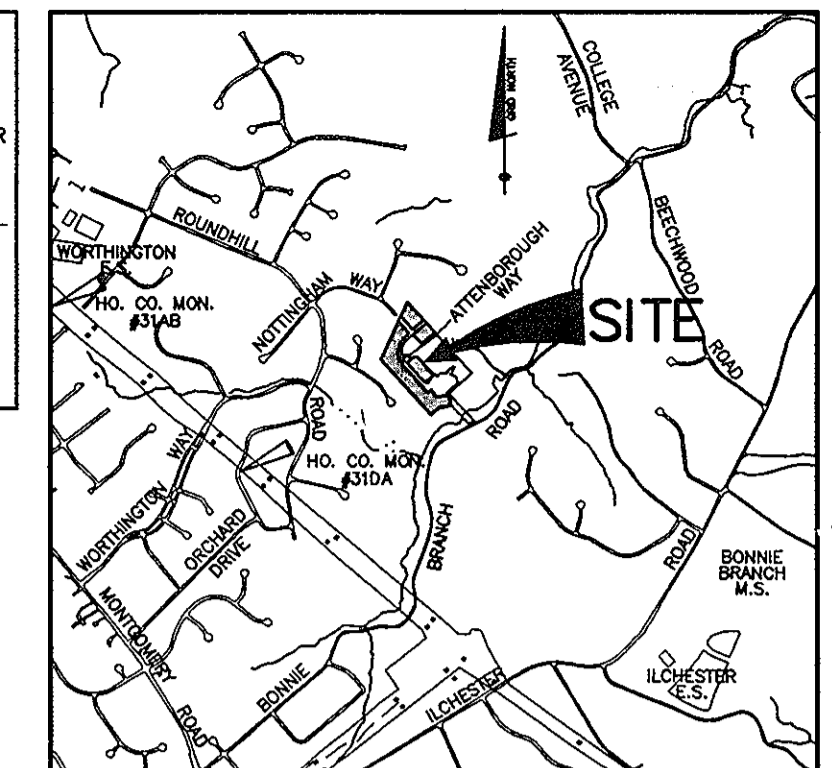


SITE DEVELOPMENT PLAN

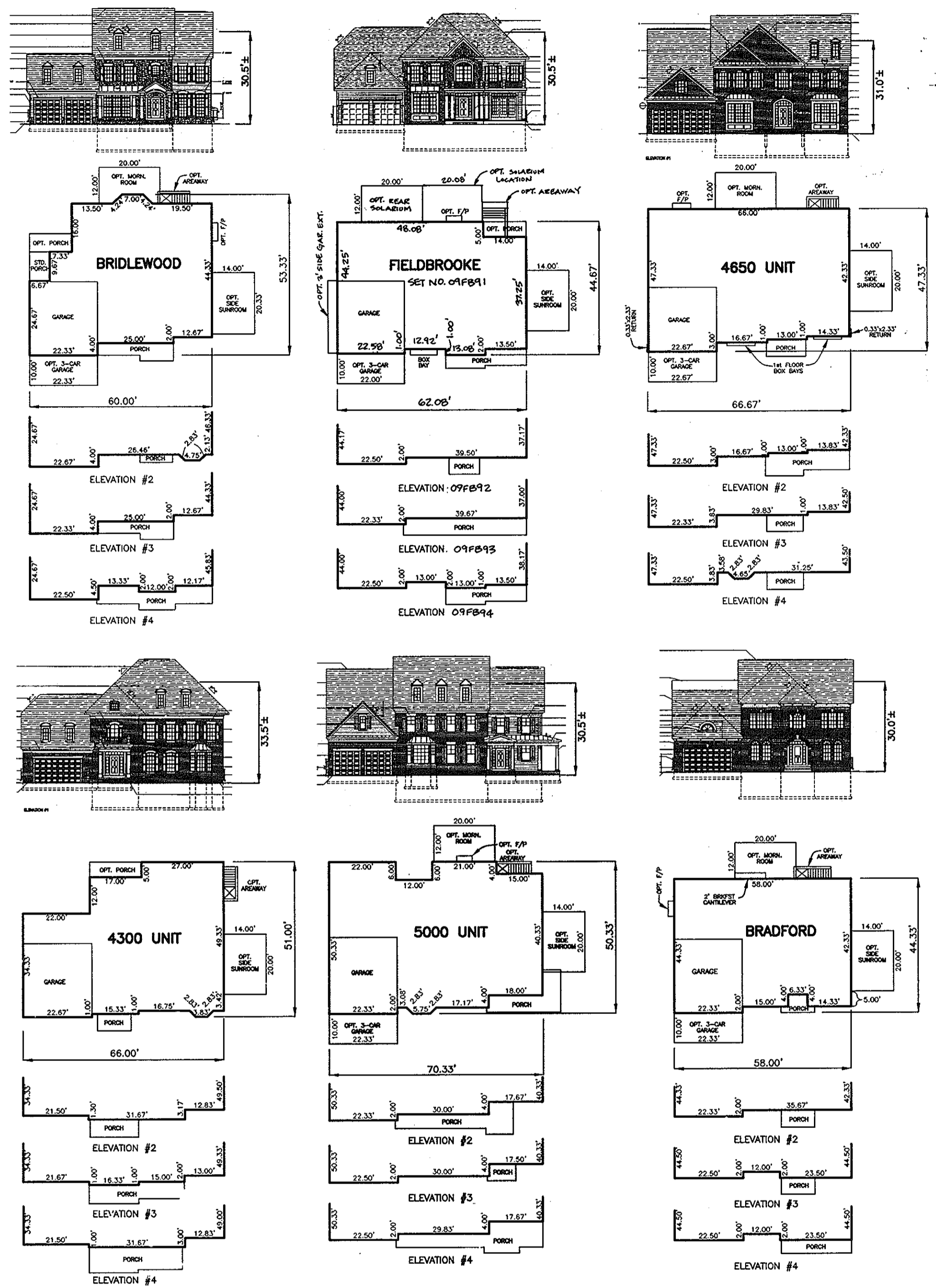
NOTTINGHAM WAY ACRES

LOTS 1 THRU 19

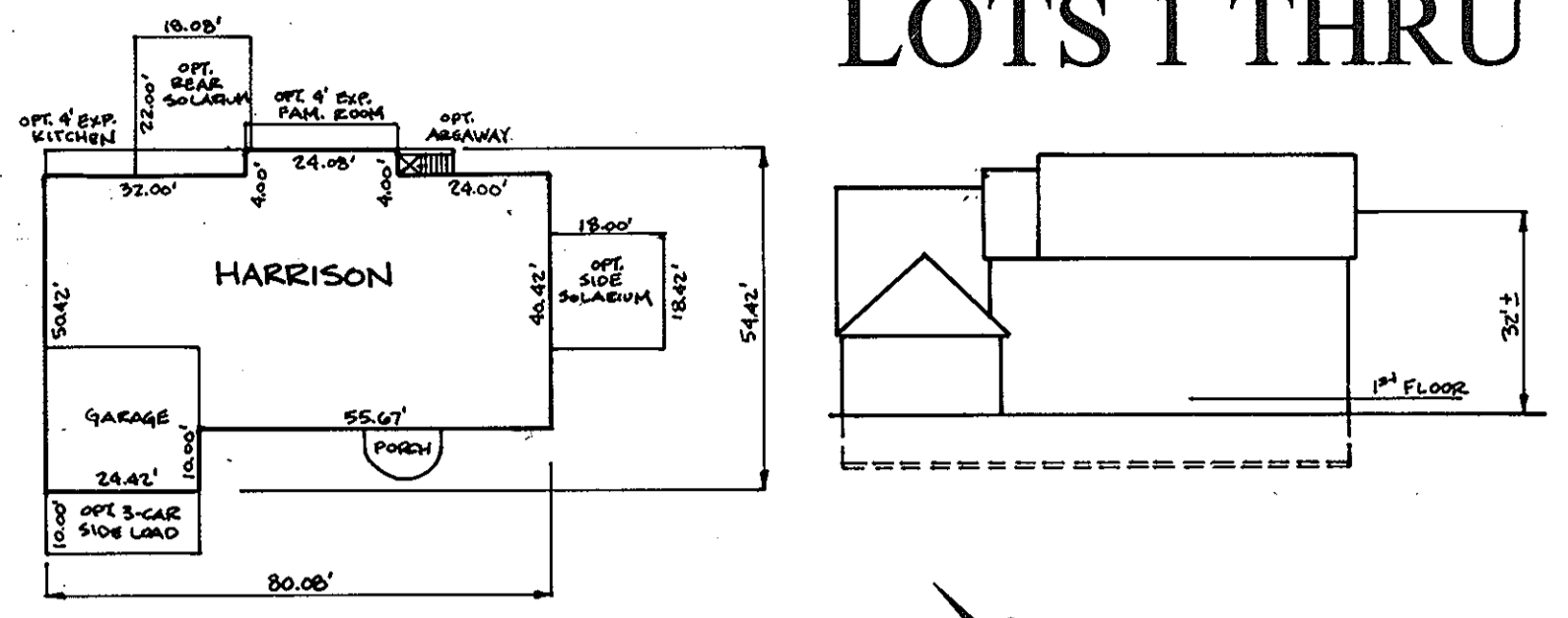
BENCH MARKS
 HO. CO. #310A HOR: NAD83, VERT: NAVD88
 7' EAST FROM EAST EDGE OF PAVING OF ROLLINGTOP ROAD, 85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE FROM ORCHARD ROAD
 N 571982.52 E 1372145.08
 ELEV. 481.359
 HO. CO. #31AB HOR: NAD83, VERT: NAVD88
 CONC. MON. @ SURFACE, 114.2' FROM TRANS. TOWER #281, 86.0' FROM TRANS. TOWER #281A, 30.5' FROM LAST POLE OF CIRCULAR FENCE.
 N 573984.47 E 1369949.47
 ELEV. 499.938



