

GENERAL NOTES

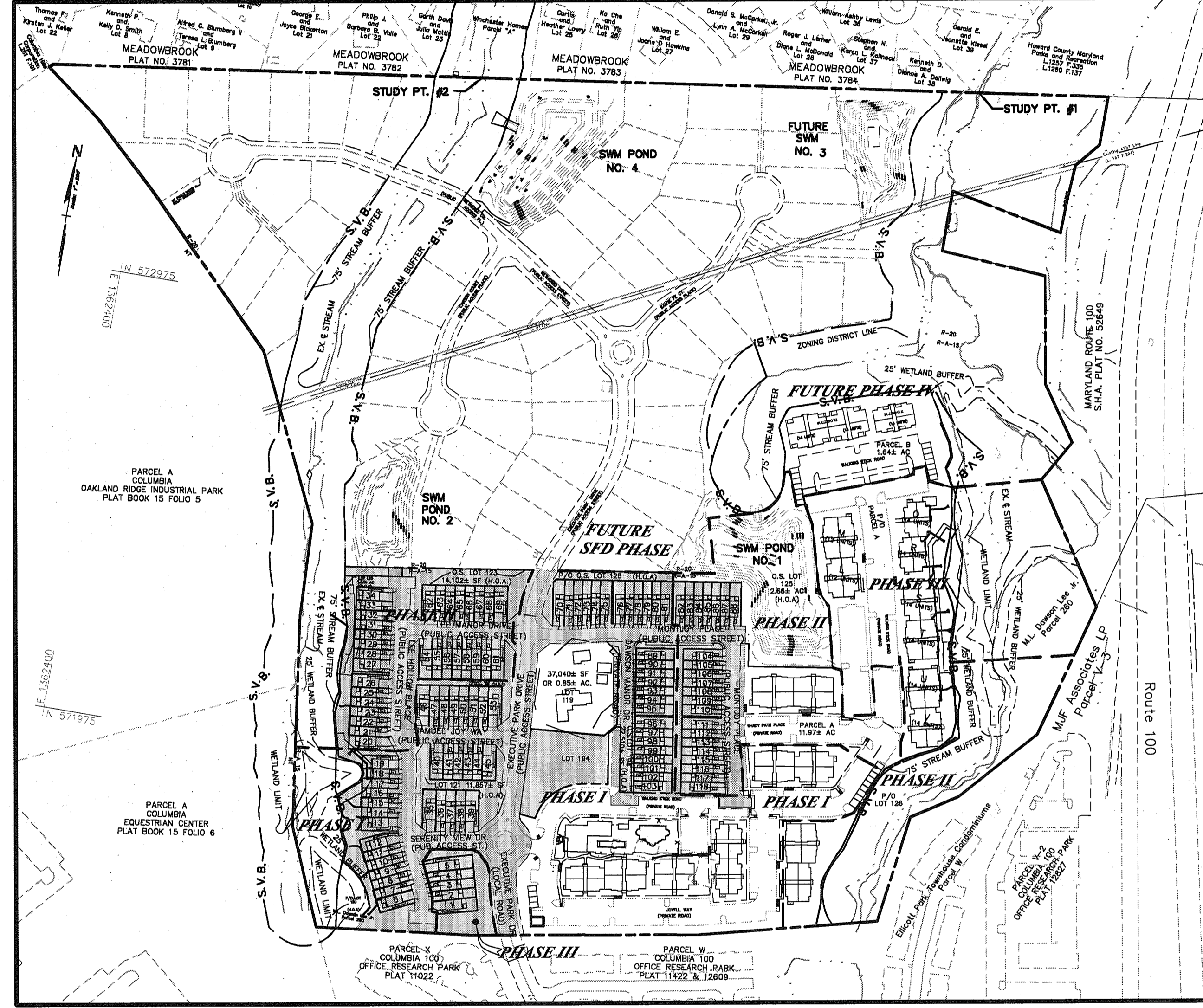
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

Montjoy PHASES I, II & III TOWNHOMES LOTS 1-118 ELECTION DISTRICT NO.2 HOWARD COUNTY, MARYLAND SITE DEVELOPMENT PLAN

LEGEND: SOILS CLASSIFICATION, SOILS DELINEATION, EXISTING CONTOURS, PROPOSED CONTOURS, LIMIT OF WETLANDS, FOREST CONSERVATION EASEMENT, EXISTING WOODS LINE, PROPOSED WOODS LINE, LIMIT OF DISTURBANCE, EXISTING STRUCTURE, PROPOSED STRUCTURE, LIMITS OF DISTURBANCE, STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE, EARTH DIKE, INLET PROTECTION, ENTRANCE LOCATION, EXISTING LIGHT POLE LOCATION (PUBLIC STREETS PER F-03-87)

Vicinity Map, FRONT ELEVATION "VICTORY SERIES", FRONT ELEVATION "FREEDOM SERIES", SIDE ELEVATION, PLAN VIEW (VICTORY SERIES), PLAN VIEW (FREEDOM SERIES)



SITE ANALYSIS DATA

- a. TOTAL PROJECT AREA = 76.43 AC. b. AREA OF THIS SDP SUBMISSION = 5.61 AC. c. LIMIT OF DISTURBANCE = 5.61 AC. d. ZONING = RA-15

OPEN SPACE CALCULATIONS: TOTAL AREA OF PHASES I, II & III = 32.75 AC. TOTAL OPEN SPACE REQUIRED @ 25% = 8.19 AC. TOTAL OPEN SPACE PROVIDED = 8.46 AC.

LOCATION MAP SCALE: 1"=200'

SWM SUMMARY FOR PHASES I, II & III (TOWNHOMES)

Table with columns: SWM REQUIREMENTS FOR, SWM PROVIDED UTILIZING, SWM PROVIDED UNDER. Rows include Rev, Wv, and Cpv.

* Refer to associated SWM Computation for specific detailed information. ** Level spreaders (to be constructed under the Site Development Plan) are utilized to maintain sheet flow to buffer credit in by-pass areas that do not drain to the SWM ponds.

NOTES

THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:

SHEET INDEX table with columns: NO., DESCRIPTION, INDEX NO.

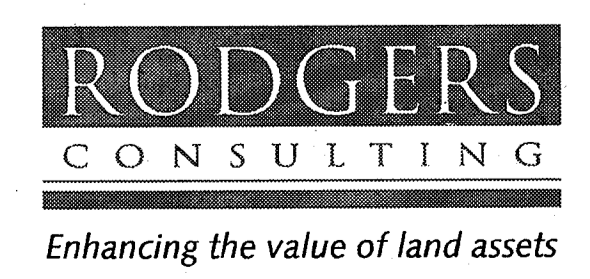
LOT-SPECIFIC NOTES: 1. BONUS ROOMS ARE NOT ALLOWED ON LOTS 17, 18, 19 & 34 DUE TO PRIVATE RETAINING WALL EASEMENTS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. Signatures and dates for Chief, Development Engineering Division and Chief, Division of Land Development.

Table with columns: DATE, REVISION, DATE, BY, DATE. Includes release for signature and comments.

Developer/Owner: Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC. 6905 Rockledge Drive Suite 800 Bethesda, Maryland 20817

SITE DEVELOPMENT PLAN COVER SHEET



Rodgers Consulting, Inc. 9260 Gaithers Road Gaithersburg, MD 20877 301.948.4700 301.948.6256 (fax) 301.253.6609 www.rodgers.com

HOUSE TYPICAL - FOOTPRINT SCALE: 1" = 30'

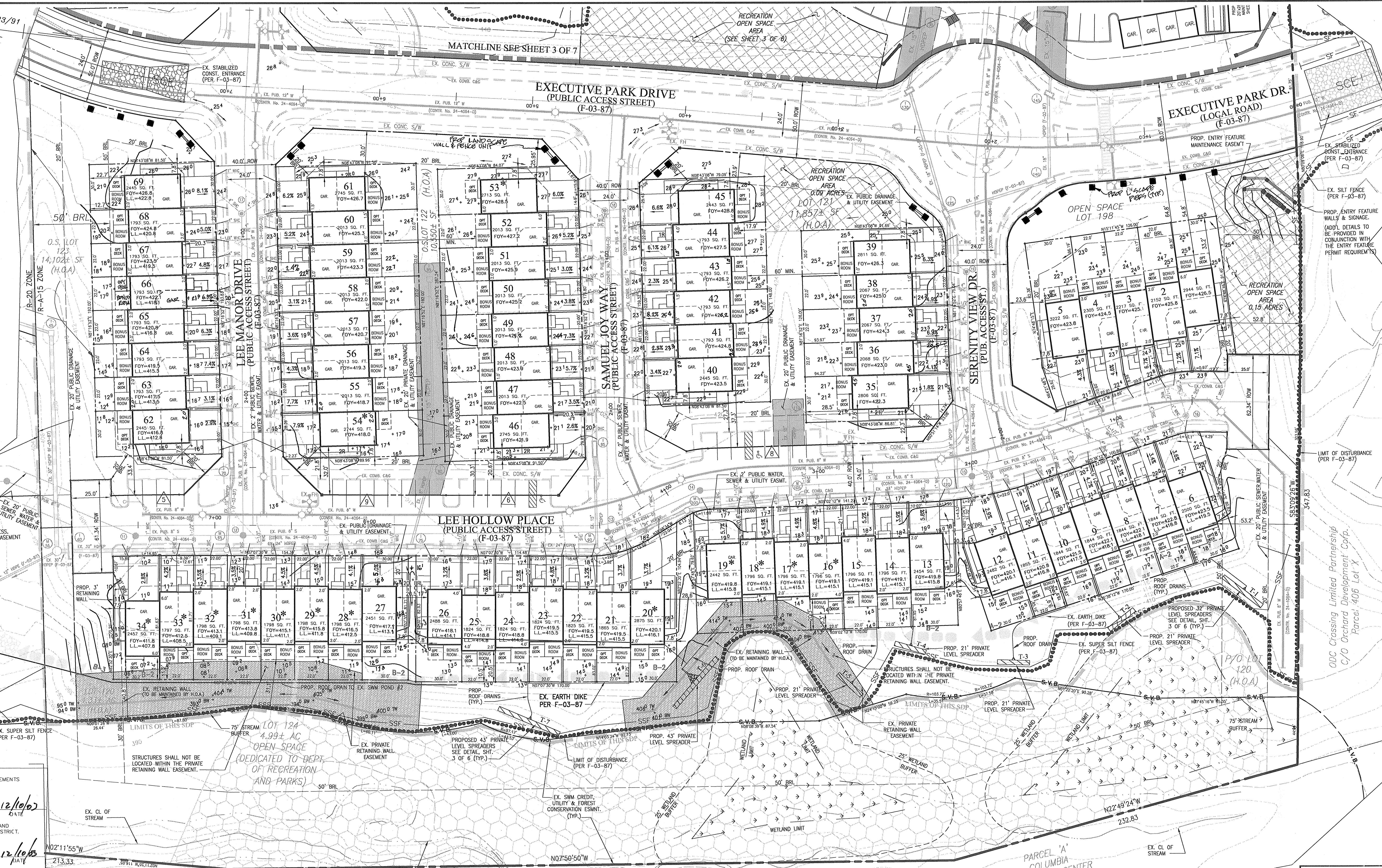
Table showing house footprint dimensions for Victory and Freedom series, including deck options and coverage percentages.

PERMIT INFORMATION CHART: Subdivision Name (MONTJOY), Section/Area, Lot/Parcel No. (260), Plot No. or L/F, Grid #, Zoning, Tax Map No., Elect. Distr., Census Tract, Water Code, Sewer Code.

