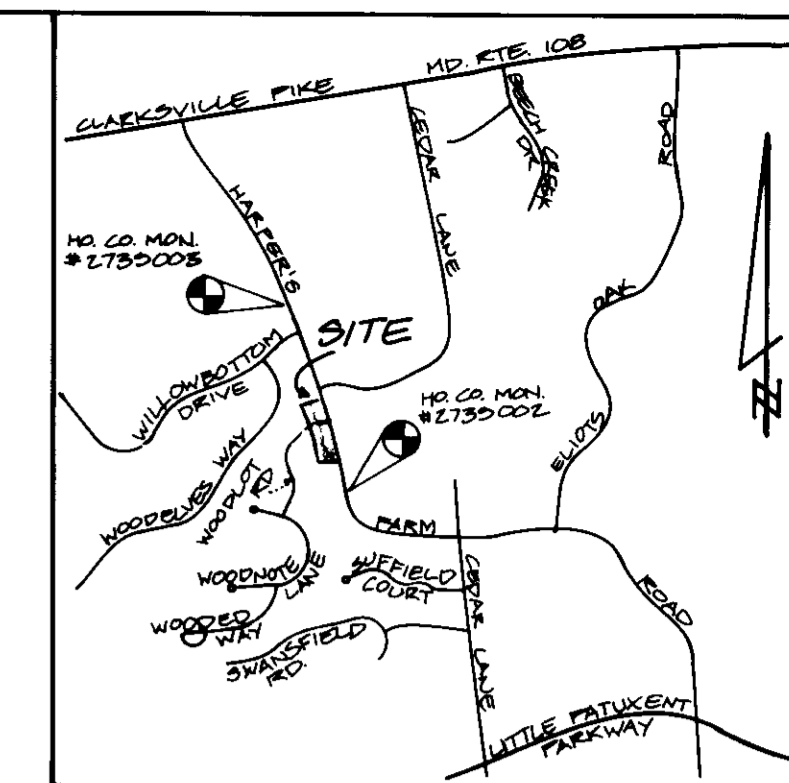


KEY	DESCRIPTION	CONDITION
ST.A	48" Red Oak	Very Good
ST.B	26" Red Oak	Very Good
ST.C	32" Red Oak	Very Good
ST.D	30" Tulip Poplar	Very Good
ST.E	26" Tulip Poplar	Very Good
ST.F	32" Tulip Poplar	Very Good
ST.G	30" Red Oak	Very Good

STREET ADDRESS CHART	
LOT	ADDRESS
1	5280 Woodlot Road
2	5284
3	5207
4	5203
5	5280
6	5285

LEGEND

Contour Interval 2 Ft.
 Existing Contour (solid line)
 Proposed Contour (dashed line)
 Spot Elevation +10'
 Direction of Drainage (arrow)
 Walk-Out Basement (WOB)
 Existing Trees to be Saved (circle with 'X')
 Tree Protection Fence (dashed line)



