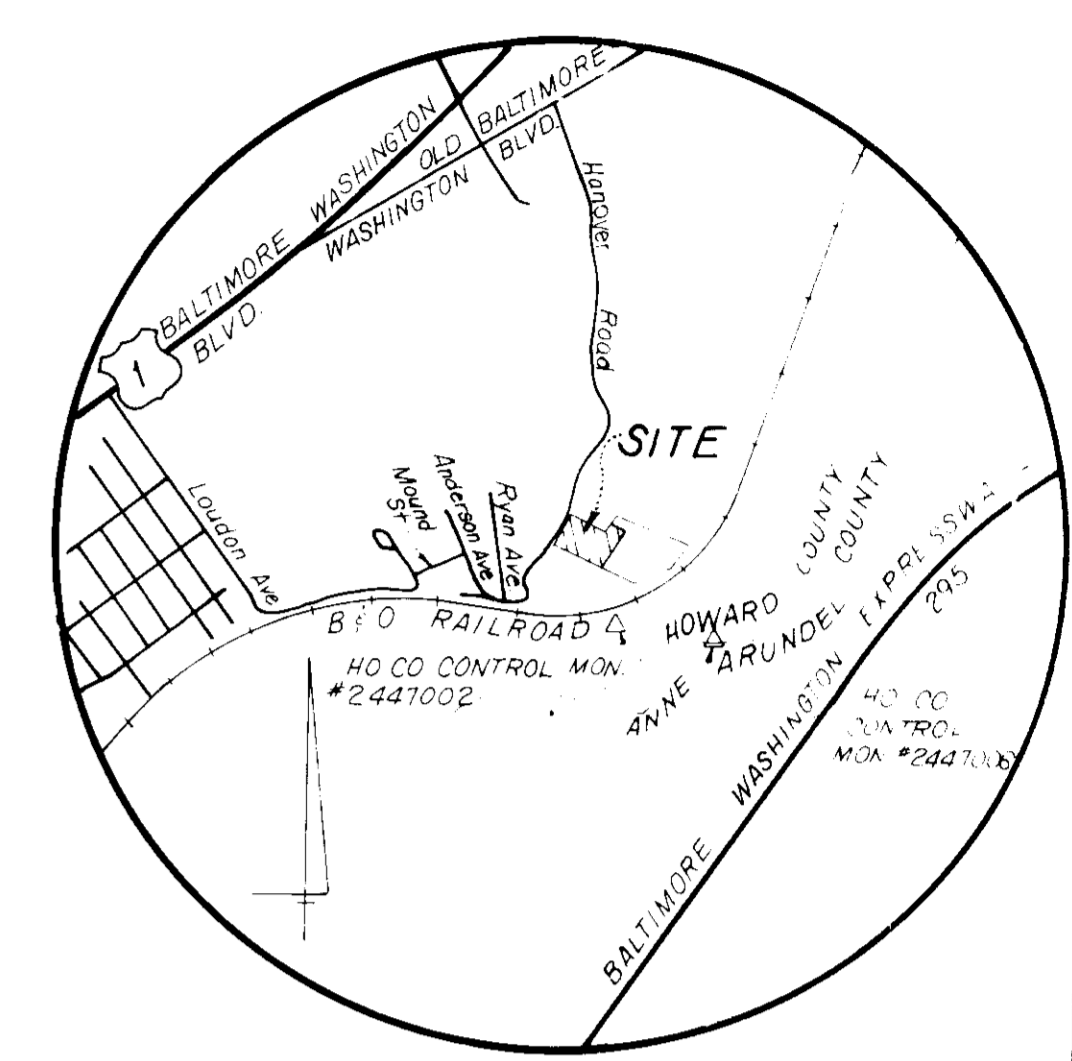


ADDRESS CHART	
LOT No.	STREET ADDRESS
1	6301 HANOVER CROSSING WAY, HANOVER, MD 21076
2	6305
3	6309
4	6313
5	6317
6	6321
7	6325
8	6329
9	6333
10	6337
11	6338
12	6334
13	6330
14	6326
15	6322 HANOVER CROSSING WAY, HANOVER, MD 21076



VICINITY MAP  
SCALE 1"=2000'  
HOWARD COUNTY STREET MAP, PG 17-10

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-12 PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2447002 AND 2447006.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- TOTAL AREA INCLUDED IN THIS PLAN IS 5,134.64 AS ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- TOTAL NUMBER OF LOTS IN THIS PLAN: 17.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY: F-89-18.
- LOT COVERAGE: 30%.
- SEE DEPT. OF PLANNING & ZONING FILE NO. F-89-18 P.88-42 S.88-04 AND WP-90-73, F-90-88.
- STORM WATER MANAGEMENT PROVIDED IN CENTRAL FACILITY PLAN.

**SPECIAL NOTES**

- APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR ALL PUBLIC UTILITIES.
- PUBLIC WATER & SEWER SHOWN FOR REFERENCE ONLY FOR MORE DETAILED INFORMATION, SEE WATER & SEWER PLANS CONTRACT NO. 14-1789-D.
- THE WATER & SEWER HOUSE CONNECTIONS NOT INCLUDED IN A DEVELOPER'S AGREEMENT SHALL CONFORM HOWARD COUNTY PLUMBING CODE. THE ON-SITE W/C SHALL BE 3/4" COPPER AND THE SHC SHALL BE 4" IRON.
- STREET TREES TO BE PROVIDED AS REQUIRED BY SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP 90-73 WAIVED SEC 16.133 F.3 OF THE SUBDIVISION REGULATIONS ON 12/19/90 REQUIRING TRUNCATION AT HANOVER ROAD & HANOVER CROSSING WAY, GRANTED 12/19/90.
- THIS PROPERTY IS LOCATED IN THE AIRPORT NOISE ZONE AND WAS APPROVED FOR SUBDIVISION PURSUANT TO COMAR ARTICLE TRANSPORTATION, SECT. 5.822 AS EVIDENCED BY AIRPORT ZONING PERMIT APPLICATION NO. DOCK# 229. FUTURE RESIDENTIAL CONSTRUCTION IN SECTION 2 AND 3 WILL REQUIRE APPROVAL FROM THE BOARD OF AIRPORT ZONING APPEALS PRIOR TO ISSUE.
- THE STREET TREES ON HANOVER ROAD ARE PROVIDED BY THE BUILDER AS PART OF THIS SPP SUBMISSION. TREES ON HANOVER CROSSING WAY ARE PROVIDED UNDER F-89-18.

**LEGEND**

EXISTING CONTOUR	---	140
PROPOSED CONTOUR	---	140
PROPOSED SPOT ELEVATION	---	140.0
DIRECTION OF DRAINAGE	---	---
TREE LINE	---	---
STREET TREE (SUGAR MAPLE)	---	---

SUBDIVISION NAME	SECT AREA	LOTS	CENSUS TR.
HANOVER CROSSING	1	17	6012
PLAT. NO. 10555	BLOCK # 10765	ZONE TAXMAP/PARK/ELECT DIST	R-12 38 265 1ST
WATER CODE A01	SEWER CODE 2130000		

SHEET 1 OF 3

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
*[Signature]* 3-22-93  
 HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*[Signature]* 4/1/93  
 PLANNING DIRECTOR DATE

APPROVED: CHIEF BUREAU OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
*[Signature]* 4/1/93  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS  
*[Signature]* 3-23-93  
 DIRECTOR DATE

**BUILDING RESTRICTION LINES**  
 FRONT: 20' UNLESS OTHERWISE SHOWN  
 SIDES: 7.5'  
 REAR: 30' UNLESS OTHERWISE SHOWN

**OWNER:**  
 J.N.D.C. LIMITED PARTNERSHIP  
 90 WIND RIVER LANE  
 GAITHERSBURG, MD 20878  
 (301) 417-0344

**CONTRACT PURCHASER:**  
 LOVELL RESIDENTIAL HOMES  
 LIMITED PARTNERSHIP  
 49 OLD SOLOMONS ISLAND ROAD  
 SUITE #301  
 ANNAPOLIS, MD 21401  
 Phone (410) 266-7513, 301.251-8825

