Montjoy

PHASES I, II & III
TOWNHOMES
LOTS 1-118
ELECTION DISTRICT NO.2
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. THE EXISTING TOPOGRAPHY AS SHOWN ON THIS PLAN WAS DEVELOPED FROM THE FINAL CONSTRUCTION PLANS (F-03-87)
5. 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. 30FA AND 30CA WERE USED FOR THIS PROJECT.
6. WATER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D.
7. SEWER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D.
8. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-03-87. LEVEL SPREADERS FOR ROOF DRAINAGE IS PROVIDED PER DETAILS ON THIS PLAN.
9. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY CONTRACT DRAWINGS AND SUPPLEMENTAL FIELD SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
10. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY RODGERS CONSULTING, INC. DECEMBER 2002 AND APPROVED ON 5/12/03.
11. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED NOVEMBER 2000 AND WAS APPROVED PER SKETCH PLAN S-01-20.
12. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JANUARY 24, 2002.
13. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. THE FOREST CONSERVATION OBLIGATION FOR THIS SDP HAVE BEEN MET UNDER F-03-87.
14. FINAL HOUSE LOCATIONS TO BE ESTABLISHED UNDER THE S.D.P. SHALL BE A MINIMUM OF 10' FROM ANY EASEMENTS.
15. THE EXISTING DWELLING (MAIN DWELLING) LOCATED ON PROPOSED LOT 119 IS LISTED AS HO-145 ON THE HOWARD COUNTY HISTORIC SITE INVENTORY. THIS DWELLING WILL BE RETAINED AND RENOVATED. TWO OTHER EXISTING STRUCTURES LOCATED ON LOT 119 NORTHEAST OF THE MAIN DWELLING WILL BE RETAINED FOR THEIR HISTORICAL SIGNIFICANCE (SLAVE QUARTERS AND TOBACCO HOUSE). THESE TWO STRUCTURES ARE STRUCTURALLY UNSTABLE AND APPROPRIATE MEASURE WILL BE TAKEN TO EITHER STABILIZE THE STRUCTURES OR PRESERVE THE REMNANTS IN AN APPROPRIATE MANNER. ALL OTHER STRUCTURES LOCATED ON THE PROPERTY WILL BE DEMOLISHED EXCEPT FOR THE EXISTING BARN LOCATED AT THE SOUTHERN PORTION OF THE SITE WHICH WILL BE RELOCATED TO THE HOWARD COUNTY CONSERVANCY, MT. PLEASANT, TAX MAP 10, GRID 24, PARCEL 316.
16. THE WAIVER PETITION, WP-01-117, WAS APPROVED ON AUGUST 1, 2001 TO WAIVE SECTION 16.115 AND 16.116(A) TO ALLOW WORK IN THE FLOODPLAIN AND IN THE STREAM BUFFER FOR THE CONSTRUCTION OF A PUBLIC ACCESS PLACE CROSSING TO SERVE 15 PROPOSED RESIDENTIAL R-20 ZONED LOTS, AND SECTION 15-120(C)(4) TO ALLOW SFA LOTS TO FRONT ON A PRIVATE ROAD GREATER THAN 200 FEET IN LENGTH (APPLIES TO ROAD IN FRONT OF PROPOSED LOTS 89 - 103). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) CONSTRUCT THE CROSSING USING THE BOTTOMLESS CULVERT PROPOSED WITH THE WAIVER DOCUMENTATION. (2) LIMIT THE DISTURBANCE TO THE ENVIRONMENTAL AREAS TO THE MINIMUM EXTEND NECESSARY FOR CONSTRUCTION OF THE STREAM CROSSING. (3) IN PREPARATION OF THE FOREST CONSERVATION PLAN PROPOSAL, PROVIDE AFFORESTATION WITHIN THE UNWOODED AREA OF THE PRIORITY STREAM BUFFER SHOWN ON THE STREAM CROSSING EXHIBIT.
17. A WAIVER OF DESIGN MANUAL, VOLUME I, SECTION 5.2.4.1 TO ALLOW POND TOP OF CUT TO BE LOCATED LESS THAN THE REQUIRED 25' MINIMUM DISTANCE FROM A RIGHT-OF-WAY WAS APPROVED ON AUGUST 7, 2002. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: "(1) INTERNAL POND LANDSCAPING IS REQUIRED FOR OPEN SPACE LOTS 89 AND 113 AS PER THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I AND II. EACH POND PERIMETER SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE HOWARD COUNTY LANDSCAPE MANUAL, TYPE B LANDSCAPE BUFFER. (2) STATE ON THE EXHIBIT THAT THE DESIGN MANUAL WAIVER REQUEST IS ON SHEETS 5, 6, AND 7 OF THE PRELIMINARY PLAN P-02-17 (3). THE PROPOSED ALIGNMENT OF THE WATER AND SEWER EASEMENT ACROSS LOTS 138-140 AND LOTS 162-163 COMBINED WITH THE PROPOSED STORM DRAIN EASEMENT RESULTS IN AN UNACCEPTABLE ENCUMBRANCE OF USABLE LOT SPACE FOR THESE LOTS. AN APPROVAL OF THIS DESIGN MANUAL WAIVER REQUEST CANNOT RESULT IN THE LOT LAYOUTS AS PROPOSED. ALTERNATIVE LOCATIONS OF THE STORM DRAIN SYSTEM AND ASSOCIATED EASEMENT MUST BE SHOWN ON THE PRELIMINARY PLANS P-02-17 TO REDUCE THE LOT ENCUMBRANCES OF LOTS 86-88 AND LOTS 115-116"
18. THE WAIVER PETITION, WP-03-78 WAS APPROVED ON JUNE 26, 2003 TO WAIVE SECTION 16.116(a) TO ALLOW GRADING AND DISTURBANCE WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF RELOCATING THE ALIGNMENT OF 60 LF OF AN EXISTING AT&T EASEMENT.
    APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1.) COMPLY WITH ATTACHED REQUIREMENT FROM THE SOIL CONSERVATION DISTRICT FOR MITIGATION OF THE DISTURBANCE CAUSED BY THE RELOCATION OF THE AT&T LINE AND EASEMENT. THIS ENLARGEMENT OF THE FOREST CONSERVATION EASEMENT APPLIES TO THE CROSSING OF WETHERED DRIVE OVER THE STREAM BEHIND LOT 145.
    2.) THE MITIGATION (AN EXPANDED PLANTING AREA ON THE FCE ADJACENT TO THE BOTTOMLESS ARCH CULVERT) REQUIRED BY THE SOIL CONSERVATION DISTRICT IS NOT TO BE CONSTRUED AS OFF-SITE PLANTING MITIGATION FOR ANY OTHER SITE NOR AS A FOREST CONSERVATION BANK FOR ANY OTHER PROPERTY.
    3.) THE PROPOSED REALIGNMENT OF THE AT&T FIBER OPTIC CABLE MUST BE COORDINATED WITH WATER, SEWER, AND OTHER PUBLIC UTILITIES, AS REQUIRED BY THE ATTACHED COMMENTS FROM DED.
19. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVED PRIOR TO NOVEMBER 1,2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 EFFECTIVE JANUARY 8, 2002 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
20. 95% COMPACTION REQUIRED IN FILL AREA PER AASHTO-T80 SPECIFICATIONS.
21. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
22. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
23. FINANCIAL SURETY FOR THE REQUIRED # OF TREES IN THE AMOUNT OF $37,050 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 1-118. OTHER REQUIRED LANDSCAPE TREES ARE BONDED UNDER A DEVELOPERS AGREEMENT WITH F-03-87.
24. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-RIGHT SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
25. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
26. BUILDING LENGTH WAIVER: PER SECTION 112.D(1)(e), THE MAXIMUM BUILDING LENGTH IS 120 FEET. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING PREVIOUSLY APPROVED THE PROPOSED GREATER LENGTH BY LETTER DATED SPETMEBER 7, 2001 FOR S-01-20.

SITE ANALYSIS DATA

a.) TOTAL PROJECT AREA = 76.43 Ac.
b.) AREA OF THIS SDP SUBMISSION = 5.61 Ac.
c.) LIMIT OF DISTURBANCE = 5.61 Ac.
d.) ZONING = RA-15
e.) PROPOSED USE IS SINGLE FAMILY ATTACHED RESIDENTIAL UNITS
f.) TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT PER F-03-87 = 405
g.) TOTAL NUMBER OF UNITS PROPOSED WITH THIS SDP = 118 UNITS (PLUS EXISTING LOT 119. SEE GENERAL NOTE #15 ABOVE.)
h.) NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS = 2 SPACE/UNIT = 2(118) = 236 SPACES
i.) NUMBER OF PARKING SPACES PROVIDED:
    GARAGE PARKING = 138
    DRIVEWAY PARKING = 138
    OFFSTREET PARKING = 35 INCLUDES TWO H.C. SPACES
    TOTAL = 311 SPACES
j.) OPEN SPACE REQUIREMENTS FOR PHASES I, II & III ARE PROVIDED ON LOTS 124, 125, 126 AND LOT 194 AS RECORDED UNDER F-03-87.
k.) RECREATIONAL OPEN SPACE REQUIREMENTS FOR PHASES I, II & III ARE PROVIDED ON LOTS 120, 121, PARCEL 'A' AND LOT 194 AS RECORDED UNDER F-03-87.
l.) LOT COVERAGE: 52%± (MAXIMUM ALLOWED=60% - SEE COMPUTATIONS THIS SHEET)
m.) DPZ FILE REFERENCES:
    S-01-20, P-02-10, P-02-17,
    P-03-03, F-03-87, F-03-100,
    WP-01-117, WP-03-78

