

SITE DEVELOPMENT PLAN HOWARD'S RIDGE SECTION 2, AREA 2 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE ANALYSIS

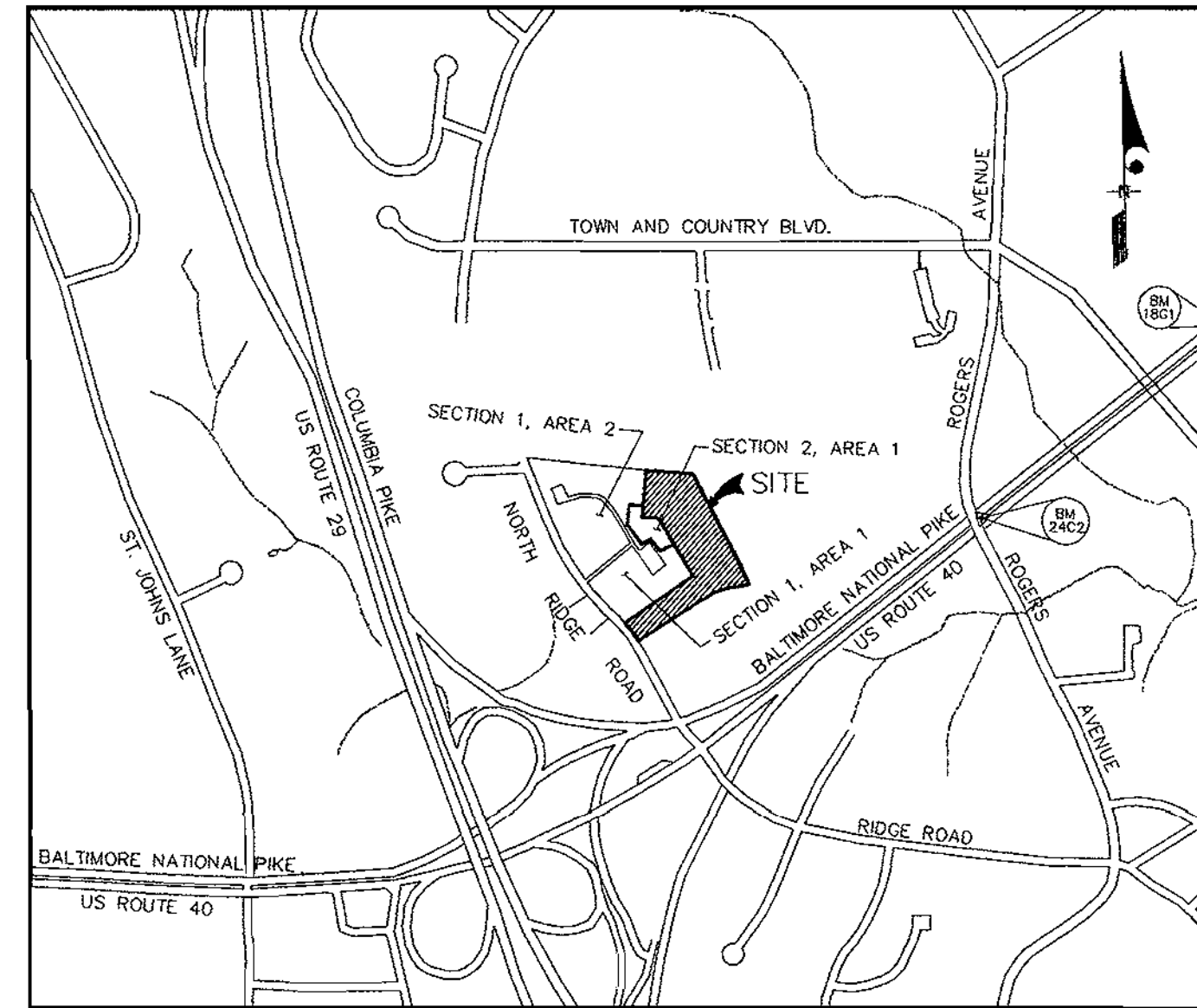
1. SUBJECT PROPERTY IS ZONED:	RA-15
2. UNIT TYPE PROPOSED:	SINGLE FAMILY ATTACHED
3. NUMBER OF LOTS:	88
4. NUMBER OF UNITS:	87
GARAGE UNITS:	58
BASEMENT UNITS:	8
WALKOUT UNITS:	21
5. NUMBER OF PARKING SPACES REQUIRED:	176
6. NUMBER OF PARKING SPACES PROVIDED:	197
DRIVEWAYS AND GARAGE:	116
COMMON AREA:	81
7. AREA TABULATION FOR 2/2:	
A. TOTAL AREA:	7.0336 ACRES OR 306,384 S.F.
B. TOTAL LOT AREA:	3,3165 ACRES OR 47%
C. TOTAL OPEN SPACE AREA:	2,6397 ACRES OR 38%
D. PUBLIC ROAD AREA:	1,0774 ACRES OR 15%

GENERAL NOTES

- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY KCE ENGINEERING, INC. IN MAY, 1999; MASS GRADING SHOWN ON SDP-96-01; AERIAL SURVEY DATED OCTOBER, 1986; AND BY HOWARD COUNTY 1"=200' SCALE TOPOGRAPHIC MAPS.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: S-95-01, ZB-941, SDP-00-47, F-85-57, P-95-21, F-95-21, F-95-01, SP-96-01, P-00-45, F-00-62.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY COUNTY GEODETIC CONTROL STATIONS: NO. 1861 ELEV. 408.54 NO. 24C2 ELEV. 354.93
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410)313-1880, AT LEAST 5 WORKING DAYS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONTRACT NUMBERS 14-3491-D AND 14-3530-D.
- STORMWATER MANAGEMENT IS PROVIDED OFFSITE FOR QUALITY AND QUANTITY CONTROL IN THE EXTENDED DETENTION FACILITY UNDER SDP-96-01.
- PUBLIC WATER AND SEWER UNDER CONTRACT NUMBERS 14-3491-D AND 14-3530-D IS TO BE UTILIZED.
- ANY DAMAGE TO COUNTY-OWNED RIGHT-OF-WAY SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
- THE AREA INCLUDED IN THIS SUBMISSION IS ON TAX MAP 17 AND 24, PART OF PARCELS 848 AND 970.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODES AND SPECIFICATIONS.
- LOCATIONS OF ALL UTILITIES SHOWN WERE TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE EXACT LOCATION OF UTILITIES, AS NECESSARY, BY EXCAVATION.
- INSTALLATION OF ANY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL".
- ENVIRONMENTAL ANALYSIS WAS SUBMITTED WITH PREVIOUSLY APPROVED PRELIMINARY EQUIVALENT SKETCH PLAN SP-96-01.
- LIMIT OF SUBMISSION INCLUDES LOTS A-126 THRU A-216.
- THE GARAGES SHALL BE USED FOR PARKING ONLY IN ACCORDANCE WITH ZONING SECTION 133.D.2.
- REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6.03 FOR DRIVEWAY ENTRANCE DETAILS.
- ALL TOWNHOUSE UNITS SHALL BE PROTECTED WITH SPRINKLER SYSTEMS PER SECTION 17.109 OF THE HOWARD COUNTY CODE.
- ALL SEWER HOUSE CONNECTIONS ARE 4-INCH. SINGLE WATER HOUSE CONNECTIONS ARE 1-INCH; EACH TWIN WATER HOUSE CONNECTION CONSISTS OF A 1-1/2" MAIN LINE WITH DUAL 1-INCH BREAKERS.
- THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA ON-SITE RETENTION PER F-99-208 & SDP-98-29, AND FEE-IN LIEU OF \$ 30,448.44 FOR THE 2.33 ACRES ± OF FOREST CONSERVATION ABANDONMENT SHOWN ON THE PLAT FOR ELLICOTT CITY WAL-MART PARCEL D. THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA RETENTION, REFORESTATION, AND A FEE-IN-LIEU OF REFORESTATION OF \$ 21,061.00 UNDER F-96-09 & SDP-96-01 FOR ELLICOTT CITY WAL-MART - PARCELS B, C & D.
- APFO STUDY WAS PREVIOUSLY SUBMITTED AND APPROVED UNDER S-95-01.

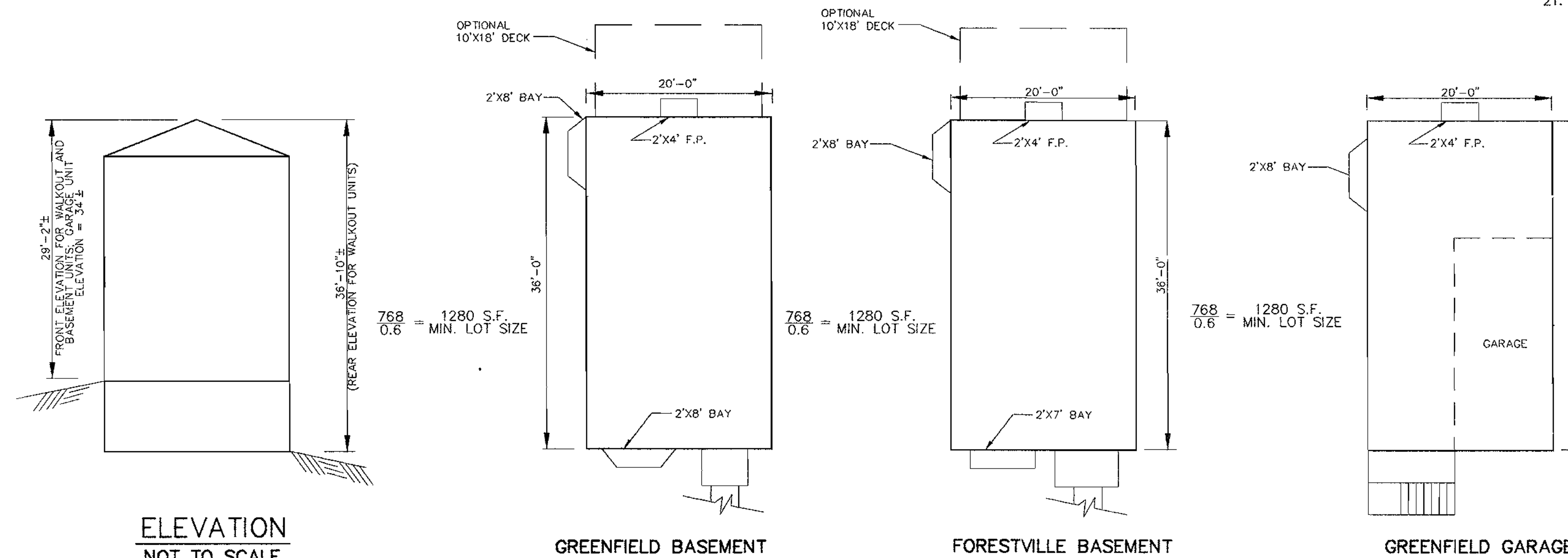
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
A-126	8845 Hawthorne Court	A-171	3259 HALCYON COURT
A-127	8842 "	A-172	3261 "
A-128	8841 "	A-173	3263 "
A-129	8839 "	A-174	3265 "
A-130	8837 "	A-175	3267 "
A-131	8835 "	A-176	3269 "
A-132	8833 "	A-177	3271 "
A-133	8831 "	A-178	3273 "
A-134	8829 "	A-179	3275 "
A-135	8827 "	A-180	3277 "
A-136	8825 "	A-181	3279 "
A-137	8823 "	A-182	3281 "
A-138	8821 "	A-183	3283 "
A-139	8819 "	A-184	3285 "
A-140	8817 "	A-185	3287 "
A-141	8815 "	A-186	3289 "
A-142	8813 "	A-187	3291 "
A-143	8811 "	A-188	3293 "
A-144*	8809 "	A-189	3295 "
A-146	3203 HALCYON COURT	A-190	3256 "
A-147	3205 "	A-191	3254 "
A-148	3207 "	A-192	3252 "
A-149	3209 "	A-193	3250 "
A-150	3211 "	A-194	3248 "
A-151	3213 "	A-195	3246 "
A-152	3215 "	A-196	3244 "
A-153	3217 "	A-197	3242 "
A-154	3219 "	A-198	3240 "
A-155	3221 "	A-199	3238 "
A-156	3223 "	A-200	3236 "
A-157	3225 "	A-201	3234 "
A-158	3227 "	A-202	3232 "
A-159	3229 "	A-203	3230 "
A-160	3231 "	A-204	3228 "
A-161	3233 "	A-205	3226 "
A-162	3235 "	A-206	3224 "
A-163	3237 "	A-207	3222 "
A-164	3239 "	A-208	3220 "
A-165	3241 "	A-209	3218 "
A-166	3243 "	A-210	3216 "
A-167	3245 "	A-211	3214 "
A-168	3247 "	A-212	3212 "
A-169	3249 "	A-213	3210 "
A-170	3251 "	A-214	3208 "
A-171	3253 "		
A-172	3255 "		

* FUTURE BUILDABLE LOT



VICINITY MAP
SCALE: 1" = 1000'

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
3	SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)
4	SEDIMENT/EROSION CONTROL PLAN (LOTS A-126 THRU A-145)
5	SEDIMENT/EROSION CONTROL PLAN (LOTS A-146 THRU A-216)
6	LANDSCAPE PLAN (LOTS A-126 THRU A-145)
7	LANDSCAPE PLAN (LOTS A-146 THRU A-216)
8	SEDIMENT/EROSION CONTROL NOTES AND DETAILS



UNIT GENERIC BOXES
SCALE: 1"=10'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/2/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 5/19/00
 DIRECTOR

SUBDIVISION NAME		SECTION/AREA		LOTS	
HOWARD'S RIDGE		2 / 2		A-126 THRU A-216	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
14266	6 & 24	RA-15	17,24	2ND	6026
WATER CODE				SEWER CODE	
FO3				1452800	

DESIGNED BY	DATE	BY	DESCRIPTION



KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

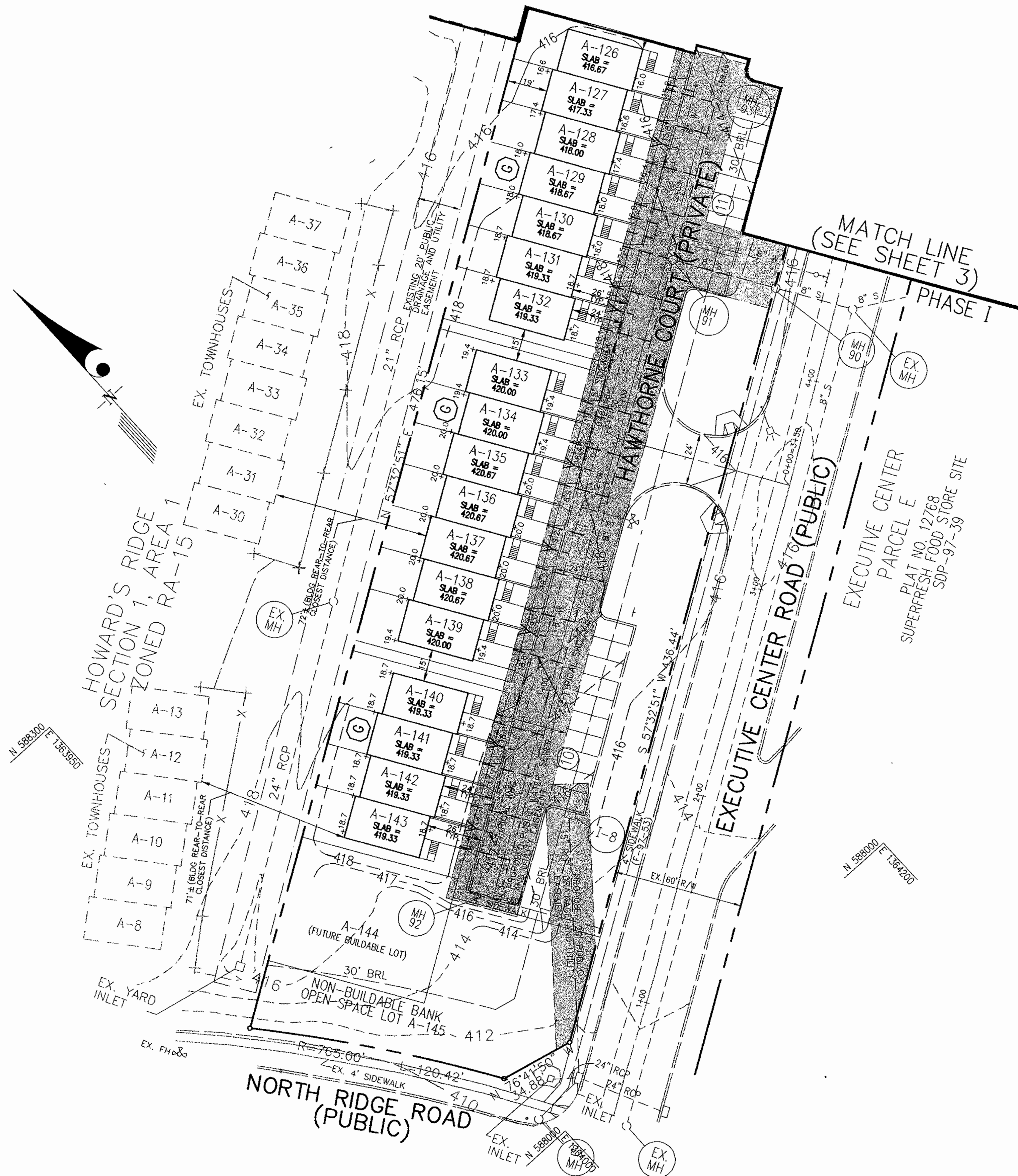
BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN COVER SHEET

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN CONTRACT NO.: DATE: FEB, 2000 SHEET: 1 OF 8



SEWER HOUSE CONNECTION TABLE (THIS SHEET)

LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-126	409.1	412.8	A-135	409.9	413.6
A-127	409.0	412.7	A-136	410.1	413.8
A-128	408.9	412.6	A-137	410.3	414.0
A-129	408.8	412.5	A-138	410.5	414.2
A-130	408.7	412.4	A-139	410.7	414.4
A-131	408.9	412.6	A-140	411.0	414.7
A-132	409.1	412.8	A-141	411.2	414.9
A-133	409.5	413.2	A-142	411.4	415.1
A-134	409.7	413.4	A-143	411.6	415.3

LOT AREA TABLE

LOT NO.	AREA	LOT NO.	AREA
A-126	1875 SF	A-136	1500 SF
A-127	1500 SF	A-137	1500 SF
A-128	1500 SF	A-138	1500 SF
A-129	1500 SF	A-139	1875 SF
A-130	1500 SF	A-140	1500 SF
A-131	1500 SF	A-141	1500 SF
A-132	1875 SF	A-142	1500 SF
A-133	1875 SF	A-143	1875 SF
A-134	1500 SF	A-144*	4875 SF
A-135	1500 SF	-	-

SEWER HOUSE CONNECTION TABLE (SHEET 3)

LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-146	403.0	406.7	A-170	416.4	420.0	A-194	413.7	417.4
A-147	403.6	407.3	A-171	416.3	419.9	A-195	413.5	417.2
A-148	404.3	408.0	A-172	416.2	419.8	A-196	413.3	417.0
A-149	404.9	408.6	A-173	416.0	419.6	A-197	413.1	416.8
A-150	405.6	409.3	A-174	416.0	419.6	A-198	412.9	416.6
A-151	406.3	410.0	A-175	415.9	419.5	A-199	412.6	416.3
A-152	407.0	410.7	A-176	415.9	419.5	A-200	412.4	416.1
A-153	407.7	411.4	A-177	416.5	420.1	A-201	412.2	415.9
A-154	409.4	413.1	A-178	417.2	420.7	A-202	411.3	415.0
A-155	410.1	413.8	A-179	417.1	420.6	A-203	410.6	414.3
A-156	410.8	414.5	A-180	416.9	420.4	A-204	409.9	413.6
A-157	411.8	415.5	A-181	416.7	420.2	A-205	409.2	412.9
A-158	412.3	416.0	A-182	416.4	419.9	A-206	408.5	412.2
A-159	412.8	416.5	A-183	416.2	419.7	A-207	407.3	411.0
A-160	413.3	417.0	A-184	416.0	419.5	A-208	406.6	410.3
A-161	413.8	417.5	A-185	415.8	419.3	A-209	406.0	409.7
A-162	414.5	418.2	A-186	415.3	419.0	A-210	405.3	409.0
A-163	414.6	418.3	A-187	415.3	419.0	A-211	404.5	408.2
A-164	414.8	418.5	A-188	415.1	418.8	A-212	403.9	407.6
A-165	414.9	418.6	A-189	414.9	418.6	A-213	403.2	406.9
A-166	415.0	418.7	A-190	414.7	418.4	A-214	402.6	406.3
A-167	415.2	418.9	A-191	414.5	418.2	A-215	N/A	N/A
A-168	415.3	419.0	A-192	414.3	418.0	A-216	N/A	N/A
A-169	415.4	419.1	A-193	413.9	417.6			

UNIT TYPES
 GARAGE — (G)
 WALKOUT — (W/O)
 BASEMENT — (B)

* FUTURE BUILDABLE LOT

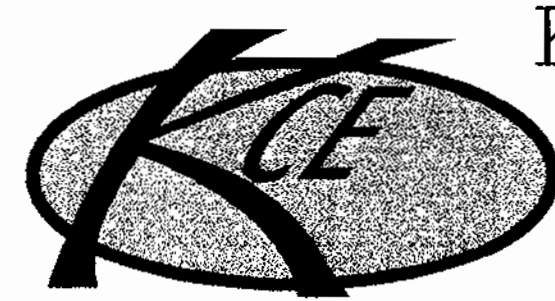
GENERAL NOTES

1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3797-D.
2. ALL SEWER HOUSE CONNECTIONS ARE 4" PVC. ALL DUAL WATER HOUSE CONNECTIONS ARE 1 1/2" COPPER TUBING FROM WATER MAIN. DUAL CONNECTIONS ARE 1" COPPER TUBING. ALL SINGLE WATER HOUSE CONNECTIONS ARE ONE-INCH.
3. CURBSIDE TRASH AND RECYCLING SERVICE WILL NOT BE PROVIDED ON HAWTHORNE COURT. TRASH AND RECYCLABLES MUST BE TRANSPORTED TO EXECUTIVE CENTER ROAD FOR COLLECTION.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/10/00 DATE
 [Signature] 5/19/00 DATE
 [Signature] 5/19/00 DATE

