

**GENERAL NOTES:**

1. Subject property is zoned: **R-20** per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is: **180,557 sq ft** or **4.145 Ac.**
3. The total number of lots included in this submission is: **12**. The total number of buildable lots is: **4**.
4. Improvement to property: **Single Family Detached Unit**.
5. Department of Planning and Zoning reference file numbers are: **WP-95-79, F-96-06, 34-3372-D, SF-94-07**.
6. Utilities shown as existing are taken from approved Water and Sewer plan Contract # **34-3372-D**, approved Road Construction plans **F-96-06**, and actual field survey.
7. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
8. All roadways are public and existing.
9. The existing topography was taken from Road Construction plans **F-96-06**, prepared by Fisher, Collins & Carter, Inc.
10. 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.: **29 FA and 29 IA**.
11. The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
12. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
13. For driveway entrance details, refer to Ho. Co. Design manual Volume III Std. Detail R-605 & R-603.
14. In accordance with Sections 128A.1.b and .c of the Zoning Regulations, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
15. Stormwater Management is provided via detention pond and extended detention for water quality. Per **F-96-06**.
16. No clearing, grading or construction is permitted within Wetlands and stream buffers or Forest Conservation Areas.
17. All landscaping will be done by the Developer in conjunction with the road plans **F-96-06**.

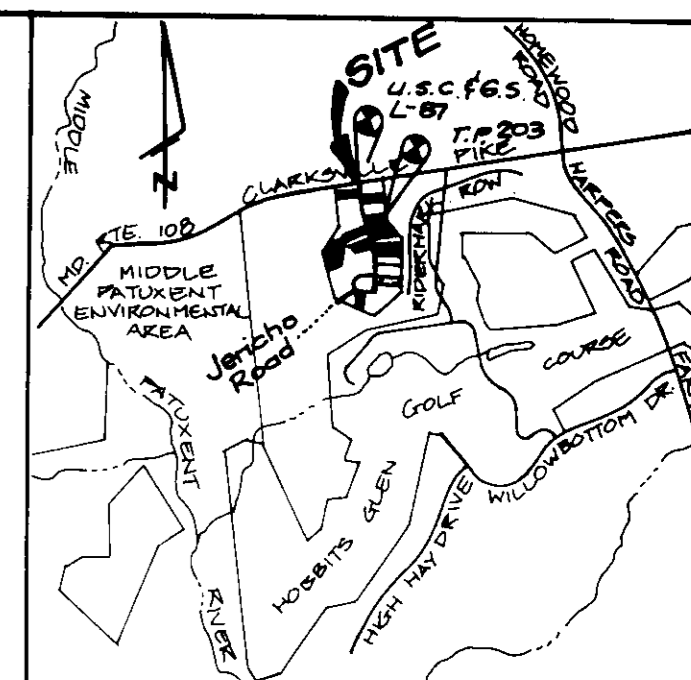
**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans **F-96-06** and/or approved Water and Sewer Plans Contract # **34-3372-D**.

**BENCHMARKS**

USC # 65 N<sup>o</sup> L-87  
N 570,270.3110  
E 1,338,980.2770  
Brass Disc Set 25' South of  
Clarksville Pike (Md. Rte. 108)  
Near Center of Property

