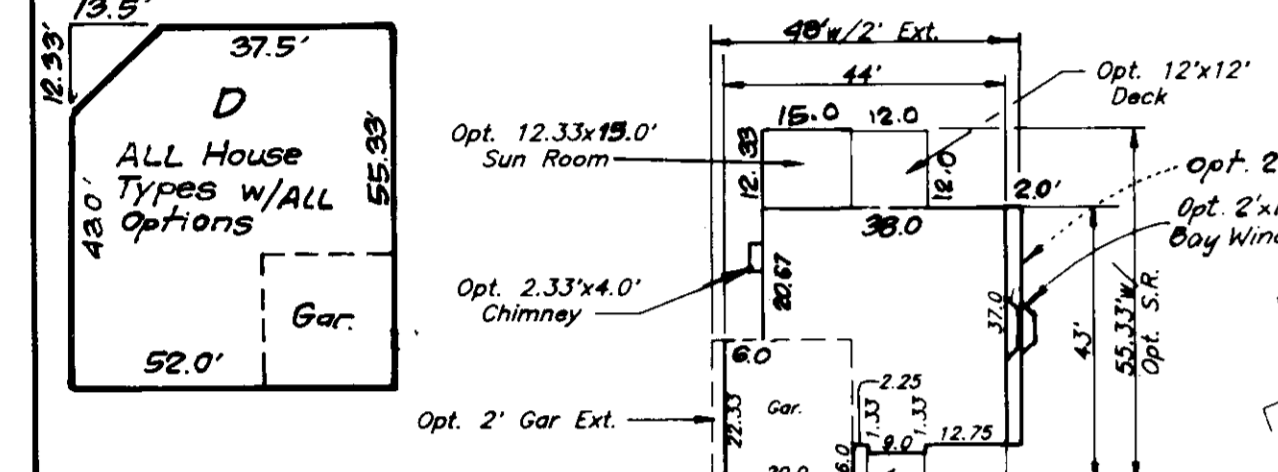
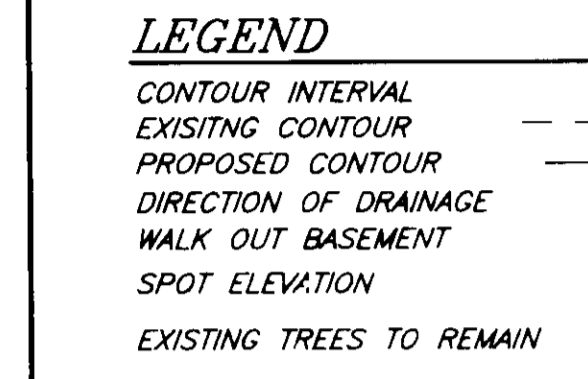
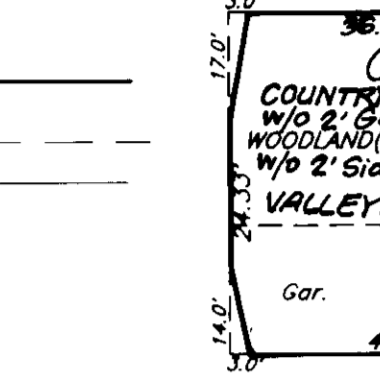
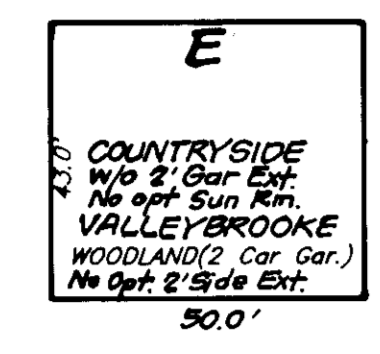
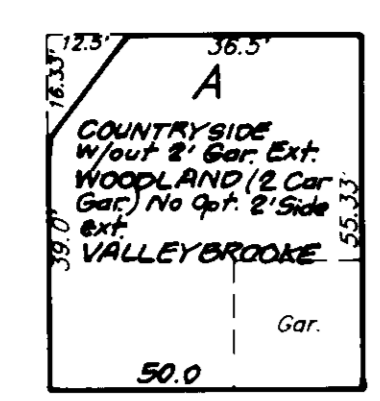
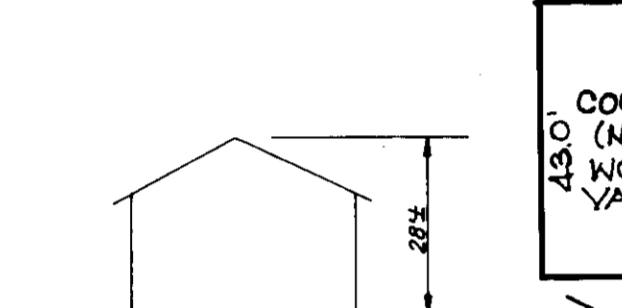


VICINITY MAP
SCALE: 1"=2000'

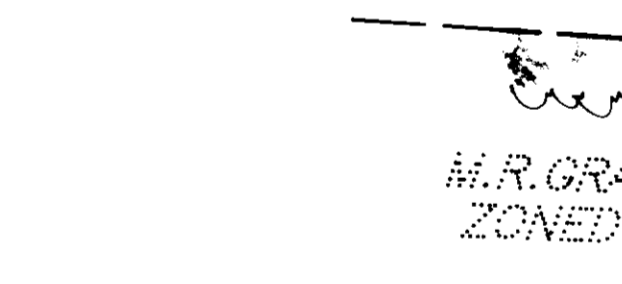


LOT NUMBER	STREET ADDRESS
2	6183 Downs Ridge Court
3	6187
4	6181
5	6195
6	6190
7	6198
8	6194
9	6190
10	6180
12	6178
13	6174
14	6170
15	6160
16	6162
17	6158
18	6154
19	6150
20	6171
21	6175
22	6170

