

GENERAL NOTES

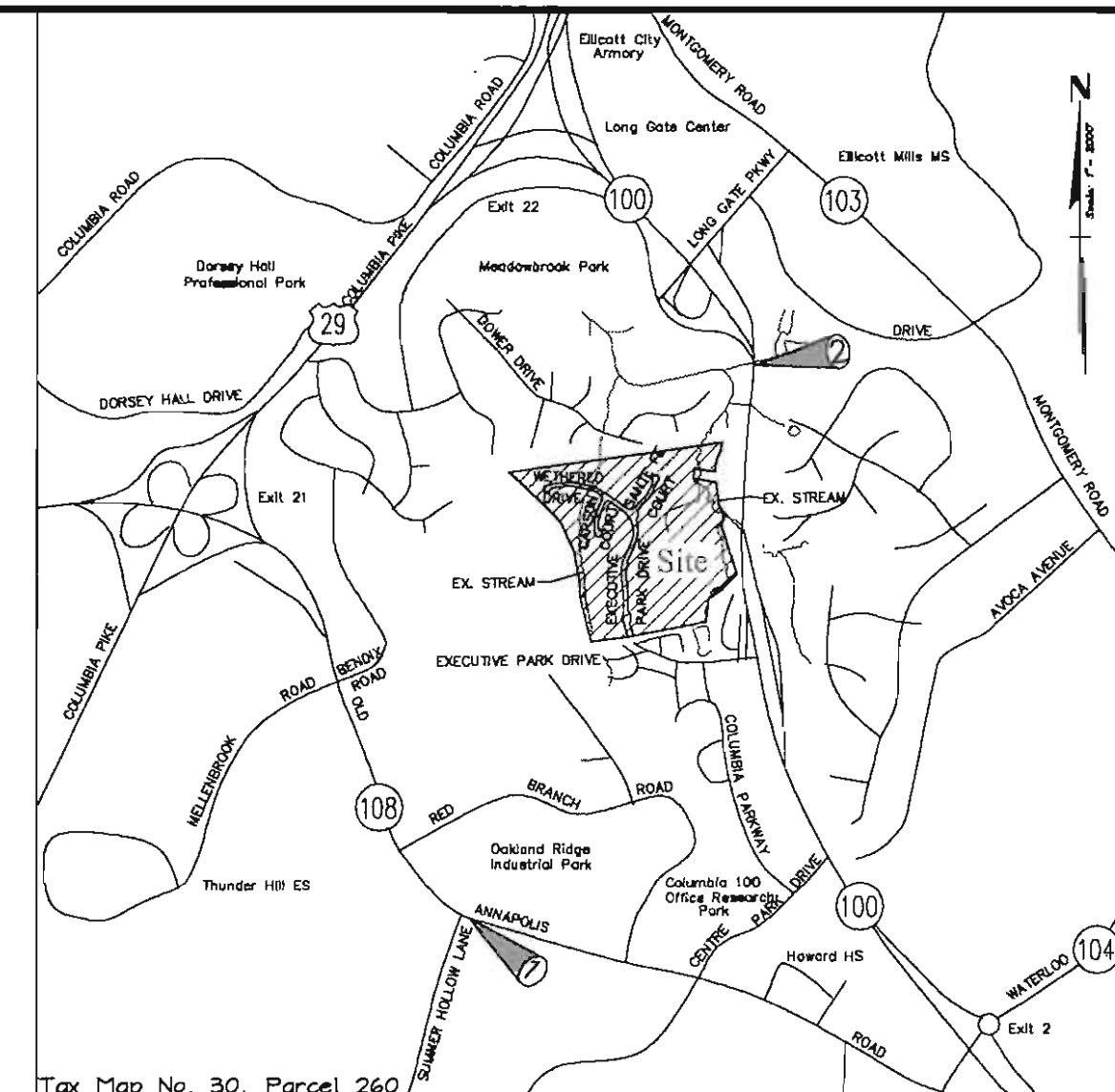
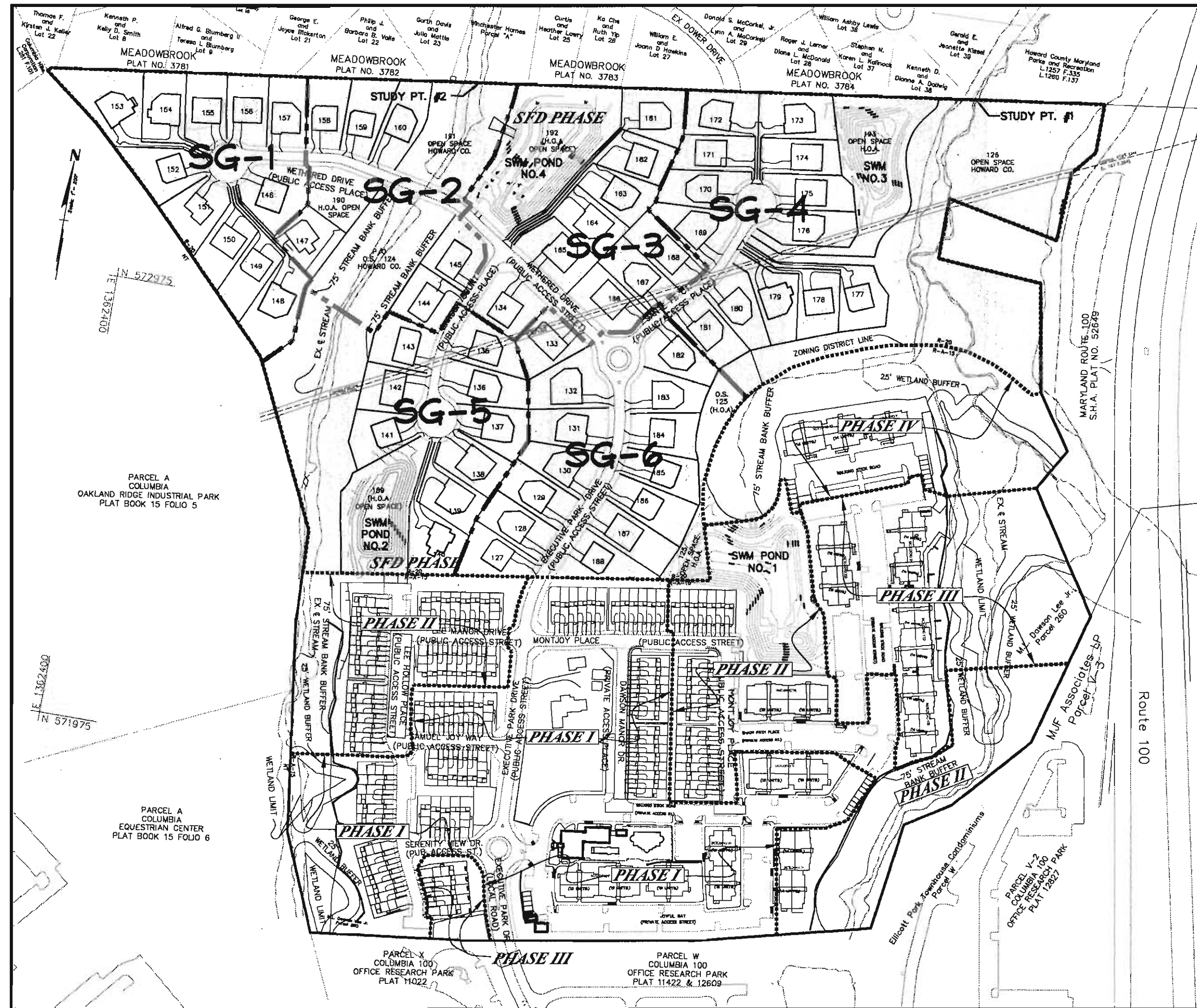
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-8800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE EXISTING TOPOGRAPHY AS SHOWN ON THIS PLAN WAS DEVELOPED FROM THE FINAL CONSTRUCTION PLANS (F-03-100).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 309A AND 30CA WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D and #24-4065-D.
- SEWER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D and #24-4065-D.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-03-07 & F-03-100. LEVEL SPREADERS FOR ROOF DRAINAGE ARE PROVIDED PER DETAILS ON THIS PLAN.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY CONTRACT DRAWINGS AND SUPPLEMENTAL FIELD SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY RODGERS CONSULTING, INC. DECEMBER 2002 AND APPROVED ON 5/2/03.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY MCGARHTY & ASSOCIATES, INC. DATED NOVEMBER 2000 AND HAS APPROVED PER SKETCH PLAN S-01-20.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JANUARY 24, 2002.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. THE FOREST CONSERVATION OBLIGATION FOR THIS SDP HAVE BEEN MET UNDER F-03-07 & F-03-100.
- FINAL HOUSE LOCATIONS TO BE ESTABLISHED UNDER THE S.D.P. SHALL BE A MINIMUM OF 10' FROM ANY WATER, SEWER, STORM DRAIN & UTILITY EASEMENTS UNLESS NOTED OTHERWISE (SEE NOTE 33).
- THE HAVER PETITION, WP-01-117, WAS APPROVED ON AUGUST 1, 2001 TO WAIVE SECTION 16.116 AND 16.116(A) TO ALLOW WORK IN THE FLOODPLAIN AND IN THE STREAM BUFFER FOR THE CONSTRUCTION OF A PUBLIC ACCESS PLACE CROSSING TO SERVE 15 PROPOSED RESIDENTIAL R-20 ZONED LOTS, AND SECTION 15-100(C)(4) TO ALLOW SFA LOTS TO FRONT ON A PRIVATE ROAD GREATER THAN 200 FEET IN LENGTH (APPLIES TO ROAD IN FRONT OF PROPOSED LOTS 84 - 103). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) CONSTRUCT THE CROSSING USING THE BOTTOMLESS CULVERT PROPOSED WITH THE HAVER DOCUMENTATION. (2) LIMIT THE DISTURBANCE TO THE ENVIRONMENTAL AREA TO THE MINIMUM EXTENT NECESSARY FOR CONSTRUCTION OF THE CROSSING. (3) IN PREPARATION OF THE FOREST CONSERVATION PLAN PROPOSAL, PROVIDE AFForestation WITHIN THE UNWOODED AREA OF THE PRIORITY STREAM BUFFER SHOWN ON THE STREAM CROSSING EXHIBIT.
- A HAVER OF DESIGN MANUAL, VOLUME I, SECTION 5.2.4.1 TO ALLOW POND TOP OF CUT TO BE LOCATED LESS THAN THE REQUIRED 25' MINIMUM DISTANCE FROM A RIGHT-OF-WAY WAS APPROVED ON AUGUST 7, 2002. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) INTERNAL POND LANDSCAPING IS REQUIRED FOR OPEN SPACE LOTS 94 AND 113 AS PER THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I AND II. EACH POND PERIMETER SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE HOWARD COUNTY LANDSCAPE MANUAL. THE B LANDSCAPE BUFFER, (2) STATE ON THE EXHIBIT THAT THE DESIGN MANUAL HAVER REQUEST IS ON SHEETS 5, 6, AND 7 OF THE PRELIMINARY PLAN P-02-17 (3), THE PROPOSED ALIGNMENT OF THE WATER AND SEWER EASEMENT ACROSS LOTS 136-140 AND LOTS 162-163 COMBINED WITH THE PROPOSED STORM DRAIN EASEMENT RESULTS IN AN UNACCEPTABLE ENCROACHMENT OF USABLE LOT SPACE FOR THESE LOTS. AN APPROVAL OF THIS DESIGN MANUAL HAVER REQUEST CANNOT RESULT IN THE LOT LAYOUTS AS PROPOSED. ALTERNATIVE LOCATIONS OF THE STORM DRAIN SYSTEM AND ASSOCIATED EASEMENT MUST BE SHOWN ON THE PRELIMINARY PLANS P-02-17 TO REDUCE THE LOT ENCROACHMENTS OF LOTS 86-88 AND LOTS 115-116.
- THE HAVER PETITION, WP-03-78 WAS APPROVED ON JUNE 26, 2003 TO WAIVE SECTION 16.116(a) TO ALLOW GRADING AND DISTURBANCE WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF RELOCATING THE ALIGNMENT OF 60' LF OF AN EXISTING AT&T EASEMENT.

Montjoy

SINGLE FAMILY DETACHED LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193

ELECTION DISTRICT NO.2 HOWARD COUNTY, MARYLAND

GENERIC SITE DEVELOPMENT PLAN



VICINITY MAP
Scale: 1" = 200'

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

SITE ANALYSIS DATA

- TOTAL PROJECT AREA = 76.43 Ac.
- AREA OF THIS SDP SUBMISSION = 30.1± AC.
- LIMIT OF DISTURBANCE = 21.9± AC.
- ZONING = R-20
- PROPOSED USE IS SINGLE FAMILY DETACHED.
- TOTAL NUMBER OF UNITS PROPOSED WITH THIS SDP = 62 UNITS
- NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING: 2 SPACES/UNIT = 2(62) = 124 SPACES
- NUMBER OF PARKING SPACES PROVIDED: GARAGE PARKING = 124 DRIVEWAY PARKING = 62
- OPEN SPACE REQUIREMENTS FOR THE R-20 ZONE ARE PROVIDED ON LOTS 124, 125 & 126 AS RECORDED UNDER F-03-07 BY PLAT #16558-16559 AND ON LOTS 189-193 AS RECORDED UNDER F-03-100 PLAT #16553-16558.
- DPZ FILE REFERENCES: S-01-20, P-02-10, P-02-17, P-03-03, F-03-07, F-03-100, SDP-04-006, SDP-04-007, WP-01-117, WP-03-78

OPEN SPACE CALCULATIONS

- TOTAL AREA OF R-20 ZONE = 36.80 AC.
TOTAL OPEN SPACE REQUIRED @ 30% = 11.04 AC.
TOTAL OPEN SPACE PROVIDED = 13.49 AC.
- RECREATIONAL OPEN SPACE**
62 SINGLE FAMILY DET @ 200 SF/UNIT = 12,400 SF OR 0.28 AC.
TOTAL REQUIREMENT = 12,400 SF OR 0.28 AC.
TOTAL PROVIDED = 13,800 SF OR 0.32 AC. (05 LOT 190 AS RECORDED IN PLAT#16558)

LOCATION MAP
SCALE: 1" = 200'



SHEET INDEX

NO.	DESCRIPTION	INDEX NO.
1	COVER SHEET	CS-1
2	BUILDING FOOTPRINTS SHEET	BS-1
3	SITE DEVELOPMENT PLAN, GRADING, & SEDIMENT CONTROL	SG-1
4-5	SITE DEVELOPMENT PLAN, GRADING, SEDIMENT CONTROL & LANDSCAPING	SG-2-SG-3
6-8	SITE DEVELOPMENT PLAN, GRADING, & SEDIMENT CONTROL	SG-4-SG-6
9	SEDIMENT & EROSION CONTROL NOTES & DETAILS	SC-1
10	LANDSCAPE NOTES AND DETAILS	LA-1

SWM SUMMARY FOR SINGLE FAMILY DETACHED

SWM REQUIREMENTS FOR	SWM PROVIDED UTILIZING	SWM PROVIDED UNDER
Rev	Rev for study points provided by grass swales, roof-top disconnects & sheet-flow to buffer credits for by-pass areas**	PLAN F-03-87*, F-03-100 & SDP-04-131
WQv	WQv provided within pond #1 (Micropond-ED), pond #2 (sand filter), pond #4 (wet pond) & sheet flow to buffer credit for by-pass areas**	PLAN F-03-87*, F-03-100 & SDP-04-131
Cvp	Cvp provided within pond #1 (Micropond-ED) & pond #4 (wet pond)	PLAN F-03-87*

* 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.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John D. Williams 10/22/04
Chief, Development Engineering Division

Cindy Hamat 10/27/04
Chief, Division of Land Development

Paul A. Laugel 11/01/04
Director

NOTE

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

STATION 30FA N 566621.336' E 1361563.983'
STATION 37GB N 553452.821' E 1369503.167'
STATION 30CA N 575083.465' E 1364468.801'
STATION 30CB N 576541.342' E 1361211.296'
STATION 30IA N 567750.958' E 1364842.598'

ADDRESS CHART

LOT NO.	HS. NO.	STREET ADDRESS	LOT NO.	HS. NO.	STREET ADDRESS	LOT NO.	HS. NO.	STREET ADDRESS	LOT NO.	HS. NO.	STREET ADDRESS
127	5061	EXECUTIVE PARK DR	164	5117	SANTE FE COURT	134	8704	WETHERED DRIVE	144	5204	CARSON COURT
128	5065	EXECUTIVE PARK DR	170	5121	SANTE FE COURT	146	8741	WETHERED DRIVE	148	5200	CARSON COURT
129	5069	EXECUTIVE PARK DR	171	5125	SANTE FE COURT	147	8745	WETHERED DRIVE			
130	5063	EXECUTIVE PARK DR	172	5129	SANTE FE COURT	148	8749	WETHERED DRIVE			
131	5067	EXECUTIVE PARK DR	173	5133	SANTE FE COURT	149	8753	WETHERED DRIVE			
132	5071	EXECUTIVE PARK DR	174	5137	SANTE FE COURT	150	8757	WETHERED DRIVE			
133	5075	EXECUTIVE PARK DR	175	5141	SANTE FE COURT	151	8761	WETHERED DRIVE			
134	5066	EXECUTIVE PARK DR	176	5145	SANTE FE COURT	152	8765	WETHERED DRIVE			
135	5062	EXECUTIVE PARK DR	177	5149	SANTE FE COURT	153	8769	WETHERED DRIVE			
136	5058	EXECUTIVE PARK DR	178	5153	SANTE FE COURT	154	8773	WETHERED DRIVE			
137	5054	EXECUTIVE PARK DR	179	5157	SANTE FE COURT	155	8777	WETHERED DRIVE			
138	5050	EXECUTIVE PARK DR	180	5161	SANTE FE COURT	156	8781	WETHERED DRIVE			
139	5105	SANTE FE COURT	181	5104	SANTE FE COURT	157	8742	WETHERED DRIVE			
140	5101	SANTE FE COURT	182	5100	SANTE FE COURT	158	8736	WETHERED DRIVE			
141	5113	SANTE FE COURT	183	8705	WETHERED DRIVE	159	8734	WETHERED DRIVE			

BENCH MARKS (NAD83)

BENCHMARK NO. 1---HO. CO. NO. 30FA
HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.
N 588621.336, E 1361583.983 ELEV. 441.619

BENCHMARK NO. 2---HO. CO. NO. 30CA
HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100
N 575083.465, E 1364468.801 ELEV. 380.087

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

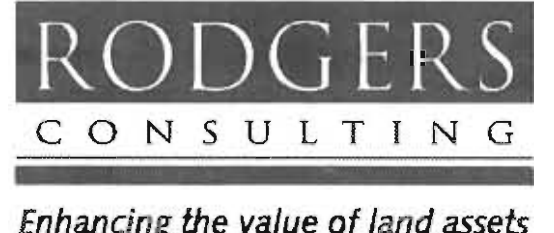
PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel No.
MONTJOY		LOTS 127-188 & O.S. LOTS 124-126, 189-193
Plot No. or L/F Grid #	Zoning	Tax Map No.
16553-16558	R-20	30
Water Code	Elect. Distr.	Census Tract
F-09	2nd	6023.02
Sewer Code		
5750639		

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

Developer/Owner:
Winchester Homes, Inc.
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Stephen J. Nardella, Vice President
(301) 803-4800

**GENERIC
SITE DEVELOPMENT PLAN
COVER SHEET**



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

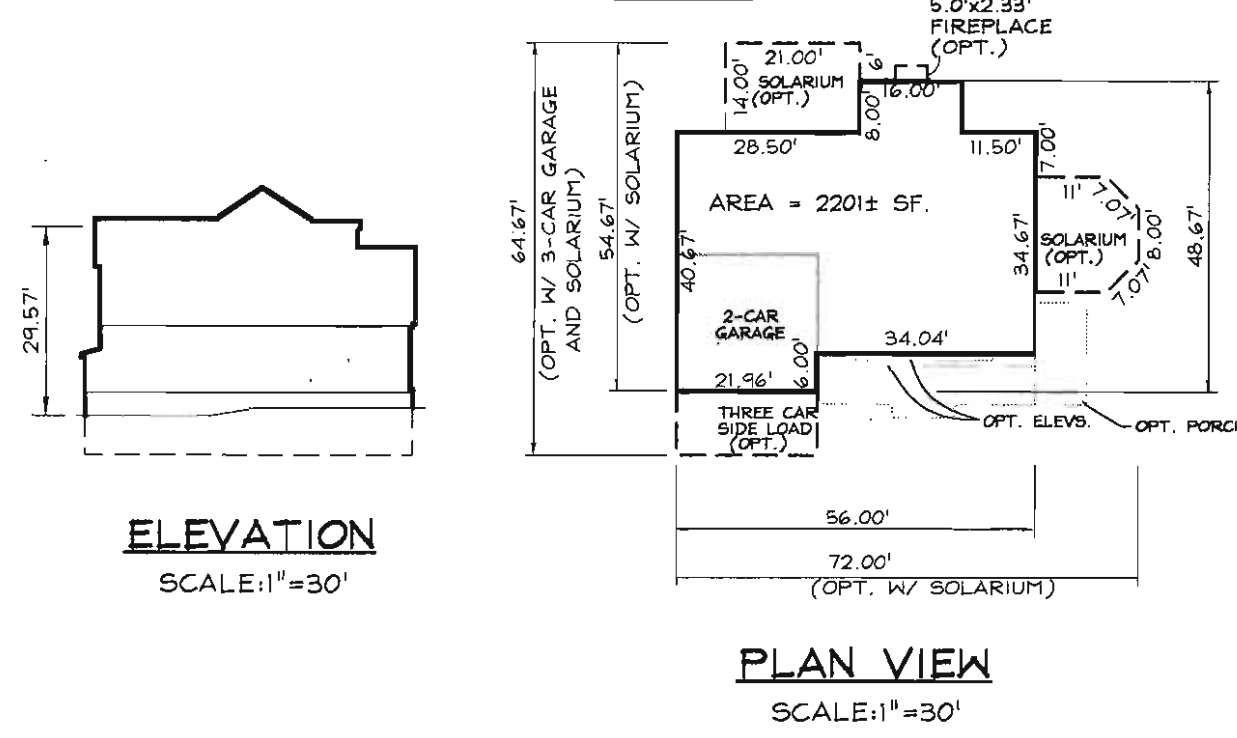
SINGLE FAMILY DETACHED - SDP
LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193

Montjoy

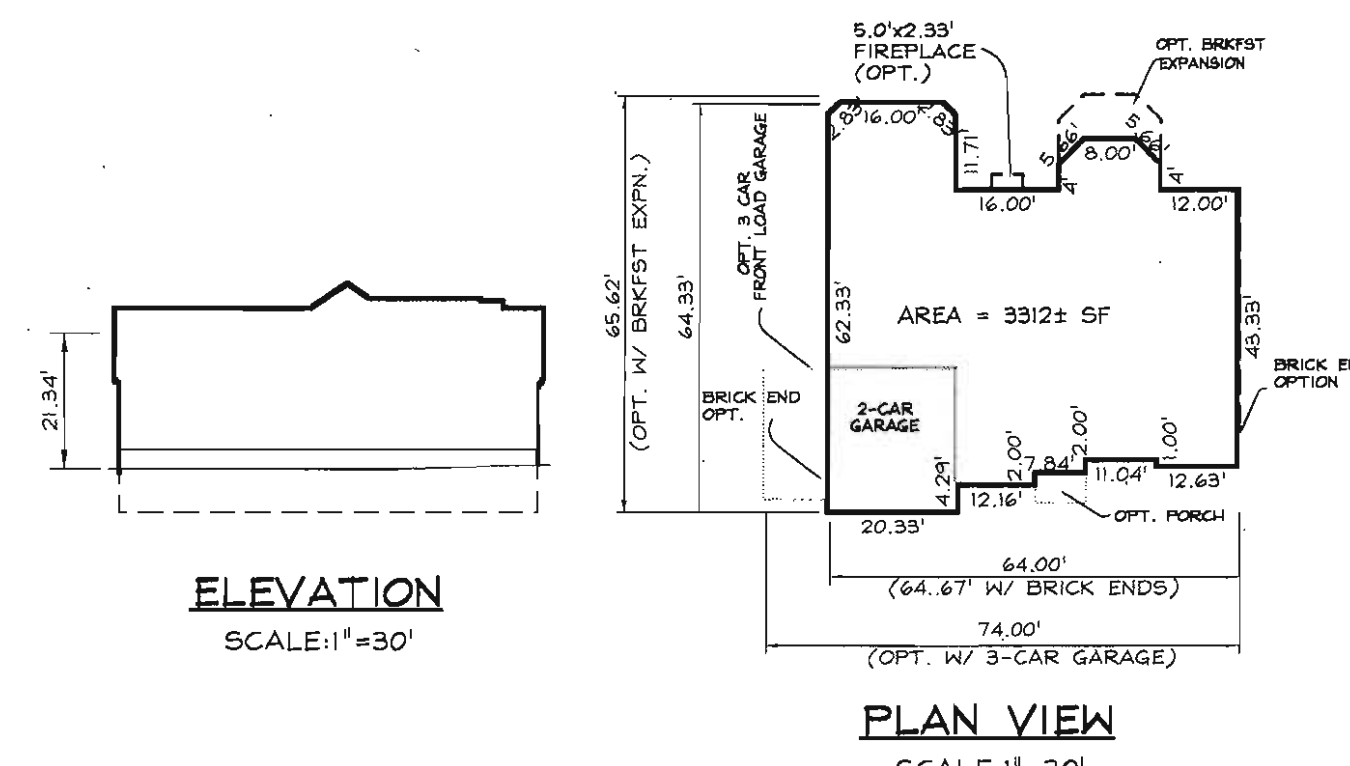
ELECTION DISTRICT No.2
HOWARD COUNTY, MARYLAND
TAX MAP:30 GRID:12 PARCEL:260

SCALE: 1" = 30'
JOB NO: 506V3
DATE: MAR. 2004
INDEX No: CS-1
SHEET No: 1 of 10

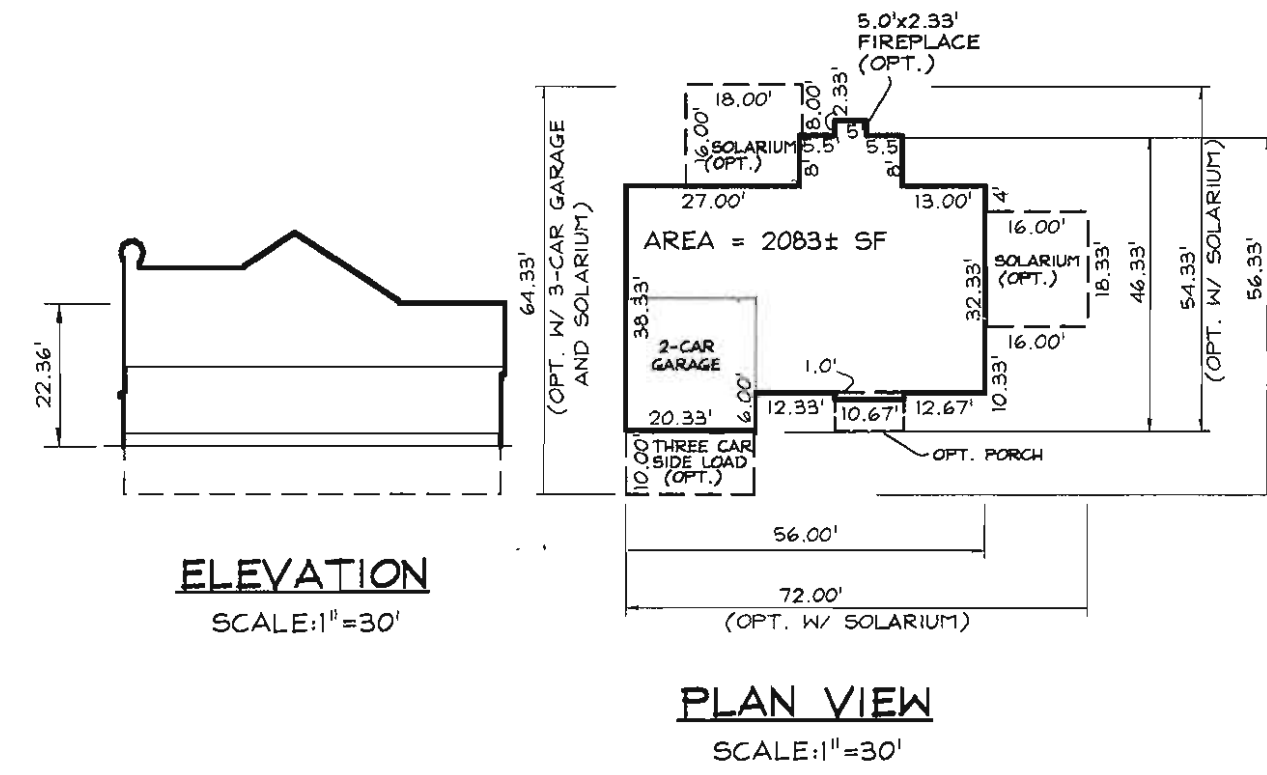
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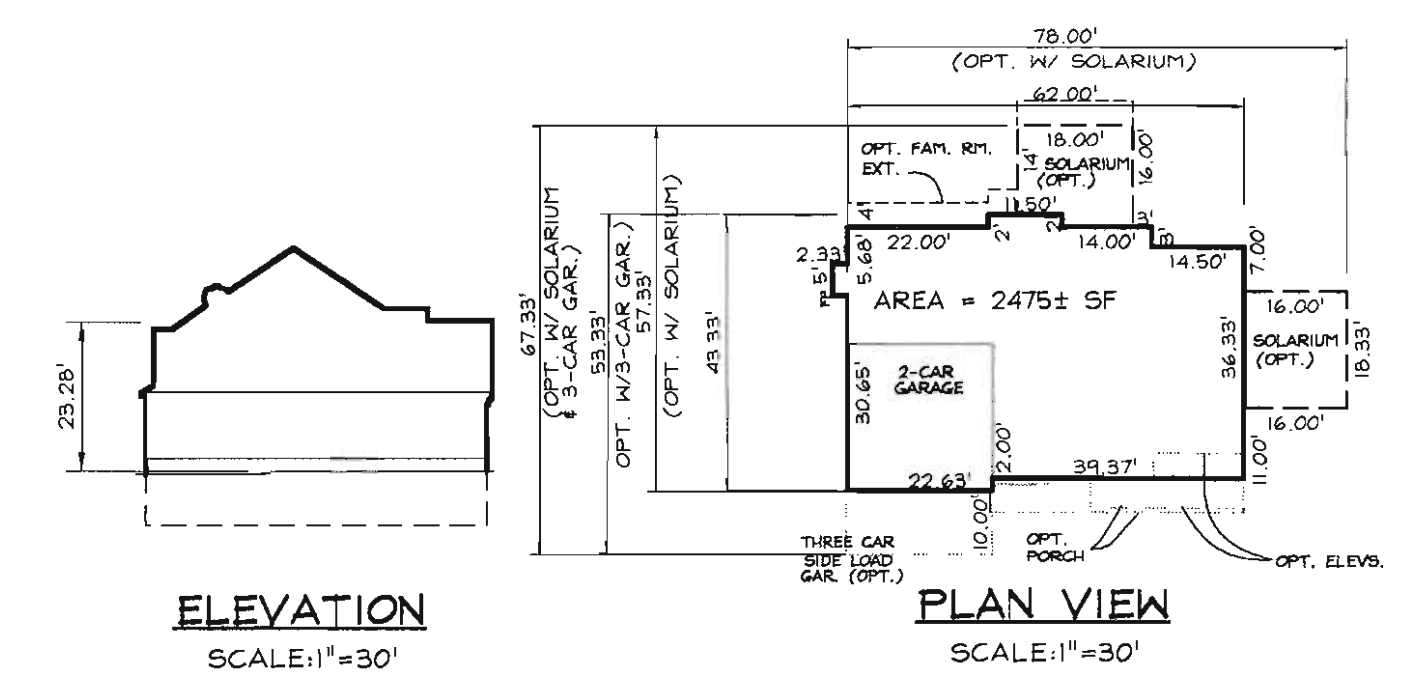
ST. ANDREWS