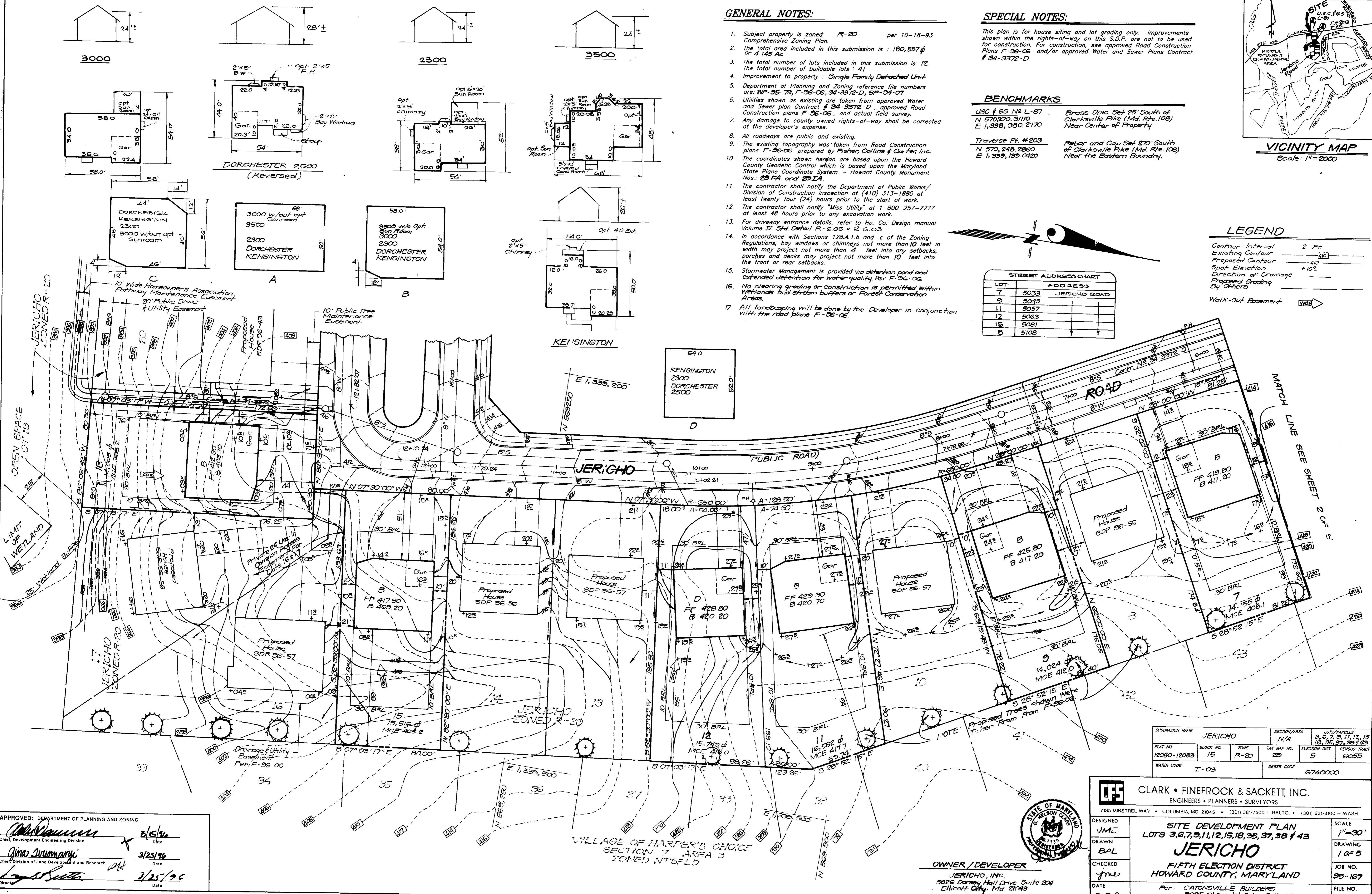
Traverse Pt. # 203  
N 570,245.2860  
E 1,339,135.0420  
Rebar and Cap Set 270' South of  
Clarksville Pike (Md. Rte. 108)  
Near the Eastern Boundary.



**LEGEND**

Contour Interval 2 Ft  
Existing Contour 410  
Proposed Contour 410  
Spot Elevation +10%  
Direction of Drainage   
Proposed Grading   
By Others   
Walk-Out Basement

STREET ADDRESS CHART	
LOT	ADDRESS
7	5033 JERICHO ROAD
9	5045
11	5057
12	5063
15	5081
8	5108



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/5/96  
Chief, Development Engineering Division