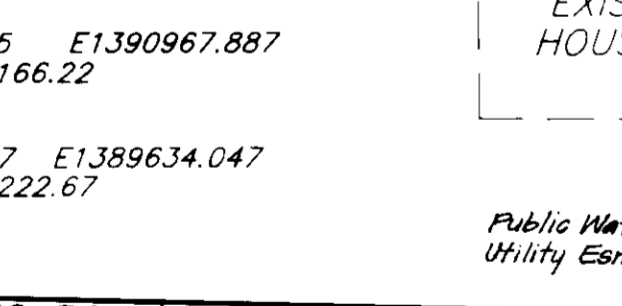
COUNTRYSIDE



DOWN AVENUE



VALLEYBROOKE



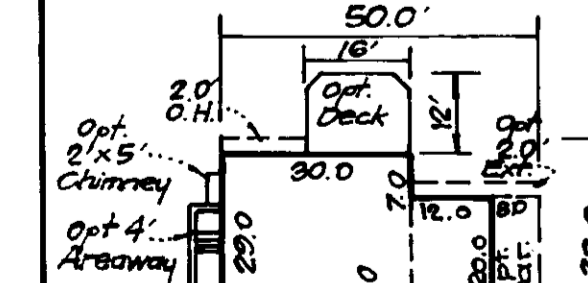
BENCHMARKS

38BA
N56255.3035 E1390967.887
ELEVATION : 166.22

38A9
N561056.3627 E1389634.047
ELEVATION : 222.67

ADDRESS CHART

8"W (CONTR. No. 34739 & W108)
8"S (CONTR. #349-S)



DOWN RIDGE COURT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

9/21/97
10/15/97
10/17/97

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	14,786 SF	1,311 SF	13,475 SF			13,475 SF
6	11,952 SF	714 SF	11,238 SF			11,238 SF
10	11,973 SF	1,160 SF	10,813 SF			10,813 SF
12	12,796 SF	1,199 SF	11,597 SF			11,597 SF
17	13,820 SF	1,782 SF	12,038 SF			12,038 SF
18	12,019 SF	1,049 SF	10,970 SF			10,970 SF
19	11,528 SF	516 SF	11,012 SF			11,012 SF
22	14,618 SF	1,093 SF	13,525 SF			13,525 SF

- GENERAL NOTES:**
- Subject property is zoned: R-12 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 5.472 Acres
 - The total number of lots included in this submission is: 20
 - Improvement to property: Single Family Detached
 - The SHC elevations shown are at the Right-of-Way Line.
 - Department of Planning and Zoning reference file numbers are: S-94-21, F-95-21, P-95-29, F-96-120, F-96-50.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3520-D, approved Road Construction plans F-96-120.
 - 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 was taken from Supplemental Plan prepared by Clark, Finerock & Sackett, Inc. on 4-97.
 - 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.: 388A & 3889.
 - 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.6.03 & R.6.05.
 - In accordance with Sections 128A.1.b and .c of the Zoning Regulations, bay windows or chimneys not more than 16' 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 setbacks.
 - Stormwater Management is provided per Williams knolls Subdivision F-97-110.
 - All required perimeter landscaping for this development is provided as shown on the Road Construction Drawings for the final plans, F-96-120.
 - The developer is responsible for the construction, maintenance and liability of the temporary road located within the 50' temporary ingress-egress easement on lots 2, 3, 21 and 22. This easement is to remain in effect and the road is to be maintained by the developer until such time as this subdivision is connected with a public road extension through the adjacent Williams knolls Subdivision. At that time, this subdivision shall discontinue use of the temporary road and the 50' temporary access easement shall revert to a 24' shared access easement for lots 2, 3, 21 and 22. The developer shall be responsible for any necessary pavement removal, regrading or seeding.

REVISIONS

No	Rev. Description	Date
1	Rev. lots 13 & 14 to lots 25 & 26 per re-sub plat. Rev. generic boxes and grading lots 2-10, 12, 15-22, 25 & 26	12-30-97

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-96-120 and/or approved Water and Sewer Plans Contract #14-3520-D

OWNER / DEVELOPER
BRANTLY DEVELOPMENT CORPORATION
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 3
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 3

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
DOWN RIDGE		2-10, 12, 15-22, 25 & 26
PLAT NO. 12968 (288) #12892	BLOCK NO. B	ZONE R-12
TAX MAP NO. 38	ELECTION DIST. 1ST	CENSUS TRACT 6012
WATER CODE A01	SEWER CODE 2150529	

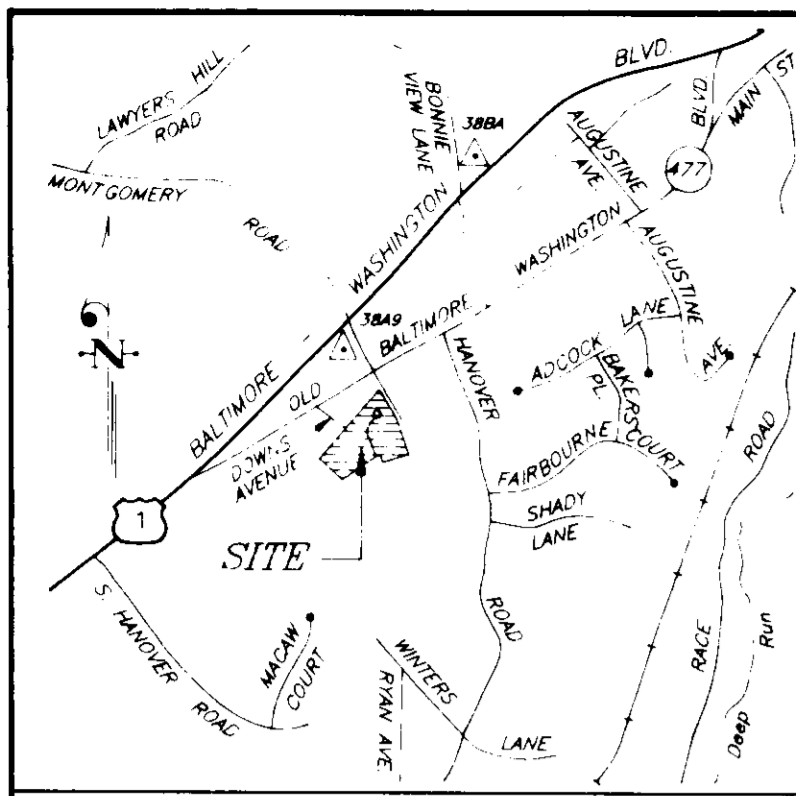
CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH

SITE DEVELOPMENT PLAN
LOTS 2 THRU 10, 12, 15-22, 25 and 26
DOWN RIDGE
TAX MAP #38 PARCEL #197
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: RAPHAEL HOMES
2079 Ashby Meadows Road
Finksburg, Maryland 21048

DESIGNED: DM
DRAWN: PS
CHECKED: me
DATE: 6.4.97

SCALE: 1"=30'
DRAWING: 1 of 3
JOB NO.: 97-065
FILE NO.: 97-065X



VICINITY MAP
SCALE: 1"=2000'

Reviewed for: **HOWARD** S.C.D.
and meets Technical Requirements
Clayton L. S. 9/18/97
Signature Date
U.S. Natural Resources Conservation Service

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

John A. [Signature] 9/18/97
Approved

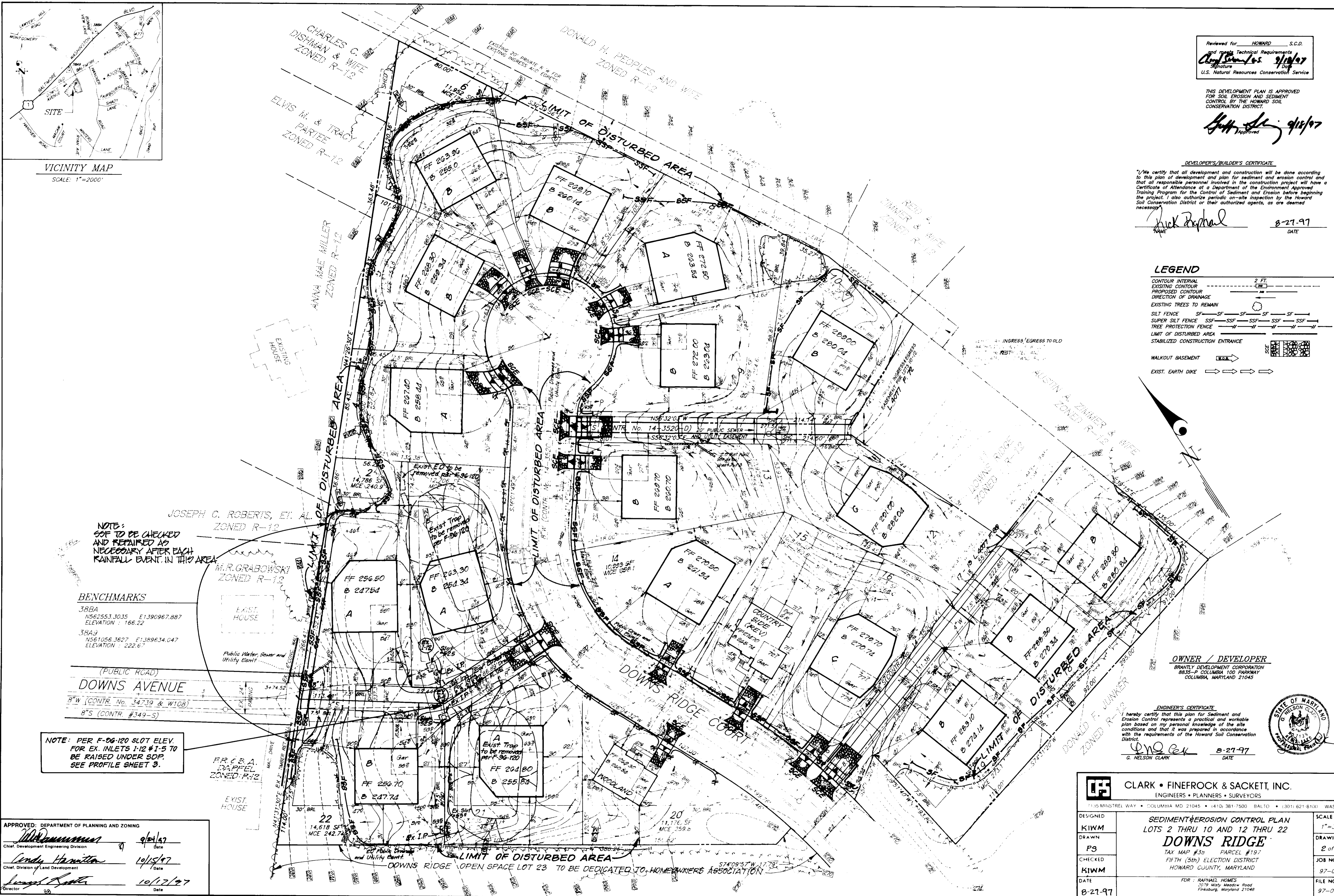
DEVELOPER'S/BUILDER'S CERTIFICATE

"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."

Jack Raphael 8-27-97
NAME DATE

LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- EXISTING TREES TO REMAIN
- SILT FENCE
- SUPER SILT FENCE
- TREE PROTECTION FENCE
- LIMIT OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE
- WALKOUT BASEMENT
- EXIST. EARTH DIKE



NOTE: SSF TO BE CHECKED AND REPAIRED AS NECESSARY AFTER EACH RAINFALL EVENT IN THIS AREA.