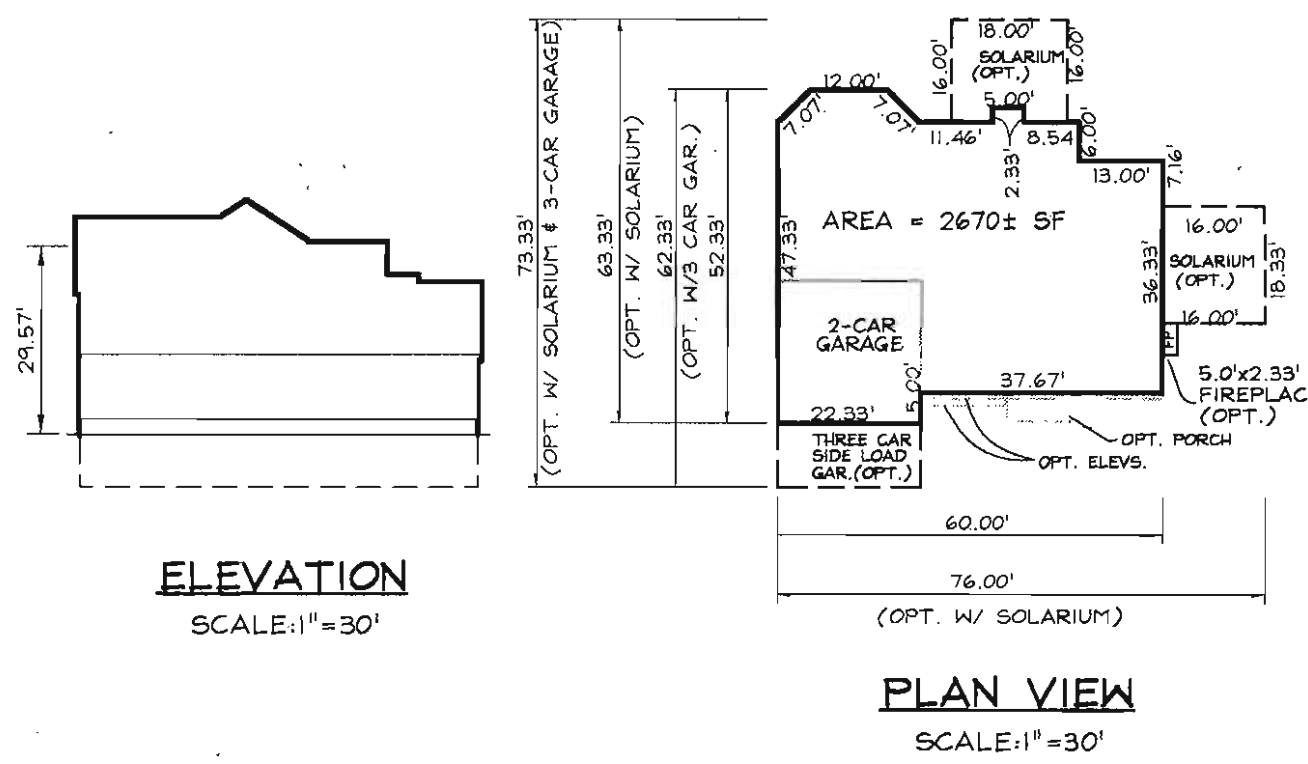
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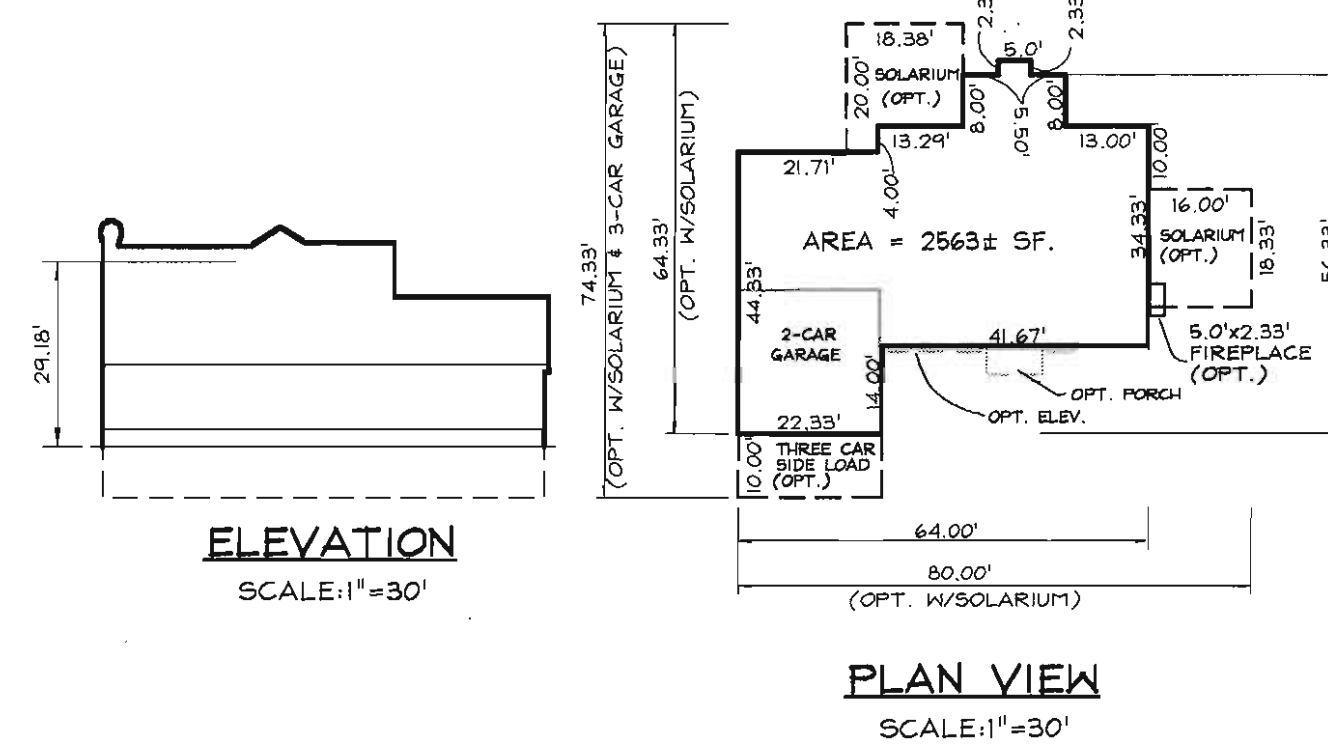
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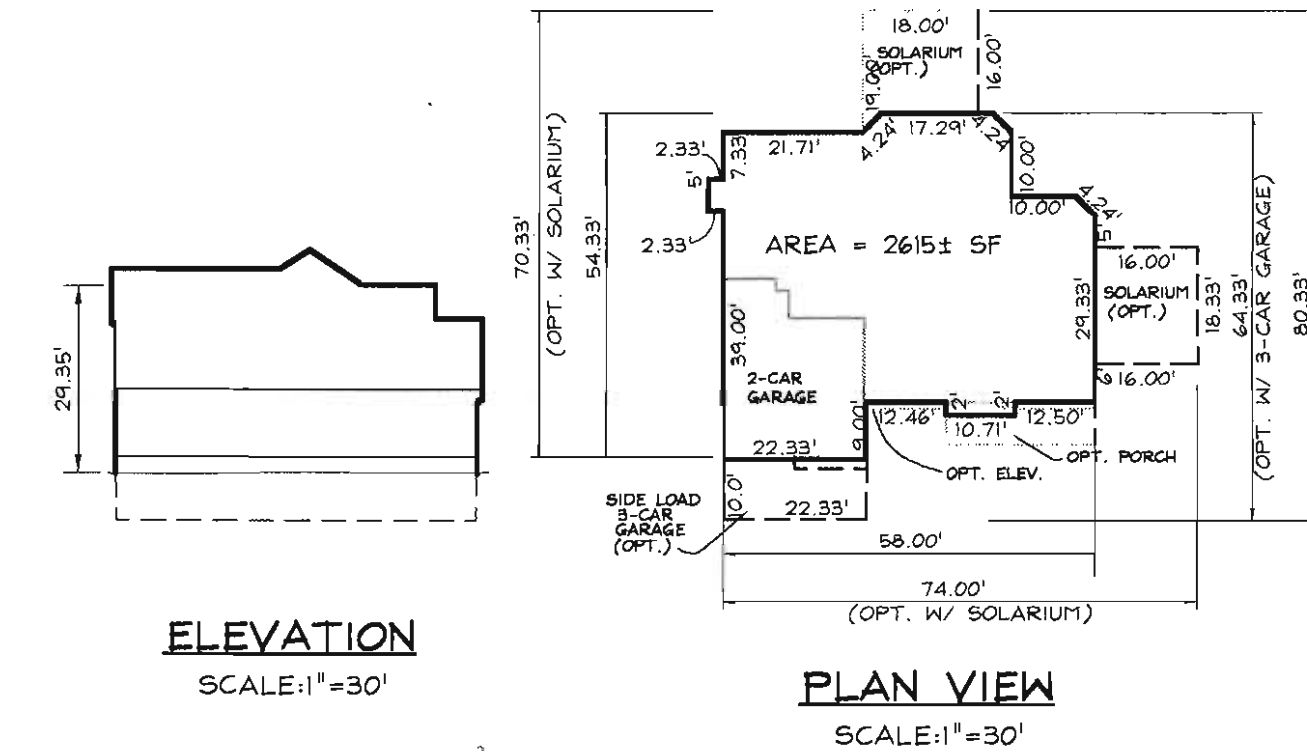
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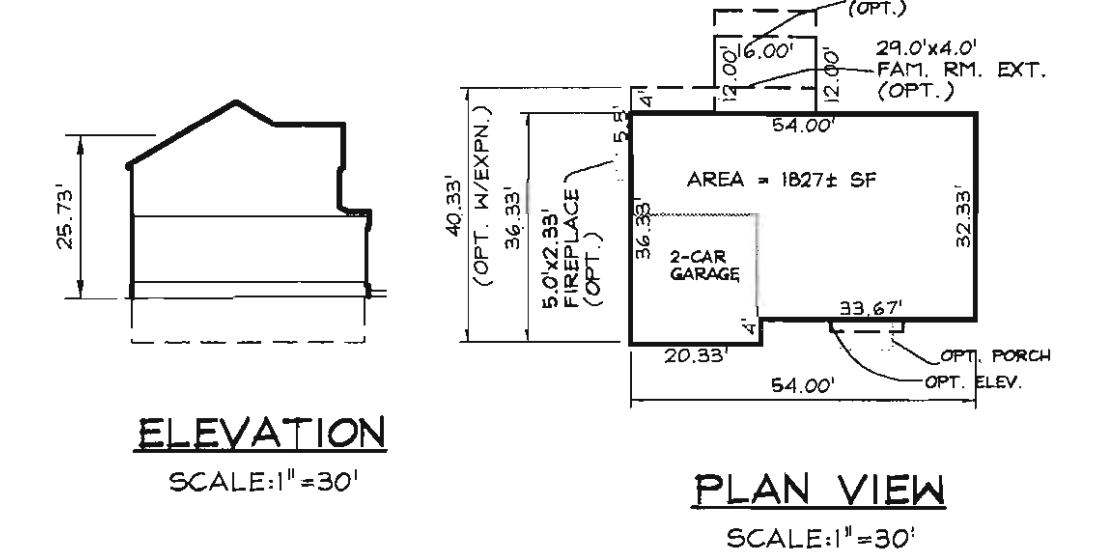
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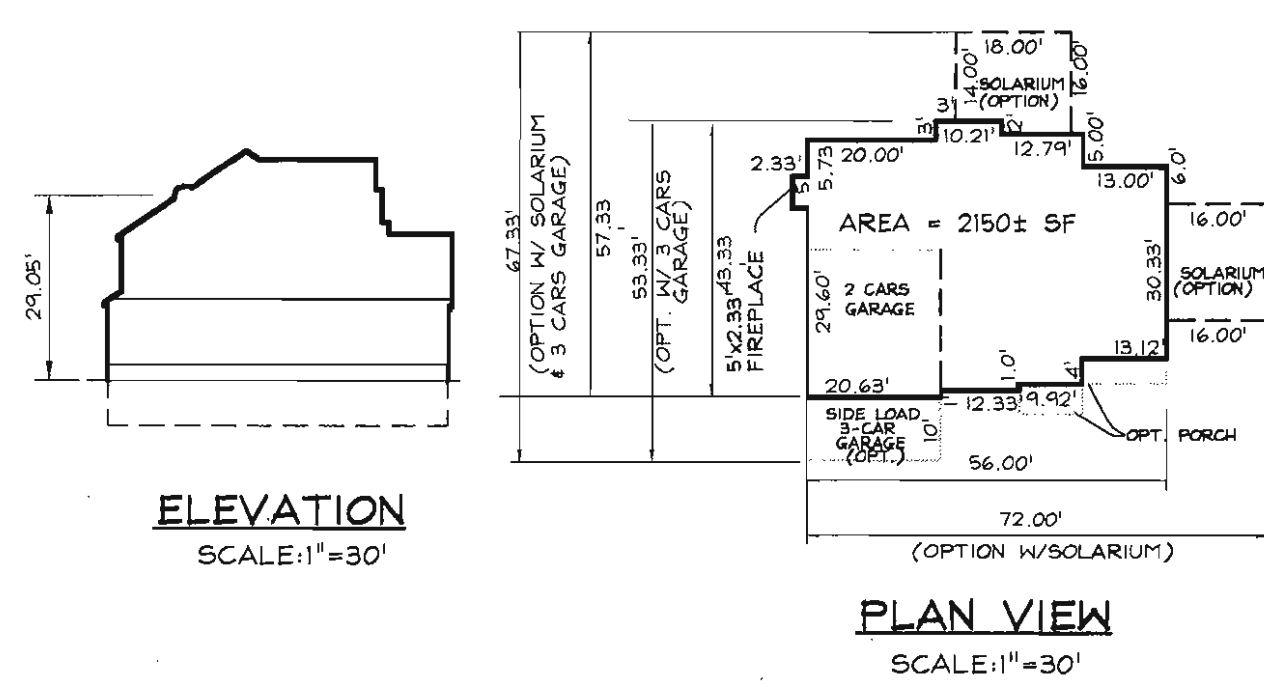
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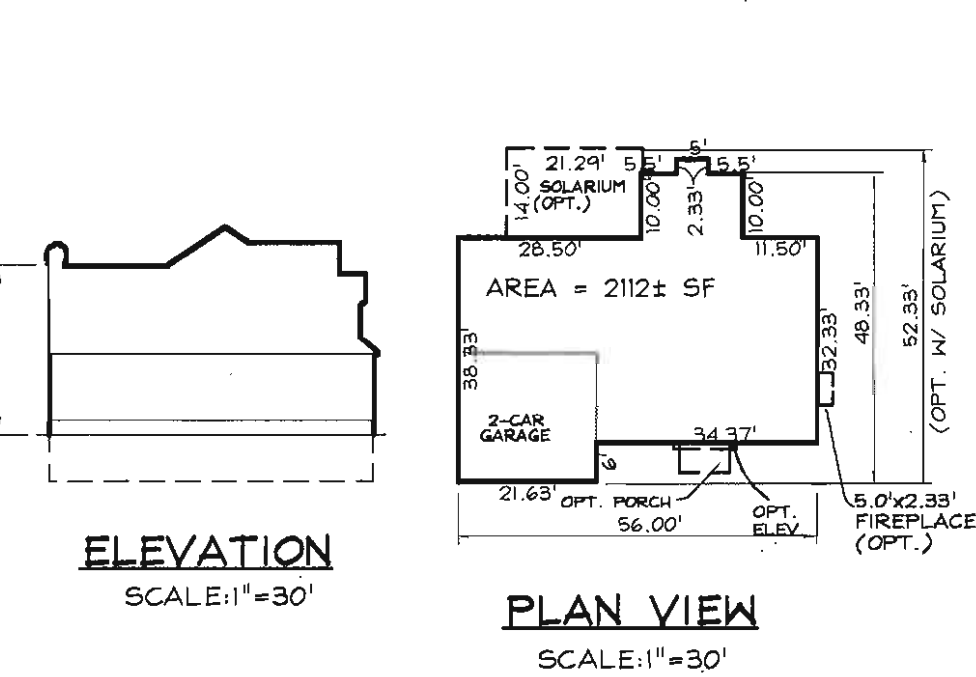
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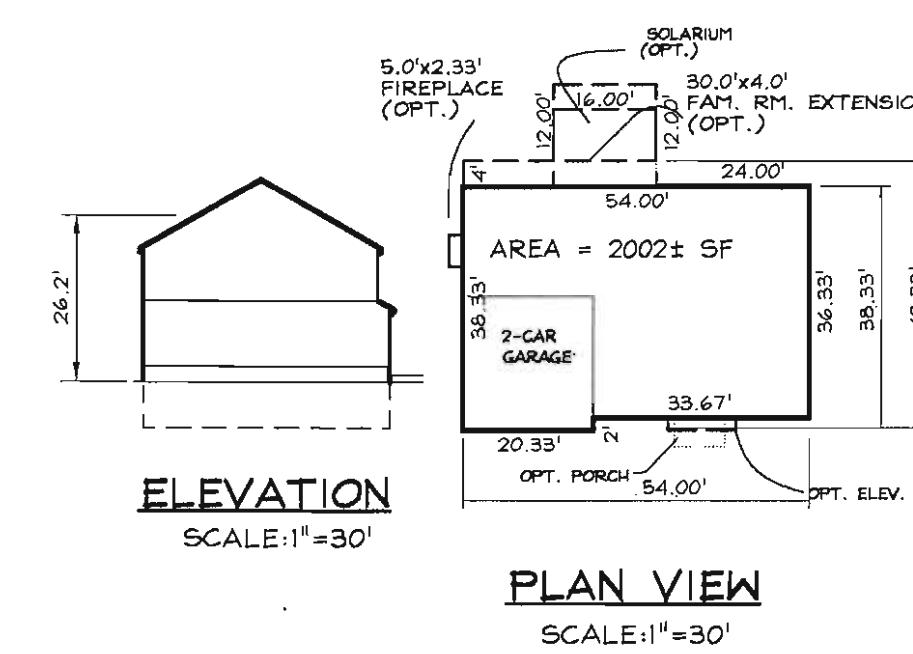
BENFIELD



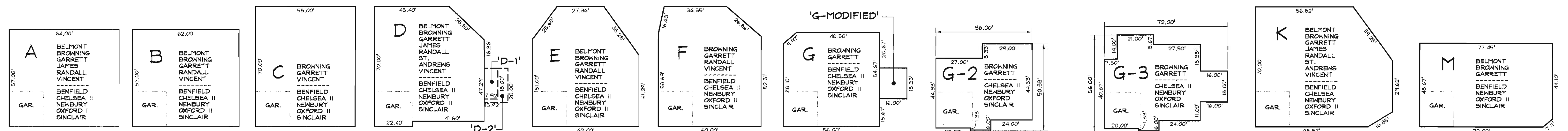
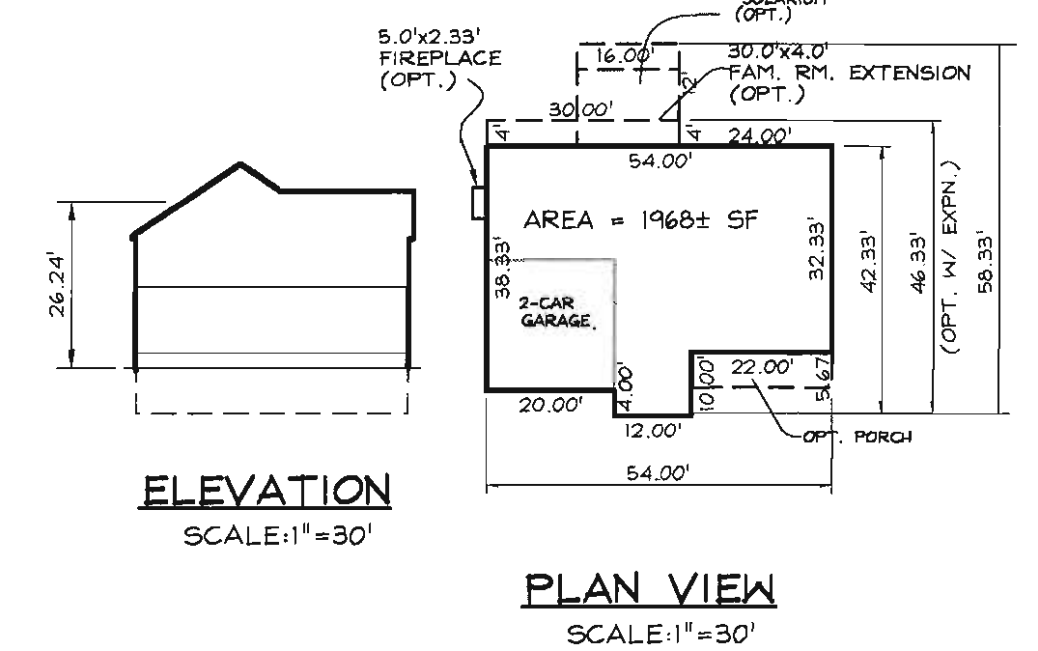
CHELSEA II



NEWBURY



OXFORD II



GENERIC BOXES

SCALE: 1"=30'

NOTES:
 1. ALL OPTIONAL BUILDING EXTENSIONS AS SHOWN AND NOTED ON ALL MODEL FOOT PRINTS MAY NOT FIT IN THE ABOVE GENERIC BOXES. ALL OPTIONAL BUILDING EXTENSIONS/ADDITIONS, INCLUDING BRICK OR STONE VENER, MUST MEET ALL REQUIRED BUILDING RESTRICTION LINES AS SHOWN ON THE SITE DEVELOPMENT PLAN.
 2. ACTUAL HOUSE MODEL FOOTPRINT MAY BE SITED FORWARD OF THE GENERIC BOX AS LONG AS IT DOES NOT EXTEND BEYOND THE BUILDING RESTRICTION LINE.
 3. ACTUAL HOUSE MODEL SITING SHALL NOT VARY VERTICALLY MORE THAN ONE FOOT (+/-) FROM THE APPROVED S.D.P.
 4. BUILDING FEATURES SUCH AS CHIMNEYS, ROOF OVERHANGS, PORCHES, EAVES, DECKS, BAY WINDOW, AREAWAYS AND OTHERS IDENTIFIED IN SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS MAY PROJECT BEYOND THE GENERIC BOXES PROVIDED THE FEATURE DOES NOT ENCR OACH INTO THE BUILDING SETBACK MORE THAN IS ALLOWED BY SECTION 12B OF THE ZONING REGULATIONS. THE HOUSE MODEL FOOTPRINTS ABOVE DO NOT SHOW THE POSSIBLE LOCATIONS AND SIZES THAT MAY BE OPTIONAL FOR THESE BUILDING FEATURES WHICH MAY VARY GREATLY DEPENDING ON SITE CONDITIONS AND BUYER PREFERENCES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/27/04
 Chief, Development Engineering Division
[Signature] 10/27/04
 Chief, Division of Land Development
[Signature] 11/20/04
 Director

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

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
RELEASE FOR _____				
BY _____ DATE _____				

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803 - 4800

GENERIC SITE DEVELOPMENT PLAN MODEL FOOT PRINTS



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

SINGLE FAMILY DETACHED - SDP
 MODEL FOOT PRINTS
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260

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 DATE: MAR. 2004
 INDEX No. BF-1
 SHEET No. 2 OF 10

LEGEND

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- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION



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"

Mark Chadwick 9/28/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Gossett 9/30/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Muzys 10-12-04
 USFS - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

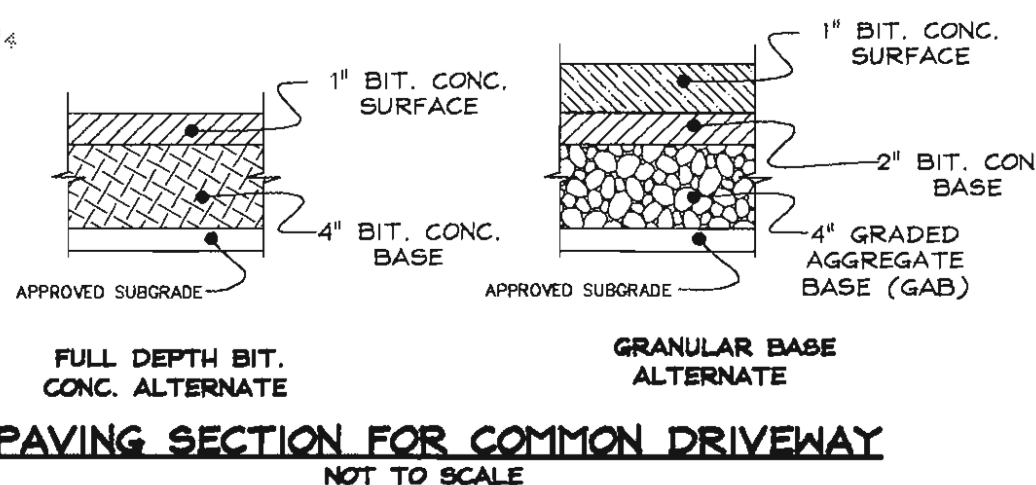
John R. Roberts 10-12-04
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David Hamilton 10/22/04
 Chief, Development Engineering Division DATE

David Hamilton 10/27/04
 Chief, Division of Land Development DATE

Frank D. Lytle 10/28/04
 Director DATE

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



SEWER SERVICE CONNECTION DATA

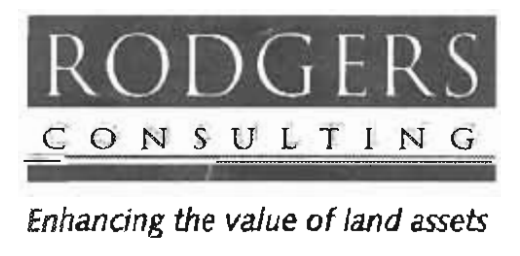
LOT NO.	SHC INVERT @ P./CO.	DHC INVERT @ P./CO.	MINIMUM CELLAR ELEVATION	REMARKS
146		392.80	397.80	SEE SFD W & S PLAN; CONT. #24-4065-D
148	394.58		399.64/CNS	SEE SFD W & S PLAN; CONT. #24-4065-D
149	394.20		398.40	SEE SFD W & S PLAN; CONT. #24-4065-D
150		395.60	400.00	SEE SFD W & S PLAN; CONT. #24-4065-D
151		398.10	402.40	SEE SFD W & S PLAN; CONT. #24-4065-D
152		397.52	401.92	SEE SFD W & S PLAN; CONT. #24-4065-D
153		396.00	404.00	SEE SFD W & S PLAN; CONT. #24-4065-D
154		395.40	401.70	SEE SFD W & S PLAN; CONT. #24-4065-D
155		394.40	399.30	SEE SFD W & S PLAN; CONT. #24-4065-D
156		392.60	397.70	SEE SFD W & S PLAN; CONT. #24-4065-D
157		387.20	392.10	SEE SFD W & S PLAN; CONT. #24-4065-D

- NOTES**
1. SEDIMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
 2. * DENOTES LOTS THAT CAN NOT BE SERVICED WITH GRAVITY SEWER.
 3. THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

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

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL



Rodgers Consulting, Inc.
 9260 Galther Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.4295 (fax)
 301.253.6609
 www.rodgers.com

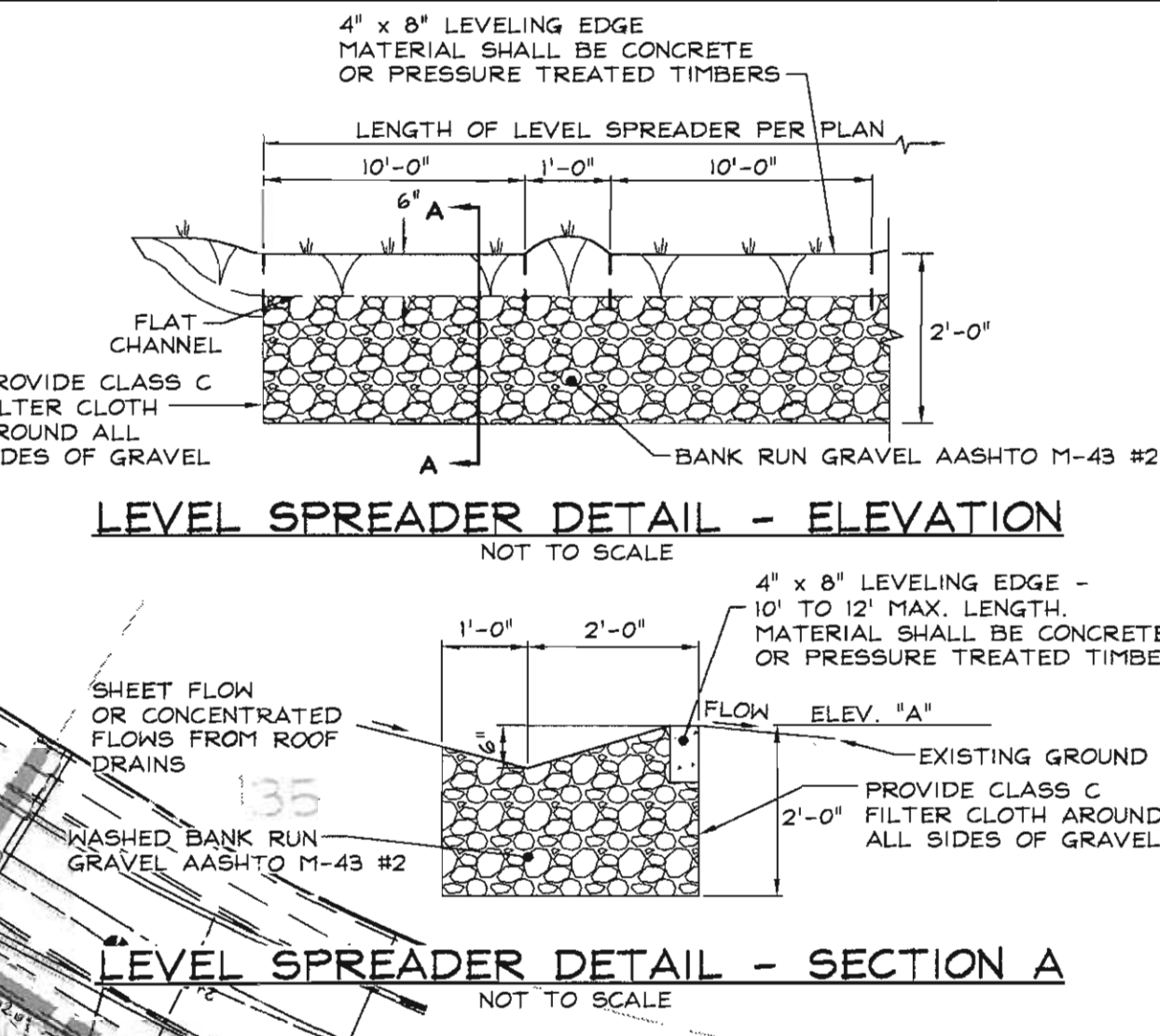
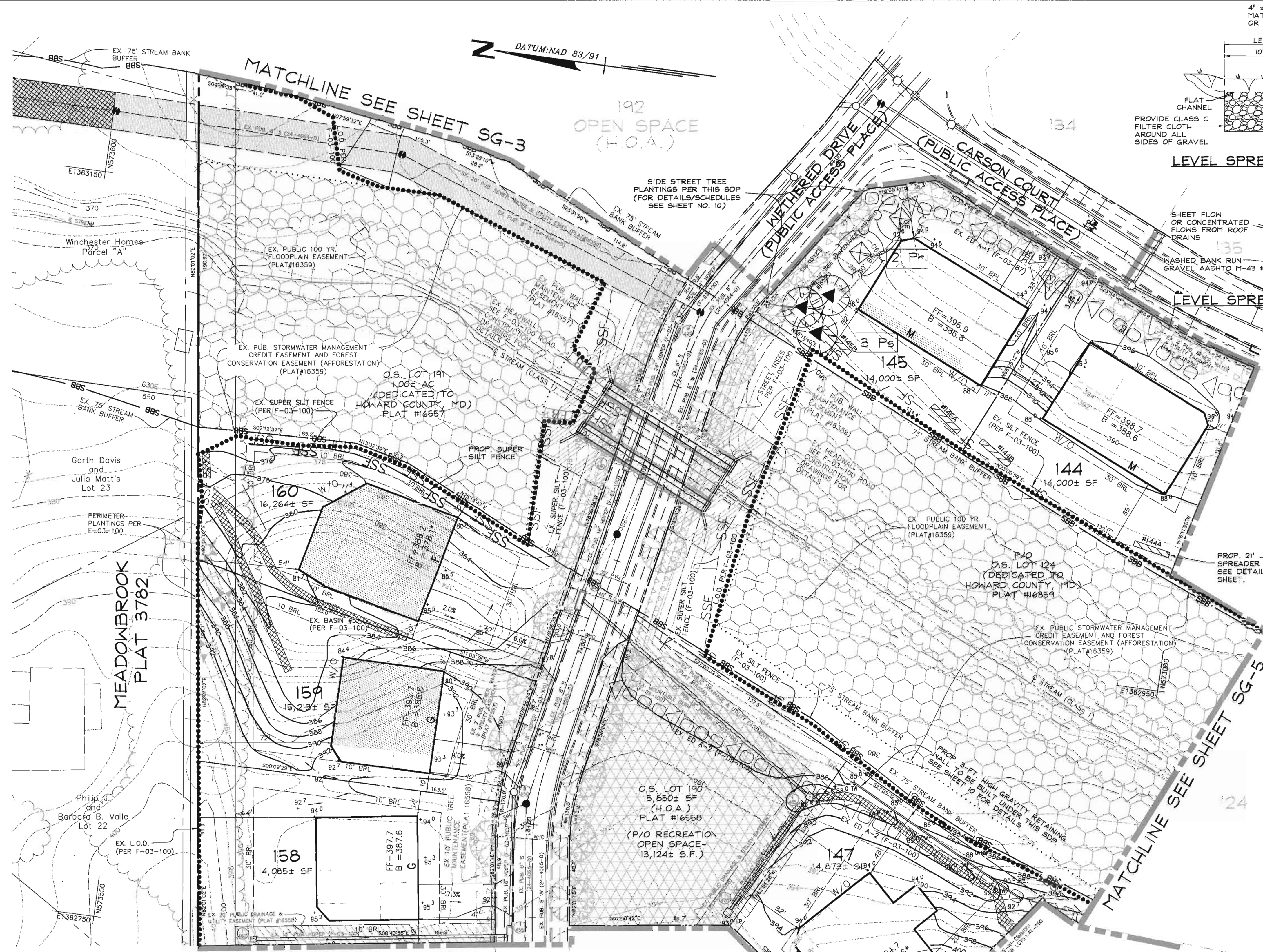
SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DPZ FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-03, P-03-100, P-03-87

SCALE: 1" = 30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-1
 SHEET No. 3 OF 10

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

SEE SHEET 3 FOR LANDSCAPE SCHEDULE AND NOTES



NO.	ELEV. A (SEE DETAIL)
141A	390.50
141B	389.50
142A	385.50
142B	383.25
143A	382.75
143B	383.00
144A	384.00
144B	385.25
145A	384.00
145B	382.00
177A	384.00
177B	386.50
178A	390.00
178B	393.00
179A	396.50
180A	399.00
181A	396.00
182A	396.25
183A	396.00
184A	396.25
184B	404.00
185A	407.00

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

Mark Chadwick 7/28/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Bissett II 9/26/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)
 REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

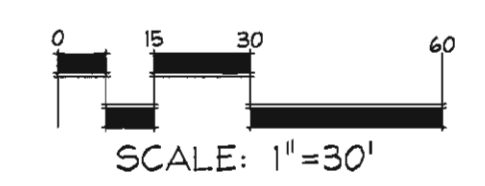
Jim Meyer 10/12/04
 USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John W. Hunter 10/12/04
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael Deussen 10/22/04
 Chief, Development Engineering Division DATE
Cindy Hamden 10/27/04
 Chief, Division of Land Development DATE
Frank A. Cagle 11/20/04
 Director DATE

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

LOT NO.	SHC INVERT @ I.C.O.	DHC INVERT @ I.C.O.	MINIMUM CELLAR ELEVATION	REMARKS
144	383.58		388.60	SEE PHASE I W & S PLAN; CONT. #24-4064-D
145	381.13		385.63	SEE PHASE I W & S PLAN; CONT. #24-4064-D
147	384.67		388.87/CNS	SEE SFD W & S PLAN; CONT. #24-4065-D
158	379.92		384.78	SEE SFD W & S PLAN; CONT. #24-4065-D
159	379.47		384.33	SEE SFD W & S PLAN; CONT. #24-4065-D
160	379.33		C.N.S.	SEE SFD W & S PLAN; CONT. #24-4065-D



- NOTES**
- SEDIMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
 - CONSTRUCTION OF BUILDINGS ON LOTS 159 & 160 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT BASIN IS REMOVED AND BACKFILLED TO 95% COMPACTION PER AASHTO-T80, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - * DENOTES LOTS THAT CAN NOT BE SERVICED WITH GRAVITY SEWER.
 - THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

John W. Hunter 9/26/04
 HOWARD COUNTY SOIL CONSERVATION DISTRICT

DATE	REVISION	DATE	BY	DATE

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT CONTROL AND LANDSCAPING

RODGERS CONSULTING
 Enhancing the value of land assets
 Rodgers Consulting, Inc.
 9260 Gaither Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP & LANDSCAPING
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DPZ FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-03, F-03-100, F-03-87

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-2
 SHEET No. 4 OF 10

DATUM: NAD 83/91

GENERAL NOTES

- CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
- DO NOT START CONSTRUCTION OF BUILDINGS ON LOTS 166 & 167 UNTIL ASSURANCE IS MADE FROM AT&T THAT EX. CABLES ARE ABANDONED AND READY FOR REMOVAL.
- SEDIMENT CONTROLS PROPOSED UNDER F-03-100 AND F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
- THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

SEE SHEET 10 FOR LANDSCAPE SCHEDULE AND DETAILS

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"

Mark Chadwick 9/28/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Nelson 9/28/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

