

VICINITY MAP
SCALE 1"=2000'

SITE DEVELOPMENT PLAN HOWARDS RIDGE SECTION 1 AREA 2 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: 49
- Number of parking spaces required: 98
- Number of parking spaces provided: 127 (2.6 sf per unit)
Driveways and Garage: 36
Court: 91
- Area tabulation:
 - Total area of the parcel: 4.9 acres or 213,444 S.F.
 - Total lot area: 1.8 acres or 36%
 - Total open space area: 2.2 acres or 44%
 - Public road area: 0.9 acres or 18%

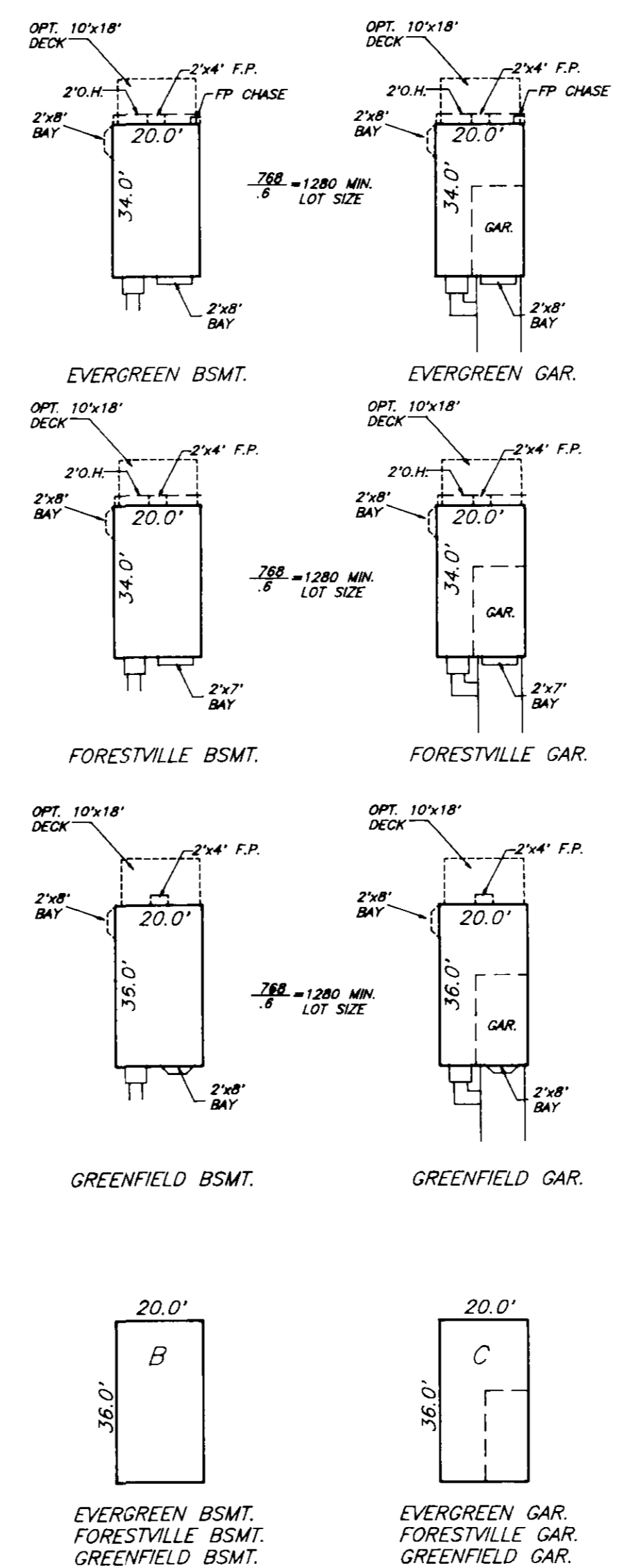
GENERAL NOTES

- The existing topography shown was taken from approved road construction plan F-96.147 prepared by Clark, Finetrock & 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, F-96-147.
- The coordinates shown hereon are based upon MAD '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 14-3530-D approved road construction plans F-96.147.
- 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. 14-3530-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-67 thru A-110.
- 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.

STREET ADDRESS CHART	
LOT NO.	STREET ADDRESS
A-62	3301 HOLLOW COURT
A-63	3303 "
A-64	3305 "
A-65	3307 "
A-66	3309 "
A-67	3311 "
A-68	3313 "
A-69	3315 "
A-70	3317 "
A-71	3319 "
A-72	3321 "
A-73	3323 "
A-74	3325 "
A-75	3327 "
A-76	3329 "
A-77	3331 "
A-78	3333 "
A-79	3335 "
A-80	3337 "
A-81	3339 "
A-82	3341 "
A-83	3343 "
A-84	3345 "
A-85	3347 "
A-86	3349 "
A-87	3351 "
A-88	3353 "
A-89	3355 "
A-90	3357 "
A-91	3359 "
A-92	3361 "
A-93	3363 "
A-94	3365 "
A-95	3367 "
A-96	3369 "
A-97	3371 "
A-98	3373 "
A-99	3375 "
A-100	3377 "
A-101	3379 "
A-102	3381 "
A-103	3383 "
A-104	3385 "
A-105	3387 "
A-106	3389 "
A-107	3391 "
A-108	3393 "
A-109	3395 "
A-110	3397 HOLLOW COURT

MINIMUM CELLAR ELEVATIONS		
LOT NO.	INV. @ P.L.	MIN. CELLAR
A-62	425.94	429.14
A-63	426.50	429.71
A-64	426.82	430.02
A-65	427.13	430.33
A-66	427.45	430.65
A-67	427.81	430.91
A-68	428.33	431.43
A-69	428.65	431.85
A-70	428.96	432.16
A-71	429.27	432.47
A-72	429.48	432.68
A-73	429.69	432.89
A-74	429.90	433.10
A-75	430.11	433.31
A-76	430.32	433.52
A-77	430.53	433.73
A-78	430.74	433.94
A-79	430.95	434.15
A-80	431.16	434.36
A-81	431.37	434.57
A-82	431.58	434.78
A-83	431.79	434.99
A-84	432.00	435.20
A-85	432.21	435.41
A-86	432.42	435.62
A-87	432.63	435.83
A-88	432.84	436.04
A-89	433.05	436.25
A-90	433.26	436.46
A-91	433.47	436.67
A-92	433.68	436.88
A-93	433.89	437.09
A-94	434.10	437.30
A-95	434.31	437.51
A-96	434.52	437.72
A-97	434.73	437.93
A-98	434.94	438.14
A-99	435.15	438.35
A-100	435.36	438.56
A-101	435.57	438.77
A-102	435.78	438.98
A-103	435.99	439.19
A-104	436.20	439.40
A-105	436.41	439.61
A-106	436.62	439.82
A-107	436.83	440.03
A-108	437.04	440.24
A-109	437.25	440.45
A-110	437.46	440.66

LOT AREA TABLE	
LOT NO.	AREA
A-62	1750 SF
A-63	1480 SF
A-64	1480 SF
A-65	1480 SF
A-66	1480 SF
A-67	1750 SF
A-68	1750 SF
A-69	1480 SF
A-70	1480 SF
A-71	1477 SF
A-72	1662 SF
A-73	1800 SF
A-74	1480 SF
A-75	1480 SF
A-76	1480 SF
A-77	1480 SF
A-78	1480 SF
A-79	1480 SF
A-80	1800 SF
A-81	1800 SF
A-82	1480 SF
A-83	1480 SF
A-84	1480 SF
A-85	1800 SF
A-86	1800 SF
A-87	1480 SF
A-88	1480 SF
A-89	1480 SF
A-90	1987 SF
A-91	2125 SF
A-92	1689 SF
A-93	1650 SF
A-94	1649 SF
A-95	2109 SF
A-96	1800 SF
A-97	1480 SF
A-98	1480 SF
A-99	1480 SF
A-100	1480 SF
A-101	1480 SF
A-102	1683 SF
A-103	1625 SF
A-104	1300 SF
A-105	1390 SF
A-106	1480 SF
A-107	1480 SF
A-108	1480 SF
A-109	1480 SF
A-110	1850 SF

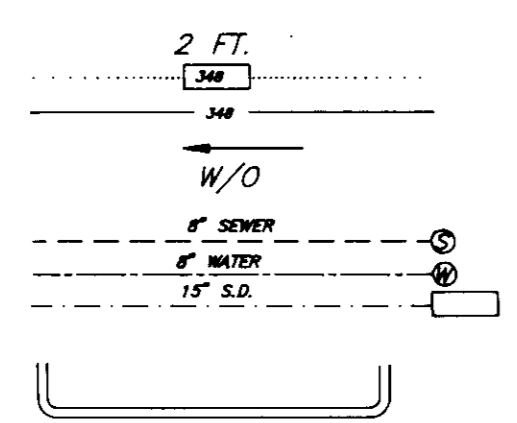


ELEVATION
BASEMENT & GARAGE ELEV. OF ALL UNIT TYPES
SCALE: 1"=30'

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

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

APPROVED: DEPARTMENT OF PLANNING & ZONING
Richard Blumel 12/24/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Joseph S. Sackett 1/2/97
CHIEF, DIVISION OF LAND DEVELOPMENT
1/2/97

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. SCALE: AS SHOWN
DRAWN: Z.A.H. DRAWING: 1 OF 5
CHECKED: W.H.T. JOB NO.: 95-210
DATE: 12-9-96 FILE NO.: 95-210-X

SUBMISSION NAME: HOWARDS RIDGE SECTION 1 AREA 2 LOTS A-62 TO A-112
PLAT NO.: 12512 and 12513 BLOCK NO.: 23 & 24 ZONE: RA-15 TAX MAP NO.: 17, 24 ELECTION DIST.: 2nd CENSUS TRACT: 6026
WATER CODE: F03 SEWER CODE: 1452800

SITE DEVELOPMENT PLAN
LOTS A-62 THRU A-110
AND OPEN SPACE LOTS A-111 AND A-112
HOWARDS RIDGE
SECTION 1 AREA 2
(A RESUBDIVISION OF PARCEL A-3, HONES PROP.)
SECOND (2nd) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR WASHINGTON HOMES INC.
1828 BRIGHTSEAT ROAD, SIXTH FLOOR
LANDOVER, MARYLAND 20785

C. M. M. 12/9/96


HOENES PROPERTY PARCEL "D"
PLAT NO. 9419

WILDER SUBDIVISION
PARCELS "C-1" AND "C-2"
PLAT NO. 1112
ZONED RA-1

WILDER SUBDIVISION
PARCEL A-4
PLAT NO. 7276
ZONED RA-15



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

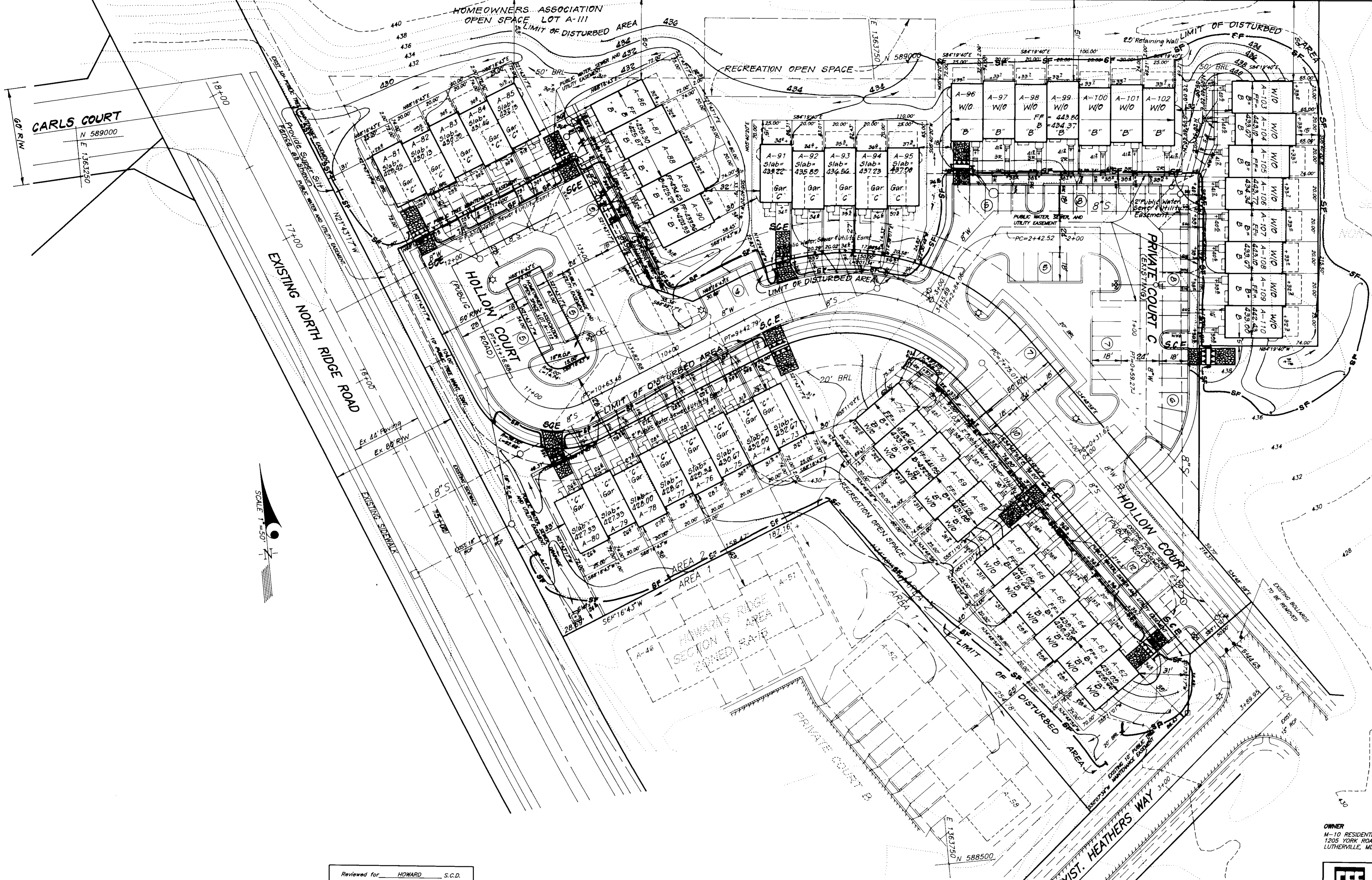
 CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED M.J.P.	SITE DEVELOPMENT PLAN LOTS A-62 THRU A-110 AND OPEN SPACE LOTS A-111 & A-112 HOWARDS RIDGE SECTION 1 AREA 2 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.) TAX MAP 24 PARCEL 849 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 2 OF 3
CHECKED L.U.T.		JOB NO. 95 210
DATE 12-0-96		FILE NO. 95-210-X

C. M. M. [Signature]
12/19/96

HOENES PROPERTY PARCEL "D"
PLAT NO. 8418

WILDER SUBDIVISION
PARCELS "C-1" AND "C-2"
PLAT NO. 1718
ZONED RA-15

WILDER SUBDIVISION
PARCEL A-4
PLAT NO. 7876
ZONED RA-15



NOTE
THE BUILDER IS RESPONSIBLE FOR CLEANING & REFURBISHING THE RECEIVING STORMWATER MANAGEMENT STRUCTURE OF ANY SEDIMENT ASSOCIATED WITH THIS PLAN.

LEGEND
Contour Interval - 2ft
Existing Contour 438
Proposed Contour 436
Silt Fence SF-SF
Super Silt Fence SSF-SSF
Limit of Disturbed Area
Stabilized Construction Entrance
Inlet Protection

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

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

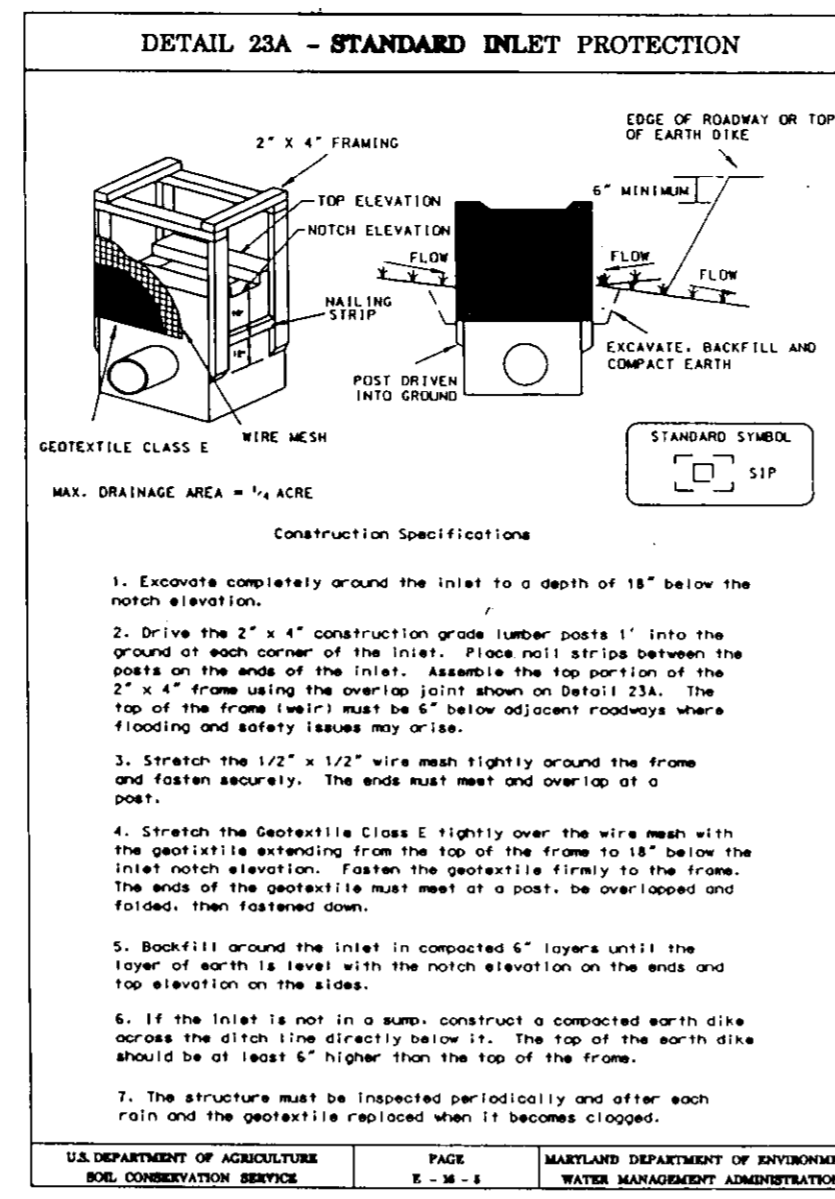
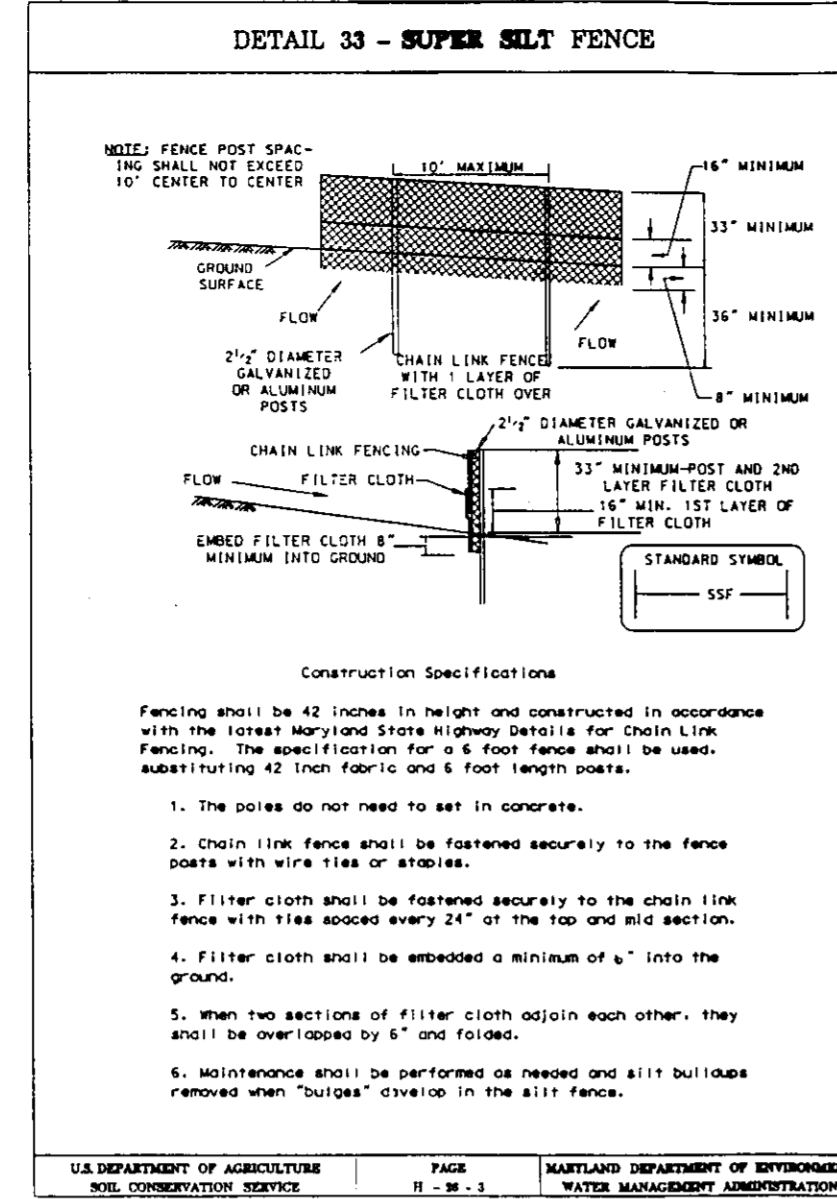
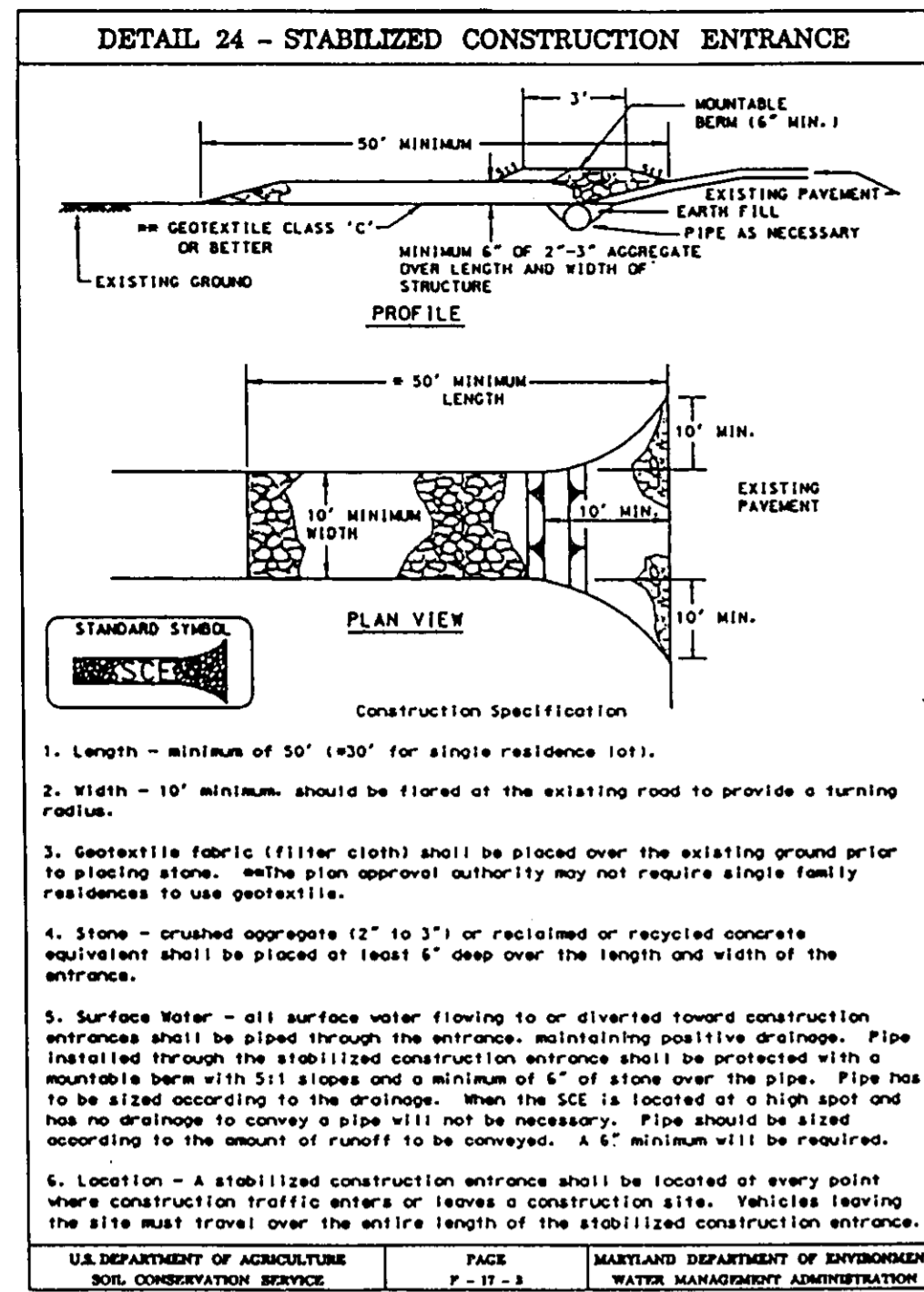
DESIGNED Z.L.	SEDIMENT EROSION CONTROL PLAN LOTS A-62 THRU A-110 AND OPEN SPACE LOTS A-111 & A-112 HOWARDS RIDGE SECTION 1 AREA 2 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.) TAX MAP 24 PARCEL 848 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: WASHINGTON HOMES, INC. 1852 BRIGHTSTAR ROAD, SOUTH FLOOR LANDOVER, MARYLAND 20785	SCALE 1" = 30'
DRAWN Z.A.H.		DRAWING 3 of 5
CHECKED J.L.S.		JOB NO. 95-210
DATE 12-2-96		FILE NO. 95-210-5E

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

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."
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 12/1/96

APPROVED: DEPARTMENT OF PLANNING & ZONING
Signature DATE 12/24/96
Signature DATE 1/2/97
Signature DATE 1/2/97



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 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.).
- 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 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 15 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 soil. 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 unrefined 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 800 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 (0.7 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 unrefined 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.

21.0 STANDARD 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

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - 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.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- 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

- Topsoil salvaged from the existing site may be used in those 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.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - 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" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 6" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

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 1984 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. I, 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 1984 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.
- 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:	4.9 ac
Area to be roofed or paved:	2.88 ac
Area to be vegetatively stabilized:	1.04 ac
Total Fill:	4200 cu
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 = 2485 LF

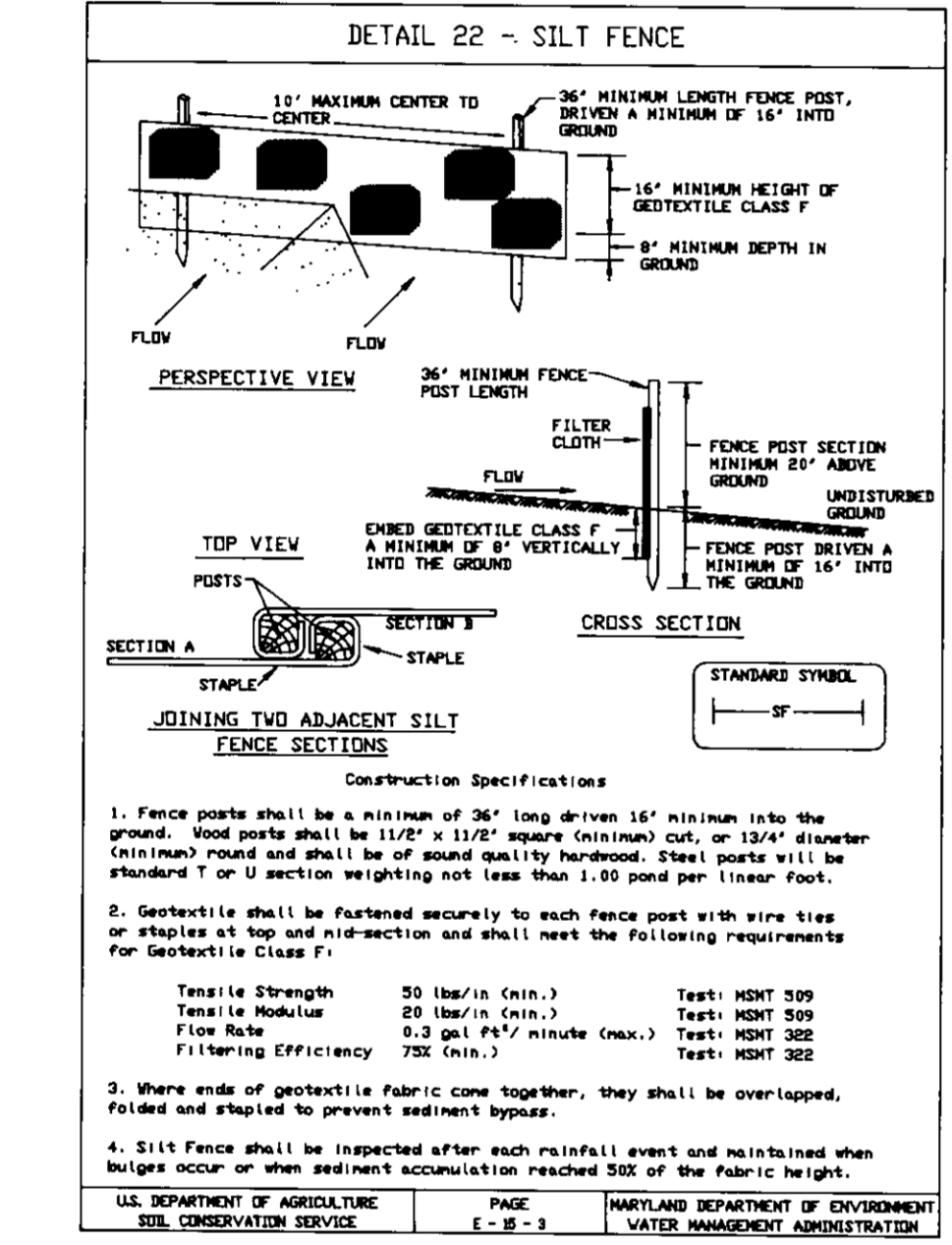
* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

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.	18
4. Excavate for foundations, rough grade and temporary stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Specs. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

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

Signature _____ DATE 5-8-96

APPROVED: DEPARTMENT OF PLANNING & ZONING
Signature _____ DATE 12/24/96
Signature _____ DATE 1/2/97
Signature _____ DATE 1/2/97
DIRECTOR

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

CLARK • FINECROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
1135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 - WASH

DESIGNED	Z.L.	SEDIMENT EROSION CONTROL DETAILS LOTS A-62 THRU A-110 AND OPEN SPACE LOTS A-111 AND A-112	SCALE	AS SHOWN
DRAWN	Z.A.H.	HOWARDS RIDGE SECTION 1 AREA 2 (A RESUBDIVISION OF PARCEL A-3, HOENES PROP.)	DRAWING	4 of 25
CHECKED	J.L.B.	TAX MAP 24 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	95-210
DATE	12-2-96	FOR: WASHINGTON HOMES INC. 1022 BRIGGSBEE ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785	FILE NO.	95-210-9E

SDP-96-132

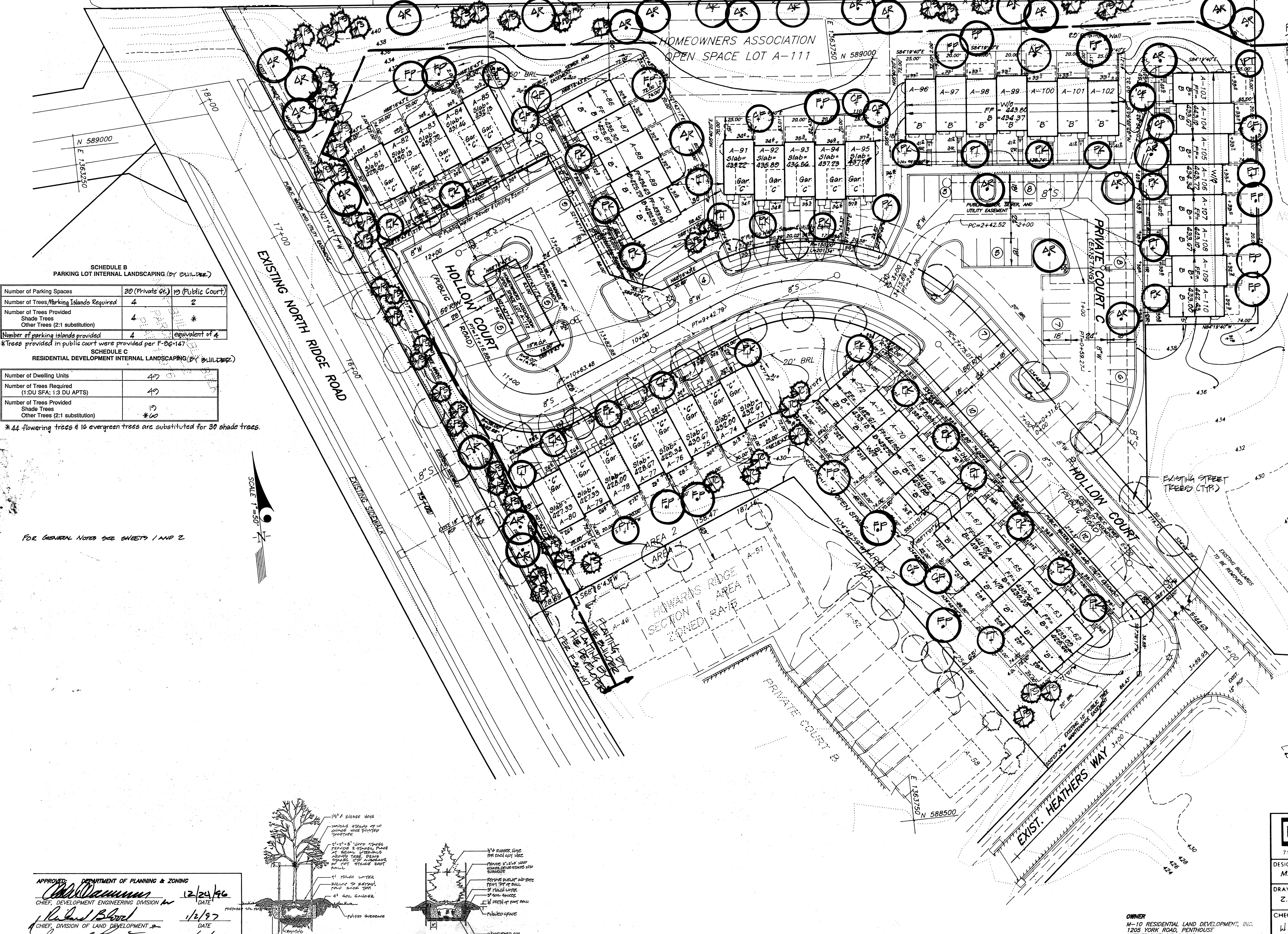
ENGINEER'S CERTIFICATE
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature _____ DATE 12/9/96
J.M. NICKLES

HOENES PROPERTY PARCEL - "B"
FLAT NO. 9418

TYP. AUDY FENCE
SEE SHEET 2 FOR DETAIL

WILDER SUBDIVISION
PARCELS "C-1" AND "C-2"
FLAT NO. 11112

HOWARDS RIDGE
SECTION 1 AREA 2
FLAT NO. 7276



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING (BY BUILDING)

Number of Parking Spaces	20 (Private Ct.)	19 (Public Court)
Number of Trees/Planting Islands Required	4	2
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 BUILDING)

Number of Dwelling Units	47
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	47
Number of Trees Provided	100
Shade Trees	
Other Trees (2:1 substitution)	

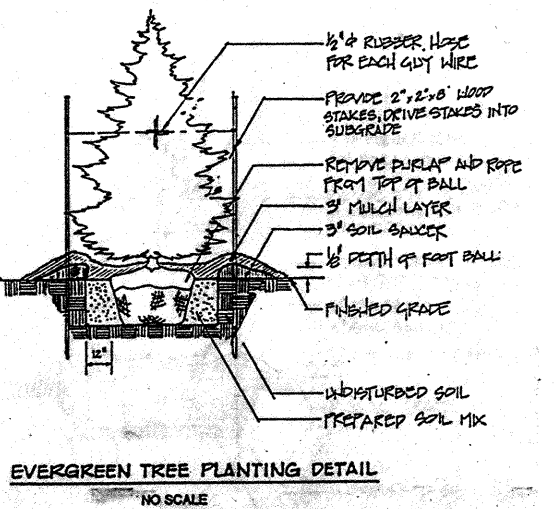
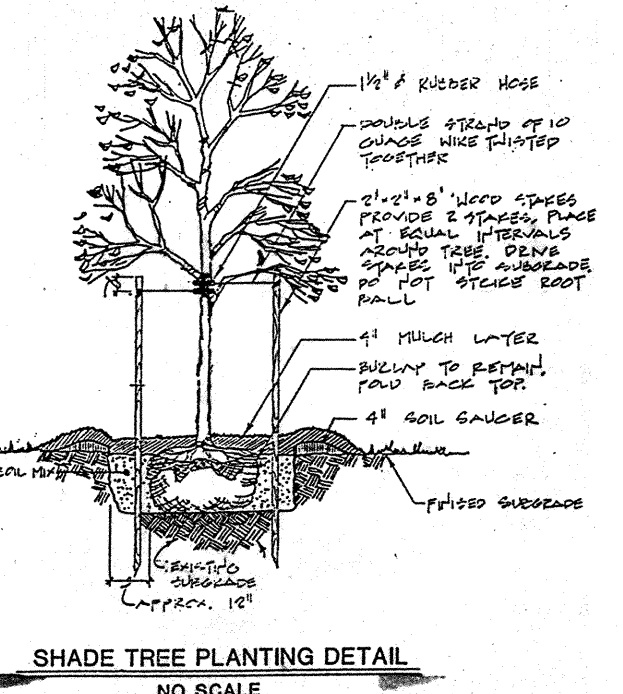
*44 flowering trees & 16 evergreen trees are substituted for 30 shade trees.

Plant Schedule

Key	Quantity	Plant Name	Size	Remarks
Shade Trees				
AR	8	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
Flowering/Evergreen Trees				
CF	12	CORNUS FLORIDA "Rubra" Pink Flowering Dogwood	8'-10' Ht.	B & B
FK	23	PRUNUS SERR. "Kwanzan" Kwanzan Cherry	8'-10' Ht.	B & B
PT	9	PRUNUS X THUNDERCLOUD Purpleleaf Flowering Plum	8'-10' Ht.	B & B
PS	10	PINUS STROBUS White Pine	6'-8' Ht.	B & B
TC	6	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.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 HISCUSS CT. WERE TAKEN FROM F-96-147 AND ON NORTH RIDGE ROAD FROM F-96-01. SEE F-96-147 FOR PERIMETER SCALE DETAILS.

FOR GENERAL NOTES SEE SHEETS 1 AND 2



NO.	REV. FENCE AND NOTE	DATE
1	ADD FENCE AND NOTE	11-09-96
2	REVISION	

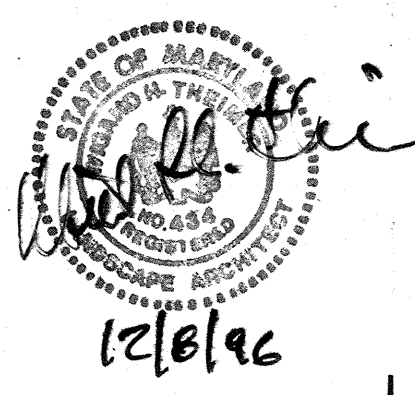
APPROVED: DEPARTMENT OF PLANNING & ZONING
 DATE: 12/24/96
 DATE: 1/2/97
 DATE: 1/2/97

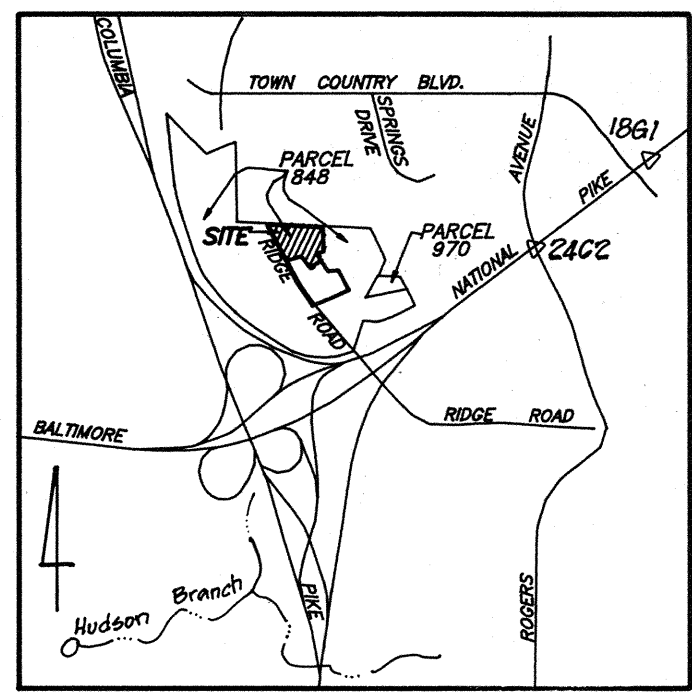
BONDING NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 FINANCIAL SURETY FOR THE REQUIRED 53 TREES FROM SCHEDULES B & C IN THE AMOUNT OF \$5,300.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. THE REQUIRED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

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. 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.: 95-210-13

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
 FOR: WASHINGTON HOMES INC.
 1802 BRIDGESIDE ROAD, SIXTH FLOOR
 LANDOVER, MARYLAND 20785





VICINITY MAP
SCALE 1"=2000'

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

STREET ADDRESS CHART	
LOT NO.	STREET ADDRESS
A-62	3301 HOLLOW COURT
A-63	3303 "
A-64	3305 "
A-65	3307 "
A-66	3309 "
A-67	3311 "
A-68	3313 "
A-69	3315 "
A-70	3317 "
A-71	3319 "
A-72	3321 "
A-73	3323 "
A-74	3325 "
A-75	3327 "
A-76	3329 "
A-77	3331 "
A-78	3333 "
A-79	3335 "
A-80	3337 "
A-81	3339 "
A-82	3341 "
A-83	3343 "
A-84	3345 "
A-85	3347 "
A-86	3349 "
A-87	3351 "
A-88	3353 "
A-89	3355 "
A-90	3357 "
A-91	3359 "
A-92	3361 "
A-93	3363 "
A-94	3365 "
A-95	3367 "
A-96	3369 "
A-97	3371 "
A-98	3373 "
A-99	3375 "
A-100	3377 "
A-101	3379 "
A-102	3381 "
A-103	3383 "
A-104	3385 "
A-105	3387 "
A-106	3389 "
A-107	3391 "
A-108	3393 "
A-109	3395 "
A-110	3397 HOLLOW COURT

MINIMUM CELLAR ELEVATIONS		
LOT NO.	INV. @ P.L.	MIN. CELLAR
A-62	425.94	429.14
A-63	426.50	429.71
A-64	426.82	430.02
A-65	427.13	430.33
A-66	427.45	430.65
A-67	427.81	430.91
A-68	428.33	431.43
A-69	428.65	431.85
A-70	428.96	432.16
A-71	429.27	432.47
A-72	429.48	432.68
A-73	429.7	429.8
A-74	429.9	429.7
A-75	429.1	429.2
A-76	421.5	424.9
A-77	421.4	424.5
A-78	421.3	424.5
A-79	421.2	424.3
A-80	421.1	424.3
A-81	421.0	424.2
A-82	420.8	424.0
A-83	420.9	424.5
A-84	420.1	424.3
A-85	422.0	424.0
A-86	427.3	429.4
A-87	424.6	427.6
A-88	422.6	425.7
A-89	422.1	425.2
A-90	422.0	425.1
A-91	425.6	428.0
A-92	426.5	428.8
A-93	427.5	429.8
A-94	428.5	429.8
A-95	428.6	429.0
A-96	430.24	433.44
A-97	430.14	433.34
A-98	429.80	433.00
A-99	429.60	432.80
A-100	429.40	432.60
A-101	429.18	432.38
A-102	429.00	432.20
A-103	429.46	432.46
A-104	429.36	432.36
A-105	429.17	432.27
A-106	428.98	432.18
A-107	428.59	431.79
A-108	428.36	431.56
A-109	428.14	431.34
A-110	427.97	431.17
Fut. 6	426.6	429.8
Fut. 7	426.9	430.1
Fut. 8	427.1	430.3
Fut. 9	427.3	430.5
Fut. 10	427.6	430.8

LOT AREA TABLE	
LOT NO.	AREA
A-62	1750 SF
A-63	1480 SF
A-64	1480 SF
A-65	1480 SF
A-66	1480 SF
A-67	1750 SF
A-68	1750 SF
A-69	1480 SF
A-70	1480 SF
A-71	1477 SF
A-72	1662 SF
A-73	1800 SF
A-74	1480 SF
A-75	1480 SF
A-76	1480 SF
A-77	1480 SF
A-78	1480 SF
A-79	1480 SF
A-80	1800 SF
A-81	1800 SF
A-82	1480 SF
A-83	1480 SF
A-84	1480 SF
A-85	1800 SF
A-86	1800 SF
A-87	1480 SF
A-88	1480 SF
A-89	1480 SF
A-90	1987 SF
A-91	2125 SF
A-92	1689 SF
A-93	1650 SF
A-94	1649 SF
A-95	2109 SF
A-96	1800 SF
A-97	1480 SF
A-98	1480 SF
A-99	1480 SF
A-100	1480 SF
A-101	1480 SF
A-102	1683 SF
A-103	1625 SF
A-104	1300 SF
A-105	1390 SF
A-106	1480 SF
A-107	1480 SF
A-108	1480 SF
A-109	1480 SF
A-110	1850 SF

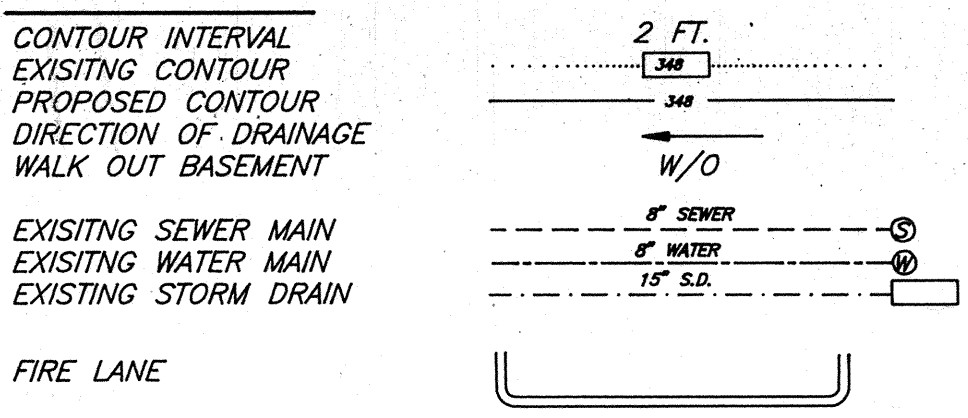
SITE ANALYSIS

- Subject property is zoned:.....R-A-15 per 10/18/95 comprehensive zoning plan.
- Unit type proposed:.....Single Family attached
- Number of lots proposed:.....49
- Number of parking spaces required:.....98
- Number of parking spaces provided:.....127 (2.6 sf per unit)
Driveways and Garage:.....36
Court:.....91
- Area tabulation:
 - Total area of the parcel:.....4.9 acres or 213,444 S.F.
 - Total lot area:.....1.8 acres or 36%
 - Total open space area:.....2.2 acres or 44%
 - Public road area:.....0.9 acres or 18%

GENERAL NOTES

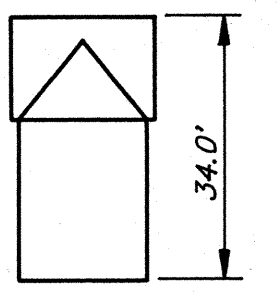
- The existing topography shown was taken from approved road construction plan F-98.147 prepared by Clark, Finefrock & Sackett.
- Department of Planning & Zoning reference file numbers: S-95-01, ZB-941 dated 10-18-93, F-85-57, P-95-21, F-96-01, SP-96-01, F-96-147.
- The coordinates shown hereon are based 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 14-3530-D approved road construction plans F-98.147.
- 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. 14-3530-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-67 thru A-110.
- 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 6-6.03.
- 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 PLANTERS OR STREET TREE IMPACTED OR DESTROYED BY THIS PROPOSAL SHALL BE RELOCATED OR REPLACED AT A NEARBY SUITABLE LOCATION OR AT THE SAME LOCATION.

LEGEND

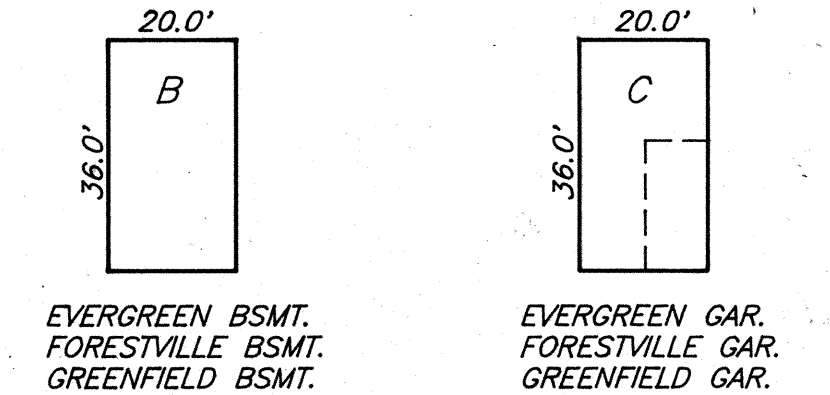


GENERAL NOTE:
IN ACCORDANCE WITH THE DECISION IN DOCSAGE NO. 03-551 GRANTING HOWARD'S RIDGE HOMEOWNERS ASSOCIATION (THE ASSOCIATION) THE RIGHT TO INSTALL A FENCE AT THE PROPERTY LINE, THE FOLLOWING CONDITIONS HAVE BEEN AGREED TO IN A LETTER DATED JUNE 29, 2004:

- THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE CARE, MAINTENANCE, AND REPLACEMENT FOR ALL TREES LOCATED WITHIN THE EXISTING 10' WIDE TREE MAINTENANCE EASEMENT AREAS.
- THE PROPOSED FENCES SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY CLAIM AND DAMAGES RESULTING FROM THE FENCES BEING LOCATED ON ASSOCIATION PROPERTY.
- ANY PORTIONS OF THE PROPOSED FENCES THAT PRECLUDE ACCESS TO ANY UTILITY EASEMENT LOCATED FROM THE PUBLIC RIGHT OF WAY OR CROSS OVER ANY UTILITY EASEMENT SHALL BE EASILY REMOVED. HOWEVER, THE ASSOCIATION AGREES TO INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES TO ALL FENCES 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

1. ADD ADDITIONAL GENERAL NOTES 11/09/04
 1. Revised SHC # Min cellar elevations due to raising the road on Hollow Court. 5/10/08
 REVISION DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division 12/24/96
 Chief, Division of Land Development 1/2/97
 Director 1/2/97

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

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

SUBDIVISION NAME HOWARDS RIDGE	SECTION/AREA 1 / 2	LOTS A-62 TO A-112
PLAT NO. 12512 and 12513	BLOCK NO. 17, 23 & 24	ZONE RA-15
TAX MAP NO. 24 / G	ELECTION DIST. 17, 24	CENSUS TRACT 2nd 6026
WATER CODE F03	SEWER CODE 1452800	

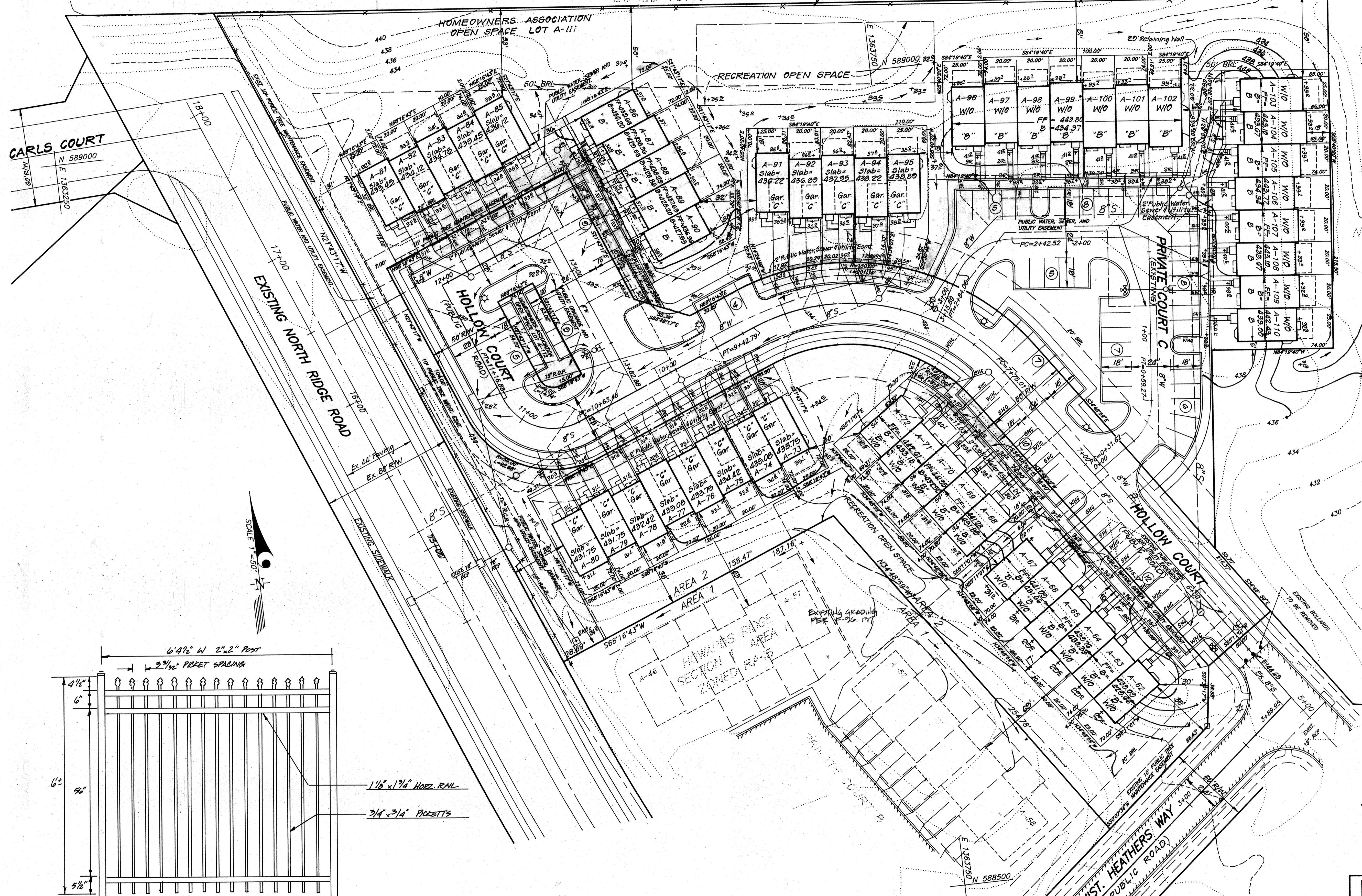
DESIGNED: M.J.P. SCALE: AS SHOWN
 DRAWN: Z.A.H. DRAWING: 1 OF 5
 CHECKED: WLT. JOB NO.: 95-210
 DATE: 12-9-96. FILE NO.: 95-210 -X

FOR: WASHINGTON HOMES INC. 1602 BRIGHTSEAT ROAD, SIXTH FLOOR LANDOVER, MARYLAND 20785

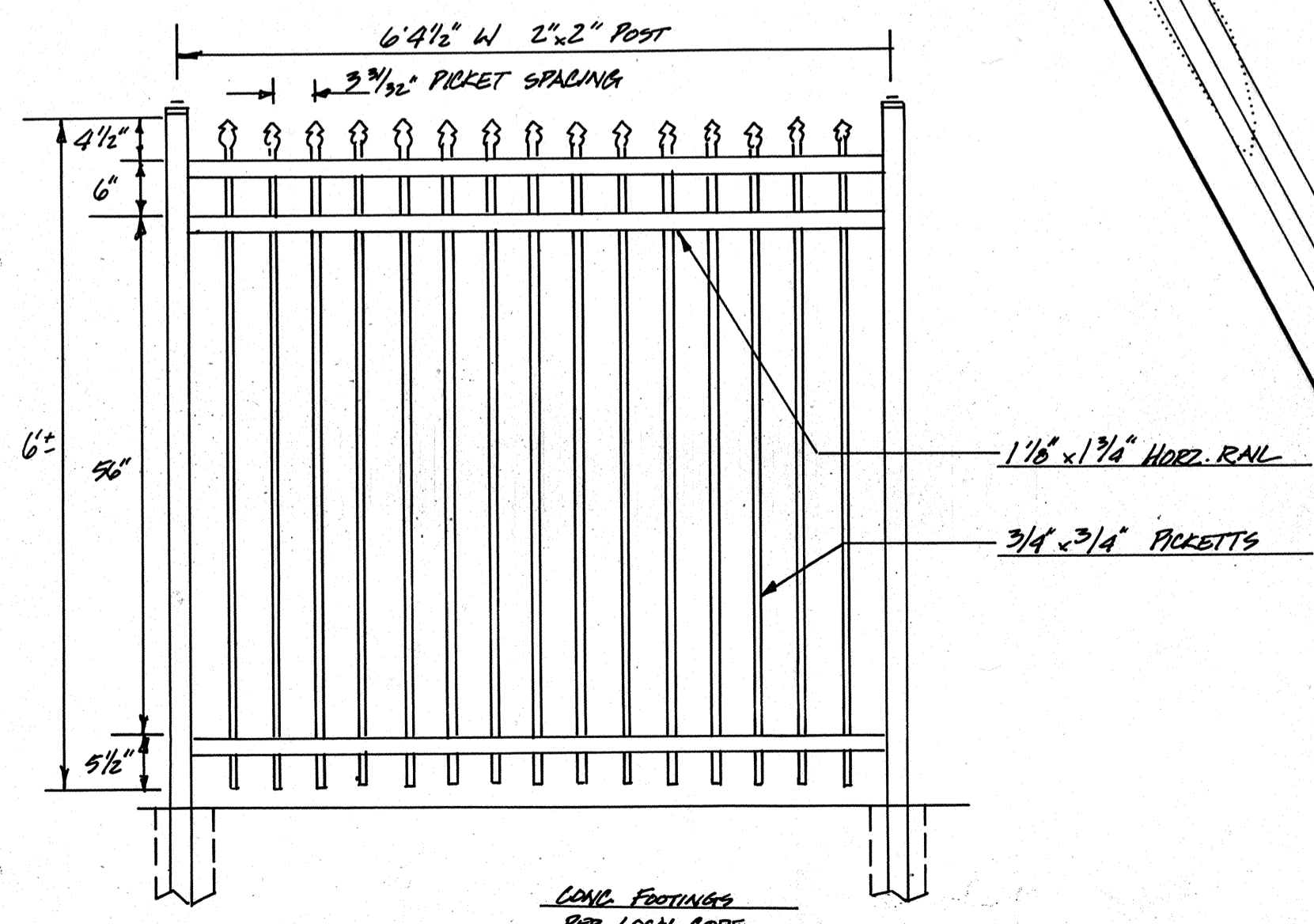
HOENES PROPERTY PARCEL "D"
PLAT NO. 9419

WILDER SUBDIVISION
PARCELS "C-1" AND "C-2"
PLAT NO. 1112
ZONED RA-U

WILDER SUBDIVISION
PARCEL A-4
PLAT NO. 7276
ZONED RA-15



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



APPROVED: DEPARTMENT OF PLANNING & ZONING
Richard Blod
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/24/96

James S. Keeth
DIRECTOR
DATE: 1/2/97

DETAILED ALUMINUM ALLOY FENCE
NO SCALE

NO.	REVISION	DATE
4	ADD FENCE, DETAILS, AND NOTES	11-29-04
3	Reverse Units on Lots 62, 67, 68, 70, 110 and 103, Revise Slab Location Lots 62-67	6-15-00
2	Reverse Units lots 68 and 72 and Revise Depth of Units lots 68 thru 72	1-1-00
1	Reverse units A-73 thru A-95 due to changes on P.96-147. The court was raised approximately 4"	9-19-98

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DESIGNED: M.J.P.
DRAWN: Z.A.H.
CHECKED: WUT
DATE: 12-0-00

SITE DEVELOPMENT 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

SCALE: 1" = 30'
DRAWING: 2 OF 5
JOB NO.: 95-210
FILE NO.: 95-210-X

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

FOR WASHINGTON HOMES INC.
802 BRIGHTSAY ROAD, SIXTH FLOOR
LANDOVER, MARYLAND 20785