OPEN SPACE CALCULATIONS

TOTAL AREA OF PHASES I, II, & III = 32.75 AC.
TOTAL OPEN SPACE REQUIRED @ 25% = 8.19 AC.
TOTAL OPEN SPACE PROVIDED = 8.46 AC.
RECREATIONAL OPEN SPACE:
118 TOWNHOUSES @ 200 SF/UNIT = 23,600 SF OR 0.54 AC.
244 APARTMENTS @ 175 SF/UNIT = 42,700 SF OR 0.98 AC.
1 SINGLE FAMILY DET @ 250 SF/UNIT = 250 SF OR 0.01 AC
TOTAL REQUIREMENT = 66,550 SF OR 1.53 AC.
TOTAL PROVIDED = 1.75 AC. (0.22 AC. TO BE CREDITED TOWARD PHASE IV REC. REQUIREMENT

SWM SUMMARY FOR PHASES I,II & III(TOWNHOMES)

SWM REQUIREMENTS FOR	SWM PROVIDED UTILIZING	SWM PROVIDED UNDER
Rev	Rev for study points provided by grass swales, roof-top disconnects & sheet flow to buffer credits for by-pass areas**	PLAN F-03-87*, F-03-100* & SDP-04-06
WQv	WQv provided within pond #1 (Micropool-ED), pond #2 (sand filter), pond #4 (wet pond) & sheet flow to buffer credit for by-pass areas**	PLAN F-03-87* & SDP-04-06
Cpv	Cpv profided within pond #1(Micropool-ED) & pond #4 (wet pond)	PLAN F-03-87*

* Refer to associated SWM Computation for specific detailed information.

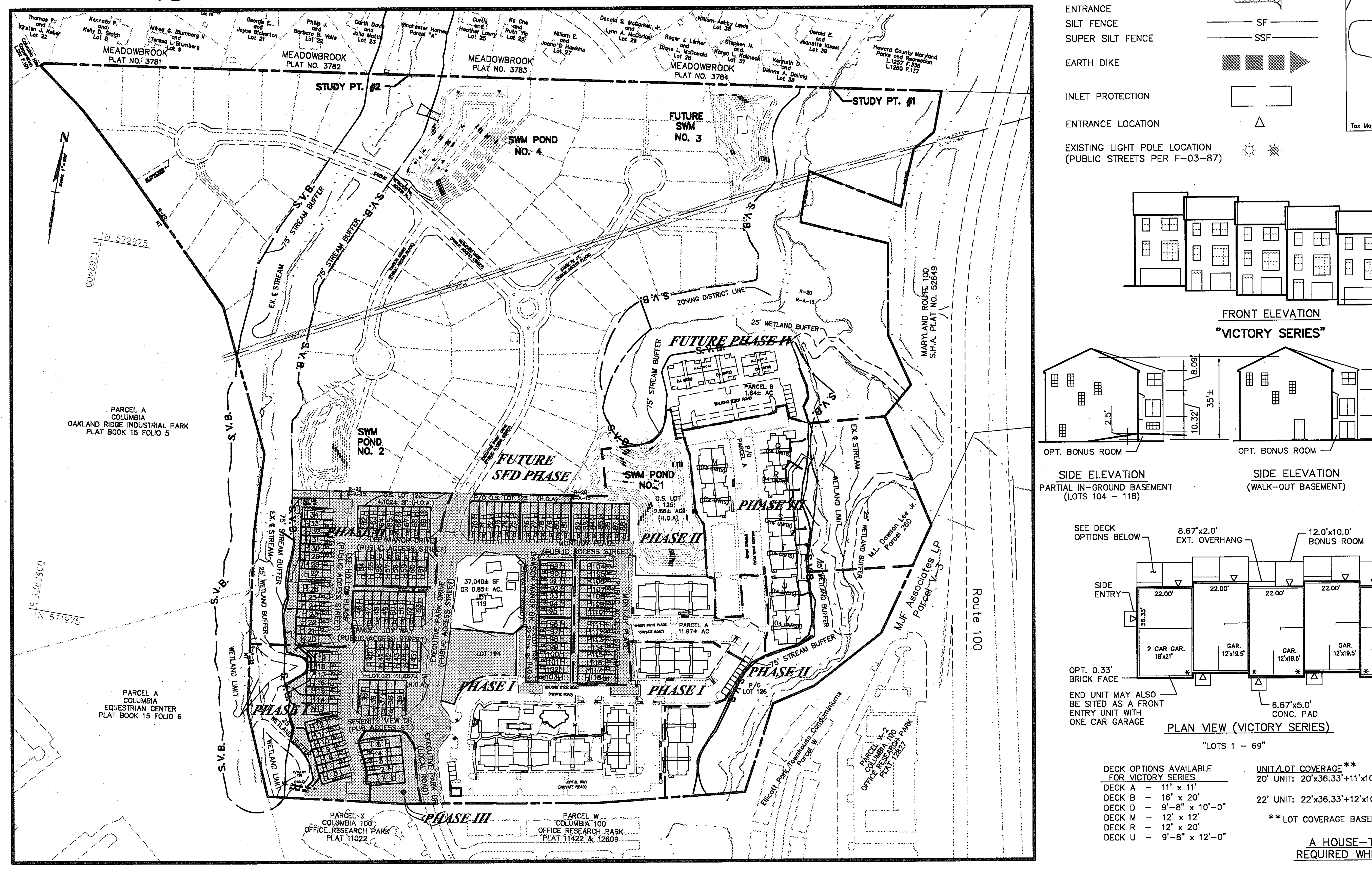
** Level spreaders (to be constructed under the Site Development Plan) are utilized to maintain sheet flow to buffer credit in by-pass areas that do not drain to the SWM ponds.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 12/19/03
Chief, Development Engineering Division — Date

[signature] 12/26/03
Chief, Division of Land Development JA — Date

[signature] 12/30/03
Director (Acting) — Date



LOCATION MAP
SCALE:1"=200'

NOTES:
THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:

STATION 30FA N.568621.336' E.1361563.983'
STATION 37GB N.553452.821' E.1368503.167'
STATION 30CA N.575083.465' E.1364681.801'
STATION 30CB N.576541.342' E.1361211.296'
STATION 30IA N.567750.958' E.1364842.598'

SHEET INDEX

NO.	DESCRIPTION	INDEX NO.
1	COVER SHEET	CS-1
2	SITE DEVELOPMENT AND GRADING PLAN	SG-1
3	SITE DEVELOPMENT AND GRADING PLAN	SG-2
4	LANDSCAPE PLAN	LS-1
5	LANDSCAPE PLAN	LS-2
6	LANDSCAPE NOTES & DETAILS	LS-3
7	SEDIMENT & EROSION CONTROL NOTES & DETAILS	SC-1

LOT-SPECIFIC NOTES
1. BONUS ROOMS ARE NOT ALLOWED ON LOTS 17, 18, 19 & 34 DUE TO PRIVATE RETAINING WALL EASEMENTS.
2. BONUS ROOMS ARE NOT ALLOWED ON LOTS 53 & 54 DUE TO THE REQUIRED 60-FOOT MIN. DISTANCE BETWEEN BUILDINGS (REAR-TO-REAR).
3. NO STRUCTURES ARE ALLOWED WITHIN THE PRIVATE RETAINING WALL EASEMENTS.
THE FOLLOWING LOTS ARE IMPACTED BY SUCH EASEMENTS: 16, 17, 18, 19, 20, 28, 29, 30, 31, 32, 33 & 34.
4. DECKS ARE NOT ALLOWED ON LOTS 17, 18 & 19 DUE TO PRIVATE RETAINING WALL EASEMENTS.

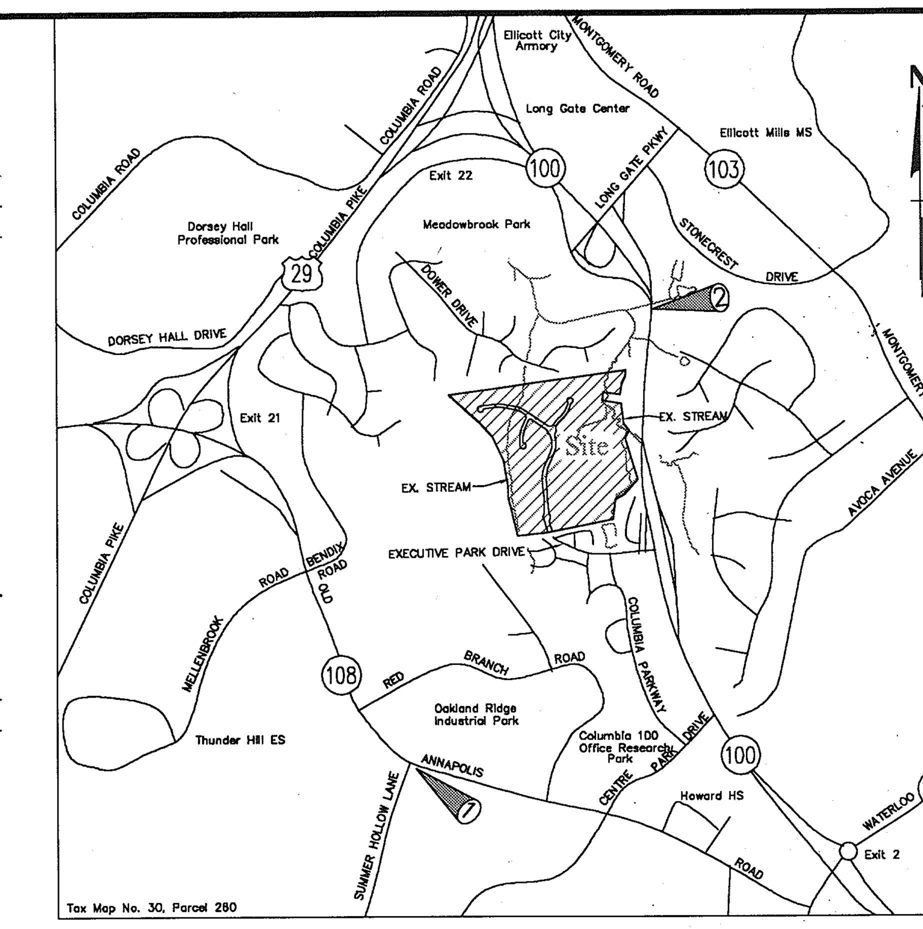
ADDRESS CHART (ELLICOTT CITY, MD 21043)

LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS
1	4867	LEE HOLLOW PLACE	16	4842	LEE HOLLOW PLACE	31	4808	LEE HOLLOW PLACE	46	8916	SAMUEL JOY WAY
2	4865	LEE HOLLOW PLACE	17	4840	LEE HOLLOW PLACE	32	4806	LEE HOLLOW PLACE	47	8914	SAMUEL JOY WAY
3	4863	LEE HOLLOW PLACE	18	4838	LEE HOLLOW PLACE	33	4804	LEE HOLLOW PLACE	48	8912	SAMUEL JOY WAY
4	4861	LEE HOLLOW PLACE	19	4836	LEE HOLLOW PLACE	34	4802	LEE HOLLOW PLACE	49	8910	SAMUEL JOY WAY
5	4859	LEE HOLLOW PLACE	20	4832	LEE HOLLOW PLACE	35	8910	SERENITY VIEW DR	50	8908	SAMUEL JOY WAY
6	4864	LEE HOLLOW PLACE	21	4830	LEE HOLLOW PLACE	36	8908	SERENITY VIEW DR	51	8906	SAMUEL JOY WAY
7	4862	LEE HOLLOW PLACE	22	4828	LEE HOLLOW PLACE	37	8906	SERENITY VIEW DR	52	8904	SAMUEL JOY WAY
8	4860	LEE HOLLOW PLACE	23	4826	LEE HOLLOW PLACE	38	8904	SERENITY VIEW DR	53	8902	SAMUEL JOY WAY
9	4858	LEE HOLLOW PLACE	24	4824	LEE HOLLOW PLACE	39	8902	SERENITY VIEW DR	54	8917	LEE MANOR DRIVE
10	4856	LEE HOLLOW PLACE	25	4822	LEE HOLLOW PLACE	40	8913	SAMUEL JOY WAY	55	8915	LEE MANOR DRIVE
11	4854	LEE HOLLOW PLACE	26	4820	LEE HOLLOW PLACE	41	8911	SAMUEL JOY WAY	56	8913	LEE MANOR DRIVE
12	4852	LEE HOLLOW PLACE	27	4816	LEE HOLLOW PLACE	42	8909	SAMUEL JOY WAY	57	8911	LEE MANOR DRIVE
13	4848	LEE HOLLOW PLACE	28	4814	LEE HOLLOW PLACE	43	8907	SAMUEL JOY WAY	58	8909	LEE MANOR DRIVE
14	4846	LEE HOLLOW PLACE	29	4812	LEE HOLLOW PLACE	44	8905	SAMUEL JOY WAY	59	8907	LEE MANOR DRIVE
15	4844	LEE HOLLOW PLACE	30	4810	LEE HOLLOW PLACE	45	8903	SAMUEL JOY WAY	60	8905	LEE MANOR DRIVE

LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS	LOT NO.	HS.NO	STREET ADDRESS
61	8903	LEE MANOR DRIVE	76	8876	MONTJOY PLACE	91	8926	DAWSON MANOR DR	106	8805	MONTJOY PLACE
62	8916	LEE MANOR DRIVE	77	8874	MONTJOY PLACE	92	8924	DAWSON MANOR DR	107	8807	MONTJOY PLACE
63	8914	LEE MANOR DRIVE	78	8872	MONTJOY PLACE	93	8922	DAWSON MANOR DR	108	8809	MONTJOY PLACE
64	8912	LEE MANOR DRIVE	79	8870	MONTJOY PLACE	94	8920	DAWSON MANOR DR	109	8811	MONTJOY PLACE
65	8910	LEE MANOR DRIVE	80	8868	MONTJOY PLACE	95	8918	DAWSON MANOR DR	110	8813	MONTJOY PLACE
66	8908	LEE MANOR DRIVE	81	8866	MONTJOY PLACE	96	8914	DAWSON MANOR DR	111	8815	MONTJOY PLACE
67	8906	LEE MANOR DRIVE	82	8862	MONTJOY PLACE	97	8912	DAWSON MANOR DR	112	8819	MONTJOY PLACE
68	8904	LEE MANOR DRIVE	83	8860	MONTJOY PLACE	98	8910	DAWSON MANOR DR	113	8821	MONTJOY PLACE
69	8902	LEE MANOR DRIVE	84	8858	MONTJOY PLACE	99	8908	DAWSON MANOR DR	114	8823	MONTJOY PLACE
70	8890	MONTJOY PLACE	85	8856	MONTJOY PLACE	100	8906	DAWSON MANOR DR	115	8825	MONTJOY PLACE
71	8888	MONTJOY PLACE	86	8854	MONTJOY PLACE	101	8904	DAWSON MANOR DR	116	8827	MONTJOY PLACE
72	8886	MONTJOY PLACE	87	8852	MONTJOY PLACE	102	8902	DAWSON MANOR DR	117	8829	MONTJOY PLACE
73	8884	MONTJOY PLACE	88	8850	MONTJOY PLACE	103	8900	DAWSON MANOR DR	118	8831	MONTJOY PLACE
74	8882	MONTJOY PLACE	89	8930	DAWSON MANOR DR	104	8801	MONTJOY PLACE			
75	8880	MONTJOY PLACE	90	8928	DAWSON MANOR DR	105	8803	MONTJOY PLACE			

LEGEND

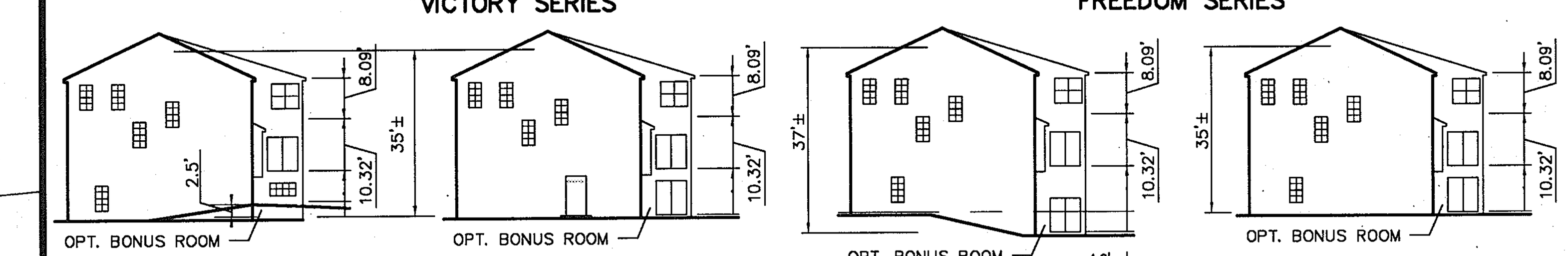
SOILS CLASSIFICATION — AbC1
SOILS DELINEATION
EXISTING CONTOURS
PROPOSED CONTOURS
LIMIT OF WETLANDS
FOREST CONSERVATION EASEMENT
EXISTING WOODS LINE
PROPOSED WOODS LINE
LIMIT OF DISTURBANCE
EXISTING STRUCTURE
PROPOSED STRUCTURE
LIMITS OF DISTURBANCE
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE — SF
SUPER SILT FENCE — SSF
EARTH DIKE
INLET PROTECTION
ENTRANCE LOCATION
EXISTING LIGHT POLE LOCATION (PUBLIC STREETS PER F-03-87)



Vicinity Map
Scale: 1" = 2000'

FRONT ELEVATION "VICTORY SERIES"

FRONT ELEVATION "FREEDOM SERIES"

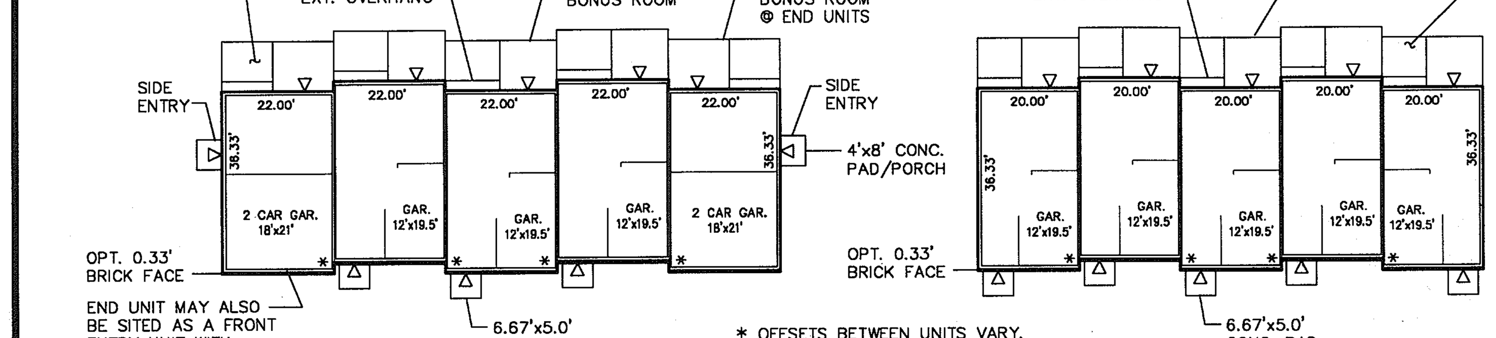


SIDE ELEVATION
PARTIAL IN-GROUND BASEMENT (LOTS 104 - 118)

