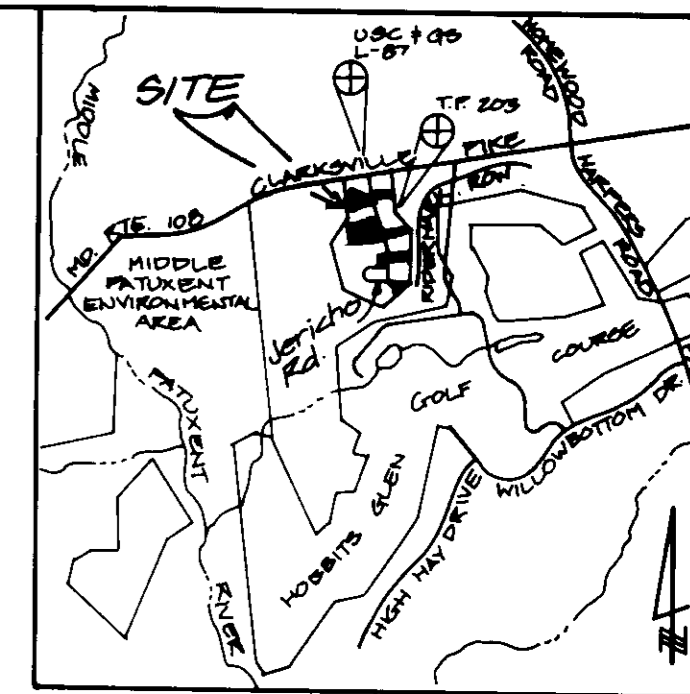
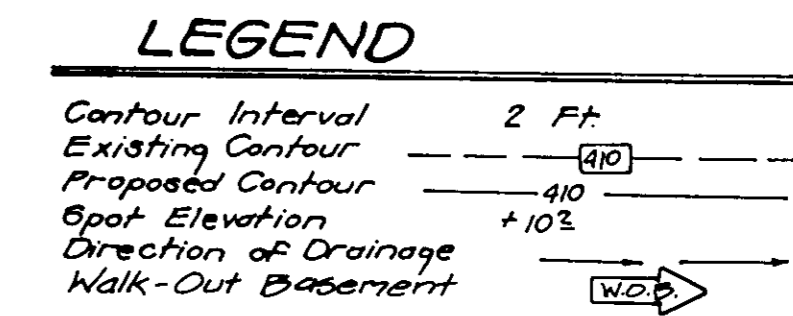


MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEN AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
39	15,581#	1,144#	14,437#	N/A	N/A	14,437#
40	20,570#	1,088#	19,482#	N/A	N/A	19,482#

STREET ADDRESS CHART	
LOT	ADDRESS
4	5017 Jericho Road
10	5051
13	5065
18	5087
20	5080
31	5060
32	5056
33	5052
34	5048
39	5024
40	5020
42	5012



No.	REVISIONS	Date
1	Add ABBEY hse. typical, Rev. Generic B Box	5-31-96
2	Rev. hse. f'gd. to reflect As-Built Cond. Lot 4	12-6-96
3	Rev. hse. typical (Sterling)	9-3-97

- BENCHMARKS:**
- USC & GS No. L-87 N 570270.3110; E 1,358,000.2770 Brass Disc set 25' S of Clarksville Pike (MD Rte 108) near center of property.
  - TRAVERSE POINT No. 203 N 570248.2860; E 1,350,130.0420 Rebar & Cap set 270' S of Clarksville Pike (MD Rte 108) near the E. Boundary.

- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 4.316 Ac. The total area of buildable lots is: 14,453 Ac.
  - The total number of lots included in this submission is: 12. The total number of buildable lots is: 41.
  - Improvement to property: Single-Family Detached.
  - Department of Planning and Zoning reference file numbers are: NP-95-75, F-96-06, 34-3372-D, SP-94-07.
  - 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.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction plans F-96-06 prepared by Fisher, Collins & Carter, Inc.
  - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 251A & 251A.
  - 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.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design manual Volume IV details; R-6.03 & R-6.05.
  - 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.
  - Stormwater Management is provided via a Detention Pond and Extended Detention for Water Quality per F-96-06.
  - All landscaping will be installed by the Developer in conjunction with the construction plans for 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.