**REVISIONS**

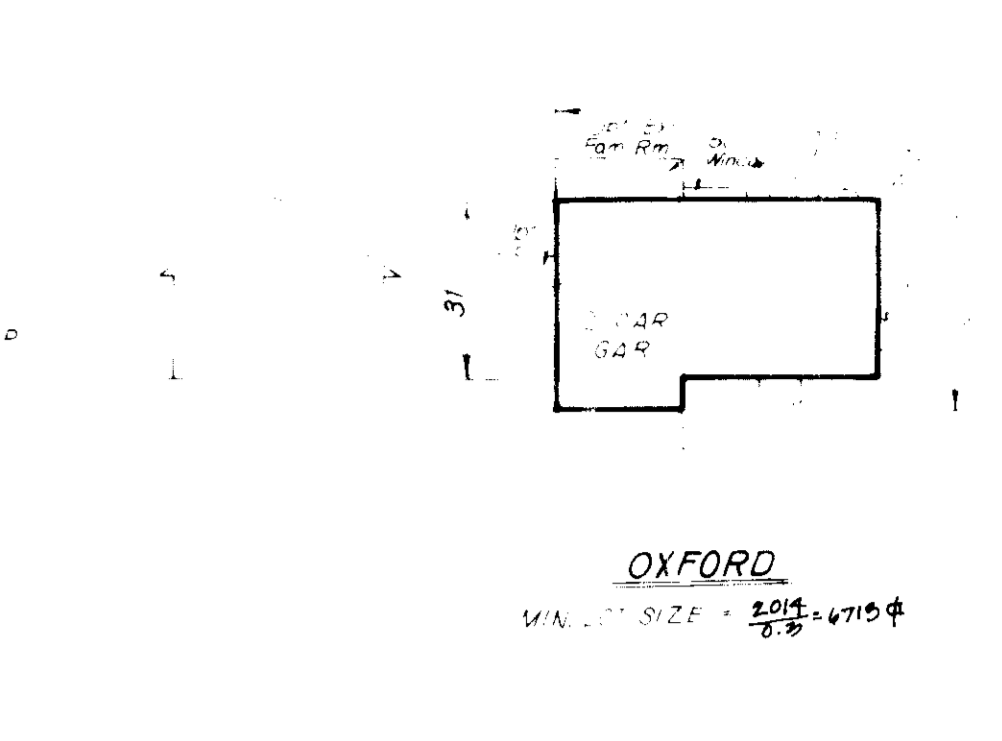
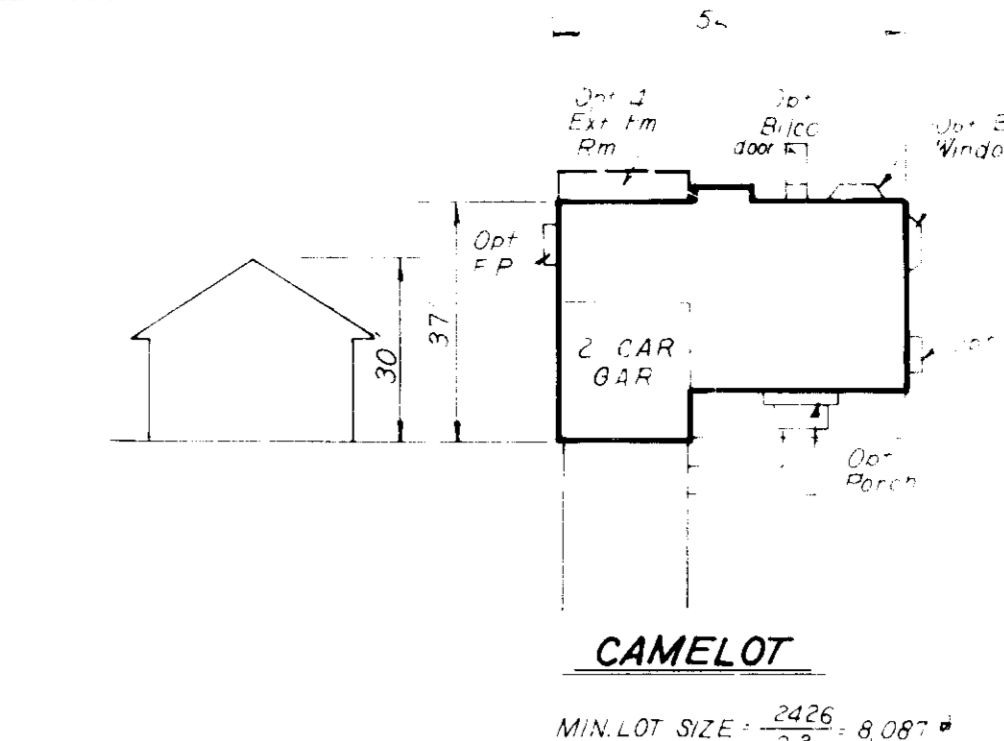
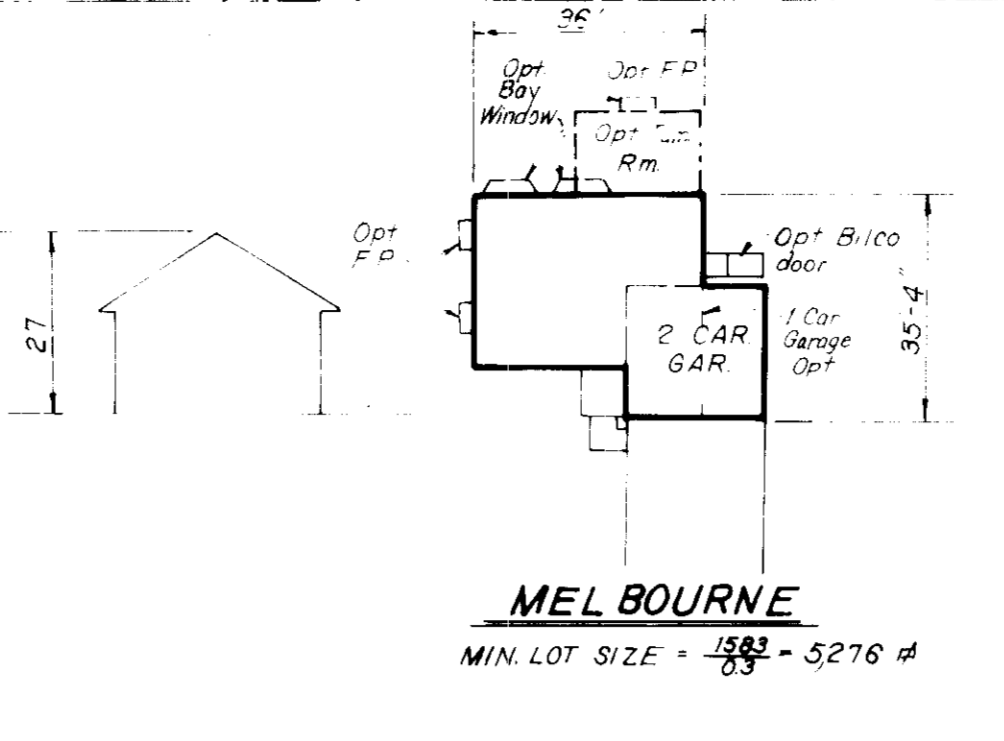
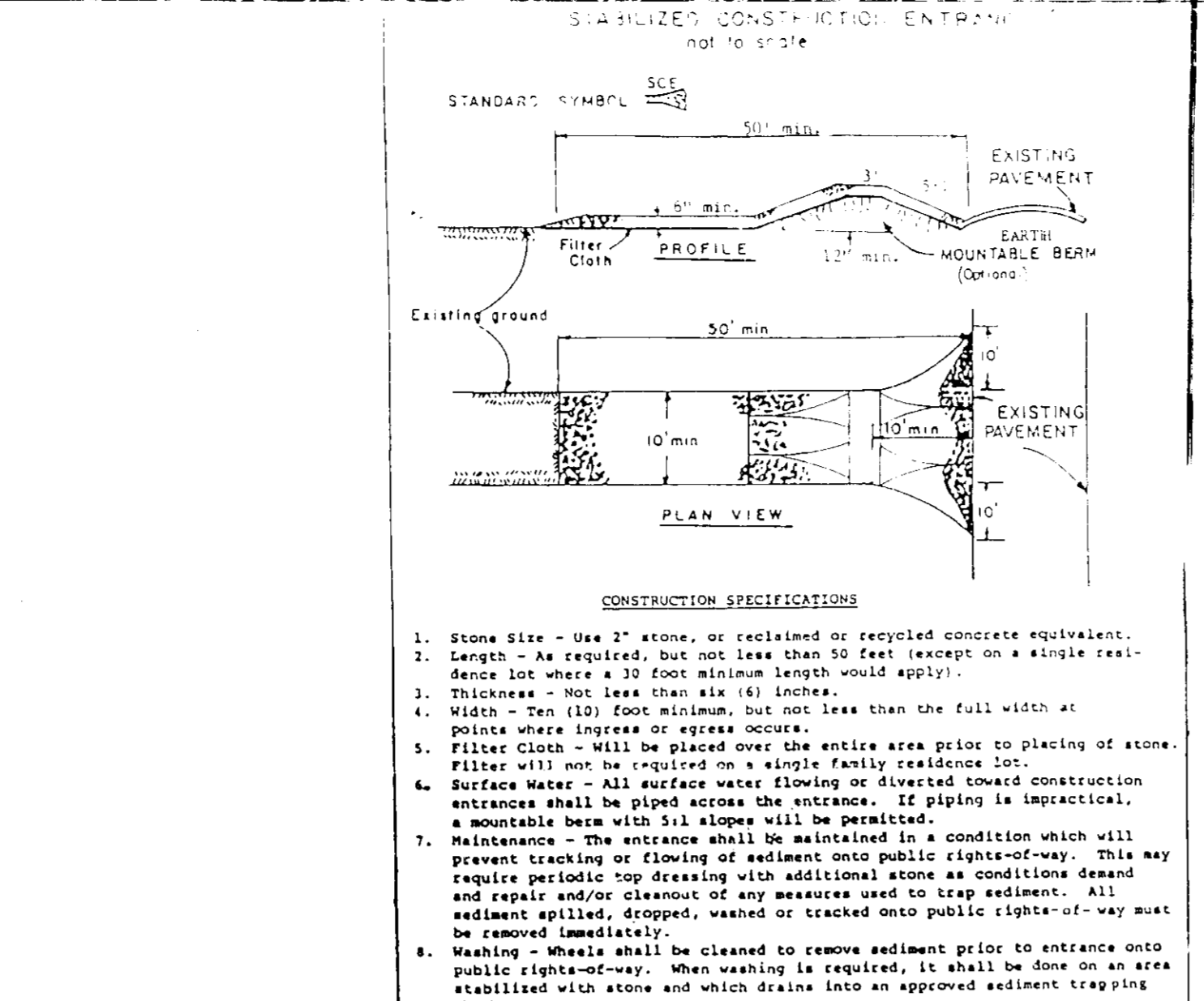
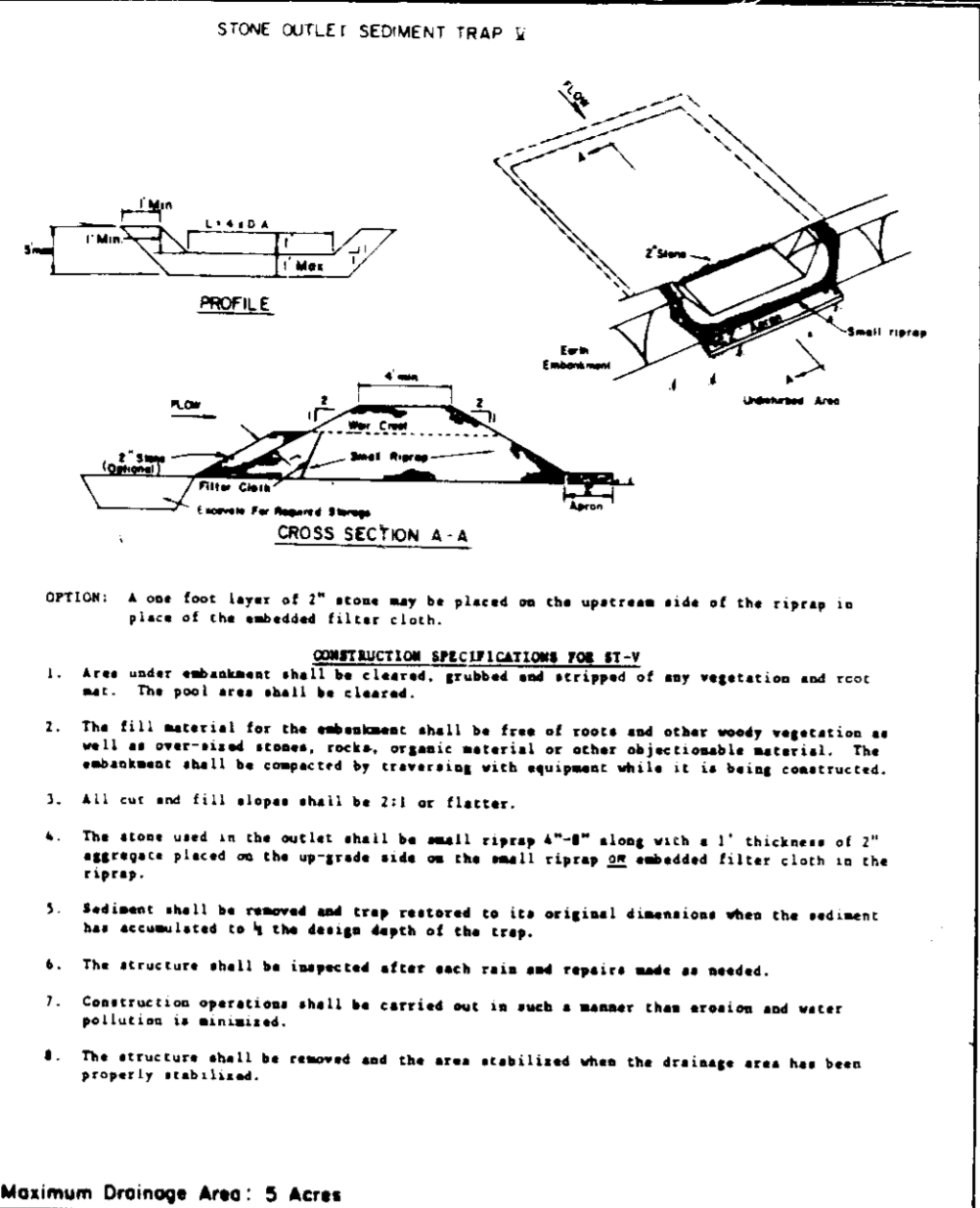
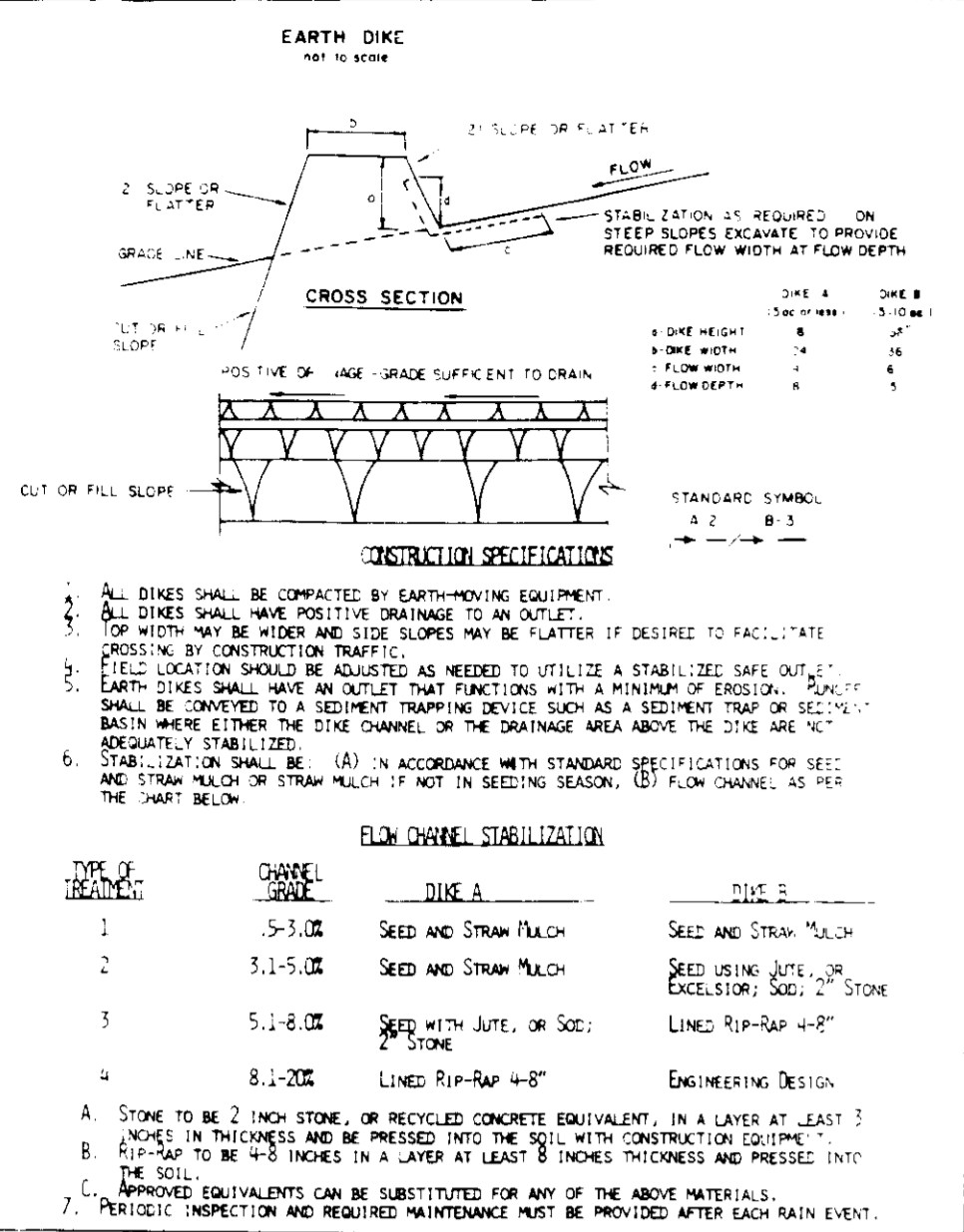
1-6-93	REV. 1 (SEE PLAN)
2-3-93	RESITE USE ON LOT 6
2-11-93	RESITE USE ON LOT 6
4-18-93	REV. 2 (SEE PLAN)
7-18-93	REV. 3 (SEE PLAN)
8-24-93	REV. 4 (SEE PLAN)
8/11/93	ADD. EX. PLAN ROOM ON LOT 11

