

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL, VOLUME IV, PLUS MSHA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (800) 257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

PROJECT BACKGROUND:

LOCATION: HOWARD COUNTY TAX MAP 31, PARCELS 206, 208 AND 209 ZONING: R-20

ELECTION DISTRICT: 1ST

SECTION/AREA: ONE

TOTAL TRACT AREA: 23.0008 AC.

SECTION AREA: 23.0008 AC.

NUMBER OF PROPOSED LOTS: 35 BUILDABLE

DATE OF PRELIMINARY PLAN: 1/12/02

APPROVED AND DPZ REFERENCE NO.: P-93-01 12/02/93

5-90-09 08/17/89

- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- BOUNDARY SURVEY PREPARED BY LAVELLE AND ASSOCIATES, INC. DATED NOVEMBER, 1992. VERTICAL CONTOUR INTERVAL IS 2 FT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993).
- PUBLIC WATER AND SEWER IS PROPOSED. WATER LINE CONNECTIONS TO HOWARD COUNTY CONTRACT 132-W. SEWER LINE CONNECTIONS TO HOWARD COUNTY NO. 10-1215 PROJECT NO. S-6049, DRAINING INTO KERGER ROAD COLLECTION SYSTEM AND PUMPING STATION.
- EXTENDED DETENTION IS PROPOSED FOR STORMWATER MANAGEMENT WATER QUALITY CONTROL 2 AND 10 YEAR ATTENUATION AND 100 YEAR SAFE PASS IS PROPOSED FOR WATER QUANTITY CONTROL.
- IN ALL ROADWAY FILL AREAS 95% COMPACTION SHALL BE USED AND SHALL BE DONE IN ACCORDANCE WITH A.A.S.H.T.O. T-180.
- ALL SIDEWALK RAMPS SHALL BE IN CONFORMITY WITH THE CURRENT ADA REQUIREMENTS.
- A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET TREE AND STREET LIGHT.
- All Street Trees and Landscaping were installed by the Developer in conjunction with signed Road Construction Plans for
- FLOOD PLAIN STUDY BY LAVELLE AND ASSOCIATES, INC., COMPILED JANUARY 1993, APPROVED OCTOBER 21, 1993. P-93-01.
- WETLANDS DELINEATION STUDY BY MCCARTHY AND ASSOCIATES, COMPILED SEPTEMBER 1992, APPROVED OCTOBER 21, 1993. P-93-01.
- NOISE STUDY BY SCOTT HARVEY, ACOUSTICAL ENGINEER, COMPILED OCTOBER 31, 1990. P-93-01.
- GEOTECHNICAL REPORT BY HYDRO-TERRA, INC. COMPILED JUNE 30, 1994, APPROVED FEBRUARY, SUBMITTED WITH P-94-99 JULY 8, 1994.
- SEWERING UTILITIES FIELD LOCATED.
- POLE FLAG OR PIPE STIFF LOTS BEFORE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPE STIFF LOT DRIVE.
- A TEN (10) FOOT PUBLIC STREET TREE BASEMENT FOR MAINTENANCE IS RESERVED ALONG ALL FRONT LOT LINES.

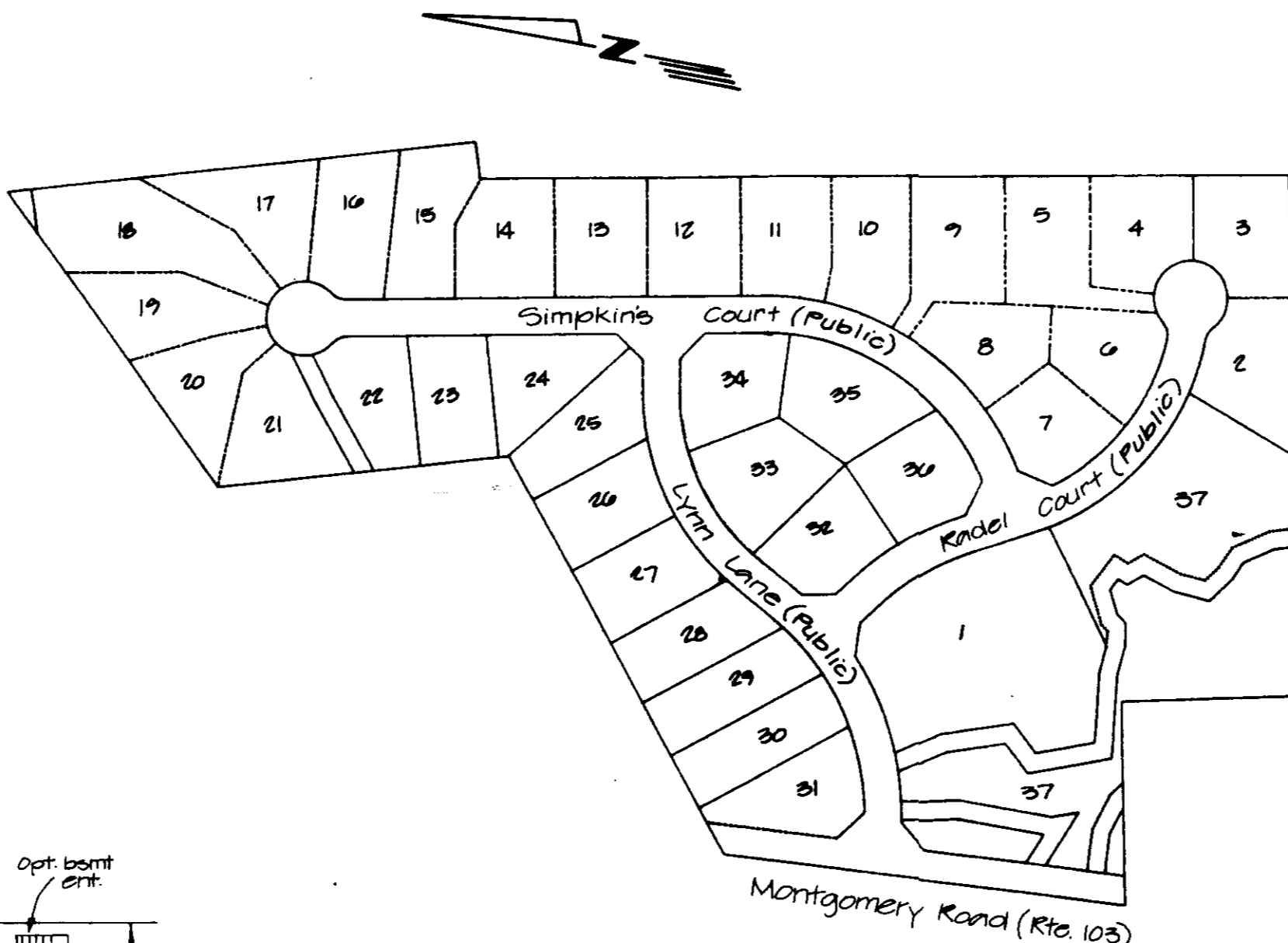
LOT AREA CHART

LOT NO.	AREA
1	72,735.46 SQ. FT.
2	21,090.24 SQ. FT.
3	20,071.33 SQ. FT.
4	20,001.94 SQ. FT.
5	22,928.36 SQ. FT.
6	18,045.62 SQ. FT.
7	18,011.87 SQ. FT.
8	18,028.07 SQ. FT.
9	22,613.18 SQ. FT.
10	20,035.26 SQ. FT.
11	20,019.21 SQ. FT.
12	20,000.00 SQ. FT.
13	20,000.00 SQ. FT.
14	20,041.11 SQ. FT.
15	20,025.24 SQ. FT.
16	20,054.85 SQ. FT.
17	20,380.09 SQ. FT.
18	31,428.32 SQ. FT.
19	20,154.91 SQ. FT.
20	18,498.31 SQ. FT.
21	22,635.71 SQ. FT.
22	20,144.04 SQ. FT.
23	18,070.83 SQ. FT.
24	18,140.46 SQ. FT.
25	18,051.48 SQ. FT.
26	18,005.96 SQ. FT.
27	18,033.51 SQ. FT.
28	18,014.95 SQ. FT.
29	18,125.60 SQ. FT.
30	18,799.11 SQ. FT.
31	18,944.47 SQ. FT.
32	18,393.35 SQ. FT.
33	21,076.38 SQ. FT.
34	18,346.03 SQ. FT.
35	22,175.16 SQ. FT.
36	19,363.03 SQ. FT.
37	151,531.00 SQ. FT. (OPEN SPACE)