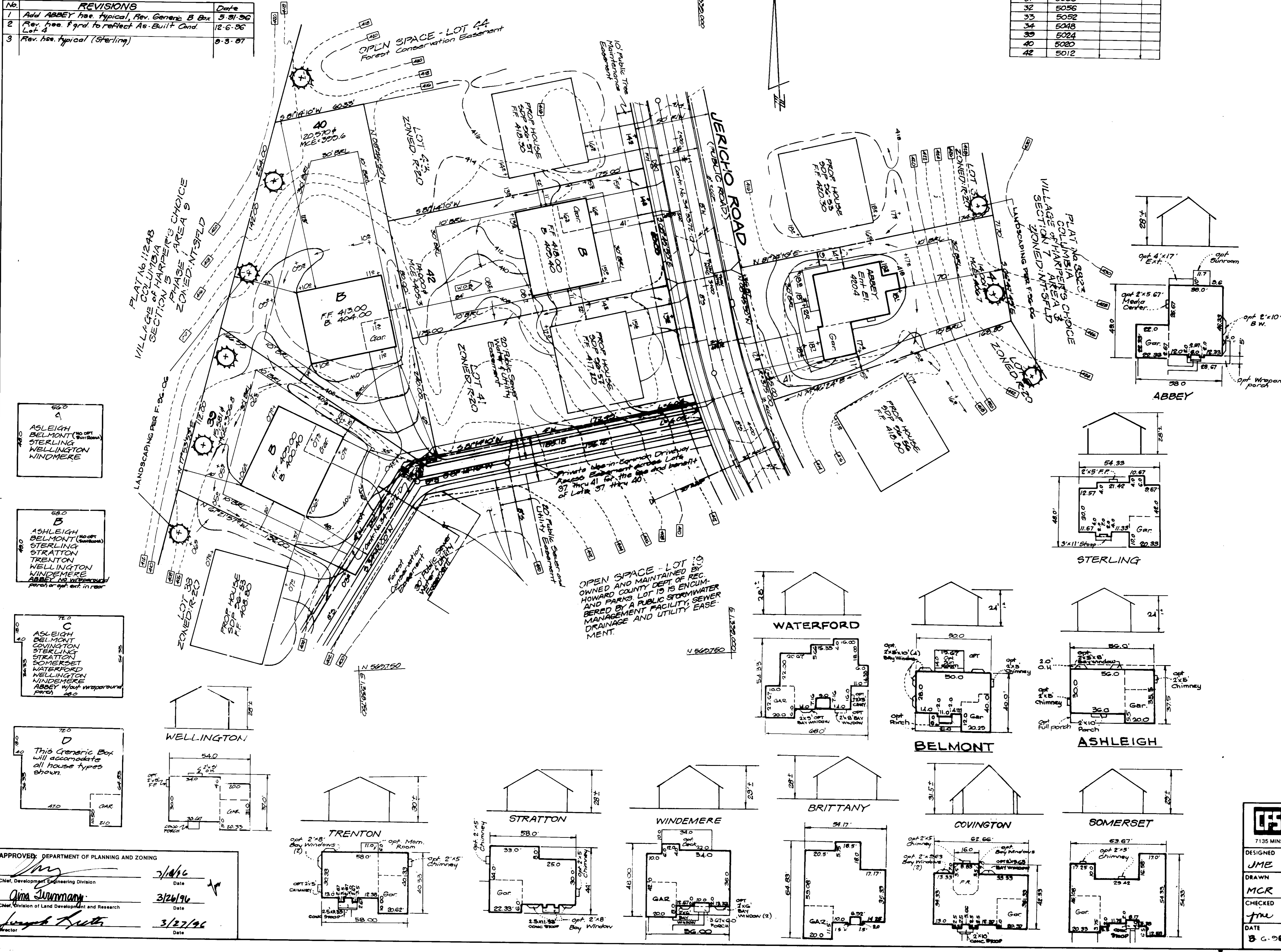
SHEET INDEX		
DESCRIPTION	SHEET NO.	
SITE DEVELOPMENT PLAN	1 & 2	
SEDIMENT & EROSION CONTROL PLAN	3-5	

**OWNER/DEVELOPER**  
 JERICHO, INC.  
 5026 Dorsey Hall Drive, Suite 204  
 Ellicott City, MD 21042

SUBMISSION NAME		SECTION/AREA	LOTS/PARCELS
JERICHO			4, 10, 13, 16, 20, 31-34, 39, 40 & 42
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.
12080-12083	15	R-20	20
WATER CODE		ELECTION DIST.	CENSUS TRACT
I-03		5th	6055
		SEWER CODE	
		6740000	

