

GENERAL NOTES

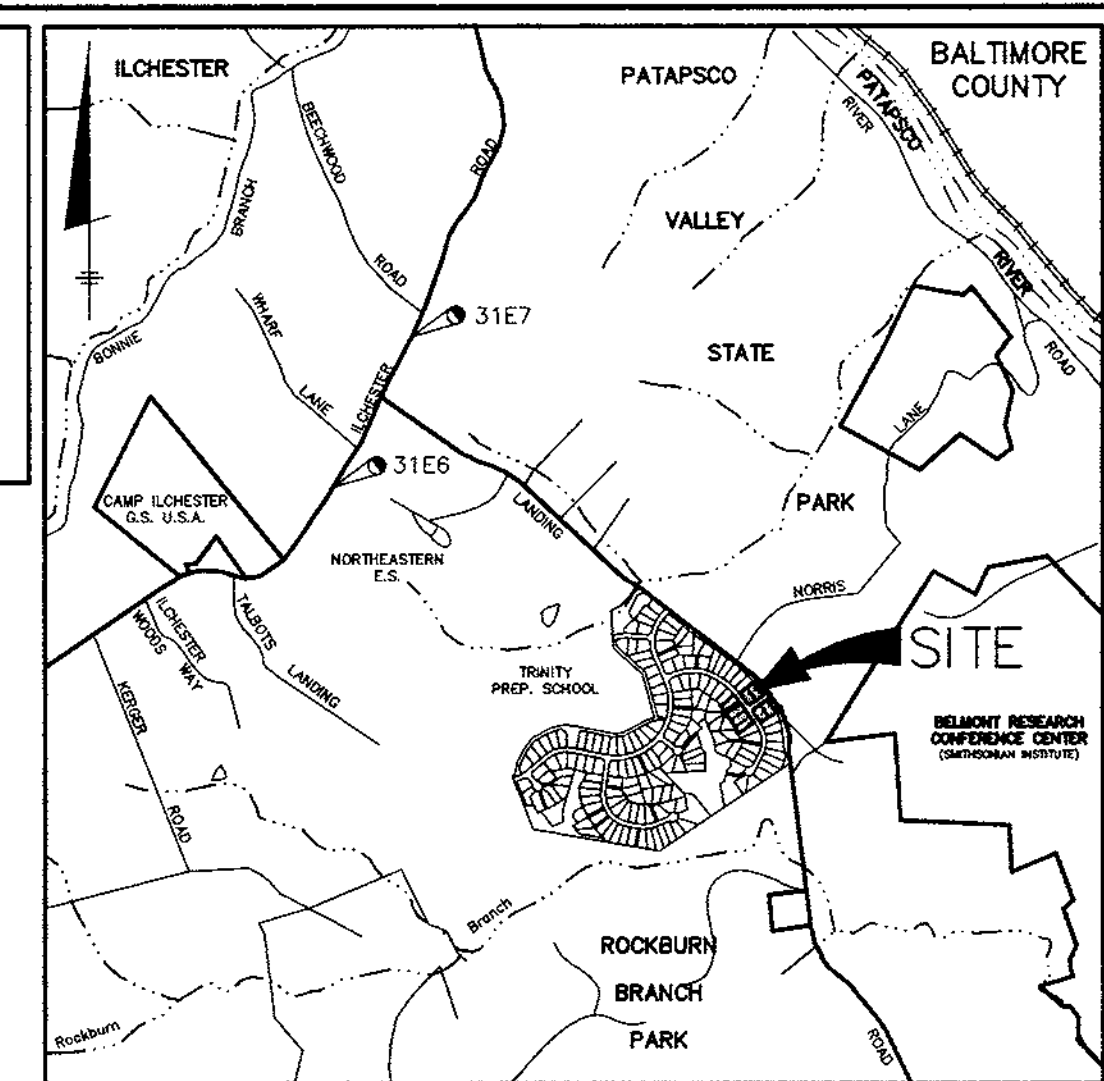
1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)515-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-99-22. CONTOUR INTERVAL IS 2 FEET.
4. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 31E6, 31E7 AND BM#2745004.
5. ALL ROADWAYS ARE PUBLIC.
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 14-3899-D & 14-3700-D AND ROAD CONSTRUCTION PLANS F-99-22. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SSP GRASSES.
7. STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-99-22 BY MEANS OF EXTENDED DETENTION.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
9. PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BRL SHALL BE IN ACCORDANCE WITH SECTION 128 (c)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
10. PREVIOUS HOWARD COUNTY FILE NOS. S-96-08, P-97-003, WP-98-78, F-98-166, F-99-22
11. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
12. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
13. BRL INDICATES BUILDING RESTRICTION LINE.
14. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
15. FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NOS. 13809 - 13823.
16. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
17. DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
18. FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT HAS BEEN MET BY RETAINING 7.1 ACRES OF FOREST ON-SITE AND BY REFORESTING 5.4 ACRES ON-SITE UNDER F-99-22, AND BY PROVIDING AN ADDITIONAL 18.0 ACRES OF REFORESTATION OFF-SITE AT RIGGS MEADOW (F-97-41) UNDER F-99-22.

SITE DEVELOPMENT PLAN GROVEMONT

LOTS 123, 128-130 AND 151-154 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BENCH MARKS NAD'83

HO. CO. #31E6 3/4" REBAR 0.5' BELOW SURFACE 5' SOUTHWEST OF ILCHESTER ROAD PAVING 500'± WEST OF WHARF LANE. N 570852.3717' E 1376700.6467'
HO. CO. #31E7 3/4" REBAR 0.5' BELOW SURFACE 9' SOUTHWEST OF ILCHESTER ROAD PAVING 250'± WEST OF BEECHWOOD ROAD N 572335.3503' E 1377504.0332'
HO. CO. BM#2745004 USED FOR VERTICAL CONTROL. ELEV. 364.78'



SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS

LOT NO	151	154
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	173'	178'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	4	4
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTION) SHRUBS		
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0	0
EVERGREEN TREES	4	4
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (0:1 SUBSTITUTION)	8	8
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

18 SMALL ORNAMENTAL TREES HAVE BEEN SUBSTITUTED FOR THE 8 REQUIRED SHADE TREES AT A 2:1 RATIO.

- NOTES:**
1. SURETY IN THE AMOUNT OF \$5,600.00 FOR 8 SHADE TREES AND 8 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.
 2. STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-99-22.

PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
☉	16	CORNUS FLORIDA/WHITE (Flowering Dogwood)	8'-10' HT.
☼	8	PINUS STROBUS (Eastern White Pine)	6'-8' ht. UNSHEARED

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
1. PRESENT ZONING: R-20
 2. APPLICABLE OPZ FILE REFERENCES: S-96-08 P-97-003 WP-98-78 F-98-166 F-99-22
 3. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 4. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE
- AREA TABULATION**
- 1.) TOTAL PROJECT AREA: 95.99 AC.
 - 2.) AREA OF THIS PLAN SUBMISSION: 2.99 AC.
 - 3.) APPROXIMATE LIMIT OF DISTURBANCE: 2.85 AC.
 - 4.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLATS: 174
 - 5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 8
 - 6.) OPEN SPACE ON-TOTAL SITE PERCENTAGE OF GROSS AREA: 19.73% 20.6%
 - 7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: 0.80 AC.
 - 8.) AREA OF RECREATIONAL OPEN SPACE PROVIDED: 0.88 AC.