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

REVISIONS		
DATE	BY	DESCRIPTION



KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



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 1205 YORK ROAD, PENTHOUSE
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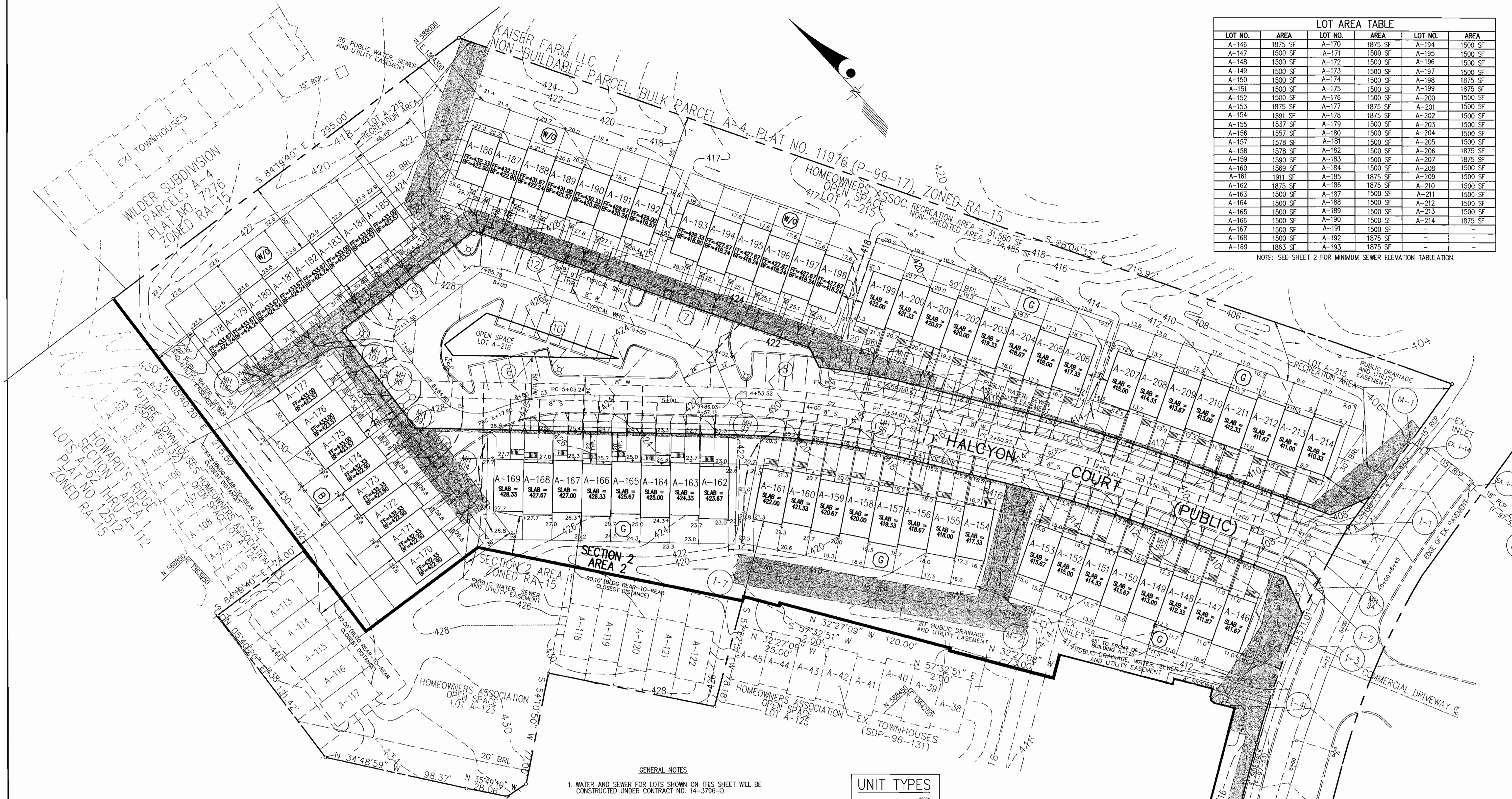
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SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 CONTRACT NO.:
 DATE: FEB, 2000
 SHEET: 2 OF 8
 SDP-00-67

LOT AREA TABLE					
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
A-146	1875 SF	A-170	1875 SF	A-194	1500 SF
A-147	1500 SF	A-171	1500 SF	A-195	1500 SF
A-148	1500 SF	A-172	1500 SF	A-196	1500 SF
A-149	1500 SF	A-173	1500 SF	A-197	1500 SF
A-150	1500 SF	A-174	1500 SF	A-198	1875 SF
A-151	1500 SF	A-175	1500 SF	A-199	1875 SF
A-152	1500 SF	A-176	1500 SF	A-200	1500 SF
A-153	1875 SF	A-177	1875 SF	A-201	1500 SF
A-154	1891 SF	A-178	1875 SF	A-202	1500 SF
A-155	1537 SF	A-179	1500 SF	A-203	1500 SF
A-156	1557 SF	A-180	1500 SF	A-204	1500 SF
A-157	1578 SF	A-181	1500 SF	A-205	1500 SF
A-158	1578 SF	A-182	1500 SF	A-206	1875 SF
A-159	1580 SF	A-183	1500 SF	A-207	1875 SF
A-160	1569 SF	A-184	1500 SF	A-208	1500 SF
A-161	1911 SF	A-185	1875 SF	A-209	1500 SF
A-162	1875 SF	A-186	1875 SF	A-210	1500 SF
A-163	1500 SF	A-187	1500 SF	A-211	1500 SF
A-164	1500 SF	A-188	1500 SF	A-212	1500 SF
A-165	1500 SF	A-189	1500 SF	A-213	1500 SF
A-166	1500 SF	A-190	1500 SF	A-214	1875 SF
A-167	1500 SF	A-191	1500 SF		
A-168	1500 SF	A-192	1875 SF		
A-169	1863 SF	A-193	1875 SF		

NOTE: SEE SHEET 2 FOR MINIMUM SEWER ELEVATION TABULATION.



- GENERAL NOTES**
1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3796-D.
 2. GARBAGE AND RECYCLABLE PICK-UP AREAS FOR HOMES WITH DRIVEWAYS WILL BE AT THE END OF THE DRIVEWAY WITHIN 5 FEET OF THE PUBLIC ROAD. PICK-UP AREAS FOR HOMES WITH COMMON PARKING AREAS WILL BE IN GRASS AREAS BETWEEN PARKING SPACES.

UNIT TYPES

GARAGE	(G)
WALKOUT	(W/O)
BASEMENT	(B)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00 DATE

[Signature] 5/19/00 DATE

[Signature] 5/12/00 DATE

DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:



KCE ENGINEERING, INC.

EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 360
ELLCOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228



OWNER

M-10 RESIDENTIAL
LAND DEVELOPMENT, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
PHONE: (410) 825-8400

BUILDER

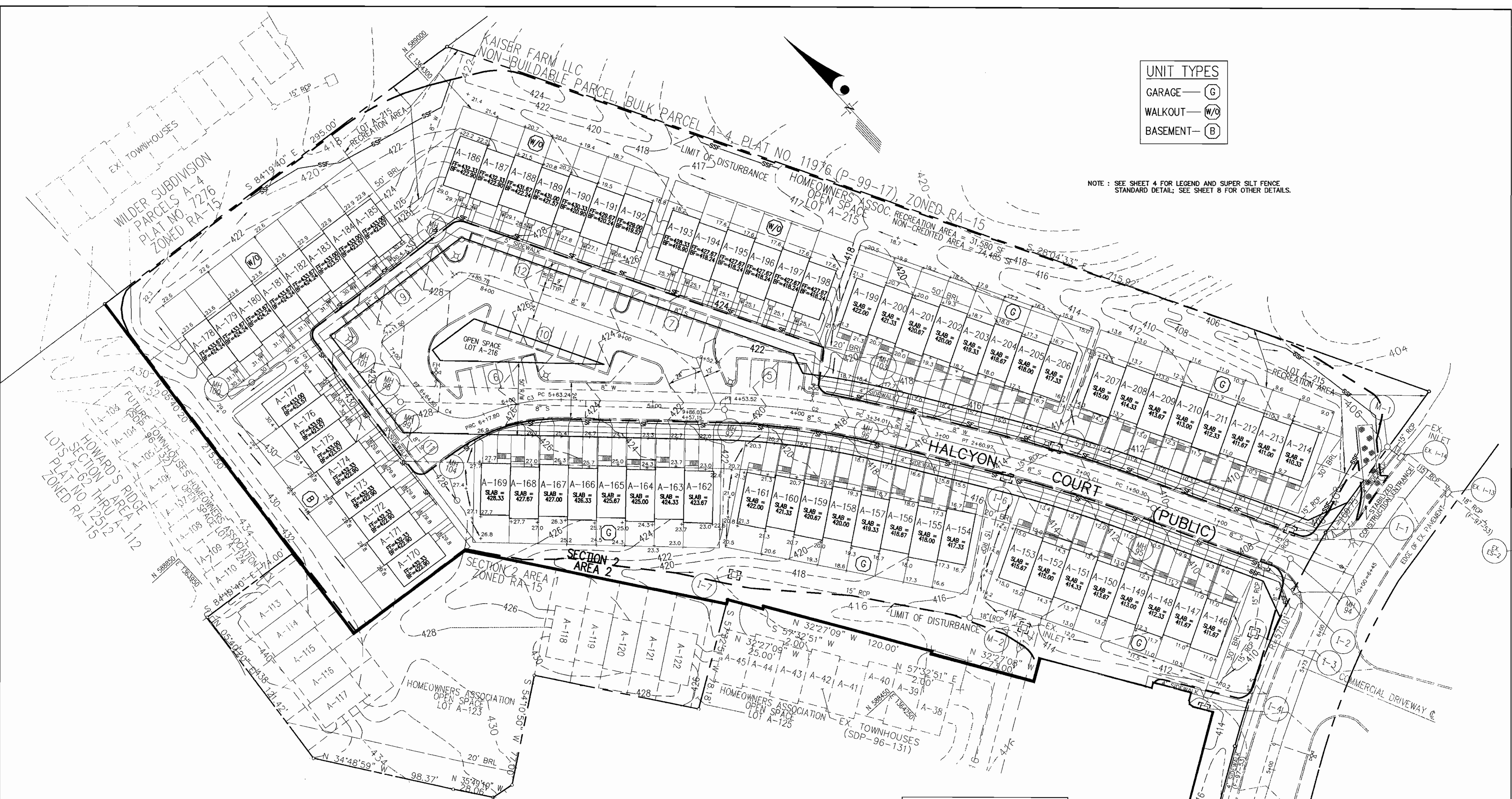
WASHINGTON HOMES, INC.
1802 BRIGHTSEAT ROAD
FIFTH FLOOR
LANDOVER, MARYLAND 20785
PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE
SECTION 2 AREA 2
TAX MAP 24 PARCEL 848 AND 970
SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE : FEB, 2000 SHEET : 3 OF 8



UNIT TYPES

GARAGE	(G)
WALKOUT	(W/O)
BASEMENT	(B)

NOTE: SEE SHEET 4 FOR LEGEND AND SUPER SILT FENCE STANDARD DETAIL; SEE SHEET 8 FOR OTHER DETAILS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00
 CHIEF, DEPARTMENT ENGINEERING DIVISION
 DATE

[Signature] 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 5/19/00
 DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

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

[Signature] 3-7-00
 NAME DATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN, BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 2/27/00
 VIR KATHURIA DATE

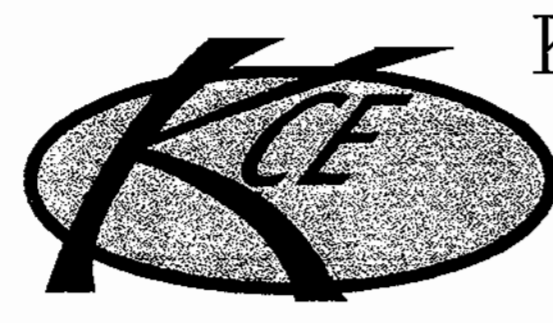
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

[Signature] 4/28/00
 SIGNATURE DATE
 U.S. NATURAL RESOURCE CONSERVATION SERVICE

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

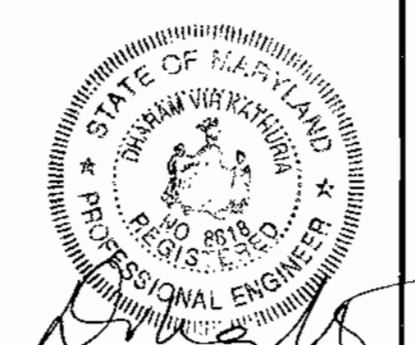
[Signature] 4/28/00
 APPROVED

DESIGNED BY:	DATE	DATE	BY	DESCRIPTION
DRAWN BY:	DATE			
CHECKED BY:	DATE			
APPROVED BY:	DATE			



KCE ENGINEERING, INC.

EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



OWNER

M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
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BUILDER

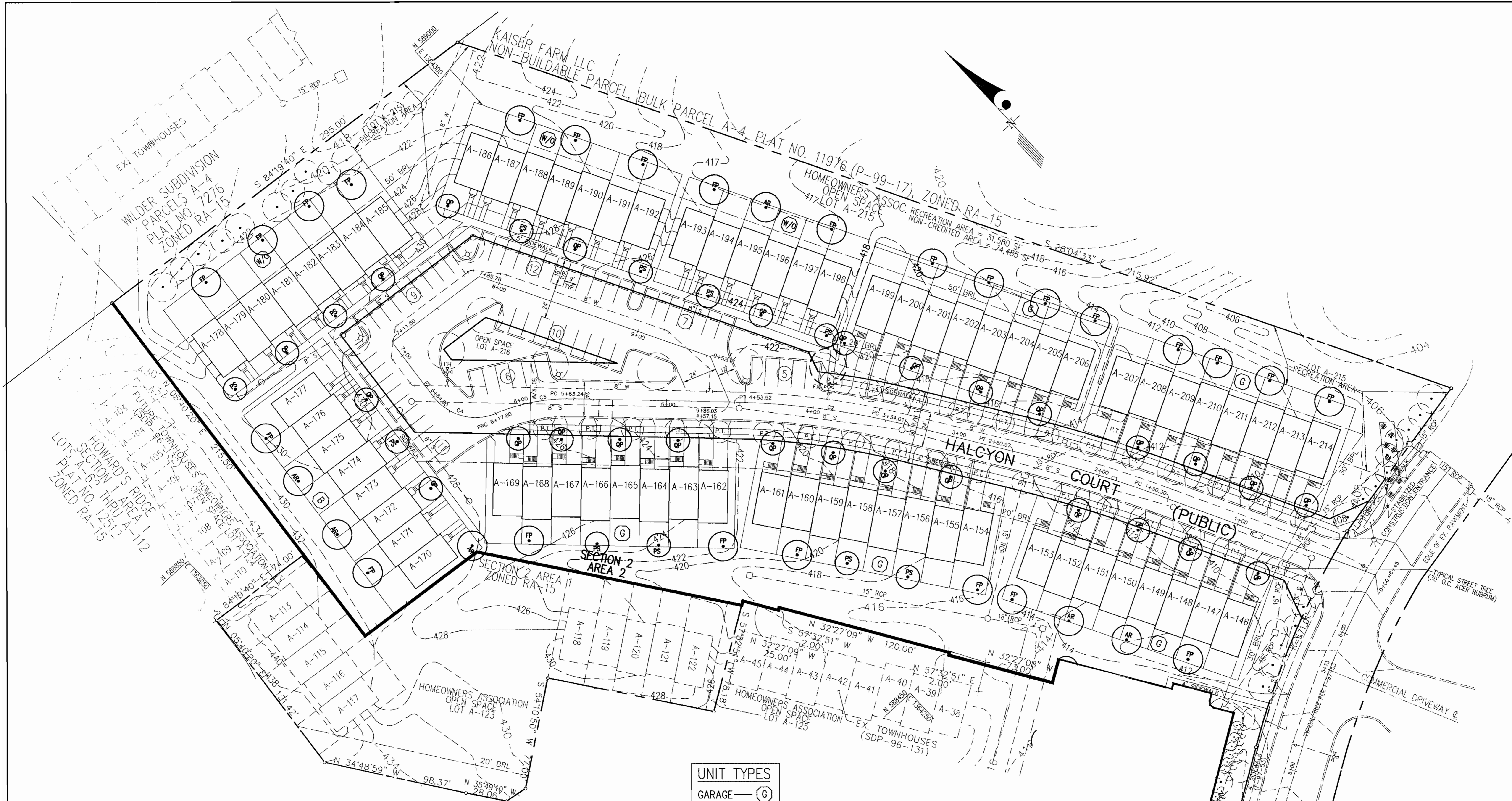
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 PHONE: (301) 772-8900

SEDIMENT/EROSION CONTROL PLAN (LOTS A-146 THRU A-216)

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE : FEB, 2000 SHEET : 5 OF 8



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/2/00 DATE
[Signature] 5/19/00 DATE
[Signature] 5/19/00 DATE

UNIT TYPES
 GARAGE — (G)
 WALKOUT — (W/O)
 BASEMENT — (B)

NOTE: SEE SHEET 6 FOR LEGEND AND DETAILS.