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

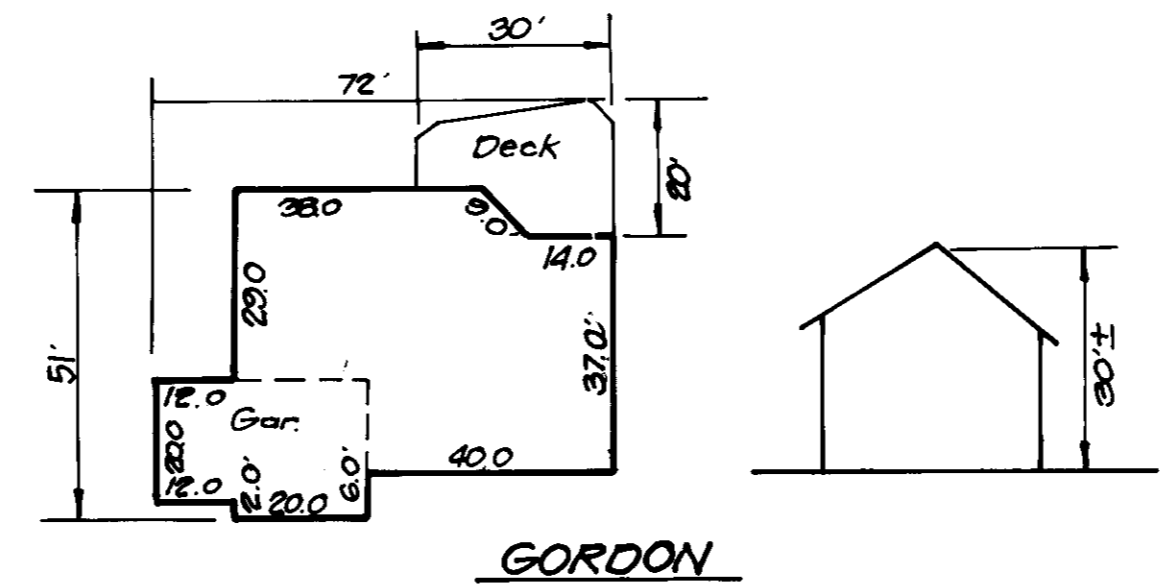
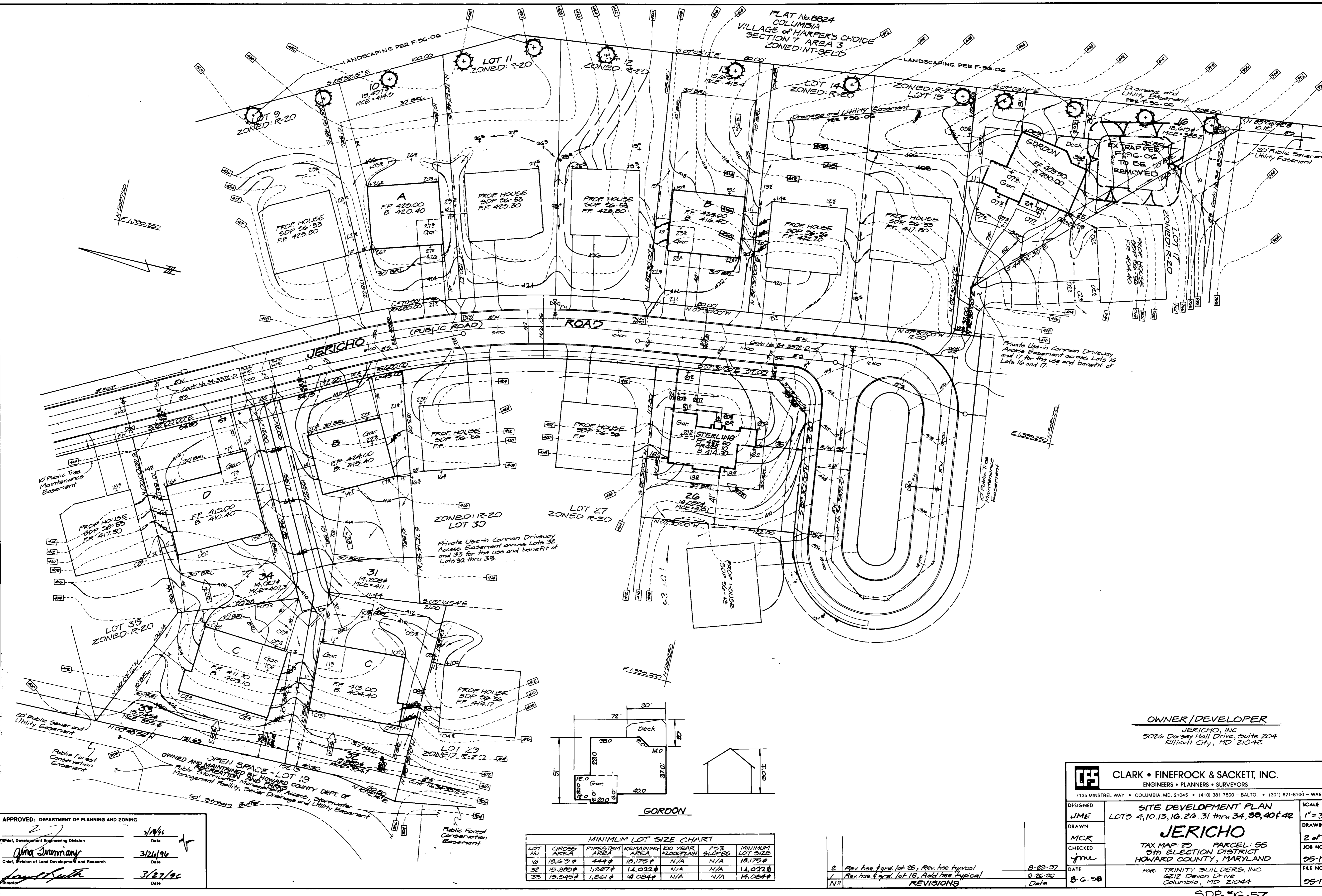
DESIGNED	JME	<b>SITE DEVELOPMENT PLAN</b>	SCALE
DRAWN	MCR	<b>LOTS 4, 10, 13, 16, 20, 31 thru 34, 39, 40 &amp; 42</b>	<b>1"=30'</b>
CHECKED	jme	<b>JERICHO</b>	<b>DRAWING</b>
DATE	8-6-96	<b>TAX MAP: 20 PARCEL: 55</b>	<b>1 of 5</b>
		<b>5th ELECTION DISTRICT</b>	<b>JOB NO.</b>
		<b>HOWARD COUNTY, MARYLAND</b>	<b>95-171</b>
		<b>FOR: TRINITY BUILDERS, INC.</b>	<b>FILE NO.</b>
		<b>2212 Dorsey Drive</b>	<b>95-171x</b>
		<b>Columbia, MD 21044</b>	



**APPROVED:** DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
<i>[Signature]</i>	3/18/96
Chief, Division of Land Development and Research	Date
<i>[Signature]</i>	3/26/96
Director	Date
<i>[Signature]</i>	3/27/96

PLAT No. 8824  
COLUMBIA  
VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA 3  
ZONED: NT-8FLD



GORDON

OWNER/DEVELOPER  
JERICHO, INC.  
5024 Dorsey Hall Drive, Suite 204  
Ellicott City, MD 21042

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

DESIGNED: JME  
DRAWN: MCR  
CHECKED: jmm  
DATE: 8-28-97

**SITE DEVELOPMENT PLAN**  
LOTS 9, 10, 13, 16, 20, 31 thru 34, 39, 40 & 42

**JERICHO**  
TAX MAP: 20 PARCEL: 55  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: TRINITY BUILDERS, INC.  
6212 Devon Drive  
Columbia, MD 21044

SCALE: 1" = 30'  
DRAWING: 2 of 5  
JOB NO.: 05-171  
FILE NO.: 05-171X

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	75% SLOPES	MINIMUM LOT SIZE
16	18,619 #	444 #	18,175 #	N/A	N/A	18,175 #
32	15,800 #	1,287 #	14,513 #	N/A	N/A	14,513 #
33	15,245 #	1,261 #	13,984 #	N/A	N/A	13,984 #

REVISIONS

No.	Rev. hse. & dtd.	Date
2	Rev. hse. for lot 26, Rev. hse. typical	8-28-97
1	Rev. hse. & dtd. lot 16, Add hse. typical	8-26-97

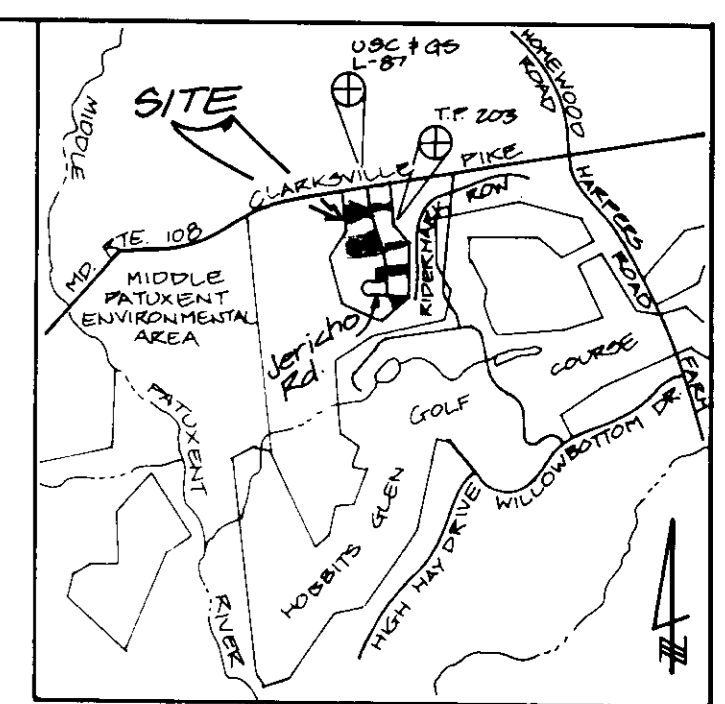
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
*[Signature]* 3/18/96  
Date