SIDE ELEVATION (WALK-OUT BASEMENT)

SIDE ELEVATION (W/ 4' REAR STEP DOWN & WALK-OUT BASEMENT)

SIDE ELEVATION (WALK-OUT BASEMENT)



PLAN VIEW (VICTORY SERIES)
"LOTS 1 - 69"

PLAN VIEW (FREEDOM SERIES)
"LOTS 70 - 118"

DECK OPTIONS AVAILABLE FOR VICTORY SERIES
DECK A - 11' x 11'
DECK B - 16' x 20'
DECK D - 9'-8" x 10'-0"
DECK M - 12' x 12'
DECK R - 12' x 20'
DECK U - 9'-8" x 12'-0"

UNIT/LOT COVERAGE**
20' UNIT: 20'x36.33'+11'x10'=837SF, COVERAGE = $\frac{837SF}{1,710 \text{ SF (MIN. LOT SIZE)}}$ = 49%
22' UNIT: 22'x36.33'+12'x10'=920SF, COVERAGE = $\frac{920SF}{1,793 \text{ SF (MIN. LOT SIZE)}}$ = 52%
**LOT COVERAGE BASED ON BASIC HOUSE PLUS BONUS ROOM

DECK OPTIONS AVAILABLE FOR FREEDOM SERIES
DECK A - 8' x 8'
DECK B - 8' x 12'
DECK C - 16' x 18'
DECK E - 10' x 12'
DECK J - 10' x 16'
DECK Q - 12' x 18'

A HOUSE-TYPE REVISION (RESITE) IS REQUIRED WHEN THE FOLLOWING OCCURS:
1. A HOUSE TYPE IS ADDED OR DELETED.
2. A CHANGE IN ELEVATION OF HOUSE 1 (ONE) FOOT OR MORE.
3. TO CHANGE THE GRADING FROM AN IN-GROUND BASEMENT TO A WALK-OUT BASEMENT.

HOUSE TYPICAL - FOOTPRINT
SCALE: 1" = 30'

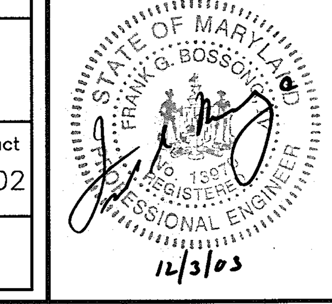
BENCH MARKS (NAD83)

BENCHMARK NO. 1---HO. CO. No. 30FA
HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.
N 568621.336, E 1361563.983 ELEV. 441.619

BENCHMARK NO. 2---HO. CO. No. 30CA
HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100
N 575083.465, E 1364681.801 ELEV. 380.087

PERMIT INFORMATION CHART

Subdivision Name		Section/Area		Lot/Parcel No	
MONTJOY		----		260	
Plat No. or L/F	Grid #	Zoning.	Tax Map No.	Elect. Distr.	Census Tract
16351 THROUGH 16359	12	R-A-15 R-20	30	2nd	602302
Water Code			Sewer Code		
F-09			5750639		



	DATE	REVISION	DATE
		FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
		REVISED PER HOWARD COUNTY COMMENTS	09-30-03
		SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	PFB,RC,	
DRAWN	CaV	
REVIEWED	PFB	

RELEASE FOR ____________
BY ____________ DATE ____

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT PLAN
COVER SHEET

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

PHASES I, II & III - TOWNHOMES SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE: AS SHOWN
JOB No. 506V3
DATE: 07-10-03
INDEX No. CS-1
SHEET No. 1 OF 7

DATUM: NAD 83/91

SHC DATA (CONTR. No. 24-4064-D)			
LOT NO.	SHC INV.	MIN. SERVICE EL.	REMARKS
1	415.70	419.74	FROM MH 16 TO 15
2	415.74	419.58	
3	414.89	418.73	
4	414.01	417.99	
5	413.12	417.16	
6	414.89	418.85	
7	413.96	417.80	
8	413.08	416.88	
9	412.24	416.08	
10	411.39	415.27	
11	410.57	414.51	
12	409.88	413.82	
13	409.54	413.34	FROM MH 15 TO 14
14	409.43	413.27	
15	409.32	413.12	
16	409.18	413.08	
17	409.02	412.86	
18	408.94	412.74	
19	408.83	412.67	
20	408.51	412.55	FROM MH 14 TO 13
21	408.47	412.30	FROM MH 13 TO 12
22	408.01	411.85	
23	407.69	411.45	
24	407.33	411.17	
25	406.97	410.87	
26	406.60	410.42	
27	405.90	409.68	
28	405.51	409.35	
29	405.14	408.94	
30	404.80	408.62	
31	404.58	408.38	
32	403.77	407.59	FROM MH 12 TO 11
33	403.08	406.94	
34	402.48	406.42	
35	412.18	416.18	FROM MH 19 TO 15
36	413.21	417.05	
37	414.13	417.93	
38	415.05	418.89	
39	415.66	419.50	
40	413.77	417.57	FROM MH 18 TO 13
41	414.78	418.62	
42	415.86	419.66	
43	417.12	420.94	
44	418.17	421.77	
45	419.28	423.22	
46	416.56	420.40	
47	417.20	421.00	
48	418.60	422.40	
49	419.16	423.00	
50	419.90	423.70	
51	420.56	424.40	
52	421.90	425.70	
53	422.52	426.50	
54	408.36	412.22	FROM MH 17 TO 12
55	409.70	413.56	
56	410.90	414.70	
57	412.11	415.93	
58	413.29	411.13	
59	414.49	418.29	
60	415.67	419.51	
61	416.16	419.96	
62	408.34	412.14	
63	409.70	413.50	
64	410.92	414.72	
65	412.12	415.96	
66	412.80	416.60	
67	414.55	418.39	
68	415.77	419.55	
69	416.08	419.92	

* NO BONUS ROOMS ALLOWED ON LOTS 17, 18, 19, 34, 53 & 54. NO DECKS ALLOWED ON LOTS 17, 18 & 19. LOTS 16, 17, 18, 19, 20, 28, 29, 30, 31, 32, 33 & 34 ARE IMPACTED BY RETAINING WALL EASEMENT.

NOTE: SEDIMENT CONTROLS PROPOSED UNDER F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Myers /CB. 12/10/03
USDA – NATURAL RESOURCES CONSERVATION SERVICE DATE

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

J. R. Robertson /CB 12/10/03
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12/19/03

Cindy Hamilton JA — Chief, Division of Land Development — Date 12/28/03

(Acting) Director — Date 12/30/03

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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 COUNTY SOIL CONSERVATION DISTRICT"

SIGNATURE OF DEVELOPER 12/3/03 DATE
(PRINT NAME BELOW SIGNATURE) MIKE J. CONLEY

ENGINEER'S CERTIFICATE

"I 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 OF ENGINEER 12/3/03 DATE
(PRINT NAME BELOW SIGNATURE) FRANK G. BUSSONG IV

12/3/03

DATE	REVISION	DATE
	REDLINE: REVISE T.H. GRADES & D/W	11/22/04
	FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
	REVISED PER HOWARD COUNTY COMMENTS	09-30-03
	SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	PFB,RC	
DRAWN	CaV	
REVIEWED	PFB	

RELEASE FOR ______ BY______ DATE ____

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT & GRADING PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

PHASES I, II & III – TOWNHOMES SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE: 1"=30'
JOB No. 506V3
DATE: 07/10/03
INDEX No. SG-1
SHEET No. 2 OF 7

\\Compaq4\SHAREROOT\MD-Howard\Mount Joy\dwg\SDP\506V3\02-SD_Grading.dwg 12/02/03 09:16:15 AM EST

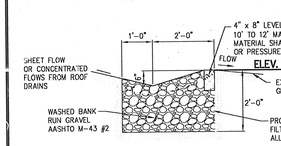
SDP 04-06

SHC DATA (CONTR. No. 24-4064-D)

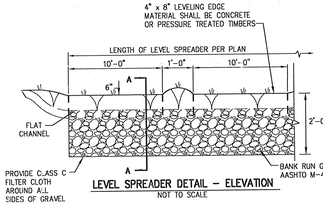
LOT NO.	SHC INV.	MIN. SERVICE EL.	REMARKS
70	424.10	428.00	FROM MH 39 TO 38
71	424.80	428.60	
72	424.80	428.60	
73	424.76	428.60	
74	424.76	428.60	
75	424.80	428.60	
76	420.28	424.06	
77	420.16	423.96	
78	419.12	422.92	FROM MH 38 TO 37
79	418.00	421.84	
80	416.89	420.69	
81	417.95	421.79	
82	416.77	420.24	
83	414.94	418.74	
84	413.83	417.63	
85	412.71	416.53	
86	411.60	415.40	
87	410.84	414.64	
88	412.22	416.00	FROM MH 40 TO 38
89	422.74	426.50	
90	423.30	427.10	
91	424.04	427.80	
92	424.70	428.50	
93	425.34	429.10	
94	426.00	429.80	
95	426.74	430.50	
98	426.30	430.10	
97	426.34	430.10	
98	426.30	430.10	
99	426.26	430.10	
100	425.70	429.50	
101	424.96	428.80	
102	425.00	428.80	
103	422.88	426.64	
104	419.56	423.60	FROM MH 32 TO 31
105	419.06	423.00	
106	418.40	422.30	
107	418.40	422.30	
108	417.80	421.60	
109	417.80	421.60	
110	417.16	421.00	
111	417.22	421.00	
112	416.76	420.60	FROM MH 37 TO 31
113	416.20	420.00	
114	416.20	420.00	
115	415.52	419.30	
116	415.50	419.30	
117	415.52	419.30	
118	415.50	419.30	
119	426.79	N/A	FROM MH 38 TO 40