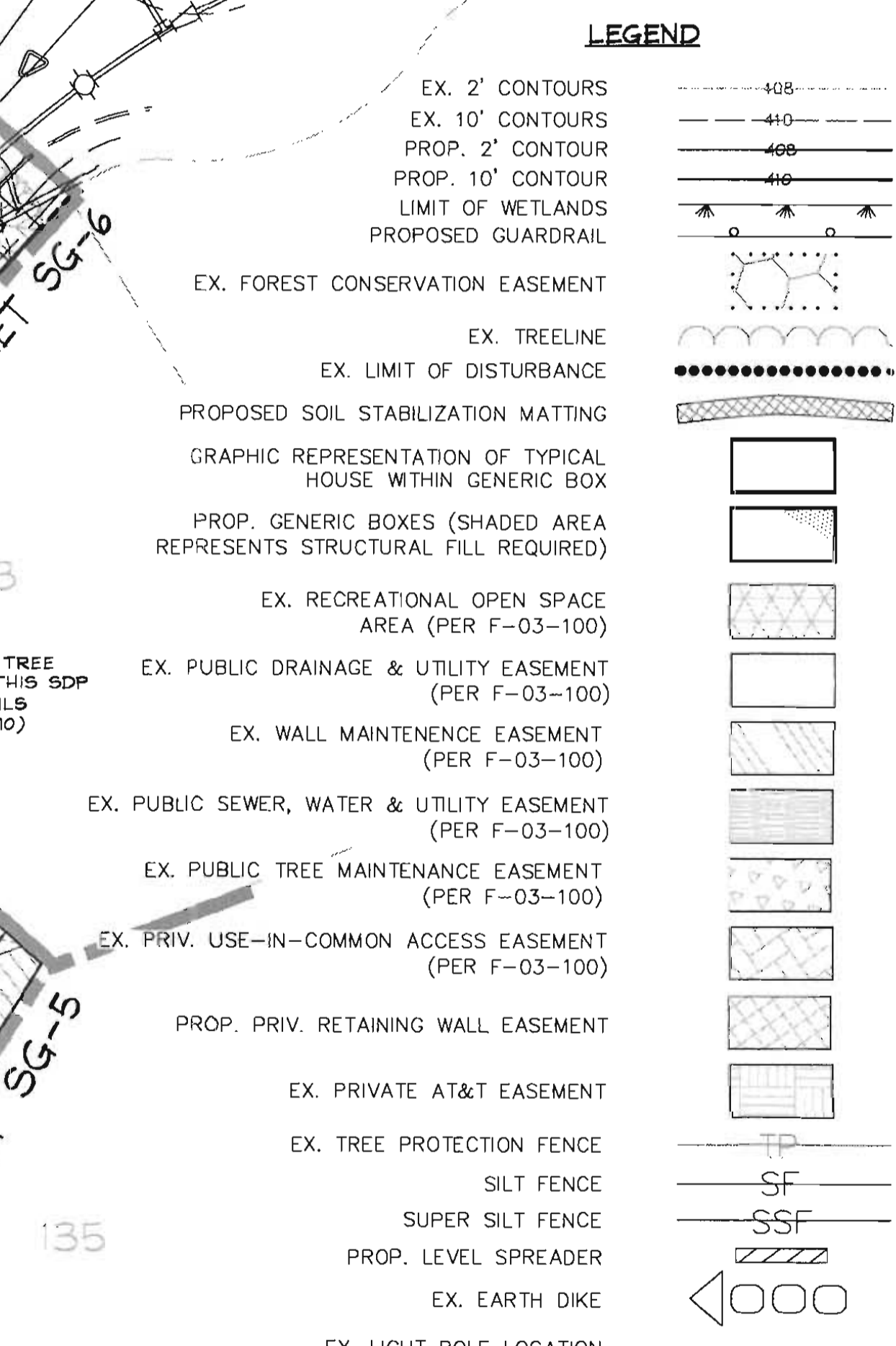
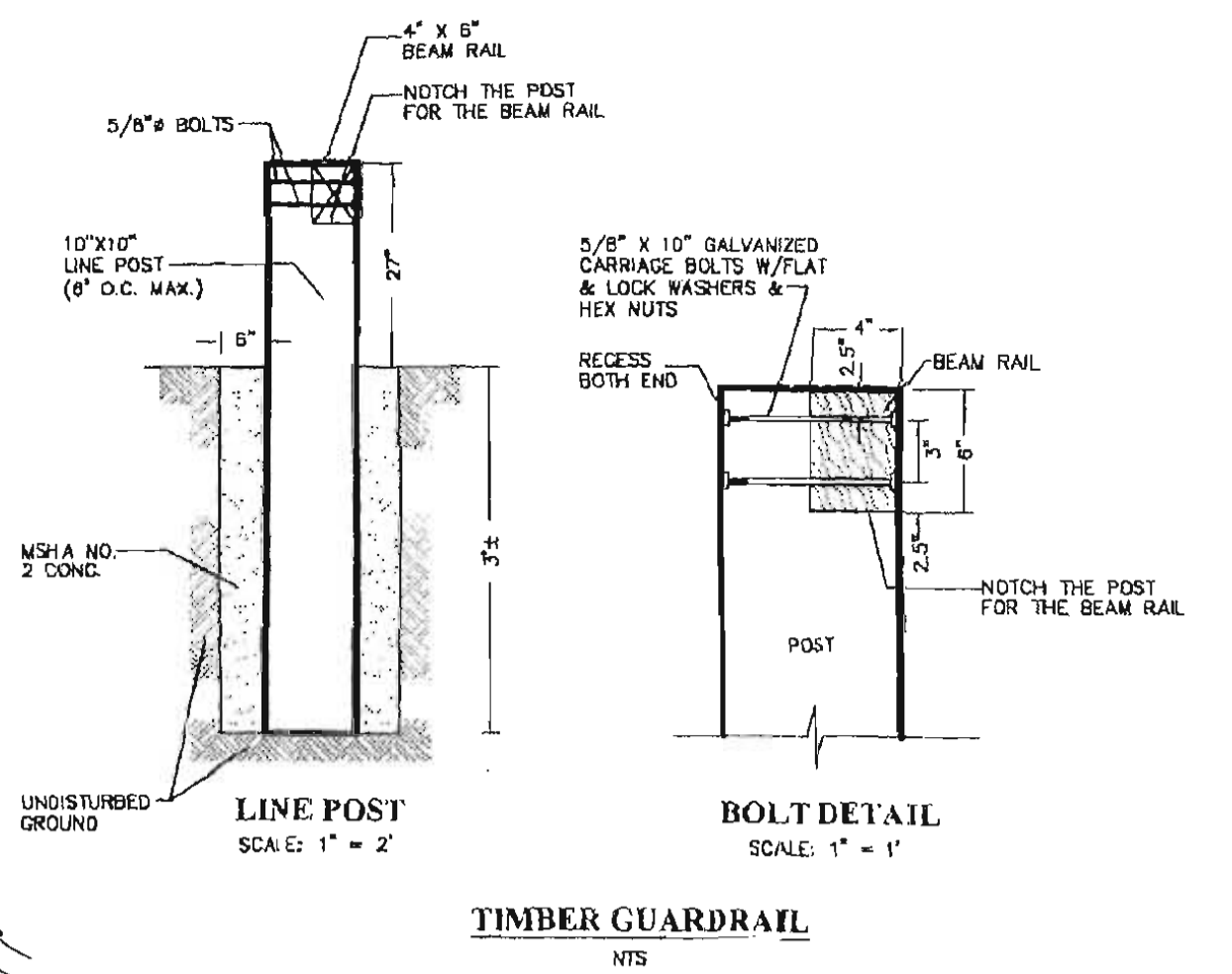
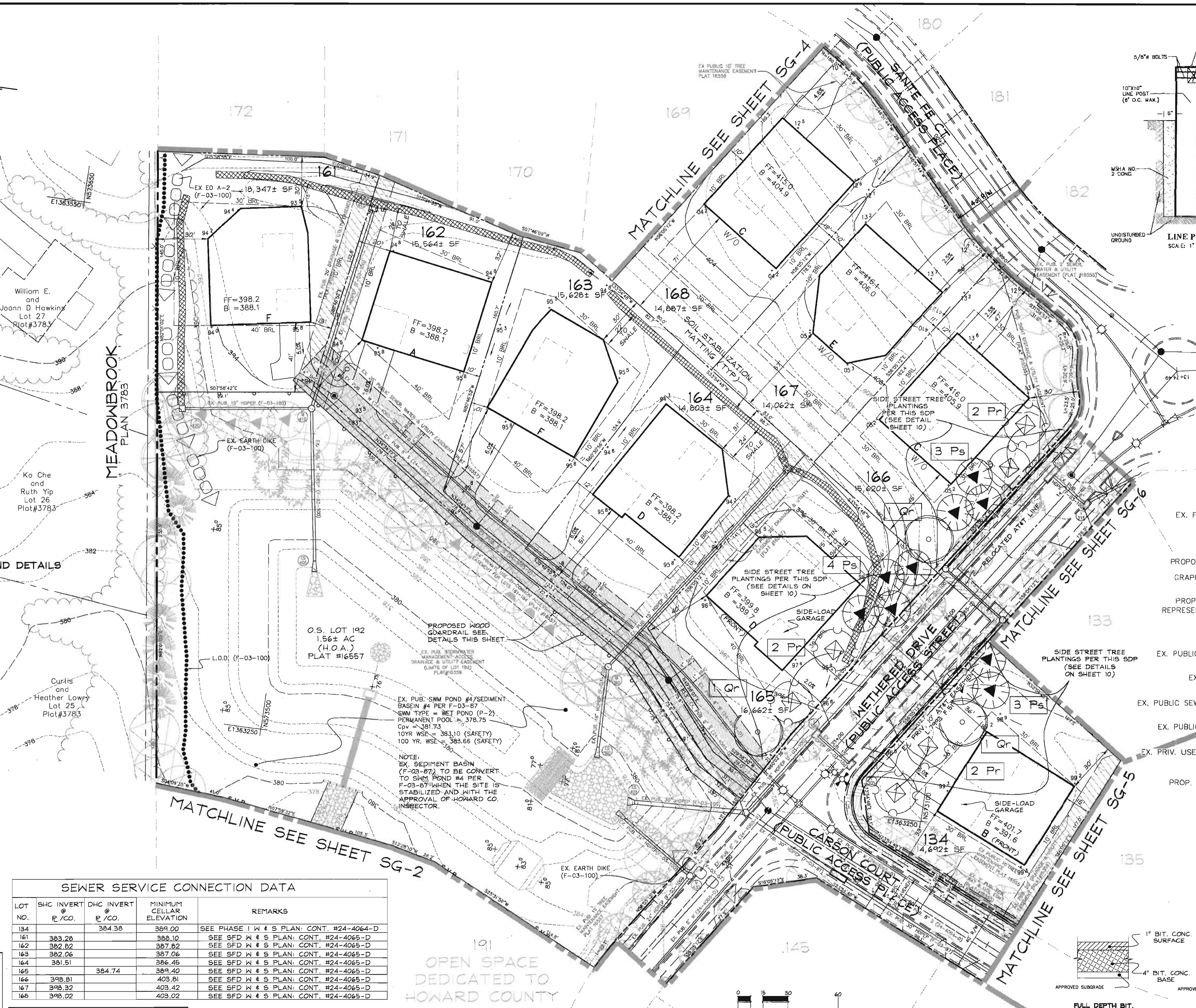
Jim Murray 10/22/04
 USING NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John R. Roberts 10/22/04
 HOWARD SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Williams 10/22/04
 Chief, Development Engineering Division Date

Chris Hamilton 10/27/04
 Chief, Division of Land Development Date

DATE	REVISION

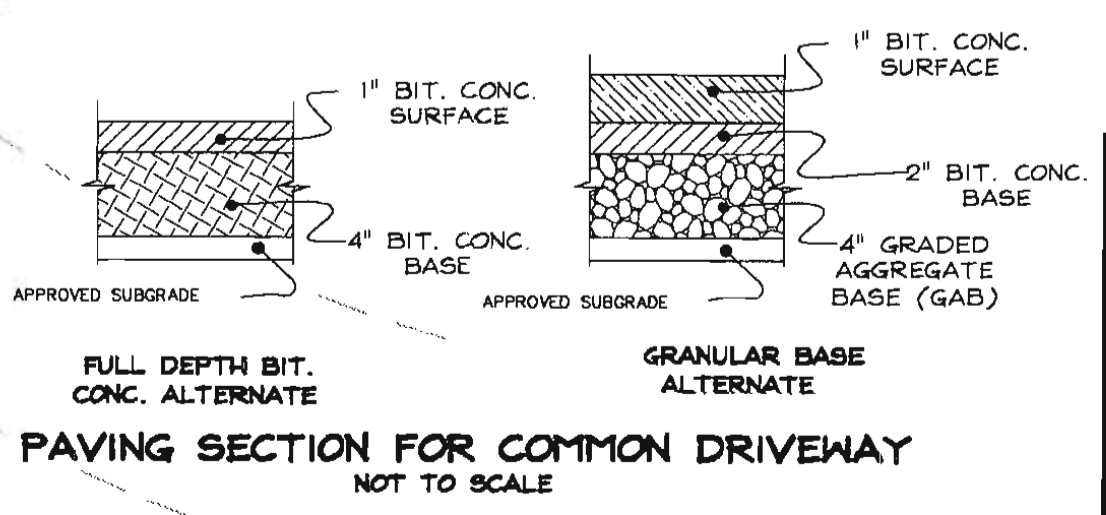
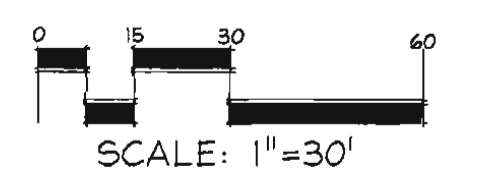


SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT @ I.C.O.	DHC INVERT @ I.C.O.	MINIMUM CELLAR ELEVATION	REMARKS
164	383.28	384.38	389.00	SEE PHASE I W & S PLAN; CONT. #24-4064-D
161	383.28	388.10	388.10	SEE SFD W & S PLAN; CONT. #24-4065-D
162	382.82	387.82	387.82	SEE SFD W & S PLAN; CONT. #24-4065-D
163	382.06	387.06	387.06	SEE SFD W & S PLAN; CONT. #24-4065-D
164	381.51	386.45	386.45	SEE SFD W & S PLAN; CONT. #24-4065-D
165	381.51	384.74	389.40	SEE SFD W & S PLAN; CONT. #24-4065-D
166	398.81	403.81	403.81	SEE SFD W & S PLAN; CONT. #24-4065-D
167	398.32	403.42	403.42	SEE SFD W & S PLAN; CONT. #24-4065-D
168	398.02	403.02	403.02	SEE SFD W & S PLAN; CONT. #24-4065-D

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

OPEN SPACE DEDICATED TO HOWARD COUNTY



DATE	BY	DATE

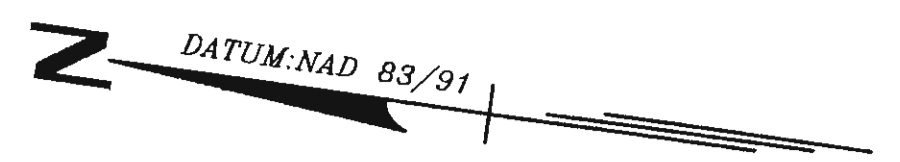
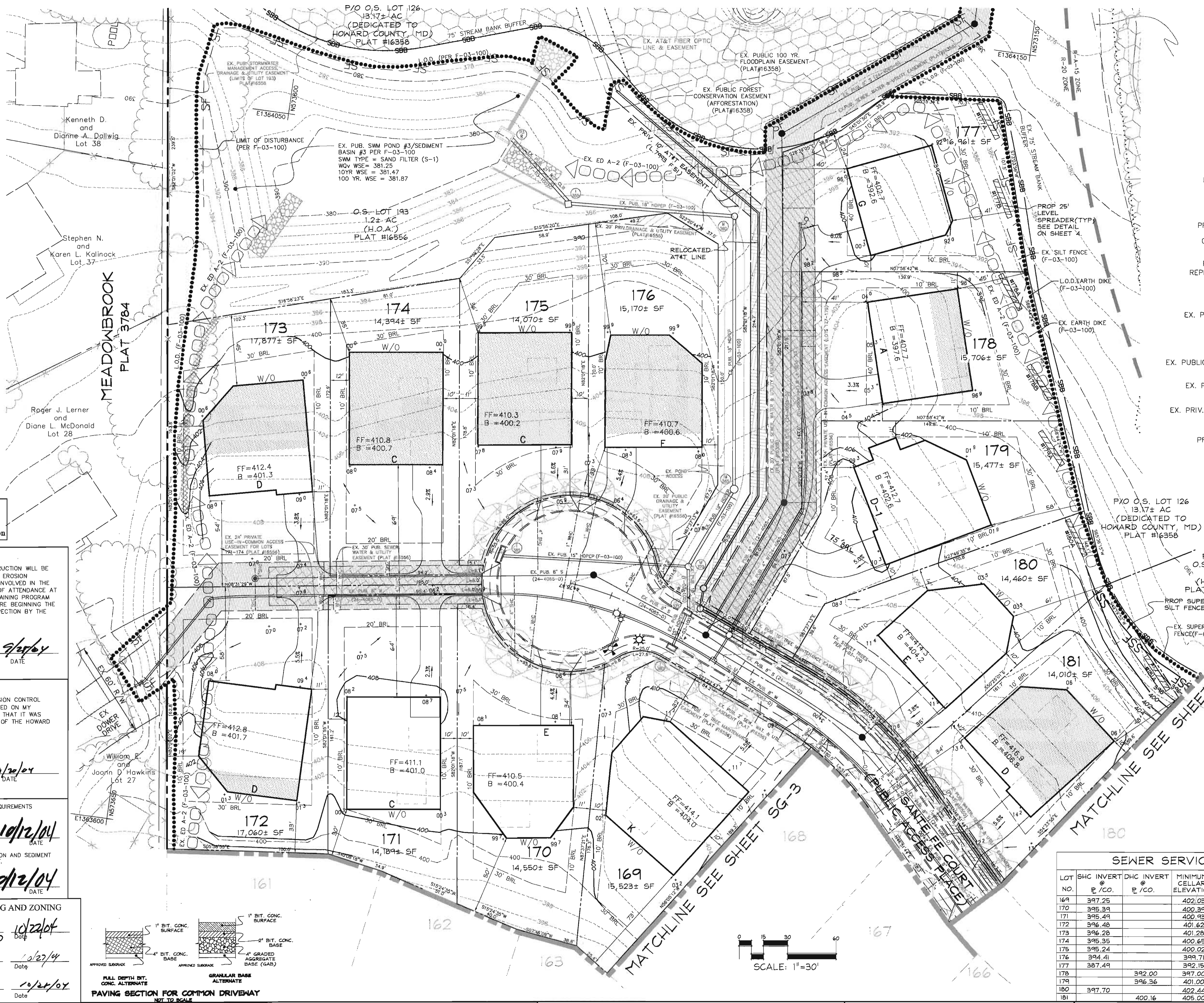
Developer/Owner:
Winchester Homes, Inc. &
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803 - 4800

GENERIC SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT CONTROL AND LANDSCAPING

RODGERS CONSULTING
 Enhancing the value of land assets

SINGLE FAMILY DETACHED - SDP & LANDSCAPING
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:280

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-3
 SHEET No. 5 OF 10



LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

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

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"

Mark Chadwick 9/26/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Reissert 9/26/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

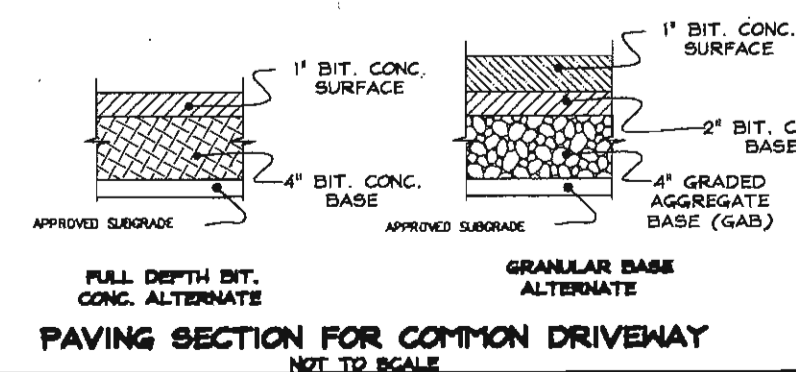
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Muzey 10/12/04
 USDA NATURAL RESOURCES CONSERVATION SERVICE DATE

John Klobutsky 10/12/04
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 HOWARD SCD DATE

APPROVED - DEPARTMENT OF PLANNING AND ZONING

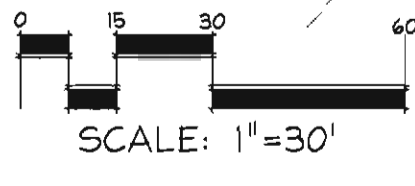
Chris Hancock 10/27/04
 Chief, Development Engineering Division DATE
David L. Taylor 10/27/04
 Chief, Division of Land Development DATE
 Director DATE



- GENERAL NOTES**
- CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
 - SEDIMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
 - THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT E / CO.	DHC INVERT E / CO.	MINIMUM CELLAR ELEVATION	REMARKS
169	397.25	402.03	402.03	SEE SFD W # 5 PLAN; CONT. #24-4065-D
170	395.39	400.39	400.39	SEE SFD W # 5 PLAN; CONT. #24-4065-D
171	395.49	400.93	400.93	SEE SFD W # 5 PLAN; CONT. #24-4065-D
172	395.48	401.82	401.82	SEE SFD W # 5 PLAN; CONT. #24-4065-D
173	395.28	401.28	401.28	SEE SFD W # 5 PLAN; CONT. #24-4065-D
174	395.35	400.65	400.65	SEE SFD W # 5 PLAN; CONT. #24-4065-D
175	395.24	400.02	400.02	SEE SFD W # 5 PLAN; CONT. #24-4065-D
176	394.41	399.71	399.71	SEE SFD W # 5 PLAN; CONT. #24-4065-D
177	387.49	392.15	392.15	SEE SFD W # 5 PLAN; CONT. #24-4065-D
178		392.00	392.00	SEE SFD W # 5 PLAN; CONT. #24-4065-D
179		396.36	401.00	SEE SFD W # 5 PLAN; CONT. #24-4065-D
180	397.70	402.44	402.44	SEE SFD W # 5 PLAN; CONT. #24-4065-D
181		400.16	405.00	SEE SFD W # 5 PLAN; CONT. #24-4065-D



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB, RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL



Rodgers Consulting, Inc.
 9260 Gather Road
 Gaithersburg, MD 20877
 301-948-4700
 301-948-6256 (fax)
 301-253-6609
 www.rodgers.com

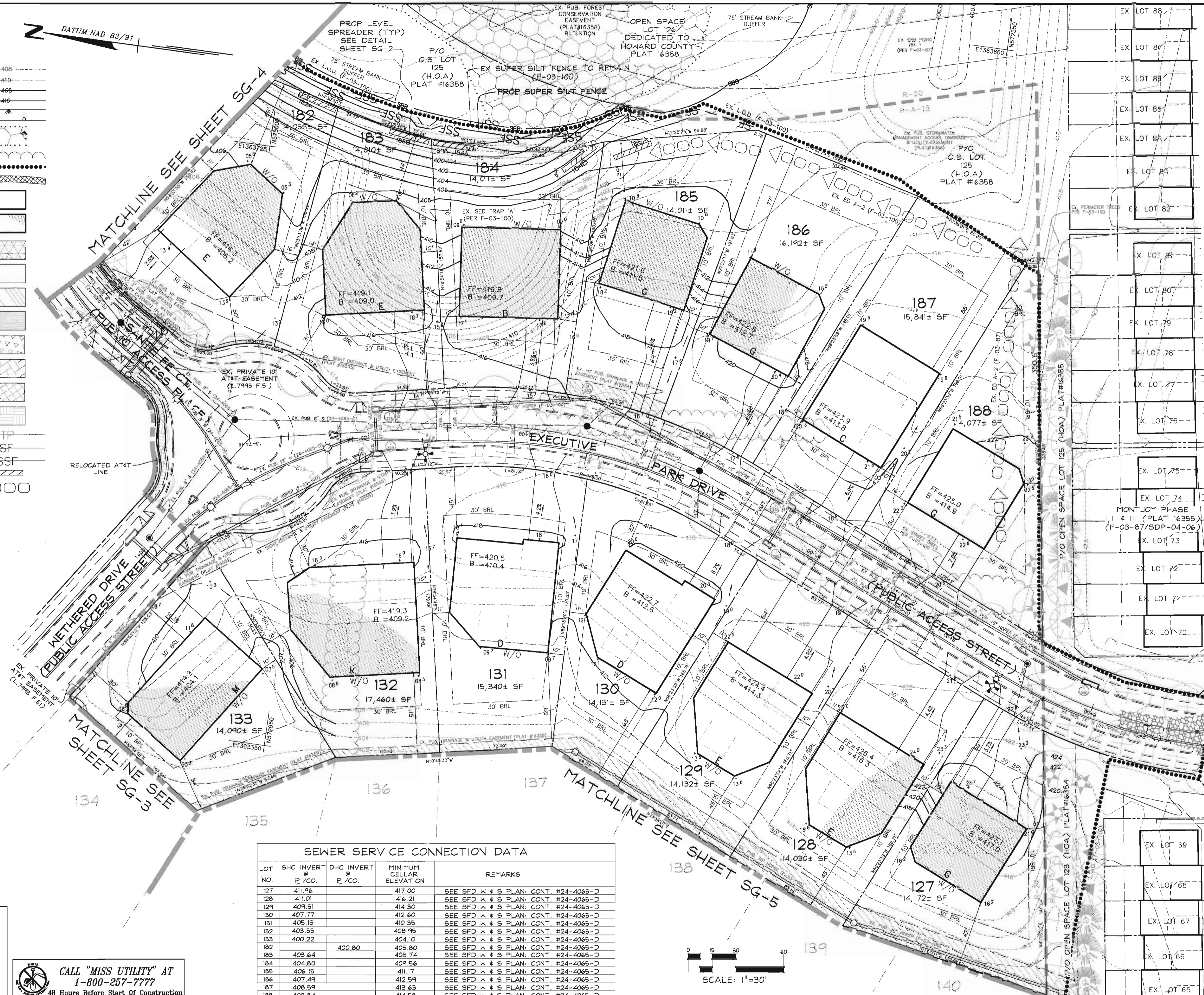
SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID: 12 PARCEL: 260
 DPZ FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-10, P-02-11, P-03-03, P-03-10, F-03-87

SCALE: 1" = 30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-4
 SHEET No. 6 OF 10

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REGION)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

DATUM: NAD 83/91



GENERAL NOTES

1. CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
2. DO NOT START CONSTRUCTION OF BUILDING ON LOT 133 UNTIL ASSURANCE IS MADE FROM AT&T THAT EX. CABLES ARE ABANDONED AND READY FOR REMOVAL.
3. CONSTRUCTION OF BUILDINGS ON LOTS 183 & 184 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT TRAP 'A' IS REMOVED AND BACKFILLED TO 95% COMPACTION PER AASHTO - T80 OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
4. SEDIMENT CONTROLS PROPOSED UNDER F-03-100 AND F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
5. THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

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.

Mark Chadwick
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Rosone
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Maylew
 SIGNATURE OF REVIEWER DATE
 (PRINT NAME BELOW SIGNATURE)

John R. Watson
 SIGNATURE OF REVIEWER DATE
 (PRINT NAME BELOW SIGNATURE)

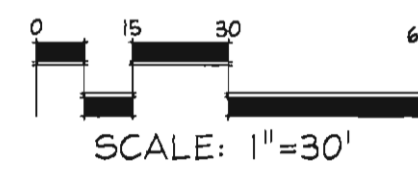
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Crumpton 10/22/04
 Chief, Development Engineering Division
Cindy Hamilton 10/27/04
 Chief, Division of Land Development
Frank L. Layzell 10/28/04
 Director

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

SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT @ P.C.O.	DHC INVERT @ P.C.O.	MINIMUM CELLAR ELEVATION	REMARKS
127	411.96		417.00	SEE SFD W # S PLAN. CONT #24-4065-D
128	411.01		416.21	SEE SFD W # S PLAN. CONT #24-4065-D
129	409.51		414.30	SEE SFD W # S PLAN. CONT #24-4065-D
130	407.77		412.60	SEE SFD W # S PLAN. CONT #24-4065-D
131	405.15		410.35	SEE SFD W # S PLAN. CONT #24-4065-D
132	403.55		408.95	SEE SFD W # S PLAN. CONT #24-4065-D
133	400.22		404.10	SEE SFD W # S PLAN. CONT #24-4065-D
134		400.80	405.80	SEE SFD W # S PLAN. CONT #24-4065-D
135	403.64		408.74	SEE SFD W # S PLAN. CONT #24-4065-D
136	404.80		409.56	SEE SFD W # S PLAN. CONT #24-4065-D
137	406.15		411.17	SEE SFD W # S PLAN. CONT #24-4065-D
138	407.49		412.59	SEE SFD W # S PLAN. CONT #24-4065-D
139	408.59		413.63	SEE SFD W # S PLAN. CONT #24-4065-D
140	409.84		414.58	SEE SFD W # S PLAN. CONT #24-4065-D



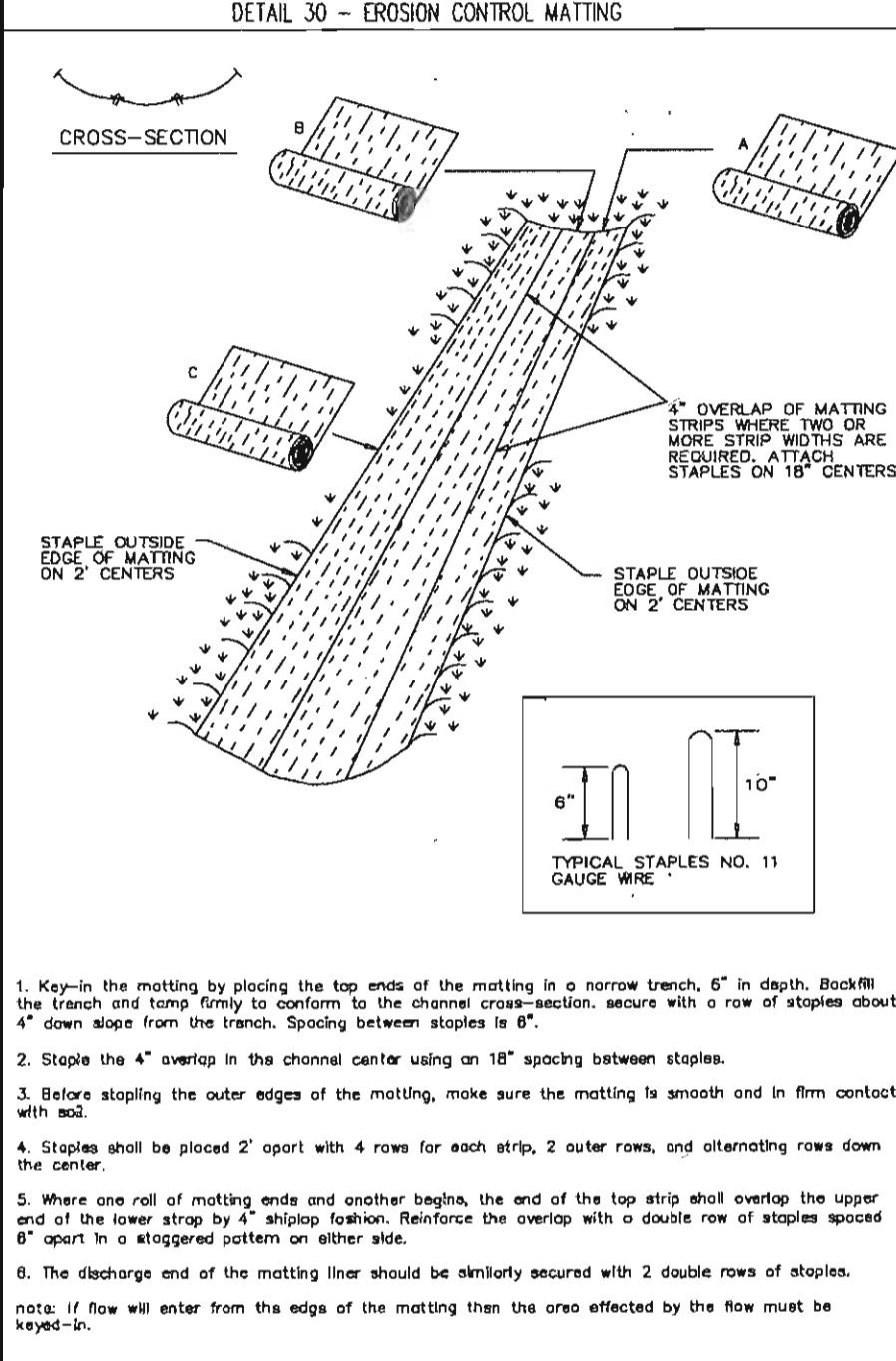
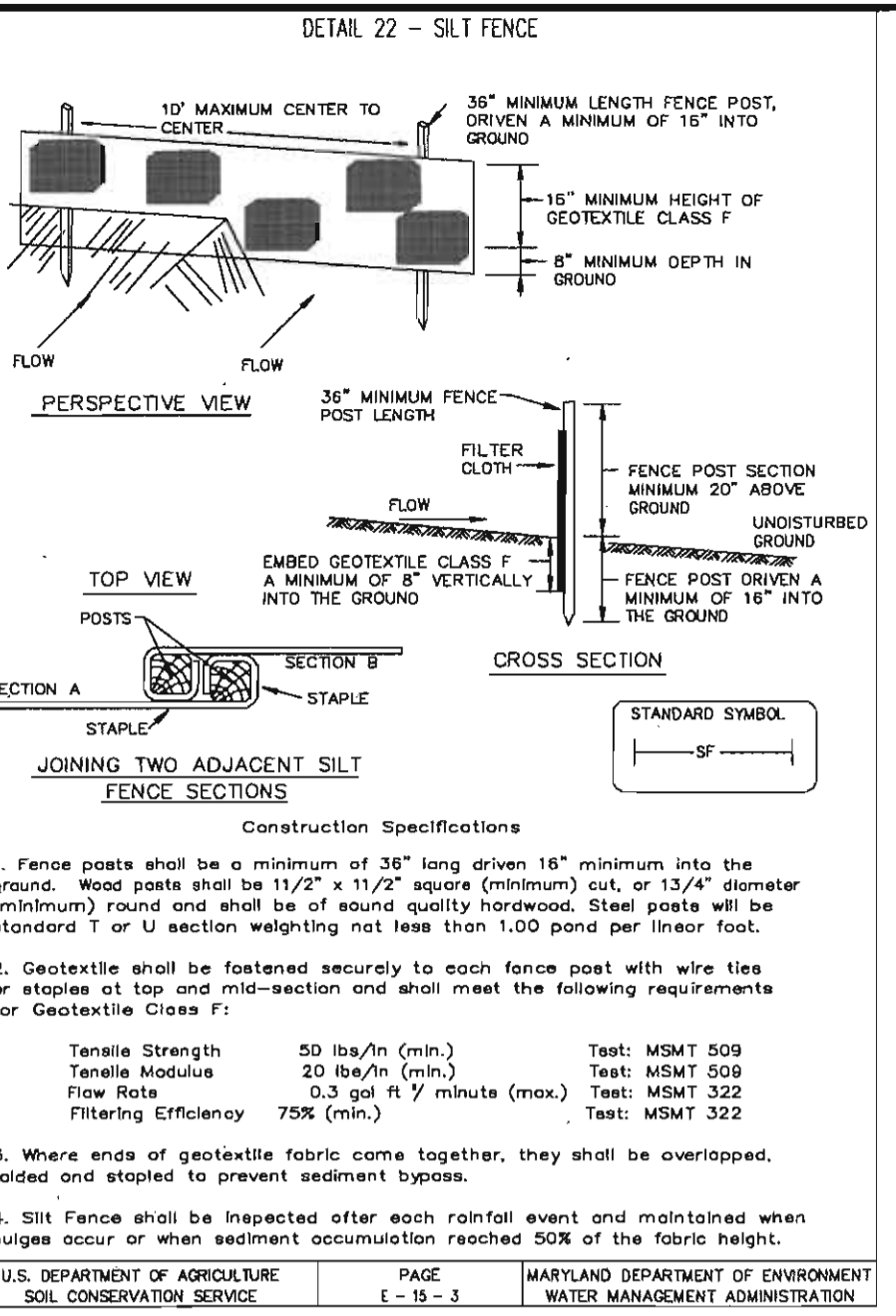
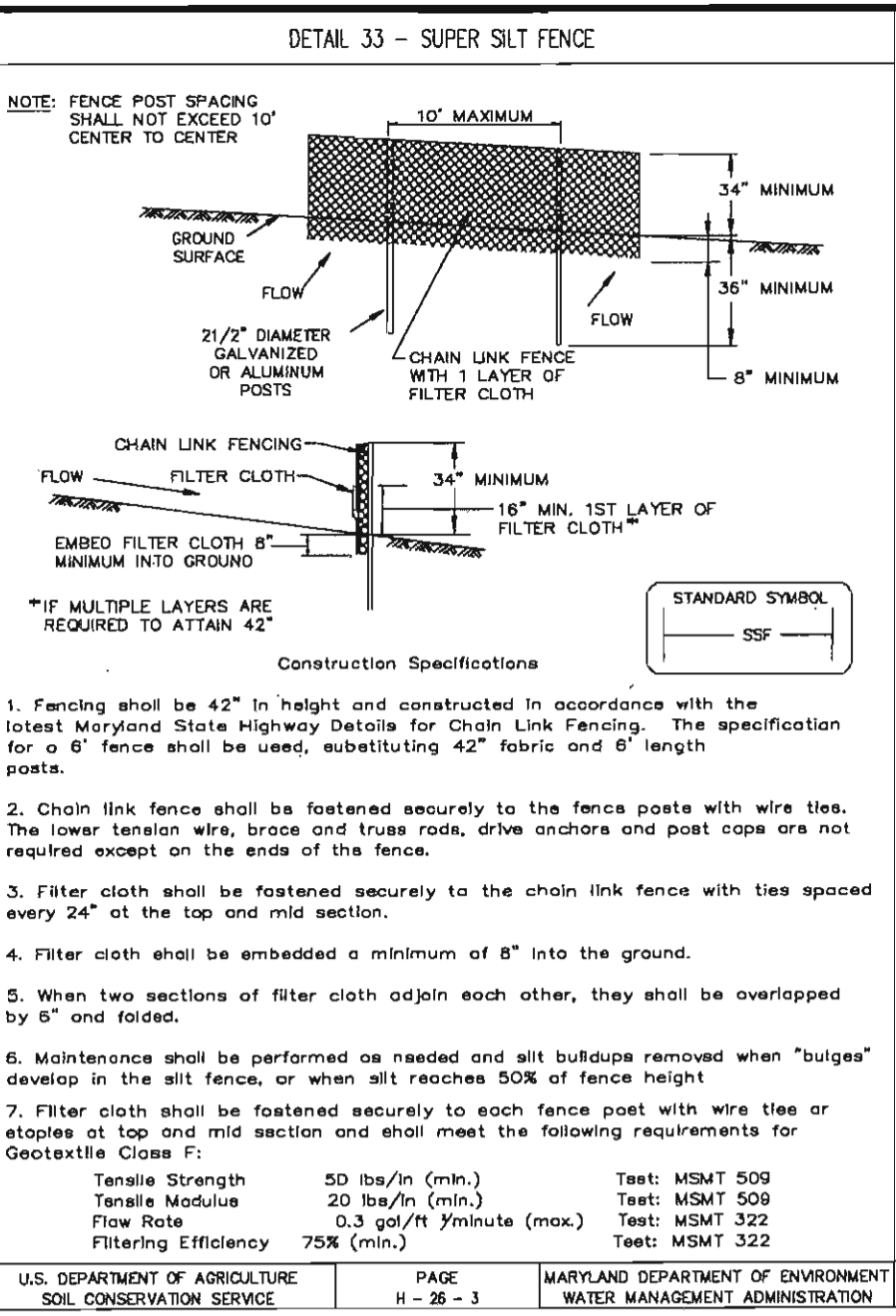
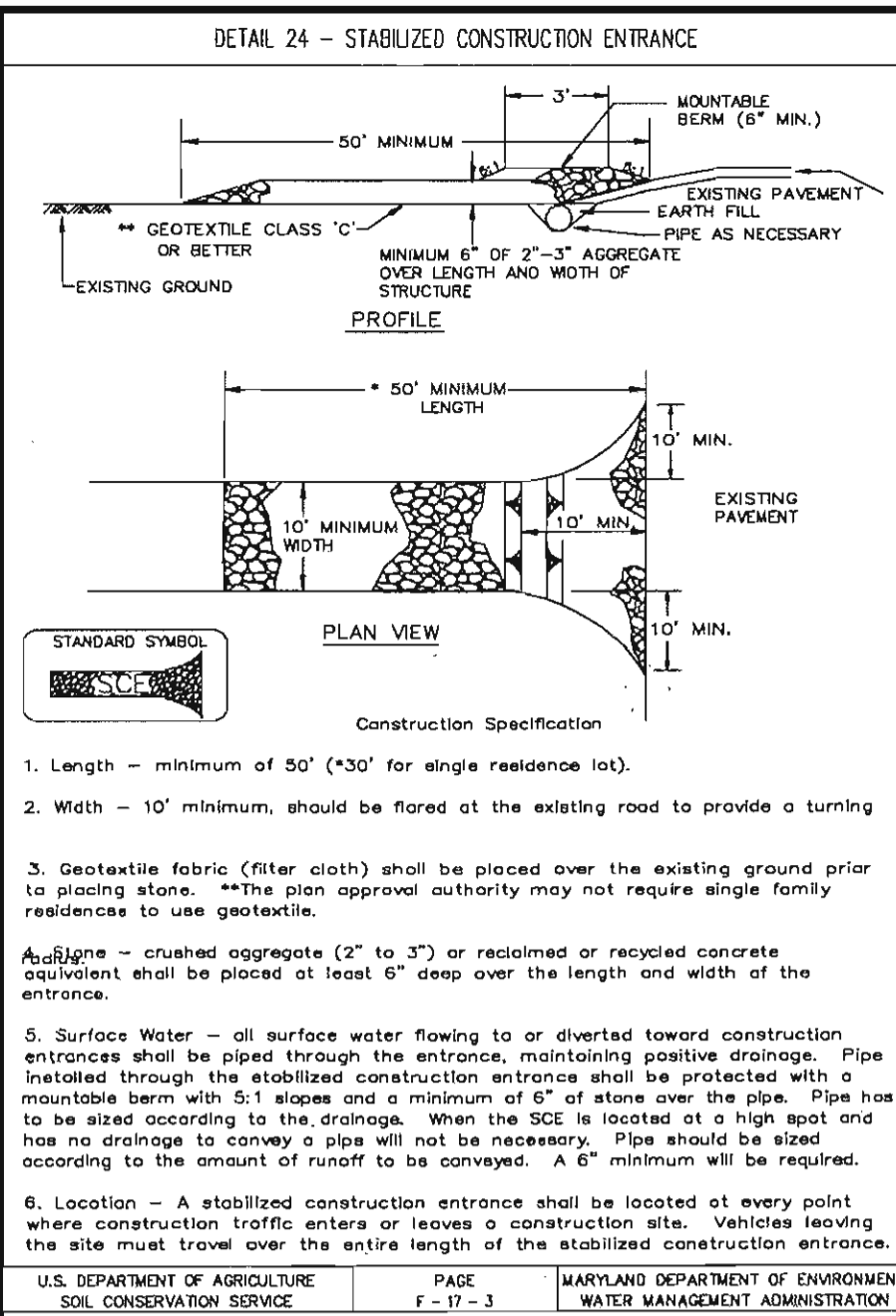
DATE	REVISION	DATE	BY	DATE