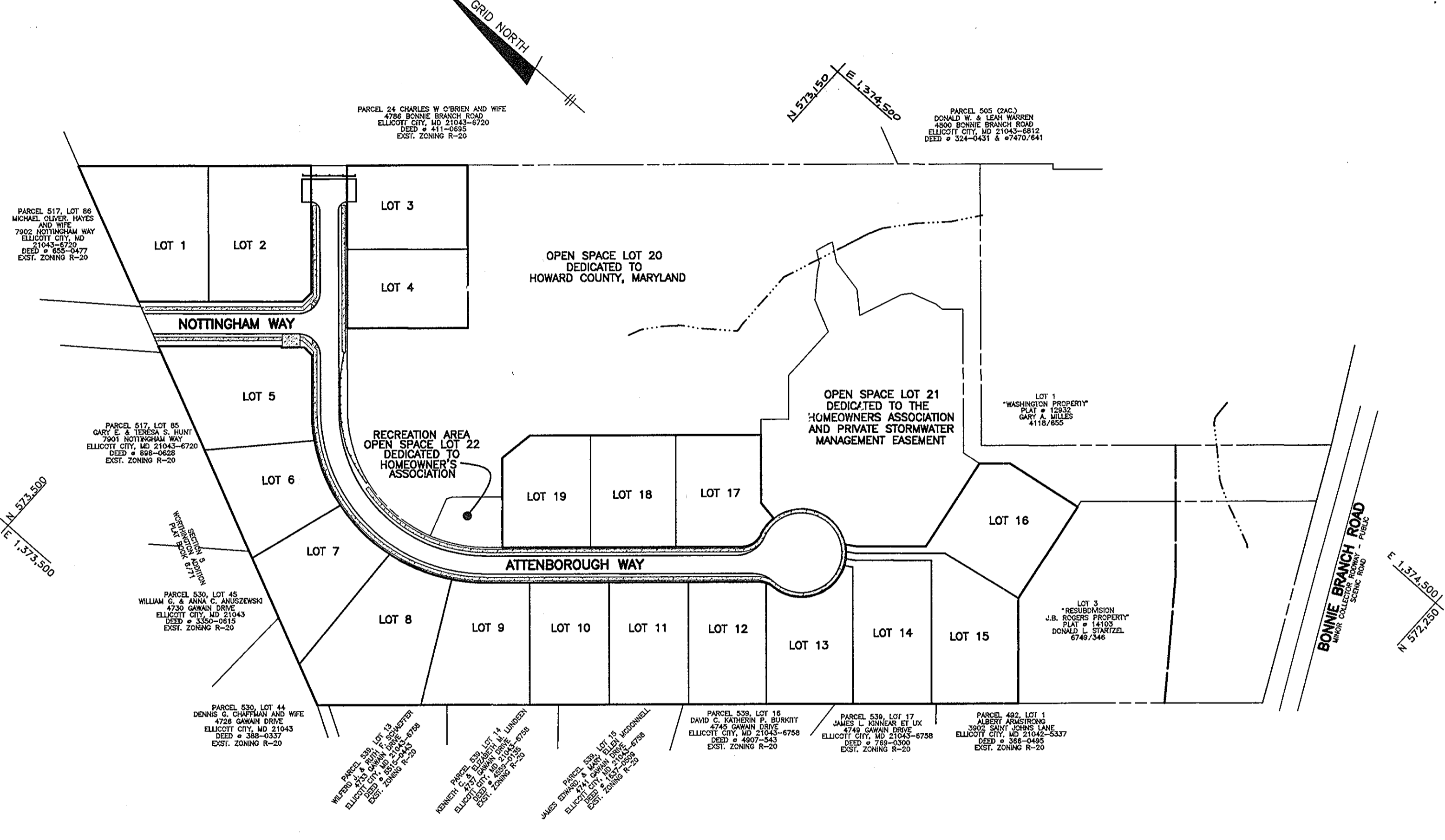
VICINITY MAP
SCALE: 1" = 2000'



HOUSE FOOTPRINTS
SCALE: 1" = 30'



SHEET INDEX	
NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN TITLE SHEET
2	SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN
3	SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS



PLAN VIEW
SCALE: 1" = 100'

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 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 FIELD RUN BY G.W. STEPHENS DATED 9-05-03. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 31AB AND 31DA.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #14-4182-D. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - 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 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - WIDE INDICATES WALKOUT BASEMENT.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: S-02-18, P-04-06, F-04-181, CONTRACT #24-4226-D
 - 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.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - 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 DRIVEWAY (16" MINIMUM CLEARANCE).
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - b. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - d. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS THE SKETCH PLAN WAS APPROVED PRIOR TO 5-22-03. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
 - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 14-16 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 09318 AT FOLIO 402.
 - THE TOTAL FOREST CONSERVATION OBLIGATION CONSISTING OF A FEE-IN-LIEU OF \$24,223.00 AND THE RETENTION OF 3.9 ACRES OF FOREST WAS PROVIDED UNDER F-04-181. THERE IS NO ADDITIONAL OBLIGATION UNDER THIS SDP.
 - THE ROOF DRAINS FOR THE HOMES ON LOTS 9 - 11 SHALL BE CONSTRUCTED SO THAT THEY CONNECT WITH THE 6" PERFORATED PWO UNDERDRAIN IN THE REAR OF THOSE LOTS.

SITE ANALYSIS DATA CHART

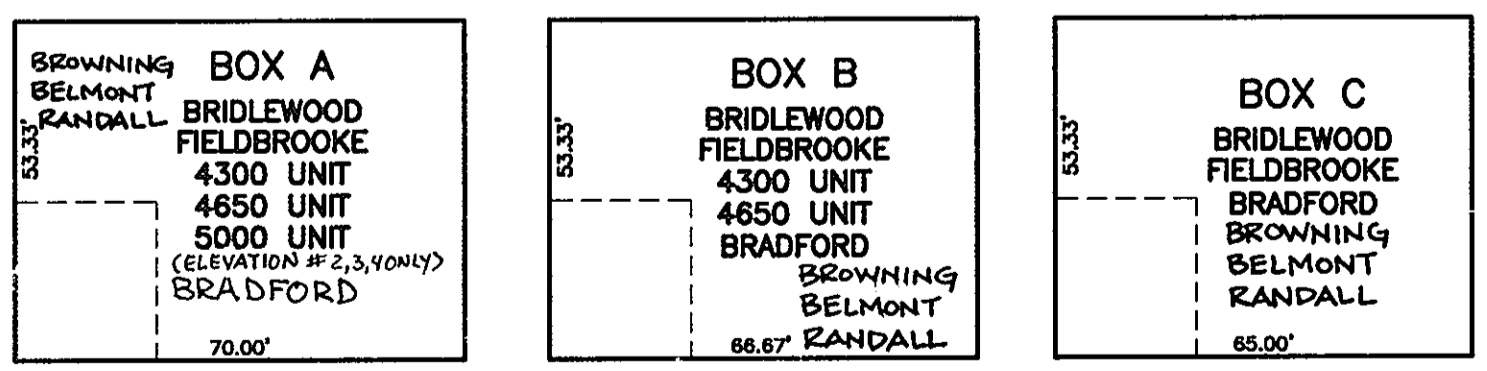
A.) TOTAL PROJECT AREA	13.09 AC.
B.) AREA OF THIS PLAN SUBMISSION	6.09 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	5.60 AC.
D.) PRESENT ZONING:	R-20
E.) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY DETACHED UNITS
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS:	19
H.) TOTAL NUMBER OF UNITS PROPOSED:	19
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE:	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS:	38
K.) NUMBER OF PARKING SPACES PROVIDED:	38
L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA:	0.00 AC. 0%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED PERCENTAGE OF GROSS AREA:	0.00 AC. 0%
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA:	N/A
O.) APPLICABLE DPZ FILE REFERENCES:	S-02-18, P-04-06, F-04-181 CONTRACT # 14-4182-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE

ADDRESS CHART

LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	7898 NOTTINGHAM WAY	11	4824 ATTENBOROUGH WAY
2	7894 NOTTINGHAM WAY	12	4828 ATTENBOROUGH WAY
3	4793 ATTENBOROUGH WAY	13	4832 ATTENBOROUGH WAY
4	4797 ATTENBOROUGH WAY	14	4836 ATTENBOROUGH WAY
5	4800 ATTENBOROUGH WAY	15	4840 ATTENBOROUGH WAY
6	4804 ATTENBOROUGH WAY	16	4844 ATTENBOROUGH WAY
7	4808 ATTENBOROUGH WAY	17	4829 ATTENBOROUGH WAY
8	4812 ATTENBOROUGH WAY	18	4825 ATTENBOROUGH WAY
9	4816 ATTENBOROUGH WAY	19	4821 ATTENBOROUGH WAY
10	4820 ATTENBOROUGH WAY		

PERMIT INFORMATION CHART

SUEVISION NAME:		SECTION/AREA:		LOT/PARCEL #	
NOTTINGHAM WAY ACRES		LOTS 1 - 19		PARCEL 25 & 751	
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
17585-17587	9	R-20	31	SECOND	6027
WATER CODE		SEWER CODE			
G01		125J400			



GENERIC BOXES
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/16/05

John Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/16/05

David J. Logg
 DIRECTOR
 DATE: 11/16/05

NOTE:
OPTIONAL SUNROOM, MORNING ROOM AND 3-CAR GARAGE DO NOT FIT WITHIN GENERIC BOXES. A REDLINE (RESTE) IS REQUIRED.