LEVEL SPREADER ELEV. TABLE

NO.	ELEV "A" (SEE DETAIL BELOW)
T-1	410.20
T-2	408.10
T-3	403.75
T-4	403.00
T-5	424.10
T-6	424.75
T-7	420.00



LEVEL SPREADER DETAIL – SECTION A
NOT TO SCALE



LEVEL SPREADER DETAIL – ELEVATION
NOT TO SCALE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA – NATURAL RESOURCES CONSERVATION SERVICE — DATE 12/10/03

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

HOWARD SCD — DATE 12/10/03

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12/19/03

Chief, Division of Land Development — Date 12/29/03

Director (Acting) — Date 12/30/03

	DATE	REVISION	DATE
		REDLINE: REVISE TO GARAGE / YARD	11/25/03
		FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
		REVISED PER HOWARD COUNTY COMMENTS	09-25-03
		SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	PFB,RC	
DRAWN	CoV	
REVIEWED	PFB	

RELEASE FOR ____ BY ____ DATE ____

Developer/Owner:
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Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
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Michael J. Conley, Vice President
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PHASES I, II & III – TOWNHOMES SDP

Montjoy

ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE:	1"=30'
JOB No.	506V3
DATE:	07/10/03
INDEX No.	SG-2
SHEET No.	3 OF 7

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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 COUNTY SOIL CONSERVATION DISTRICT"

SIGNATURE OF DEVELOPER — DATE 12/3/03
(PRINT NAME BELOW SIGNATURE)
MIKE J. CONLEY

ENGINEER'S CERTIFICATE

"I 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 THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT"

SIGNATURE OF ENGINEER — DATE 12/3/03
(PRINT NAME BELOW SIGNATURE)
FRANK G. BOSSONG III

NOTE: SEDIMENT CONTROLS PROPOSED UNDER F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

12/3/03

\\Compaq4\SHAREROOT\MO-Howard\Mount Joy\dwg\SDP\506V3\03-SD_Grading.dwg 12/02/03 09:32:43 AM EST SDP-04-06

DATUM: NAD 83/91

TREE SYMBOL KEY
SEE SHEET 7 FOR SCHEDULE & DETAILS

- ACER RUBUM (RED MAPLE)
- TILIA CORDATA (LITTLELEAF LINDEN)
- QUERCUS RUBRA (RED OAK)
- FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)
- PYRUS CALLERYANA 'CHANTICLEER' (CHANTICLEER PEAR)
- PRUNUS CERASIFERA (THUNDERCLOUD PLUM)
- CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)
- PINUS STROBUS (WHITE PINE)
- AMALANCHIER CANADENSIS (SHADBLOW SERVICEBERRY)
- PRUNUS YEDOENSIS (YOSHINO CHERRY)

NOTE: TREES APPROVED BY PREVIOUS PLANS SHOWN IN LIGHT GREY. (SEE F-03-87)

MATCHLINE SEE SHEET 5 OF 7

EXECUTIVE PARK DRIVE (PUBLIC ACCESS STREET) (F-03-87)

EXECUTIVE PARK DR. (LOCAL ROAD) (F-03-87)

LEE MANOR DRIVE (PUBLIC ACCESS STREET) (F-03-87)

SAMUEL JOY WAY (PUBLIC ACCESS STREET) (F-03-87)

SERENITY VIEW DR. (PUB. ACCESS ST.) (F-03-87)

LEE HOLLOW PLACE (PUBLIC ACCESS STREET) (F-03-87)

LIMITS OF THIS SDP

O.S. LOT 123 24,102± SF (H.O.A)

LOT 124 4.99± AC OPEN SPACE (DEDICATED TO DEPT. OF RECREATION AND PARKS)

RECREATIONAL OPEN SPACE 121 11,857± SF (H.O.A)

OPEN SPACE

PROP. LANDSCAPE WALL & FENCE UNIT (TYP.)

PROP. LANDSCAPE PIERS (TYP.)

PROP. ENTRY FEATURE WALLS & SIGNAGE. (ADD'L DETAILS TO BE PROVIDED IN CONJUNCTION WITH THE ENTRY FEATURE PERMIT REQUIREMENTS)

PROP. ENTRY FEATURE MAINTENANCE EASEMENT

EX. 10' PUBLIC TREE MAINTENANCE EASEMENT

EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT

EX. 2' PUBLIC WATER, SEWER & UTILITY EASMT.

EX. PUBLIC DRAINAGE & UTILITY EASEMENT

EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT

EX. PUBLIC TREE MAINTENANCE EASEMENT

EX. 20' PUBLIC WATER, SEWER & UTILITY EASEMENT

EX. SWM/BASIN #2 (PER F-03-87)

EX. RETAINING WALL

NO PLANTINGS WITHIN 10' OF RET. WALL

75' STREAM BUFFER

STRUCTURES SHALL NOT BE LOCATED WITHIN THE PRIVATE RETAINING WALL EASEMENT.

EX. PRIVATE RETAINING WALL EASEMENT

PUB. SWM CREDIT, UTILITY & FOREST CONSERVATION ESMNT. (TYP.)

25' WETLAND BUFFER

WETLAND LIMIT

EX. CL OF STREAM

100 YR. FLOODPLAIN LIMITS

N02°11'55"W 213.33

N07°50'50"W 473.61

N22°49'24"W 232.83

S83°59'26"W 341.83

Oakland Ridge Ind. Development Corp. Parcel 26

HRD Land Holdings P/O Parcel 268

PARCEL 'A' COLUMBIA EQUESTRIAN CENTER PLAT BOOK 15 FOLIO 6

Dawson Land Co. Parcel 260

QDC Crossing Limited Partnership C/O Orchard Development Corp. Parcel 406 Lot X

P/O LOT 120 (H.O.A)

P/O LOT 129 (H.O.A)

Legend

- STREAM BUFFER
- 100 YR. FLOODPLAIN
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- ZONING LINE
- MATCH LINE
- WETLAND
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING LIGHT POLE LOCATION (PUBLIC STREETS—PER F-03-87)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12/19/03

Chief, Division of Land Development JA — Date 12/26/03

Director (Acting) — Date 12/30/03

DATE	REVISION	DATE
	REDLINE: REV. TREE LOCATION LOT 66	11/22/04
	FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
	REVISED PER HOWARD COUNTY COMMENTS	09-30-03
	SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	RC	
DRAWN	CoV	
REVIEWED	PFB	

RELEASE FOR _____ BY _____ DATE

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT LANDSCAPE PLAN

RODGERS CONSULTING
Enhancing the value of land assets
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PHASES I, II & III – TOWNHOMES SDP

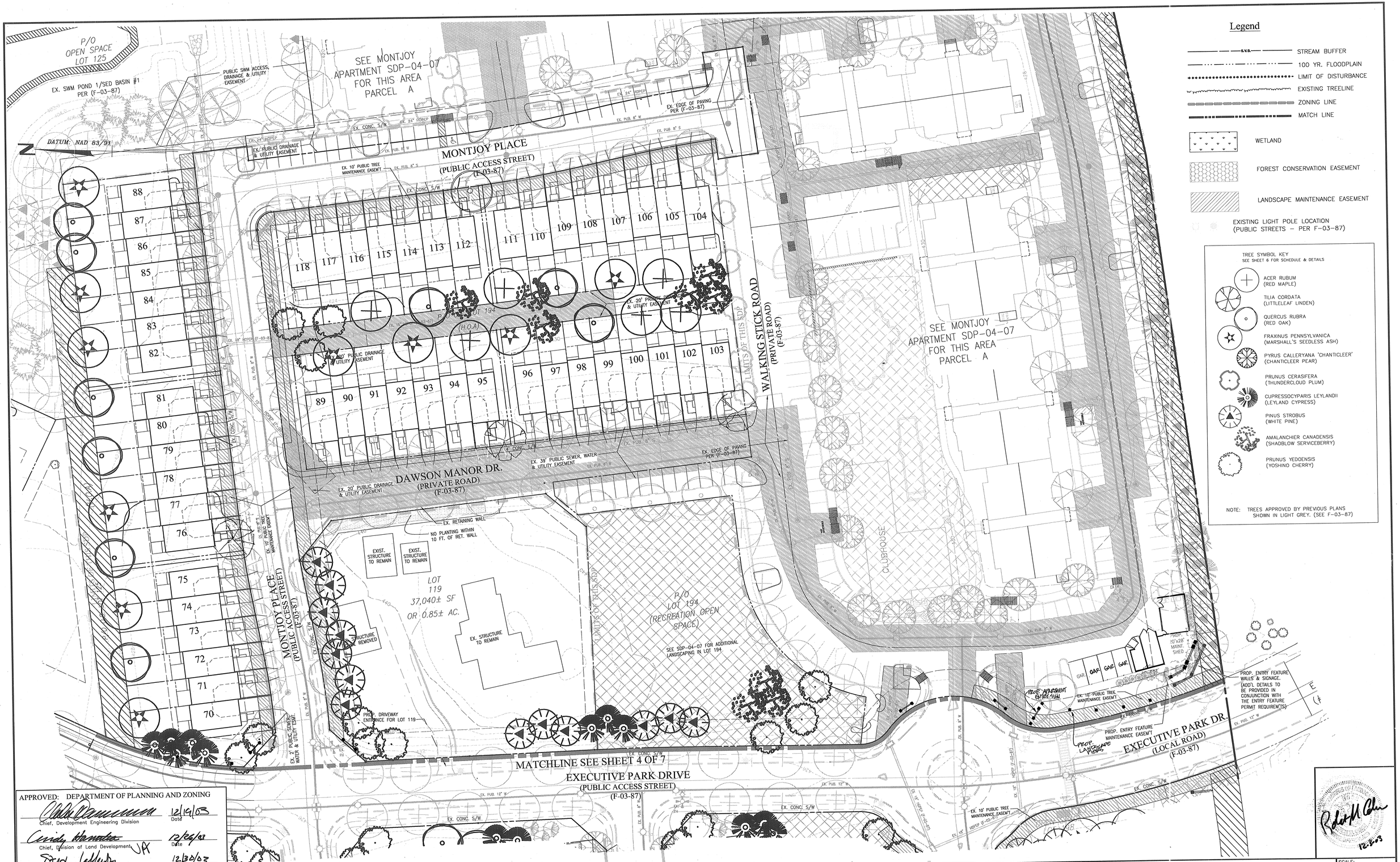
Montjoy

ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE:	1"=30'
JOB No.	506V3
DATE:	07/10/03
INDEX No.	LS-1
SHEET No.	4 OF 7

