

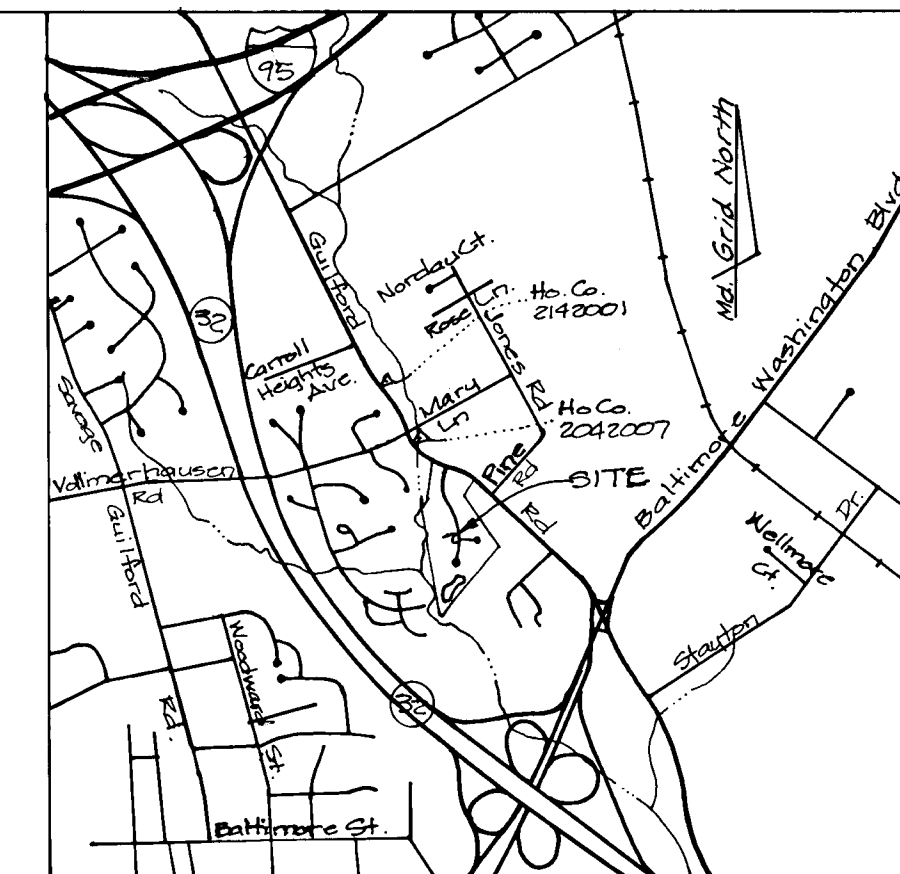
WINTERBROOK

BENCH MARKS:

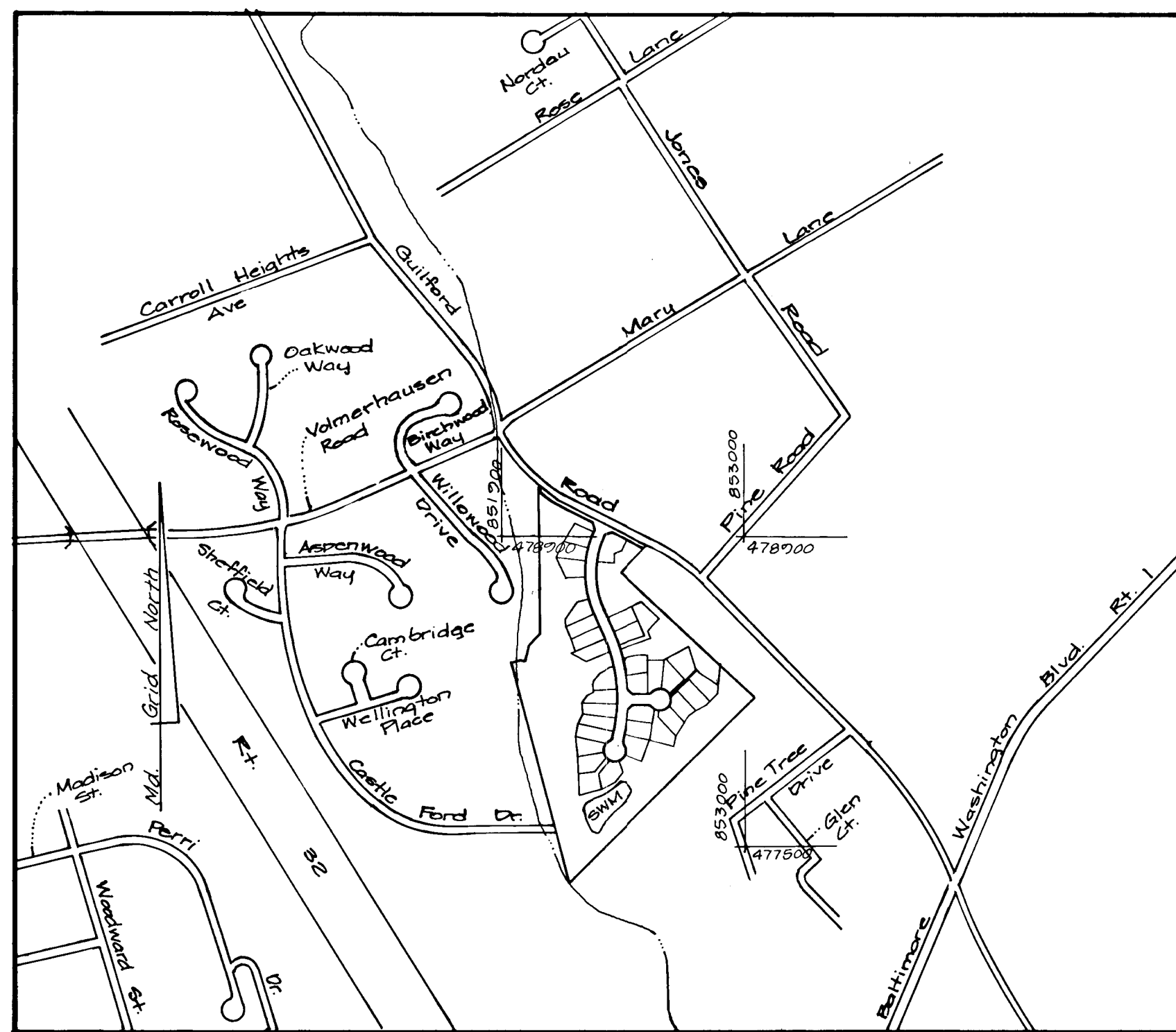
HQ00 # 2142001 CL = 284.90
 HQ00 # 2042007 CL = 210.68
DESCRIPTIONS
 Pt 2142001 - 3/4" Rebar 2' below surface
 SE side of Md. Route 732, 200' E from
 Carroll Hgts. Ave; 15' 0" off the centerline
 of RD.
 Pt 2042007 - 3/4" Rebar 2' below surface
 SE corner of intersection of Md. Route
 732 and Mary Lane; 735' Due East cross
 cut in FH.

SHEET INDEX

SHT. NO.	Title
1 of 15	Cover Sheet
2 of 15	Winterbrook Lane Plan and Profile
3 of 15	Quiet Water Way Plan and Profile
4 of 15	Road Construction Details
5 of 15	Storm Drain Profiles
6 of 15	Drainage Area Map
7 of 15	Drainage Area Map
8 of 15	Grading & Sediment Control Plan
9 of 15	Grading & Sediment Control Plan
10 of 15	Sediment Control & Stormwater Management Details
11 of 15	Stormwater Management Plan & Details
12 of 15	Landscape Plan, Plant List and Details
13 of 15	Landscape Plan, Specifications, Schedules
14 of 15	Guilford Road Md. Rte. 732 Widening and Details.
15 of 15	Md. Route 732 - Cross Sections



VICINITY MAP
SCALE: 1" = 2000'



LOCATION MAP
SCALE: 1" = 600'

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County, Volume IV, Plus MSHA Standards and Specifications if Applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least 24 hours prior to the start of work.
- The contractor shall notify 'Miss Utility' at 1 (800) 257-7777 at least forty-eight (48) hours prior to any excavation work.
- Project background:
 Location: Tax Map 47 Parcels: 37, 51, 52, 498
 Zoning: R-12
 Election District: 6th
 Total Tract Area: 22.168
 Number of proposed lots: 36 Buildable: 04 Open Space: 2
 Previous Submittals: 2 (B) 824 & 804; VP 86-76; S 86-27
 BA 256-D; BA 257-D; S 88-41; WP 89-33; P 89-46
 F 90-113; WP 92-60; WP 92-118
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- All street regulatory signs shall be in place prior to the placement of any asphalt.
- Street light placement and the type of fixture and pole selected shall be in accordance with the Howard County Design Manual Volume II (1993) and as modified by Guidelines for Street Lights in Residential Developments (June 1993).
- Storm drain trenches within the public right-of-way shall be backfilled and compacted in accordance with the Howard County Standard Specifications and Details - Design Manual, Volume IV.
- Any damage to existing public right-of-way, existing paving, existing curb & gutter, existing utilities, etc. shall be corrected at the contractor's expense.
- The existing utilities shown hereon are located from field surveys by Riemer Muegge & Assoc. and construction drawing of record. The approximate location of existing utilities are shown for the contractor's information and convenience. The contractor shall locate existing utilities to his own satisfaction and well in advance of construction activities. Additionally, contractors shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service.
- The topography shown hereon is Field Run by Riemer Muegge and Assoc. and Land Design, Inc. in 1982 and 1993.
- Horizontal and vertical datums are related to the Maryland State Plane Coordinate System projected from Howard County Control Stations # 2042007 & 2142001 (NAD 27).
- Public water public sewer will be available to the site by means of extensions.
 Water Contr # 24-1951-D
 Sewer Contr # 24-1951-D
- Stormwater Quantity Management is by Detention
 Water quality is by Extended Detention
 Wetlands delineation by Exposure Research dated - June 1993
 Approved May 11, 1994
- Noise study provided by Land Design, Inc. - June 1993
 Approved May 11, 1994
- Floodplain analysis by Riemer, Muegge & Assoc. Inc. - Approved May 11, 1994
- 401 Permit # 03-402378 Exp. Date: 8/1/97
 404 Permit # 00-3807-3 Exp. Date: 10/20/95
- Sidewalks and ramps shall be in conformance with the current ADA requirements.
- 95% compaction in all fill areas shall be determined by AASHTO T-180.
- Geotechnical Reports compiled by Earth Engineering and Sciences, Inc. Dated December 30, 1988 and by Hillis-Carnes Dated September 28, 1993 and March 25, 1994.

ROAD & STORM DRAIN CONSTRUCTION PLANS

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BRUCE D. BURTON
1/27/95

DEVELOPER'S CERTIFICATE

ENGINEER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a Certification 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 Soil Conservation District.

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 Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

U.S. Soil Conservation Service Date

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

Howard Soil Conservation District Date

APPROVED: Department of Public Works for Storm Drainage Systems and Roads.

[Signature] 2/10/95
Chief, Land Development Division Date

[Signature] 2/10/95
Chief, Bureau of Engineering Date

[Signature] 2-8-95
Chief, Bureau of Highways Date

APPROVED: Department of Planning & Zoning

[Signature] 2/14/95
Chief, Division of Land Development and Research Date

LAND DESIGN ENGINEERING, Inc.
 8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
 (410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed By: **MJE**
 Rev: **ES**
 Drawn By: **BEI**
 WJ
 Checked By: **MJE**
 RM
 Date: **July 1994**
 Rev: Oct. 1994

**ROAD CONSTRUCTION PLAN
WINTERBROOK**

Previous Submittals: 20, 803, 800; VP 86-76; S 86-27;
 BA 256-D; BA 257-D; S 88-41; WP 89-33; P 89-46; F 90-113;
 WP 92-60; WP 92-118

6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP NO. 47 PARCELS NOS. 498, 37, 51 & 52

Owner / Developer
 Winterbrook Limited Partnership
 2030 Red Branch Road Suite 200
 Columbia, Maryland 21045 (715) 715-1070

Scale: **A5**
SHOW IN
 Drawing: **1 of 15**
 Job No: **91414.1**
 File No: **F95-15**

1726

Revisions			
By	Date	Nº	Description
L.O.E.	10/96	Δ	Revise Vertical Alignment, Quiet Water Way

APPROVED: Department of Planning & Zoning

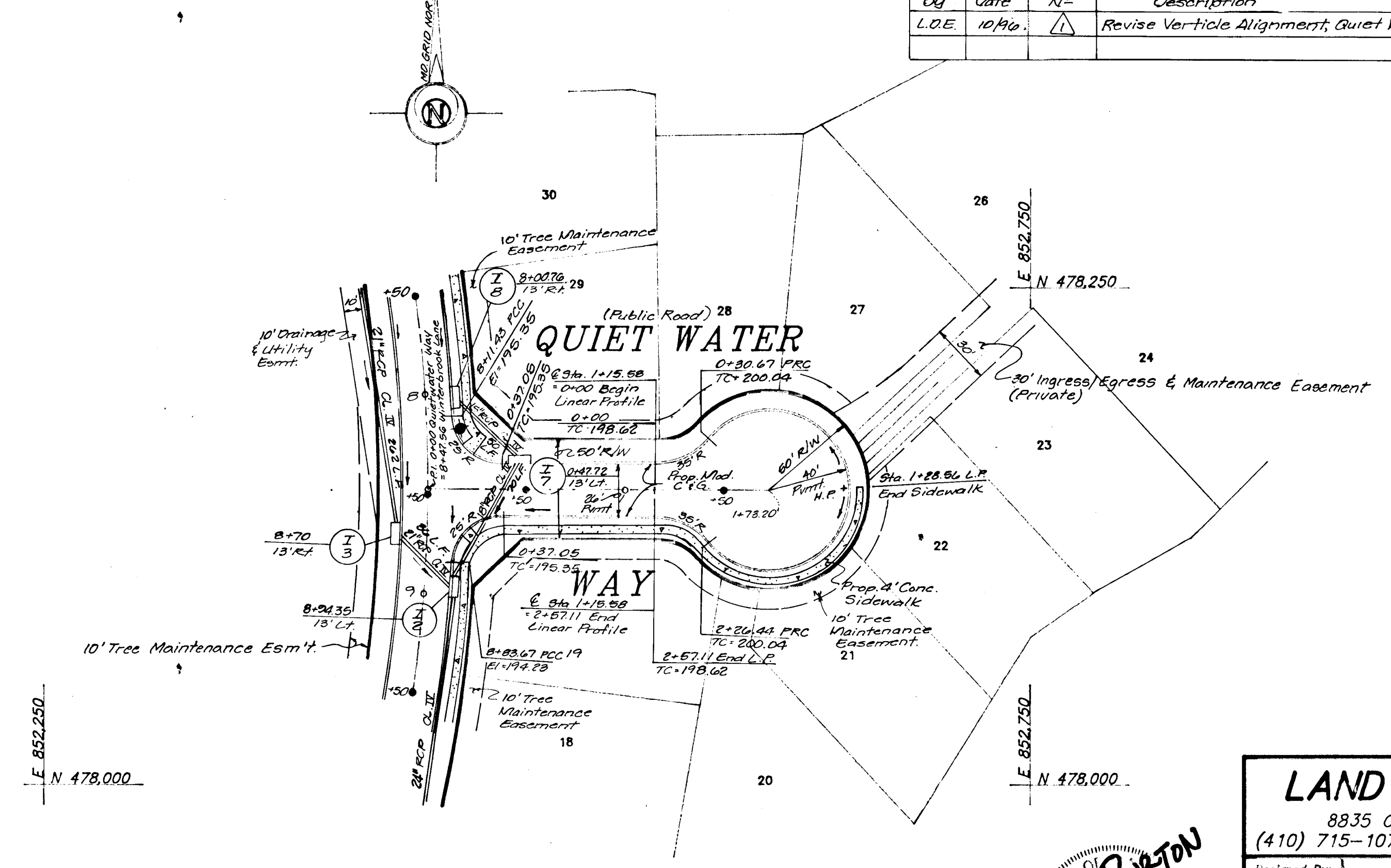
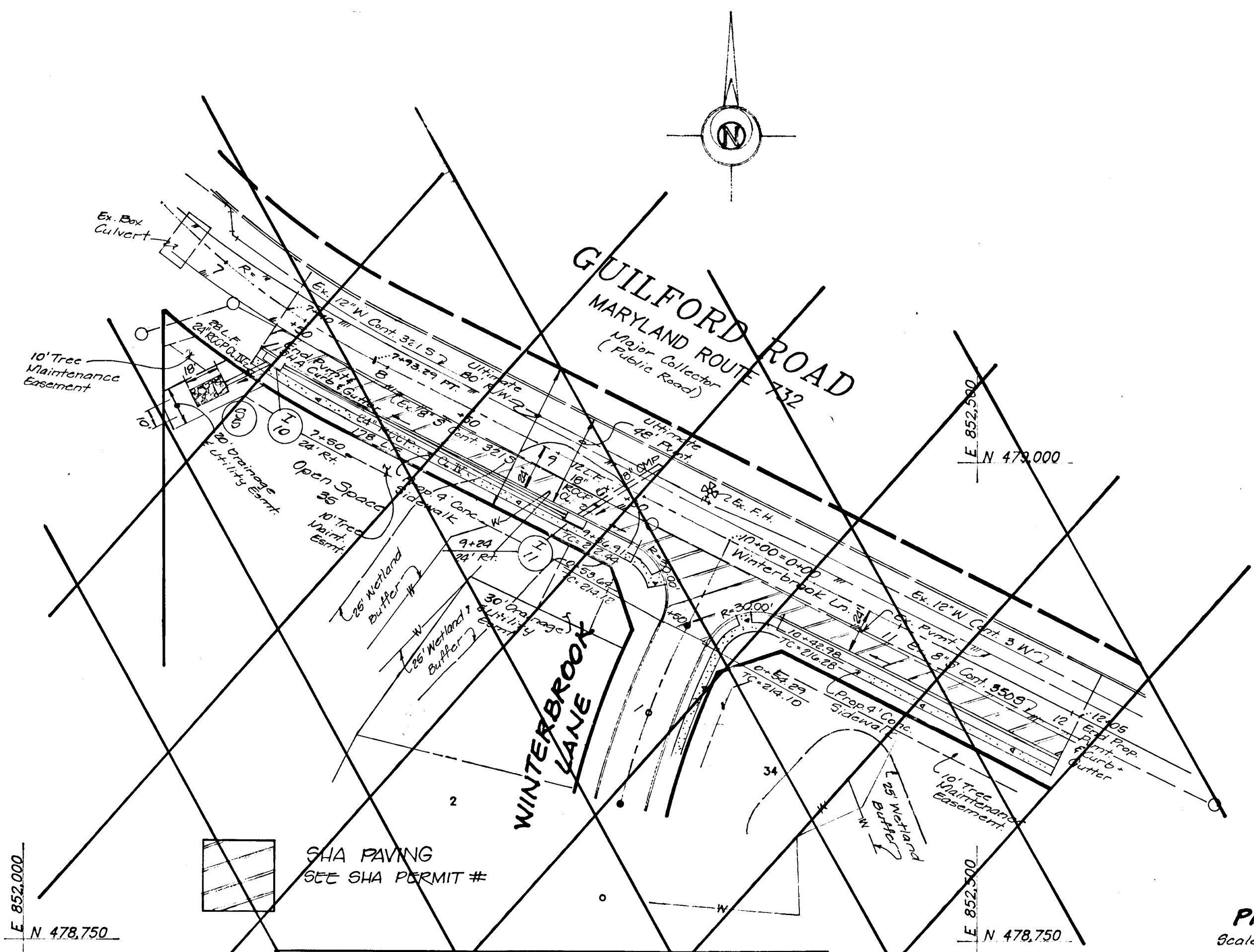
Aina Swinmangi 2/14/95
 Chief, Division of Land Development and Research

Approved: Department of Public Works for Storm Drainage Systems and Roads.

Paula Spon 2/10/95
 Chief, Land Development Division

Paula Spon 2/10/95
 Chief, Bureau of Engineering

Richard M. Quaker 2-8-95
 Chief, Bureau of Highways



Plan Scale: 1"=80'

Note: For street tree locations see sheet 13. For storm drain profiles and structure schedule see sheet 5.
 2. A minimum spacing of 20' shall be maintained between any street light and any tree.



