

SITE DEVELOPMENT PLAN HOWARDS RIDGE SECTION 1 AREA 1 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LOT NO.	STREET ADDRESS
A-8	3327 HOBBLE COURT (Private)
A-9	3325 " "
A-10	3323 " "
A-11	3321 " "
A-12	3319 " "
A-13	3317 " "
A-14	3315 " "
A-15	3313 " "
A-16	3311 " "
A-17	3309 " "
A-18	3307 " "
A-19	3305 " "
A-20	3303 " "
A-21	3301 HOBBLE COURT
A-22	3300 HIBISCUS COURT
A-23	3302 HIBISCUS COURT
A-24	3304 HIBISCUS COURT
A-25	3306 HIBISCUS COURT
A-26	3308 HIBISCUS COURT
A-27	3310 HIBISCUS COURT
A-28	3312 HIBISCUS COURT
A-29	3314 HIBISCUS COURT
A-30	3316 HIBISCUS COURT
A-31	3318 HIBISCUS COURT
A-32	3320 HIBISCUS COURT
A-33	3322 HIBISCUS COURT
A-34	3324 HIBISCUS COURT
A-35	3326 HIBISCUS COURT
A-36	3328 HIBISCUS COURT
A-37	3330 HIBISCUS COURT
A-38	3332 HIBISCUS COURT
A-39	3334 HIBISCUS COURT
A-40	3336 HIBISCUS COURT
A-41	3338 HIBISCUS COURT
A-42	3340 HIBISCUS COURT
A-43	3342 HIBISCUS COURT
A-44	3344 HIBISCUS COURT
A-45	3346 HIBISCUS COURT
A-46	3348 HIBISCUS COURT
A-47	3350 HIBISCUS COURT
A-48	3352 HIBISCUS COURT
A-49	3354 HIBISCUS COURT
A-50	3356 HIBISCUS COURT
A-51	3358 HIBISCUS COURT
A-52	3360 HIBISCUS COURT
A-53	3362 HIBISCUS COURT
A-54	3364 HIBISCUS COURT
A-55	3366 HIBISCUS COURT
A-56	3368 HIBISCUS COURT
A-57	3370 HIBISCUS COURT
A-58	3300 HONEY BEE COURT

LOT NO.	INV. @ P.L.	MIN. CELLAR
A-8	415.1	418.2
A-9	415.0	418.1
A-10	411.6	414.4
A-11	411.5	414.6
A-12	411.4	414.3
A-13	411.4	414.5
A-14	411.0	414.1
A-15	410.8	414.0
A-16	410.8	414.0
A-17	410.7	413.8
A-18	410.6	413.7
A-19	410.5	413.6
A-20	410.4	413.5
A-21	410.1	413.3
A-22	420.1	423.2
A-23	419.0	421.1
A-24	418.2	421.3
A-25	417.3	420.4
A-26	416.6	419.7
A-27	415.6	418.7
A-28	414.9	418.0
A-29	413.9	416.9
A-30	412.9	416.0
A-31	413.0	416.1
A-32	413.1	416.2
A-33	412.4	415.5
A-34	412.5	415.6
A-35	412.5	415.6
A-36	412.7	415.8
A-37	412.81	415.9
A-38	413.3	416.4
A-39	413.3	416.4
A-40	413.1	416.2
A-41	413.1	416.2
A-42	413.9	417.0
A-43	414.5	417.6
A-44	415.2	418.3
A-45	416.2	419.3
A-46	417.2	420.3
A-47	416.9	420.0
A-48	416.5	419.6
A-49	416.4	419.5
A-50	416.6	420.1
A-51	417.0	419.8
A-52	415.8	419.0
A-53	414.9	418.0
A-54	414.4	417.5
A-55	413.8	416.9
A-56	413.2	416.3
A-57	412.5	415.6
A-58	411.9	415.0

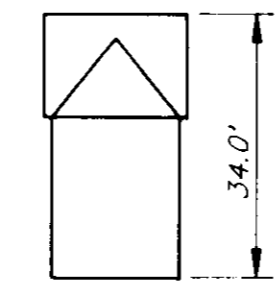
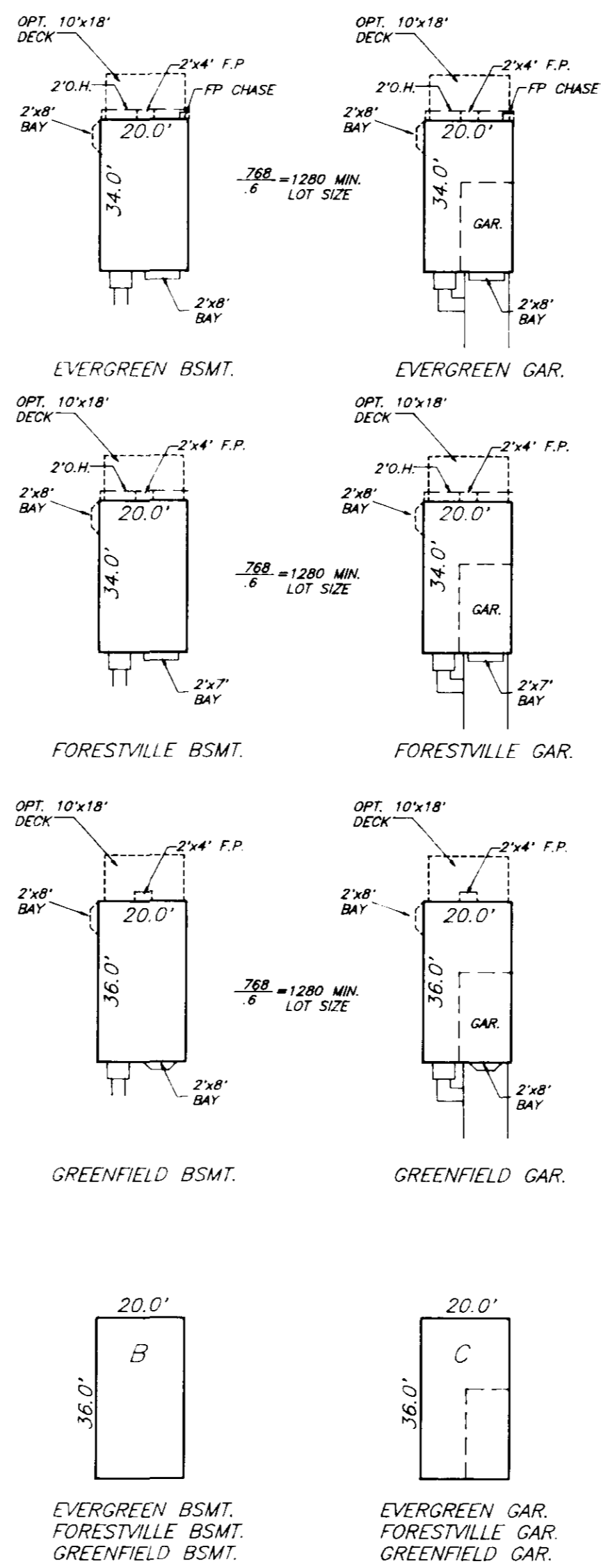
LOT NO.	AREA
A-8	1691 SF
A-9	1377 SF
A-10	1425 SF
A-11	1369 SF
A-12	1289 SF
A-13	1612 SF
A-14	1686 SF
A-15	1460 SF
A-16	1460 SF
A-17	1460 SF
A-18	1460 SF
A-19	1460 SF
A-20	1460 SF
A-21	1775 SF
A-22	1800 SF
A-23	1480 SF
A-24	1480 SF
A-25	1480 SF
A-26	1480 SF
A-27	1480 SF
A-28	1480 SF
A-29	1800 SF
A-30	1850 SF
A-31	1480 SF
A-32	1480 SF
A-33	1480 SF
A-34	1480 SF
A-35	1480 SF
A-36	1480 SF
A-37	1850 SF
A-38	1800 SF
A-39	1480 SF
A-40	1480 SF
A-41	1492 SF
A-42	1515 SF
A-43	1539 SF
A-44	1562 SF
A-45	1936 SF
A-46	1850 SF
A-47	1480 SF
A-48	1480 SF
A-49	1480 SF
A-50	1850 SF
A-51	1850 SF
A-52	1680 SF
A-53	1460 SF
A-54	1460 SF
A-55	1460 SF
A-56	1460 SF
A-57	1460 SF
A-58	1775 SF

SITE ANALYSIS

- Subject property is zoned: R-A-15 per 10/18/95 comprehensive zoning plan.
- Unit type proposed: Single Family attached
- Number of lots proposed: 51
- Number of parking spaces required: 102
- Number of parking spaces provided: 129 (2.5 sf per unit)
Driveways and Garage: 46
Court: 83
- Area tabulation:
 - Total area of the parcel: 5.4 acres or 235,224 S.F.
 - Total lot area: 1.8 acres or 33%
 - Total open space area: 2.55 acres or 47%
 - Public road area: 1.05 acres or 20%

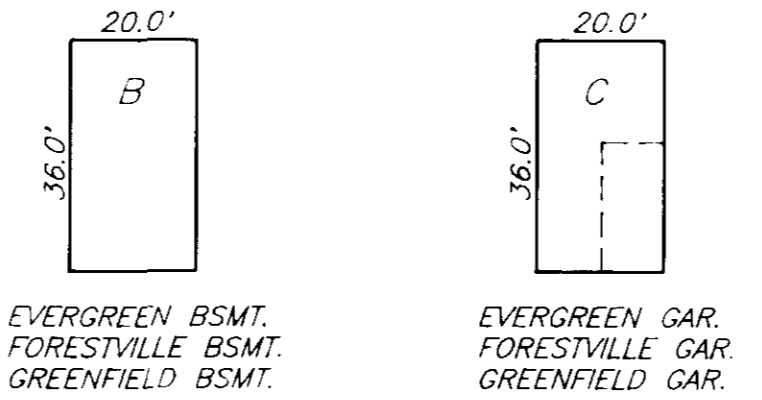
GENERAL NOTES

- The existing topography shown was taken from approved road construction plan F-96.137 prepared by Clark, Finefrock & Sackett.
- Department of Planning & Zoning reference file numbers: S-95-01, ZB-941 dated 10-18-93, F-85-57, P-95-21, F-96-01, SP-96-01, P-96-197
- The coordinates shown hereon are based upon NAD '83 Md. Coordinate System by Ho.Co. Geodetic Control Stations: No. 18G1 elev. 408.54, No. 24C2 elev. 354-93.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least (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.
- Utilities shown as existing are taken from approved water and sewer plan. Contract #143491-D approved road construction plans F-96.137
- Stormwater Management is provided off site for quality & quantity control in the extended SWM facilities on SDP-96-01.
- Vehicular ingress and egress into public right of way is restricted except at locations approved by Howard County Dept. of Planning and Zoning. Public Water and sewer is to be utilized. (Contract No. 143491-D)
- Any damage to county owned right of way to be corrected at the developers expense.
- The area included in this submission is located on Tax Map 17 & 24 p/o parcel 848.
- All materials and construction is to be in accordance with the Howard County road construction codes and specifications.
- Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location of utilities by digging test pits, by hand, at all crossings prior to construction.
- Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control".
- Environmental analysis was submitted with previously approved Preliminary Plan Equivalent Sketch Plan SP-96-01.
- Limit of Submission includes lots A-8 thru A-58
- Garages cannot be made into living space because the minimum parking required includes garage parking.
- For Driveway Entrance Details, refer to Howard County Design Manual Volume IV Standard Detail R-6.03.
- All townhouse units shall be protected with automatic sprinkler systems per section 17.109 of the Howard County Code.
- All sewer house connections are 4", single water house connections are 1 1/2", dual water house connections are a 1 1/2" main line with dual 1" breakers and all 3 way water house connections are a 2" main line with 1" branches.