**SHAFFER BATT & ASSOC., INC.**  
 ENGINEERS-LAND PLANNERS-SURVEYORS  
 904 WIND RIVER LANE  
 GAITHERSBURG, MARYLAND 20878  
 (301) 417-0344



**SITE DEVELOPMENT PLAN**  
 LOTS 1 THRU 17  
**HANOVER CROSSING (SECTION ONE)**  
 1<sup>ST</sup> ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 SCALE 1"=30'  
 NOVEMBER 1992

SEP 93-53

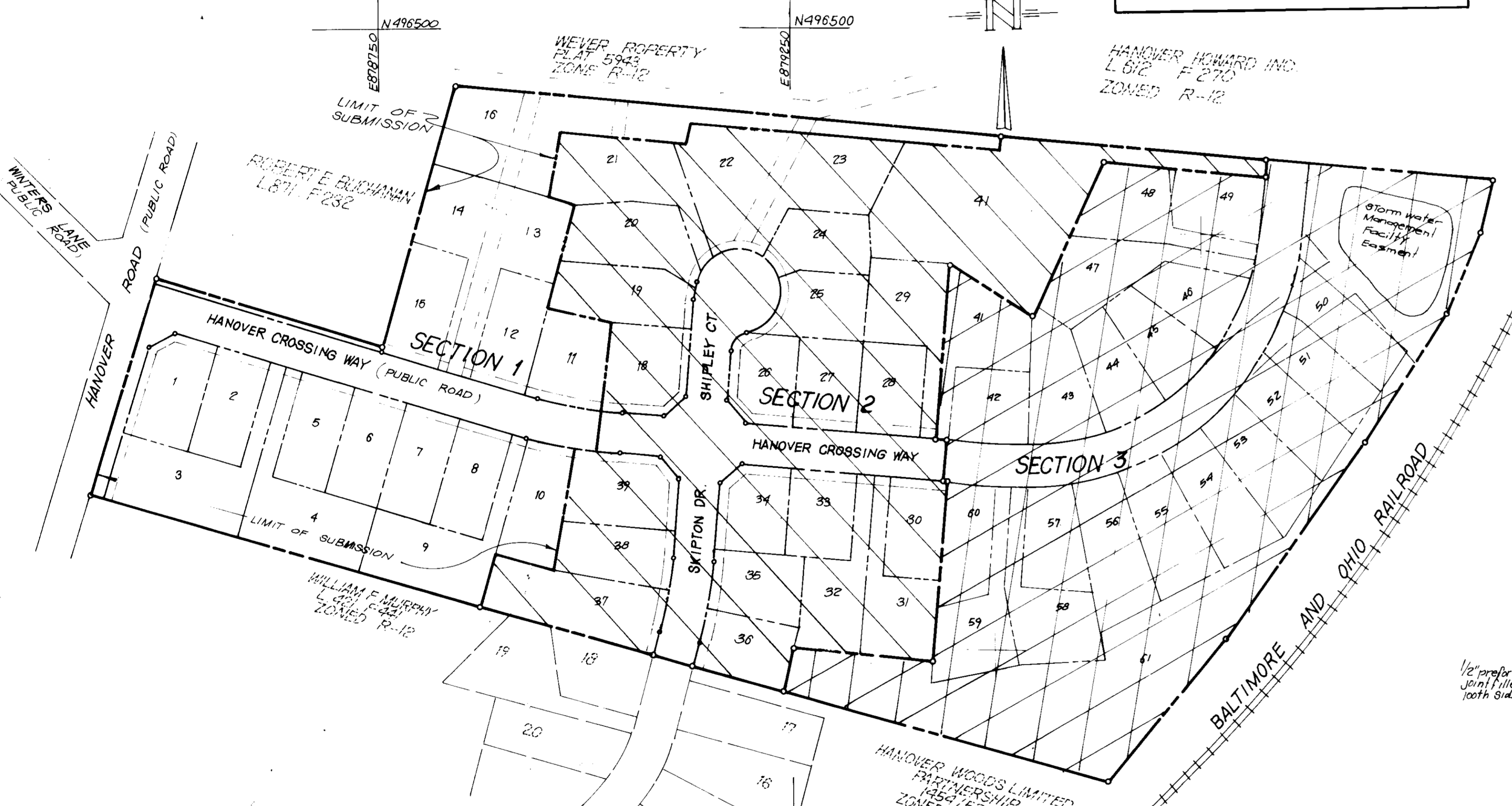


U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 COLLEGE PARK, MARYLAND

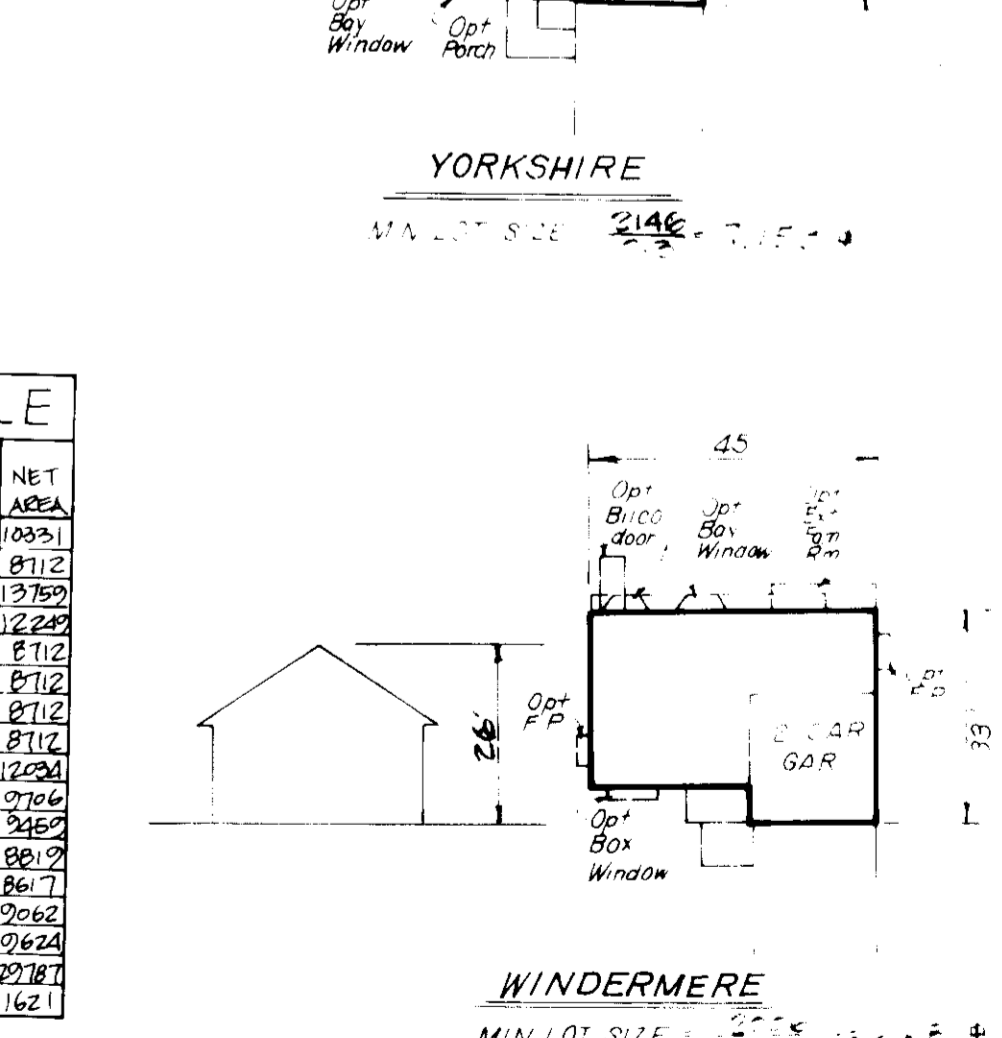
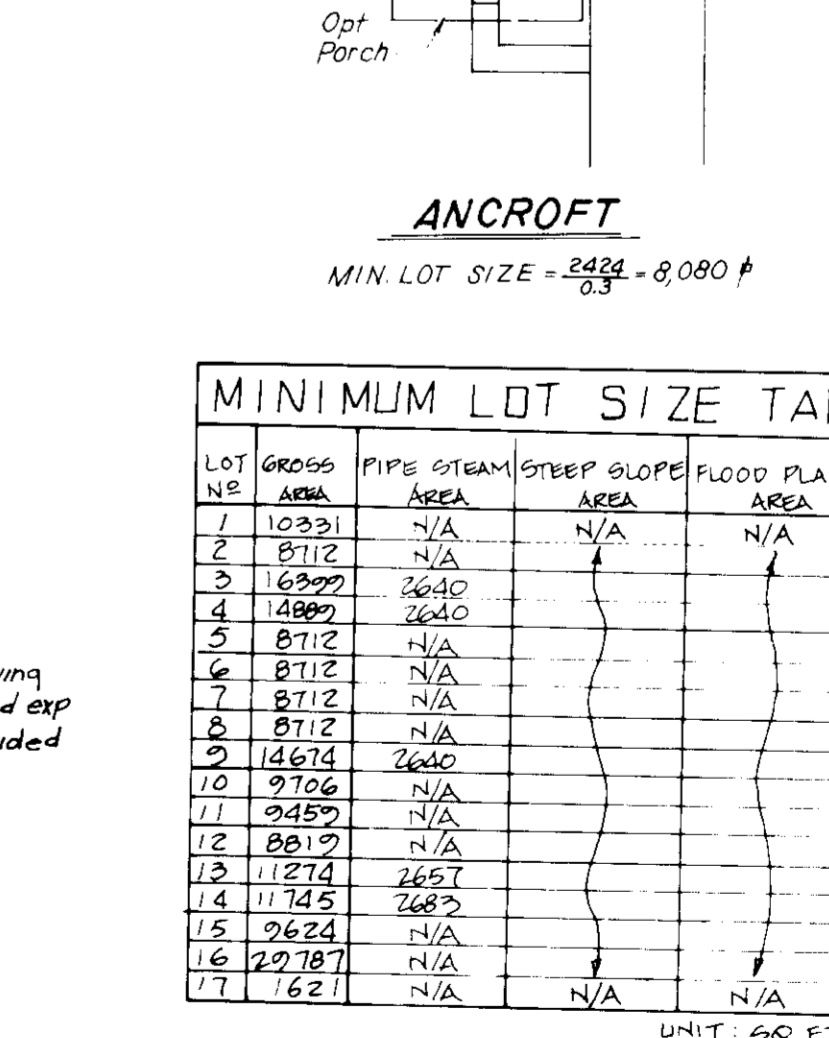
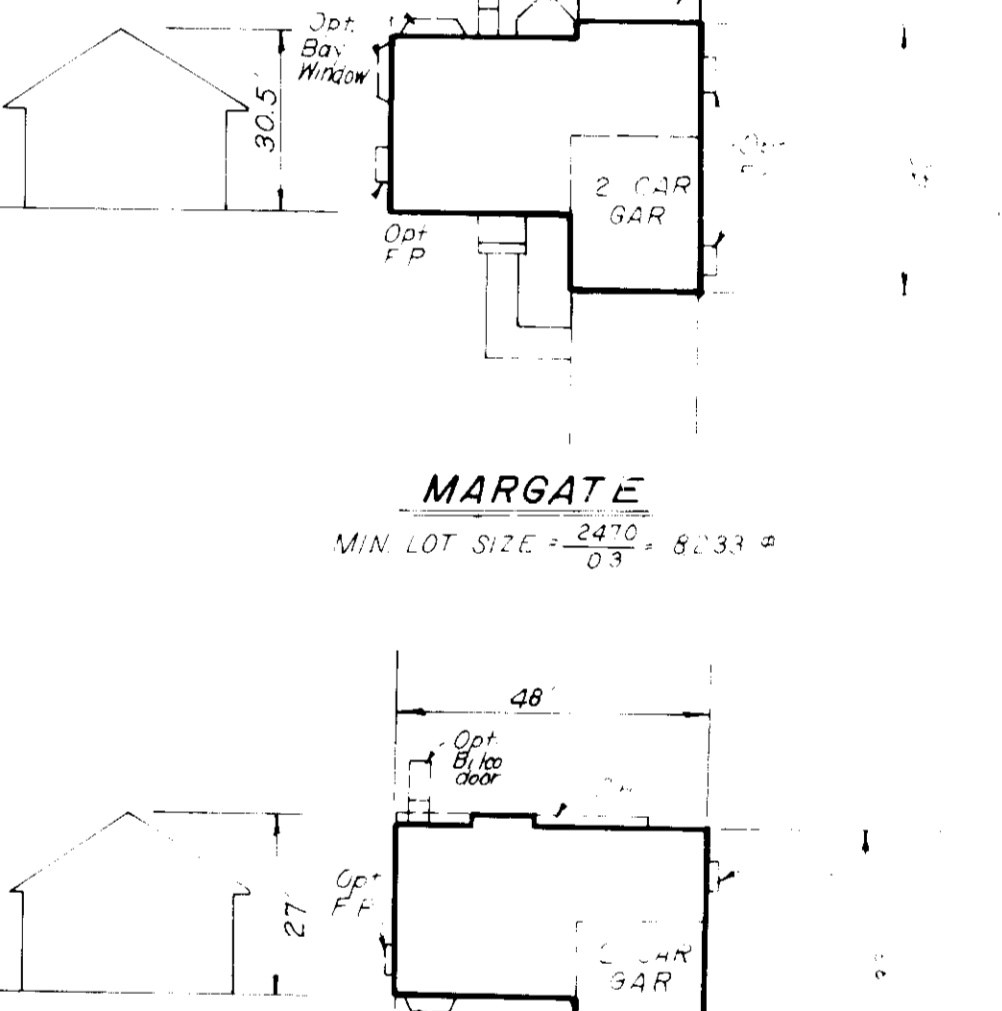