Centerline Curve Data				
Sta. & Name	Radius	Delta	Arc	Chord Bearing
Guilford Rd. 0+54.02 - 7+98.29	405.00'	79°42'09"	139.27'	138.58' S 63°37'46"E

STREET LIGHT LEGEND						
Street Name	Symbol	Centerline	Offset	Lamp Type	Post Type	Pole Type
Winterbrook La.	◆	3+50	17' RT	100 Watt HPS	Traditional Post	14" Black Fiberglass Embedded Pole
Winterbrook La.	◆	8+18	17' LT	100 Watt HPS	Traditional Post	14" Black Fiberglass Embedded Pole
Winterbrook La.	◆	L.P. 0+86	25' LT	100 Watt HPS	Traditional Post	14" Black Fiberglass Embedded Pole
Guilford Rd.	*---	10+40	35' RT	150 Watt HPS	Pendant Fixture, Mounted	30' Galvanized Steel Pole

- NOT INCLUDED SEE SHEET 14

LAND DESIGN ENGINEERING, Inc.
 8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
 (410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed By: MJE
 Rev. EB
 Drawn By: BEI
 Rev. DJ
 Checked By: MJE
 Rev. RM
 Date: July 1994
 Rev. Oct. 1994

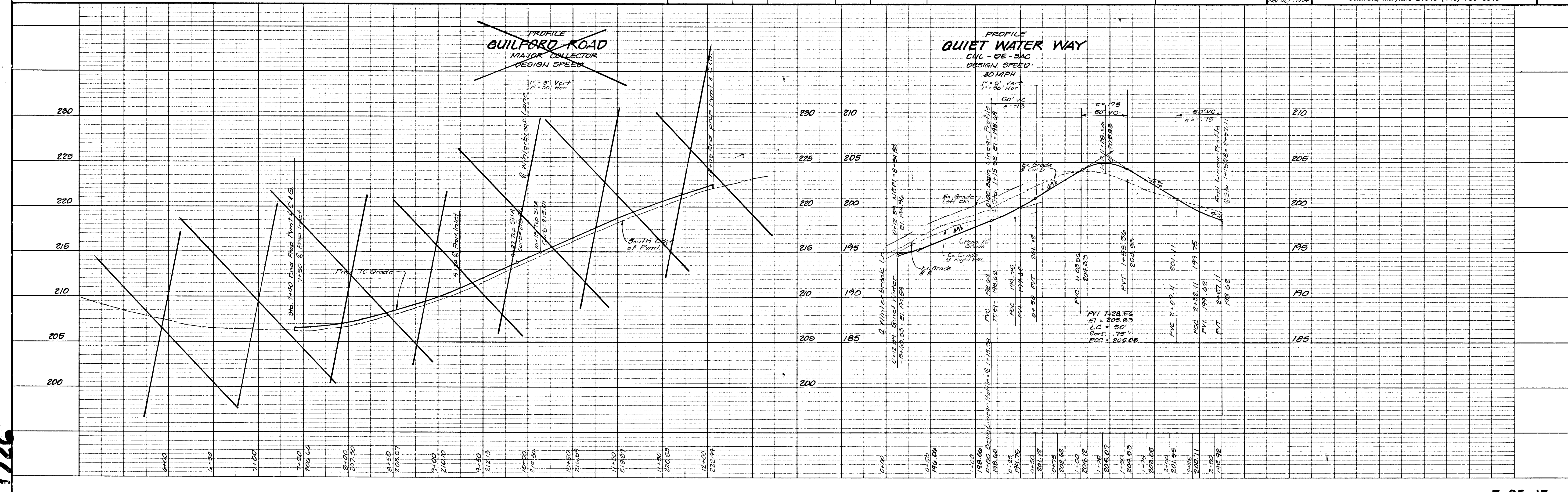
ROAD CONSTRUCTION PLANS
WINTERBROOK

Quiet Water Way 0+00 to 1+73.20
 Previous Submittals: 2/8/94 6/04; 1/18/94 7/6; 5/26/94 8/27; 8/26/94 10/14; 10/27/94 3/08-4/1; 11/27/94 1/23; 1/27/95 3/10-11/3; 1/27/95 4/01; 1/27/95 1/28

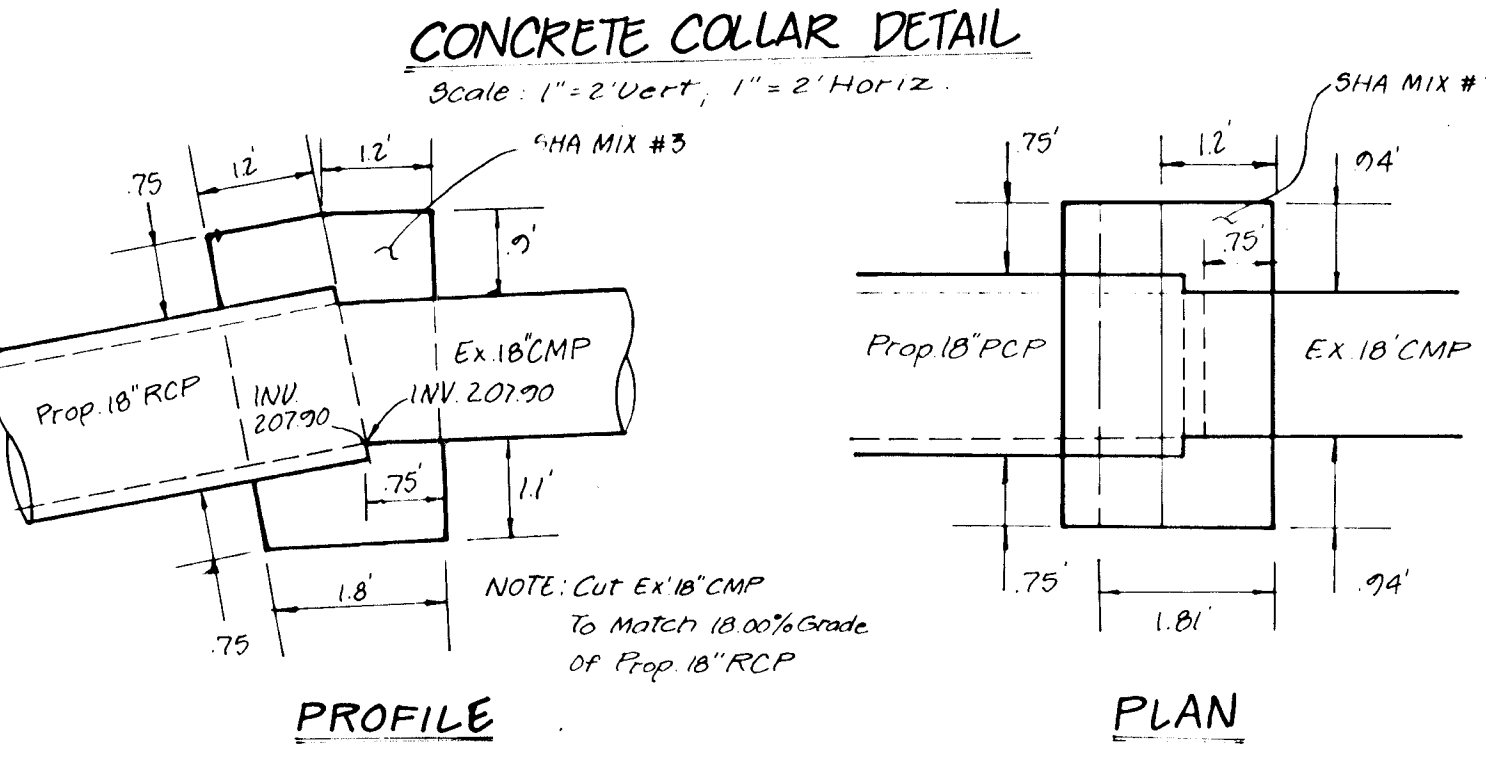
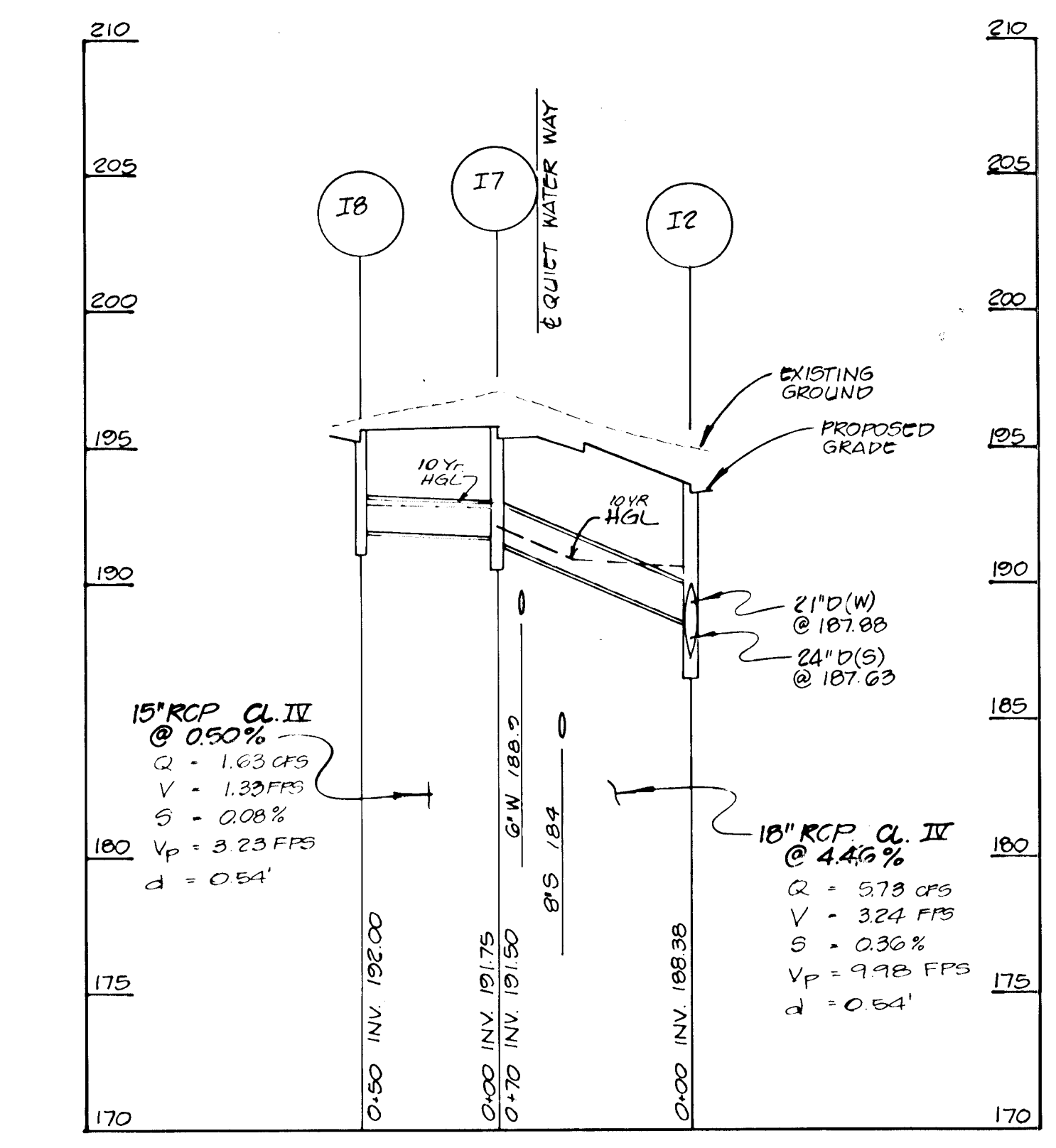
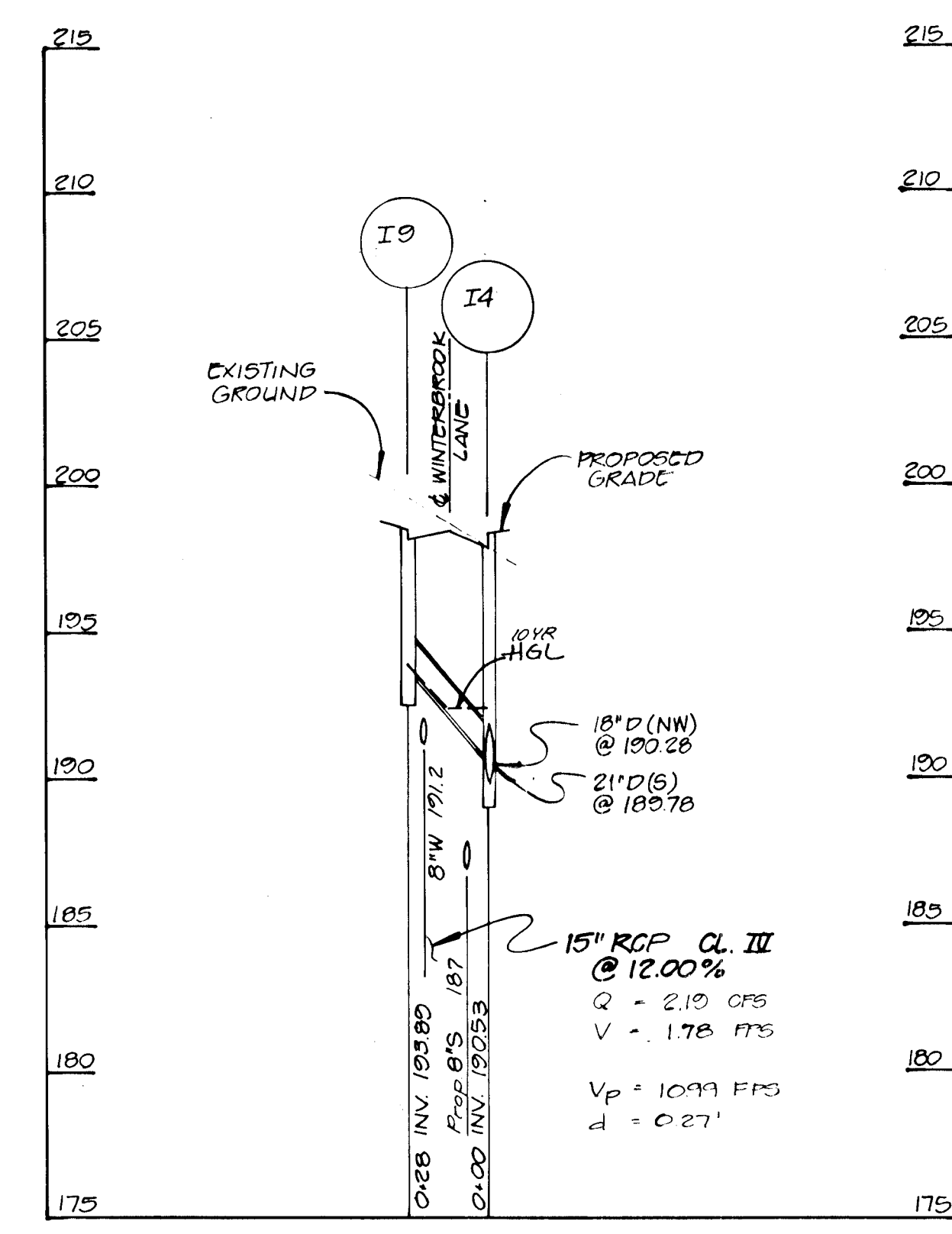
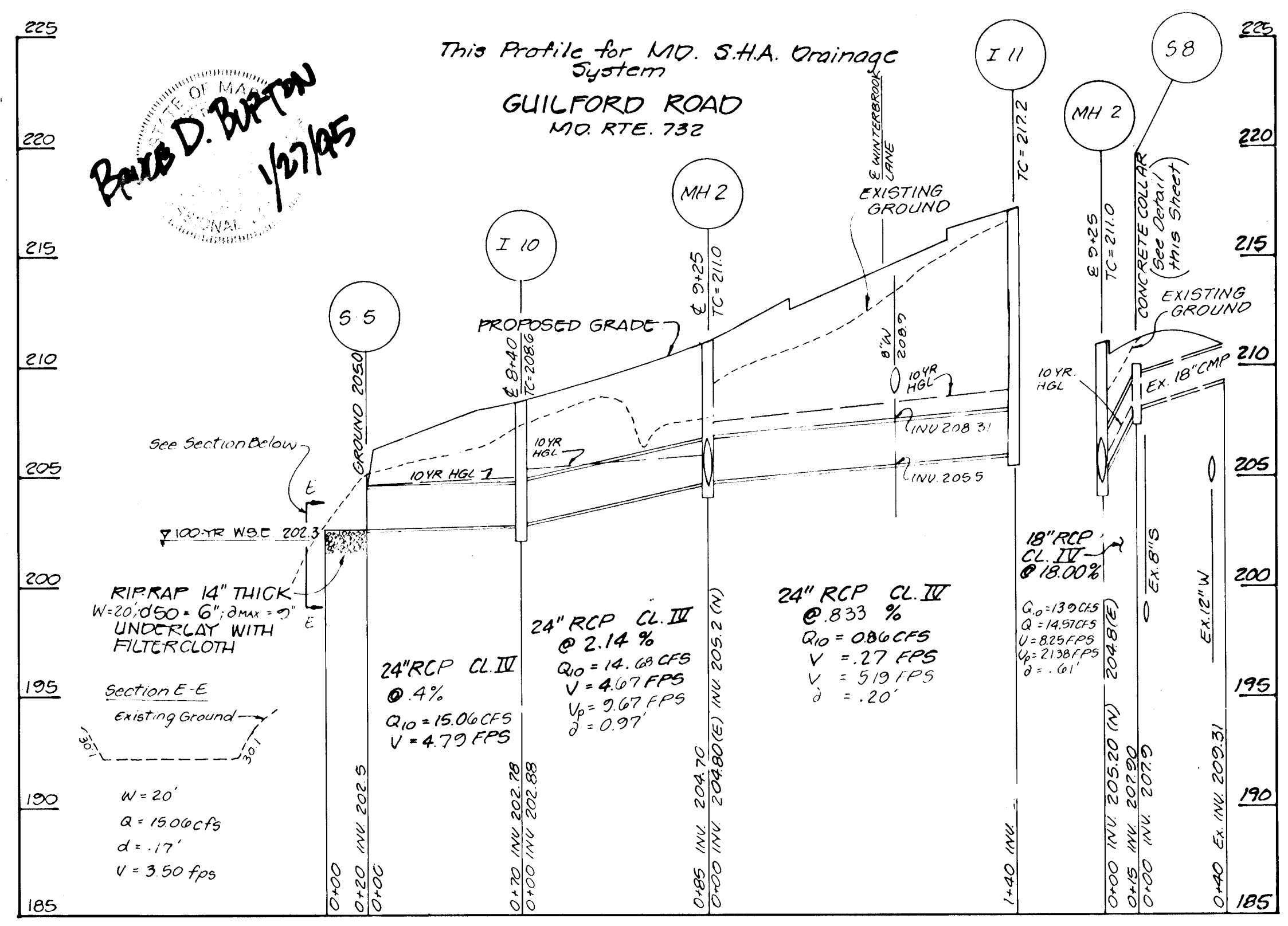
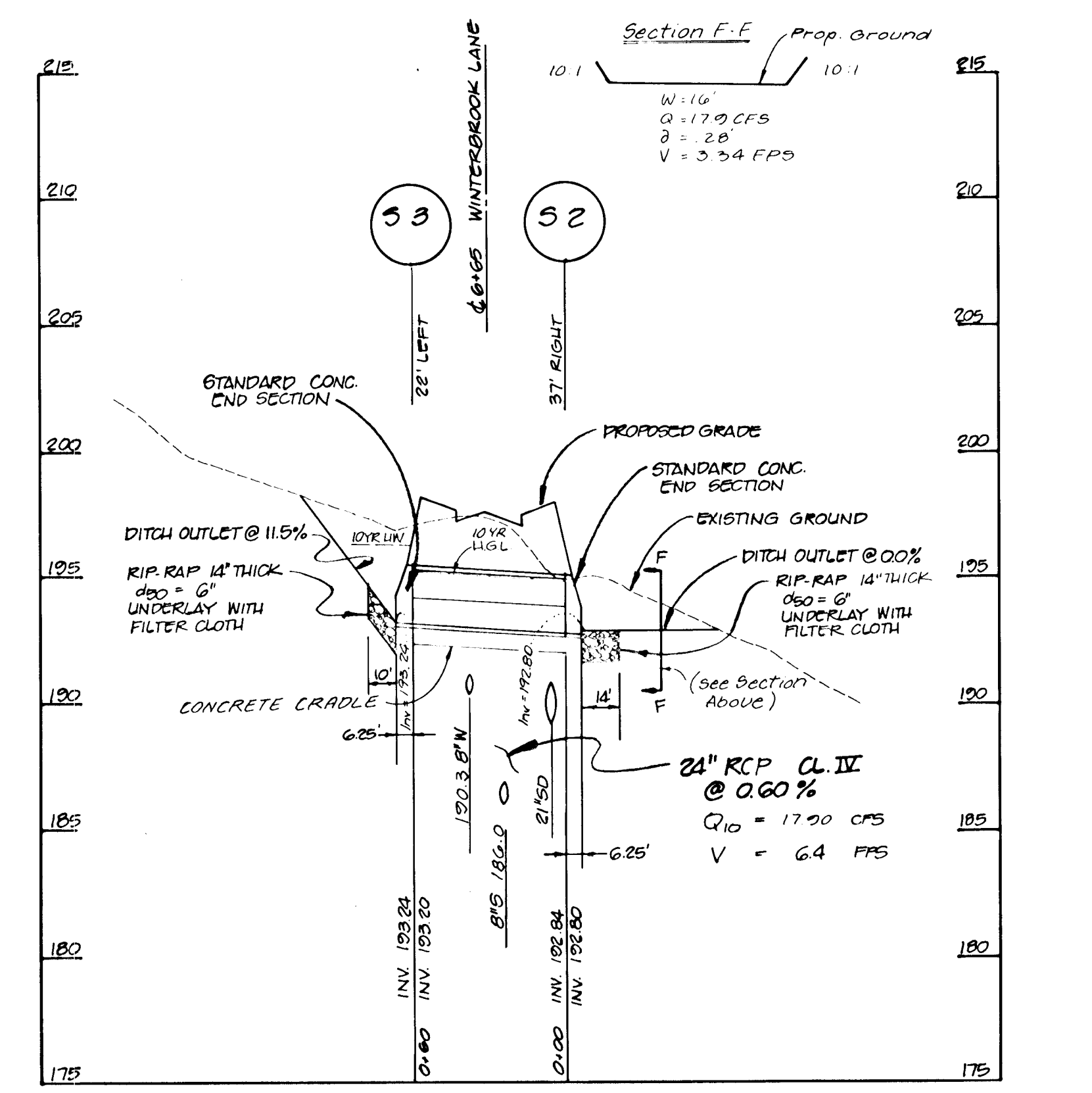
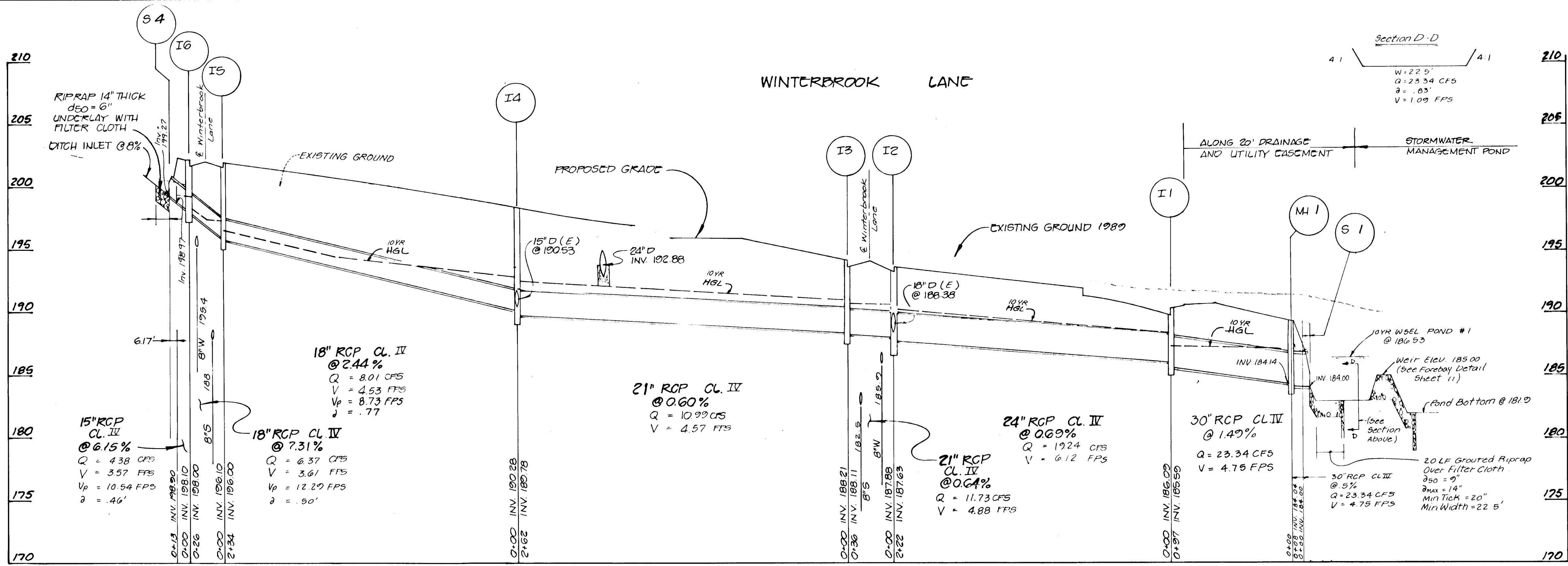
6th Election District Howard County Maryland
 Tax Map 47 Parcel Nos. 37, 51, 52 & 498

