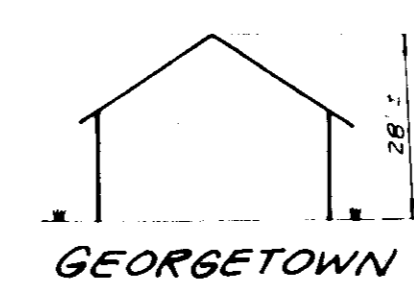
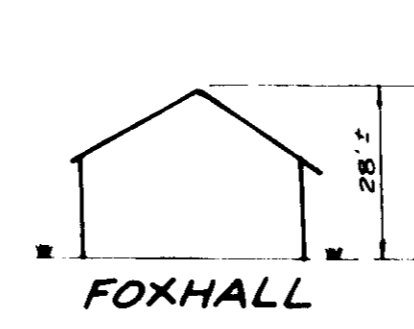
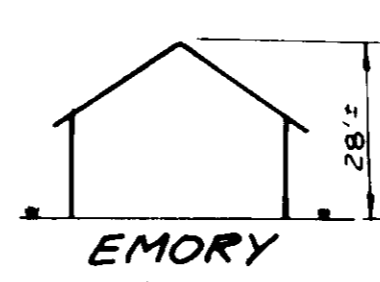
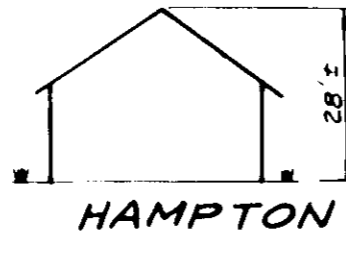
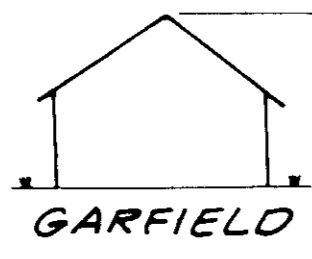