*[Signature]* 3/25/96  
Chief, Division of Land Development and Research

*[Signature]* 3/25/96  
Director



**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED: JMC  
DRAWN: BAL  
CHECKED: jme  
DATE: 3-7-96

SCALE: 1"=30'  
DRAWING: 1 OF 5  
JOB NO.: 95-167  
FILE NO.: 95-167X

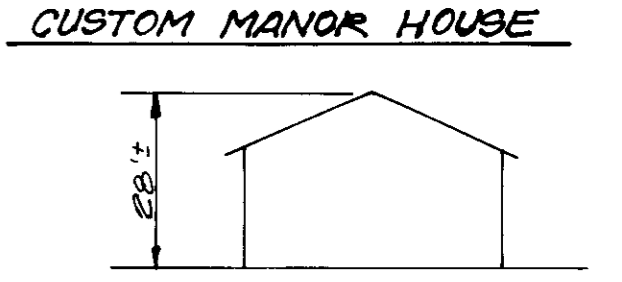
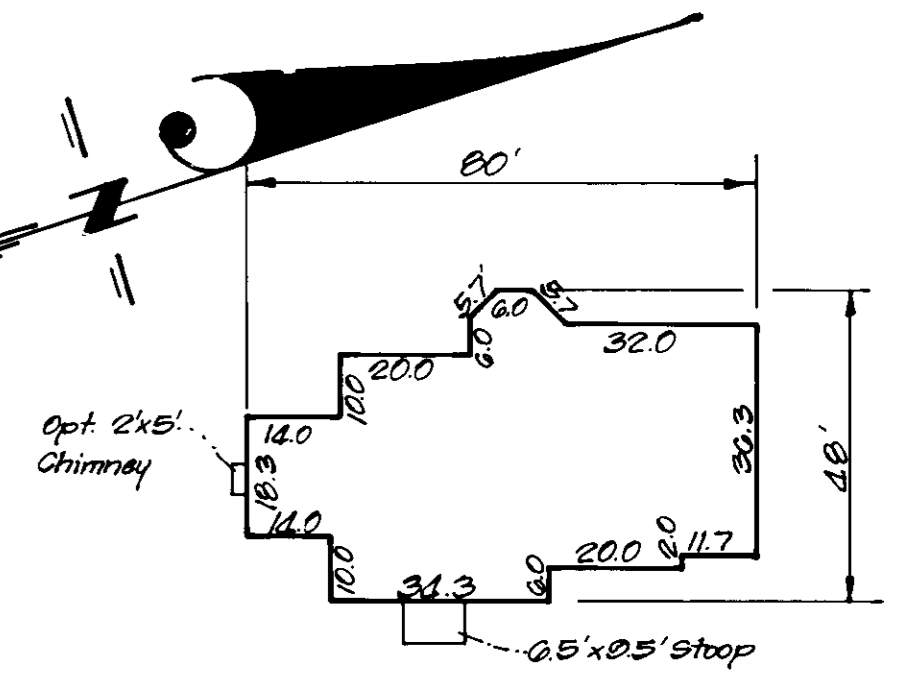
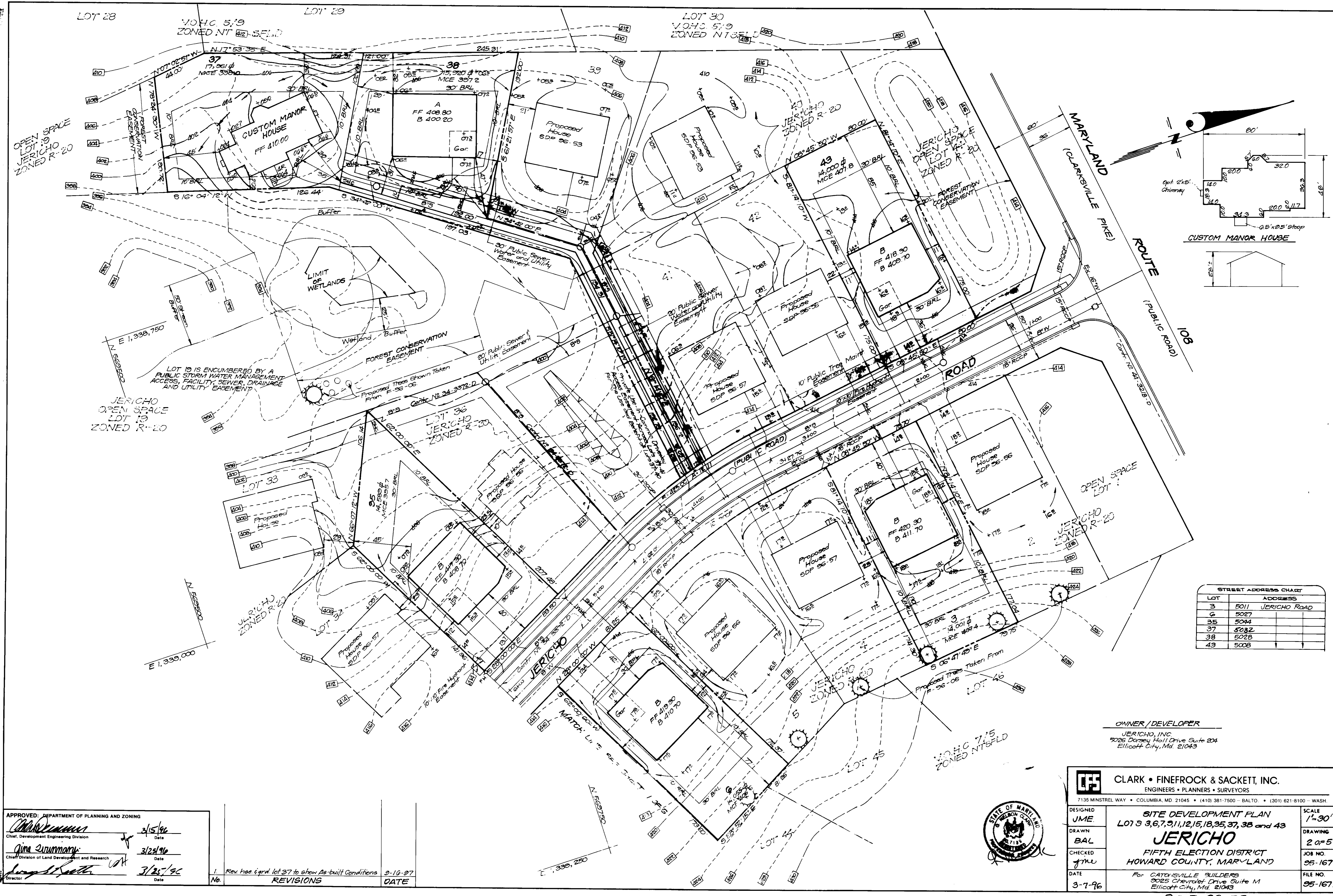
**SITE DEVELOPMENT PLAN**  
LOTS 3, 6, 7, 9, 11, 12, 15, 18, 35, 37, 38 & 43  
**JERICHO**  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: CATONVILLE BUILDERS  
3025 Chevrolet Drive Suite M  
Ellicott City, Md. 21043  
SDP 96-53

SUBDIVISION NAME		SECTION/AREA		LOTS/PARCELS	
JERICHO		N/A		3, 6, 7, 9, 11, 12, 15, 18, 35, 37, 38, 43	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
12080-12083	15	R-20	29	5	6055
WATER CODE		SEWER CODE			
I-03		6740000			

VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA 3  
ZONED NTS-2D

OWNER / DEVELOPER  
JERICHO, INC.  
5026 Dorsey Hall Drive, Suite 204  
Ellicott City, Md. 21043



STREET ADDRESS CHART	
LOT	ADDRESS
3	5011 JERICHO ROAD
6	5027
35	5044
37	5032
38	5028
43	5008

OWNER / DEVELOPER  
 JERICHO, INC.  
 5028 Dorsey Hall Drive Suite 204  
 Ellicott City, Md. 21043

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 - WASH.