OWNER / DEVELOPER
 Winterbrook Limited Partnership
 9030 Red Branch Road, Suite 200
 Columbia, Maryland 21045 (410) 730-0810

Scale: **Shown**
 Drawing: **3 OF 15**
 Job No.: **91414.1**
 File No.: **F95-15**



1726



STRUCTURE SCHEDULE

No.	Type	Inv. In	Inv. Out	Upper	Lower	Remark	Location
S-1	End Section	184.09	184.00	Top 186.50	SD 5.51	N 477797.82 E 852483.27	
S-2	End Section	192.84	192.80	Top 194.80	SD 5.51	6+70.86; 29.45' Rt., Winterbrook Lane	
S-3	End Section	193.24	193.20	Top 195.24	SD 5.51	6+59.60; 29.49' Lt., Winterbrook Lane	
S-4	End Section	199.27	199.00	Top 200.52	SD 5.51	3+65; 26' Lt., Winterbrook Lane	
S-6	End Wall	181.60	181.60	Top 183.85	SD 5.21	N 477529.56 E 852309.46	
S-7	Riser	181.90	181.85	Top 186.33	-	N 477583.21 E 852321.54	
M-1	Std. MH	184.28	184.18	Top 189.28	G 5.13	N 477803.35 E 852485.55	
I-1	A-10	186.09	185.59	190.26	190.26	SD 4.02	0+99.50 LP.; SUMP; Winterbrook Lane
I-2	A-10	188.38 E	187.63	194.43	194.26	SD 4.02	8+94.35; 13' Lt., Winterbrook Lane
I-3	A-5	188.21	188.11	194.76	194.67	SD 4.01	8+70; 13' Rt., Winterbrook Lane
I-4	A-5	190.53 E	189.78	198.79	198.68	SD 4.01	6+02; 13' Lt., Winterbrook Lane
I-5	A-5	196.10	196.00	202.31	202.14	SD 4.01	3+69; 13' Rt., Winterbrook Lane
I-6	A-5	198.10	198.00	202.67	202.21	SD 4.01	3+65; 13' Lt., Winterbrook Lane
I-7	A-10	191.75	191.50	196.12	195.68	SD 4.02	0+47.72; 13' Lt., Quiet Water Way
I-8	A-10	192.00	191.80	195.84	195.67	SD 4.02	8+00.76; 13' Lt., Winterbrook Lane
I-9	A-5	-	193.89	198.95	198.79	SD 4.01	5+43; 13' Lt., Winterbrook Lane

State Highway Administration

I-10	COG-5	202.88	202.78	Set in Field	MSHA 374.51	8+40; 24' Rt., Guilford Road
I-11	COG-5	-	205.97	Set in Field	MSHA 374.51	10+65; 24' Rt., Guilford Road
M-2	Std. MH	204.80 E	204.70	Top 211.20	MSHA 384.01	9+25; 26' Rt., Guilford Road
S-5	End Section	205.20 W	202.50	Top 204.50	MSHA 368.01	7+75; 70' Rt., Guilford Road

ENGINEER'S 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 Howard Soil Conservation District.

BRUCE D. BURTON 1/27/95
 Signature of Engineer Date

DEVELOPER'S CERTIFICATE

I/we certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Dept. of Environment approved Training Program for the control of Sediment & Erosion before beginning the project. I also authorize persons on site inspection by the Howard Soil Conservation District.

Partnership Executive
Raymond Lovell Land Inc 1/27/95
 Signature of Developer Date

These plans have been reviewed for the Howard Soil Conservation District and meets the technical requirements for small pond construction, Soil Erosion and sediment control.

Patricia Engle 2/2/95
 U.S. Soil Conservation District Date

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR STORM DRAINAGE SYSTEMS AND ROADS.

Michael J. ... 2/10/95
 CHIEF, LAND DEVELOPMENT DIVISION Date

Paul J. ... 2/10/95
 CHIEF, BUREAU OF ENGINEERING Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Anna Swinnaraj 2/14/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH Date

LAND DESIGN ENGINEERING, INC.
 8835 COLUMBIA 100 PARKWAY, UNIT 11, COLUMBIA, MD 21045
 (410) 715-1010 (BALTO) (301) 526-3424 (WASH) (410) 715-0681 (FAX)

DESIGNER: MJE Rev. EG
DRAWN BY: BEI Rev. WJ
CHECKED BY: MJE Rev. RM
DATE: July 1994 Rev. Oct. 1994

PROJECT: STORM DRAIN PROFILES
SCALE: SHOWN
DRAWING: 5 OF 15
JOB NO.: 9141.1
FILE NO.: 1995-15

OWNER / DEVELOPER: Winterbrook Limited Partnership
 9230 Red Branch Road, Suite 200
 Columbia, Maryland 21045 (410) 730-0810

1726

ENGINEER'S CERTIFICATE
 I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

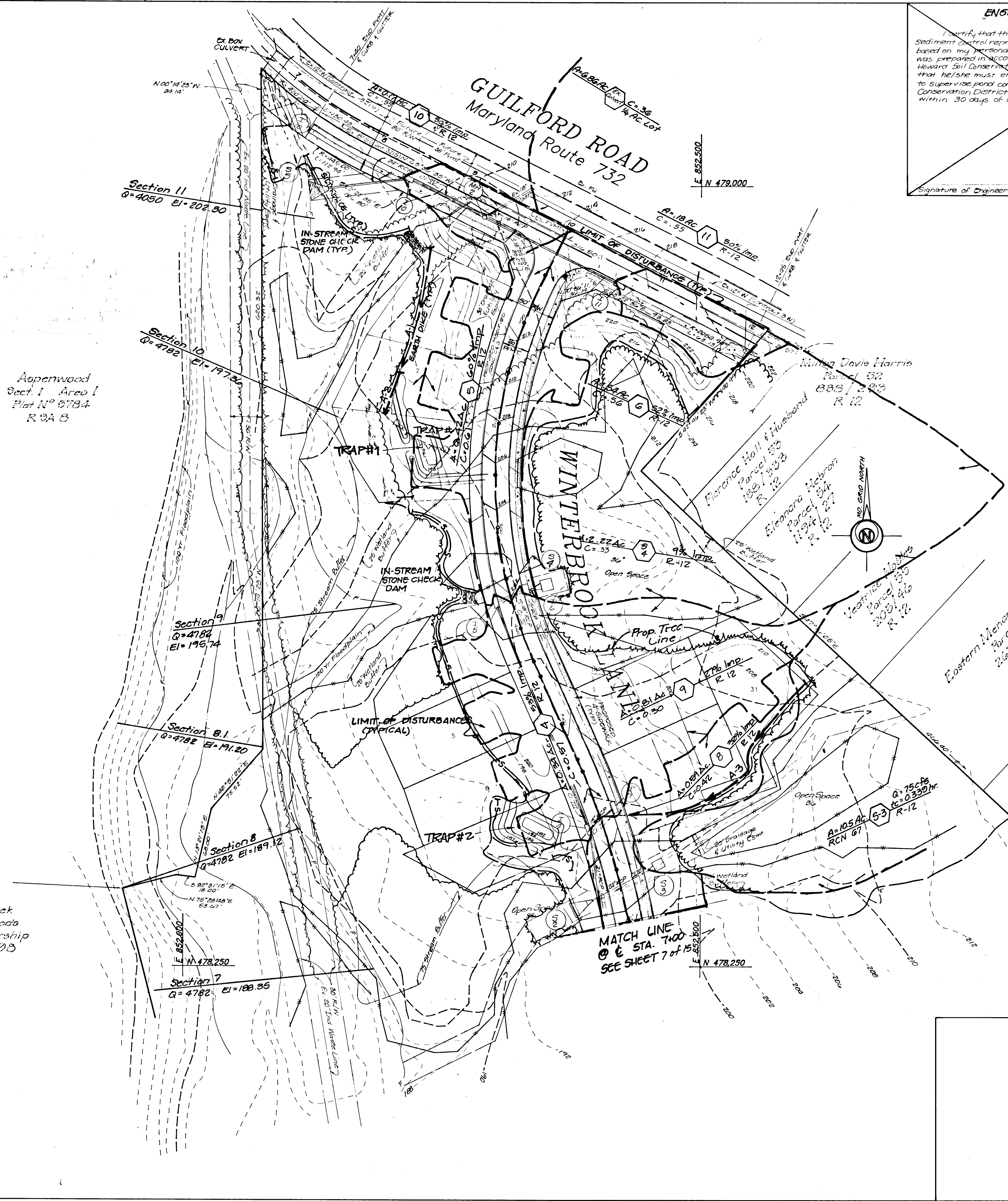
Signature of Engineer: _____ Date: _____

DEVELOPER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to these plans, and that any responsible persons involved in the construction project will have a certificate of attendance at a Dept. of the Environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: _____ Date: _____

This plan has been reviewed for the Howard Soil Conservation District and meets the requirements for small pond construction, Soil Erosion and Sediment Control.

Howard Soil Conservation District Date: _____



Asperwood
 Sect. 1, Area 1
 Plat N° 5784
 R 3A B

Beach Creek
 Ashbury Woods
 Limited Partnership
 Plat N° 8998
 R 3A B

LEGEND:
 DRAINAGE AREA ———

BRUCE D. BURTON
 PROFESSIONAL ENGINEER
 2/27/95

Approved: Department of Planning & Zoning

Uma Swamy 2/14/95
 Chief, Division of Land Development and Research Date

Approved: Department of Public Works for Storm Drainage Systems and Roads

Robert E. Coleman Jr. & Wife 2/10/95
 Parcel 57, 58, 59, 60, 61, 62 R-12 Date

Robert E. Coleman Jr. & Wife 2/10/95
 Chief, Land Development Division Date

Robert E. Coleman Jr. & Wife 2/10/95
 Chief, Bureau of Engineering Date

Andrew M. Ducek 2-8-95
 Chief, Bureau of Highways Date

LAND DESIGN ENGINEERING, Inc.
 8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
 (410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed By: MJE Rev. ES	DRAINAGE AREA MAP WINTERBROOK	Scale: 1" = 50'
Drawn By: BEI Rev. WJ		Drawing: 6 of 15
Checked By: MJE Rev. RM	Previous Submittals: 2-5-94 (004); 1-17-94 (24); 5-24-94 (27); 6-24-94 (27); 8-24-94 (31); 9-24-94 (31); 10-24-94 (31); 11-24-94 (31); 12-24-94 (31)	Job No.: 91414.1
Date: July 1994 Rev. Oct. 1994	6th Election District Howard County, Maryland Tax Map 47 Parcel 37, 51, 52 & 498	File No.: F95-15

OWNER / DEVELOPER
 Winterbrook Limited Partnership
 9030 Red Branch Road, Suite 200
 Columbia, Maryland 21045 (410) 730-0810

1726

Beech Creek
Ashbury Woods
Limited Partnership
Sect 1 Area 2
Plat N° 8773
R 12 A B

Autumn Woods
Limited Partnership
Plat N° 8998
R 12 A B

NOTE:
Pond shown on this sheet
is for location only. For
actual pond data see sheet
9 of 15

ENGINEER'S CERTIFICATE
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion.

Signature of Engineer _____ Date _____

DEVELOPER'S CERTIFICATE
I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Dept. of the Environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer _____ Date _____

Approved: Department of Planning & Zoning
Ajma Sivimmani 2/14/95
Chief, Division of Land Development and Research

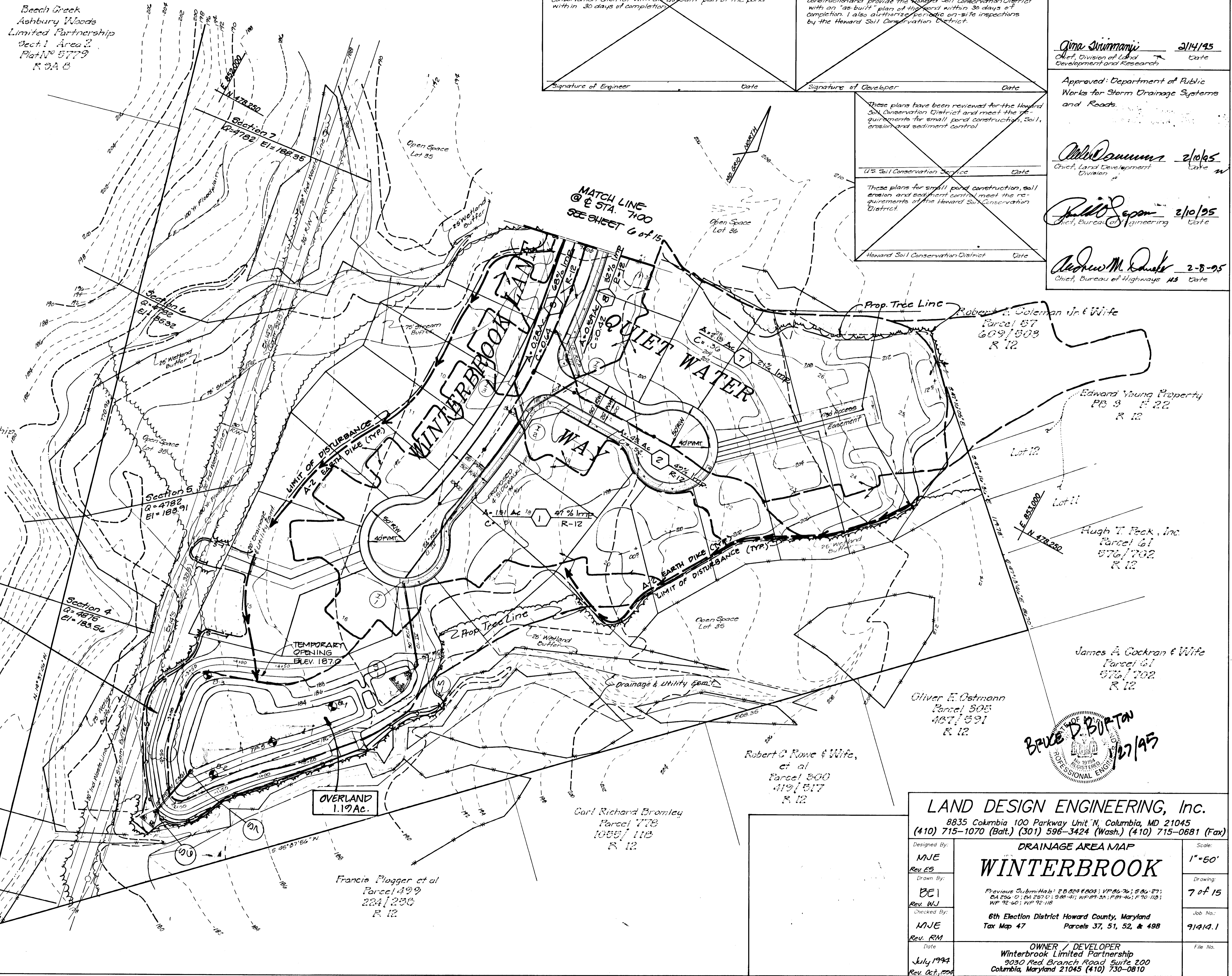
Approved: Department of Public Works for Storm Drainage Systems and Roads
John Damm 2/10/95
Chief, Land Development Division

Paul J. Sporn 2/10/95
Chief, Bureau of Engineering

Andrew M. Danke 2-8-95
Chief, Bureau of Highways

These plans have been reviewed for the Howard Soil Conservation District and meet the requirements for small pond construction, soil erosion and sediment control.
US Soil Conservation District _____ Date _____
These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.
Howard Soil Conservation District _____ Date _____

9221



BRUCE D. BURTON
REGISTERED PROFESSIONAL ENGINEER
1/27/95

LAND DESIGN ENGINEERING, Inc.
8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
(410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0881 (Fax)

Designed By: MJE Rev. ES	DRAINAGE AREA MAP WINTERBROOK	Scale: 1"=50'
Drawn By: BEI Rev. WJ		Drawing: 7 of 15
Checked By: MJE Rev. RM	Previous Submittals: 2.8.23.1801; VP.86.76; 5.86.27; CA.296.0; 04.297.0; 9.88.41; WP.09.25; F.91.46; F.90.118; WP.92.60; WP.92.118	Job No.: 91414.1
Date: July 1994 Rev. Oct. 1994	6th Election District Howard County, Maryland Tax Map 47 Parcels 37, 51, 52, & 498	File No.:
OWNER / DEVELOPER Winterbrook Limited Partnership 2030 Red Branch Road Suite 200 Columbia, Maryland 21045 (410) 730-0810		

Sediment Trap Schedule												
Trap No.	Max. D.A. Acres	Stor. Reqd. #3	Stor. Prov. #3	Stor. Elev.	Stor. Depth ft.	Weir Length ft.	Bottom Elev.	Clean. Elev.	Crest Elev.	Top Elev.	Trap Size	Type
1	1.50	2700	2992	199	3	6	196	197.5	200	201	10'x30'	ST-V
2	1.84	3312	2992	195	3	6	192	193.5	196	197	10'x30'	ST-V
3	0.80	1440	2992	191	3	6	188	189.5	191	192	10'x30'	ST-V

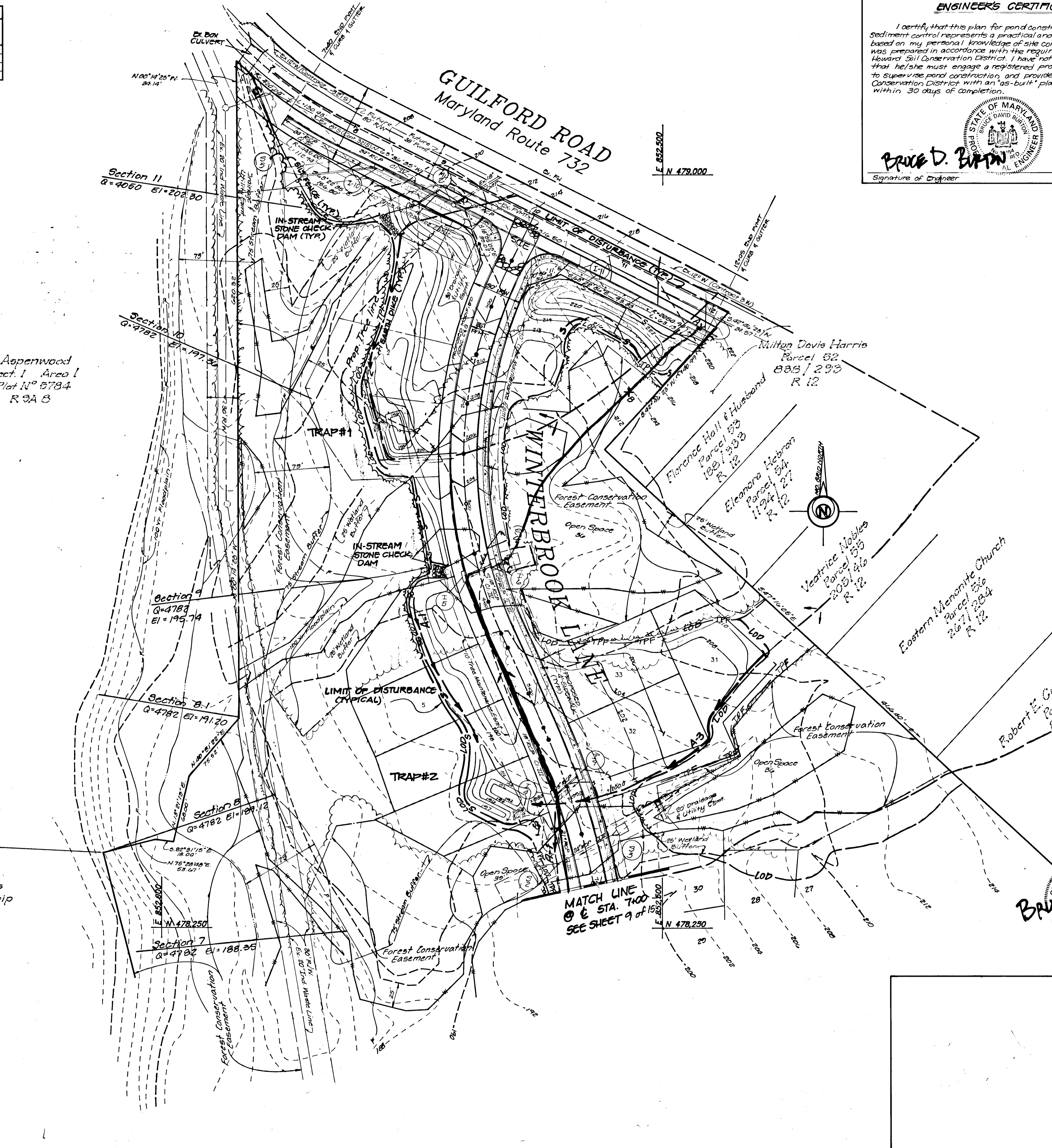
* Indicates Bottom Dimensions

Aspenwood
Sect. 1 Area 1
Plat N° 5784
R 3A 8

LEGEND:

- Ex. Topography
- Prop. Topography
- Silt Fence
- Earth Dike
- Limit of Disturbance
- Wetlands
- Floodplain
- Super Silt Fence
- Stabilized Const. Entrance
- Ex. Tree line
- Prop. Tree line
- Tree Protection Fence - TPF
- Limit of Disturbance and Tree Protection Fence
- Time of Concentration Flow Path A (For Temp. SWM)

Beech Creek
Ashbury Woods
Limited Partnership
Plat N° 899B
R 3A 8



ENGINEER'S CERTIFICATE

I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

BRUCE D. BURTON
Signature of Engineer

1/27/95
Date

DEVELOPER'S CERTIFICATE

I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Dept. of the Environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Patricia Engle
Signature of Developer

2/12/95
Date

These plans have been reviewed for the Howard Soil Conservation District and meet the requirements for small pond construction, soil erosion and sediment control.

