

JAMESTOWN LANDING, SECTION II

LOTS 1, 27-34, 65 & 66

SITE DEVELOPMENT PLANS

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



NO.	REVISION	BY	DATE
3	ADD HOUSE MARK (SEE 4) TO SHEET INDEX AND ADD HOUSE NO. TO SHEET NUMBER	SJT	4/13/07

COVER SHEET
JAMESTOWN LANDING
SECTION II- LOTS 1, 27-34, 65 & 66
TAX MAP: 46 - PARCEL: 229 & 352
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

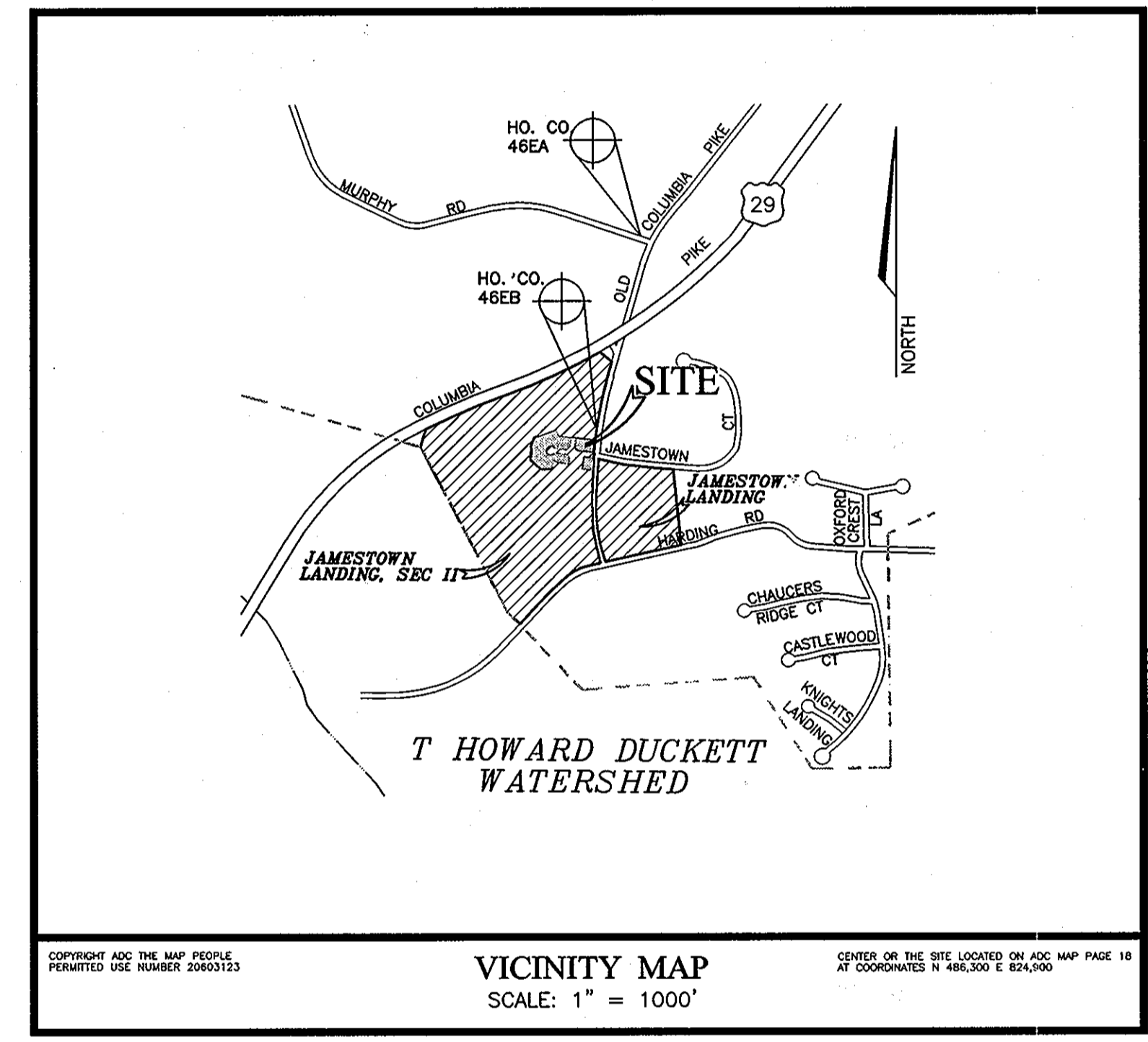
DESIGNED BY: SJD
 DRAWN BY: SIN
 CHECKED BY: SJD
 DATE: 1/11/2007
 W.O. NO. 08-06-014A

1
 OF 5

GENERAL NOTES

- TAX MAP: 46, PARCEL: 71, BLOCK: 15, LOTS 1, 27-34, 65, & 66. ELECTION DISTRICT: FIFTH. ZONING: R-20. DEED REFERENCE: 7723/146. DPZ FLEES: F-05-169, SP-01-01, WP-01-65, S-01-81, P-05-03, F-05-104, SDP-06-157. LOT AREA: 154,686 SQ.FT. OR 3.55 ACRES.
- SUBJECT PROPERTY ZONED R-20 PER THE APRIL 13, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
STA NO. 46EA= N 536,185.423, E 1,338,091.710 ELEV=415.10
STA NO. 46EB= N 534,750.221, E 1,337,742.800 ELEV= 413.24
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON ROAD PLANS FILED UNDER F-05-104 AND A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN MAY 2002 BY MILDENBERG, BOENDER & ASSOC., INC. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT, PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1, 27 THRU 34, 65, AND 66 ARE BEING SERVED UNDER CONTRACT # 24-4274-D.
- GRAVES, IDENTIFIED AS CEMETERY SITE 46-4 ON THE HOWARD COUNTY CEMETERY INVENTORY, EXIST ON-SITE ON PROPOSED OPEN SPACE LOT 70. ON-SITE TESTING HAS BEEN PERFORMED TO DETERMINE LOCATION OF THE EXTENTS OF THE GRAVE SITES. THESE EXTENTS HAVE BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN OCTOBER 2000. NO GRADING MAY BE CONDUCTED WITHIN 30 FEET OF THE LIMITS OF THE GRAVE SITES. THE PLANNING BOARD SHALL BE NOTIFIED OF THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY A SPECIAL SUBJECT ON THE JANUARY 24, 2001 UNDER S-01-08. THE DESIGN ON THESE PLANS IS CONSISTENT WITH THE APPROVED DESIGN.
- THE LANDSCAPE OBLIGATION HAS BEEN ADDRESSED UNDER THE DEVELOPER'S AGREEMENT WITH F-05-104. FINANCIAL SURETY WAS PAID IN THE AMOUNT OF \$50,000.00 UNDER F-05-104 FOR THE REQUIRED LANDSCAPING (109 SHADE TREES, 118 EVERGREENS).
- WETLAND AND FOREST STAND DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000 AND WETLAND LOCATIONS VERIFIED IN JULY 2004. NO WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, OR 65DBA NOISE LINE EXIST ON THESE LOTS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16,120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2.75 ACRES AND AFFORESTATION OF 4.65 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 2.75 ACRES (119,790 SQ.FT.) IN THE AMOUNT \$23,958.00 AND AFFORESTATION OF 4.65 ACRES (202,554 SQ.FT.) IN THE AMOUNT OF \$101,277.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$125,235.00 UNDER F-05-104.
- NO HISTORIC STRUCTURES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF JAMESTOWN LANDING, SECTION II SUBDIVISION= 37.66 ACRES ±
AREA OF THE SMALLEST LOT= 14,000 SQ. FT.
OPEN SPACE REQUIRED: 30% OR 11.30 ACRES UNDER F-05-104
OPEN SPACE PROVIDED: 11.47 ACRES (11,356 ACRES CREDITED) UNDER F-05-104
RECREATIONAL OPEN SPACE REQUIRED: 68 LOTS @200 SQ.FT./LOT= 13,200 SQ.FT. UNDER F-05-104
RECREATIONAL OPEN SPACE PROVIDED: 21,346 SQ.FT. (13,200 SQ.FT. ACCREDITED) UNDER F-05-104
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH=12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT)
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 (225 LOADING)
E) DRAINAGE EASEMENTS= CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WHT NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES= MINIMUM 12 FEET
G) MAINTENANCE= SUFFICIENT TO ENSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET ON-SITE VIA WET POND AND STONE TRENCH ON OPEN SPACE LOT 67 UNDER F-05-104. SWM FACILITY ARE PRIVATELY OWNED AND MAINTAINED. LOT 2 RUNOFF FLOWS TO THE SWM WET POND VIA ON-SITE STORM DRAIN SYSTEM.
- WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER THE PROVISIONS OF SECTION 18-122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION HAS BEEN GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- THE PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE 1993 ZONING REGULATIONS AMENDED BY CS50-2001. THIS SDP SHOWS CURRENT BRL'S AND OTHER THAN AN ARC FOR THE FRONT BRL. *This SDP is subject to the Amended 5th Edition.*
- REQUEST TO WAIVER BASEMENT GRAVITY SEWER SERVICE TO LOTS 14,30,31,42,43 & 46, FIRST FLOOR AND BASEMENT GRAVITY SEWER SERVICE FOR LOTS 44 & 45, AND CLEARANCE REQUIREMENTS FOR LOTS 28,29,32,39 & 40 WERE APPROVED ON DEC. 3, 2003 AND MARCH 5, 2004 SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE SEWER BETWEEN MANHOLES 126 & 127 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS.
B. THE SEWER HOUSE CONNECTIONS FOR LOTS 28 & 29 SHALL BE RELOCATED TO THE LOW POINT OF THE LOTS AT THE REAR OF THE PROPERTIES.
C. A NOTE SHALL BE PLACED ON THE WATER AND SEWER PLAN AND ON THE SITE DEVELOPMENT PLAN REGARDING ACCESS TO PUBLIC WATER AND SEWER MAINS.
- ON MAY 10, 2005, A WAIVER WAS GRANTED TO MODIFY STANDARD DETAILS (INLET TYPES SD-4.02 AND SD-4.14) TO ALLOW THE STRUCTURES TO BE GREATER THAN & LESS THAN THE COUNTY TANKER DEPTH REQUIREMENTS. THIS APPROVAL WAS SUBJECT TO ADDING THE APPROPRIATE DESIGN INFORMATION TO THE PLANS.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY AGENCIES AT LEAST FIVE(5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY: 1-800-257-7777
C&P TELEPHONE COMPANY: 410-725-9976
HO. CO. BUREAU OF UTILITIES: 410-313-6900
AT&T CABLE LOCATION DIVISION: 410-393-3533
BALTIMORE GAS & ELECTRIC: 410-685-0123
STATE HIGHWAY ADMINISTRATION: 410-331-3533
HO. CO. DEPT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION: 410-313-1880
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 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.
- DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD R-6.06.
- STEEP SLOPES SHOWN HAVE BEEN BASED ON THE PROPOSED GRADES FROM THE ROAD CONSTRUCTION PLANS FOR JAMESTOWN LANDING, SECTION II UNDER F-05-104.
- ALL INLETS, MANHOLES, STORM DRAIN PIPING, WATER, AND SEWER SHOWN ON-SITE ARE EXISTING. LOCATIONS ARE BASED ON F-05-104. NO NEW STRUCTURES OR PIPING IS PROPOSED UNDER THESE PLANS.
- EXISTING SEDIMENT CONTROL DEVICES INSTALLED UNDER F-05-104 WILL BE UTILIZED FOR CONSTRUCTION OF THE PROPOSED HOUSES AND ASSOCIATED SITE GRADING.