DESIGNED BY:	DATE	REVISIONS	
		DATE	DESCRIPTION
DRAWN BY:	DATE		
CHECKED BY:	DATE		
APPROVED BY:	DATE		



KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

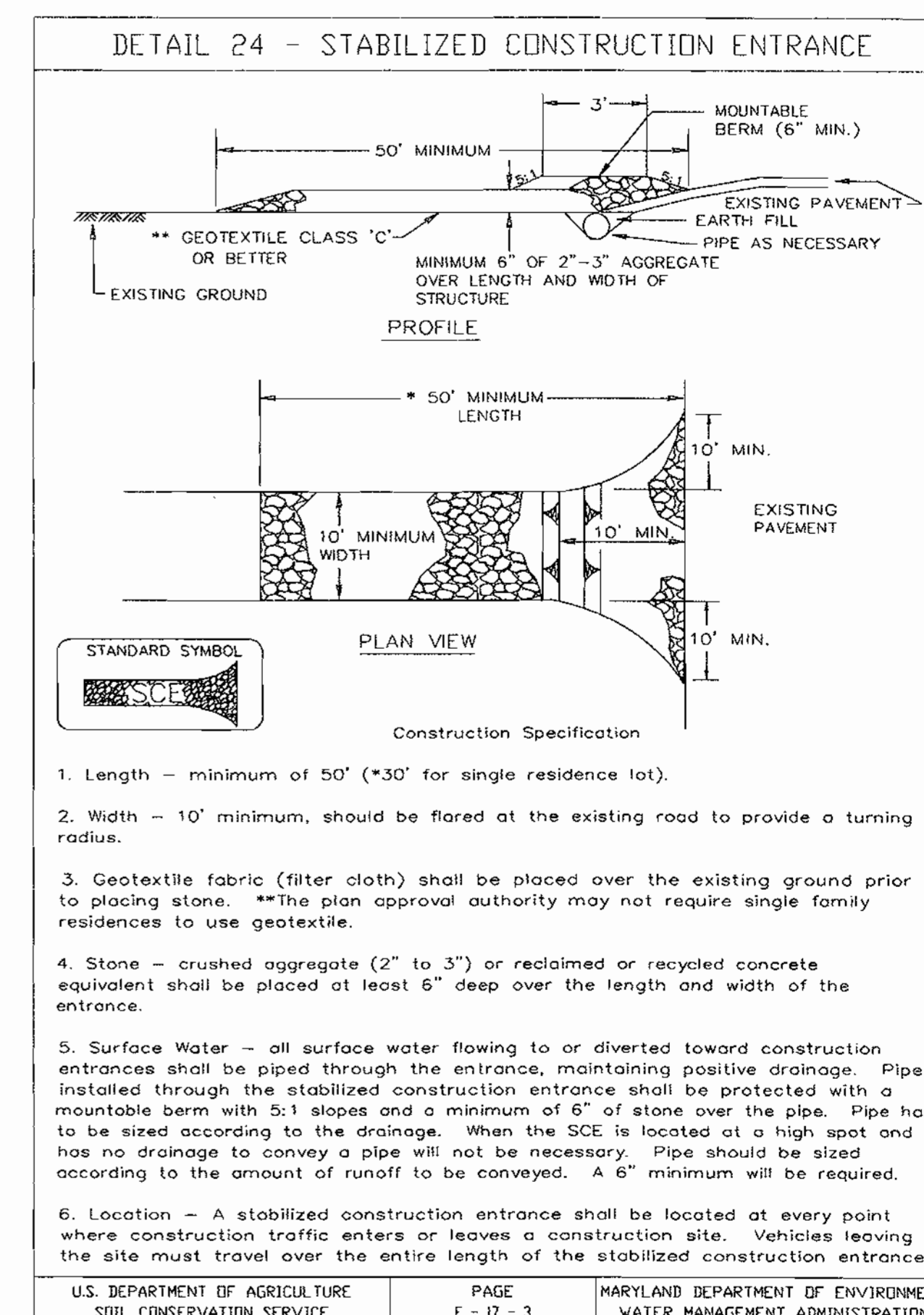
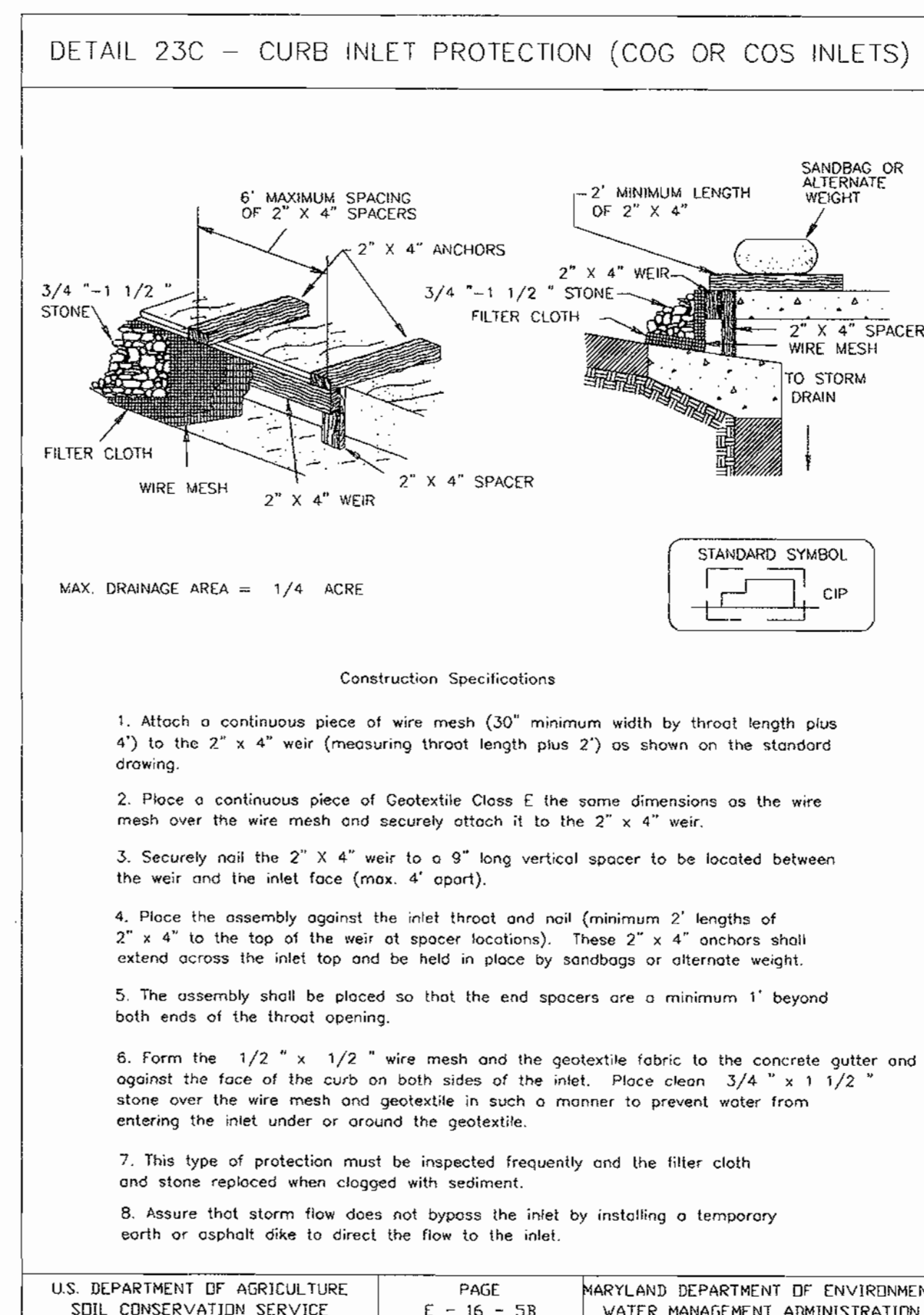
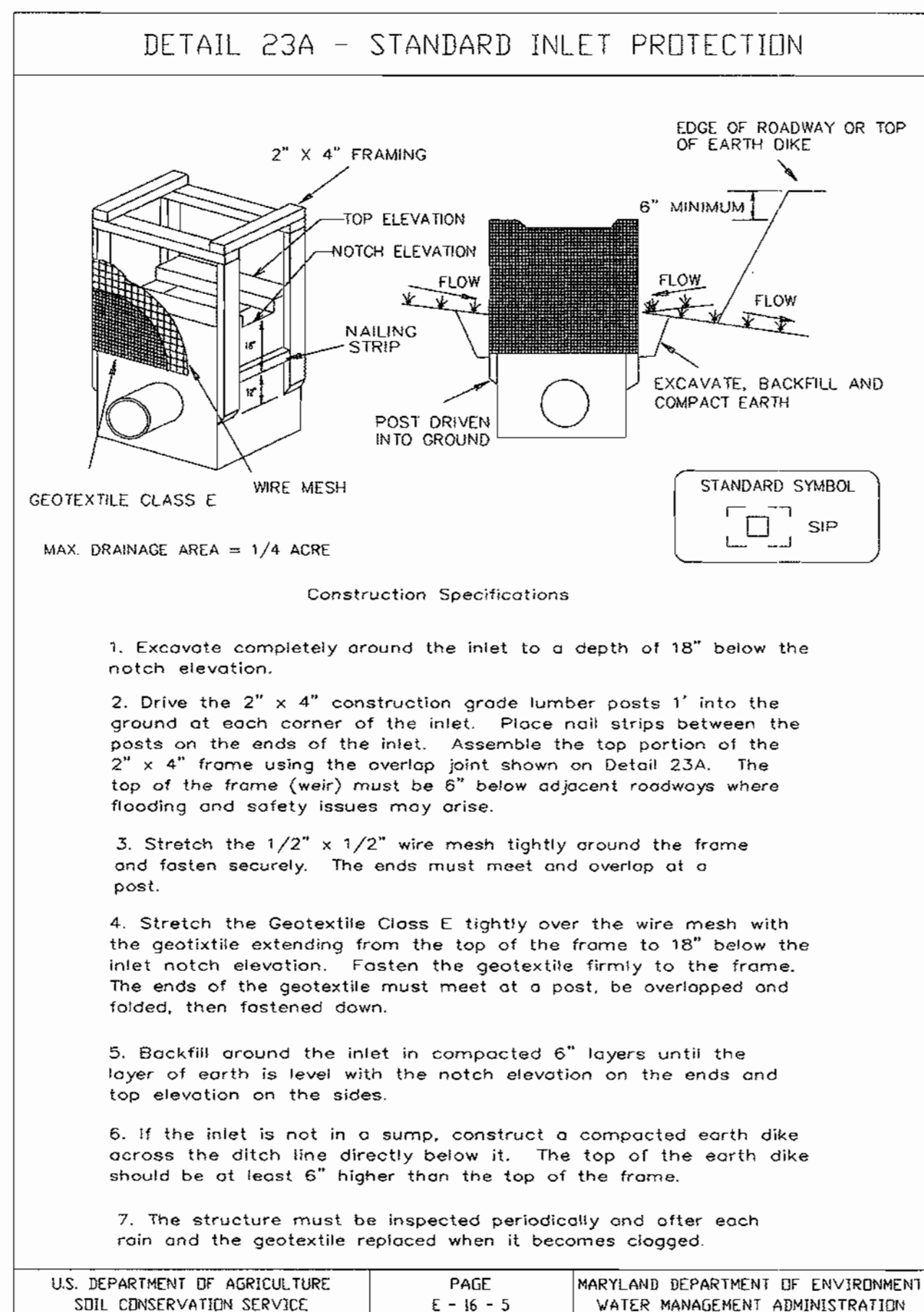
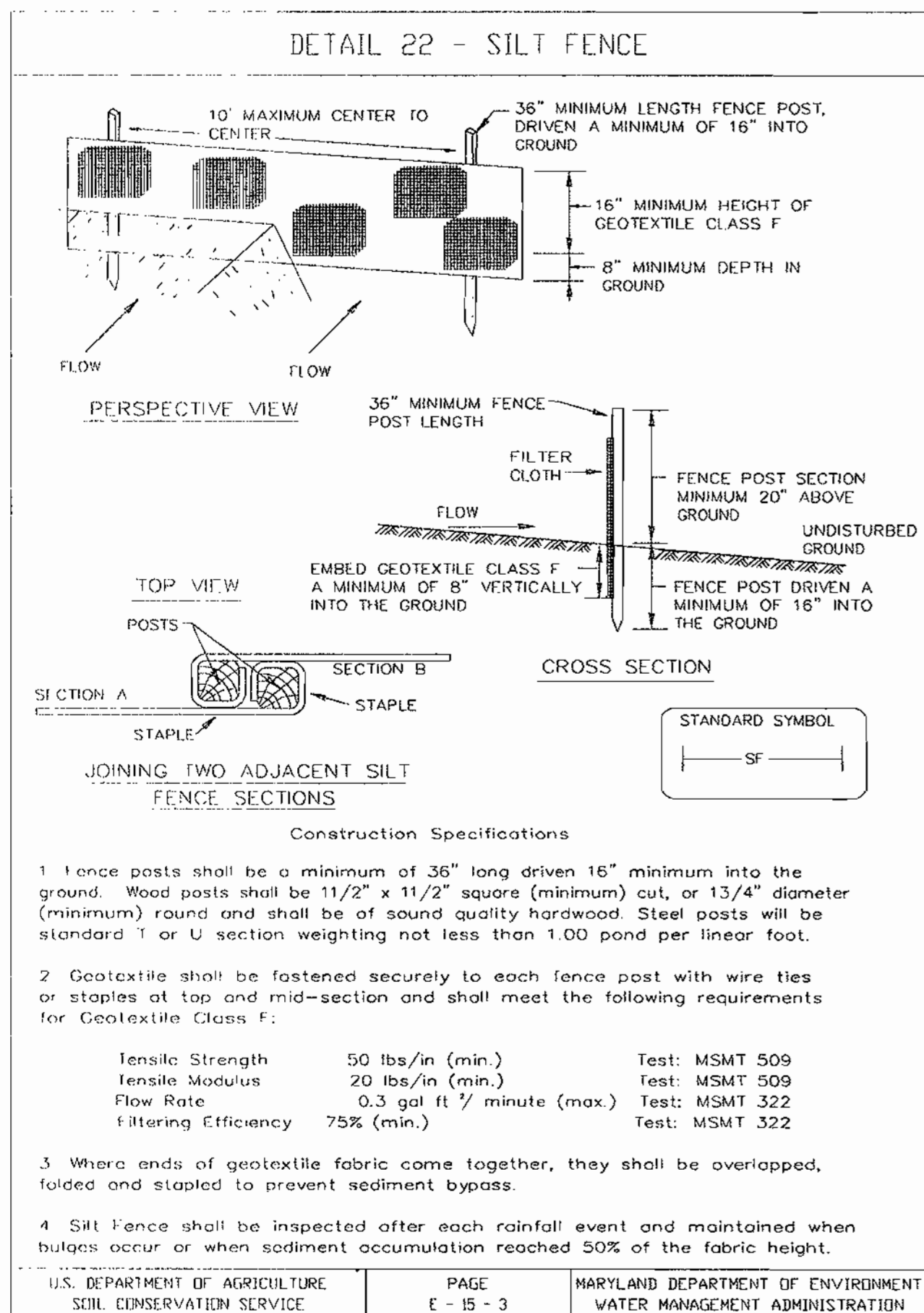


OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

LANDSCAPE PLAN (LOTS A-146 THRU A-216)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCELS 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE : FEB., 2000 SHEET : 7 OF 8



STANDARDS 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.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

 - TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5-INCH IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS, SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR THIS SITE, WHICH HAS A DISTURBED AREA UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SILT FENCE, SEDIMENT TRAPS AND BASINS.

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

iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH MINIMUM ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

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

SEDIMENT AND EROSION CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS (410-313-1855) PRIOR TO THE START OF ANY CONSTRUCTION. PRIOR TO BEGINNING THE GRADING OPERATION, THE CONTRACTOR SHALL IDENTIFY THE SPOIL/BORROW SITE WITH ASSOCIATED GRADING PERMIT NUMBER AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1
 - 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETERS IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE "HOWARD COUNTY DESIGN MANUAL," STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE, IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL - EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING (SEC. 51), SOIL (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER ESTABLISHMENT OF GRASS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- SITE ANALYSIS:

SECTION 2, AREA 2 TOTAL AREA	7.03 ACRES
SECTION 2, AREA 1 DISTURBED AREA	0.09 ACRES
SECTION 2, AREA 2 DISTURBED AREA	4.90 ACRES
TOTAL DISTURBED AREA	4.99 ACRES
AREA TO BE ROOFED OR PAVED	1.94 ACRES
AREA TO BE VEGETATIVELY STABILIZED	3.05 ACRES
TOTAL CUT	4300 C.Y.
TOTAL FILL	100 C.Y.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE LOCATION OF THE SPOIL/BORROW SITE AND TO NOTIFY AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO BEGINNING CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

ITEM	NO. OF DAYS
1. OBTAIN A GRADING PERMIT.	7
2. INSTALL ALL SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE AFFECTED AREAS.	14
3. EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND TEMPORARILY STABILIZE. STOCKPILES SHALL BE PLACED WITHIN LIMITS OF DISTURBANCE.	45
4. CONSTRUCT STRUCTURES AND DRIVEWAYS.	90
5. FINAL GRADE AND STABILIZE.	14
6. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AND STABILIZE.	7

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN, BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Shahis
VR KATHURIA
DATE: 7/2/00

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Shahis
NAME: Shahis
DATE: 3-7-00

REVISED FOR HOWARD S.C.D. AND MEET TECHNICAL REQUIREMENTS
Shahis
SIGNATURE: Shahis
DATE: 7/2/00
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Shahis
DATE: 7/2/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Shahis
DATE: 5/2/00
CHIEF, DIVISION OF "LAND DEVELOPMENT"
Shahis
DATE: 5/19/00

DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			



KCE ENGINEERING, INC.
EXECUTIVE CENTER
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BUILDER
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PHONE: (301) 772-8900

SEDIMENT/EROSION CONTROL NOTES AND DETAILS	
LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970	
HOWARD'S RIDGE	
SECTION 2	AREA 2
TAX MAP 24 PARCEL 848 AND 970	
SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
SCALE: AS SHOWN	CONTRACT NO.:
DATE: FEB., 2000	SHEET: 8 OF 8

SITE DEVELOPMENT PLAN HOWARD'S RIDGE SECTION 2, AREA 2 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE ANALYSIS

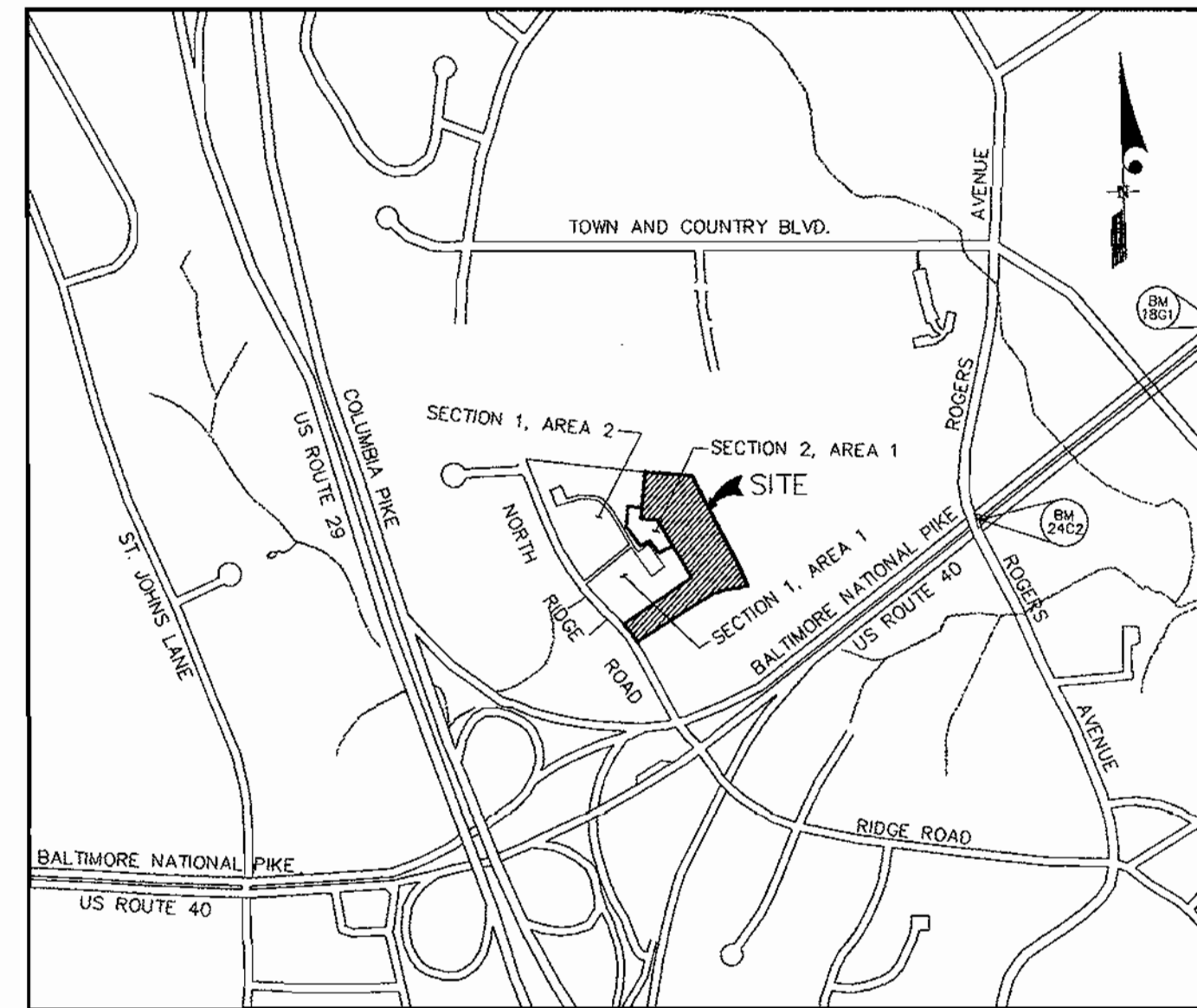
1. SUBJECT PROPERTY IS ZONED:	R-A-15
2. UNIT TYPE PROPOSED:	SINGLE FAMILY ATTACHED
3. NUMBER OF LOTS:	88
4. NUMBER OF UNITS:	87
GARAGE UNITS:	8
BASEMENT UNITS:	8
WALKOUT UNITS:	21
5. NUMBER OF PARKING SPACES REQUIRED:	176
6. NUMBER OF PARKING SPACES PROVIDED:	197
DRIVEWAYS AND GARAGE:	116
COMMON AREA:	81
7. AREA TABULATION FOR 2/2:	
A. TOTAL AREA:	7.0336 ACRES OR 306,384 S.F.
B. TOTAL LOT AREA:	3.3185 ACRES OR 47%
C. TOTAL OPEN SPACE AREA:	2.6397 ACRES OR 36%
D. PUBLIC ROAD AREA:	1.0774 ACRES OR 15%

GENERAL NOTES

- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY KCE ENGINEERING, INC. IN MAY, 1999; MASS GRADING SHOWN ON SDP-96-01; AERIAL SURVEY DATED OCTOBER, 1986; AND BY HOWARD COUNTY 1"=200' SCALE TOPOGRAPHIC MAPS.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: S-95-01, ZB-941, SDP-00-47, F-85-57, P-95-21, F-95-21, F-96-01, SP-96-01, P-00-02, F-00-45, F-00-62.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY COUNTY GEODETIC CONTROL STATIONS: NO. 1861 ELEV. 408.54 NO. 24C2 ELEV. 354.93
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410)313-1880, AT LEAST 5 WORKING DAYS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM FROM APPROVED WATER AND SEWER PLANS CONTRACT NUMBERS 14-3491-D AND 14-3530-D.
- STORMWATER MANAGEMENT IS PROVIDED OFFSITE FOR QUALITY AND QUANTITY CONTROL IN THE EXTENDED DETENTION FACILITY UNDER SDP-96-01.
- PUBLIC WATER AND SEWER UNDER CONTRACT NUMBERS 14-3491-D AND 14-3530-D IS TO BE UTILIZED.
- ANY DAMAGE TO COUNTY-OWNED RIGHT-OF-WAY SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
- THE AREA INCLUDED IN THIS SUBMISSION IS ON TAX MAP 17 AND 24, PART OF PARCELS 848 AND 970.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODES AND SPECIFICATIONS.
- LOCATIONS OF ALL UTILITIES SHOWN WERE TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE EXACT LOCATION OF UTILITIES, AS NECESSARY, BY EXCAVATION.
- INSTALLATION OF ANY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL".
- ENVIRONMENTAL ANALYSIS WAS SUBMITTED WITH PREVIOUSLY APPROVED PRELIMINARY EQUIVALENT SKETCH PLAN SP-96-01.
- LIMIT OF SUBMISSION INCLUDES LOTS A-126 THRU A-216.
- THE GARAGES SHALL BE USED FOR PARKING ONLY IN ACCORDANCE WITH ZONING SECTION 133.D.2.
- REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6.03 FOR DRIVEWAY ENTRANCE DETAILS.
- ALL TOWNHOUSE UNITS SHALL BE PROTECTED WITH SPRINKLER SYSTEMS PER SECTION 17.109 OF THE HOWARD COUNTY CODE.
- ALL SEWER HOUSE CONNECTIONS ARE 4-INCH. SINGLE WATER HOUSE CONNECTIONS ARE 1-INCH; EACH TWIN WATER HOUSE CONNECTION CONSISTS OF A 1-1/2" MAIN LINE WITH DUAL 1-INCH BREAKERS.
- THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA ON-SITE RETENTION PER F-99-208 & SDP-98-29, AND FEE-IN LIEU OF \$ 30,448.44 FOR THE 2.33 ACRES ± OF FOREST CONSERVATION ABANDONMENT SHOWN ON THE PLAT FOR ELLICOTT CITY WAL-MART PARCEL D. THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA RETENTION, REFORESTATION, AND A FEE-IN-LIEU OF REFORESTATION OF \$ 21,061.00 UNDER F-96-09 & SDP-96-01 FOR ELLICOTT CITY WAL-MART - PARCELS B, C & D.
- APFO STUDY WAS PREVIOUSLY SUBMITTED AND APPROVED UNDER S-95-01.