DESIGNED: JME  
 DRAWN: BAL  
 CHECKED: jme  
 DATE: 3-7-96

**SITE DEVELOPMENT PLAN**  
 LOT S 3, 6, 7, 9, 11, 12, 15, 18, 35, 37, 38 and 43  
**JERICHO**  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

For CATONSVILLE BUILDERS  
 3025 Chevrolet Drive Suite M  
 Ellicott City, Md. 21043

SCALE: 1"=30'  
 DRAWING: 2 OF 5  
 JOB NO.: 95-167  
 FILE NO.: 95-167X

SDP 96-53

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/15/96  
 Chief, Development Engineering Division  
 Date

*[Signature]* 3/25/96  
 Chief, Division of Land Development and Research  
 Date

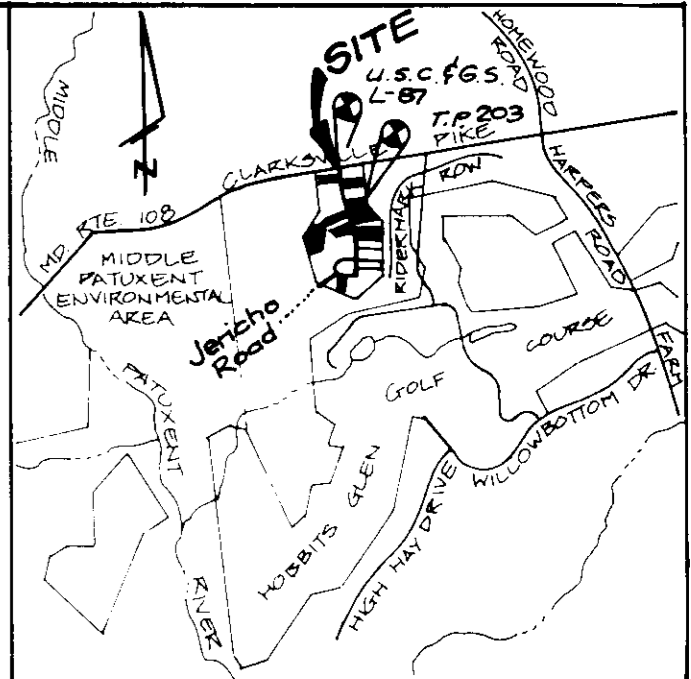
*[Signature]* 3/25/96  
 Director  
 Date

No.	REVISIONS	DATE
1	Rev. hse. & grd. lot 37 to show As-built Conditions	9-10-97



Reviewed for Howard S.C.D. and meets Technical Requirements.  
*J. M. Walden* 3/13/96  
 Signature Date  
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District  
*John R. Deaton* 3/13/96  
 Approved Date