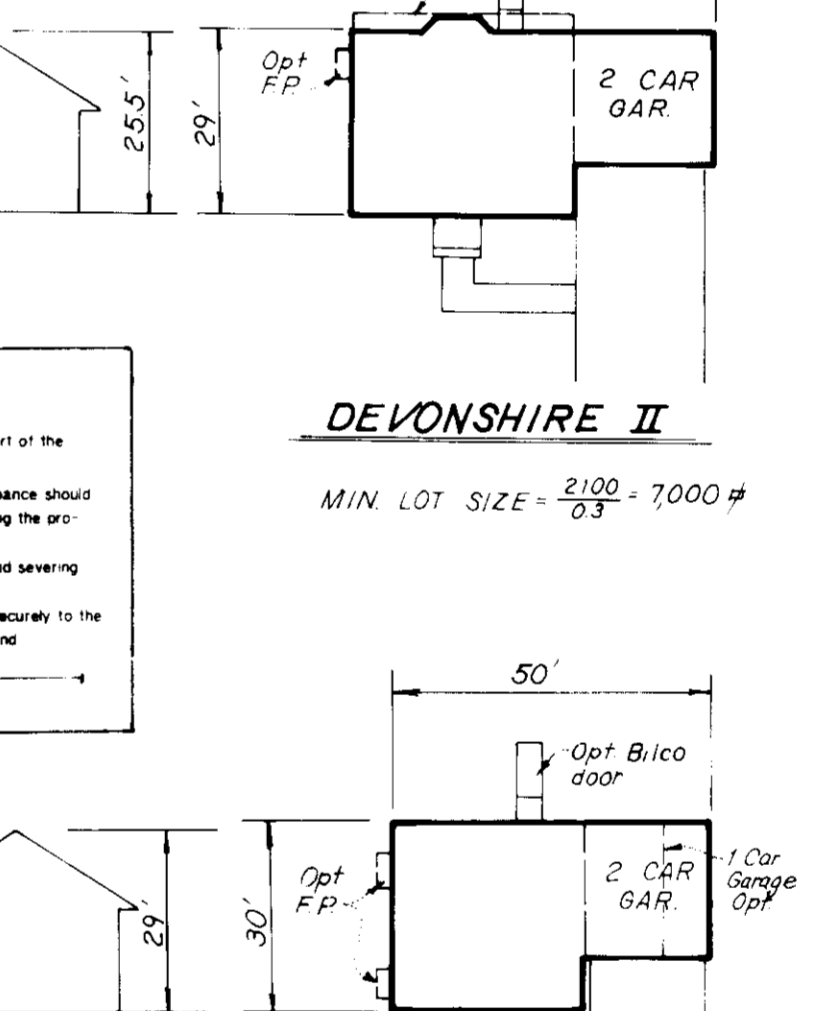
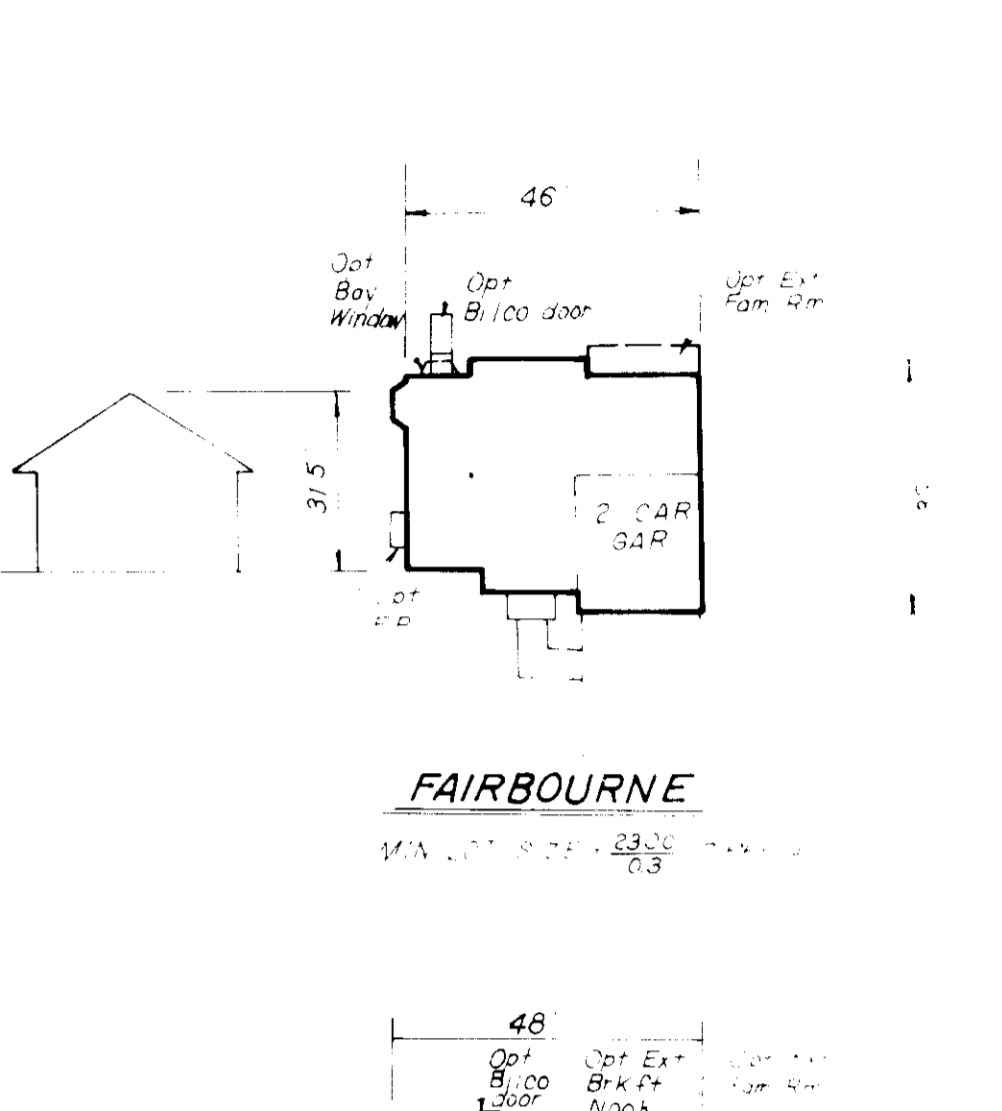
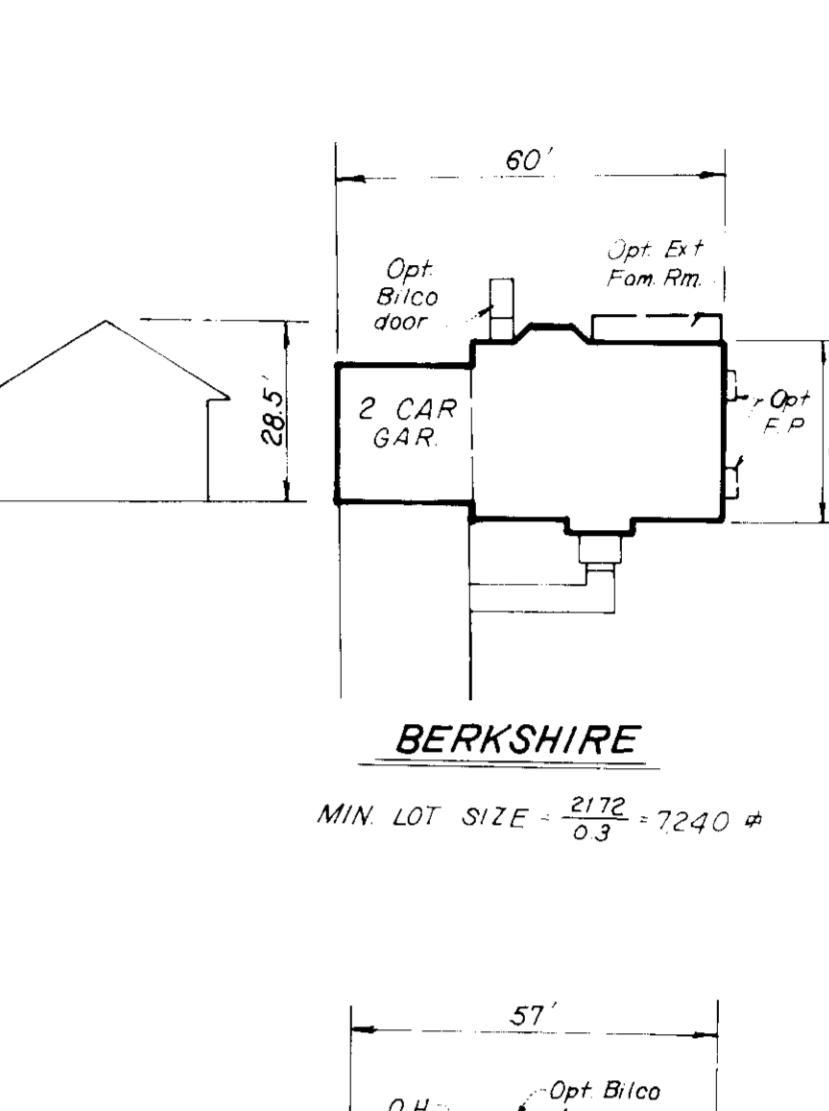
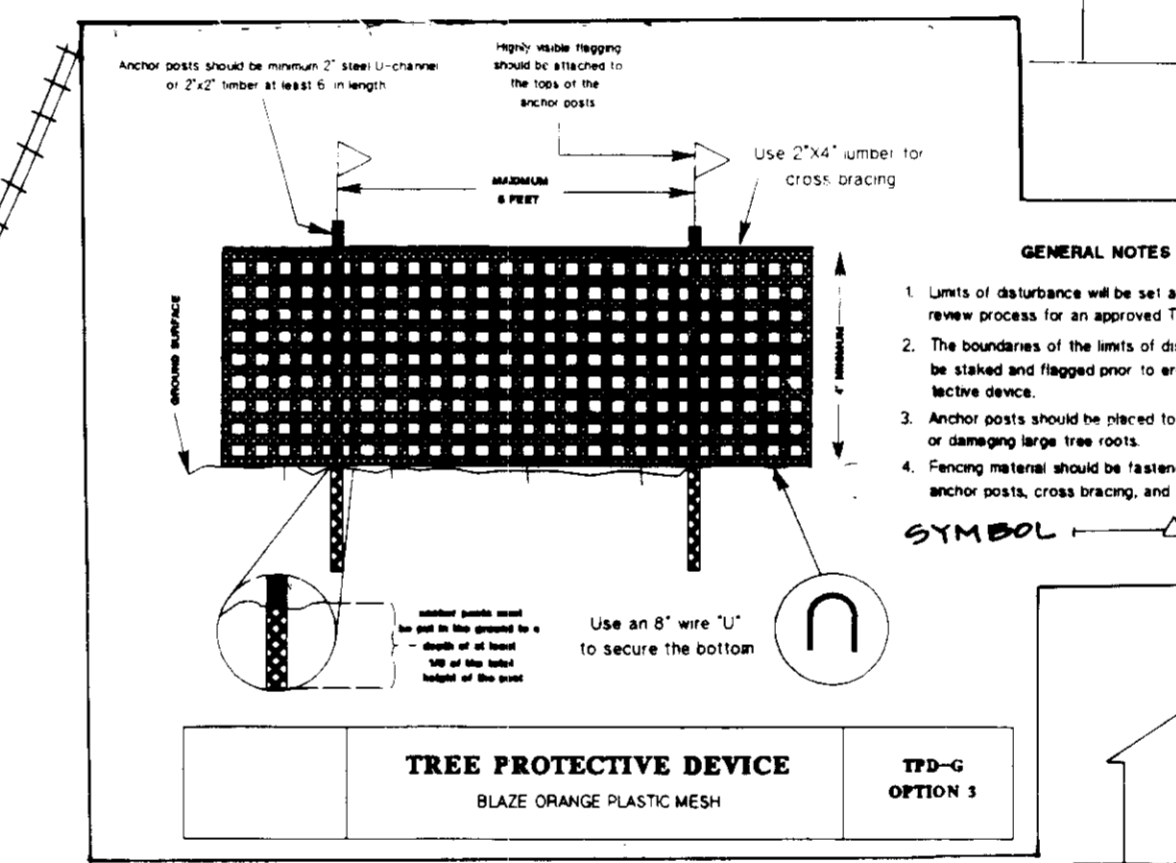
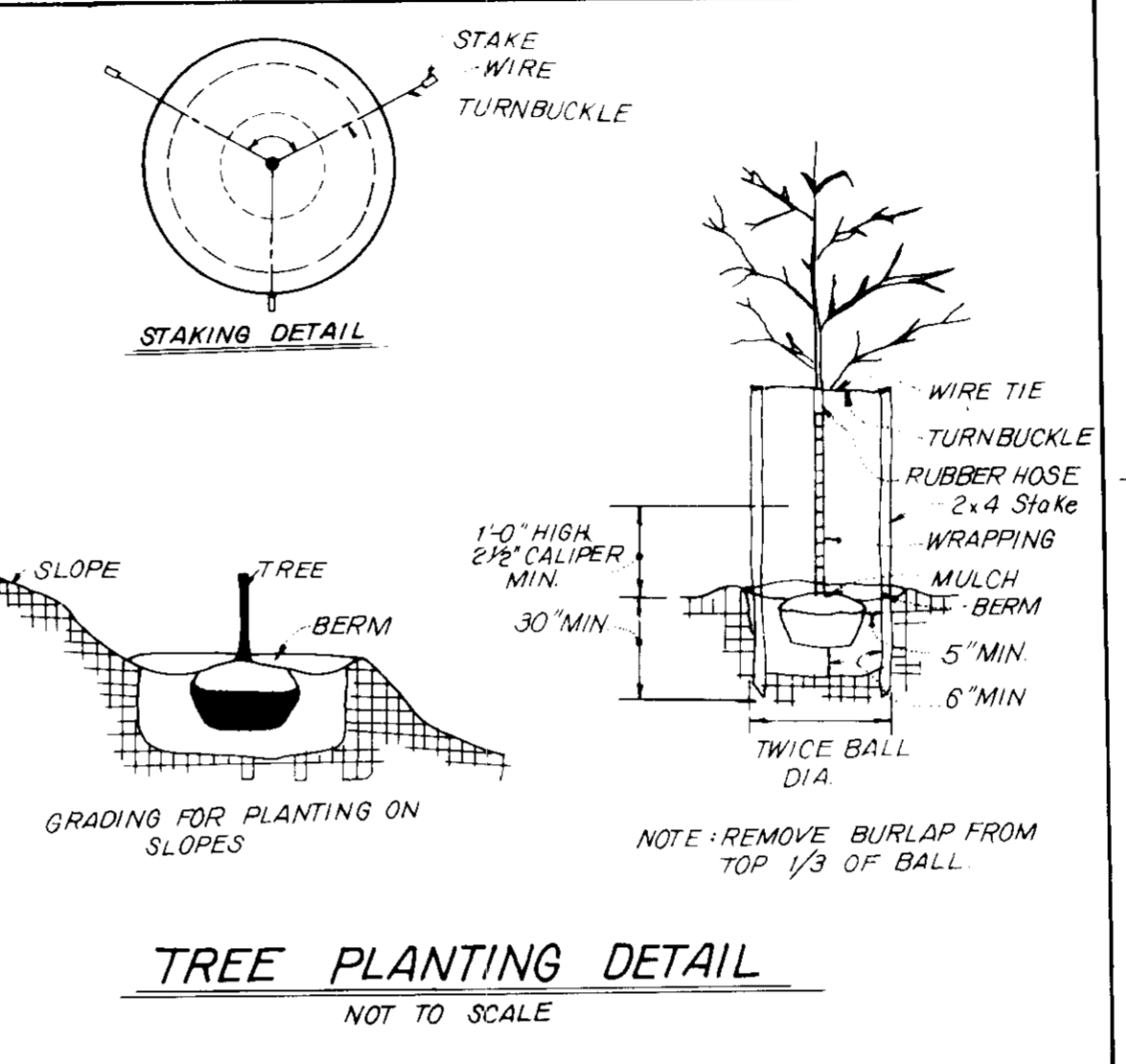
U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 COLLEGE PARK, MARYLAND