ELEVATION

BASEMENT & GARAGE ELEV. OF ALL UNIT TYPES
SCALE: 1"=30'

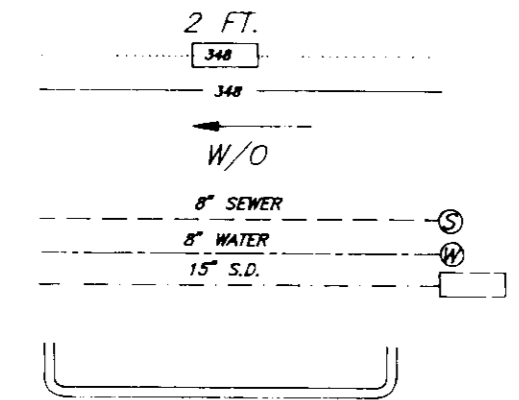


GENERIC BOXES

SCALE: 1"=30'

LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- FIRE LANE



SHEET INDEX	
No.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT EROSION CONTROL PLAN
4	SEDIMENT EROSION CONTROL DETAIL SHEET
5	LANDSCAPE PLAN

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] DATE: 12/19/96
 [Signature] DATE: 11/2/92
 [Signature] DATE: 11/2/97

OWNER
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MD 21093

SUBDIVISION NAME HOWARDS RIDGE		SECTION/AREA 1 / 1	LOTS A-8 TO A-61
PLAT NO. 124 B.C. 12A.B.B.	BLOCK NO. 23, 24, 6	ZONE RA-15	TAX MAP NO. ELECTION DIST. 17, 24 2nd
WATER CODE F03		SEWER CODE 1452800	

F. M. M...
12/19/96

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH		SCALE AS SHOWN
DESIGNED M.J.P.	SITE DEVELOPMENT PLAN LOTS A-8 THRU A-58 AND OPEN SPACE LOTS A-59 AND A-61	DRAWING 1 OF 5
DRAWN Z.A.H.	HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)	JOB NO. 95-210
CHECKED U.J.T.	TAX MAP 24 PARCEL 848 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 95-210-X
DATE 12-9-96	FOR: WASHINGTON HOMES, INC. 1022 BRIGHTSTAR ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785	



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 12/19/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/2/97
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/2/97
 DIRECTOR

EXIST. NORTH RIDGE ROAD
 (PUBLIC ROAD)

PARCEL C-1

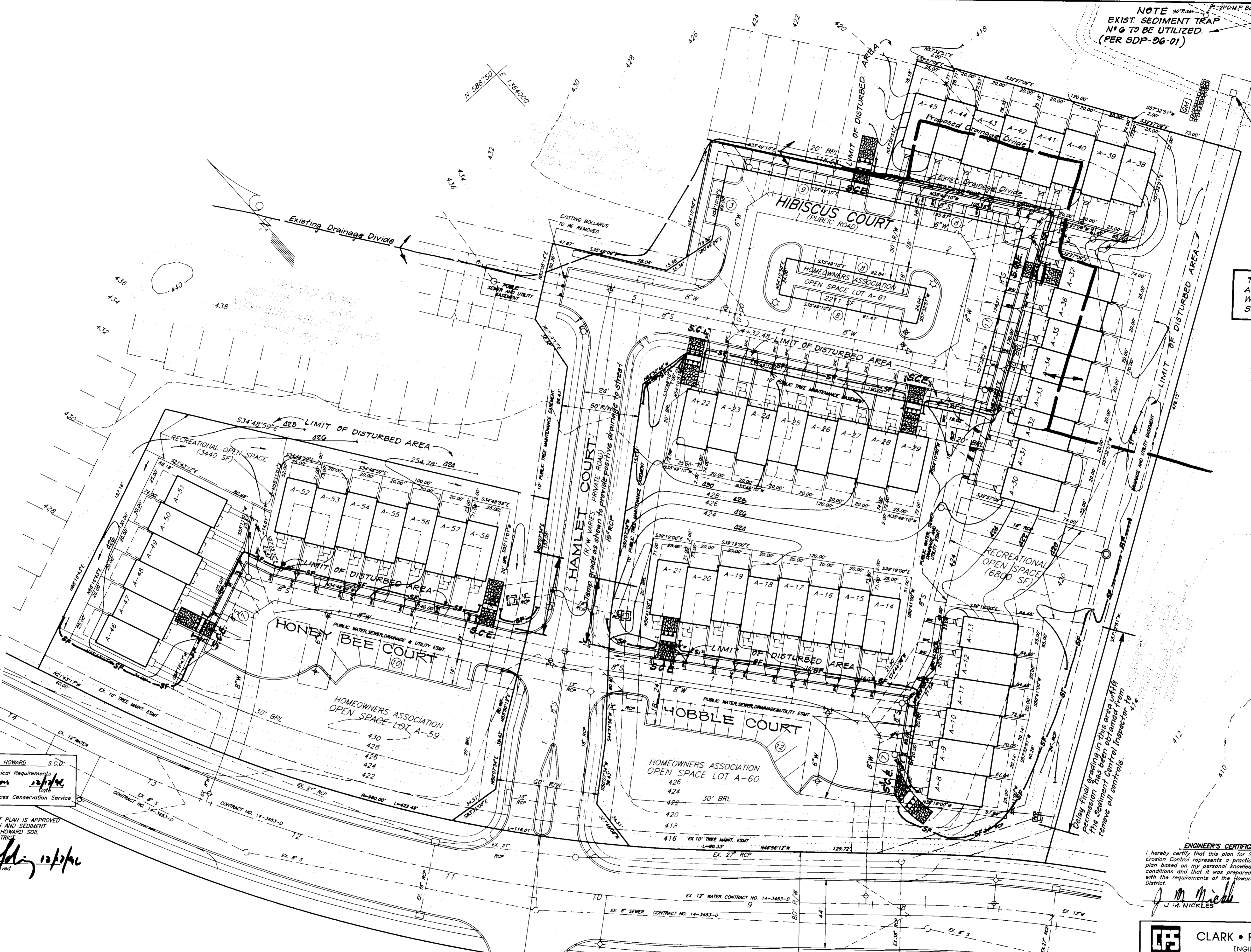
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • CO. UMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.	
DESIGNED M.J.P.	SCALE 1"=30'
DRAWN Z.A.H.	DRAWING 2 OF 5
CHECKED J.H.T.	JOB NO. 95-210
DATE 12-9-96	FILE NO. 95-210-X
SITE DEVELOPMENT PLAN LOTS A-8 THRU A-58 & 05 LOTS 59-61 HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.) TAX MAP 24 PARCEL 848 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: WASHINGTON HOMES, INC. 1202 BRIGHTSAY ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785	

NOTE
 EXIST. SEDIMENT TRAP
 NO. 6 TO BE UTILIZED.
 (PER SDP-96-01)

EXIST. POST TRAP NO. 6
 Initial DA = 7.4 ac
 Final DA = 4.3 ac
 Wet Storage Req'd = 12,600 cu. ft.
 Dry Storage Req'd = 12,600 cu. ft.
 Wet Storage Prov'd = 13,016 cu. ft.
 Dry Storage Prov'd = 14,686 cu. ft.
 Bottom Dim. = 45' x 108'
 Bottom Elev. = 400.75
 Side Slopes = 2:1
 Top of Embankment = 415.0
 Exist. Ground @ Embankment = 412.25
 Cleanout Elev. = 410.00

Inlet to remain bricked shut until sediment trap has been removed and grading stabilized.

THE BUILDER IS RESPONSIBLE FOR CLEARING AND REFURBISHING THE RECEIVING STORM WATER MANAGEMENT STRUCTURE OF ANY SEDIMENT ASSOCIATED WITH THIS PLAN.



Reviewed for HOWARD S.C.D. and meets Technical Requirements
Signature
 U.S. Natural Resources Conservation Service