ADDRESS CHART

LOT No.	STREET ADDRESS
123	7128 COLLINGWOOD COURT
128	7148 COLLINGWOOD COURT
129	7152 COLLINGWOOD COURT
130	7156 COLLINGWOOD COURT
151	5207 WOOLTON COURT
152	5203 WOOLTON COURT
153	5202 WOOLTON COURT
154	5206 WOOLTON COURT

SHC TABLE

LOT	MIN. CELLAR	SHC INV.
123	336.2	331.9 *
128	334.0	329.9 *
129	332.0	327.9 *
130	329.8	325.5 *
151	329.2	324.9
152	334.5	330.0
153	334.7	330.4
154	328.8	324.5

* INDICATES A DROP HOUSE CONNECTION

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.



PERMIT INFORMATION CHART

SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
GROVEMONT		N/A	P/O 232		
LOTS 123, 128-130, AND 151-154					
PLAT Nos.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
13809 thru 13823	17 & 23	R-20	31	1st	6011.01
WATER CODE		SEWER CODE			
D-03		1254550			

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/16/99
DATE

[Signature] 8/16/99
DATE

[Signature] 8/18/99
DATE

PLAN
SCALE: 1" = 200'

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
5	HOUSE FOOTPRINT AND BOX DETAIL SHEET

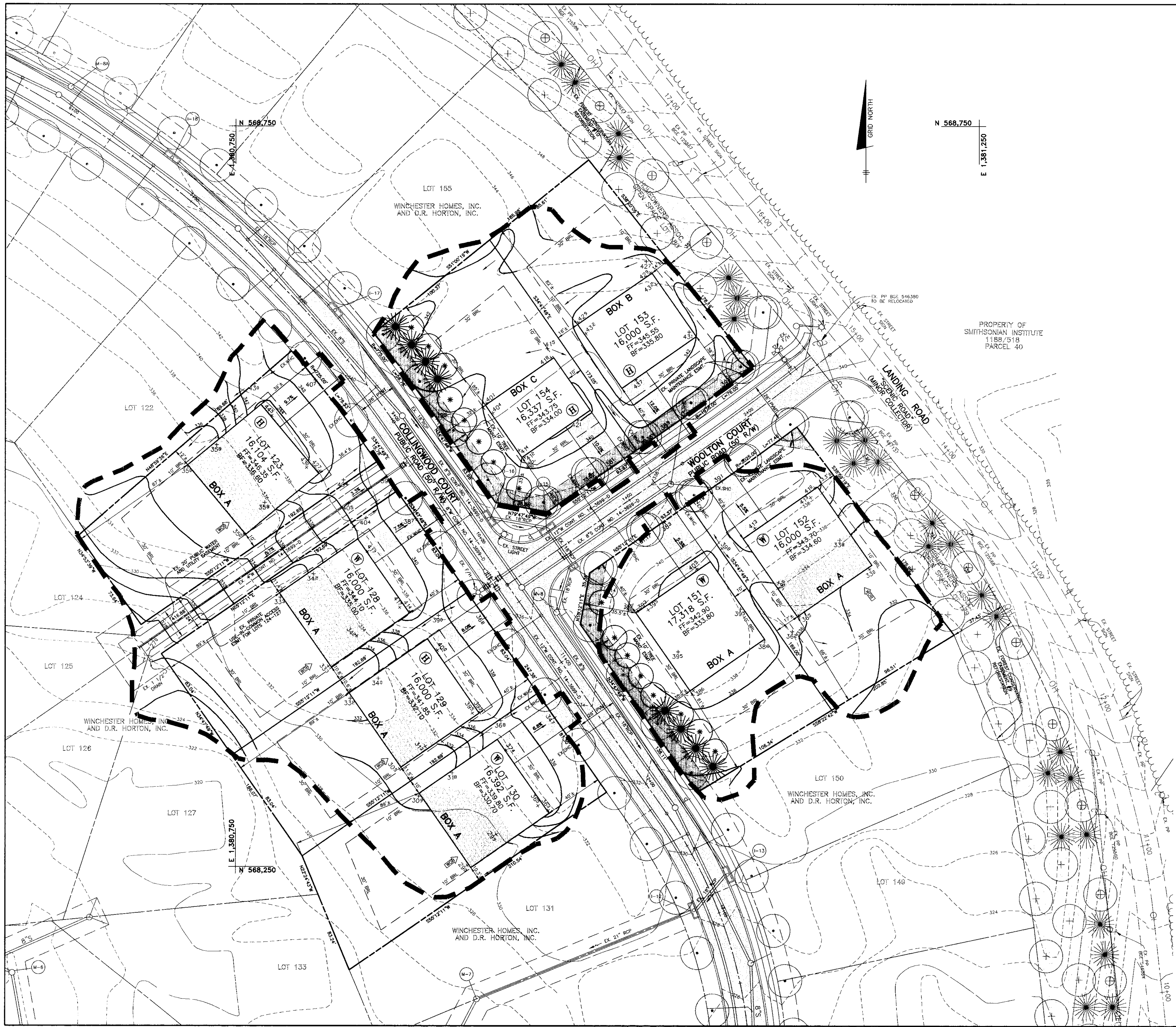
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-8644

OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22
DATE: MAY 1999 JULY 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 5



- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- INDICATES A WALKOUT BASEMENT
- INDICATES WINDOW WELLS ARE NEEDED
- TREES INSTALLED UNDER F-99-22
- INDICATES EITHER A WINCHESTER OR A D.R. HORTON LOT
- INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
- LIMIT OF DISTURBANCE

PROPERTY OF
SMITHSONIAN INSTITUTE
1188/518
PARCEL 40

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Donald Mean
DEVELOPER 7-29-99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/6/99
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamada 8/10/99
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 8/12/99
DATE
DIRECTOR

NO.	DATE	REVISION





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8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202		PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154	
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		TITLE: SITE DEVELOPMENT PLAN	
DATE: MAY, 1999	PROJECT NO. 1208	SCALE: 1" = 30'	SHEET 2 OF 5
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	



LEGEND

-  SF SILT FENCE
-  LIMIT OF DISTURBANCE
-  SCE STABILIZED CONSTRUCTION ENTRANCE
-  SOIL STABILIZATION MATTING

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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.

Michael M... 7/29/99
 DEVELOPER DATE

BY THE ENGINEER:
 I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Donald Mean 7/28/99
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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

Caryl Simmons 8/4/99
 NATURAL RESOURCES CONSERVATION SERVICE DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John A. Roberts 8/4/99
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/6/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE


[Signature] 8/10/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/18/99
 DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644



OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154 LOCATION: TAX MAP 31 - P/O PARCEL 232 1 st ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: SEDIMENT & EROSION CONTROL PLAN WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22 DATE: MAY 1999 PROJECT NO. 1208 JULY 1999 DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 3 OF 5
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~ SEDIMENT CONTROL NOTES ~

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
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 MOST CURRENT MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 (3) 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 PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE...
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT STRUCTURES (SEC. 50) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES...
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
7. SITE ANALYSIS:
TOTAL AREA OF SITE (THIS SUBMISSION) 2.99 ACRES
AREA DISTURBED 2.85 ACRES
AREA TO BE ROOVED OR PAVED 0.73 ACRES
AREA TO BE VEGETATIVELY STABILIZED 2.12 ACRES
TOTAL CUT 4080 CY
TOTAL FILL 4080 CY
OFFSITE WASTE/BORROW AREA LOCATION N/A