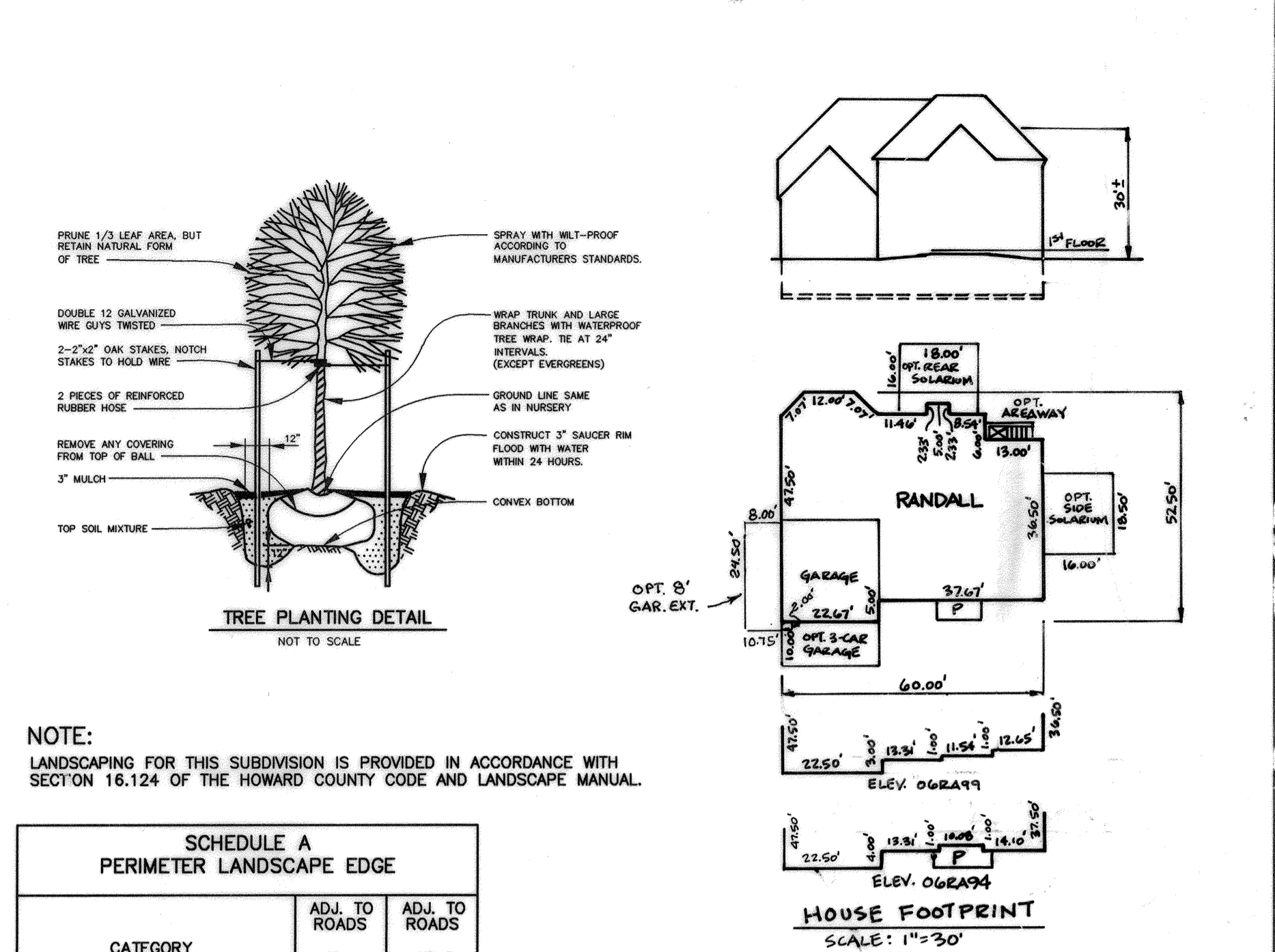
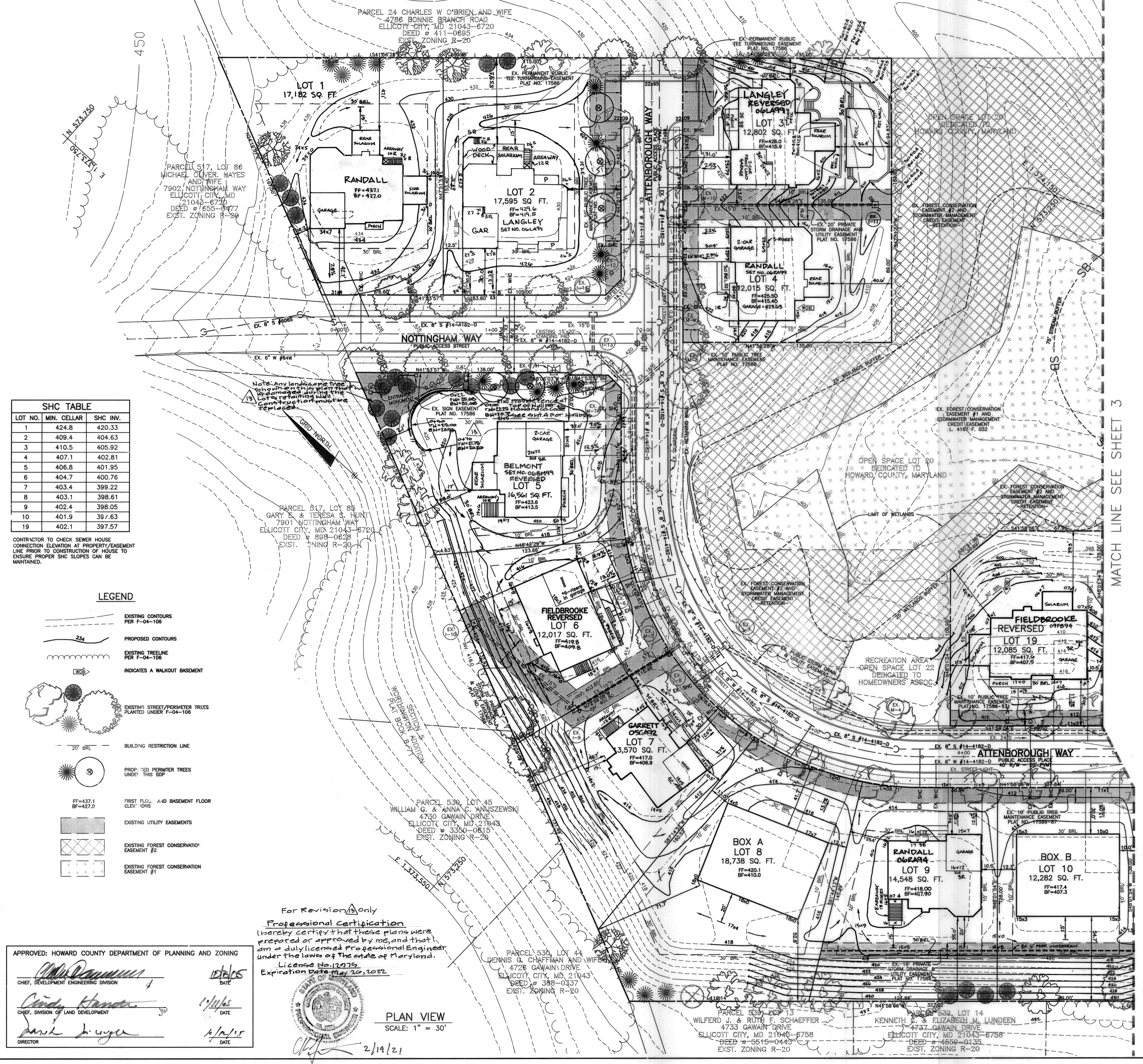
NO.	DATE	REVISION
3	2-26-2009	ADD OPTIONAL SHALABUM LOCATION, 3'SIDE GARAGE, AND ADRWAYWAY TO FIELDBROOKE MODEL
2	10-2-06	REVISE SET NO. 09FB91 FOR FIELDBROOKE MODEL
1	4-25-06	ADD HARRISON, BELMONT, BROWNING, ST. ANDREWS, LANGLEY, RANDALL & VINCENT HOUSE MODELS, REVISE GENERIC BOXES TO REFLECT NEW HOUSE TYPES.

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE # SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-415-6644
 www.bcl-engineering.com

Donald Mason
10/16/05

OWNER:	PROJECT:
WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	NOTTINGHAM WAY ACRES LOTS 1 THRU 19
BUILDER:	LOCATION:
WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	TAX MAP: 31, GRID: 9 PARCELS 25 & 751 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT	TITLE:
DRAFT: DBT	SITE DEVELOPMENT PLAN TITLE SHEET
CHECK: DAM	DATE: SEPTEMBER, 2005
SCALE: AS SHOWN	PROJECT NO. 1797
	SHEET 1 OF 5



NOTE:
LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJ. TO ROADS LOT 2	ADJ. TO ROADS LOT 5
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	143 L.F.	165 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	143 L.F.	165 L.F.
SHADE TREES	3	3
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTE)	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-
NUMBER OF PLANTS PROVIDED	3	3
SHADE TREES	3	3
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTE)	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
 - LANDSCAPE SURETY IN THE AMOUNT OF \$3,000.00 FOR THE REQUIRED 7 SHADE TREES (\$1,800), 8 EVERGREEN TREES (\$1,200) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN. LANDSCAPE SURETY FOR LOT 2: \$1,500 (3 SHADE TREES, 4 EVERGREENS) LANDSCAPE SURETY FOR LOT 5: \$1,500 (3 SHADE TREES, 4 EVERGREENS)

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊕	6	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER
☀	8	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER

NO.	DATE	REVISION
12	02/18/2004	ADD RETAINING WALL TO LOT 5 (SLW)
11	11-6-2004	SHOW POOL AND RETAINING WALLS ON LOT 3 PER AS-BUILT CONDITIONS
10	7-7-2007	REVISE GRADES ON LOT 6 PER AS-BUILT CONDITIONS
9	2-20-2009	ADD GARRETT ON LOT 7, ADJUST GRADES
8	1-30-09	ADD OPTIONAL 8' GAR. EXT. TO RANDALL FOOTPRINT
7	8-1-2008	REVISE GRADES AND SHOW FIELDBROOKE HOUSE PER AS-BUILT CONDITIONS
6	3-27-2008	SITE A RANDALL ON LOT 9. REVISE GRADES ON LOTS 8-10.
5	2-21-2008	SITE A LANGLEY W/REAR SOLARIUM ON LOT 3.
4	10-9-2007	REVISE GRADES ON LOT 5 PER AS-BUILT CONDITIONS, DELETE 2' KIT. & PAM. EXTENSIONS
3	5-22-2007	SITE A RANDALL W/REAR SOLARIUM ON LOT 4.
2	3-28-07	ADD A BELMONT W/REAR SOLARIUM, 2' PAM. EXT AND 2' KIT. EXT. ON LOT 5
1	8-17-06	SITE A LANGLEY W/REAR SOLARIUM ON LOT 2.
1	4-25-06	ADD RANDALL FOOTPRINT AND SITE ON LOT 1.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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ELICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844
www.bel-civilengineering.com

Donald Moore
9/10/05

OWNER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	PROJECT: NOTTINGHAM WAY ACRES LOTS 1 THRU 19
BUILDER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	LOCATION: TAX MAP: 31, GRID: PARCELS: 25 & 751 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT DRAFT: DBT CHECK: DAM	TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN
DATE: SEPTEMBER, 2005 PROJECT NO. 1797	SCALE: 1" = 30' SHEET 2 OF 5

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
1	424.8	420.33
2	409.4	404.63
3	410.5	405.92
4	407.1	402.81
5	406.8	401.95
6	404.7	400.76
7	403.4	399.22
8	403.1	398.61
9	402.4	398.05
10	401.9	397.63
19	402.1	397.57