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL

RODGERS CONSULTING
 Enhancing the value of land assets
 Rodgers Consulting, Inc.
 9260 Gaither Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DPZ FILES: S-01-20, WP-01-117, WP-05-76, P-02-10, P-02-17, P-03-03, F-03-100, F-03-87
 SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-6
 SHEET No. 8 of 10
 N:\MD-Howard\Mount Joy\dwg\SDP\SDP\08-SDP_GRADING_SFD.dwg 9/21/2004 12:14:41 PM EDT
 SDP-04-131



NOTE:
DETAILS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND MAY NOT NECESSARILY BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Muzey 10/22/04
USDA NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Williams 10/22/04
Chief, Development Engineering Division
Cindy Hamata 10/22/04
Chief, Division of Land Development
Mark K. Leggett 10/20/04
Director

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.
Mark Chadwick
SIGNATURE OF DEVELOPER
(PRINT NAME BELOW SIGNATURE)
DATE

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 O. Benson IV
SIGNATURE OF ENGINEER
(PRINT NAME BELOW SIGNATURE)
DATE

DATE	REVISION	DATE	BY	DATE

DATE	REVISION	DATE	BY	DATE

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

GENERIC SITE DEVELOPMENT PLAN
SEDIMENT & EROSION CONTROL NOTES & DETAILS

RODGERS CONSULTING
Enhancing the value of land assets
Roggers Consulting, Inc.
9260 Calther Road
Cathetersburg, MD 20877
301.948.4780
301.948.6256 (fax)
301.253.6609
www.roggers.com

SINGLE FAMILY DETACHED - SDP
LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
TAX MAP 30 GRID 12 PARCEL 260
DPZ FILES: S-01-20, WP-01-17, WP-03-70, P-02-10, P-02-17, P-03-03, P-03-100, P-03-87
CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start of Construction

SCALE:	AS SHOWN
JOB No.	506V3
DATE:	04/12/04
INDEX No.	SC-1
SHEET No.	9 OF 10

21.0 STANDARD & 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, &/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 & DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION & MATERIAL SPECIFICATIONS:

- TOPSOIL OBTAINED 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 SITE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - WHERE THE SUBSOIL IS EITHER HEAVILY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (600-800 LBS./1,000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS & WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) & APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS & MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS OBTAINING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - A pH OF LESS THAN 6.0 SURFACE SOIL SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE-SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME & COMMERICAL FERTILIZER, COMPOSTED SLUDGE & AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY OR ORIGINATE FROM A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM & HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SF.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/A, .000 SF, & 1/2" NORMAL LIME APPLICATION RATE.

24.0 MATERIALS SPECIFICATIONS TABLE 27 GEOTEXTILE FABRICS

CLASS	APPROXIMATE OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MAX.	BURST STRENGTH PSI. MIN.
A	0.30	250	500
B	0.60	200	350
C	0.30	250	350
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40 - 0.80"	90	180

U.S. STD. SPEC. CW-02715
THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
-APPEARANCE OPENING SIZE MSMT 323
-GRAB TENSILE STRENGTH ASTM D 1682 -40R SPECIMENS, 1X2" CLAMPS, 127MM STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC.
-BURST STRENGTH ASTM D 3786
THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS AND WILL BE ROT AND WIDOW RESISTANT. IT SHALL BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A MINIMUM OF 80% BY WEIGHT OF POLYPROPYLENE, POLYESTERS, OR POLYAMIDES. THE GEOTEXTILE FABRICS SHALL RESIST DETRIORATION FROM ULTRAVIOLET EXPOSURE.
IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 ON/SEC. MINIMUM PERMEABILITY WHEN TESTED IN ACCORDANCE WITH MSMT 507, AND AN APPEARANT MINIMUM ELONGATION OF 20 PERCENT (200% WHEN TESTED IN ACCORDANCE WITH THE GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.)

SILT FENCE:
CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM TENSILE STRENGTH AND A 25 LB./IN. MINIMUM TENSILE MODULUS WHEN TESTED IN ACCORDANCE WITH MSMT 508. THE MATERIAL SHALL ALSO HAVE A 0.3 CAL./FT²/MIN. FLOW RATE AND 80% MINIMUM PERCENT (75% MINIMUM FILTERING EFFICIENT WHEN TESTED IN ACCORDANCE WITH MSMT 322.)

GEOTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST DETRIORATION FROM ULTRAVIOLET EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT AMOUNTS OF ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 12 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 100 DEGREES F.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS & PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
- ALL VEGETATIVE & STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN & ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL", & REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCES OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 14 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMETER SLOPES & ALL SLOPES GREATER THAN 3:1.
 - 14 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAP BASINS SHOWN ON THE PLAN MUST BE FENCED & WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOLUME I, CHAPTER 12, OF THE "HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE".
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MOST CURRENT "MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL", & REVISIONS THEREOF. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION & ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE & ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SEE ANALYSIS:

TOTAL SEED SITE AREA:	3012 AC.
DISTURBED AREA:	2191 AC.
IMPERVIOUS AREA:	516 AC.
AREA TO BE VEGETATIVELY STABILIZED:	1585 AC.
TOTAL CUT:	30000 CY
TOTAL FILL:	30000 CY
OFFSITE WASTE/DROPPED AREA*	N/A
MULCH EXCESS MATERIAL SHALL BE TRANSPORTED TO A SUITABLE SPILL SITE WITH APPROPRIATE SEDIMENT CONTROL MEASURES AS REQUIRED.	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS OBTAINED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF OBTAINANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM 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 A PERMETER FENCE AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BILLING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- REINFORCES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILL & STABILIZED WITHIN THE WORKING DAY, WHICHEVER IS SHORTER.
- QUANTITIES & ESTIMATES SHOWN ARE FOR SEDIMENT CONTROL PURPOSES ONLY. CONTRACTOR SHALL PREPARE HIS/HER OWN QUANTITY ESTIMATES TO HIS/HER SATISFACTION.

PERMANENT SEEDING NOTES

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON THE FOLLOWING SCHEDULES:

- PREPARED - APPLY 2 TONS PER ACRE ORGANIC LIMESTONE (92.85/1,000 SF) & 800 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1,000 SF).
- ACCEPTABLE - APPLY 2 TONS PER ACRE ORGANIC LIMESTONE (92.85/1,000 SF) & 1,000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING FOR PERIODS MARCH 1 THROUGH APRIL 30 & FROM AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1,000 SF) OF KENTUCKY 31 TALL FESCUE PER ACRE 1 THROUGH JULY 31, SEED WITH 80 LBS KENTUCKY 31 TALL FESCUE PER ACRE & 2 LBS PER ACRE (0.16 LBS/1,000 SF) OF MEDICAL LOWGASSER. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROJECT SITE OR PROJECT SITE 2 TONS PER ACRE OF WELL-AMENDED STRAW MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION 2) USE SOO. OPTION 3) SEED WITH 80 LBS/ACRE KENTUCKY 31 TALL FESCUE & MULCH WITH 2 TONS/ACRE WELL AMENDED STRAW.
- MULCHING: APPLY 1 1/2" TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNWEIGHTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANOTHER MULCH IMMEDIATELY AFTER APPLICATION USING MULCH AMENDING TOOL, OR 216 GALLONS PER ACRE (5 GAL/1,000 SF) OF DUMPSIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR AMENDING.
- MAINTENANCE: INSPECT ALL SEEDING AREAS & MAKE NEEDED REPAIRS, REPLACEMENTS & RESEEDINGS.
- TEMPORARY SEEDING NOTES:
 - APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
 - SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. (IF NOT PREVIOUSLY LOOSENED).
 - SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1,000 SF).
 - SEEDING FOR PERIODS MARCH 1 THROUGH APRIL 30 & FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 1/2" BUSHES PER ACRE OF ANNUAL RYE (3.2 85/1,000 SF) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 1 LBS PER ACRE OF MEDICAL LOWGASSER (0.07 LBS/1,000 SF) FOR THE PERIOD NOVEMBER 15 THROUGH FEBRUARY 28. PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-AMENDED STRAW MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE SOO.
 - MULCHING: APPLY 1 1/2" TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNWEIGHTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANOTHER MULCH IMMEDIATELY AFTER APPLICATION USING MULCH AMENDING TOOL, OR 216 GALLONS PER ACRE (5 GAL/1,000 SF) OF DUMPSIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR AMENDING.

DUST CONTROL SPECIFICATIONS

Definition:
Controlling dust blowing and movement on construction sites and roads.

Purpose:
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies:
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications:

- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods:

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

References:

- Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA-ARS, H-30-1.



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.
- It is the responsibility of the contractor to ensure that all tree pits, shrub beds and planters are well drained. The landscape contractor shall replace, at no cost to the owner, all plant material that 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 area 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 planting 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 airspace 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 same mulch bed.

SCHEDULE 'A'

PLANTING REQUIREMENT
TYPE 'B' BUFFER

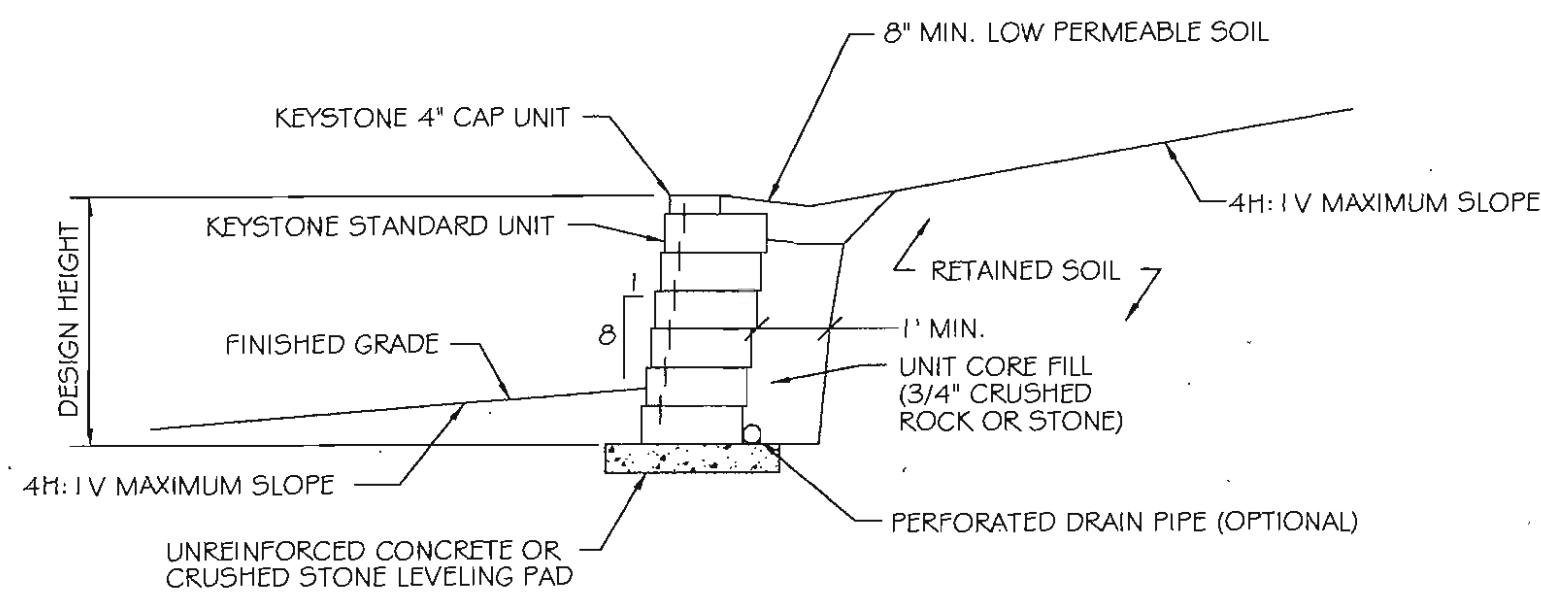
	LOT 134	LOT 145	LOT 165	LOT 166
LINEAR FEET:	112'	90'	137'	120'
SHADE TREES @ 1/50':	3	2	3	3
EVERGREEN @ 1/40':	3	3	4	3

SURETY CALCULATION-SIDE STREET TREE PLANTINGS

SHADE TREES	11 @ \$300 ea =	\$3,300.00
ORNAMENTAL/EVERGREENS	13 @ \$150 ea =	\$1,950.00
TOTAL		\$5,250.00

**PLANTING SCHEDULE
SIDE STREET TREE PLANTINGS**

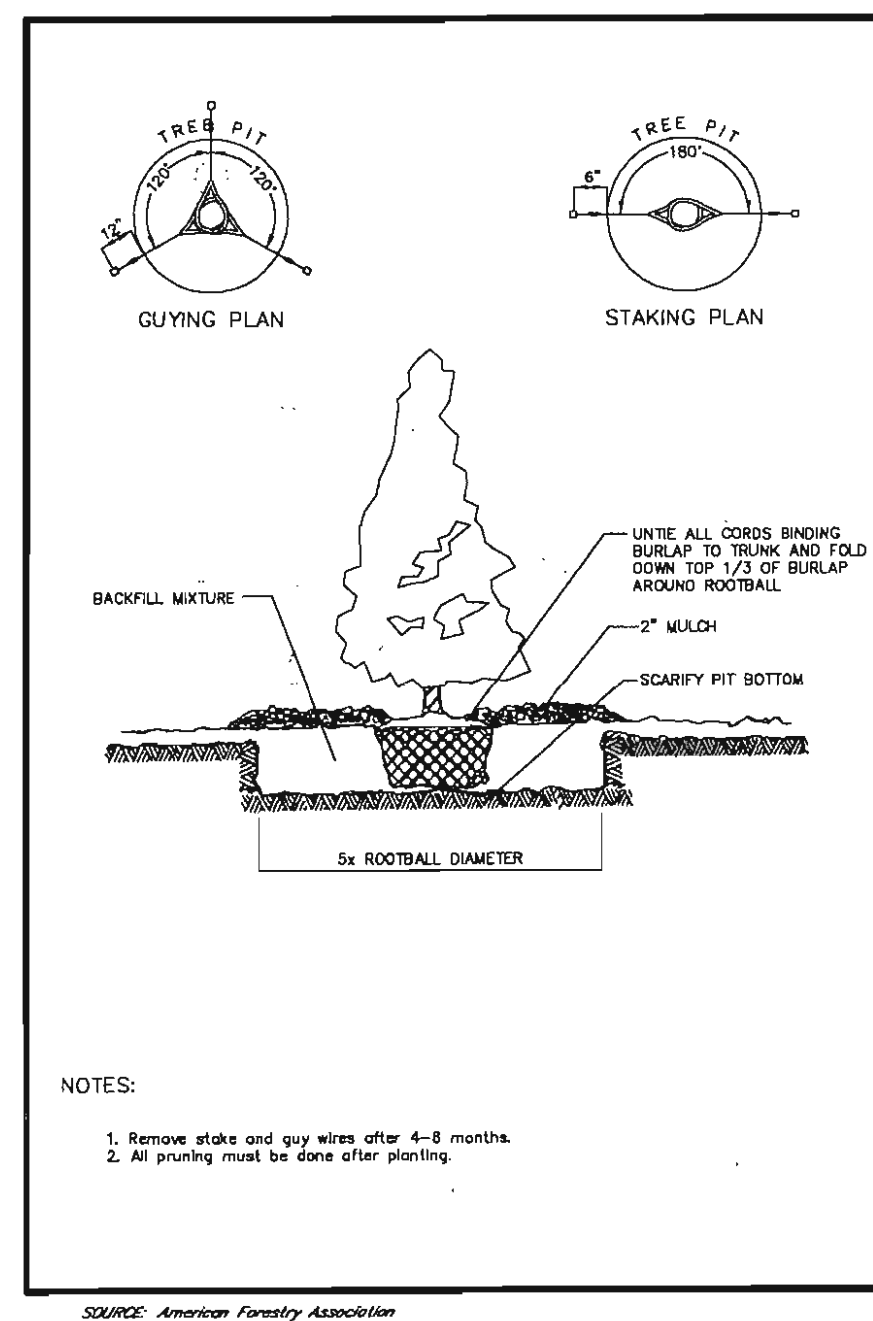
SYMBOL	BOTANICAL NAME (COMMON NAME)	QTY	SIZE	ROOT
	PRUNUS SARGENTII (SARGENT CHERRY)	8	2 1/2"-3" cal	B&B
	QUERCUS RUBRA (RED OAK)	3	2 1/2"-3" cal	B&B
	PINUS STROBILUS (WHITE PINE)	13	6'-8" ht	B&B



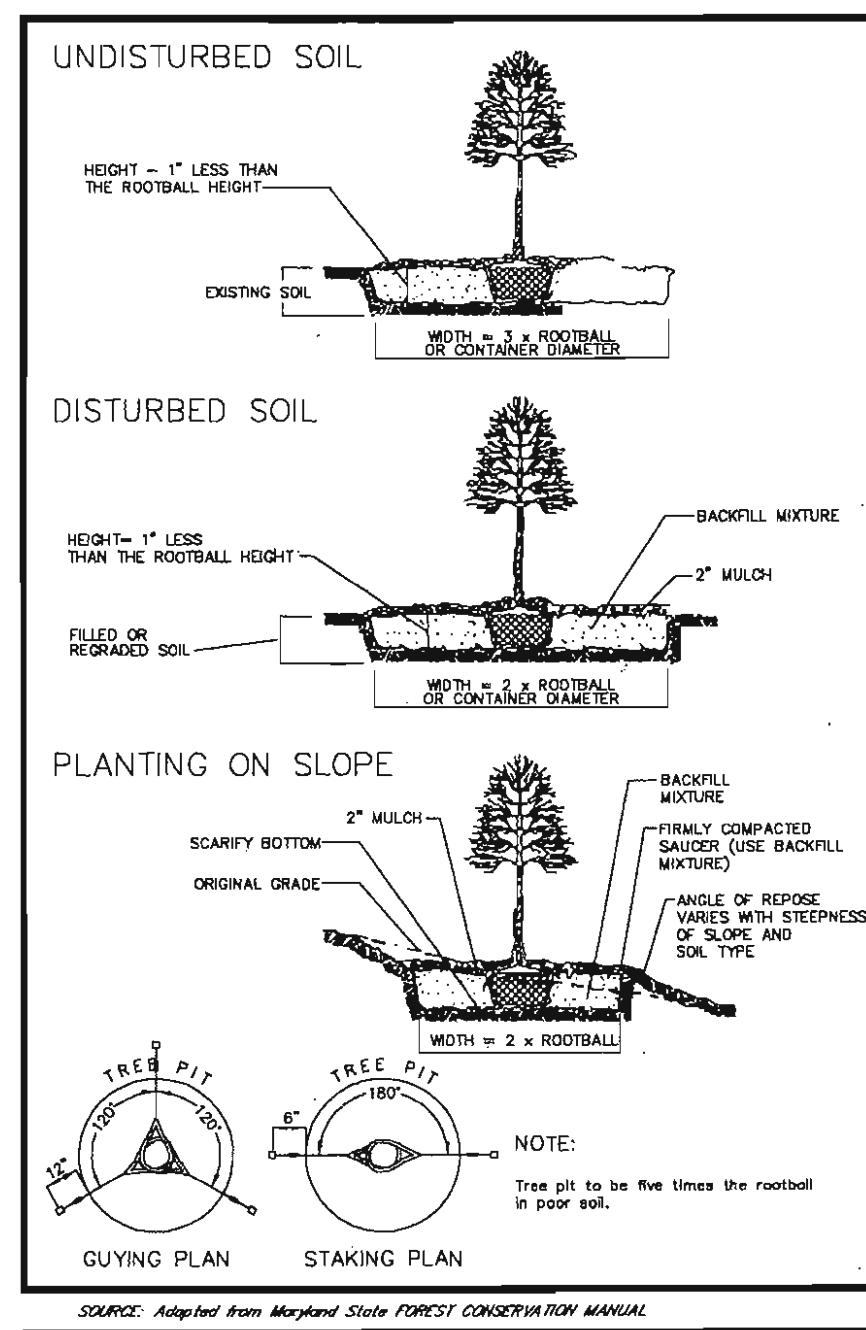
NOTE: PROPOSED GRAVITY WALL (LESS THAN 5' HIGH) SHALL BE IN ACCORDANCE WITH THIS DETAIL. CONTRACTOR SHALL SUBMIT PLANS/SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

TYPICAL GRAVITY WALL SECTION
STANDARD UNIT - 1" MINIMUM SETBACK

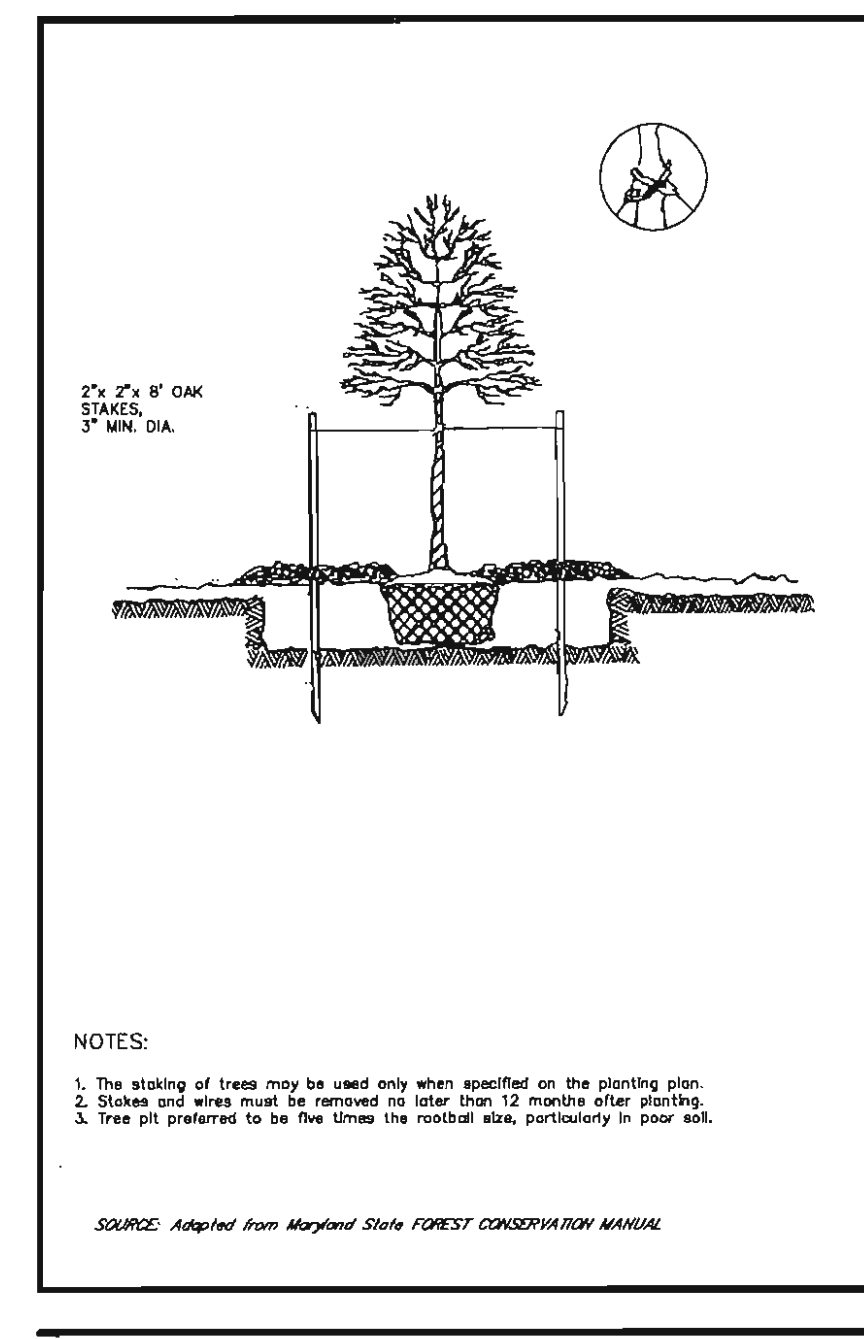
EVERGREEN TREE PLANTING



DECIDUOUS TREE PLANTING CONTAINER GROWN AND BALLED & BURLAPPED STOCK



STAKED TREE SPECIFICATION (2)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/22/04
Chief, Development Engineering Division Date

[Signature] 10/22/04
Chief, Division of Land Development Date

[Signature] 10/20/04
Director Date

LANDSCAPE CERTIFICATE

I/we certify that the landscaping shown on this plan will be done in accordance to the plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion, a certification of landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

[Signature] 9/30/04
Signature Date
WINCHESTER HOMES, INC.