U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 COLLEGE PARK, MARYLAND

**PROJECT INDEX MAP**  
 SCALE: 1" = 100'



**PLANT LIST**  
 NAME: ACER SACCHARUM (SUGAR MAPLE)  
 QUANTITY: 5  
 SIZE: 2" - 2 1/2" CALIPER  
 ROOT CONDITION: B & B

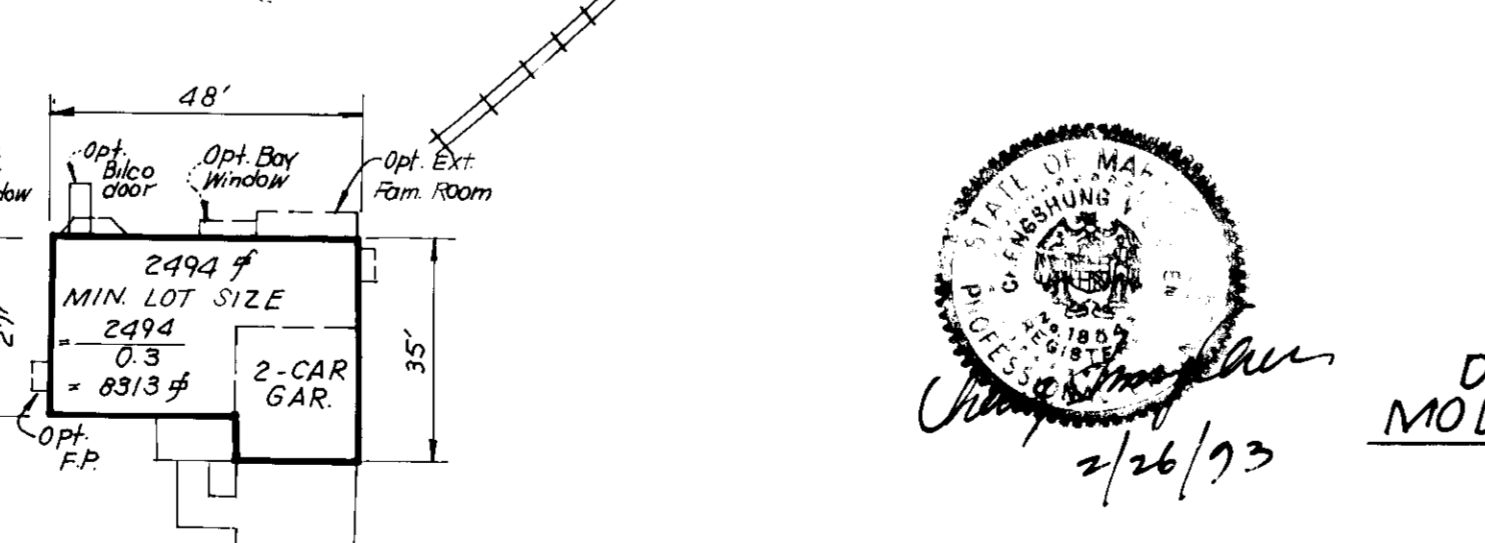
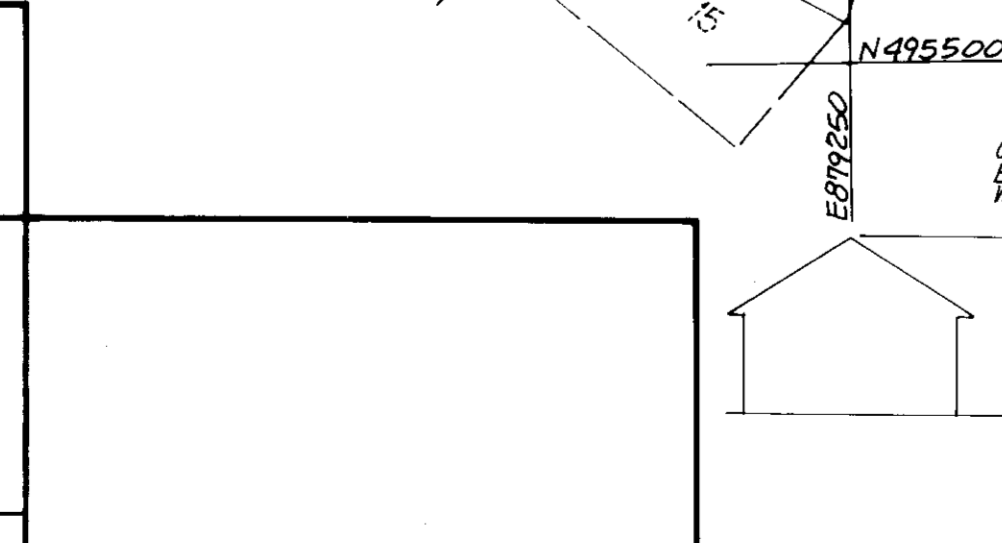