~TOPSOIL SPECIFICATIONS~

- 1. Topsoil salvaged from the existing site may be used provided that it meets that 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.
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
i. 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 soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutcracker, foxtail, ryegrass, thistle, or others as specified.
iii. 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:
IV. For sites having disturbed areas under 5 acres:
1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
2. For sites having disturbed areas over 5 acres:
i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
b. Organic content or topsoil shall be not less than 1.5 percent by weight.
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
d. No soil or seed shall be placed on a soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
V. Topsoil Application
1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grass stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
2. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, unless 4" - 8" higher in elevation.
3. 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 seeding 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.
4. 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 seeded preparation.
VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
1. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.05.
b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 to 1,000 square feet.
2. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.
References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

~TEMPORARY SEEDBED PREPARATIONS~

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM 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: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH 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 UNWROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF ENHANCED 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

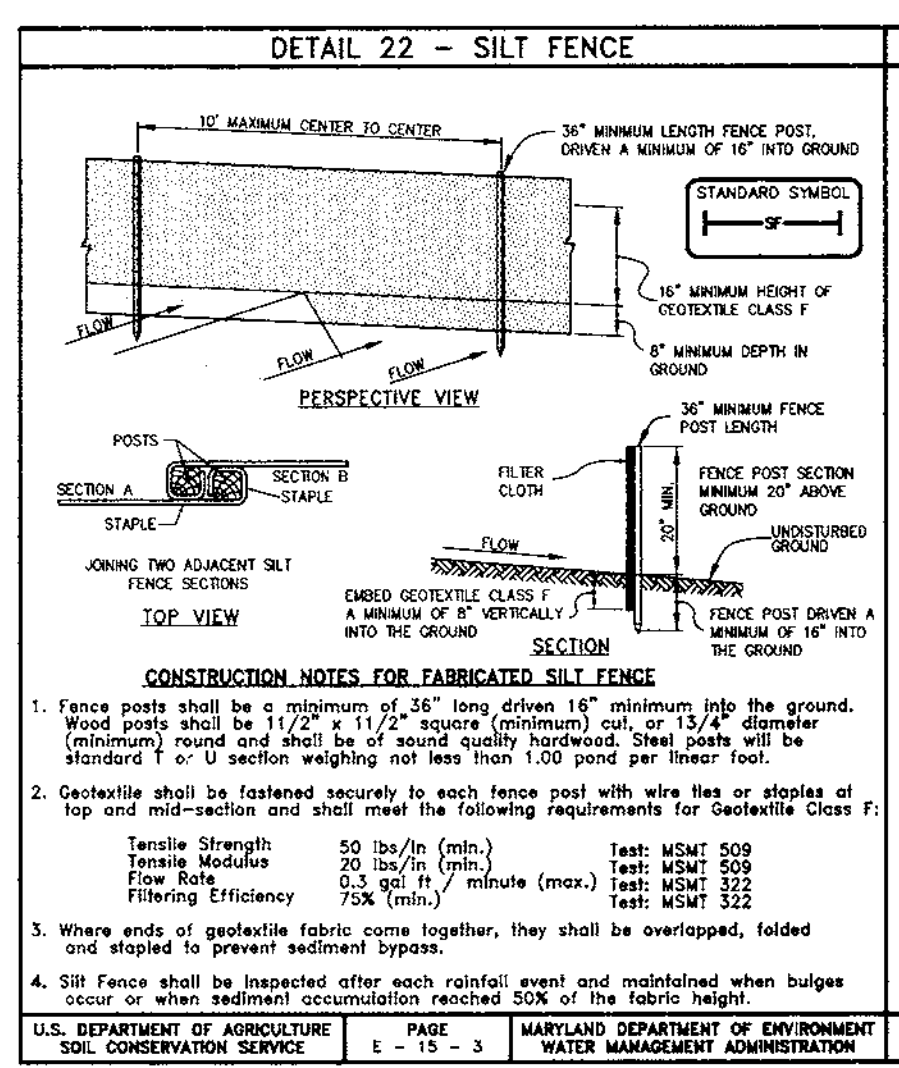
~SEQUENCE OF CONSTRUCTION~

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
DAY 1-1) OBTAIN GRADING PERMIT.
DAY 2-8 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SOP.
DAY 8-12 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 13-82 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
DAY 83-87 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
DAY 88-91 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
* - INDICATES SINGLE HOUSE CONSTRUCTION.
NOTE: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.

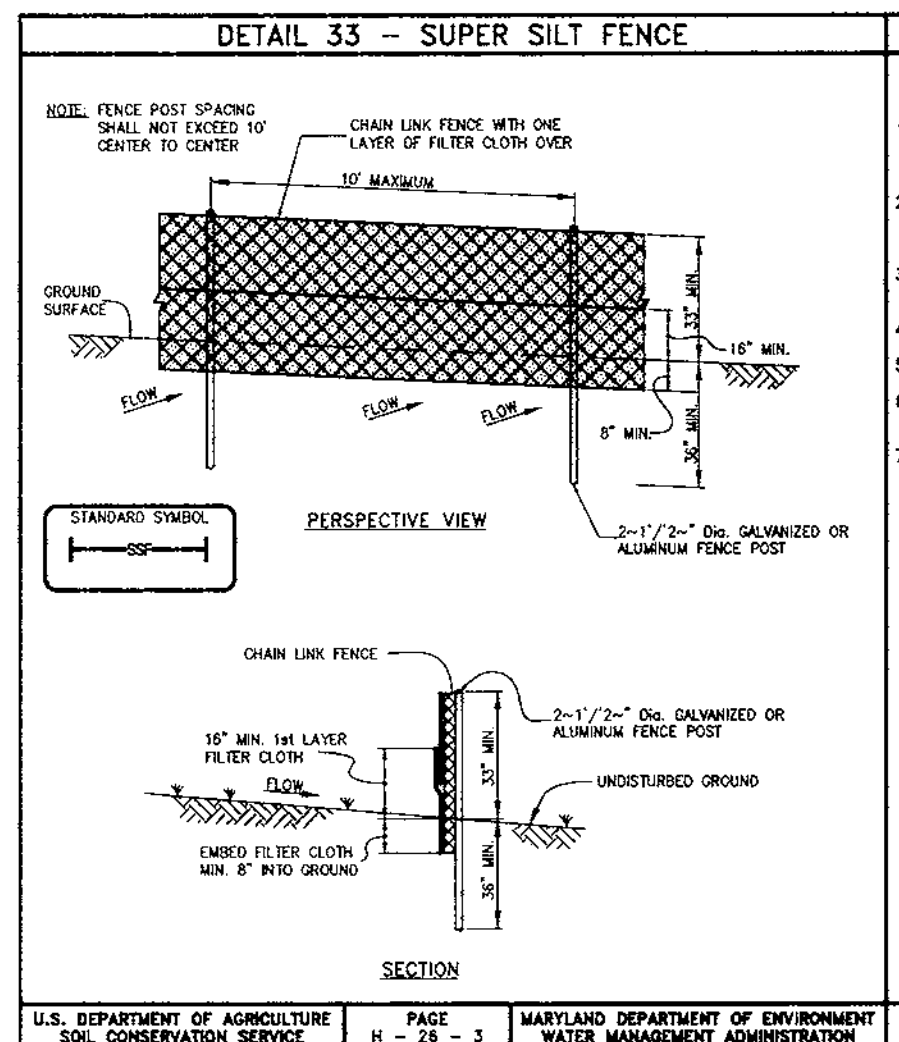
~PERMANENT SEEDBED PREPARATIONS~

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM 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 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1000 SQ FT) OF 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 THROUGH FEBRUARY 28. PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNWROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF ENHANCED 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 SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