PHASES I, II & III - TOWNHOMES SDP Montjoy ELECTION DISTRICT NO. #2 HOWARD COUNTY, MARYLAND TAX MAP NO. 30 GRID 12 PARCEL 260

DATUM: NAD 83/91

LOT NO.	SHC INV.	MIN. SERVICE EL.	REMARKS
1	415.70	418.74	
2	415.74	419.50	FROM MH 16 TO 15
3	414.89	418.73	
4	414.01	417.52	
5	413.12	417.18	
6	414.89	418.85	
7	413.96	417.80	
8	413.08	418.88	
9	412.24	418.08	
10	411.39	415.27	
11	410.52	414.51	
12	409.65	413.74	
13	408.78	412.97	
14	407.91	412.20	FROM MH 15 TO 14
15	407.04	411.43	
16	406.17	410.66	
17	405.30	409.89	
18	404.43	409.12	
19	403.56	408.35	
20	402.69	407.58	FROM MH 14 TO 13
21	401.82	406.81	
22	400.95	406.04	FROM MH 13 TO 12
23	400.08	405.27	
24	399.21	404.50	
25	398.34	403.73	
26	397.47	402.96	
27	396.60	402.19	
28	395.73	401.42	
29	394.86	400.65	
30	393.99	399.88	
31	393.12	399.11	FROM MH 12 TO 11
32	392.25	398.34	
33	391.38	397.57	
34	390.51	396.80	
35	389.64	396.03	FROM MH 11 TO 10
36	388.77	395.26	
37	387.90	394.49	
38	387.03	393.72	FROM MH 10 TO 9
39	386.16	392.95	
40	385.29	392.18	
41	384.42	391.41	FROM MH 9 TO 8
42	383.55	390.64	
43	382.68	389.87	
44	381.81	389.10	
45	380.94	388.33	
46	380.07	387.56	
47	379.20	386.79	FROM MH 8 TO 7
48	378.33	386.02	
49	377.46	385.25	
50	376.59	384.48	
51	375.72	383.71	FROM MH 7 TO 6
52	374.85	382.94	
53	373.98	382.17	
54	373.11	381.40	
55	372.24	380.63	
56	371.37	379.86	
57	370.50	379.09	
58	369.63	378.32	
59	368.76	377.55	
60	367.89	376.78	
61	367.02	376.01	
62	366.15	375.24	
63	365.28	374.47	
64	364.41	373.70	
65	363.54	372.93	
66	362.67	372.16	
67	361.80	371.39	
68	360.93	370.62	
69	360.06	369.85	
70	359.19	369.08	
71	358.32	368.31	
72	357.45	367.54	
73	356.58	366.77	
74	355.71	366.00	
75	354.84	365.23	
76	353.97	364.46	
77	353.10	363.69	
78	352.23	362.92	
79	351.36	362.15	
80	350.49	361.38	
81	349.62	360.61	
82	348.75	359.84	
83	347.88	359.07	
84	347.01	358.30	
85	346.14	357.53	
86	345.27	356.76	
87	344.40	355.99	
88	343.53	355.22	
89	342.66	354.45	
90	341.79	353.68	



REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Myers / 12/10/07
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

J.R. Robinson / 12/10/07
 HOWARD SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mike J. Conley / 12/19/05
 Chief, Development Engineering Division

Andy Hamilton / 12/20/03
 Chief, Division of Land Development

Sasha Callahan / 12/13/03
 Director (Acting)

DEVELOPER'S CERTIFICATE

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

Mike J. Conley / 12/3/03
 SIGNATURE OF DEVELOPER
 MIKE J. CONLEY

ENGINEER'S CERTIFICATE

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

Frank G. Ausonio Jr / 12/3/03
 SIGNATURE OF ENGINEER
 FRANK G. AUSONIO JR

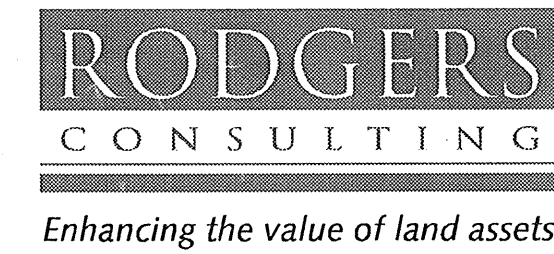
NOTE: SEDIMENT CONTROLS PROPOSED UNDER F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

* NO BONUS ROOMS ALLOWED ON LOTS 17, 18, 19, 34, 53 & 54. NO DECKS ALLOWED ON LOTS 17, 18 & 19. LOTS 16, 17, 18, 19, 20, 28, 29, 30, 31, 32, 33 & 34 ARE IMPACTED BY RETAINING WALL EASEMENT.

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB, RC	
	DRAWN		CoV	
	REVIEWED		PFB	
	RELEASE FOR			
	SUBMITTED FOR REVIEW			

Developer/Owner:
Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Michael J. Conley, Vice President
 (301) 803-4800

SITE DEVELOPMENT & GRADING PLAN



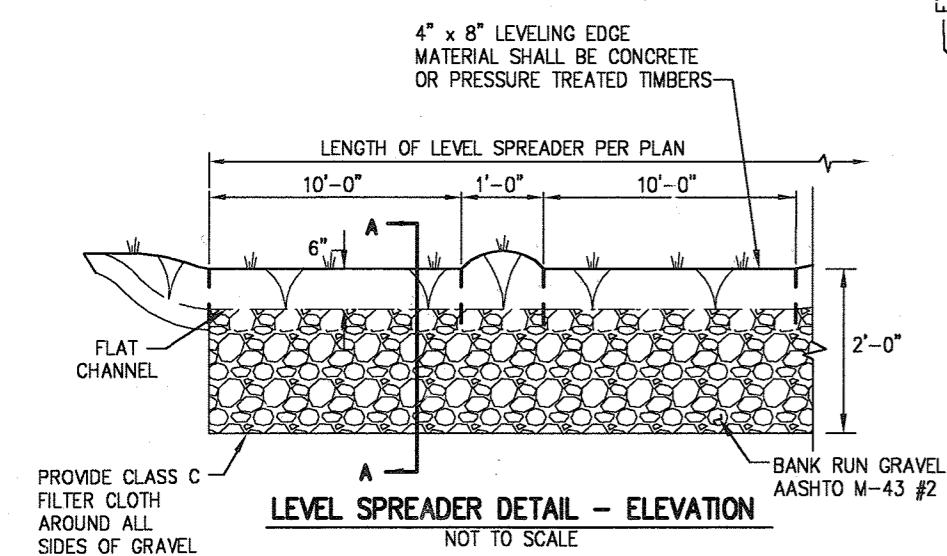
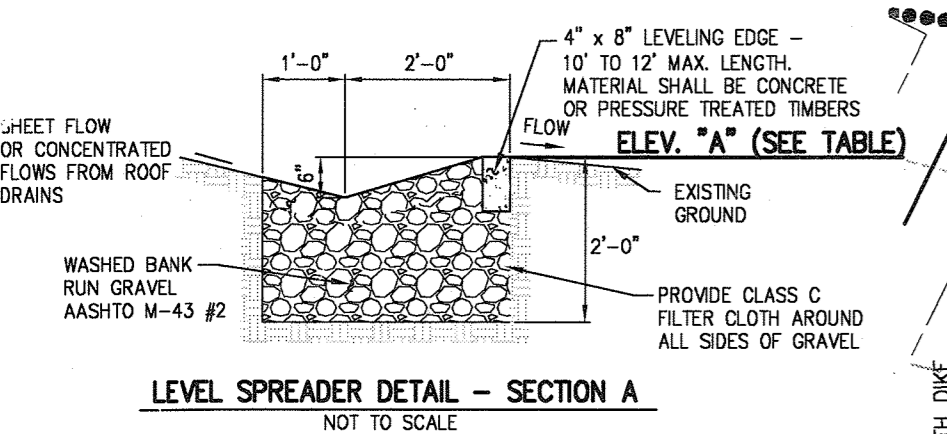
Rodgers Consulting, Inc.
 9260 Gaither Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.roddgers.com

PHASES I, II & III - TOWNHOMES SDP
Montjoy
 ELECTION DISTRICT NO. #2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID:12 PARCEL 260
 DPZ FILES: S-01-20, W1-01-117, P-02-10, P-02-17, P-03-03, F-03-87

SCALE: 1" = 30'
JOB NO. 506V3
DATE: 07/10/03
INDEX NO. SG-1
SHEET NO. 2 OF 7

LOT NO.	SHC INV.	MIN. SERVICE EL.	REMARKS
70	424.10	428.00	FROM MH 39 TO 38
71	424.80	428.00	
72	424.80	428.00	
73	424.78	428.00	
74	424.76	428.00	
75	424.80	428.00	
76	420.28	424.08	
77	420.15	423.95	
78	419.12	422.92	FROM MH 38 TO 37
79	418.00	421.84	
80	416.89	420.79	
81	417.95	421.79	
82	416.77	420.74	
83	414.94	418.74	
84	413.83	417.83	
85	412.71	416.83	
86	411.50	415.40	
87	410.84	414.84	
88	412.22	418.00	FROM MH 40 TO 38
89	422.74	428.30	
90	423.30	427.10	
91	424.04	427.80	
92	424.70	428.50	
93	425.34	429.10	
94	426.00	429.80	
95	426.74	430.50	
96	427.48	431.20	
97	428.24	431.90	
98	429.00	432.60	
99	429.76	433.30	
100	430.52	434.00	
101	431.28	434.70	
102	432.04	435.40	
103	432.80	436.10	
104	433.56	436.80	
105	434.32	437.50	
106	435.08	438.20	
107	435.84	438.90	
108	436.60	439.60	
109	437.36	440.30	
110	438.12	441.00	
111	438.88	441.70	
112	439.64	442.40	
113	440.40	443.10	
114	441.16	443.80	
115	441.92	444.50	
116	442.68	445.20	
117	443.44	445.90	
118	444.20	446.60	
119	444.96	447.30	
120	445.72	448.00	

NO.	ELEV. "A"	(SEE DETAIL BELOW)
T-1	419.25	
T-2	408.10	
T-3	403.75	
T-4	403.00	
T-5	424.10	
T-6	418.30	
T-7	420.00	



REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

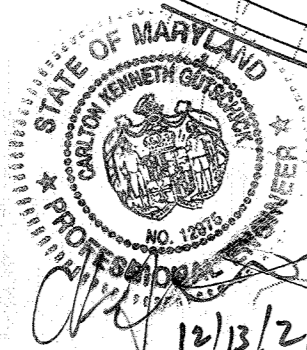
Jim Myers / cs 12/10/02
USDA - NATURAL RESOURCES CONSERVATION SERVICE
DATE

J.R. Roberts / cs 12/10/03
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
12/19/03
Date

Chief, Division of Land Development
12/20/03
Date

Director (Admin.)
12/30/03
Date



I hereby certify that this plan was prepared or approved by me and that I am duly licensed professional engineer under the laws of the State of Maryland License No. 12182 Expiration Date: July 2022

DATE	REVISION	DATE	BY	DATE
11/10/01	add notes to grade for deck	11/10/01		
11/21/01	add note to L.L. (see 31-32)	11/21/01		
11/21/01	REVISE PER L.L. (see 31-32)	11/21/01		
12-04-03	FINAL M.I.A.R. SUBMITTAL FOR SIGNATURE	12-04-03		
09-27-03	REVISED PER HOWARD COUNTY COMMENTS	09-27-03		
07-10-03	SUBMITTED FOR REVIEW	07-10-03		

BASE DATA	CADD	DESIGNED	PF, RC	DRAWN	Cv	REVIEWED	PF, B	RELEASE FOR	DATE
Developer/Owner:	Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC	6905 Rockledge Drive Suite 800	Bethesda, Maryland 20817	Michael J. Conley, Vice President	(301) 803-4800				

SITE DEVELOPMENT & GRADING PLAN

Enhancing the value of land assets

PHASES I, II & III - TOWNHOMES SDP

Montjoy

ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-1-117, P-02-10, P-02-17, P-03-08, F-03-87

SCALE: " = 30'
JOB NO: 506V3
DATE: 07/10/03
INDEX NO: SG-2
SHEET NO: 3 OF 7

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

Mike J. Conley 12/3/03
SIGNATURE OF DEVELOPER DATE
PRINT NAME BELOW SIGNATURE
MIKE J. CONLEY

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

Frank B. Asselme II 12/3/03
SIGNATURE OF ENGINEER DATE
PRINT NAME BELOW SIGNATURE
FRANK B. ASSELME II



NOTE: SEDIMENT CONTROLS PROPOSED UNDER F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

DATUM: NAD 83/91

MATCHLINE SEE SHEET 5 OF 6

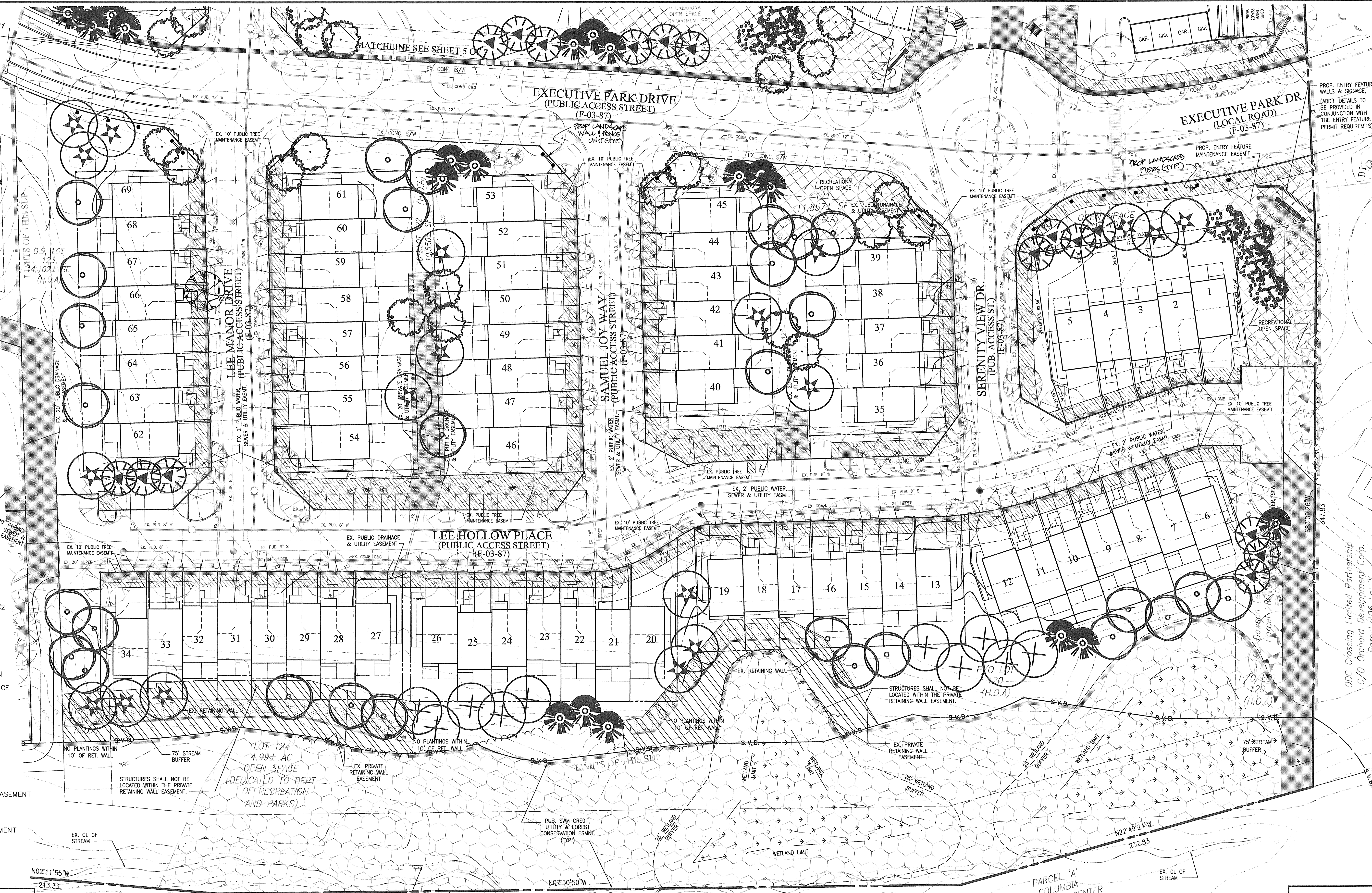
TREE SYMBOL KEY
SEE SHEET 7 FOR SCHEDULE & DETAILS

- ACER RUBUM (RED MAPLE)
- TILIA CORDATA (LITTLELEAF LINDEN)
- QUERCUS RUBRA (RED OAK)
- FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)
- PYRUS CALLERYANA 'CHANTICLEER' (CHANTICLEER PEAR)
- PRUNUS CERASIFERA (THUNDERCLOUD PLUM)
- CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)
- PINUS STROBUS (WHITE PINE)
- AMALANCHIER CANADENSIS (SHADBLow SERVICEBERRY)
- PRUNUS YEDOENSIS (YOSHINO CHERRY)