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

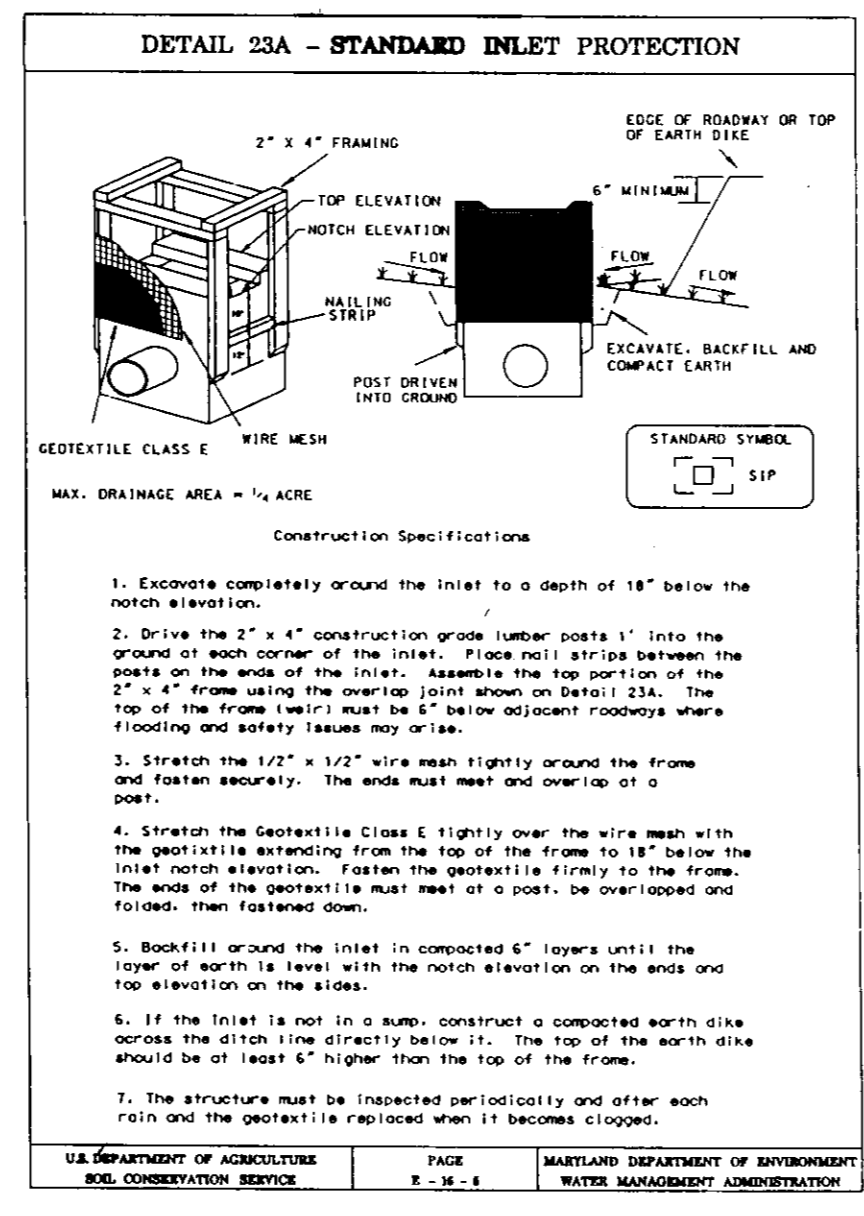
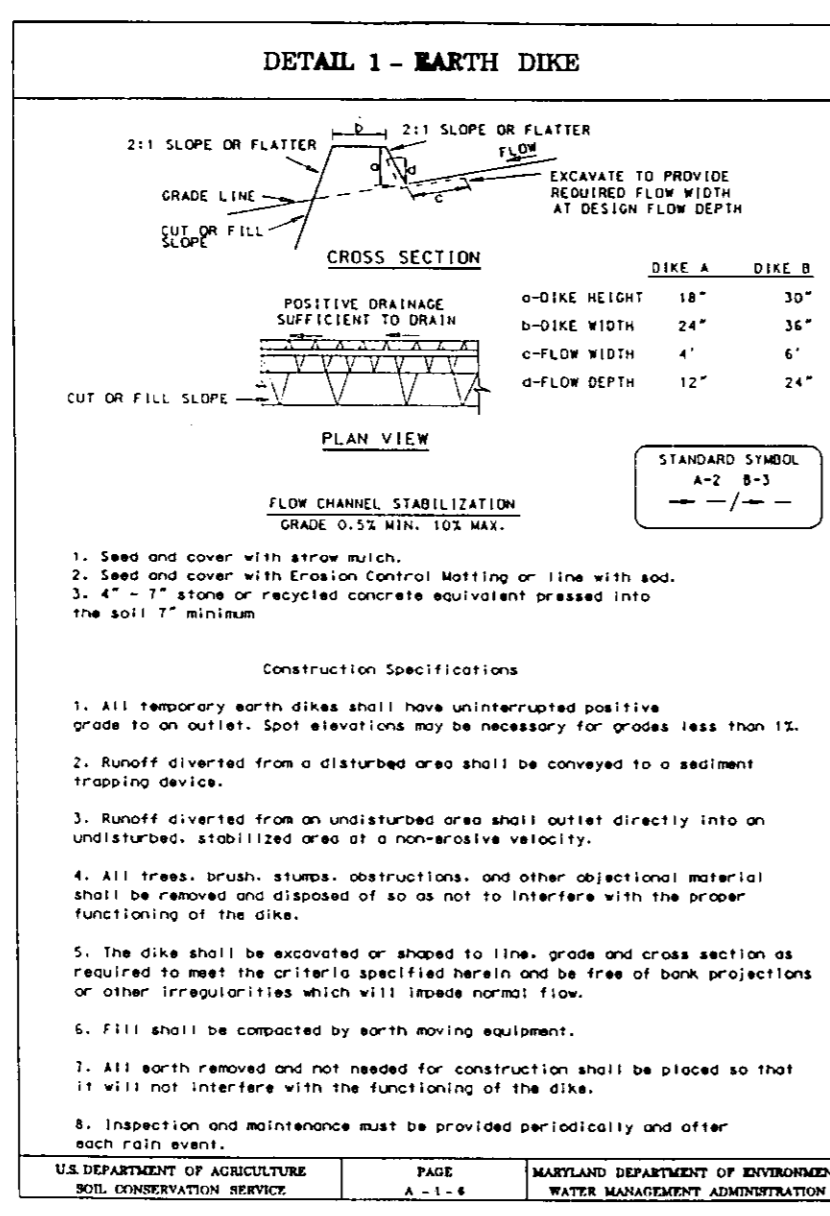
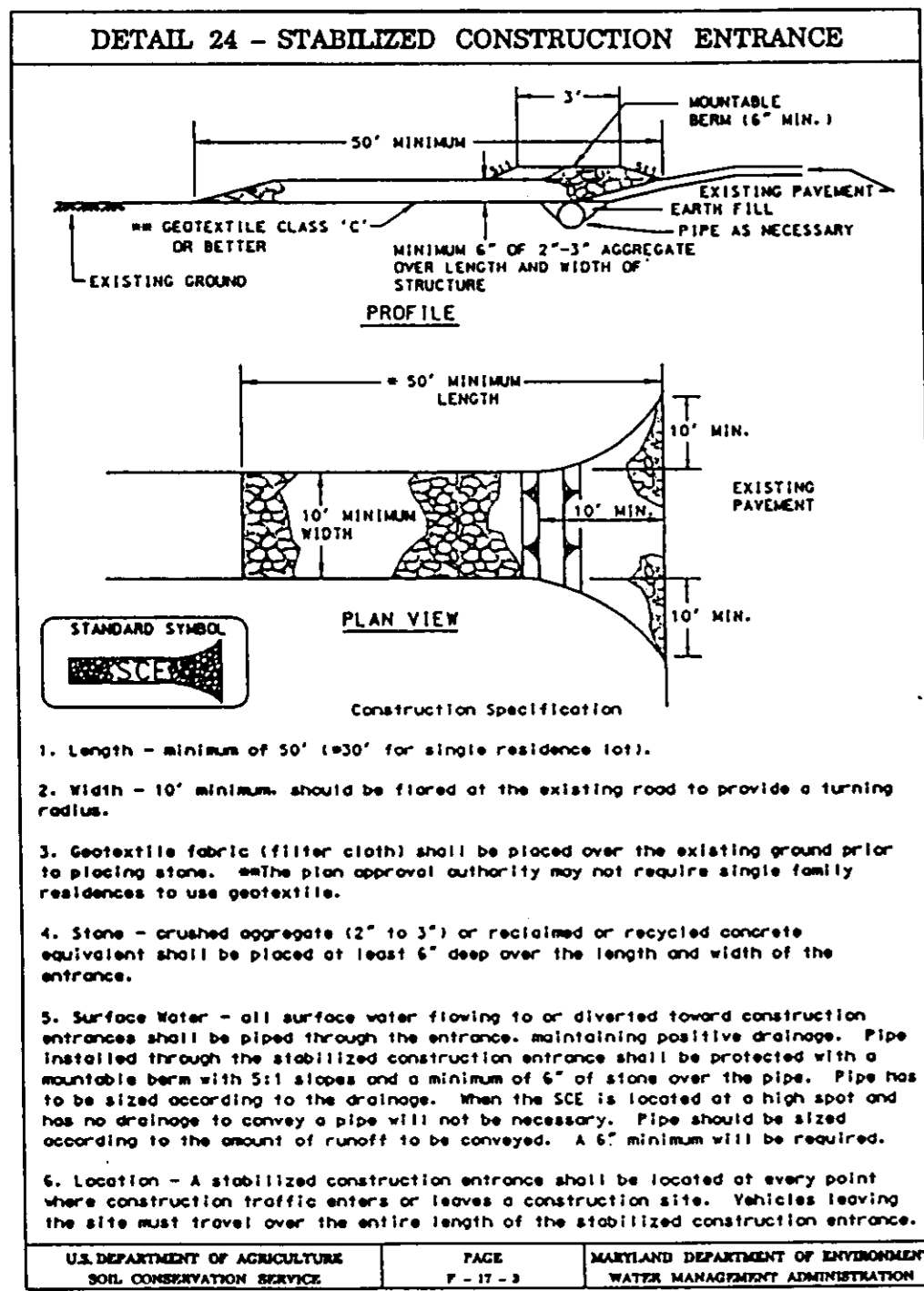
DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department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

Signature NAME: *Signature* DATE: 5-8-96

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.
Signature DATE: 12/9/96

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 • WASH.		
DESIGNED Z.A.L.	SEDIMENT AND EROSION CONTROL PLAN LOTS A-8 THRU A-58 & OPEN SPACE LOTS A-59 - A-61 HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.) TAX MAP 24 PARCEL 848 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR WASHINGTON HOMES, INC. 1802 BRIGHTSEAT ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785	SCALE 1"=30'
DRAWN Z.A.H.		DRAWING 3 OF 5
CHECKED J.L.S.		JOB NO. 95-210
DATE 12-9-96		FILE NO. 95-210-5E
OWNER M-10 RESIDENTIAL LAND DEVELOPMENT, INC. 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MD 21093		

EXIST. NORTH RIDGE ROAD
 (PUBLIC ROAD)



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, disking 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./100 sq.ft.) and 800 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 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 80 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 80 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 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 80 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.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

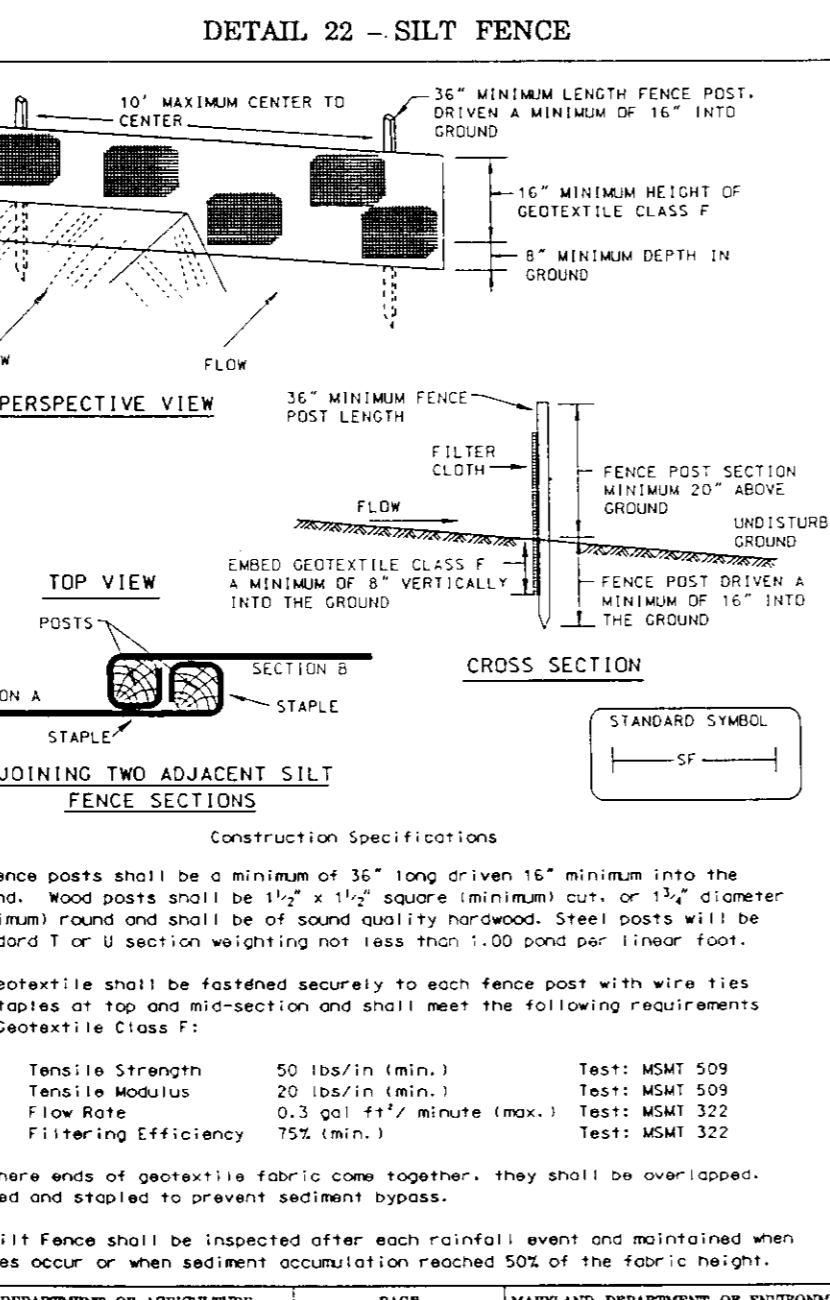
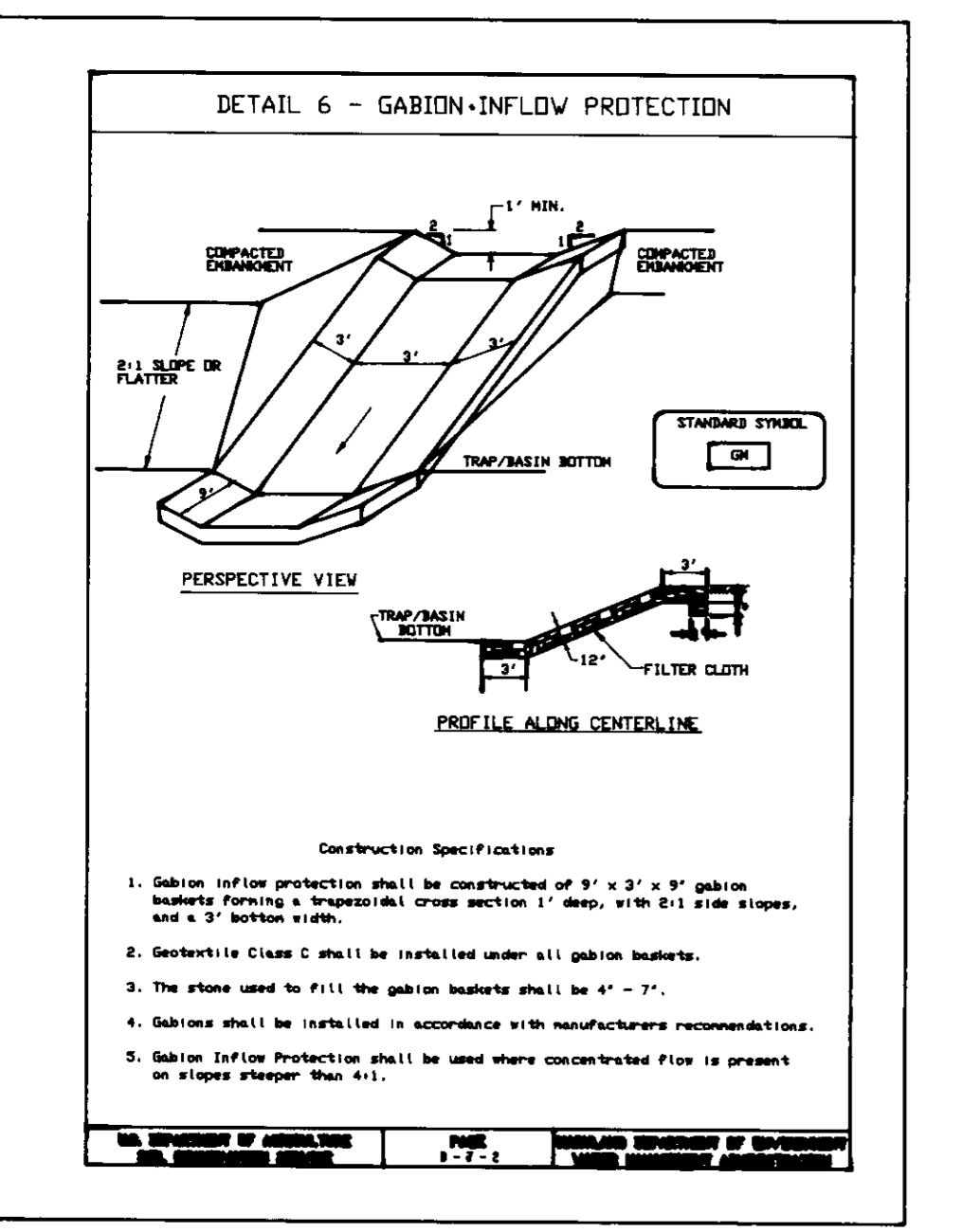
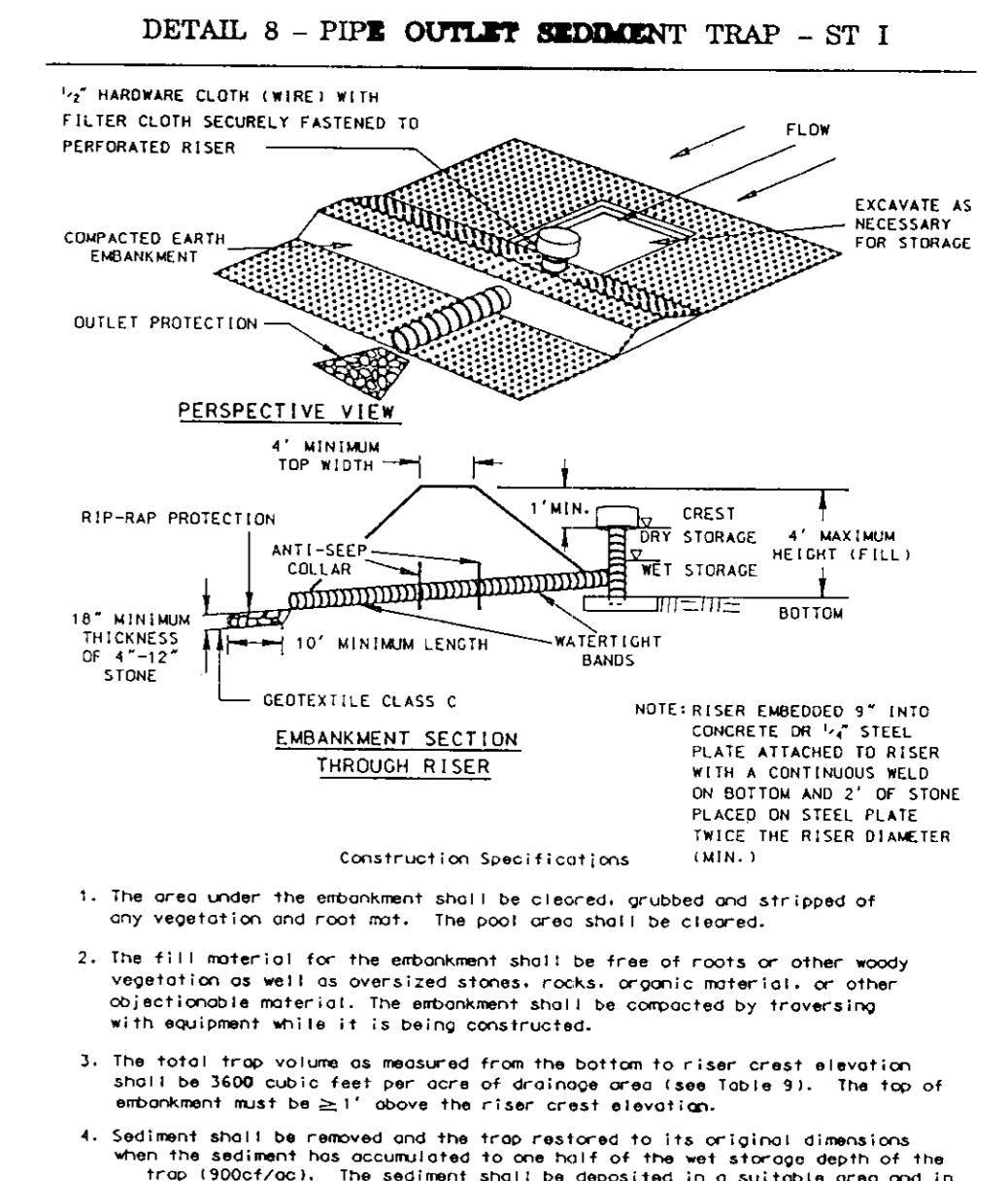
Purpose: To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- I. This practice is limited to areas having 2:1 or flatter slopes where:
 - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - b. 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.
 - c. The original soil to be vegetated contains material toxic to plant growth.
 - d. The soil is so acidic that treatment with limestone is not feasible.
- II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- I. Topsoil salvaged 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 soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- II. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2\"/>