BENCHMARKS
38BA
N562553.3035 E1390967.887
ELEVATION: 166.22
38A9
N561056.3627 E1389634.047
ELEVATION: 222.67

(PUBLIC ROAD)
DOWN'S AVENUE
8"W (CONTR. No. 34739 & W108)
8"S (CONTR. #349-S)

NOTE: PER F-06-120 SLOT ELEV. FOR EX. INLETS 1-12 #1-5 TO BE RAISED UNDER SDP. SEE PROFILE SHEET 3.

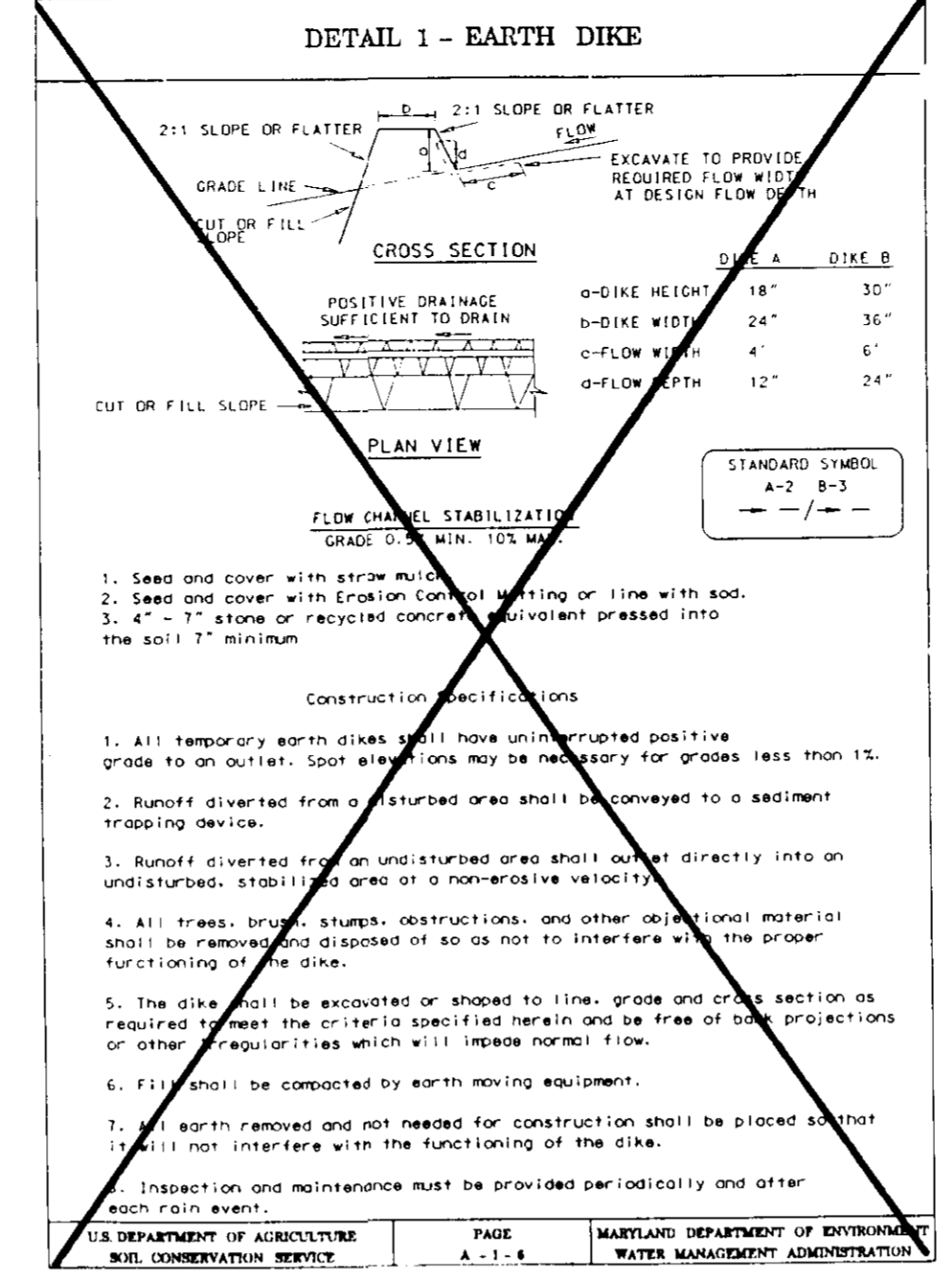
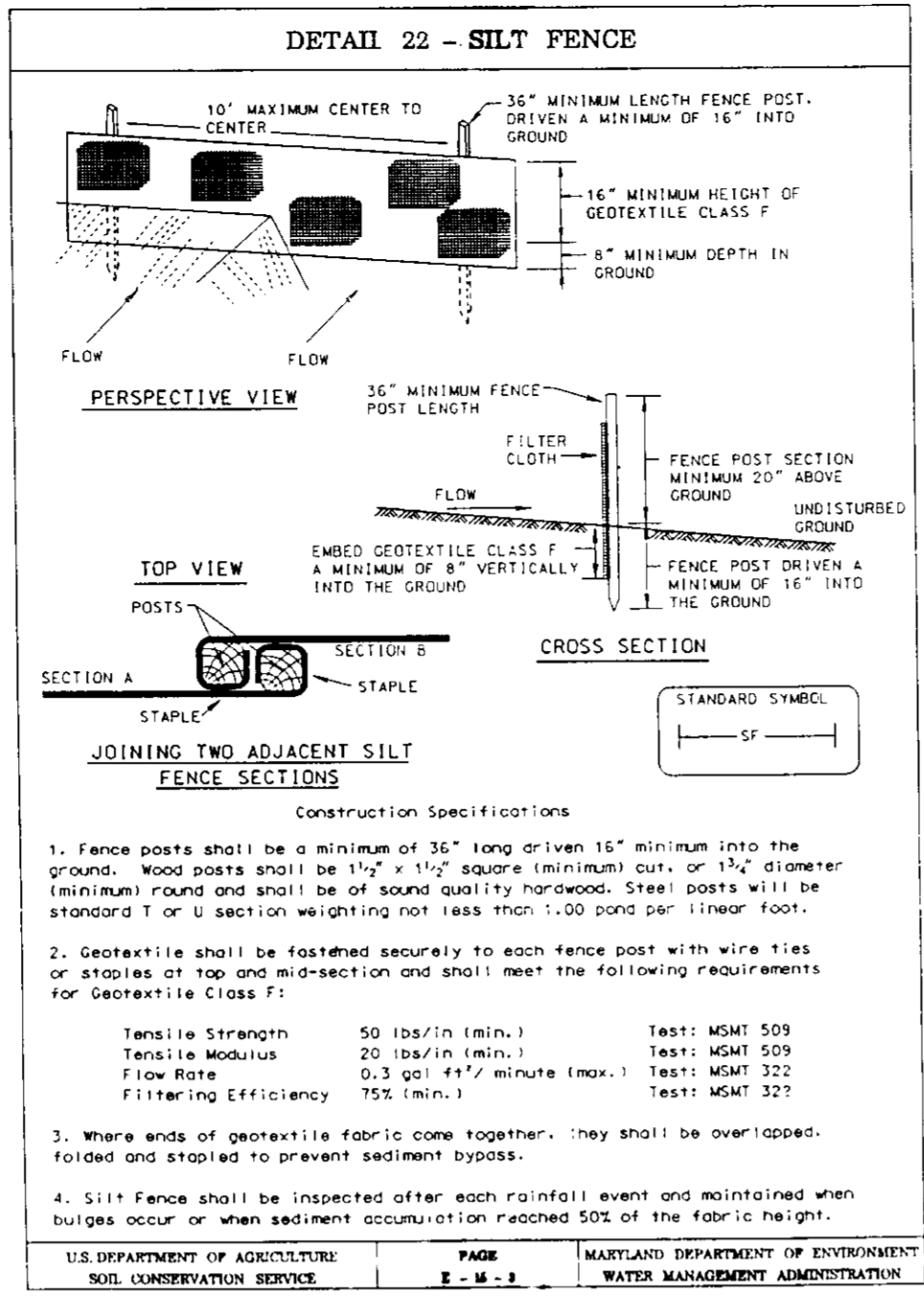
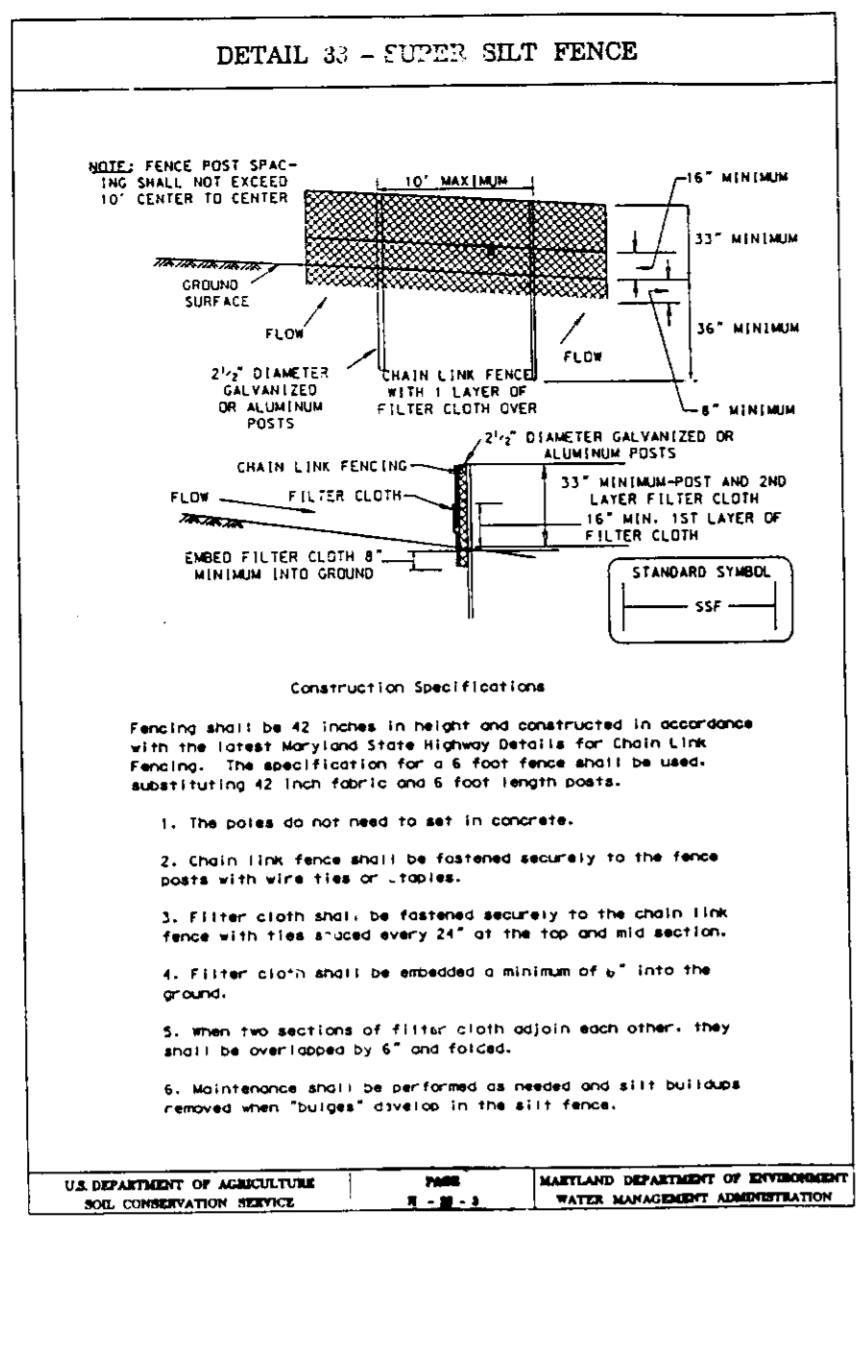
OWNER / DEVELOPER
BRANTLY DEVELOPMENT CORPORATION
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045