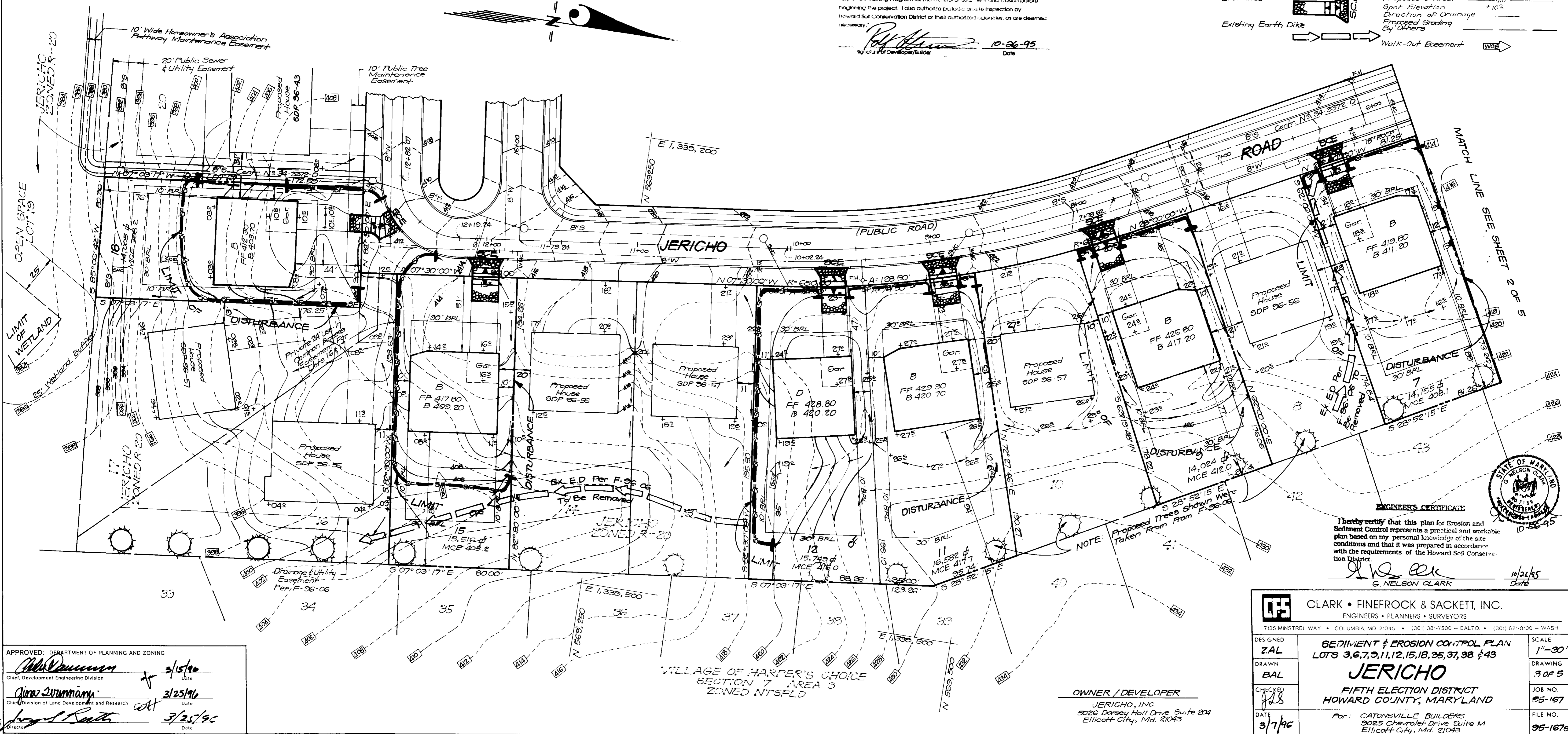
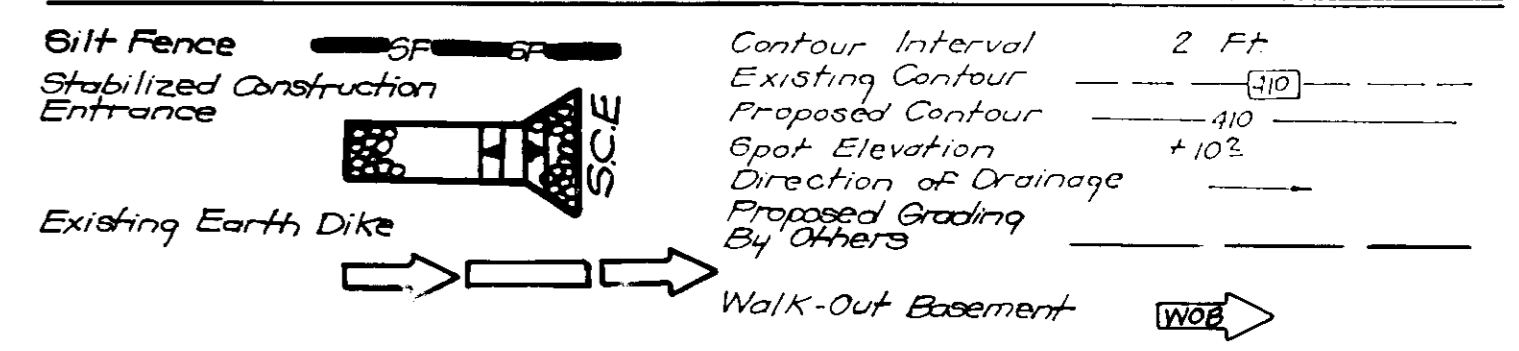
**BENCHMARKS**  
 USC # 65 N<sup>o</sup> L-87  
 N 570.270, 3110  
 E 1,338, 980.2770  
 Brass Disc Set 25' South of Clarksville Pike (Md. Rte 108) Near Center of Property  
 Traverse Pt. #203  
 N 570, 248, 2860  
 E 1,339, 139.0420  
 Rebar and Cap Set 270' South of Clarksville Pike (Md. Rte. 108) Near the Eastern Boundary.

**DEVELOPER/BUILDERS CERTIFICATE**

I hereby certify that all development and construction will be done according to this plan of development and construction and sediment control and that all responsible personnel will be in compliance with the provisions of the State of Maryland and the Department of the Environment. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary.