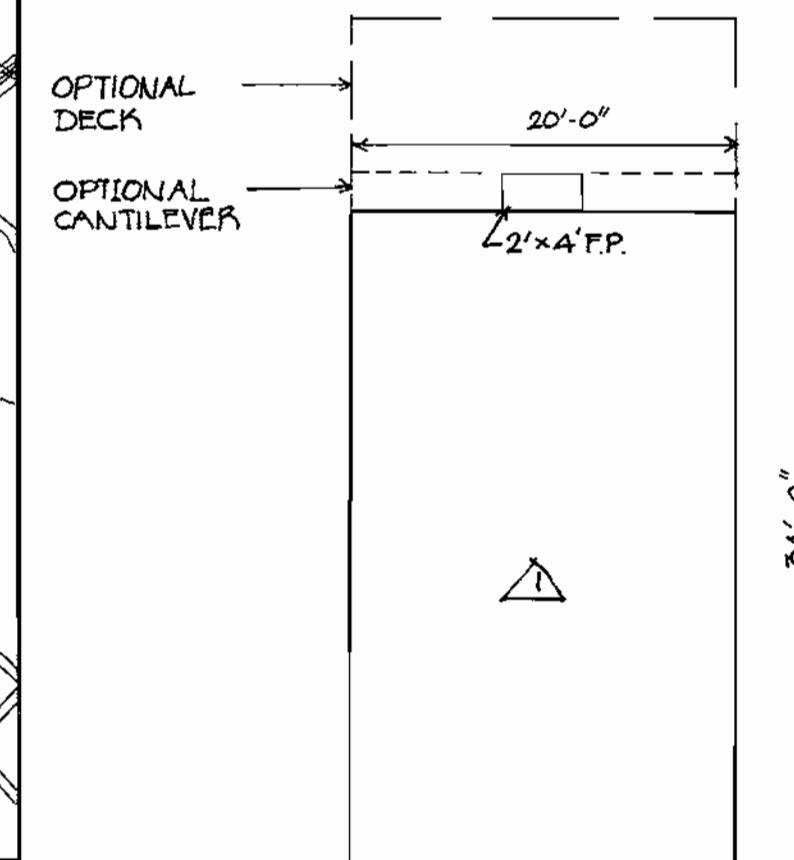
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
A-126	8845 Hawthorne Court	A-171	3259 Halkyon Court
A-127	8843 "	A-172	3261 "
A-128	8841 "	A-173	3263 "
A-129	8839 "	A-174	3265 "
A-130	8837 "	A-175	3267 "
A-131	8835 "	A-176	3269 "
A-132	8833 "	A-177	3271 "
A-133	8831 "	A-178	3273 "
A-134	8829 "	A-179	3275 "
A-135	8827 "	A-180	3277 "
A-136	8825 "	A-181	3279 "
A-137	8823 "	A-182	3281 "
A-138	8821 "	A-183	3283 "
A-139	8819 "	A-184	3285 "
A-140	8817 "	A-185	3287 "
A-141	8815 "	A-186	3289 "
A-142	8813 "	A-187	3291 "
A-143	8811 "	A-188	3293 "
A-144	8809 "	A-189	3295 "
A-145	8807 "	A-190	3297 "
A-146	8805 "	A-191	3299 "
A-147	8803 Halkyon Court	A-192	3301 "
A-148	3205 "	A-193	3303 "
A-149	3207 "	A-194	3305 "
A-150	3209 "	A-195	3307 "
A-151	3211 "	A-196	3309 "
A-152	3213 "	A-197	3311 "
A-153	3215 "	A-198	3313 "
A-154	3217 "	A-199	3315 "
A-155	3219 "	A-200	3317 "
A-156	3221 "	A-201	3319 "
A-157	3223 "	A-202	3321 "
A-158	3225 "	A-203	3323 "
A-159	3227 "	A-204	3325 "
A-160	3229 "	A-205	3327 "
A-161	3231 "	A-206	3329 "
A-162	3233 "	A-207	3331 "
A-163	3235 "	A-208	3333 "
A-164	3237 "	A-209	3335 "
A-165	3239 "	A-210	3337 "
A-166	3241 "	A-211	3339 "
A-167	3243 "	A-212	3341 "
A-168	3245 "	A-213	3343 "
A-169	3247 "	A-214	3345 "
A-170	3249 "		

* FUTURE BUILDABLE LOT



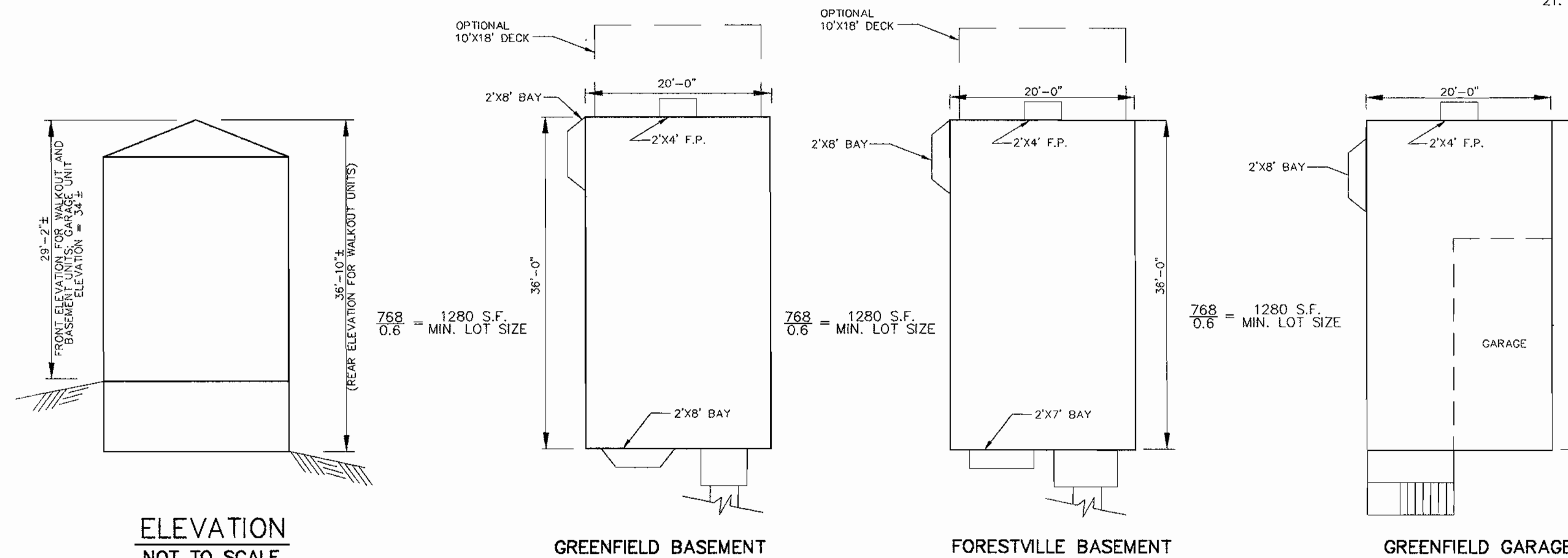
VICINITY MAP

SCALE: 1" = 1000'



EVERGREEN GARAGE

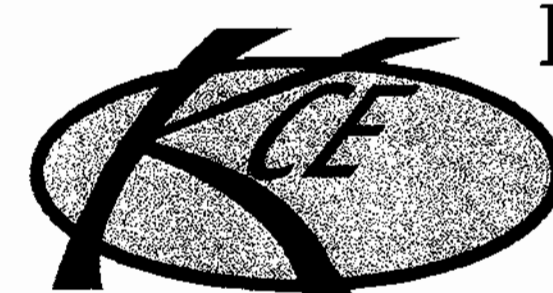
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
3	SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)
4	SEDIMENT/EROSION CONTROL PLAN (LOTS A-126 THRU A-145)
5	SEDIMENT/EROSION CONTROL PLAN (LOTS A-146 THRU A-216)
6	LANDSCAPE PLAN (LOTS A-126 THRU A-145)
7	LANDSCAPE PLAN (LOTS A-146 THRU A-216)
8	SEDIMENT/EROSION CONTROL NOTES AND DETAILS



UNIT GENERIC BOXES
SCALE: 1"=10'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/2/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 5/17/00 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 5/19/00 DATE
 DIRECTOR

DATE	BY	DESCRIPTION
9/13/00	JRM	Revise Unit Generic Box to Add Evergreen Garage



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PHONE: (301) 772-8900

SUBDIVISION NAME		SECTION/AREA	LOTS	
HOWARD'S RIDGE		2 / 2	A-126 THRU A-216	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.
14284	6 & 24	RA-15	17,24	2ND
14206				6026
WATER CODE			SEWER CODE	
FO3			1452800	

SCALE	CONTRACT NO.	DATE	SHEET
AS SHOWN		FEB, 2000	1 OF 8

LOT NO.	AREA	LOT NO.	AREA
A-126	1875 SF	A-136	1500 SF
A-127	1500 SF	A-137	1500 SF
A-128	1500 SF	A-138	1500 SF
A-129	1500 SF	A-139	1875 SF
A-130	1500 SF	A-140	1500 SF
A-131	1500 SF	A-141	1500 SF
A-132	1875 SF	A-142	1500 SF
A-133	1875 SF	A-143	1875 SF
A-134	1500 SF	A-144*	4875 SF
A-135	1500 SF	-	-

* FUTURE BUILDABLE LOT

UNIT TYPES

- GARAGE — (G)
- WALKOUT — (W/O)
- BASEMENT — (B)

SEWER HOUSE CONNECTION TABLE (THIS SHEET)

LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-126	409.1	412.8	A-135	409.9	413.6
A-127	409.0	412.7	A-136	410.1	413.8
A-128	408.9	412.6	A-137	410.3	414.0
A-129	408.8	412.5	A-138	410.5	414.2
A-130	408.7	412.4	A-139	410.7	414.4
A-131	408.9	412.6	A-140	411.0	414.7
A-132	409.1	412.8	A-141	411.2	414.9
A-133	409.5	413.2	A-142	411.4	415.1
A-134	409.7	413.4	A-143	411.6	415.3

SEWER HOUSE CONNECTION TABLE (SHEET 3)

LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-146	403.0	406.7	A-170	416.4	420.0	A-194	413.7	417.4
A-147	403.6	407.3	A-171	416.3	419.9	A-195	413.5	417.2
A-148	404.3	408.0	A-172	416.2	419.8	A-196	413.3	417.0
A-149	404.9	408.6	A-173	416.0	419.6	A-197	413.1	416.8
A-150	405.6	409.3	A-174	416.0	419.6	A-198	412.9	416.6
A-151	406.3	410.0	A-175	415.9	419.5	A-199	412.6	416.3
A-152	407.0	410.7	A-176	415.9	419.5	A-200	412.4	416.1
A-153	407.7	411.4	A-177	416.5	420.1	A-201	412.2	415.9
A-154	409.4	413.1	A-178	417.2	420.7	A-202	411.3	415.0
A-155	410.1	413.8	A-179	417.1	420.6	A-203	410.6	414.3
A-156	410.8	414.5	A-180	416.9	420.4	A-204	409.9	413.6
A-157	411.8	415.5	A-181	416.7	420.2	A-205	409.2	412.9
A-158	412.3	416.0	A-182	416.4	419.9	A-206	408.5	412.2
A-159	412.8	416.5	A-183	416.2	419.7	A-207	407.3	411.0
A-160	413.3	417.0	A-184	416.0	419.5	A-208	406.6	410.3
A-161	413.8	417.5	A-185	415.8	419.3	A-209	406.0	409.7
A-162	414.5	418.2	A-186	415.3	419.0	A-210	405.3	409.0
A-163	414.6	418.3	A-187	415.3	419.0	A-211	404.5	408.2
A-164	414.8	418.5	A-188	415.1	418.8	A-212	403.9	407.6
A-165	414.9	418.6	A-189	414.9	418.6	A-213	403.2	406.9
A-166	415.0	418.7	A-190	414.7	418.4	A-214	402.6	406.3
A-167	415.2	418.9	A-191	414.5	418.2	A-215	N/A	N/A
A-168	415.3	419.0	A-192	414.3	418.0	A-216	N/A	N/A
A-169	415.4	419.1	A-193	413.9	417.6			

GENERAL NOTES

1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3797-D.
2. ALL SEWER HOUSE CONNECTIONS ARE 4" PVC. ALL DUAL WATER HOUSE CONNECTIONS ARE 1 1/2" COPPER TUBING FROM WATER MAIN. DUAL CONNECTIONS ARE 1" COPPER TUBING. ALL SINGLE WATER HOUSE CONNECTIONS ARE ONE-INCH.
3. CURBSIDE TRASH AND RECYCLING SERVICE WILL NOT BE PROVIDED ON HAWTHORNE COURT. TRASH AND RECYCLABLES MUST BE TRANSPORTED TO EXECUTIVE CENTER ROAD FOR COLLECTION.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 4/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 5/19/00
 DIRECTOR

DESIGNED BY:	DATE	REVISIONS
DRAWN BY:	8/15/00	REVISE HOUSE TYPES ON LOTS A126-A128, A130
CHECKED BY:		Δ A136-A139, A141 & A143
APPROVED BY:		



KCE ENGINEERING, INC.

EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



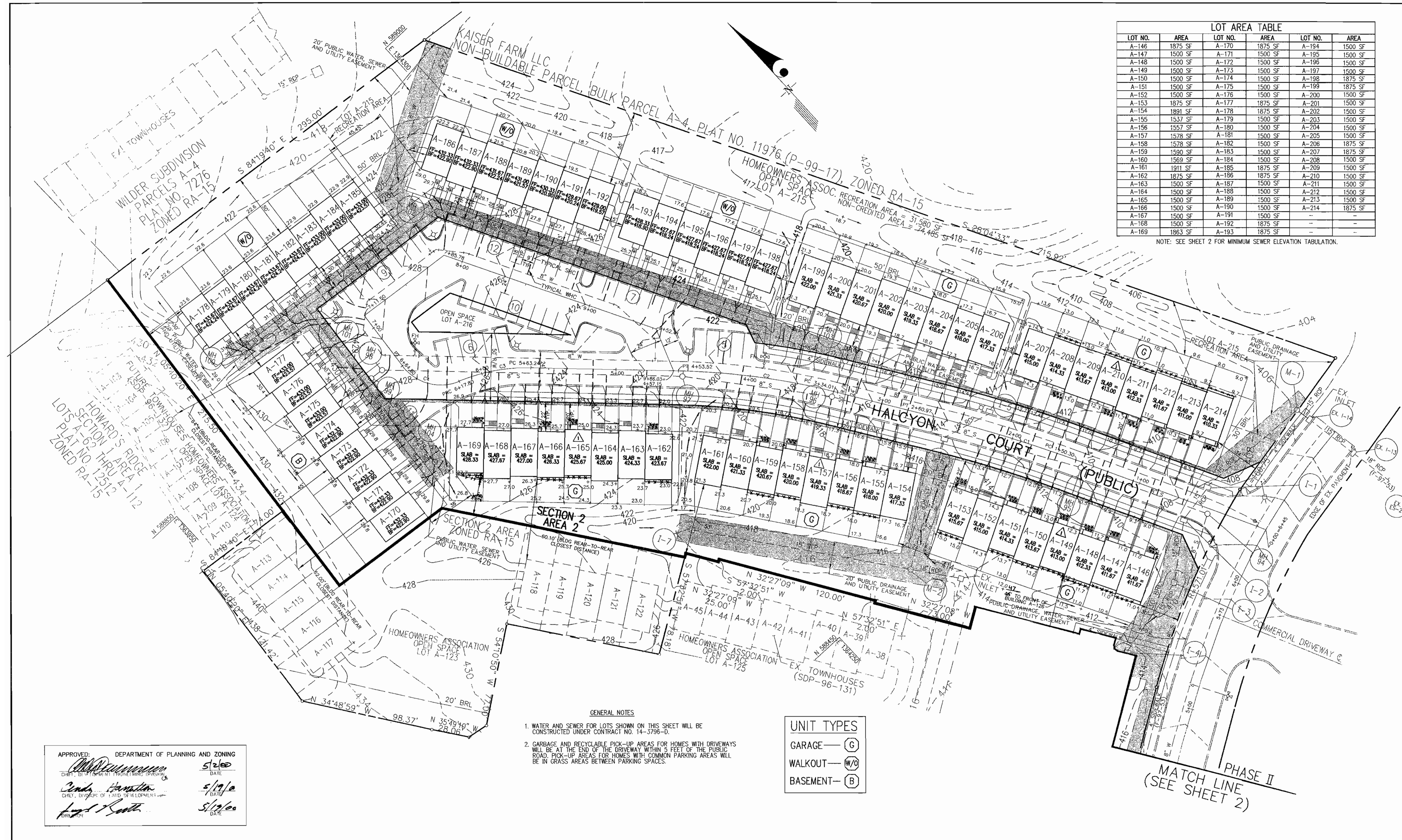
OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' CONTRACT NO.: DATE: FEB. 2000 SHEET: 2 OF 8

LOT AREA TABLE					
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
A-146	1875 SF	A-170	1875 SF	A-194	1500 SF
A-147	1500 SF	A-171	1500 SF	A-195	1500 SF
A-148	1500 SF	A-172	1500 SF	A-196	1500 SF
A-149	1500 SF	A-173	1500 SF	A-197	1500 SF
A-150	1500 SF	A-174	1500 SF	A-198	1875 SF
A-151	1500 SF	A-175	1500 SF	A-199	1875 SF
A-152	1500 SF	A-176	1500 SF	A-200	1500 SF
A-153	1875 SF	A-177	1875 SF	A-201	1500 SF
A-154	1891 SF	A-178	1875 SF	A-202	1500 SF
A-155	1537 SF	A-179	1500 SF	A-203	1500 SF
A-156	1557 SF	A-180	1500 SF	A-204	1500 SF
A-157	1578 SF	A-181	1500 SF	A-205	1500 SF
A-158	1578 SF	A-182	1500 SF	A-206	1875 SF
A-159	1590 SF	A-183	1500 SF	A-207	1875 SF
A-160	1569 SF	A-184	1500 SF	A-208	1500 SF
A-161	1911 SF	A-185	1875 SF	A-209	1500 SF
A-162	1875 SF	A-186	1875 SF	A-210	1500 SF
A-163	1500 SF	A-187	1500 SF	A-211	1500 SF
A-164	1500 SF	A-188	1500 SF	A-212	1500 SF
A-165	1500 SF	A-189	1500 SF	A-213	1500 SF
A-166	1500 SF	A-190	1500 SF	A-214	1875 SF
A-167	1500 SF	A-191	1500 SF		
A-168	1500 SF	A-192	1875 SF		
A-169	1863 SF	A-193	1875 SF		

NOTE: SEE SHEET 2 FOR MINIMUM SEWER ELEVATION TABULATION.



- GENERAL NOTES**
1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3796-D.
 2. GARBAGE AND RECYCLABLE PICK-UP AREAS FOR HOMES WITH DRIVEWAYS WILL BE AT THE END OF THE DRIVEWAY WITHIN 5 FEET OF THE PUBLIC ROAD. PICK-UP AREAS FOR HOMES WITH COMMON PARKING AREAS WILL BE IN GRASS AREAS BETWEEN PARKING SPACES.