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 8-27-97
G. NELSON CLARK DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 9/24/97
Chief, Development Engineering Division Date
[Signature] 10/15/97
Chief, Division of Land Development Date
[Signature] 10/21/97
Director Date

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINISTRELE WAY • COLUMBIA MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH	
DESIGNED KIWM	SCALE 1"=30'
DRAWN PS	DRAWING 2 of 3
CHECKED KIWM	JOB NO 97-065
DATE 8-27-97	FILE NO 97-065



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:

- 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.).
- 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 (14 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 seed Option (1) 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

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 1 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 seed.

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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

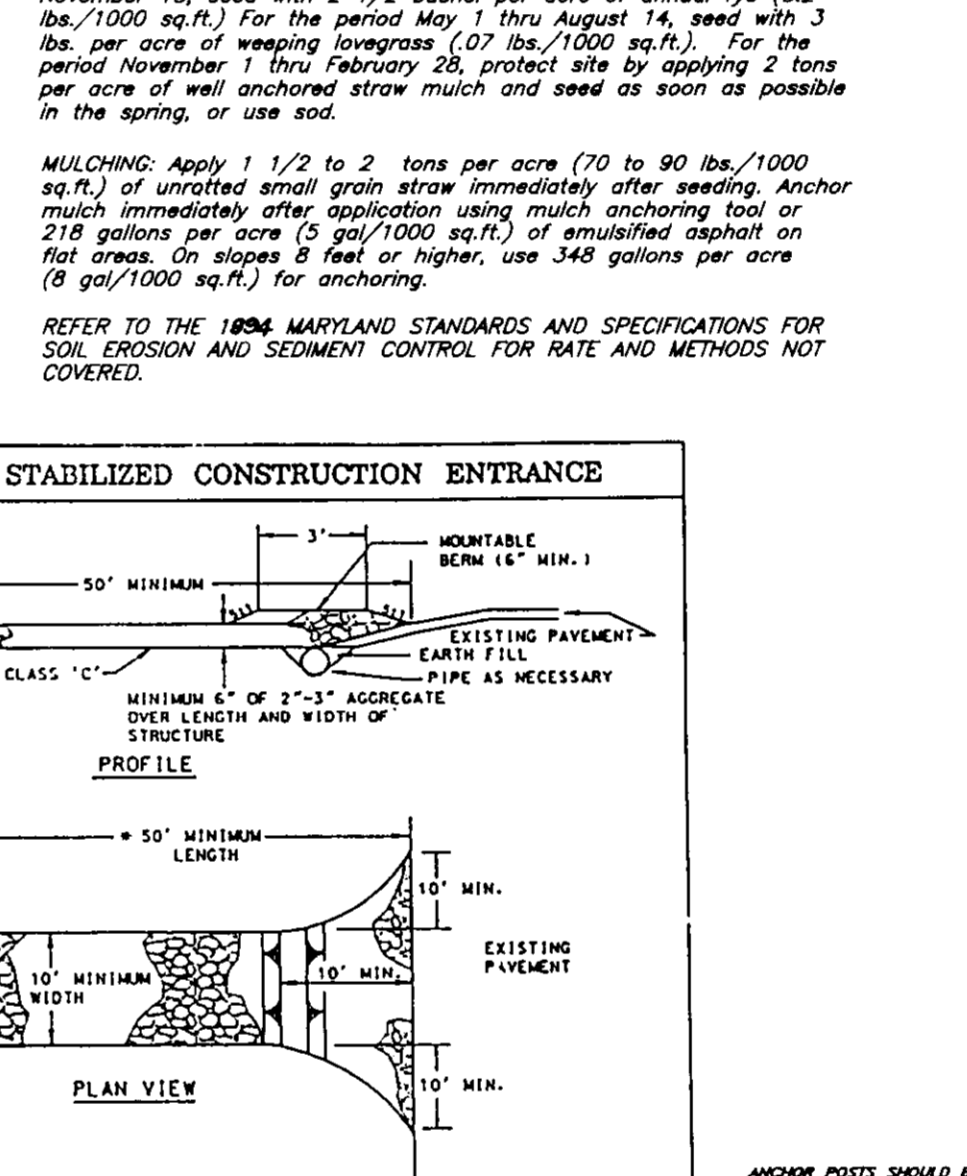
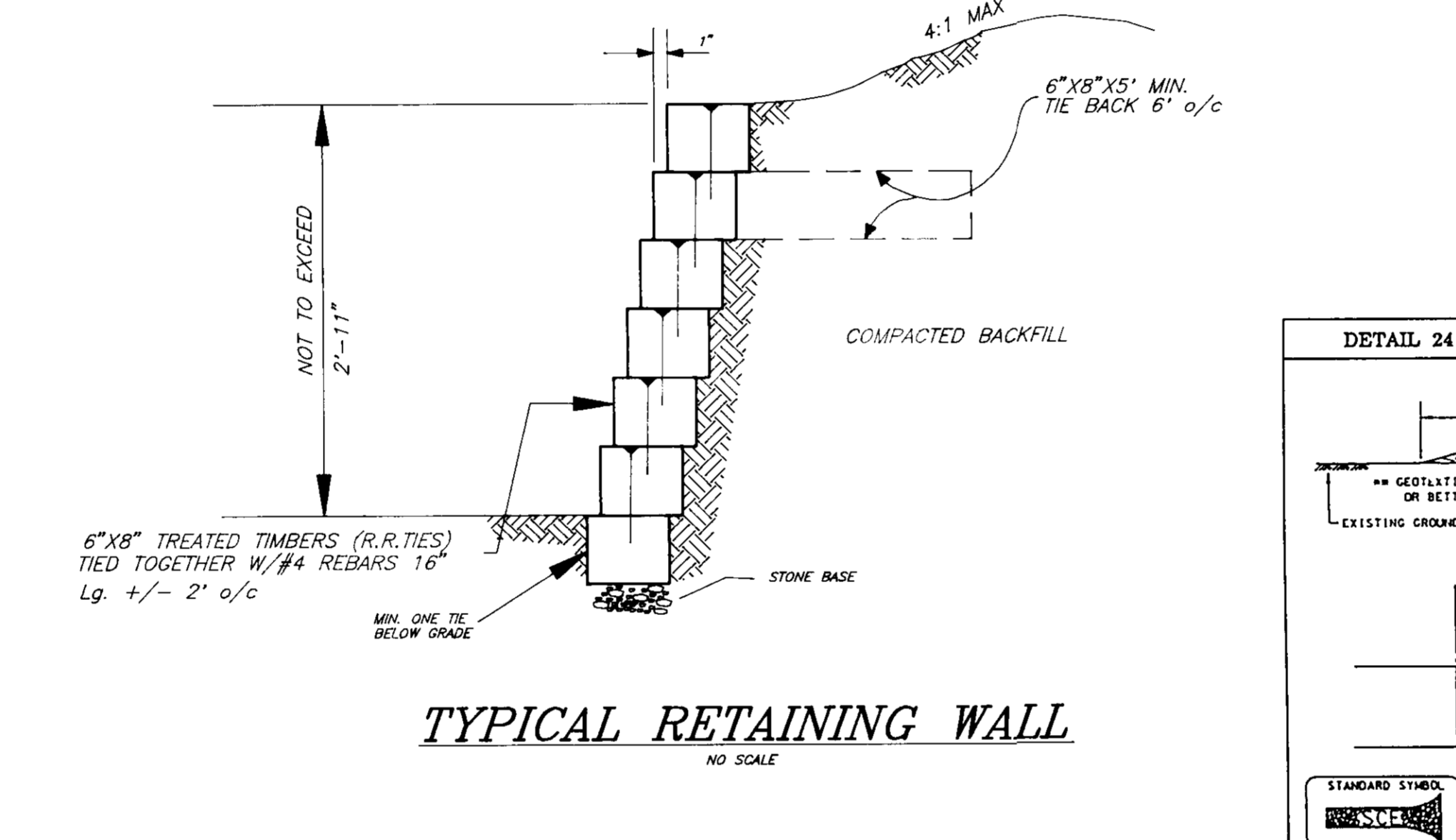
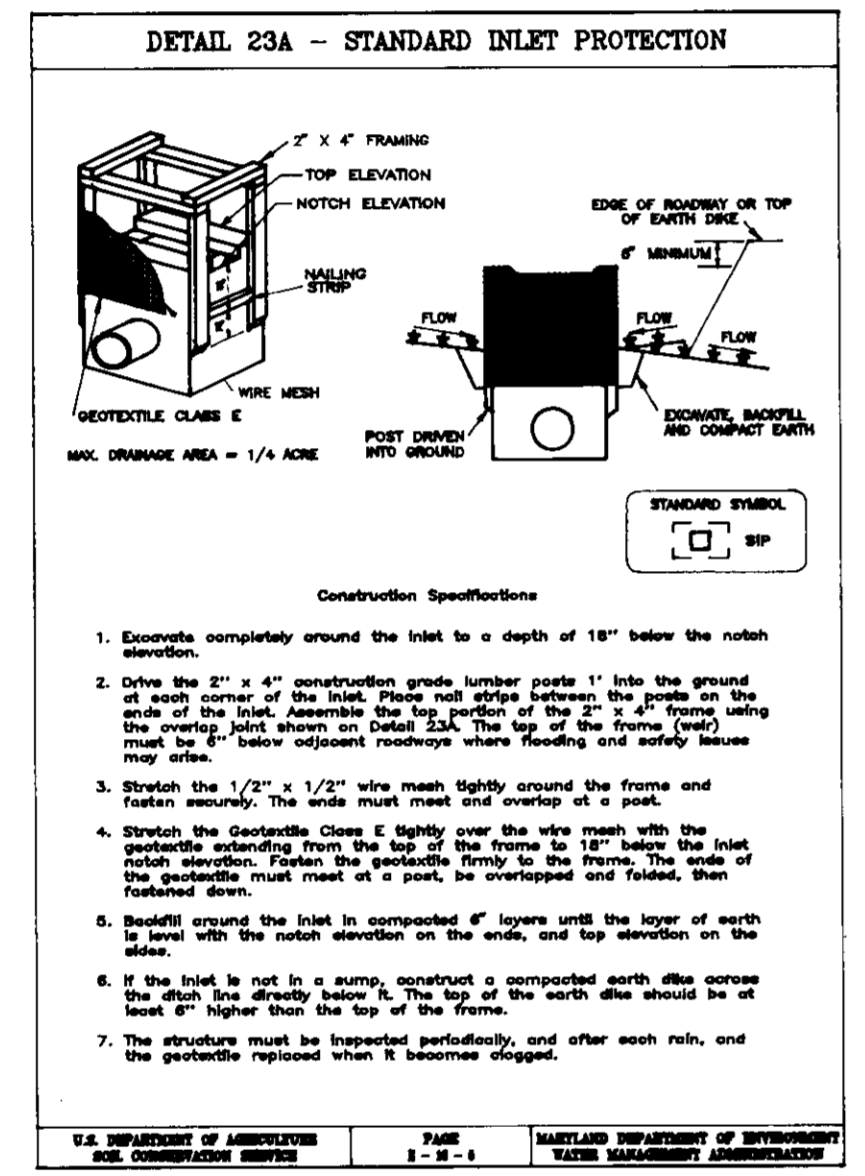
Purpose: To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given area shall be determined by a representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Stations.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1" and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 21.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Silt Fence and sediment traps and basins.
 - Grades on the areas to be topsoiled which have previously established, shall be maintained, about 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