*[Signature]* 10-26-95  
 Signature of Developer/Builder Date

**LEGEND**

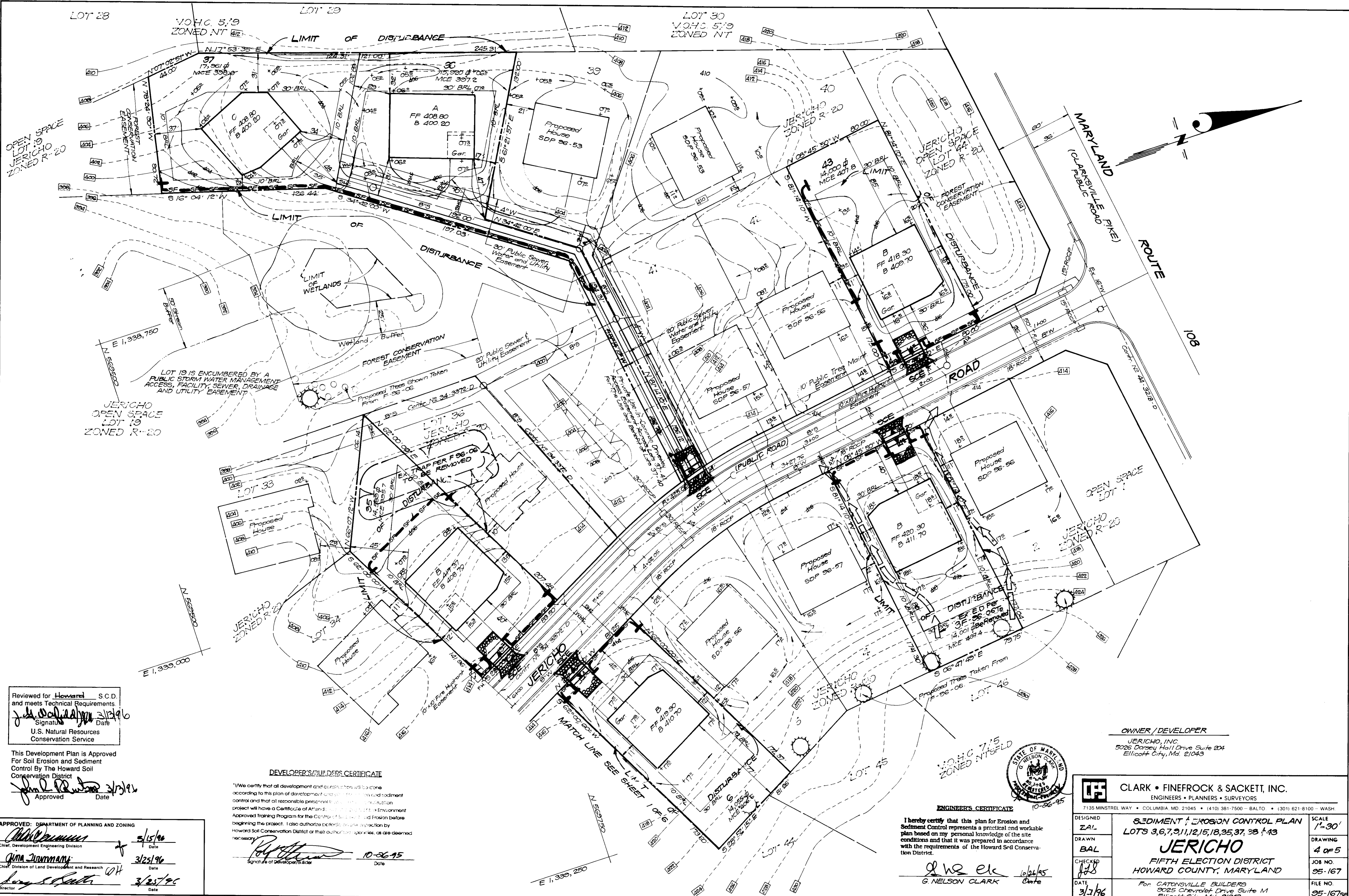


APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 3/15/96  
 Chief, Development Engineering Division Date  
*[Signature]* 3/23/96  
 Chief, Division of Land Development and Research Date  
*[Signature]* 3/23/96  
 Director Date

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
*[Signature]* 11/21/95  
 G. NELSON CLARK Date

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED ZAL	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>LOTS 3,6,7,9,11,12,15,18,35,37,38 &amp; 43</b> <b>JERICHO</b> <b>FIFTH ELECTION DISTRICT</b> <b>HOWARD COUNTY, MARYLAND</b> For: CATONVILLE BUILDERS 3025 Chevrolet Drive, Suite M Ellicott City, Md. 21043	SCALE 1"=30'
DRAWN BAL		DRAWING 3 OF 5
CHECKED JLB		JOB NO. 05-167
DATE 3/7/96		FILE NO. 95-1678E
OWNER / DEVELOPER JERICHO, INC. 5026 Dorsey Hall Drive, Suite 204 Ellicott City, Md. 21043		

SDP 96-53



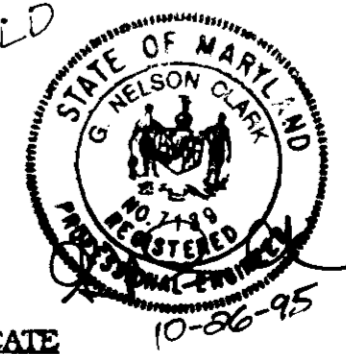
Reviewed for Howard S.C.D. and meets Technical Requirements  
*J. W. [Signature]*  
 Signature Date  
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District  
*J. W. [Signature]*  
 Approved Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 3/15/96  
 Chief, Development Engineering Division Date  
*[Signature]* 3/25/96  
 Chief, Division of Land Development and Research Date  
*[Signature]* 3/25/96  
 Director Date