UNIT TYPES

GARAGE	— (G)
WALKOUT	— (W/O)
BASEMENT	— (B)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00
 DATE

[Signature] 5/19/00
 DATE

[Signature] 5/19/00
 DATE

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:

REVISIONS		
DATE	BY	DESCRIPTION
3/14/01	JRM	Revise House Types on Lots A146-A151, A153
		A155-A156, A158-A159, A162, A165-A166, A169, A208, A210-A214



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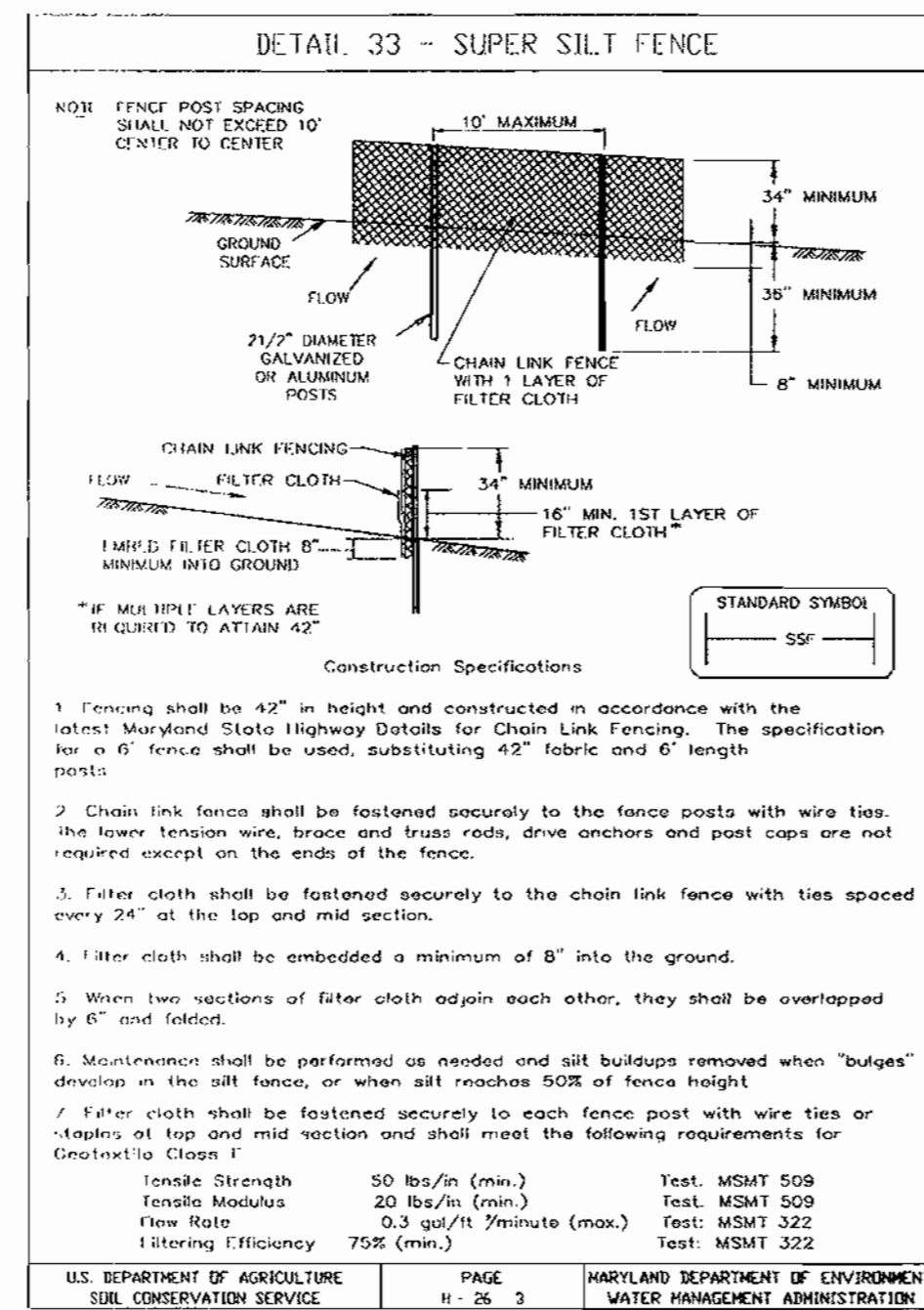
OWNER

M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

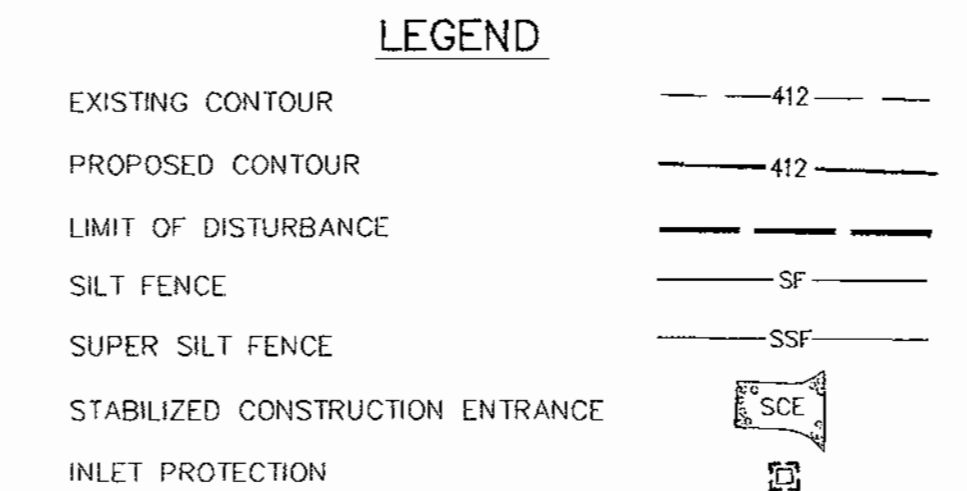
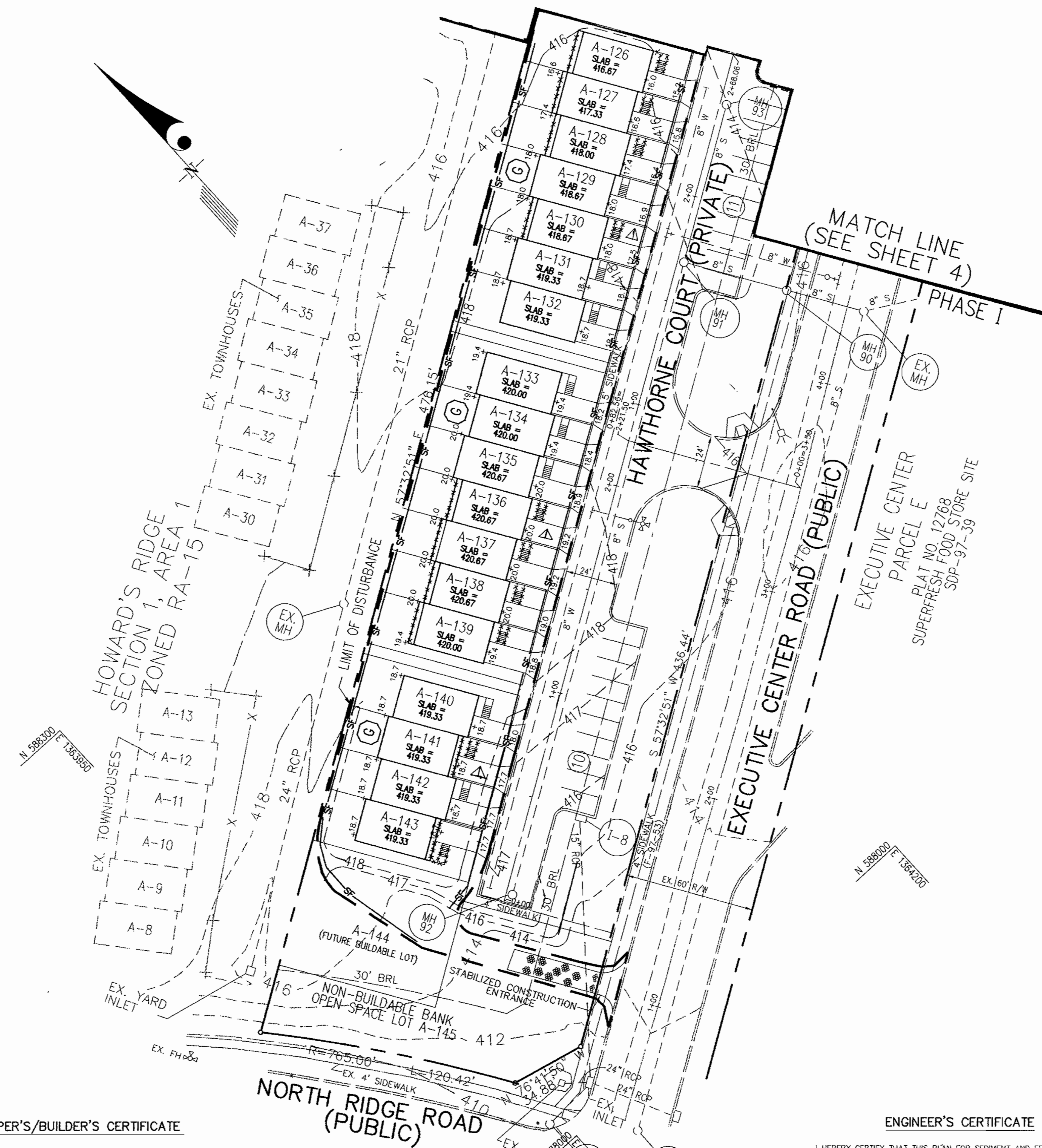
BUILDER

WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)			
LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970			
HOWARD'S RIDGE			
SECTION 2 AREA 2			
TAX MAP 24 PARCEL 848 AND 970 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: 1"=30'	CONTRACT NO.:	DATE: FEB., 2000	SHEET: 3 OF 8



NOTE: SEE SHEET 8 FOR OTHER STANDARD SEDIMENT CONTROL DETAILS



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/2/00
 CHIEF, DEVELOPMENT PERMITTING SECTION
[Signature] 5/19/00
 CHIEF, DIVISION OF LAND MANAGEMENT
[Signature] 5/19/00
 DIRECTOR

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION, BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT, OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
[Signature] 3-7-00
 NAME DATE

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN, BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 2/25/00
 MR. KATHURIA DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
[Signature] 4/28/00
 SIGNATURE DATE
 U.S. NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 4/28/00
 APPROVED

DESIGNED BY: _____	DAH
DRAWN BY: _____	DAH
CHECKED BY: _____	DAH
APPROVED BY: _____	DAH

REVISIONS		
DATE	BY	DESCRIPTION
8/15/00	JRM	Revise House Types on Lots A126-A128, A130, A136-A139, A141 & A143



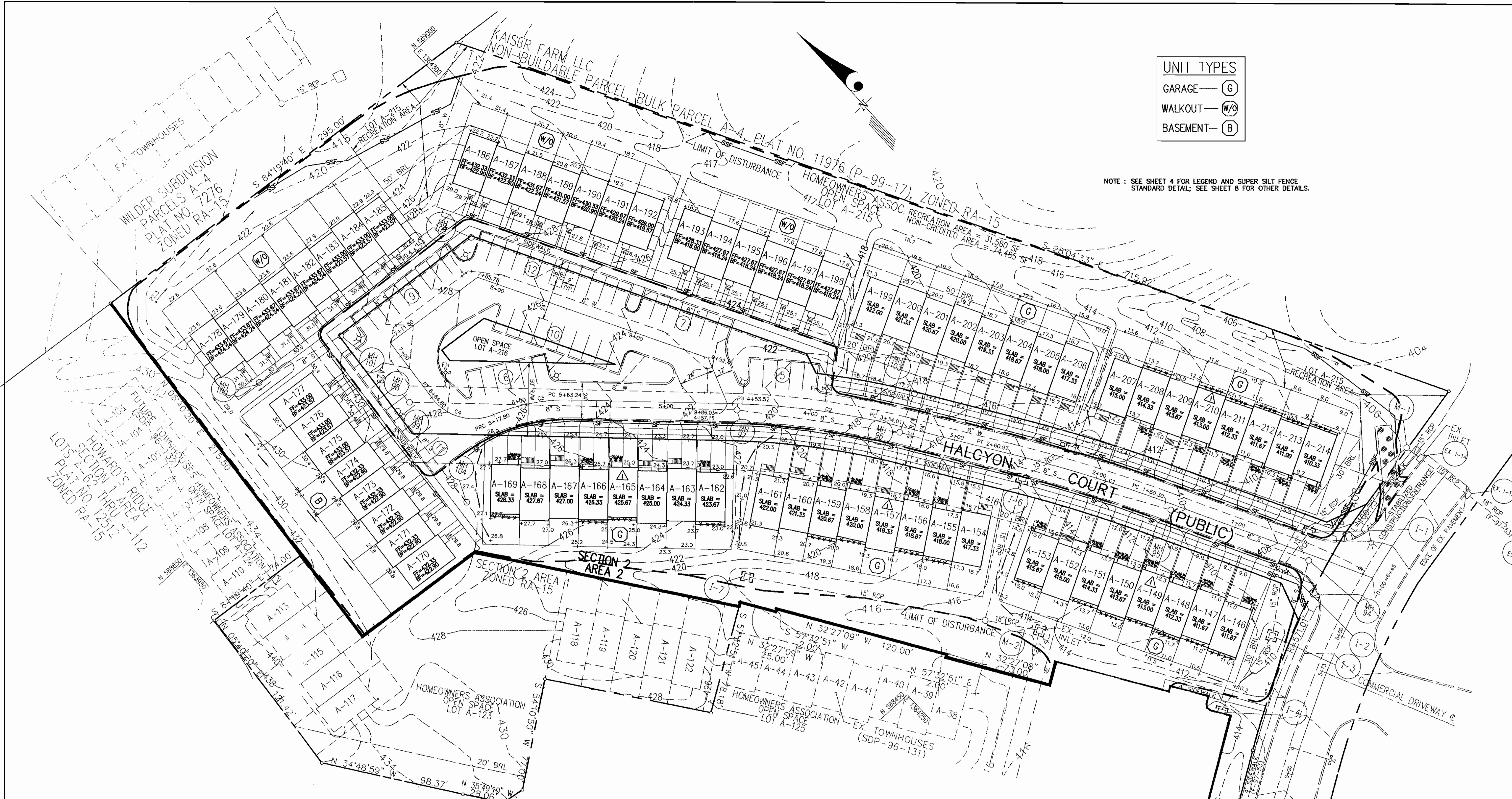
KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
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OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SEDIMENT/EROSION CONTROL PLAN (LOTS A-126 THRU A-145)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCELS 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' CONTRACT NO.: DATE: FEB., 2000 SHEET: 4 OF 8



UNIT TYPES

GARAGE	(G)
WALKOUT	(W/O)
BASEMENT	(B)

NOTE : SEE SHEET 4 FOR LEGEND AND SUPER SILT FENCE STANDARD DETAIL; SEE SHEET 8 FOR OTHER DETAILS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Dammann 5/2/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Indira Hanania 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

Paul Roth 5/19/00
 DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Steve Salina 3-7-00
 NAME DATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN, BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Swati K 4/22/00
 NAME DATE

REVIEWED FOR HOWARD S.C.D. MEETS TECHNICAL REQUIREMENTS

Cheryl Sommers 4/28/00
 SIGNATURE DATE

U.S. NATURAL RESOURCE CONSERVATION SERVICE

APPROVED

DESIGNED BY: _____ DATE: _____

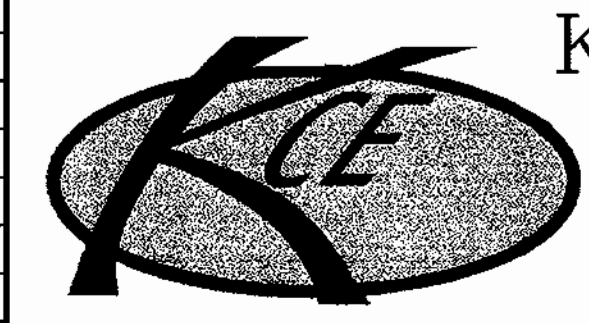
DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

REVISIONS

DATE	BY	DESCRIPTION
3/14/01	JRM	Revise House Types on Lots A146-A151, A153, A155-A156, A158-A159, A162, A165-A166, A169, A208, A210-A214



KCE ENGINEERING, INC.

EXECUTIVE CENTER
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 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



OWNER

M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER

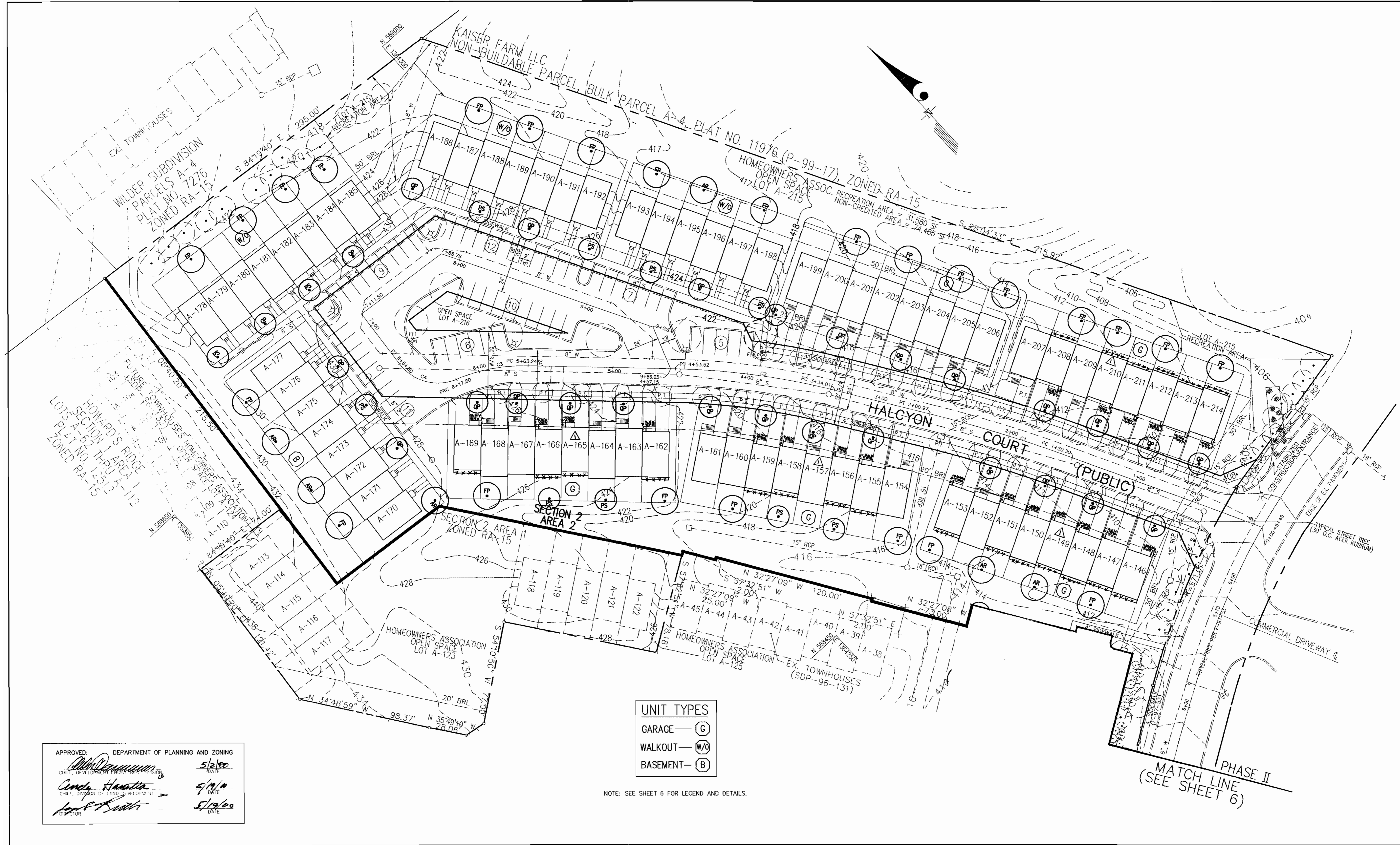
WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SEDIMENT/EROSION CONTROL PLAN (LOTS A-146 THRU A-216)

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE: FEB., 2000 SHEET: 5 OF 8



UNIT TYPES

GARAGE	(G)
WALKOUT	(W/O)
BASEMENT	(B)

NOTE: SEE SHEET 6 FOR LEGEND AND DETAILS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00
 CHIEF, DIVISION OF PLANNING AND ZONING

[Signature] 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT

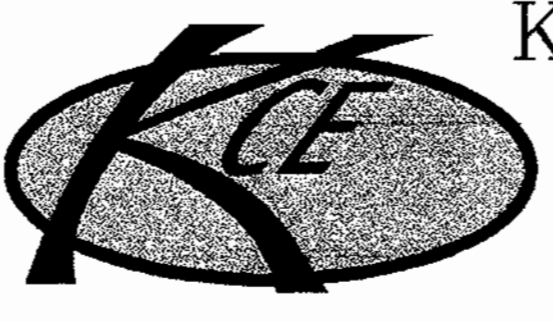
[Signature] 5/19/00
 DIRECTOR

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

REVISIONS			
DATE	BY	DESCRIPTION	
3/14/01	JRM	Revise house types on Lots A-146-A151, A-153, A-155-A-156, A158-A159, A162, A165-A166, A169, A206, A210-A214	



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OWNER

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 LUTHERVILLE, MARYLAND 21093
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BUILDER

WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

LANDSCAPE PLAN (LOTS A-146 THRU A-216)

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE

SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 870
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE: FEB., 2000 SHEET: 7 OF 8

SDP-00-67

SITE DEVELOPMENT PLAN HOWARD'S RIDGE SECTION 2, AREA 2 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE ANALYSIS

1. SUBJECT PROPERTY IS ZONED:	R-A-15
2. UNIT TYPE PROPOSED:	SINGLE FAMILY ATTACHED
3. NUMBER OF LOTS:	88
4. NUMBER OF UNITS:	87
GARAGE UNITS:	58
BASEMENT UNITS:	8
WALKOUT UNITS:	21
5. NUMBER OF PARKING SPACES REQUIRED:	176
6. NUMBER OF PARKING SPACES PROVIDED:	197
DRIVEWAYS AND GARAGE:	116
COMMON AREA:	81
7. AREA TABULATION FOR 2/2:	7.0336 ACRES OR 306,384 S.F.
A. TOTAL AREA:	3.3165 ACRES OR 47%
B. TOTAL LOT AREA:	2.6397 ACRES OR 38%
C. TOTAL OPEN SPACE AREA:	1.0774 ACRES OR 15%
D. PUBLIC ROAD AREA:	