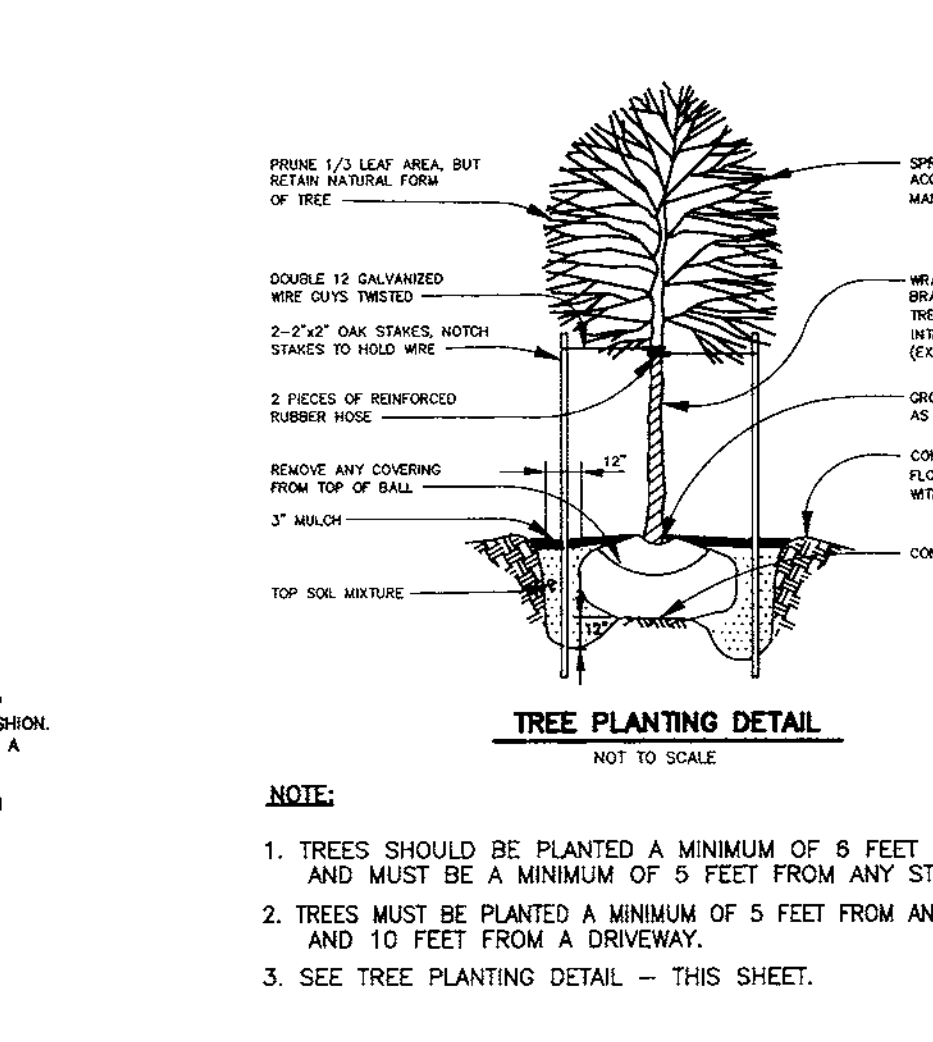
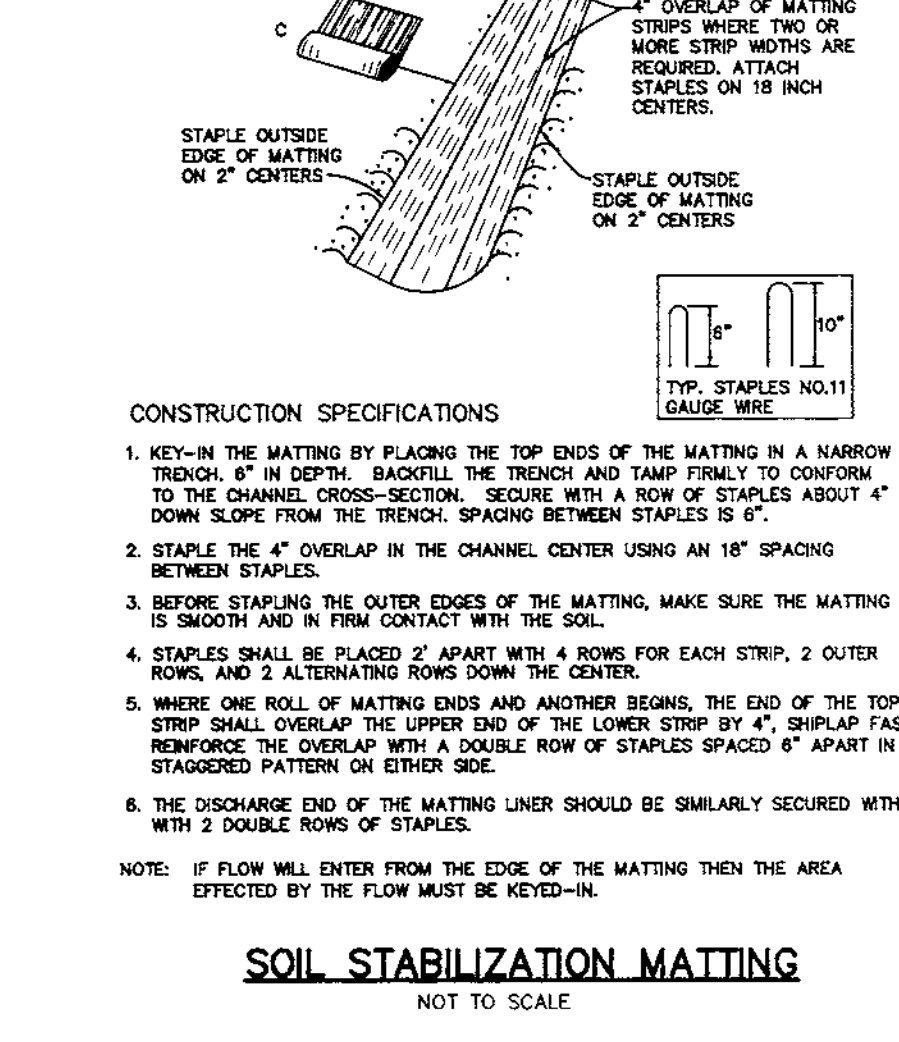
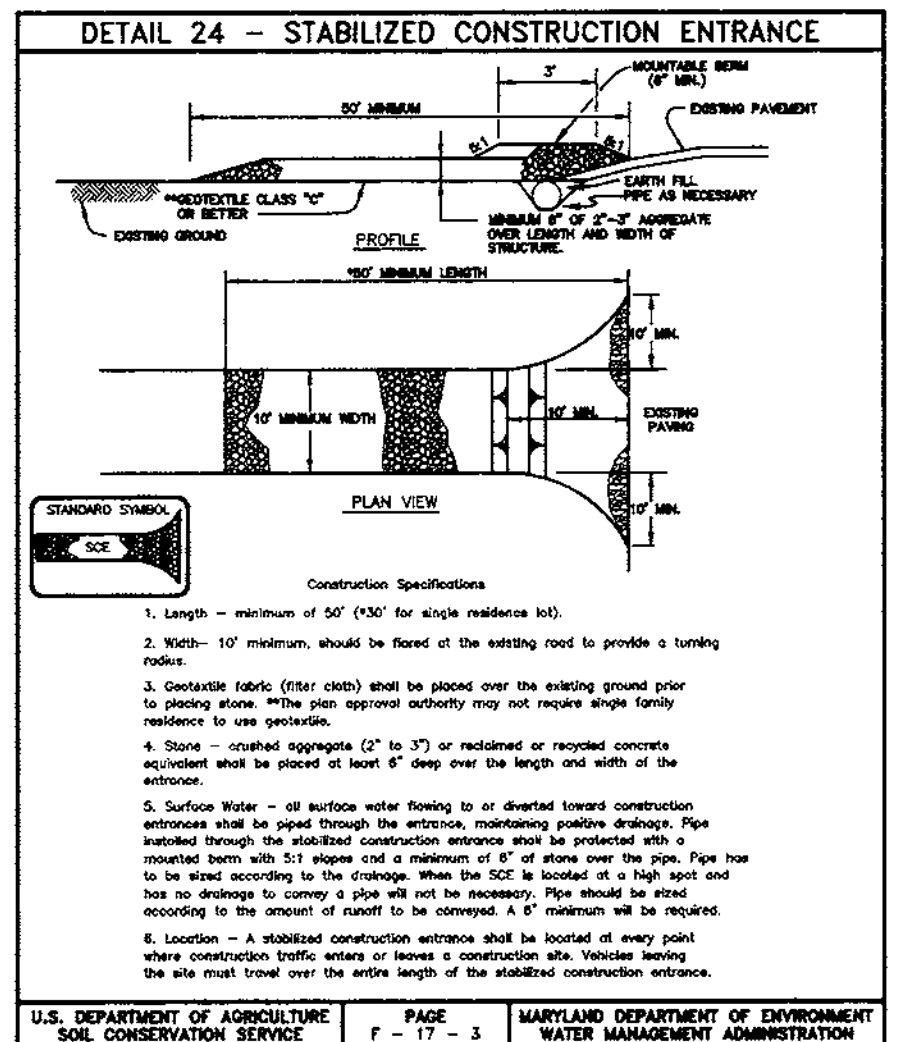
- 1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grass stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
2. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, unless 4" - 8" higher in elevation.
3. 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 seeding 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.
4. 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 seeded preparation.
VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
1. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.05.
b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 to 1,000 square feet.
2. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.
References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.