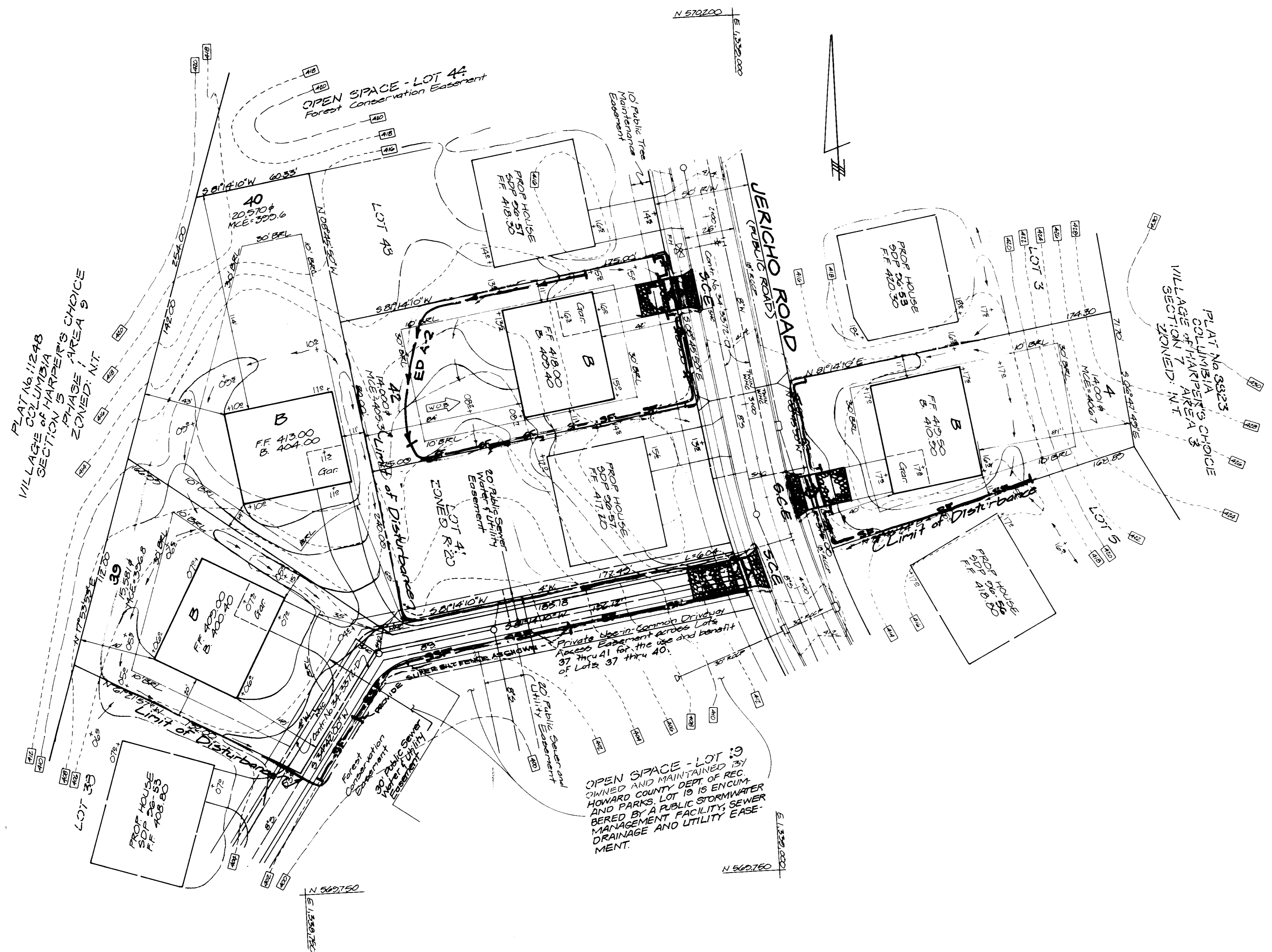
Chief, Division of Land Development and Research  
*[Signature]* 3/21/96  
Date

### LEGEND

Contour Interval 2 FT  
 Existing Contour --- 210 ---  
 Proposed Contour --- 210 ---  
 Spot Elevation \*102  
 Direction of Drainage  
 Walk-Out Basement  
 Limit of Disturbance  
 Ex. Earth Dike  
 Silt Fence  
 Stabilized Construction Entrance  
 Earth Dike  
 Super Silt Fence



- ### BENCHMARKS:
- 1) USC & GS No. L-87 N 570,270.3110; E 1,350,000.2770 Brass Disc set 25' S of Clarksville Pike (MD Rte 100) near center of Property
  - 2) TRAVERSE POINT No 203 N 570,248.2860; E 1,350,135.0420 Rebar & Cap set 270' S of Clarksville Pike (MD Rte 100) near the E. Boundary



OPEN SPACE - LOT 39 OWNED AND MAINTAINED BY HOWARD COUNTY DEPT OF REC AND PARKS. LOT 39 IS ENCLOSED BY A PUBLIC STORMWATER MANAGEMENT FACILITY, SEWER DRAINAGE AND UTILITY EASEMENT.

**NOTE**  
 THE BUILDER IS RESPONSIBLE FOR CLEANING THE IMMEDIATE RECEIVING SWM STRUCTURE OF ANY SEDIMENTS ATTRIBUTED TO THIS PLAN.