\\Compaq4\SHAREROOT\MD-Howard\Mount Joy\dwg\SDP\506V3\04-SD_Landscape.dwg 12/02/03 09:38:43 AM EST

SDP-04-06



Legend

- STREAM BUFFER (S.V.B.)
- 100 YR. FLOODPLAIN
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- ZONING LINE
- MATCH LINE
- WETLAND
- FOREST CONSERVATION EASEMENT
- LANDSCAPE MAINTENANCE EASEMENT
- EXISTING LIGHT POLE LOCATION (PUBLIC STREETS – PER F-03-87)

TREE SYMBOL KEY
SEE SHEET 6 FOR SCHEDULE & DETAILS

- ACER RUBUM (RED MAPLE)
- TILIA CORDATA (LITTLELEAF LINDEN)
- QUERCUS RUBRA (RED OAK)
- FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)
- PYRUS CALLERYANA 'CHANTICLEER' (CHANTICLEER PEAR)
- PRUNUS CERASIFERA (THUNDERCLOUD PLUM)
- CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)
- PINUS STROBUS (WHITE PINE)
- AMALANCHIER CANADENSIS (SHADBLOW SERVICEBERRY)
- PRUNUS YEDOENSIS (YOSHINO CHERRY)

NOTE: TREES APPROVED BY PREVIOUS PLANS SHOWN IN LIGHT GREY. (SEE F-03-87)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 12/16/03
Chief, Division of Land Development	Date 12/22/03
Director	Date 12/30/03

DATE	REVISION	DATE
	REDLINE: REVISE LOT LINES 76,75,70,71,72	11/22/04
	FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
	REVISED PER HOWARD COUNTY COMMENTS	09-30-03
	SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	RC	
DRAWN	CoV	
REVIEWED	PFB	

RELEASE FOR _____ BY _____ DATE

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
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Michael J. Conley, Vice President
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PHASES I, II & III – TOWNHOME SDP

Montjoy

ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE:	1"=30'
JOB No.	506V3
DATE:	07/10/03
INDEX No.	LS-2
SHEET No.	5 OF 7

\\Compaq4\SHAREROOT\MD-Howard\Mount Joy\dwg\SDP\506V3\05-SD_Landscape.dwg 12/02/03 09:48:02 AM EST

SDP-04-06

SCHEDULE A PERIMETER LANDSCAPE EDGE FOR LOTS 1-5 ONLY *	
Buffer Type	B
Length of Buffer	125'
Number of Trees Required:	
Shade Trees @ 1/50 lf	3
Evergreen Trees @ 1/40 lf	4
Number of Trees Provided:	
Shade Trees	3
Evergreen Trees	4

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units	118
Number of trees Required @ 1/DU	118
Number of Trees Provided:	
Shade Trees	80
Other Trees (2:1 substitution) =	77 (credit = 38)

SURETY CALCULATION-RESIDENTIAL INTERNAL LANDSCAPING TREES

SHADE TREES	80 @ $300 ea	$ 24,000
ORNAMENTAL/EVERGREENS	77 @ $150 ea	$ 11,550
SUBTOTAL		$ 35,550

SURETY CALCULATION-RESIDENTIAL PERIMETER BUFFER TREES *

SHADE TREES	3 @ $300 ea	$ 900
ORNAMENTAL/EVERGREENS	4 @ $150 ea	$ 600
SUBTOTAL		$ 1,500
TOTAL SURETY (TO BE POSTED WITH GRADING PERMIT)		$ 37,050

* BONDING FOR BUFFER BEHIND LOTS 1-5 IS INCLUDED UNDER THIS PLAN AS THE BUFFER REQUIREMENTS HAD NOT BEEN DETERMINED AT THE TIME OF SUBMISSION OF THE F-03-87 PLANS.

PLANTING SCHEDULE - RESIDENTIAL INTERNAL

SYMBOL	BOTANICAL NAME (COMMON NAME)	Q'TY	SIZE	ROOT
LARGE TREES				
	ACER RUBUM (RED MAPLE)	16	2 1/2"-3" cal	B&B
	FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)	26	2 1/2"-3" cal	B&B
	QUERCUS RUBRA (RED OAK)	38	2 1/2"-3" cal	B&B
SMALL TREES & EVERGREENS				
	AMALANCHIER CANADENSIS (SHADBLOW SERVICEBERRY)	13	8' - 10' ht.	B&B
	PRUNUS YEDOENSIS (YOSHINO CHERRY)	25	1 1/2"-2" cal	B&B
	CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)	20	6'-8' ht	B&B
	PINUS STROBUS (WHITE PINE)	19	6'-8' ht	B&B

PLANTING SCHEDULE - PERIMETER BUFFER

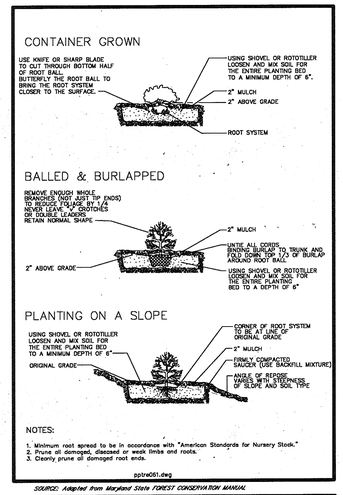
SYMBOL	BOTANICAL NAME (COMMON NAME)	Q'TY	SIZE	ROOT
LARGE TREES				
	PINUS STROBUS (WHITE PINE)	4	6'-8' ht	B&B
	FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)	3	2 1/2"-3" cal	B&B

Landscape Notes:

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AS ADOPTED 1/4/93 AND AMENDED 3/2/98.

1. Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to size, growth, and size of ball and density of branch structure. Contractor to insure conformance to national and local building codes and ordinances.
2. All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the owners representative.
3. Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
4. The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.
5. Substitutions in plant species or size shall not be permitted except with the written approval of the owners representative.
6. Plants shall be located as shown on the drawings and by scaling or as designated in the field by the owners representative. All locations are to be approved by the owners representative before excavation.
7. Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative.
8. All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
9. During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
10. All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, roots and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.
11. All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the trees root ball.
12. The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction debris, roots and other foreign material are to be removed and discarded offsite.
13. The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 peat moss, or other approved organic material or imported new loamy topsoil and 10% cow manure. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.
14. The contractor is responsible to ensure that all tree pits, shrub beds and planter are well drained. No The landscape contractor without cost to the owner will replace all plant material, which is affected by poor drainage.
15. All lawn areas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist on the site.
16. All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be sodded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tailored and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
17. The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
18. The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, damaged in any way which will affect the plants general appearance and well being.
19. The trees and shrubs are to be planted with the accepted standards of the American Association of Nurserymen. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest visibility.
20. The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
21. The Landscape Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
22. Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C units to be located so that shrubs at maturity will maintain 1 foot airspace between unit and plant.
23. Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as not to impede drainage away from buildings.
24. Trees in public rights of way shall be located at least 3 feet from sidewalks. When the distance between the curb and the sidewalk is less than 6 feet, trees shall be planted 3 feet from sidewalk in the direction away from the road.
25. Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.
26. Groups of shrubs shall be placed in a continuous raised mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within 4 feet of shrub beds shall share same mulch bed.

SHRUB PLANTING

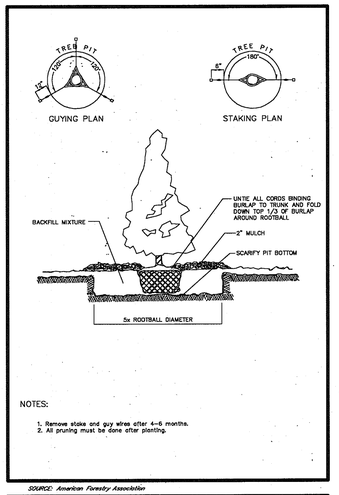


NOTES:
1. Minimum root spread to be in accordance with "American Standards for Nursery Stock."
2. Prune all damaged, diseased or weak limbs and roots.
3. Cleanly prune all damaged root ends.

pptra061.dwg

SOURCE: Adapted from Maryland State FOREST CONSERVATION MANUAL

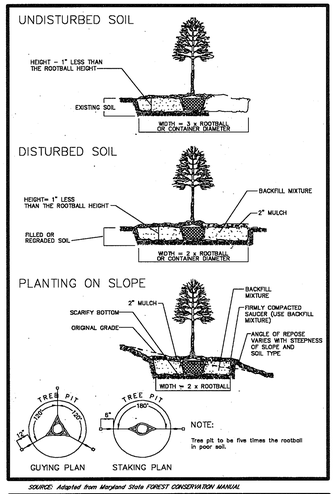
EVERGREEN TREE PLANTING



NOTES:
1. Remove stake and guy wires after 4-6 months.
2. All pruning must be done after planting.