SILT FENCE DESIGN CRITERIA table with columns for Slope Steepness, Slope Length, and Silt Fence Length. Includes a note about slope and soil conditions.

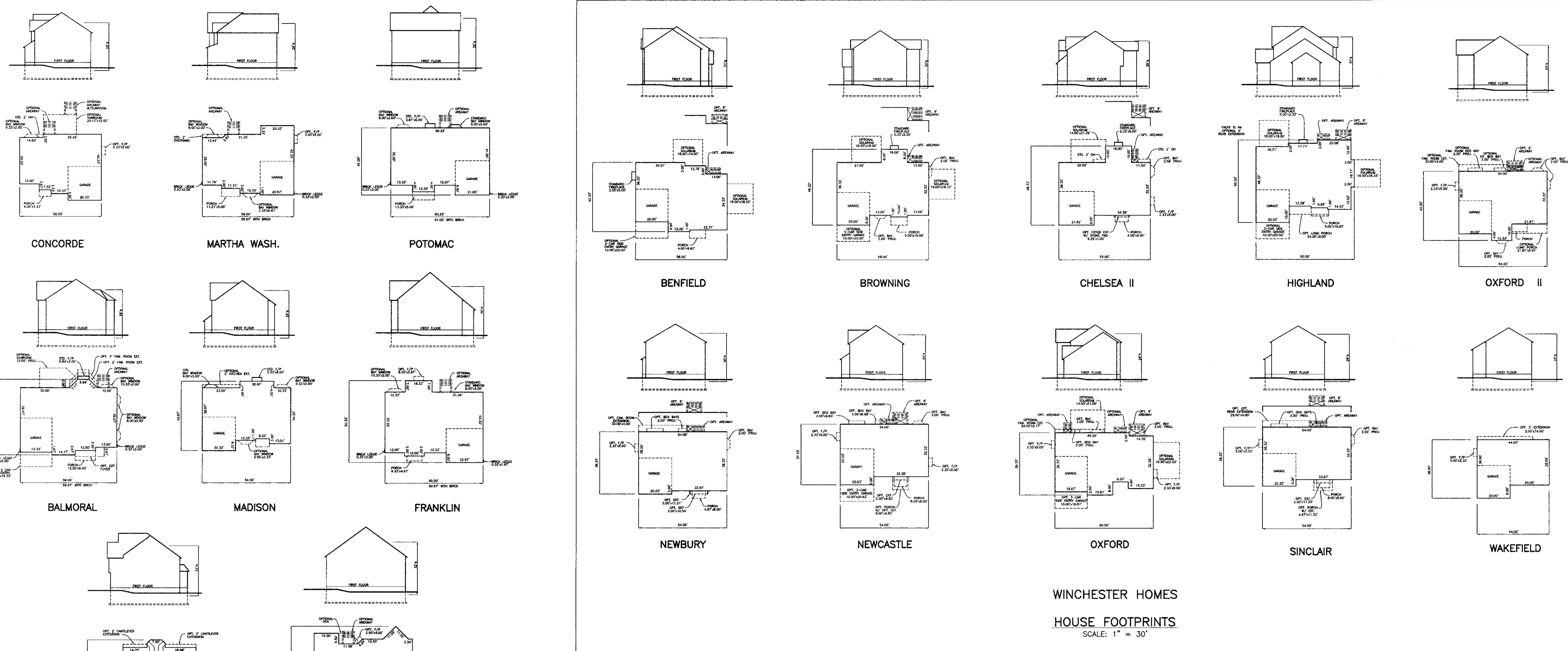


SUPER SILT FENCE DESIGN CRITERIA table with columns for Slope, Slope Steepness, Slope Length, and Silt Fence Length. Includes a note about slope and soil conditions.



Approval form with fields for DEVELOPER, ENGINEER, and DIRECTOR. Includes signatures and dates for approval of the erosion and sediment control plan.

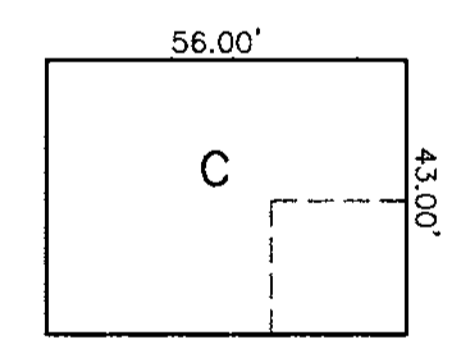
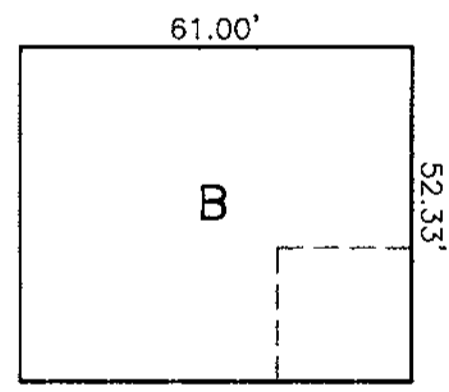
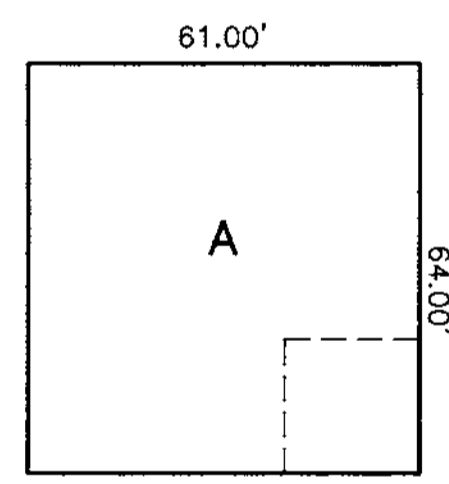
BENCHMARK ENGINEERING, INC. logo and contact information. Includes project details for GROVEMONT, location, and owner information.



WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

LOT/BOX CHART

LOT #	BOX
LOT 123	A
LOT 128	A
LOT 129	A
LOT 130	A
LOT 151	A
LOT 152	A
LOT 153	B
LOT 154	C



GENERIC BOXES
SCALE: 1" = 30'

HOUSE FOOTPRINTS
SCALE: 1" = 30'

OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	WINCHESTER HOMES										D.R. HORTON HOMES							
	NEWCASTLE	NEWBURY	SINCLAIR	BENFIELD	BROWNING	HIGHLAND	CHELSEA II	OXFORD	OXFORD II	WAKEFIELD	CONCORDE	BALMORAL	FRANKLIN	MADISON	POTOMAC	MARTHA WASHINGTON	AUGUSTA	GLENWOOD
	54.00'x37.33'	54.00'x38.33'	54.00'x36.33'	56.00'x42.33'	56.00'x46.33'	60.00'x50.33'	56.00'x48.33'	60.00'x38.33'	54.00'x42.33'	44.00'x38.00'	50.00'x40.33'	59.67'x46.42'	60.67'x50.33'	54.00'x42.67'	61.00'x41.00'	56.67'x42.33'	60.33'x56.13'	58.67'x47.00'
BOX A 61'x64'	YES	YES 2	YES 2	YES 4,5	YES 4,5 *	YES 4	YES 4	YES 2,4	YES 2	YES 8	YES 1	YES 2	YES	YES 7	YES	YES	YES 9	YES 8
BOX B 61'x52.33'	YES	YES 2	YES 2	YES 5	YES	YES	YES 4	YES 2	YES 2	YES 8	YES 1	YES 2	YES	YES 7	YES	YES	X	YES 8
BOX C 56'x43'	YES	YES 2	YES 2	YES	X	X	X	X	YES	YES 8	YES	X	X	YES 7	X	YES NO BRICK	X	X

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.
* WITH OPTIONAL 3-CAR SIDE ENTRY GARAGE, THE OPTIONAL REAR SOLARIUM WILL NOT FIT IN GENERIC BOX.
** 2' EXTENSION ONLY, 4' EXTENSION WILL NOT FIT IN GENERIC BOX.

- OPTIONS LEGEND:
- 1 = SUNROOM
 - 2 = EXT. FAMILY ROOM
 - 3 = SIDE SOLARIUM
 - 4 = REAR SOLARIUM
 - 5 = 3-CAR SIDE ENTRY GARAGE
 - 6 = EXT. FOYER
 - 7 = EXT. KITCHEN
 - 8 = REAR EXTENSION
 - 9 = OPTIONAL DEN

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

- ADD OR DELETE A HOUSE TYPE.
- CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
- "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
- CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
- TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO A WALKOUT BASEMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 8/6/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 8/10/99 DATE

DIRECTOR *[Signature]* 8/18/99 DATE

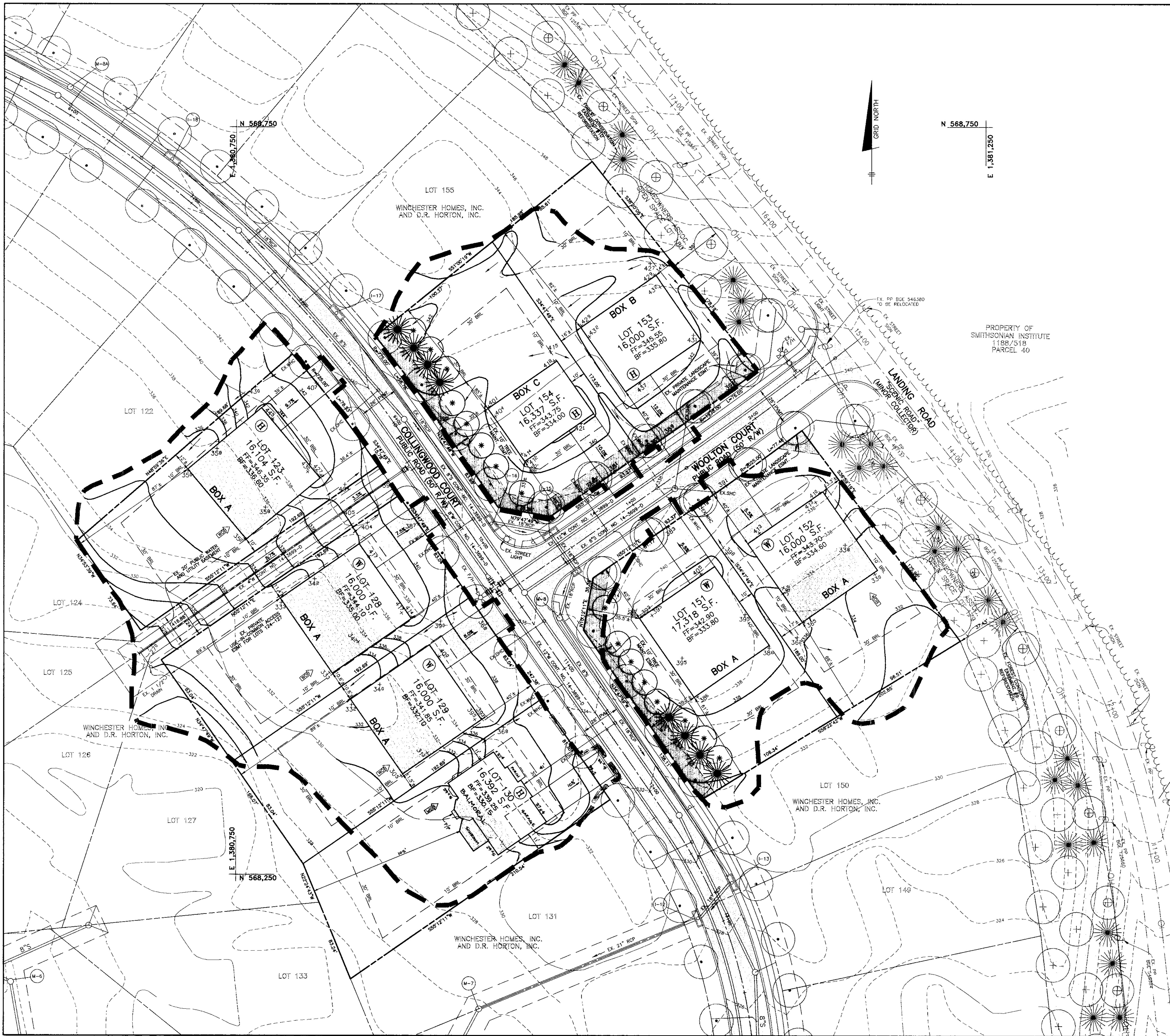
NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Maer