DETAIL 26 ROCK OUTLET PROTECTION II



BENCH MARKS

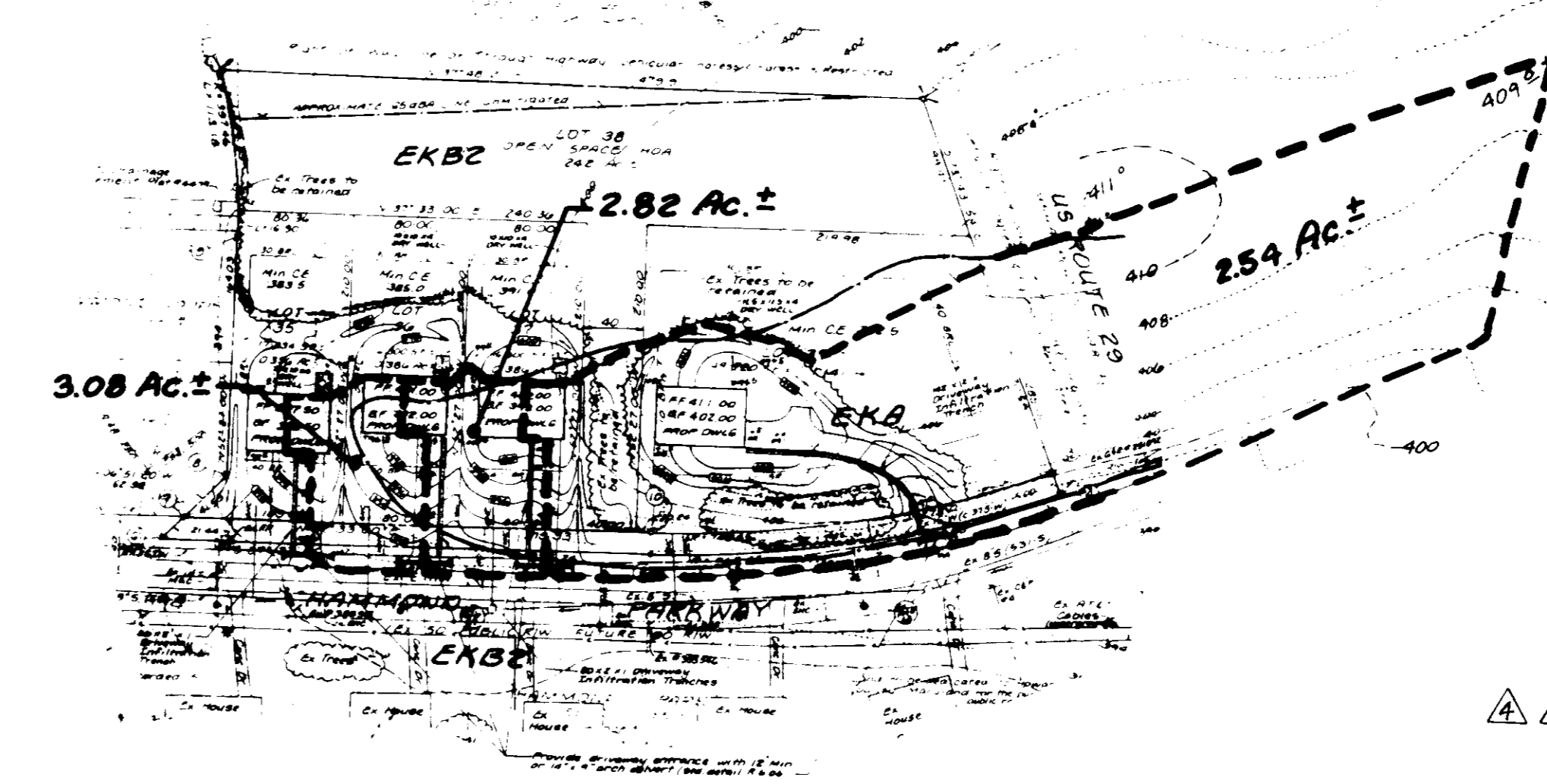
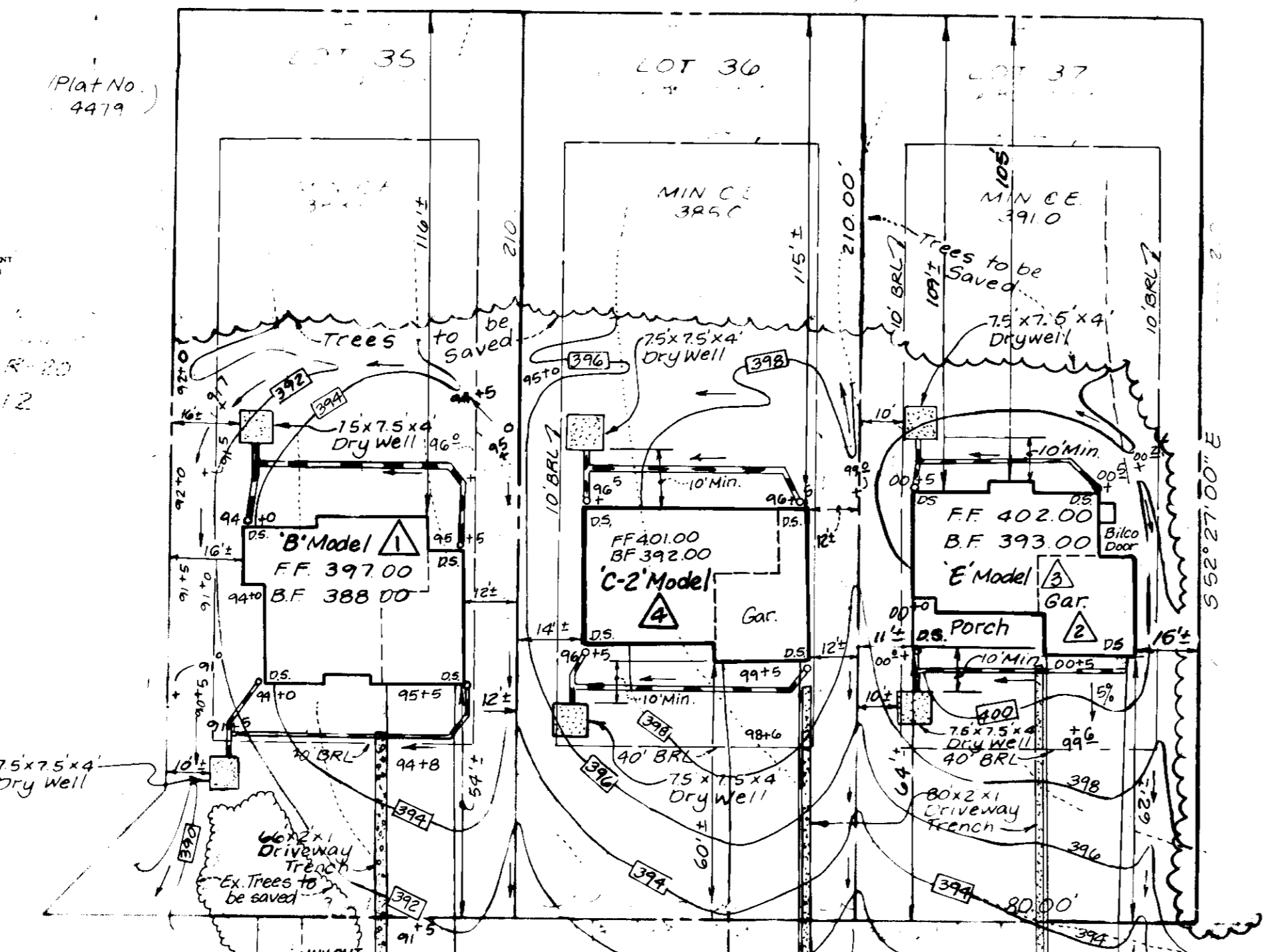