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 1994 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. I, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seedings and mulching (Sec. 6-20-1 thru 6-23-3). 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:	5.40 ac
Area Disturbed:	3.00 ac
Area to be roofed or paved:	1.08 ac
Area to be vegetatively stabilized:	1.92 ac
Total Cut:	4260 cy
Total Fill:	181 cy

 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 = 1540 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.

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature: [Signature] 12/19/96
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: [Signature] 12/19/96
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

"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."

Signature: [Signature] 5-8-96
 DATE

CONSTRUCTION SEQUENCE:

1. Obtain grading permit.	7
2. Install tree protection fence.	MA
3. Install proposed sediment and erosion control devices and refurbish (trap # 6 per SDP-96-01) 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

OWNER
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MD 21048

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

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

DESIGNED M.J.P.	SEDIMENT EROSION CONTROL DETAILS LOTS A-8 THRU A-58 AND OPEN SPACE LOTS A-59 AND A-60 HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.) SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: WASHINGTON HOMES INC. 1500 BRIGHTON ROAD, SOUTH FLOOR LAUREL, MARYLAND 20786 SDP-96-131	SCALE AS SHOWN
DRAWN Z.A.H.		DRAWING 4 OF 2
CHECKED J.L.S.		JOB NO 95-210
DATE 12-9-96		FILE NO 95-210-5E
ENGINEER'S CERTIFICATE I hereby certify that this plan for Sediment and Erosion Control represents a professional and reliable plan based on my personal knowledge of the site and the requirements of the Howard Soil Conservation District. Signature: [Signature] 5/14/96 J.M. NICKLES		

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING (BY BUILDER)**

Number of Parking Spaces	30 (Private Ct.) 47 (Public Court)
Number of Trees/Parking Islands Required	4
Number of Trees Provided	5
Shade Trees	4
Other Trees (2:1 substitution)	*
Number of parking islands provided	4
* Trees provided in public court were provided per F-56-137	

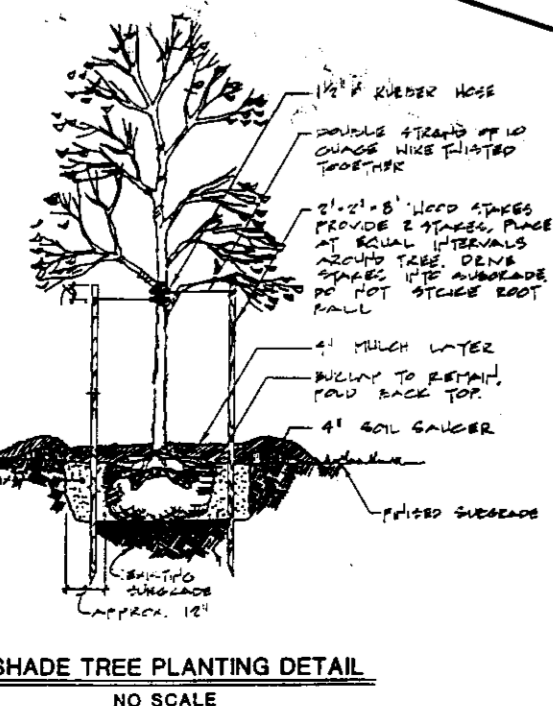
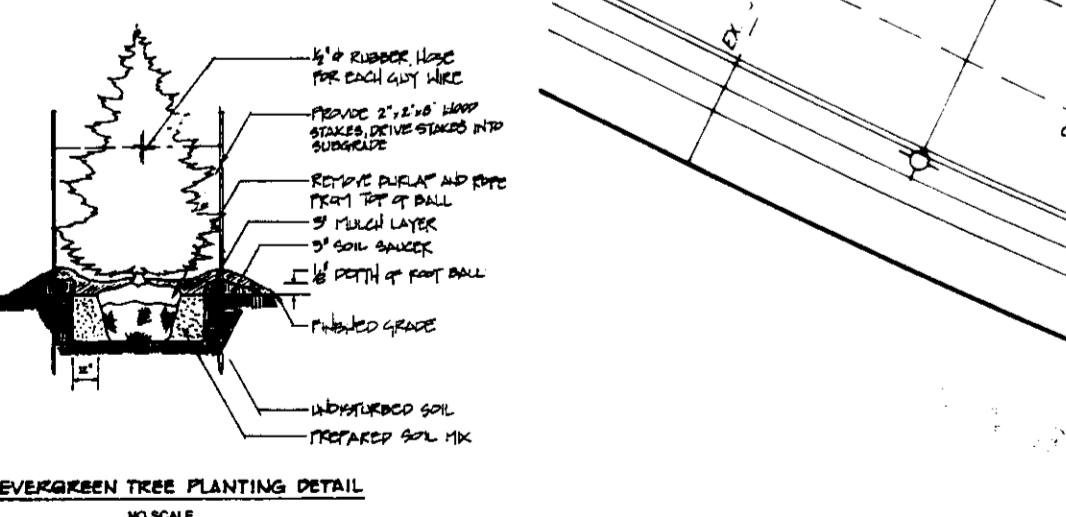
**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING (BY BUILDER)**

Number of Dwelling Units	51
Number of Trees Required (1 DU SFA; 1.3 DU APTS)	51
Number of Trees Provided	21
Shade Trees	21
Other Trees (2:1 substitution)	*10

A 32 flowering trees & 20 evergreen trees are substituted for 30 shade trees
Plant Schedule

KEY	QUANTITY	PLANT NAME	SIZE	REMARKS
AR	15	ACER RUBRUM "October Glory" October Glory Red Maple	2 1/2" - 3"	B & B
FP	10	FRAXINUS PENN. "Marshall's" Marshall's Seedless Ash	2 1/2" - 3"	B & B
Flowering/Evergreen Trees				
CF	5	CORNUS FLORIDA "Rubra" Pink Flowering Dogwood	8' - 10' Ht.	B & B
PK	20	PRUNUS SERR. "Kwanzan" Kwanzan Cherry	8' - 10' Ht.	B & B
PT	7	PRUNUS X THUNDERCLOUD Purpleleaf Flowering Plum	8' - 10' Ht.	B & B
PS	18	PINUS STROBUS White Pine	6' - 8' Ht.	B & B
TC	10	TSUGA CANADENSIS Canadian Hemlock	6' - 8' Ht.	B & B

- NOTES:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.M.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.
 - EXISTING STREETS SHOWN ON HIBISCUS CT & HEATHERS WAY WERE TAKEN FROM P-96-117 AND ON NORTH RIDGE ROAD FROM P-96-01. SEE P-96-137 FOR PERIMETER EDGE DETAILS.