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

- LEGEND**
- EXISTING CONTOURS PER F-04-106
 - PROPOSED CONTOURS
 - EXISTING TRELIN PER F-04-106
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET/PERIMETER TREES PLANTED UNDER F-04-106
 - BUILDING RESTRICTION LINE
 - PROP. 3" PERIMETER TREES UNDER THIS SDP
 - FIRST FLOOR AND BASEMENT FLOOR ELEVATIONS
 - EXISTING UTILITY EASEMENTS
 - EXISTING FOREST CONSERVATION EASEMENT #2
 - EXISTING FOREST CONSERVATION EASEMENT #1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

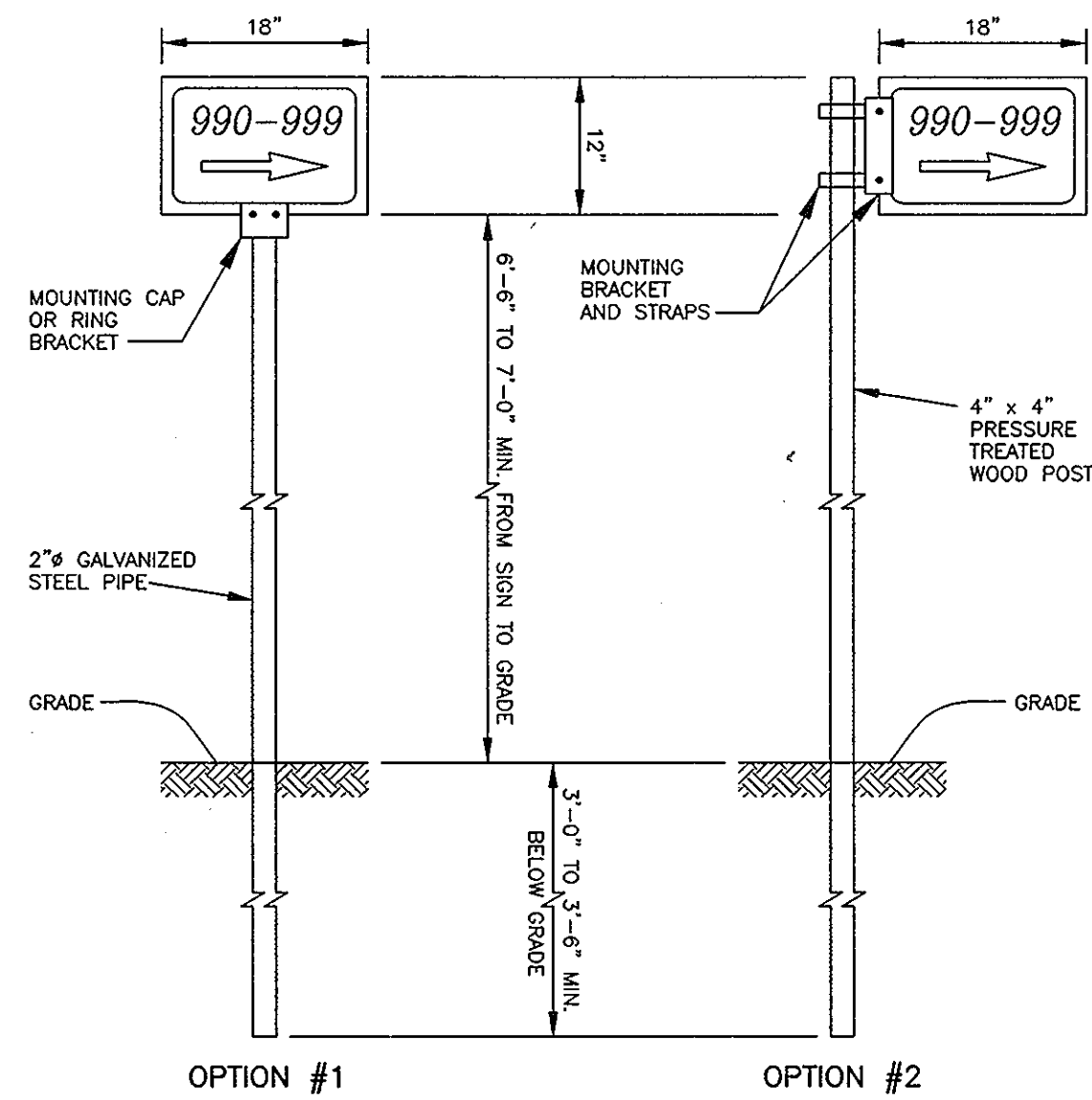
Chief, Development Engineering Division
Chief, Division of Land Development
Director

DATE: 12/15/05
DATE: 1/14/06
DATE: 6/12/05

Professional Certification
I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.
License No. 19275
Expiration Date: 11/20/2022

2/19/21

PLAN VIEW
SCALE: 1" = 30'

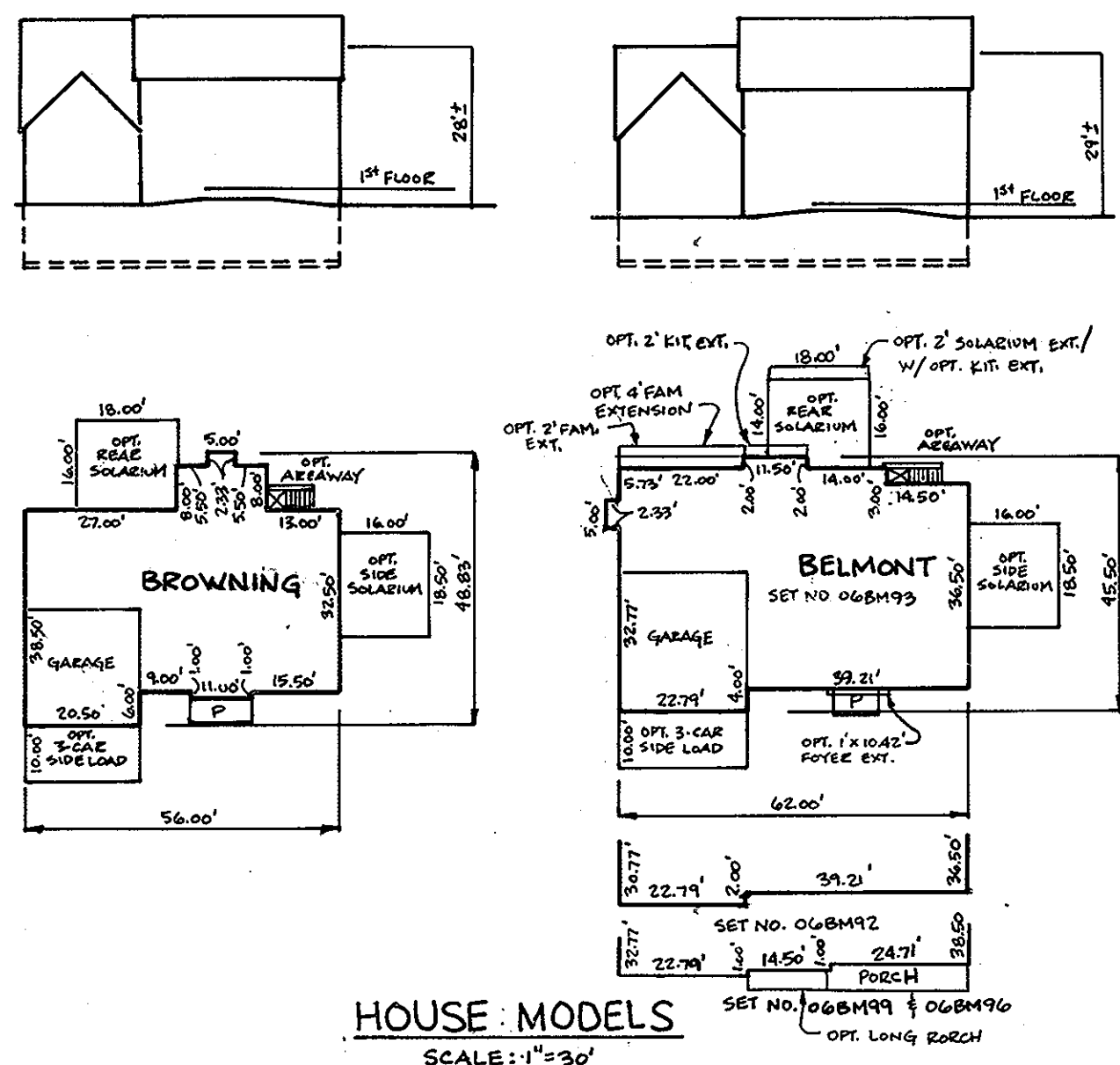


THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:

1. THE SIGN SIZE SHALL BE 12" x 18".
2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
3. THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
4. WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAT.
6. ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(G) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
7. COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL

NOT TO SCALE



HOUSE MODELS SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

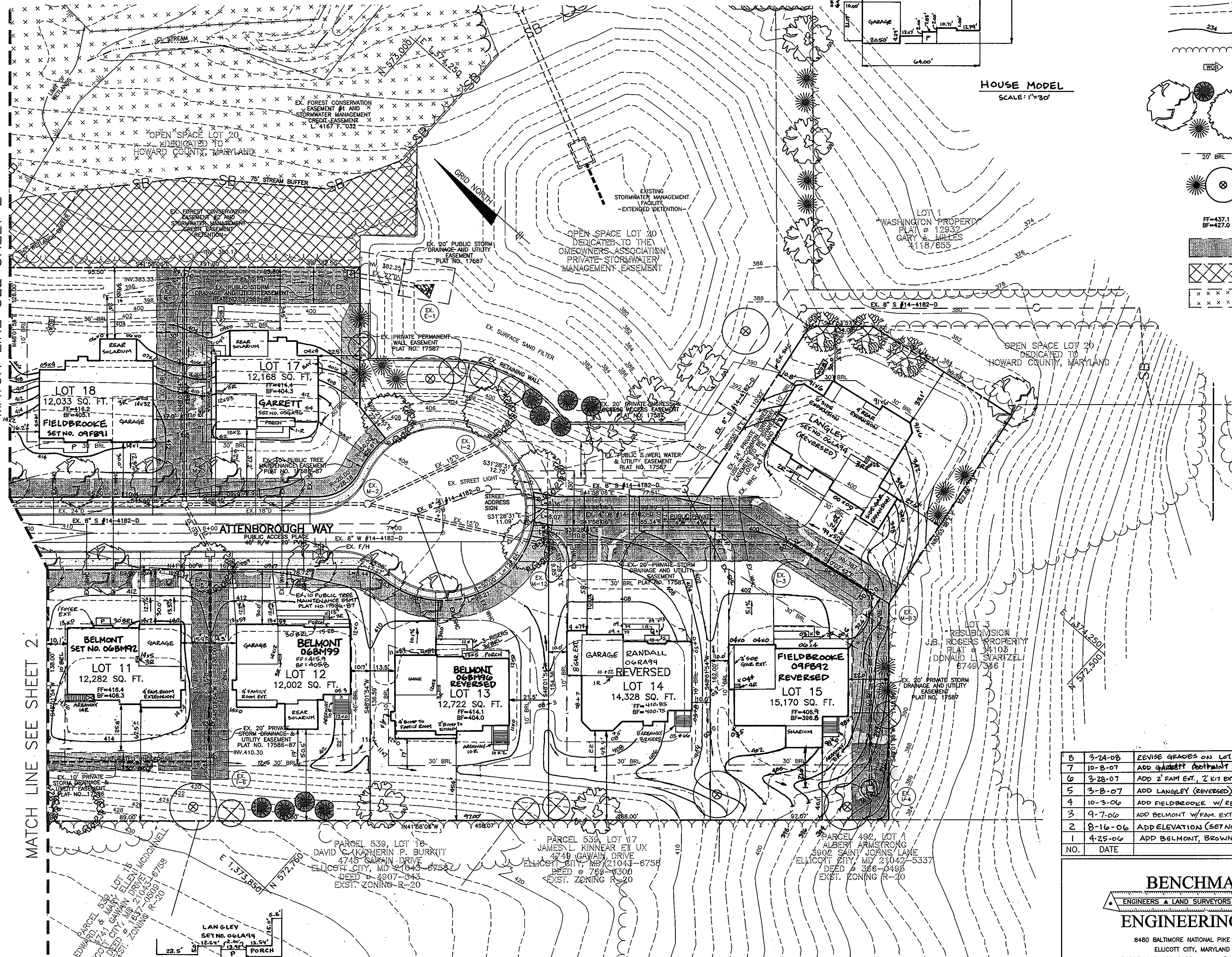
[Signature] 10/2/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10/11/05
 CHIEF, DIVISION OF LAND DEVELOPMENT

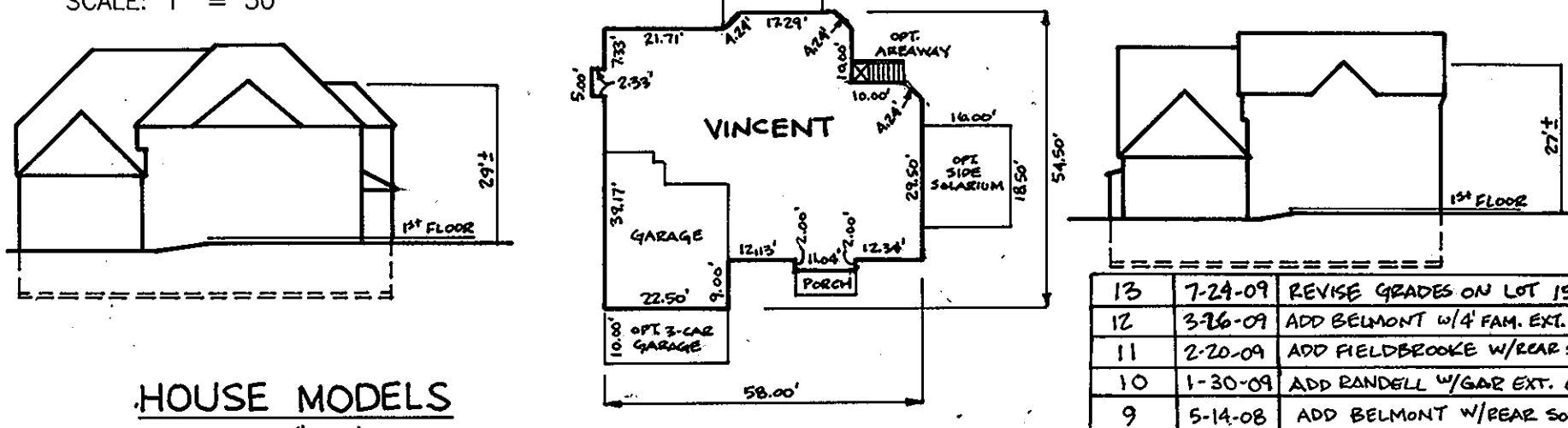
[Signature] 1/12/05
 DIRECTOR

MATCH LINE SEE SHEET 2

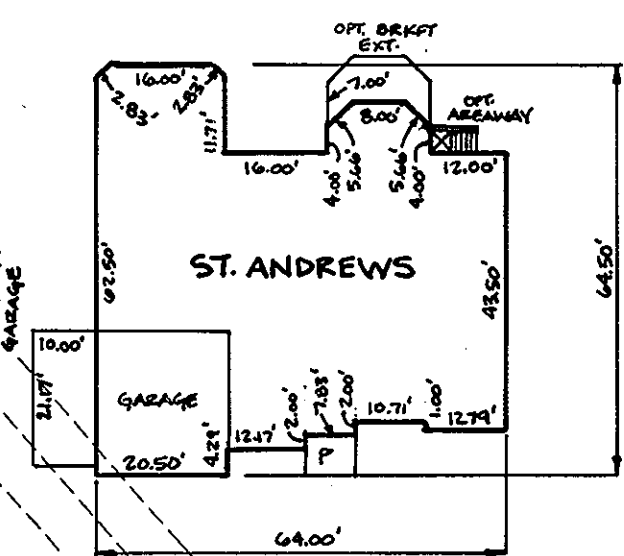
MATCH LINE SEE SHEET 2



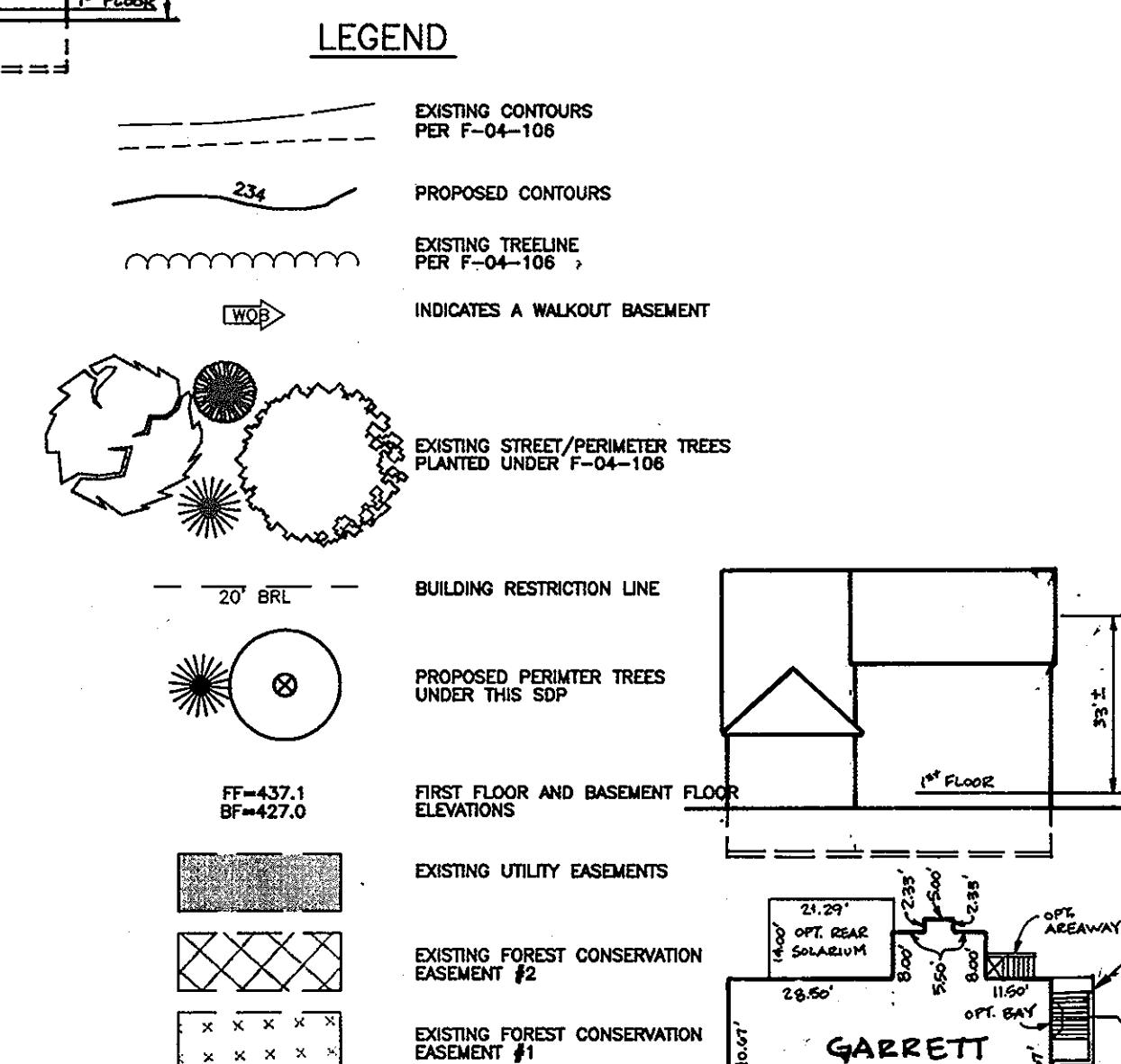
PLAN VIEW SCALE: 1" = 30'



HOUSE MODELS SCALE: 1" = 30'



HOUSE MODEL SCALE: 1" = 30'



SHC TABLE		
LOT NO.	MIN. CULLIV	SHC INV.
11	401.8	397.25
12	401.0	396.65
13	400.8	396.74
14	397.0	392.28
15	396.0	391.13
16	388.0	383.41
17	400.8	396.44
18	401.6	397.13