Patricia Engle 2/12/95
Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

Robert W. Zilman 2/12/95
Date

Approved: Department of Planning & Zoning

Gina Swinmarji 2/14/95
Date

Approved: Department of Public Works for Storm Drainage Systems and Roads

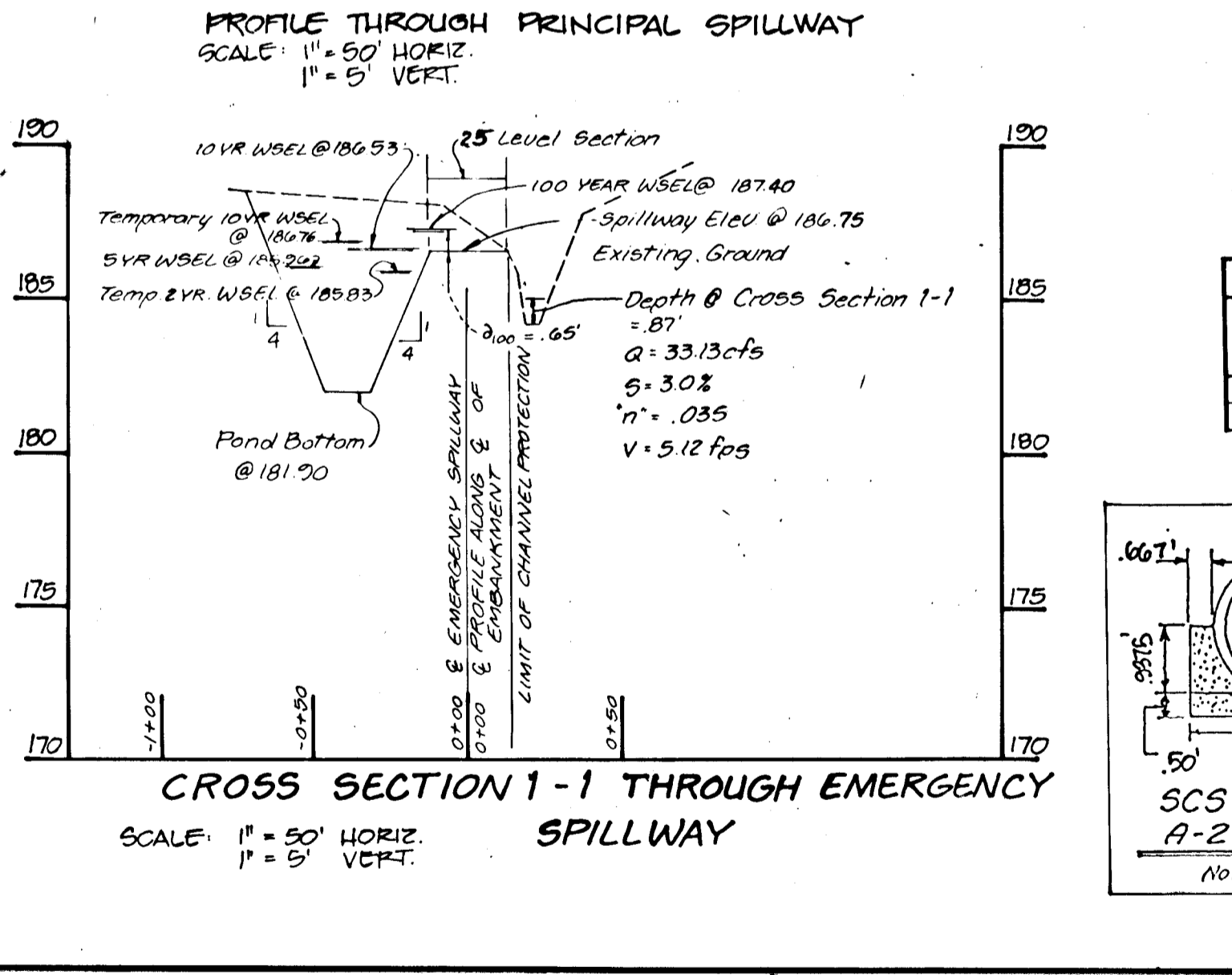
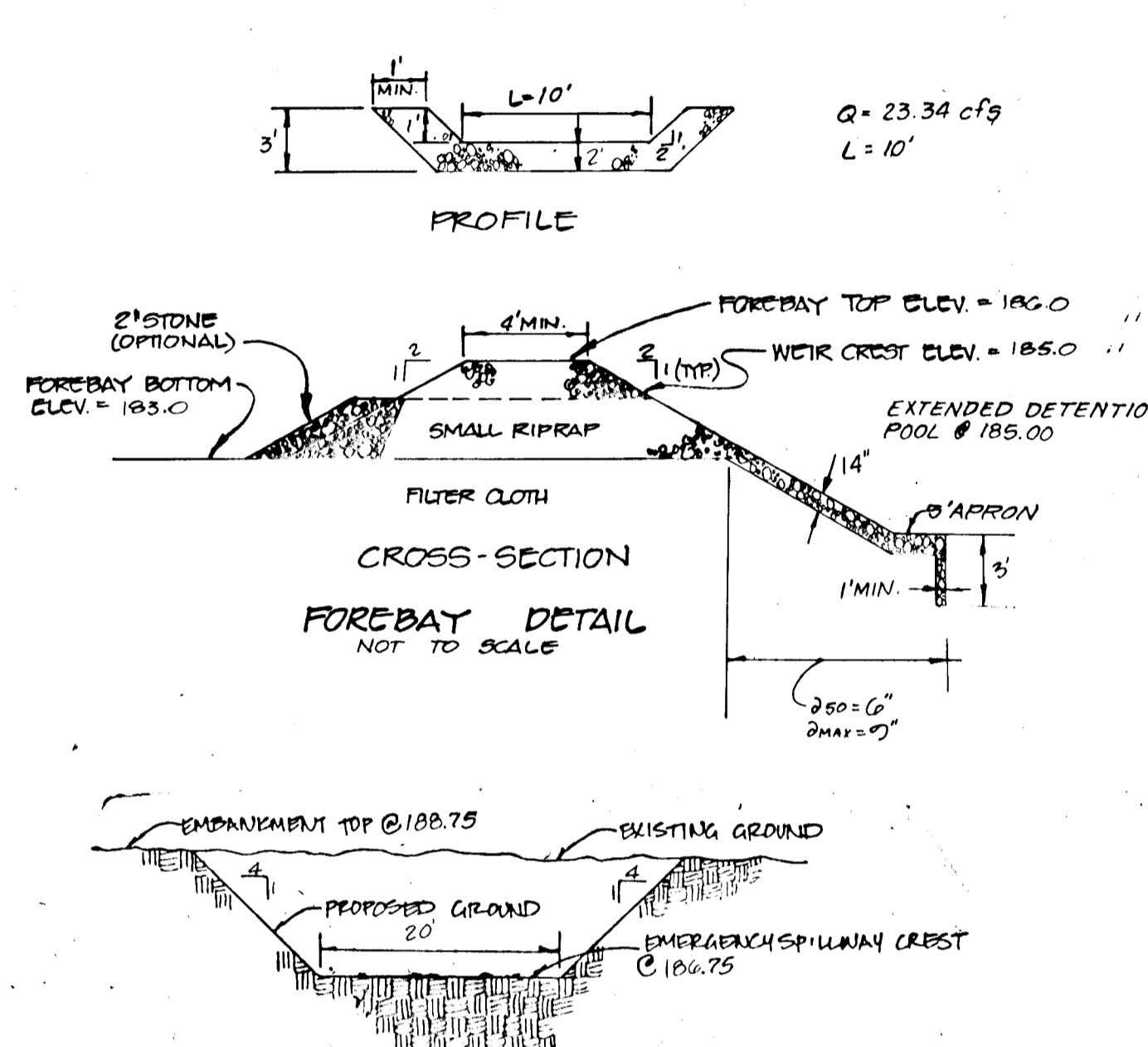
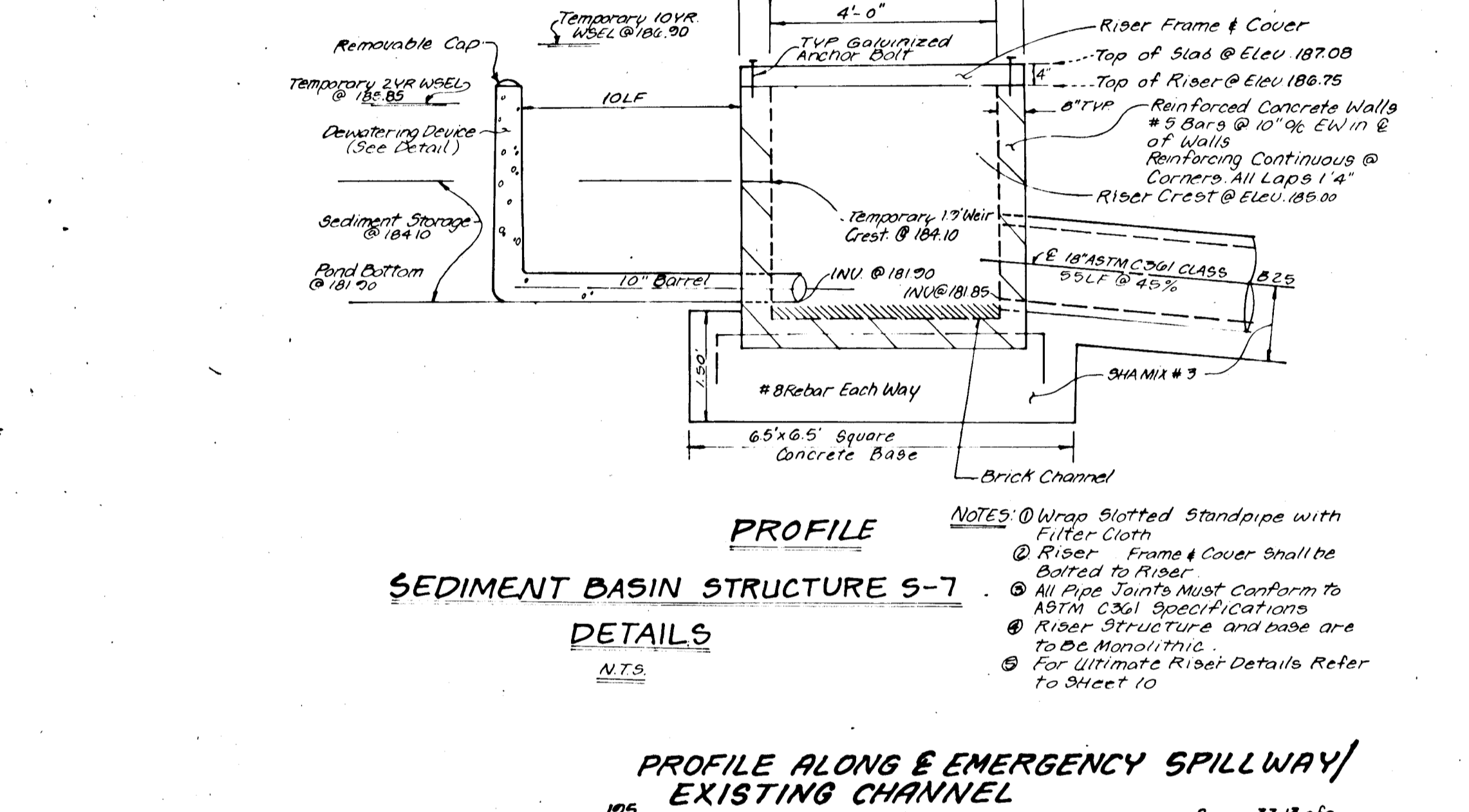
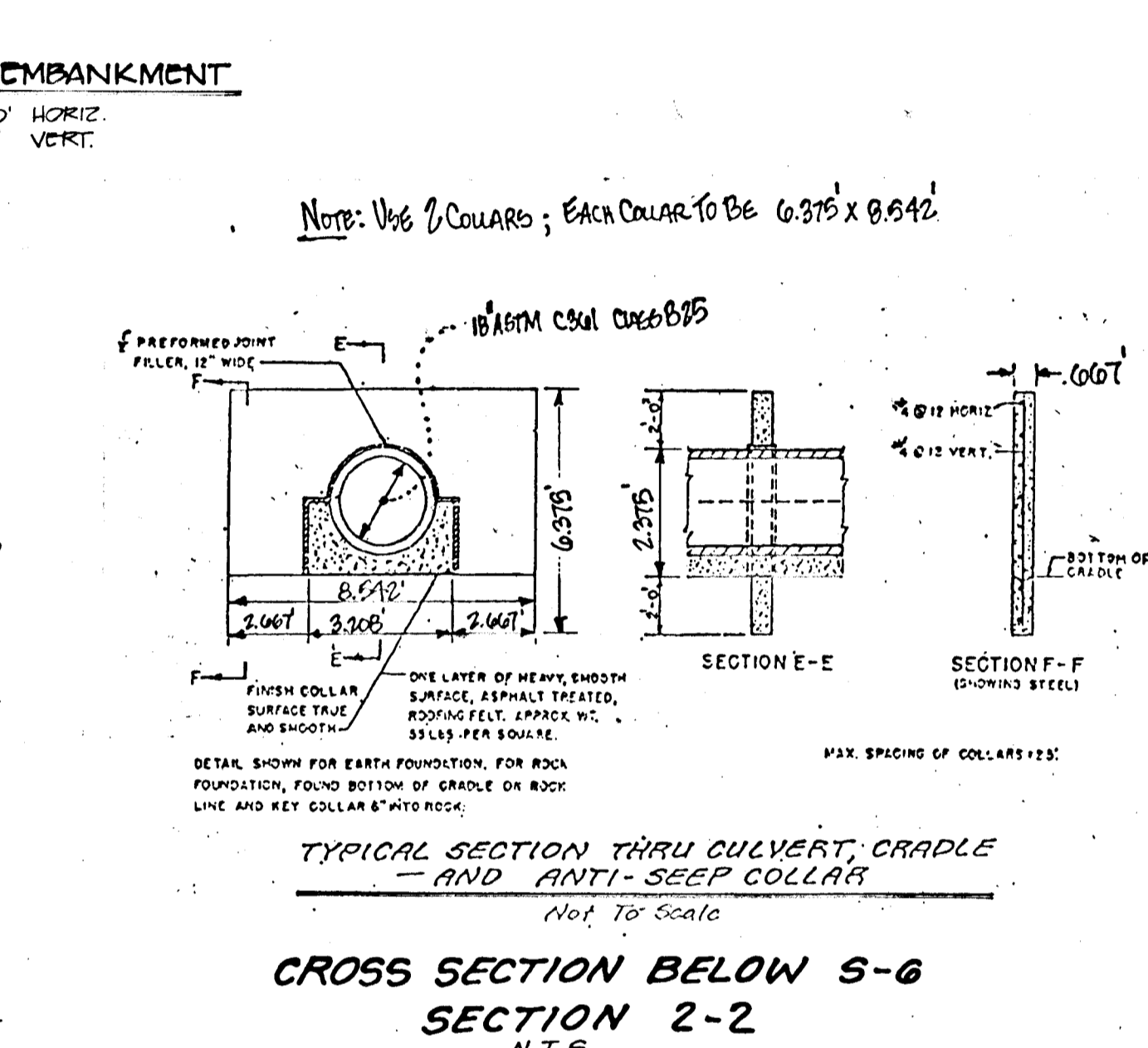
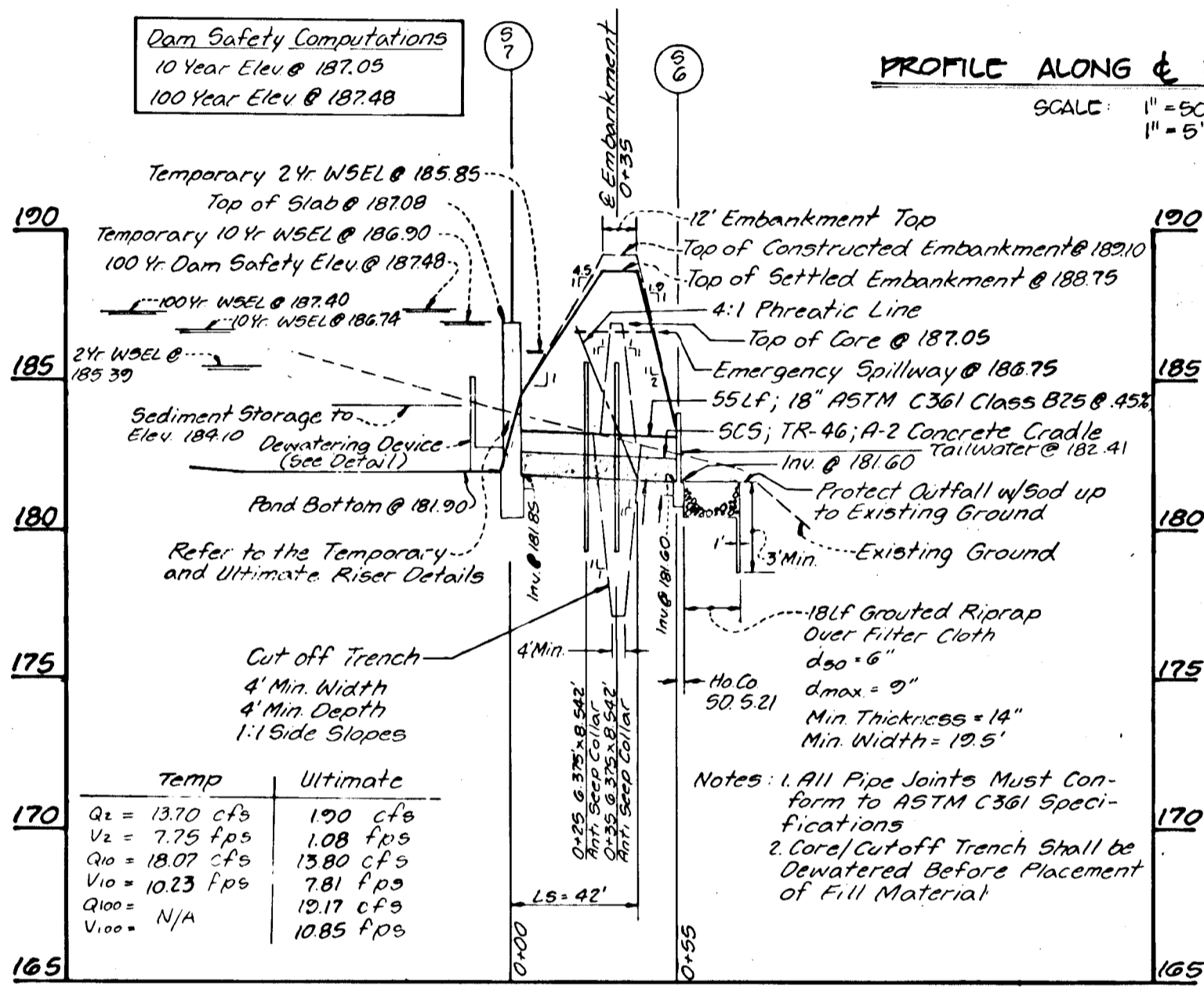
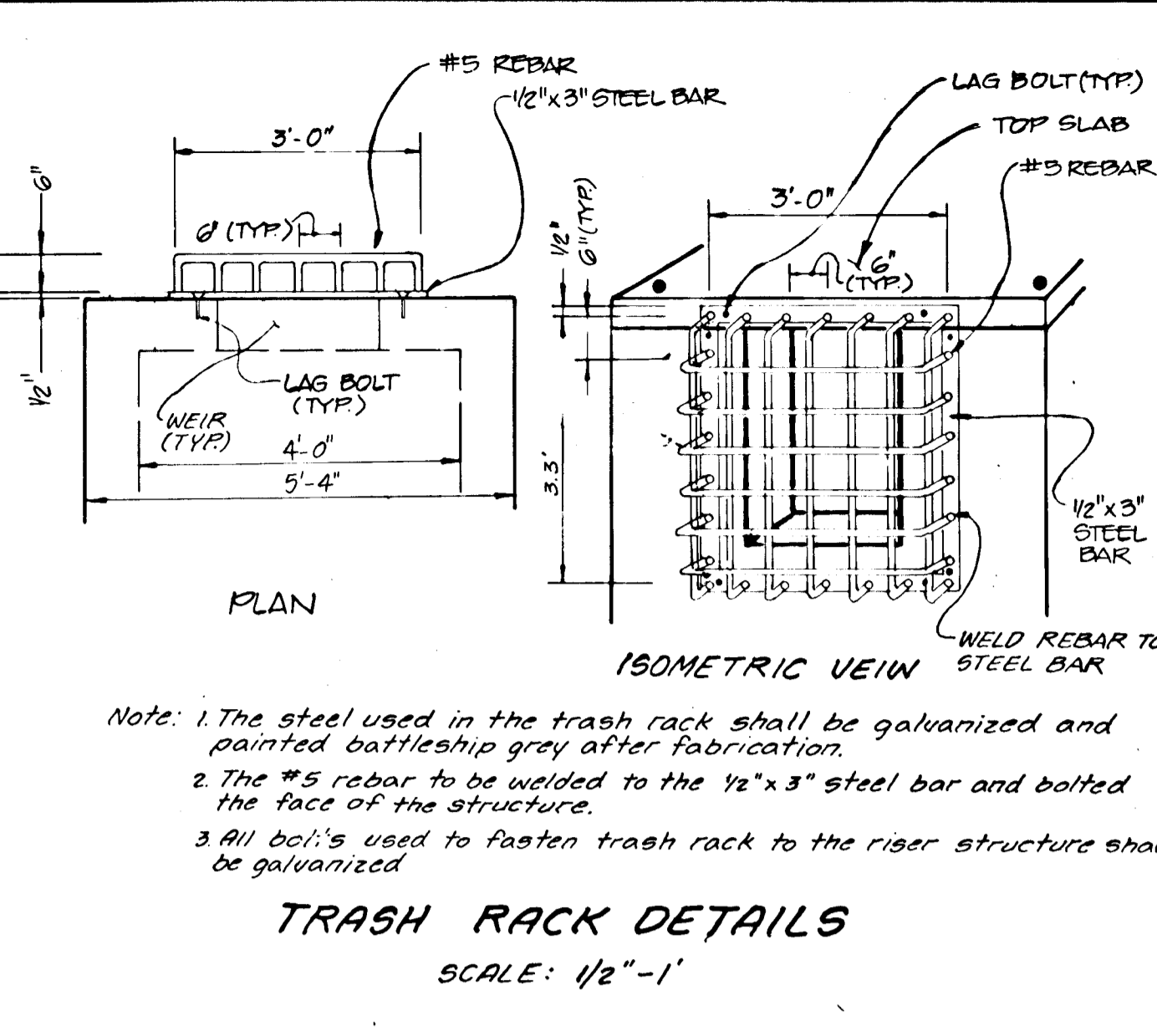
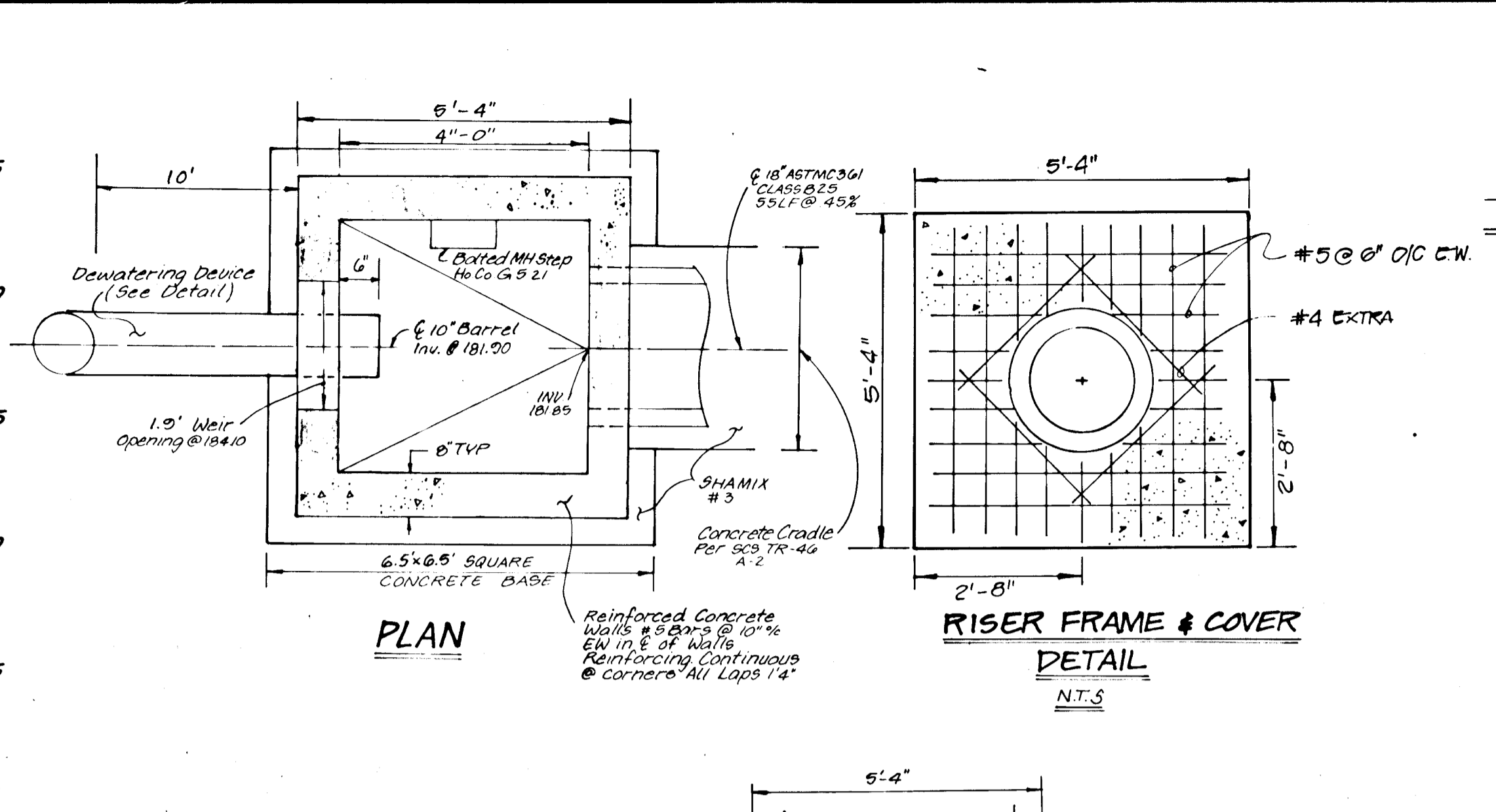
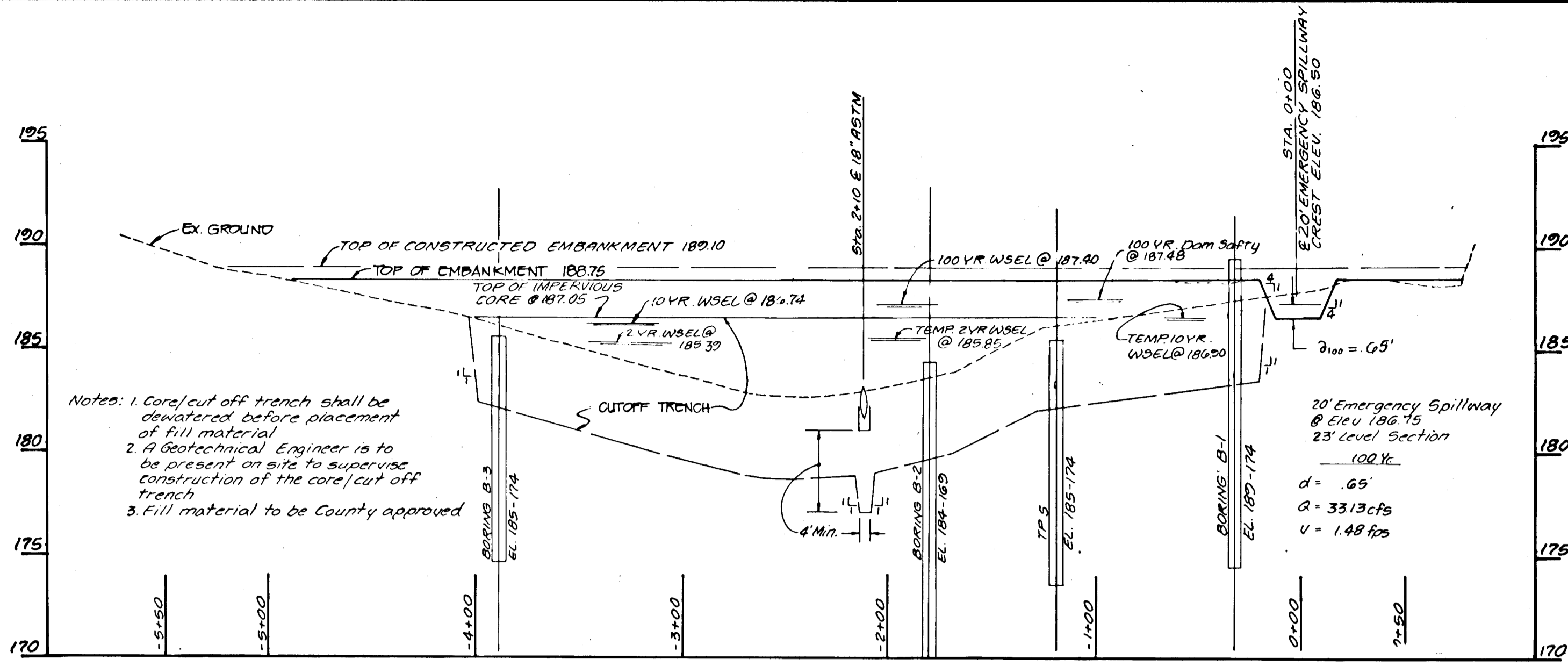
Chris Danner 2/10/95
Date