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

DATE: 12/6/96
 DATE: 1/2/97
 DATE: 1/2/97



BONDING NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD/COUNTY CODE AND LANDSCAPE MANUAL.
 FINANCIAL SURETY FOR THE REQUIRED 55 TREES FROM SCHEDULES B & C IN THE AMOUNT OF \$5,500.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. THE REQUIRED PLANTS ALONG THE PERIMETER ARE THE RESPONSIBILITY OF THE DEVELOPER AND WERE BONDED ON P-96-137.

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

DESIGNED: M.J.P.
 DRAWN: Z.A.H.
 CHECKED: W.J.T.
 DATE: 12-2-96

LANDSCAPE PLAN
 LOTS A-8 THRU A-58
 AND OPEN SPACE LOTS A-59 AND A-61
HOWARDS RIDGE
 SECTION 1 AREA 1
 (A RESUBDIVISION OF PARCEL A-3 HOENES PRCT.)
 TAX MAP 24 PARCEL 848
 SECOND (2ND) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 DRAWING: 5 of 5
 JOB NO.: 97-210
 FILE NO.: 95-210-64

OWNER:
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MD 21093

FOR: WASHINGTON HOMES, INC.
 1002 BRIDGESTONE ROAD, SIXTH FLOOR
 LANDOVER, MARYLAND 20785

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING (BY BUILDER)**

Number of Parking Spaces	30 (Private Ct.) 47 (Public Court)
Number of Trees/Parking Islands Required	4
Number of Trees Provided	4
Shade Trees	4
Other Trees (2:1 substitution)	*
Number of parking islands provided	4
Equivalent of 10	

* Trees provided in public court were provided per F-96-137

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING (BY BUILDER)**

Number of Dwelling Units	51
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	51
Number of Trees Provided	21
Shade Trees	21
Other Trees (2:1 substitution)	*10

* 32 flowering trees & 28 evergreen trees are substituted for 30 shade trees

Plant Schedule

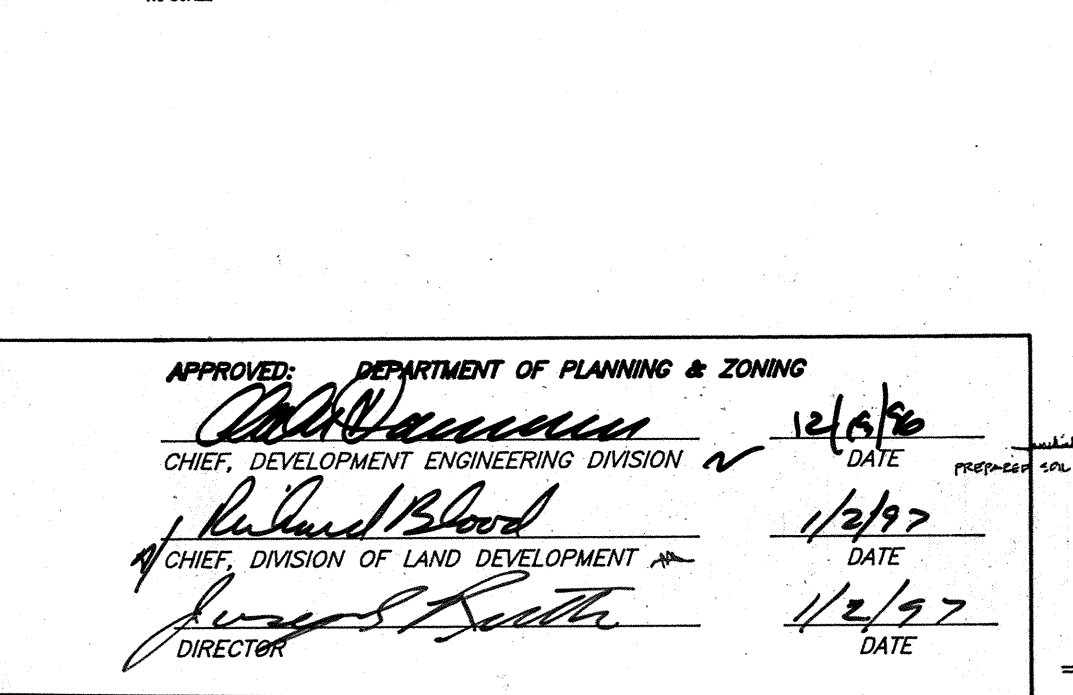
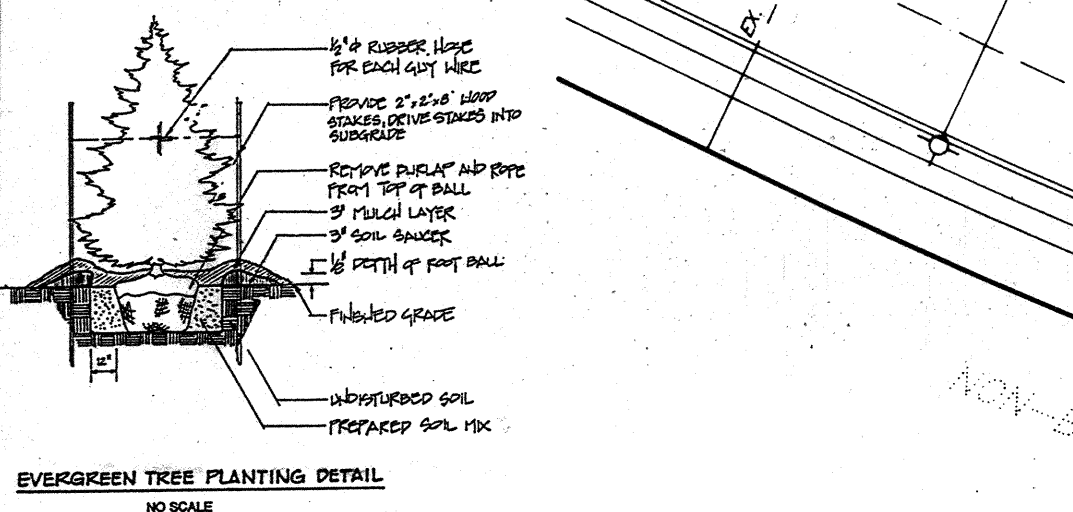
Key	Quantity	Plant Name	Size	Remarks
Shade Trees				
AR	15	ACER RUBRUM "October Glory"	2 1/2"-3"	B & B Cal.
FP	10	FRAXINUS PENN. "Marshall's"	2 1/2"-3"	B & B Cal.
Flowering/Evergreen Trees				
CF	5	CORNUS FLORIDA "Rubra"	8'-10' Ht.	B & B
PK	20	PRUNUS SERR. "Kwanzan"	8'-10' Ht.	B & B
PT	7	PRUNUS X THUNDERCLOUD	8'-10' Ht.	B & B
PS	18	PINUS STROBUS	6'-8' Ht.	B & B
TC	10	TSUGA CANADENSIS	6'-8' Ht.	B & B

NOTES:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH BALTO./MASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.
- EXISTING STREETS SHOWN ON HIBISCUS CT & HEATHERS WAY WERE TAKEN FROM F-96-137 AND ON NORTH RIDGE ROAD FROM F-96-01. SEE F-96-137 FOR PERIMETER EDGE DETAILS.

FOR GENERAL NOTES SEE SHEETS 1 AND 2

PLANTING BY THE BUILDER
PLANTING BY THE DEVELOPER
PER F-96-137



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief Development Engineering Division
 Chief, Division of Land Development
 Director

DATE: 12/16/96
 DATE: 1/2/97
 DATE: 11/2/97



BONDING NOTE:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD/COUNTY CODE AND LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE REQUIRED 55 TREES FROM SCHEDULES B & C IN THE AMOUNT OF \$5,500.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. THE REQUIRED PLANTS ALONG THE PERIMETER ARE THE RESPONSIBILITY OF THE DEVELOPER AND WERE BONDED ON F-96-137.

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

7133 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

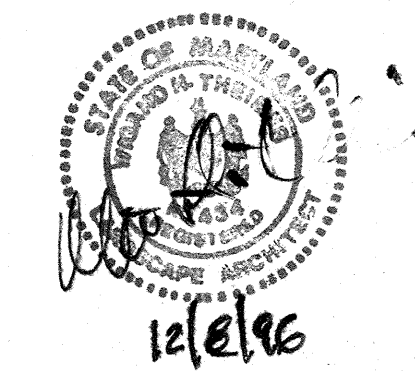
DESIGNED: M.J.P.
 DRAWN: Z.A.H.
 CHECKED: W.H.T.
 DATE: 12-9-96

LANDSCAPE PLAN
 LOTS A-8 THRU A-58
 AND OPEN SPACE LOTS A-59 AND A-61
HOWARDS RIDGE
 SECTION 1 AREA 1
 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)
 TAX MAP 24 PARCEL 848
 SECOND (2ND) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
 DRAWING: 5083
 JOB NO.: 95-210
 FILE NO.: 95-2104

OWNER:
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MD 21083

FOR WASHINGTON HOMES INC. SIXTH FLOOR
 LANDOVER, MARYLAND 20785



1. ADD PROPOSED PONDS AND PILLARS
 NO. REVISIONS DATE: 11/09/04

STREET ADDRESS CHART

LOT NO.	STREET ADDRESS
A-8	3327 HOBBLE COURT (Private)
A-9	3325 " "
A-10	3323 " "
A-11	3321 " "
A-12	3319 " "
A-13	3317 " "
A-14	3315 " "
A-15	3313 " "
A-16	3311 " "
A-17	3309 " "
A-18	3307 " "
A-19	3305 " "
A-20	3303 " "
A-21	3301 HOBBLE COURT
A-22	3300 HIBISCUS COURT
A-23	3302 HIBISCUS COURT
A-24	3304 HIBISCUS COURT
A-25	3306 HIBISCUS COURT
A-26	3308 HIBISCUS COURT
A-27	3310 HIBISCUS COURT
A-28	3312 HIBISCUS COURT
A-29	3314 HIBISCUS COURT
A-30	3316 HIBISCUS COURT
A-31	3318 HIBISCUS COURT
A-32	3320 HIBISCUS COURT
A-33	3322 HIBISCUS COURT
A-34	3324 HIBISCUS COURT
A-35	3326 HIBISCUS COURT
A-36	3328 HIBISCUS COURT
A-37	3330 HIBISCUS COURT
A-38	3332 HIBISCUS COURT
A-39	3334 HIBISCUS COURT
A-40	3336 HIBISCUS COURT
A-41	3338 HIBISCUS COURT
A-42	3340 HIBISCUS COURT
A-43	3342 HIBISCUS COURT
A-44	3344 HIBISCUS COURT
A-45	3346 HIBISCUS COURT
A-46	3348 HIBISCUS COURT
A-47	3350 HIBISCUS COURT
A-48	3352 HIBISCUS COURT
A-49	3354 HIBISCUS COURT
A-50	3356 HIBISCUS COURT
A-51	3358 HIBISCUS COURT
A-52	3360 HIBISCUS COURT
A-53	3362 HIBISCUS COURT
A-54	3364 HIBISCUS COURT
A-55	3366 HIBISCUS COURT
A-56	3368 HIBISCUS COURT
A-57	3370 HIBISCUS COURT
A-58	3372 HIBISCUS COURT