OWNER/DEVELOPER:	PROJECT: GROVEMONT
	MODEL HOMES LOTS 123, 128-130, AND 151-154
LOCATION:	TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	MODEL AND BOX FOOTPRINTS AND OPTIONS CHART
DATE:	WP-98-78 S-98-08 P-97-003 F-98-166 F-99-22 MAY 1999 PROJECT NO. 1208
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 5 OF 5



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMIT OF SUBMISSION
 - INDICATES A WALKOUT BASEMENT
 - INDICATES WINDOW WELLS ARE NEEDED
 - TREES INSTALLED UNDER F-99-22
 - INDICATES EITHER A WINCHESTER OR A D.R. HORTON LOT
 - INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
 - LIMIT OF DISTURBANCE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER: *Donald Man* DATE: 7-29-99

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 8/6/99
 CHIEF, DIVISION OF LAND DEVELOPMENT: *Cindy Henkel* DATE: 8/10/99
 DIRECTOR: *[Signature]* DATE: 8/12/99

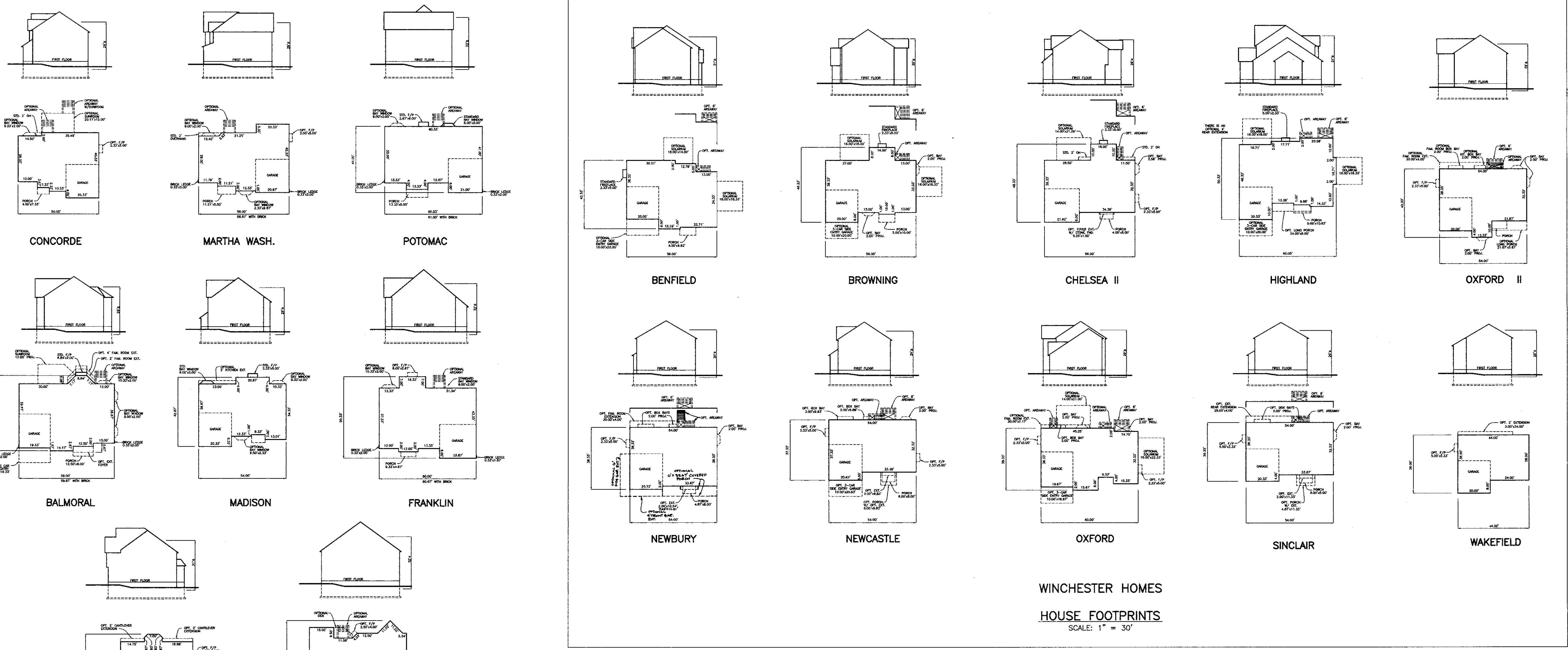
NO.	DATE	REVISION
1	9-15-99	RESITE A BALMORAL WITH REVERSED DRIVEWAY ON LOT 130.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-5644

Donald Man

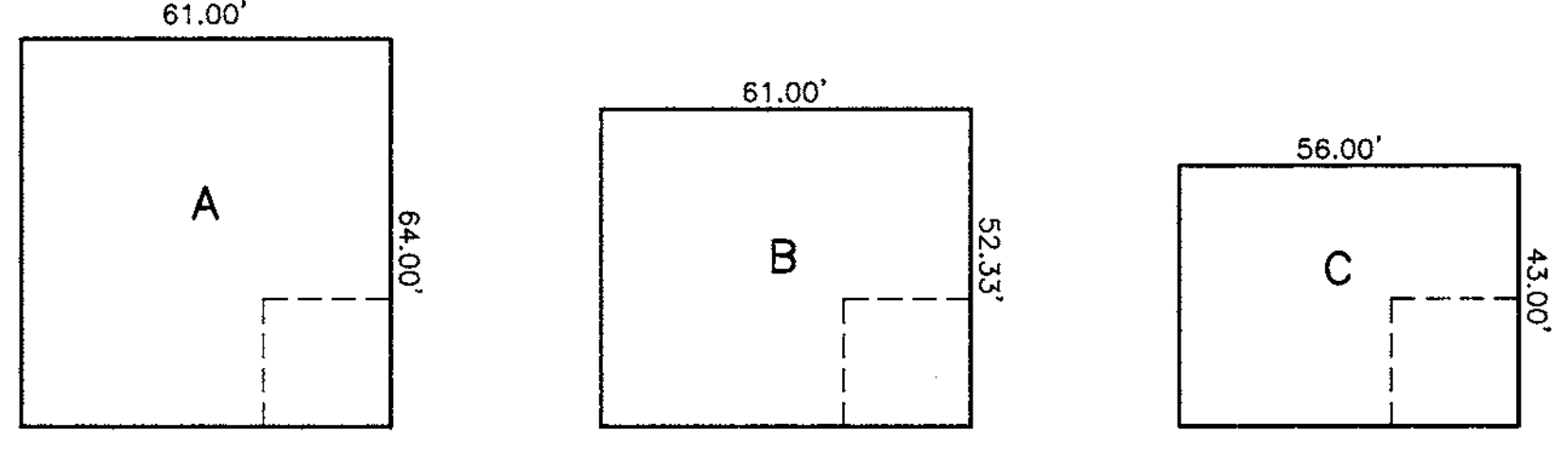
OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN
DATE: MAY, 1999 JULY, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: 1" = 30' SHEET 2 OF 5



WINCHESTER HOMES
HOUSE FOOTPRINTS
SCALE: 1" = 30'

LOT/BOX CHART

LOT #	BOX
LOT 123	A
LOT 128	A
LOT 129	A
LOT 130	A
LOT 151	A
LOT 152	A
LOT 153	B
LOT 154	C



GENERIC BOXES
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 8/6/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 8/10/99 DATE

DIRECTOR *[Signature]* 8/12/99 DATE

HOUSE FOOTPRINTS
SCALE: 1" = 30'

OPTIONS CHART

NOTE: THE OPTIONS LISTED IN THIS CHART ARE OPTIONS WHICH "WILL" FIT WITHIN THE GENERIC BOX FOOTPRINT.