Paul Sapor 2/10/95
Date

Andrew M. Quirk 2-8-95
Date

LAND DESIGN ENGINEERING, Inc.
8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
(410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

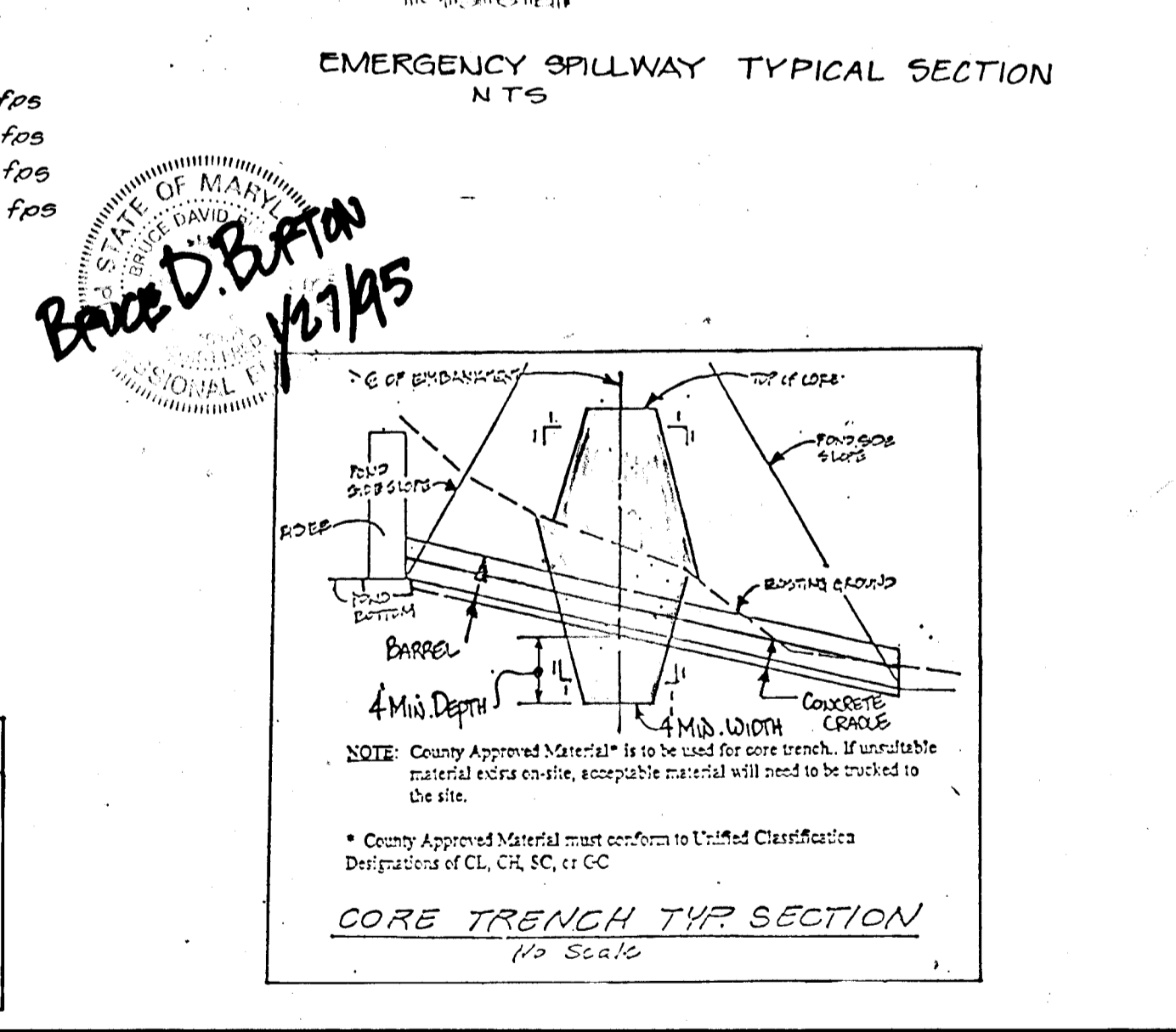
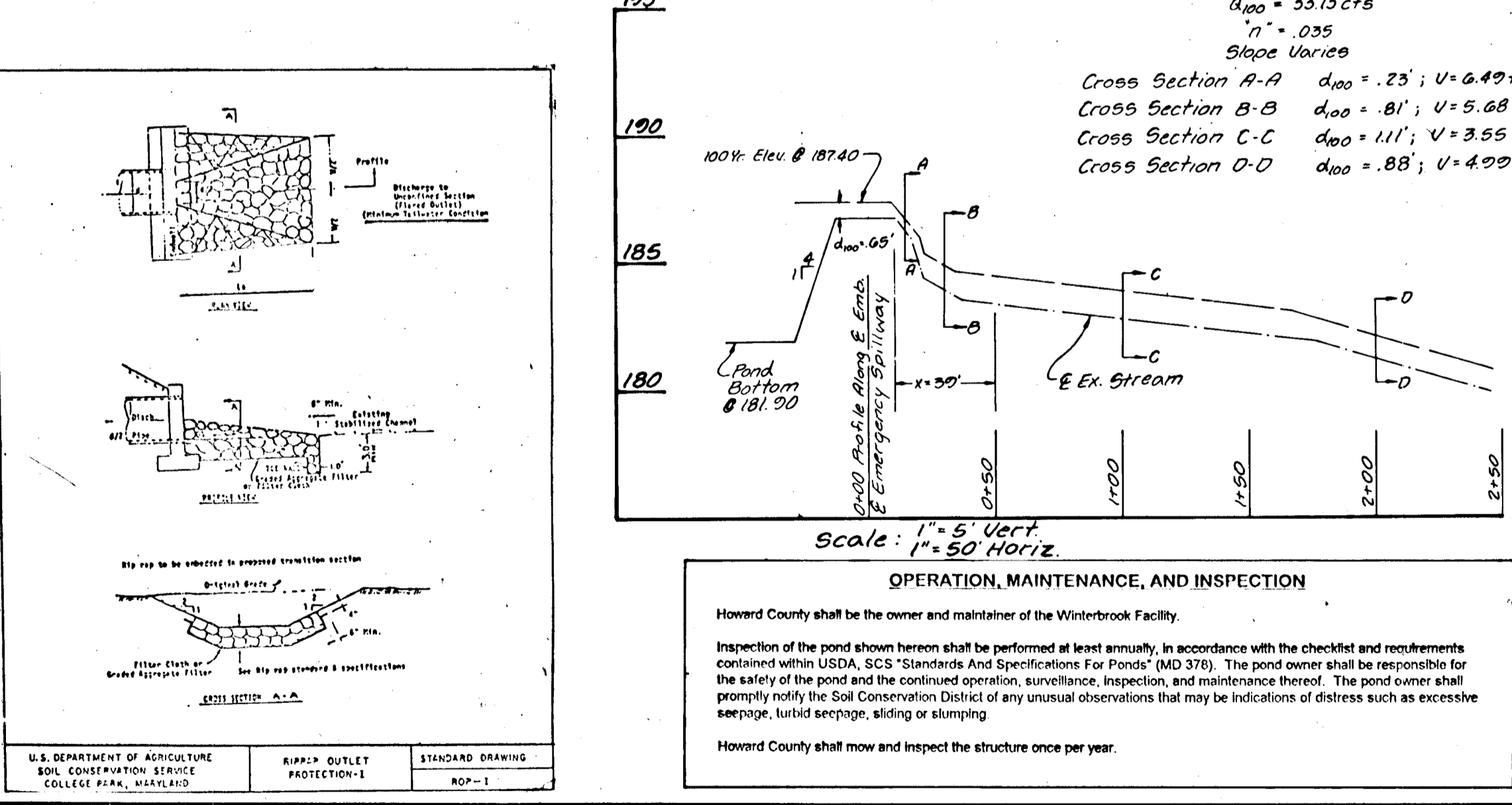
Designed By: MJE	GRADING & SEDIMENT PLANS	Scale: 1"=50'
Rev. ES		Drawn By:
Drawn By: BEI	WINTERBROOK	Job No.: 91414.1
Rev. WJ		File No.: F95-15
Checked By: MJE	6th Election District Howard County, Maryland Tax Map 47 Parcel 37, 51, 52 & 498	
Rev. RM	OWNER / DEVELOPER Winterbrook Limited Partnership 2030 Red Branch Road, Suite 200 Columbia, Maryland 21045 (410) 730-0810	
Date: July 1994		
Rev. Oct. 1994		



Sediment Basin Schedule

Basin No.	Max. D.A. Acres	Stor. Req'd #3	Stor. Prov. #3	Stor. Elev.	Weir Bottom Elev.	Crest Elev.	Top Elev.	Basin Size
1	11	19600	20874	184.1	2.2	20	181.90	182.90

See Plan View



ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

BRUCE D. BURTON
SIGNATURE OF ENGINEER
1/27/95
DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS 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 THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTOMATICALLY PERIODIC ON-SITE INSPECTIONS BY HOWARD SOIL CONSERVATION DISTRICT.

Partnership Executive
Lozell Land, Inc.
SIGNATURE OF DEVELOPER
2/1/94
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

RETIRIA ESKR... 2/1/95
U.S. SOIL CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert W. Z... 2/1/95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR STORM DRAINAGE SYSTEMS AND ROADS.