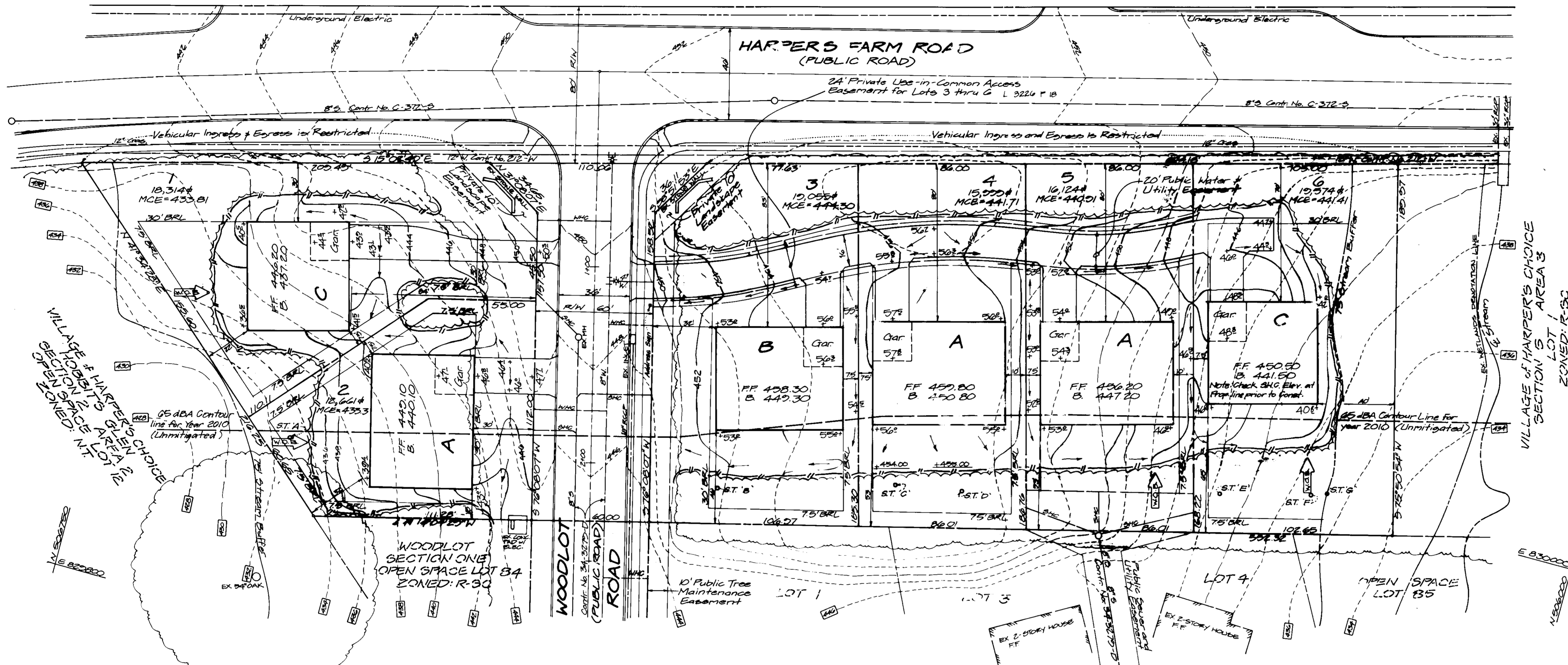
VICINITY MAP
SCALE: 1"=200'

BENCH MARKS

- 1) HOWARD COUNTY MONUMENT No. 2739002
N 505684.515, E 830372.788, El. 472.20
- 2) HOWARD COUNTY MONUMENT No. 2739003
N 507544.385, E 829607.643, El. 465.10

GENERAL NOTES:

1. Subject property is zoned: NT-3FLD per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is: 2.336 Ac. The total area of the buildable lots is: 2.336 Ac.
3. The total number of lots included in this submission is: 6. The total number of buildable lots is: 6.
4. Improvement to property: Single-Family Detached
5. The maximum lot coverage permitted is: 30%
6. Department of Planning and Zoning reference file numbers are: SF-08-11, F-03-125, FDP Phase 221, 34-3270-D & F-04-30.
7. Utilities shown as existing are taken from approved Water and Sewer Plan Contract No. 34-3270-D, approved Road Construction Plans F-03-125, and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was field-run by Clark, Finerock & Sackett, Inc. on Oct. 24, 1995
11. 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.: 2739002 & 2739003
12. 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.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design manual Volume IV details.
15. In accordance with FDP Phase 221 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.
16. Stormwater Management is provided within the proposed Woodlot subdivision (F-03-125)
17. No clearing, grading or construction is permitted within the Stream Buffer
18. In accordance with the approved Noise Study, the 66dba contour will move eastward to the front of the proposed homes as a consequence of their construction.
19. a. These lots are in a noise sensitive area and prolonged outdoor exposure may result in hearing impairment.
b. Any proposed principal dwelling constructed on these lots shall be of architectural design to reduce exterior noise levels to a maximum of 45 dBA within the dwelling.
20. This plan has been prepared in accordance with the New Town Alternative Compliance Provision in Section 16.124 of the Howard County Code and Landscape Manual.



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-93-125 and/or approved Water and Sewer Plans Contract No. 34-3279-D.