NOTE: TREES APPROVED BY PREVIOUS PLANS SHOWN IN LIGHT GREY. (SEE F-03-87)

Legend

- STREAM BUFFER
- 100 YR. FLOODPLAIN
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- ZONING LINE
- MATCH LINE
- WETLAND
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING LIGHT POLE LOCATION (PUBLIC STREETS—PER F-03-87)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/19/03
Chief, Development Engineering Division

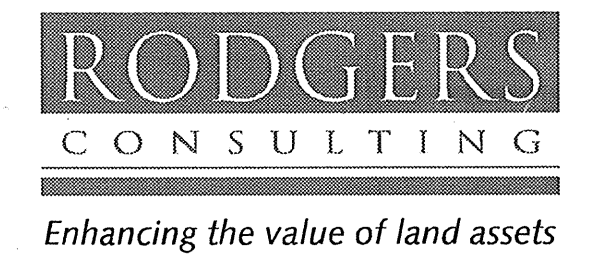
[Signature] 12/26/03
Chief, Division of Land Development

[Signature] 12/30/03
Director (P&Z)

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		RC	
	DRAWN		CoV	
	REVIEWED		PFB	
	RELEASE FOR			

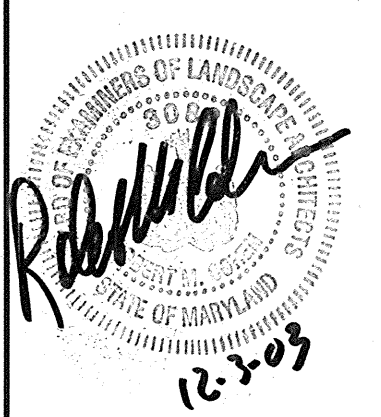
Developer/Owner:
Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803-4800

SITE DEVELOPMENT LANDSCAPE PLAN

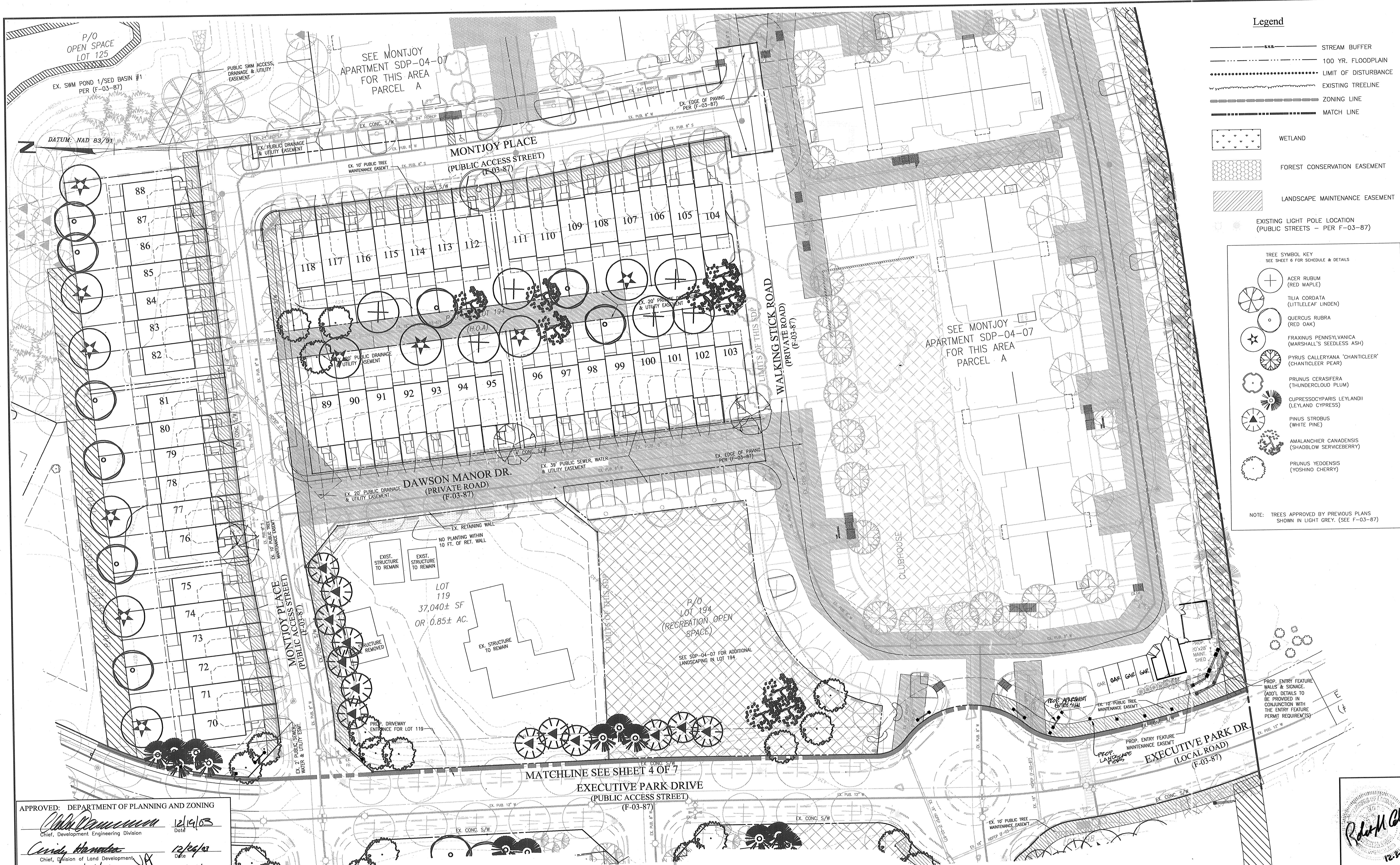


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301.948.6256 (fax)
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PHASES I, II & III - TOWNHOMES SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, W1-01-117, P-02-10, P-02-17, P-03-03, F-03-87



SCALE: 1" = 30'
JOB No. 506V3
DATE: 07/10/03
INDEX No. LS-1
SHEET No. 4 OF 7



Legend

- STREAM BUFFER
- 100 YR. FLOODPLAIN
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- ZONING LINE
- MATCH LINE
- WETLAND
- FOREST CONSERVATION EASEMENT
- LANDSCAPE MAINTENANCE EASEMENT
- EXISTING LIGHT POLE LOCATION (PUBLIC STREETS - PER F-03-87)

- TREE SYMBOL KEY**
SEE SHEET 6 FOR SCHEDULE & DETAILS
- ACER RUBUM (RED MAPLE)
 - TILIA CORDATA (LITTLELEAF LINDEN)
 - QUERCUS RUBRA (RED OAK)
 - FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)
 - PYRUS CALLERYANA 'CHANTICLEER' (CHANTICLEER PEAR)
 - PRUNUS CERASIFERA (THUNDERCLOUD PLUM)
 - CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)
 - PINUS STROBUS (WHITE PINE)
 - AMELANCHIER CANADENSIS (SHADBLow SERVICEBERRY)
 - PRUNUS YEDOENSIS (YOSHINO CHERRY)
- NOTE: TREES APPROVED BY PREVIOUS PLANS SHOWN IN LIGHT GREY. (SEE F-03-87)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Williamson 12/19/03
Chief, Development Engineering Division

Cindy Hamilton 12/24/03
Chief, Division of Land Development

David Lafferty 12/29/03
Director (Planning)

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		RC	
	DRAWN		CoV	
	REVIEWED		PFB	
	RELEASE FOR			

Developer/Owner:
Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Michael J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT LANDSCAPE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
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www.rodgers.com

PHASES I, II & III - TOWNHOME SDP

Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, P-03-87

SCALE: 1" = 30'
JOB No. 506V3
DATE: 07/10/03
INDEX No. LS-2
SHEET No. 5 OF 7

SDP-04-06

SCHEDULE A PERIMETER LANDSCAPE EDGE FOR LOTS 1-5 ONLY*	
Buffer Type	B
Length of Buffer	125'
Number of Trees Required:	
Shade Trees @ 1/50 If	3
Evergreen Trees @ 1/40 If	4
Number of Trees Provided:	
Shade Trees	3
Evergreen Trees	4

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units	118
Number of trees Required @ 1/DU	118
Number of Trees Provided:	
Shade Trees	80
Other Trees (2:1 substitution) =	77 (credit = 38)

SURETY CALCULATION-RESIDENTIAL INTERNAL LANDSCAPING TREES			
SHADE TREES	80 @ \$300 ea		\$ 24,000
ORNAMENTAL/EVERGREENS	77 @ \$150 ea		\$ 11,550
SUBTOTAL			\$ 35,550
SURETY CALCULATION-RESIDENTIAL PERIMETER BUFFER TREES*			
SHADE TREES	3 @ \$300 ea		\$ 900
ORNAMENTAL/EVERGREENS	4 @ \$150 ea		\$ 600
SUBTOTAL			\$ 1,500
TOTAL SURETY			\$ 37,050
(TO BE POSTED WITH GRADING PERMIT)			

* BONDING FOR BUFFER BEHIND LOTS 1-5 IS INCLUDED UNDER THIS PLAN AS THE BUFFER REQUIREMENTS HAD NOT BEEN DETERMINED AT THE TIME OF SUBMISSION OF THE F-03-87 PLANS.

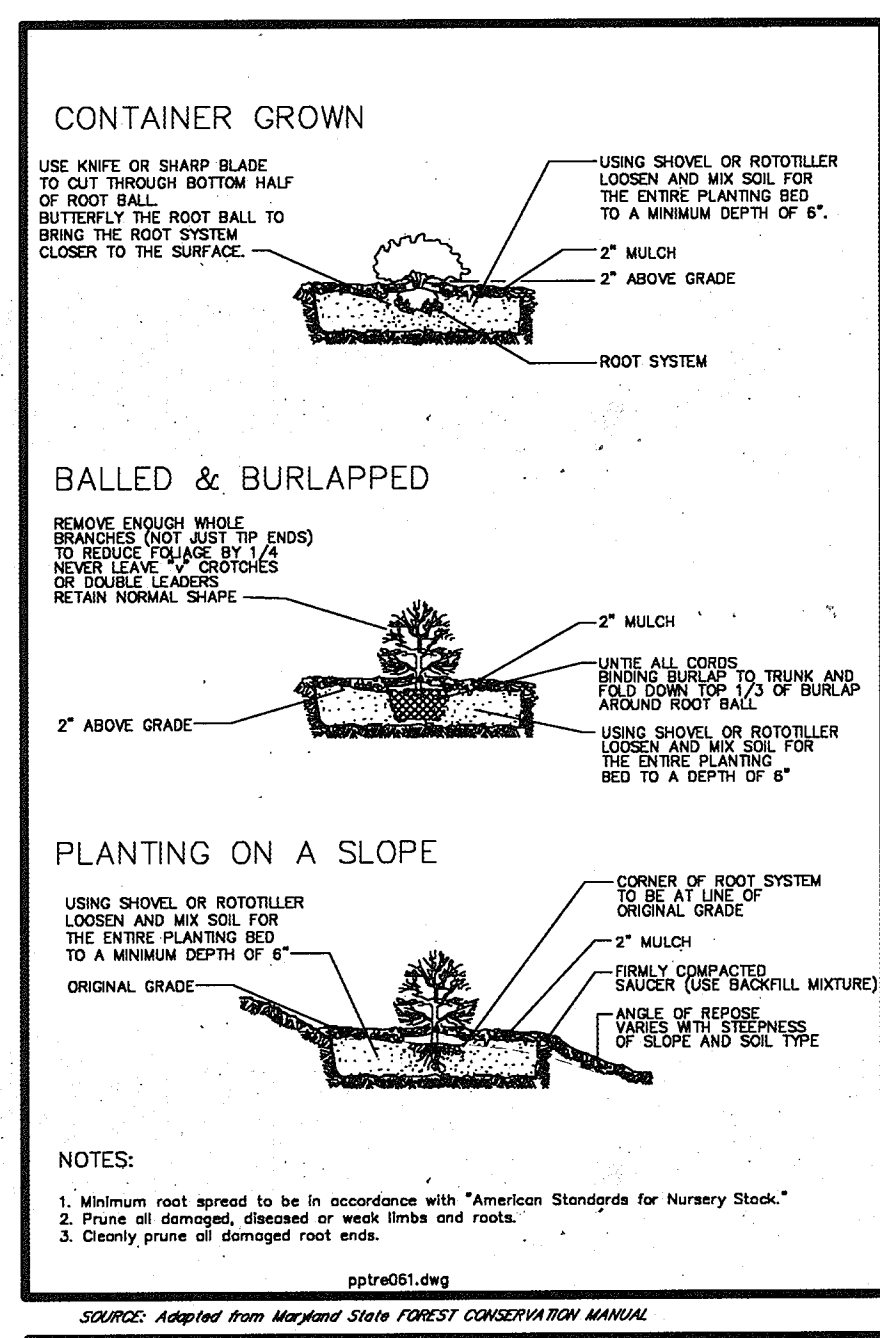
PLANTING SCHEDULE - RESIDENTIAL INTERNAL				
SYMBOL	BOTANICAL NAME (COMMON NAME)	Q'TY	SIZE	ROOT
LARGE TREES				
	ACER RUBUM (RED MAPLE)	16	2 1/2"-3" cal	B&B
	FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)	26	2 1/2"-3" cal	B&B
	QUERCUS RUBRA (RED OAK)	38	2 1/2"-3" cal	B&B
SMALL TREES & EVERGREENS				
	AMALANCHIER CANADENSIS (SHADBLOW SERVICEBERRY)	13	8' - 10' ht.	B&B
	PRUNUS YEDOENSIS (YOSHINO CHERRY)	25	1 1/2"-2" cal	B&B
	CUPRESSOCYPARIS LEYLANDII (LEYLAND CYPRESS)	20	6'-8' ht.	B&B
	PINUS STROBUS (WHITE PINE)	19	6'-8' ht.	B&B