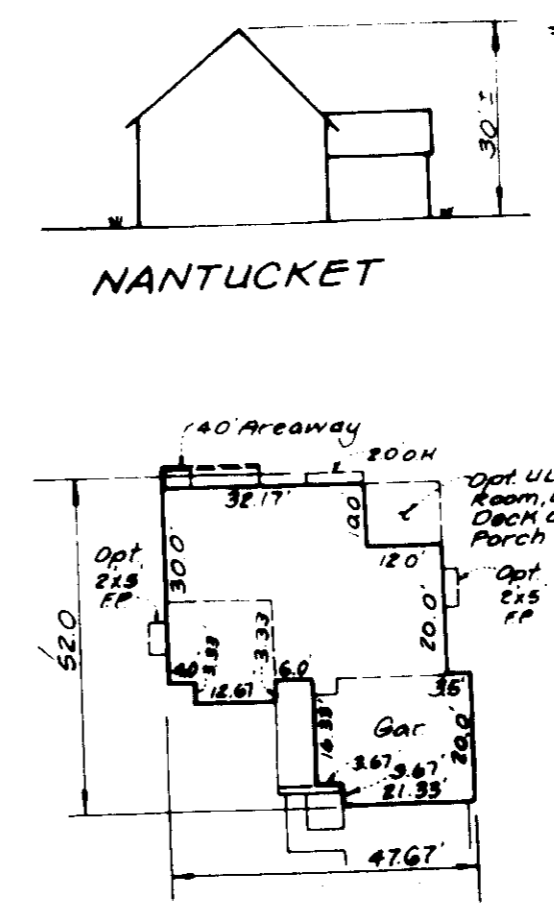
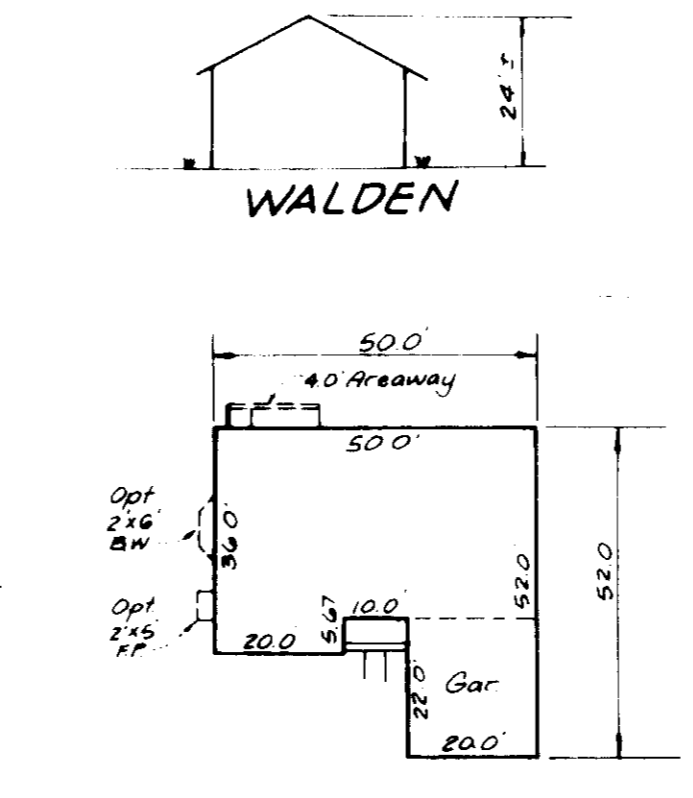
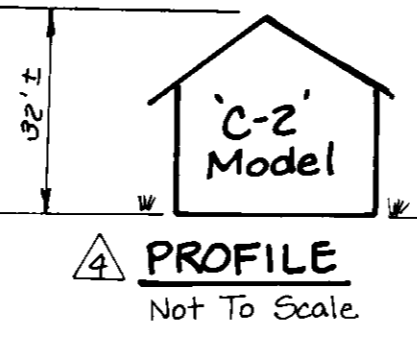
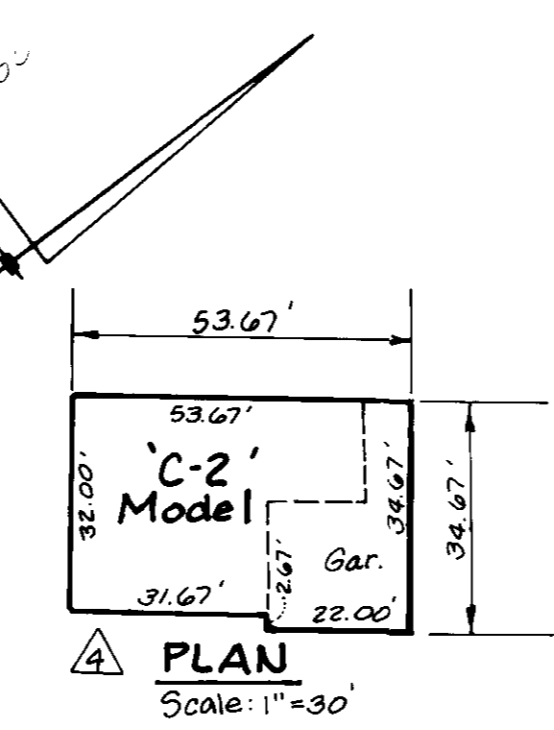
LEGEND