**OWNER / DEVELOPER**  
 JERICO, INC.  
 5026 Dorsey Hall Drive, Suite 204  
 Ellicott City, MD 21042

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Gina Swannan  
 Chief, Division of Land Development and Research  
 Director

3/26/96  
 3/27/96

Reviewed for HOWARD SOI and meets Technical Requirements.  
 Signature: J. A. ...  
 Date: 3/17/96  
 U.S. Natural Resources Conservation Service

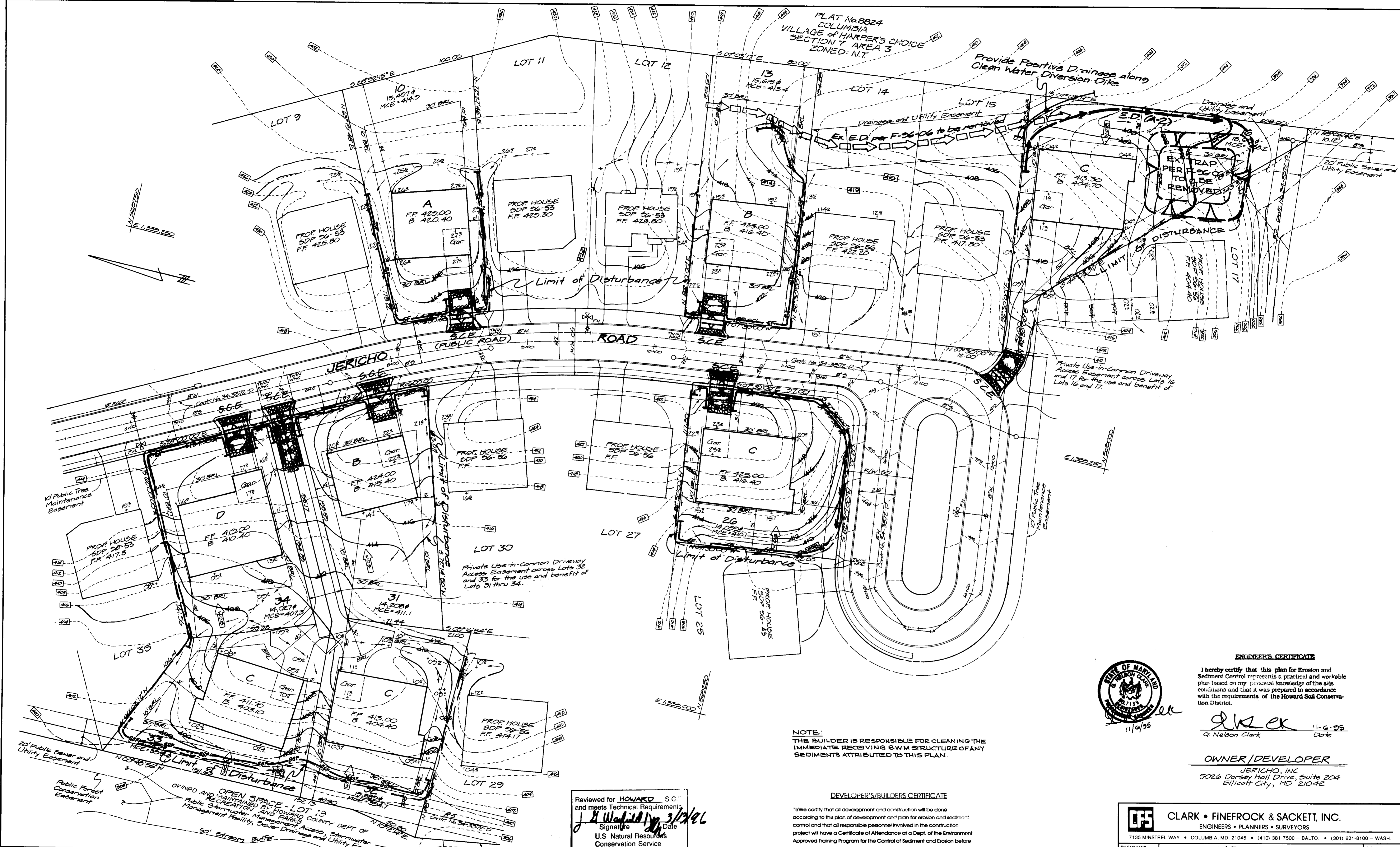
This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District.  
 Signature: John K. ...  
 Date: 3/17/96  
 Approved

**DEVELOPER'S/BUILDERS CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as or deemed necessary.  
 Signature: Michael Pflanz  
 Date: 11/6/95  
 Michael Pflanz, Trinity Builders, Inc.

**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: G. Nelson Clark  
 Date: 11/6/95



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7600 BALTO • (301) 621-8100 - WASH.		
DESIGNED	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b>	SCALE
DRAWN	LOTS 4, 10, 13, 16, 26, 31 thru 34, 38, 40 & 42	1" = 30'
CHECKED	<b>JERICO</b>	DRAWING
DATE	TAX MAP: 25 PARCEL: 55 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	3 of 5
	FOR: TRINITY BUILDERS, INC. 6212 Devon Drive Columbia, MD 21044	JOB NO. 05-171
		FILE NO. 05-171B



PLAT No. 8824  
COLUMBIA  
VILLAGE OF HARPER'S CHOICE  
SECTION 7, AREA 3  
ZONED: N.T.

Provide Positive Drainage along  
Clean Water Diversion Dike

EX. TRAP  
PERF. OF C.C.  
TO BE  
REMOVED

Limit of Disturbance

Limit of Disturbance

Limit of Disturbance

Private Use-in-Common Driveway  
Access Easement across Lots 32  
and 33 for the use and benefit of  
Lots 31 thru 34.

Private Use-in-Common Driveway  
Access Easement across Lots 16  
and 17 for the use and benefit of  
Lots 16 and 17.

**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.

*G. Nelson Clark*  
G. Nelson Clark 11-6-95  
Date

**OWNER/DEVELOPER**  
JERICO, INC.  
5026 Dorsey Hall Drive, Suite 204  
Ellicott City, MD 21042

**NOTE:**  
THE BUILDER IS RESPONSIBLE FOR CLEANING THE IMMEDIATE RECEIVING SWM STRUCTURE OF ANY SEDIMENTS ATTRIBUTED TO THIS PLAN.