PLANTING SCHEDULE - PERIMETER BUFFER				
SYMBOL	BOTANICAL NAME (COMMON NAME)	Q'TY	SIZE	ROOT
LARGE TREES				
	PINUS STROBUS (WHITE PINE)	4	6'-8' ht.	B&B
	FRAXINUS PENNSYLVANICA (MARSHALL'S SEEDLESS ASH)	3	2 1/2"-3" cal	B&B

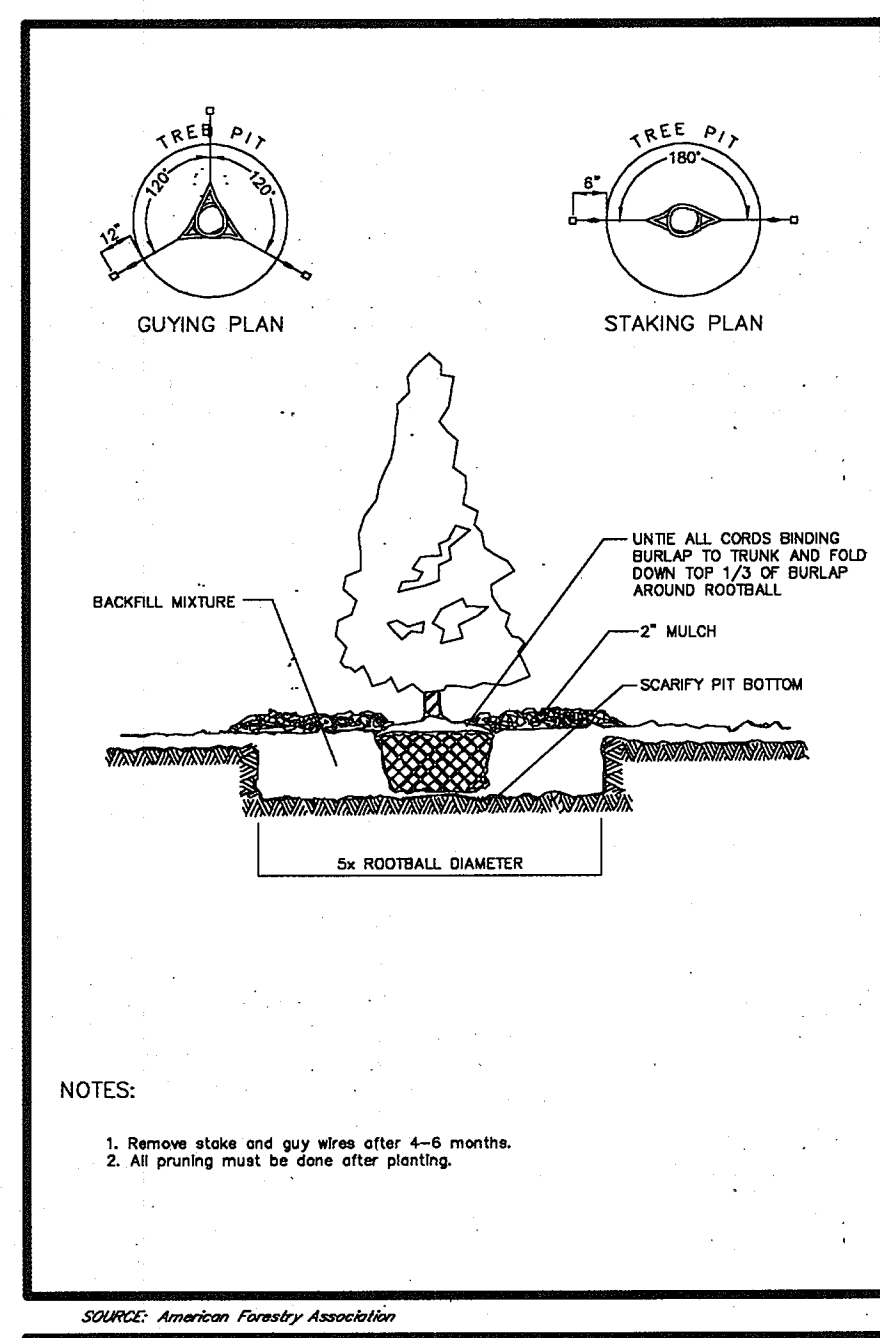
Landscape Notes:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AS ADOPTED 1/4/93 AND AMENDED 3/2/98.
- Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to insure conformance to national and local building codes and ordinances.
 - All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the owners representative.
 - Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
 - The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.
 - Substitutions in plant species or size shall not be permitted except with the written approval of the owners representative.
 - Plants shall be located as shown on the drawings and by scaling or as designated in the field by the owners representative. All locations are to be approved by the owners representative before excavation.
 - Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative.
 - All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
 - During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
 - All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, roots and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.
 - All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the tree root ball.
 - The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction debris, roots and other foreign material are to be removed and discarded offsite.
 - The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 peat moss, or other approved organic material or imported new loamy topsoil and 10% cow manure. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.
 - The contractor is responsible to ensure that all tree pits, shrub beds and planter are well drained. No The landscape contractor without cost to the owner will replace all plant material, which is affected by poor drainage.
 - All lawn areas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist on the site.
 - All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be sodded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tailored and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
 - The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
 - The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, damaged in any way which will affect the plants general appearance and well being.
 - The trees and shrubs are to be planted with the accepted standards of the American Association of Nurserymen. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest visibility.
 - The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
 - The Landscape Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
 - Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C units to be located so that shrubs at maturity will maintain 1 foot clearance between unit and plant.
 - Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as not to impede drainage away from buildings.
 - Trees in public rights of way shall be located at least 3 feet from sidewalks. When the distance between the curb and the sidewalk is less than 6 feet, trees shall be planted 3 feet from sidewalk in the direction away from the road.
 - Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.
 - Groups of shrubs shall be placed in a continuous raised mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within 4 feet of shrub beds shall share some mulch bed.

