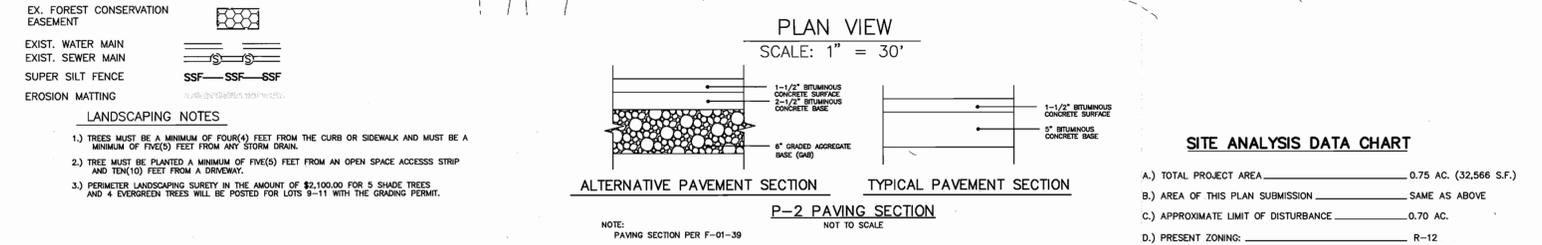
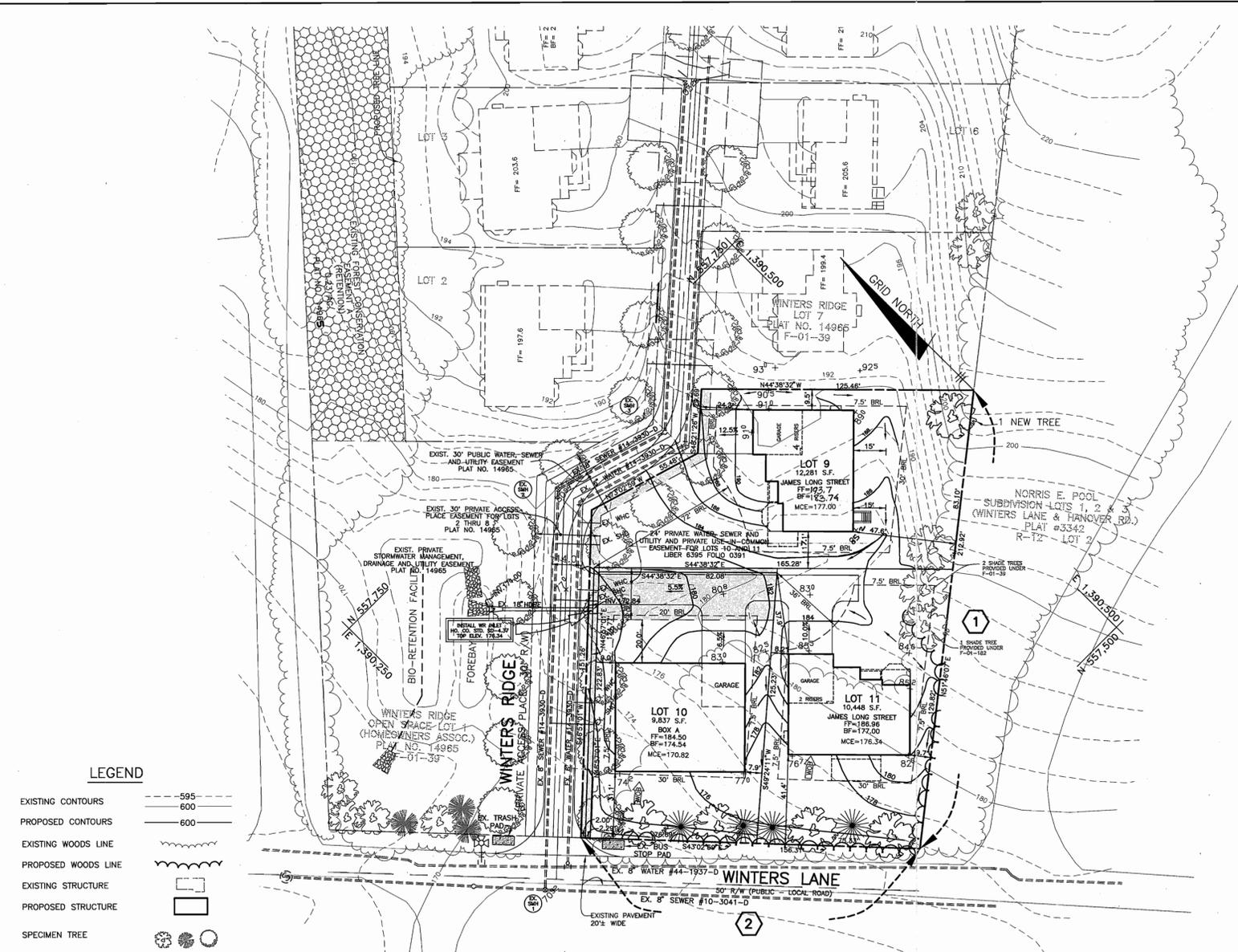


HOUSE FOOTPRINTS
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11/21/02
Chief, Division of Land Development Dec 2, 02
Director 12/5/02



LANDSCAPING NOTES

- TREES MUST BE A MINIMUM OF FOUR (4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE (5) FEET FROM ANY STORM DRAIN.
- TREE MUST BE PLANTED A MINIMUM OF FIVE (5) FEET FROM AN OPEN SPACE ACCESS STRIP AND TEN (10) FEET FROM A DRIVEWAY.
- PERIMETER LANDSCAPING SURETY IN THE AMOUNT OF \$2,100.00 FOR 5 SHADE TREES AND 4 EVERGREEN TREES WILL BE POSTED FOR LOTS 9-11 WITH THE GRADING PERMIT.