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GENERIC BOXES
4	REVISED SITE DEVELOPMENT PLAN-HOUSE MODELS
5	SEDIMENT CONTROL NOTES AND DETAILS



ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	11603 ARDEN COURT
27	8600 WATERSIDE COURT
28	11615 ARDEN COURT
29	11619 ARDEN COURT
30	11623 ARDEN COURT
31	11622 ARDEN COURT
32	11618 ARDEN COURT
33	11614 ARDEN COURT
34	8501 SCHOLARS LANE
65	8500 SCHOLARS LANE
66	11602 ARDEN COURT

PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:		LOT/PARCEL NO.	
JAMESTOWN LANDING		SECTION II		LOTS 1, 27-34, 65 & 66	
PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
18399-18405	15	R-20	46	FIFTH	605102
WATER CODE:			SEWER CODE:		
E-18			7601000		
PROPOSED IMPROVEMENTS:					
CONSTRUK HOUSE, ASSOCIATED GRADING AND SEDIMENT CONTROL					

Date: 01/03/2007 User: sdemchik Drawing Path: D:\Bldg\2600\Projects\Jamestown II, SP-How Cc08-06-014\Jldg\Site Plans\PHASE 2\JMN-SDP-PH-2-01-COVER.dwg XREF File(s):

OWNERS/DEVELOPERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL SERVICE CONSERVATION SERVICE.

Signature: Allan Schwieber 1/5/07 DATE
 Signature of Owner/Developer: ALLAN SCHWEBER CRAFTMARK HOME DATE
 PRINTED NAME OF OWNER/DEVELOPER:

DESIGN CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL SERVICE CONSERVATION SERVICE.

Signature: Stephanie Demchik 1/2/07 DATE
 Signature of Design Professional: STEPHANIE DEMCHIK
 PRINTED NAME OF DESIGN PROFESSIONAL:

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: Jim Meyer 1/24/07 DATE
 USDO, NATURAL RESOURCE CONSERVATION SERVICE:

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

Signature: John E. Harms, Jr. 1/24/07 DATE
 HOWARD SOIL CONSERVATION DISTRICT:

APPROVED DEPARTMENT OF PLANNING AND ZONING:

Signature: Chris Kinnear 1/24/07 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION:

Signature: Chris Kinnear 2/2/07 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT:

Signature: Marcia D. Wright 2/5/07 DATE
 DIRECTOR:

BUILDER/DEVELOPER
CRAFTMARK HOMES
 6820 ELAN STREET, SUITE 102
 MCLEAN, VIRGINIA 22101
 (703)-928-6940

2nd BUILDER
NV HOMES
 6085 MARSHALL DRIVE, SUITE 130
 ELKridge, MARYLAND 21072
 (410) 379-5956

OWNER
JAMESTOWN LANDING, LC
 6820 ELAN STREET, SUITE 200
 MCLEAN, VIRGINIA 22101
 (703)-734-9730



Date: 01/02/2007 User: sdemchik Drawing Path: \\h2000\projects\jamestown II_SDP-HOW\CA\08-06-014A\DWG_Site_Plans\PHASE 2\JAMSTN-SDP-PH-2-02-PLAN.dwg XREF File(s): J:\J1-PrBase.dwg J:\J1-ExBase.dwg

OWNERS/DEVELOPERS CERTIFICATION
 I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL SERVICE CONSERVATION SERVICE.

Signature: *Allan Schwager* 1/21/07
 PRINTED NAME OF OWNER/DEVELOPER: **ALLAN SCHWAGER CRAFTMARK HOMES**

DESIGN CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL SERVICE CONSERVATION SERVICE.

Signature: *Stephanie Demchik* 1/21/07
 PRINTED NAME OF DESIGN PROFESSIONAL: **STEPHANIE DEMCHIK**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Meyer* 1/24/07
 USDI NATURAL RESOURCE CONSERVATION SERVICE

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

Signature: *John H. Harms, Jr.* 1/24/07
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED DEPARTMENT OF PLANNING AND ZONING

Signature: *Chris Thomas* 1/23/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *Mark A. Joyce* 2/1/07
 CHIEF, DIVISION OF LAND DEVELOPMENT

SEWER HOUSE CONNECTIONS

LOT NO.	INV.	CLEANOUT
1	388.46	
27	386.23	
28	373.29	
29	373.30	
30	374.54	
31	374.84	
32	370.07	
33	378.72	
34	386.45	
65	387.54	
66	388.58	

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
EKB2	ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED--TYPE C
GIB2	GLENLG SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED--TYPE B
GIC3	GLENELG SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED--TYPE B

SCALE : 1" = 30'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	CENTER LINE	---
---	EASEMENT LINE	---
---	BLDG. RESTRICTION LINE	---
---	STORM DRAIN & MH	---
---	SEWER LINE & MH	---
---	WATER LINE & MH	---
---	PIPE/GUTTER FLOW DIRECTION	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	GAS LINE	---
---	OVERHEAD LINE	---
---	UTILITY POLE	---
---	LIMIT OF DISTURBANCE	---
---	SOILS CLASSIFICATION/BOUNDARY	---
---	STABILIZED CONSTRUCTION ENTRANCE	---
---	SUPER SILT FENCE PROVIDED UNDER F-05-104	---
---	INLET PROTECTION PROVIDED UNDER F-05-104	---
---	CURB & GUTTER	---
---	CONTOUR LINE	---
---	SPOT ELEVATION	---
---	STREET LIGHTING	---
---	10' PRIVATE SIGN EASEMENT	---
---	10' PUBLIC TREE MAINTENANCE EASEMENT	---
---	25% OR GREATER SLOPES	---
---	15% - 25% SLOPES	---
---	LANDSCAPING APPROVED UNDER F-05-104	---

NOTE : 1. AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR, SILT FENCE OR SUPER SILT FENCE MAY BE REQUIRED TO BE INSTALLED AT THE FRONT OF THESE LOTS.
 2. NOTE THAT THE MODEL PARKING SPACES SHOWN ON LOT 1 ARE ONLY TEMPORARY AND WILL BE RE-VEGETATED WHEN LOT 1 IS NO LONGER USED AS A MODEL HOME.

2nd BUILDER
 NV HOMES
 6085 MARSHALL DRIVE, SUITE 130
 ELK RIDGE, MARYLAND 21075
 (410) 379-5756

OWNER
 JAMESTOWN LANDING, LC
 6820 ELM STREET, SUITE 200
 MCLEAN, VIRGINIA 22101
 (703)-928-6940

HARMS
 ENGINEERS • PLANNERS • SURVEYORS
 41 EAST ALL STATES STREET, SUITE 210
 FREDERICK, MARYLAND 21701
 OFFICE: 301/651-2027 FAX: 301/651-2028

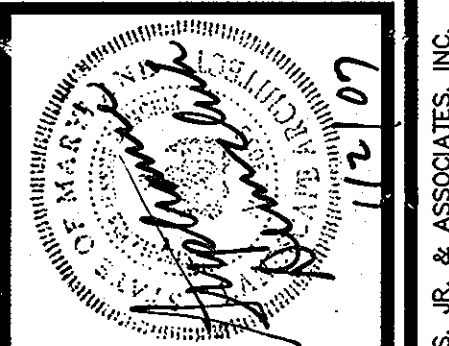
NO.	REVISION	BY	DATE
1	HOUSE MODEL REVIEW	SDP	5/18/07
2	HOUSE MODEL REV. LIT 27	JMS	7/17/07
3	ADD PARKING AREA AND SIGNAGE TO LOT 1 AND ADD SIGNAGE SHEET NUMBER	SDP	1/13/07

SITE DEVELOPMENT PLAN
JAMESTOWN LANDING
SECTION II - LOTS 1, 27-34, 65 & 66
 TAX MAP: 46 - PARCEL: 229 & 352
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