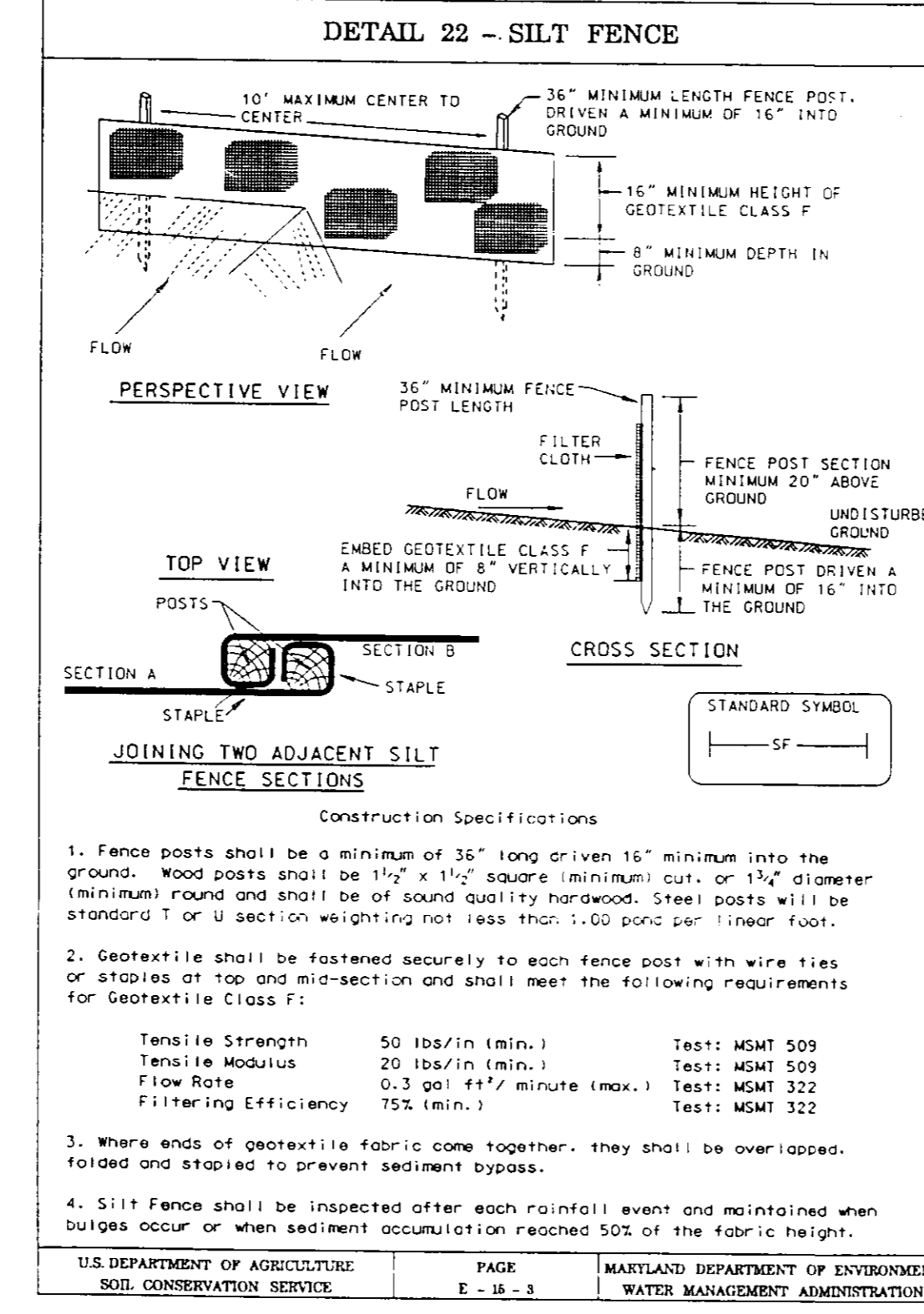
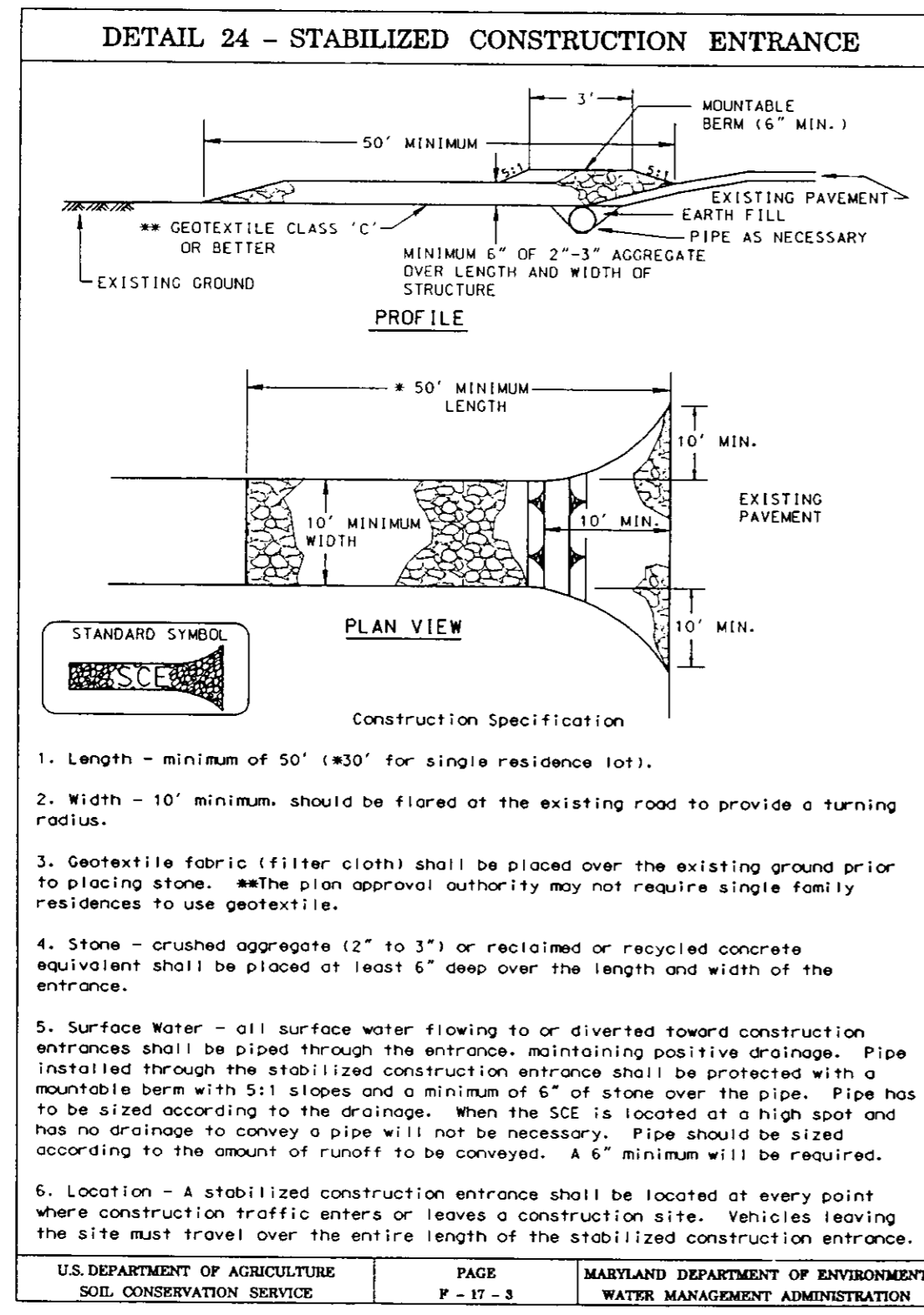
DEVELOPER'S/BUILDERS CERTIFICATE  
 "I/We certify that all development and construction will be done according to this plan of development and construction and that all responsible personnel involved in the construction project will have a Certificate of Attendance in the Environment Approved Training Program for the Control of Soil Erosion and Sediment before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as deemed necessary."  
*[Signature]* 10-26-95  
 Signature of Developer/Builder Date