LEGEND

- EXISTING CONTOURS: 595, 600
- PROPOSED CONTOURS: 600
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SPECIMEN TREE
- EX. FOREST CONSERVATION EASEMENT
- EXIST. WATER MAIN
- EXIST. SEWER MAIN
- SUPER SILT FENCE
- EROSION MATTING

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
	5	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5"-3" CALIPER
	4	PINUS STROBUS (EASTERN WHITE PINE)	6"-8" HT.

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.
9	177.00	171.00
10	170.82	166.02
11	176.34	169.44

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	12,281 S.F.	249 S.F.	12,032 S.F.
11	10,448 S.F.	450 S.F.	9,998 S.F.

ADDRESS CHART

LOT No.	STREET ADDRESS
9	6208 WINTERS RIDGE
10	6200 WINTERS RIDGE
11	6204 WINTERS RIDGE

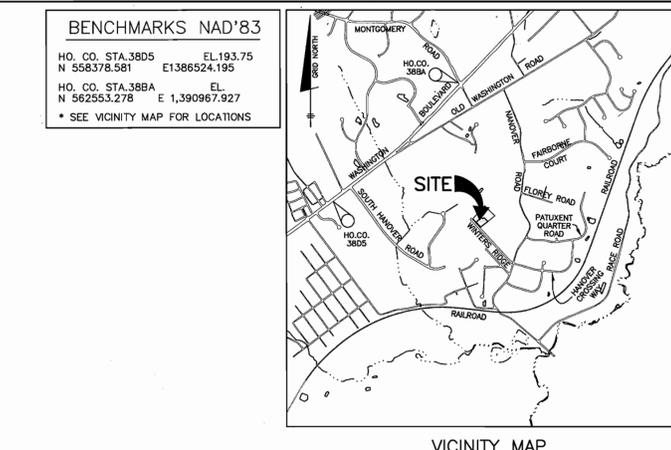
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROP.	ADJ. TO ROAD
LANDSCAPE TYPE	A	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	212.92'	156.31'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES *	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	212.92'	156.31'
SHADE TREES	4	4
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTE)	4	4
SHRUBS (10:1 SUBSTITUTE)	4	4
NUMBER OF PLANTS PROVIDED	1*	4
SHADE TREES	1*	4
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTE)	4	4
SHRUBS (10:1 SUBSTITUTE)	4	4

* 3 SHADE TREES PROVIDED UNDER F-01-39 AND F-01-182

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
WINTERS RIDGE	N/A	LOTS 9-11
PLAT No.	GRID No.	ZONE
15563	15	R-12
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
38	1st	6012.01
WATER CODE	SEWER CODE	
A-01	2150300	



BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS; BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 4 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE-AND-OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHED RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 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.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-01-39 WHICH WAS PREPARED BY MILDBERG, BOENDER & ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 3805 AND 388A.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #14-3930-D AND ROAD CONSTRUCTION PLANS F-01-39. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- STORMWATER MANAGEMENT (QUANTITY) HAS BEEN PROVIDED FOR THESE LOTS UNDER WILLIAMS KNOLL, SECTION 1 (F-97-110). WATER QUALITY IS PROVIDED VIA BIORETENTION UNDER F-01-39.
- WOB INDICATES WALKOUT BASEMENT.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (12' MINIMUM CLEARANCE).
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. STREET TREES, SWM AND PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-39. SURETY FOR ALL PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS PLACE EASEMENT FOR SWAN DRIVE (LOTS 1-6) HAVE BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 6262 AT FOLIO 0507.
- THIS PLAN CONFORMS WITH THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS, COUNCIL BILL 50-2001.
- THE MARYLAND AVIATION ADMINISTRATION HAS APPROVED THE CONSTRUCTION OF THE PROPOSED STRUCTURES ON THIS SITE UNDER PERMIT NO. 99-138. NO STRUCTURES SHALL BE ALLOWED TO PENETRATE ANY NAVIGATIONAL AIRSPACE.
- INGRESS, EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD AS LIBER 5702 /FOLIO 0506 ON SEPT. 7, 2001.
- THE 4x10' TRASH PAD WITHIN THE PUBLIC RIGHT-OF-WAY OF WINTERS LANE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE DECLARATION OF RIGHTS OF ACCESS AND MAINTENANCE PUBLICATIONS.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 27, 2001 AS L.D. NO. D06438873.
- FOREST CONSERVATION OBLIGATIONS FOR THESE LOTS WERE MET AS PART OF F-01-39 BY THE RETENTION OF EXISTING FOREST AND BY THE PURCHASE OF CREDITS FROM A FOREST CONSERVATION BANK. FINANCIAL SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- OPEN SPACE FOR THIS SUBDIVISION WAS PROVIDED AS PART OF RECORD PLAT 14965.

REVISION

NO.	DATE	REVISION
2-20-03		REVISE THE ELEVATION OF THE HOUSE ON LOT 9 TO MATCH AS-BUILT CONDITIONS

BENCHMARK ENGINEERING, INC.
10/29/02

OWNER/BUILDER: DORSEY FAMILY HOMES
9926 CYPRESSMEAD DRIVE
ELLICOTT CITY, MARYLAND 21041

PROJECT: WINTERS RIDGE
LOTS 9 THRU 11

LOCATION: TAX MAP: 38, GRID: 15
PARCEL: 868
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
F-01-39 F-01-182 SDP-02-67

DATE: AUGUST, 2002
PROJECT NO.: 1587

DES/DAM/DBT DRAFT: EDD/DBT CHECK: DAM
SCALE: AS SHOWN
SHEET 1 OF 2