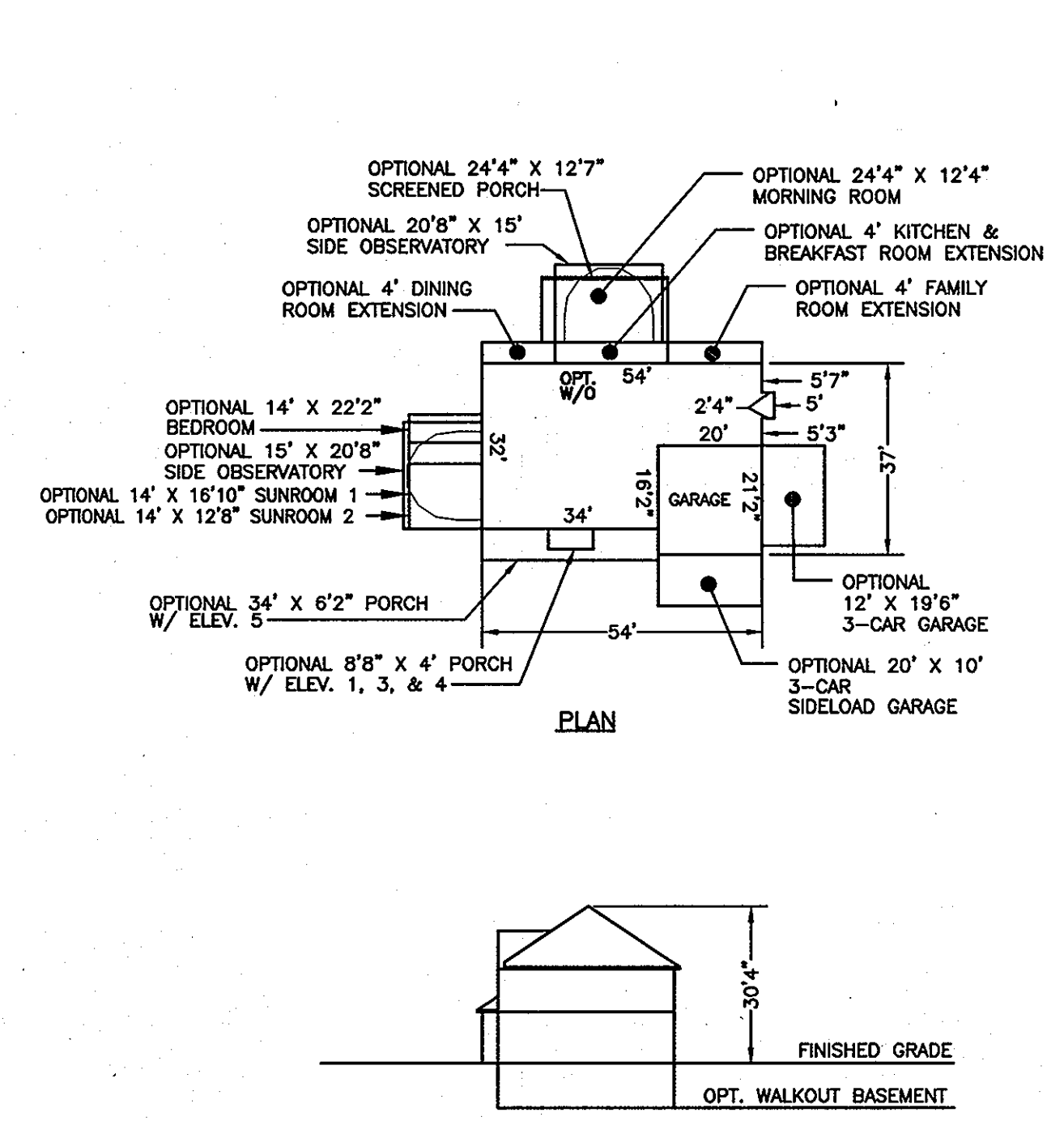
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 CHECKED BY: SJD
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 W.O. NO. 08-06-014A

2 OF 5

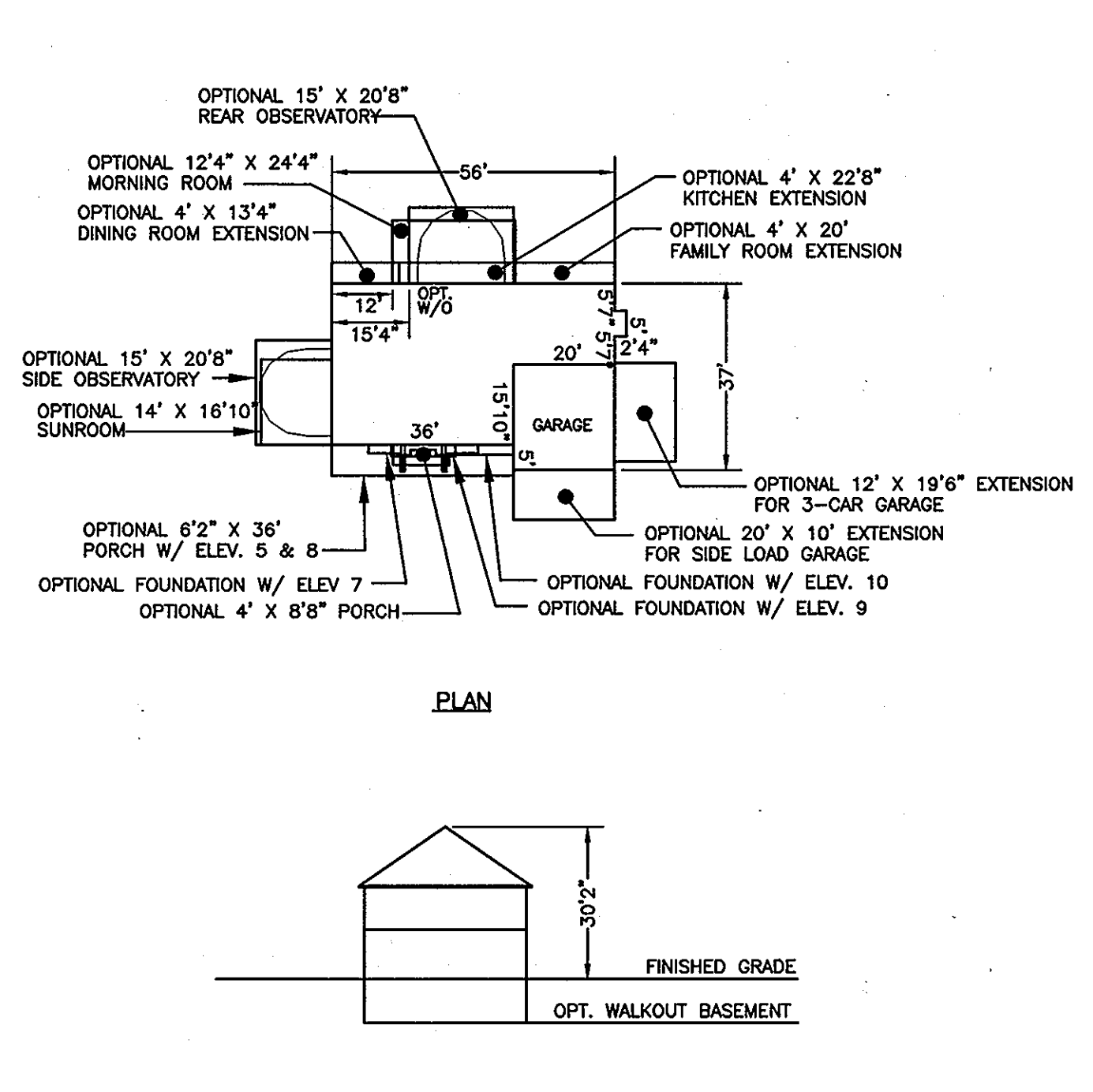
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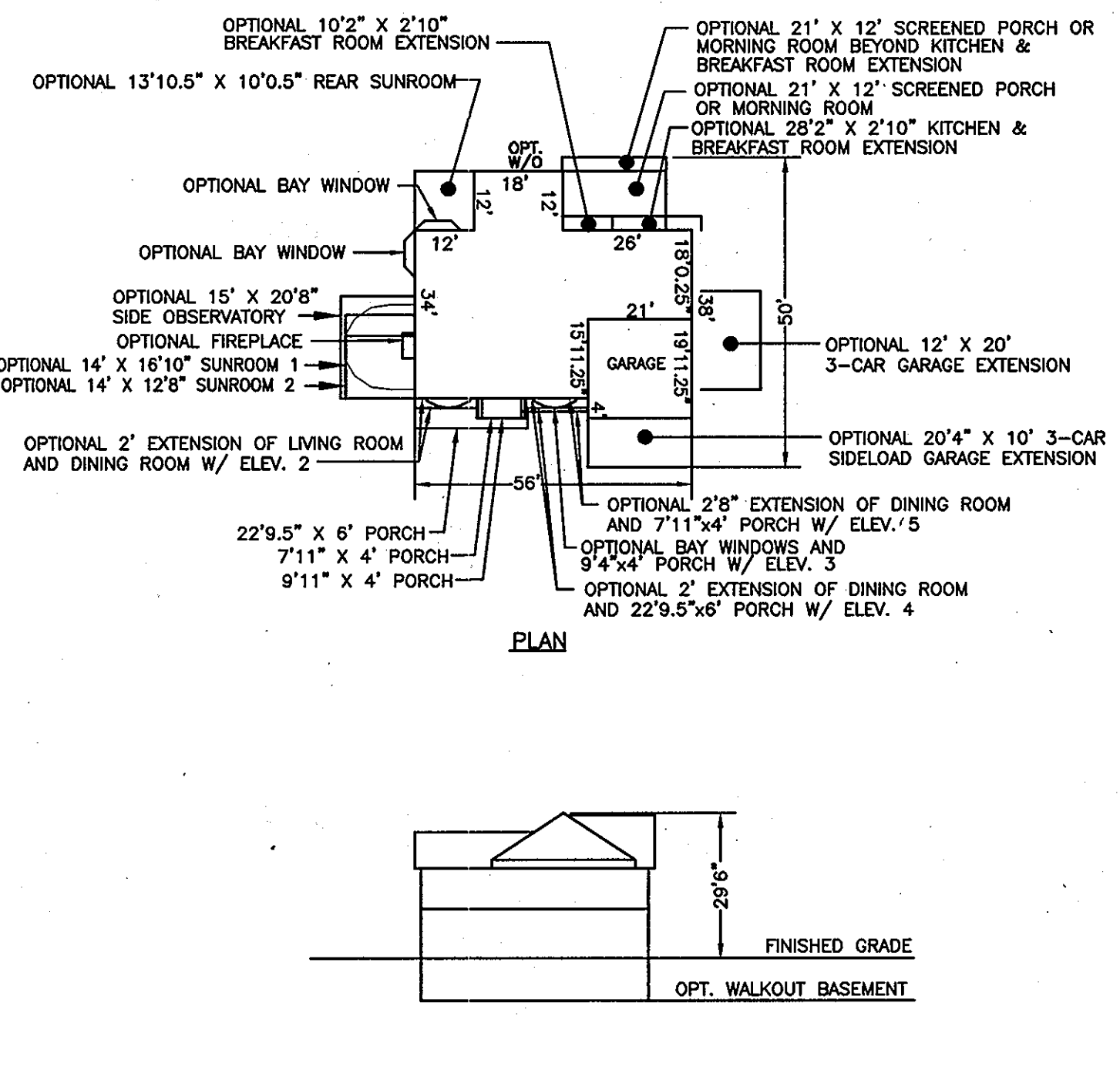