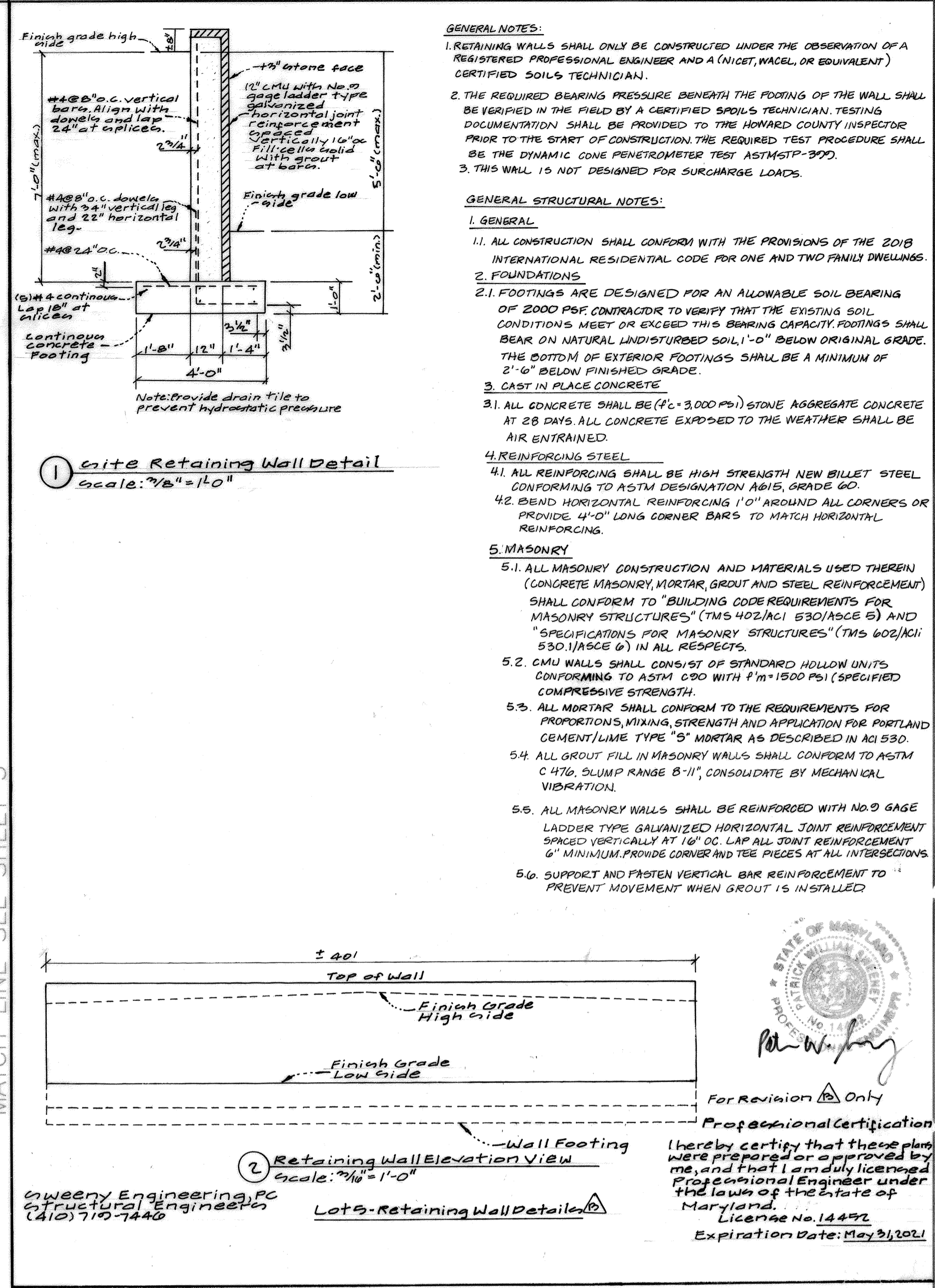
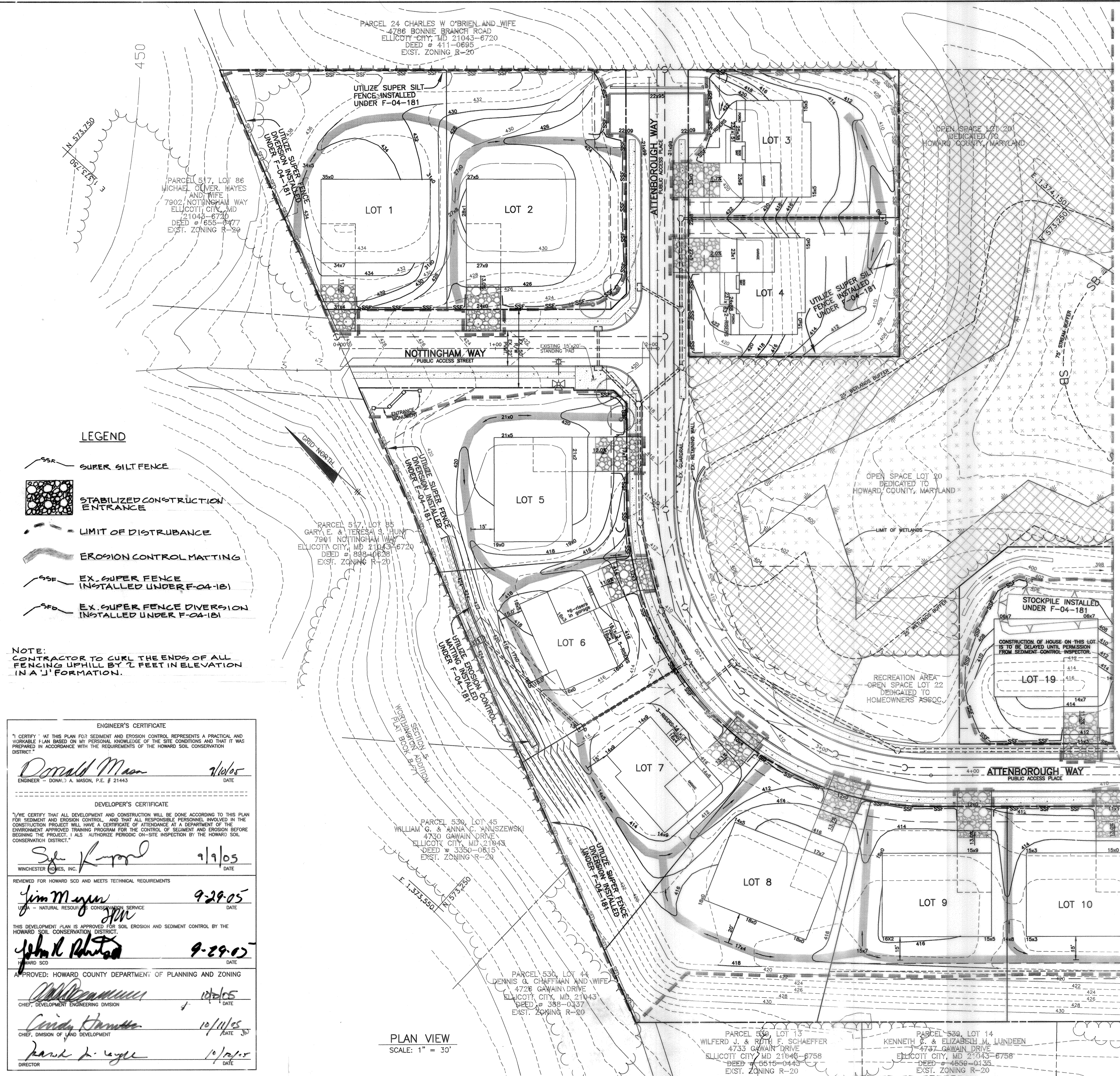
NO.	DATE	REVISION
8	3-24-08	REVISE GRADES ON LOT 17 PER AS-BUILT CONDITIONS
7	10-8-07	ADD GARRETT FOOTPRINT AND SITE ON LOT 17 W/ REAR SOLARIUM
6	3-28-07	ADD 2' FAM EXT, 2' KIT EXT, 2' SOLARIUM EXT. AND SET NO. CG 68M99 TO BELMONT FOOTPRINT
5	3-8-07	ADD LANGLEY (REVERSED) ON LOT 10. ADD OPT. EXPANSIONS TO FOOTPRINT
4	10-3-06	ADD FIELDSBROOKE W/ REAR SOLARIUM ON LOT 18
3	9-7-06	ADD BELMONT W/ FAM EXT & FOYER EXT. ON LOT 11 ADD FAM & FOYER EXT. TO FOOTPRINT.
2	8-16-06	ADD ELEVATION (SET NO. 06LA94) TO LANGLEY
1	4-25-06	ADD BELMONT, BROWNING, VINCENT AND LANGLEY HOUSE MODELS

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Donald Moor 9/10/05

OWNER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	PROJECT: NOTTINGHAM WAY ACRES LOTS 1 THRU 19
BUILDER: WINCHESTER HOMES, INC. 69. ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	LOCATION: TAX MAP: 31, GRID: PARCEL 25 & 751 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT C-AFT: DBT CHECK: DAM	TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN
DATE: SEPTEMBER, 2005 PROJECT NO. 1797	SCALE: AS SHOWN SHEET 3 OF 5



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

- LEGEND**
- SUPER SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - EROSION CONTROL MATTING
 - EX. SUPER FENCE (INSTALLED UNDER F-04-18)
 - EX. SUPER FENCE DIVERSION (INSTALLED UNDER F-04-18)

NOTE: CONTRACTOR TO CURL THE ENDS OF ALL FENCING TO BE BY 7 FEET IN ELEVATION IN A 'J' FORMATION.

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.	
<i>Donald Maor</i>	7/16/05
ENGINEER - DONALD A. MAOR, P.E. # 21443	DATE
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, ALS AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>Jim Mays</i>	9/1/05
WINCHESTER HOMES, INC.	DATE
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS	
<i>Jim Mays</i>	9-29-05
UNDA - NATURAL RESOURCES CONSERVATION SERVICE	DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John R. Pritchard</i>	9-29-05
HOWARD SCD	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>John R. Pritchard</i>	10/11/05
CHIEF, DIVISION OF PLANNING AND ZONING	DATE
<i>Cindy Hamilton</i>	10/11/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Randy L. Vogel</i>	10/12/05
DIRECTOR	DATE

PLAN VIEW
SCALE: 1" = 30'

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

BENCHMARK ENGINEERS, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 www.bei-civilengineering.com		
OWNER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	PROJECT: NOTTINGHAM WAY ACRES LOTS 1 THRU 19	
BUILDER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817	LOCATION: TAX MAP: 31, GR'D: PARCEL: 25 & 751 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SEDIMENT AND EROSION CONTROL PLAN
DATE: SEPTEMBER, 2005	PROJECT 'O. 1797	
DESIGN: DB*	DRAFT: DBT	CHECK: DAM
SCALE: 1" = 30'	SHEET 4 OF 5	SDP-05-154

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS HERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERMITS SEDIMENT CONTROL, STRUCTURES, SLOPES, PROMOTER 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 PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL. SIGNAGE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51) SO (SEC. 5A), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE USED 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	6.1	ACRES
AREA DISTURBED	5.6	ACRES
AREA TO BE ROOFED OR PAVED	2.1	ACRES
AREA TO BE VEGETATIVELY STABILIZED	3.5	ACRES
TOTAL CUT	7753	CY
TOTAL FILL	6569	CY

OFF-SITE WASTE/BORROW AREA LOCATION
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPILL/BORROW SITE AND NOTIFY AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING PERMIT NUMBER AT THE TIME OF CONSTRUCTION.