- Contour Interval 2 Ft
- Existing Contour
- Proposed Contour
- 500' Elevation
- Direction of Drainage
- Walkout Basement
- Trees to be saved
- Minimum Cellar Elevation
- Downspout
- Dry Well
- Roof Leader (4" Min. PVC)

GENERAL NOTES:

1. SUBJECT PROPERTY IS ZONED R-20 PER 10-18-94 COMPREHENSIVE ZONING PLAN
2. THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS 11670 Ac ±
3. THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 3
4. IMPROVEMENT TO PROPERTY: SINGLE FAMILY DETACHED HOMES
5. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: F85-139, F92-45
6. UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONTRACT NO. 357-W AND 531-S
7. ANY DAMAGE TO COUNTY OWNED RIGHTS OF WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTOR AT (410) 415-1880 AT LEAST TWENTY FOUR (24) HOURS PRIOR TO THE START OF WORK.
9. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK.
10. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R.G.06 (this sheet)
11. IN ACCORDANCE WITH SECTIONS 12B.A.1.1 AND 12C 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.
12. DIMENSIONS SHOWN ON THIS PLAN ARE THE RESULT OF A MEASUREMENT OF THE PROPERTY BY THE DEVELOPER.
13. Dry wells and driveway trenches shown hereon are designed to provide "quality management only". All water quality facilities shall be privately maintained by the individual lot owners. For details and design specifications see sheet 2 of 2.

Ex. 20 Drainage & Utility (Public)
 Plat No. 4419

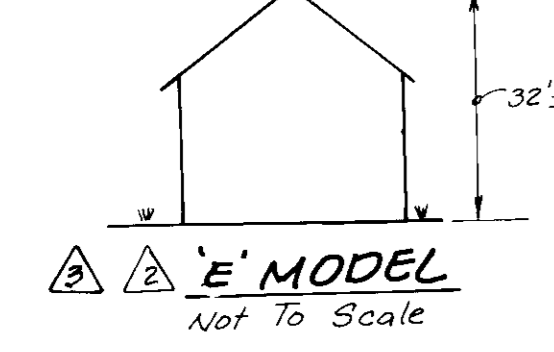
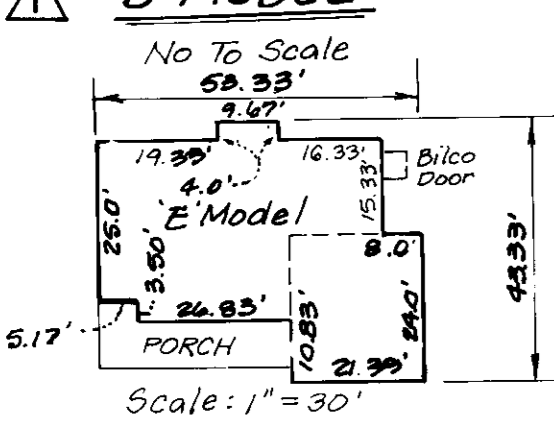
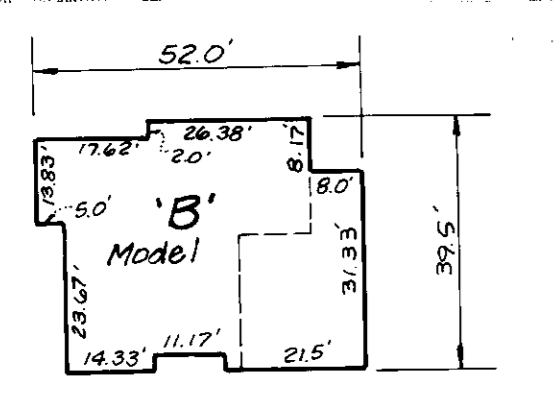