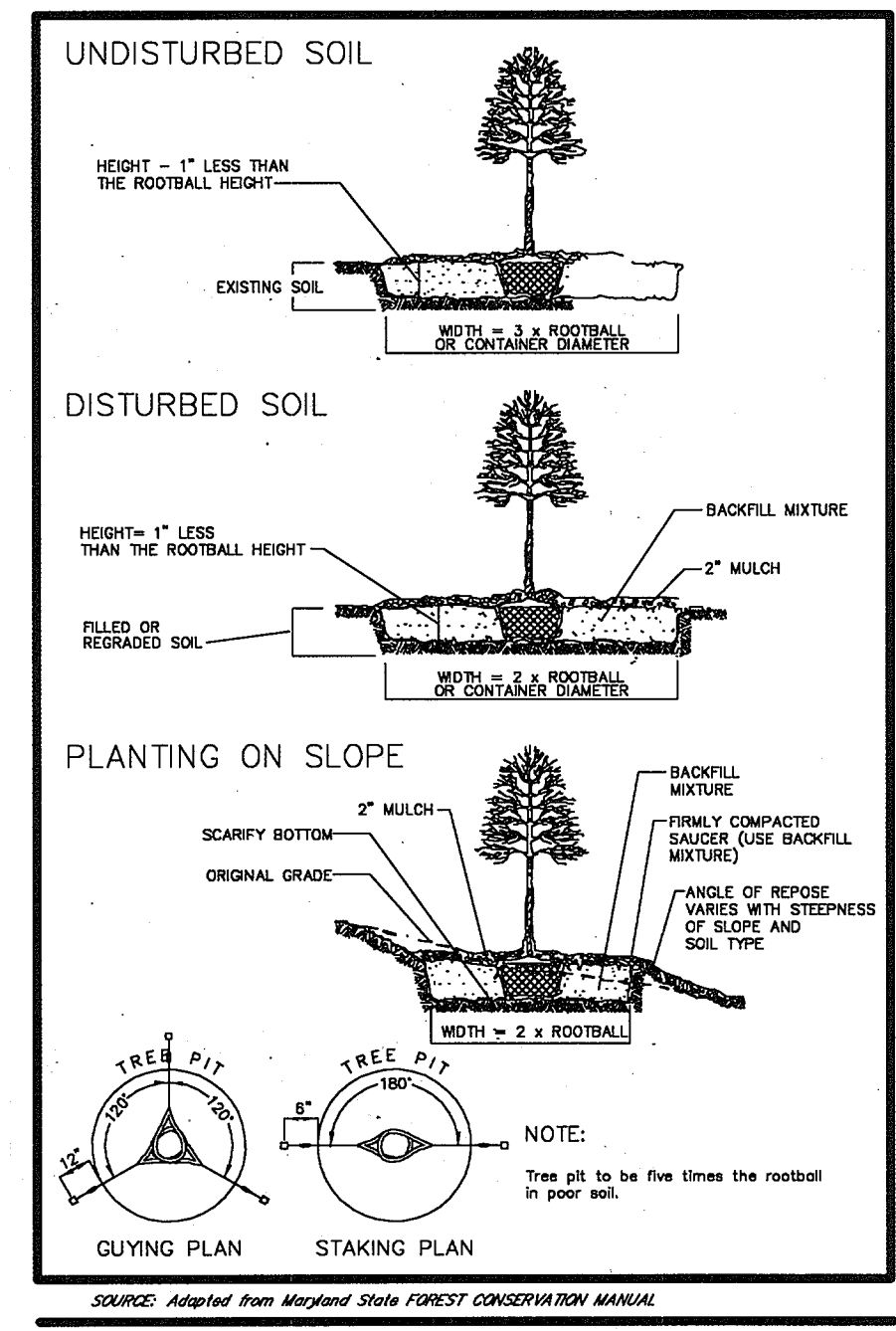
SHRUB PLANTING



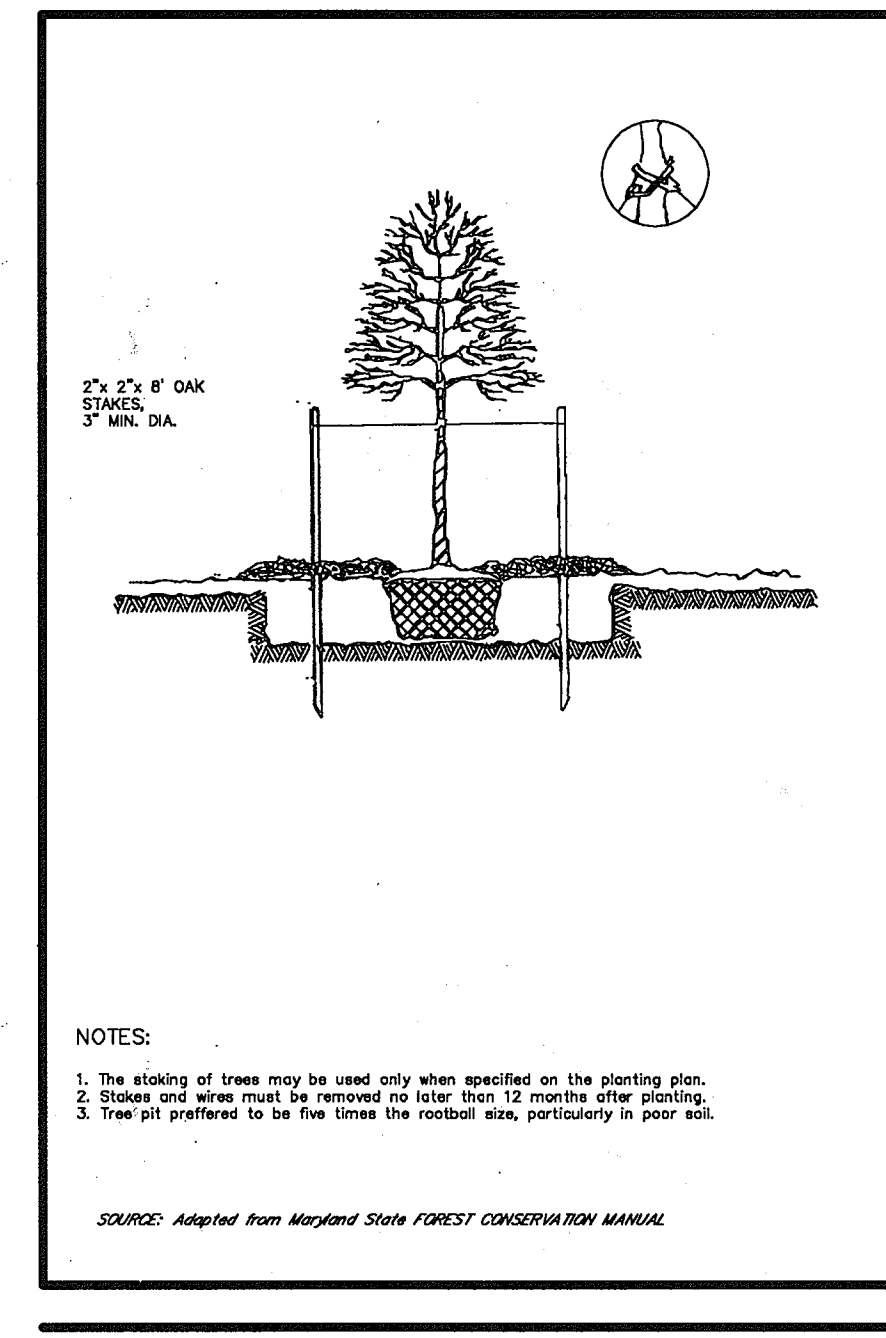
EVERGREEN TREE PLANTING



DECIDUOUS TREE PLANTING
CONTAINER GROWN AND BALLED & BURLAPPED STOCK



STAKED TREE SPECIFICATION (2)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Development Engineering Division

 Chief, Division of Land Development

 Director (Acting)

12/19/03
12/16/03
12/30/03

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		RC	
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

Developer/Owner:
Winchester Homes, Inc. & Stringtown Investments, LLC
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Michael J. Conley, Vice President
 (301) 803 - 4800

**SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS**

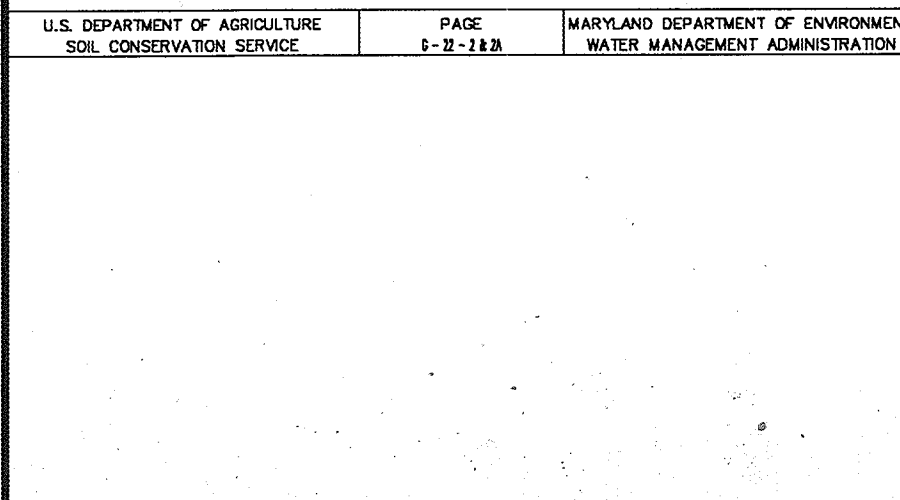
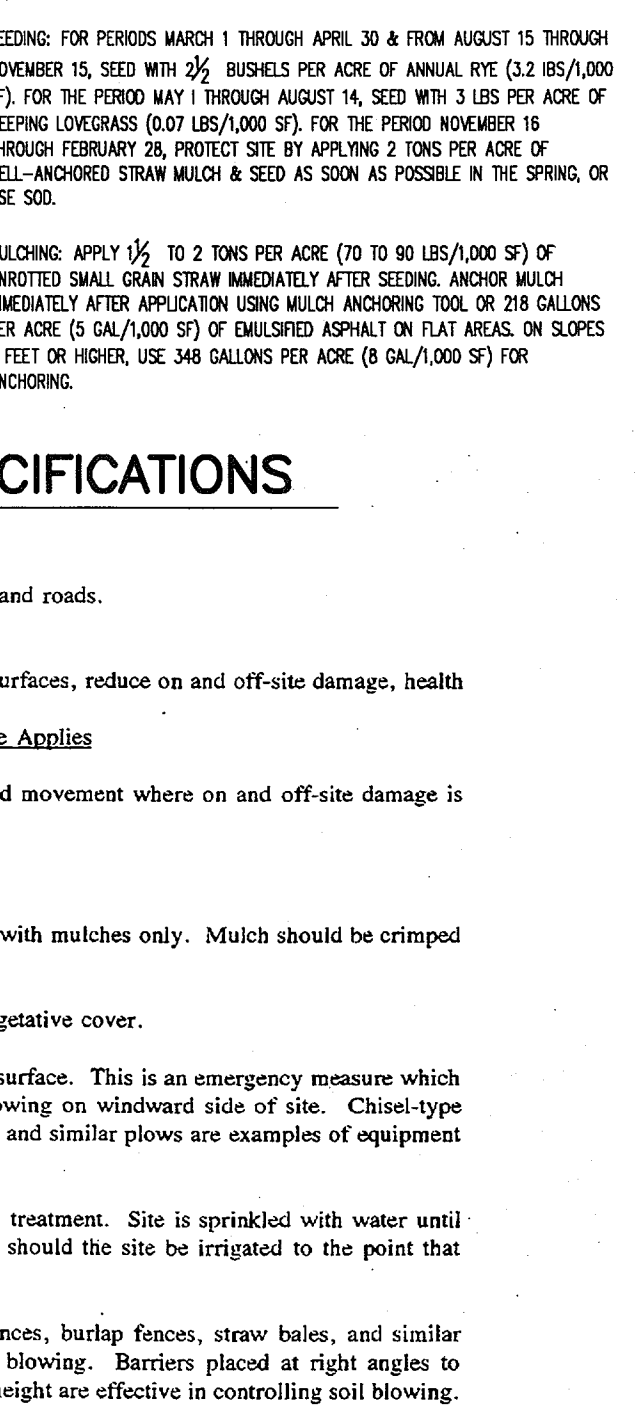
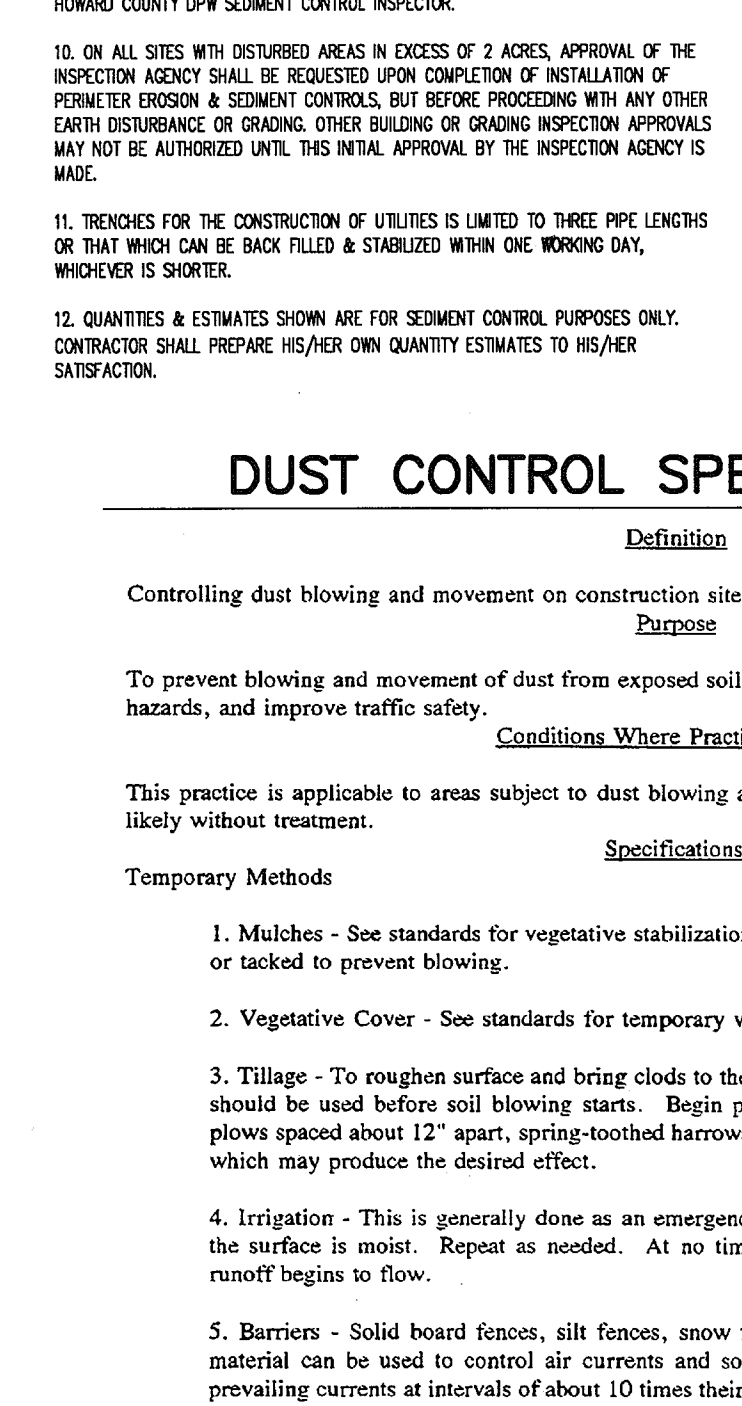
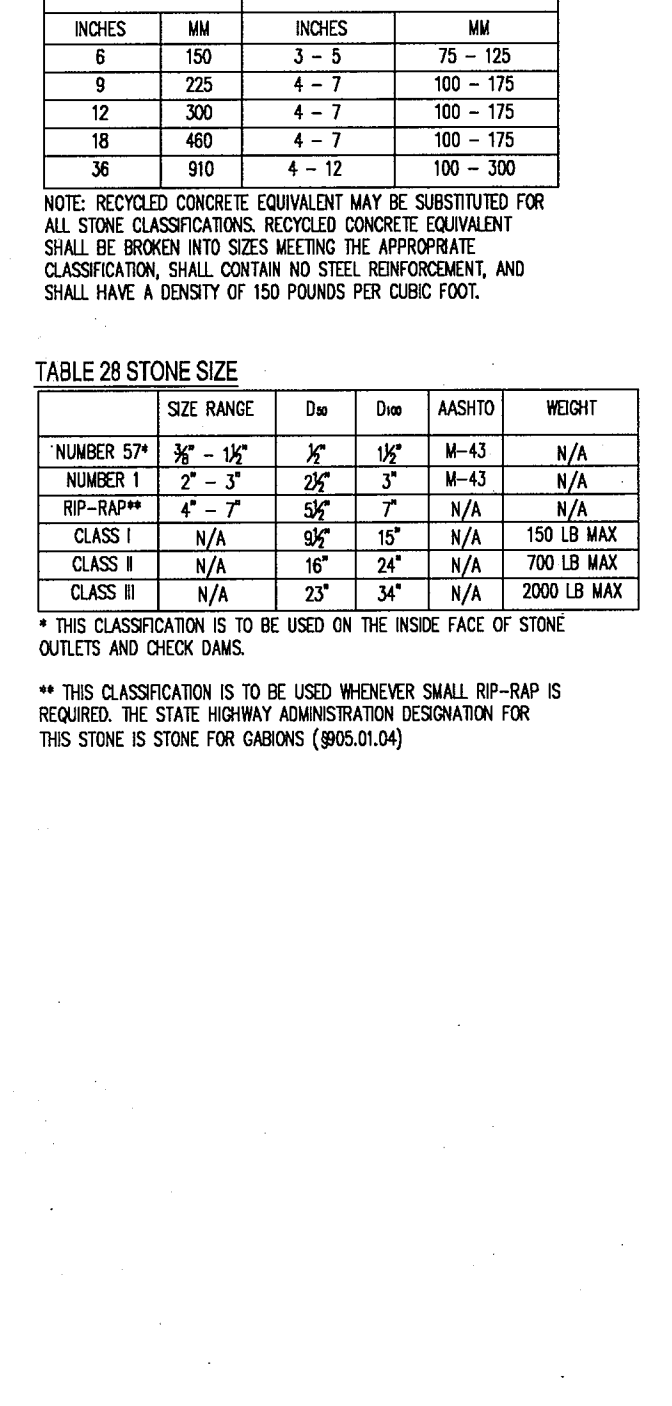
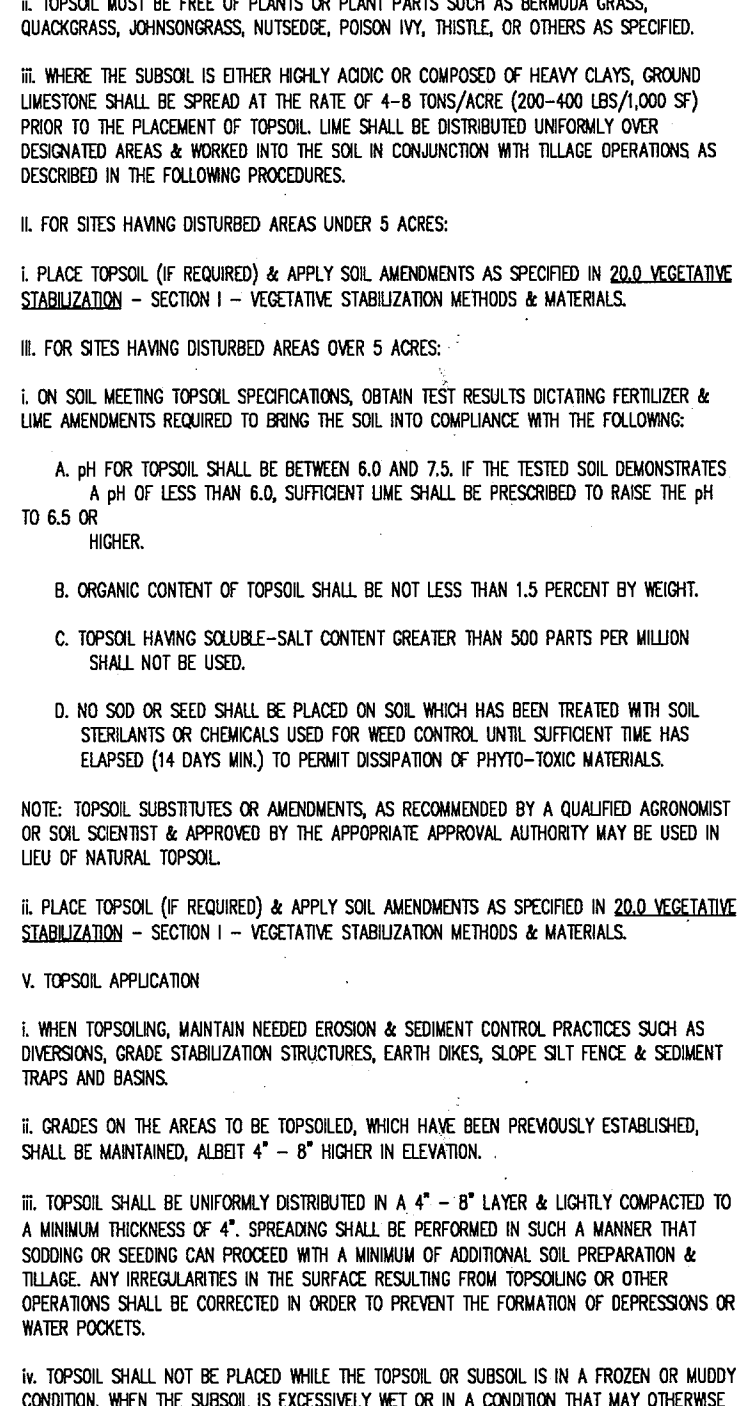
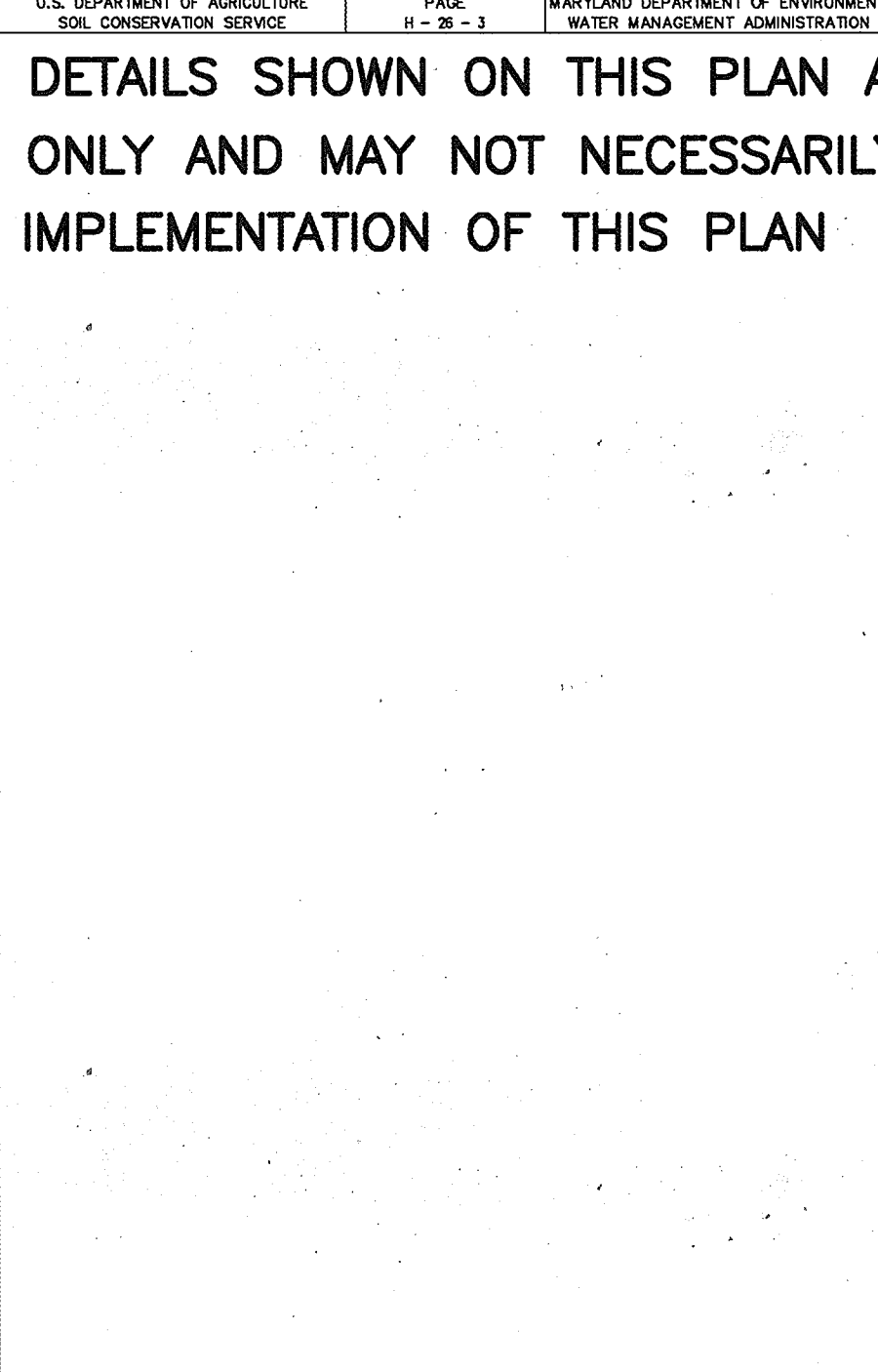
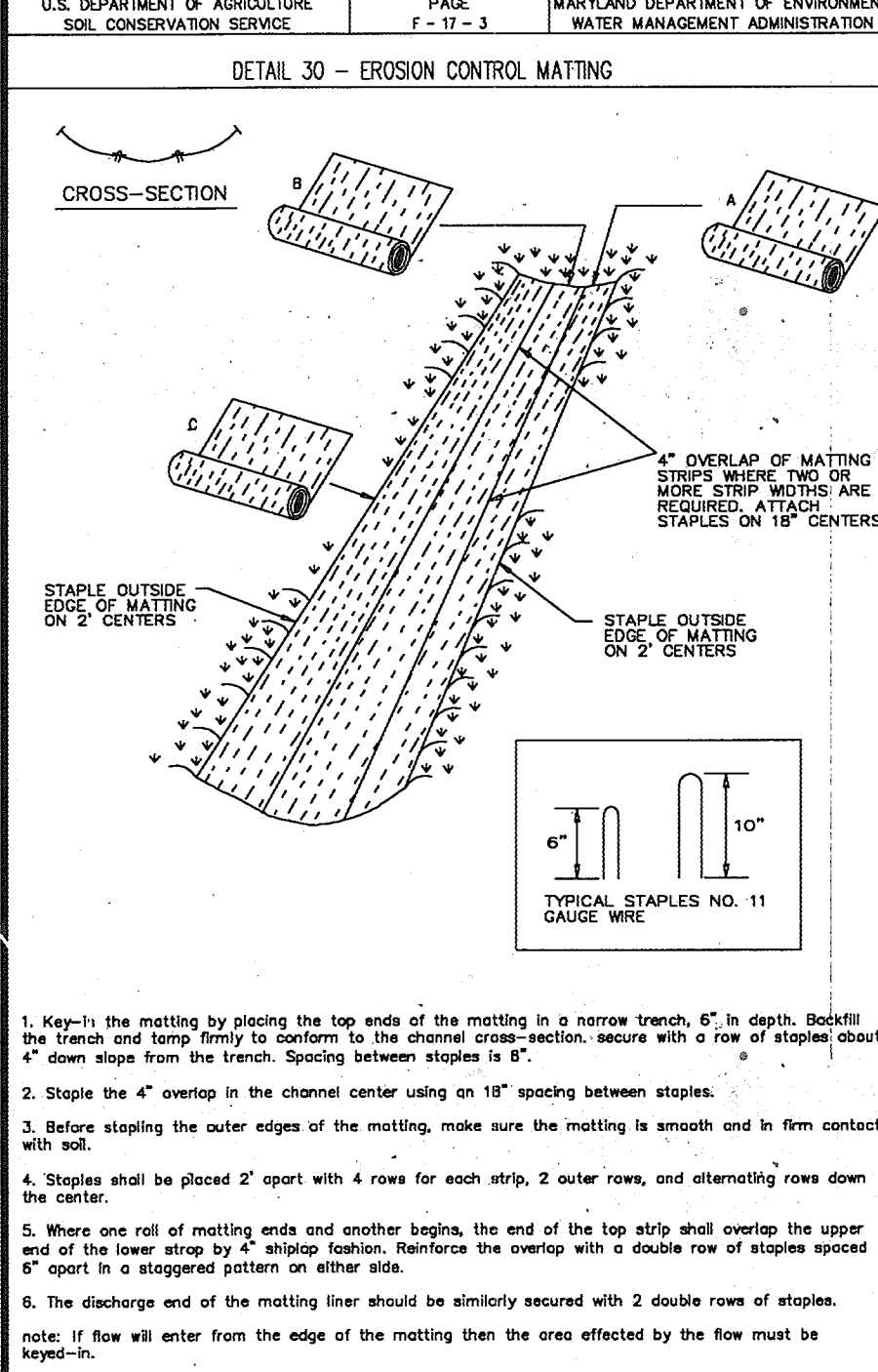