ENGINEERS CERTIFICATE  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
*G. Nelson Clark* 10/26/95  
 G. NELSON CLARK Date



OWNER / DEVELOPER  
 JERICHO, INC.  
 5025 Dorsey Hall Drive, Suite 204  
 Ellicott City, Md. 21043

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED ZAL	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>LOTS 3,6,7,9,11,12,15,18,35,37, 38 &amp; 43</b> <b>JERICHO</b> FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND For CATONSVILLE BUILDERS 3025 Chevrolet Drive, Suite M Ellicott City, Md. 21043	SCALE 1"=30'
DRAWN BAL		DRAWING 4 OF 5
CHECKED JJS		JOB NO. 95-167
DATE 3/7/96		FILE NO. 95-16758



### SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
  - 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:
 

Total Area of Site:	4.15 Ac.
Area Disturbed:	3.92 Ac.
Area to be roofed or paved:	0.93 Ac.
Area to be vegetatively stabilized:	2.30 Ac.
Total Cut:	
Total Fill:	
Offsite Waste/Borrow Area Location:	*
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- The total amount of silt fence = 1015 LF

\* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.

### CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install tree protection fence.	N/A
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

### PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) 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./1000 sq.ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

### TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

Reviewed for: HOWARD S.C.D.  
and meets Technical Requirements  
J. R. Robertson 3/13/96  
Signature Date  
Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
John R. Robertson 3/13/96  
Approved

DEVELOPER'S/BUILDER'S CERTIFICATE  
"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."  
Robert Branton 10-26-95  
Date

ENGINEER'S CERTIFICATE  
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
G. Nelson Clark 10/24/95  
Date



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
[Signature] 3/15/96  
Chief, Development Engineering Division Date  
Jane Summons 3/25/96  
Chief, Division of Land Development and Research Date  
[Signature] 3/25/96  
Director Date

OWNER / DEVELOPER  
JERICHO, INC.  
5026 Dorsey Hall Drive Suite 204  
Ellicott City, Md. 21043

**CLARK • FINEROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
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DESIGNED ZAL	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>LOTS 3,6,7,9,11,12,15,18,35,37,38 &amp; 43</b> <b>JERICHO</b> FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND For CATONSVILLE BUILDERS 3025 Chevrolet Drive Suite M Ellicott City, Md. 21043	SCALE As Shown
DRAWN BAL		JOB NO. 95-167
CHECKED [Signature]		FILE NO. 95-167b
DATE 3/7/96		

SDP 96-53