GENERAL NOTES

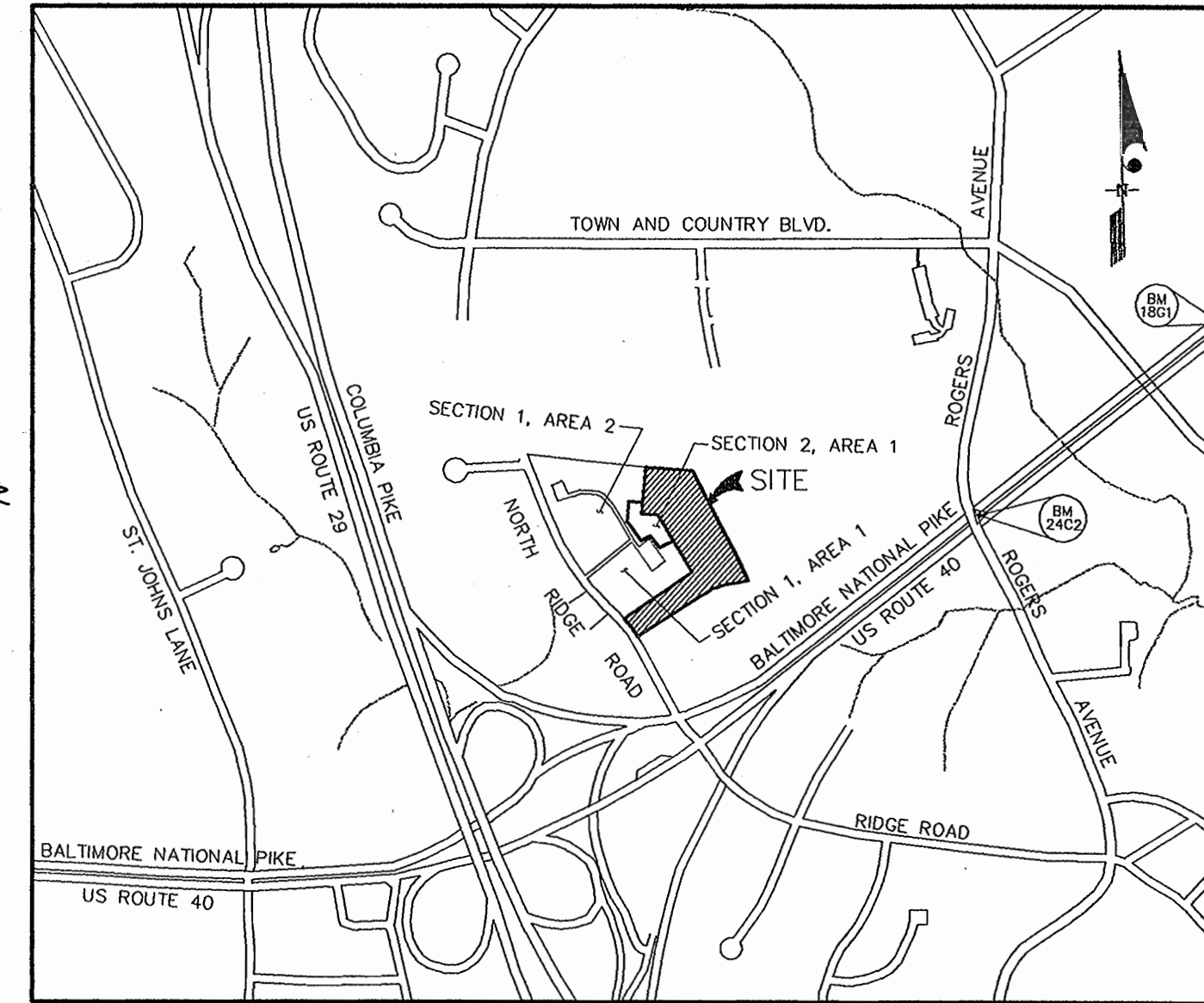
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY KCE ENGINEERING, INC. IN MAY, 1999; MASS GRADING SHOWN ON SDP-96-01; AERIAL SURVEY DATED OCTOBER, 1986; AND BY HOWARD COUNTY 1"=200' SCALE TOPOGRAPHIC MAPS.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: S-95-01, ZB-941, SDP-00-47, F-85-57, P-95-21, F-95-21, F-96-01, SP-96-01, P-00-02, F-00-45, F-00-62.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY COUNTY GEODETIC CONTROL STATIONS: NO. 18G1 ELEV. 408.54
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410)313-1880, AT LEAST 5 WORKING DAYS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONTRACT NUMBERS 14-3491-D AND 14-3530-D.
- STORMWATER MANAGEMENT IS PROVIDED OFFSITE FOR QUALITY AND QUANTITY CONTROL IN THE EXTENDED DETENTION FACILITY UNDER SDP-96-01.
- PUBLIC WATER AND SEWER UNDER CONTRACT NUMBERS 14-3491-D AND 14-3530-D IS TO BE UTILIZED.
- ANY DAMAGE TO COUNTY-OWNED RIGHT-OF-WAY SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
- THE AREA INCLUDED IN THIS SUBMISSION IS ON TAX MAP 17 AND 24, PART OF PARCELS 848 AND 970.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODES AND SPECIFICATIONS.
- LOCATIONS OF ALL UTILITIES SHOWN FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE EXACT LOCATION OF UTILITIES, AS NECESSARY, BY EXCAVATION.
- INSTALLATION OF ANY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL".
- ENVIRONMENTAL ANALYSIS WAS SUBMITTED WITH PREVIOUSLY APPROVED PRELIMINARY EQUIVALENT SKETCH PLAN SP-96-01.
- LIMIT OF SUBMISSION INCLUDES LOTS A-126 THRU A-216.
- THE GARAGES SHALL BE USED FOR PARKING ONLY IN ACCORDANCE WITH ZONING SECTION 133.D.2.
- REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6.03 FOR DRIVEWAY ENTRANCE DETAILS.
- ALL TOWNHOUSE UNITS SHALL BE PROTECTED WITH SPRINKLER SYSTEMS PER SECTION 17.109 OF THE HOWARD COUNTY CODE.
- ALL SEWER HOUSE CONNECTIONS ARE 4-INCH. SINGLE WATER HOUSE CONNECTIONS ARE 1-INCH; EACH TWIN WATER HOUSE CONNECTION CONSISTS OF A 1-1/2" MAIN LINE WITH DUAL 1-INCH BREAKERS.
- THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA ON-SITE RETENTION, PER F-96-208 & SDP-98-29 AND FEE-IN LIEU OF \$ 30,448.44 FOR THE 2.33 ACRES ± OF FOREST CONSERVATION ABANDONMENT SHOWN ON THE PLAT FOR "ELICOTT CITY WAL-MART PARCEL D". THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA RETENTION, REFORESTATION AND A FEE-IN-LIEU OF REFORESTATION OF \$ 21,061.00 UNDER F-96-09 & SDP-96-01 FOR "ELICOTT CITY WAL-MART - PARCELS B, C & D".
- APFO STUDY WAS PREVIOUSLY SUBMITTED AND APPROVED UNDER S-95-01.
- ANY REQUIRED LANDSCAPE PLANT OR STREET TREE IMPACTED OR DESTROYED BY THIS PROPOSAL SHALL BE REPLANTED OR REPLACED AT A NEARBY SUITABLE LOCATION OR THE SAME LOCATION.

STREET ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
A-126	8845 Hawthorne Court	A-171	3259 HALCYON COURT
A-127	8843 " "	A-172	3261 " "
A-128	8841 " "	A-173	3263 " "
A-129	8839 " "	A-174	3265 " "
A-130	8837 " "	A-175	3267 " "
A-131	8835 " "	A-176	3269 " "
A-132	8833 " "	A-177	3271 " "
A-133	8829 " "	A-178	3282 " "
A-134	8827 " "	A-179	3280 " "
A-135	8825 " "	A-180	3278 " "
A-136	8823 " "	A-181	3276 " "
A-137	8821 " "	A-182	3274 " "
A-138	8819 " "	A-183	3272 " "
A-139	8817 " "	A-184	3270 " "
A-140	8813 " "	A-185	3268 " "
A-141	8811 " "	A-186	3264 " "
A-142	8809 " "	A-187	3262 " "
A-143	8807 " "	A-188	3260 " "
A-144	8805 " "	A-189	3258 " "
A-146	3203 HALCYON COURT	A-190	3256 " "
A-147	3205 " "	A-191	3254 " "
A-148	3207 " "	A-192	3252 " "
A-149	3209 " "	A-193	3248 " "
A-150	3211 " "	A-194	3246 " "
A-151	3213 " "	A-195	3244 " "
A-152	3215 " "	A-196	3242 " "
A-153	3217 " "	A-197	3240 " "
A-154	3219 " "	A-198	3238 " "
A-155	3221 " "	A-199	3234 " "
A-156	3225 " "	A-200	3232 " "
A-157	3227 " "	A-201	3230 " "
A-158	3229 " "	A-202	3228 " "
A-159	3231 " "	A-203	3226 " "
A-160	3233 " "	A-204	3224 " "
A-161	3235 " "	A-205	3222 " "
A-162	3239 " "	A-206	3220 " "
A-163	3241 " "	A-207	3216 " "
A-164	3243 " "	A-208	3214 " "
A-165	3245 " "	A-209	3212 " "
A-166	3247 " "	A-210	3210 " "
A-167	3249 " "	A-211	3208 " "
A-168	3251 " "	A-212	3206 " "
A-169	3253 " "	A-213	3204 " "
A-170	3257 " "	A-214	3202 " "

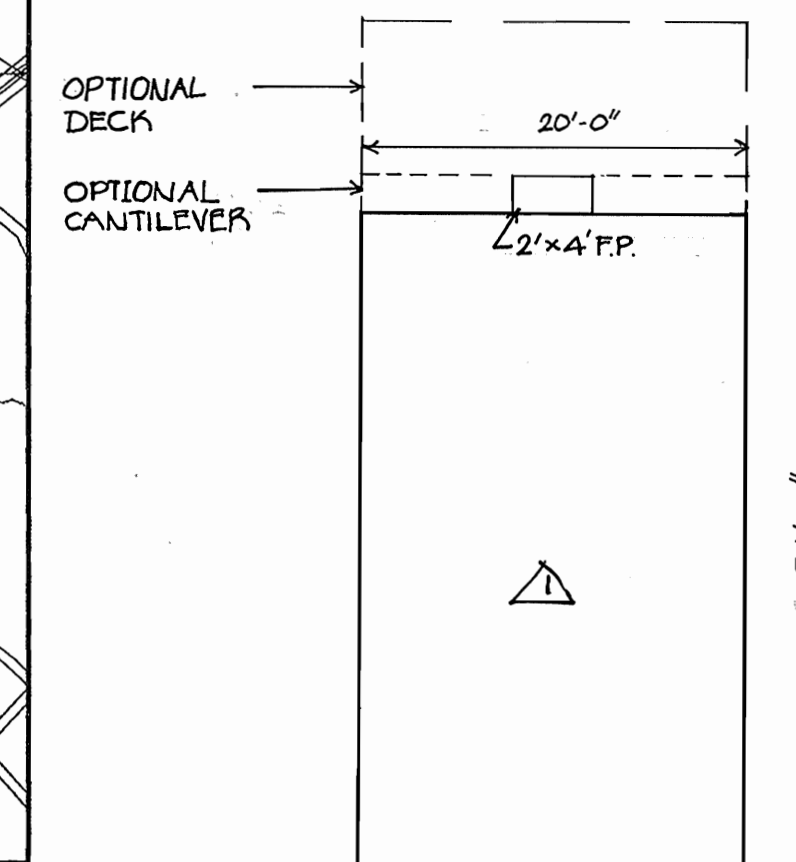
GENERAL NOTE:

IN ACCORDANCE WITH THE DECISION IN EDCASE NO. 03-54V GRANTING HOWARD'S RIDGE HOMEOWNERS ASSOCIATION ("THE ASSOCIATION") THE RIGHT TO INSTALL A FENCE AT THE PROPERTY LINE, THE FOLLOWING CONDITIONS HAVE BEEN AGREED TO IN A LETTER DATED JUNE 25, 2004:

- THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE CARE, MAINTENANCE AND REPLACEMENT FOR ALL TREES LOCATED WITHIN THE EXISTING 10' WIDE TREE MAINTENANCE EMBANKMENT AREAS.
- THE PROPOSED FENCES SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY CLAIMS AND DAMAGES RESULTING FROM THE FENCES BEING LOCATED ON ASSOCIATION PROPERTY.
- ANY PORTIONS OF THE PROPOSED FENCES THAT PRECLUDE ACCESS TO ANY UTILITY EMBANKMENT DIRECTLY FROM THE PUBLIC RIGHT OF WAY OR CROSS OVER ANY UTILITY EMBANKMENT SHALL BE CAREFULLY REMOVED. MOREOVER, THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES TO THE FENCE RESULTING FROM THEIR REMOVAL BY THE COUNTY OR UTILITY COMPANIES IN ORDER TO ACCESS THE UTILITY EMBANKMENT AREA.

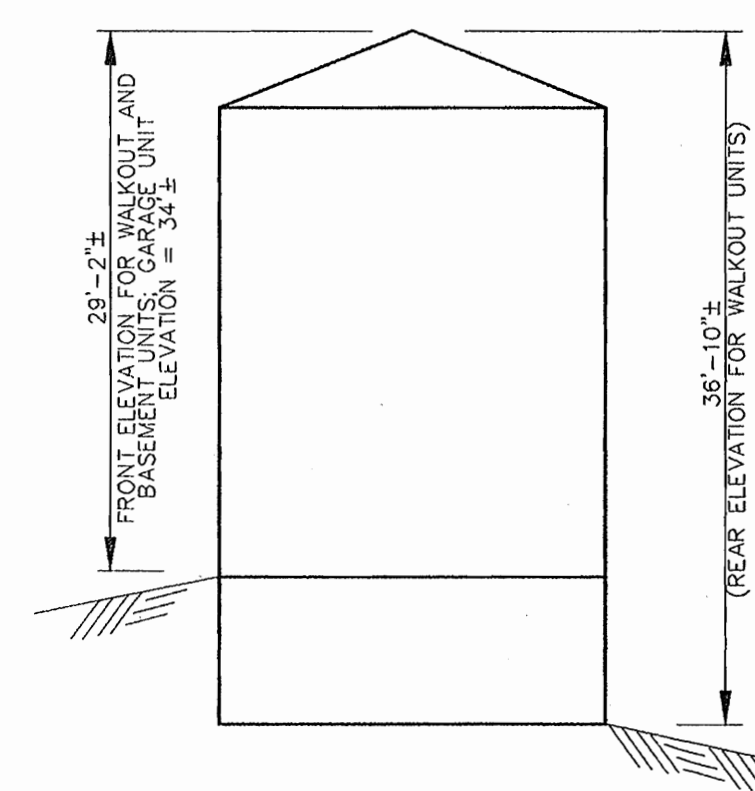


VICINITY MAP
SCALE: 1" = 1000'

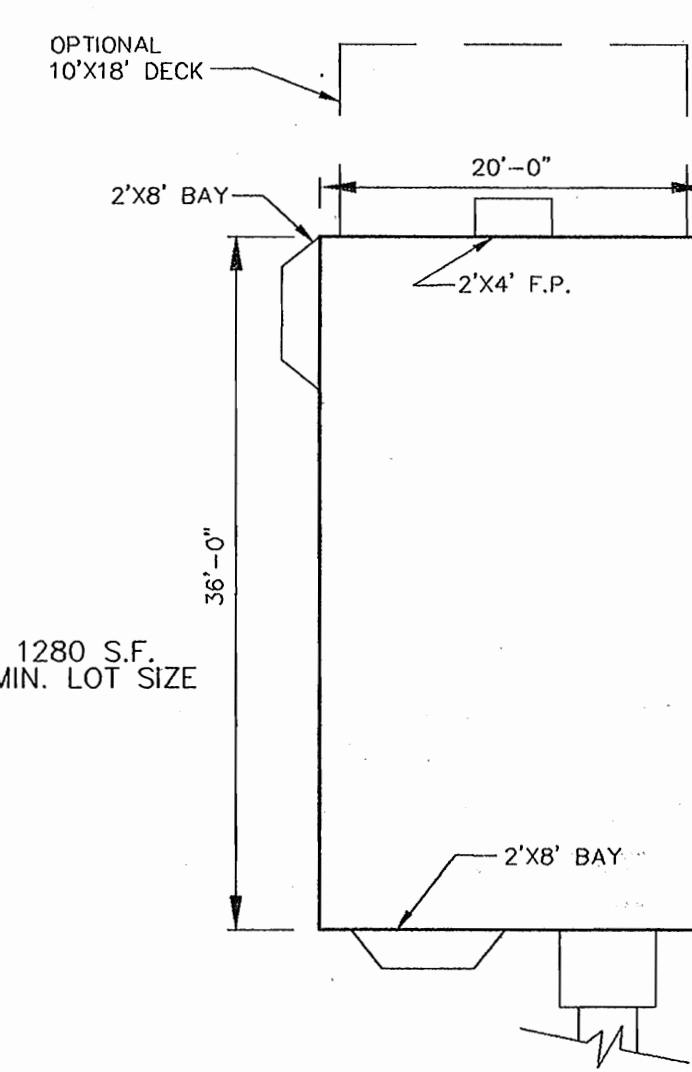


EVERGREEN GARAGE

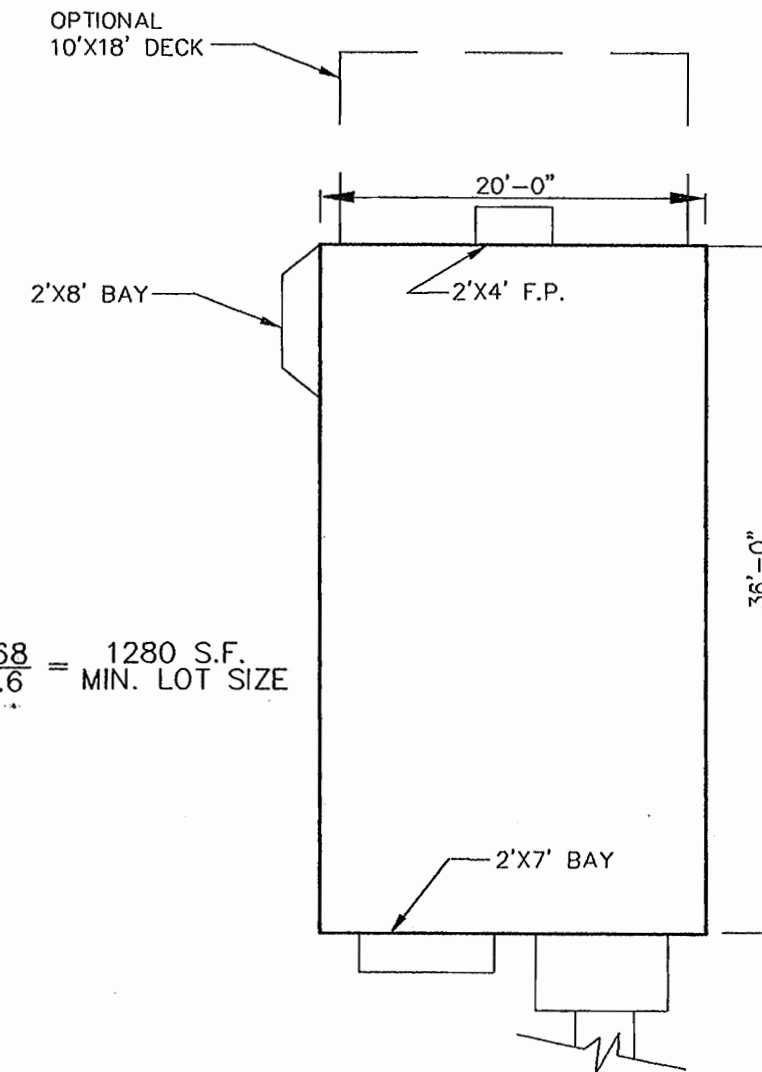
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
3	SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)
4	SEDIMENT/EROSION CONTROL PLAN (LOTS A-126 THRU A-145)
5	SEDIMENT/EROSION CONTROL PLAN (LOTS A-146 THRU A-216)
6	LANDSCAPE PLAN (LOTS A-126 THRU A-145)
7	LANDSCAPE PLAN (LOTS A-146 THRU A-216)
8	SEDIMENT/EROSION CONTROL NOTES AND DETAILS



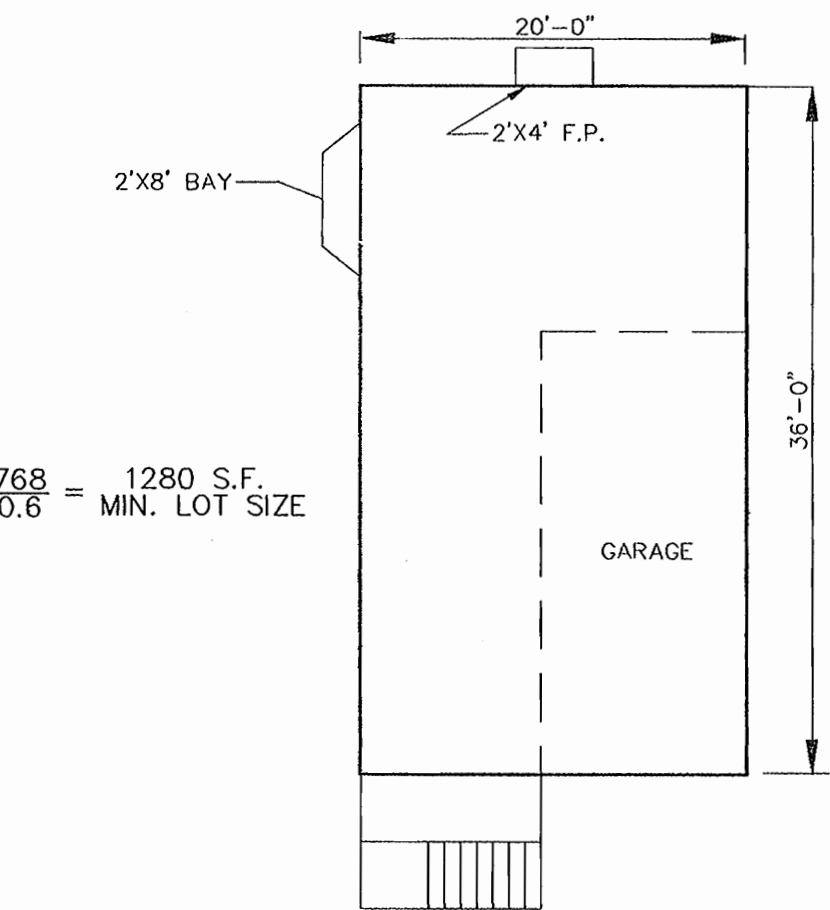
ELEVATION
NOT TO SCALE



GREENFIELD BASEMENT



FORESTVILLE BASEMENT



GREENFIELD GARAGE

PLAN VIEW LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
LIMIT OF DISTURBANCE	---
DIRECTION OF DRAINAGE	---
EXISTING WATER	---
EXISTING SEWER	---
EXISTING STORM DRAIN	---

UNIT GENERIC BOXES
SCALE: 1"=10'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/2/00 DATE
 [Signature] 5/19/00 DATE
 [Signature] 5/19/00 DATE

SUBDIVISION NAME		SECTION/AREA		LOTS	
HOWARD'S RIDGE		2 / 2		A-126 THRU A-216	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
14254-14266	6 & 24	RA-15	17,24	2ND	6026
WATER CODE			SEWER CODE		
FO3			1452800		

REVISIONS				
DESIGNED BY:	DATE	BY	DESCRIPTION	
	9/13/00	JRM	Revise Unit Generic Box to Add Evergreen Garage	
	11-09-00	MA/MS	ADD GENERAL NOTES	



KCE ENGINEERING, INC.