Chief, Land Development Division
2/10/95
DATE

Chief, Bureau of Engineering
2/10/95
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development and Research
2/14/95
DATE

LAND DESIGN ENGINEERING, INC.
8835 COLUMBIA 100 PARKWAY UNIT N, COLUMBIA, MD 21045
(410) 715-1070 (BALTO) (301) 526-3424 (WASH) (410) 715-0681 (FAX)

DESIGNER: ES	STORMWATER MANAGEMENT DETAILS AND PROFILES	SCALE: As Shown
DRAWN BY: WJ	WINTERBROOK	DRAWING 11 of 15
CHECKED: RM		JOB NO. 91414.1
DATE: Oct. 1994	OWNER/DEVELOPER: Winterbrook Limited Partnership 9030 Red Branch Road Suite 200 Columbia, Maryland 21045 (410) 750-0810	FILE NO. F95-15

PLANTING NOTES

- Notify "Miss Utility" 72 hours prior to installation of all plant material.
- Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
- Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting.
- A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
- The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
- Street tree locations may be adjusted for final location of driveways. Trees to be located a minimum of 10 feet from driveways.
- Biologic root inhibitor barrier or containment shall be installed for trees placed closer than 3 feet to sidewalk (all trees between the curb and the sidewalk).
- Trees shall be placed 30 feet (min.) from all signs and intersections where planting occurs between sidewalk and curb.
- Street trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
- Street Tree planting must conform to the *Subdivision and Land Development Regulations* and the Department of Public Works Design Manual of Howard County.
- Balled and Burlapped plant material shall not be accepted if ball is cracked or broken before or during planting. Protect all plants from drying by either sun or wind.
- Tree pits shall be backfilled with 50% topsoil, 25% peat, 25% sand with one pound of 10-10-10 fertilizer per pit.
- Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks etc. Peat moss shall be commercial with pH 4.5 to 5.5, free of woody material or harmful minerals.
- All plants shall be watered at planting with weekly watering thereafter for the first 80 days. Watering shall continue bi-monthly or as necessary to maintain plants in a healthy condition during the guarantee period.
- Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
- Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
- Maintenance shall begin immediately after planting and continue to the end of guarantee period.
- Maintenance consist of pruning, watering, weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and stakes as needed.

Aspenwood
Sect 1, Area 1
Plot N° 5784
R 24 B

LEGEND:

- Ex. Topography
- Prop Topography
- Silt Fence
- Earth Dike
- Limit of Disturbance
- Wetlands
- Floodplain
- Super Silt Fence
- Stabilized Const. Entrance
- Existing trees to remain
- Wetland buffer to be mitigated
- Stream buffer to be mitigated
- Wildflower/meadowgrasses planting

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage (Perimeter)	426.70'	4041.21'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	YES 280'	YES 1460.02'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	see Note 1
Number of Plants Required	3 shade 3 evgn.	5 shade 5 evgn.
Number of Plants Provided	0 shade 11 evgn.	2 shade 7 evgn.

PERIMETER LANDSCAPE EDGE CALCULATIONS

PERIMETER	LENGTH	TYPE	EX. VEGET.	REQ.	PROVIDED
A	140.99'	A	85.0'	1 shade 4 evgn.	4 evgn. see note 1
B	836.60'	A	572.0'	4 shade 0	n/a
C	1194.30'	A	1164.30'	0	n/a
D	1033.81'	A	1033.81'	0	n/a
E	215.19'	A	215.19'	0	n/a
F	620.32'	A	620.32'	0	n/a
G	269.74'	B	180.00'	2 shd. / 2 evgn.	6 evgn. see note 2
H	156.96'	B	100.00'	1 shd. / 1 evgn.	5 evgn. see note 3

* existing 30 foot utility easement

ALTERNATIVE COMPLIANCE

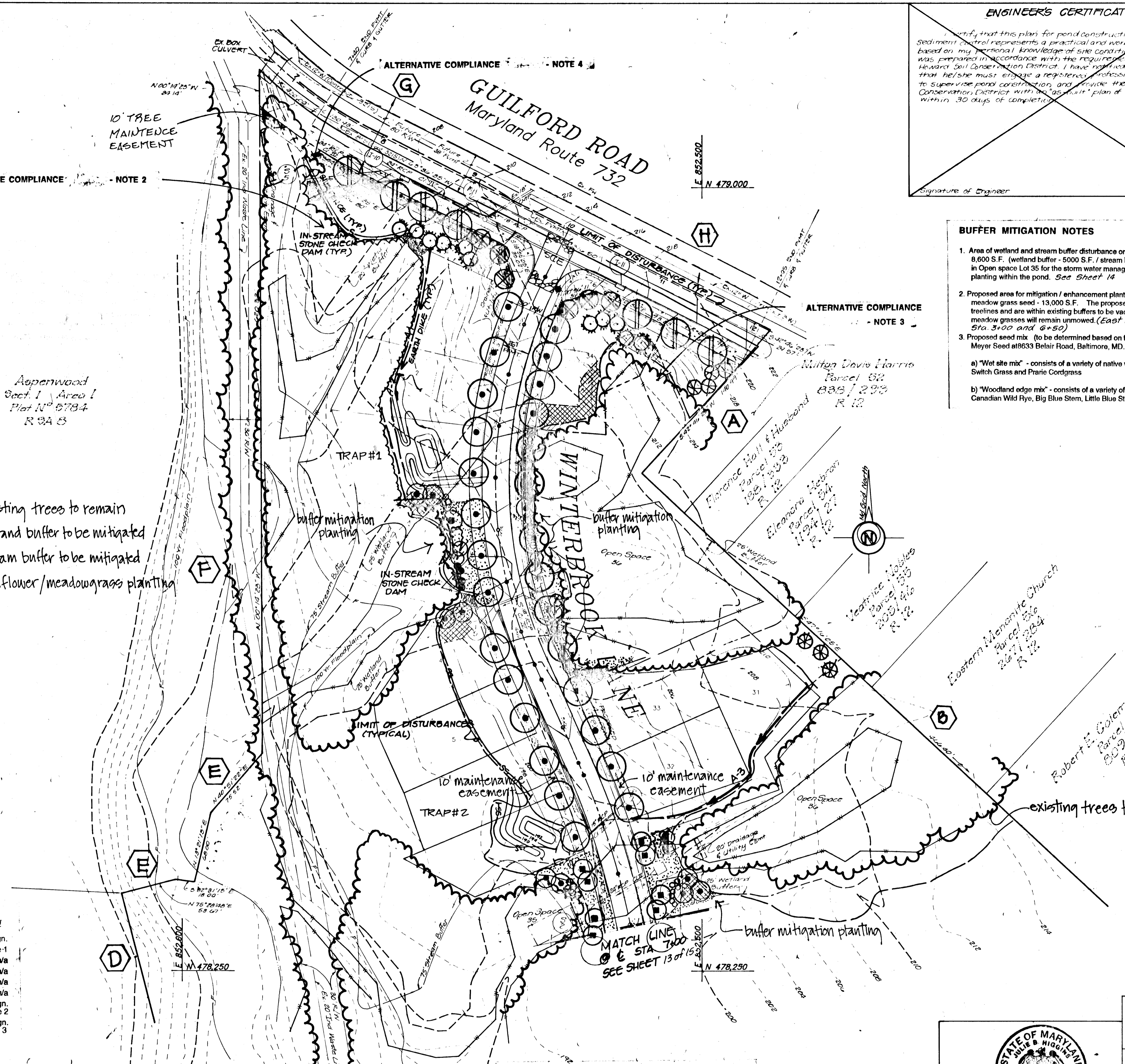
- Note 1. Substitution of 200 linear feet of ornamental wooden fence for one shade tree. Providing three evergreen trees and two shade trees in addition to the fence.
- Note 2. Credit for 180 feet of existing major forested open space to remain along Guilford Road. Buffering is provided for the side and rear yard of Lot 1 in the form of a berm and six (6) evergreen trees.
- Note 3. Credit for 100 feet of existing major forested open space to remain along Guilford Road. Buffering is provided for the side and rear yard of Lot 34 in the form of a berm and five (5) evergreen trees.
- Note 4. Credit for 40 feet of existing major forest to remain along Guilford Road in lieu of one (1) required street tree.

STREET TREE CALCULATIONS

STREET	L.F. FRONTAGE	EX. VEGET.	REQ.	PROVIDED
Guilford Road	426.70'	40.00'	10 shade	7 shade 6 sm. deciduous see Note 4
Winterbrook Lane/ Quiet Water Way	2625.00'	240.00'	60 shade	56 shade 8 sm. deciduous see Note 5

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING - OBSIN #1

Linear Feet of Perimeter	Type 'B'
890'	18 shade 22 evgn.
Credit for Existing Vegetation (No, Yes and %)	YES 575' 65%
Credit for Other Landscaping (No, Yes and %)	NO
Number of Trees Provided	5 shade 7 evgn.



ENGINEER'S CERTIFICATE

I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: _____ Date: _____

DEVELOPER'S CERTIFICATE

I, the undersigned, development and/or contractor, will be done according to these plans and specifications. I have personally supervised the construction project and have a certificate of insurance and a list of the insurance companies that provide the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I will accept the responsibility and liabilities by the Howard Soil Conservation District.

Signature of Developer: _____ Date: _____

BUFFER MITIGATION NOTES

- Area of wetland and stream buffer disturbance on Lots 3, 4, 8, 9, 30 & 34 to be mitigated 8,600 S.F. (wetland buffer - 5000 S.F. / stream buffer - 3600 S.F.). Buffers disturbed in Open Space Lot 35 for the storm water management pond will be mitigated with planting within the pond. See Sheet 14.
- Proposed area for mitigation / enhancement planting and seeding with wildflower / meadow grass seed - 13,000 S.F. The proposed mitigation areas are along existing treelines and are within existing buffers to be vacated for road construction. The meadow grasses will remain unmowed. (East and West Winterbrook La. Sta 3+00 and 6+50)
- Proposed seed mix (to be determined based on final soil conditions) Available from Meyer Seed at 8633 Belair Road, Baltimore, MD.
 - a) "Wet site mix" - consists of a variety of native wildflower seeds and Big Blue Stem, Switch Grass and Prairie Cordgrass
 - b) "Woodland edge mix" - consists of a variety of native wildflower seeds and Canadian Wild Rye, Big Blue Stem, Little Blue Stem, and Side Oats Gramma

- Note: 1. A minimum spacing of 20' shall be maintained between any street light and any tree
2. This plan has been prepared in accordance with the provision of section 16.124 of the Howard County Code and the Landscape Manual
3. Financial surety for the required Landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$ 5,000.00.

Approved: Department of Planning & Zoning

Approved: Department of Public Works for Storm Drainage Systems and Roads

Approved: _____ 2/10/95
Date of Approval

Approved: _____ 2/10/95
Date of Approval

Approved: _____ 2-8-95
Date of Approval

LAND DESIGN ENGINEERING, Inc.
8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
(410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed by: JH
Drawn by: DEI
Checked by: RM
Date: Oct. 1994

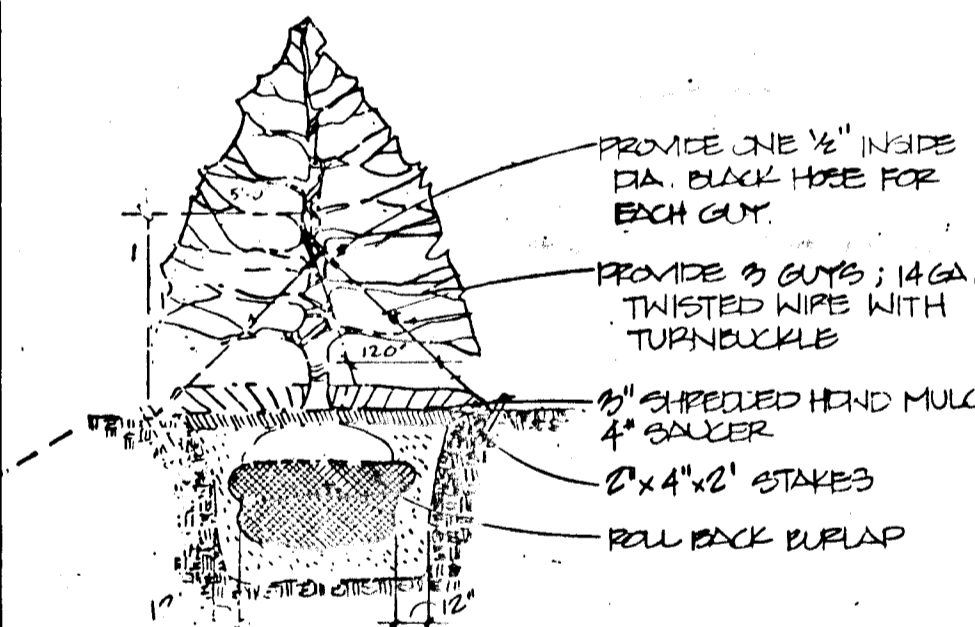
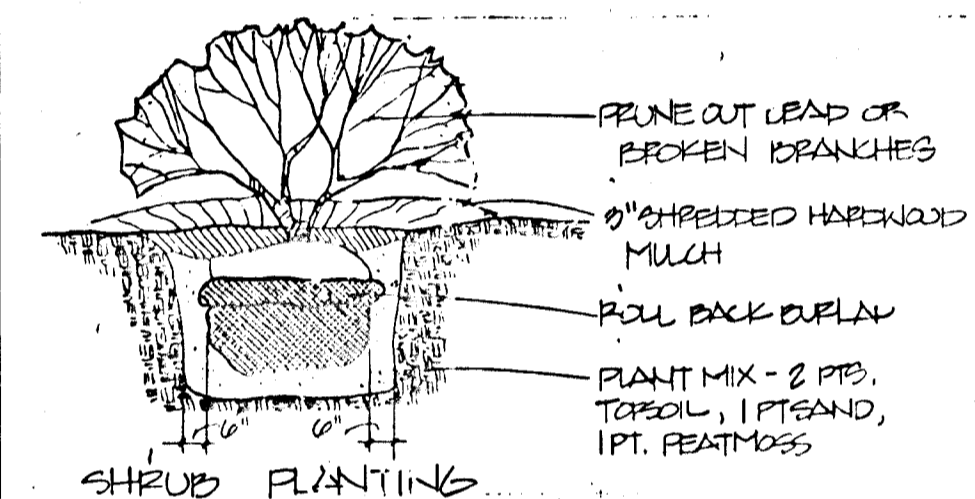
LANDSCAPE PLAN WINTERBROOK
Previous Submittals: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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PLANT SCHEDULE street trees, perimeter, swm

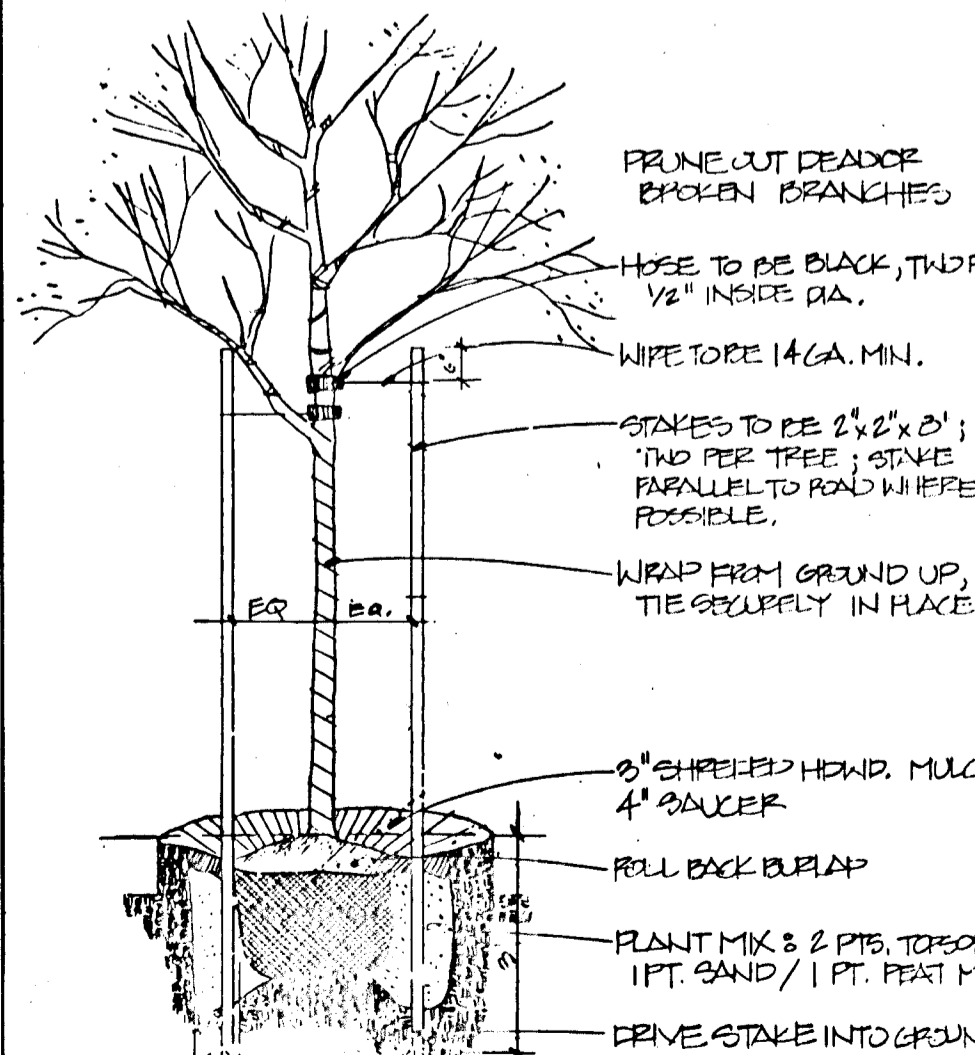
NO.	KEY	BOTANICAL / COMMON NAME	SIZE	COMMENT
23	⊕	Acer rubrum "October Glory" October glory Red Maple	2-1/2" - 3" cal. B&B	40' o.c.
18	⊕	Platanus x acerifolia "Bloodgood" Bloodgood London Plane Tree	2-1/2" - 3" cal. B&B	40' o.c.
5	⊕	Quercus palustris "Sovereign" Sovereign Pin Oak	2-1/2" - 3" cal. B&B	
22	⊕	Zelkova serrata "Village Green" Village Green Zelkova	2-1/2" - 3" cal. B&B	40' o.c.
8	⊕	Prunus yedoensis Yoshino Cherry	1-1/2" - 2" cal. B&B	matched
6	⊕	Prunus serrulata "Kwanzan" Kwanzan Cherry	1-1/2" - 2" cal. B&B	matched
16	⊕	Pinus strobus White pine	6-8" ht. B&B	full
11	⊕	Picea omorika Serbian Spruce	6-8" ht. B&B	full

buffer mitigation planting

11	⊕	Acer rubrum Red maple	5-6' ht. B&B	
6	⊕	Amelanchier canadensis Downy shadblow	5-6' ht. B&B	min. 5 stems
7	⊕	Magnolia virginiana	5-6' ht. B&B	
16	⊕	Aronia arbutifolia brilliantissima (2 beds of 8) Red chokeberry	2-3' ht. B&B	5-6' o.c.
19	⊕	Clostris alnifolia Summersweet	2-3' ht. B&B	4-5' o.c.
13	⊕	Lindera benzoin Spicebush	2-3' ht. B&B	5-6' o.c.
16	⊕	Viburnum dentatum Arrowwood	3-4' ht. B&B	5-6' o.c.



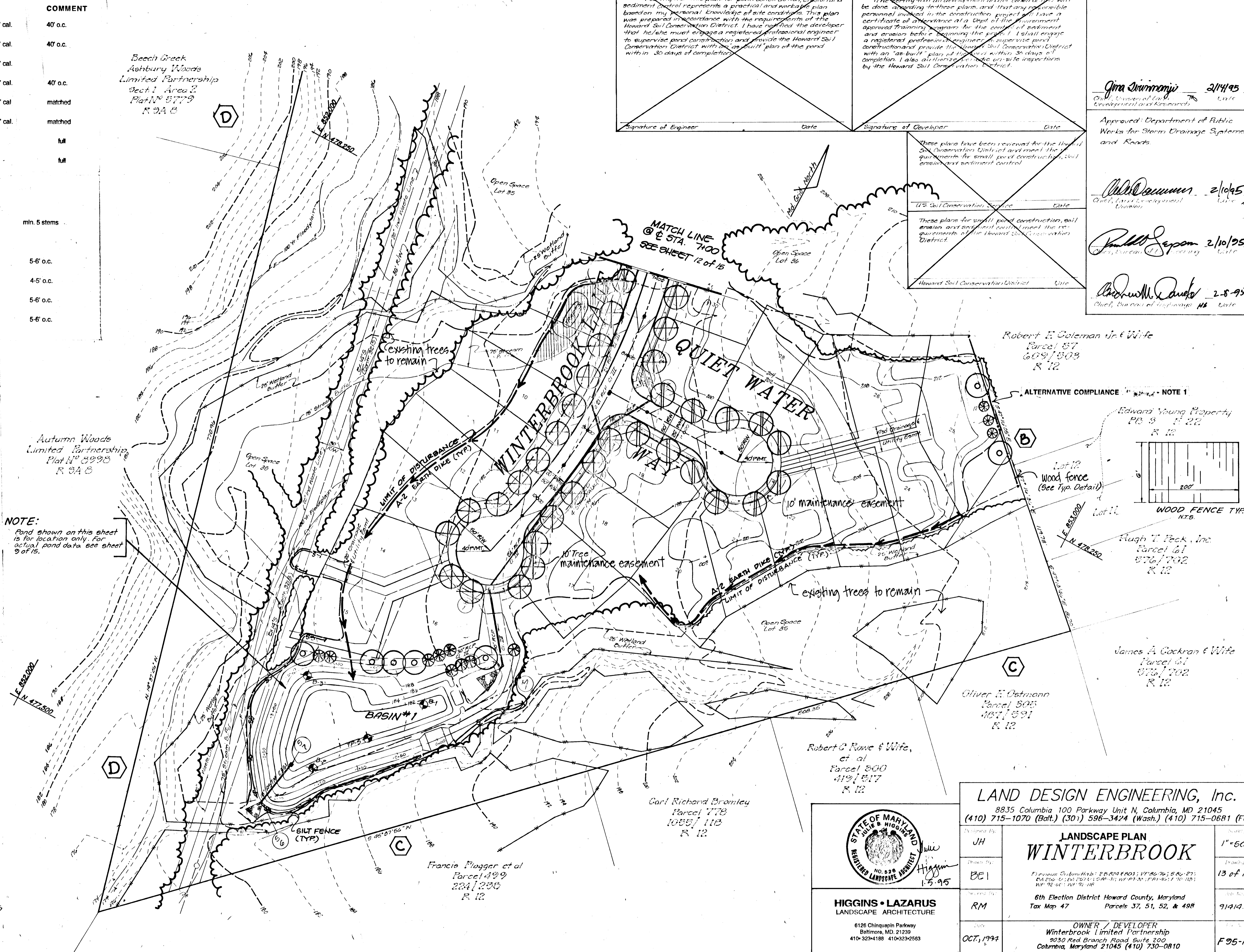
EVERGREEN TREE PLANTING NOT TO SCALE



DECIDUOUS TREE PLANTING NOT TO SCALE

Note: A minimum spacing of 20' shall be maintained between any street light and any tree.