**DEVELOPER'S/BUILDERS CERTIFICATE**

"I/we certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

*Michael Prou*  
Michael Prou, Trinity Builders, Inc. 11/6/95  
Date

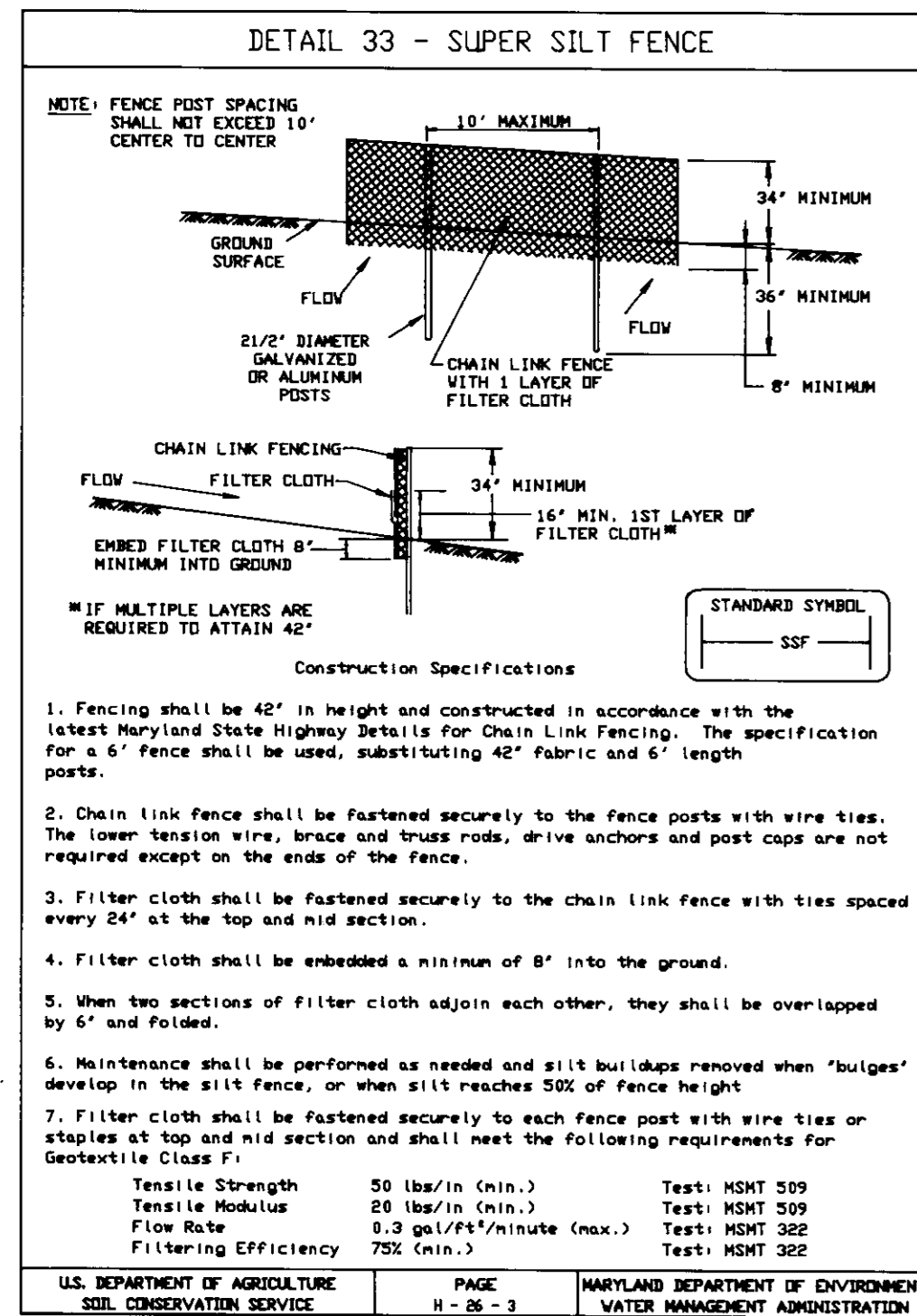
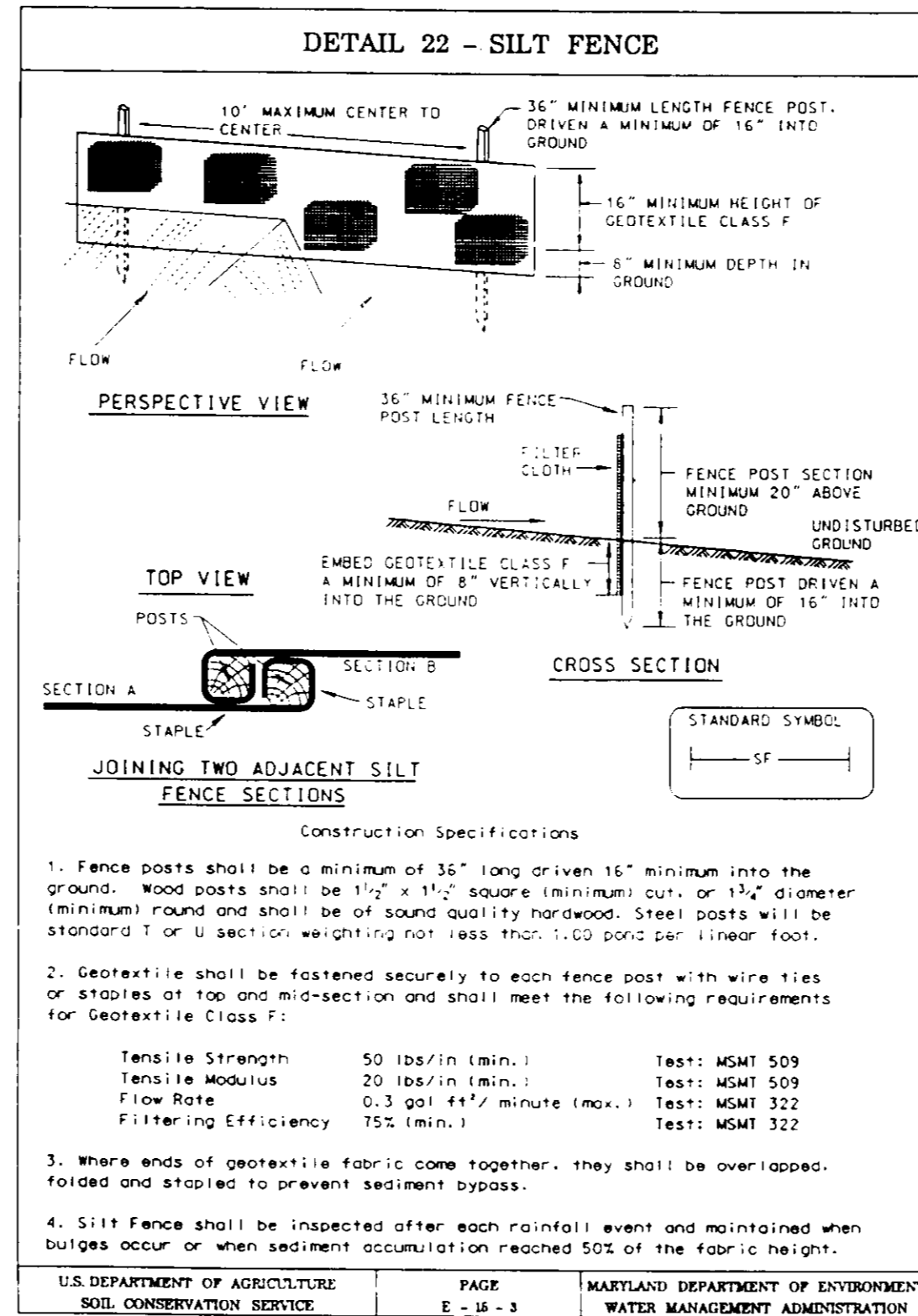