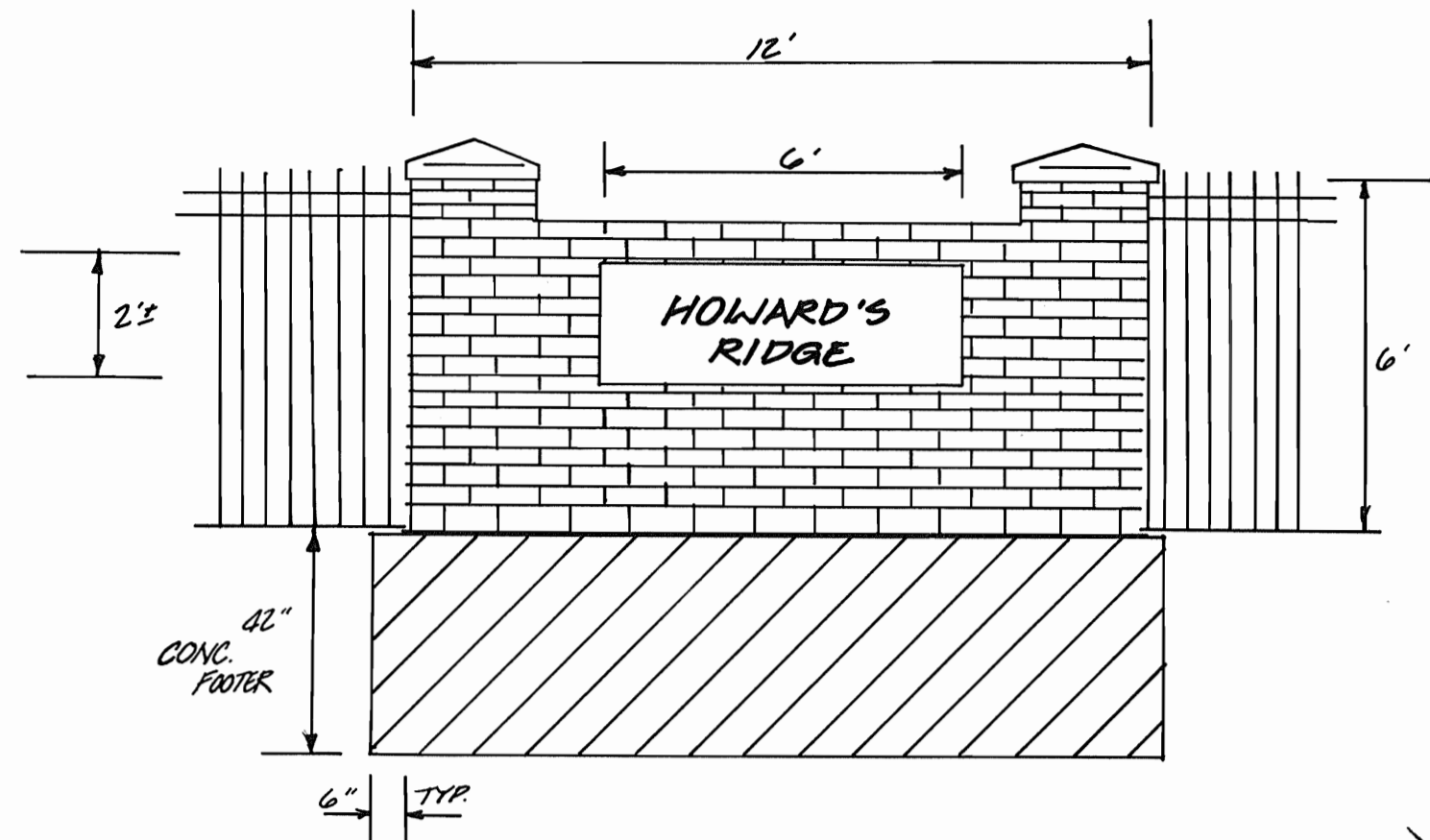
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 360
ELICOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228



OWNER
M-10 RESIDENTIAL
LAND DEVELOPMENT, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
PHONE: (410) 825-8400

BUILDER
WASHINGTON HOMES, INC.
1802 BRIGHTSEAT ROAD
FIFTH FLOOR
LANDOVER, MARYLAND 20785
PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN COVER SHEET			
LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970			
HOWARD'S RIDGE			
SECTION 2 AREA 2			
TAX MAP 24 PARCELS 848 AND 970 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: AS SHOWN	CONTRACT NO.:	DATE: FEB, 2000	SHEET: 1 OF 8

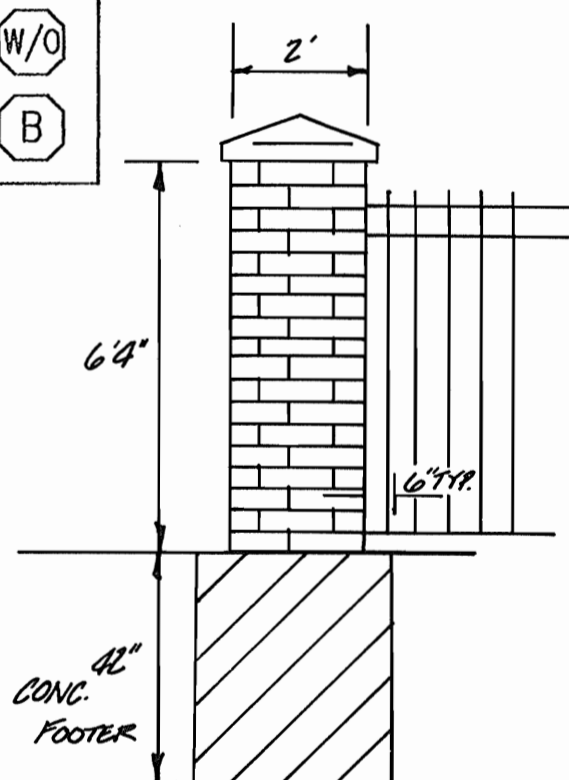


BRICK ENTRANCE MONUMENT
NO SCALE

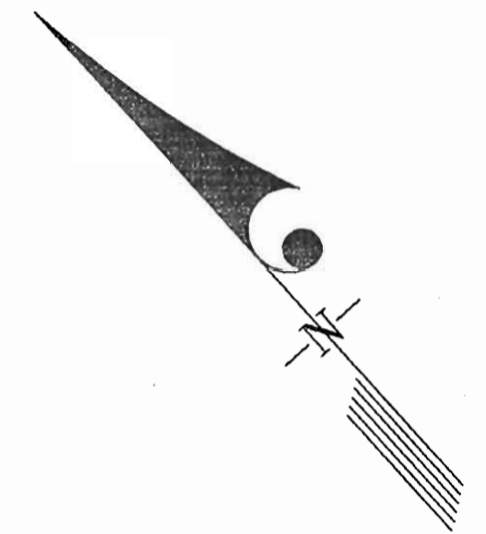
LOT AREA TABLE			
LOT NO.	AREA	LOT NO.	AREA
A-126	1875 SF	A-136	1500 SF
A-127	1500 SF	A-137	1500 SF
A-128	1500 SF	A-138	1500 SF
A-129	1500 SF	A-139	1875 SF
A-130	1500 SF	A-140	1500 SF
A-131	1500 SF	A-141	1500 SF
A-132	1875 SF	A-142	1500 SF
A-133	1875 SF	A-143	1875 SF
A-134	1500 SF	A-144	4875 SF
A-135	1500 SF	-	-

*FUTURE BUILDABLE LOT

- UNIT TYPES
- GARAGE — (G)
 - WALKOUT — (W/O)
 - BASEMENT — (B)

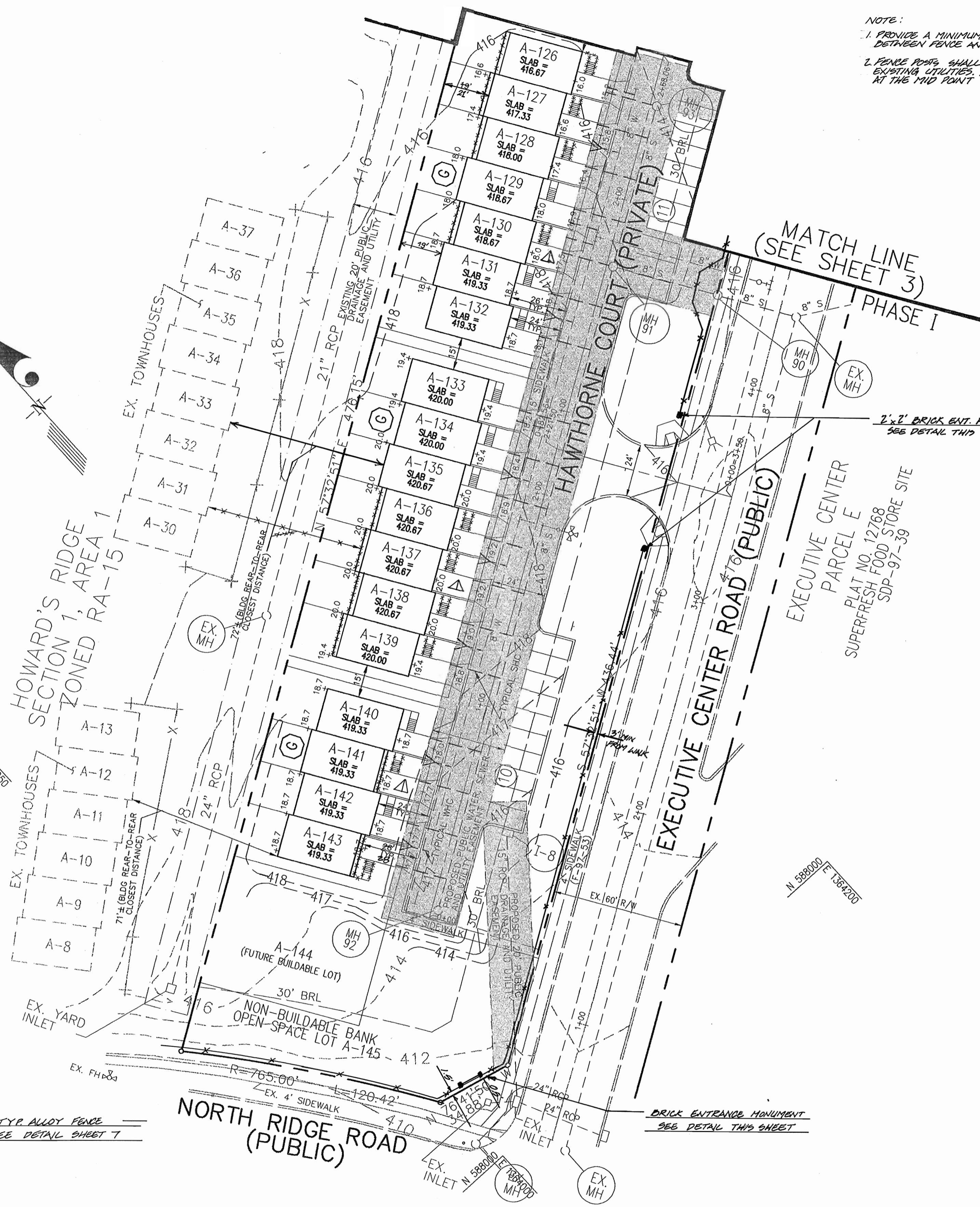


BRICK PILLAR AT ENTRANCE
NO SCALE



N 5883000 E 1363550

N 588000 E 1362200



- NOTE:
1. PROVIDE A MINIMUM OF 10' HORIZONTAL CLEARANCE BETWEEN FENCE AND MANHOLE OD.
 2. FENCE PIPES SHALL NOT BE PLACED OVER THE EXISTING UTILITIES. THE UTILITY SHALL BE LOCATED AT THE MID POINT OF A FENCE SPAN.

SEWER HOUSE CONNECTION TABLE (THIS SHEET)					
LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-126	409.1	412.8	A-135	409.9	413.6
A-127	409.0	412.7	A-136	410.1	413.8
A-128	408.9	412.6	A-137	410.3	414.0
A-129	408.8	412.5	A-138	410.5	414.2
A-130	408.7	412.4	A-139	410.7	414.4
A-131	408.9	412.6	A-140	411.0	414.7
A-132	409.1	412.8	A-141	411.2	414.9
A-133	409.5	413.2	A-142	411.4	415.1
A-134	409.7	413.4	A-143	411.6	415.3

SEWER HOUSE CONNECTION TABLE (SHEET 3)								
LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.	LOT NO.	INVERT EL. @ PL.	MINIMUM CELLAR EL.
A-146	403.0	406.7	A-170	416.4	420.0	A-194	413.7	417.4
A-147	403.6	407.3	A-171	416.3	419.9	A-195	413.5	417.2
A-148	404.3	408.0	A-172	416.2	419.8	A-196	413.3	417.0
A-149	404.9	408.6	A-173	416.0	419.6	A-197	413.1	416.8
A-150	405.6	409.3	A-174	416.0	419.6	A-198	412.9	416.6
A-151	406.3	410.0	A-175	415.9	419.5	A-199	412.6	416.3
A-152	407.0	410.7	A-176	415.9	419.5	A-200	412.4	416.1
A-153	407.7	411.4	A-177	416.5	420.1	A-201	412.2	415.9
A-154	409.4	413.1	A-178	417.2	420.7	A-202	411.3	415.0
A-155	410.1	413.8	A-179	417.1	420.6	A-203	410.6	414.3
A-156	410.8	414.5	A-180	416.9	420.4	A-204	409.9	413.6
A-157	411.8	415.5	A-181	416.7	420.2	A-205	409.2	412.9
A-158	412.3	416.0	A-182	416.4	419.9	A-206	408.5	412.2
A-159	412.8	416.5	A-183	416.2	419.7	A-207	407.3	411.0
A-160	413.3	417.0	A-184	416.0	419.5	A-208	406.6	410.3
A-161	413.8	417.5	A-185	415.8	419.3	A-209	406.0	409.7
A-162	414.5	418.2	A-186	415.3	419.0	A-210	405.3	409.0
A-163	414.6	418.3	A-187	415.3	419.0	A-211	404.5	408.2
A-164	414.8	418.5	A-188	415.1	418.8	A-212	403.9	407.6
A-165	414.9	418.6	A-189	414.9	418.6	A-213	403.2	406.9
A-166	415.0	418.7	A-190	414.7	418.4	A-214	402.6	406.3
A-167	415.2	418.9	A-191	414.5	418.2	A-215	N/A	N/A
A-168	415.3	419.0	A-192	414.3	418.0	A-216	N/A	N/A
A-169	415.4	419.1	A-193	413.9	417.6			

GENERAL NOTES

1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3797-D.
2. ALL SEWER HOUSE CONNECTIONS ARE 4" PVC. ALL DUAL WATER HOUSE CONNECTIONS ARE 1 1/2" COPPER TUBING FROM WATER MAIN. DUAL CONNECTIONS ARE 1" COPPER TUBING. ALL SINGLE WATER HOUSE CONNECTIONS ARE ONE-INCH.
3. CURBSIDE TRASH AND RECYCLING SERVICE WILL NOT BE PROVIDED ON HAWTHORNE COURT. TRASH AND RECYCLABLES MUST BE TRANSPORTED TO EXECUTIVE CENTER ROAD FOR COLLECTION.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/19/00 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 5/16/00 DATE
 DIRECTOR

REVISIONS		
DATE	BY	DESCRIPTION
8/15/00	JRM	Revise House Types on Lots A126-A128, A130
		Δ A136-A139, A141 & A143
11/09/00	HA/CFB	ADD PROPOSED FENCE, PILLARS, AND ENTRANCE MONUMENT AND DETAILS.



KCE ENGINEERING, INC.

EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
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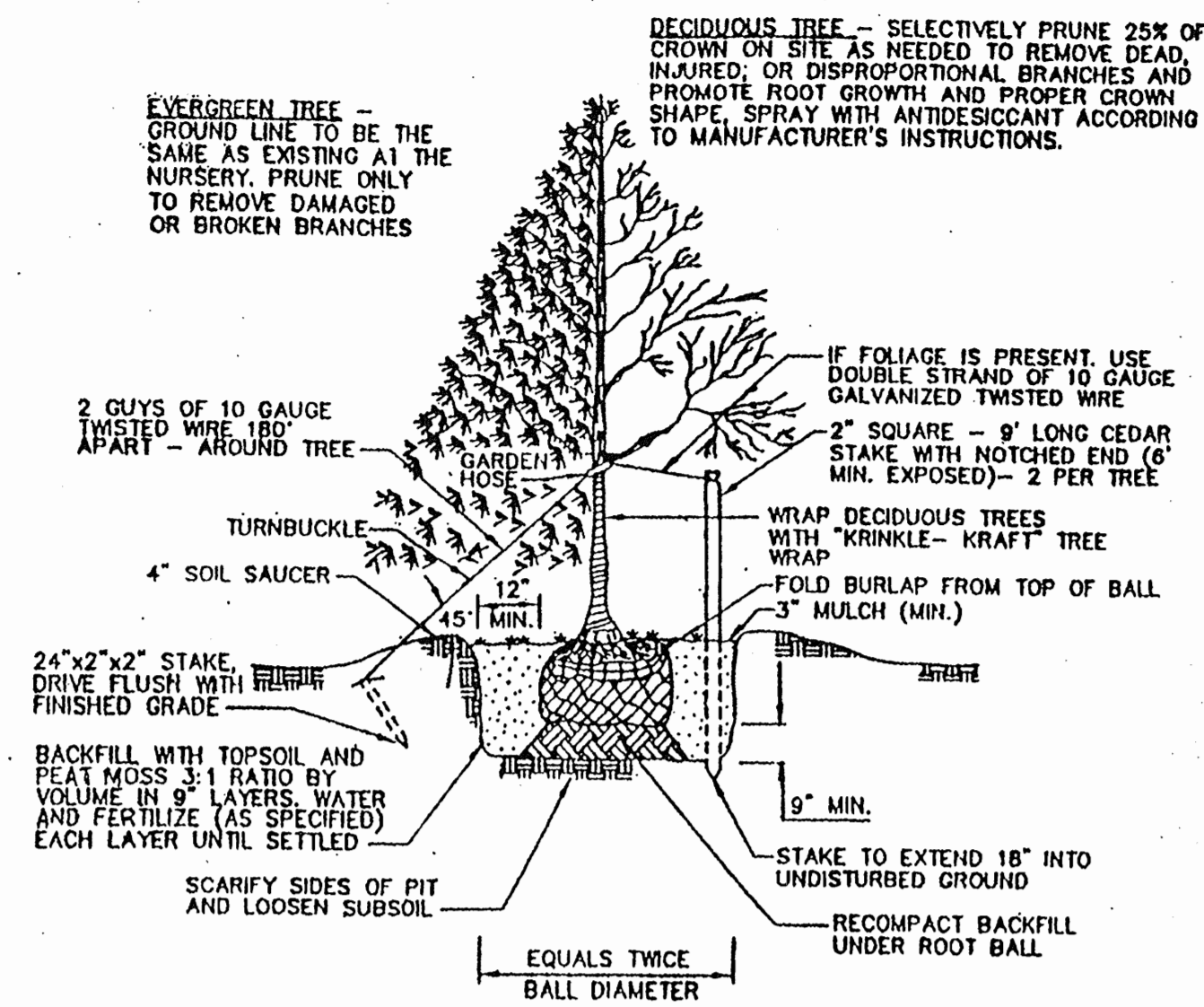


OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

SITE DEVELOPMENT PLAN (LOTS A-126 THRU A-145)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL R48 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE: FEB, 2000 SHEET: 2 OF 8



- NOTES:**
1. STAKE ALL EVERGREEN TREES UNDER 12'
 2. GUY TREES 12' AND OVER AS SPECIFIED FOR DECIDUOUS TREES
 3. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
 4. NEVER CUT LEADERS
- TREE PLANTING DETAIL**
NOT TO SCALE

LEGEND

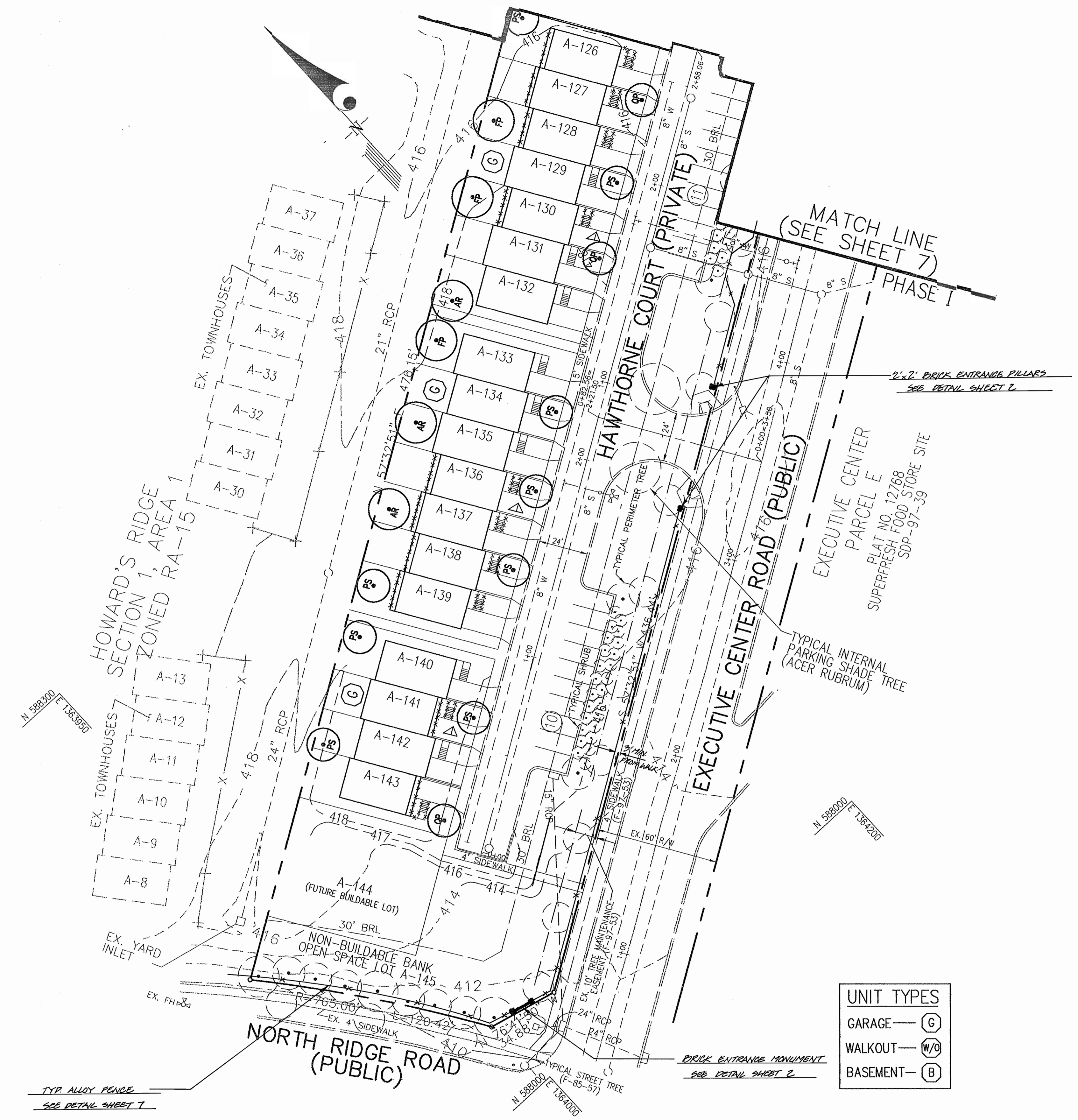
- PROPOSED TREES PER THIS PLAN
- PUBLIC ROAD TREES IN EXISTING MAINTENANCE EASEMENTS
- EX. INTERNAL PARKING SHADE TREE (F-00-62)
- EX. PUBLIC ROAD TREE (F-00-62)
- EX. PERIMETER TREES (F-00-62)
- EX. PERIMETER SHRUB (F-00-62)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineer 5/2/00 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Chief, Division of Land Development 5/19/00 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