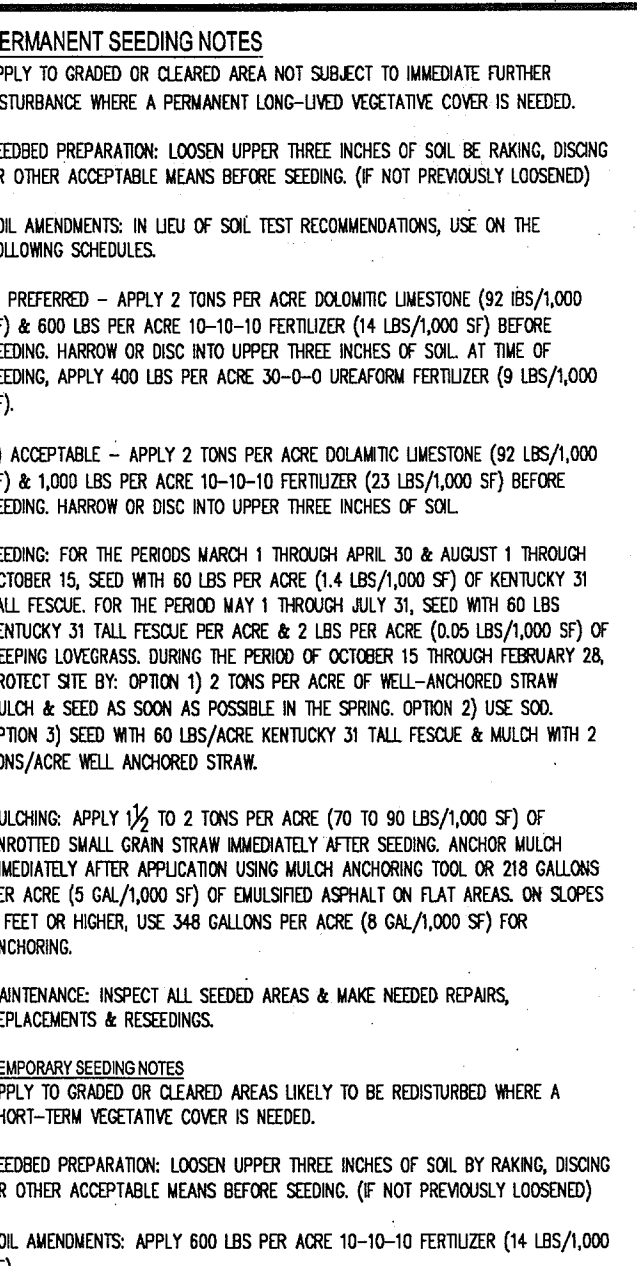
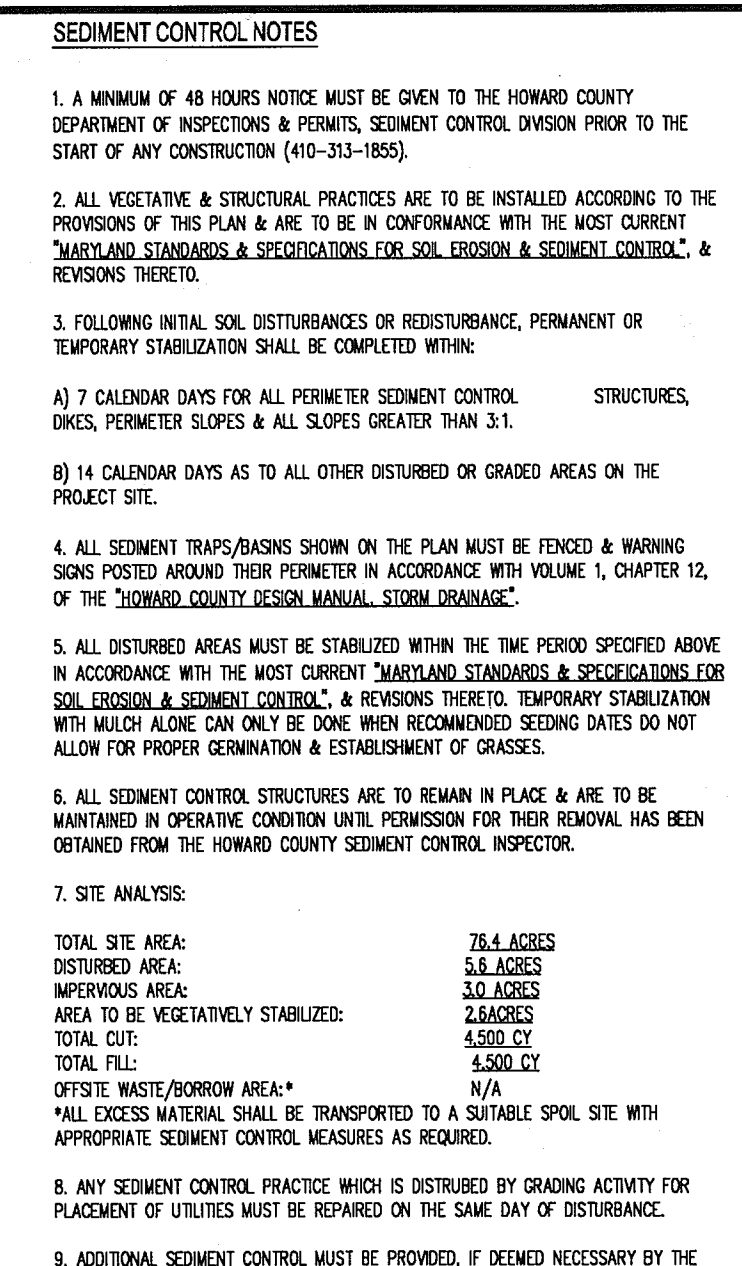
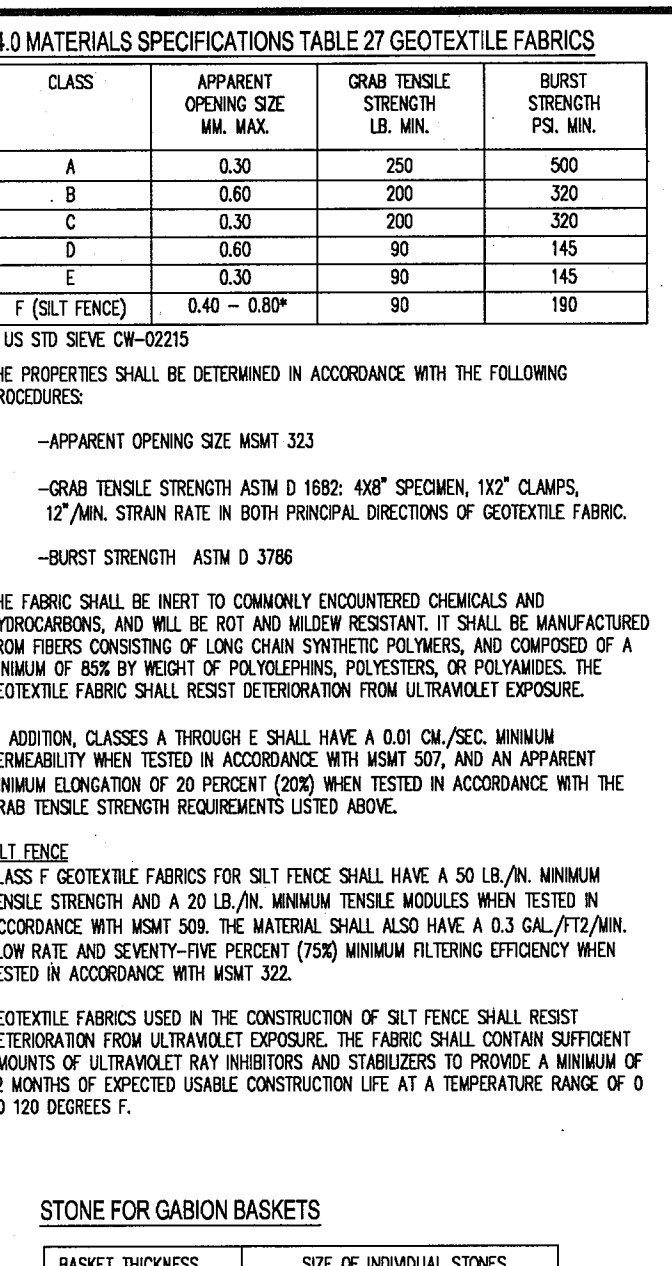
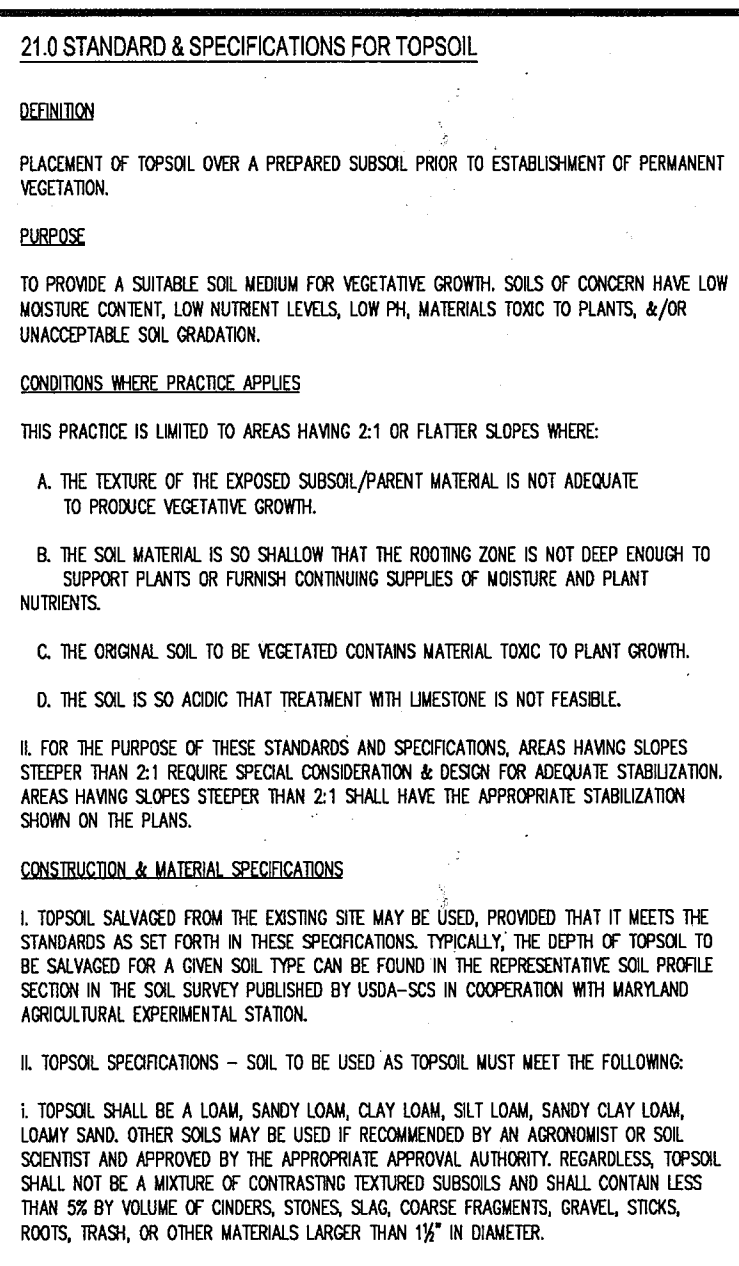
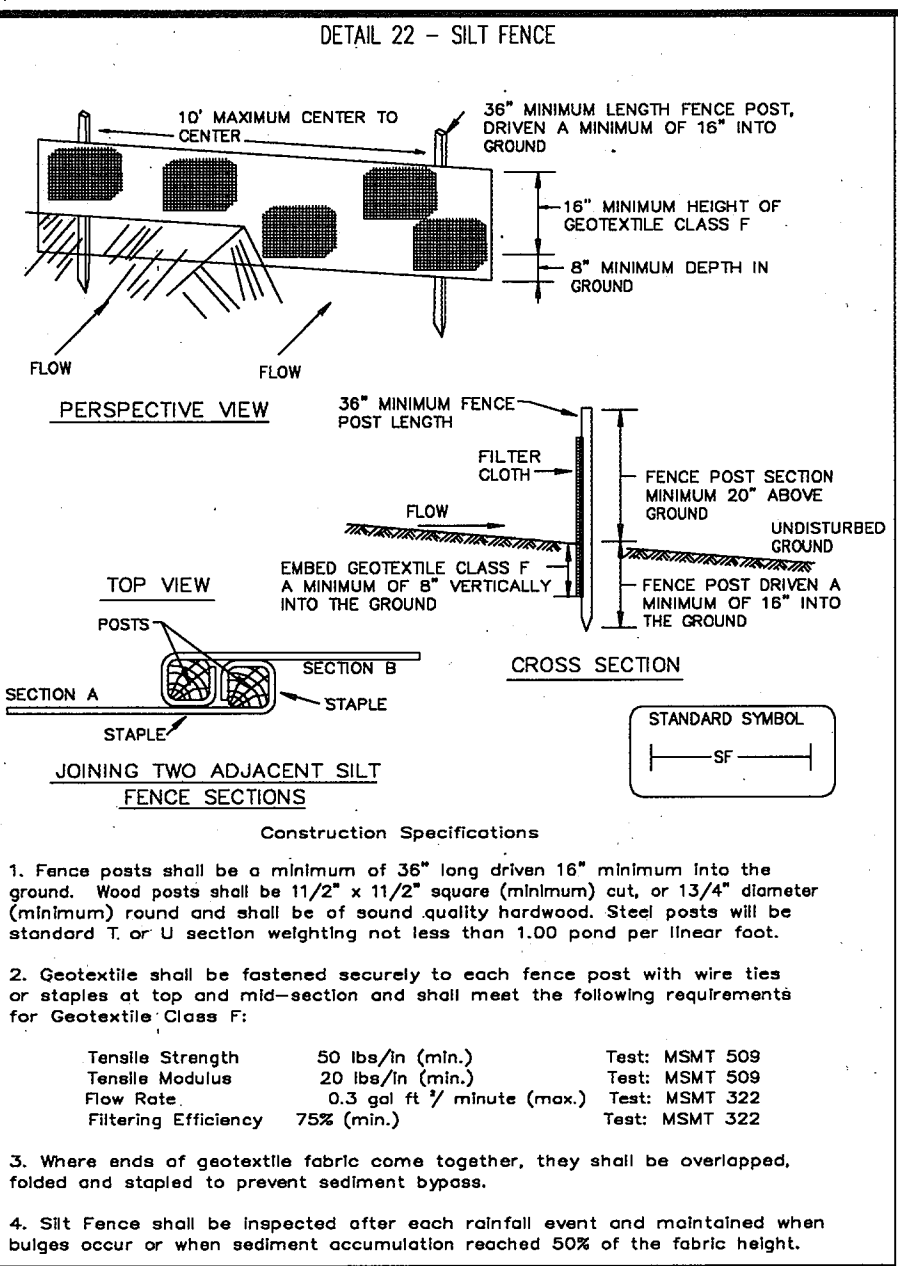
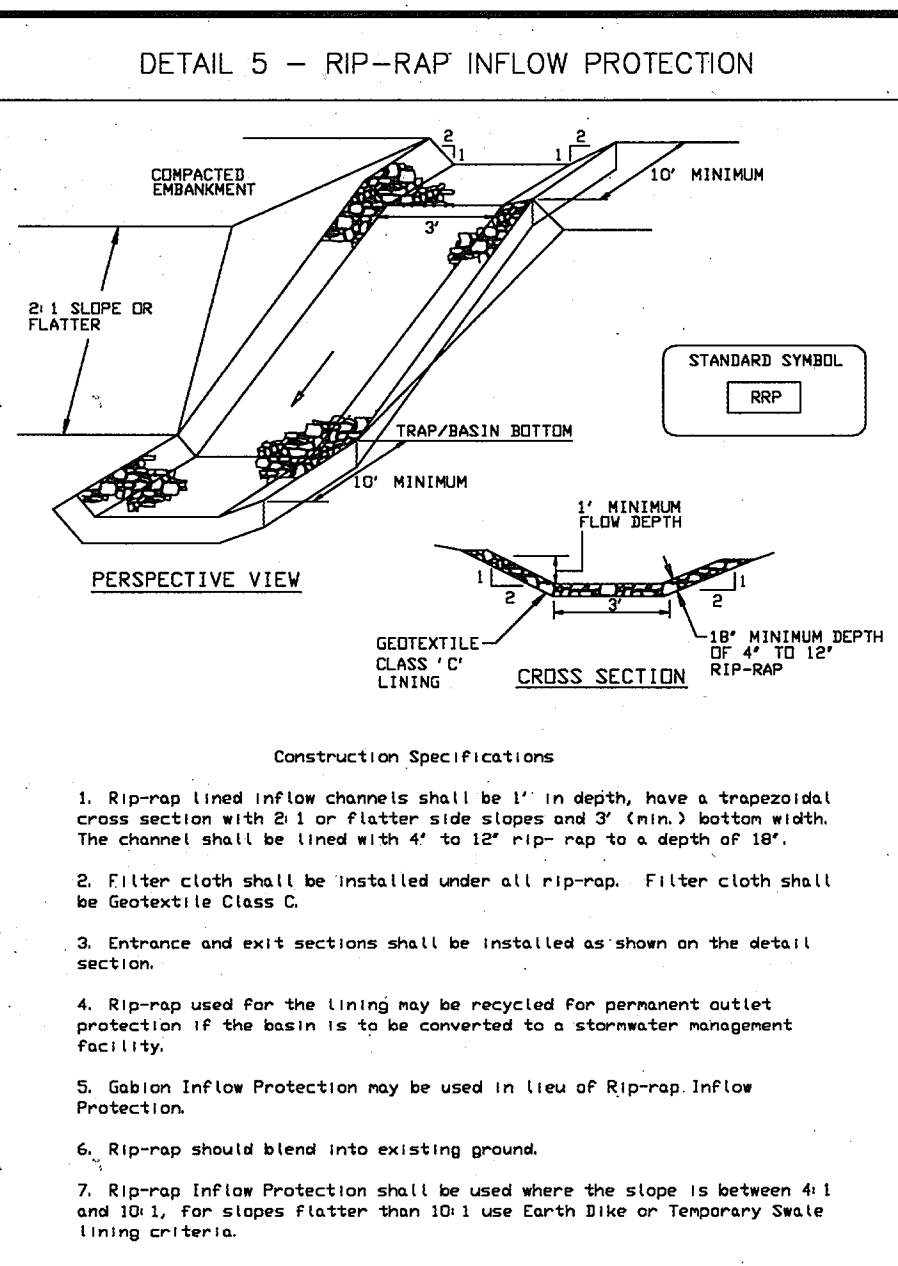
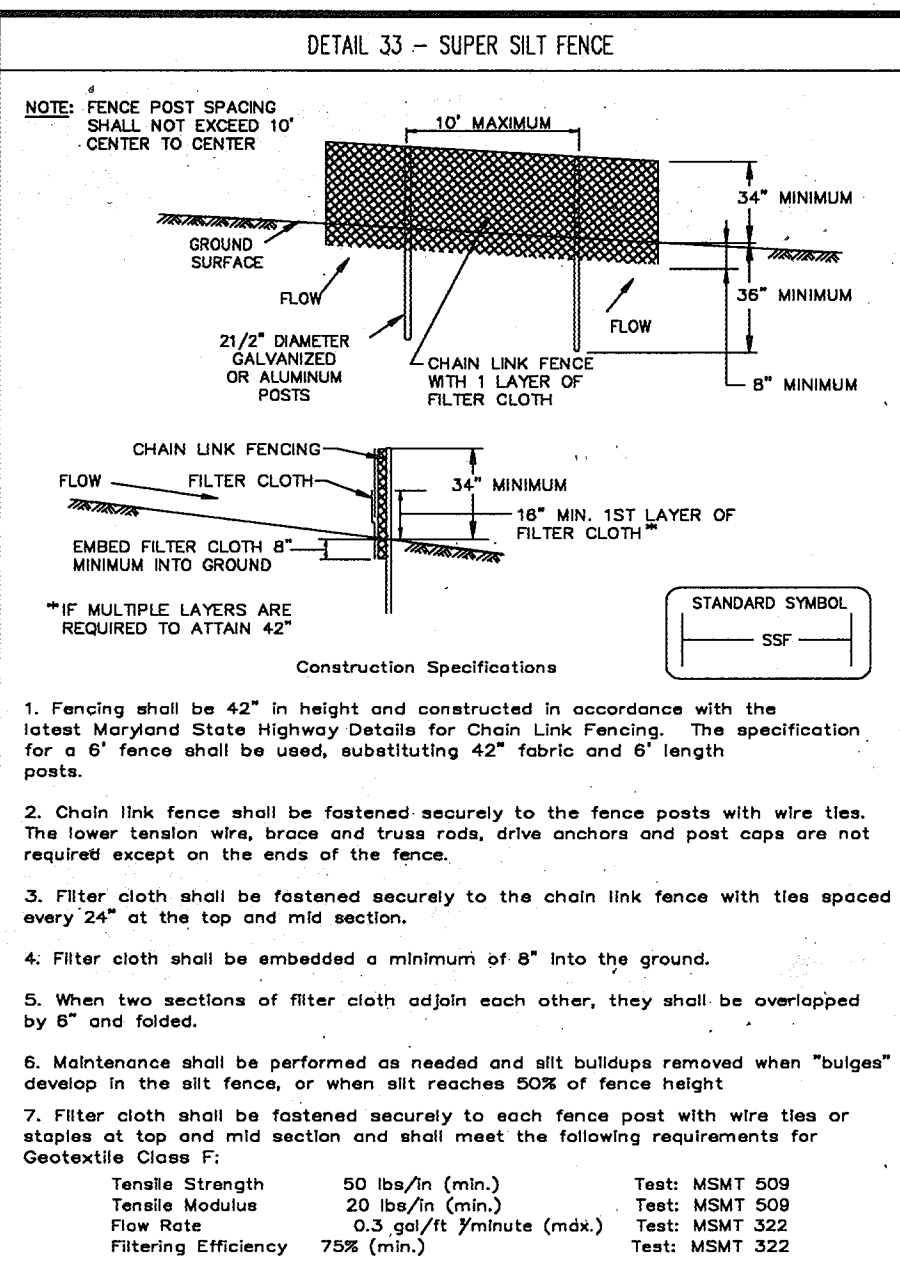
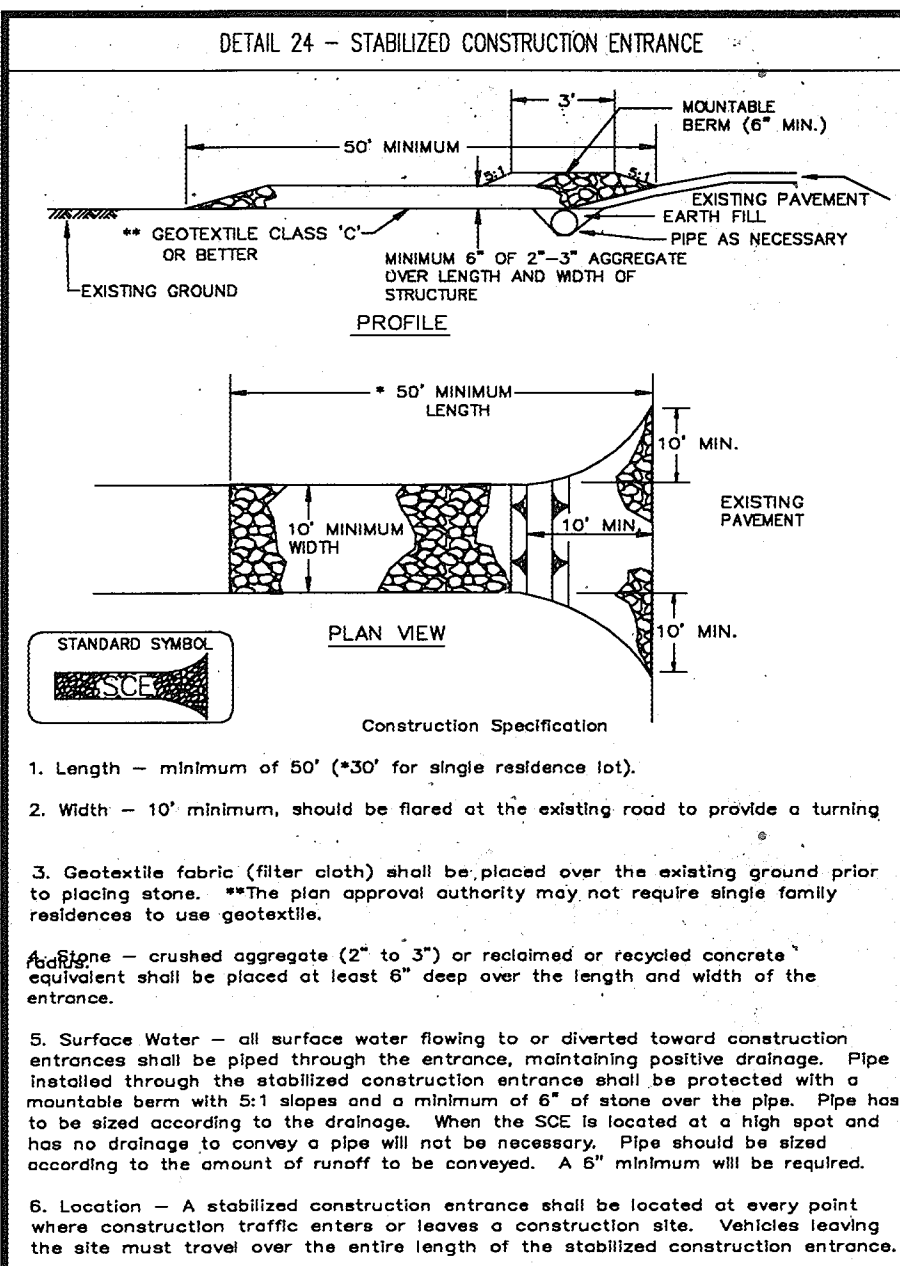
RODGERS CONSULTING
 Enhancing the value of land assets