Address Chart

Lot No	Street Address
6	5418 Rindel Court
7	5409 Rindel Court
8	5404 Simpkins Court
20	5409 Simpkins Court
23	5407 Simpkins Court
24	5423 Simpkins Court
25	5925 Lynn Lane
26	5921 Lynn Lane
27	5917 Lynn Lane
28	5913 Lynn Lane
29	5909 Lynn Lane
30	5905 Lynn Lane
31	5901 Lynn Lane
32	5401 Rindel Court
34	5400 Rindel Court
36	5405 Simpkins Court

Note: All Grading, Utility and Roadway Construction is assumed to be existing. Refer to F-94-99 for Details and Specifications. This Plan is for House Construction within Generic Boxes Only.

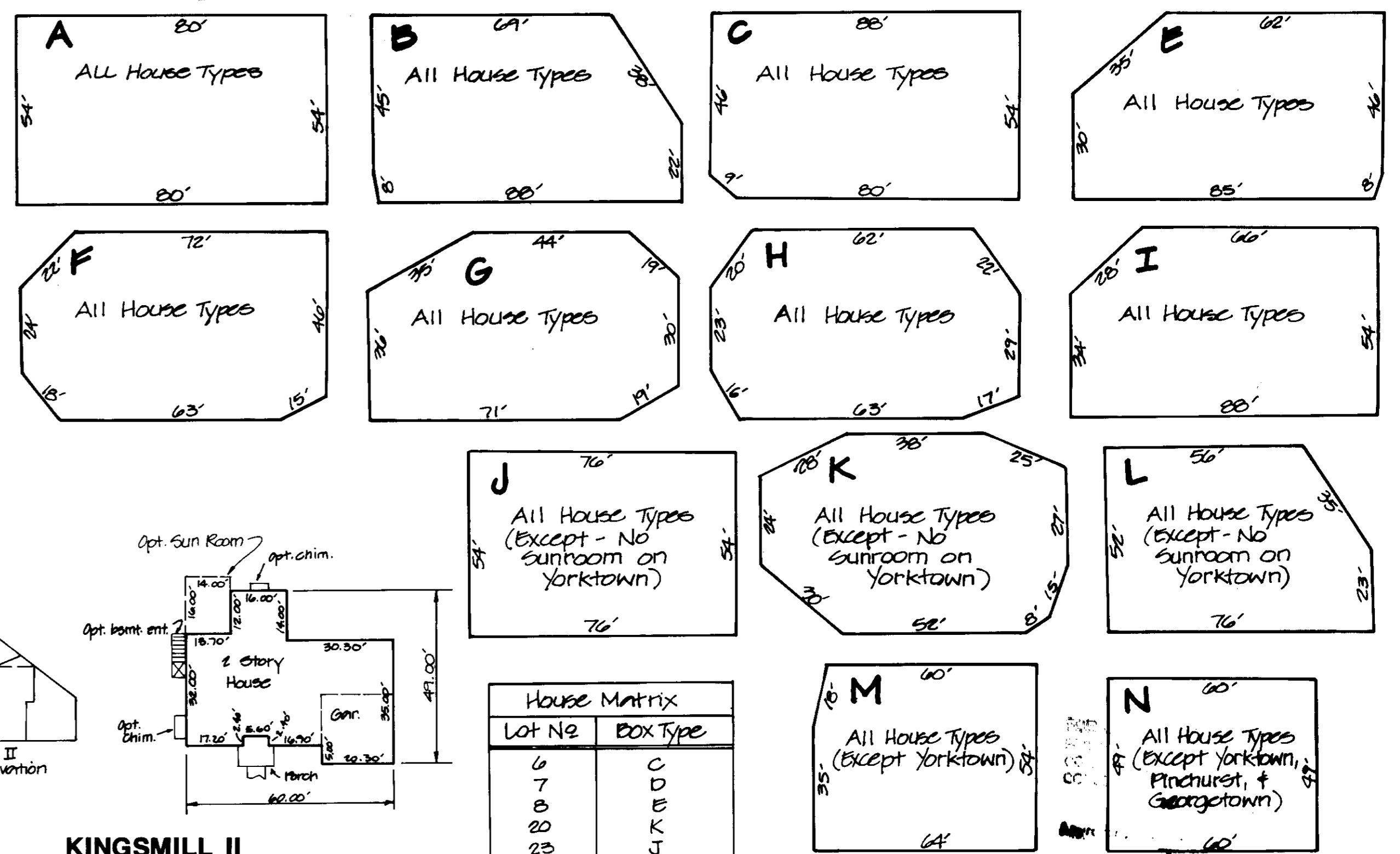
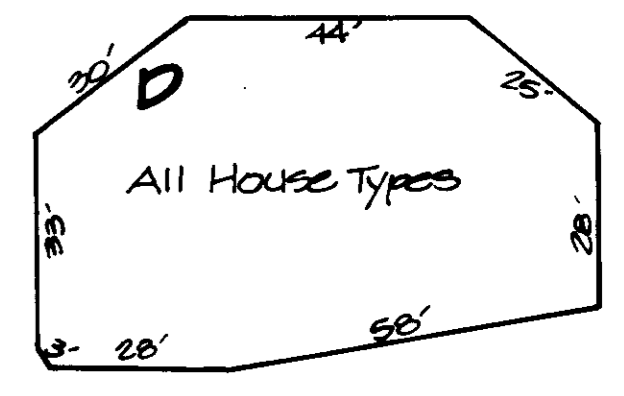
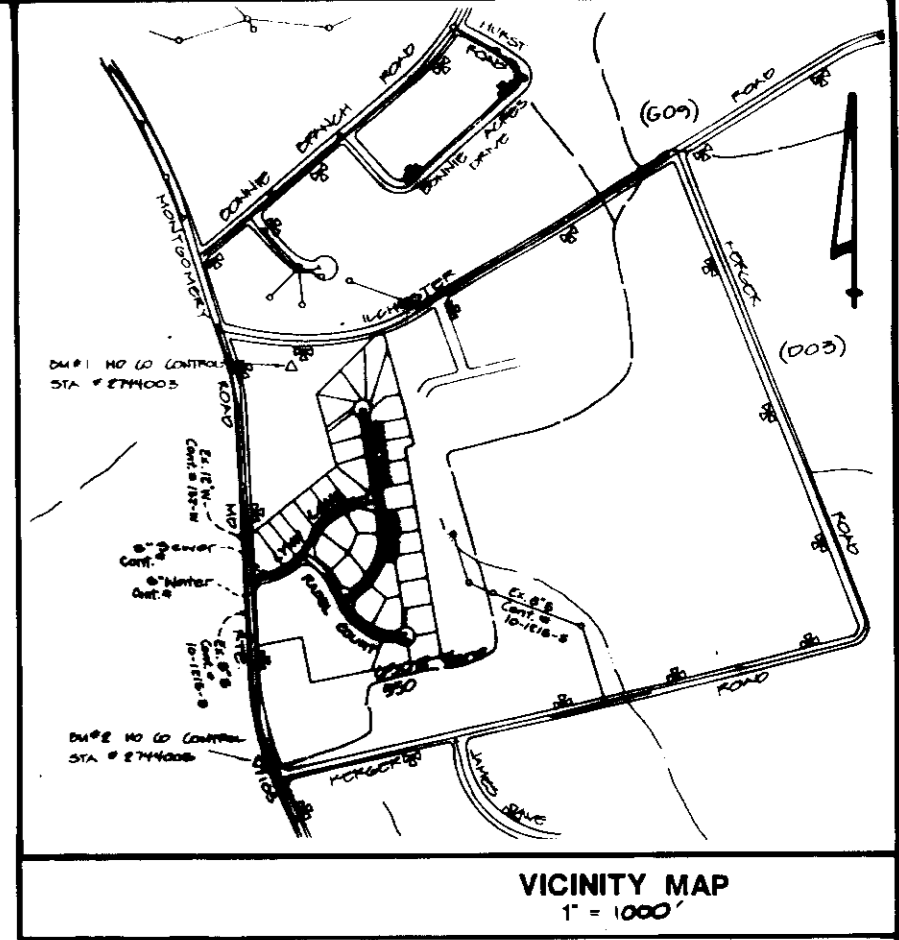