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL PLAN	2 OF 2

OWNER/DEVELOPER

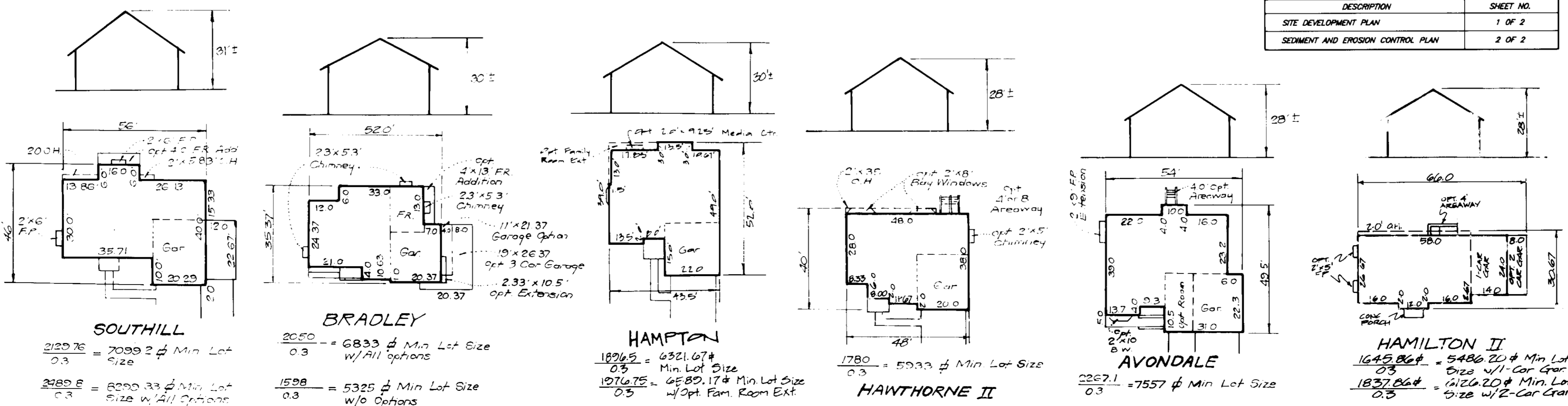
HOWARD RESEARCH AND DEVELOPMENT CORP
10275 Little Patuxent Parkway
Columbia, Maryland 21044

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
Village of Harper's Choice	5/10	1 thru 6
PLAT NO. 11202	BLOCK NO. 22423	ZONE SFLD
TAX MAP NO. 22	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE I-03	SEWER CODE 5587000	



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

DESIGNED MJP	SITE DEVELOPMENT PLAN LOTS 1 thru 6 COLUMBIA VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 10 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE RYLAND GROUP, INC. 1447 York Road, #700 Lutherville, MD 21093	SCALE 1"=30'
DRAWN ICF		DRAWING 1 of 2
CHECKED fmc		JOB NO. 05-184
DATE 12/19/95		FILE NO. 05-184x