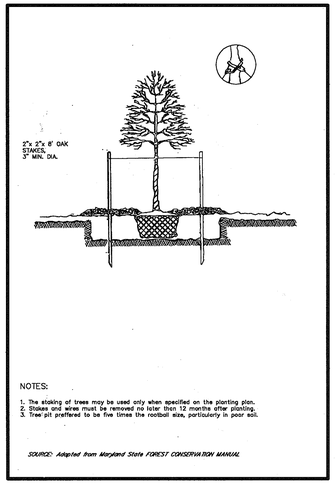
SOURCE: American Forestry Association

DECIDUOUS TREE PLANTING
CONTAINER GROWN AND BALLED & BURLAPPED STOCK



SOURCE: Adapted from Maryland State FOREST CONSERVATION MANUAL

STAKED TREE SPECIFICATION (2)



NOTES:
1. The staking of trees may be used only when specified on the planting plan.
2. Stakes and wires must be removed no later than 12 months after planting.
3. Tree pit prefered to be five times the rootball size, particularly in poor soil.

SOURCE: Adapted from Maryland State FOREST CONSERVATION MANUAL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 12/19/03

Chief, Division of Land Development — Date 12/29/03

Director (Acting) — Date 12/30/03

	DATE	REVISION	DATE
		FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
		REVISED PER HOWARD COUNTY COMMENTS	09-30-03
		SUBMITTED FOR REVIEW	07-10-03

	BY	DATE
BASE DATA	CADD	
DESIGNED	PFB,RC	
DRAWN	RC	
REVIEWED	PFB	

RELEASE FOR _____ BY _____ DATE _____

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT PLAN LANDSCAPE DETAILS

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

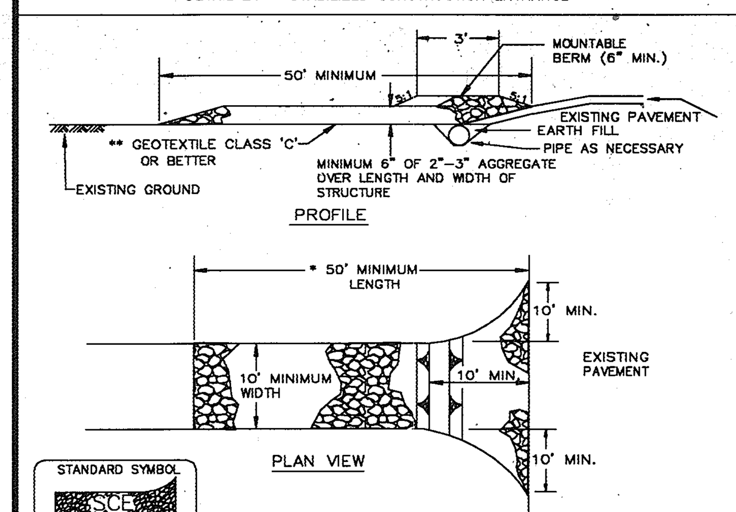
PHASES I, II & III - TOWNHOME SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE:	AS SHOWN
JOB No.	506v3
DATE:	07/10/03
INDEX No.	LS-3
SHEET No.	6 OF 7

\\Compaq4\SHAREROOT\MO-Howard\Mount Joy\dwg\SDP\506V3\06-Landscape Details.dwg 12/02/03 10:03:55 AM EST

SDP - 04 - 06

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning

3. 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.

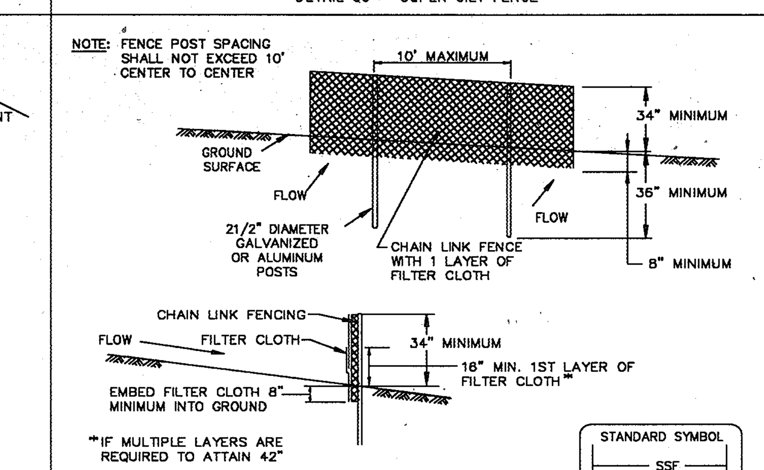
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped 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 6" minimum will be required.

6. 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 F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

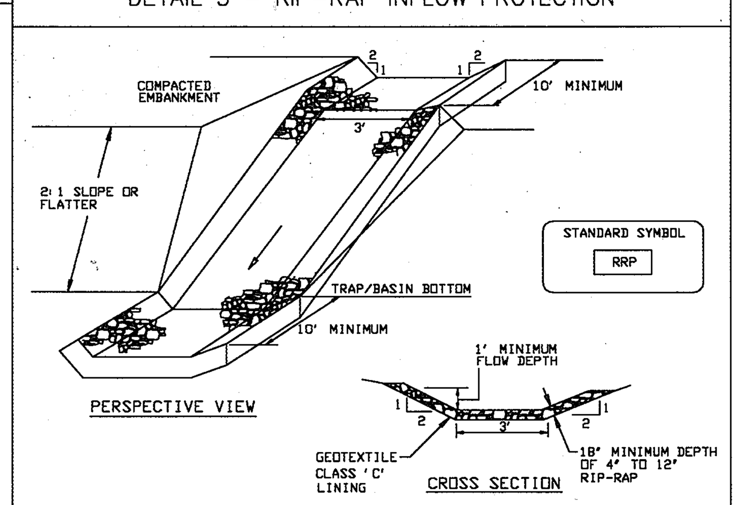
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 5 – RIP-RAP INFLOW PROTECTION



Construction Specifications

1. Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min.) bottom width. The channel shall be lined with 4' to 12' rip- rap to a depth of 18'.

2. Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.

3. Entrance and exit sections shall be installed as shown on the detail section.

4. Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.

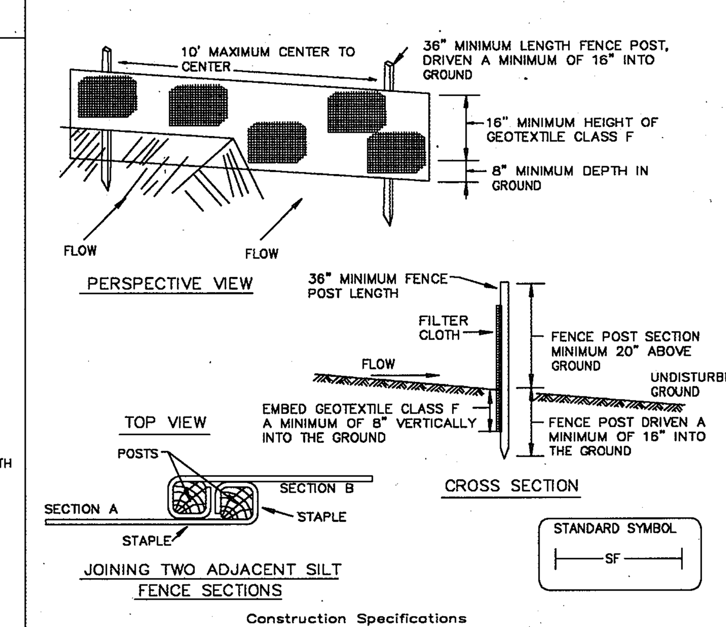
5. Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.

6. Rip-rap should blend into existing ground.

7. Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE B - 6 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

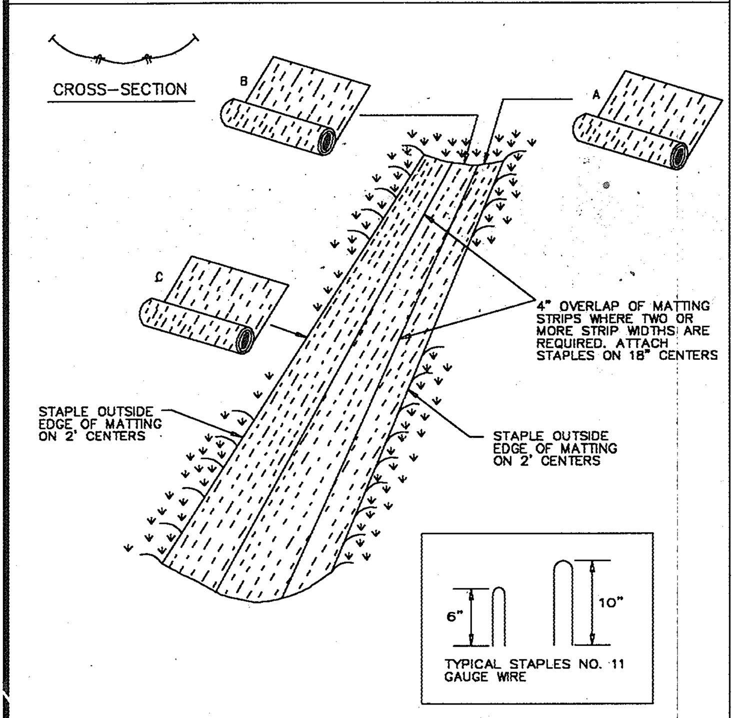
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft ²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 30 – EROSION CONTROL MATTING



1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. secure with a row of staples about 4" down slope from the trench. Spacing between staples is 8".