LOCATION MAP
Scale: 1" = 100'

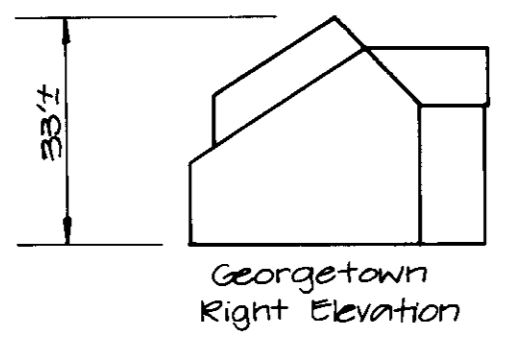
BENCHMARKS

BM#1 HOWARD COUNTY CONTROL STATION 2744003 ELEV. 489.218, CONC. MON. AT SURFACE ON HILL IN POWER LINES BETWEEN LINCHESTER RD & MONTGOMERY RD.

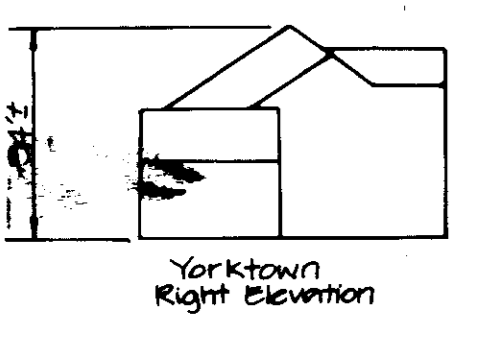
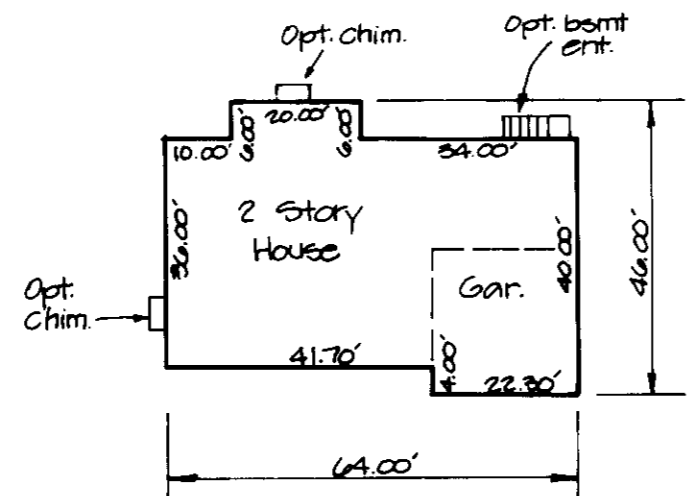
BM#2 HOWARD COUNTY CONTROL STATION 2744005 ELEV. 419.625, 3/4" REBAR 0.6' BELOW SURFACE 10' W. EDGE OF ROUTE 103 & 80' N. OF E. OF KERGER RD.



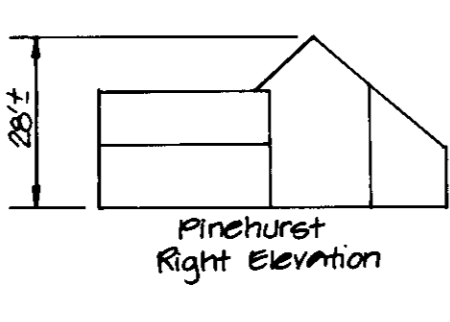
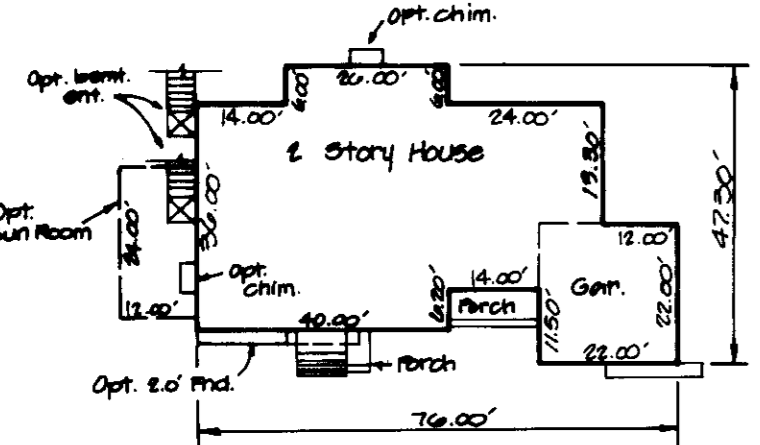
Total Area of Site = 1,089,034.65 Sq. Ft. or 26,000.8 Acres.



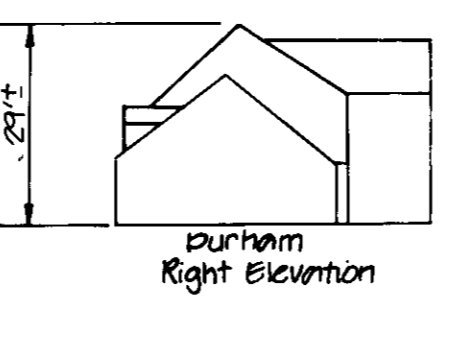
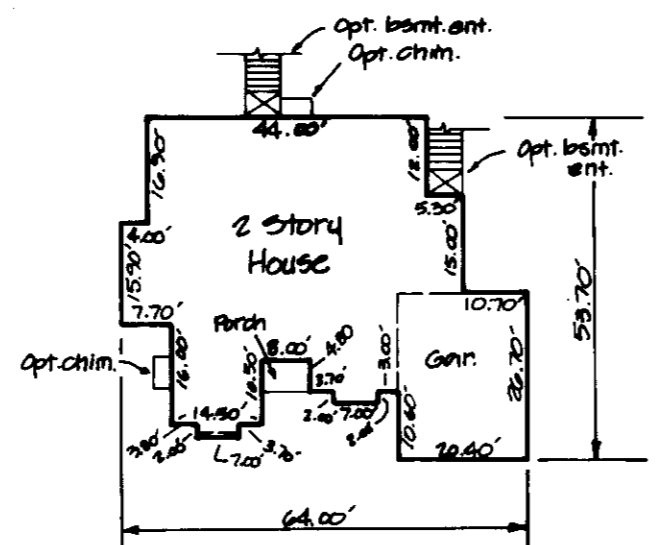
GEORGETOWN