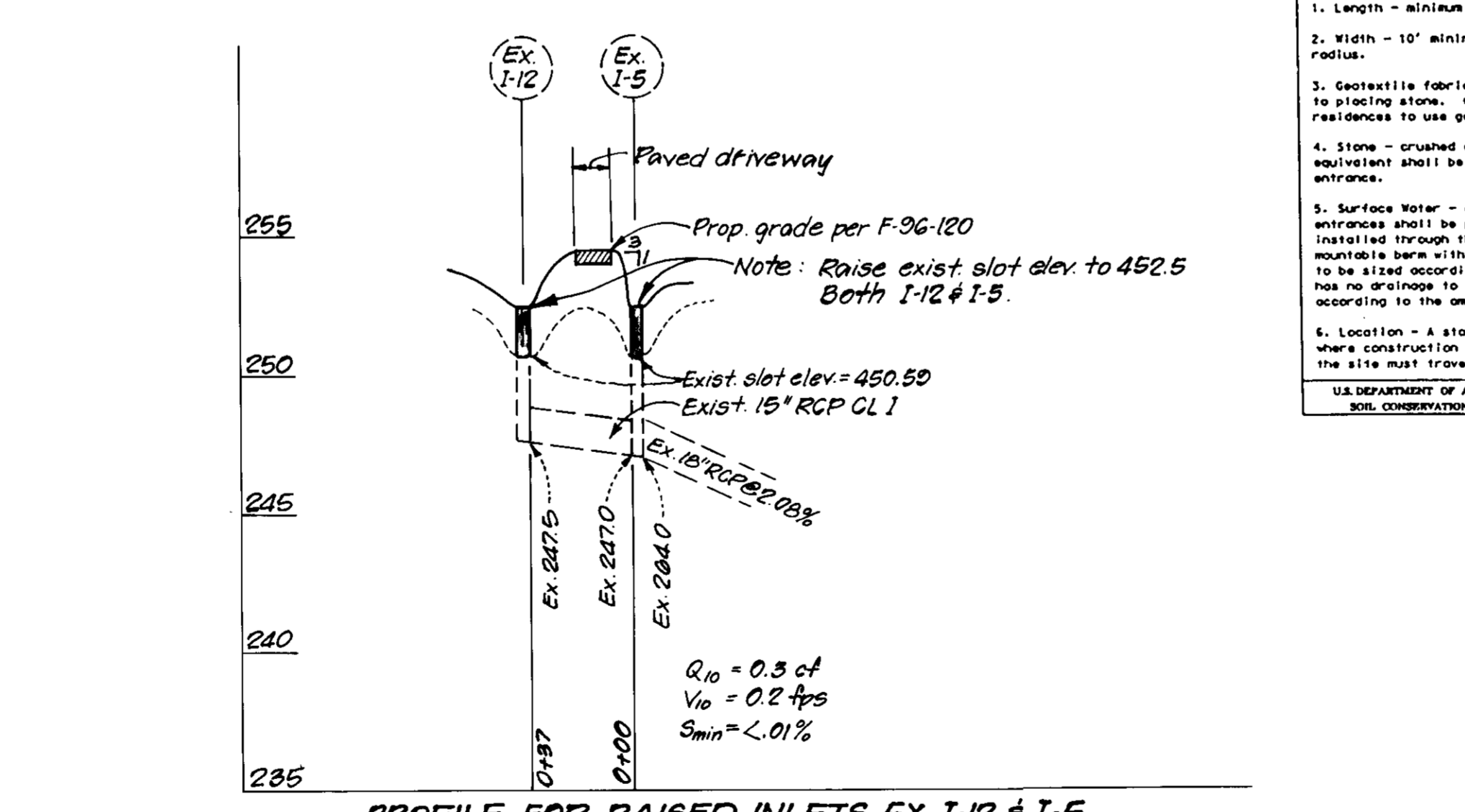


BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

Construction Specifications

- Length - minimum of 30' (30' for single residence lots).
- Width - 10" minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate 12" to 31" or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be placed through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 4" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 1-1-1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1655).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1984 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- 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 must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, soil, temporary seeding and mulching (S-6). 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:	8476 sq. ft.
Area Disturbed:	1875 sq. ft.
Area to be roofed or paved:	3326 sq. ft.
Area to be vegetatively stabilized:	3275 sq. ft.
Total Fill:	2552 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.
- 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 the initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of proposed silt fence = **GOLF**
- The total amount of proposed silt fence = **1475 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
1	Obtain grading permit	7
2	Install tree protection fence	10
3	Install sediment and erosion control devices and stabilize	10
4	Excavate for foundations, rough grade and temporary stabilize	60
5	Construct structures, sidewalks and driveways	10
6	Final grade and stabilize in accordance with Sits. and Specs.	10
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

OWNER / DEVELOPER
BRANTLY DEVELOPMENT CORPORATION
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045

Reviewed for HOWARD S.C.D. and meets Technical Requirements Natural Resources Conservation Service

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 9/24/97

Chief, Division of Land Development 10/15/97

Director 10/17/97

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."

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.

NAME: Dick Raphael DATE: 6/3/97

NAME: G. Nelson Clark DATE: 6-4-97

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

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED: KIWM
DRAWN: PS
CHECKED: KTM
DATE: 6-4-97

SCALE: AS SHOWN
DRAWING: 3 of 3
JOB NO.: 97-065
FILE NO.: 97-065-98

SEDIMENT AND EROSION CONTROL DETAILS
LOTS 2 THRU 10 AND 12 THRU 22
DOWN'S RIDGE
TAX MAP #38 PARCEL #197
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: RAFAEL HOMES
3079 Misty Meadow Road
Finksburg, Maryland 21048

SDP 97-152