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
REVISED PER AGENCY COMMENTS		06/24/04	BY	DATE

Developer/Owner:
Winchester Homes, Inc.
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Stephen J. Nardella, Vice President
(301) 803-4800

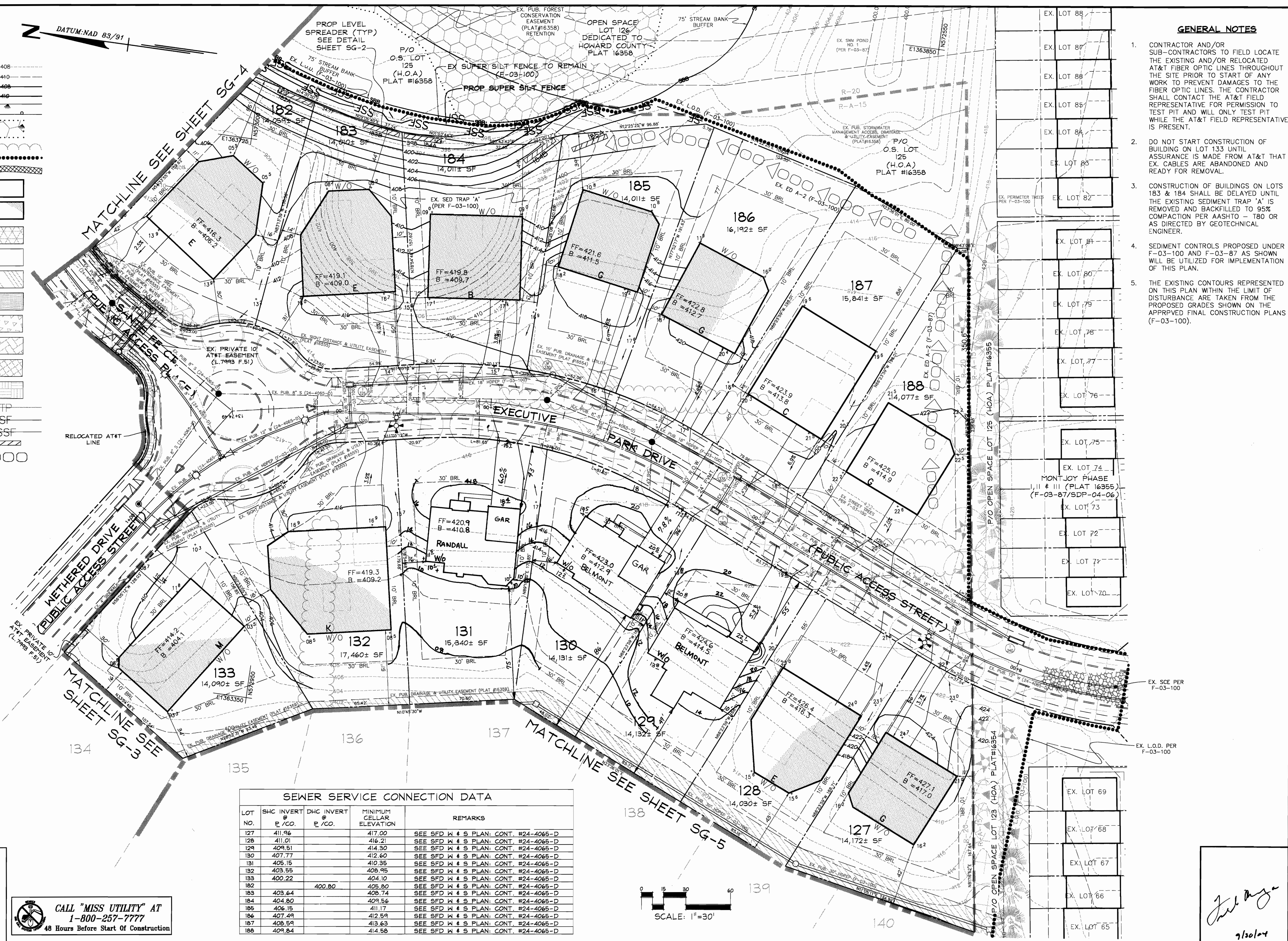
GENERIC
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES AND DETAILS



Rodgers Consulting, Inc.
9260 Galther Road
Gaithersburg, MD 20877
301-948-4700
301-948-6256 (fax)
301-253-6609
www.rodgers.com

SINGLE FAMILY DETACHED - SDP
LANDSCAPE NOTES AND DETAILS
Montjoy
ELECTION DISTRICT No.2
HOWARD COUNTY, MARYLAND
TAX MAP:30 GRID:12 PARCEL:260

SCALE: 1" = 30'
JOB No. 506V3
DATE: MAR. 2004
INDEX No. LA-1
SHEET No. 10 OF 10



LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
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- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

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DEVELOPER'S CERTIFICATE
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Mark Chadwick
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Bellone
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

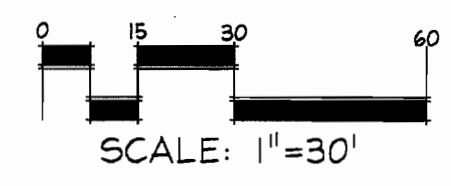
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Maynard 10/12/04
 USNR - NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
Paul Watson 10/12/04
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Morrison 10/22/04
 Chief, Development Engineering Division DATE
Sandy Hamilton 10/22/04
 Chief, Division of Land Development DATE
Derek L. Layton 10/20/04
 Director DATE

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

SEWER SERVICE CONNECTION DATA

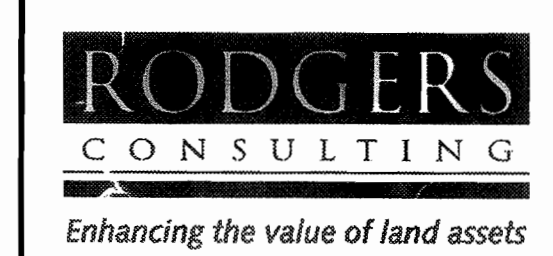
LOT NO.	SHC INVERT E./CO.	DHC INVERT E./CO.	MINIMUM CELLAR ELEVATION	REMARKS
127	411.96		417.00	SEE SFD W # S PLAN; CONT. #24-4065-D
128	411.01		416.21	SEE SFD W # S PLAN; CONT. #24-4065-D
129	409.51		414.30	SEE SFD W # S PLAN; CONT. #24-4065-D
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131	405.15		410.35	SEE SFD W # S PLAN; CONT. #24-4065-D
132	403.55		408.95	SEE SFD W # S PLAN; CONT. #24-4065-D
133	400.22		404.10	SEE SFD W # S PLAN; CONT. #24-4065-D
134	403.64	400.80	408.80	SEE SFD W # S PLAN; CONT. #24-4065-D
135	404.80		408.74	SEE SFD W # S PLAN; CONT. #24-4065-D
136	406.15		409.56	SEE SFD W # S PLAN; CONT. #24-4065-D
137	407.49		411.17	SEE SFD W # S PLAN; CONT. #24-4065-D
138	408.59		412.59	SEE SFD W # S PLAN; CONT. #24-4065-D
139	408.59		413.63	SEE SFD W # S PLAN; CONT. #24-4065-D
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DATE	REVISION	DATE	BY	DATE
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	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL



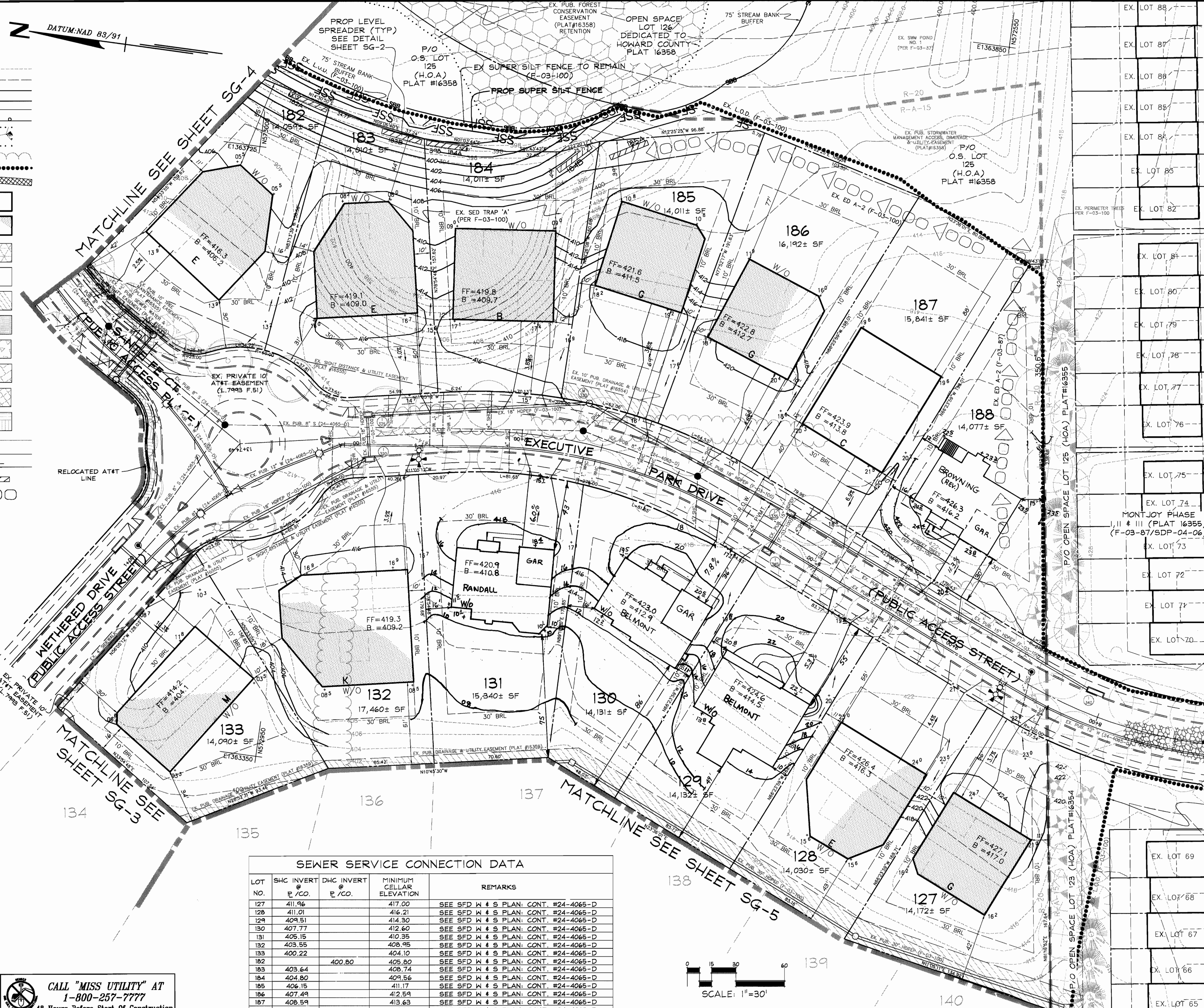
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SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DP2 FILES: S-01-20, WF-01-117, WF-03-78, P-02-10, P-02-17, P-03-08, F-03-100, F-03-87
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SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-6
 SHEET No. 8 OF 10
 SDP-04-131

LEGEND

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Mark Chadwick
 SIGNATURE OF DEVELOPER
 DATE: 9/20/04

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Frank G. Rossone Jr
 SIGNATURE OF ENGINEER
 DATE: 9/20/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Myer
 SIGNATURE OF NRS
 DATE: 10/12/04

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

John H. Watson
 SIGNATURE OF HOWARD SCD
 DATE: 10/12/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Commins
 Chief, Development Engineering Division
 DATE: 10/22/04

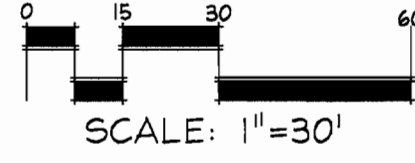
Jinda Kamuta
 Chief, Division of Land Development
 DATE: 10/22/04

Mark L. Layton
 Director
 DATE: 10/20/04

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SEWER SERVICE CONNECTION DATA

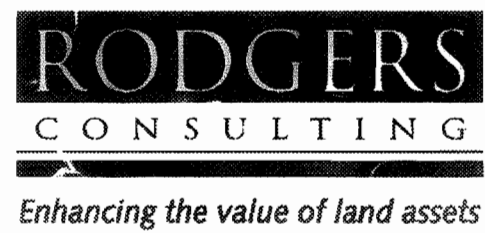
LOT NO.	SHC INVERT E. / CO.	DHC INVERT E. / CO.	MINIMUM CELLAR ELEVATION	REMARKS
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Mark Chapman
 SIGNATURE OF DEVELOPER DATE 9/20/04
 (PRINT NAME BELOW SIGNATURE)

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Frank G. Reister, Jr.
 SIGNATURE OF ENGINEER DATE 9/20/04
 (PRINT NAME BELOW SIGNATURE)
 REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim May
 DATE 10/12/04
 U.S. - NATURAL RESOURCES CONSERVATION SERVICE
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John R. Watson
 DATE 10/12/04
 HOWARD SCD

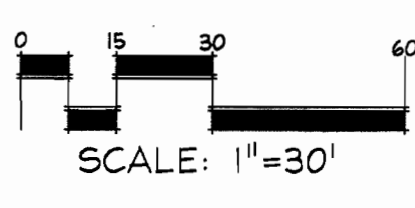
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Williamson 10/22/04
 Chief, Development Engineering Division
Judy Hamilton 10/22/04
 Chief, Division of Land Development
Mark L. Taylor 10/20/04
 Director

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

SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT E / CO.	DHC INVERT E / CO.	MINIMUM CELLAR ELEVATION	REMARKS
127	411.96		417.00	SEE SFD W 4 S PLAN; CONT. #24-4065-D
128	411.01		416.21	SEE SFD W 4 S PLAN; CONT. #24-4065-D
129	409.61		414.30	SEE SFD W 4 S PLAN; CONT. #24-4065-D
130	407.77		412.60	SEE SFD W 4 S PLAN; CONT. #24-4065-D
131	405.15		410.35	SEE SFD W 4 S PLAN; CONT. #24-4065-D
132	403.55		408.95	SEE SFD W 4 S PLAN; CONT. #24-4065-D
133	400.22		404.10	SEE SFD W 4 S PLAN; CONT. #24-4065-D
134		400.80	405.80	SEE SFD W 4 S PLAN; CONT. #24-4065-D
135	403.64		408.74	SEE SFD W 4 S PLAN; CONT. #24-4065-D
136	404.80		409.56	SEE SFD W 4 S PLAN; CONT. #24-4065-D
137	406.15		411.17	SEE SFD W 4 S PLAN; CONT. #24-4065-D
138	407.49		412.54	SEE SFD W 4 S PLAN; CONT. #24-4065-D
139	408.59		413.63	SEE SFD W 4 S PLAN; CONT. #24-4065-D
140	409.64		414.58	SEE SFD W 4 S PLAN; CONT. #24-4065-D



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PF,RC	
	DRAWN		MAP	3/04
	REVIEWED		PF,FB	
	RELEASE FOR			

Developer/Owner:
Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL



Rodgers Consulting, Inc.
 9760 Gather Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.5256 (fax)
 301.253.6600
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DWP FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-03, F-03-100, F-03-87
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SCALE: 1"=30'
 JOB NO. 506V3
 DATE: MAR. 2004
 INDEX NO. SG-6
 SHEET NO. 8 OF 10
 SDP-04-131

Frank G. Reister, Jr.
 9/20/04

DATUM: NAD 83/91

- GENERAL NOTES**
- CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
 - DO NOT START CONSTRUCTION OF BUILDINGS ON LOTS 166 & 167 UNTIL ASSURANCE IS MADE FROM AT&T THAT EX. CABLES ARE ABANDONED AND READY FOR REMOVAL.
 - SEDIMENT CONTROLS PROPOSED UNDER F-03-100 AND F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
 - THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

SEE SHEET 10 FOR LANDSCAPE SCHEDULE AND DETAILS

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

Mark Chadwick 9/26/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Nelson 9/26/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SOD AND MEETS TECHNICAL REQUIREMENTS

Jim Murray 10/22/04
 USNR - NATURAL RESOURCE CONSERVATION SERVICE DATE

John L. Roberts 10/22/04
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Williams 10/22/04
 Chief, Development Engineering Division Date

Chad Williams 10/22/04
 Chief, Division of Land Development Date

Frank G. Nelson 10/26/04
 Director Date

SEWER SERVICE CONNECTION DATA

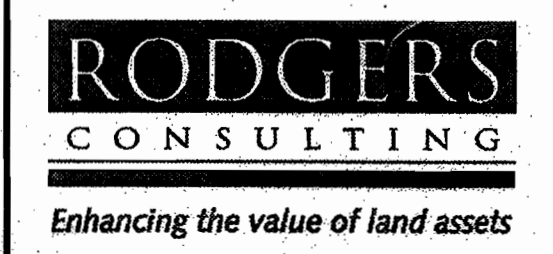
LOT NO.	S/C INVERT @ P.C.O.	D/C INVERT @ P.C.O.	MINIMUM CELLAR ELEVATION	REMARKS
134		384.38	389.00	SEE PHASE I W & S PLAN; CONT. #24-4064-D
161	383.28		389.10	SEE SFD W & S PLAN; CONT. #24-4065-D
162	382.82		387.82	SEE SFD W & S PLAN; CONT. #24-4065-D
163	382.06		387.06	SEE SFD W & S PLAN; CONT. #24-4065-D
164	381.51		386.45	SEE SFD W & S PLAN; CONT. #24-4065-D
165		384.74	389.40	SEE SFD W & S PLAN; CONT. #24-4065-D
166	398.81		403.81	SEE SFD W & S PLAN; CONT. #24-4065-D
167	398.32		403.42	SEE SFD W & S PLAN; CONT. #24-4065-D
168	398.02		403.02	SEE SFD W & S PLAN; CONT. #24-4065-D

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

DATE	REVISION	BY	DATE
		BASE DATA	
		DESIGNED	
		DRAWN	
		REVIEWED	
		RELEASE FOR	

Developer/Owner:
Winchester Homes, Inc. &
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803 - 4800

GENERIC SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT CONTROL AND LANDSCAPING



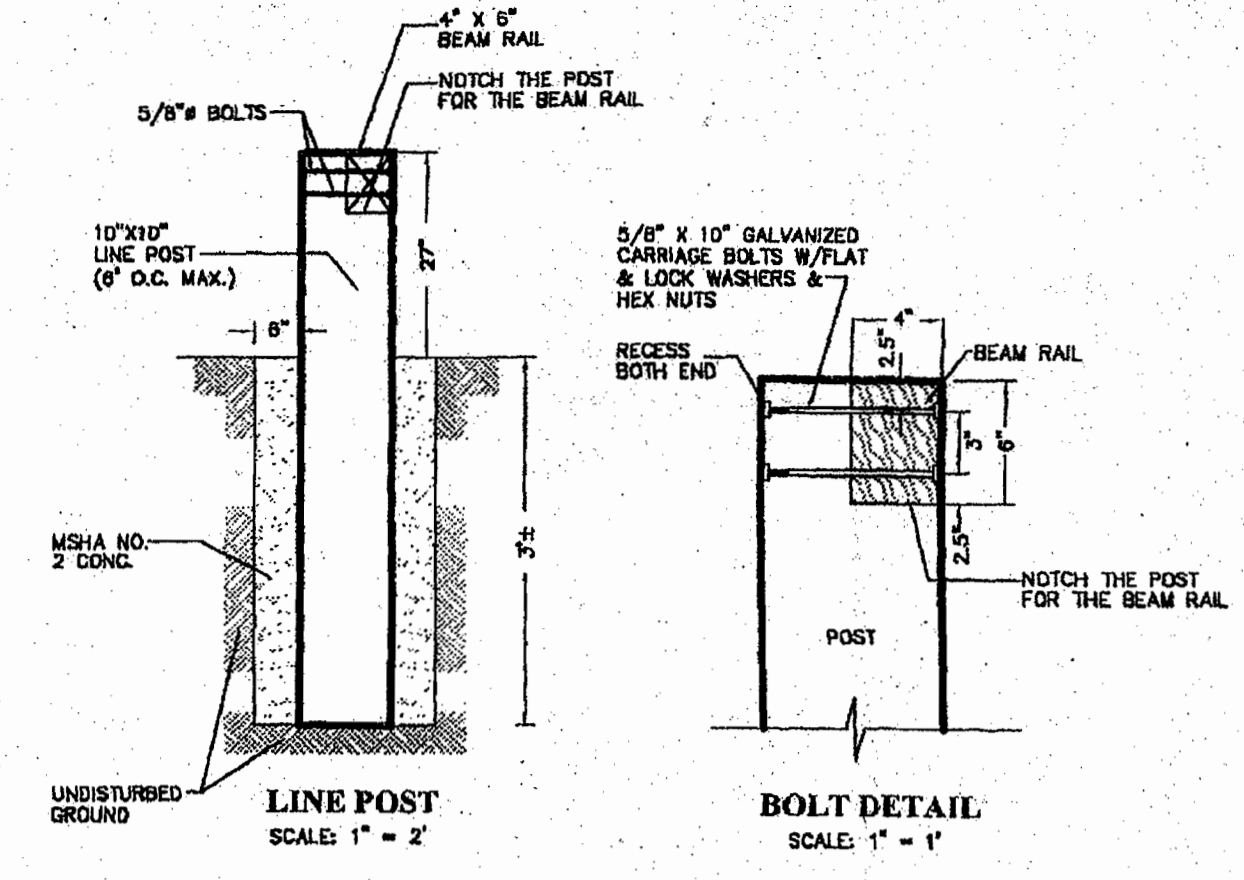
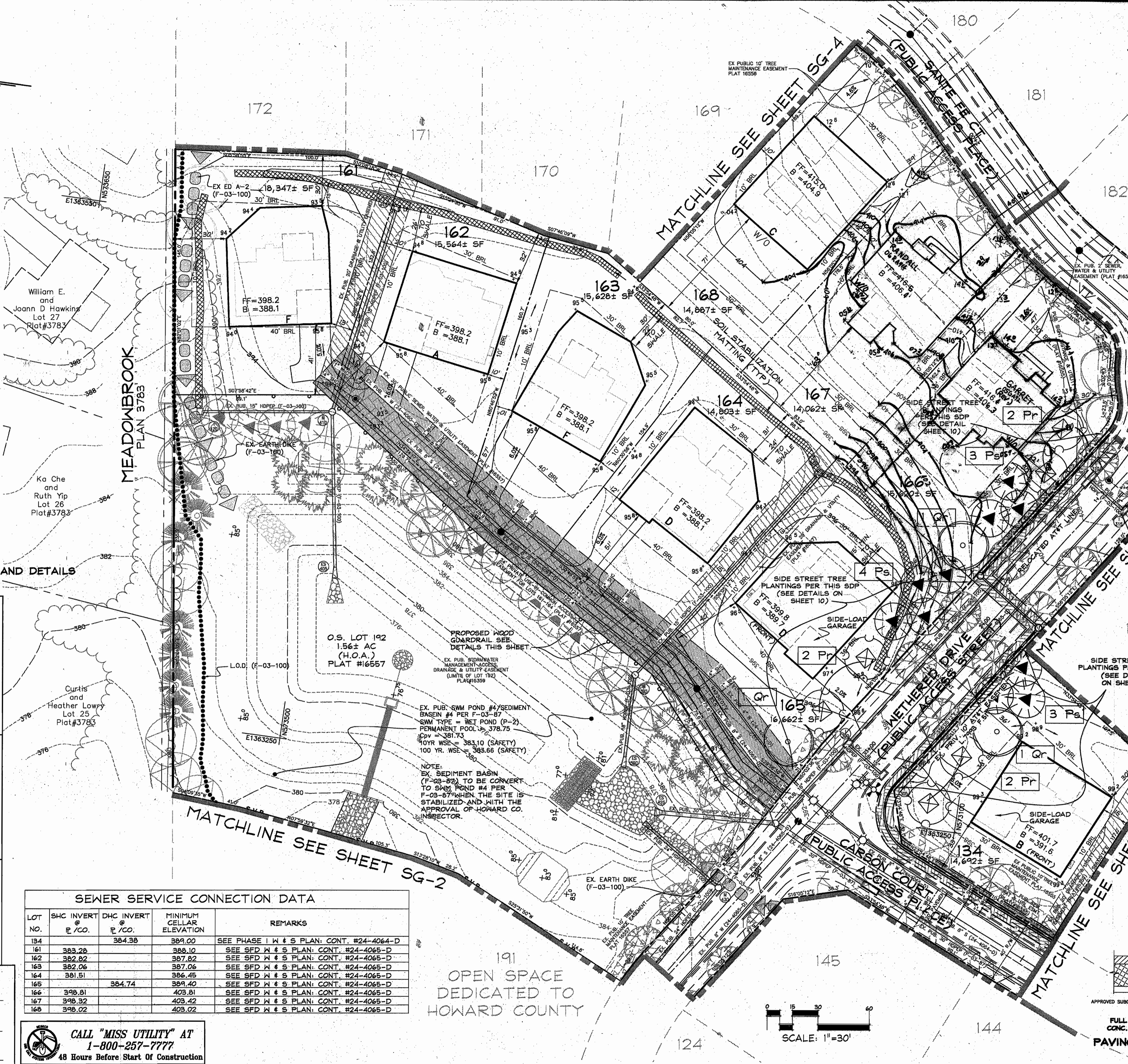
Rodgers Consulting, Inc.
 5260 Gaither Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP & LANDSCAPING
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193

Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-3
 SHEET No. 5 OF 10

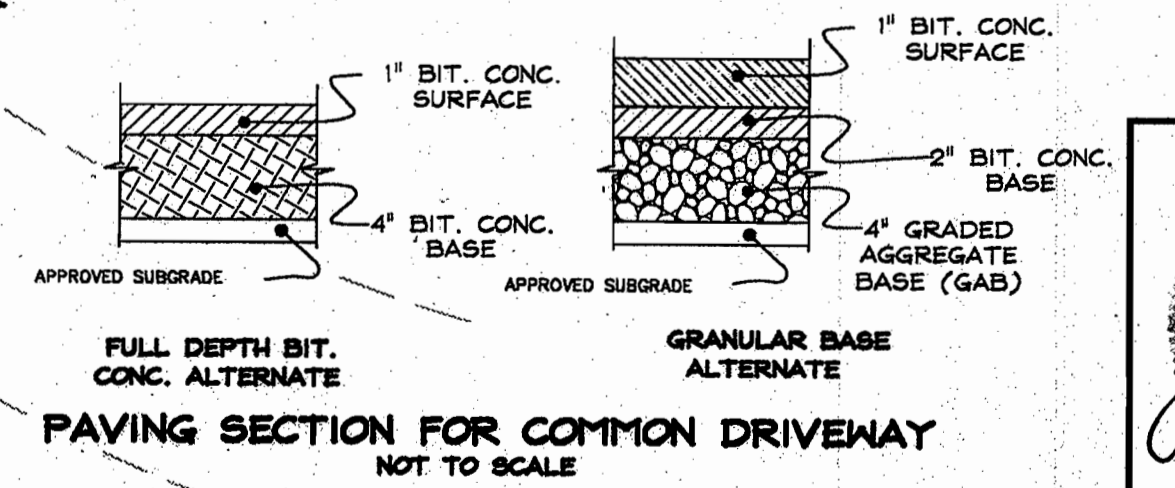
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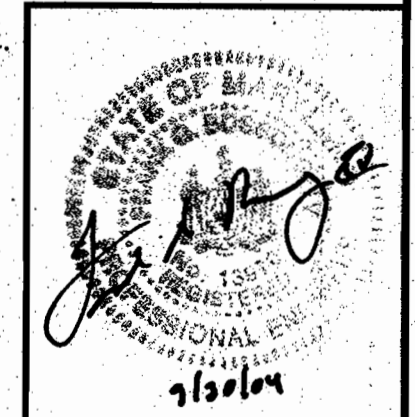
TIMBER GUARDRAIL

EXECUTIVE PARK DRIVE (PUBLIC ACCESS STREET)

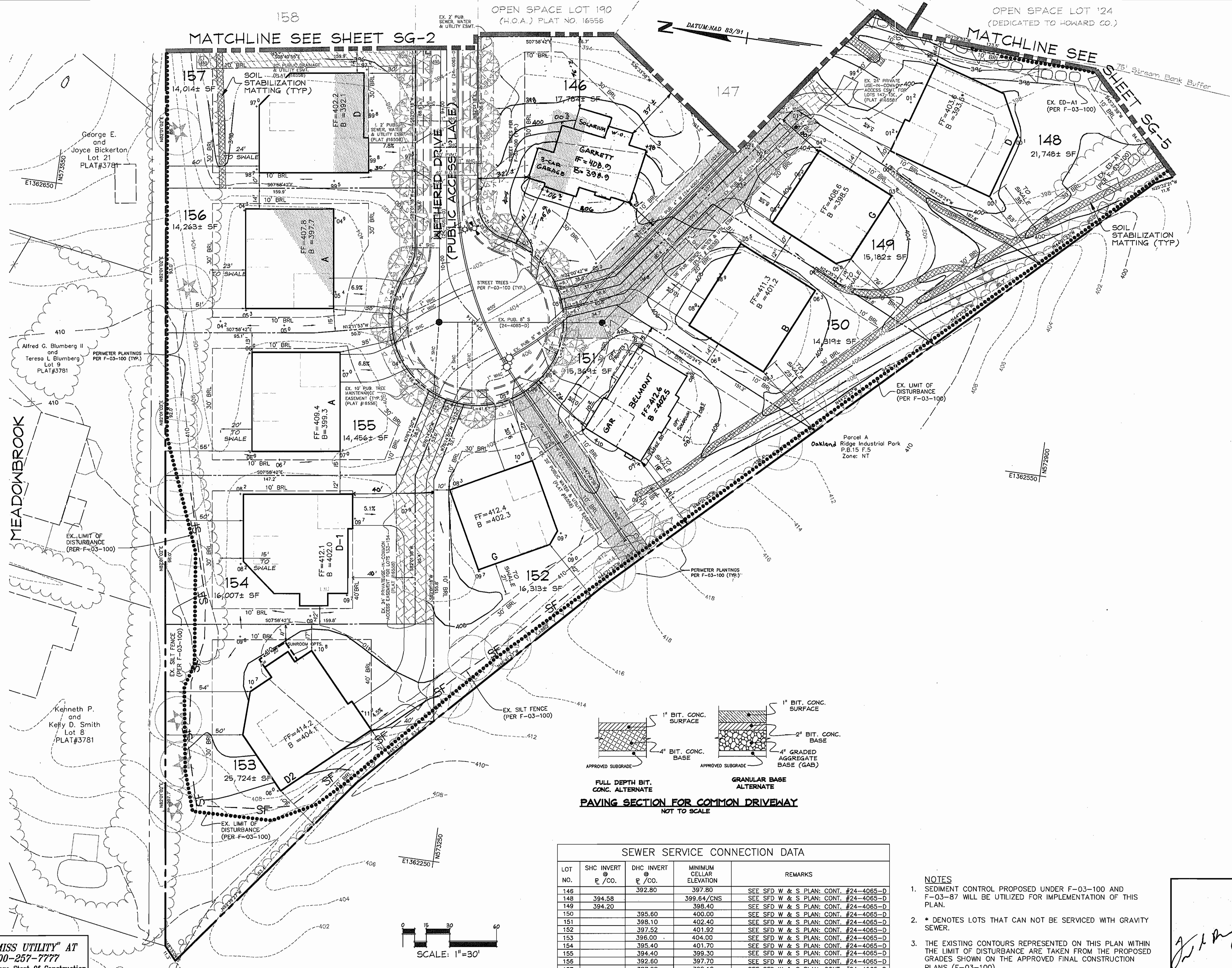
- LEGEND**
- EX. 2' CONTOURS
 - EX. 10' CONTOURS
 - PROP. 2' CONTOUR
 - PROP. 10' CONTOUR
 - LIMIT OF WETLANDS
 - PROPOSED GUARDRAIL
 - EX. FOREST CONSERVATION EASEMENT
 - EX. TREELINE
 - EX. LIMIT OF DISTURBANCE
 - PROPOSED SOIL STABILIZATION MATTING
 - GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
 - PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
 - EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
 - EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
 - EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
 - EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
 - EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
 - EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
 - PROP. PRIV. RETAINING WALL EASEMENT
 - EX. PRIVATE AT&T EASEMENT
 - EX. TREE PROTECTION FENCE
 - SILT FENCE
 - SUPER SILT FENCE
 - PROP. LEVEL SPREADER
 - EX. EARTH DIKE
 - EX. LIGHT POLE LOCATION



PAVING SECTION FOR COMMON DRIVEWAY NOT TO SCALE



- LEGEND**
- EX. 2' CONTOURS
 - EX. 10' CONTOURS
 - PROP. 2' CONTOUR
 - PROP. 10' CONTOUR
 - LIMIT OF WETLANDS
 - PROPOSED GUARDRAIL
 - EX. FOREST CONSERVATION EASEMENT
 - EX. TREELINE
 - EX. LIMIT OF DISTURBANCE
 - PROPOSED SOIL STABILIZATION MATTING
 - GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
 - PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
 - EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
 - EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
 - EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
 - EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
 - EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
 - EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
 - PROP. PRIV. RETAINING WALL EASEMENT
 - EX. PRIVATE AT&T EASEMENT
 - EX. TREE PROTECTION FENCE
 - SILT FENCE
 - SUPER SILT FENCE
 - PROP. LEVEL SPREADER
 - EX. EARTH DIKE
 - EX. LIGHT POLE LOCATION



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.

Mark Chadwick 9/29/04
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Aronow 9/30/04
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)
 FRANK G. ARONOW

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

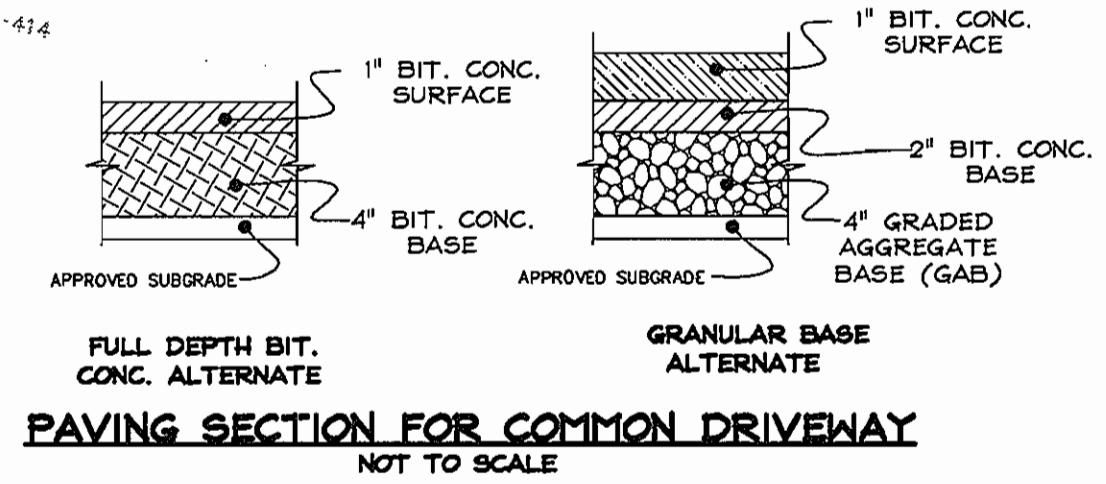
Jim Maye 10-16-04
 USFS - NATURAL RESOURCES CONSULTANT SERVICE DATE

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

John R. Broussard 10-12-04
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark D. Williams 10/22/04
 Chief, Development Engineering Division Date
Christy Hamilton 10/27/04
 Chief, Division of Land Development Date
Ronald D. Bayle 10/28/04
 Director Date

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



LOT NO.	SHC INVERT @ R./CO.	DHC INVERT @ R./CO.	MINIMUM CELLAR ELEVATION	REMARKS
146		392.80	397.80	SEE SFD W & S PLAN; CONT. #24-4065-D
148	394.58		399.64/CNS	SEE SFD W & S PLAN; CONT. #24-4065-D
149	394.20		398.40	SEE SFD W & S PLAN; CONT. #24-4065-D
150		395.60	400.00	SEE SFD W & S PLAN; CONT. #24-4065-D
151		398.10	402.40	SEE SFD W & S PLAN; CONT. #24-4065-D
152		397.52	401.92	SEE SFD W & S PLAN; CONT. #24-4065-D
153		396.00	404.00	SEE SFD W & S PLAN; CONT. #24-4065-D
154		395.40	401.70	SEE SFD W & S PLAN; CONT. #24-4065-D
155		394.40	399.30	SEE SFD W & S PLAN; CONT. #24-4065-D
156		392.60	397.70	SEE SFD W & S PLAN; CONT. #24-4065-D
157		387.20	392.10	SEE SFD W & S PLAN; CONT. #24-4065-D

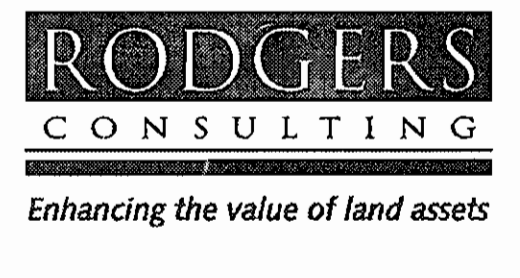
NOTES

- SEDMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
- * DENOTES LOTS THAT CAN NOT BE SERVICED WITH GRAVITY SEWER.
- THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

DATE	REVISION	DATE	BY	DATE
			BASE DATA	CADD
			DESIGNED	PFBR,RC
			DRAWN	MAP
			REVIEWED	PFBR
			RELEASE FOR	
10/27/04	REV. BLDG. LOC. & GRADING -46	4/07	BY	DATE
2/1/06	REV. BLDG. LOCATION OF LOT 151	2/1/06		