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
 Joseph W. Baker 2-22-93 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Joseph North 4/1/93 DATE  
 PLANNING DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 [Signature] 3-2-93 DATE  
 DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 [Signature] 3-31-93 DATE  
 CHIEF BUREAU OF ENGINEERING



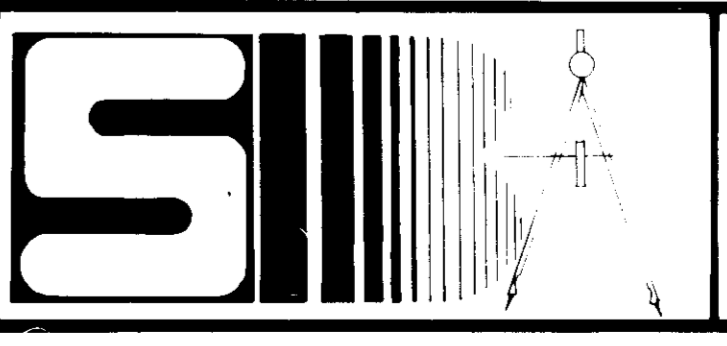
**MINIMUM LOT SIZE TABLE**

LOT NO.	GROSS AREA	PIPS STEAM AREA	STEEP SLOPE AREA	FLOOD PLAIN AREA	NET AREA
1	10321	N/A	N/A	N/A	10321
2	8712	N/A	N/A	N/A	8712
3	14892	2640			12252
4	14892	2640			12252
5	8712	N/A	N/A	N/A	8712
6	8712	N/A	N/A	N/A	8712
7	8712	N/A	N/A	N/A	8712
8	8712	N/A	N/A	N/A	8712
9	14674	2640			12034
10	9706	N/A	N/A	N/A	9706
11	9425	N/A	N/A	N/A	9425
12	8819	N/A	N/A	N/A	8819
13	11274	2657			8617
14	11274	2657			8617
15	2624	N/A	N/A	N/A	2624
16	27187	N/A	N/A	N/A	27187
17	1621	N/A	N/A	N/A	1621

UNIT: 50 FT

**REVISIONS**  
 7/30/93 ADD DARTMOOR (DETAIL) TO PLAN

**SHAFFER BATTA & ASSOC., INC.**  
 ENGINEERS-LAND PLANNERS-SURVEYORS  
 904 WIND RIVER LANE  
 GAITHERSBURG, MARYLAND 20878  
 (301) 417-0344



**SITE DEVELOPMENT PLAN**  
 LOT 17  
**HANOVER CROSSING (SECTION ONE)**  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DECEMBER, 1992

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

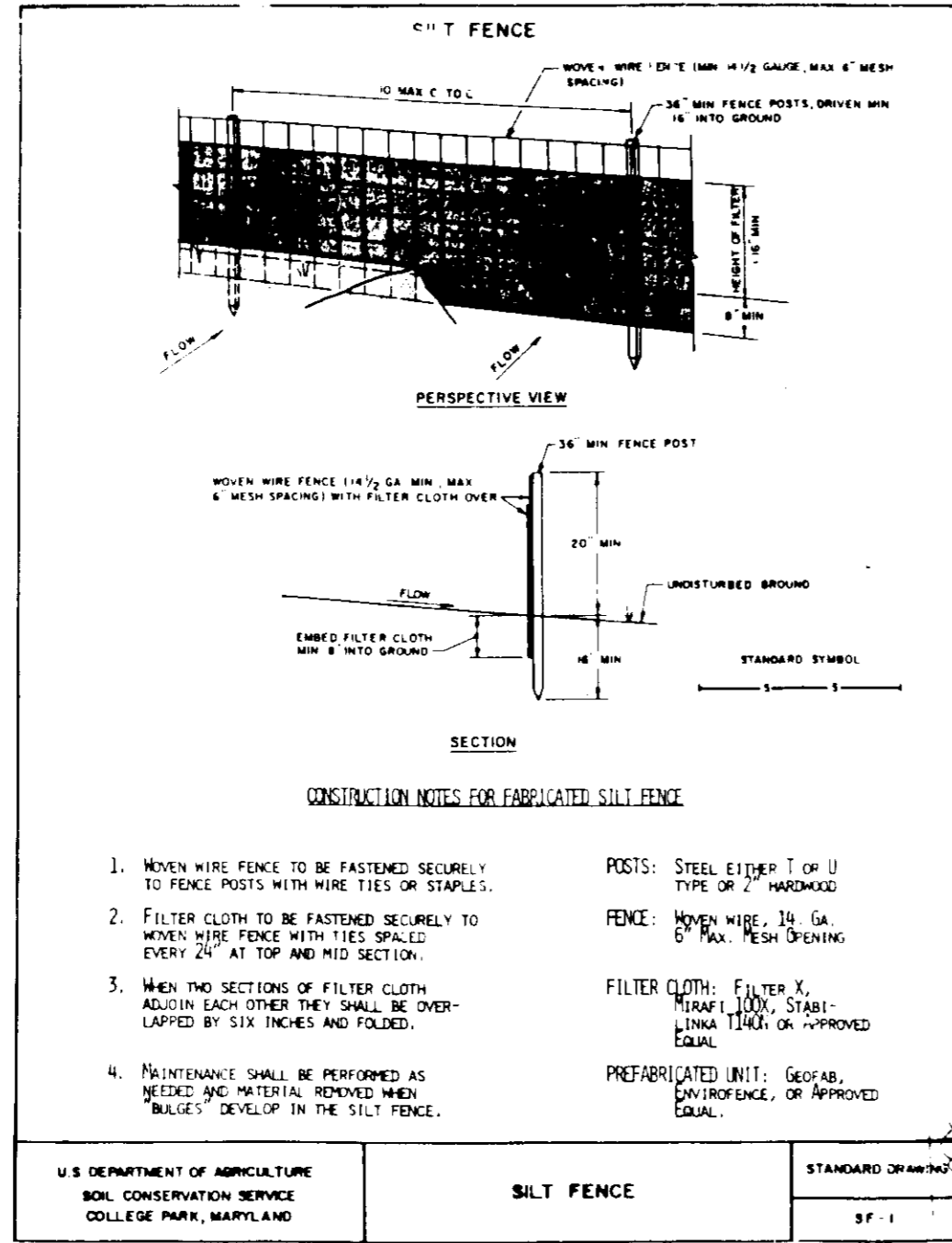
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) 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 3 inches of soil. At time of seeding, apply 400 lbs per acre 10-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.)
- 2) 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 period March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lb/1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs per acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushels per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.07 lb/1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

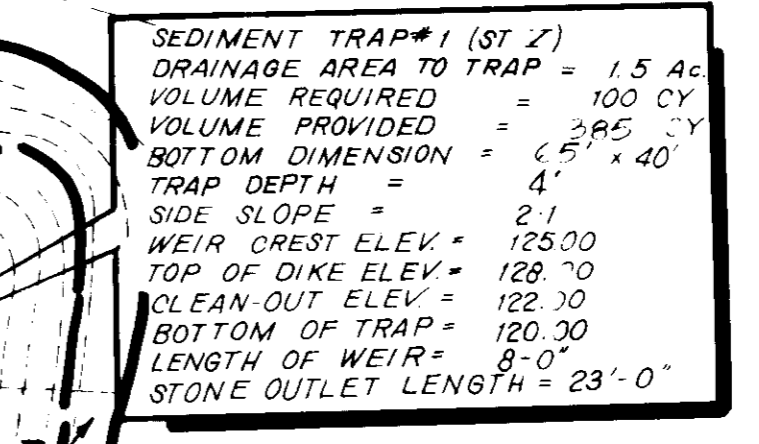
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**SEDIMENT CONTROL NOTES**