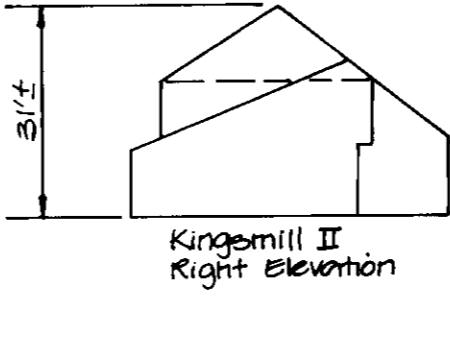
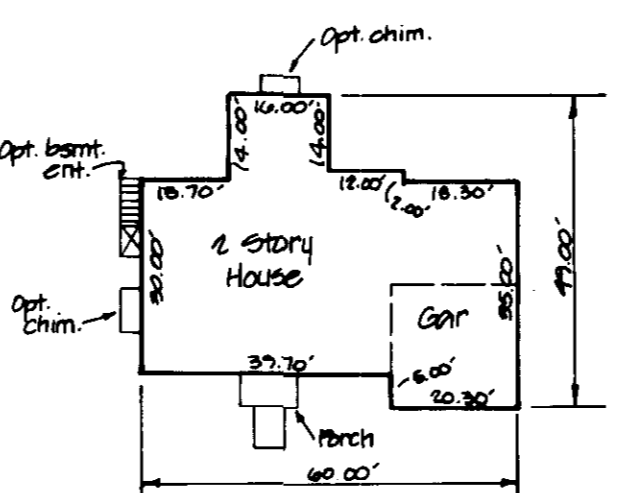
YORKTOWN



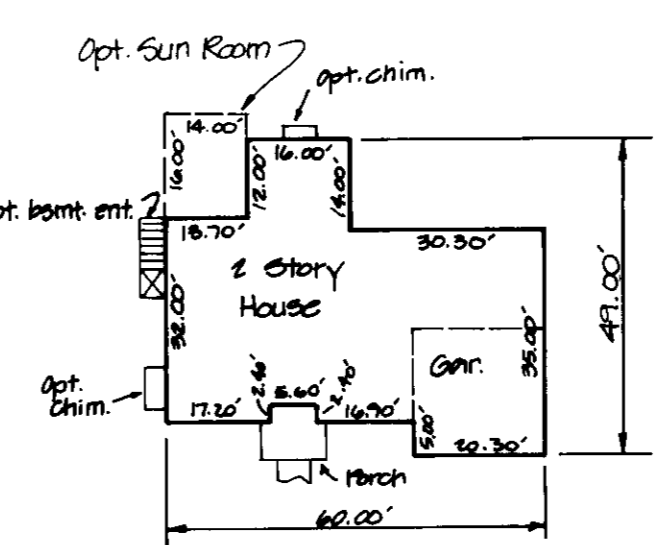
PINEHURST



DURHAM



KINGSMILL II

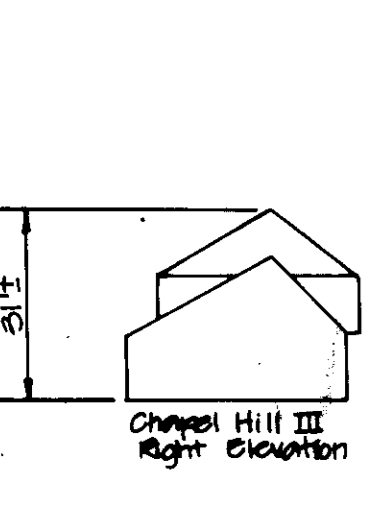


House Matrix

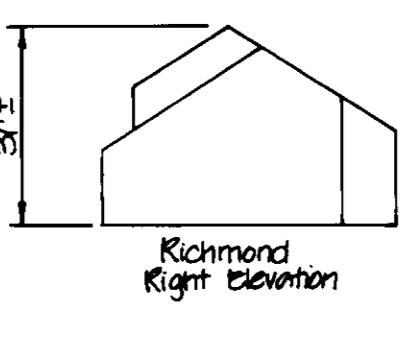
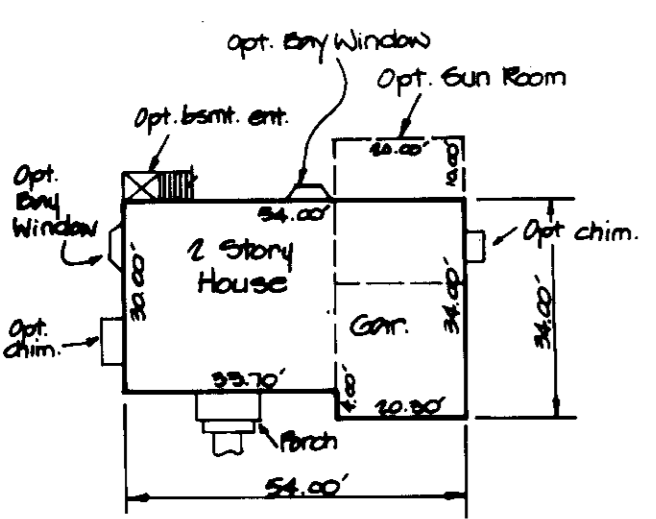
Lot No	Box Type
6	C
7	D
8	E
20	F
23	G
24	H
25	I
26	J
27	K
28	L
29	M
30	N
31	Raleigh III
32	F
34	G
36	H

SHEET INDEX

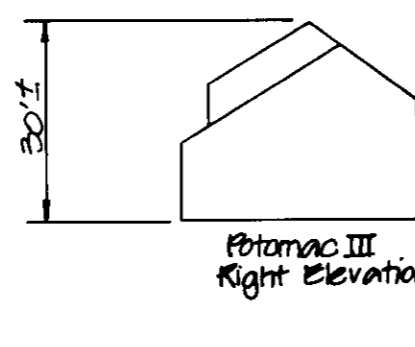
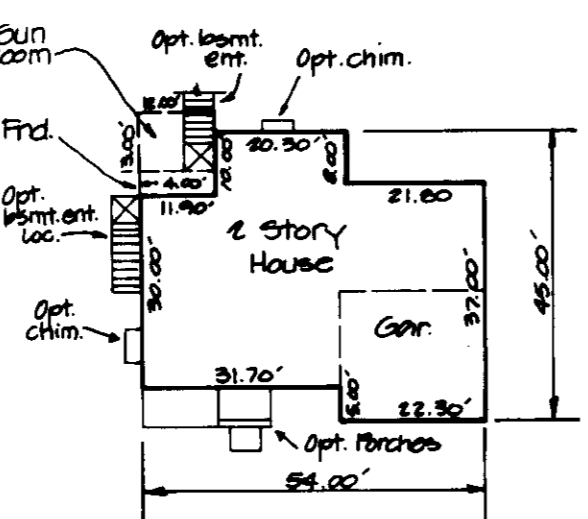
NO.	TITLE
1	GENERIC SITE DEVELOPMENT PLAN (COVER SHEET)
2	GENERIC SITE DEVELOPMENT PLAN (LYNN LANE)
3	GENERIC SITE DEVELOPMENT PLAN (RADEL COURT/SIMPSON COURT)
4	GENERIC SITE DEVELOPMENT PLAN (SIMONSON COURT)
5	Detail Sheet