	WINCHESTER HOMES										D.R. HORTON HOMES							
	NEWCASTLE	NEWBURY	SINCLAIR	BENFIELD	BROWNING	HIGHLAND	CHELSEA II	OXFORD	OXFORD II	WAKEFIELD	CONCORDE	BALMORAL	FRANKLIN	MADISON	POTOMAC	MARTHA WASHINGTON	AUGUSTA	GLENWOOD
BOX A 61'x64'	YES	YES 2	YES 2	YES 4,5	YES 4,5 *	YES 4,5 *	YES 4	YES 2,4	YES 2	YES 8	YES 1	YES 2	YES	YES 7	YES	YES	YES 9	YES 8
BOX B 61'x52.33'	YES	YES 2	YES 2	YES 5	YES	YES	YES 4	YES 2	YES 2	YES 8	YES 1	YES 2	YES	YES 7	YES	YES	YES 9	YES 8
BOX C 56'x43'	YES	YES 2	YES 2	YES	X	X	X	X	YES	YES 8	YES	X	X	YES 7	X	YES NO BRICK	X	X

NOTE: SIDE ENTRY GARAGE OPTIONS ARE DEPENDENT ON LOT CONFIGURATION AND MAY REQUIRE A HOUSE TYPE REVISION.

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4. CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
5. TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO A WALKOUT BASEMENT.

NO.	DATE	REVISION
1	2-28-02	ADD OPTIONAL COVERED PORCH, 6' SIDE GAR. EXT., 4' FRONT GAR. EXT. TO NEWBURY

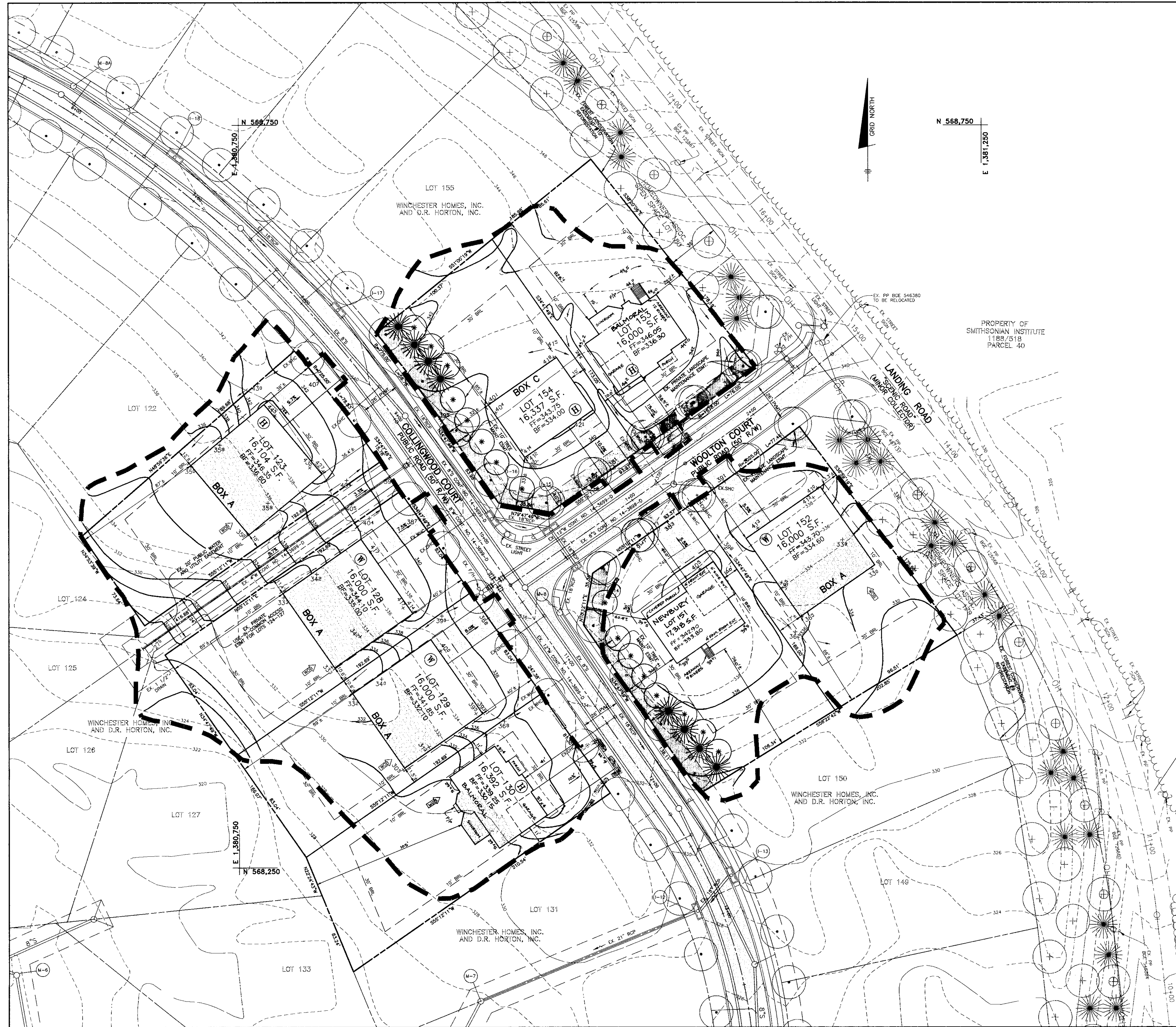
BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Maer

OWNER/DEVELOPER: WINCHESTER HOMES, INC. AND D.R. HORTON, INC. c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202	PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154
LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: MODEL AND BOX FOOTPRINTS AND OPTIONS CHART
DATE: MAY, 1999 JULY, 1999	PROJECT NO. 1208
DESIGN: DBT DRAFT: DBT CHECK: DAM	SCALE: AS SHOWN SHEET 5 OF 5



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- INDICATES A WALKOUT BASEMENT
- INDICATES WINDOW WELLS ARE NEEDED
- TREES INSTALLED UNDER F-99-22
- INDICATES EITHER A WINCHESTER OR A D.R. HORTON LOT
- INDICATES AREA WITHIN THE BUILDING BOX REQUIRING STRUCTURAL FILL
- LIMIT OF DISTURBANCE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Donald Mean
DEVELOPER
7-29-99
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andy Hamstra
CHIEF, DIVISION OF LAND DEVELOPMENT
8/6/99
DATE

Paul Smith
DIRECTOR
8/18/99
DATE

NO.	DATE	REVISION
3	2-28-02	RESITE A NEWBURY WITH 4' FRONT GAR. EXT, 0' SIDE GAR. EXT, 4' FAM. ROOM EXT. ON LOT 151
2	10-11-01	RESITE A BALMORAL WITH SONROOM ON LOT 153.
1	9-15-99	RESITE A BALMORAL WITH REVERSED DRIVEWAY ON LOT 130.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

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c/o 6305 IVY LANE, SUITE 800 GREENBELT, MARYLAND 20770 1-301-489-1202

PROJECT: GROVEMONT MODEL HOMES LOTS 123, 128-130, AND 151-154

LOCATION: TAX MAP 31 - P/O PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
WP-98-78 S-96-08 P-97-003 F-98-166 F-99-22
DATE: MAY, 1999 PROJECT NO. 1208
JULY, 1999

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 30' SHEET 2 OF 5