- 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 SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMITS EROSION AND SEDIMENT CONTROL, 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 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 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BURLS PER ACRE OF ANNUAL RYE (2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 15, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (27 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (3 GAL/1000 SQ FT) OF ENHANCED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (3.48 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDBED PREPARATIONS

- APPLY TO GRADED OR CLAYED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM WEATHER COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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 PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BURLS PER ACRE OF ANNUAL RYE (2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 15, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (27 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING. USE 50% OF THE MULCH IN THE SPRING.
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- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TOPSOIL 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 soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- 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 authority. Topsoil shall not be a mixture of contrasting textures, subsoils and shall contain less than 5% of cinders, stones, shells, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
 - Topsoil must be free of plastic or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, hickies, 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 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results indicating fertilizer and lime amendments required to bring the soil into compliance with the following requirements:
 - 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.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or seed shall be placed on soil which has been treated with soil chemicals and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as ditches, grade stabilization structures, north dikes, slope all fence and sediment traps and basins.
 - Grades on the areas to be topsoiled, which have been 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 2" before seeding shall be performed in such a manner that seeding or seedling can proceed with a minimum of additional soil preparation and tilling. 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.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or overly wet condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

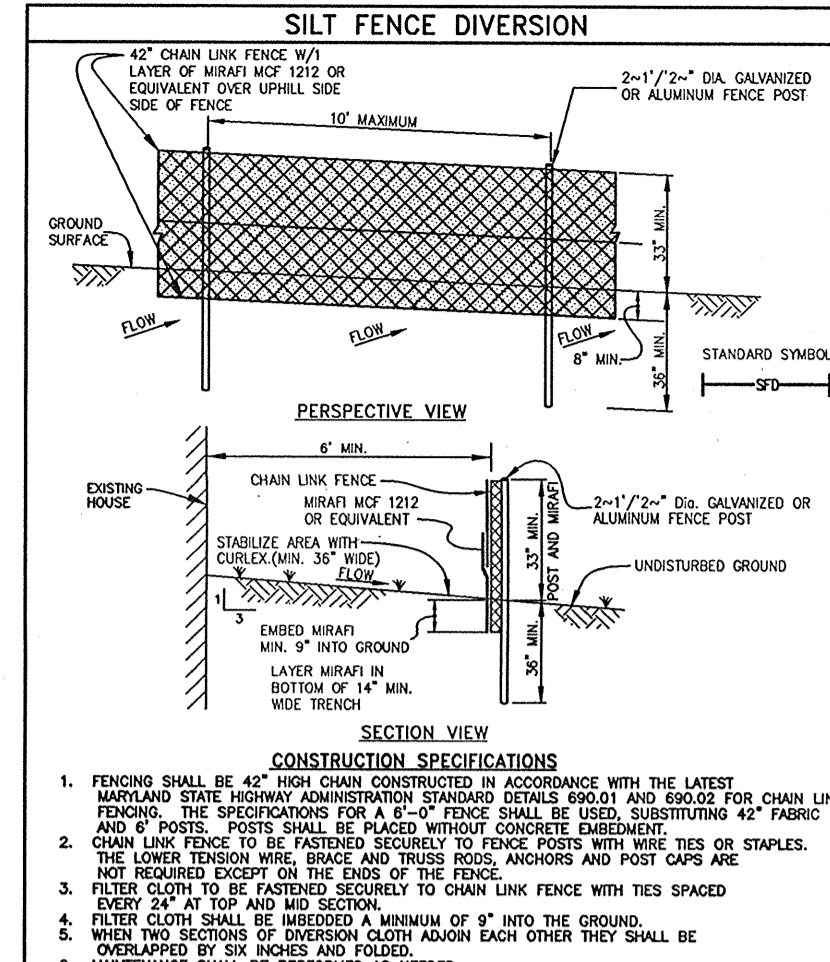
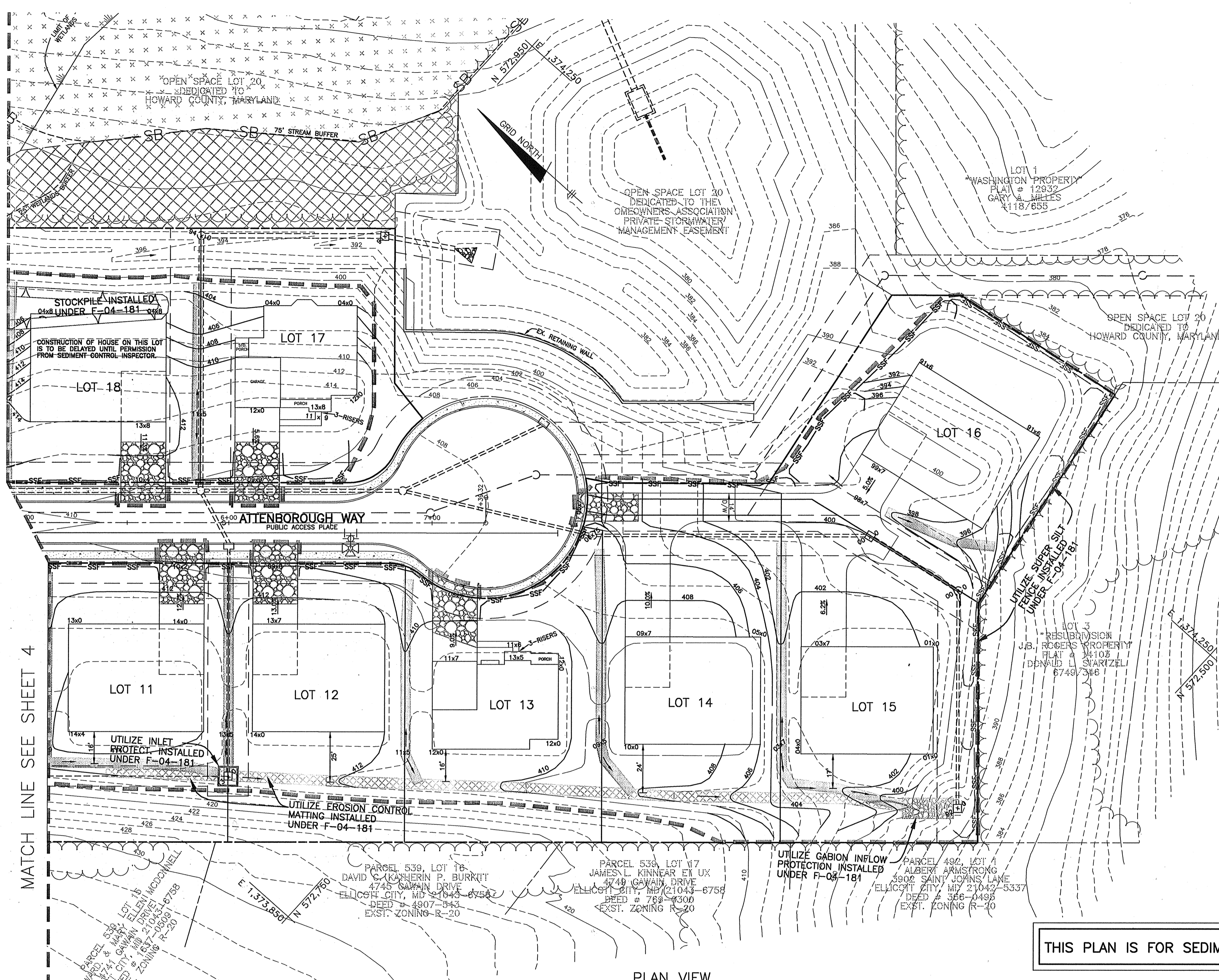
Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- Composted sludge material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to precise amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be applied by or on behalf of a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.06.04.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost used, it must meet these requirements. The appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lbs/2,000 square feet, and 1/2 the normal lime application rate.
- References: Guidelines Specifications, Soil Preparation and Seeding, MD-WA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

SEQUENCE OF CONSTRUCTION

- 1) OBTAIN GRADING PERMIT.
 - 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
 - 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
 - 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
 - 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
 - 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
- * - INDICATES SINGLE HOUSE CONSTRUCTION.
 NOTE: 2. EROSION CONTROL MATTING SHALL BE PLACED IN SLOPES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SWALES SHOULD BE USED.

MATCH LINE SEE SHEET 4



- CONSTRUCTION SPECIFICATIONS**
- FENCING SHALL BE 42" HIGH CHAIN LINK CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS AND EROSION CONTROL SPECIFICATIONS FOR A 6" FENCE SHALL BE USED. SUBSTITUTING 42" FABRIC AND 4" POSTS. POSTS SHALL BE PLACED WITHOUT CONCRETE EMBLEMEN.
 - CHAIN LINK SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. THE LOWER TENSION WIRE SHALL BE FASTENED TO THE LOWER TENSION WIRE WITH STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - FILTER CLOTH SHALL BE BUREDED A MINIMUM OF 2" INTO THE GROUND.
 - WHEN THE BOTTOM SECTION OF DIVERSION CATCH BASIN EACH OTHER THEY SHALL BE OVERLAP BY 8" HORIZ. AND VERTIC.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED.

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 COUNTY CONSERVATION DISTRICT.

Donald Maan 9/16/05
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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 CONSERVATION DISTRICT.

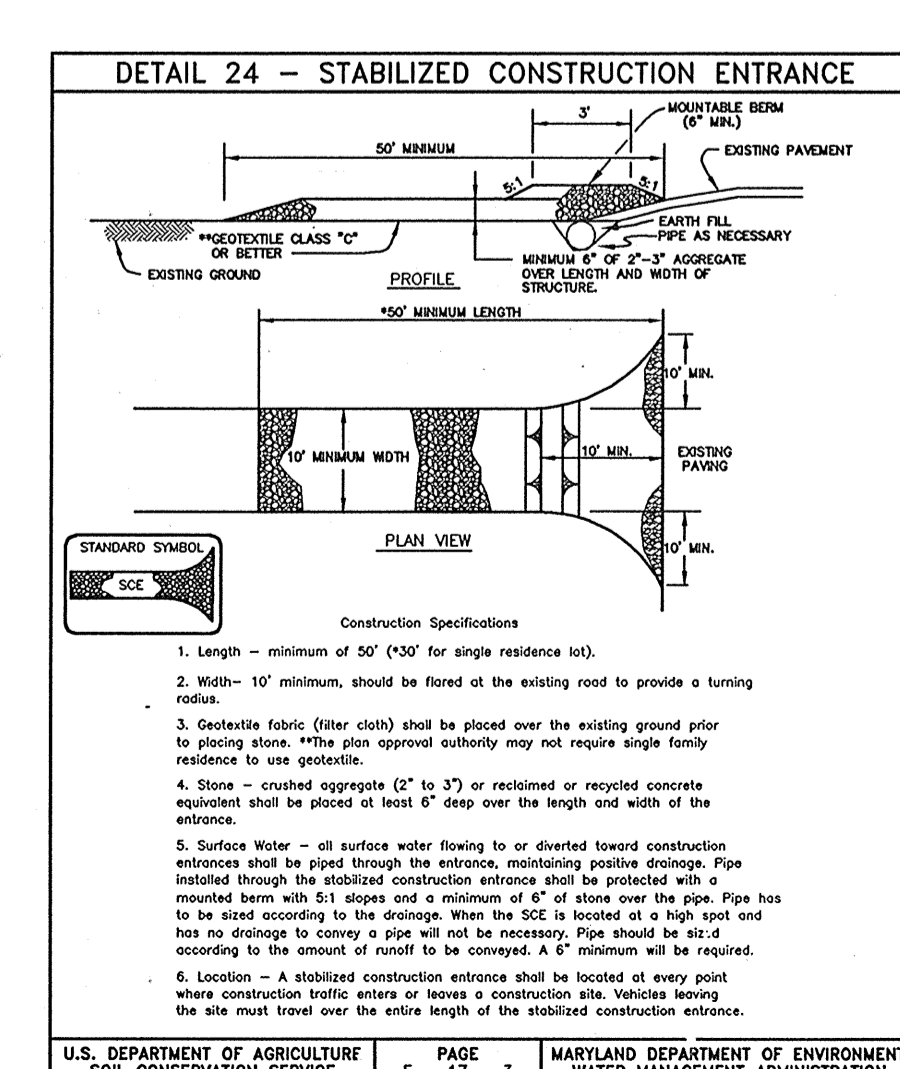
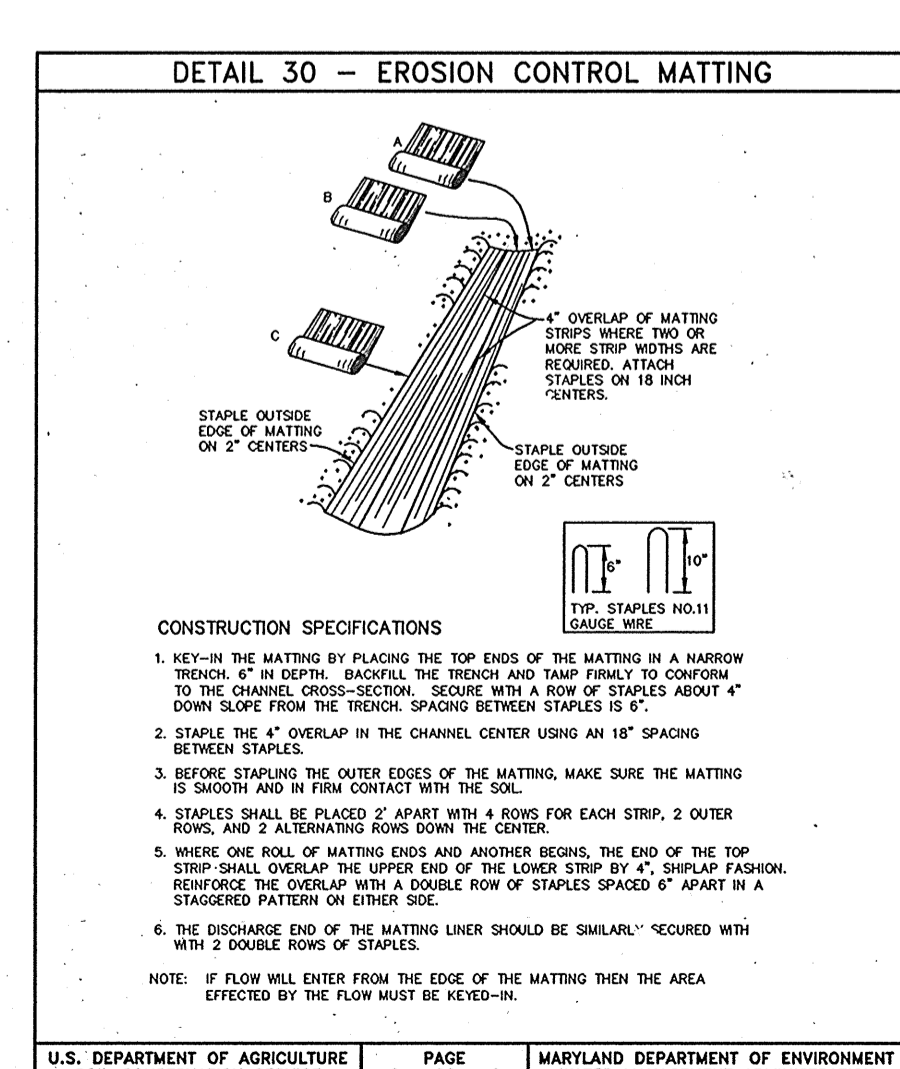
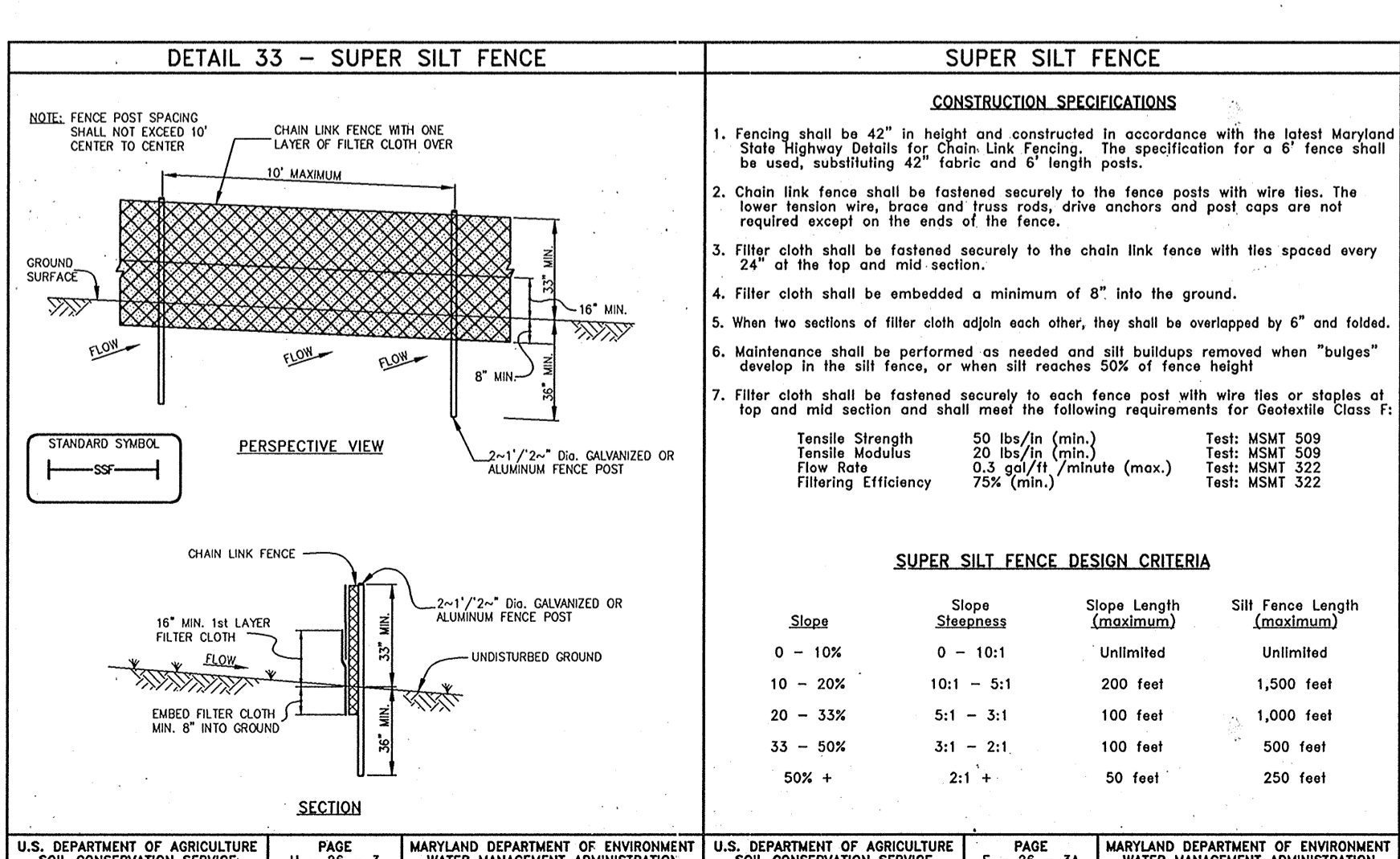
Jim Meyer 9/29/05
 WINCHESTER HOMES, INC. DATE

John R. White 9/29/05
 HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Hamilton 10/23/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Janice deLuzo 10/23/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

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OWNER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817

PROJECT: NOTTINGHAM WAY ACRES LOTS 1 THRU 19

LOCATION: TAX MAP: 31, GRID: PARCEL: 25 & 751 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BUILDER: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MARYLAND 20817

TITLE: SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

DATE: SEPTEMBER, 2005 **PROJECT NO.:** 1797

DESIGN: DBT **DRAFT:** DBT **CHECK:** DAM **SCALE:** AS SHOWN **SHEET:** 5 OF 5