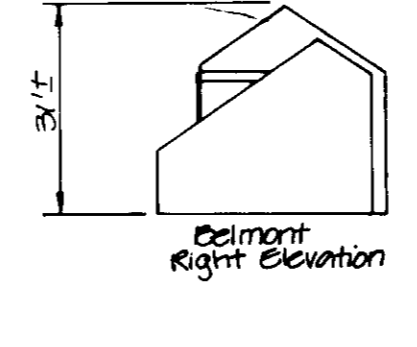
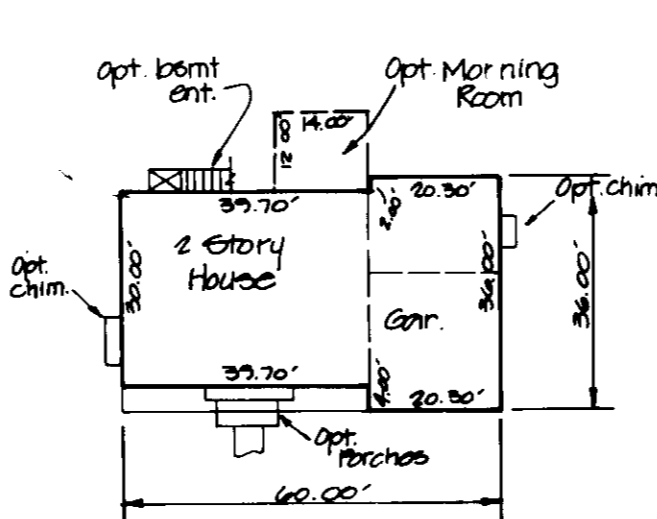
CHAPEL HILL III



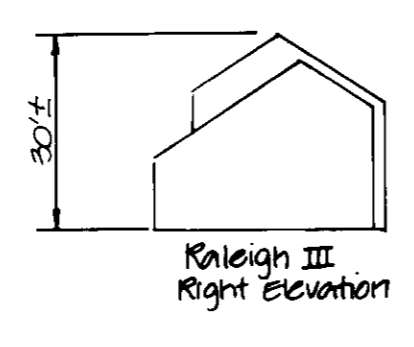
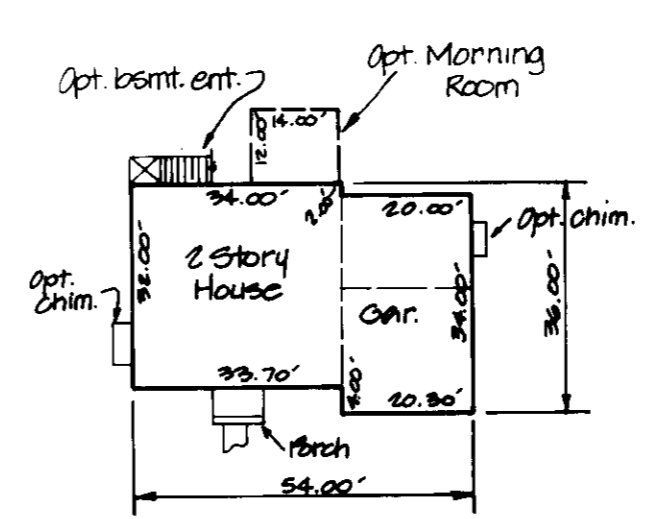
RICHMOND



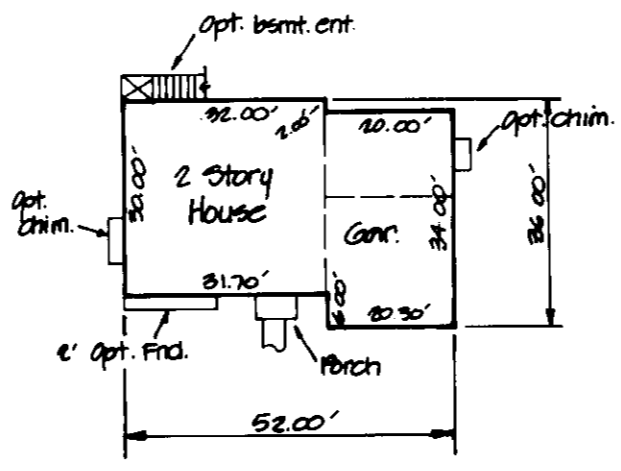
POTOMAC III



BELMONT



RALEIGH III



Note: Final Plan devices to remain during entire SDP construction period.

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel #
ABBEYFIELD ESTATES	Section 1	6-8, 20, 23, 24, 25, 26
Plat # or L/F	Block #	Zone
11074 & 11075	14, 15, 20, 21	R-20
Water Code	Sewer Code	Elect. Dist
		1
		Census Tract
		6011.01