Director 5/19/00 DATE
 DIRECTOR



UNIT TYPES

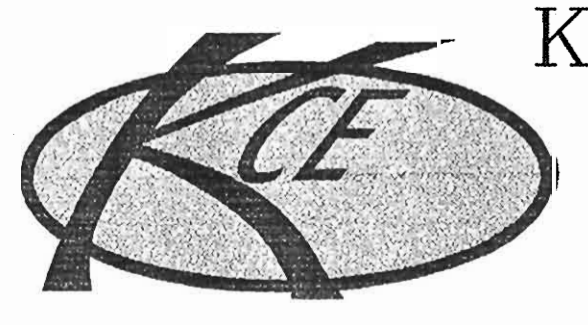
- GARAGE — (G)
- WALKOUT — (W/O)
- BASEMENT — (B)

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING (BY BUILDER)	
NUMBER OF DWELLING UNITS	87
NUMBER OF TREES REQUIRED (1:DU SFA: 1:3 DU APTS)	87
NUMBER OF TREES PROVIDED (SHADE TREES)	87

PLANT SCHEDULE			
SYM. NO.	PLANT NAME	SIZE	COND.
AR 9	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B&B
FP 28	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS ASH	2 1/2" - 3" CAL.	B&B
PS 20	PRUNUS SARGENTII SARGENT CHERRY	2 1/2" - 3" CAL.	B&B
QP 30	QUERUS PHELLOS WILLOW OAK	2 1/2" - 3" CAL.	B&B

- NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH BALTIMORE/WASHINGTON LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
 2. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES.
 3. FINAL LOCATION OF PLANT MATERIAL MAY VARY, DUE TO FIELD CONDITIONS.
 4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 5. FINANCIAL SURETY FOR THE REQUIRED 87 LANDSCAPE TREES MUST BE POSTED PART OF THE BUILDER'S GRADING PERMIT APPLICATION, IN THE AMOUNT OF \$26,100.00 (87 TREES X \$300.00 EACH).
- FOR GENERAL NOTES SEE SHEETS 1 AND 2.

DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:
		8/15/00	JRM	Revise House Types on Lots A126-A128, A130, A139, A141 & A143
		11-09-04	MAJORS	ADD PROPOSED FENCE, PILARS, AND ENT. MONUMENT



KCE ENGINEERING, INC.

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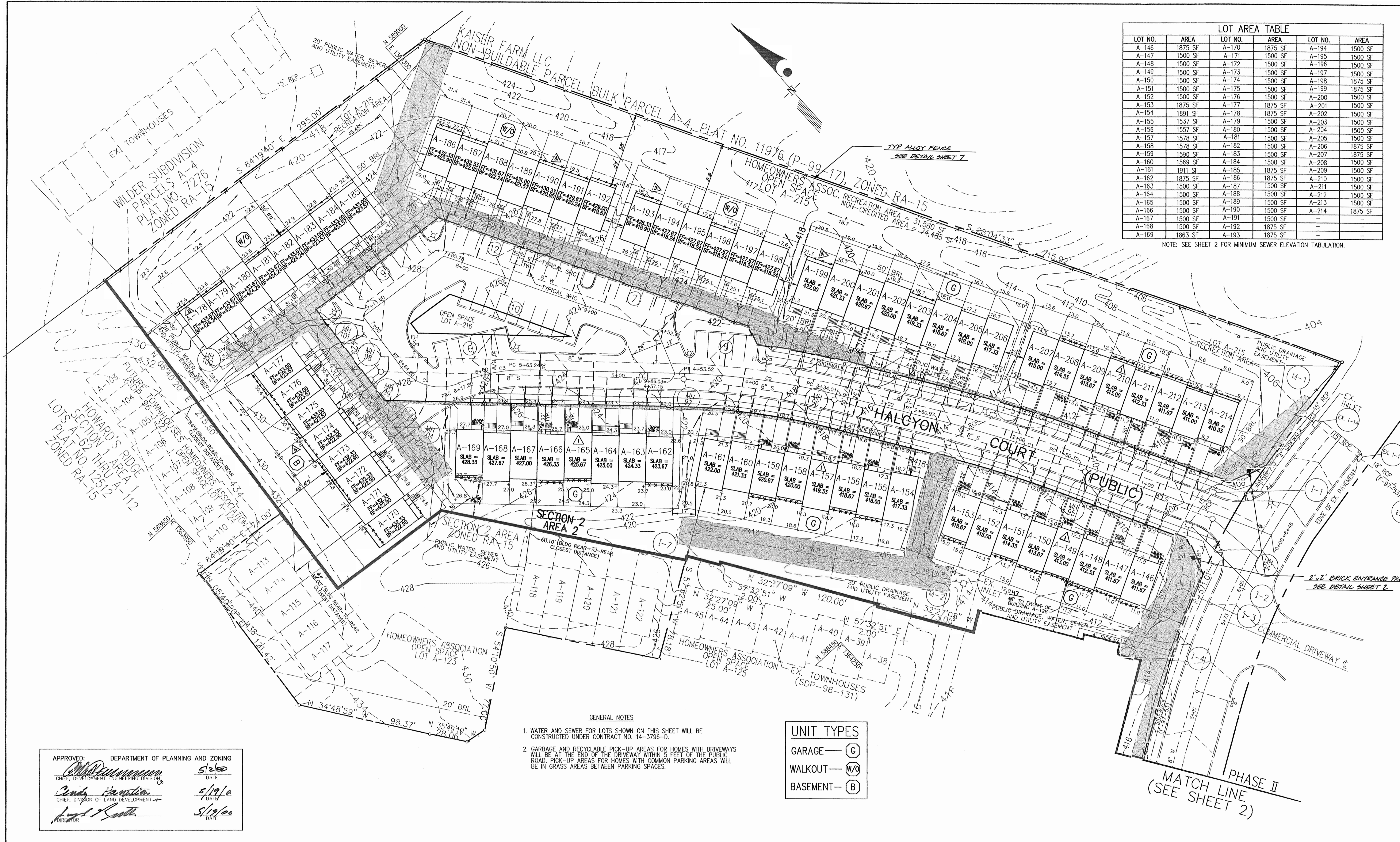
OWNER

M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER

WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

LANDSCAPE PLAN (LOTS A-126 THRU A-145)			
LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970			
HOWARD'S RIDGE			
SECTION 2 AREA 2			
TAX MAP 24 PARCEL 848 AND 970			
SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: 1"=30'	CONTRACT NO.:	DATE: FEB, 2000	SHEET: 6 OF 8



LOT AREA TABLE					
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
A-146	1875 SF	A-170	1875 SF	A-194	1500 SF
A-147	1500 SF	A-171	1500 SF	A-195	1500 SF
A-148	1500 SF	A-172	1500 SF	A-196	1500 SF
A-149	1500 SF	A-173	1500 SF	A-197	1500 SF
A-150	1500 SF	A-174	1500 SF	A-198	1875 SF
A-151	1500 SF	A-175	1500 SF	A-199	1875 SF
A-152	1500 SF	A-176	1500 SF	A-200	1500 SF
A-153	1875 SF	A-177	1875 SF	A-201	1500 SF
A-154	1891 SF	A-178	1875 SF	A-202	1500 SF
A-155	1537 SF	A-179	1500 SF	A-203	1500 SF
A-156	1557 SF	A-180	1500 SF	A-204	1500 SF
A-157	1578 SF	A-181	1500 SF	A-205	1500 SF
A-158	1578 SF	A-182	1500 SF	A-206	1875 SF
A-159	1590 SF	A-183	1500 SF	A-207	1875 SF
A-160	1569 SF	A-184	1500 SF	A-208	1500 SF
A-161	1911 SF	A-185	1875 SF	A-209	1500 SF
A-162	1875 SF	A-186	1875 SF	A-210	1500 SF
A-163	1500 SF	A-187	1500 SF	A-211	1500 SF
A-164	1500 SF	A-188	1500 SF	A-212	1500 SF
A-165	1500 SF	A-189	1500 SF	A-213	1500 SF
A-166	1500 SF	A-190	1500 SF	A-214	1875 SF
A-167	1500 SF	A-191	1500 SF		
A-168	1500 SF	A-192	1875 SF		
A-169	1863 SF	A-193	1875 SF		

NOTE: SEE SHEET 2 FOR MINIMUM SEWER ELEVATION TABULATION.

- GENERAL NOTES**
1. WATER AND SEWER FOR LOTS SHOWN ON THIS SHEET WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-3796-D.
 2. GARBAGE AND RECYCLABLE PICK-UP AREAS FOR HOMES WITH DRIVEWAYS WILL BE AT THE END OF THE DRIVEWAY WITHIN 5 FEET OF THE PUBLIC ROAD. PICK-UP AREAS FOR HOMES WITH COMMON PARKING AREAS WILL BE IN GRASS AREAS BETWEEN PARKING SPACES.

UNIT TYPES

- GARAGE — (G)
- WALKOUT — (W/O)
- BASEMENT — (B)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5/19/00
 DIRECTOR DATE

DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:
DRAWN BY:		3/14/01	JRM	Revise House Types on Lots A146-A151, A153
CHECKED BY:				△ A155-A156, A158-A159, A162, A165-A166, A169, A208, A210-A214
APPROVED BY:		5-16-01	DVK	REVISE HOUSE TYPES ON LOTS A-170, A-172 THRU A-177, A-178, A-179, A-181, A-182 AND A-184
		7-31-01	DVK	REVISE HOUSE TYPES ON LOTS A-184, A-187, A-190 THRU A-193
		11-09-04	MA/CP	ADD FENCE AND PILLARS

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OWNER

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BUILDER

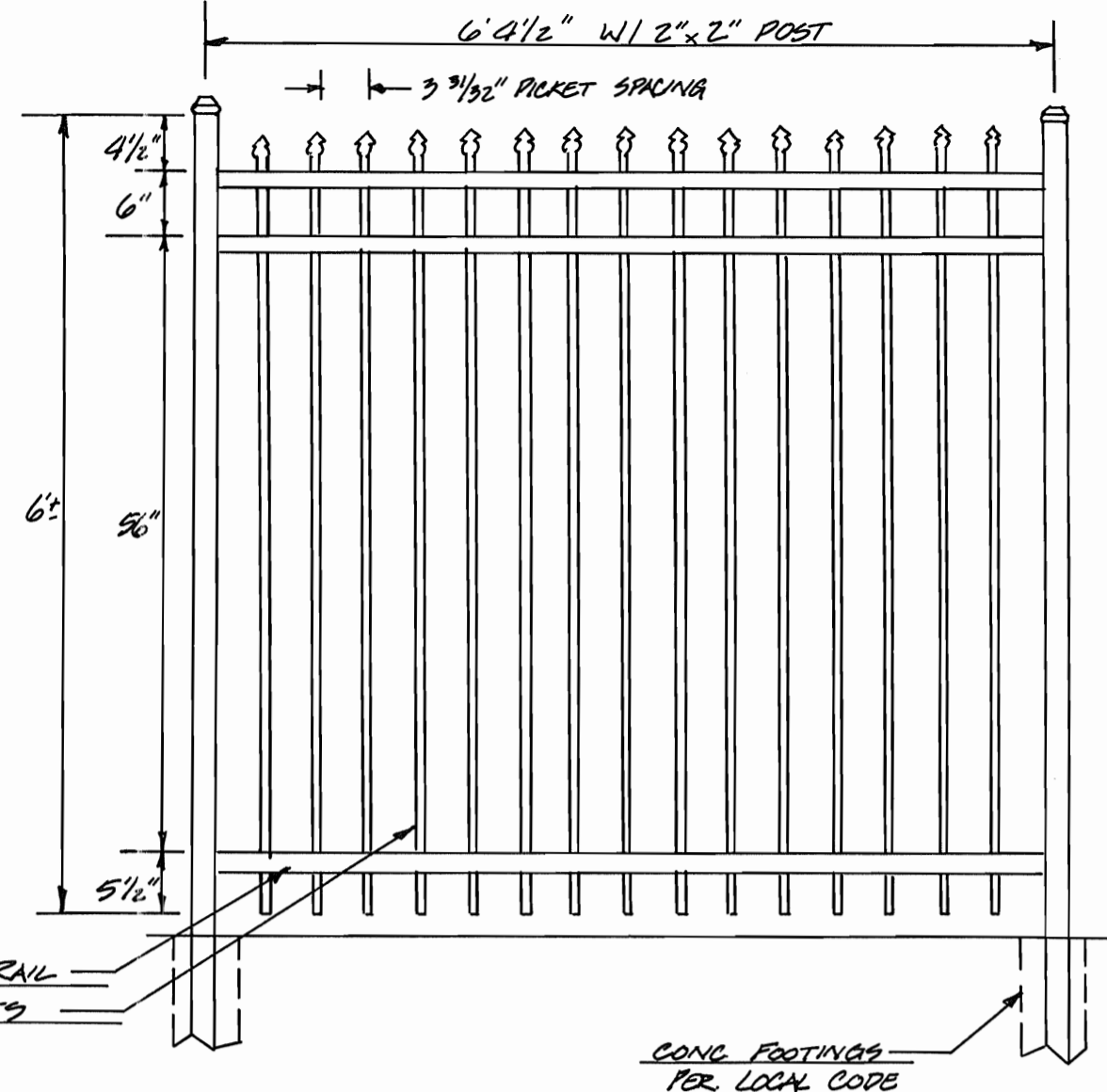
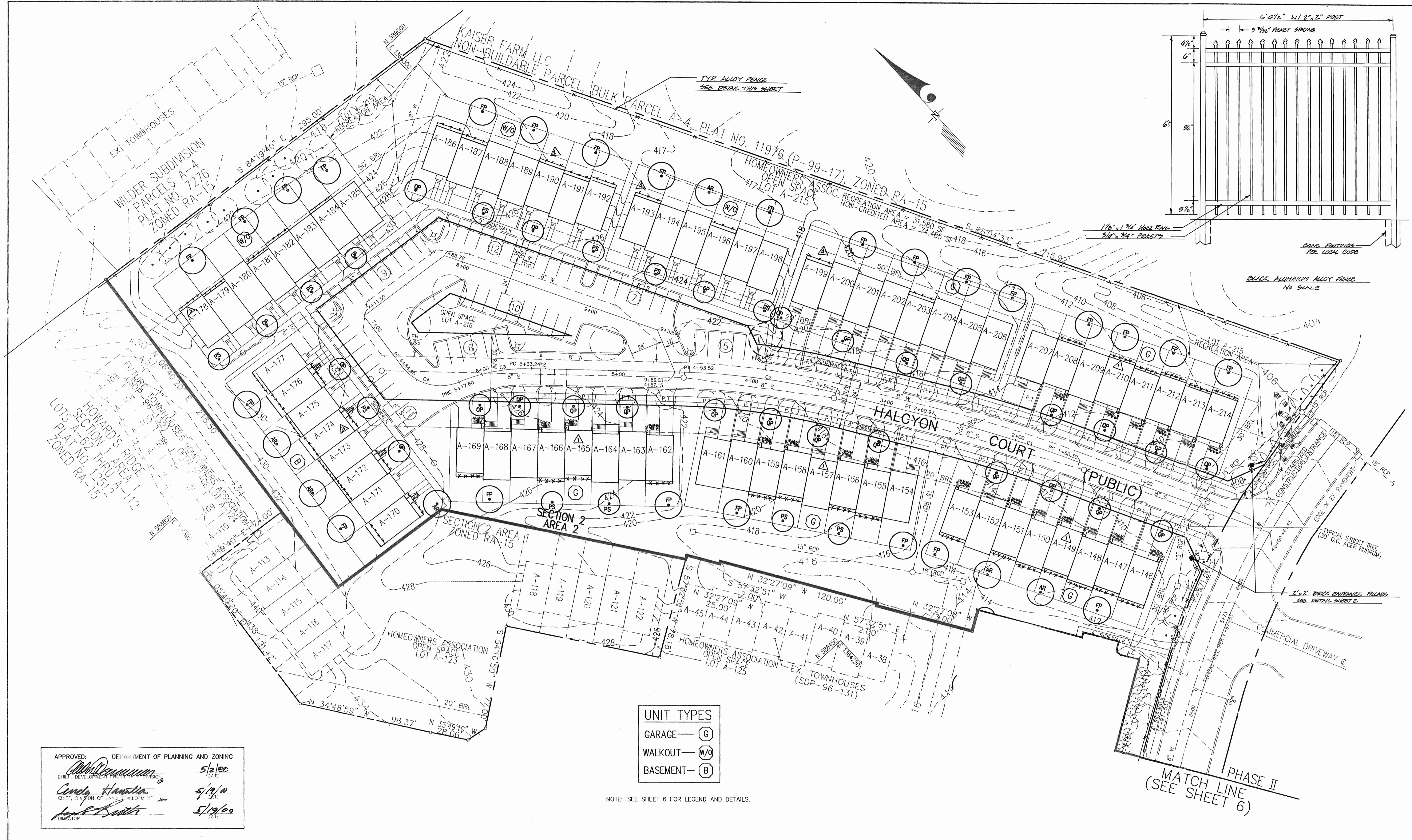
WASHINGTON HOMES, INC.
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SITE DEVELOPMENT PLAN (LOTS A-146 THRU A-216)

LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970

HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL 848 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' CONTRACT NO.: DATE: FEB., 2000 SHEET: 3 OF 8



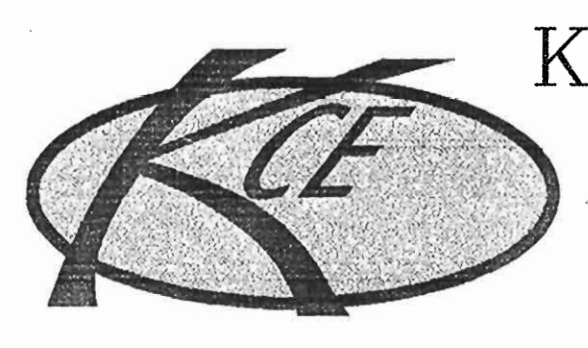
UNIT TYPES
 GARAGE — (G)
 WALKOUT — (W/O)
 BASEMENT — (B)

NOTE: SEE SHEET 6 FOR LEGEND AND DETAILS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cheryl Hamilton 5/19/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
David Smith 5/19/00
 DIRECTOR

REVISIONS
 DATE BY DESCRIPTION
 3/14/01 JRM Revise house types on Lots A-146-A151, A-153, A-155-A-156, A158-A159, A162, A165-A166, A169, A206, A210-A214
 5-16-01 DVK REVISE HOUSE TYPES ON LOTS A-170, A-172, THRU A-177, A-178, A-179, A-181, A-182, AND A-184
 7-21-01 DVK REVISE HOUSE TYPES ON LOTS A-186, A-187, A-190 THRU A-193, A-196, A-199 AND A-203
 11-09-04 MAJ/CPY ADD PROPOSED FENCE & PILLARS AND DETAIL

DATE	BY	DESCRIPTION
3/14/01	JRM	Revise house types on Lots A-146-A151, A-153, A-155-A-156, A158-A159, A162, A165-A166, A169, A206, A210-A214
5-16-01	DVK	REVISE HOUSE TYPES ON LOTS A-170, A-172, THRU A-177, A-178, A-179, A-181, A-182, AND A-184
7-21-01	DVK	REVISE HOUSE TYPES ON LOTS A-186, A-187, A-190 THRU A-193, A-196, A-199 AND A-203
11-09-04	MAJ/CPY	ADD PROPOSED FENCE & PILLARS AND DETAIL



KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 360
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



OWNER
 M-10 RESIDENTIAL
 LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE: (410) 825-8400

BUILDER
 WASHINGTON HOMES, INC.
 1802 BRIGHTSEAT ROAD
 FIFTH FLOOR
 LANDOVER, MARYLAND 20785
 PHONE: (301) 772-8900

LANDSCAPE PLAN (LOTS A-146 THRU A-216)
 LOTS A-126 THRU A-144, A-146 THRU A-214; OPEN SPACE LOTS A-145, A-215 & A-216;
 A RESUBDIVISION OF HOWARD'S RIDGE, NON-BUILDABLE PARCEL A-8
 AND SUBDIVISION OF PARCEL 970
HOWARD'S RIDGE
 SECTION 2 AREA 2
 TAX MAP 24 PARCEL B48 AND 970
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' CONTRACT NO.: DATE : FEB. 2000 SHEET : 7 OF 8
 SDP-00-67