HARMS
 ENGINEERS • PLANNERS • SURVEYORS
 41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701
 Office: 301/631-2027 FAX: 301/631-2028
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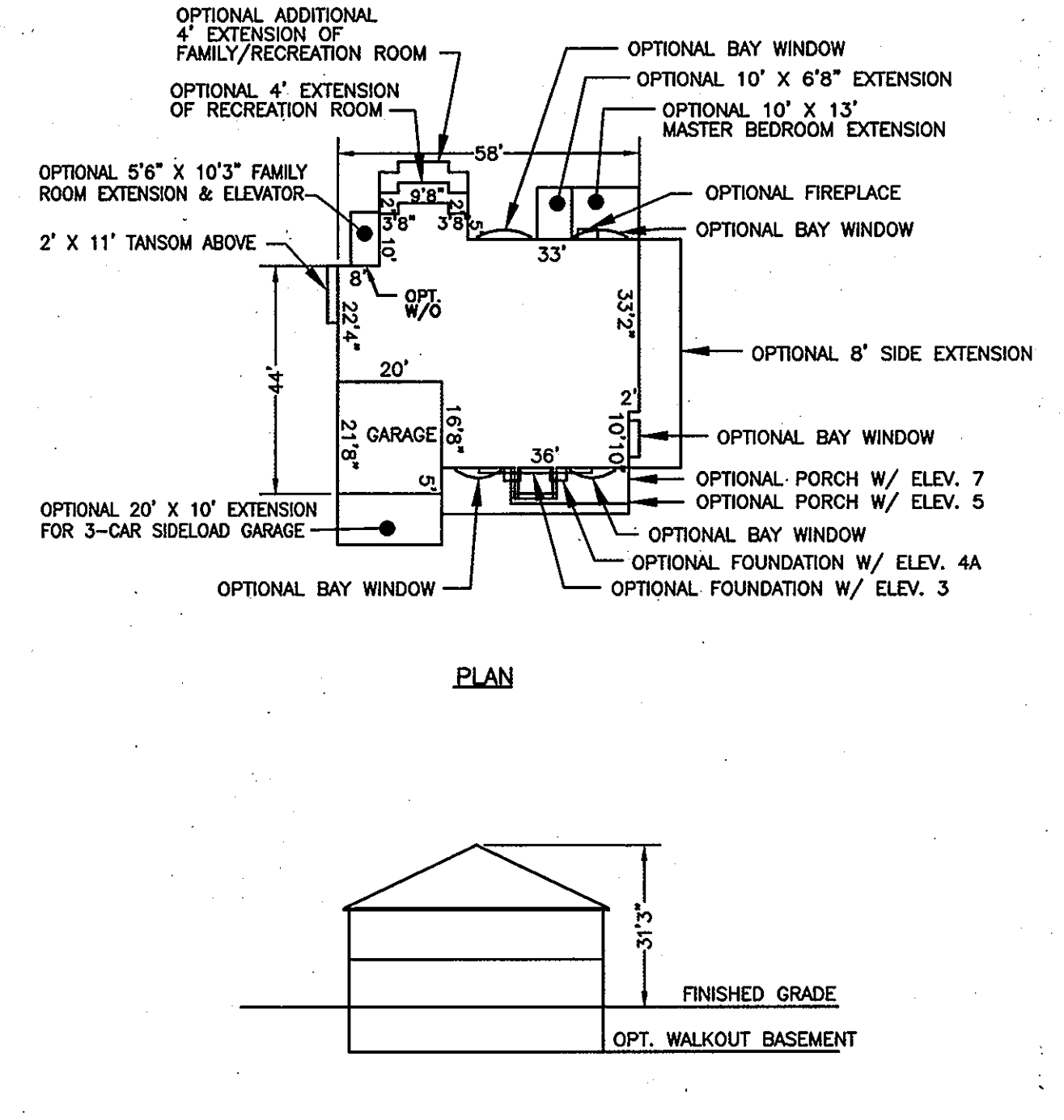
BETHESDA