2. Staple the 4" overlap in the channel center using an 18" spacing between staples.

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with soil.

4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and alternating rows down the center.

5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strap by 4" shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2 & 2A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAILS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND MAY NOT NECESSARILY BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

21.0 STANDARD & 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 VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, &/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. 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.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION & DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION & MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED, PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

i. 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 1½" IN DIAMETER.

ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. 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 LBS/1,000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS & WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

II. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. PLACE TOPSOIL (IF REQUIRED) & APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS & MATERIALS.

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

A. pH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

C. TOPSOIL HAVING SOLUBLE-SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST & APPROVED BY THE APPOPRIATE APPROVAL AUTHORITY MAY BE USED IN LIEU OF NATURAL TOPSOIL.

ii. PLACE TOPSOIL (IF REQUIRED) & APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS & MATERIALS.

V. TOPSOIL APPLICATION

i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION & SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE & SEDIMENT TRAPS AND BASINS.

ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.

iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" – 8" LAYER & LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION & 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.

iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING & SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING – INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME & COMMERCIAL FERTILIZER, COMPOSTED SLUDGE & AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

B. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM & HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/I ,000 SF.

IV. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/L ,000 SF, & ⅓ THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION & SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND & VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

24.0 MATERIALS SPECIFICATIONS TABLE 27 GEOTEXTILE FABRICS

CLASS	APPARENT OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30	250	500
B	0.60	200	320
C	0.30	200	320
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40 – 0.80*	90	190

* US STD SIEVE CW-02215

THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

–APPARENT OPENING SIZE MSMT 323

–GRAB TENSILE STRENGTH ASTM D 1682: 4X8" SPECIMEN, 1X2" CLAMPS, 12"/MIN. STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC.

–BURST STRENGTH ASTM D 3786

THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS, AND WILL BE ROT AND MILDEW RESISTANT. IT SHALL BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A MINIMUM OF 85% BY WEIGHT OF POLYOLEPHINS, POLYESTERS, OR POLYAMIDES. THE GEOTEXTILE FABRIC SHALL RESIST DETERIORATION FROM ULTRAVIOLET EXPOSURE.

IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 CM./SEC. MINIMUM PERMEABILITY WHEN TESTED IN ACCORDANCE WITH MSMT 507, AND AN APPARENT MINIMUM ELONGATION OF 20 PERCENT (20%) WHEN TESTED IN ACCORDANCE WITH THE GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.

SILT FENCE
CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM TENSILE STRENGTH AND A 20 LB./IN. MINIMUM TENSILE MODULES WHEN TESTED IN ACCORDANCE WITH MSMT 509. THE MATERIAL SHALL ALSO HAVE A 0.3 GAL./FT2/MIN. FLOW RATE AND SEVENTY-FIVE PERCENT (75%) MINIMUM FILTERING EFFICIENCY WHEN TESTED IN ACCORDANCE WITH MSMT 322.

GEOTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST DETERIORATION FROM ULTRAVIOLET EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT AMOUNTS OF ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 12 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120 DEGREES F.

STONE FOR GABION BASKETS

BASKET THICKNESS		SIZE OF INDIVIDUAL STONES	
INCHES	MM	INCHES	MM
6	150	3 – 5	75 – 125
9	225	4 – 7	100 – 175
12	300	4 – 7	100 – 175
18	460	4 – 7	100 – 175
36	910	4 – 12	100 – 300

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT SHALL BE BROKEN INTO SIZES MEETING THE APPROPRIATE CLASSIFICATION, SHALL CONTAIN NO STEEL REINFORCEMENT, AND SHALL HAVE A DENSITY OF 150 POUNDS PER CUBIC FOOT.

TABLE 28 STONE SIZE

	SIZE RANGE	D_{50}	D_{100}	AASHTO	WEIGHT
NUMBER 57*	⅜" – 1½"	½"	1½"	M-43	N/A
NUMBER 1	2" – 3"	2½"	3"	M-43	N/A
RIP-RAP**	4" – 7"	5½"	7"	N/A	N/A
CLASS I	N/A	9½"	15"	N/A	150 LB MAX
CLASS II	N/A	16"	24"	N/A	700 LB MAX
CLASS III	N/A	23"	34"	N/A	2000 LB MAX

* THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS.

** THIS CLASSIFICATION IS TO BE USED WHENEVER SMALL RIP-RAP IS REQUIRED. THE STATE HIGHWAY ADMINISTRATION DESIGNATION FOR THIS STONE IS STONE FOR GABIONS (§905.01.04)

SEQUENCE OF CONSTRUCTION (SDP-04-06)

(2 WEEKS)
1. OBTAIN SITE DEVELOPMENT PERMIT.

(52 WEEKS)
2. MAINTAIN SEDIMENT CONTROLS INSTALLED UNDER PLAN F-03-87.

(32 WEEKS)
3. COMPLETE ROUGH GRADING AND PERFORM FINAL GRADING. PLACE TEMPORARY SEEDING AS REQUIRED.

(52 WEEKS)
4. CONSTRUCT TOWNHOUSES AND ASSOCIATED SITE DEVELOPMENT WORK INCLUDING LEVEL SPREADERS.

(2 WEEKS)
5. UPON APPROVAL FROM THE INSPECTOR, REMOVE ASSOCIATED SEDIMENT CONTROL MEASURES AND CONVERT ASSOCIATED BASINS TO SWM PONDS PER F-03-87.

(1 WEEKS)
6. PERFORM FINAL SITE STABILIZATION.

(2 WEEKS)
7. PLACE PERMANENT LANDSCAPING.

(1 WEEKS)
8. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS & PERMITS FOR FINAL INSPECTION OF COMPLETED PROJECT.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS & PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).

2. ALL VEGETATIVE & STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN & ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL", & REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTTURBANCES OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES & ALL SLOPES GREATER THAN 3:1.

B) 14 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN ON THE PLAN MUST BE FENCED & WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOLUME 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 MOST CURRENT "MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL", & REVISIONS THERETO. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION & ESTABLISHMENT OF GRASSES.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE & 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 SITE AREA:	76.4 ACRES
DISTURBED AREA:	5.6 ACRES
IMPERVIOUS AREA:	3.0 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	2.6ACRES
TOTAL CUT:	4,500 CY
TOTAL FILL:	4,500 CY
OFFSITE WASTE/BORROW AREA:*	N/A

*ALL EXCESS MATERIAL SHALL BE TRANSPORTED TO A SUITABLE SPOIL SITE WITH APPROPRIATE SEDIMENT CONTROL MEASURES AS REQUIRED.

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTRUBED 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 & 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. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED & STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

12. QUANTITIES & ESTIMATES SHOWN ARE FOR SEDIMENT CONTROL PURPOSES ONLY. CONTRACTOR SHALL PREPARE HIS/HER OWN QUANTITY ESTIMATES TO HIS/HER SATISFACTION.

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BE RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. (IF NOT PREVIOUSLY LOOSENED)

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON THE FOLLOWING SCHEDULES.

1) PREFERRED – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 IBS/1,000 SF) & 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1,000 SF).

2) ACCEPTABLE – APPLY 2 TONS PER ACRE DOLAMITIC LIMESTONE (92 LBS/1,000 SF) & 1,000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 & AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1,000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE & 2 LBS PER ACRE (0.05 LBS/1,000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION 1) 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION 2) USE SOD. OPTION 3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE & MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1½ TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1,000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS & MAKE NEEDED REPAIRS, REPLACEMENTS & RESEEDINGS.

TEMPORARY SEEDING NOTES
APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM 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: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1,000 SF).

SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 & FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2½ BUSHELS PER ACRE OF ANNUAL RYE (3.2 IBS/1,000 SF). FOR THE PERIOD MAY I THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.07 LBS/1,000 SF). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1½ TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1,000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR ANCHORING.

DUST CONTROL SPECIFICATIONS

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications

Temporary Methods

1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.

2. Vegetative Cover - See standards for temporary vegetative cover.

3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.

5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.

6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.

2. Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.

3. Stone - Cover surface with crushed stone or coarse gravel.

References

1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.

2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS. H-30-1

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[signature] 12/10/03
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[signature] 12/10/03
HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 12/19/03
Chief, Development Engineering Division

[signature] 12/26/03
Chief, Division of Land Development

[signature] 12/30/03
Director (Acting)

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS 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 COUNTY SOIL CONSERVATION DISTRICT"

[signature] 12/3/03
SIGNATURE OF DEVELOPER DATE
(PRINT NAME BELOW SIGNATURE) MIKE J. CONLEY

ENGINEER'S CERTIFICATE

"I 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] 12/3/03
SIGNATURE OF ENGINEER DATE
(PRINT NAME BELOW SIGNATURE) FRANK G. BOSSONG IV

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

12/3/03

	DATE	REVISION	DATE
		FINAL MYLAR SUBMITTAL FOR SIGNATURE	12-04-03
		REVISED PER HOWARD COUNTY COMMENTS	09/30/03
		ISSUED FOR REVIEW	7/10/03

	BY	DATE
BASE DATA	CADD	
DESIGNED	PFB,RC	
DRAWN	CaV	
REVIEWED	PFB	

RELEASE FOR ______ BY________ DATE ____

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc. , as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Stephen J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT PLAN
SEDIMENT & EROSION CONTROL NOTES & DETAILS

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

PHASES I, II & III – TOWNHOMES SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE: AS SHOWN
JOB No. 506V3
DATE: 07-10-03
INDEX No. CS-1
SHEET No. 7 OF 7

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