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL

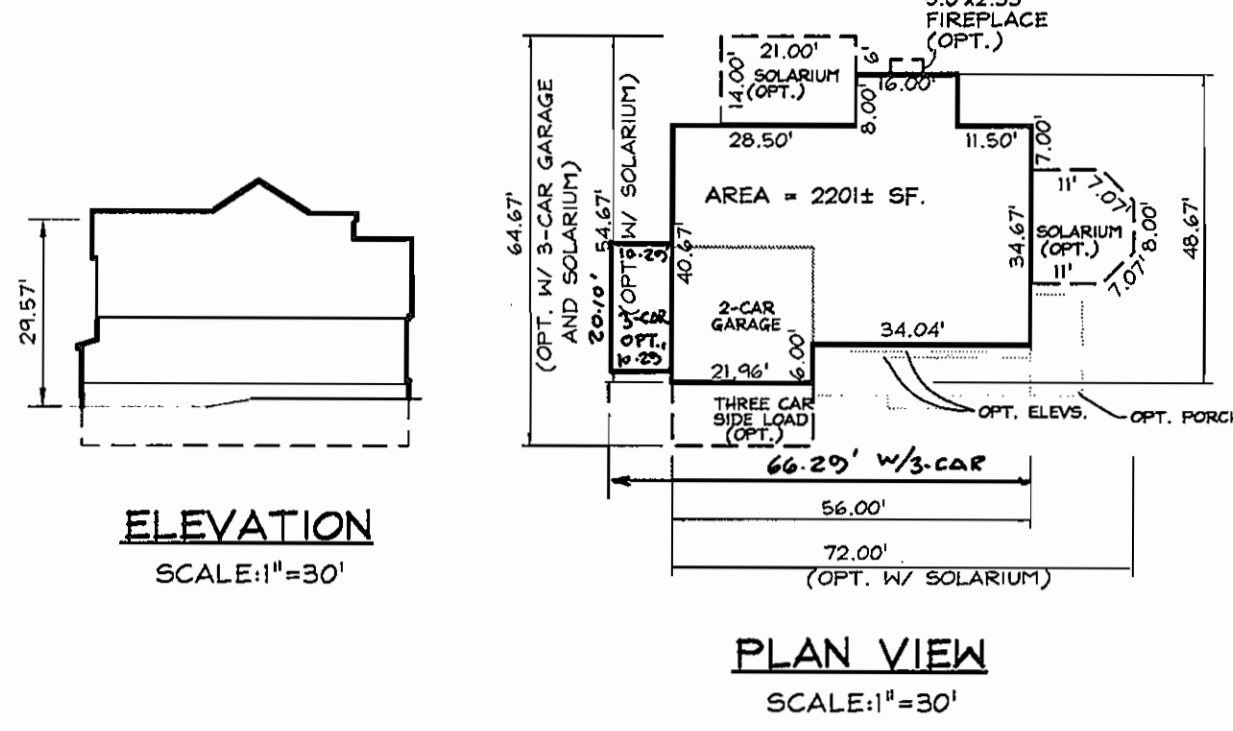


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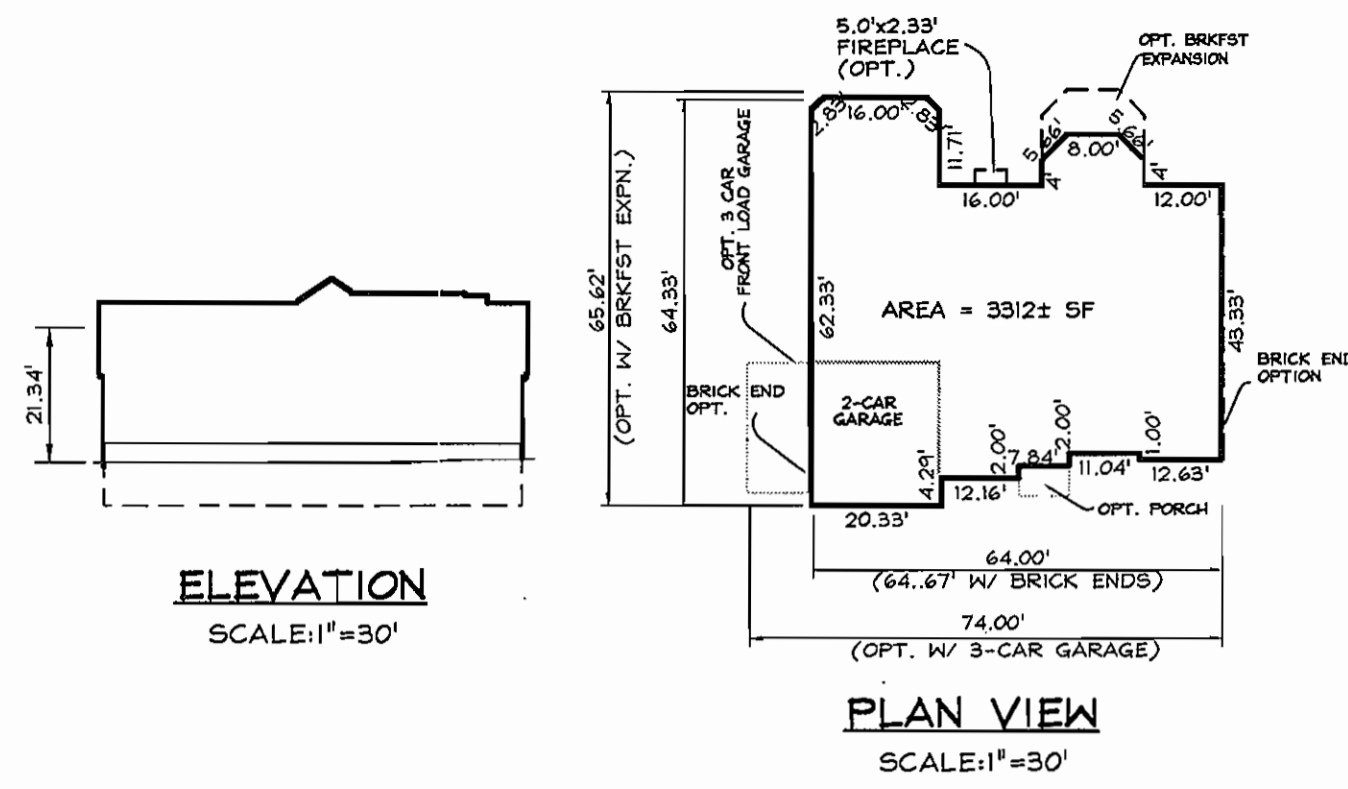
SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 DPZ FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-03, P-03-100, P-03-87

SCALE: 1" = 30'
 JOB No.: 506V3
 DATE: MAR. 2004
 INDEX No.: SG-1
 SHEET No.: 3 OF 10
 SDP-04-131

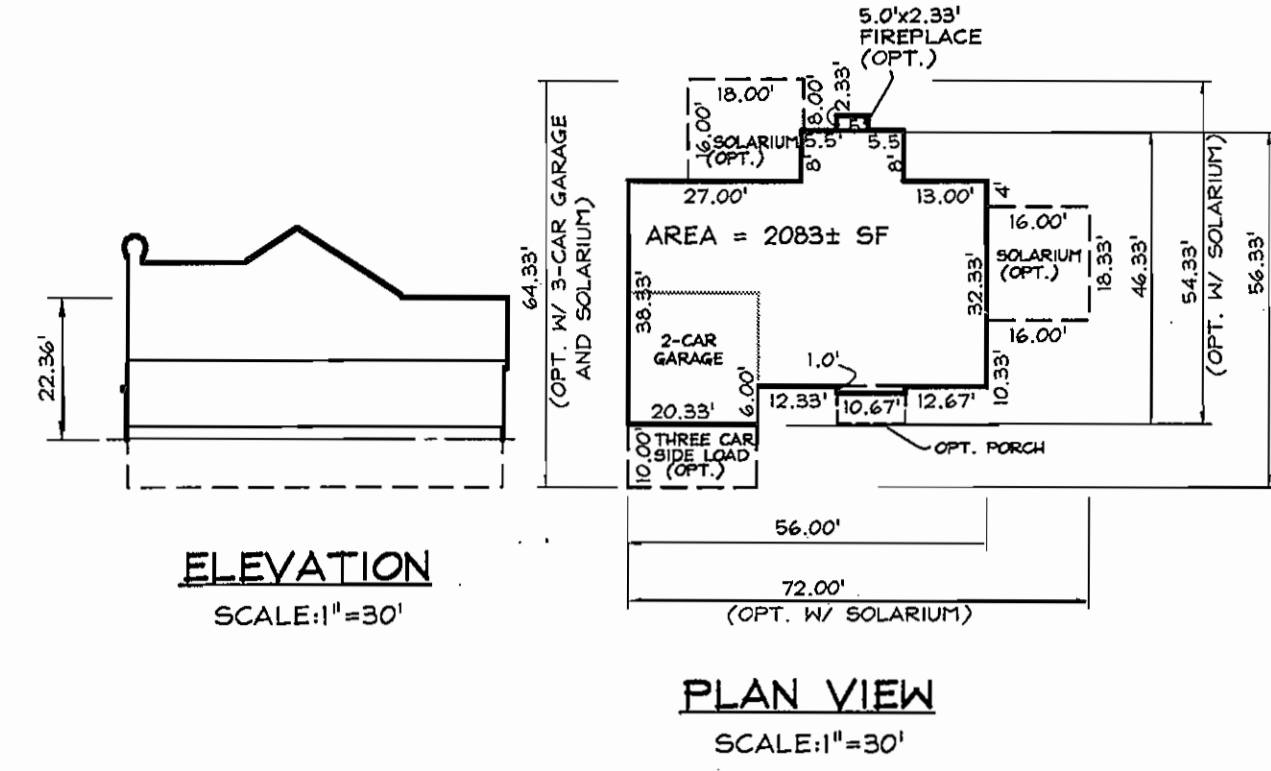
GARRETT



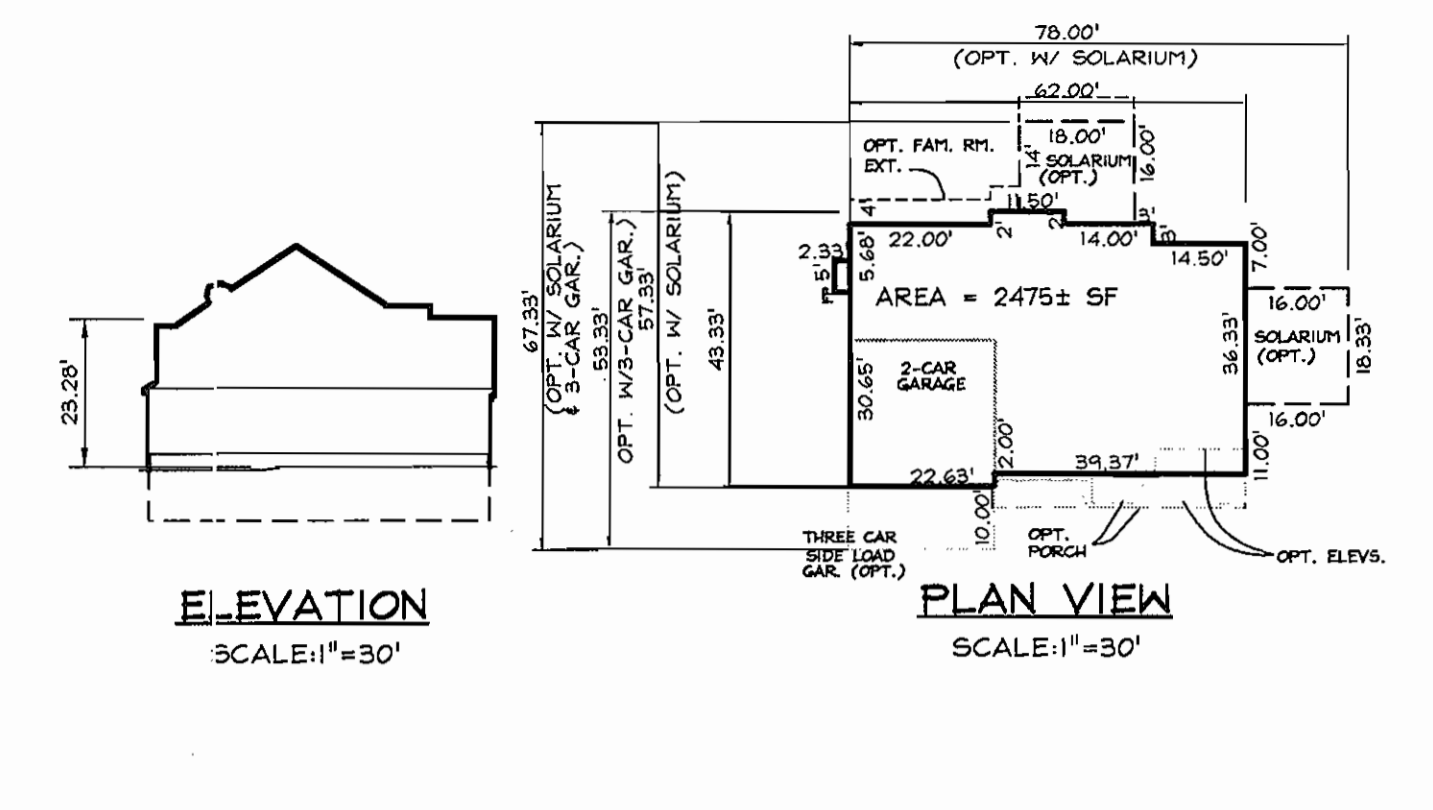
ST. ANDREWS



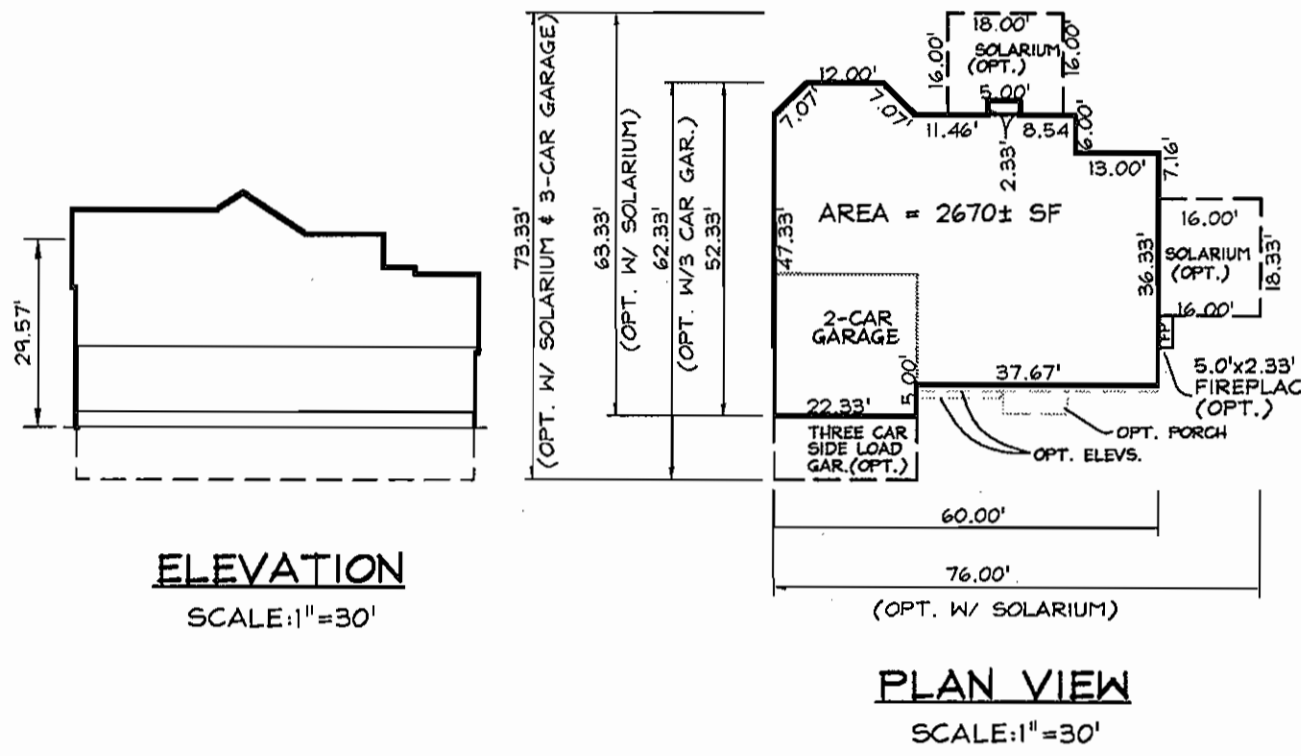
BROWNING



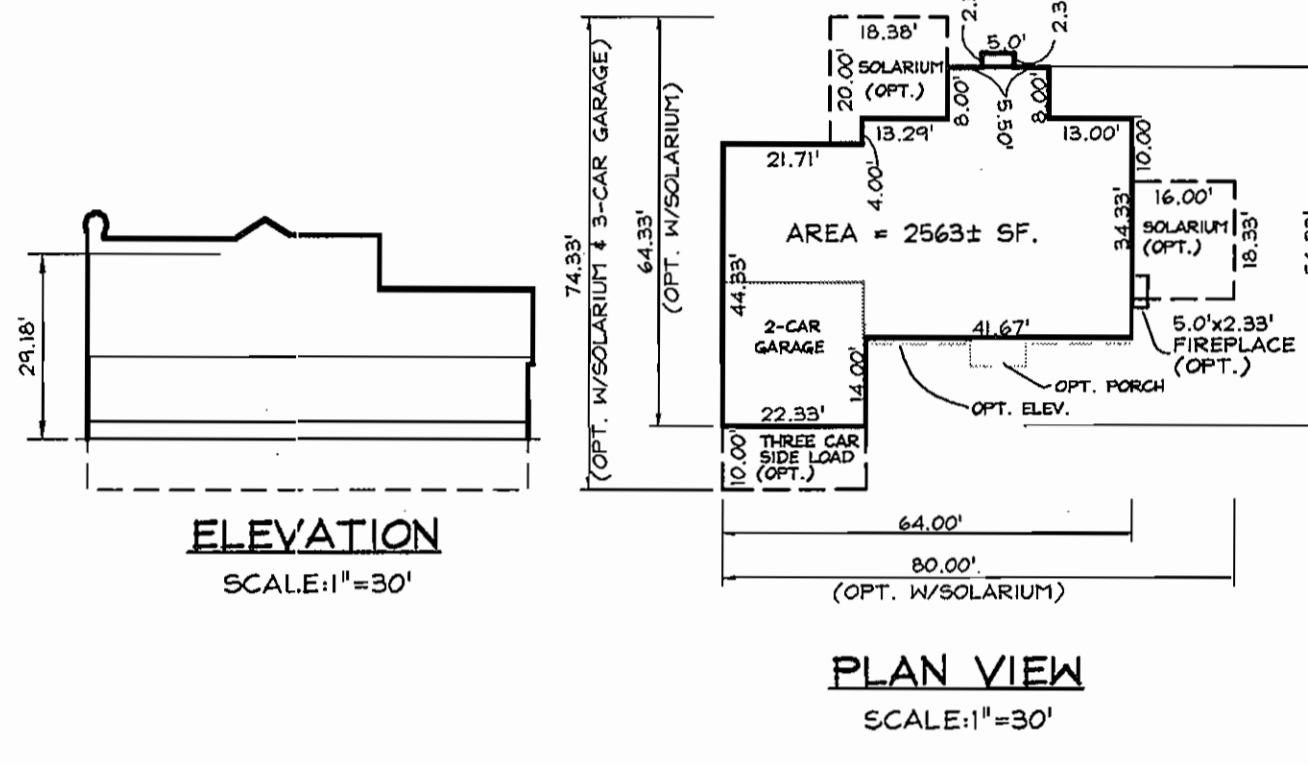
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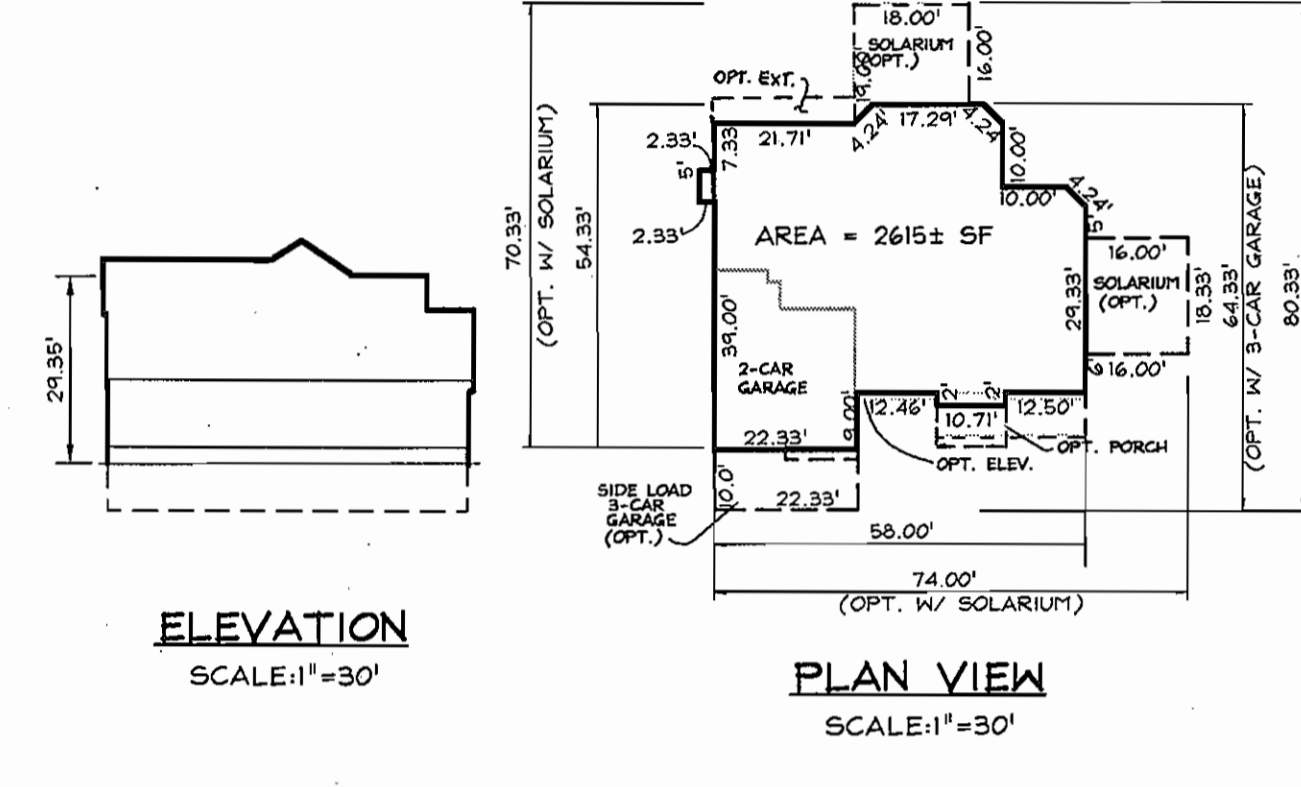
RANDALL



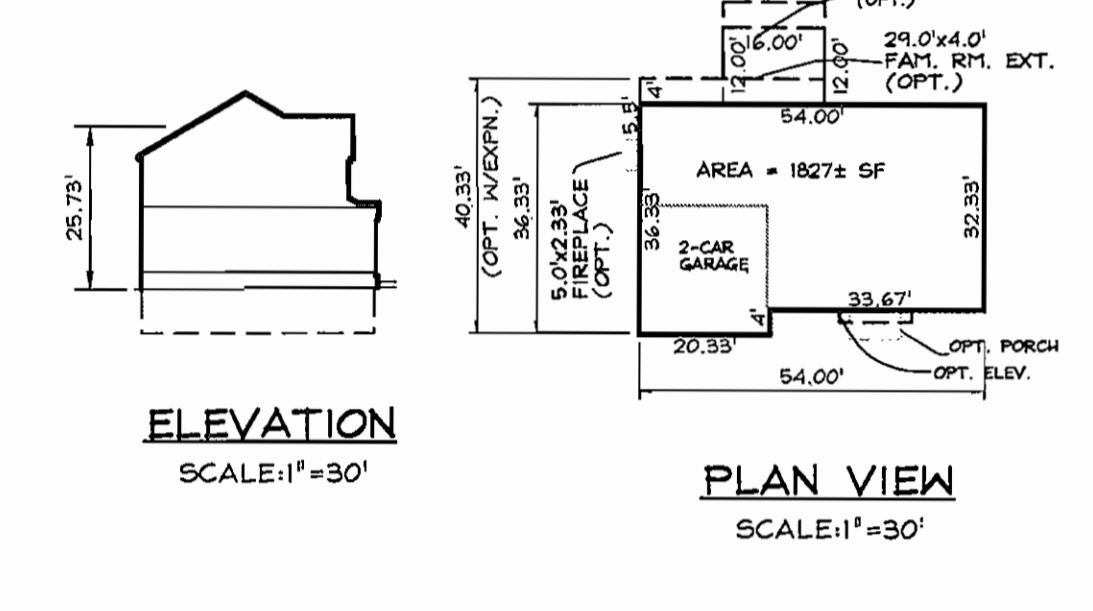
JAMES



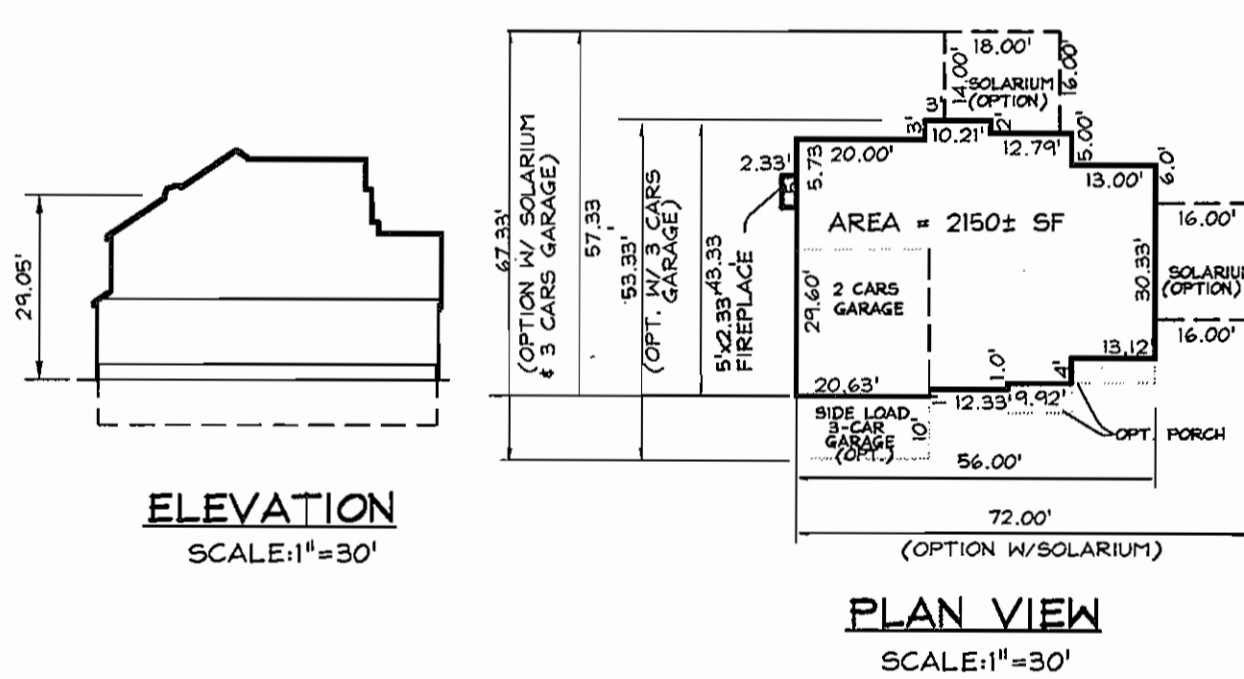
VINCENT



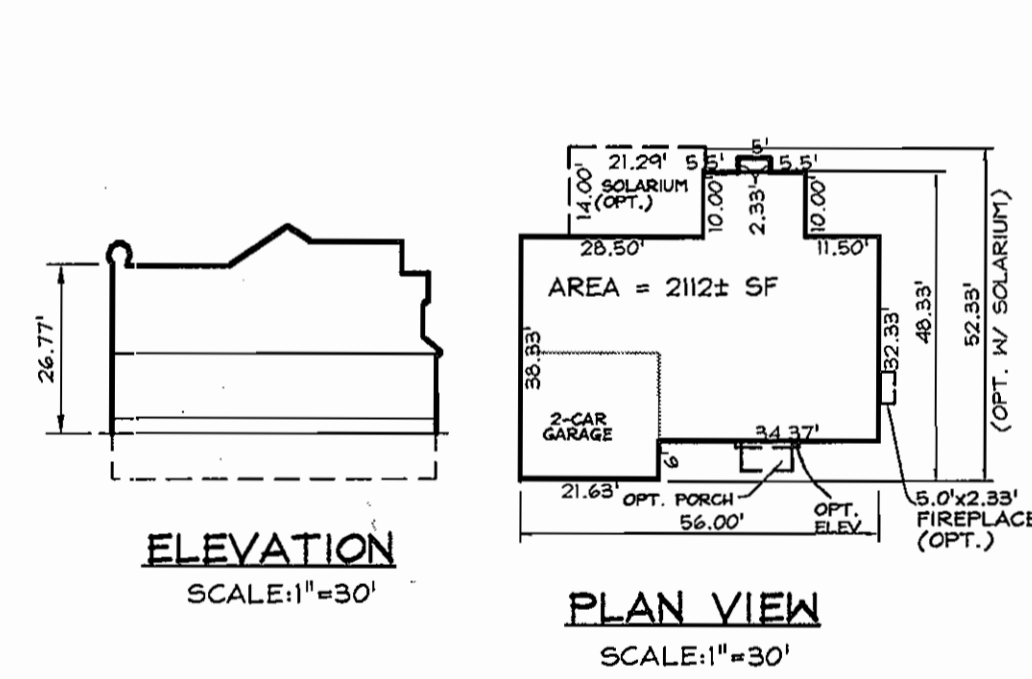
SINCLAIR



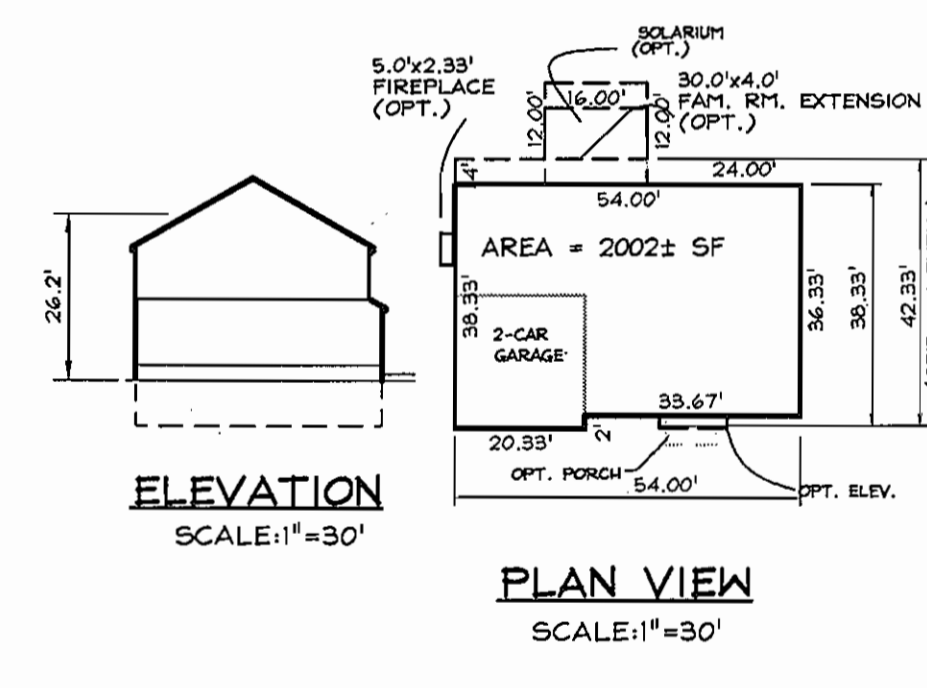
BENFIELD



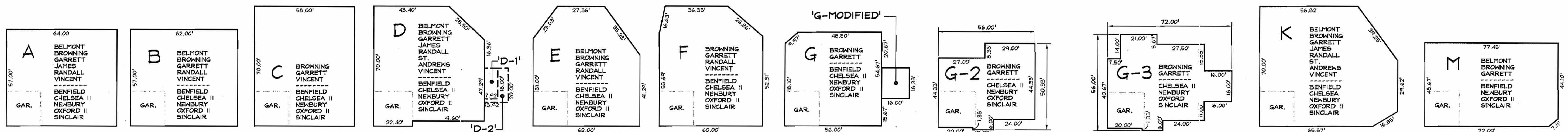
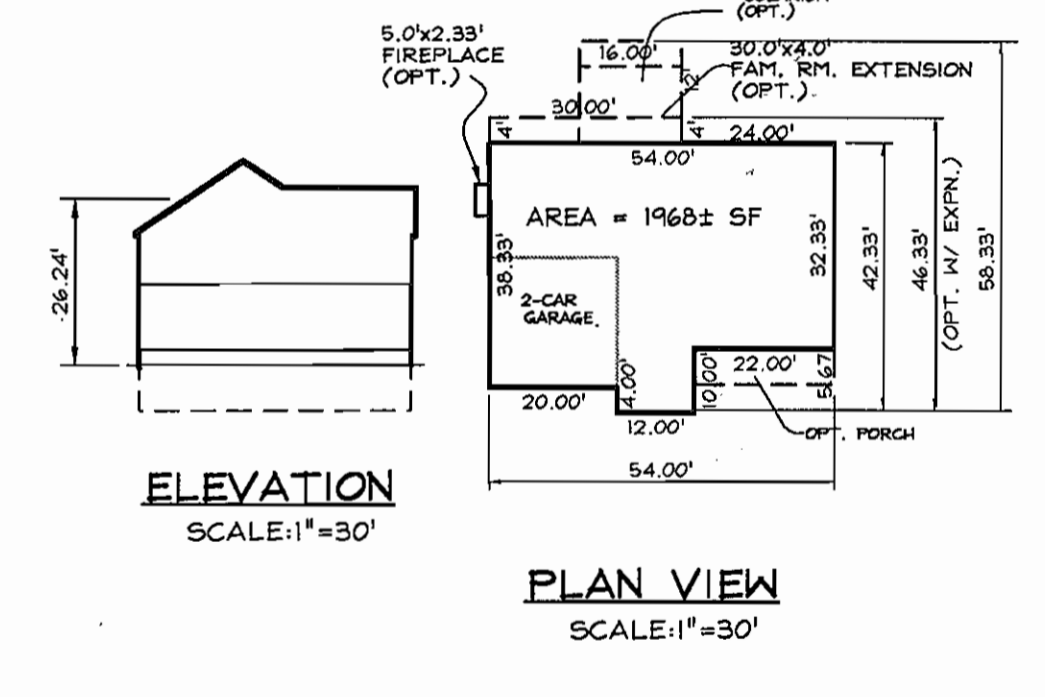
CHELSEA II



NEWBURY



OXFORD II



GENERIC BOXES

- NOTES:
1. ALL OPTIONAL BUILDING EXTENSIONS AS SHOWN AND NOTED ON ALL MODEL FOOT PRINTS MAY NOT FIT IN THE ABOVE GENERIC BOXES. ALL OPTIONAL BUILDING EXTENSIONS/ADDITIONS, INCLUDING BRICK OR STONE VENEER, MUST MEET ALL REQUIRED BUILDING RESTRICTION LINES AS SHOWN ON THE SITE DEVELOPMENT PLAN.
 2. ACTUAL HOUSE MODEL FOOTPRINT MAY BE SITED FORWARD OF THE GENERIC BOX AS LONG AS IT DOES NOT EXTEND BEYOND THE BUILDING RESTRICTION LINE.
 3. ACTUAL HOUSE MODEL SITING SHALL NOT VARY VERTICALLY MORE THAN ONE FOOT (+/-) FROM THE APPROVED S.D.P.
 4. BUILDING FEATURES SUCH AS CHIMNEYS, ROOF OVERHANGS, PORCHES, EAVES, DECKS, BAY WINDOW, AREAWAYS AND OTHERS IDENTIFIED IN SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS MAY PROJECT BEYOND THE GENERIC BOXES PROVIDED THE FEATURE DOES NOT ENCRoACH INTO THE BUILDING SETBACK MORE THAN IS ALLOWED BY SECTION 128 OF THE ZONING REGULATIONS. THE HOUSE MODEL FOOTPRINTS ABOVE DO NOT SHOW THE POSSIBLE LOCATIONS AND SIZES THAT MAY BE OPTIONAL FOR THESE BUILDING FEATURES WHICH MAY VARY GREATLY DEPENDING ON SITE CONDITIONS AND BUYER PREFERENCES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

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

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
	ADD 3-CAR FRONT-LOAD OPT. GARAGE	4/07		
	CLARIFY VINCENT OPTIONS	4/15/04		
	FREE PACE OPTION - GENERAL UPDATE	12/06/5		

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
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 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN MODEL FOOT PRINTS



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 301.948.4700
 301.948.6256 (fax)
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 www.rodgers.com