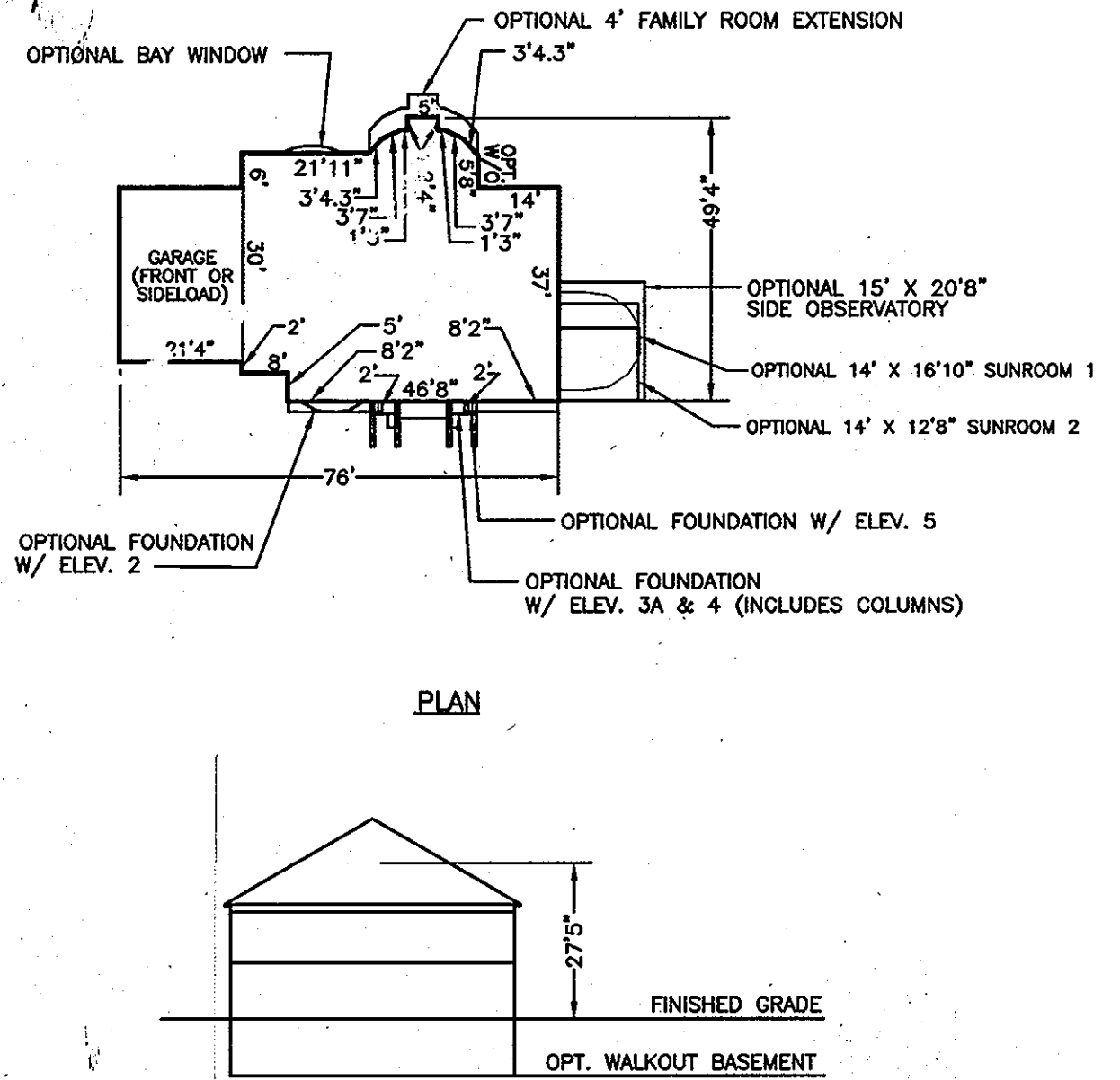
CHEVY CHASE



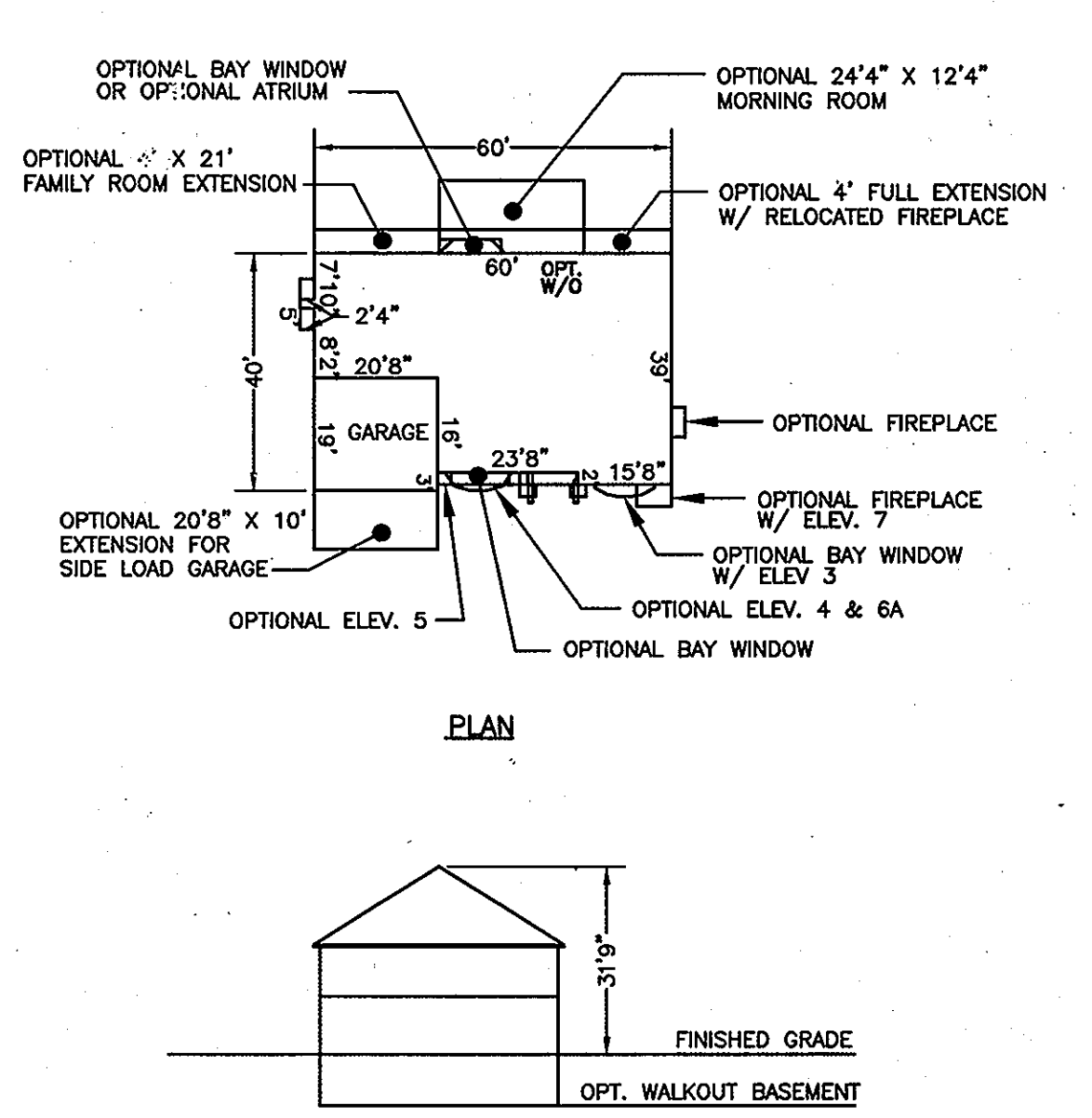
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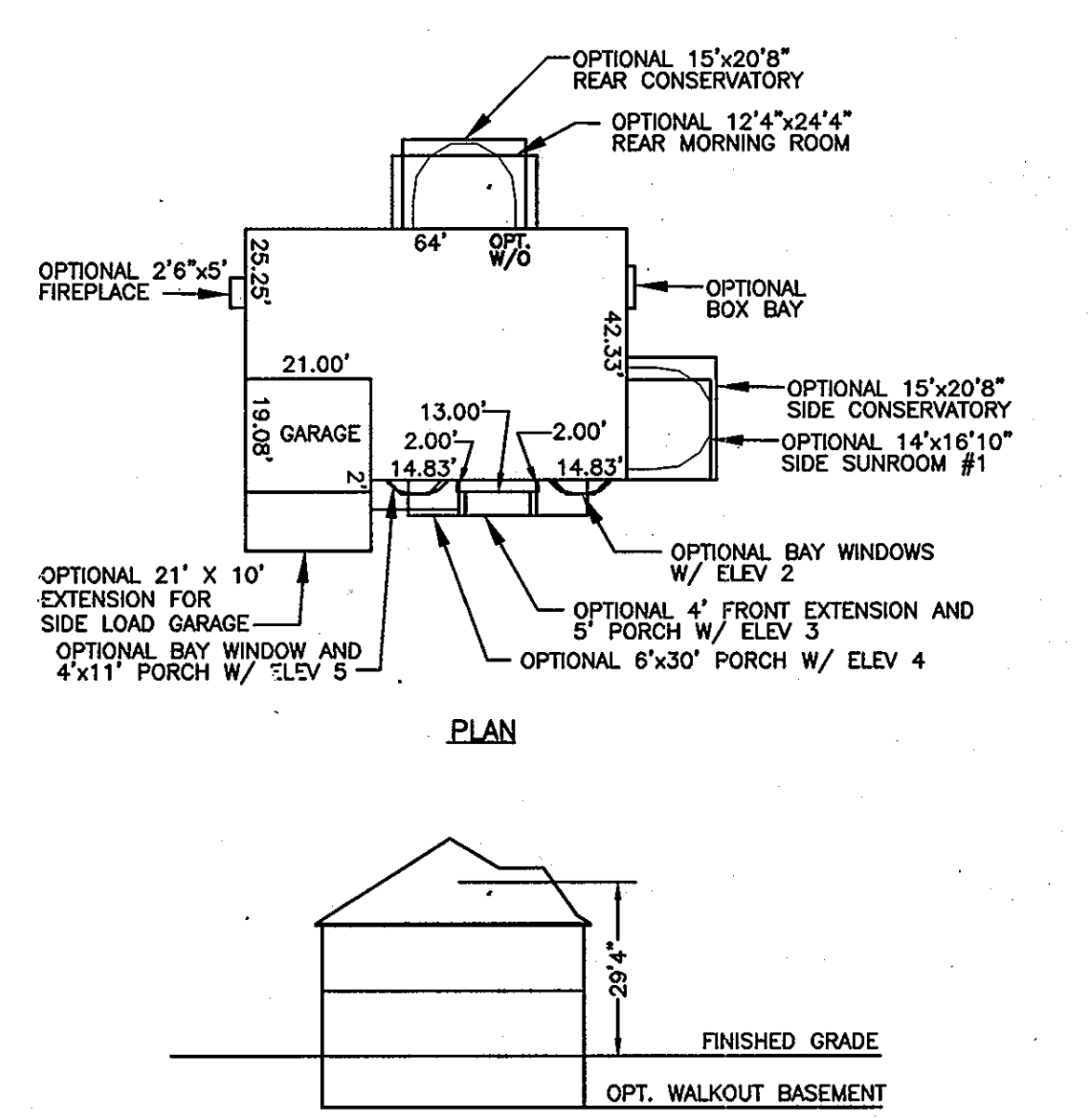
EDGEMOOR