ENGINEER'S CERTIFICATE	DEVELOPER'S CERTIFICATE	Approved: Department of Planning & Zoning
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.	I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Dept. of the Environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion. I also authorize for the on-site inspections by the Howard Soil Conservation District.	<i>Jina Swaminiv</i> 2/14/95 Chief, Division of Land Development and Research
Signature of Engineer	Signature of Developer	Approved: Department of Public Works for Storm Drainage Systems and Roads
Date	Date	<i>William Damm</i> 2/10/95 Chief, Bureau of Engineering
		<i>Donald Seaton</i> 2/10/95 Chief, Bureau of Engineering
		<i>Andrew M. Parks</i> 2-8-95 Chief, Bureau of Engineering



NOTE: Pond shown on this sheet is for location only. For actual pond data see sheet 9 of 15.

HIGGINS • LAZARUS
LANDSCAPE ARCHITECTURE
6126 Chiquopin Parkway
Baltimore, MD 21239
410-329-4188 410-329-2563

LAND DESIGN ENGINEERING, Inc.
8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
(410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed by: JH	Drawn by: BEI	Reviewed by: RM	Date: OCT, 1994
LANDSCAPE PLAN			
WINTERBROOK			
6th Election District Howard County, Maryland Tax Map 47 Parcels 37, 51, 52, & 498			
OWNER / DEVELOPER Winterbrook Limited Partnership 9030 Red Branch Road Suite 200 Columbia, Maryland 21045 (410) 730-0810			
Scale: 1"=60'	Drawings: 13 of 15	Sheet No: 91414.1	Project No: F95-15

1726

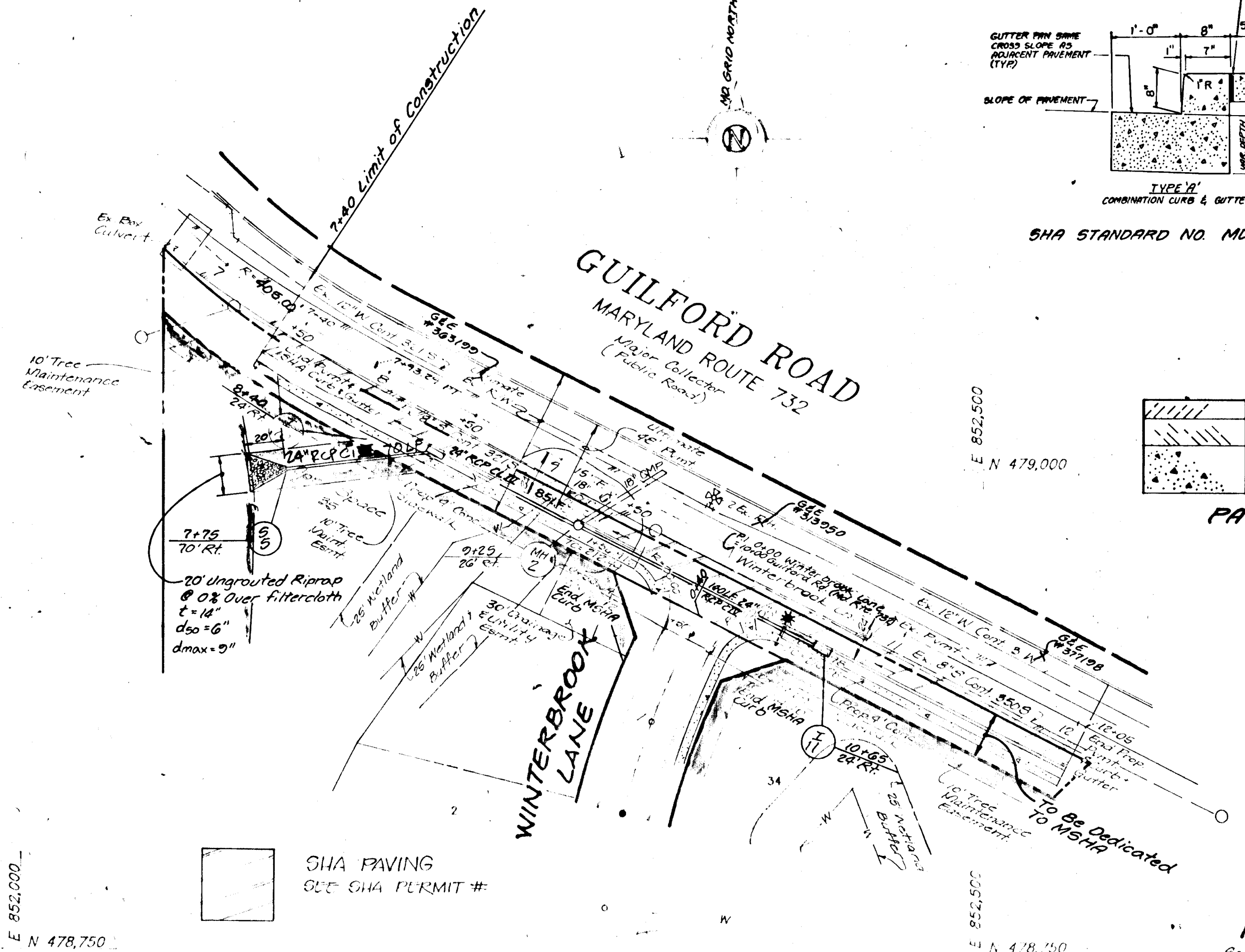
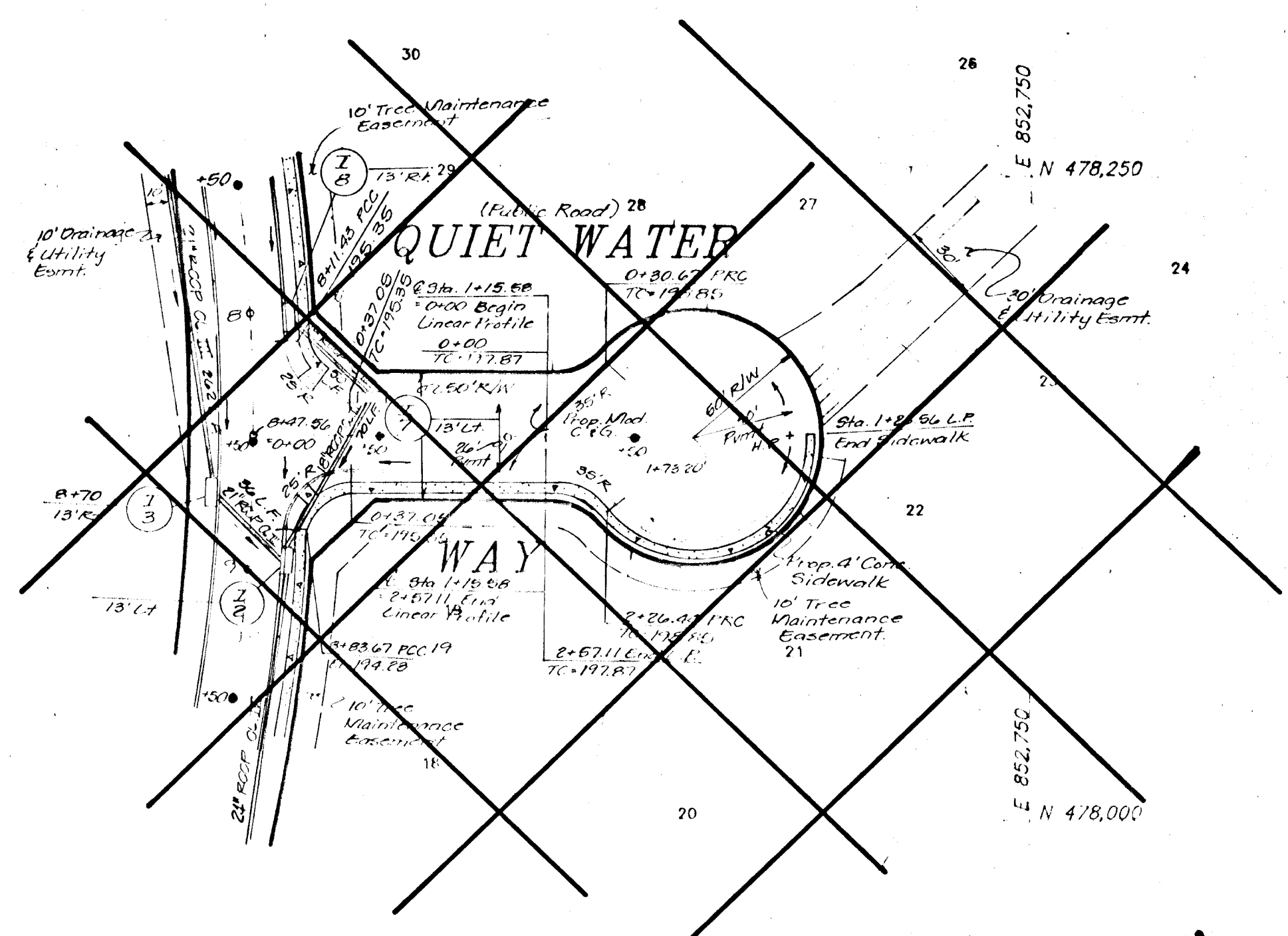
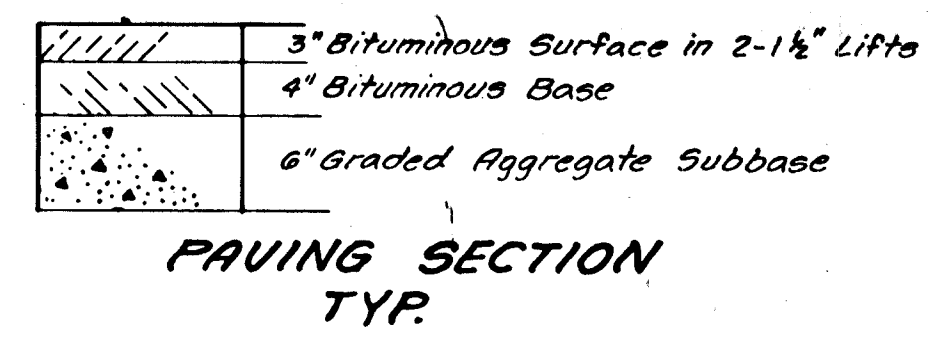
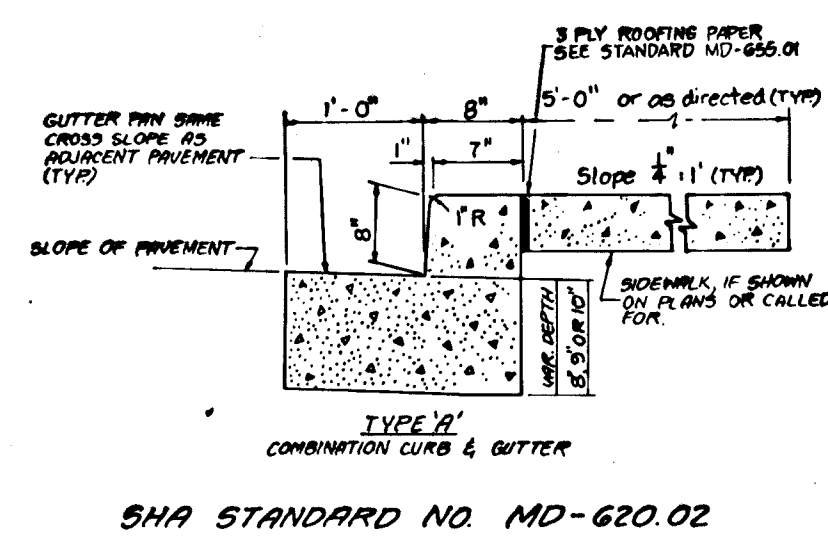
Gina Trimmings 2/14/95
 Chief, Division of Land Development and Research

Approved: Department of Public Works for Storm Drainage Systems and Roads

Chief, Land Development Division Date

Chief, Bureau of Engineering Date

Chief, Bureau of Highways Date

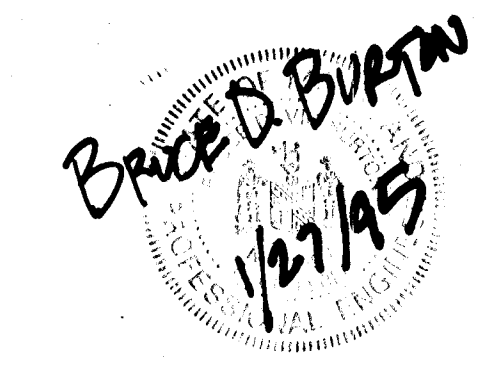


SHA PAVING
 SEE SHA PERMIT #

Centerline Curve Data						
Sta. Name	Radius	Delta	Arc	Tan	Chord	Bearing
Winterbrook Lane	405.00	17°46'01"	131.27	20.83	128.56	S 55°31'46" E

Plan
 Scale 1"=10'

NOT INCLUDED SEE SHEET 3



LAND DESIGN ENGINEERING, Inc.
 8835 Columbia 100 Parkway Unit N, Columbia, MD 21045
 (410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

Designed by: MJE Rev. EG
 Drawn by: BEI
 Checked by: MJE RM
 Date: Oct. 1994

ROAD CONSTRUCTION PLANS
WINTERBROOK
 Guilford Road 7+40 to 12+05

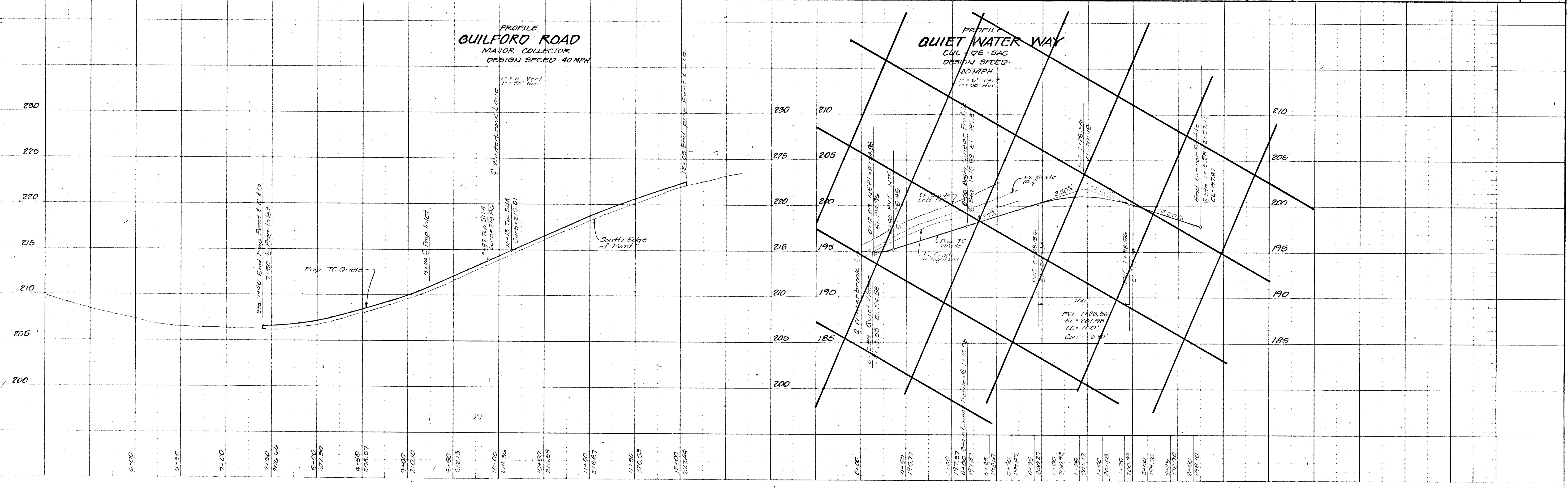
Previous Submittals: 28,000 (2/88); 17,867 (5/88); 5,615 (7/88); 6,456 (8/88); 5,000 (9/88); 10,017 (10/88); 12,900 (11/88); 10,780 (12/88); 10,780 (1/89)