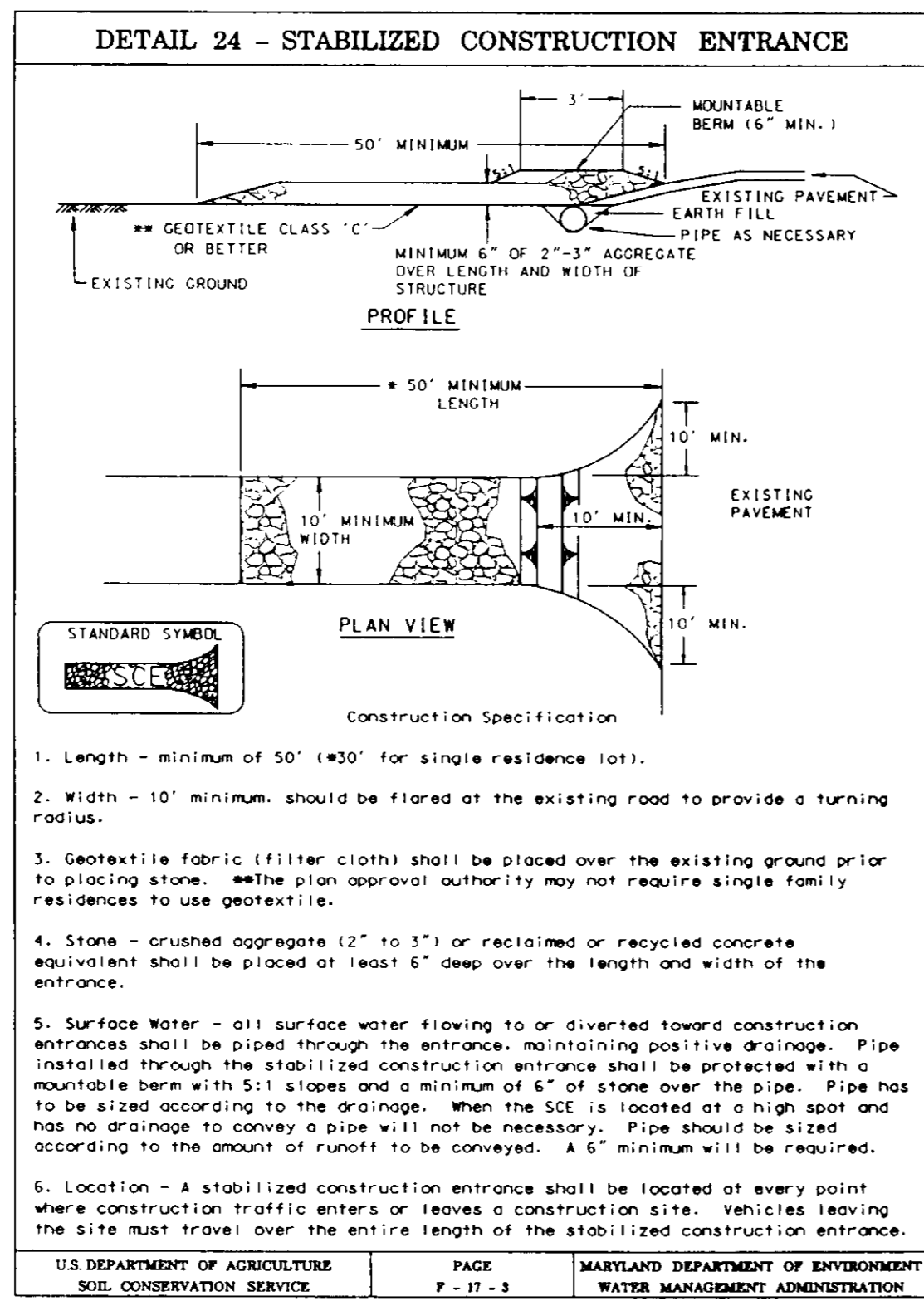
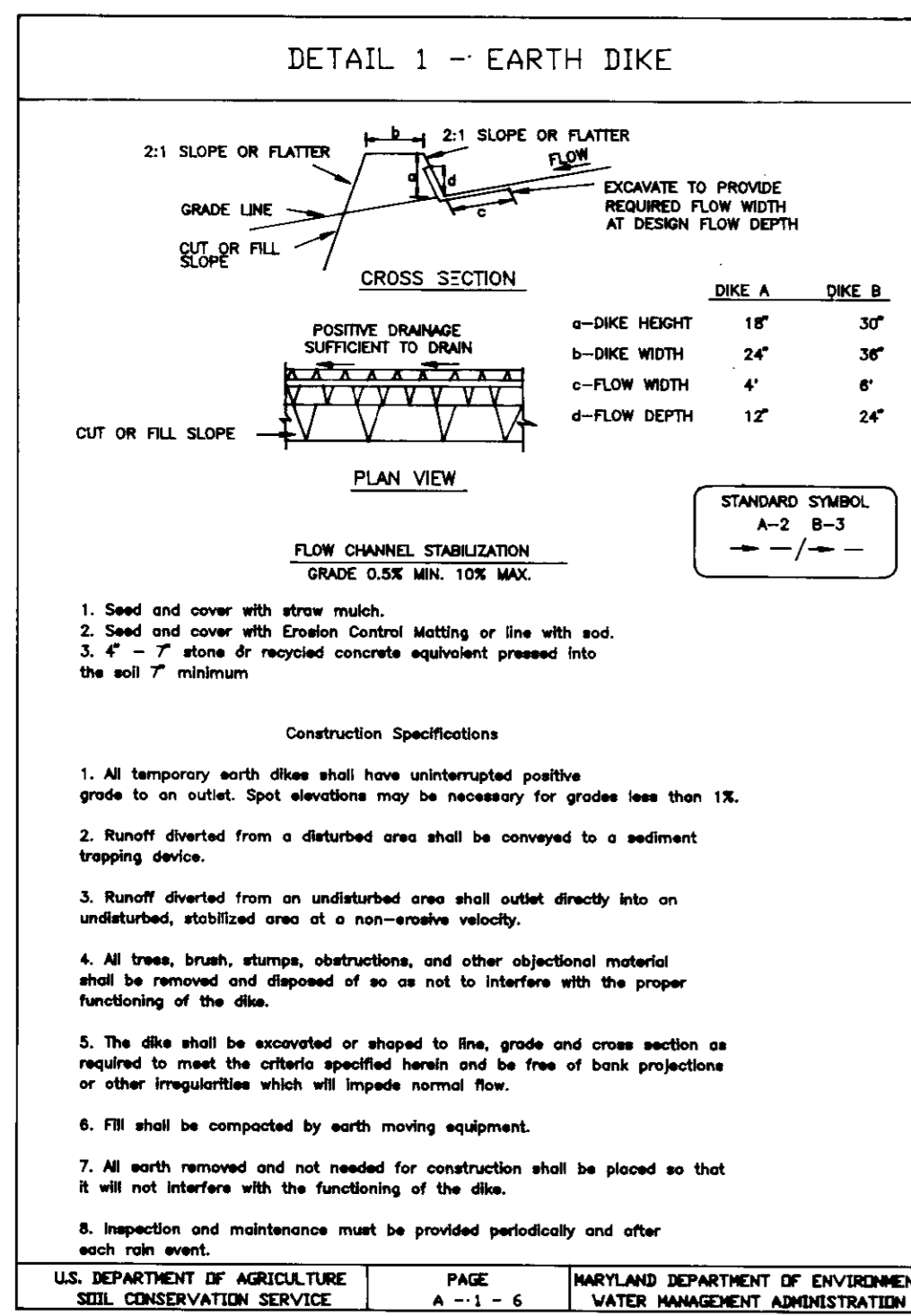
Reviewed for HOWARD S.C. and meets Technical Requirements  
*J. A. Wainwright*  
Signature Date 3/13/96  
U.S. Natural Resources Conservation Service