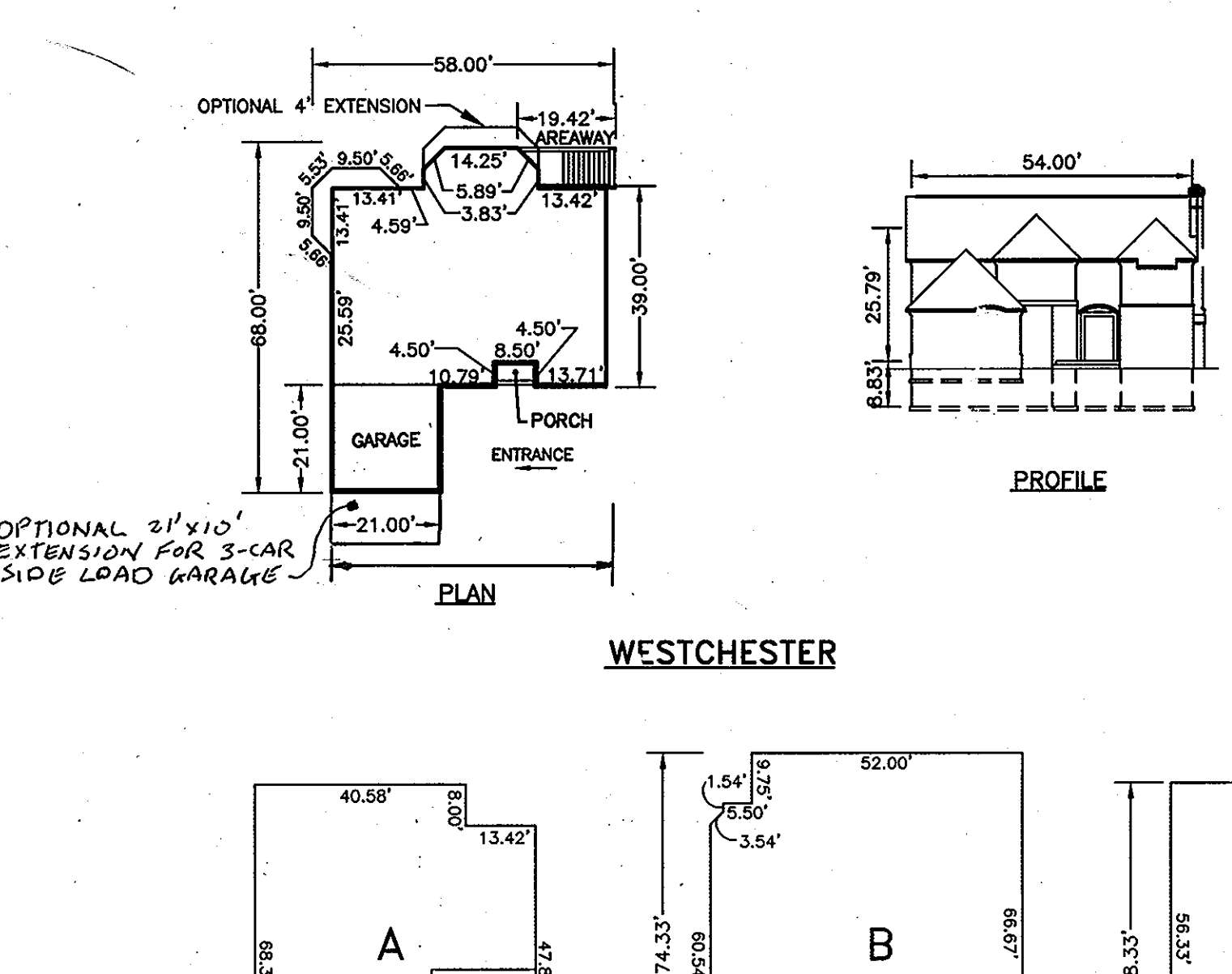
KENWOOD



OAKTON



OAKMONT



WESTCHESTER

GENERIC TYPE	BETHESDA	CHEVY CHASE	CLIFTON	EDGEMOOR	KENWOOD	OAKTON	OAKMONT	WESTCHESTER
A	NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NO OPTIONAL DEN EXTENSION
B	REVERSED NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	REVERSED NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	REVERSED NO SIDE ROOMS	NO 8' SIDE EXTENSION NO 3-CAR SIDELOAD GARAGE NO SIDELOAD GARAGE	DOES NOT FIT	ALL OPTIONS	DOES NOT FIT	REVERSED ALL OPTIONS
C	REVERSED NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	REVERSED NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	REVERSED NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	NO 8' SIDE EXTENSION NO SIDELOAD GARAGE NO 4' OR 8' REAR EXTENSION NO ELEV. 7	DOES NOT FIT	NO 3-CAR SIDELOAD GARAGE	DOES NOT FIT	REVERSED ALL OPTIONS
D	REVERSED NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	REVERSED NO SIDE ROOMS NO SIDELOAD GARAGE NO 3-CAR GARAGE	REVERSED NO 3-CAR GARAGE NO SIDE ROOMS	DOES NOT FIT	DOES NOT FIT	NO 3-CAR SIDELOAD GARAGE	DOES NOT FIT	REVERSED ALL OPTIONS
E	REVERSED NO SIDE ROOMS OR REAR ROOMS WITH 3-CAR GARAGE NO SIDE ROOMS WITH REAR ROOMS	REVERSED NO SIDE ROOMS NO 3-CAR FRONTLOAD GARAGE WITH REAR ROOMS OR ELEV. 5 OR 8	REVERSED NO SIDE ROOMS NO 3-CAR FRONTLOAD GARAGE NO MORNING ROOM WITH REAR EXTENSION	NO 8' SIDE EXTENSION NO 4' OR 8' REAR EXT. NO MASTER BEDROOM EXT.	NO SIDE ROOMS NO SIDELOAD GARAGE NO 4' FAMILY ROOM EXT.	NO 3-CAR SIDELOAD GARAGE NO REAR MORNING ROOM	NO SIDELOAD GARAGE NO SIDE ROOMS NO REAR ROOMS	REVERSED NO 4' REAR EXTENSION
F	REVERSED NO SIDELOAD GARAGE WITH SIDE OR REAR ROOMS NO 3-CAR GARAGE WITH SIDE OR REAR ROOMS	REVERSED NO SIDELOAD WITH SIDE ROOMS NO 3-CAR FRONTLOAD GARAGE WITH SIDE ROOMS OR ELEV. 5 OR 8 AND REAR OBSERVATORY	REVERSED NO SIDELOAD OR 3-CAR GARAGE WITH REAR MORNING ROOM AND 4' REAR EXTENSION, SIDE ROOMS OR SCREENED PORCH	NO 8' SIDE EXTENSION NO ELEV. 5 OR 7 WITH 4' OR 8' REAR EXTENSION OR MASTER BEDROOM EXTENSION	NO SIDE ROOMS NO SIDELOAD GARAGE	NO SIDELOAD GARAGE WITH 4' REAR EXTENSION OR REAR MORNING ROOM	DOES NOT FIT	REVERSED ALL OPTIONS
G	NO SIDELOAD GARAGE NO 3-CAR GARAGE	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE OBSERVATORY	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE OBSERVATORY	REVERSED NO 4' OR 8' REAR EXTENSION NO SIDELOAD GARAGE NO ELEV. 5 OR 7	DOES NOT FIT	REVERSED NO SIDELOAD GARAGE	NO SIDELOAD GARAGE NO SIDE ROOMS NO REAR ROOMS	NO 4' REAR EXTENSION
H	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO REAR ROOMS	NO 3-CAR FRONTLOAD GARAGE WITH SIDE ROOMS NO REAR OBSERVATORY	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	REVERSED NO REAR MORNING ROOM	NO SIDELOAD GARAGE NO SIDE ROOMS NO REAR ROOMS	DOES NOT FIT
I	REVERSED NO SIDE ROOMS NO 3-CAR FRONTLOAD GARAGE	REVERSED NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	REVERSED NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	NO 8' SIDE EXTENSION NO 3-CAR GARAGE WITH 8' REAR EXTENSION OR MASTER BEDROOM EXTENSION	DOES NOT FIT	ALL OPTIONS	DOES NOT FIT	DOES NOT FIT

BUILDER/DEVELOPER
CRAFTMARK HOMES
 6820 ELM STREET, SUITE 102
 MCLEAN, VIRGINIA 22101
 (703)-928-6940

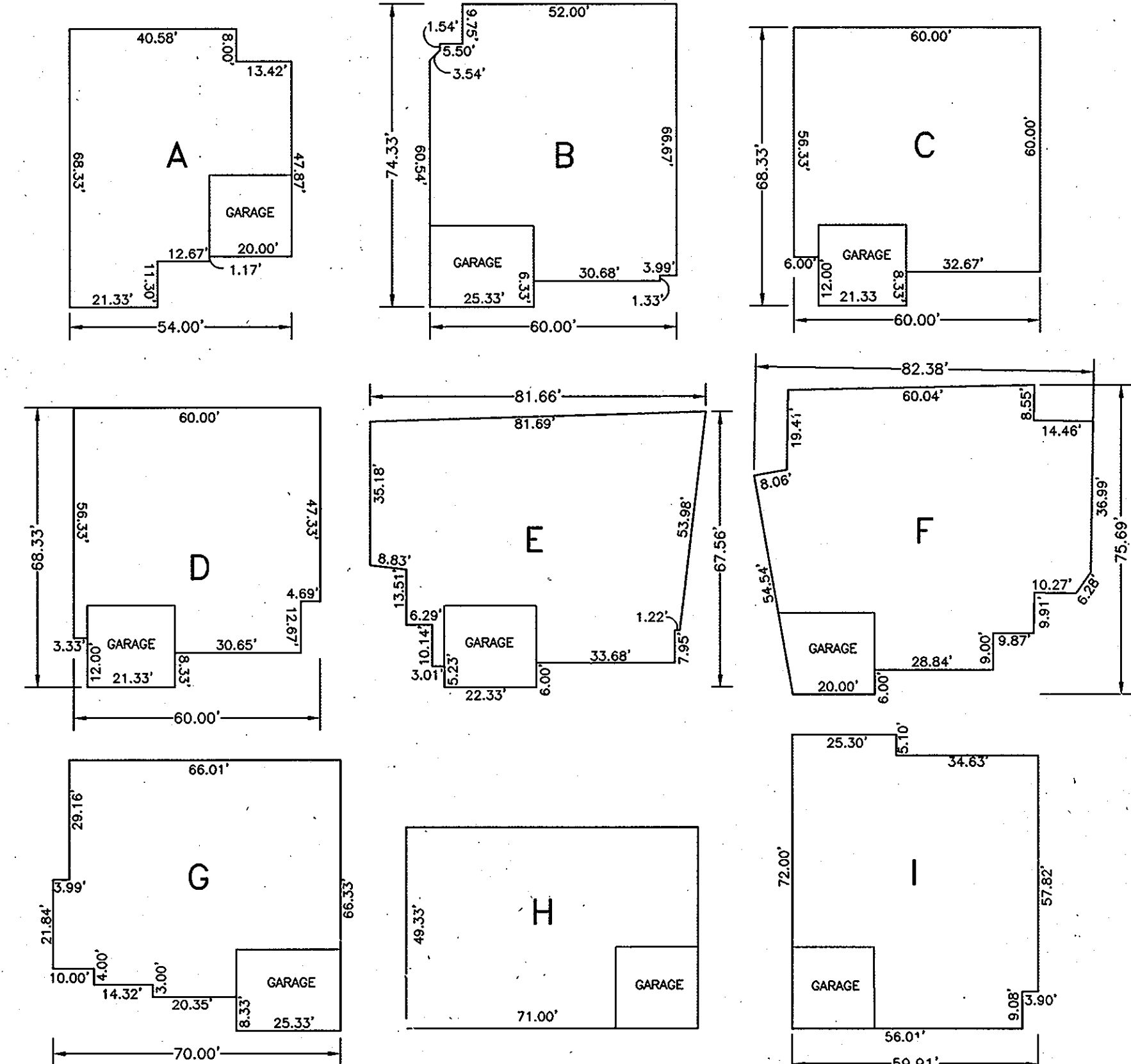
OWNER
JAMESTOWN LANDING, LC
 6820 ELM STREET, SUITE 200
 MCLEAN, VIRGINIA 22101
 (703)-754-9730

APPROVED DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/20/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 2/2/07
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 2/5/07
 DIRECTOR

NO.	REVISION	BY	DATE
1	REV WESTCHESTER	JMS	10/15/07
3	REVISE SHEET NUMBER	ST	4/13/07

GENERIC BOXES
JAMESTOWN LANDING
 SECTION II- LOTS 1, 27-34, 65 & 66
 TAX MAP: 46 - PARCEL: 229 & 352
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD
 DRAWN BY: SIN
 CHECKED BY: SJD
 DATE: JAN 2007
 W.O. NO. 08-06-014A



GENERIC BOXES
 SCALE: 1" = 30'

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SPECIFICATIONS: 1) PREFERRED APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 400 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1655).

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 1) TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS.