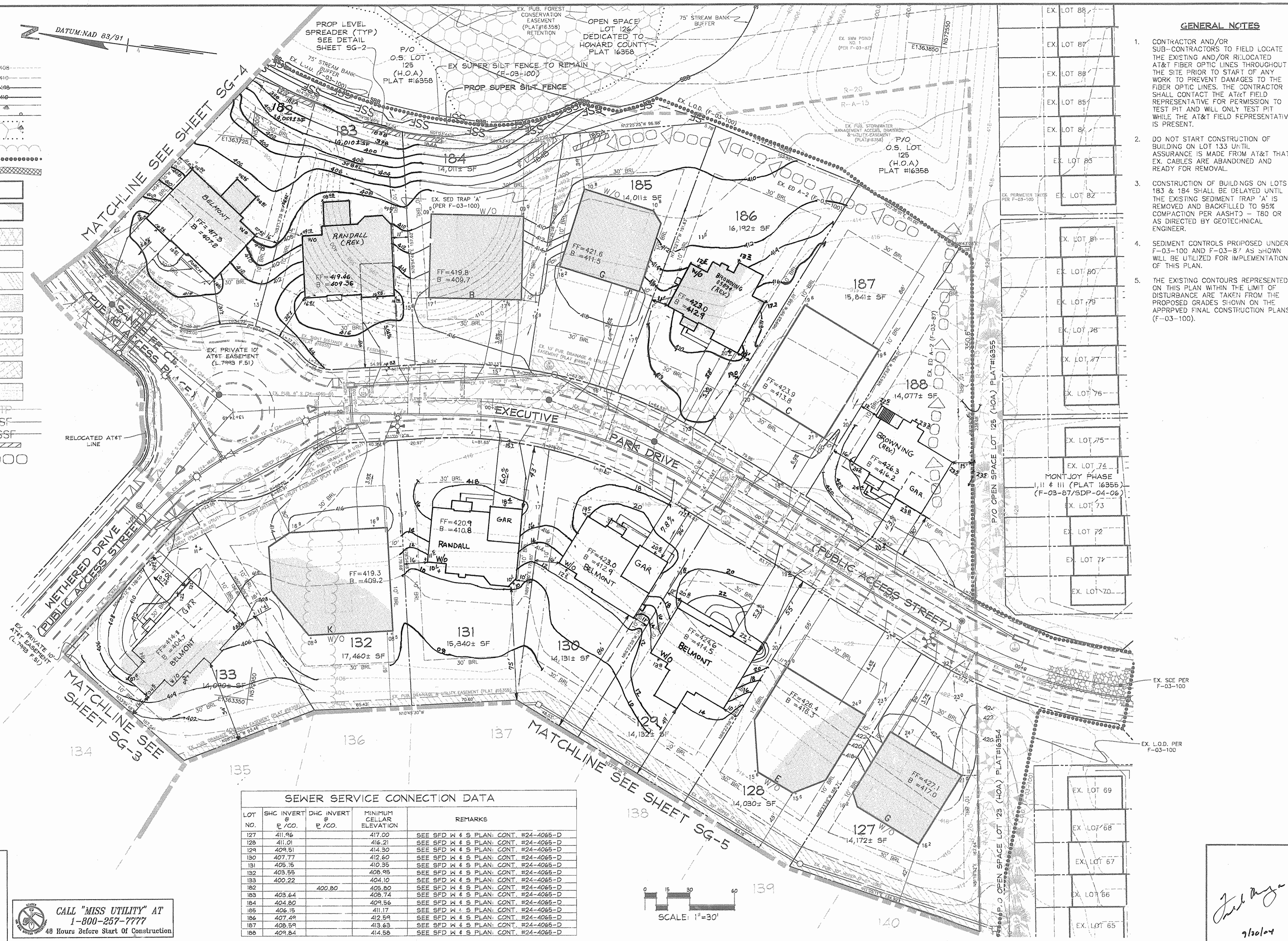
SINGLE FAMILY DETACHED - SDP
 MODEL FOOT PRINTS
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. BF-1
 SHEET No. 2 OF 10

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

DATUM: NAD 83/91



GENERAL NOTES

1. CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
2. DO NOT START CONSTRUCTION OF BUILDING ON LOT 133 UNTIL ASSURANCE IS MADE FROM AT&T THAT EX. CABLES ARE ABANDONED AND READY FOR REMOVAL.
3. CONSTRUCTION OF BUILDINGS ON LOTS 183 & 184 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT TRAP 'A' IS REMOVED AND BACKFILLED TO 95% COMPACTION PER ASSHTD - T80 OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
4. SEDIMENT CONTROLS PROPOSED UNDER F-03-100 AND F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
5. THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

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"

Mark Chadwick
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Robinson
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Meyer
 DATE
 USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

John L. Watson
 DATE
 HOWARD SCD

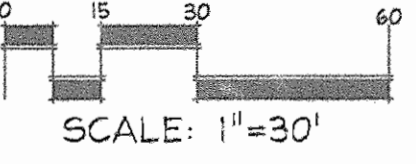
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mike Domonico 10/22/04
 Chief, Development Engineering Division
Janis Krametz 10/22/04
 Chief, Division of Land Development
Frank L. Taylor 11/20/04
 Director

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

SEWER SERVICE CONNECTION DATA

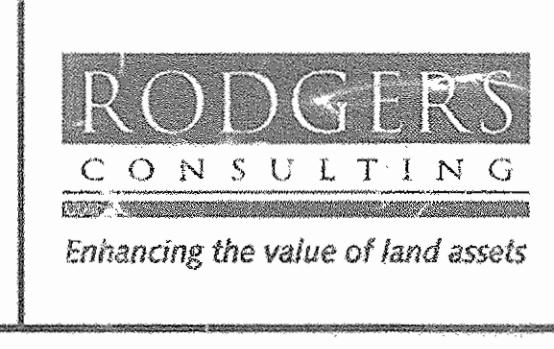
LOT NO.	SHC INVERT E./CO.	DHC INVERT E./CO.	MINIMUM CELLAR ELEVATION	REMARKS
127	411.96		417.00	SEE SFD W & S PLAN; CONT. #24-4065-D
128	411.01		416.21	SEE SFD W & S PLAN; CONT. #24-4065-D
129	409.51		414.30	SEE SFD W & S PLAN; CONT. #24-4065-D
130	407.77		412.60	SEE SFD W & S PLAN; CONT. #24-4065-D
131	405.15		410.35	SEE SFD W & S PLAN; CONT. #24-4065-D
132	403.55		408.95	SEE SFD W & S PLAN; CONT. #24-4065-D
133	400.22		404.10	SEE SFD W & S PLAN; CONT. #24-4065-D
134	403.64	400.80	405.80	SEE SFD W & S PLAN; CONT. #24-4065-D
135	403.64		405.74	SEE SFD W & S PLAN; CONT. #24-4065-D
136	404.80		404.56	SEE SFD W & S PLAN; CONT. #24-4065-D
137	406.15		411.17	SEE SFD W & S PLAN; CONT. #24-4065-D
138	407.49		412.59	SEE SFD W & S PLAN; CONT. #24-4065-D
139	408.59		413.63	SEE SFD W & S PLAN; CONT. #24-4065-D
140	409.84		414.58	SEE SFD W & S PLAN; CONT. #24-4065-D



DATE	REVISION	DATE	BY	DATE
	REDLINE FOR LOTS 127-133 PER AS-BUILT CONDITIONS	6/16/06		
	Redline for Lot 133 Re AS-Built	5/5/06		
	Redline for 5' STAKE PER AS-BUILT CONDITIONS	11/16/05		
	Redline for 5' STAKE PER AS-BUILT CONDITIONS	9/13/05		
	Redline for 5' STAKE PER AS-BUILT CONDITIONS	7/23/05		

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN
 GRADING & SEDIMENT CONTROL



Rodgers Consulting, Inc.
 5760 Galtier Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.5255 (fax)
 301.253.6509
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260
 SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-6
 SHEET No. 8 OF 10
 SDP-04-131

D:\2 FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-08, F-03-100, F-03-87
 N:\MD-Howard\Mount Joy\dwg\SDP\SDP-04-131-GRADING_SFC.dwg 9/21/2004 12:14:41 PM EDT

DATUM: NAD 83/91

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

GENERAL NOTES

1. CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
2. SEDIMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
3. THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT @ E./CO.	DHC INVERT @ E./CO.	MINIMUM CELLAR ELEVATION	REMARKS
169	397.25	402.03	402.03	SEE SPD W & S PLAN; CONT. #24-4065-D
170	395.39	400.39	400.39	SEE SPD W & S PLAN; CONT. #24-4065-D
171	395.49	400.98	400.98	SEE SPD W & S PLAN; CONT. #24-4065-D
172	396.48	401.82	401.82	SEE SPD W & S PLAN; CONT. #24-4065-D
173	396.28	401.28	401.28	SEE SPD W & S PLAN; CONT. #24-4065-D
174	395.35	400.65	400.65	SEE SPD W & S PLAN; CONT. #24-4065-D
175	395.24	400.02	400.02	SEE SPD W & S PLAN; CONT. #24-4065-D
176	394.41	399.71	399.71	SEE SPD W & S PLAN; CONT. #24-4065-D
177	387.49	392.15	392.15	SEE SPD W & S PLAN; CONT. #24-4065-D
178		392.00	392.00	SEE SPD W & S PLAN; CONT. #24-4065-D
179		396.36	401.00	SEE SPD W & S PLAN; CONT. #24-4065-D
180	397.70	402.44	402.44	SEE SPD W & S PLAN; CONT. #24-4065-D
181		405.00	405.00	SEE SPD W & S PLAN; CONT. #24-4065-D

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

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

M. Chadwick 9/25/04
 MARIK CHADWICK
 SIGNATURE OF DEVELOPER
 (PRINT NAME BELOW SIGNATURE) DATE

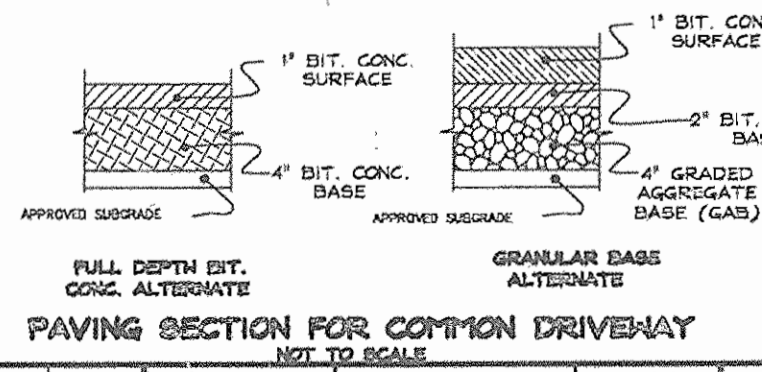
ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT

Frank G. Rossom P 9/20/04
 FRANK G. ROSSOM P
 SIGNATURE OF ENGINEER
 (PRINT NAME BELOW SIGNATURE) DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Mayes 10/12/04
 JIM MAYES
 SIGNATURE OF ENGINEER
 (PRINT NAME BELOW SIGNATURE) DATE

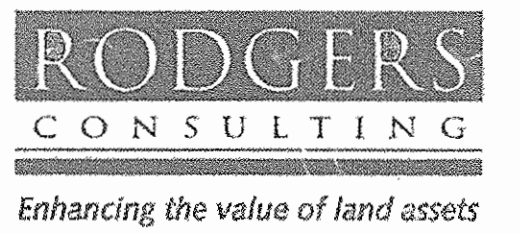
APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/22/04
 Chief, Development Engineering Division
[Signature] 10/22/04
 Chief, Division of Land Development
[Signature] 10/22/04
 Director



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB, RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

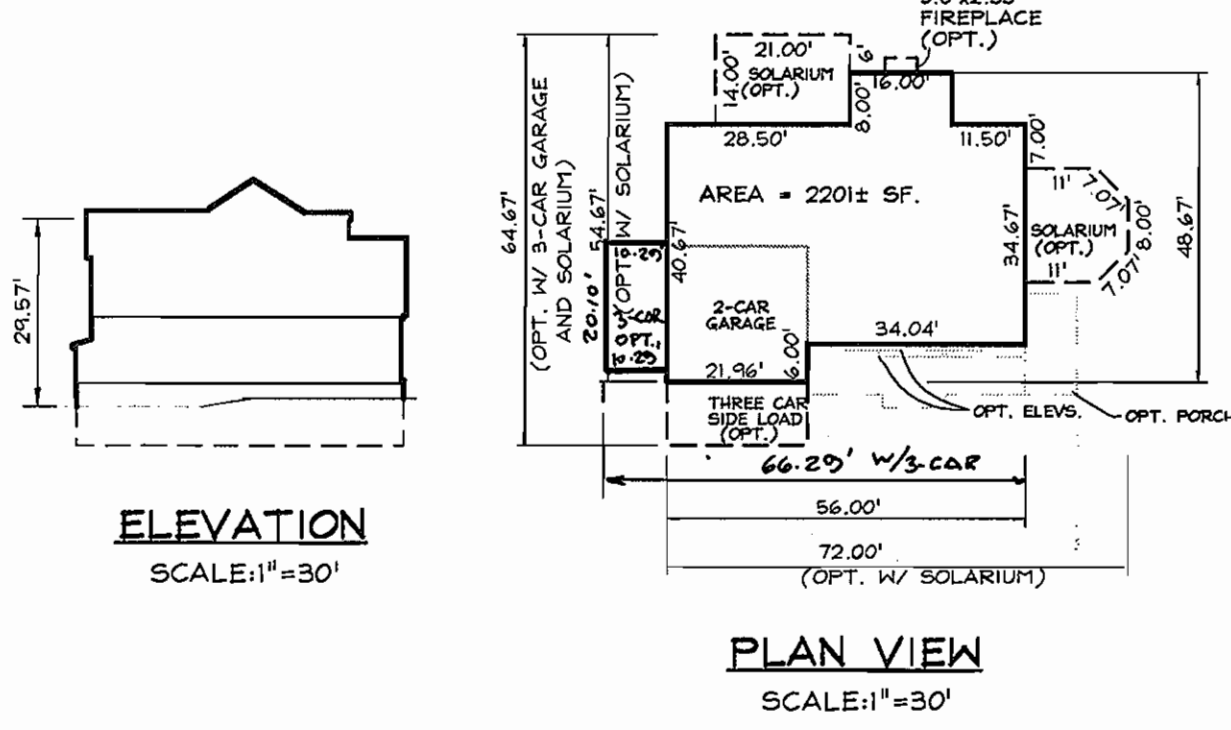
GENERIC SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL



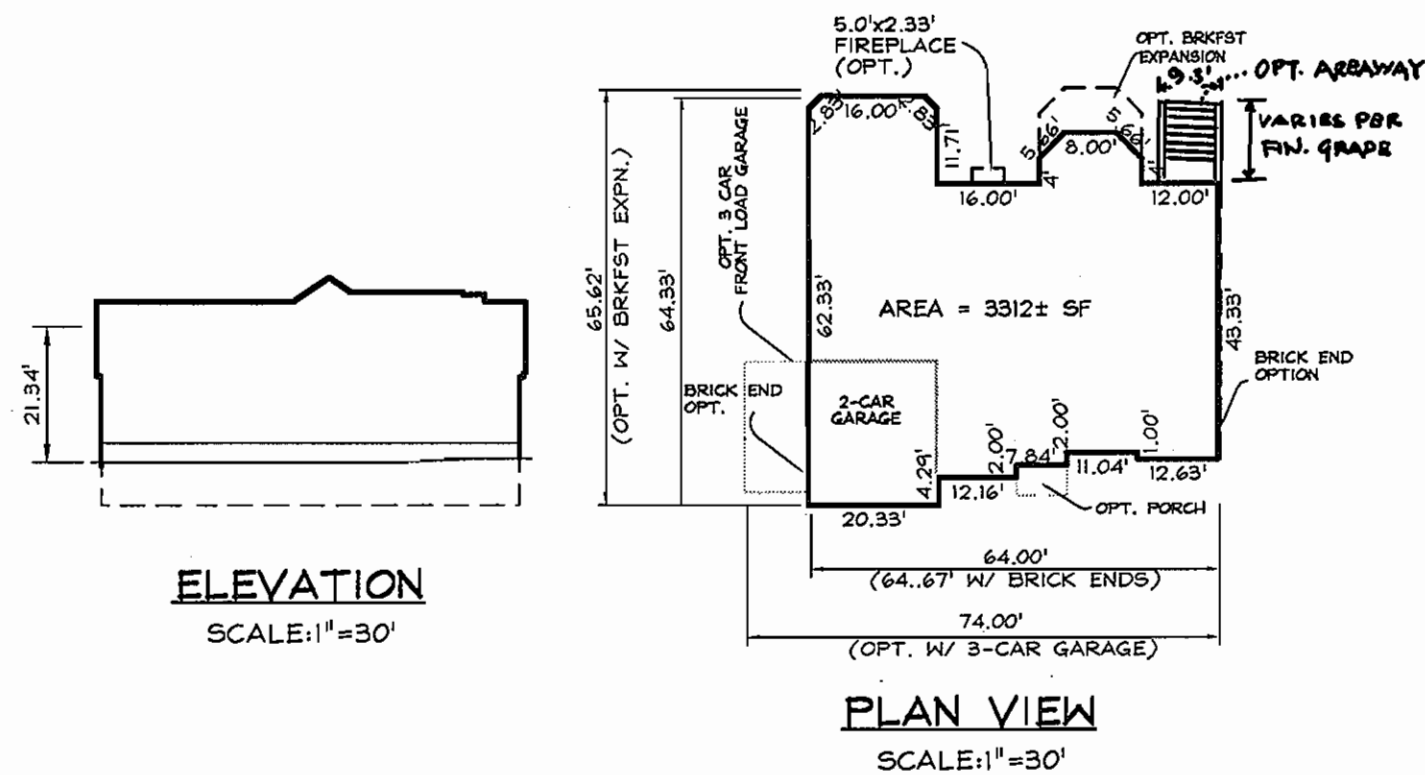
Rodgers Consulting, Inc.
 5260 Gather Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.293.6609
 www.rodgers.com

SINGLE FAMILY DETACHED - SDP
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID: 12 PARCEL: 280
 DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-100, F-03-87
 N:\MD-Howard\Montjoy\dwg\SDP\SDP_06-SDP_GRADING_SDP.dwg 9/21/2004 9:31:22 AM EDT
 SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-4
 SHEET No. 6 OF 10
 SDP-04-131

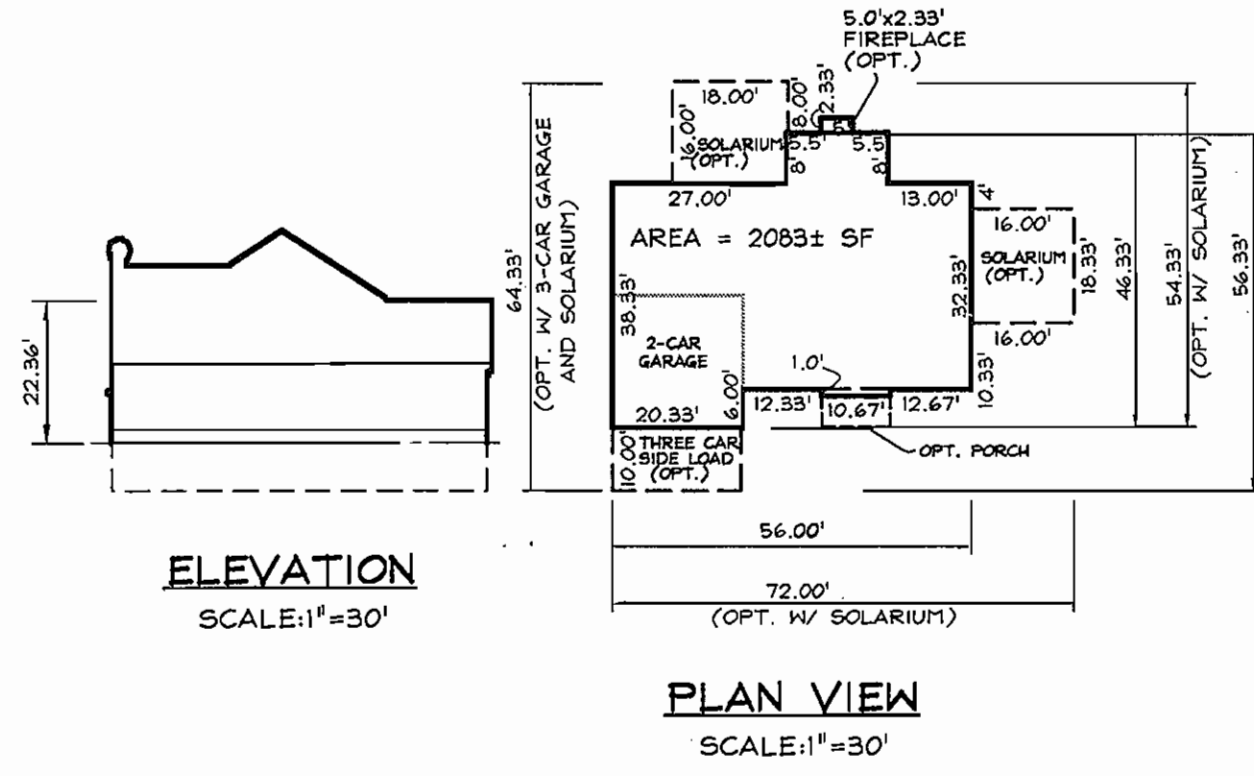
GARRETT



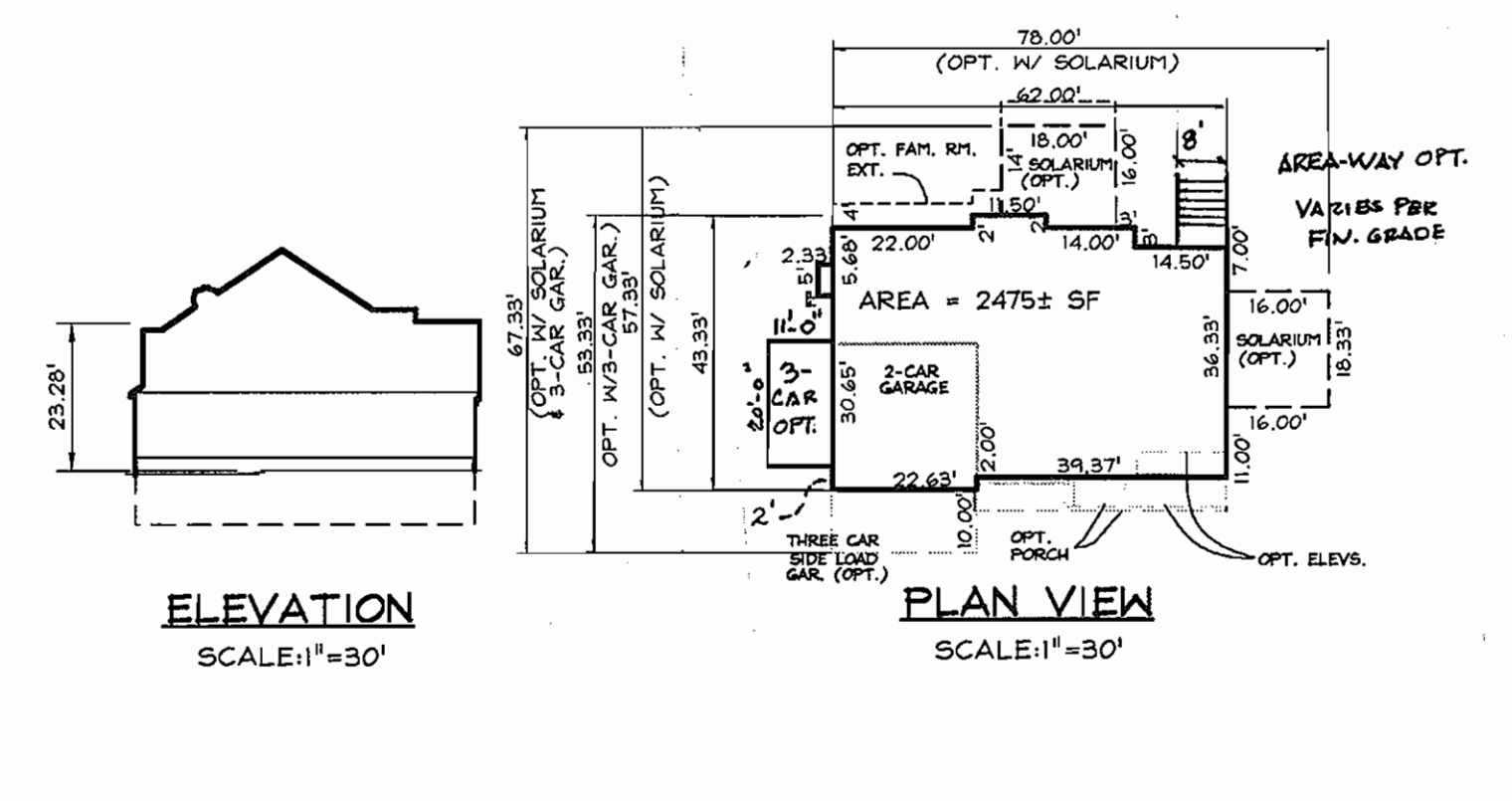
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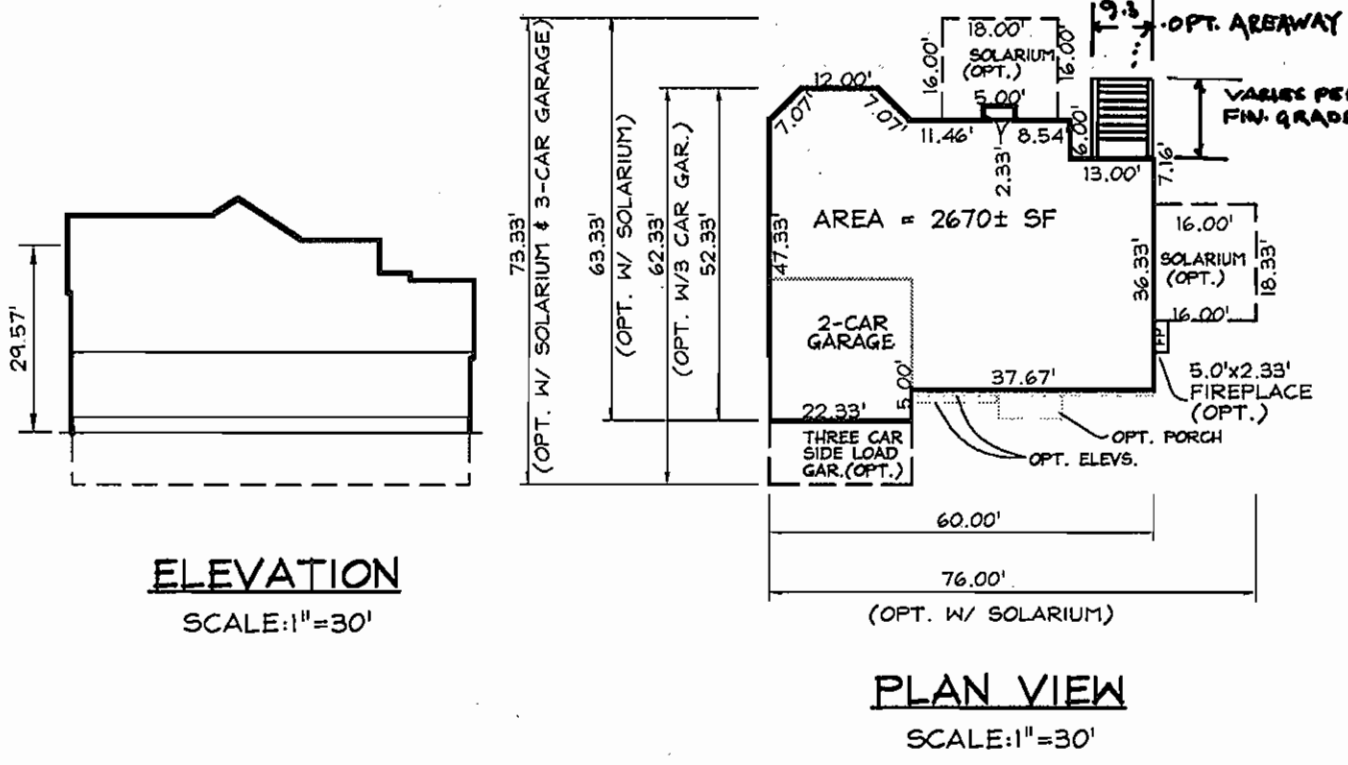
BROWNING



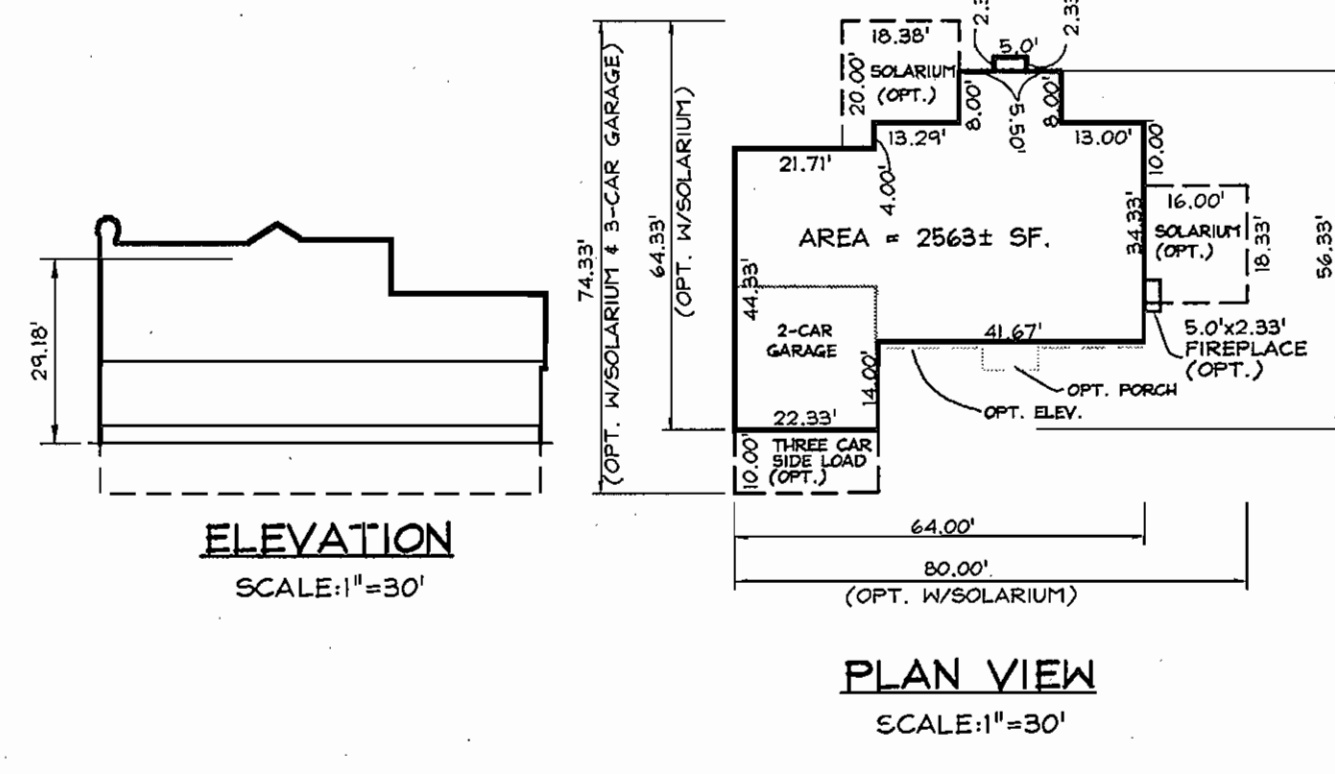
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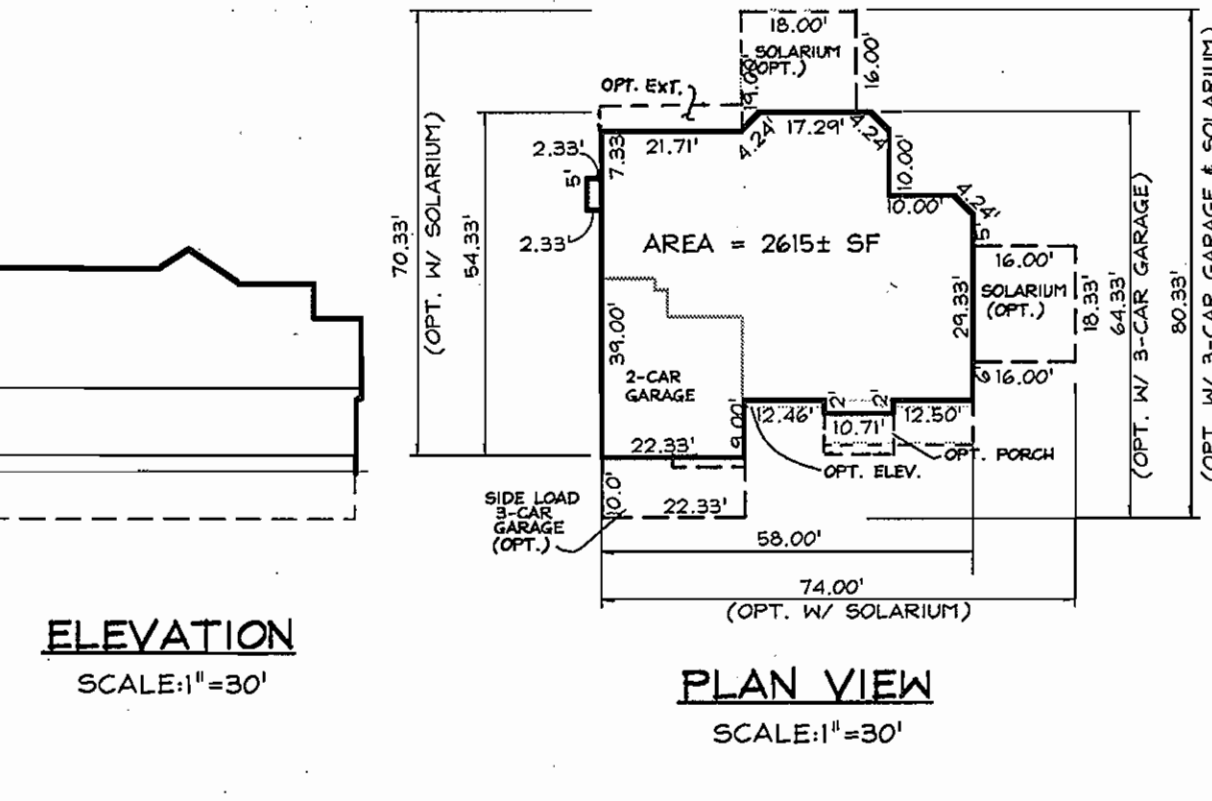
RANDALL