44 CB B
AVONDALE
BRADLEY w/ 2 CAR GAR
HAMILTON II w/ 1 CAR GAR
HAMPTON
HAWTHORNE II
SOUTHILL w/ 2 CAR GAR

48 A
This Generic Box will accommodate all house types (w/ all options) shown.

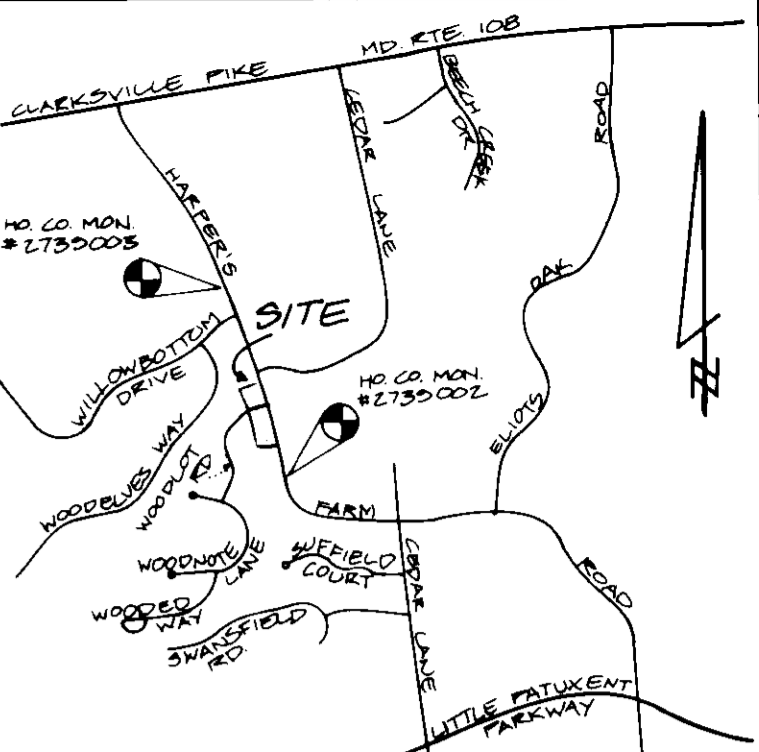
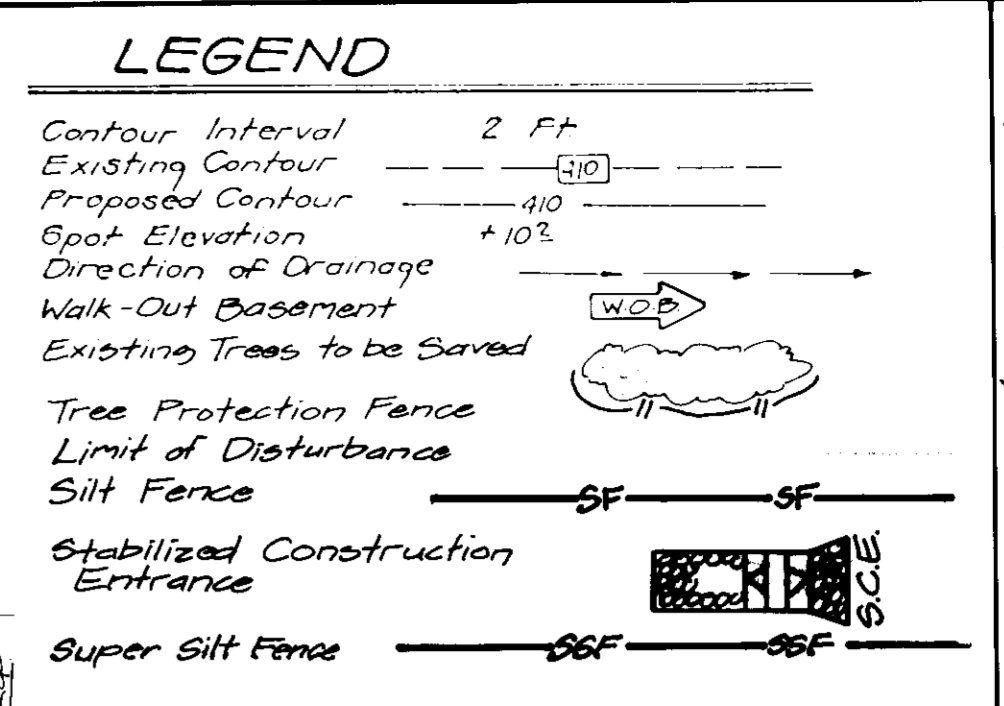
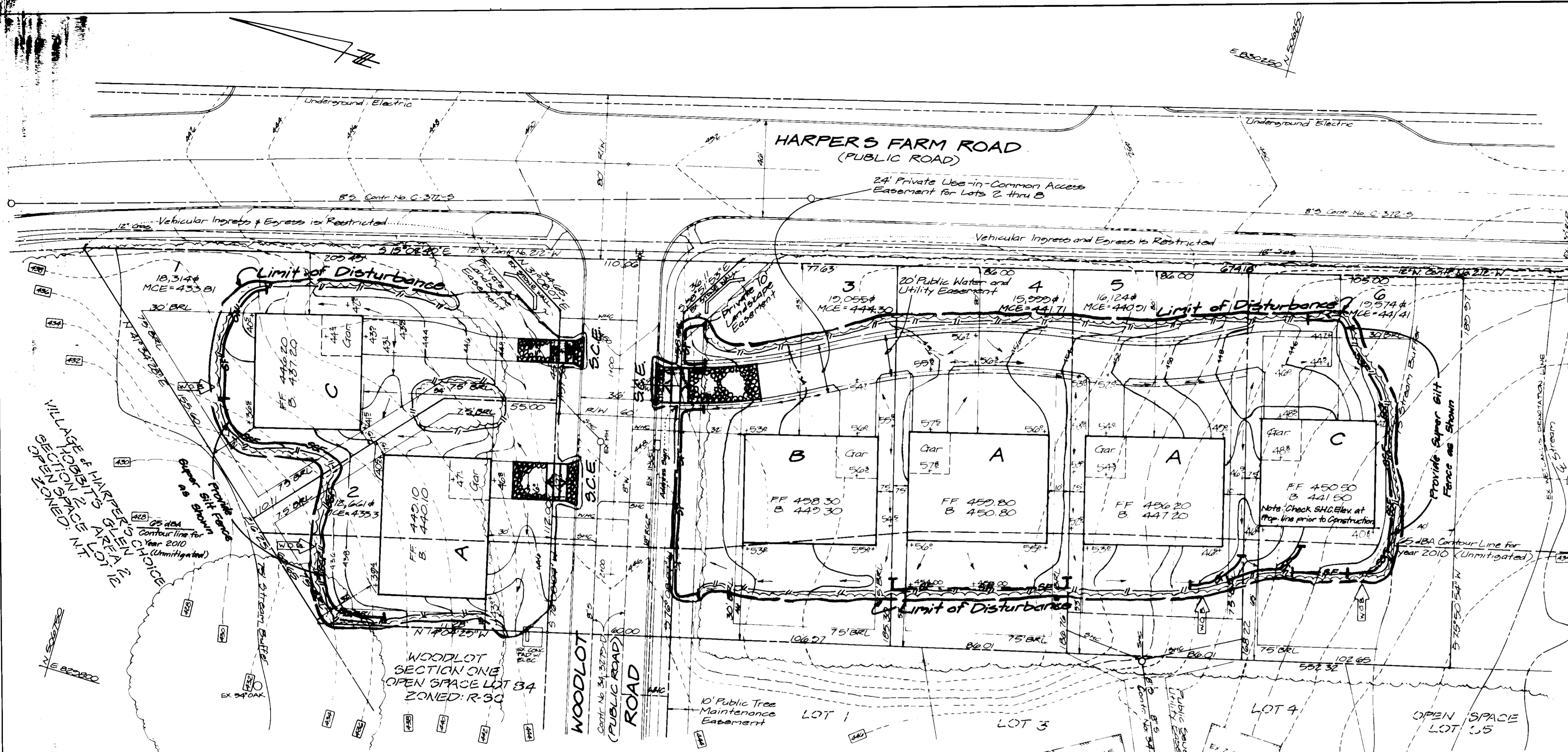
54 CB C
AVONDALE
BRADLEY w/ 2 CAR GAR EXT
HAMPTON
HAWTHORNE II
SOUTHILL w/ 2 CAR GAR