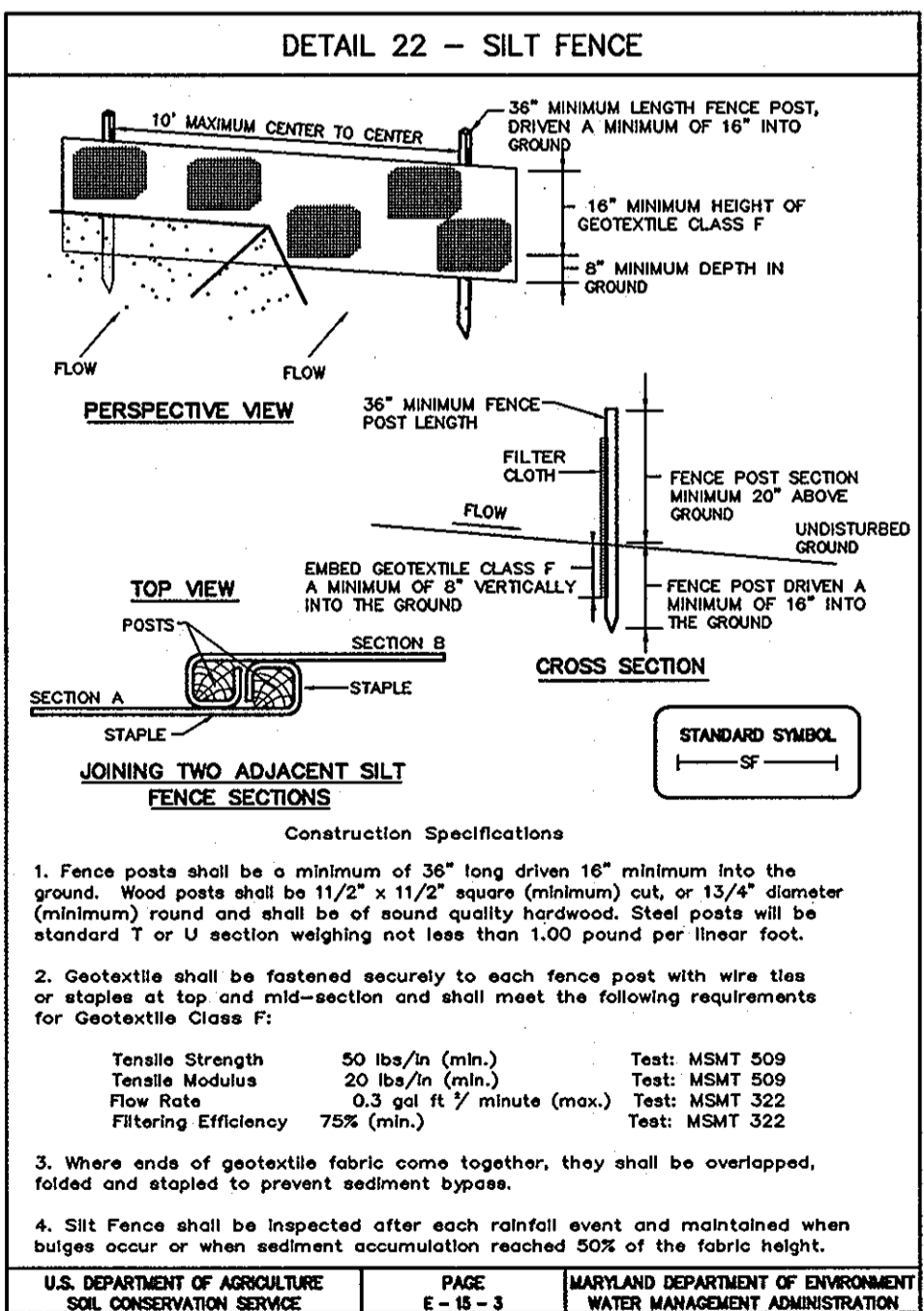
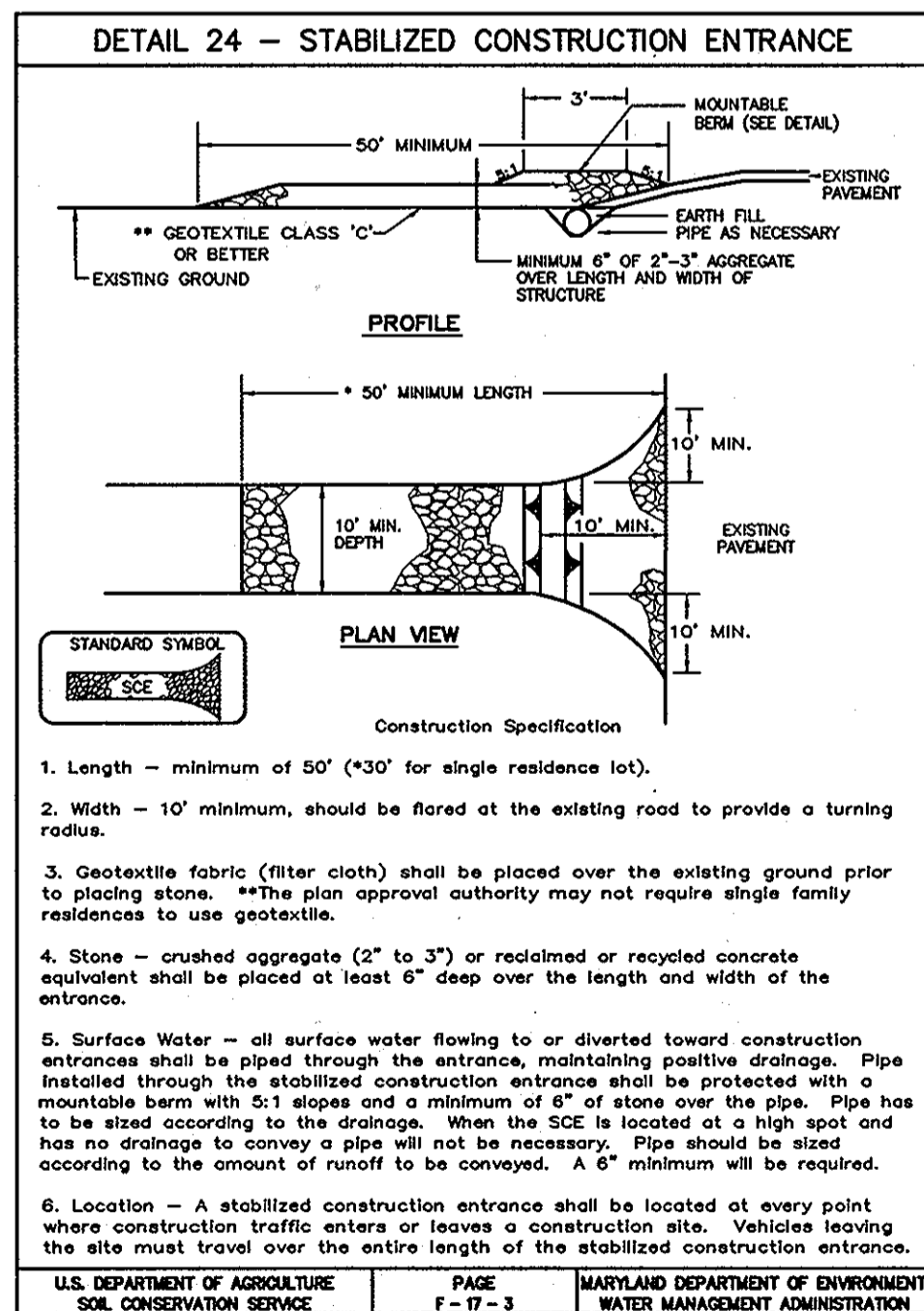
- V. TOPSOIL APPLICATION: 1. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

TEMPORARY DUST CONTROL MEASURES

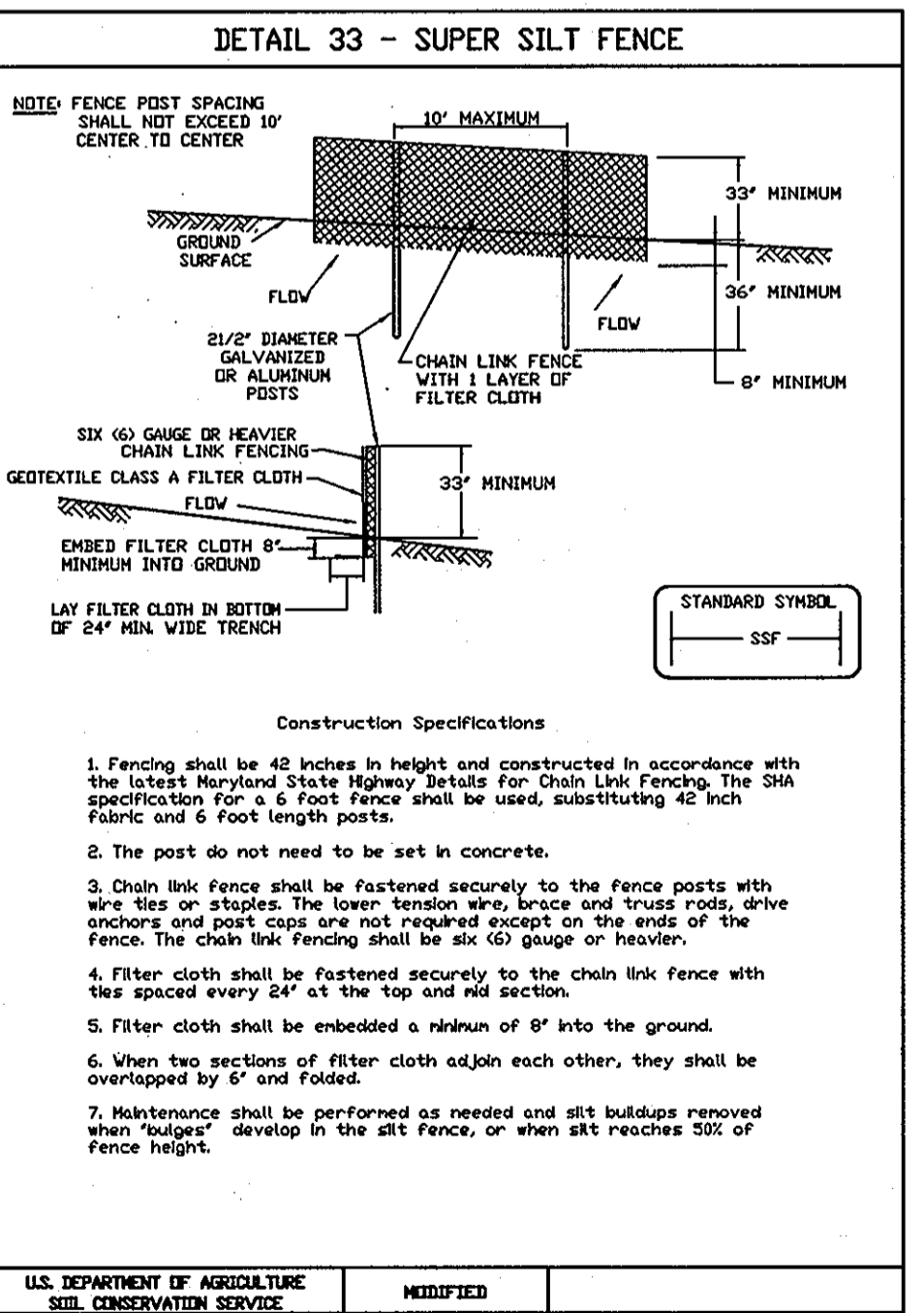
- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT



SILT FENCE Design Criteria table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note: Note in areas of less than 2% slope and sandy soils USDA general classification system, soil class A maximum slope length and silt fence length will be unlimited.