LAVELLE & ASSOCIATES, INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS

330 East Second Street • FREDERICK MARYLAND 21701
Office (301) 695-9722 • FAX (301) 695-9766

OWNER/DEVELOPER: **THE PICH CORPORATION**
13200 SKY WAY
ELLCOTT CITY, MARYLAND 21043
(410) 351-6699

PROJECT: **ABBEYFIELD ESTATES**
Section 1, Lots 6-8, 20, 23-24, 25 & 26

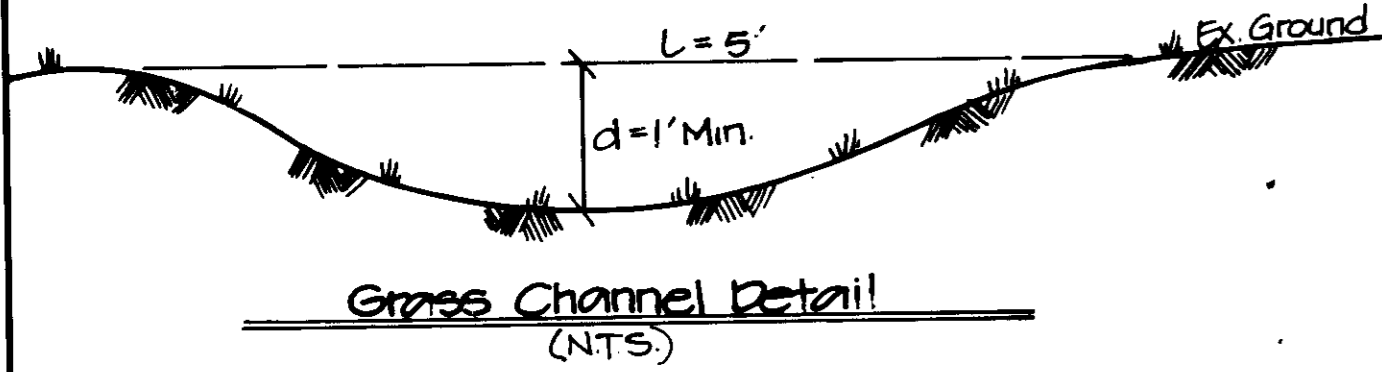
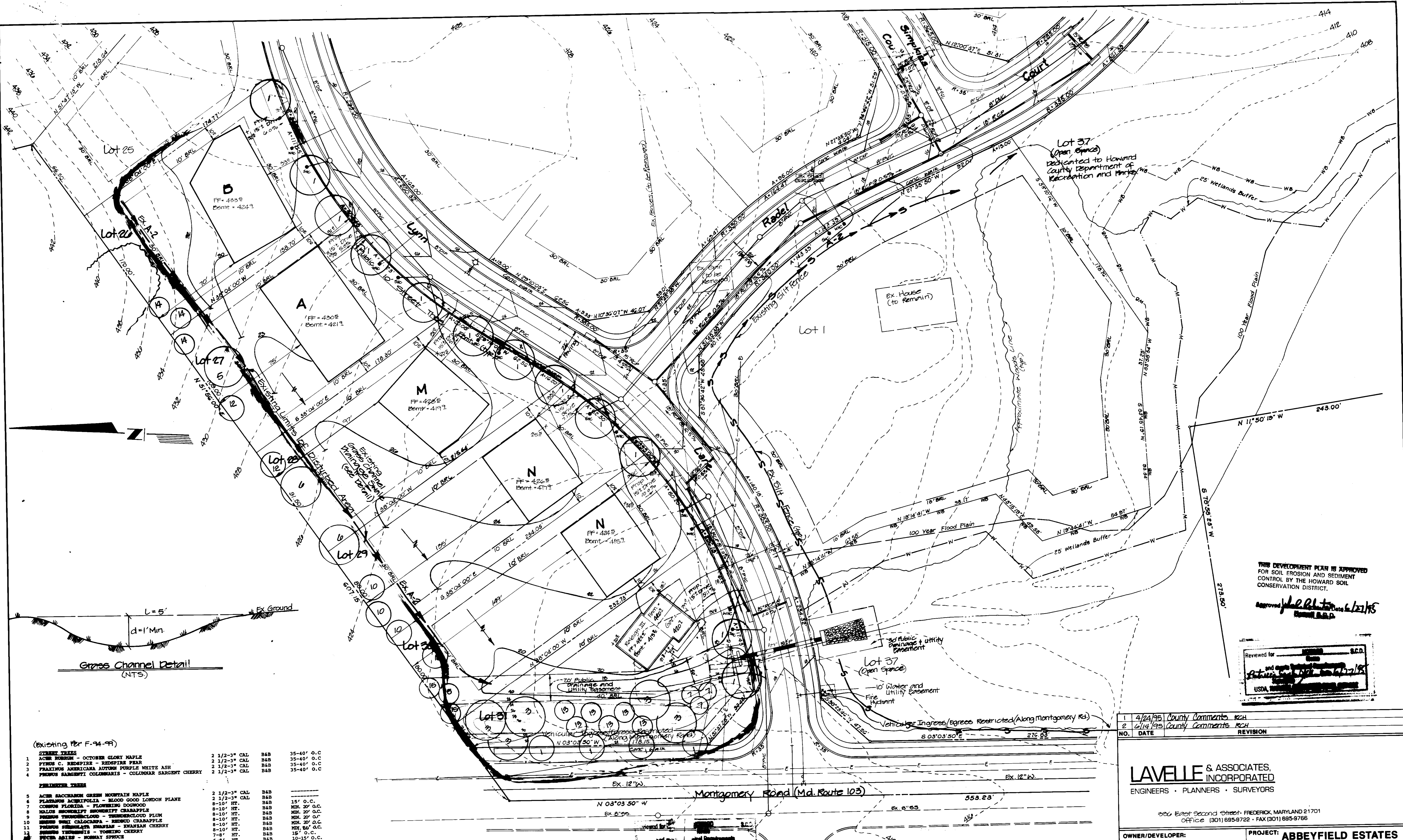
LOCATION: TAX MAP 31 PARCELS 206, 208 & 209
1st. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GENERIC SITE DEVELOPMENT PLAN (COVER SHEET)**

DATE: September, 1994 PROJECT NO. 94-167
DESIGN: DPL DRAWN: REH SCALE: 1"=30' DRAWING 1 of 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DATE: 7/10/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
DATE: 6/30/95



(Existing Per F-94-99)

Species	Quantity	Cal	B&B	Notes
ACER SACCHARIN - OCTOBER GLORY MAPLE	2	1 1/2-3"	B&B	35-40' O.C.
ACER RUBRUM - REDSPICE PEAR	2	1 1/2-3"	B&B	35-40' O.C.
FRAXINUS AMERICANA AUTUMN PURPLE WHITE ASH	2	1 1/2-3"	B&B	35-40' O.C.
YUCCA SARGENTII COLOSSALIS - COLUMNAR SARGENT CHERRY	2	1 1/2-3"	B&B	35-40' O.C.
PERENNIAL TREES				
ACER SACCHARIN GREEN MOUNTAIN MAPLE	2	1 1/2-3"	B&B	15' O.C.
PLATANUS ACERIFOLIA - BLOOD GOOD LONDON PLANE	2	1 1/2-3"	B&B	MIN. 20' O.C.
CORDON FLORIDA - FLOWERING DOGWOOD	8-10'	HT.	B&B	MIN. 20' O.C.
HELIOS HENRIETY SHOWERY CRABAPPLE	8-10'	HT.	B&B	MIN. 20' O.C.
FRAXINUS TURNOURII - THUNDERCLOUD PLUM	8-10'	HT.	B&B	MIN. 20' O.C.
QUERCUS BRUNI CALOOCERA - BROWN CRABAPPLE	8-10'	HT.	B&B	MIN. 20' O.C.
YUCCA SARGENTII SHOWERY - FRENCH CHERRY	7-8'	HT.	B&B	15' O.C.
YUCCA SARGENTII - YOSHINO CHERRY	8-10'	HT.	B&B	15' O.C.
YUCCA SARGENTII - NORWAY SPRUCE	7-8'	HT.	B&B	10-15' O.C.
YUCCA SARGENTII - NORWAY SPRUCE	6-8'	HT.	B&B	10-15' O.C.
YUCCA SARGENTII - WHITE PINE	1 1/2 - 2"	CAL	B&B	
YUCCA SARGENTII - WHITE PINE	1 1/2 - 2"	CAL	B&B	

Note: 6 of the 36 White Ash street trees and 11 of the 44 Glory Maple street trees are located on the Noise Mitigation Berm along Montgomery Road.

Note: For Erosion Control Plan & Details See Final Roadway Construction Drawing for Abbeyfield Estates. Sheet 5 of 18. File # F-94-99

Note: All Grading, Utility and Roadway Construction is assumed to be existing. Refer to F-94-99 for Details and Specifications. This Plan is for House Construction within Generic Boxes Only.

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

Approved: *[Signature]*
OWNER, B.D.

Reviewed for: *[Signature]* S.C.D.
and *[Signature]* S.C.D.
USDA, NORTHERN DISTRICT

NO.	DATE	REVISION
1	4/24/95	County Comments RCH
2	6/14/95	County Comments RCH

LAVELLE & ASSOCIATES, INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS

206 East Second Street, FREDERICK, MARYLAND 21701
Office (301) 695-9722 • FAX (301) 695-9766

OWNER/DEVELOPER: **THE PICH CORPORATION**
13200 SKY WAY
ELLICOTT CITY, MARYLAND 21043
(410) 351-6699

PROJECT: **ABBEYFIELD ESTATES**
SECTION 1, LOTS 6-8, 20, 23-32, 34, & 36

LOCATION: TAX MAP 31 PARCELS 206, 208 & 209
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GENERIC SITE DEVELOPMENT PLAN**
DATE: September, 1994
PROJECT NO. 94-167
SCALE: 1"=30'
DRAWING 2 of 5