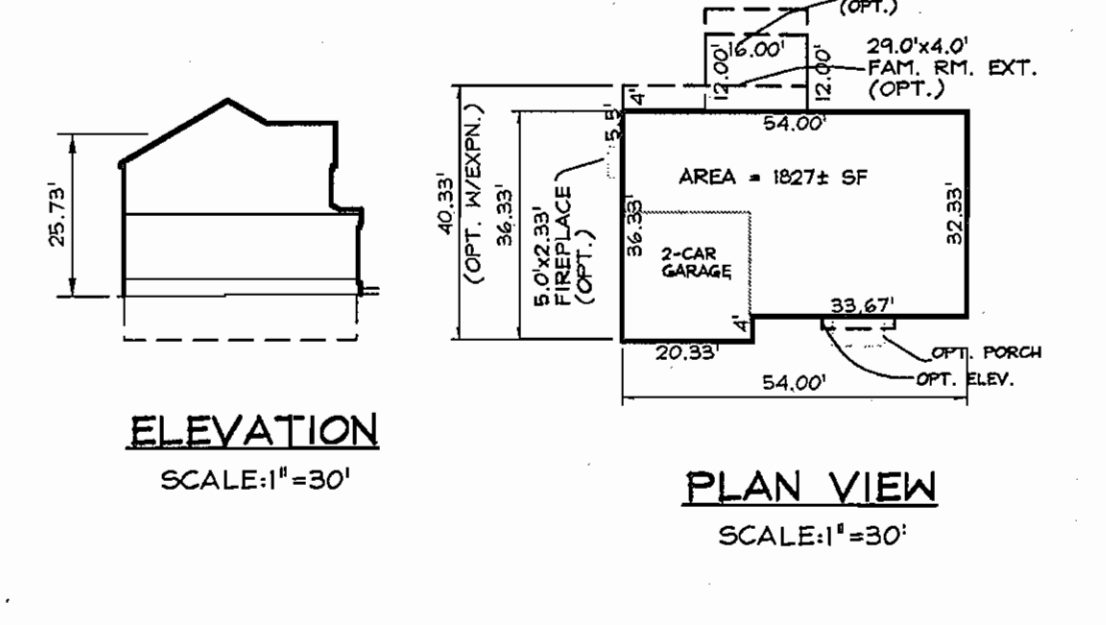
JAMES



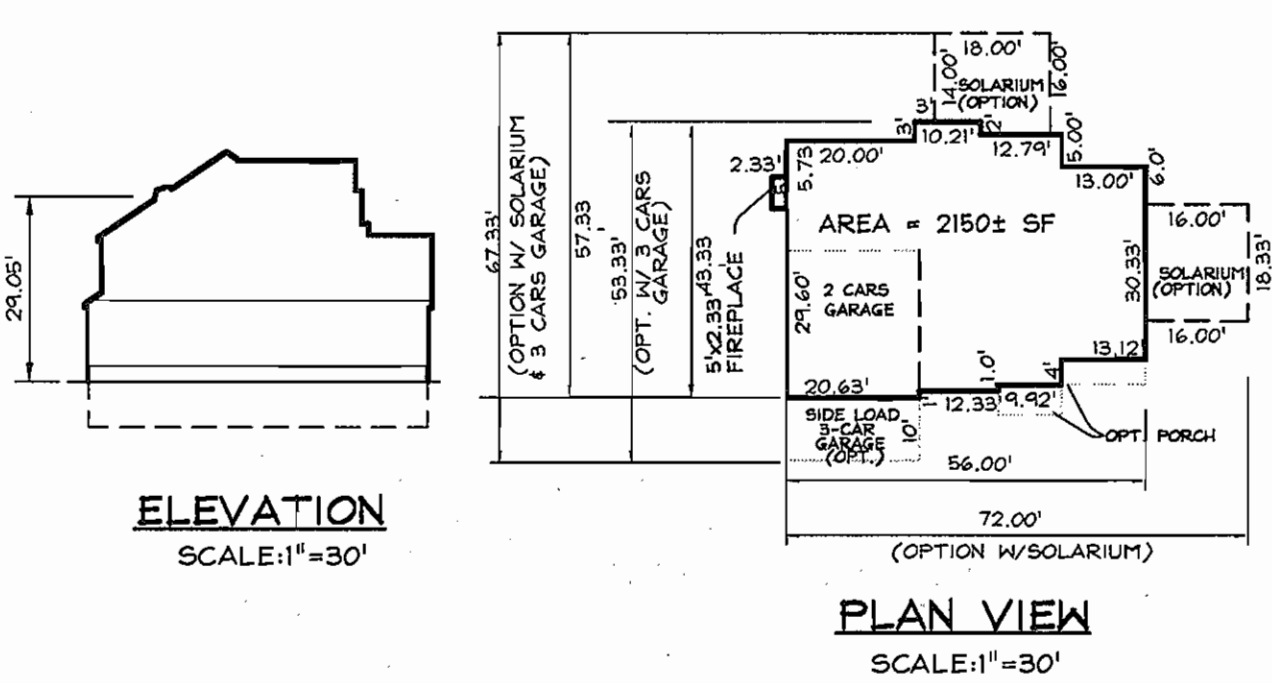
VINCENT



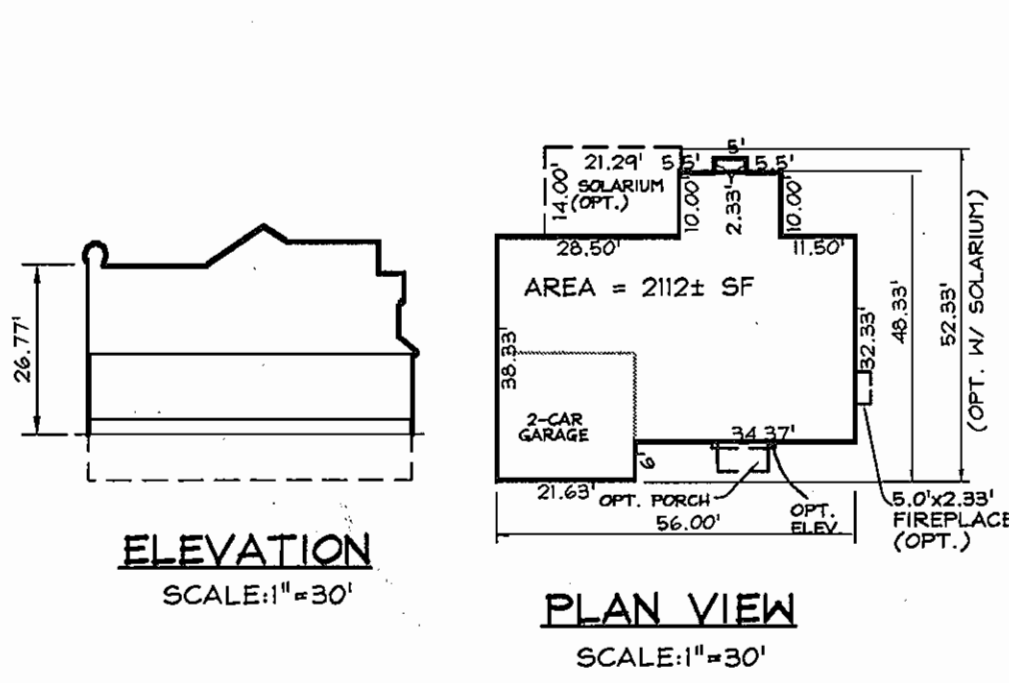
SINCLAIR



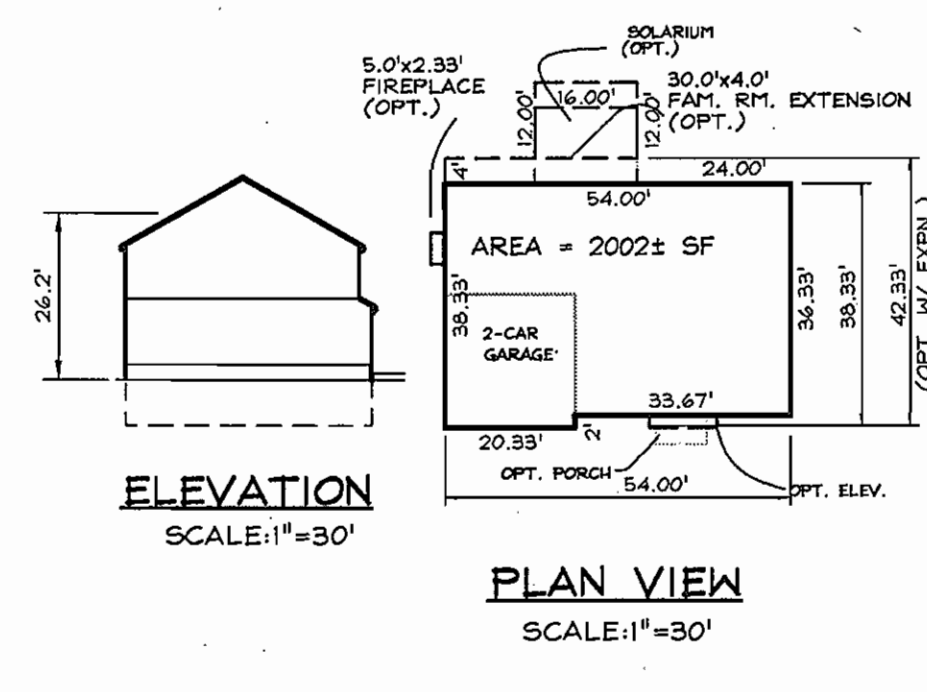
BENFIELD



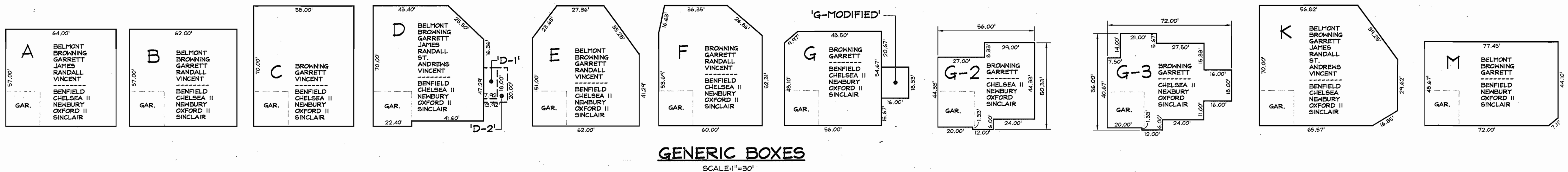
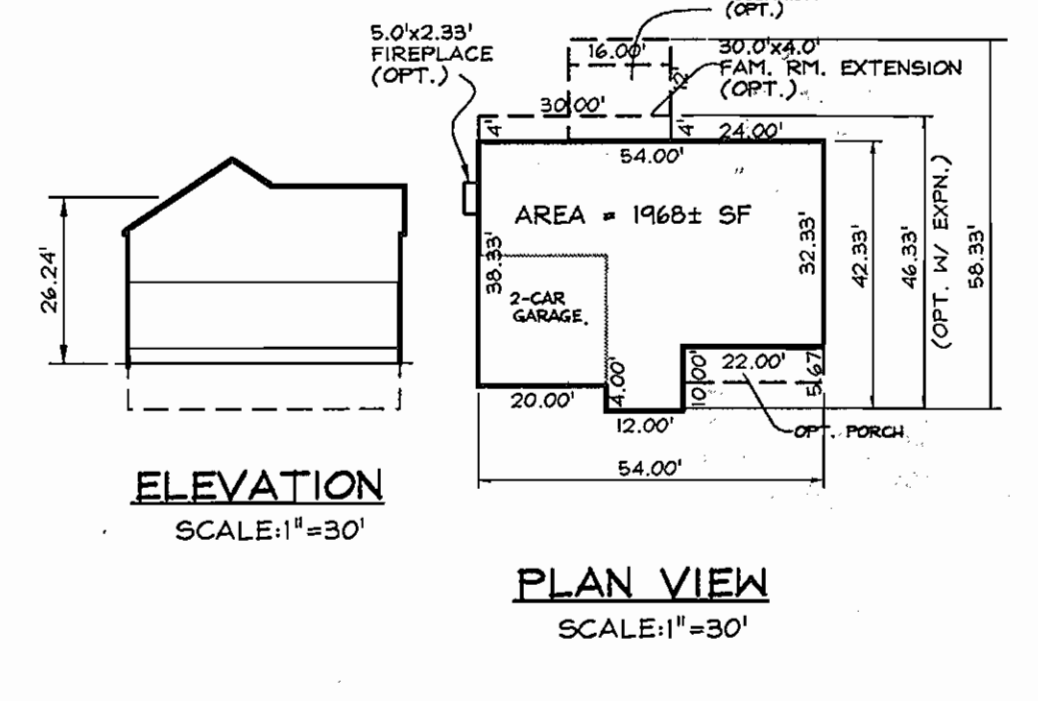
CHELSEA II



NEWBURY



OXFORD II



NOTES:
 1. ALL OPTIONAL BUILDING EXTENSIONS AS SHOWN AND NOTED ON ALL MODEL FOOT PRINTS MAY NOT FIT IN THE ABOVE GENERIC BOXES. ALL OPTIONAL BUILDING EXTENSIONS/ADDITIONS, INCLUDING BRICK OR STONE VENEER, MUST MEET ALL REQUIRED BUILDING RESTRICTION LINES AS SHOWN ON THE SITE DEVELOPMENT PLAN.
 2. ACTUAL HOUSE MODEL FOOTPRINT MAY BE SITED FORWARD OF THE GENERIC BOX AS LONG AS IT DOES NOT EXTEND BEYOND THE BUILDING RESTRICTION LINE.
 3. ACTUAL HOUSE MODEL SITING SHALL NOT VARY VERTICALLY MORE THAN ONE FOOT (+/-) FROM THE APPROVED S.D.P.
 4. BUILDING FEATURES SUCH AS CHIMNEYS, ROOF OVERHANGS, PORCHES, EAVES, DECKS, BAY WINDOW, AREAWAYS AND OTHERS IDENTIFIED IN SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS MAY PROJECT BEYOND THE GENERIC BOXES PROVIDED THE FEATURE DOES NOT ENCRoACH INTO THE BUILDING SETBACK MORE THAN IS ALLOWED BY SECTION 128 OF THE ZONING REGULATIONS. THESE HOUSE MODEL FOOTPRINTS ABOVE DO NOT SHOW THE POSSIBLE LOCATIONS AND SIZES THAT MAY BE OPTIONAL FOR THESE BUILDING FEATURES WHICH MAY VARY GREATLY DEPENDING ON SITE CONDITIONS AND BUYER PREFERENCES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/27/04
 Chief, Development Engineering Division
[Signature] 10/27/04
 Chief, Division of Land Development
[Signature] 11/20/04
 Director

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

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PFB,RC	
	DRAWN		MAP	3/04
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803 - 4800

GENERIC SITE DEVELOPMENT PLAN MODEL FOOT PRINTS



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

SINGLE FAMILY DETACHED - SDP
 MODEL FOOT PRINTS
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:260

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. BF-1
 SHEET No. 2 OF 10

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

SEE SHEET 3 FOR LANDSCAPE SCHEDULE AND NOTES

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

Mark Chadwick 9/25/04
 MARK CHADWICK
 SIGNATURE OF DEVELOPER DATE
 (PRINT NAME BELOW SIGNATURE)

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. Besant Jr. 9/26/04
 FRANK G. BESANT JR.
 SIGNATURE OF ENGINEER DATE
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Mager 10/12/04
 JIM MAGER
 SIGNATURE OF USDA NATURAL RESOURCES CONSERVATION SERVICE DATE
 (PRINT NAME BELOW SIGNATURE)

John Winton 10/12/04
 JOHN WINTON
 SIGNATURE OF HOWARD SCD DATE
 (PRINT NAME BELOW SIGNATURE)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Hammond 10/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 (PRINT NAME BELOW SIGNATURE)

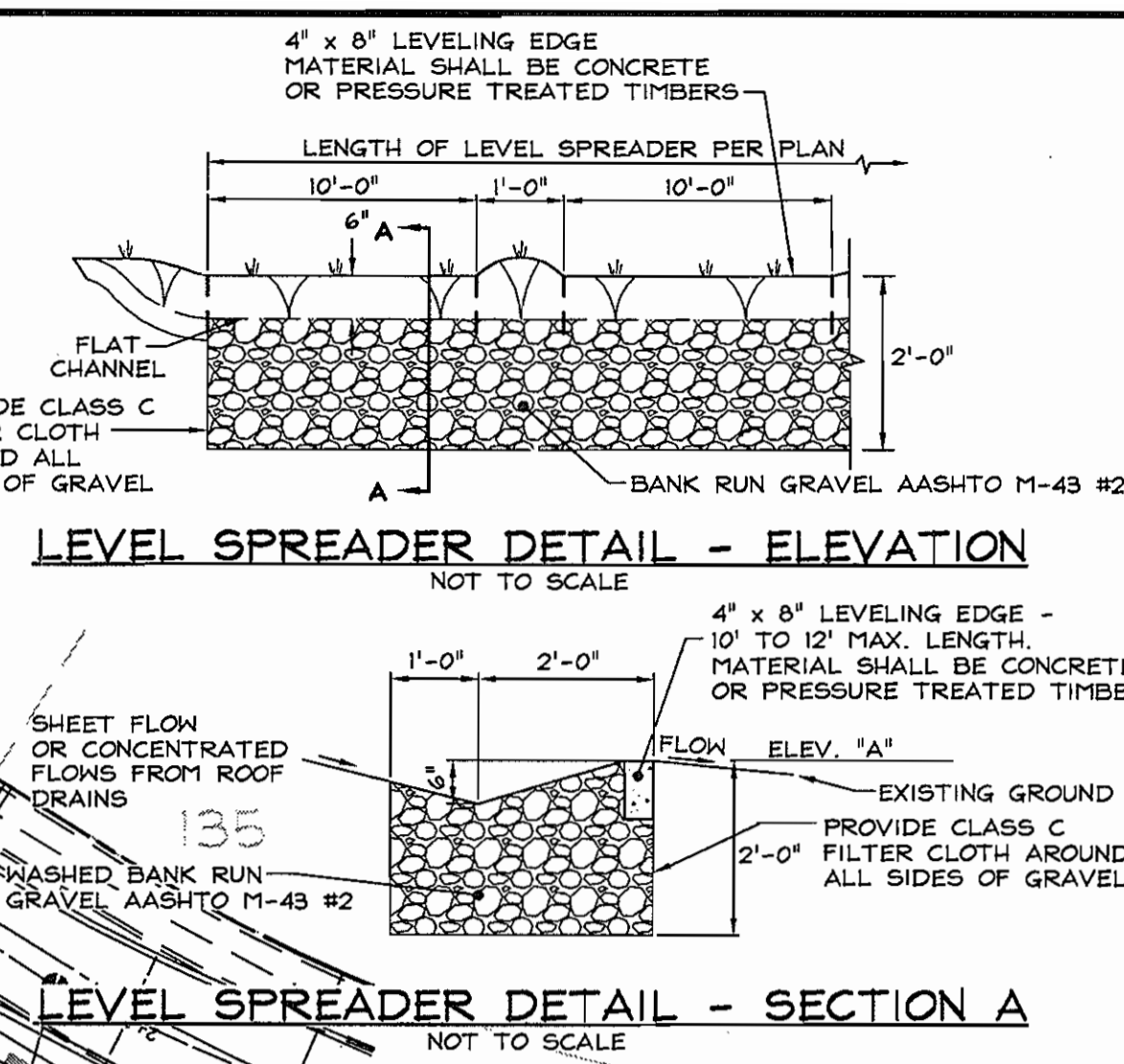
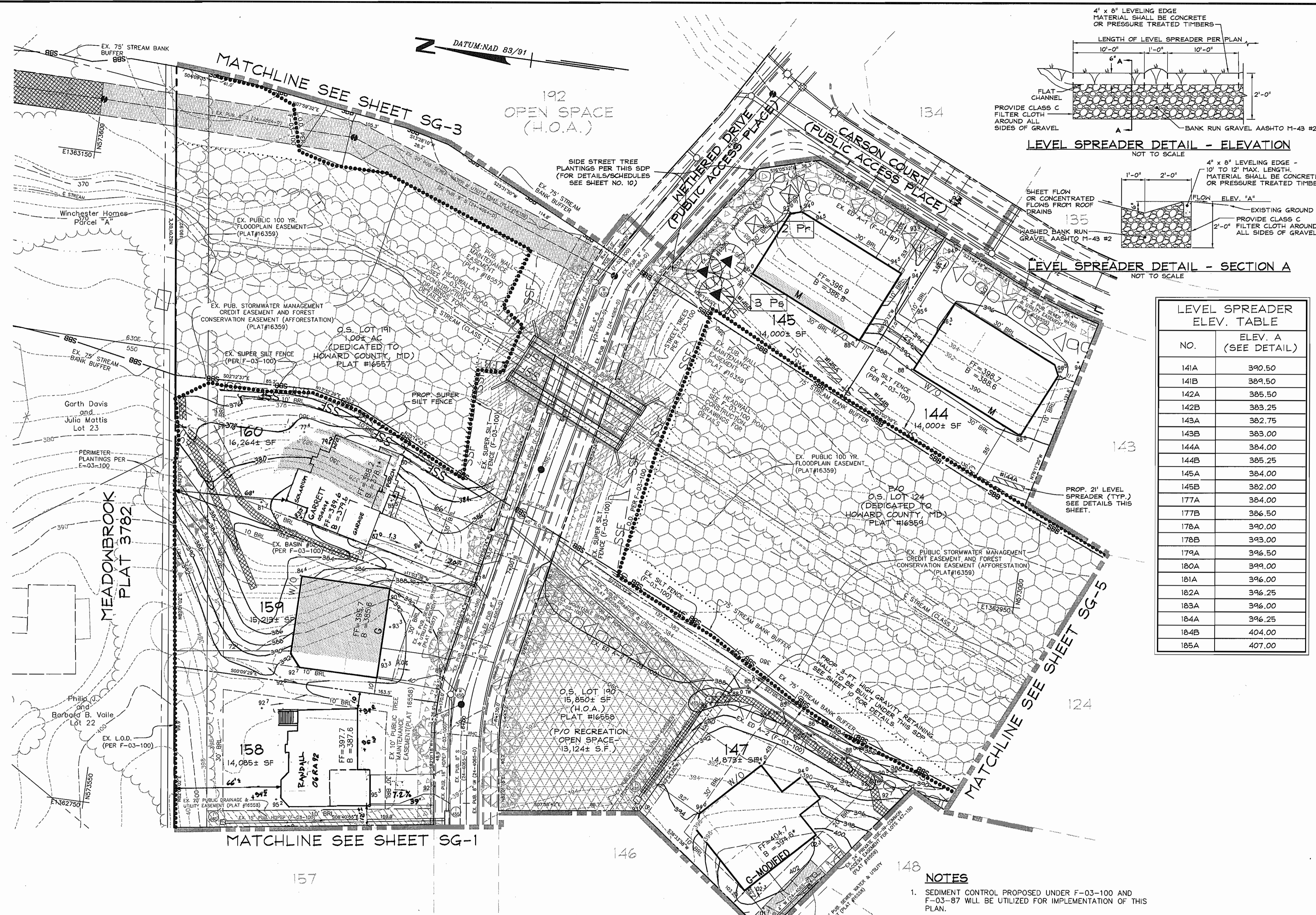
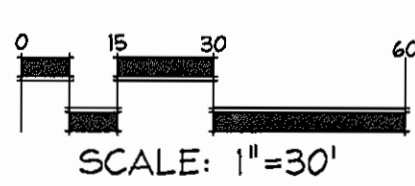
Cindy Hammond 10/27/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 (PRINT NAME BELOW SIGNATURE)

Frank A. Lytle 11/20/04
 DIRECTOR DATE
 (PRINT NAME BELOW SIGNATURE)

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

SEWER SERVICE CONNECTION DATA

LOT NO.	SHC INVERT @ I.C.O.	DHC INVERT @ I.C.O.	MINIMUM CELLAR ELEVATION	REMARKS
144	385.58		388.60	SEE PHASE I W & S PLAN; CONT. #24-4064-D
145	381.13		385.63	SEE PHASE I W & S PLAN; CONT. #24-4064-D
147	384.67		398.87/CNS	SEE SFD W & S PLAN; CONT. #24-4065-D
158	379.92		384.78	SEE SFD W & S PLAN; CONT. #24-4065-D
159	379.47		384.33	SEE SFD W & S PLAN; CONT. #24-4065-D
160	379.33		C.N.S.	SEE SFD W & S PLAN; CONT. #24-4065-D



LEVEL SPREADER ELEV. TABLE

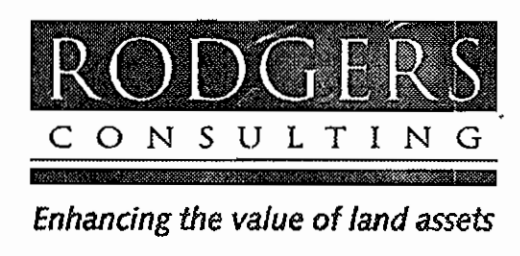
NO.	ELEV. A (SEE DETAIL)
141A	390.50
141B	389.50
142A	385.50
142B	383.25
143A	382.75
143B	383.00
144A	384.00
144B	385.25
145A	384.00
145B	382.00
177A	384.00
177B	386.50
178A	390.00
178B	393.00
179A	396.50
180A	399.00
181A	396.00
182A	396.25
183A	396.00
184A	396.25
184B	404.00
185A	407.00

- NOTES**
- SEDIMENT CONTROL PROPOSED UNDER F-03-100 AND F-03-87 WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
 - CONSTRUCTION OF BUILDINGS ON LOTS 159 & 160 SHALL BE DELAYED UNTIL THE EXISTING SEDIMENT BASIN IS REMOVED AND BACKFILLED TO 95% COMPACTION PER AASHTO-T80, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - * DENOTES LOTS THAT CAN NOT BE SERVICED WITH GRAVITY SEWER.
 - THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	
	DESIGNED		PF,RC	
	DRAWN		MAP	03/04
	REVIEWED		PF,RC	
	RELEASE FOR			
	REV. HOUSE TYPE LOT 158	10-27-07		
	REV. HOUSE TYPE LOT 159	6-22-07		
	REV. LINE REV. LOT 160	1-30-07		

Developer/Owner:
 Winchester Homes, Inc.
 6905 Rockledge Drive
 Suite 800
 Bethesda, Maryland 20817
 Stephen J. Nardella, Vice President
 (301) 803-4800

GENERIC SITE DEVELOPMENT PLAN GRADING, SEDIMENT CONTROL AND LANDSCAPING



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

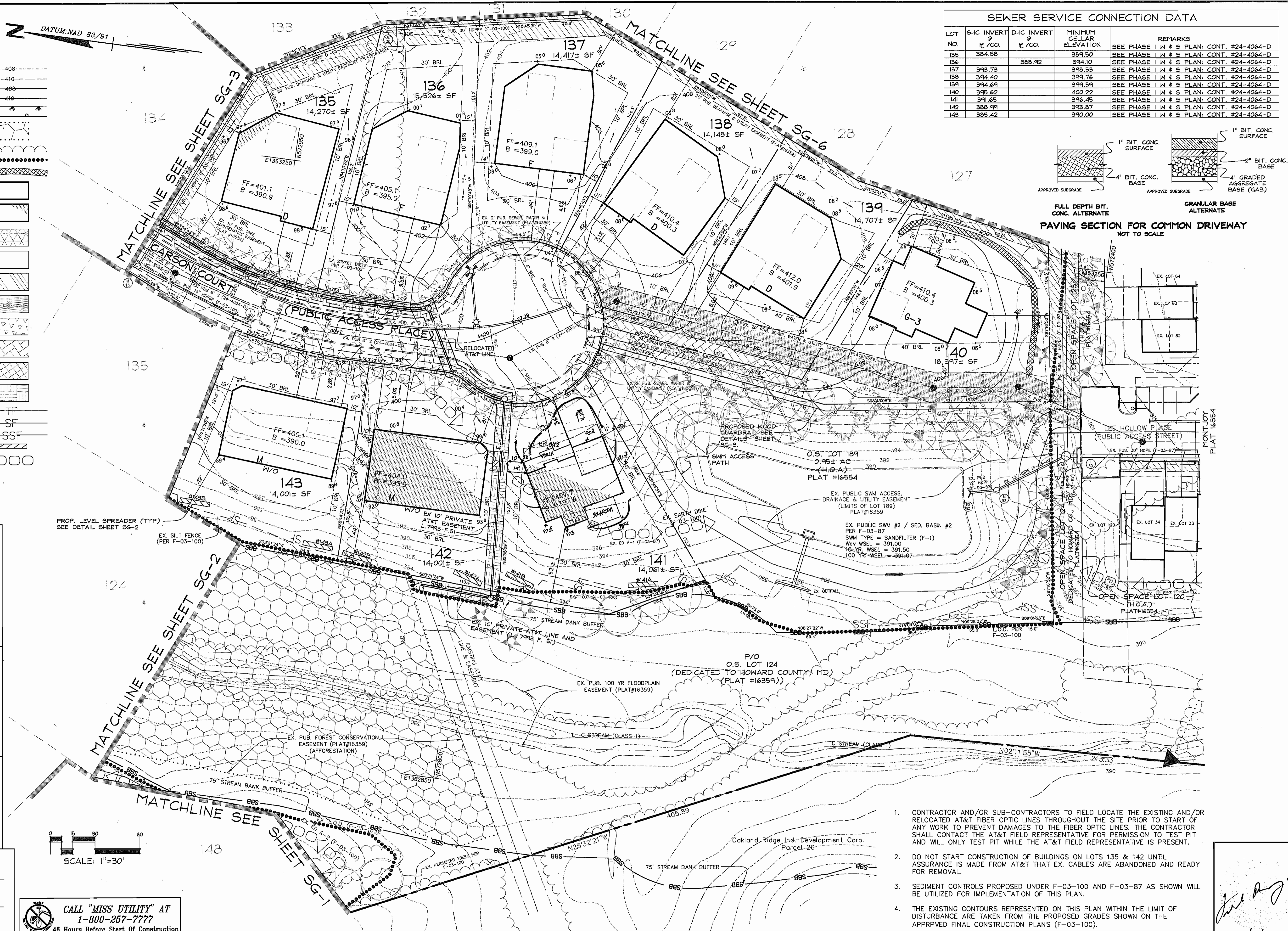
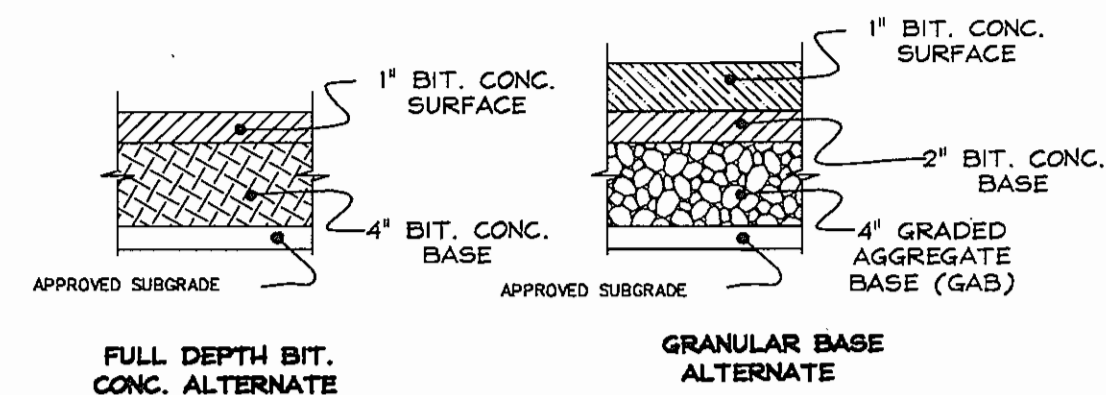
SINGLE FAMILY DETACHED - SDP & LANDSCAPING
 LOTS 127-188 & OPEN SPACE LOTS 124-126, 189-193
Montjoy
 ELECTION DISTRICT No.2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GRID:12 PARCEL:280
 DPZ FILES: S-01-20, WP-01-117, WP-03-78, P-02-10, P-02-17, P-03-03, F-03-100, F-03-87

SCALE: 1"=30'
 JOB No. 506V3
 DATE: MAR. 2004
 INDEX No. SG-2
 SHEET No. 4 OF 10

LEGEND

- EX. 2' CONTOURS
- EX. 10' CONTOURS
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- LIMIT OF WETLANDS
- PROPOSED GUARDRAIL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. LIMIT OF DISTURBANCE
- PROPOSED SOIL STABILIZATION MATTING
- GRAPHIC REPRESENTATION OF TYPICAL HOUSE WITHIN GENERIC BOX
- PROP. GENERIC BOXES (SHADED AREA REPRESENTS STRUCTURAL FILL REQUIRED)
- EX. RECREATIONAL OPEN SPACE AREA (PER F-03-100)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PER F-03-100)
- EX. WALL MAINTENANCE EASEMENT (PER F-03-100)
- EX. PUBLIC SEWER, WATER & UTILITY EASEMENT (PER F-03-100)
- EX. PUBLIC TREE MAINTENANCE EASEMENT (PER F-03-100)
- EX. PRIV. USE-IN-COMMON ACCESS EASEMENT (PER F-03-100)
- PROP. PRIV. RETAINING WALL EASEMENT
- EX. PRIVATE AT&T EASEMENT
- EX. TREE PROTECTION FENCE
- SILT FENCE
- SUPER SILT-FENCE
- PROP. LEVEL SPREADER
- EX. EARTH DIKE
- EX. LIGHT POLE LOCATION

SEWER SERVICE CONNECTION DATA				
LOT NO.	SHC INVERT P./CO.	DHC INVERT P./CO.	MINIMUM CELLAR ELEVATION	REMARKS
135	384.58		389.50	SEE PHASE I W & S PLAN; CONT. #24-4064-D
136		388.92	394.10	SEE PHASE I W & S PLAN; CONT. #24-4064-D
137	393.75		398.53	SEE PHASE I W & S PLAN; CONT. #24-4064-D
138	394.40		399.76	SEE PHASE I W & S PLAN; CONT. #24-4064-D
139	394.69		399.59	SEE PHASE I W & S PLAN; CONT. #24-4064-D
140	395.62		400.22	SEE PHASE I W & S PLAN; CONT. #24-4064-D
141	391.65		396.45	SEE PHASE I W & S PLAN; CONT. #24-4064-D
142	388.99		393.87	SEE PHASE I W & S PLAN; CONT. #24-4064-D
143	385.42		390.00	SEE PHASE I W & S PLAN; CONT. #24-4064-D



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"

Mark Chapnick 9/26/04
 SIGNATURE OF DEVELOPER DATE
 MARK CHAPNICK
 (PRINT NAME BELOW SIGNATURE)

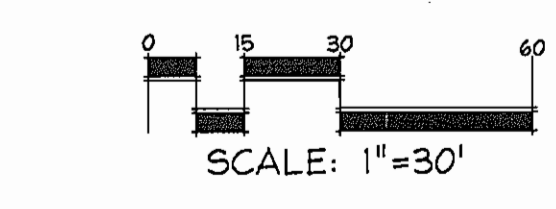
ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT"

Jim Maylor 9/30/04
 SIGNATURE OF ENGINEER DATE
 JIM MAYLOR
 (PRINT NAME BELOW SIGNATURE)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Maylor 10/12/04
 USDA NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SEDIMENT AND EROSION CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John R. Whitford 10/12/04
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
William D. Williams 10/22/04
 Chief, Development Engineering Division DATE
Wanda Hamata 10/27/04
 Chief, Division of Land Development DATE
Frank DeWyle 10/28/04
 Director DATE



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

- CONTRACTOR AND/OR SUB-CONTRACTORS TO FIELD LOCATE THE EXISTING AND/OR RELOCATED AT&T FIBER OPTIC LINES THROUGHOUT THE SITE PRIOR TO START OF ANY WORK TO PREVENT DAMAGES TO THE FIBER OPTIC LINES. THE CONTRACTOR SHALL CONTACT THE AT&T FIELD REPRESENTATIVE FOR PERMISSION TO TEST PIT AND WILL ONLY TEST PIT WHILE THE AT&T FIELD REPRESENTATIVE IS PRESENT.
- DO NOT START CONSTRUCTION OF BUILDINGS ON LOTS 135 & 142 UNTIL ASSURANCE IS MADE FROM AT&T THAT EX. CABLES ARE ABANDONED AND READY FOR REMOVAL.
- SEDIMENT CONTROLS PROPOSED UNDER F-03-100 AND F-03-87 AS SHOWN WILL BE UTILIZED FOR IMPLEMENTATION OF THIS PLAN.
- THE EXISTING CONTOURS REPRESENTED ON THIS PLAN WITHIN THE LIMIT OF DISTURBANCE ARE TAKEN FROM THE PROPOSED GRADES SHOWN ON THE APPROVED FINAL CONSTRUCTION PLANS (F-03-100).

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

Developer/Owner:
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 SCALE: 1"=30'
 JOB No.: 506V3
 DATE: MAR. 2004
 INDEX No.: SG-5
 SHEET No.: 7 OF 10
 SDP-04-131