SUPER SILT FENCE Design Criteria table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note: Note in areas of less than 2% slope and sandy soils USDA general classification system, soil class A maximum slope length and silt fence length will be unlimited.

OWNERS/DEVELOPERS CERTIFICATION: I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENTION OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT.

APPROVED DEPARTMENT OF PLANNING AND ZONING: [Signature] DATE: 1/24/07



HARMS ENGINEERS, PLANNERS & SURVEYORS 41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701

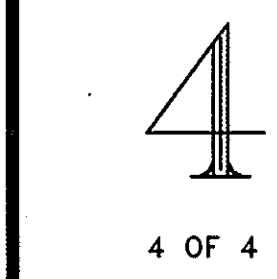
Table with columns: NO., REVISION, DATE. Contains a grid for tracking revisions.

SEDIMENT CONTROL NOTES AND DETAILS JAMESTOWN LANDING SECTION II- LOTS 1, 27-34, 65 & 66 TAX MAP: 46 - PARCEL: 229 & 352 HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD DRAWN BY: SIN CHECKED BY: SJD DATE: JAN 2007 W.O. NO. 08-06-014A

DEVELOPER CRAFTMARK HOMES 6820 ELM STREET, SUITE 102 MCLEAN, VIRGINIA 22101 (703)-928-6940

OWNER JAMESTOWN LANDING, LC 6820 ELM STREET, SUITE 200 MCLEAN, VIRGINIA 22101 (703)-734-9730



HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEMES: 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.)...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

STANDARD SEDIMENT CONTROL NOTES

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

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

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DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

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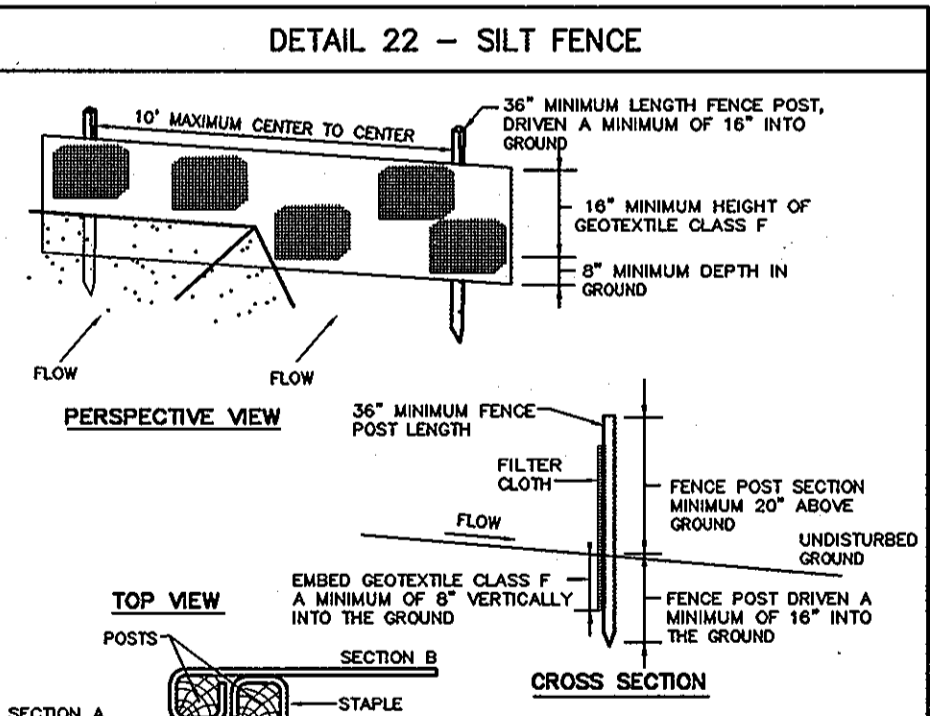
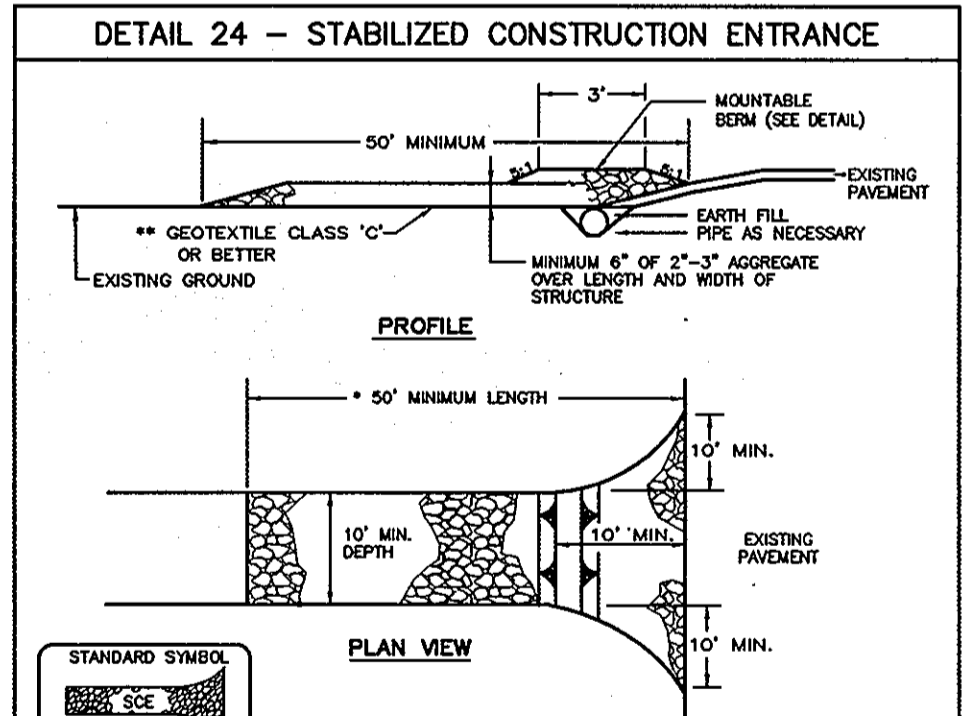
- V. TOPSOIL APPLICATION
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TEMPORARY DUST CONTROL MEASURES

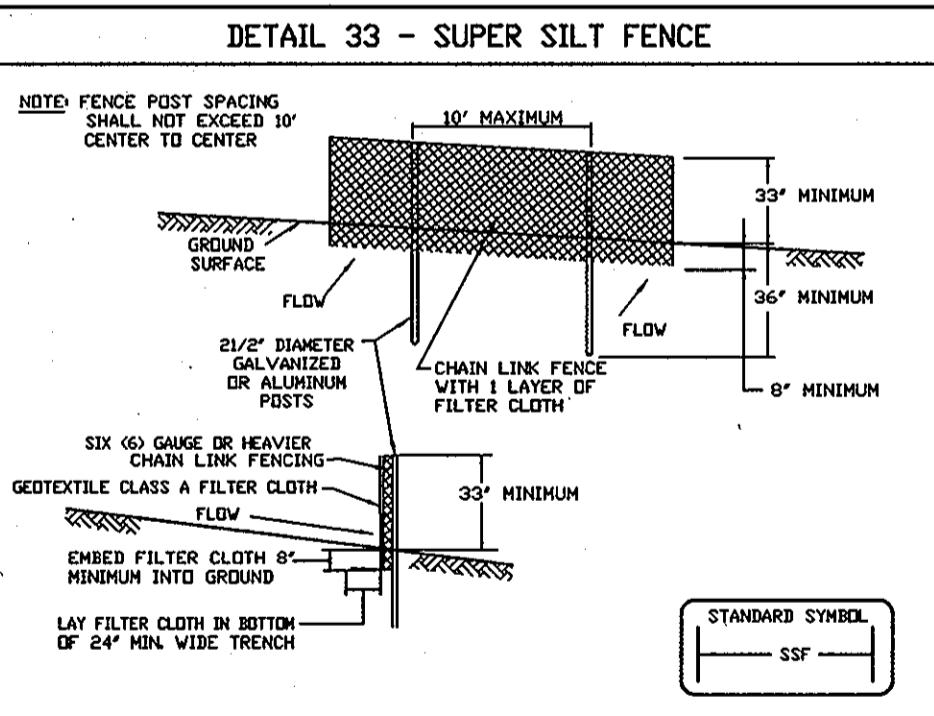
- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN AND CONSTRUCT SILT FENCE IF REQUIRED BY SEDIMENT CONTROL INSPECTOR. (1 DAY)



SILT FENCE Design Criteria table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note: 'In areas of less than 2% slope and sandy soils USDA general classification system, soil class A2 maximum slope length and silt fence length will be unlimited.'



SUPER SILT FENCE Design Criteria table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note: 'In areas of less than 2% slope and sandy soils USDA general classification system, soil class A2 maximum slope length and silt fence length will be unlimited.'

OWNERS/DEVELOPERS CERTIFICATION, DESIGN CERTIFICATE, and APPROVED DEPARTMENT OF PLANNING AND ZONING sections with signatures and dates.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION stamps.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION stamps.

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BUILDER/DEVELOPER CRAFTMARK HOMES and OWNER JAMESTOWN LANDING, LC contact information and address.

Vertical sidebar containing HARMS ENGINEERS logo, project title 'JAMESTOWN LANDING SECTION II - LOTS 1, 27-34, 65 & 66', and revision table.

Vertical text on the far left edge: Date: 01/03/2007 User: sdemchik Drawing Path: \\unz605\Projects\jamestown II_SFP-Hor_CO_08-06-01\44\Day\Site Plans\PHASE 2\JAMESTOWN_SDP-PH-2-04-SED_CON_M0155.dwg XREF File(s):