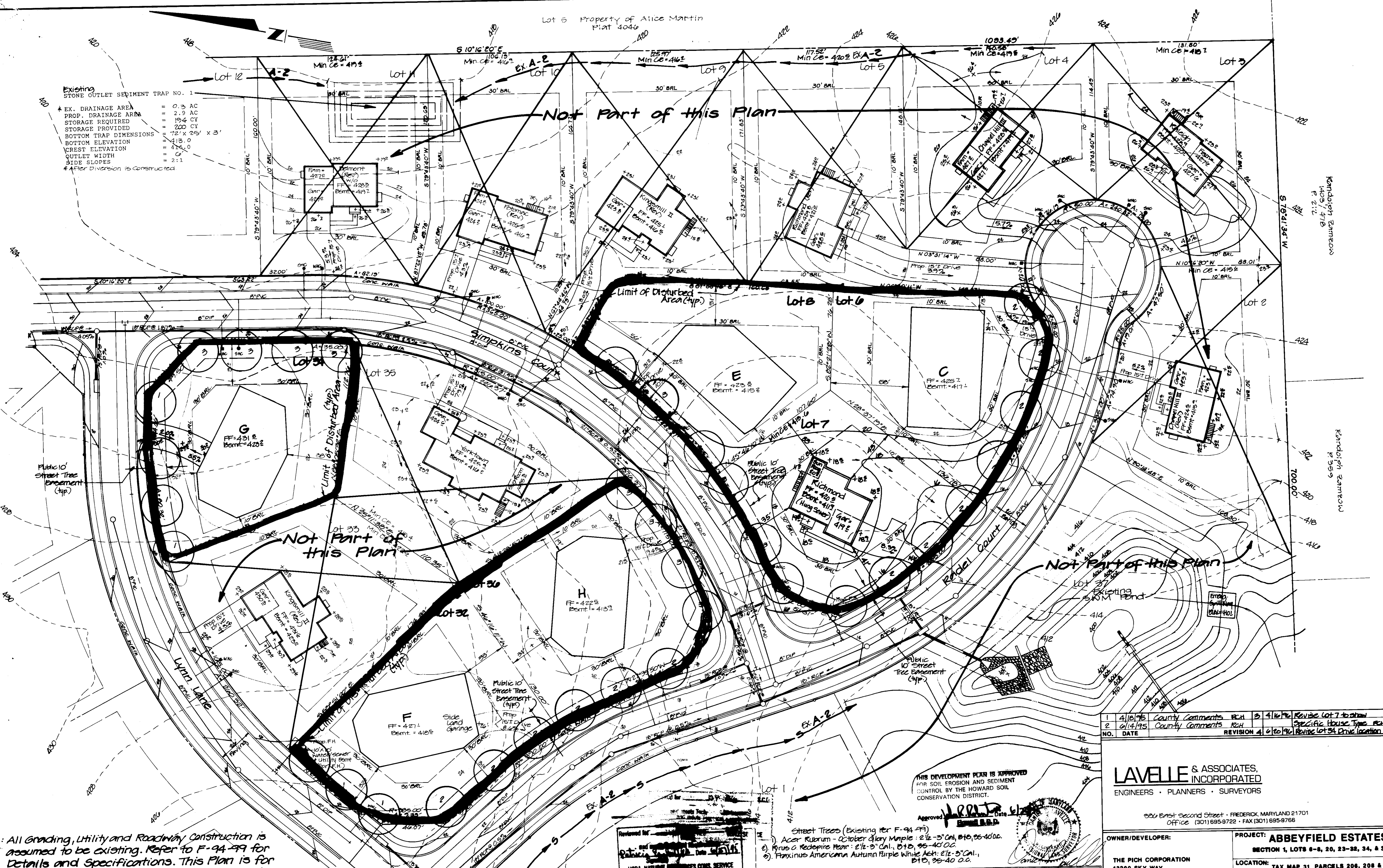
PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel #
ABBEYFIELD ESTATES	Section 1	6, 8, 20, 23-32, 34 & 36
Plot # or L/F	Block #	Zone
11074 & 11075	4 & 5	R-20
Water Code	Tax/Zone Map	Elect Distr
	31	1
	Sewer Code	Census Tract
		6011.01



APPROVED: *[Signature]*
DIRECTOR
DATE: 1/19/95

APPROVED: *[Signature]*
CHIEF, BUREAU OF ENGINEERING
DATE: 6/30/95



Existing
STONE OUTLET SEWMENT TRAP NO. 1

* EX. DRAINAGE AREA 0.3 AC
 PROP. DRAINAGE AREA 2.9 AC
 STORAGE PROVIDED 194 CY
 BOTTOM TRAP DIMENSIONS 72" x 25" x 3"
 BOTTOM ELEVATION 413.0
 CREST ELEVATION 417.0
 OUTLET WIDTH 12"
 SIDE SLOPES 2:1
 * After Diversion is Constructed

Note: All Grading, Utility and Roadway Construction is assumed to be existing. Refer to F-94-99 for Details and Specifications. This Plan is for House Construction within Generic Boxes Only.

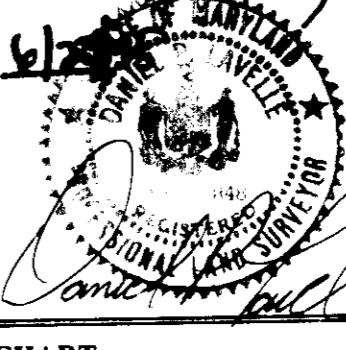
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: 7/10/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
 Director: *[Signature]* DATE: 6/30/95

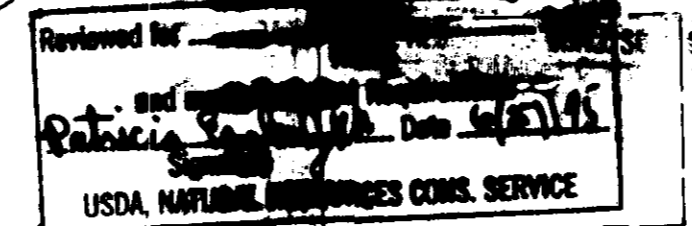
Note: For Sediment Control Plan & Details See Final Roadway Construction Drawing for Abbeyfield Estates, Sheet 5 of 12 & 6 of 12 File # F-94-99

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

Approved: *[Signature]* Date: 6/20/95
 Howard S.D.D.



- Street Trees (Existing per F-94-99)
- 1) Acer Rubrum - October Glory Maple: 2 1/2 - 3' Cal., 010, 95-4000.
 - 2) Prunus C. Redapire Pear: 2 1/2 - 3' Cal., 010, 95-4000.
 - 3) Fraxinus Americana Autumn Purple White Ash: 2 1/2 - 3' Cal., 010, 95-4000.