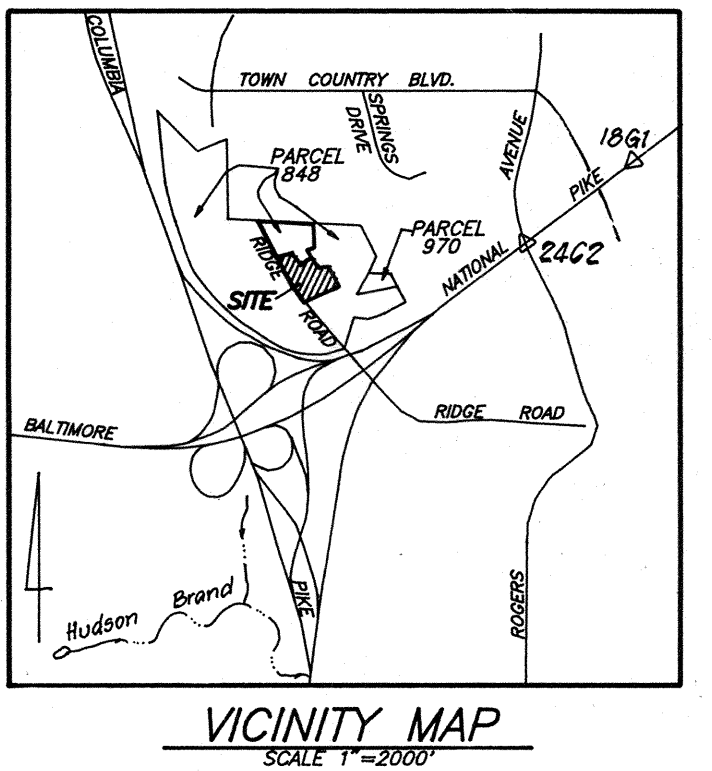
SEWER HOUSE CONNECTION CHART

LOT NO.	INV. @ P.L.	MIN. CELLAR
A-8	415.1	418.2
A-9	415.0	418.1
A-10	411.6	414.4
A-11	411.5	414.6
A-12	411.4	414.3
A-13	411.4	414.5
A-14	411.0	414.1
A-15	410.8	414.0
A-16	410.8	414.0
A-17	410.7	413.8
A-18	410.6	413.7
A-19	410.5	413.6
A-20	410.4	413.5
A-21	410.2	413.3
A-22	420.1	423.2
A-23	419.0	421.1
A-24	418.2	421.3
A-25	417.3	420.4
A-26	416.6	419.7
A-27	415.6	418.7
A-28	414.9	418.0
A-29	413.9	416.9
A-30	412.9	416.0
A-31	413.0	416.1
A-32	413.1	416.2
A-33	412.4	415.5
A-34	412.5	415.6
A-35	412.5	415.6
A-36	412.7	415.8
A-37	412.81	415.9
A-38	413.3	416.4
A-39	413.3	416.4
A-40	413.1	416.2
A-41	413.1	416.2
A-42	413.9	417.0
A-43	414.5	417.6
A-44	415.2	418.3
A-45	416.2	419.3
A-46	417.2	420.3
A-47	416.9	420.0
A-48	416.5	419.6
A-49	416.4	419.5
A-50	416.6	420.1
A-51	417.0	419.8
A-52	415.8	419.0
A-53	414.9	418.0
A-54	414.4	417.5
A-55	413.8	416.9
A-56	413.2	416.3
A-57	412.5	415.6
A-58	411.9	415.0

LOT AREA TABLE

LOT NO.	AREA
A-8	1691 SF
A-9	1377 SF
A-10	1425 SF
A-11	1369 SF
A-12	1289 SF
A-13	1612 SF
A-14	1686 SF
A-15	1460 SF
A-16	1460 SF
A-17	1460 SF
A-18	1460 SF
A-19	1460 SF
A-20	1460 SF
A-21	1775 SF
A-22	1800 SF
A-23	1480 SF
A-24	1480 SF
A-25	1480 SF
A-26	1480 SF
A-27	1480 SF
A-28	1480 SF
A-29	1800 SF
A-30	1850 SF
A-31	1480 SF
A-32	1480 SF
A-33	1480 SF
A-34	1480 SF
A-35	1480 SF
A-36	1480 SF
A-37	1850 SF
A-38	1800 SF
A-39	1480 SF
A-40	1480 SF
A-41	1492 SF
A-42	1515 SF
A-43	1539 SF
A-44	1562 SF
A-45	1936 SF
A-46	1850 SF
A-47	1480 SF
A-48	1480 SF
A-49	1480 SF
A-50	1480 SF
A-51	1850 SF
A-52	1680 SF
A-53	1460 SF
A-54	1460 SF
A-55	1460 SF
A-56	1460 SF
A-57	1460 SF
A-58	1775 SF

SITE DEVELOPMENT PLAN HOWARDS RIDGE SECTION 1 AREA 1 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE ANALYSIS

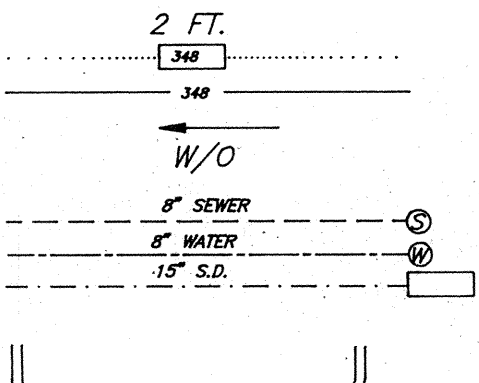
- Subject property is zoned:.....R-A-15 per 10/18/95 comprehensive zoning plan.
- Unit type proposed:.....Single Family attached
- Number of lots proposed:.....102
- Number of parking spaces provided:.....129 (2.5 sf per unit)
- Number of parking spaces provided:.....129 (2.5 sf per unit)
Driveways and Garage:.....46
Court:.....83
- Area tabulation:
 - Total area of the parcel:.....5.4 acres or 235,224 S.F.
 - Total lot area:.....1.8 acres or 33%
 - Total open space area:.....2.55 acres or 47%
 - Public road area:.....1.05 acres or 20%

GENERAL NOTES

- The existing topography shown was taken from approved road construction plan F-96.137 prepared by Clark, Finefrock & Sackett.
- Department of Planning & Zoning reference file numbers: S-95-01, ZB-941 dated 10-18-93, F-95-57, P-95-21, F-96-01, SP-96-01, P-96-137
- The coordinates shown hereon are based upon NAD '83 Md. Coordinate System by Ho.Co. Geodetic Control Stations: No. 1861 elev. 408.54, No. 24C2 elev. 354-93.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410)313-1000 at least (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.
- Utilities shown as existing are taken from approved water and sewer plan. Contract #143491-D approved road construction plans F-96.137.
- Stormwater Management is provided off site for quality & quantity control in the extended SWM facilities on SDP-96-01.
- Vehicular ingress and egress into public right of way is restricted except at locations approved by Howard County Dept. of Planning and Zoning.
- Public Water and sewer is to be utilized. (Contract No. 143491-D)
- Any damage to county owned right of way to be corrected at the developers expense.
- The area included in this submission is located on Tax Map 17 & 24 p/o parcel 848.
- All materials and construction is to be in accordance with the Howard County road construction codes and specifications.
- Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location of utilities by digging test pits, by hand, at all crossings prior to construction.
- Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control".
- Environmental analysis was submitted with previously approved Preliminary Plan Equivalent Sketch Plan SP-96-01.
- Limit of Submission includes lots A-8 thru A-58
- Garages cannot be made into living space because the minimum parking required includes garage parking.
- For Driveway Entrance Details, refer to Howard County Design Manual Volume IV Standard Detail R-6.03.
- All townhouse units shall be protected with automatic sprinkler systems per section 17.109 of the Howard County Code.
- All sewer house connections are 4", single water house connections are 1 1/2". dual water house connections are a 1 1/2" main line with dual 1" breakers and all 3 way water house connections are a 2" main line with 1" branches.
- ANY REQUIRED LANDSCAPE PLANT OR STREET TREE IMPACTED OR DESTROYED BY THIS PROJECT SHALL BE REPLACED OR REPLACED AT A NEARBY SUITABLE LOCATION OR THE SAME LOCATION.

LEGEND

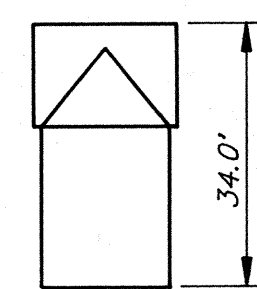
- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- FIRE LANE



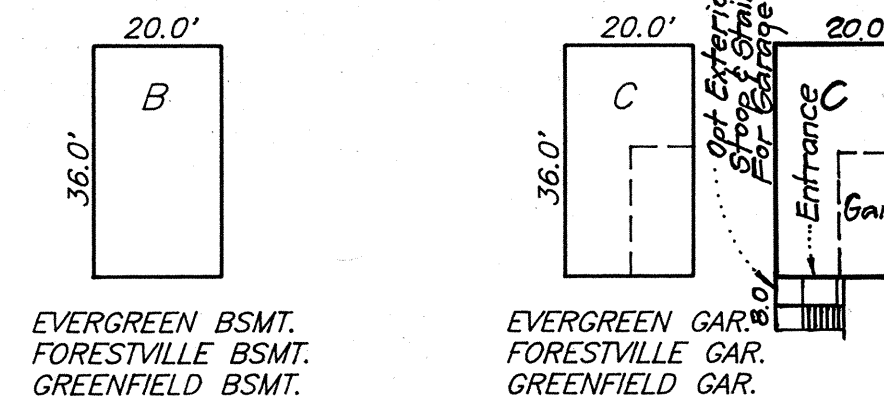
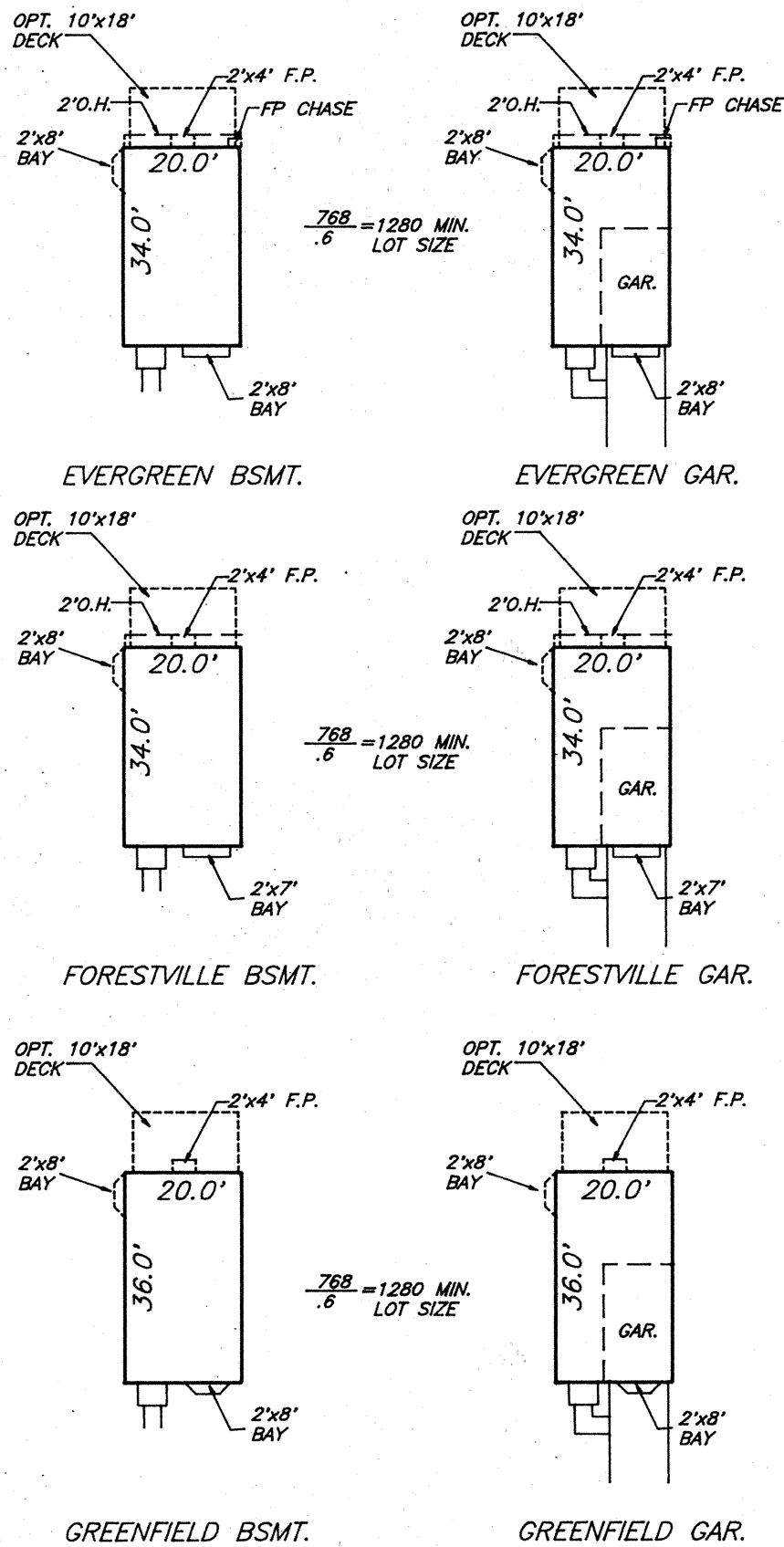
GENERAL NOTE:

IN ADDITION TO THE DECISION IN BOAC CASE NO. 02-54V GRANTING HOWARD'S RIDGE HOMEOWNERS ASSOCIATION (THE ASSOCIATION) THE RIGHT TO INSTALL A FENCE AT THE PROPERTY LINE, THE FOLLOWING CONDITIONS HAVE BEEN AGREED TO IN A LETTER DATED JUNE 25, 2004:

- THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE CARE, MAINTENANCE AND REPLACEMENT FOR ALL TREES LOCATED WITHIN THE EXISTING 10' WIDE TREE MAINTENANCE EASEMENT AREA.
- THE PROPOSED BILLAGES SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FOR ANY CLAIMS AND DAMAGES RESULTING FROM THE BILLAGES BEING LOCATED ON ASSOCIATION PROPERTY.
- ANY PORTIONS OF THE PROPOSED FENCES THAT OVERLAP OR CROSS TO ANY UTILITY EASEMENT SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY OR CROSS OVER ANY UTILITY EASEMENT SHALL BE SOLELY REMOVED FROM THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES TO BE RESULTING FROM THEIR REMOVAL BY THE COUNTY OR UTILITY COMPANIES IN ORDER TO ACCESS THE UTILITY EASEMENT AREA.