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

**APPROVED** DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division 3/10/96  
Date  
Chief, Division of Land Development and Research 3/26/96  
Date  
Director 3/27/96  
Date



<b>CLARK • FINEROCK &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> LOTS 4, 10, 13, 16, 20, 31 thru 34, 39, 40 & 42	SCALE 1" = 30'
DRAWN MCR	<b>JERICO</b> TAX MAP: 29 PARCEL: 55 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 4 of 5
CHECKED GJS	FOR: TRINITY BUILDERS, INC. 6212 Devon Drive Columbia, MD 21044	JOB NO. 05-171
DATE 3-6-96		FILE NO. 05-171



### SEDIMENT AND EROSION CONTROL NOTES

1. 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).
2. 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.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
  - b) 14 days as to all other disturbed or graded areas on the project site.
4. 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.
5. 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.
6. 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.
7. SITE ANALYSIS:
 

Total Area of Site:	433A
Area Disturbed:	363A
Area to be roofed or paved:	0.04A
Area to be vegetatively stabilized:	2.22A
Total Cut:	3000CY
Total Fill:	2850CY
Offsite Waste/Borrow Area Location:	*
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
10. 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.
11. The total amount of silt fence = 2010 LF  
Super Silt Fence = 280 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 it's grading permit number at the time of construction.

### 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:

- 1) 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.)
- 2) 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 2 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

### CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install free 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

APPROVED DEPARTMENT OF PLANNING AND ZONING

3/19/96 Date

3/26/96 Date

3/27/96 Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements

3/13/96

Natural Resources Conservation Service

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

3/13/96

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.

3/13/96

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.

3/13/96



OWNER/DEVELOPER

JERICHO, INC.  
5026 Dorsey Hall Drive, Suite 204  
Ellicott City, Md. 21042

CLARK • FINEROCK & SACKETT, INC.  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINISTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED ZAL  
DRAWN YCR  
CHECKED JES  
DATE 3-6-96

SCALE 1"=30'

5 OF 5  
JOB NO 95-171  
FILE NO 95-171E

SEDIMENT & EROSION CONTROL PLAN  
LOTS 4, 10, 13, 16, 26, 31 thru 34, 39, 40 & 42  
JERICHO  
TAX MAP: 29 PARCEL: 55  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
For: TRINITY BUILDERS, INC.  
6212 Devon Drive  
Columbia, MD 21044