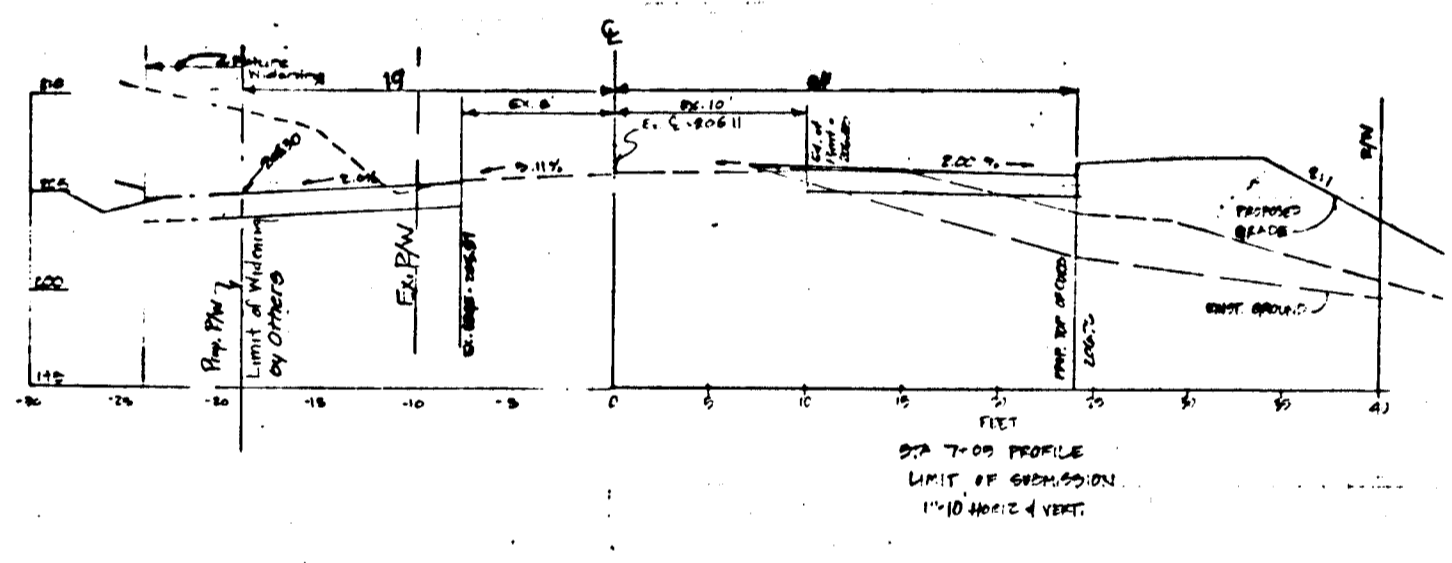
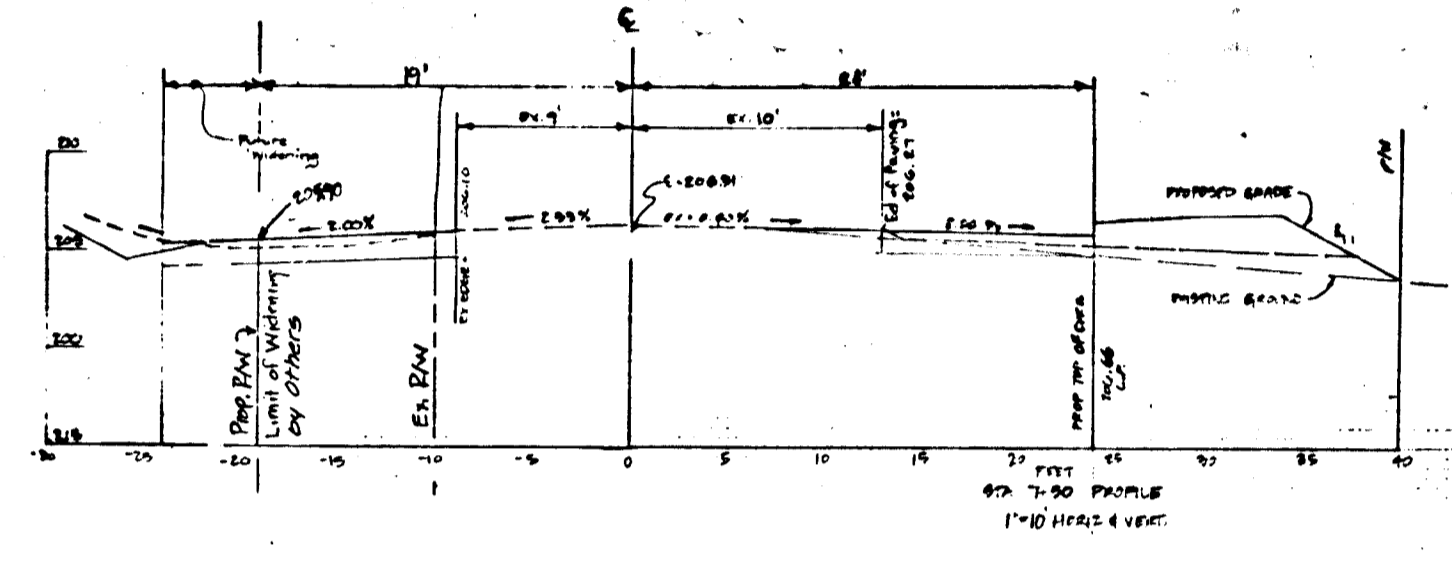
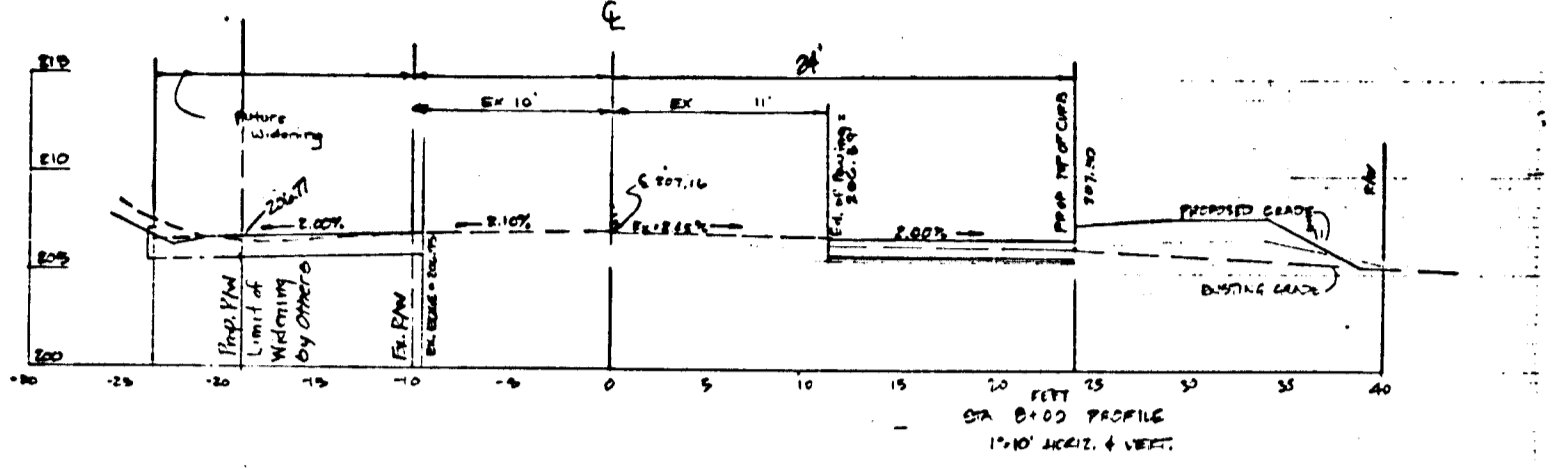
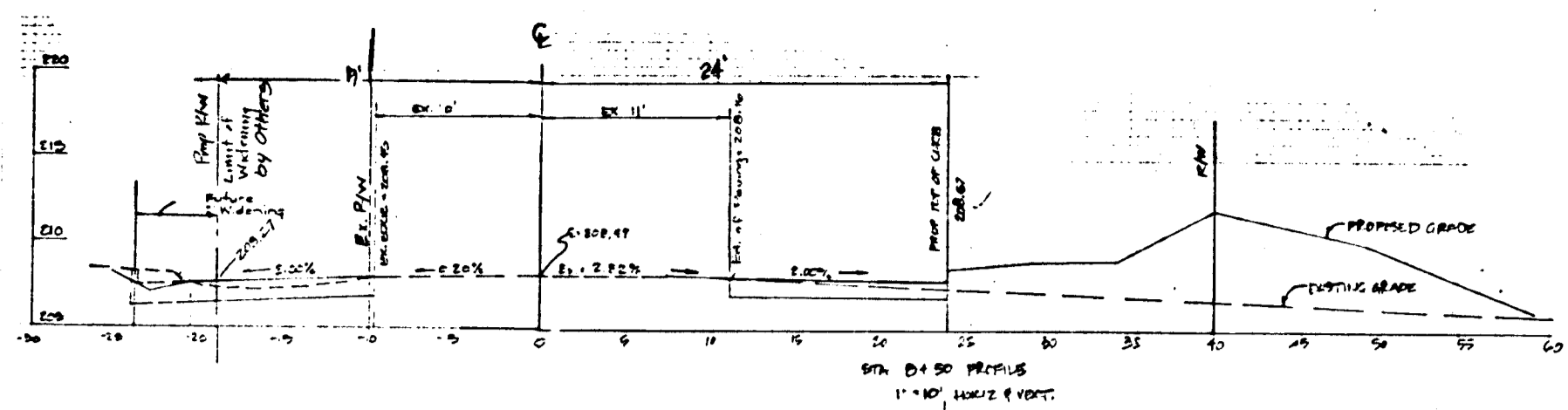
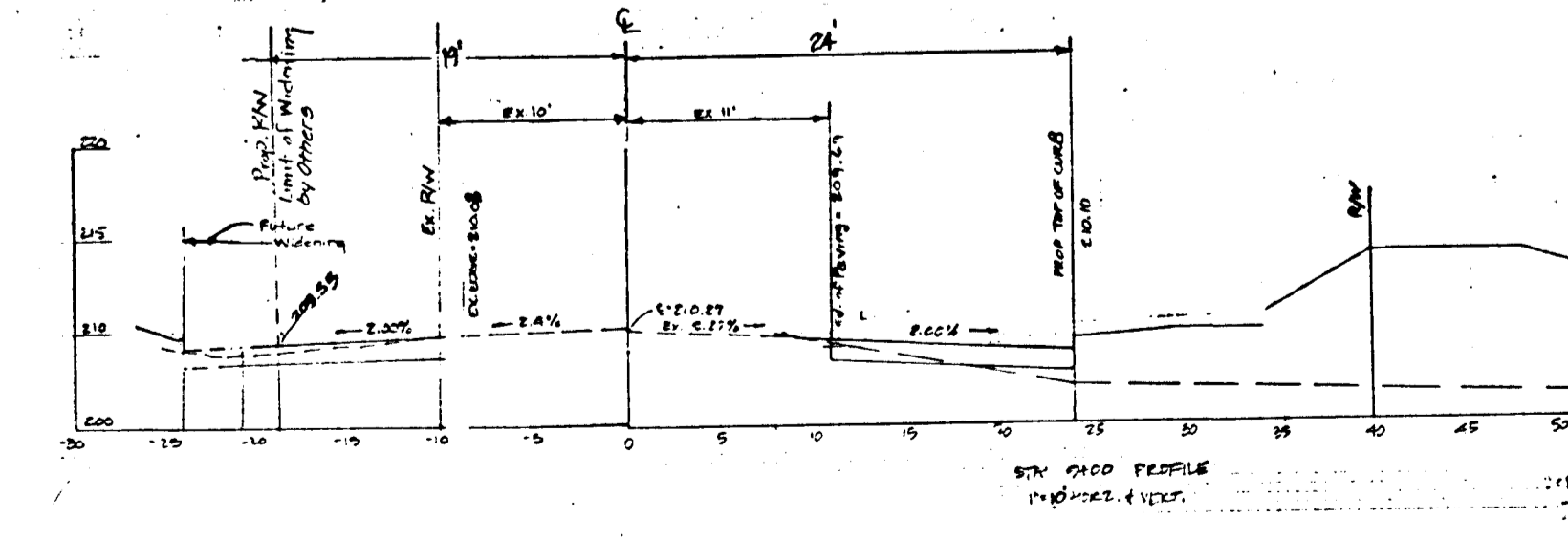
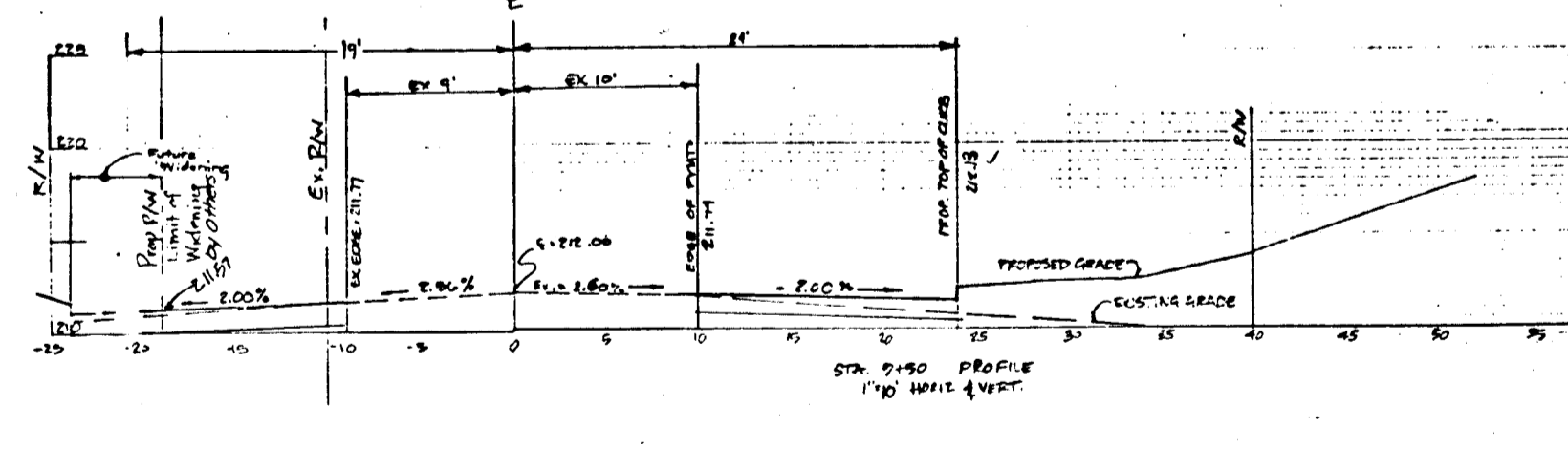
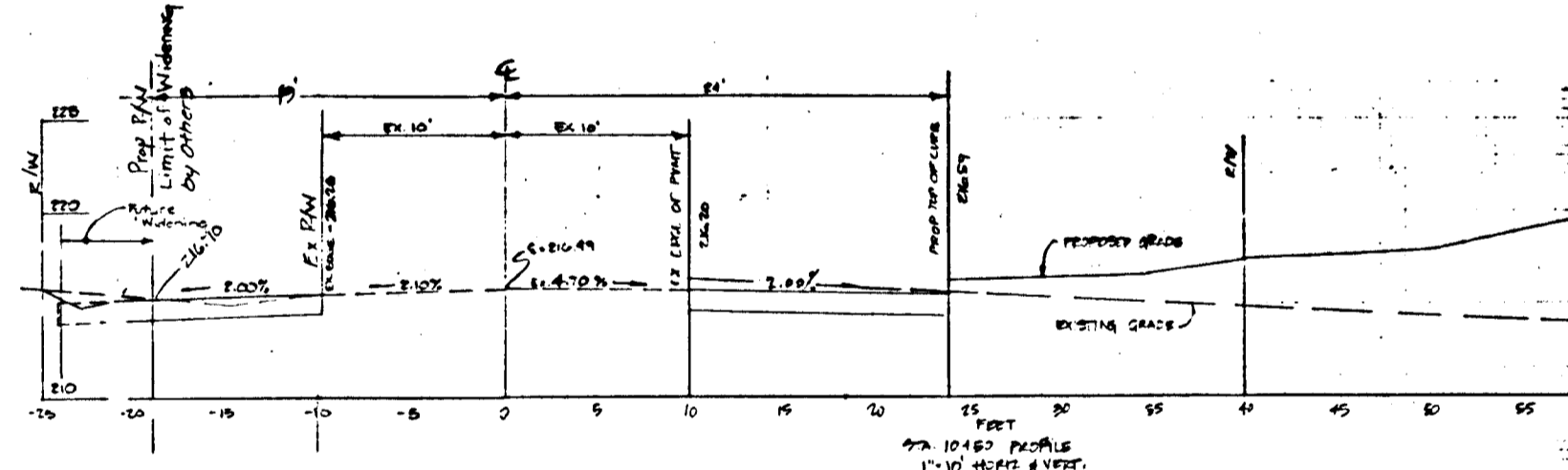
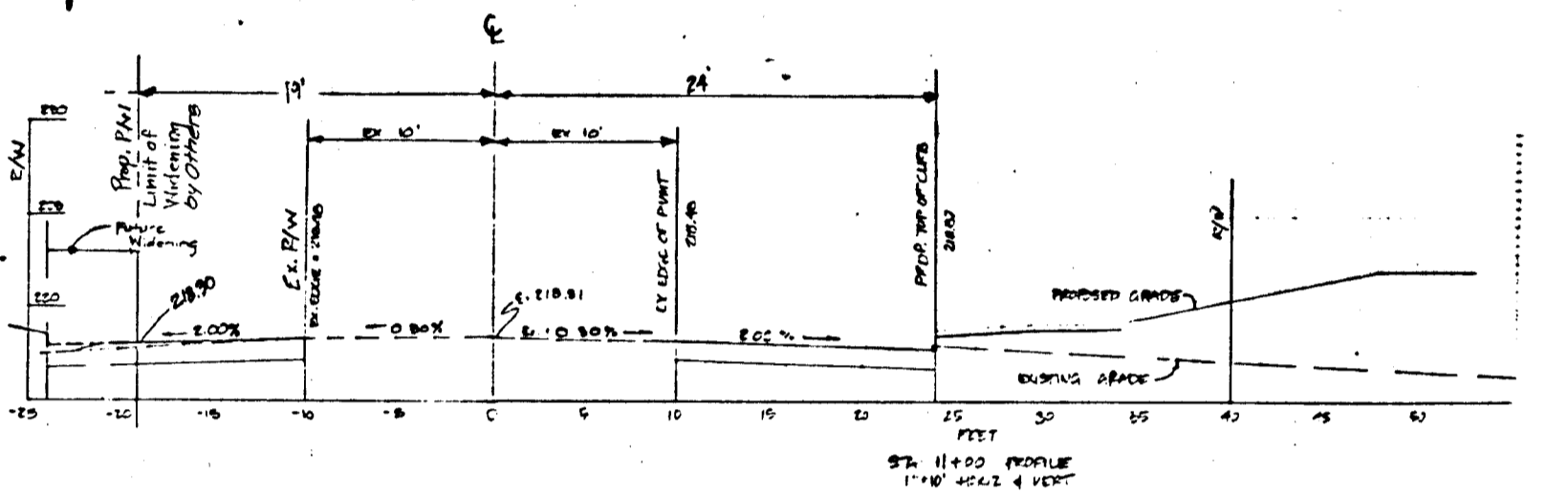
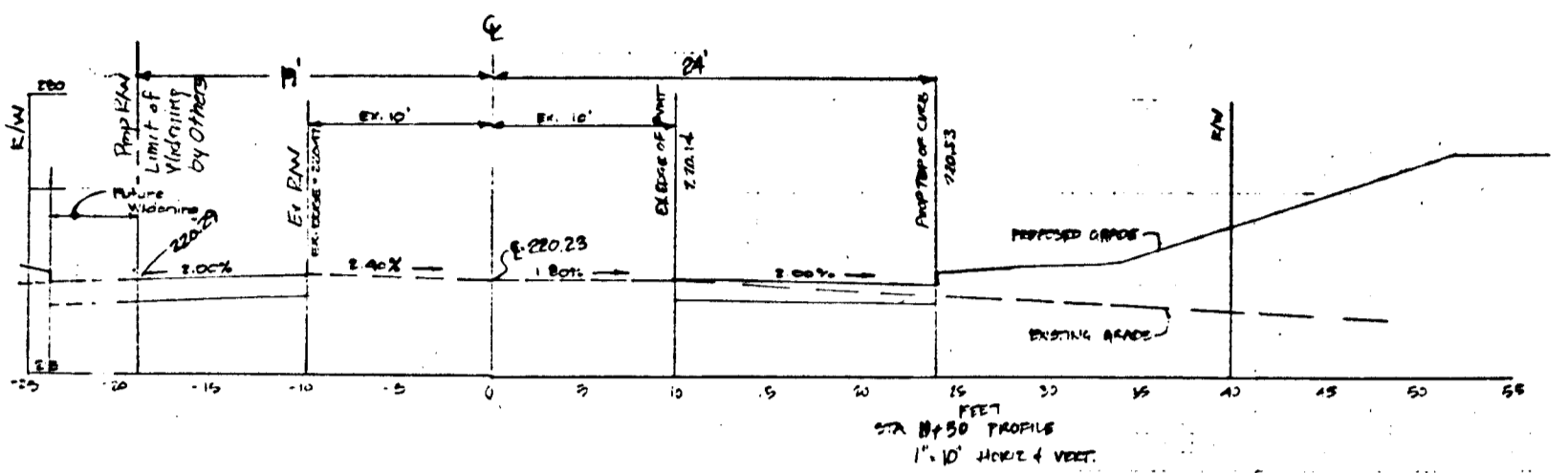
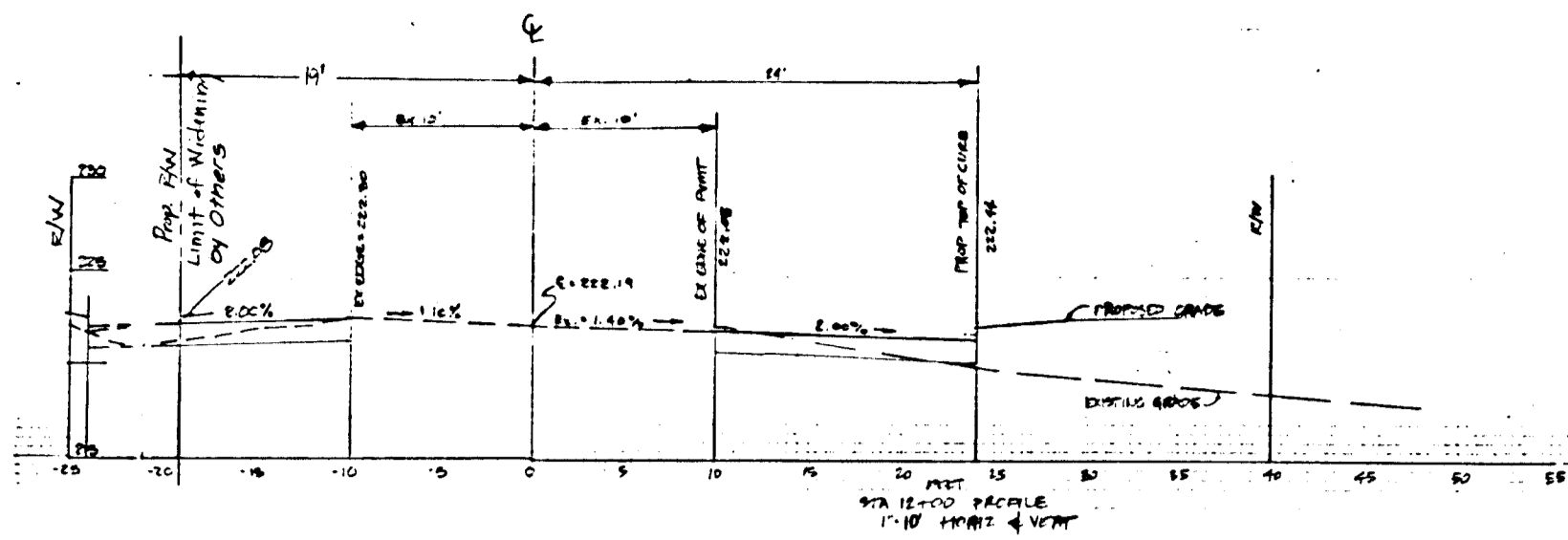
6th Election District Howard County Maryland
 Tax Map 47 Parcel Nos. 37, 51, 52 & 498

Client: Winterbrook Limited Partnership
 2030 Red Branch Road Suite 200
 Columbia, Maryland 21045 (410) 730-0810

Scale: Show
 Drawing: 140F15
 Job No.: 91A14.1
 File No.:

1726





Note: See Preliminary Road Profile For Sta. 10+00

1736

BRUCE D. BURTON
1/27/95
PROFESSIONAL ENGINEER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR STORM DRAINAGE SYSTEMS AND ROADS.
Chad D. Johnson 2/10/95
 CHIEF, LAND DEVELOPMENT DIVISION DATE
Paul J. Ryan 2/10/95
 CHIEF, BUREAU OF ENGINEERING DATE
Andrew M. Daniels 2-8-95
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Gina Srinivasan 2/14/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

LAND DESIGN ENGINEERING, INC. 8835 COLUMBIA 100 PARKWAY, UNIT N, COLUMBIA, MD 21045 (410) 715-1070 (BALTO) (301) 596-3424 (WASH) (410) 715-0681 (FAX)		
DESIGNER: RM	MD. ROUTE 732 CROSS SECTION	SCALE: As Shown
DRAWN BY: SD	WINTERBROOK Previous Submittals: 2002#804, WP6-76, 5 80-27, DA 250-P, DA 257-P, 5 80-41, WP 07-33, F84-46, F90-113, WP 92-60, WP 92-118 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX MAP 47 PARCEL 37.51.524.498	DRAWING: 15 OF 15
CHECKED: RM		JOB No: 91414.1
DATE: JULY 1994 Rev Oct, 1994	OWNER / DEVELOPER: Winterbrook Limited Partnership 9030 Red Branch Road Suite 200 Columbia, Maryland 21045 (410) 730-0810	FILE No: F05-15