ELEVATION
BASEMENT & GARAGE ELEV. OF ALL UNIT TYPES
SCALE: 1"=30'



GENERIC BOXES
SCALE: 1"=30'

SHEET INDEX	
No.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT EROSION CONTROL PLAN
4	SEDIMENT EROSION CONTROL DETAIL SHEET
5	LANDSCAPE PLAN

OWNER
M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MD 21093

APPROVED: DEPARTMENT OF PLANNING & ZONING

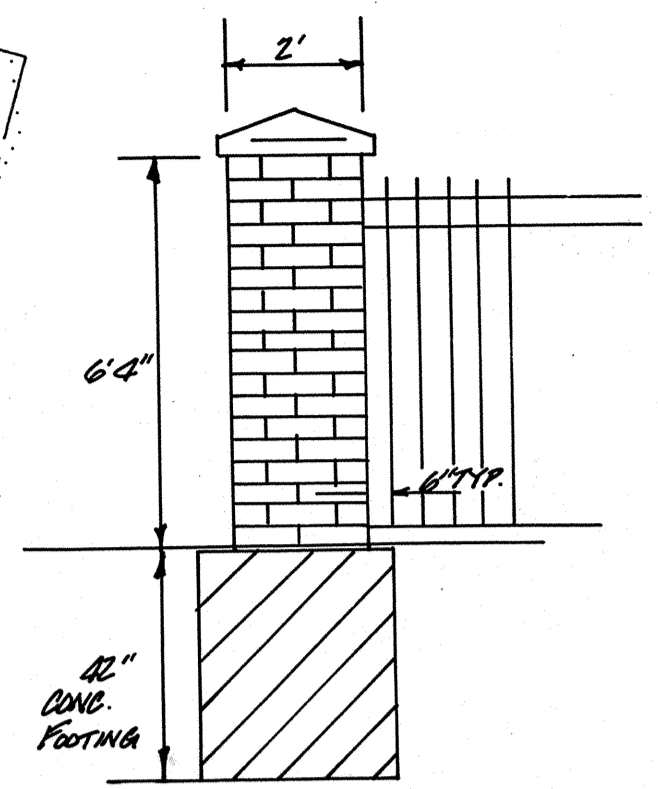
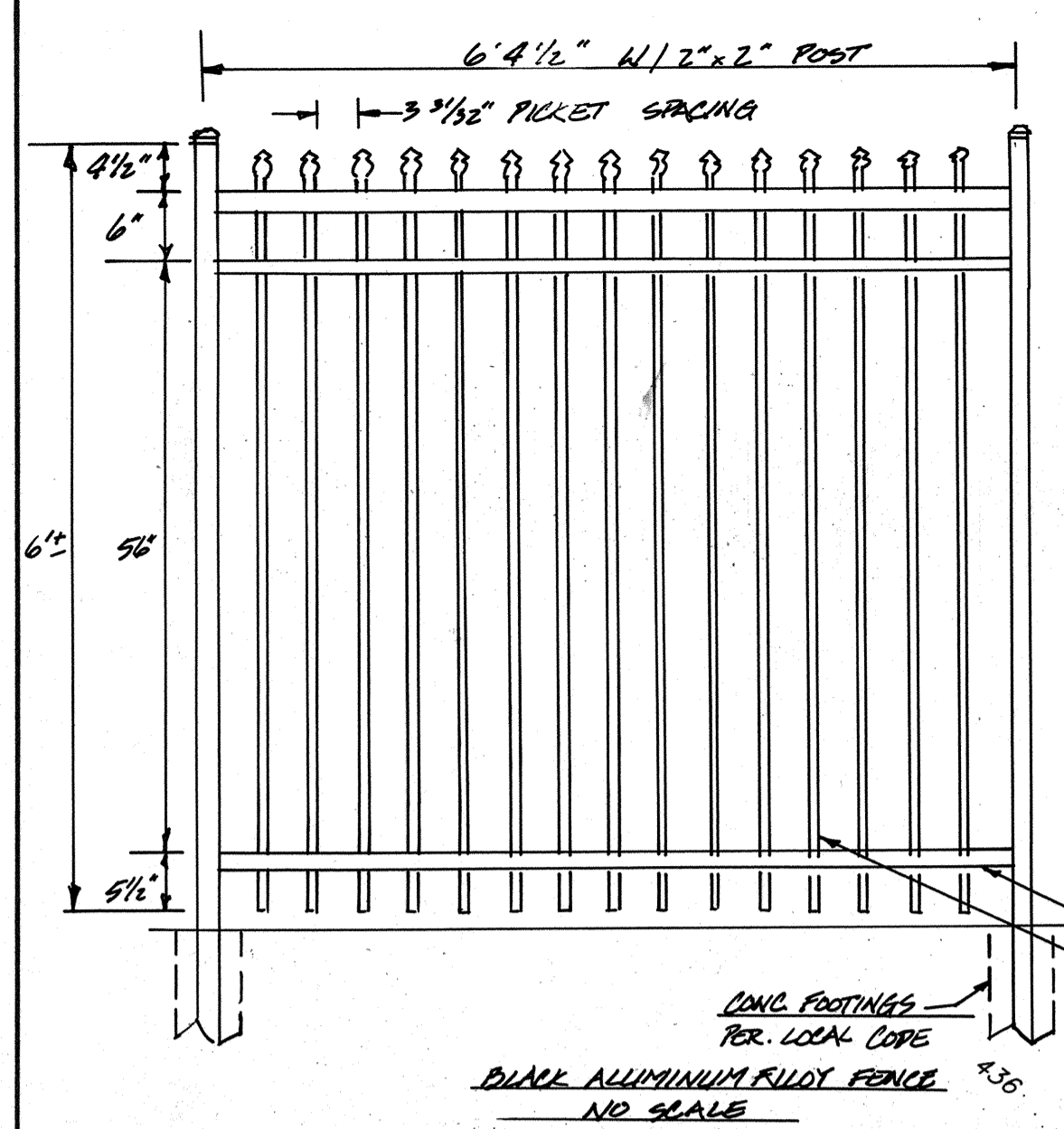
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 11/19/96

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 11/19/96

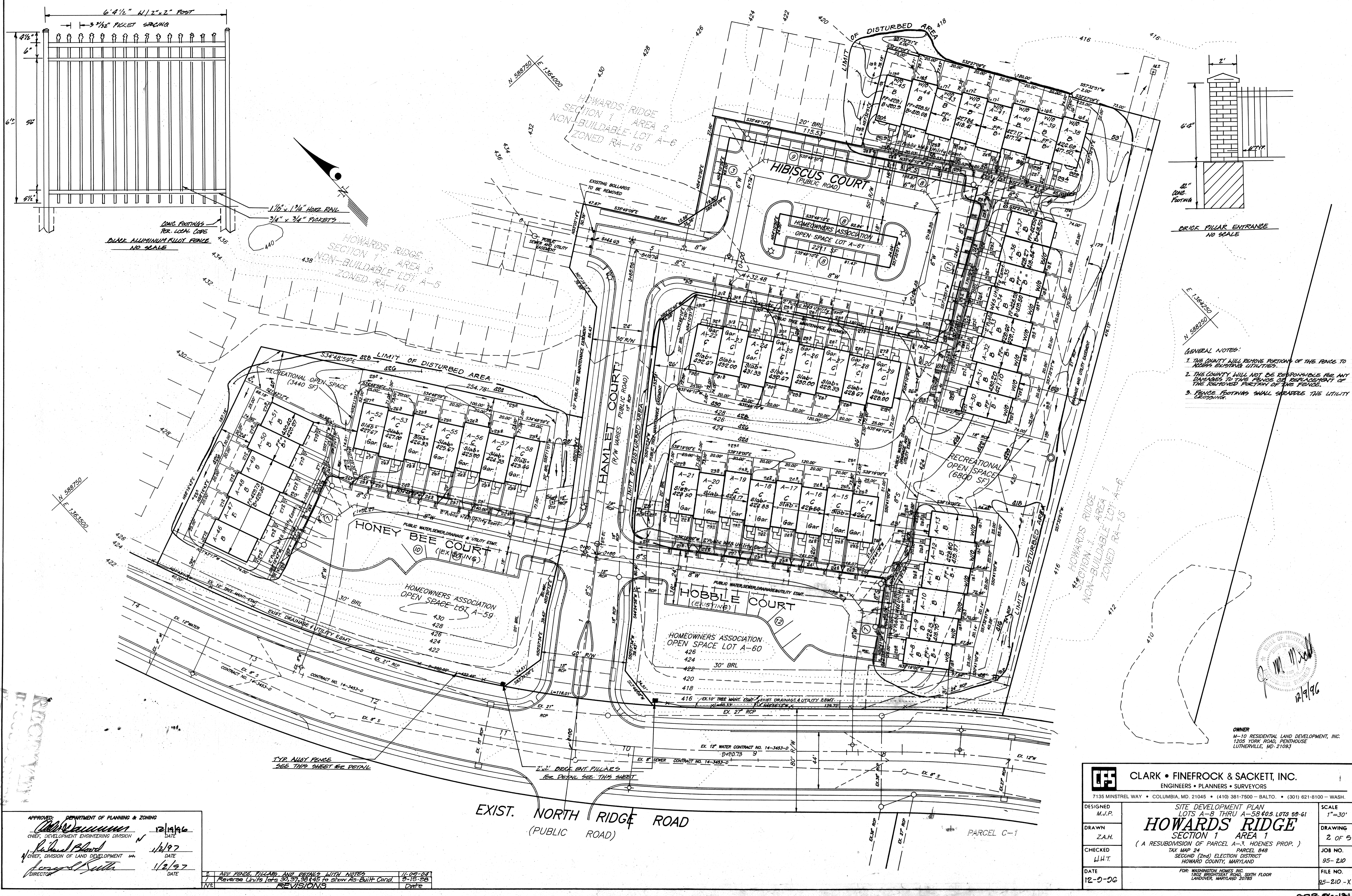
 DIRECTOR
 DATE: 11/19/96

NO.	ADD ADDITIONAL NOTES	DATE
1	Rev. generic box C to show opt. stoop & stairs	9-14-98
REVISIONS		
NO.		Date

SUBDIVISION NAME HOWARDS RIDGE		SECTION/AREA 1 / 1	LOTS A-8 TO A-61
PLAT NO. 12486-12488	BLOCK NO. 23, 24, 6	ZONE RA-15	TAX MAP NO. ELECTION DIST. 17, 24 2nd
WATER CODE F03		SEWER CODE 1452800	
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.			
DESIGNED M.J.P.	SITE DEVELOPMENT PLAN LOTS A-8 THRU A-58 AND OPEN SPACE LOTS A-59 AND A-61		SCALE AS SHOWN
DRAWN Z.A.H.	HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)		DRAWING 1 OF 5
CHECKED U.J.T.	TAX MAP 24 PARCEL 848 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 95-210
DATE 12-9-96	FOR: WASHINGTON HOMES INC. 1803 BRIGHTSTAR ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785		FILE NO. 95-210-X



- GENERAL NOTES:
1. THIS COUNTY WILL REMOVE PORTIONS OF THE FENCE TO REPAIR EXISTING UTILITIES.
 2. THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO THE FENCE OR REPLACEMENT OF THE REMOVED PORTIONS OF THE FENCE.
 3. FENCE FOOTINGS SHALL STRADDLE THE UTILITY SECTION.



STATE OF MARYLAND
 PROFESSIONAL SURVEYOR
 M. J. P.
 12/9/96

OWNER
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, FENTON HOUSE
 LUTHERVILLE, MD 21093

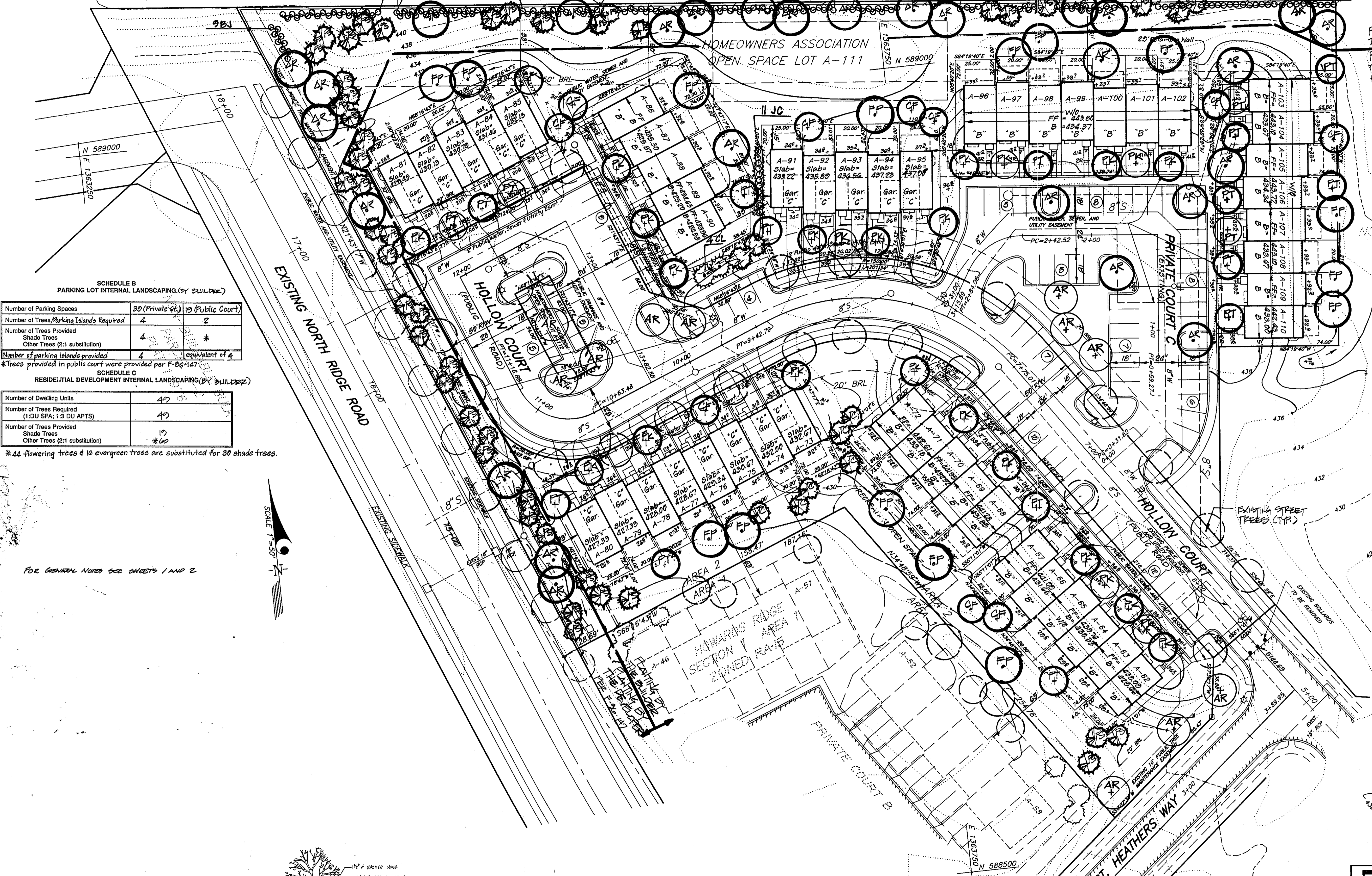
CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED M.J.P.	SITE DEVELOPMENT PLAN LOTS A-8 THRU A-58 & LOTS 59-61	SCALE 1"=30'
DRAWN Z.A.H.	HOWARDS RIDGE SECTION 1 AREA 1 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)	DRAWING 2 OF 5
CHECKED J.H.T.	TAX MAP 24 PARCEL 848 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 95-210
DATE 12-9-96	FOR: WASHINGTON HOMES INC. 1825 BRIGHTSTAR ROAD, SOUTH FLOOR LANDOVER, MARYLAND 20785	FILE NO. 95-210-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DATE: 12/19/96
 DATE: 1/2/97
 DATE: 1/2/97

ADD FENCE PILLARS AND DETAILS WITH NOTES	11-09-96
Reverse Units lots 30, 31, 32, 33 to show As-Built Cond.	9-15-96
REVISIONS	Date

EXIST. NORTH RIDGE ROAD
 (PUBLIC ROAD)

HOENES PROPERTY PARCEL - "B" TYR AUDY FENCE SEE SHEET 2 FOR DETAIL
 WILDER SUBDIVISION PARCELS "C-1" AND "C-2" PLAT NO. 1112
 WILDER SUBDIVISION PARCEL A-4 PLAT NO. 7276



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING (BY BUILDER)

Number of Parking Spaces	20 (Private) 10 (Public Court)
Number of Trees/Planting Islands Required	4
Number of Trees Provided	4
Shade Trees	*
Other Trees (2:1 substitution)	
Number of parking islands provided	4
equivalent of 4	

* Trees provided in public court were provided per F-96-147

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING (BY BUILDER)

Number of Dwelling Units	47
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	47
Number of Trees Provided	10
Shade Trees	*0
Other Trees (2:1 substitution)	

* 44 flowering trees & 16 evergreen trees are substituted for 30 shade trees.

PLANTING BY THE DEVELOPER
 PLANTING BY THE BUILDER PER F-96-147

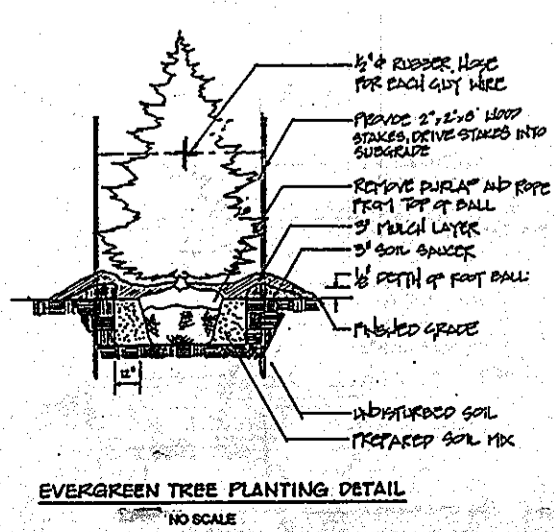
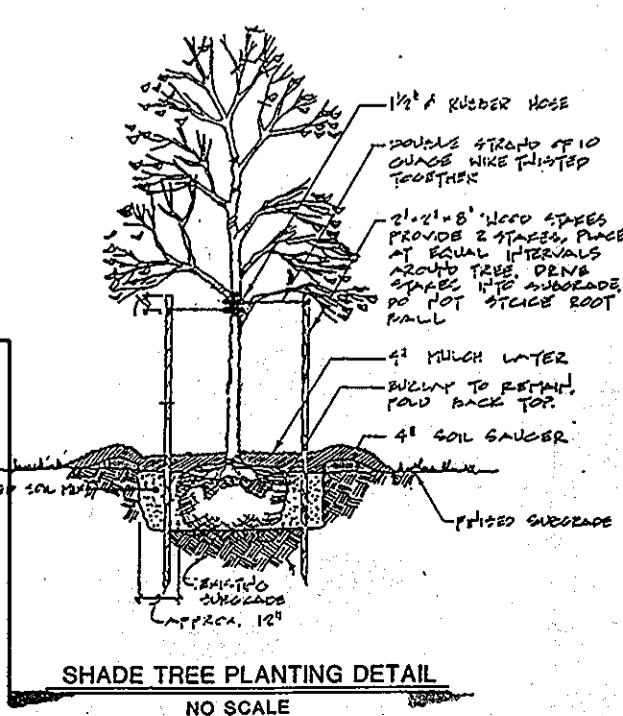
HOWARDS RIDGE SECTION 1 AREA 2
 FLAT
 NON-BUILDABLE LOT A-6

Plant Schedule

KEY	Quantity	Plant Name	Size	Remarks
AR	19	ACER RUBRUM "October Glory" October Glory Red Maple	2 1/2"-3" Cal.	B & B
FP	15	FRAXINUS PENN. "Marshall's" Marshall's Seedless Ash	2 1/2"-3" Cal.	B & B
CF	11	Flowering/Evergreen Trees CORNUS FLORIDA "Rubra" Pink Flowering Dogwood	8'-10' Ht.	B & B
PK	27	PRUNUS SERR. "Kwanzan" Kwanzan Cherry	8'-10' Ht.	B & B
PT	16	PRUNUS X THUNDERCLOUD Purpleleaf Flowering Plum	8'-10' Ht.	B & B
FS	8	PINUS STROBUS White Pine	6'-8' Ht.	B & B
TC	6	TSUGA CANADENSIS Canadian Hemlock	6'-8' Ht.	B & B
BJ	169	BERBERIS JULIANAE Wintergreen Barberry	18-24" Ht #3 cont.	
CL	4	CUPRESSOCYPRIS LEYLANDII Leyland Cypress	6'-8' Ht.	B & B
JC	11	JUNIPER CHINENSIS HETZII Columnar Hetzi Chinese Juniper	4'-5' Ht.	B & B

NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.
 4. EXISTING STREETS SHOWN ON HIBISCUS CT. WERE TAKEN FROM F-96-147 AND ON NORTH RIDGE ROAD FROM F-96.01. SEE F-96-147 FOR PERIMETER EDGE DETAILS.

FOR GENERAL NOTES SEE SHEETS 1 AND 2



2. Revised to indicate exist. supplemental plantings	1-12-09
1. NY FENCE AND NOTE	11-09-09
NO	DATE

BONDING NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 FINANCIAL SURETY FOR THE REQUIRED 53 TREES FROM SCHEDULES B & C IN THE AMOUNT OF \$5,300.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. THE REQUIRED PLANTS ALONG THE PERIMETER ARE THE RESPONSIBILITY OF THE DEVELOPER AND WERE BONDED ON F-96-147.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 12/24/96
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/2/97
 [Signature]
 DIRECTOR
 DATE: 1/2/97

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

DESIGNED: M.J.P. SCALE: 1"=30'
 DRAWN: Z.A.H. DRAWING: 5 OF 5
 CHECKED: W.H.T. JOB NO.: 95-210
 DATE: 12-9-96 FILE NO.: 95-210-15

LANDSCAPE PLAN
 LOTS A-62 THRU A-110 AND
 OPEN SPACE LOTS A-111 & A-112
HOWARDS RIDGE
 SECTION 1 AREA 2
 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)
 TAX MAP 24 PARCEL 848
 SECOND (2nd) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

OWNER:
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MD. 21093

FOR WASHINGTON HOMES INC.
 1002 BRIGHT STAR, SIXTH FLOOR
 LANDOVER, MARYLAND 20785