APPROVED: DEPARTMENT OF PLANNING AND ZONING

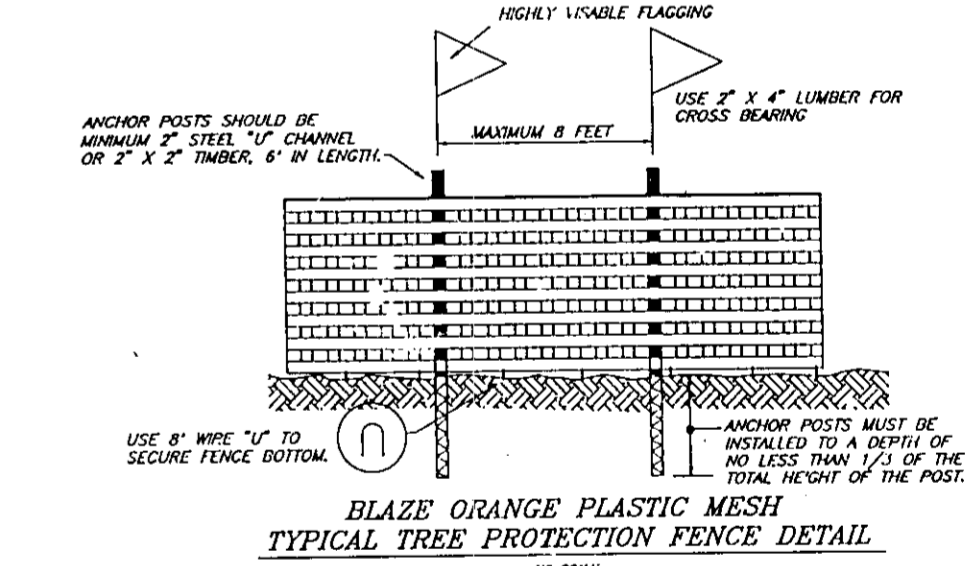
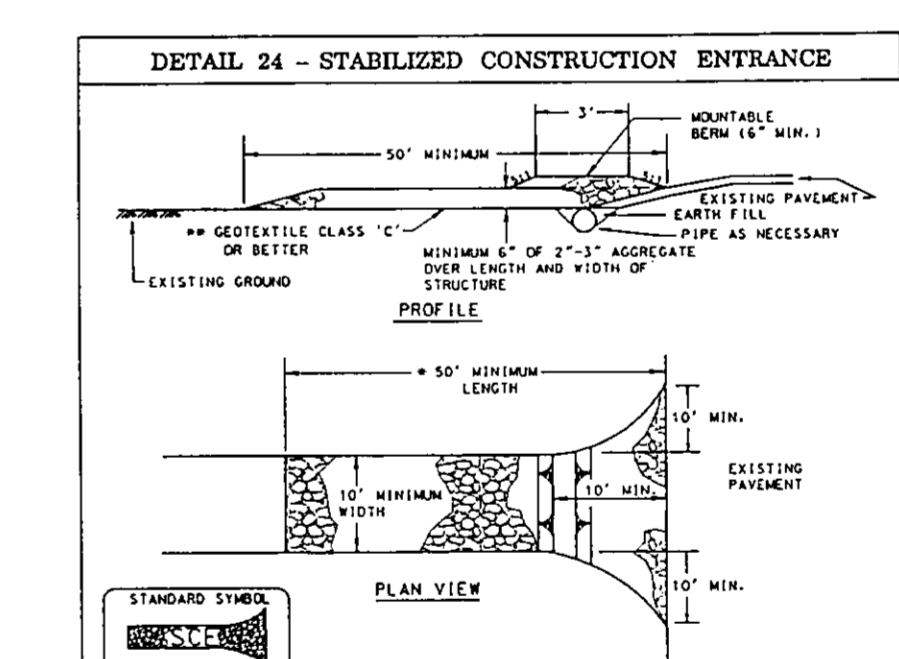
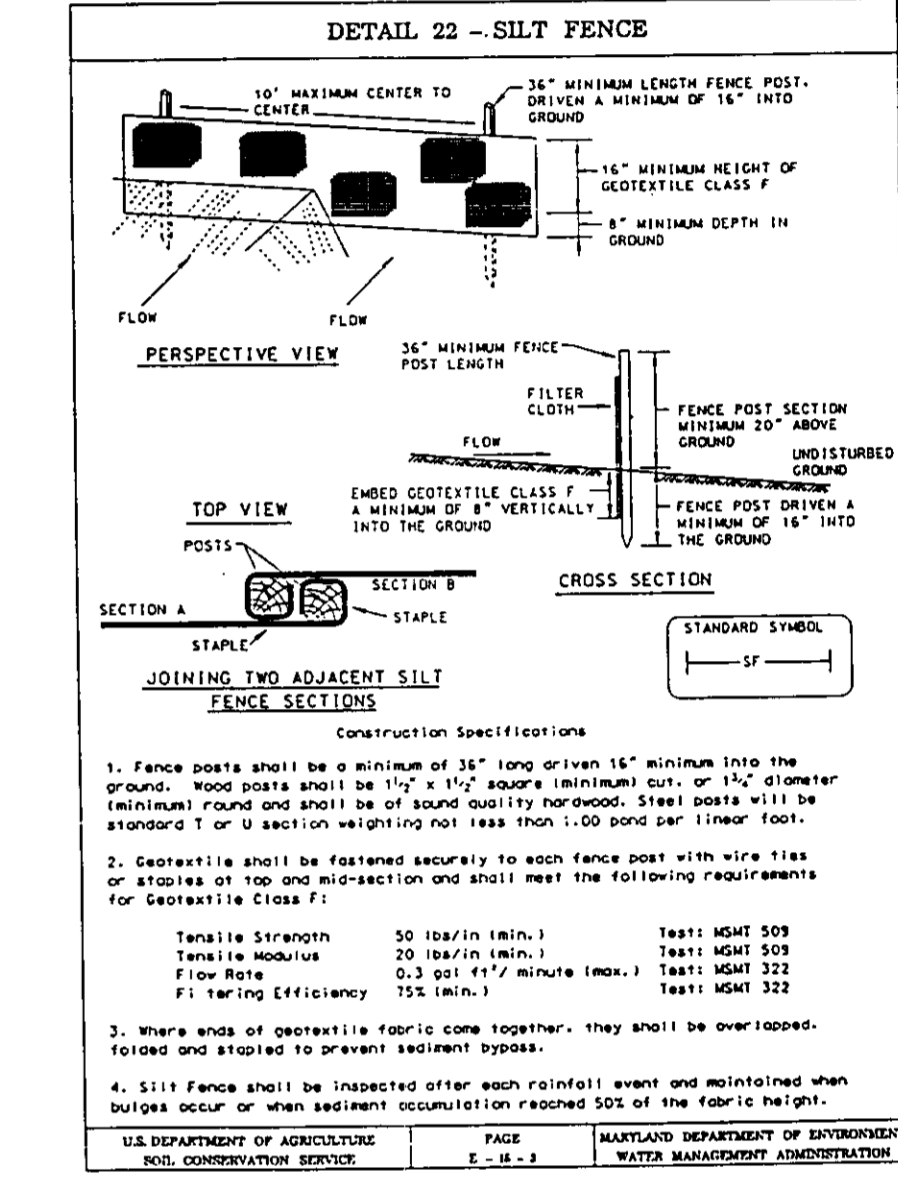
John J. Sackett
Chief, Development Engineering Division
Date: 1/19/96