Rodgers Consulting, Inc.
 9260 Cather Road
 Catonsville, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

PHASES I, II & III - TOWNHOME SDP

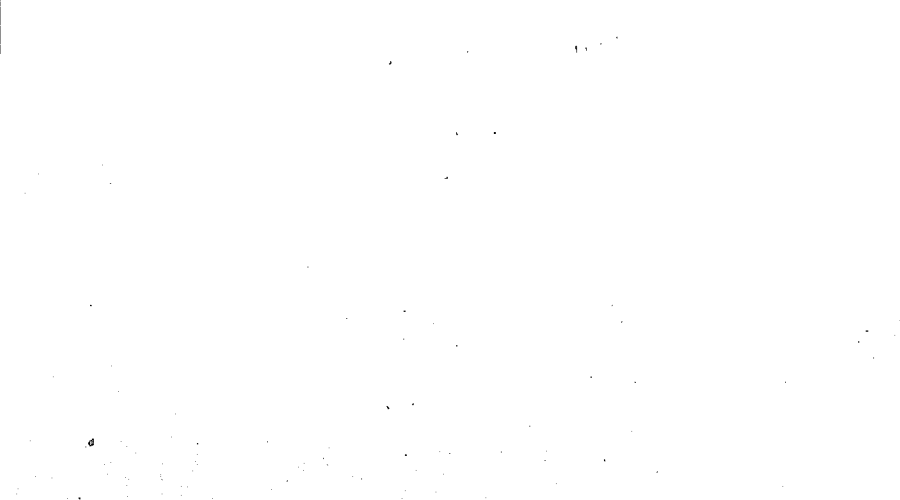
Montjoy
 ELECTION DISTRICT NO. #2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID:12 PARCEL 260
 DPZ FILES: S-01-20, WP-01-117, P-02-10, P-03-03, P-03-08

SCALE:	AS SHOWN
JOB No.	506v3
DATE:	07/10/03
INDEX No.	LS-3
SHEET No.	6 OF 7



REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
USDA - NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
HOWARD SCD
DEVELOPER'S CERTIFICATE
ENGINEER'S CERTIFICATE



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ENGINEER'S CERTIFICATE

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Table with columns: DATE, REVISION, and content for tracking plan changes.

Table with columns: DATE, BY, and content for tracking plan changes.

Developer/Owner:
Winchester Homes, Inc. &
Winchester Homes, Inc., as nominee for Stringtown Investments, LLC
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Stephen J. Conley, Vice President
(301) 803 - 4800

SITE DEVELOPMENT PLAN
SEDIMENT & EROSION CONTROL
NOTES & DETAILS

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PHASES I, II & III - TOWNHOMES SDP
Montjoy
ELECTION DISTRICT NO. #2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID:12 PARCEL 260
DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, P-03-07
CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction