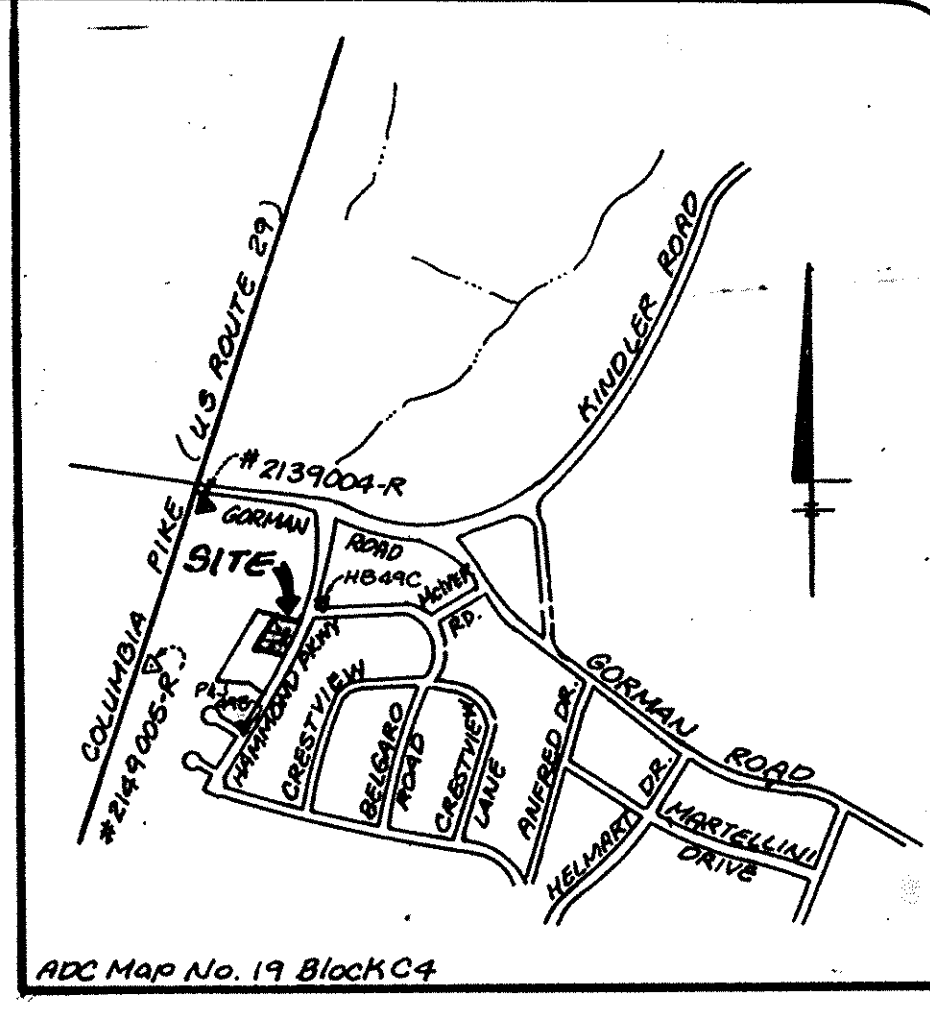


- LEGEND:**
- 402 Existing Ground
 - 402 Proposed Grade
 - Existing Trees
 - Existing Sewer
 - Existing Water
 - Drainage Direction
 - Existing Paving
 - Existing Street Trees/Landscaping Per F97-167
 - Existing SCE (6P98-09)
 - New SCE
 - Existing Silt Fence (6P98-09)
 - New Silt Fence
 - New Super Silt Fence
 - Limit of Disturbance
 - Downspout
 - Drywell (7.5' x 7.5' x 4')

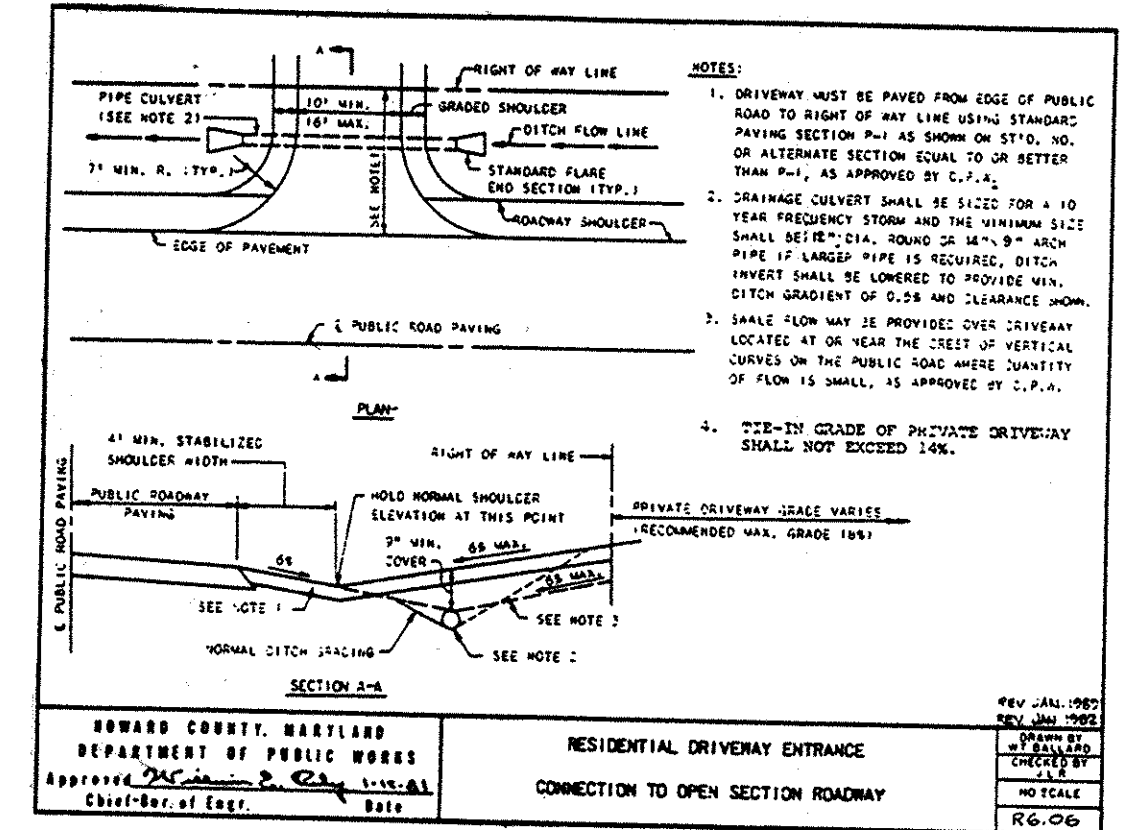
BENCHMARKS:

HB 49C ROAD SIDE CAP NUT ON FIRE HYDRANT, NORTH SIDE OF BELGARD AND HAMMOND PARKWAY. Elev. 397.32

P & J 49B D CUT ON NORTHEAST CORNER OF JACKET ON WEST SIDE OF HAMMOND PARKWAY. Elev. 382.77



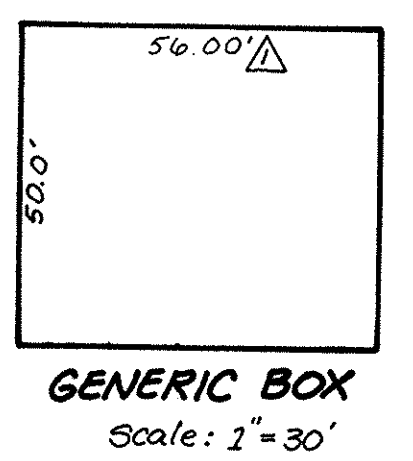
- GENERAL NOTES:**
- SITE ANALYSIS:**
 - TOTAL AREA OF LOTS: 1.238 Ac. ±
 - ZONING: R-20
 - PROPOSED USE OF STRUCTURES: RESIDENTIAL SINGLE FAMILY DETACHED DWELLINGS
 - TOTAL NUMBER OF UNITS ALLOWED: 3
 - TOTAL NUMBER OF UNITS PROVIDED: 3
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARDS, SPECIFICATIONS AND DETAILS, VOLUME IV.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING CONSTRUCTION INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK.
 - PREVIOUS SUBMITTALS: F89-139, F92-45, F97-167, 6P98-09, WP97-141.
 - ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAYS, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
 - THE EXISTING UTILITIES SHOWN HEREON ARE LOCATED FROM FIELD SURVEYS AND CONSTRUCTION DRAWINGS OF RECORD AND WATER AND SEWER CONTRACT # 375-W AND # 531-S. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION AND CONVENIENCE. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES TO HIS OWN SATISFACTION AND WELL IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE.
 - THE EXISTING TOPOGRAPHY SHOWN REFLECTS THE POST GRADED CONDITION SHOWN ON FINAL CONSTRUCTION PLANS F97-167 AND 6P98-09.
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2139004-R AND 2149005-R (NAD 27).
 - THE 65 dBA THRESHOLD WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
 - THIS PLAN IS SUBJECT TO WP97-141. ON JULY 30, 1997 THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.121 (E)(1) REQUIRING OPEN SPACE LOTS TO HAVE 40 FT. OF FRONTAGE ON A PUBLIC ROAD SUITABLE FOR ACCESS BY MAINTENANCE VEHICLES, OR IF FRONTAGE IS REDUCED TO 20 FT THEN ADJACENT SIDE YARD SETBACKS FOR ABUTTING LOTS MUST BE INCREASED BY 10 FEET.
 - DRY WELLS AND DRIVEWAY TRENCHES APPROVED AS A CONDITION OF 5/27/97 FEE-IN-LIEU STORMWATER MANAGEMENT STUDY SHALL BE CONSTRUCTED AT THE SITE DEVELOPMENT PLAN STAGE. THE MINIMUM SIZE OF THE WATER QUALITY FACILITY REQUIRED FOR EACH LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TABULATION AND DETAILS SHOWN ON THIS PLAN. ALL WATER QUALITY FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE LOT OWNER.
 - DRIVEWAY ENTRANCES SHALL BE INSTALLED PER HOWARD COUNTY STANDARD DETAIL RG.06 OF THE VOLUME IV DESIGN MANUAL.



MODEL MATRIX

LOT	B	C	C-2	D	E	D-2
41	✓	✓	✓	✓	✓	✓
42	✓	✓	✓	✓	✓	✓
43	✓	✓	✓	✓	✓	✓

NOTE: ✓ Denotes house model fits within 56.00'x50' generic box.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature]
DIRECTOR

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

[Signature] 6/16/98
NATURAL RESOURCE CONSERVATION SERVICE

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

[Signature] 6/16/98
HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN AND EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 6/16/98
SIGNATURE OF ENGINEER

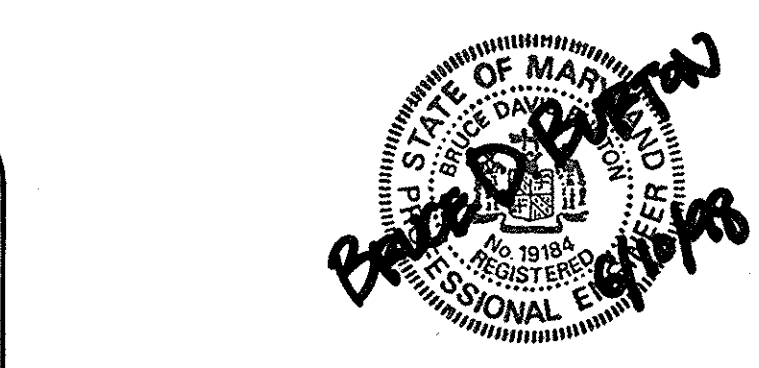
DEVELOPER'S CERTIFICATE

"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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] 4-27-98
SIGNATURE OF DEVELOPER

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED: *[Signature]*
CHIEF OF ENGR.

RESIDENTIAL DRIVEWAY ENTRANCE
CONNECTION TO OPEN SECTION ROADWAY



ADDRESS CHART

LOT	STREET ADDRESS
41	7908 Hammond Parkway
42	7904 Hammond Parkway
43	7900 Hammond Parkway

REVISIONS

NO.	DATE	DESCRIPTION
1	4/19/99	Revise generic box, Add House Type D-2 for Lot 42

SUBDIVISION NAME TWIN OAKS	SECTION/AREA N/A	P/O Parcel 480
PLAT NO. 13031	BLOCK NO. ZONE 23 R-20	TAX MAP NO. ELECTION DISTRICT 41 6th
WATER CODE E 17	SEWER CODE 7680000	CENSUS TRACT 6068.02

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: B.D.B.
DRAWN: K.B.W.
CHECKED: B.D.B.
DATE: 4/98

SITE DEVELOPMENT PLAN
TWIN OAKS
LOTS 41-43

SCALE: 1" = 30'
DRAWING: 1 of 2
JOB NO.: 96-062
FILE NO.: SDP 98-127

Tax Map No. 41, Grid 23, P/O Parcel No. 480
6th Election District - Howard County, MD.
Previous Submittals: F85-139, F92-45, F97-167, 6P98-09, WP97-141

Owner/Developer:
ENCORE COMMUNITIES, L.L.P.
7241 Norris Avenue
Sykesville, MD 21784 (410) 549-2560