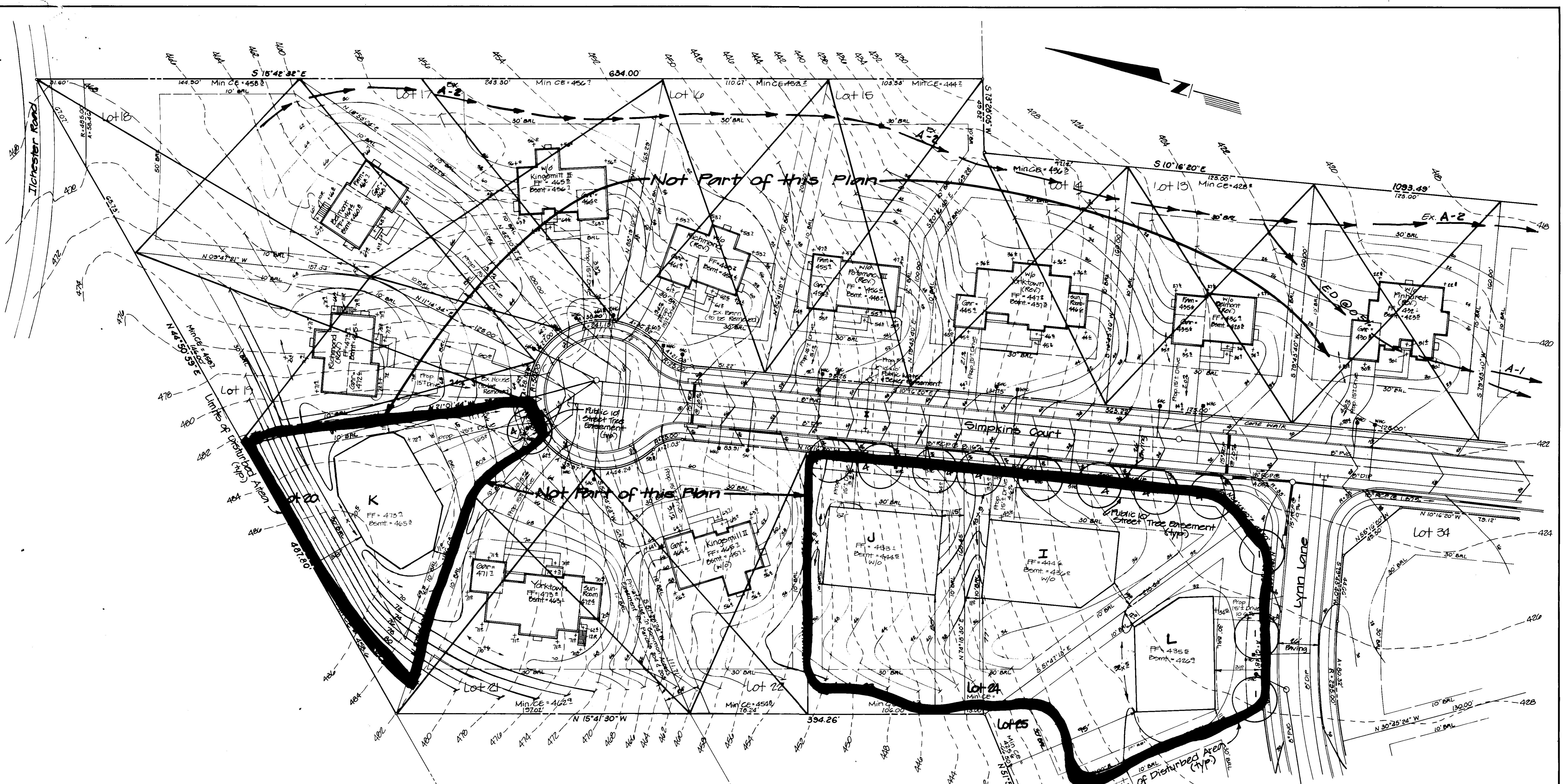
PERMIT INFORMATION CHART				
Subdivision Name ABBEYFIELD ESTATES	Section/Area Section 1	Lot/Parcel # 6, 8, 20, 22, 32, 34, 36		
Plat # or L/P 11/674 + 11/675	Block # 72 & 73	Zone R-20	Tax/Zone Map 31	Elect Dist 1
Water Code			Census Tract 601101	Sewer Code

1	4/16/95	County Comments	RCH	3	4/16/95	Revise Lot 7 to show Specific House Type	RCH
2	6/14/95	County Comments	RCH				
NO. DATE				REVISION 4			
				6/16/95 Revise Lot 34 Prime Location			

LAVELLE & ASSOCIATES, INCORPORATED
 ENGINEERS • PLANNERS • SURVEYORS

800 East Second Street • FREDERICK, MARYLAND 21701
 Office (301) 695-9722 • FAX (301) 695-9765

OWNER/DEVELOPER: THE PICH CORPORATION 13200 SKY WAY ELLICOTT CITY, MARYLAND 21043 (410) 351-6699	PROJECT: ABBEYFIELD ESTATES SECTION 1, LOTS 6-8, 20, 22-25, 34, & 36 LOCATION: TAX MAP 31 PARCELS 206, 208 & 209 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: GENERIC SITE DEVELOPMENT PLAN DATE: September, 1994 SCALE: 1"=30' DESIGN: DPL DRAWN: RCH	PROJECT NO. 94-167 DRAWING 3 of 5 SDP-95-75
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THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *[Signature]* Date: 4/14/95
Howard R. D.D.



(Existing Per F-94-99)

STREET TREES	Quantity	Species	Height	Cal.	B&B	O.C.
ACER RUBRUM - OCTOBER GLORY MAPLE	2	1 1/2-3"	35-40'	35-40'	O.C.	
PIRUS C. REDSPIRE - REDSPIRE PEAR	2	1 1/2-3"	35-40'	35-40'	O.C.	
FRAXINUS AMERICANA AUTUMN PURPLE WHITE ASH	2	1 1/2-3"	35-40'	35-40'	O.C.	
PRUNUS SARGENTII COLONNARIS - COLONNAR SARGENT CHERRY	2	1 1/2-3"	35-40'	35-40'	O.C.	

PERIMETER TREES	Quantity	Species	Height	Cal.	B&B	O.C.
ACER SACCHARINUM GREEN MOUNTAIN MAPLE	2	1 1/2-3"				
PLATANUS ACERIFOLIA - BLOOD GOOD LONDON PLANE	2	1 1/2-3"				
CORNUS FLORIDA - FLOWERING DOGWOOD	8	10-12'	15'	O.C.		
HALIMYDIA SERRULATA - REDBUD	8	10-12'	MIN. 20'	O.C.		
FRAXINUS THUNDERCLOUD - THUNDERCLOUD PLUM	8	10-12'	MIN. 20'	O.C.		
HEMLOCK CALOCARPA - REDBUD CRABAPPLE	8	10-12'	MIN. 20'	O.C.		
FRAXINUS SERRULATA THAMNAN - THAMNAN CHERRY	8	10-12'	MIN. 20'	O.C.		
FRAXINUS THOMASII - YOSHINO CHERRY	8	10-12'	MIN. 20'	O.C.		
PIRUS ABIES - NORNAY SPRUCE	7	8-10'	15'	O.C.		
PIRUS FIGIA - AUSTRIAN PINE	6	8-10'	10-15'	O.C.		
PIRUS STROBUS - WHITE PINE	6	8-10'	10-15'	O.C.		
SALIX NIOBE - NIOBE WEEPING WILLOW	1	1 1/2 - 2"				

Note: 6 of the 36 White Ash street trees and 11 of 44 Glory Maple street trees are located on the Noise Mitigation Berm or along Montgomery Road.

Note: For Sediment Control Plan & Details See Final Roadway Construction Drawing for Abbeyfield Estates, Sheet 5 of 12 & C of 12 File # 94-99

Note: All Grading, Utility and Roadway Construction is assumed to be existing. Refer to F-94-99 for Details and Specifications. This Plan is for House Construction within Generic Boxes Only.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7/10/95
DIRECTOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWERAGE, STORM DRAINAGE SYSTEMS AND ROADS
[Signature] 6/30/95
DIRECTOR

PERMIT INFORMATION CHART			
Subdivision Name	Section/Area	Lot/Parcel #	
ABBEYFIELD ESTATES	Section 1	6, 8, 20, 22-24, 24 & 26	
Plat # or L.P.	Block #	Zone	Elect. Distr.
11674 + 11675	4415	R-10	
Water Code	Sewer Code	Census Tract	
		021-01	

NO.	DATE	REVISION
1	4/16/95	County Comments RCH
2	4/14/95	County Comments RCH

LAVELLE & ASSOCIATES, INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS

834 East Second Street • FREDERICK, MARYLAND 21701
Office (301) 695-9722 • FAX (301) 695-9766

OWNER/DEVELOPER:	PROJECT:
THE PICH CORPORATION 13200 SKY WAY ELLCOTT CITY, MARYLAND 21043 (410) 351-6699	ABBEYFIELD ESTATES SECTION 1, LOTS 6-8, 20, 23-24, 34, & 36
TITLE:	LOCATION:
GENERIC SITE DEVELOPMENT PLAN	TAX MAP 31 PARCELS 206, 208 & 209 181. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
September, 1994	94-167
DESIGN:	DRAWN:
DPL	RCH
SCALE:	DRAWING:
1"=30'	4 of 6