DRAINAGE AREA MAP
Scale: 1"=100'

Developer
ENCORE COMMUNITIES, INC.
 7421 Norris Avenue
 Sykesville, Maryland 21784
 (410) 549-2560

SPECIAL NOTE:

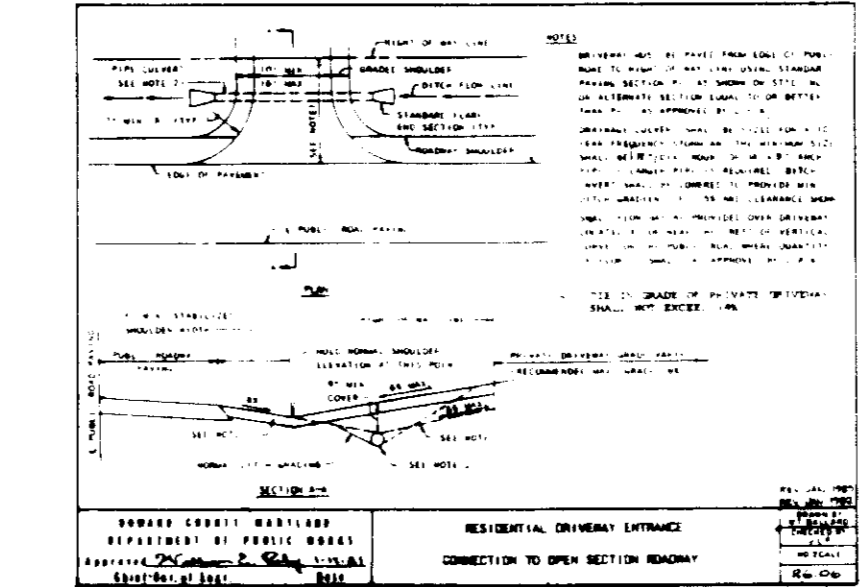
This plan is for house siting and lot grading and improvements shown within the rights of way of this SDP are not to be used for construction. For construction see approved water and sewer plans Contract No. 375-W and 531-S.



PROP 18" CMP DRIVEWAY CULVERT
 INVERT IN: 388.1
 A = 3.08 Ac ±
 Tc = 16.8 Min
 I = 5.05
 C = 0.39
 Q₁₀ = 5.1 CFS
 HW = 0.98
 D =

PROP 18" CMP DRIVEWAY CULVERT
 INVERT IN: 389.2
 A = 2.82 Ac ±
 Tc = 16.5 Min
 I = 5.15
 C = 0.39
 Q₁₀ = 5.7 CFS
 HW = 0.92
 D =

PROP 15" CMP DRIVEWAY CULVERT
 INVERT IN: 390.1
 A = 2.54 Ac ±
 Tc = 16.2 Min
 I = 5.3
 C = 0.39
 Q₁₀ = 5.3 CFS
 HW = 1.3
 D =



LOT NO.	STREET ADDRESS
35	7926 Hammond Parkway
36	7922 Hammond Parkway
37	7918 Hammond Parkway

TWIN OAKS	288
12166 23 R-20 41 6th	
E17	7680000

Jerry Stiller 6/21/92
Gina Summary 6/21/96
Bill Summary 6/20/96

Tax Map No. 41 Parcel 288
 6th Election District
 Howard County, Maryland
 Previous Submittals F85-139, F92-45
 EVERGREEN VALLEY ASSOCIATES
 8835 - K Columbia 100 Parkway
 Columbia, Maryland 21045 (410) 730-0810