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Planning and Zoning before the start of any construction. (892-243)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 14 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. Stabilization with mulch along can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 4) All sediment traps / basins shown must be fenced and warning signs posted around their perimeter, in accordance with Vol. 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (sec. 51) and (sec. 54), temporary seedings (sec. 50) and mulching (sec. 52). Temporary stabilization with mulch along can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- 7) Site Analysis
 

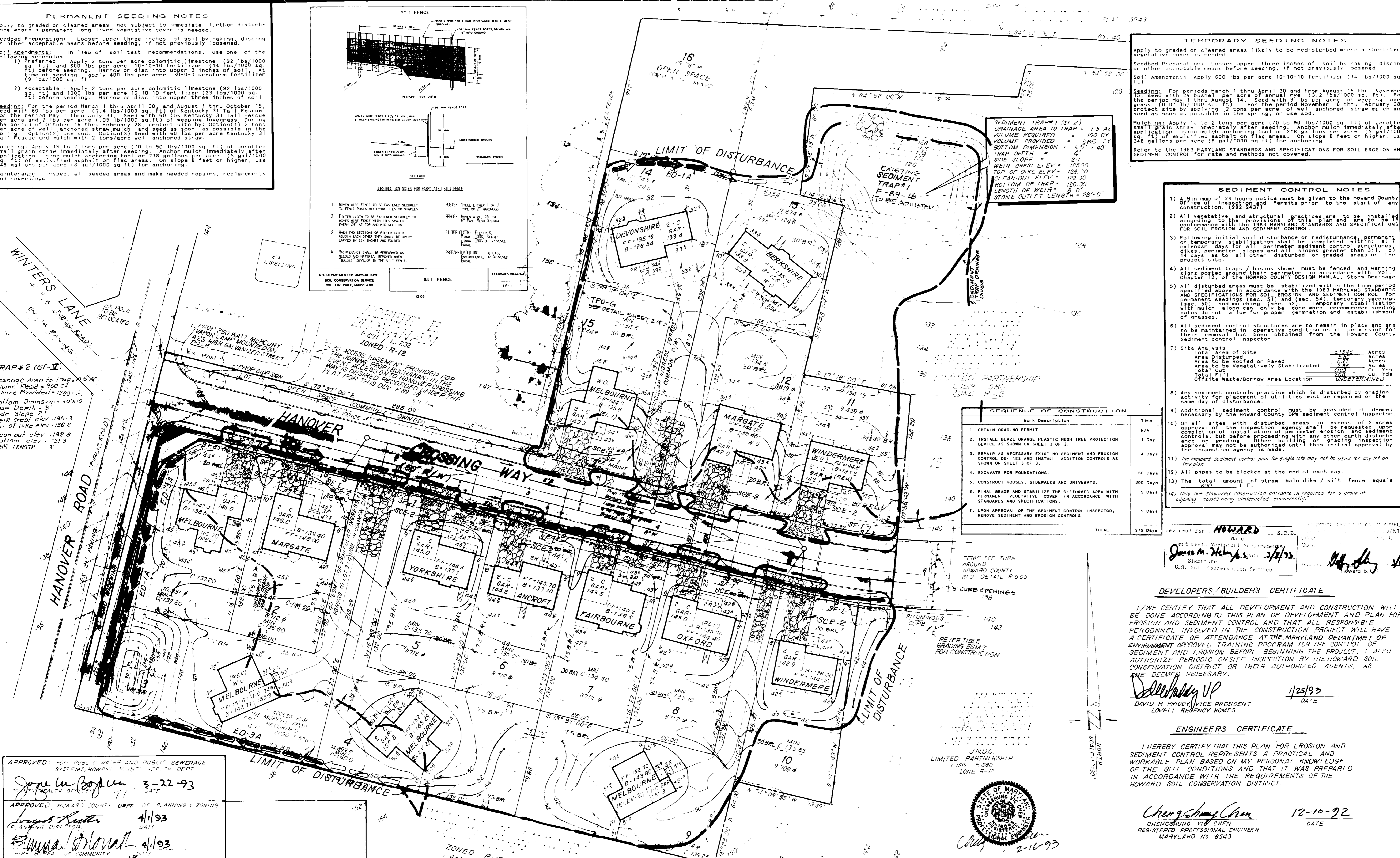
Total Area of Site	5.346	Acres
Area Disturbed	2.26	Acres
Area to be Roofed or Paved	2.26	Acres
Area to be Vegetatively Stabilized	2.26	Acres
Total Cut	0.23	Cu. Yds
Total Fill	0.11	Cu. Yds
Offsite Waste/Borrow Area Location	UNDETERMINED	
- 8) Any sediment controls practice which is disturbed by grading 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 and sediment control structures, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approval may not be authorized until this initial approval by the inspection agency is made.
  - 11) The standard sediment control plan for single lots may not be used for any lot on this plan.
  - 12) All pipes to be blocked at the end of each day.
  - 13) The total amount of straw bale dike / silt fence equals 2222 L.F.
  - 14) Only one stabilized construction entrance is required for a group of adjoining houses being constructed concurrently.



**SEQUENCE OF CONSTRUCTION**

Work Description	Time
1. OBTAIN GRADING PERMIT.	N/A
2. INSTALL BLAZE ORANGE PLASTIC MESH TREE PROTECTION DEVICE AS SHOWN ON SHEET 3 OF 3.	1 Day
3. REPAIR AS NECESSARY EXISTING SEDIMENT AND EROSION CONTROL DEVICES AND INSTALL ADDITIONAL CONTROLS AS SHOWN ON SHEET 3 OF 3.	4 Days
4. EXCAVATE FOR FOUNDATIONS.	60 Days
5. CONSTRUCT HOUSES, SIDEWALKS AND DRIVEWAYS.	200 Days
6. FINAL GRADE AND STABILIZE THE DISTURBED AREA WITH PERMANENT VEGETATIVE COVER IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.	5 Days
7. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROLS.	5 Days
<b>TOTAL</b>	<b>275 Days</b>

**TRAP #2 (ST-1)**  
 Drainage Area to Trap = 0.5 AC  
 Volume Road = 900 CY  
 Volume Provided = 1290 CY  
 Bottom Dimension = 30' x 10'  
 Trap Depth = 3'  
 Side Slope 2:1  
 Weir Crest elev. 135.3  
 Top of Dike elev. 136.2  
 Clean out elev. 132.8  
 Bottom elev. 131.3  
 Weir Length 3'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 3-22-93  
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 4/1/93  
 APPROVED: COMMUNITY PLANNING AND DEVELOPMENT  
 4/1/93  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC WORKS HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 3/16/93  
 3-31-93

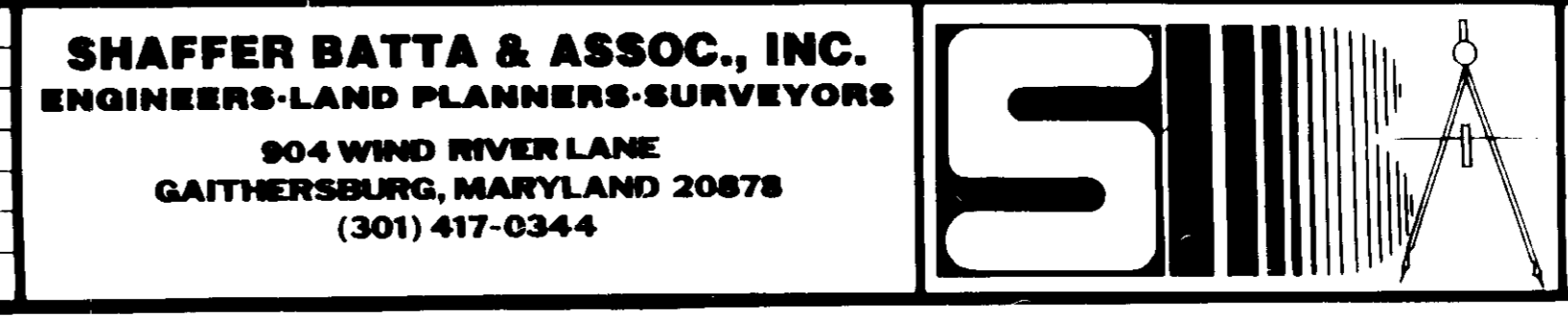
**BUILDING RESTRICTION LINES**  
 FRONT: 20' UNLESS OTHERWISE SHOWN  
 SIDES: 7.5'  
 REAR: 30' UNLESS OTHERWISE SHOWN

OWNER: JNDC LIMITED PARTNERSHIP  
 C/O NEWBURN DEVELOP CORP  
 GENERAL PARTNER  
 5510 STERRET PLACE, #201  
 COLUMBIA, MD 21044

CONTRACT PURCHASER: LOVELL REGENCY HOMES LIMITED PARTNERSHIP  
 49 OLD SOLOMONS ISLAND ROAD, SUITE 301  
 ANNAPOLIS, MD 21401

**SHAFER BATT & ASSOC., INC.**  
 ENGINEERS-LAND PLANNERS-SURVEYORS  
 904 WIND RIVER LANE  
 GAITHERSBURG, MARYLAND 20878  
 (301) 417-0344

**REVISIONS**

**SEDIMENT CONTROL PLAN**  
 LOTS 1 THRU 17  
**HANOVER CROSSING (SECTION ONE)**  
 COLLECTION DISTRICT  
 HOWARD COUNTY MARYLAND

SCALE: 1"=30'  
 SHEET 3 OF 3  
 DATE: 12-10-92

Reviewed for: HOWARD COUNTY S.C.D.  
 Signature: James M. Helmke, dated 3/1/93  
 U.S. Soil Conservation Service

**DEVELOPERS/BUILDERS CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE MARYLAND DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS DEEMED NECESSARY.

Signature: David R. Prody, dated 1/25/93  
 DAVID R. PRODY, VICE PRESIDENT  
 LOVELL REGENCY HOMES

**ENGINEERS CERTIFICATE**

I HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT.

Signature: Chengshung V. Chen, dated 12-10-92  
 CHENGSHUNG V. CHEN  
 REGISTERED PROFESSIONAL ENGINEER  
 MARYLAND NO. 12519

DATE: 2-16-93