John J. Sackett
Chief, Division of Land Development and Research
Date: 3/5/96

John J. Sackett
Director
Date: 3/5/96



- BENCH MARKS**
- 1) HOWARD COUNTY MONUMENT No. 2739002
N 50564.515, E 830372.788; E1. 472.20
 - 2) HOWARD COUNTY MONUMENT No. 2739003
N 507544.385, E 829607.643; E1. 465.10



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. (313-1855).
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 1:1
 - 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 SPECS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), and (Sec. 54), temporary seedings (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:	2,556.46
Area Disturbed:	1,811.46
Area to be roofed or paved:	0.00
Area to be vegetatively stabilized:	1,074.00
Total Cut:	18,000.00
Total Fill:	18,000.00
Off-site Waste/Borrow Area Location:	
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 DPW 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. The total amount of silt fence = 2,550 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 its grading permit number at the time of construction.

PERMANENT SEEDING NOTES

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

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./100 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 (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 18 thru February 28, protect site by applying 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, 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 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 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.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit	7
2. Install tree protection fence	7
3. Install sediment and erosion control devices and stabilize	14
4. Excavate for foundations, rough grade and temporarily stabilize	30
5. Construct structures, sidewalks and driveways	30
6. Final grade and stabilize in accordance with S.D.s. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/29/96
Chief, Development Engineering Division

[Signature] 3/5/96
Chief, Division of Land Development and Research

[Signature] 3/5/96
Director

Reviewed for HOWARD S.C.D.
and meets Technical Requirements

[Signature] 11/24
U.S. Natural Resources Conservation Service

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

[Signature]
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."

[Signature] 11-10-95
Brian Blough
The Ryland Group

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] 11-3-95
G. Nelson Clark



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

7130 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 251-7500 • BALTO. • (301) 621-8000 • WASH.

DESIGNED	ZAL	SCALE	1" = 30'
DRAWN	MCR	DRAWING	2 of 2
CHECKED	JLH	JOB NO.	05-184
DATE	12/10/95	FILE NO.	05-184B

SEDIMENT & EROSION CONTROL PLAN
LOTS 1 thru 6
COLUMBIA
VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 10

5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP, INC.
1447 York Road, #703
Lutherville, MD 21093

DP-96-58